![NRH North Richland Hills logo]

PLANNING AND ZONING COMMISSION
MEMORANDUM

FROM: The Office of the City Manager **DATE:**   July 19, 2018

SUBJECT: ZC 2018-12 Public hearing and consideration of a request from NRH Hillside Villas, Ltd., to revise the RI-PD Residential Infill Planned Development for Hillside Villas, being 6.8416 acres located at the southeast corner of Mid-Cities Boulevard and Holiday Lane and described as Lot A1A, Block 28, College Hills Addition, and Tracts 10H5, 10, and 11D, John Barlough Survey, Abstract 130.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

NRH Hillside Villas, Ltd., is requesting a zoning change for the purpose of revising the previously approved RI-PD Residential Infill Planned Development for Hillside Villas. The 6.816-acre site is located at the southeast corner of Mid-Cities Boulevard and Holiday Lane. The applicant is proposing revisions to the lot area, lot depth, and rear building line standards.

GENERAL DESCRIPTION:

City Council approved an RI-PD district for the property on December 11, 2017 (Ordinance No. 3489). The purpose of the revision is to adjust the standards for lot area, lot depth, and building line setbacks for certain lots in Block B. The changes are a result of the final engineered design for the retaining wall along the eastern and southern property lines, which required more land area for the wall. No changes are proposed to the number of lots, size or types of houses, fencing, screening, or other standards previously approved by City Council for the development.

The table below is a comparison of the existing and proposed standards.

STANDARD	CURRENT	PROPOSED
LOT AREA	4,025 square feet	3,800 square feet for a maximum of 16 lots 4,025 square feet for all other lots
LOT DEPTH	110 feet	105 feet for a maximum of 5 lots 110 feet for all other lots
REAR BUILDING LINE GARAGE SETBACK	18 feet	13 feet for a maximum of 9 lots 18 feet for all other lots

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Neighborhood Service." This designation is intended to permit limited service establishments and retail stores for the benefit of adjacent and nearby residential areas, and in which all trade is conducted indoors in such a manner as to be compatible with placement near residential areas.

The Strategic Plan Committee reviewed the area around the Holiday Lane and Mid Cities Boulevard intersection during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the committee nor adopted by City Council, it is anticipated that this area would be recommended for medium-density residential development. Final recommendations are planned to be presented and adopted by October 2018.

CURRENT ZONING: The property is currently zoned C-1 Commercial and U School, Church, and Institutional.

PROPOSED ZONING: The proposed zoning is an amendment to the existing RI-PD Residential Infill Planned Development for Hillside Villas. 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. Developments must comply with R-2 residential district standards unless amenities and design elements are provided and reflected on the required site plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	TOD Transit Oriented Development (Smithfield)	Convenience store with restaurant and fuel sales
WEST	C-1 Commercial	Neighborhood Service	Vacant
SOUTH	C-1 Commercial U School, Church, Institutional	Neighborhood Service	College Hill Church of Christ
EAST	R-2 Single-Family Residential	Low Density Residential	Existing single-family residences

PLAT STATUS: A portion of the property is platted as Lot A1A, Block 28, College Hills Addition. The remainder of the property is unplatted.

RECOMMENDATION:

Approve ZC 2018-12.