



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2015

Council District 5

Zoning Commission Recommendation:
Approved by a vote of 9-0

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: Melvin & Linda Parker

Site Location: 11550 S. Pipeline Road Mapsco: 54V

Proposed Use: Industrial Warehouse

Request: From: "AR" One-Family Restricted
To: "I" Light Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Minor Boundary Adjustment)

Background:

The proposed site is located south of Pipeline Road, a minor arterial. The applicant is proposing a zoning change from "AR" One-Family Restricted to "I" Light Industrial for warehouse use.

They are proposing approximately a 1200 square foot metal building for office and warehouse/storage to relocate an existing HVAC business in order for it to expand. The new business is not part of the existing adjacent "K" zoned industrial business. Should the zoning be approved, the property will have to be platted prior to any grading or submitting for building permit. Should the applicant choose to not have an office use with the warehouse building a Special Exception would be required as well through the Board of Adjustment.

The adjacent industrial property was zoned from Unzoned to "K" in 1982. The AR zoning including this property and to the east was placed in 2004, likely zoned with the intention of residential next to the Texas Star Golf course owned and operated by the City of Euless but never developed into residential. The general area is predominantly light industrial.

Site Information:

Owner: Melvin & Linda Parker
2305 West Parkway Circle
Euless, TX 76040
Agent: Martin & Martin Holdings, LLC/Kenneth Martin
Acreage: 0.43 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North City of Euless/ industrial and single family residential
- East "AR" One-Family Restricted / vacant
- South "K" Heavy Industrial / industrial warehouse
- West "K" Heavy Industrial / industrial warehouse

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-010 approved by City Council 02/17/01 from AG and K to AR subject property and to the east;
 ZC-05-034 denied by City Council 09/08/05 from AR and K to R2 subject area and to the south;
 ZC-82-065 approved by City Council 04/15/82 from Unzoned to K subject area.

Platting History: NA

Transportation/Access

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

Public Notification:

The following organizations were notified:

Organizations Notified	
East Fort Worth, Inc.	Trinity Habitat for Humanity
Eastside Sector Alliance	Streams & Valleys, Inc.
	Hurst Euless Bedford ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change from "AR" One-Family Restricted to "I" Light Industrial for office/warehouse use. Surrounding land uses are industrial and single family in the City of Euless to the north, vacant to the south and east, and industrial/warehouse to the west.

Based on surrounding land uses and the boundary shape the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the site as Single-Family. This future land use was likely to match the current "AR" zoning. The configuration of this small piece appears to have been a remainder from the larger adjacent piece. The proposed zoning is consistent with the following Comprehensive Plan policies.

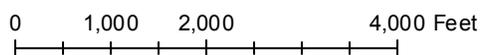
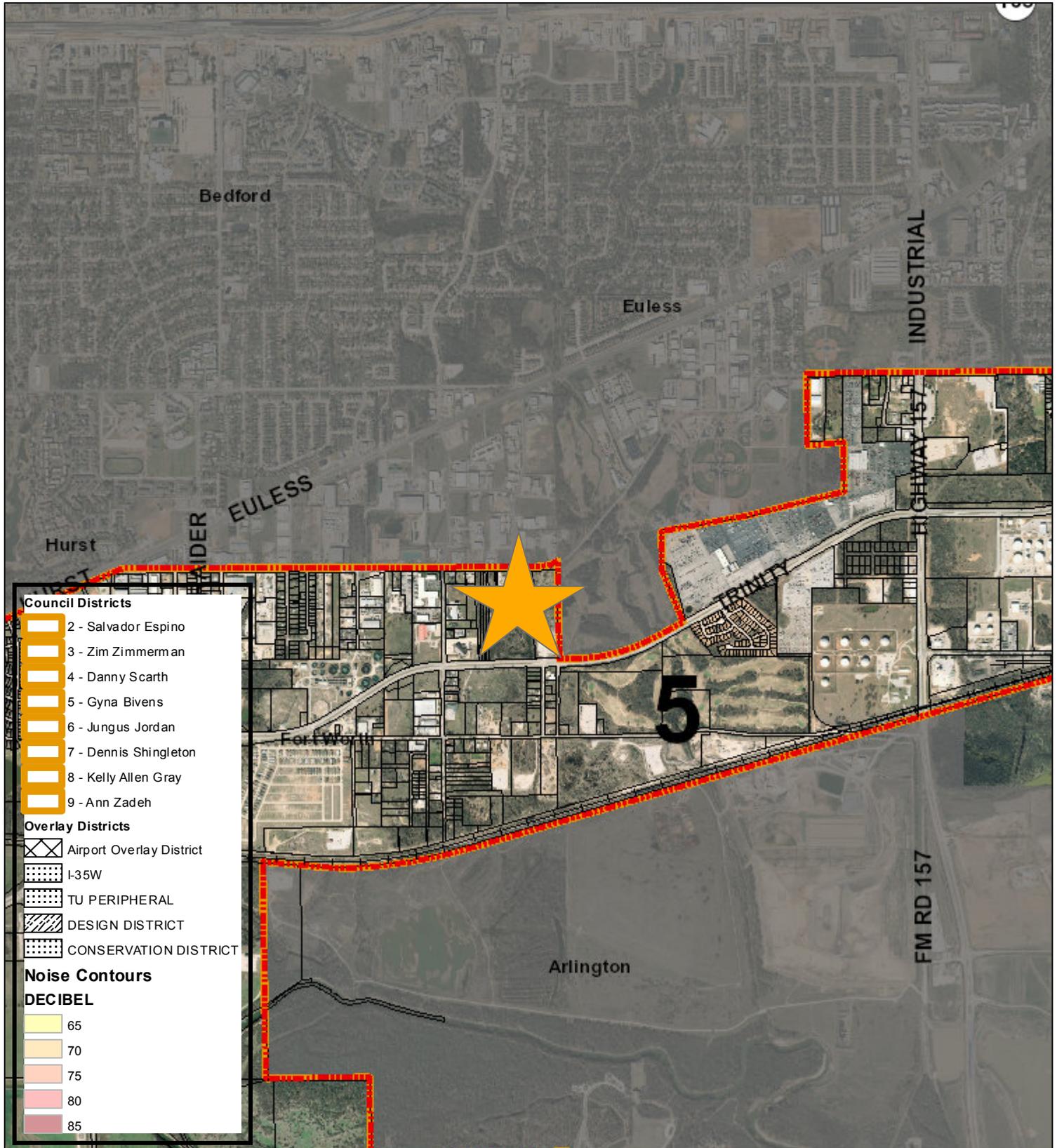
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. However it is unlikely that this particular parcel would develop as single-family based on the size of the lot.

