



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** June 6, 2024

SUBJECT: ZC24-0092 Public hearing and consideration of a request from Celestial Lone Star Homes LLC for a zoning change from C-1 (Commercial) to Residential Infill Planned Development (RI-PD) at 8220 Turner Drive, being 4.293 acres described as a portion of the Commercial Tract in Block 12, Smithfield Acres Addition.

PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

Celestial Lone Star Homes LLC is requesting a zoning change from C-1 (Commercial) to RI-PD (Residential Infill Planned Development) on a 4.293-acre site generally located at the southwest corner of Davis Boulevard and Turner Drive. The applicant is proposing a single-family residential development of 18 houses on the site.

GENERAL DESCRIPTION:

The property under consideration is a 4.293-acre site with frontage on Davis Boulevard and Turner Drive. The property is triangular in shape and abuts the Smithfield Acres subdivision on the west side of the site. The property is undeveloped.

Site plan exhibits for the project are attached, and a layout of the development shown below. The proposed development includes 18 single-family lots with an overall density of 4.19 dwelling units per acre. The lots range in size from 5,265 to 9,443 square feet, with an average lot size of 6,073 square feet.

The internal neighborhood street is a looped street with two entrances on Turner Drive, and a customized cul-de-sac is located in the west portion of the site. All the lots face the internal streets. No direct connection is proposed to Davis Boulevard.

The development incorporates approximately 32,511 square feet of open space, which makes up 17.39% of the site. Most of the open space is in two lots on the east and south sides of the property. Both lots provide a landscaped buffer area between the houses and Davis Boulevard, and also provide areas for street trees, landscaped entries, and decorative fences. Conceptual open space and landscape plans are attached.

A portion of the southern open space lot includes an existing drainage channel located adjacent to the Smithfield Acres subdivision. The intended design of the channel would include a concrete pilot channel that meets design recommendations from the 2001 North Richland Hills Image Study. These recommendations include provision of a concrete pilot

channel for low flow with maintainable turf slopes, and the planting or preservation of trees within the water way. Examples of recent subdivisions with drainage channels include the Reserve at Forest Glenn and Rumfield Estates. These standards yield a finished product that is maintainable and meets reasonable expectations of the new residents. The developer will be required to execute a Water Course Maintenance Agreement, which stipulates requirements for upkeep of the area to be borne by the future homeowner's association.



The proposed conditions of approval for this RI-PD district are attached. Applications for rezoning to the RI-PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, and they are subject to final approval by City Council.

COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan, adopted by City Council July 22, 2019, as Office Commercial. This designation encourages professional, medical, and administrative offices, as well as limited commercial establishments that benefit adjacent and nearby residential areas.

The 1992 Land Use Plan recommended this area for *Low Density Residential*. That recommendation changed with the 2001 Land Use Plan to *Neighborhood Service*. The *Neighborhood Service* recommendation remained in place until the Vision2030 Plan was



adopted with the *Office Commercial* recommendation. The Strategic Plan Committee, a committee of 15 North Richland Hills citizens, evaluated the community’s land use mix and remaining vacant properties. A common theme heard throughout the process was the need to appropriately balance the land use mix of the community and make existing commercial properties more viable and attractive. This resulted in recommendations for increasing residential and office uses and decreasing commercial and neighborhood service uses in certain areas.

CURRENT ZONING: The property is currently zoned C-1 (Commercial). This district is intended to permit a variety of retail trade, personal and business services establishments, and offices principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

PROPOSED ZONING: The proposed zoning is RI-PD Residential Infill Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential) C-1 (Commercial)	Low Density Residential Office Commercial	Single-family residences
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	PD (Planned Development)	Medium Density Residential	Vacant
EAST	PD (Planned Development)	Medium Density Residential	Vacant

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication requirements, if any, will be determined at the time of platting.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Davis Boulevard	P6D Major Arterial	Suburban Commercial	<ul style="list-style-type: none"> 6-lane divided roadway variable right-of-way width
Turner Drive	Local Road	Suburban Residential	<ul style="list-style-type: none"> 2-lane roadway 50-foot right-of-way width

PLAT STATUS: The property is platted as a portion of the Commercial Tract in Block 12, Smithfield Acres Addition. Approval of a preliminary plat; engineering plans for streets, utilities, grading, and drainage; and a final plat would be required prior to any construction.



PUBLIC INPUT: Following posting of the public hearing signs on the subject property, the Planning & Zoning Division received emailed input regarding the zoning change request. A copy of all correspondence is included in the “Public Input” attachment. Any additional correspondence received after the publication of this report will be distributed to the Planning & Zoning Commission and City Council prior to the public hearings.

CITY COUNCIL: The City Council will consider this request at the June 24, 2024, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC24-0092.