



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** April 7, 2022
SUBJECT: PLAT22-0012 Consideration of a request from FW Western Ridge LLC for a final plat of Rumfield Estates, being 9.273 acres located at 7501 Precinct Line Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

FW Western Ridge LLC is requesting approval of a final plat of Rumfield Estates. This 9.273-acre property is located at 7501 Precinct Line Road.

GENERAL DESCRIPTION:

The property under consideration is a 9.273-acre site with frontage on Precinct Line Road, Rumfield Road, and Spring Oak Drive. The site abuts the Oncor transmission line easement on the west and the Tarrant County Precinct 3 maintenance center on the south.

The proposed development includes 27 single-family residential lots, eight (8) open space lots, and one (1) commercial lot. The average residential lot size is 7,219 square feet, with a density of 3.2 dwelling units per acre. The typical residential lot is 50 feet wide and 110 feet deep. The commercial lot, located at the southwest corner of Precinct Line Road and Rumfield Road, is 33,593 square feet in area.

The development is split into two sections separated by a drainage channel that connects to Little Bear Creek. The east section includes 17 lots that would be accessed from street entrances on Precinct Line Road and Rumfield Road. The west section includes 10 lots that would be accessed from a cul-de-sac connecting to Spring Oak Drive.

The development incorporates 2.51 acres of open space, which makes up 29.5% of the site. The majority of the open space is located in a drainage channel in the center of the development. Open space lots are also located at the southeast corner of Rumfield Road and Spring Oak Drive and at the street entrances to the development.

LAND USE PLAN: This area is designated on the Land Use Plan as Office Commercial on the Precinct Line Road frontage, with the remainder designated as Medium Density Residential.



CURRENT ZONING: The residential portion of the property is zoned RI-PD (Residential Infill Planned Development), and the commercial lot is zoned NR-PD (Nonresidential Planned Development). The zoning for this property was approved by City Council on July 26, 2021 (Ordinances 3702 and 3703).

TRANSPORTATION PLAN: A condition of zoning approval for the property was to conduct a Traffic Impact Analysis (TIA) prior to development. The purpose of the TIA is to guide possible traffic calming and mitigation measures, understanding that cut-through traffic could be an issue in the neighborhood. The TIA has been completed and submitted to the City. Traffic mitigation included in the final engineering design includes a right-in/right-out street intersection design at the intersection of Precinct Line Road and Kendall Lane and speed tables/humps on Kendall and Cali Faith. Texas Department of Transportation approval of street and/or driveway intersections will be required prior to construction.

The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Precinct Line Road	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Rumfield Road	C4U Major Collector	Suburban Residential	4-lane undivided roadway 68-foot right-of-way width
Spring Oak Drive	R2U Local Road	Local Road	2-lane undivided roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural)	Parks / Open Space Low Density Residential	Vacant
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	PD (Planned Development)	Community Services	Tarrant County maintenance facility
EAST	City of Hurst	N/A	Single-family residences

PLAT STATUS: The property is currently unplatted. City Council approved the preliminary plat for the property on December 13, 2021.

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.



CITY COUNCIL: The City Council will consider this request at the April 25, 2022, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

RECOMMENDATION:

Approve PLAT22-0012 with the conditions outlined in the Development Review Committee comments.