



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** May 14, 2019

**Reference:** Consider approval of an ordinance for ZC-627, a rezoning request from H (Historic) to SF-9 (Single Family-9) on 0.294 acres of property located approximately 120 feet west of Hearthstone Lane and approximately 153 feet north of W. Bethel Road, being the rear portions of 361 and 365 Hearthstone Lane and authorizing the Mayor to sign.

**2030: Special Place to Live**

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### Executive Summary:

This is a companion request to the recently approved replatting of 361 and 365 Hearthstone Lane, and 412 Bethel Road. This request is to rezone the rear portions of these properties from H (Historic) to SF-9 to have consistent residential development regulations on the entire property.

### Introduction:

These lots have a long history of platting, and replatting to accommodate the property owners' desires for their properties. The owner of 361 Hearthstone Lane is selling their property and is proposing to reduce its size from 0.793 acres to 0.373 acres and is requesting to increase the lot to the south (365 Hearthstone Lane) by 4,668 square feet. The final piece to this puzzle is the deletion of the 0.29 acres west of the new rear property lines and re-incorporate that land back into the Vaughn Addition (412 Bethel Road).

The revised lotting pattern is appropriate from a zoning and platting perspective, whereas, the two residential lots along Hearthstone will be the same depth as the two residential properties to the south. This request to rezone the rear portions of these properties to SF-9 to have consistent residential development regulations on the entire property is also appropriate.

### Analysis:

On April 9, 2019 the City Council unanimously approved this rezoning request from H to SF-9.

On March 21, 2019 the Planning and Zoning Commission approved Old Coppell Estates Addition, Lots 3R2 and 4R2R, Block 1, Replat and Vaughn Addition, Lot 1R2R, Block 1, Replat and recommended approval of ZC-627, a rezoning from H to SF-9 on 361 and 365 Hearthstone Lane.

### Legal Review:

The City Attorney reviewed this Ordinance.

**Fiscal Impact:**

None

**Recommendation:**

The Planning Department recommended APPROVAL of ZC-627, 361 and 365 Hearthstone Lane to rezone from H (Historic) to SF-9 (Single Family -9).

**Attachments:**

1. Ordinance
2. Exhibit A - Zoning Exhibit/Legal Description