



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

Council District 6

Zoning Commission Recommendation:
Denial Without Prejudice by a vote of 9-0

Opposition: None submitted
Support: None submitted (The applicant did not attend the Zoning Commission meeting.)

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

Owner / Applicant: CRC McPherson 35 LP

Site Location: 10600 & 10700 South Freeway, 124 McPherson Boulevard
MapSCO: 119B

Proposed Use: Commercial

Request: From: "C" Medium Density Multifamily and "I" Light Industrial
To: "I" Light Industrial

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Significant Deviation).

Background:

The proposed site is located on the corner of McPherson Ave and I-35W. The applicant is proposing to change the zoning from "C" Medium Density Multifamily and "I" Light Industrial to "I" Light Industrial for commercial uses. The applicant is requesting to rezone the site in order to repair a metes and bounds error in the previous zoning case.

The proposed "I" zoning allows more intense industrial uses on the corner of a commercial intersection. The property is located on the interstate but also is close to single-family and multifamily just north and west of the site.

Staff recommended downzoning to "E" Neighborhood Commercial or "G" Intensive Commercial due to residential adjacency and provided a copy of the Nonresidential Use Table to verify the uses allowed in each district. The applicant indicated the possibility for a hotel which is a commercial use, however a PD will be necessary due to the 1,000 foot proximity to the one family residential uses. Future commercial uses could be accommodated in these commercial zoning districts and would reduce the potential for negative unwanted uses that "I" zoning allows. The applicant elected to keep the proposed zoning in order to provide flexibility for the site.

Site Information:

Owner: CRC McPherson 35
8235 Douglas Ave, Ste 815

Dallas, Texas 75225
 Applicant: Vanessa McElroy, PE; Raymond Goodson, Jr., Inc.
 Acreage: 4.32 acres
 Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:
 North "C" Medium Density Multifamily / multifamily
 East "I" Light Industrial / I-35W
 South "I" Light Industrial / vacant, restaurant
 West "I" Light Industrial; "C" Medium Density Multifamily / 7-11, multifamily

Recent Relevant Zoning and Platting History:

Zoning History: ZC-99-145; from "I" Light Industrial to "C" Medium Density Multifamily, adopted 1/11/00
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
South Freeway	Freeway	Freeway	No
McPherson Blvd	Principal Arterial	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
District 6 Alliance	Trinity Habitat for Humanity
The Parks of Deer Creek HA	Streams And Valleys Inc
Garden Acres Area NA	Crowley ISD
Kingspoint HA	Burleson ISD

*Site not located within the confines of a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "I" for commercial uses and to repair a metes and bounds error in the previous zoning case. Surrounding land uses vary with multifamily to the west and north, a 7-11 to the west, I-35W to the east, and vacant land and restaurant to the south. The proposed site is located on the corner of a principal arterial and Interstate Highway; however commercial zoning would be more appropriate due to residential adjacency.

Based on surrounding land uses, the proposed zoning for this site **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change is inconsistent with the following Comprehensive Plan policies:

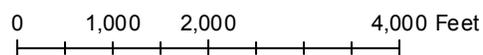
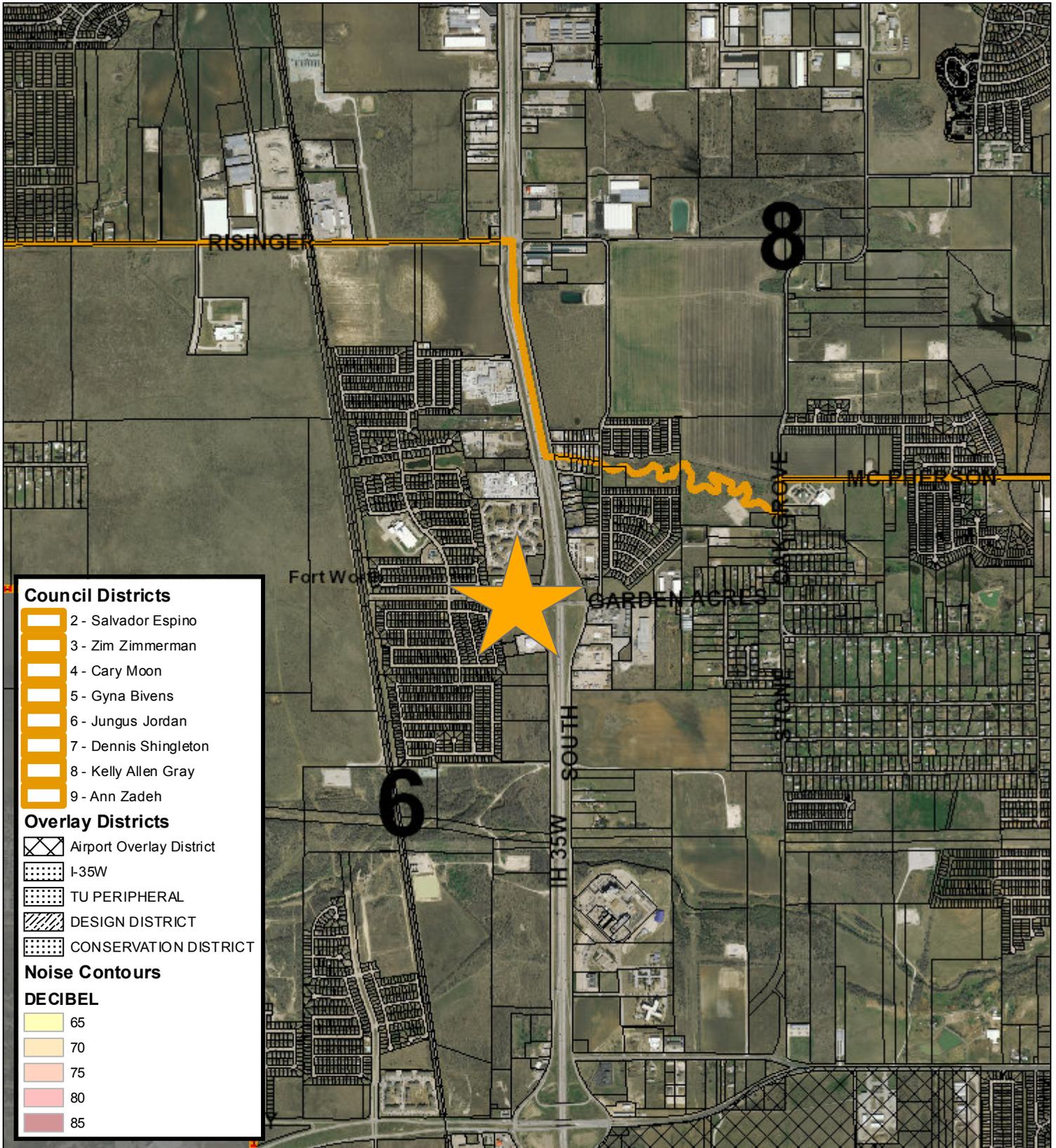
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Separate incompatible land uses with buffers and transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** 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

