



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2015

Council District 5

Zoning Commission Recommendation: Approval by a vote of 7-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Tara Murphy

Site Location: 13408 S. Pipeline Road Mapsco: 55V, 56S

Proposed Use: Single-family

Request: From: "AG" Agricultural and "OM" Office Midrise
 To: "A-5" One-Family

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

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

Background:

The proposed site is located south of Pipeline Road a two-lane county road. The applicant is requesting to rezone to "A-5" One-Family to build a single-family house. There are several single-family homes on the north and south sides along this part of Pipeline Road. The property would have to be platted in order to build a single-family structure.

Site Information:

Owner: Tara Murphy
1600 Wade Drive
Bedford, TX 76022
Acreage: 2.00 ac
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North City of Euless / single-family
- East "OM" Office-Midrise / vacant
- South "PD-922" Planned Development / outside storage
- West "C" Medium Density Multifamily / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-10 PD-922 Planned Development for E uses plus warehouse, inside/outside storage of materials and equipment as related to the pavement services business; site plan waived; effective 12/13/11, subject property to the south

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
S. Pipeline Rd	Two-way County	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Eastside Sector Alliance*	DFW International Airport
East Fort Worth, Inc.*	Trinity Habitat for Humanity
Streams And Valleys Inc	Hurst-Eules Bedford ISD

**Located within the Eastside Sector Alliance and East Fort Worth, Inc.*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone to "A-5" One-Family to construct a single-family house. Surrounding land uses are single-family to the north, vacant lots to the east and west, outside storage of equipment/vehicles to the south. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "A-5" zoning is not consistent with the following Comprehensive Plan policies.

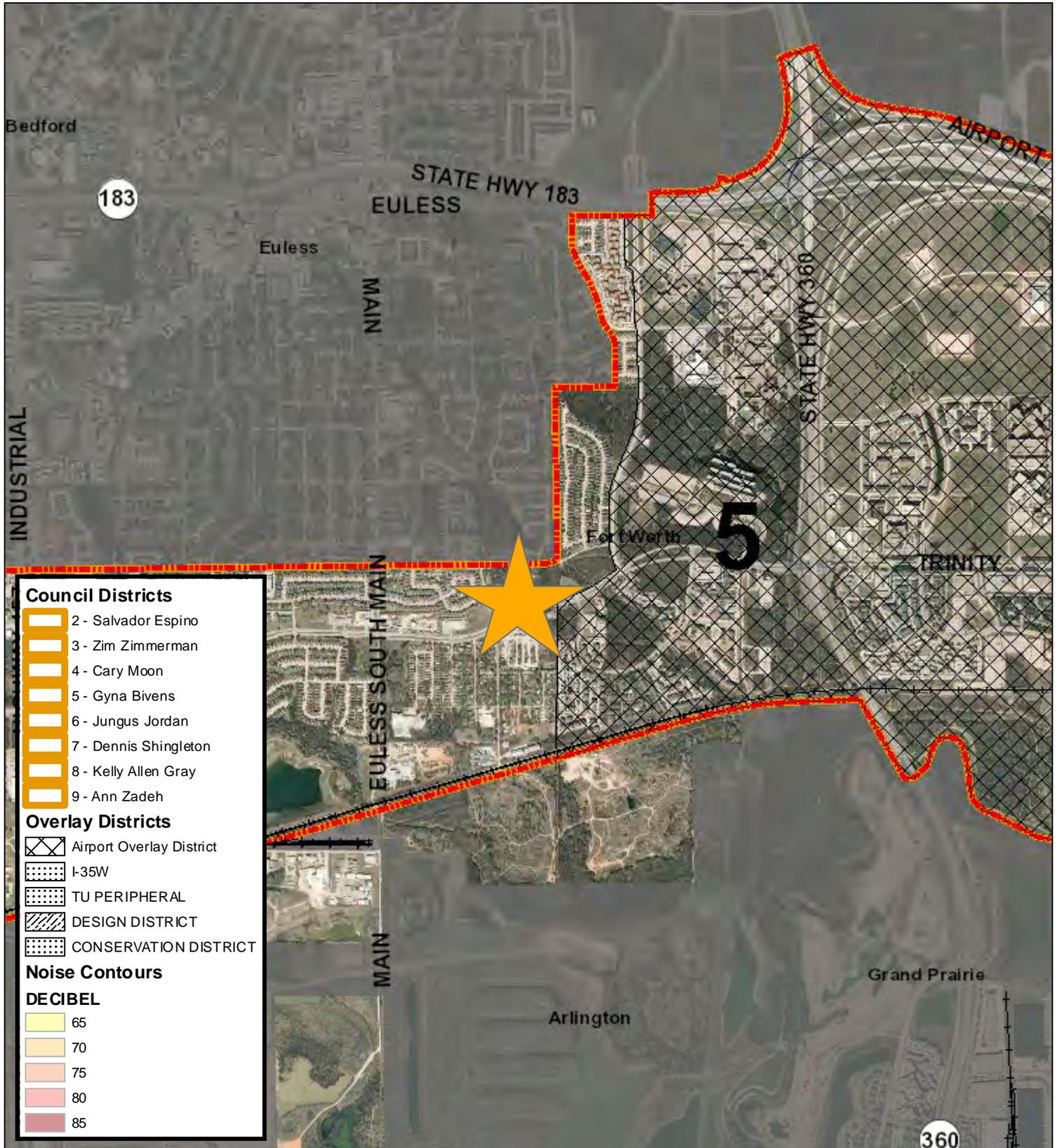
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods. (pg. 40)
- Locate single-family homes adjacent to local or collector streets. (pg. 39)

