



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department   **DATE:** September 5, 2019  
**SUBJECT:** PP 2018-05 Consideration of a request from Builders Funding Mgt LP for a preliminary plat of Eden Estates, being 9.982 acres located at 7109-7201 Eden Road and 8751 Hightower Drive.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Builders Funding Mgt LP is requesting approval of a preliminary plat of Eden Estates. This 9.982-acre development is located in the 7100 block of Eden Road. The proposed preliminary plat meets the requirements of the proposed R-2 Single-Family Residential zoning district and the subdivision regulations.

### **GENERAL DESCRIPTION:**

The property under consideration is located on the west side of Eden Road across from the intersection of Marti Lane. The site extends between Eden Road and the end of Hightower Drive.

The proposed development includes 21 single-family lots, with an approximate gross density of 2.1 dwelling units per acre. The typical lot size is 75 feet wide and 115 feet deep. The average lot size of 10,150 square feet, but this average excludes a 1.46-acre lot on the west side of the property. The lot sizes are based on the R-2 Single-Family Residential standards proposed as part of the zoning change application for the property, which is a related item on the September 5, 2019, agenda (see ZC 2018-23).

The subdivision design includes the extension of Hightower Drive to Eden Road. Lots front Hightower Drive on the south side of the street, and two cul de sacs are located on the north side of Hightower Drive. A design provides a street connection on the south side of Hightower Drive so that the property to the south could be incorporated as a future phase of the subdivision. This connection is provided to address Planning and Zoning Commission and City Council concerns about fragmentary or piecemeal approaches to developing the remaining property in the city.

The three common open space lots total 59,334 square feet and cover 13.6% of the development. Two of the lots are intended for use as detention/retention storage facilities, and a special use permit application is a related item on the September 5, 2019, agenda (see SUP 2019-09). The third lot (38,902 square feet) is located on the south boundary of the subdivision. This lot is intended to be incorporated into a future phase of the subdivision in the event that the property to the south is developed.



**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 and R-1-S Special Single-Family.

There are two associated zoning requests on the September 5, 2019, agenda:

- ZC 2018-23: zoning change to R-2 Single-Family Residential; and,
- SUP 2019-09: special use permit for two detention/retention storage facilities.

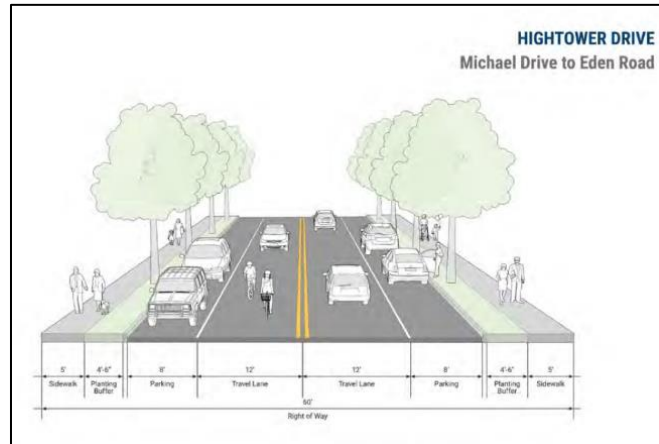
**TRANSPORTATION PLAN:** The development has frontage on Eden Road and Hightower Drive.

In this area, both Eden Road and Hightower Drive have a functional classification as a C2U Major Collector, with a roadway land use context of Suburban Neighborhood. This context is focused on primarily residential areas, local resident access and circulation, on-street parking for houses, and bicycle facilities. This type of roadway is a two-lane undivided street with an ultimate right-of-way of 68 feet (Eden) and 60 feet (Hightower).

Right-of-way dedication is provided on the plat for Eden Road and Hightower Drive. The Eden Road dedication ranges from 33-38 feet, as the existing property line is located near the middle of the street. The dedication for Hightower Drive incorporates a section of the existing right-of-way, with the remaining portion being abandoned and incorporated into residential lots.

A portion of the right-of-way for the extension of Hightower Drive is currently in place, which was dedicated in 1999 as part of the plat for Lot 17, Block 1, Stonybrooke Addition. The street extension from Michael Drive to Eden Road serves primarily to increase local access to Davis Boulevard, a major north-south mobility corridor. Limited connections exist linking neighborhoods east of Davis to Davis Boulevard (Rumfield Road, Main Street). Forecasted 2040 traffic volumes reveal additional capacity is needed in the mid-term future to support access to Davis Boulevard. This extension also serves a vital role adding connectivity to the area between Davis Boulevard and Precinct Line Road, as the railroad bisects it with Eden Road serving as the only midway crossing. By adding this link, an alternate route is formed to allow local neighborhood connection north-south across the railroad, helping to relieve Davis Boulevard. This is especially relevant for access to Smithfield Middle School and the future Smithfield TOD for the neighborhood north of the railroad/Amundson Drive.

The roadway section in Eden Estates is recommended as a typical 40-foot collector with on-street parking marked on both sides of the street. The pavement should be narrowed if on-street parking is not needed. Maintaining a narrow section supports the vision to focus on local access and circulation while minimizing cut-through traffic. An analysis of forecasted 2040 volumes revealed a two-lane roadway provides sufficient capacity long-term. A 40-foot pavement section is recommended with on-street bicycle facility signed along the roadway.



The planned connection of Hightower Drive from Davis Boulevard to Eden Road has been consistent since at least 1984 and most recently confirmed as necessary to the overall transportation network for North Richland Hills through the Vision2030 Transportation Plan.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1-S Special Single-Family	Low Density Residential	Single-family residence
WEST	R-2 Single-Family Residential R-3 Single-Family Residential	Low Density Residential	Single-family residences (Stonybrook Addition and Stony Ridge Addition)
SOUTH	AG Agricultural	Low Density Residential	Single-family residence
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Eden Addition)

**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.

**PLAT STATUS:** A portion of the property is currently unplatted and a portion is currently platted as Lot 1, Block 17, Stonybrooke Addition.

**CITY COUNCIL:** The City Council will consider this request at the September 23, 2019, meeting following action by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve PP 2018-05.