



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 4, 2014

Council District 4

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: none

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **McCaslin Schlieker Investments, Inc.**

Site Location: 3715 NE 28th Street/3650 Kimbo Road Mapsco: 64A

Proposed Use: **Single-Family**

Request: From: "PD-631" Planned Development/Specific Use for "A-5" One-Family with no access to 28th Street, except for construction and marketing; site plan waived

To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located north of NE 28th Street. The applicant is proposing to change the zoning back to A-5 to remove the requirement of no access from 28th Street. The applicant is proposing to construct approximately 70 single-family lots. The Subdivision Ordinance requires a second point of access for more than 30 residential lots.

Site Information:

Owner: McCaslin Schlieker Investments, Inc.
100 N. Mitchell Road
Mansfield, Texas 76063

Applicant: Cyrus Zadeh
Acreage: 13.60 acres
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single-family
- East "B" Two-Family / single-family
- South "ER" Neighborhood Commercial Restricted & E" Neighborhood Commercial / commercial
- West "I" Light Industrial / elementary school

Recent Relevant Zoning and Platting History:

- Zoning History: PD-631 Planned Development for A-5 uses with no access from 28th Street except for construction, approved by City Council 04/12/05 subject area
- Platting History: PP-13-035 Harlem Gardens to be heard by the City Plan Commission 02/26/14

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NE 28 th Street	Major Arterial	Major Arterial	No
Kimbo Road	Local Road	Collector	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Bonnie Brae *	Riverside Alliance
Fort Worth ISD	Birdville ISD

*Within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “A-5” single-family to construct approximately 70 single-family lots. Surrounding land uses consist of single-family to the north and east, commercial to the south, and an elementary school to the west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is consistent with the following Comprehensive Plan policies:

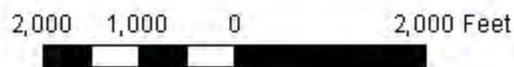
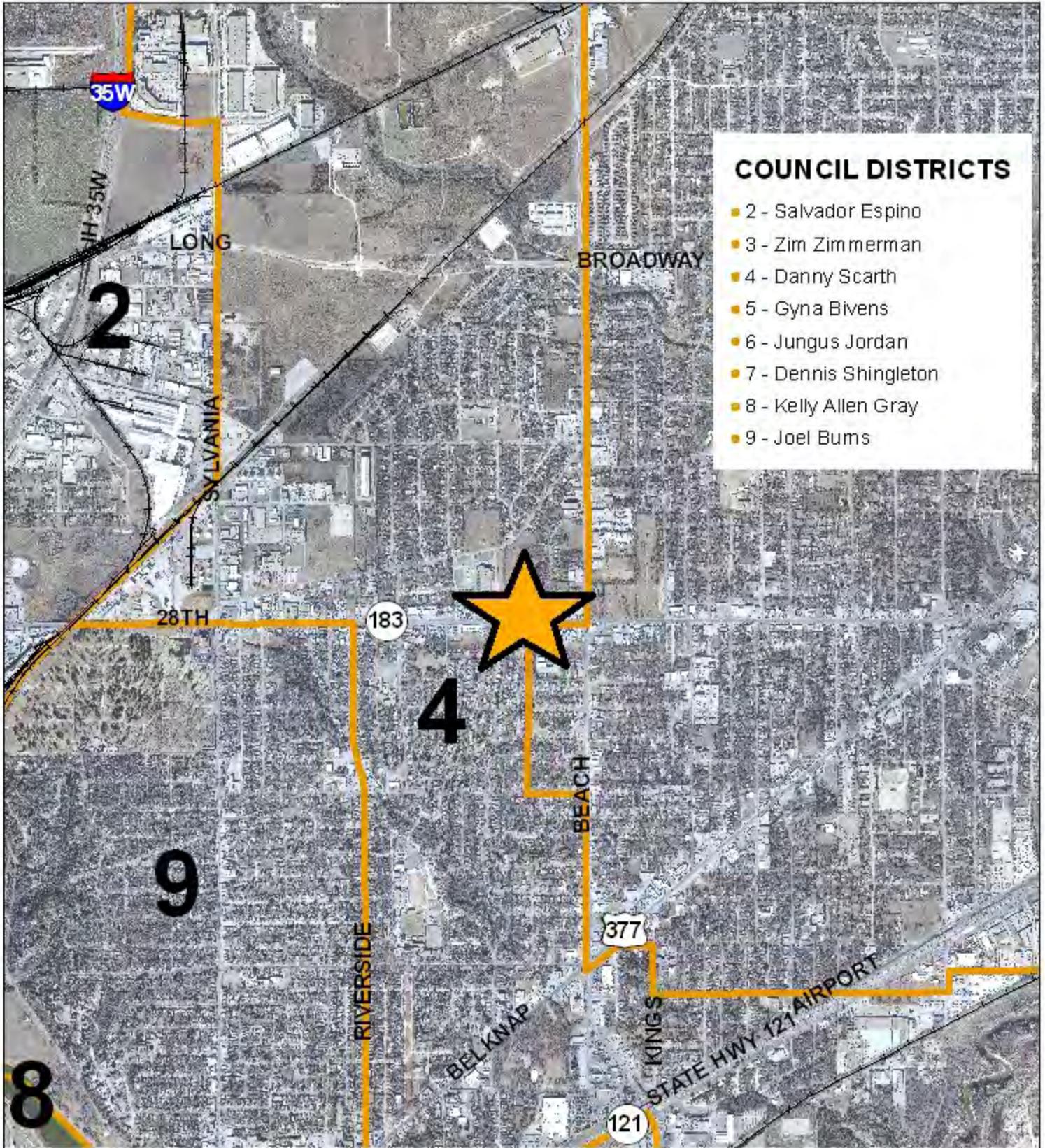
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development. (pg. 37)
- Locate single-family homes adjacent to local or collector streets. (pg. 37)

Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Preliminary Plat
- Minutes from the Zoning Commission meeting

Location Map



Area Zoning Map

Applicant: McCaslin Schlieker Investments, Inc.
 Address: 3715 NE 28th Street & 3650 Kimbo Road
 Zoning From: PD 631
 Zoning To: A-5
 Acres: 12.97878643
 Mapsco: 64AE
 Sector/District: Northeast
 Commission Date: 2/12/2014
 Contact: 817-392-2495

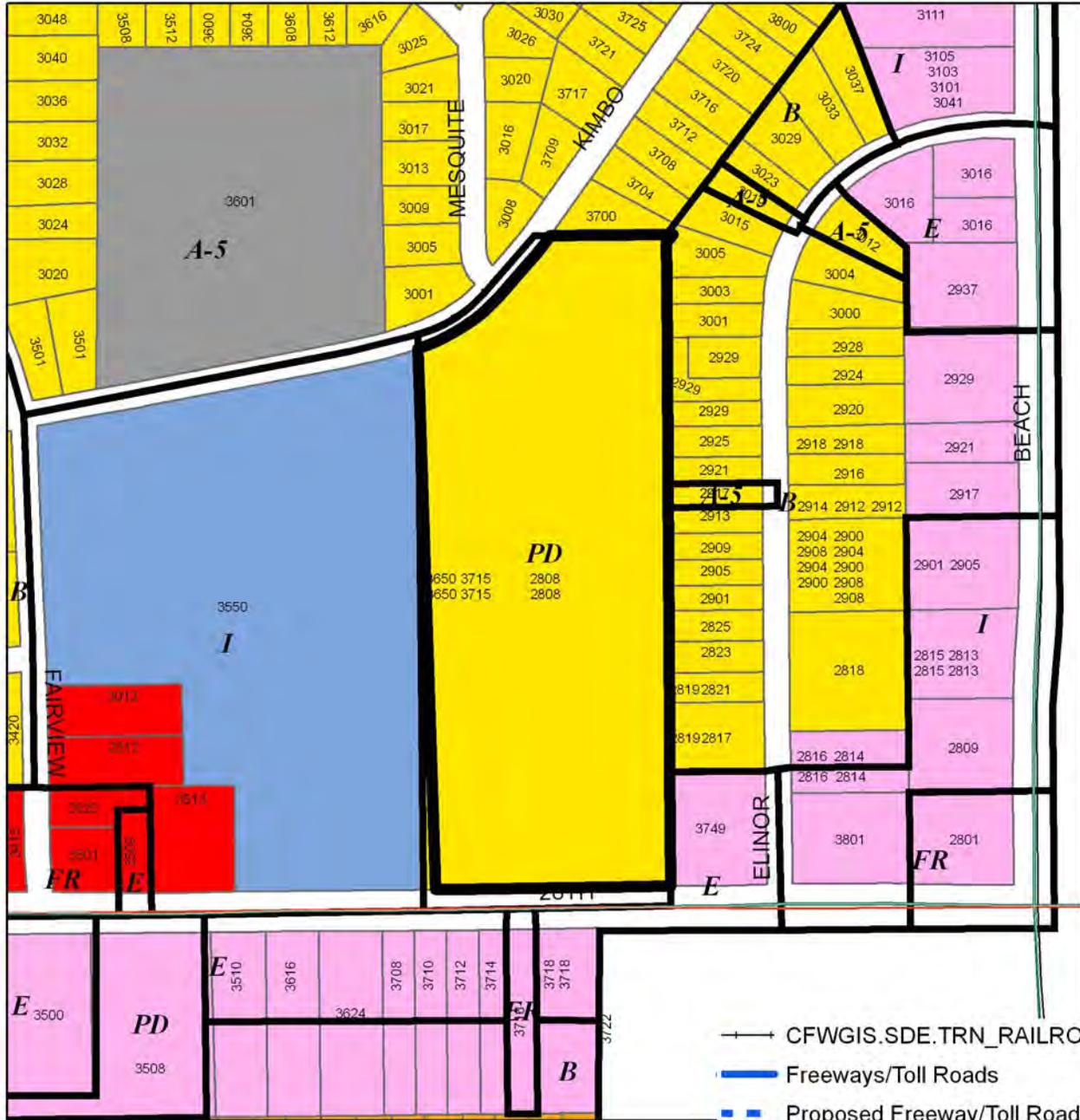




3715 NE 28th Street & 3650 Kimbo Road

Future Land Use

ZC-14-010



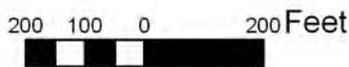
- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

FLD_ZONE

- Floodplain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.



Aerial Photo Map



Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request with waivers, seconded by Ms. Conlin. The motion carried unanimously 7-0-1 with Mr. West recussing.

<i>Document received for written correspondence</i>				ZC-14-009	
Name	Address	In/Out 300 notification area	Position on case		Summary
David Foster/ Overton South NA	5116 Cordova	Out	Support		Spoke at hearing
Wedgewood Square NA	NA	Out	Support		Sent letter in

5. ZC-14-010 McCaslin Scheilker Investments Inc. (CD 4) –3715 NE 28th Street and 3650 Kimbo Road (Harlem Gardens Addition, Block 2, Lots 1 & 2, 13.60 Acres): from “PD-631” Planned Development for all uses in “A-5” One-Family with no access to NW 28th Street except for construction and marketing; site plan waived to “A-5” One-Family

