



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 18, 2014

**Council District** 4

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** 4 letters submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Emerging Properties I, LTD

**Site Location:** 6750 Fossil Bluff Drive Mapsco: 35U

**Proposed Use:** Restaurant

**Request:** From: "PD-823" Planned Development for all uses in "G" Intensive Commercial plus hotel, site plan approved

To: "G" Intensive Commercial

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

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

**Background:**

The proposed site is east of I-35W and falls within the IH-35W South Overlay Zone. The applicant is requesting to remove the PD language and rezone back to the base district of "G" Intensive Commercial. The proposed use is a restaurant. If approved, they will have to comply with any supplemental setback requirements and the I-35 Overlay.

This case will be heard by City Council at the November 18, 2014 meeting.

**Site Information:**

Owner: Emerging Properties I, LTD  
1301 Municipal Way  
Suite 250  
Grapevine, TX 76051  
Agent: Pogue Engineering & Development/Arlyn Samuelson  
Acreage: 2.90 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "G" Intensive Commercial / vacant
- East "PD-736" Planned Development / single-family, vacant
- South "G" Intensive Commercial / restaurant
- West "G" Intensive Commercial / I-35 Freeway

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-143 PD-832 for G uses plus hotel with site plan, approved by City Council 10/22/08, subject area; ZC-06-202 PD-736 Planned Development for R2 Townhouse/Cluster with rear entry garages with site plan, approved by City Council 12/19/06, subject property to the east.

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
IH-35 W N	Tollway/Freeway	Tollway/Freeway	Some parts under construction

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Sante Fe Enclave	Streams & Valleys, Inc
Fossil Park NA *	Eagle Mt-Saginaw ISD
Trinity Habitat for Humanity	Keller ISD

\*closest neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “G” Intensive Commercial for restaurant use. Surrounding land uses are vacant to the north and IH 35W to the west, residential to the east, with a restaurant to the south. The entire site is located within the I-35W South Zone Overlay.

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

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Mixed- Use. The requested zoning change is consistent with the following Comprehensive Plan policies:

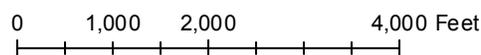
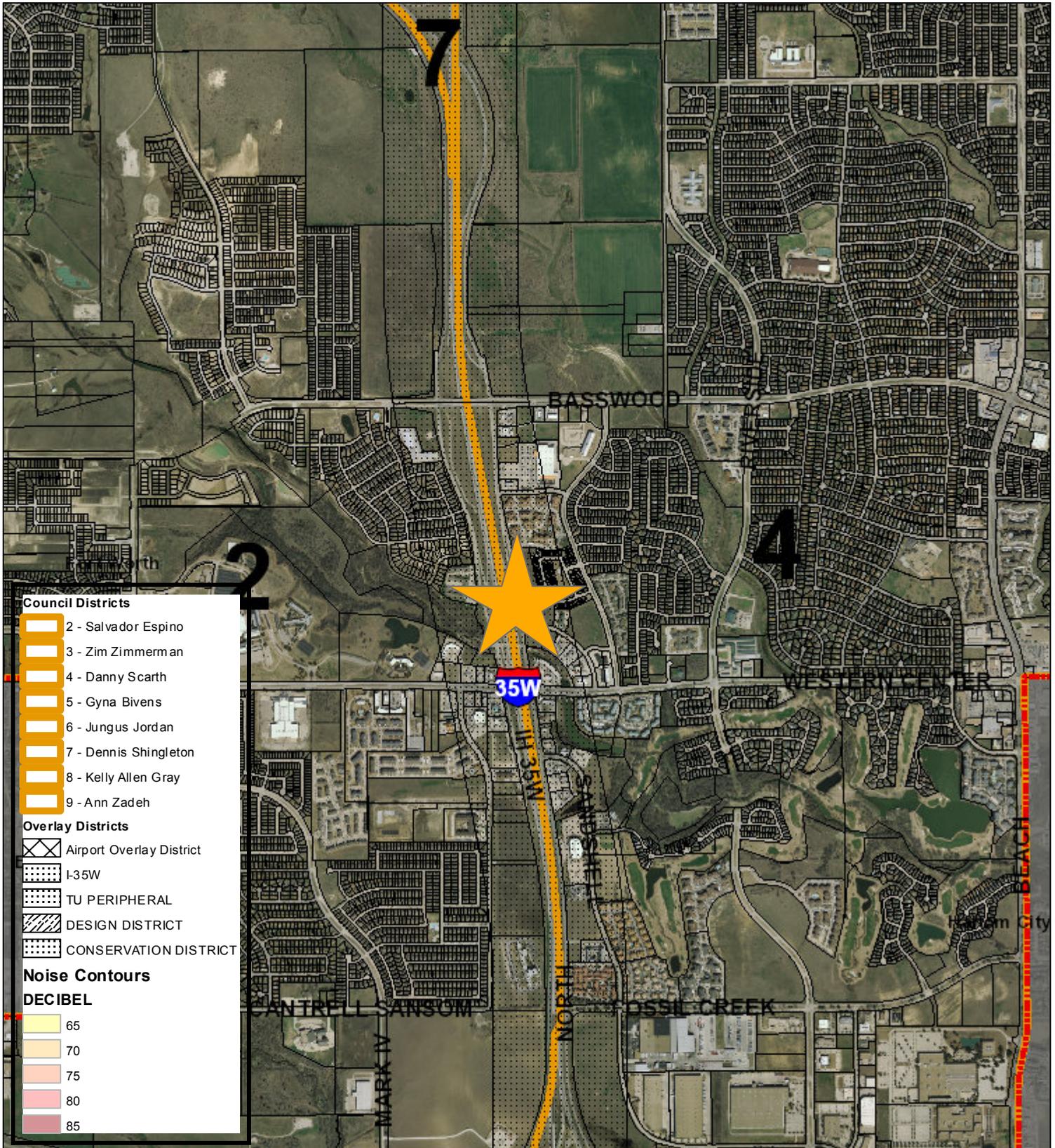
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

