



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** March 5, 2020
SUBJECT: ZC 2020-01 Public hearing and consideration of a request from Chanh Cong Tran for a zoning change from R-4-D Duplex to R-1 Single-Family Residential at 5149 Jennings Drive, being 0.20 acres described as a portion of Lot 1R, Block 4, Richland Oaks Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Chanh Cong Tran is requesting a zoning change from R-4-D Duplex to R-1 Single-Family Residential on 0.20 acres located at 5149 Jennings Drive.

GENERAL DESCRIPTION:

The property is located at the south corner of Boulevard 26 and Jennings Drive, between Harwood Road and Strummer Drive. The lots are part of the Richland Oaks Addition, which was platted in 1956. The property is vacant. The applicant is requesting a zoning change to R-1 Single-Family Residential with the intent to construct a new residence on the property.

According to historical zoning maps, the property was rezoned from R-1 Single-Family Residential to R-5-D between 1980 and 1985. The designation of the R-5-D Duplex district was consolidated with the R-4-D Duplex in 1989 through an amendment of the zoning ordinance.

All of the residential lots on Jennings Drive and surrounding area are zoned R-1 Single-Family Residential. The area is designated on the Land Use Plan as Low Density Residential.

EXISTING NONCONFORMING LOT AREA: The lot was 12,000 square feet in area when it was platted in 1956. In 2007, the Texas Department of Transportation purchased approximately 25 feet (3,121 square feet) of the lot as right-of-way for the future expansion of Boulevard 26. This purchase reduced the lot area to 8,880 square feet. The current minimum lot area requirement in the R-1 district is 13,000 square feet, and the property is considered a legal nonconforming lot. [Section 118-154 \(Nonconforming lots\)](#) of the zoning ordinance provides that the property could be used for residential uses provided that the requirements for setbacks, height, parking, landscaping, and other applicable provisions are satisfied.



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 R-4-D Duplex. The R-4-D district is intended to provide areas for moderately high density development of duplex dwellings that are constructed at an approximate density of 9.9 units per acre.

PROPOSED ZONING: The proposed zoning is R-1 Single-Family Residential. This district is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of 2.9 units per acre.

SURROUNDING ZONING | LAND USE:

| DIRECTION | ZONING | LAND USE PLAN | EXISTING LAND USE |
|-----------|-------------------------------|-------------------------|-------------------------|
| NORTH | C-2 Commercial | Retail Commercial | Office |
| WEST | R-1 Single-Family Residential | Low Density Residential | Single-family residence |
| SOUTH | R-1 Single-Family Residential | Low Density Residential | Single-family residence |
| EAST | R-1 Single-Family Residential | Low Density Residential | Single-family residence |

PLAT STATUS: The property is currently platted as Lot 1R, Block 4, Richland Oaks Addition.

CITY COUNCIL: The City Council will consider this request at the March 23, 2020, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2020-01.