Cyrus Zadeh, 9400 North Central Expressway, Dallas, Texas representing McCaslin Scheilker Investments explained to the Commissioners they want to open up access along 28th Street so they have two points of access. They are proposing 70 single-family lots.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

6. ZC-14-012 A1 Remodeling/Matt Speight (CD 9) – 2800, 2808, 2812 Hemphill Street (South Hemphill Heights Addition, Block 14, Lot 24 & N ½ Lt 23, 9.98 Acres): from “A-5” One-Family to “MU-1” Low Intensity Mixed-Use

Matt Speight, 1902 Hartford, Grapevine, Texas property owner explained to the Commissioners they want to rehabilitate the structures in order to allow for either office or retail uses. They are requesting MU-1 zoning so they have flexibility if they have to convert back to residential use. He mentioned the property has been vacant for about five years. He did say there will be a parking agreement between all three structures if needed. Ms. Burghdoff mentioned if the structures are historic eligible there will be no parking requirements. Mr. Speight said they are going to look into the designation.

Calvin East, 4704 Melrose Park Court, Colleyville, Texas partner mentioned they did meet with the Hemphill Heights South NA and Hemphill Corridor and do support the project.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-012	
Name	Address	In/Out 300 notification area	Position on case		Summary
South Hemphill Heights NA	NA		Support		Sent letter in