The requested change **is consistent** with the Comprehensive Plan future land use designation and policy stated above.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

### Area Map

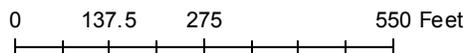


## Area Zoning Map

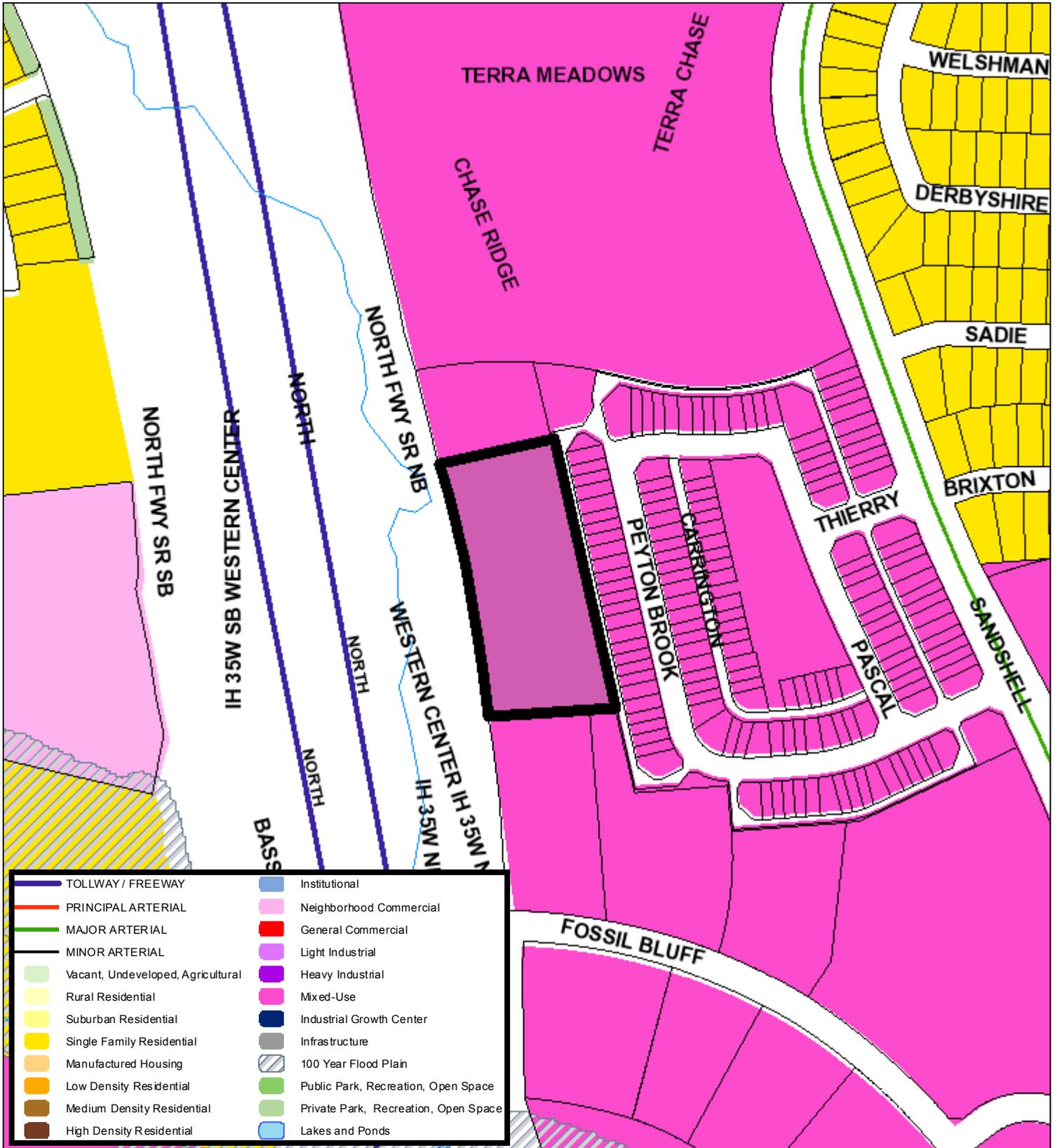
Applicant: Emerging Properties, I, LTD  
 Address: 6750 Fossil Bluff Drive  
 Zoning From: PD 832  
 Zoning To: G  
 Acres: 2.90609603  
 Mapsco: 35U  
 Sector/District: Far North  
 Commission Date: 11/12/2014  
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification



