



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 2, 2017

SUBJECT: ZC 2016-08 Public Hearing and consideration of a request from Torino, LLC for a Zoning Change from AG Agricultural and R-1 Single Family to R-2 Single Family for a portion of property located at 7509 Chapman Road.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Torino, LLC is requesting a zoning change from AG Agricultural and R-1 Single Family Residential to R-2 Single Family Residential on approximately 3.108 acres located at 7509 Chapman Road.

GENERAL DESCRIPTION:

The applicant is requesting a zoning change on a portion a 4.53-acre tract of land with the intent to develop the property as a single-family residential subdivision. The property is located at the northeast corner of Chapman Road and Meadow Road, across from the intersection of Holiday Lane.

Over the course of the past year, the Development Review Committee (DRC) reviewed multiple submittals by the applicant. The DRC recommended that the applicant consider a Planned Development zoning district to address specific setbacks, fencing, landscaping, and access constraints. In addition, the DRC strongly encouraged the applicant to meet with the property owners in the Meadow Road area to discuss the proposal before it was considered by the Planning and Zoning Commission and City Council. The applicant has requested, however, that the latest proposal be placed on an agenda for consideration and action.

The property is currently split between the R-1 Single Family Residential and AG Agricultural zoning districts. The portion of the property zoned R-1 has frontage on Meadow Road. The applicant proposes to rezone the entire Agricultural portion of the property and narrow strip of the R-1 Single Family Residential portion to the R-2 Single Family Residential district (see Figure 1 below). A proposed 9-lot preliminary plat is an associated item on the February 2, 2017, agenda.

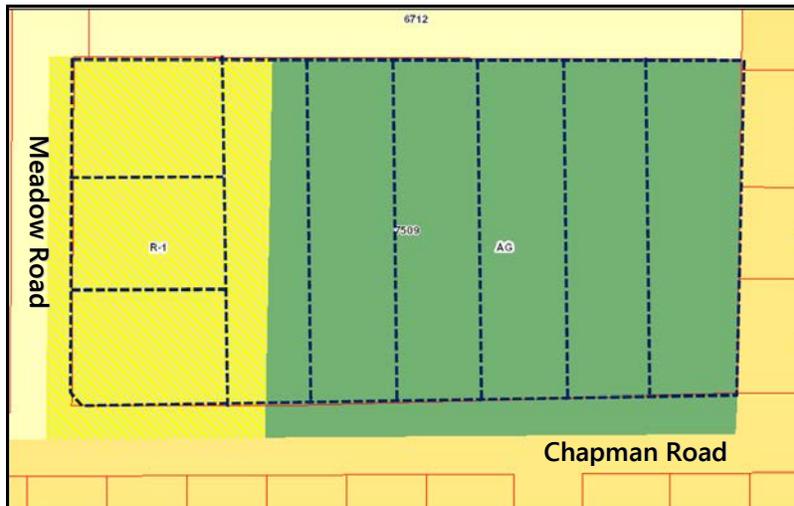


Figure 1. Proposed preliminary plat lot layout overlaid on zoning map.

The DRC's recommendation for denial of the zoning change is based largely on two factors. First, the proposed rezoning of the R-1 portion of the property to R-2 is mostly for adding one additional lot to the proposed development. Second, once the property is rezoned to the R-2 district, there is no guarantee that the property would develop as proposed by the preliminary plat. A different plat requesting smaller lots that met the R-2 district standards could be submitted under separate application in the future. This is why the Development Review Committee has recommended a Planned Development zoning district.

Estate Lots

In 2014, the City Council and Planning and Zoning Commission held work sessions to discuss the applicability of estate lots and the R-1-S zoning district in certain areas of the city. Estate lots were viewed as a desired market niche for North Richland Hills as land and house values are typically higher than average. The direction from those discussions was to review zoning cases with the following general policy guidance:

- Allow R-1-S zoning in the Little Ranch Road/Meadow Creek Road and Continental Trail/Valley Drive areas
- Discourage R-2 zoning within the estate areas
- Discourage R-1-S zoning outside the estate areas
- Incorporate these policies into a future Comprehensive Plan update

The map below shows the Little Ranch Road/Meadow Creek Road estate lot area. The property under consideration is located in the southeast corner of the area. While it is outside of the core area of Little Ranch Road and Meadow Creek Road, the property is in an area where the R-1-S zoning district is considered appropriate.

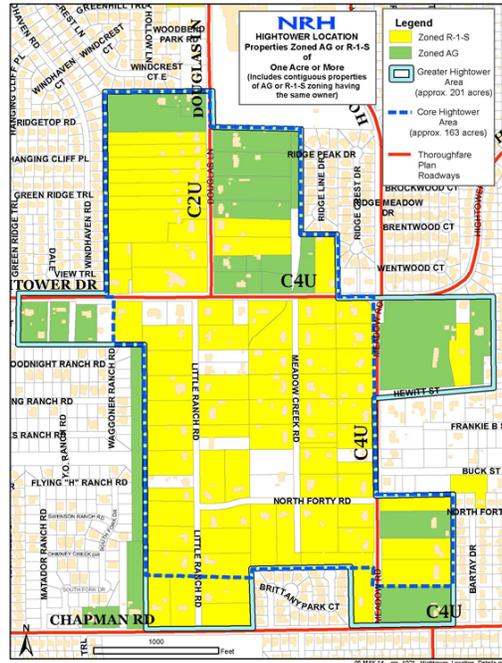


Figure 2. Estate lot planning area.

PUBLIC COMMENTS ATTACHED: Letters from area property owners in opposition to the proposed rezoning have been attached for review.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned AG Agricultural and R-1 Single Family Residential.

PROPOSED ZONING: The proposed zoning is R-2 Single Family Residential. This district is intended to provide areas for low-density development of single-family detached dwelling units that are constructed at an approximate density of 4.0 units per acre.

SURROUNDING ZONING | LAND USE:

- North:** R-1-S Special Single-Family Residential | Low Density Residential
- West:** R-1 Single-Family Residential | Low Density Residential
- South:** R-2 Single-Family Residential | Low Density Residential
- East:** R-2 Single-Family Residential | Low Density Residential

PLAT STATUS: The property is currently unplatted. A preliminary plat of this property is an associated item on the February 2, 2017, agenda.



CITY COUNCIL: The City Council will consider this request at the February 13, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Deny ZC 2016-08.