



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 15, 2019

SUBJECT: FP 2019-08 Consideration of a request from James and Lina Pierson for a final plat of Pierson Addition, being 5.935 acres located at 9000 Kirk Lane.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

James and Lina Pierson are requesting approval of a final plat of Pierson Addition. This 5.935-acre property is located at 9000 Kirk Lane. The proposed final plat meets the requirements of the zoning ordinance and the subdivision regulations.

GENERAL DESCRIPTION:

The property under consideration is a 5.935-acre tract located between Kirk Lane and Rumfield Road. The site is currently developed with a single-family residence built in 1979, according to Tarrant Appraisal District records. The site is bounded on the east by the John Barfield Trail and Oncor electric power line easement and on the south by Rumfield Road.

The proposed final plat is intended to create two residential lots. The property is currently zoned AG Agricultural, but the applicant has requested a zoning change to R-1-S Special Single-Family (see ZC 2019-12).

The site is situated on a curve in Kirk Lane, providing 38.76 feet of frontage on Kirk Lane. There is also 598 feet of frontage on Rumfield Road. The R-1-S zoning district requires a minimum lot size of one acre (43,560 SF). While only one lot is proposed on Rumfield Road, the property dimensions could allow up to three lots on Rumfield Road. The table below summarizes the lot standards for the proposed R-1-S zoning district and the proposed lots.

R-1-S STANDARD	LOT 1	LOT 2
Lot size: One (1) acre	2.935 acres	3.00 acres
Lot width: 85 feet	244 ft	597 ft
Lot depth: 120 feet	331 ft	259 ft
Front building line: 25 feet	25 ft	25 ft



Sanitary sewer extension variance

The existing house on Lot 1 is currently served by a septic system, but a sanitary sewer line is located within 300 feet of the property. The sanitary sewer line is located on Rumfield Road. The public works design criteria allow for the use of an alternate sewer system if the existing sanitary sewer system cannot feasibly be made available to the area of development. The owner is requesting a variance to allow Lot 1 to continue to be served by a septic system, and a letter from the owner is attached.

VISION2030 LAND USE PLAN: This area is designated on the Vision2030 Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

CURRENT ZONING: The property is currently zoned AG Agricultural. The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

The applicant has requested a zoning change to R-1-S Special Single-Family (see ZC 2019-12), which is an associated item on the August 15, 2019, agenda.

VISION2030 TRANSPORTATION PLAN: The development has frontage on Kirk Lane and Rumfield Road. Kirk Lane has a functional classification as an R2U Local Road. This type of roadway is a two-lane undivided roadway street with an ultimate right-of-way of 50 feet. The Bicycle Facilities Plan recommends a Bicycle Boulevard for Kirk Lane in this area. Rumfield Road has a functional classification as a C2U Major Collector, with a roadway land use context of Suburban Neighborhood and a Bicycle Facilities Plan recommendation for a Neighborhood Trail. This type of roadway is a two-lane undivided roadway street with an ultimate right-of-way of 68 feet.

Right-of-way dedication is not required on the plat, as sufficient right-of-way exists for both roads at this location.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG Agricultural	Low Density Residential	Single family residence
WEST	AG Agricultural PD Planned Development	Low Density Residential	Single family residences
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single family residences
EAST	AG Agricultural R-1-S Special Single Family	Low Density Residential	Single family residences John Barfield trail



ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

PLAT STATUS: The property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the August 26, 2019, meeting following action by the Planning and Zoning Commission.

RECOMMENDATION:

Approve FP 2019-12.