

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 27, 2018

SUBJECT: ZC 2018-19, Ordinance No. 3528, Public hearing and consideration of a request from Doug and Elizabeth Mann for a zoning change from AG Agricultural to R-1-S Special Single-Family Residential at 8025 Valley Drive, being 2.26 acres described as Tract 1B12, Stephen Richardson Survey, Abstract 1266.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Doug and Elizabeth Mann are requesting a zoning change from AG Agricultural to R-1-S Special Single-Family on 2.26 acres located on the west side of Valley Drive, north of Bursey Road.

GENERAL DESCRIPTION:

The site is located on the west side of Valley Drive between Bursey Road and Continental Trail. The character of the development in the Valley Drive and Continental Trail area is low density single-family residences on estate style lots. Most properties are zoned AG Agricultural, with the exception of two properties being zoned R-1-S Special Single-Family.

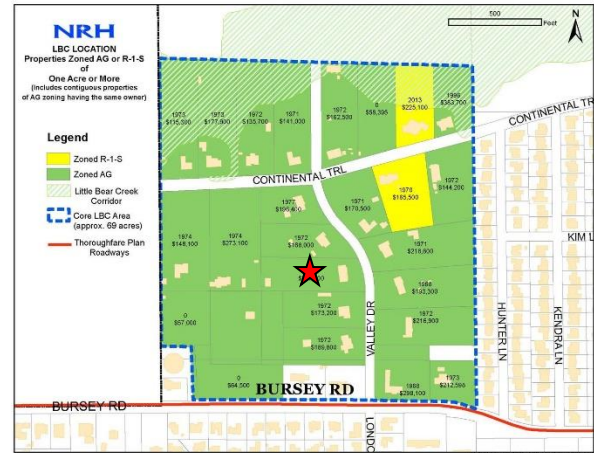
The applicant is requesting a zoning change to R-1-S Special Single-Family. The site is unplatted and currently developed with a single-family residence. The property has 187 feet of frontage on Valley Drive and is approximately 540 feet deep.

A special use permit application for a secondary living unit and metal barn is an associated item on the August 27, 2018, agenda (see SUP 2018-06). A zoning change would be necessary for the property to allow the proposed secondary living unit, which is not a use permitted by right in the AG Agricultural district.

Estate Lots

In 2014, the City Council and Planning and Zoning Commission held work sessions to discuss the applicability of estate lots and the R-1-S zoning district in certain areas of the city. Estate lots were viewed as a desired market niche for North Richland Hills as land and house values are typically higher than average. The direction from those discussions was to review zoning cases with the following general policy guidance:

- Encourage R-1-S zoning in the Little Ranch Road/Meadow Creek Road and Continental Trail/Valley Drive areas
- Discourage R-2 zoning within the estate areas
- Discourage R-1-S zoning outside the estate areas
- Incorporate these policies into a future Comprehensive Plan update



The map to the right shows the Continental Trail and Valley Drive estate lot area. The property under consideration is located in middle of the area and is within the boundary where the R-1-S zoning district and estate lot development would be considered appropriate.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Low Density Residential.” This designation provides areas for traditional low-density single-family detached dwelling units.

The Strategic Plan Committee reviewed the residential estate lot areas during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the Committee or adopted by City Council, it is anticipated that this area would be recommended for residential estate development. Final recommendations are planned for presentation and adoption by late 2018.

CURRENT ZONING: The property is currently zoned AG Agricultural. This district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

PROPOSED ZONING: The proposed zoning is R-1-S Special Single-Family. The R-1-S zoning district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S district is specifically planned to allow for the keeping of livestock in a residential setting.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG Agricultural	Low Density Residential	Single family residences
WEST	AG Agricultural	Low Density Residential	Single family residences
SOUTH	AG Agricultural	Low Density Residential	Single family residences



DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
EAST	AG Agricultural	Low Density Residential	Single family residences

PLAT STATUS: A portion of the property is currently unplatted.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the August 16, 2018, meeting, and voted 4-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3528.