



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 9, 2013

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: none

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Royce Sanders (Sanders Family Partnership)

Site Location: 3912 Eules South Main Street Mapsco: 55V

Proposed Use: Industrial

Request: From: "AG" Agricultural
To: "I" Light Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located on the corner of Trinity Blvd. and Eules South Main Street. The applicant is requesting a zoning change from "AG" Agricultural to "I" Light Industrial in order to incorporate a small sliver of land that was left out of a previous rezoning and to park vehicles for their existing business. The overall site contains a primary industrial business with storage of large vehicles as a secondary use.

Site Information:

Owner: Royce Sanders
1317 Sarah Brook Drive
Keller, Texas 76248

Acreage: 0.6 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / Industrial
- East "I" Light Industrial / Industrial
- South "MH" Manufactured Housing; "PD 391" PD/SU for retail sales exceeding 50,000 sf in area, site plan required / vacant, manufactured housing
- West "F" General 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)
Eules South Main	County Road/Two-way	Principal Arterial	No
Trinity Blvd	Principal Arterial	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Stonewood	Eastside Sector Alliance
Stone Creek Addition	Hurst-Eules-Bedford ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “I” Light Industrial for outside storage of equipment and industrial uses. Surrounding land uses are primarily industrial to the north and east with vacant land and manufactured housing to the south and vacant land to the west. The proposed site is located along Trinity Blvd, which is a major arterial and appropriate for industrial uses. Rezoning would give the entire site the same zoning. The size of the lot renders it undevelopable on its own.

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

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policies.

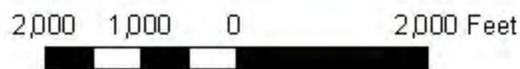
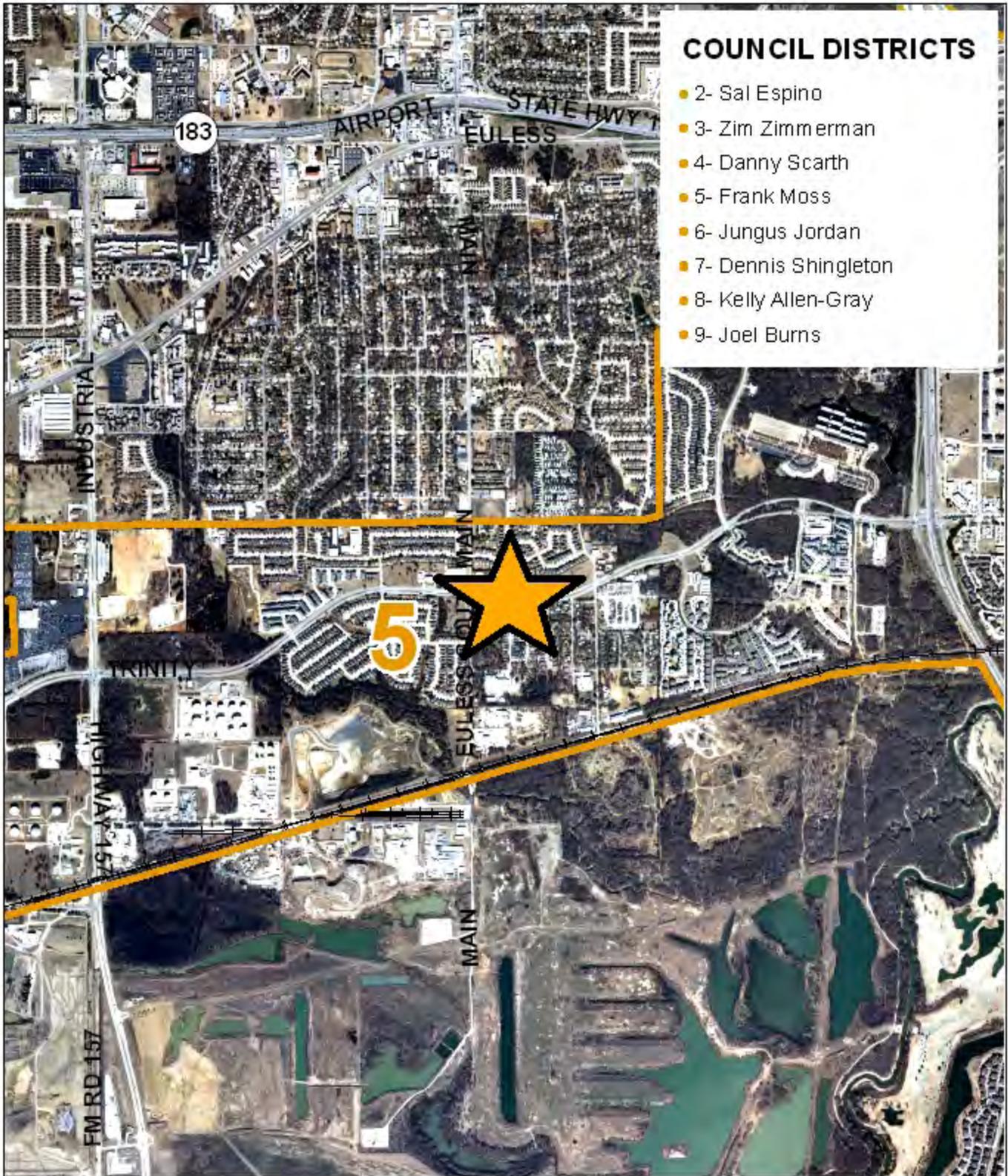
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern (pg. 39)

