



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 19, 2017

SUBJECT: ZC 2016-19 Public Hearing and consideration of a request from the City of North Richland Hills for a Zoning Change from R-2 Single Family to C-1 Commercial on 5.08 acres located at 7301 NE Loop 820.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

The City of North Richland Hills is requesting a zoning change from R-2 Single Family Residential to C-1 Commercial on 5.08 acres located at 7301 NE Loop 820.

GENERAL DESCRIPTION:

The primary purpose of this request is to change the zoning of the old city hall property to accommodate the sale and future use of the property. The property is currently zoned R-2 Single-Family Residential. The proposed zoning change to C-1 Commercial would allow the building and property to be used for office, service, or retail establishments.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as "Public/Semi-Public." This designation is intended to permit non-profit activities of an educational, religious, governmental, or institutional nature. Schools, churches, hospitals, government buildings, fire stations, and water towers are considered public/semi-public areas. If the zoning change were approved, the comprehensive plan would be amended to align with the other office, service, and retail use designations on properties to the east and south.

CURRENT ZONING: The property is currently zoned R-2 Single-Family Residential. However, the property was used as City offices for many, many years, and was anticipated to be sold for use as office or retail uses when City offices moved to the new City Hall in 2016. This property also falls within the Freeway Corridor Overlay Zone, which specifically limits certain land uses from the corridor and requires certain thematic landscaping and hardscaping standards.

PROPOSED ZONING: The proposed zoning is C-1 Commercial. This district is intended to provide for the 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 confined to the intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

SURROUNDING ZONING | LAND USE:

North: R-2 Single-Family Residential | Public/Semi-Public
West: R-2 Single-Family Residential and U School, Church, and Institutional | Public/Semi-Public
South: (across NE Loop 820) R-4-D Duplex and U School, Church, and Institutional | Retail and Public/Semi-Public
East: R-2 Single-Family Residential | Retail

PLAT STATUS: The property is currently platted as Lot 1R1A, Block 31, Richland Terrace Addition.

CITY COUNCIL: The City Council will consider this request at the January 23, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2016-19.