



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 18, 2014

Council District 7

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: HDMM Investments, LLC

Site Location: 2310 Avondale Haslet Rd Mapsco: 4V

Proposed Use: Medical use

Request: From: Unzoned
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed zoning site covers land outside the existing city limits, located at Avondale Haslet Rd. and Haslet Ct. The applicant proposes to convert vacant land to a medical use. Surrounding uses vary with large lot single-family to the north and intensive commercial located along US Hwy 287. The proposed use will provide a buffer for the residential to the heavier commercial uses to the south.

The owner has initiated the annexation process and the site is expected to be heard by Council on November 18, 2014 at 10 am. The applicant would like for the Zoning Commission to hear the case this month in order to ensure the zoning portion is complete by the November Council hearing.

Site Information:

Owner: HDMM Investments, LLC
5751 Kroger Drive
Keller, TX 76244
Acreage: 2.49 ac
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North ETJ / large lot single-family
East ETJ; "G" Intensive Commercial / large lot single-family, Walmart
South "G" Intensive Commercial / Walmart
West "E" Neighborhood Commercial / neighborhood commercial

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Avondale Haslet	Minor Arterial	Minor Arterial	No
Haslet Ct	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Northwest ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to “E” Neighborhood Commercial for a medical use. Surrounding land uses vary with large lot residential to the north and east, Walmart to the south, and commercial to the west. The proposed medical use will provide a buffer from the intense commercial to the south.

The proposed zoning **is compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as general commercial and neighborhood commercial. The proposed “E” zoning is inconsistent with the future land use map and the following Comprehensive Plan policies

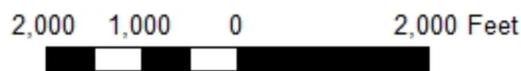
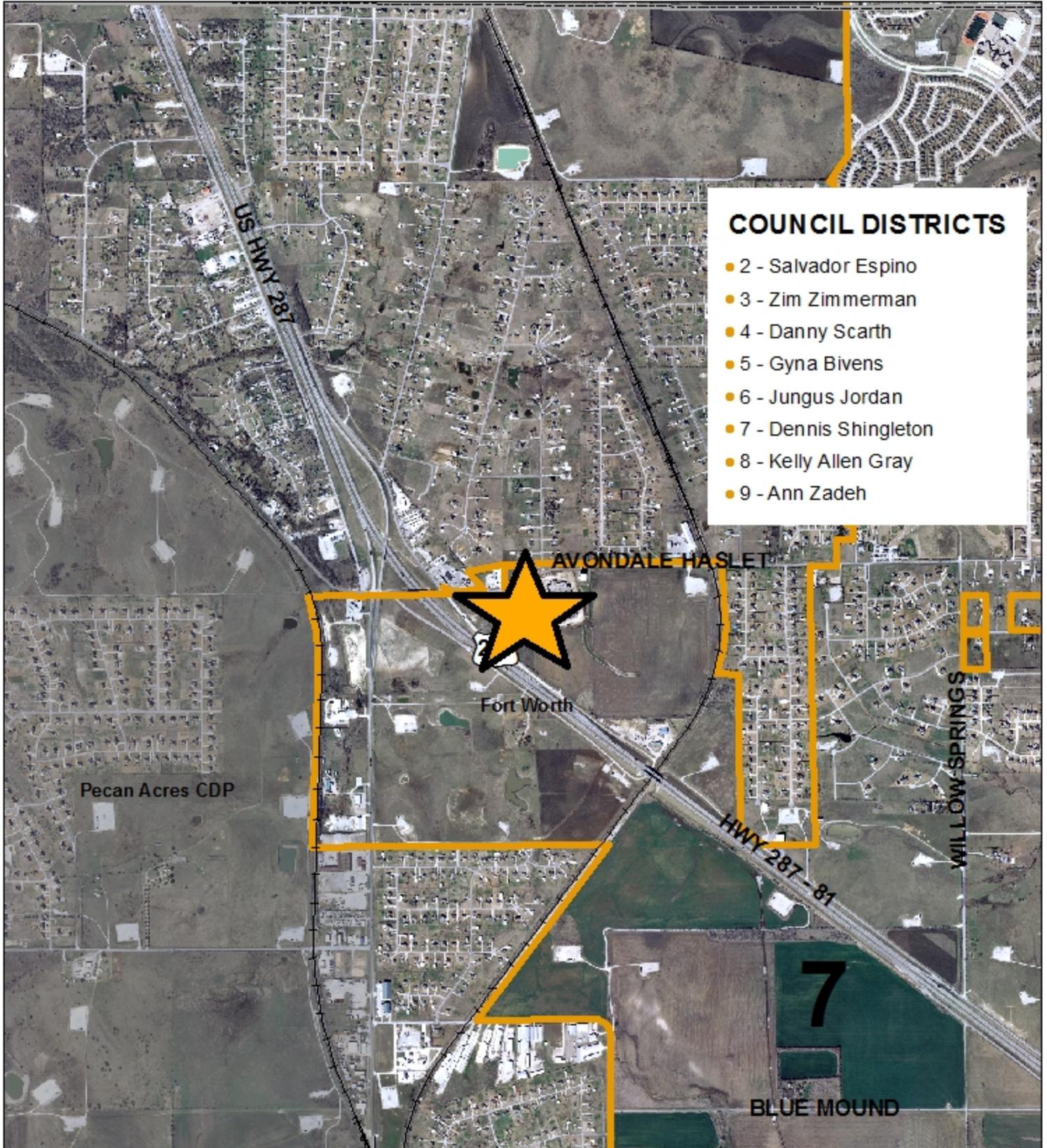
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 39)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 40)

