



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** June 2, 2016

**SUBJECT:** ZC 2016-07, Public Hearing and consideration of a request from Dustin Austin for a Zoning Change from AG Agricultural to R-2 Single Family on 14.78 acres located in the 8100 block of Precinct Line Road.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

On behalf of property owners Jody and Susan Austin and Kenneth and Judith Ashlock, Dustin Austin is requesting a zoning change from AG Agricultural to R-2 Single Family Residential on 14.78 acres located in the 8100 block of Precinct Line Road.

### **GENERAL DESCRIPTION:**

The applicant is requesting a zoning change with the intent to develop the property as a single-family residential subdivision. The Planning and Zoning Commission and City Council have expressed concerns about fragmentary or piecemeal approaches to developing the remaining property in North Richland Hills, and have stated the need for each development to carefully plan for how future phases would affect adjacent property. The requirement to conceptually show a more comprehensive development approach is also expressed by a site-specific recommendation of the Comprehensive Land Use Plan which is further detailed below. As such, the applicant has provided a non-binding concept plan that demonstrates how their development plan can be further expanded by the property owners to the north and south.

The Development Review Committee (DRC) also recommended that the applicant meet with the Thornbridge HOA and/or residents that live immediately adjacent to the site in order to discover any unknown issues and address questions from the neighbors. While the property abuts the Thornbridge subdivision on the west and south sides, there are no street connections possible between the two developments.

**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.

The Comprehensive Plan also includes the following site-specific recommendation for this area of Precinct Line Road. While the proposed R-2 zoning district is consistent with



the underlying land use recommendations, the application should also be reviewed in context with this policy.

***North Precinct Line Transition Area***

This area includes deep rural estate lots that backup to single-family residential development, but are directly south of the North Tarrant Parkway commercial area. This area could develop as traditional single-family or include a mixed-use development. The area represents a major entrance into the City of North Richland Hills. The massing of property will be essential to the proper development of this area, specifically a minimum commitment of five acres should be required for consideration of a zoning change request in order to: minimize curb cuts, provide for shared access, and provide logical geographic development of the area. The minimum commitment of five acres is also encouraged to avoid piecemeal development patterns and negative impacts on existing neighborhoods. The transition of existing land uses should require a minimum commitment of five acres with 500 feet of frontage on Precinct Line Road for a zoning request to be considered. Conceptual plans will be required with traffic access and land use considerations for the entire area. This transition area backs to the Thornbridge neighborhood to the west and south. Specifically, the city should minimize conflicts between residential and nonresidential land uses in order to protect property values and the interests of both, and should take the following initiatives:

- Develop initiatives to address improving this northern gateway into the city, which could include development of urban design standards including parking, sidewalk, streetscape and landscape standards.

**CURRENT ZONING:** The property is currently zoned AG Agricultural.

**PROPOSED ZONING:** The proposed zoning is R-2 Single Family Residential. The R-2 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:** AG Agricultural | Low Density Residential

**West:** R-1 Single-Family Residential | Low Density Residential

**South:** R-2 Single-Family Residential and AG Agricultural | Low Density Residential

**East:** Located in Colleyville

**PLAT STATUS:** The property is currently unplatted.

**CITY COUNCIL:** The City Council will consider this request at the June 27, 2016, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

To approve ZC 2016-07.