



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

Council District 4

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: 1 letter submitted
Support: None submitted

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

Owner / Applicant: Lilly NT Investments, LLC

Site Location: 7600 N. Beach Street Mapsco: 36N

Proposed Use: Medical Office Building

Request: From: "B" Two-Family
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located Beach Street near the corner of Basswood Blvd. The applicant is requesting a zoning change from "B" Two-Family to "E" Neighborhood Commercial. The applicant would like to adjoin the subject property to the existing "E" zoned property fronting Beach Street for a medical office use.

Single-family homes are located directly east of the site. Residential uses would be difficult to develop at the proposed site due to lack of access and the existing commercial uses west of the site. If approved, the applicant would be required to provide a 20 ft. supplemental buffer, 5 ft. landscaped bufferyard, and screening fence to the adjacent single-family. Additionally, a floodplain separates the subject property from the residential uses. Neighborhood Commercial is intended to serve as a transitional district between commercial and residential districts and is appropriate adjacent to major arterials.

Site Information:

Owner: Lilly NT Investments, LLC
7355 N Beach St., Suite 153
Fort Worth, TX 76137
Agent: Hamilton Duffy
Acreage: 0.75 ac
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
 North "B" Two-Family / single-family
 East "B" Two-Family / single-family
 South "G" Intensive Commercial / vacant
 West "E" Neighborhood Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Beach Street	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Park Place HOA	Trinity Habitat for Humanity
Summerfields NA*	Streams & Valleys, Inc
Public Improvement District #6	Keller ISD

*Located within this Neighborhood Organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "E" Neighborhood Commercial for a medical office. Surrounding land uses vary with single-family to the east, vacant land to the south and north, and commercial to the west. The proposed site will most likely access Beach Street, which is a major arterial. "E" zoning is appropriate along major arterials and, with the greater setback and required landscaping, will provide an acceptable buffer to residential uses to the east.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies.

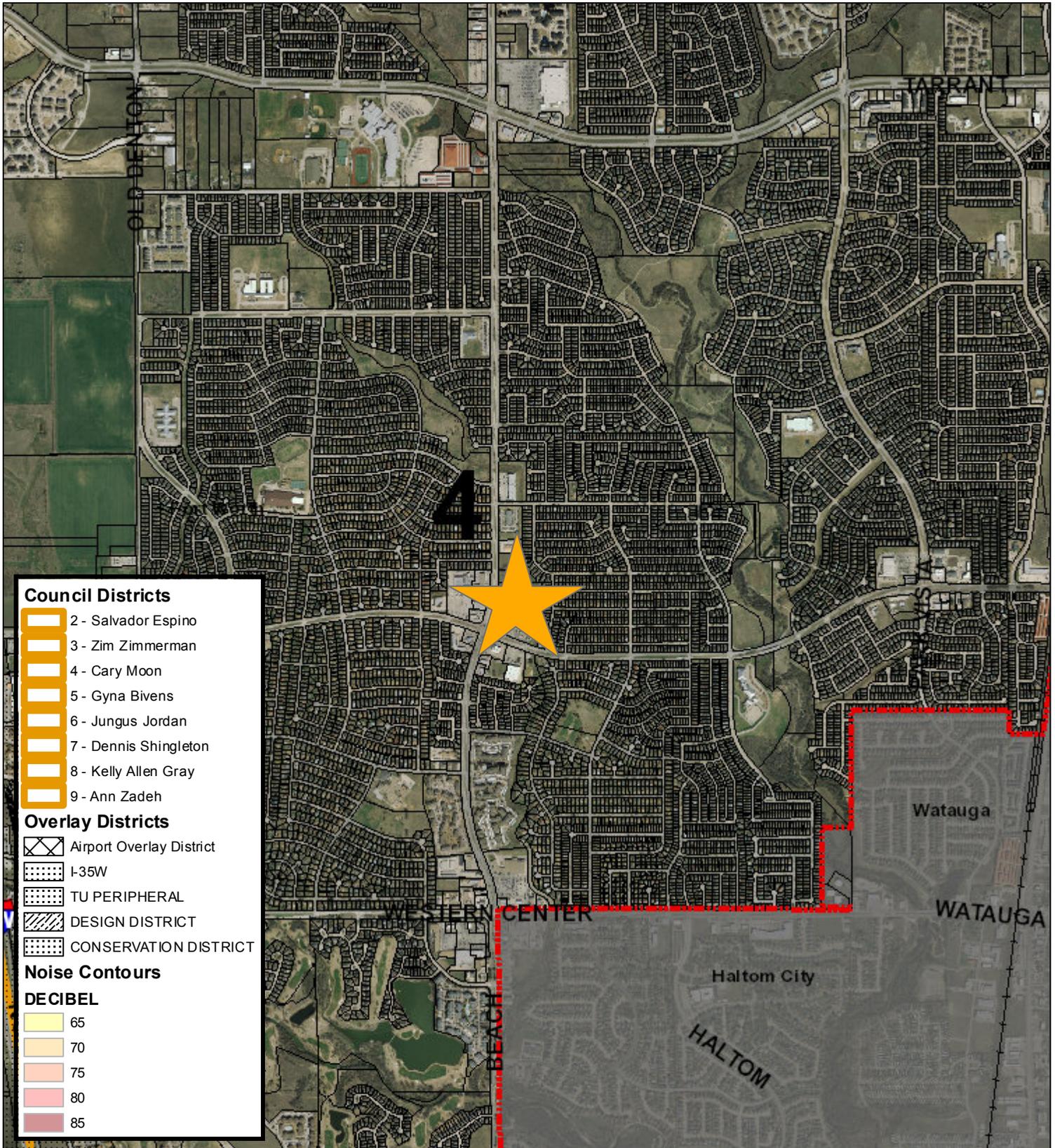
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the conformance 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
- Minutes from the Zoning Commission meeting

Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

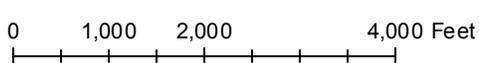
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

DECIBEL

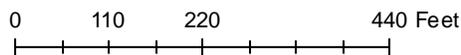
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-  85



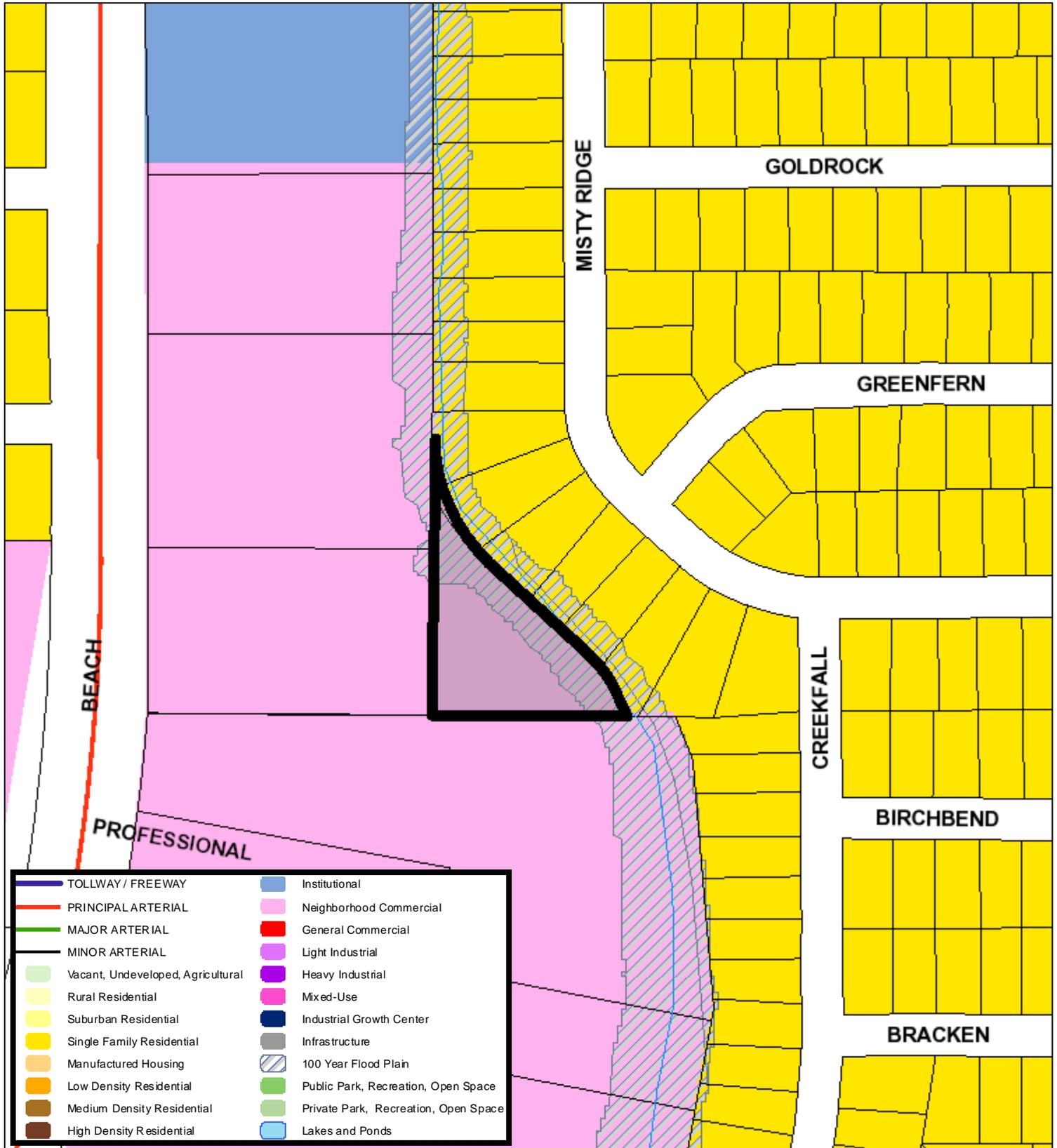


Area Zoning Map