Based on 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

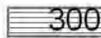
Location Map

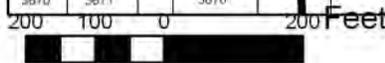
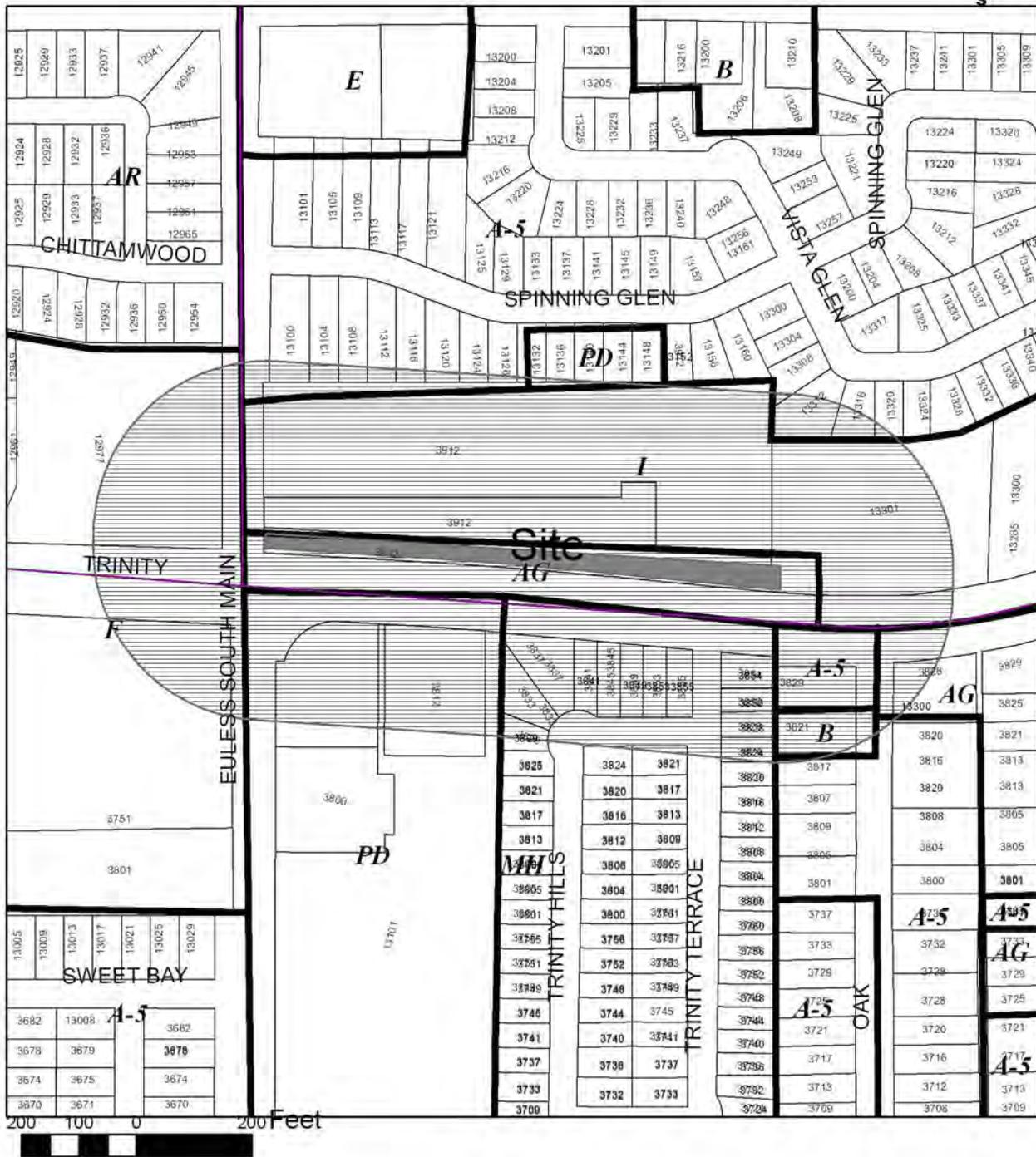


