



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 23, 2017

SUBJECT: ZC 2016-19, Ordinance No. 3445, 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 reclassify this property as Retail, which aligns 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.

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.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission is scheduled to consider this item at the January 19, 2017, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the January 23, 2017, meeting.

RECOMMENDATION:

Approve Ordinance No. 3445.