



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 15, 2016

SUBJECT: ZC 2016-18 Public Hearing and consideration of a request from Dustin Austin for a Zoning Change from AG Agricultural to R-2 Single Family on 2.79 acres located at 8149 Precinct Line Road.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of property owner Coude Partners Ltd., Dustin Austin is requesting a zoning change from AG Agricultural to R-2 Single Family Residential on 2.79 acres located at 8149 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. A zoning change to R-2 Single Family Residential and a preliminary plat were approved in June 2016 on the property immediately to the north. The developer proposes to incorporate this property into the proposed subdivision.

While the property abuts the Thornbridge subdivision on the west side, there are not any potential street connections between the two developments. A revised preliminary plat will be submitted following action on the zoning change application.

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 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 recommendation, 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: R-2 Single-Family Residential | Low Density Residential
West: R-2 Single-Family Residential | Low Density Residential
South: 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 January 9, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2016-18.