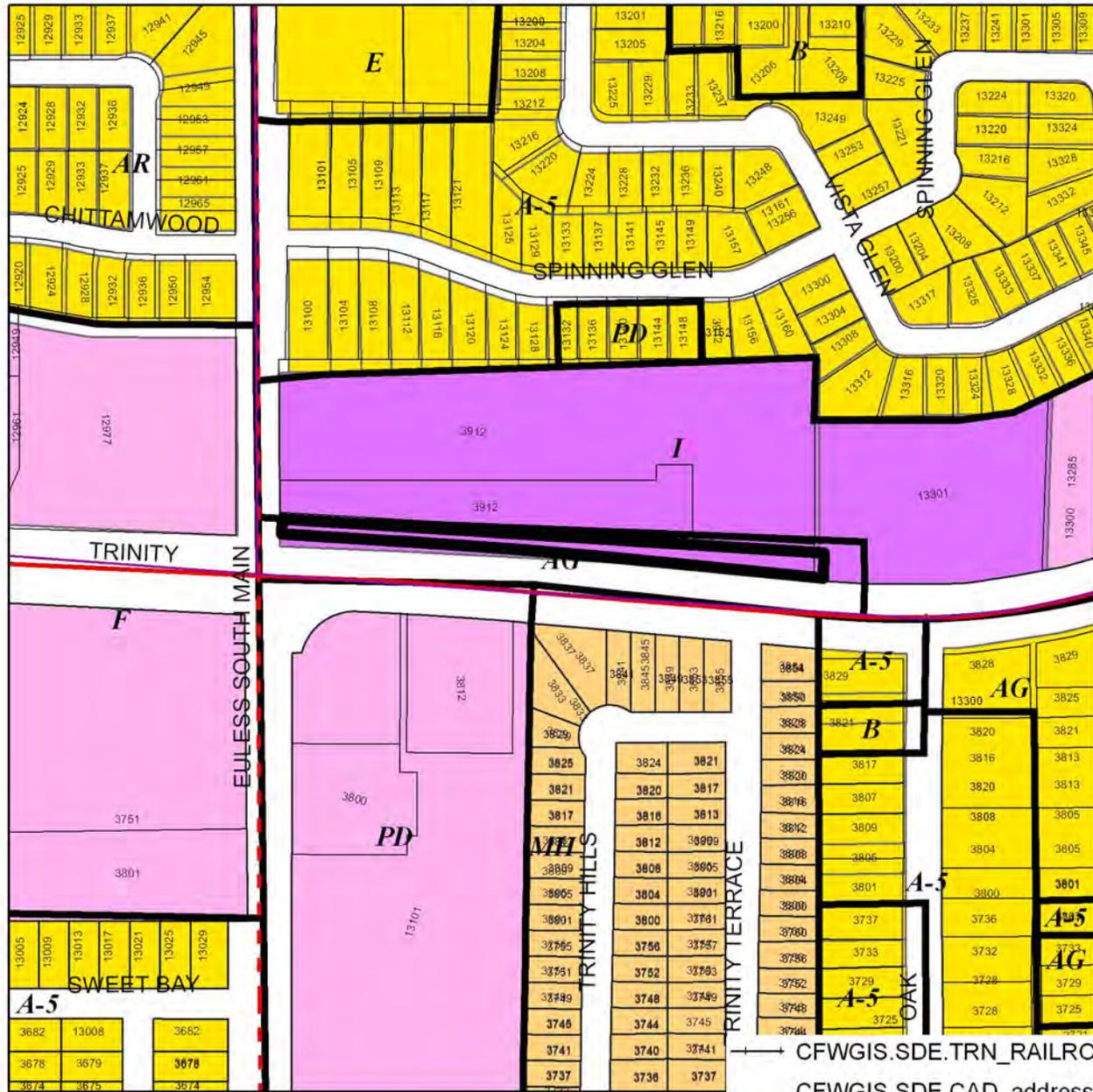
Area Zoning Map

Applicant: Sanders Family Partnership/Royce Sanders
 Address: 3912 Euless South Main Street
 Zoning From: AG
 Zoning To: I
 Acres: 0.6
 Mapsco: 55V
 Sector/District: Eastside
 Commission Date: 06/12/2013
 Contact: 817-392-8043



