

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 20, 2018

SUBJECT: ZC 2018-11 Public hearing and consideration of a request from

Alpha Land Surveying, Inc., for a zoning change from R-1-S Special Single-Family to R-1 Single-Family Residential at 6779 Brittany Park Court, being 0.526 acres described as a portion of Lot 4, Block 4,

Morgan Meadows Addition.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Ralph Swearingin, Jr., Alpha Land Surveying is requesting a zoning change from R-1-S Special Single-Family to R-1 Single-Family Residential on 0.526 acres located on the west side of Meadow Road between Chapman Road and North Forty Road.

GENERAL DESCRIPTION:

The 0.526-acre area proposed for rezoning is the front portion of a 1.67-acre property. The site has 122 feet of frontage on Meadow Road and is approximately 186 feet deep. The owner is requesting a zoning change to R-1 Single-Family Residential with the intent to develop the entire property into two residential lots.

The remainder of the property (1.14 acres) has frontage on and access from Brittany Park Court. It is currently zoned R-1-S Special Single-Family and is not included in the rezoning request. It is included in the replat of the property, which is an associated item on the September 20, 2018, agenda (see RP 2018-06).

The character of the development on Meadow Road is low density single-family residences on estate style lots. Most of these properties are zoned R-1-S Special Single Family, while some properties are zoned R-1 Single Family Residential. The Brittany Park Estates neighborhood is located south and west of the site and is zoned R-2 Single Family Residential.

Estate Lots

Under the current 2012 Comprehensive Land Use Plan, the request is consistent with the "Low Density Residential" land use designation. In 2014, a zoning case in the area led to discussions about estate lots and the applicability of the R-1-S zoning district in certain areas of the city.



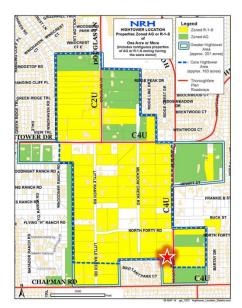
As a follow up, staff held a joint work session with the City Council and Planning and Zoning Commission to discuss the estate lots in the Little Ranch Road/Meadow Road and Continental Trail/Valley Drive areas. Estate lots were viewed as a desired market niche for North Richland Hills as land and house values are typically higher than average.

Based on these discussions, staff generated a general map of the areas and a general policy to guide the review of development applications:

- 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 residential estate areas
- Discourage R-1-S zoning outside the residential estate areas

The map to the right shows the Little Ranch Road and Meadow Creek Road estate lot area. The property under consideration is located in the southeast portion of the Core Hightower Area. While it is on the perimeter of the core area, the property is located within the boundary where the R-1-S zoning district and estate lot development would be considered appropriate.

Staff was directed to engage these neighborhood areas in the update to the comprehensive plan. In July 2017, staff conducted a neighborhood meeting with residents of the two areas. While a majority of the residents present favored the preservation of the large lot character of the area, there was not a clear consensus.



The discussions about this general policy did not include the R-1 Single-Family Residential district. In addition, there has not been any other zoning requests for the R-1 district in these areas to determine if or how this policy would apply to this district. The Strategic Plan Committee is reviewing the residential estate lot areas during its discussions on the future land use plan, and is expected to formulate its recommendations on this topic in October 2018.

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.

CURRENT ZONING: The property is currently zoned 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.

PROPOSED ZONING: The proposed zoning is R-1 Single-Family Residential. The R-1 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 2.9 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1-S Special Single Family	Low Density Residential	Single family residence
WEST	R-1-S Special Single Family	Low Density Residential	Vacant
SOUTH	R-1-S Special Single Family	Low Density Residential	Single family residence
EAST	R-1-S Special Single Family	Low Density Residential	Single family residences

PLAT STATUS: The property is platted as Lot 4, Block 4, Morgan Meadows Addition.

CITY COUNCIL: The City Council will consider this request at the October 8, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Conduct a public hearing and consider ZC 2018-11.