



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 27, 2022

SUBJECT: ZC22-0028, Ordinance No. 3743, Public hearing and consideration of a request from Hat Creek Development for a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) at 8316, 8320, 8340, and 8400 Shady Grove Road, being 18.73 acres described as Lot 1, Block 1, Pace Acres Addition; Tracts 1 and 2, Thomas Peck Subdivision; and Tract 3, Thomas Peck Survey, Abstract 1209.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Steve Pace, the Bobby Joe Pace Family Living Trust, and Larry Wells, Kosse Maykus is requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 18.73 acres located in the 8300 and 8400 blocks of Shady Grove Road.

GENERAL DESCRIPTION:

The property is located on the south side of Shady Grove Road and east of Franklin Court. The overall site has approximately 1,060 feet of frontage on Shady Grove Road and ranges from 737 to 842 feet in depth. The property consists of four tracts of land, all of which are developed with single-family residences.

The property is bordered by the Shady Oaks subdivision to the east and southwest, the Forest Glenn North subdivision on the south, an individual residential lot on the west, and the City of Keller on the north. The eastern and western portions of the property are also encumbered by floodway and floodplain of a tributary of Little Bear Creek.

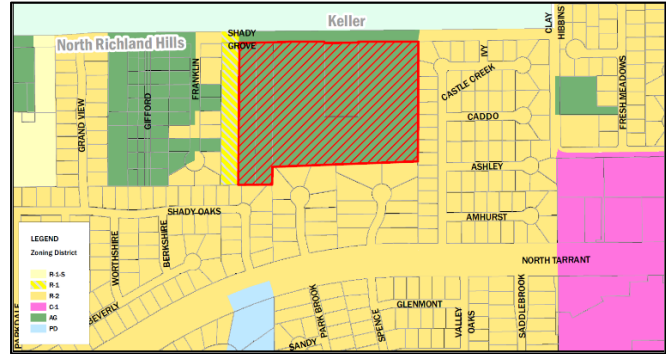
The applicant is requesting a zoning change to R-2 (Single-Family Residential) with the intent to develop the property as a single-family residential neighborhood of a size and scale to be determined through the engineering and platting process.

LAND USE PLAN: This area is designated on the 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.

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 which are constructed at an approximate density of 4.0 units per acre.

The R-2 district is the predominant zoning district in the area within the North Richland Hills city limits, with the Shady Oaks, Forest Glenn, Brandonwood, Fresh Meadows, and Steeple Ridge neighborhoods all zoned R-2 (Single-Family Residential).



The zoning standards for the R-2 district are outlined in the table below. Prior to platting and development activity on the property, full engineering plans must be prepared and reviewed by the City for compliance with all development standards related to streets, water, sewer, grading, and drainage. The range of improvements will depend on the scope of the project, but all improvements must meet current development standards.

R-2 (SINGLE FAMILY ZONING DISTRICT) MINIMUM STANDARDS	
Minimum Lot Area	9,000 square feet
Minimum Lot Width - Interior Lots	72.5 feet
Minimum Lot Width - Corner Lots	80 feet
Minimum Lot Depth	110 feet
Minimum Dwelling Unit Size	2,000 square feet
Minimum Front Building Line	20 feet
Minimum Side Building Line	10 feet and 6 feet
Maximum Structure Height	38 feet
Rear Yard Open Space Area	20 percent of lot area

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	City of Keller SF-20 City of Keller SF-36	High-Density Single Family Low-Density Single Family	Single-family residences
WEST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residence (under construction)
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: Portions of the project boundary are platted. The platted portions are described as Lot 1, Block 1, Pace Acres Addition (8340 Shady Grove Road) and Tracts 1 and 2, Thomas Peck Subdivision (8316 & 8320 Shady Grove Road). The unplatted

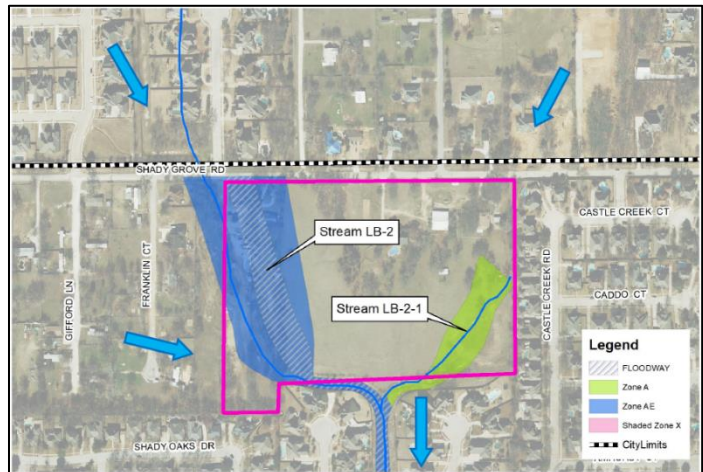
portion is described as Tract 3, Thomas Peck Survey, Abstract 1209 (8400 Shady Grove Road).

TRANSPORTATION PLAN: The development has frontage on the following streets.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Shady Grove Road	C2U Minor Collector	Suburban Neighborhood	2-lane undivided roadway 60-foot right-of-way width Design speed 30-35 MPH

Right-of-way dedication may be required for Shady Grove Road as the property goes through engineering design and platting. As part of that process, the City Engineer would also determine what improvements to Shady Grove Road would be required by the developer, i.e., curb, gutter, and sidewalk improvements; or, escrow payment in lieu of improvements.

DRAINAGE: The property lies at the confluence of two FEMA-identified tributaries to Little Bear Creek: LB-2 and LB-2-1. The contributing drainage area is approximately 200 acres, with roughly 140 acres originating north of Shady Grove Road in the city of Keller. Current FEMA mapping encumbers 5.8 acres of the 18.73 acres with Zones A & AE 1% Chance (formerly 100-year) Floodplain. The receiving drainage system to the south is comprised of a gabion-lined channel between Spence Court and Parkbrook Court, then crossing under North Tarrant Parkway in box culverts. The system was sized with the assumption of upstream residential development, so there are no capacity concerns. Engineering design of the site must involve receipt and conveyance of all upstream flow, whether overland from adjacent properties or via the recognized FEMA streams.



PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the June 2, 2022, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3743.