



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** December 5, 2019
SUBJECT: ZC 2019-13 Public hearing and consideration of a request from Keith Hamilton for a zoning change from LR Local Retail to RD-PD Redevelopment Planned Development at 4170 Willman Avenue, being 0.649 acres described as Lot 10, Edgley Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Keith Hamilton is requesting a zoning change from LR Local Retail to RD-PD Redevelopment Planned Development on 0.649 acres located at 4170 Willman Avenue.

GENERAL DESCRIPTION:

The property is located on the east side of Willman Avenue between Boulevard 26 and Glenview Drive. The property is currently developed with a 3,600-square foot commercial building. Eight parking spaces are located adjacent to the building.

A site plan for the proposed development is attached. Planned improvements to the site include construction of parking and outdoor storage areas on the lot, the installation of screening fences, and the removal of the existing pole sign.

The proposed conditions of approval for this RD-PD are attached. Applications for rezoning to the RD-PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property, and include the items described in detail below. All other development standards have been satisfied.

These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.

Land uses

The proposed use for the property is a contractor's office with storage yard. The business intends to use the site for a commercial and residential lawn care service, with outdoor storage areas for vehicle and trailer parking associated with the business. The property is currently zoned LR Local Retail, and the use is not listed as permitted use in the zoning ordinance. The applicant is requesting a zoning change to the RD-PD district to allow the proposed use.



Outdoor storage

The applicant proposes to use a 3,300-square foot area (11.7% of the site) for the outdoor storage of vehicles and trailers associated with the business. Section 118-716 of the zoning ordinance requires approval of a special use permit or planned development district to allow an outdoor storage area that exceeds 10% of the lot area and may be permitted up to 20% of the lot area as part of the Special Use Permit. The attached standards also require the outdoor storage area to be paved with a concrete surface.

Screening

All outdoor storage areas must be screened in accordance with Section 118-871 of the zoning ordinance. This section requires the fence to be a masonry wall at least six feet in height. The applicant proposes to construct a six-foot masonry screening wall on the east property line adjacent to the Oncor power line right-of-way. The applicant is requesting that the screening fences on the north and south property lines be a six-foot tall stockade wood fence.

Refuse container location

The applicant proposes to locate the refuse container and enclosure in front of the building. The proposed location would remove two existing parking spaces. Section 118-874 of the zoning ordinance requires that containers and enclosures be located behind the building line and not within a rear or side yard setback. Additionally, the enclosures must be located and oriented to minimize the visual impact from adjacent properties and streets.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Retail Commercial. This designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned LR Local Retail. The LR district is intended to provide for the development of convenience retail shopping, services, and professional offices, principally serving the neighborhood needs, and compatible in scale with adjacent residential development.

PROPOSED ZONING: The proposed zoning is RD-PD Redevelopment Planned Development following the C-1 Commercial district land uses and development standards. The proposed change is intended to allow for the modifications to the site development standards for the property.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 Commercial	Retail Commercial	Automotive repair facility
WEST	City of Richland Hills	Mixed use (<i>per Richland Hills land use map</i>)	Office and self-storage facility
SOUTH	C-1 Commercial	Office Commercial	Office
EAST	PD Planned Development	Urban Village	Vacant (proposed residential uses in City Point development)

PLAT STATUS: The property is currently platted as Lot 10, Edgley Addition.

CITY COUNCIL: The City Council will consider this request at the January 13, 2020, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2019-13.