

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** June 27, 2022

**SUBJECT:** ZC21-0001, Ordinance No. 3742, Public hearing and consideration of a request from Spiritas Group LP for a zoning change from C-1 (Commercial) and R-3 (Single-Family Residential) to R-PD (Residential Planned Development) at 6744 Bursey Road, being 26.042 acres described as Tracts 1A, 1A1, 1A2A, and 1A6, Thomas Spronce Survey, Abstract 1399.

**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Spiritas Group LP is requesting a zoning change from C-1 (Commercial) and R-3 (Single-Family Residential) to R-PD (Residential Planned Development) on 26.042 acres generally located at the southeast corner of Rufe Snow Drive and Bursey Road. The applicant is proposing a single-family detached development on the site.

### **GENERAL DESCRIPTION:**

The property under consideration is an undeveloped 26.042-acre site with frontage on Rufe Snow Drive and Bursey Road. The site abuts an automobile repair facility (Christian Brothers) and the Foster Village neighborhood on the south, and the Western Oaks neighborhood on the east. Two existing streets stub into the property: Crosstimbers Lane on the south side and Rolling Ridge Drive on the east side. A 75-foot wide Lone Star Gas (Atmos) pipeline easement runs north-south through the site. The property does not include the 3.75-acre hard corner site at the Rufe Snow Drive/Bursey Road intersection.

Concept plan exhibits for the project are attached, and a layout of the development shown below. The proposed development includes 93 single-family lots with an overall density of 3.6 dwelling units per acre. Lots range in size throughout the development, with the widest lots abutting existing lots in the Foster Village and Western Oaks subdivisions. The table below summarizes the lot sizes and widths.

| LOT WIDTH | LOT DEPTH    | LOT AREA          | NUMBER OF LOTS (% OF TOTAL) |
|-----------|--------------|-------------------|-----------------------------|
| 70 ft     | 115 - 140 ft | 8,050 - 9,800 SF  | 16 lots (17.2%)             |
| 60 ft     | 135 - 170 ft | 8,100 - 10,200 SF | 6 lots (6.5%)               |
| 60 ft     | 115 - 120 ft | 6,900 - 7,200 SF  | 57 lots (61.3%)             |
| 50 ft     | 115 - 140 ft | 5,750 - 7,000 SF  | 14 lots (15.0%)             |



Concept Plan Exhibit

Primary street access to the development is from Rufe Snow Drive and Bursey Road. The street entrance on Rufe Snow Drive would also provide means of access to the commercial property at the corner of Bursey Road. Secondary street access is from Crosstimbers Lane and Rolling Ridge Drive. Crosstimbers Lane has been a proposed street connection between Hightower Drive and Bursey Road since the adoption of the 1985 Master Thoroughfare Plan and was evaluated and reaffirmed in 2019 through the Vision2030 Transportation Plan process.

The development incorporates approximately 2.96 acres of open space, which makes up 11.4% of the site. The majority of the open space is located in a centrally-located lot fronting Crosstimbers Lane. Portions of the lot are encumbered by the existing pipeline easement. Planned improvements to the central open space area include an eight-foot wide trail that connects to Bursey Road, a shade pavilion, and a playground facility. Open space lots are also located adjacent to Rufe Snow Drive and Bursey Road to provide areas for street trees, landscaped entries, and screening walls. Conceptual open space and landscape plans are attached.

The proposed conditions of approval for this R-PD district are attached. Applications for rezoning to the R-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 Retail Commercial on the Rufe Snow Drive frontage, with the remainder designated as Low Density Residential.



The Retail Commercial designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections. A supplemental recommendation of the Land Use Plan is to prioritize commercial uses at key intersections where retail is most likely to thrive.

The Low Density Residential 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 C-1 (Commercial) and R-3 (Single-Family Residential). The C-1 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.

The R-3 district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas and to provide areas for moderate density development of single-family detached dwelling units which are constructed at an approximate density of 4.8 units per acre.

**PROPOSED ZONING:** The proposed zoning is R-PD (Residential Planned Development). The R-PD zoning district is intended to permit flexibility in the design of residential developments to best utilize the physical features of the site in exchange for greater public benefits than would otherwise be achieved through development under general code standards. These developments are limited to residential development of at least ten acres.

#### **SURROUNDING ZONING | LAND USE:**

| DIRECTION | ZONING  | LAND USE PLAN                                   | EXISTING LAND USE                                      |
|-----------|---|---|--|
| NORTH     | City of Keller<br>(Retail and SF-8.4)               | Retail/Commercial<br>High-Density Single Family | Retail uses<br>Single-family residences                |
| WEST      | City of Watauga<br>(General Business)               | Local Office<br>Retail/Commercial               | Retail and restaurant uses<br>Vacant property          |
| SOUTH     | C-1 (Commercial)<br>R-3 (Single-Family Residential) | Retail Commercial<br>Low Density Residential    | Automotive repair facility<br>Single-family residences |
| EAST      | R-3 (Single-Family Residential)                     | Low Density Residential                         | Single-family residences                               |

**PLAT STATUS:** The property is unplatted. Subsequent approval of a preliminary plat; full engineering plans for streets, utilities, grading and drainage; and a final plat would all be required prior to any construction.

**NEIGHBORHOOD MEETING:** On May 12, 2022, the applicant held an informational meeting with area residents at the North Richland Hills Library. The applicant mailed a



letter to all property owners within 200 feet of the site, and a copy of the letter is attached. Ten residents representing approximately six households attended the meeting. The discussion included numerous aspects of the proposed development including open space, fencing, drainage, house design, and construction timing. Some of the proposed development standards reflect the input received from this meeting, including an eight-foot wood privacy fence installed during the public improvements for the site and the limitation on second floor windows facing existing residential homes in the Foster Village and Western Oaks neighborhoods.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted a public hearing and considered this item at the June 2, 2022, meeting and voted 6-0 to recommend approval.

**RECOMMENDATION:**

Approve Ordinance No. 3742.