



## Legislation Text

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**File #:** 18-2950, **Version:** 1

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Public Hearing - Public Hearing and Review of a Concept Plan for a Proposed Change of Zoning from PR, Pre-Development District to PD for Single-Family Residential and Commercial Uses on Approximately 91.69 Acres Out of the M.D. Dickey Survey, Abstract #195 and T.J. Hanks Survey, Abstract #1109, Johnson County, and the M.D. Dickey Survey, Abstract #1986 and T.J. Hanks Survey, Abstract #644, Tarrant County, TX, Generally Located at the Southeast Corner of the Intersection of W. Broad Street and Lillian Road and South of the Intersection of Retta Road and W. Broad Street; BBCP Acquisitions (ZC#18-025)

To consider the subject zoning change request

The Planning and Zoning Commission held a public hearing on October 15, 2018 and came to the consensus that the development should comply with the standard front and side yard setbacks for lots in the SF-7.5/18 District. The standard front yard setback is 25 feet. The standard side yard setbacks for lots of this size are 5 feet on one side of the house and 10 feet on the other.

The applicant is seeking feedback on a Concept Plan for single-family residential and commercial uses on 91.69 acres on W. Broad Street and Lillian Road. A portion of the property is located outside of the City limits. The property owner will seek voluntary annexation of this tract should the development proceed. The future Retta Road, a 4-lane divided arterial street, will divide the development from W. Broad Street south to the Oak Preserve subdivision.

The development consists of two ownerships, the Walker tract (approximately 18 acres) and the Adkison tract (approximately 73 acres). On the Walker tract, the applicant is proposing approximately 4.9 acres of C-2 commercial uses at W. Broad Street on either side of the future Retta Road. South of the commercial tracts, the applicant is proposing approximately 11.9 acres of single-family residential uses following the SF-7.5/18 District standards.

On the Adkison tract, the applicant is proposing 182 single-family residential lots. The proposed lots will follow the SF-7.5/18 District standards with the following deviations:

Minimum Front Setback:	25' required; 20' proposed
Minimum Rear Setback:	15' required; 10' proposed
Minimum Side Setback:	5' and 10' required; 5' proposed
Minimum Floor Area:	1,800 sf required; 2,000 sf proposed
Minimum Lot Coverage:	45% required; 55% proposed

If the applicant receives favorable support on the Concept Plan and determines additional deviations will be necessary, they will be outlined in the PD standards at time of the zoning application.

There is an existing drill site at the southwest corner of the property. In addition, an existing frac pond adjacent to the drill site will need to be filled in to accommodate new residential lots and a detention pond. The applicant proposes to locate the pipeline easements at the eastern end of the property in open spaces as

shown on the Concept Plan.

The applicant is proposing the primary entryway to the subdivision off Lillian Road as shown on the Primary Entrance plan. Entry features for Retta Road are shown on the Alternate Entry plan.

This property falls within Sub-Area 2 of the Official Land Use Plan. Sub-Area 2 is generally rural, but much of the vacant land is adjacent to the industrial parks near S. 6<sup>th</sup> Avenue. A blend of high density housing adjacent to some of the industrial development would be a suitable buffer for single family as it moves west. The proposed Silver Oak development is west and south of Pioneer Place. Additionally, narrower lots are recommended in this Sub-Area to match lots on the north side of W. Broad Street, which is mostly zoned SF-7.5/12 from Sayers Street west toward the city limits.

**Surrounding Land Uses and Zoning:**

family residential, PD; Church, SF-7.5/12

**North** - Single-family residential, SF-7.5/12, PR, and ETJ; Multi-

**South** - Vacant, PR and PD

**East** - Single-family residential and vacant, PR

**West** - Single-family residential, ETJ; Vacant, PD

**Thoroughfare Plan Specification:**

**W. Broad Street**, 4-lane divided major arterial

**Future Retta Road**, 4-lane divided major arterial

The applicant is soliciting preliminary input from the Planning and Zoning Commission and City Council prior to initiating a formal annexation and zoning change application for PD with a detailed development plan and landscape plan. The review of this Concept Plan does not grant any change in zoning. The City reserves the right to require modifications on the development plan or to deny the application for zoning change upon further review of the development proposal and the associated planning and engineering design.

If this project is viewed favorably by City Council, the applicant plans to initiate a voluntary annexation of the property outside of the City limits together with an application for PD zoning. The applicant will also be requesting consideration of a developer's agreement for impact fee credits for the installation of two lanes of Retta Road and a 16" water line that are necessary to serve the Silver Oak development.

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