Based on the conformance with the future land use map, 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
- Minutes from the Zoning Commission meeting

Location Map

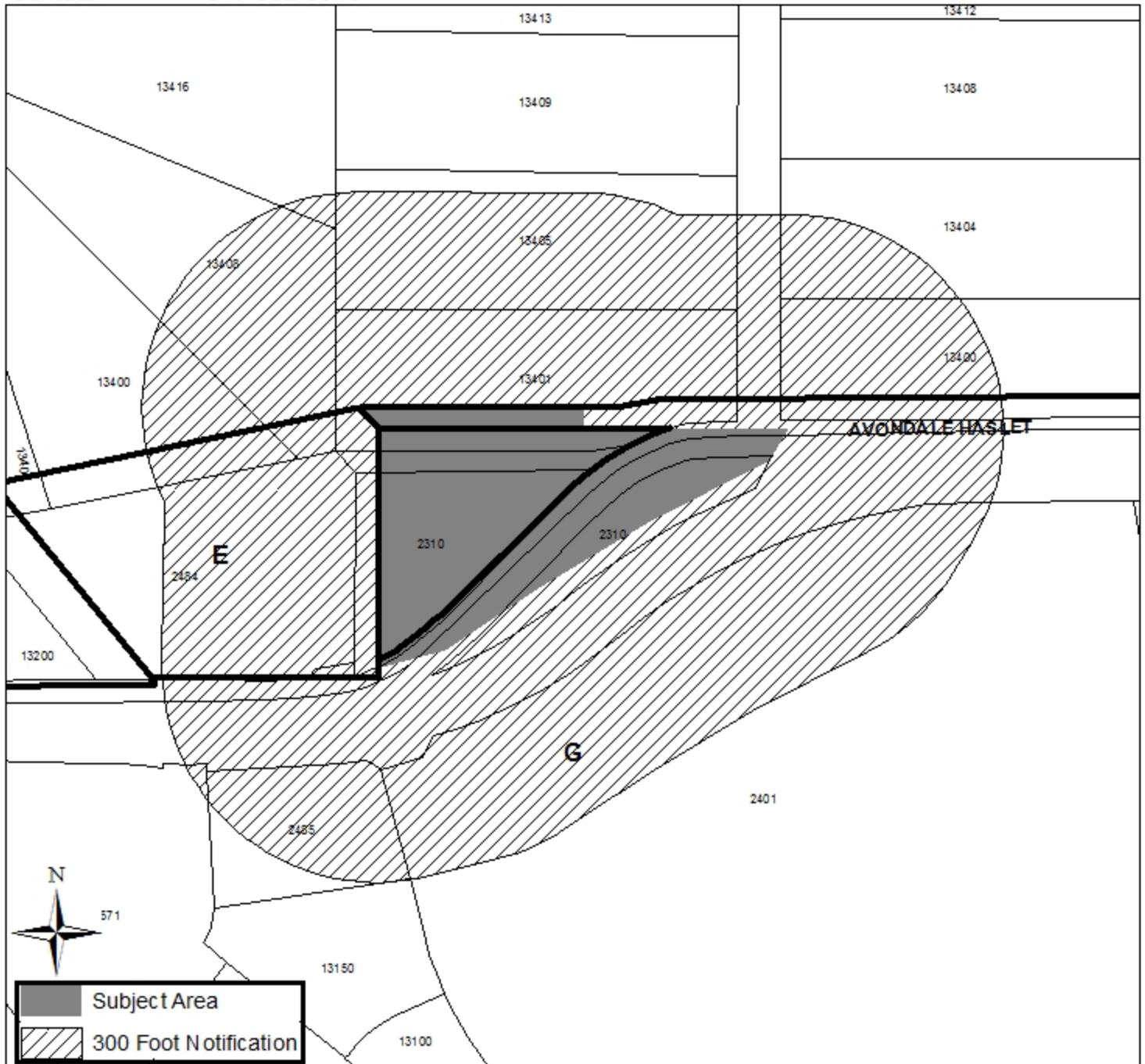




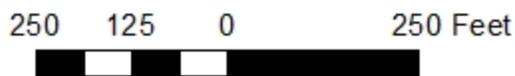
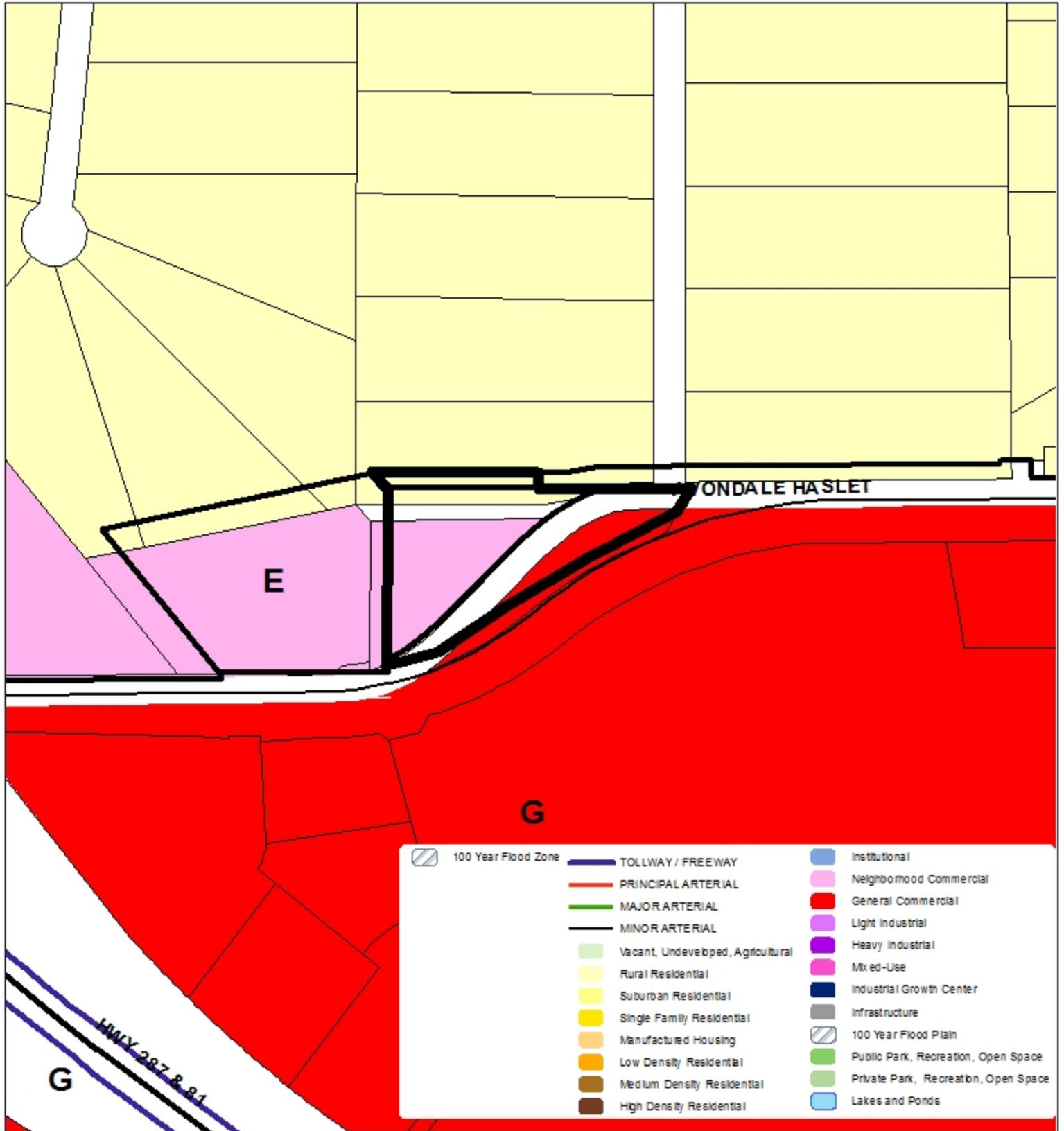
ZC-14-109

