



**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: None submitted
Support: 1 letter submitted from Fairways of Fossil Creek

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

Owner / Applicant: Properties West - MAK, LP

Site Location: 4301 Fossil Creek Boulevard Mapsco: 50A

Proposed Use: Commercial and Single-family

Request: From: "G" Intensive Commercial
To: "A-5" One-Family and "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Technical Inconsistency).

Background:

The applicant is requesting a zoning change from "G" Intensive Commercial to "A-5" One-Family and "E" Neighborhood Commercial. The property is located on the corner of Fossil Creek Dr. and Tuleys Creek.

The applicant intends to construct approximately seven single-family residences along Tuley's Creek next to existing single-family within the blockface and commercial along Fossil Creek. The proposed downzoning would create an appropriate neighborhood commercial buffer to Fossil Creek and to more intense industrial zoning south of the site.

E zoning allows for a smaller buffer adjacent to residential uses. G requires a 40 ft setback, while E requires 20 ft. Screening, the bufferyard, and the point system will still be required if the rezoning is approved.

Site Information:

Owner: Properties West - MAK, LP
3231 Harwood Rd.
Bedford, TX 76021
Agent: Jim Makens
Acreage: 2.18 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "A-5" One Family; "G" Intensive Commercial / single-family, golf course
- East "A-5" One-Family / single-family
- South "J" Medium Industrial / vacant
- West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-176, from "G" to "A-5"; effective 3/2/15 (east of the subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Fossil Creek	Major Arterial	Major Arterial	No
Tuleys Creek	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Fairway Bend	Eagle Mt-Saginaw ISD
Trinity Habitat for Humanity	Birdville ISD
Streams & Valleys, Inc.	Keller ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" One-Family and "E" Neighborhood Commercial. Surrounding land uses are single-family and golf course to the north, single-family to the east, with vacant land to the south and west. The proposed site in on the corner of a major arterial and is downzoning the site for more appropriate uses and scale.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

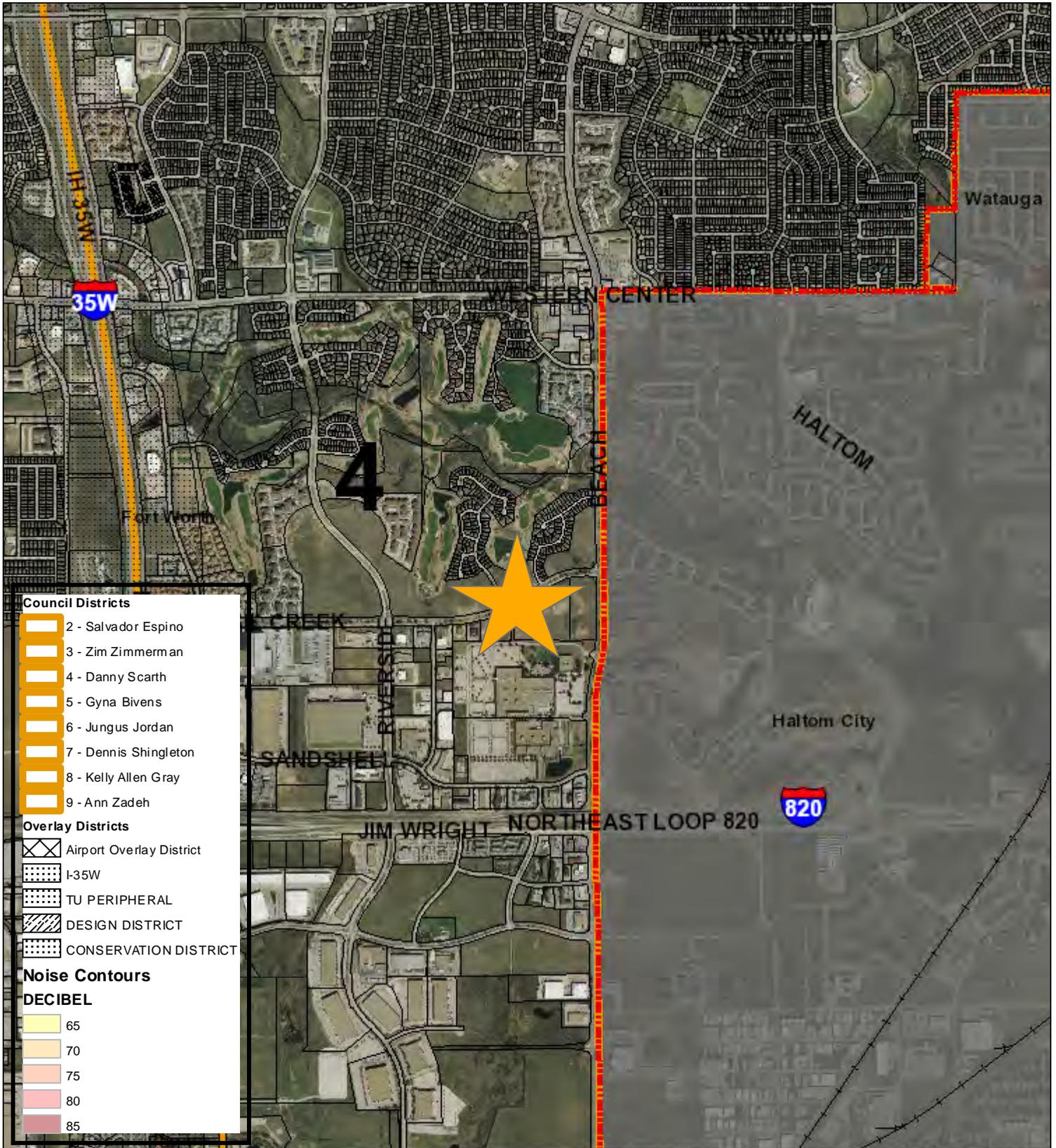
The 2015 Comprehensive Plan designates the subject property as Mixed-Use Growth Center. Neighborhood commercial zoning is desirable within mixed-use growth centers, however; single-family is generally considered inappropriate for these areas. As a result, the requested zoning change **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. However, it would be appropriate to change the future land use at this site due to the existing single-family uses within the blockface. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage new 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).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

