



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** January 16, 2020

**SUBJECT:** ZC 2019-19 Public hearing and consideration of a request from Hamilton Duffy PC for a zoning change from R-3 Single-Family Residential to RI-PD Residential Infill Planned Development at 8309 Sayers Lane, being 0.46 acres described as Lot 17, Block 2, Woodbert Addition. (CONTINUED FROM THE DECEMBER 19, 2019, PLANNING AND ZONING COMMISSION MEETING)

**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

Hamilton Duffy PC is requesting a zoning change from R-3 Single-Family Residential to RI-PD Residential Infill Planned Development on 0.46 acres located at 8309 Sayers Lane.

### **GENERAL DESCRIPTION:**

The property under consideration is a 20,072-square foot lot on the north side of Sayers Lane, west of Davis Boulevard. The lot is part of the original Woodbert Addition, which was platted in 1946. The lot has 208 feet of frontage on Sayers Lane and is 96.5 feet deep.

The proposed development would create three single-family lots. Each lot 69.3 feet wide and 96.5 feet deep, with a lot size of 6,690 square feet. An exhibit showing the lot arrangement is attached.

Single-family residences are located north, west, and south of the lot. The lots south of the property, across Sayers Lane, were replatted in 2018 to create six new residential lots, which are 80 feet in width. An office building is located east of the site.

The proposed conditions of approval for this RI-PD are attached. Applications for rezoning to the RI-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.

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.

***Lot dimensions***

The property is platted as a single lot zoned R-3 Single-Family Residential. It has remained in its current configuration since it was annexed into North Richland Hills. While there is sufficient width to subdivide the property into three lots, the 96.5-foot lot depth is an existing condition. The shorter depth results in lots that are slightly smaller than the current zoning standards. The applicant is requesting approval of an RI-PD Residential Infill Planned Development to allow for the modified lot sizes.

The table below summarizes the lot standards for the existing R-3 zoning district and the proposed lots.

LOT STANDARD	R-3 DISTRICT	PROPOSED LOTS
Lot size	7,500 SF	6,690 SF
Lot width	65 ft	69.3 ft
Lot depth	100 ft	96.5 ft
Front building line	20 ft	20 ft

***Open space***

All residential infill planned developments require a certain amount of open space. However, since this particular case does not warrant a separately platted common area lot, the Development Review Committee recommends the following private lot enhancements to offset the loss of open space. These standards are included in the attached development conditions.

1. All three required canopy/large trees must be container-grown rather than bagged-and-burlapped.
2. In addition to the required canopy/large tree(s), a minimum of 15 one-gallon shrubs of at least two different species and at least one ornamental tree must be provided in the front yard. The shrubs must be set in landscape beds of mulch, crushed granite, or rock/pebble with masonry, metal, or concrete edging. Front yard landscape beds must total at least 200 square feet.
3. Individual mailboxes must be of masonry construction.
4. Driveways must be salt-finished concrete, broom-finished concrete with smoothed panel/section borders, or patterned stamped and stained concrete.
5. All homes must provide a private/personal open space on the south façade of the building to include, at a minimum, a porch of at least eight feet in depth and containing at least two of the following porch ornamentations: turned balusters with finials, spandrel and bracket additions, porch ceiling fan, porch swing, or lighting sconce. Upper-floor patios and/or balconies, including shallow Juliet balconies or balconettes, are also encouraged.



**LAND USE PLAN:** This area is designated on the Comprehensive 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 R-3 Single-Family Residential. This district is intended to be a transitional zone between developments of lower and higher densities or between lower density residential and nonresidential areas. It provides areas for moderate density development of single-family detached dwellings constructed at an approximate density of 4.8 units per acre.

**PROPOSED ZONING:** The proposed zoning is RI-PD Residential Infill Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-3 Single-Family Residential	Low Density Residential	Single-family residences
WEST	R-3 Single-Family Residential	Low Density Residential	Single-family residence
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single-family residences
EAST	C-1 Commercial	Office Commercial	Office

**PLAT STATUS:** The property is currently platted as Lot 17, Block 2, Woodbert Addition.

**CITY COUNCIL:** The City Council is scheduled to open the public hearing at the January 13, 2020, meeting; but will continue the hearing and postpone action on the item until a recommendation is received by the Planning & Zoning Commission. The item will likely be considered at the January 27, 2020 City Council meeting.

**RECOMMENDATION:**

Approve ZC 2019-19.