



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 10, 2025

SUBJECT: ZC25-0148, Ordinance No. 3937, Public hearing and consideration of a request from MJ6 Enterprises LLC for a zoning change from R-3 (Single-Family Residential) to Residential Infill Planned Development (RI-PD) at 8217 Sayers Lane, being 0.493 acres described as Lot 15, Block 2, Woodbert Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Stephanie and Mike Braudrick (owners), MJ6 Enterprises LLC is requesting a zoning change from R-3 (Single-Family Residential) to RI-PD (Residential Infill Planned Development) on 0.493 acres located at 8217 Sayers Lane.

GENERAL DESCRIPTION:

The property under consideration is a 21,475-square-foot lot located on the north side of Sayers Lane west of Davis Boulevard. The lot is part of the original Woodbert Addition, which was platted in 1946. The lot has 223 feet of frontage on Sayers Lane and is 96.5 feet deep. The property is developed with a single-family residence.

The applicant proposes to rezone the property from R-3 (Single-Family Residential) to RI-PD (Residential Infill Planned Development) to develop three single-family lots. The lots are proposed to be 74 feet wide, 96.5 feet deep, and 7,163 square feet in area. An exhibit showing the lot arrangement is attached. The lot size and dimensions are similar to the six lots located east of the site. These lots were created following approval of zoning changes to the RI-PD (Residential Infill Planned Development) district in January 2020 and August 2025.

Single-family residences are located north, west, and south of the lot. The lots southeast of the property, across Sayers Lane, were replatted in 2018 to create six new residential lots, which are 80 feet in width.

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. These conditions may be modified throughout the public hearing process, and they are subject to final approval by City Council.

These conditions match the standards adopted for the six lots east of the site (PD-104 and PD-128). The standards include modified lot size requirements and offsets to required open space areas, as described below.

Lot dimensions

The property is platted as a single lot zoned R-3 (Single-Family Residential). It has remained in its current configuration since it was annexed into North Richland Hills. While there is sufficient width to subdivide the property into three lots aligning with the R-3 standards, the 96.5-foot lot depth is an existing condition which is just shy of the 100-foot requirement. The shorter depth results in lots that are slightly smaller than the current zoning standards. The applicant is requesting approval of an RI-PD (Residential Infill Planned Development) to allow for the modified lot sizes.

The table below summarizes the lot standards for the existing R-3 zoning district and the proposed lots.

LOT STANDARD	R-3 DISTRICT	PROPOSED LOTS
Lot size	7,500 SF	7,163 SF
Lot width	65 ft	74 ft
Lot depth	100 ft	96.5 ft
Front building line	20 ft	20 ft

Open space

All residential infill planned developments require a certain amount of open space. However, since this proposed development cannot accommodate a separately platted common area lot, the following private lot enhancements are provided to offset the loss of open space. These standards are included in the attached development conditions and are the same as the three lots east of the site.

1. All three required canopy/large trees must be container-grown trees.
2. In addition to the required canopy/large tree(s), a minimum of 15 one-gallon shrubs of at least two different species and at least one ornamental tree must be provided in the front yard. The shrubs must be set in landscape beds of mulch, crushed granite, or rock/pebble with masonry, metal, or concrete edging. Front yard landscape beds must total at least 200 square feet.
3. Individual mailboxes must be of masonry construction.
4. Driveways must be salt-finished concrete, broom-finished concrete with smoothed panel/section borders, or patterned stamped and stained concrete.
5. All houses must provide a private/personal open space on the south façade of the building to include, at a minimum, a porch of at least eight feet in depth and containing at least two of the following porch ornamentations: turned balusters with finials, spandrel and bracket additions, porch ceiling fan, porch swing, or lighting sconce. Upper-floor patios and/or balconies, including shallow Juliet balconies or balconettes, are also encouraged.



VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 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-3 (Single-Family Residential). This district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. It provides areas for moderate density development of single-family detached dwellings constructed at an approximate density of 4.8 units per acre.

PROPOSED ZONING: The proposed zoning is RI-PD (Residential Infill 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	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	PD (Planned Development)	Low Density Residential	Single-family residences

PLAT STATUS: The property is platted as Lot 15, Block 2, Woodbert Addition. Approval of a replat of the property would be required prior to the issuance of building permits.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the October 16, 2025, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3937