



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** January 17, 2019  
**SUBJECT:** ZC 2018-04 Public hearing and consideration of a request from Drenner Group for a Zoning Change from O-1 Office to R-7-MF Multifamily at 8851 Bud Jensen Drive, being 13.815 acres described as Lot 1R, Block 1, U.I.C.I Addition.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of CCI-Richland Hills II, LP, Drenner Group is requesting a zoning change from O-1 Office to R-7-MF Multifamily on 13.815 acres located at 8851 Bud Jensen Drive.

### **GENERAL DESCRIPTION:**

The property is located east of Hawk Avenue at the end of Bud Jensen Drive. The site abuts Birdville High School to the north, SeyTec and NRH Centre to the west, NRH Library to the south, and the HealthMarkets office building to the east. The site is currently vacant.

The applicant is requesting a zoning change to R-7-MF Multifamily with the intent to develop the site with a 192-unit apartment complex.

### ***Preliminary Site Plan***

The R-7-MF district has specific submittal requirements for a zoning change application. The application must include a site plan showing the proposed site layout, parking, access, open space areas, building elevations, and related items. The applicant submitted a conceptual site plan package for this application, and a copy is attached. Approval of a formal site plan package for the property is required prior to the issuance of site development permits or building permits.

The proposed site layout includes 192 apartment units contained within 12 two-story buildings. The unit mix includes 122 one-bedroom units, 84 two-bedroom units, and 52 three-bedroom units. The average unit size is 1,012 square feet. The project has a density of 14 dwelling units per acre, which is the maximum density permitted within the R-7-MF District.

There are 386 parking spaces proposed, which includes 100 covered spaces (carports), 94 enclosed garage spaces, and 192 surface parking spaces. The proposed parking ratio is 2 spaces per dwelling unit. However, the number of parking spaces provided does not meet the minimum requirements of the zoning ordinance. Based on the unit mix, 452 parking spaces are required for the project (2 parking spaces per 1-bedroom unit, 2.5



parking spaces per 2 or more bedroom units). If approved, a revised Site Plan would be required to meet the parking ratio requirements prior to construction.

The site is platted as a single lot with access to Bud Jensen Drive. The lot includes a 24-foot wide fire lane and access easement running across the property that connects Bud Jensen Drive to the HealthMarkets office site. The site layout proposes the primary entrance on the south side of the property, but the site does not have access to a public street at this location. If approved, this would need to be resolved prior to construction.

The proposed site design includes the use of a detention pond, which requires separate approval of a special use permit by the Planning and Zoning Commission and City Council.

**COMPREHENSIVE PLAN:** This area is designated on the 2012 Comprehensive Land Use Plan as “Office.” This designation is intended to permit professional and organization offices with accessory and related uses. Previous Land Use Plans have shown the property as “Commercial” (1992), “Retail” (2001), and “Office” (2007).

**CURRENT ZONING:** The property is currently zoned O-1 Office. The O-1 district is intended to permit the professional and organizational office needs of the community. The property was rezoned from AG Agricultural and I-1 Industrial to O-1 Office by Ordinance 2677 (Case PZ 2002-32) on January 13, 2003.

**PROPOSED ZONING:** The proposed zoning is R-7-MF. This district is intended to provide areas for high density development of apartment type attached dwelling units.

**DEVELOPMENT REVIEW COMMITTEE:** The Development Review Committee’s (DRC) recommendation for denial is based on the 2012 Land Use Plan. The request for high-density residential and multifamily zoning on the property is inconsistent with the 2012 Comprehensive Land Use Plan, which has recommended Office uses for this area since 2007. Prior to the 2007 “Office” designation, the property had been designated for either “Commercial” or “Retail” uses in the 1992 and 2001 Land Use Plans.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	U School, Church, Institutional	Public / Semi-public	Birdville High School
WEST	O-1 Office	Office	Sey Tec
	U School, Church, Institutional	Public / Semi-public	NRH Centre
SOUTH	TC Town Center	Public / Semi-public Town Center	NRH Library Vacant property
EAST	O-1 Office	Office	HealthMarkets office complex

**PLAT STATUS:** The property is currently platted as Lot 1, Block 1, U.I.C.I. Addition.

**CITY COUNCIL:** The City Council will consider this request at the January 28, 2019, meeting following a recommendation by the Planning and Zoning Commission.



**RECOMMENDATION:**

Deny ZC 2018-04.