### Future Land Use

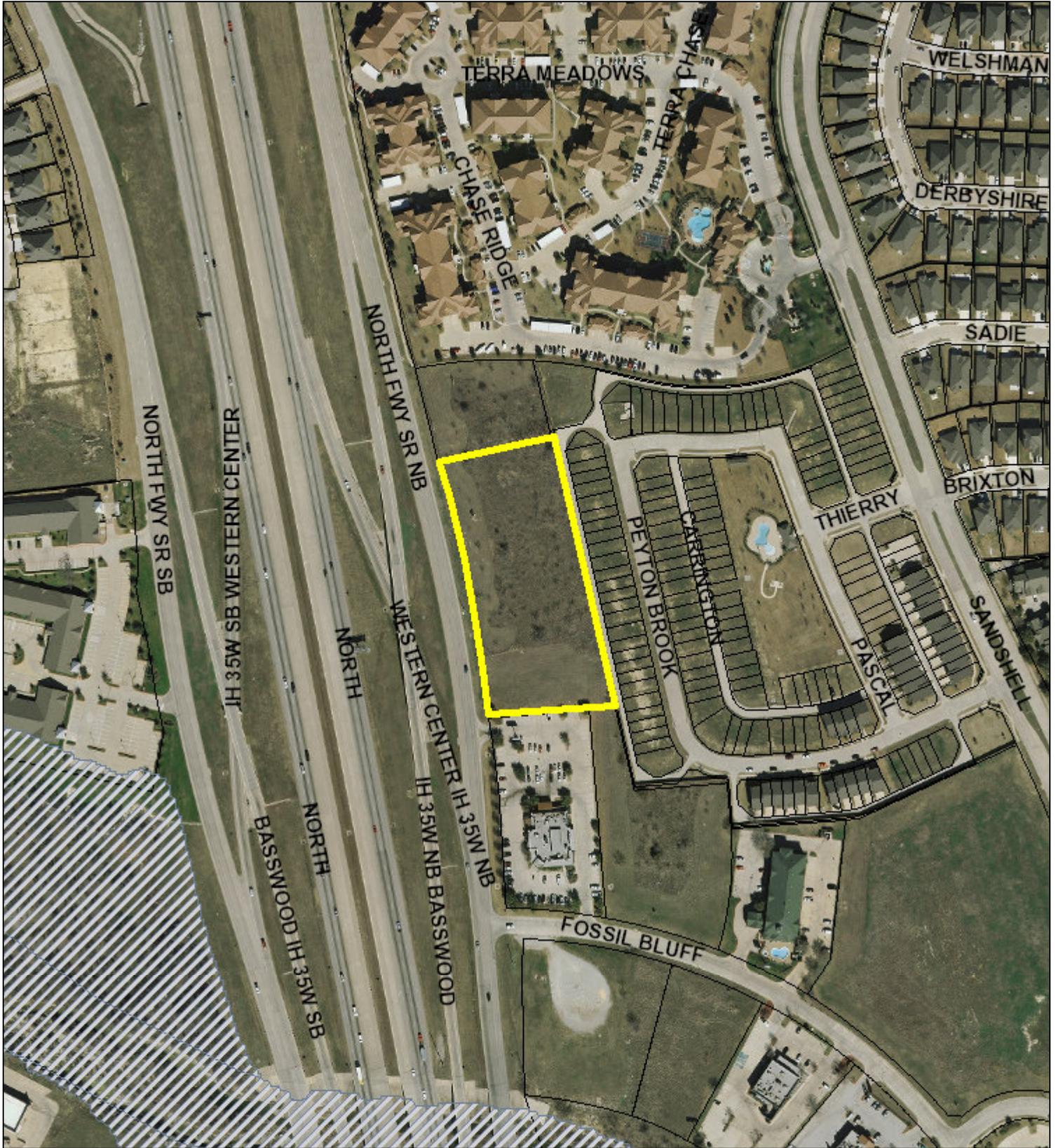


260 130 0 260 Feet

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.



## Aerial Photo Map



0 170 340 680 Feet