 300 Ft. Notification Buffer



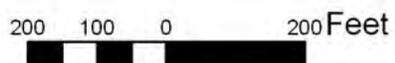


CFWGIS.SDE.TRN_RAILROADS
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- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

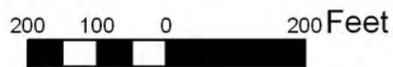
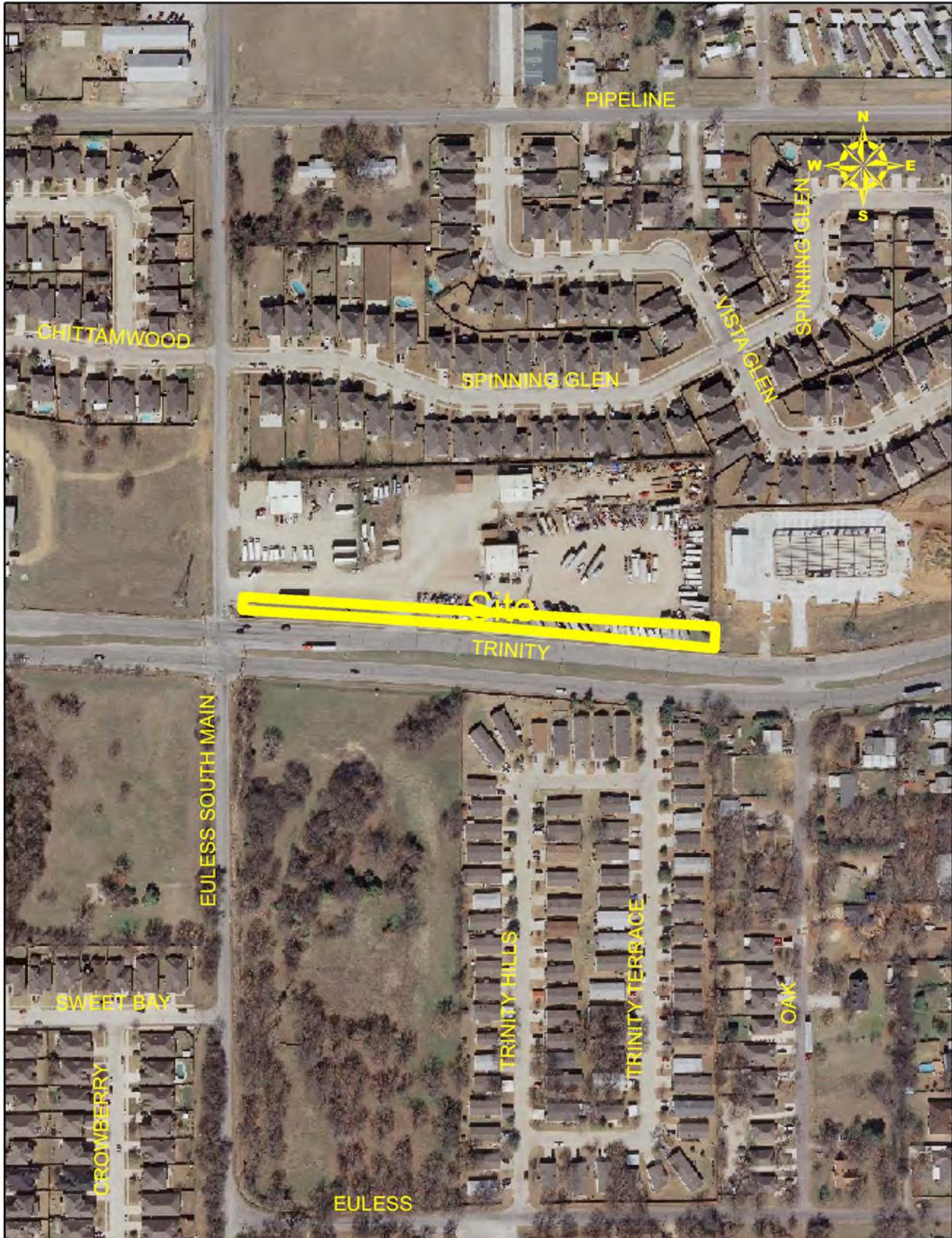


