



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 26, 2021

SUBJECT: ZC 2021-02, Ordinance No. 3702, Public hearing and consideration of a request from FW Western Ridge LLC for a zoning change from C-1 (Commercial) to RI-PD (Residential Infill Planned Development) at 7201 and 7501 Precinct Line Road, being 8.506 acres described as portions of Tract 1B, Oziah Rumfield Survey, Abstract 1365; and Tract 1, David Moses Survey, Abstract 1150.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of XTO Energy (property owner), FW Western Ridge LLC (applicant) is requesting a zoning change from C-1 (Commercial) to RI-PD (Residential Infill Planned Development) on 8.506 acres generally at the southwest corner of Precinct Line Road and Rumfield Road. The applicant is proposing a 27-lot single-family residential development on the site.

GENERAL DESCRIPTION:

The property under consideration is an 8.506-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.

A site plan of the project is attached. The proposed development includes 27 single-family lots with an approximate density of 3.0 dwelling units per acre. The typical lot size is 50 feet wide and 110 feet deep. The minimum lot size is 5,500 square feet, with an average lot size of 7,189 square feet. The site plan also includes a commercial lot located at the intersection of Precinct Line Road and Rumfield Road, which is a related item on the July 26, 2021, agenda (see ZC 2021-04).

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 approximately 108,000 square feet (2.48 acres) of open space, which makes up 29.2% 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 terminus of the cul-de-sac. A conceptual landscape plan is attached.



The proposed conditions of approval for this RI-PD district are attached. Applications for rezoning to the RI-PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant’s proposed development of the property, and include the items described in detail below. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

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.

The Office Commercial designation encourages professional, medical, and administrative offices, such as traditional office buildings, executive suites, and co-working spaces. It also encourages limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business is conducted indoors.

The Medium Density Residential designation provides for attached dwelling units such as duplexes and townhomes as well as higher density detached dwelling units such as zero lot line patio/cottage homes. General characteristics of these neighborhoods include amenitized neighborhood open spaces, wide sidewalks, street trees, alley-accessed driveways and garages, a density of six to eleven dwelling units per acre, and houses of one, two, and three stories.

CURRENT ZONING: The property is currently zoned C-1 (Commercial). This district is intended to provide for development of retail service and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

PROPOSED ZONING: The proposed zoning is RI-PD Residential Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

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 unplatted. If the proposed zoning is approved, additional and more detailed engineering and platting approvals would follow prior to construction.



PUBLIC INPUT: Following posting of the public hearing signs on the subject property, the Planning & Zoning Department received written support of and opposition to the request. Copies of the correspondence is included in the “Public Input” attachment.

The Texas Local Government Code states in part that if written opposition is signed by the owners of at least 20% of the area of the lots or land included in the 200-foot notification area surrounding the property, the affirmative vote of at least three-fourths of all members of the governing body is required to approve the request.

The analysis of the written opposition indicates that the owners of approximately 3.6% of the land area registered signed opposition to the request. Approval of the application requires only a simple majority vote by City Council.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the July 15, 2021, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3702.