



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 15, 2019

SUBJECT: ZC 2019-12 Public hearing and consideration of a request from James and Lina Pierson for a zoning change from AG Agricultural to R-1-S Special Single-Family at 9000 Kirk Lane, being 5.935 acres described as Tracts 15A3, 15A3A, and 15A8, Stephen Richardson Survey, Abstract 1266.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

James and Lina Pierson are requesting a zoning change from AG Agricultural to R-1-S Special Single-Family on 5.935 acres located at 9000 Kirk Lane.

GENERAL DESCRIPTION:

The property under consideration is a 5.935-acre tract located between Kirk Lane and Rumfield Road. The site is currently developed with a single-family residence built in 1979, according to Tarrant Appraisal District records. The site is bounded on the east by the John Barfield Trail and Oncor electric power line easement and on the south by Rumfield Road.

The character of the area on Kirk Lane and Rumfield Road is low-density single-family residences on estate style lots. Most properties are zoned AG Agricultural or R-1-S Special Single-Family. The development south of Rumfield Road consists of traditional suburban residential lots in the Flamingo Estates and Royal Oaks subdivisions.

The applicant is requesting a zoning change to R-1-S Special Single-Family with the intent to subdivide the property into two residential lots. The site is situated on a curve in Kirk Lane, providing 38.76 feet of frontage on Kirk Lane. There is 598 feet of frontage on Rumfield Road. The R-1-S zoning district requires a minimum lot size of one acre (43,560 SF). While only one lot is proposed on Rumfield Road at this time by the associated plat on this same agenda, the property dimensions could allow up to three lots on Rumfield Road.

A final plat application is an associated item on the August 15, 2019, agenda (see FP 2019-08).

VISION2030 LAND USE PLAN: This area is designated on the Vision2030 Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of



conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

CURRENT ZONING: The property is currently zoned AG Agricultural. The AG 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 residence |
| WEST | AG Agricultural PD Planned Development | Low Density Residential | Single family residences |
| SOUTH | R-2 Single-Family Residential | Low Density Residential | Single family residences |
| EAST | AG Agricultural R-1-S Special Single Family | Low Density Residential | Single family residences John Barfield trail |

PLAT STATUS: The property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the August 26, 2019, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2019-12.