



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 9

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: **Optical Specialists**

Site Location: 1204 High Street Mapsco: 76Z

Proposed Use: **Single-Family**

Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

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

Comprehensive Plan Consistency: Requested change **is consistent. (Minor Boundary Adjustment)**

Background:

The applicant is requesting a zoning change from "ER" Neighborhood Commercial Restricted to "A-5" One-Family. The property is south of Berry and west of Henderson. The applicant would like to build a single-family home similar to those in the area.

Site Information:

Owner: Optical Specialist
PO Box 172
Wichita Falls, Texas 76307
Acreage: 0.16 acres
Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North "I" Light Industrial / commercial across Berry Street
East "E" Neighborhood Commercial / commercial
South "B" Two-Family / single-family
West "B" Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: NA
Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
High	Residential	Residential	No
Henderson	Residential	Residential	No
Berry St	Major Arterial	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Shaw Clark*	South Hemphill Heights
Rosemont NA	Berry Street Initiative
Neighbors Working Together	Fort Worth ISD
Ryan Place Improvement Assoc.	

Within this neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family residential. Surrounding land uses consist of commercial to the north, commercial and single-family to the east, with single-family to the west and south.

With the residential adjacency west and south, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. As the property is located at the perimeter of a residential neighborhood, the requested zoning change is consistent with the following Comprehensive Plan policies:

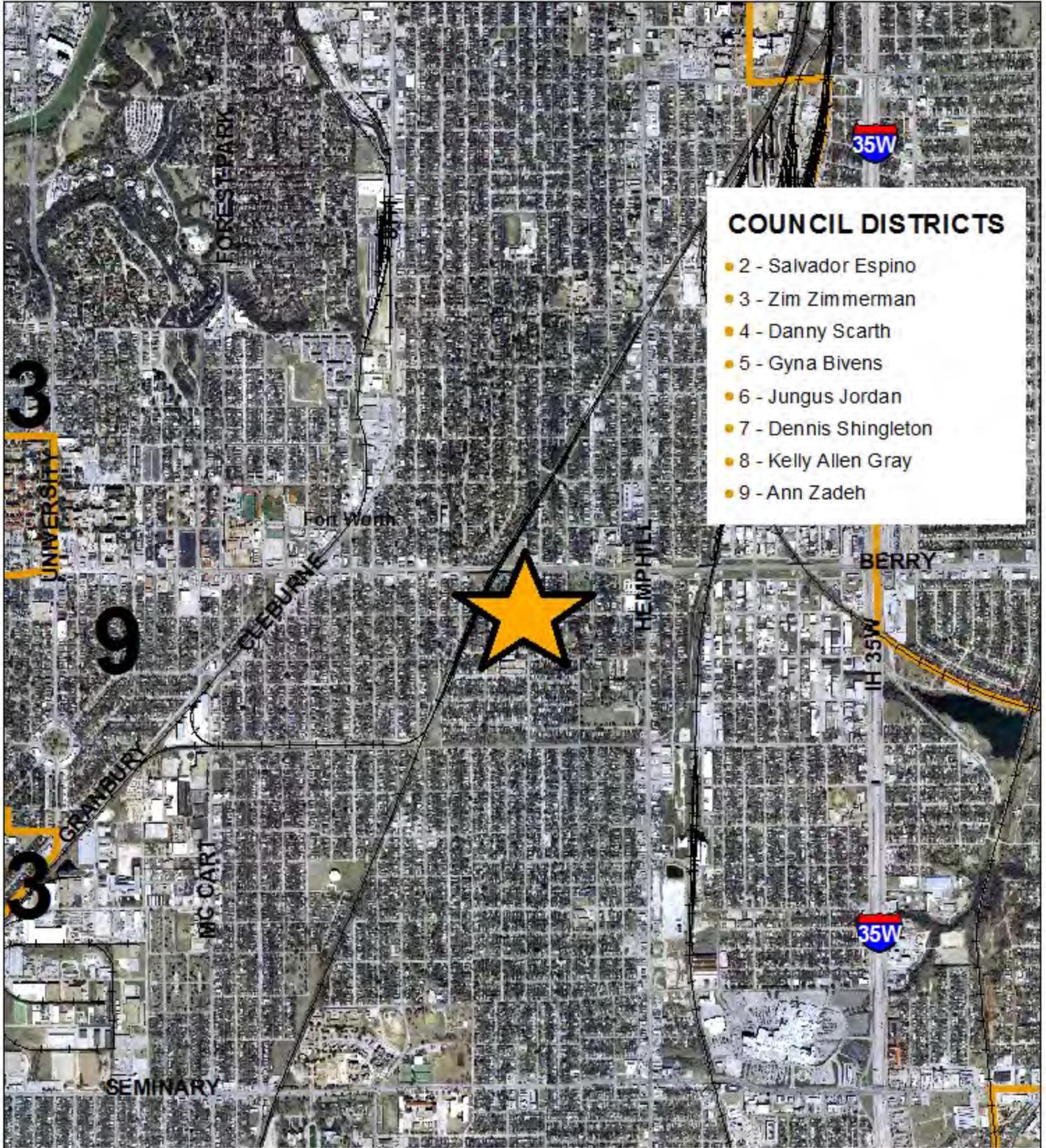
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods. (pg. 39)