Area Zoning Map

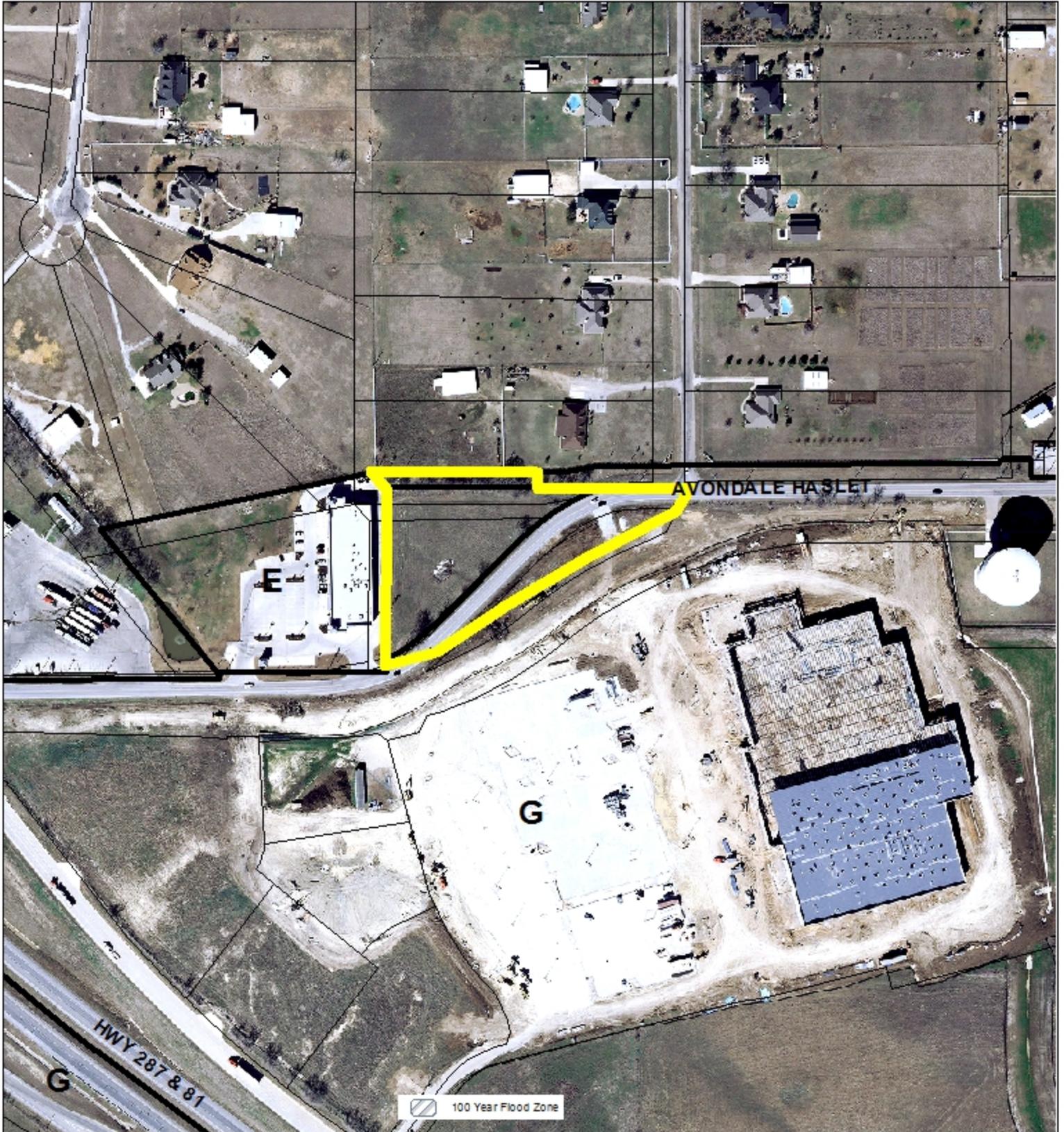
Applicant: HDMM Investments, LLC
Address: 2310 Avondale Haslet Road
Zoning From: Unzoned
Zoning To: E
Acres: 2.67463
Mapsc0: 4V
Sector/District: Far North
Commission Date: 09/10/2014
Contact: 817-392-8043