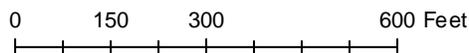




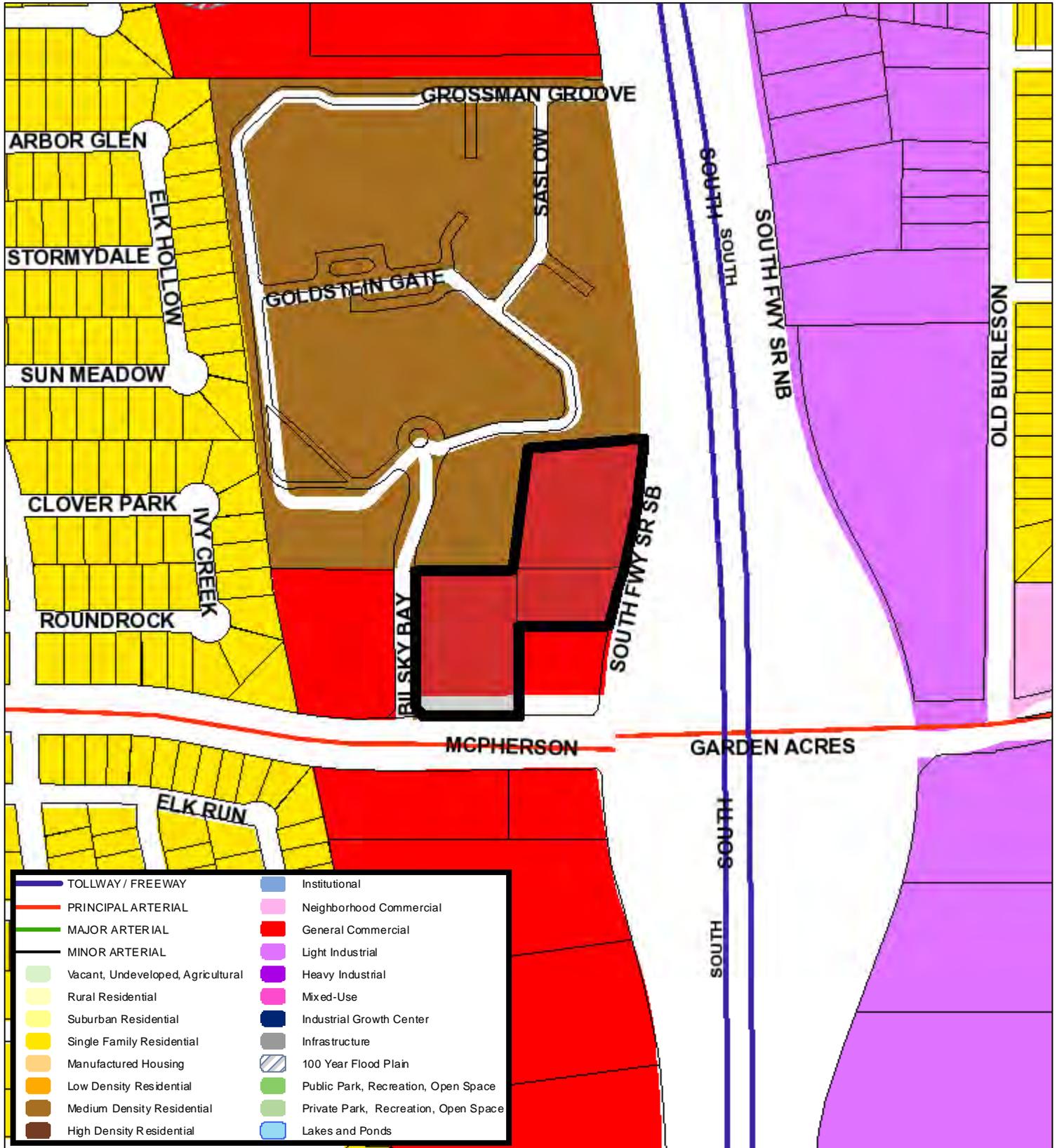
ZC-15-066

Area Zoning Map

Applicant: CRC McPherson 35
 Address: 10600 & 10700 South Freeway, 124 McPherson Boulevard
 Zoning From: C
 Zoning To: I
 Acres: 4.32495704