As most of the adjacent area is Single-Family and based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** 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



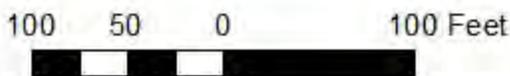
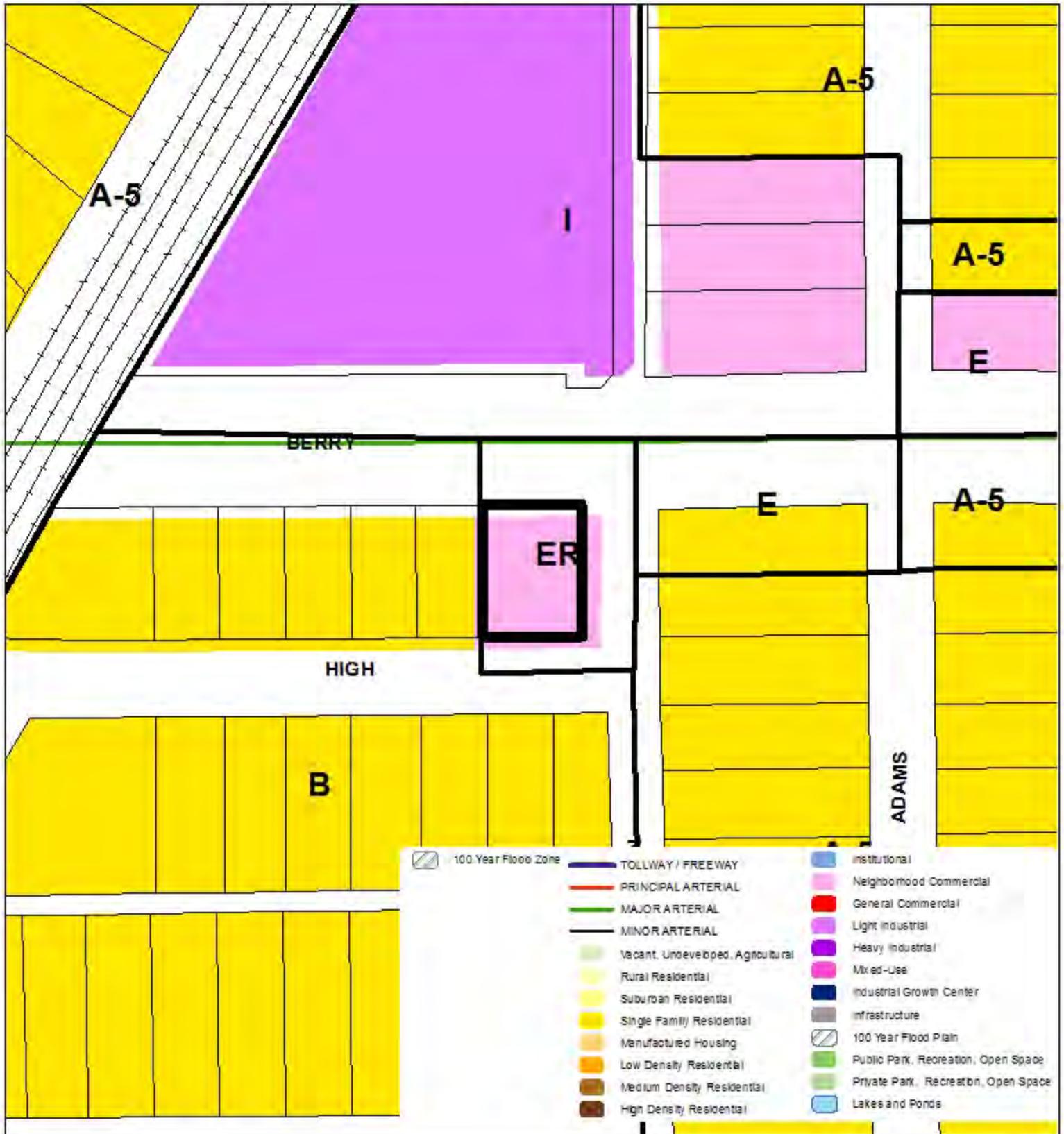