Future Land Use



Aerial Photograph



250 125 0 250 Feet

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 18, 2014.



indicates 12 parking spaces and has converted one of the fourplexes into a duplex to allow for the additional parking.

Ms. Conlin thanked him for taking on this project. She said the property has been a Code Compliance problem for a long time. Ms. Conlin asked if he planned on managing the units and asked that the landscaping be maintained. Mr. Jacobson said he planned on managing the units. Mr. Jacobson said he would be requesting a waiver to the parking requirement. Ms. Conlin mentioned it was not a request in the staff report. Ms. Murphy explained it was not needed based on the change of one lot going back to a duplex.

Ms. Burghdoff mentioned the change for the one lot back to a duplex would be consistent with the Comprehensive Plan.

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

<i>Document received for written correspondence</i>				<i>ZC-14-108</i>		
Name	Address	In/Out 300 notification area	ft	Position on case		Summary
Rita Vinson/ Neighborhoods of East Fort Worth	6216 Dovenshire Terr	Out		Support		Sent letter in

9. ZC-14-109 HDMM Investments, LLC (CD 7) – 2310 Avondale Haslet Road (B. R. Lacey Survey, Abstract No. 990, 2.49 Acres): from “Unzoned” to “E” Neighborhood Commercial

Gene Capps, 4550 SH 360, Suite 180, Grapevine, Texas representing HDMM Investments explained to the Commissioners they are requesting to annex the property into the City for a medical use and office facility.

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

10. SP-14-008 Brandon Baudin (CD 7) – 516 W Bonds Ranch Road (Henry Robertson Survey, Abstract No. 1259, Tracts 6E2B & 6F2B, 3.83 Acres): Amended site plan for “PD-911” Planned Development for “E” Neighborhood Commercial uses plus one-family residential to allow products consistent with a farmers market to be conducted by the resident only on tables in certain locations, parking provided on improved surfaces to add an animal medical clinic

John Wigginton, 5328 Alta Loma Drive, Keller, Texas property owner explained to the Commissioners they are requesting to amend the zoning to add a small animal clinic. Mr. Wigginton said they contacted the Dorado Ranch HOA and Fossil Hill Estates, the only question