 Mapsco: 119B
 Sector/District: Far South
 Commission Date: 6/10/2015
 Contact: null



Future Land Use

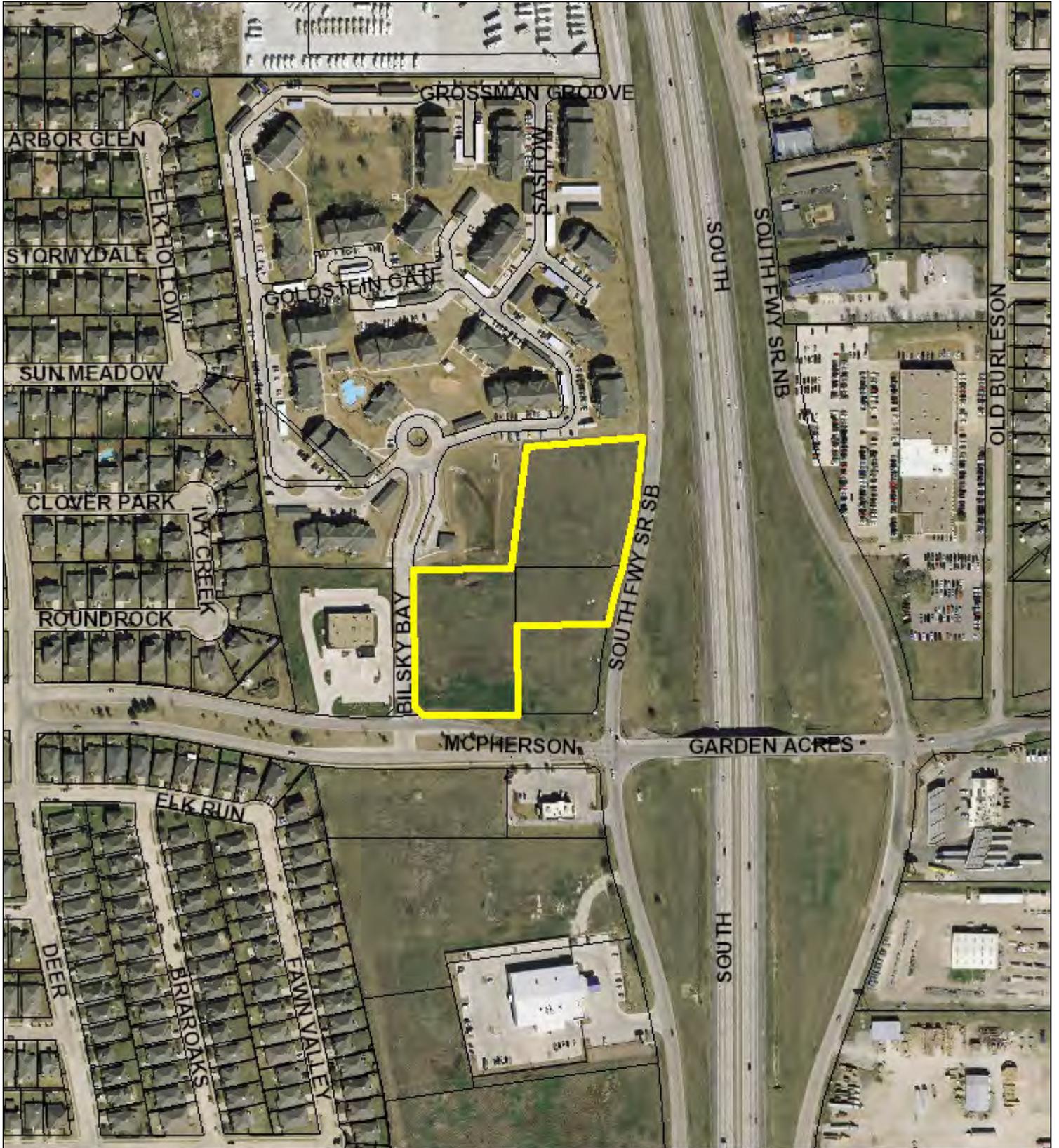


310 155 0 310 Feet

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



0 195 390 780 Feet

