



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 6, 2021

SUBJECT: ZC 2021-05 Public hearing and consideration of a request from City of North Richland Hills for a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) at 7351 Precinct Line Road, being 0.12 acres described as Tract 1A2, David Moses Survey, Abstract 1150.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

The City of North Richland Hills is requesting a zoning change from AG (Agricultural) to R-2 (Single-Family Residential) on 0.12 acres located at 7351 Precinct Line Road.

GENERAL DESCRIPTION:

The property is located south of Rumfield Road and east of Spring Oak Drive. It is a vacant 5,323-square foot triangular parcel that abuts the power line right-of-way and the Tarrant County Precinct 3 maintenance facility. The City acquired the property from Tarrant County in 1997. The property is entirely located within the floodplain.

This request is primarily a maintenance item for the official zoning map. During the review of a zoning application on the property to the north, it was discovered that this parcel was zoned AG (Agricultural). The adjacent power line right-of-way is also owned by the City, and is zoned R-2 (Single-Family Residential). In order to keep zoning consistent between both properties, a zoning change to R-2 (Single-Family Residential) is recommended.

LAND USE PLAN: This area is designated on the Land Use Plan as Medium Density Residential. This designation provides for attached dwelling units such as duplexes and townhomes as well as higher density detached dwelling units such as zero lot line patio/cottage homes. General characteristics of these neighborhoods include amenitized neighborhood open spaces, wide sidewalks, street trees, alley-accessed driveways and garages, a density of six to eleven dwelling units per acre, and houses of one, two, and three 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-2 (Single-Family Residential). This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Medium Density Residential	Vacant
WEST	R-2 (Single-Family Residential)	Parks/Open Space	Power line right-of-way
SOUTH	R-2 (Single-Family Residential)	Parks/Open Space	Power line right-of-way
EAST	PD (Planned Development)	Community Services	Tarrant County maintenance facility

PLAT STATUS: The property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the May 24, 2021, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2021-05.