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. However staff encourages infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

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

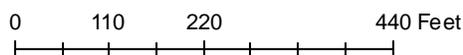




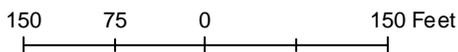
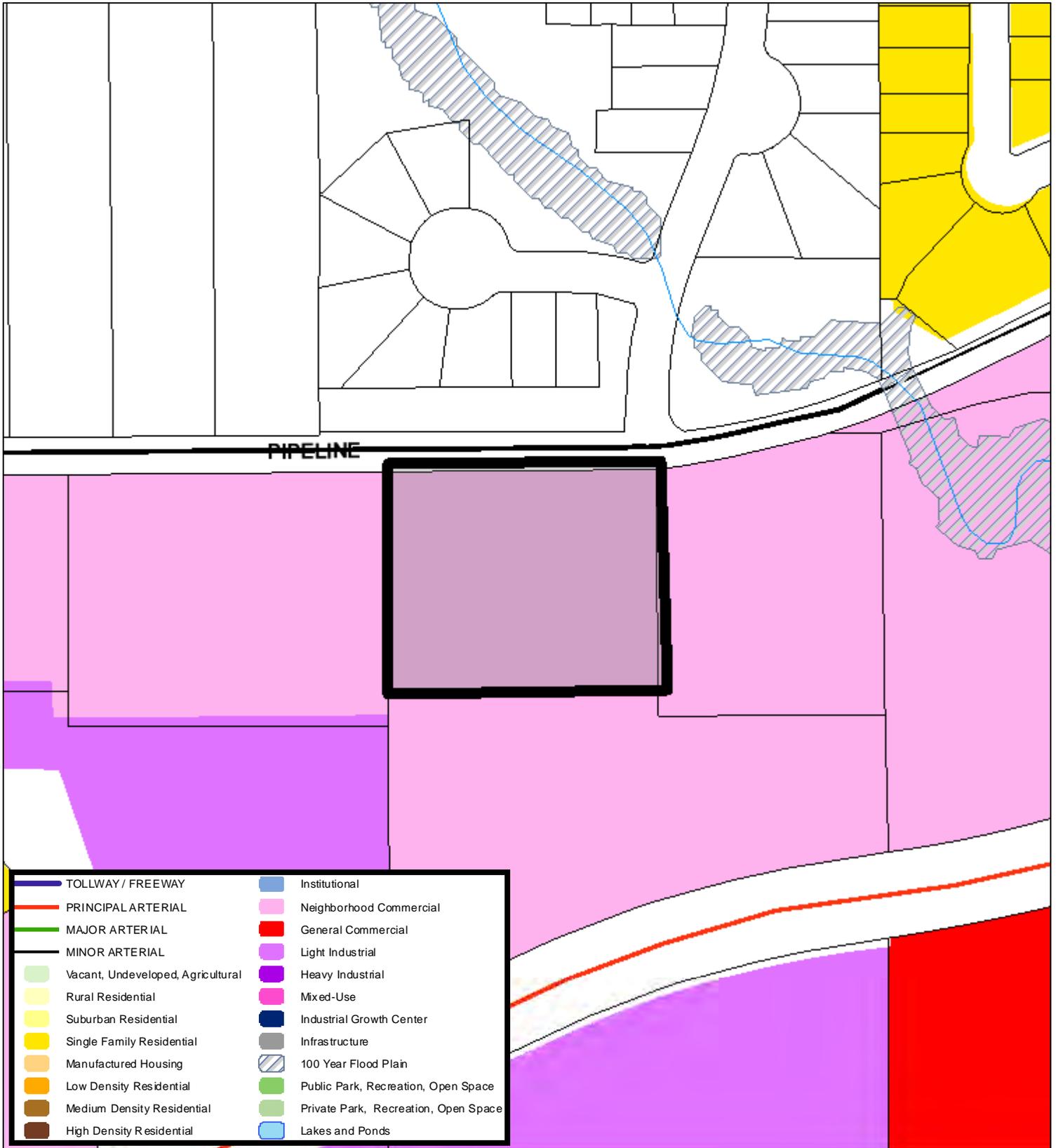
ZC-15-090