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011





Aerial Photo Map



Luis Galindo, 306 W 7th Street, Fort Worth, Texas representing Francisco Medina explained to the Commissioners the use would not be inconsistent with the surrounding uses.

Mr. West asked whom he has contacted in the neighborhood. Mr. Galindo said his client met with the neighbors and it is his understanding there is no opposition. Mr. West read into the record a letter of support from the Northside Neighborhood Association.

Mr. Genua asked what he intended on doing for parking. Mr. Galindo said they will have to get variances for the parking. Mr. Genua asked if there will be any lighting issues to surrounding properties. Mr. Galindo said no.

Motion: Following brief discussion, Mr Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 7-0-1 with Mr. Flores recusing.

6. ZC-13-075 Sanders Family Partnership/Royce Sanders (CD 5) 3912 Euless South Main Street (GW Couch Survey, Abstract 279, Tract 2C01, 0.60 Acres): from “AG” Agricultural to “I” Light Industrial

Billy Sanders, 1317 Sarah Brook, Keller, Texas property owner explained to the Commissioners they would like to rezone this parcel to “I” like the rest of their property. They thought this property had been included in the prior zoning.

Motion: Following brief discussion, Mr. Ferrell recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

7. ZC-13-077 Industrial Developments International Texas LP (CD 7)- 16100 block Three Wide Drive (Richard Matany Survey, Abstract No 878 and James Smith Survey, Abstract No 1149, 9.70 Acres): from “AG” Agricultural to “I” Light Industrial

Eddie Eckart, 2405 Mustang Drive, Grapevine, Texas representing Industrial Developments International Texas LP explained to the Commissioners they are annexing and rezoning the remainder of their property for a 700,000 square foot industrial warehouse distribution center. The property is just south of the new GE building.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. West. The motion carried unanimously 8-0.

8. ZC-13-078 Bell Helicopter Textron Inc. (CD 5)- 800 Block SH 10 E. Hurst (AB Howerton Survey, Abstract 677, 22.12 Acres): from “A-5” One-Family and “MU-1” Low Intensity Mixed Use to “PD-588” Planned Development/Specific Use for the following uses: day care center; government office facility; health Services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices convenience store; parking area or