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





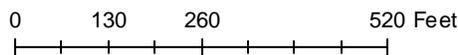
ZC-15-075

Area Zoning Map

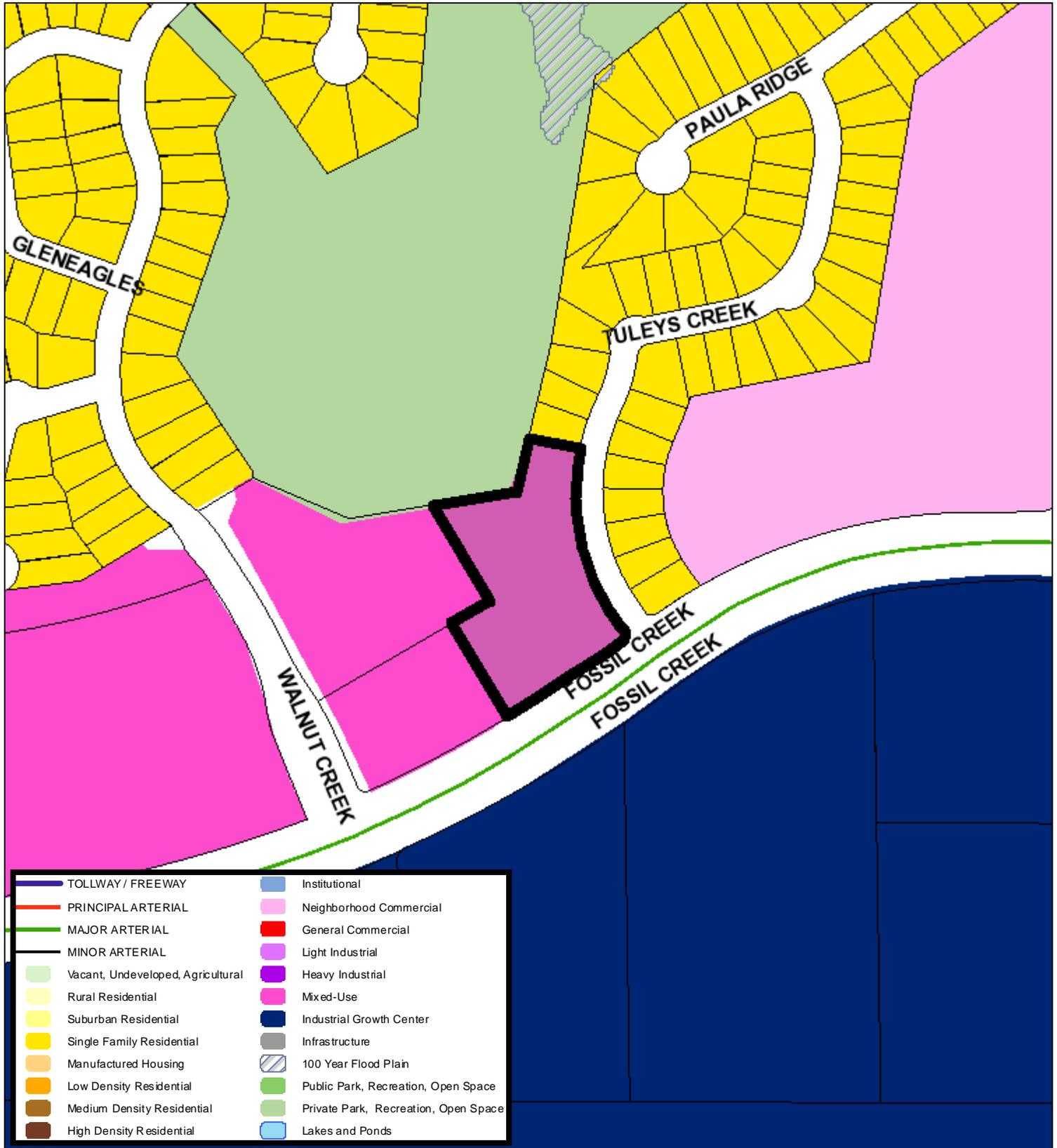
Applicant: Properties West - MAK, LP
 Address: 4301 Fossil Creek Boulevard
 Zoning From: G
 Zoning To: A-5, E
 Acres: 2.1810078
 Mapsco: 50A
 Sector/District: Far North
 Commission Date: 6/10/2015
 Contact: null



	Subject Area
	300 Foot Notification



Future Land Use



240 120 0 240 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



0 155 310 620 Feet