Area Zoning Map

Applicant: Optical Specialist et al
Address: 1204 High Street
Zoning From: ER
Zoning To: A-5
Acres: 0.169609
Mapsc0: 76Z
Sector/District: Southside
Commission Date: 09/10/2014
Contact: 817-392-2495



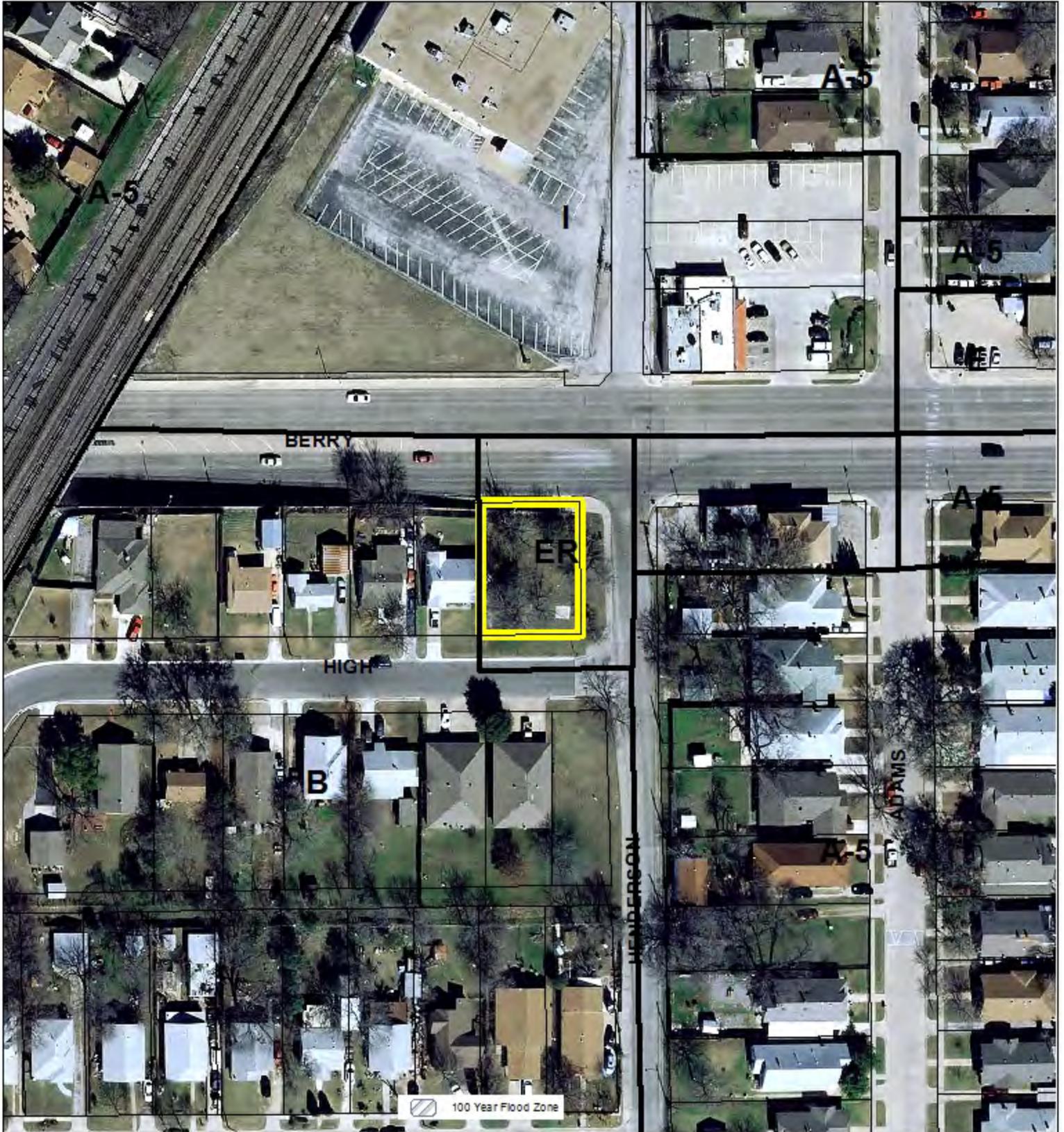
Future Land Use



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 18, 2014.



Aerial Photograph



100 50 0 100 Feet

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raised asked if there were going to be outdoor kennels. Mr. Genua wanted to state for the record if there will be outdoor kennels. Mr. Wigginton said there will be no outdoor kennels.

Mr. Edmonds asked if there will be an outside exercise area and how will it be used. Mr. Wigginton said there will be a side lawn area where the dogs will be walked. The dogs will only be walked during business hours usually from 7 am to 9 or 10 pm. Mr. Edmonds asked staff for clarification on outdoor kennels and are they permitted. Ms. Burghdoff said they are not permitted in commercial districts. Mr. Wigginton said they will be let out on a leash.

Mr. Flores asked if there will be any pole lighting. Mr. Wigginton said there will be and the lighting will be similar to the church lighting down the street and it will be directed downward as to not cause any nuisance. Mr. Flores also asked about access to the existing single-family structure. Mr. Wigginton said they have to go through the platting process and will have to add a separate entrance for the residence.

Ms. Reed asked if the dogs will be walked on a one on one basis. Mr. Wigginton said yes they will.

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

<i>Document received for written correspondence</i>				<i>SP-14-008</i>		
Name	Address	In/Out 300 notification area	ft		Position on case	Summary
Freida Ford	10809 Thorngrove	In			Opposition	Sent letter in
Garland Watson	516 Caravan	In			Opposition	Sent letter in
Joyce and Robert Warren	10716 Irish Glen	Out			Opposition	Sent letter in
Jeff Hughes	10805 Thorngrove	In			Opposition	Sent letter in

11. ZC-14-111 Optical Specialists (CD 9) – 1204 High Street (Shaw Clark Addition, Block A, 0.17 Acres): from “ER” Neighborhood Commercial Restricted to “A-5” One-Family

Brett Valderus, 6841 Virginia Parkway, McKinney, Texas representing the property owner explained to the Commissioners they are requesting A-5 zoning to build a single-family residence.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

12. ZC-14-112 Christ’s Haven For Children, Inc. (CD 7) – 5200 Block W. Caylor Road (Jose Chirino Survey, Abstract No. 265, 2.41 Acres): from “CF” Community Facilities to “A-7.5” One-Family