Applicant: Lilly NT Investments, LLC
 Address: 7600 N. Beach Street
 Zoning From: B
 Zoning To: E
 Acres: 0.75521207
 Mapsco: 36N
 Sector/District: Far North
 Commission Date: 6/10/2015
 Contact: null



Future Land Use

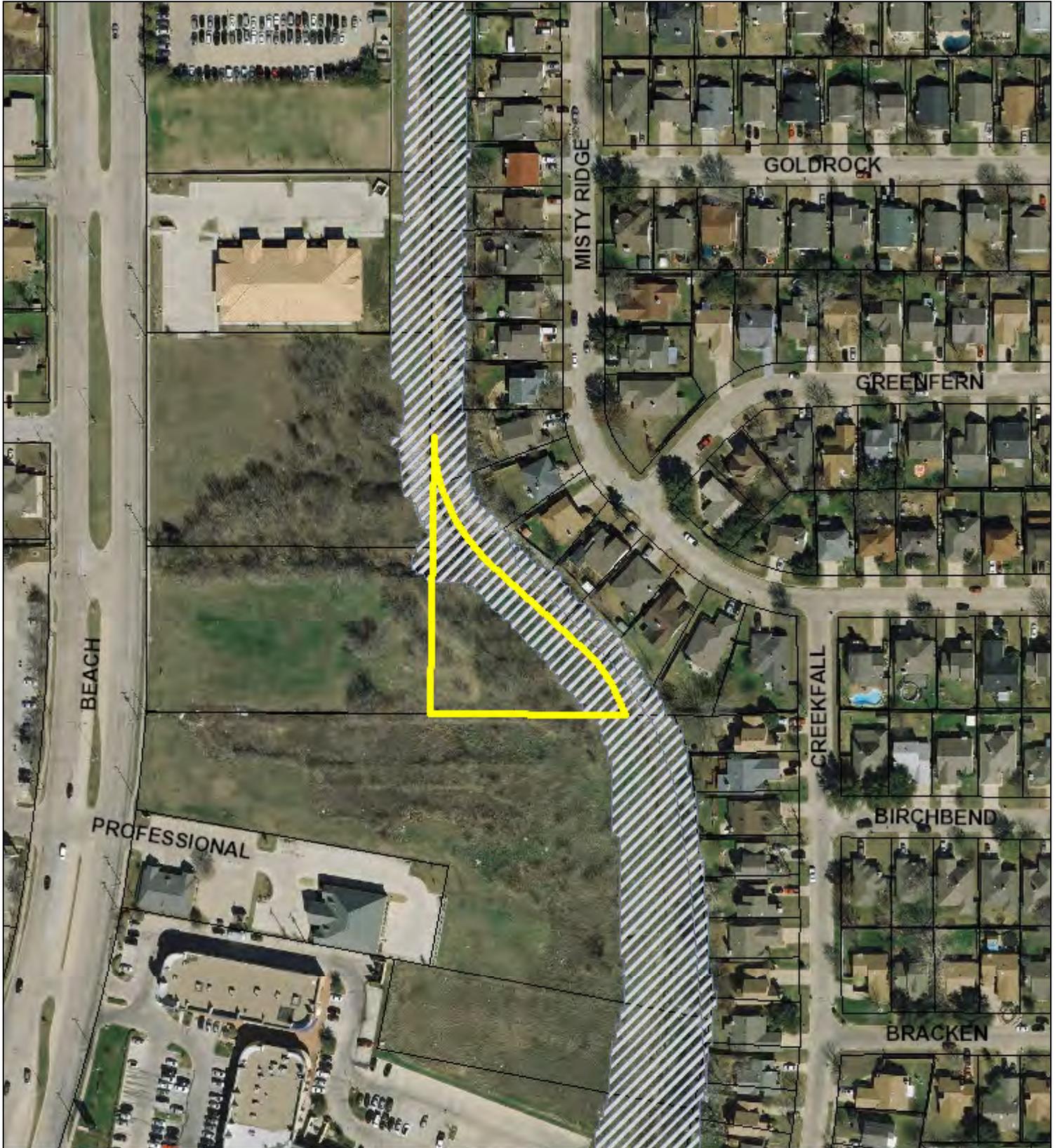


160 80 0 160 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 100 200 400 Feet