Area Zoning Map

Applicant: Tara Murphy
 Address: 13408 S. Pipeline Road
 Zoning From: AG, OM
 Zoning To: A-5
 Acres: 2.00721287
 Mapsco: 55V, 56S
 Sector/District: Eastside
 Commission Date: 7/8/2015
 Contact: 817-392-2495



Future Land Use



Aerial Photo Map



0 100 200 400 Feet



11. ZC-15-090 Tara Murphy (CD 5) – 13408 S. Pipeline Road (G. W. Couch Survey, Abstract No. 279, 2.00 Acres): from “AG” Agricultural and “OM” Office Midrise to “A-5” One-Family

Tara Murphy, 2033 E. Union Bower Road, Irving, Texas property owner explained to the Commissioners she would like to build a single-family house.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.

12. SP-15-008 Firebrand Properties LP (CD 9) 730 W. Seminary Drive (Southside Addition, Block 7, Lots 3R-1, 4R-1, 2.60 Acres): from PD901 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial excluding: Electric power substations; Gas lift compressor stations; Gas line compressor stations; Stealth telecommunication towers; Telecommunication antennas (on structure); Swimming pools, commercial; Theaters, Drive-in; Clothing/ wearing apparel sales, used; Parking area or garage, storage commercial or auxiliary; Recycling collection facility; Gas drilling & production; Satellite antennas, (dish); Storage or display outside; Amusement outdoor (temporary); Batch plants, concrete or asphalt (temporary); Trailers, portable, sales, construction or storage; Vendor, door to door, Vendor food, non-potentially hazardous food, Vendor, transient, non-potentially hazardous food; site plan included. To Amend PD901 Site plan for drive through restaurant

Greg Guerin, 2000 Rushing Creek Drive, Forney, Texas representing Firebrand Properties LP explained to the Commissioners there is a grassy detention pond at the back of the property and will be meeting the parking requirements. The building is approximately 2700 sq. ft., and the proposed use will be a fast food restaurant. The structure is locked in by several easements on the property.

Ms. Reed mentioned the opposition and the main concern is the entrance off Travis Avenue. Mr. Guerin said in order to access the parking spaces on that side you would have to provide a bypass lane in which they are locked in by the detention pond and or remove six parking spaces.

Mr. Genua asked why he couldn't move the building. Mr. Guerin said there is a 35 ft. sanitary sewer easement where the six parking spaces are. Mr. Genua said he could ask for a waiver of the six parking spaces. He mentioned they have already submitting building plans and did not want to change the building plans. Ms. Reed asked if they waived the six parking spaces would he eliminate the drive closest to the neighborhood on Travis.

Armando Palacios, 3318 Forest Lane, Dallas, Texas representing the Burger King Franchise mentioned if they waive the parking spaces they would still have to get approval from the franchise to eliminate the Travis entrance.

Richard Riccetti, 2204 Lipscomb Avenue, Fort Worth, Texas representing Hemphill Corridor Task Force spoke in opposition to the Travis Avenue entrance increasing traffic along Anthony.