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-15-007

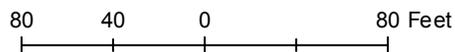
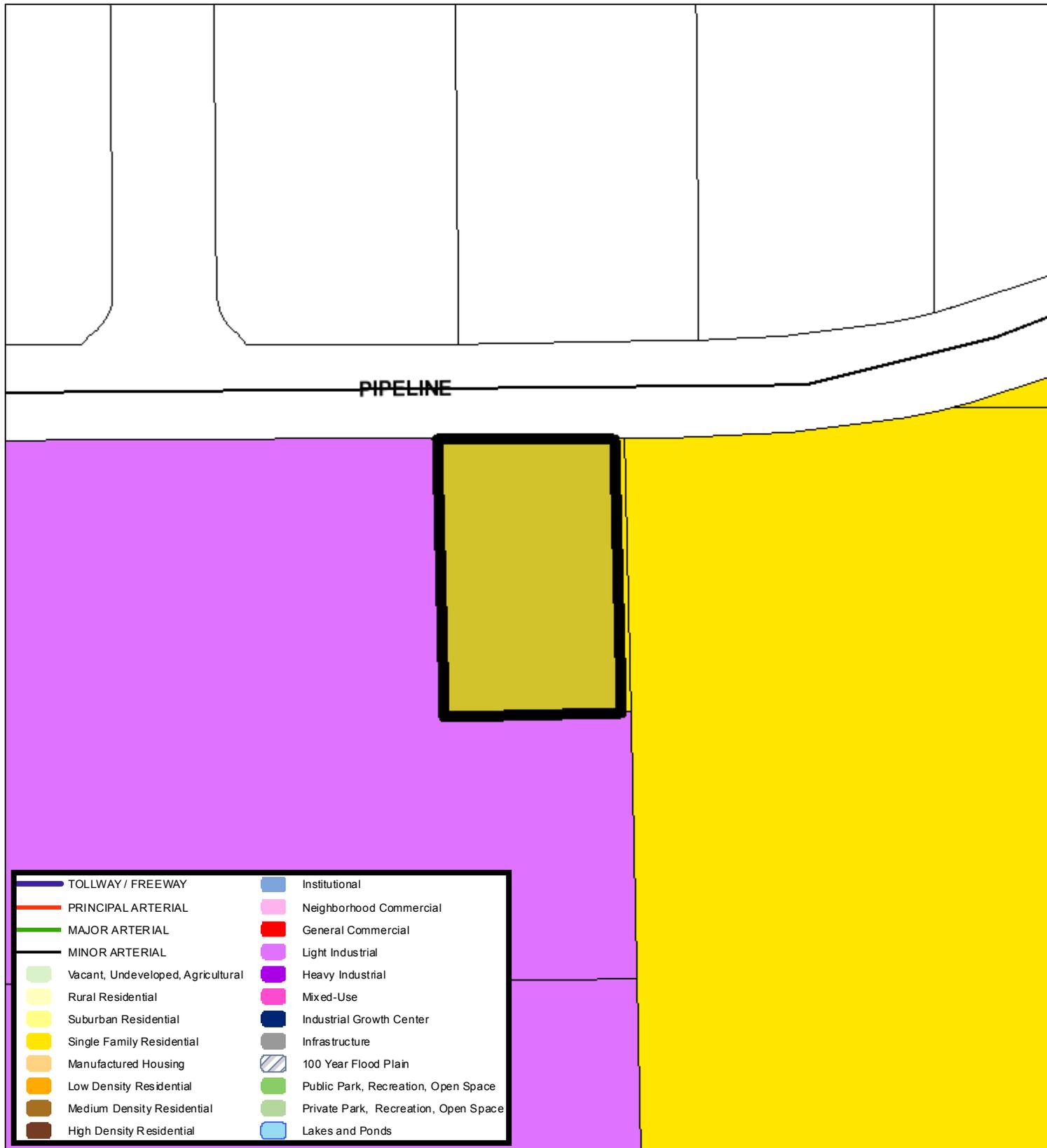
Area Zoning Map

Applicant: Melvin & Linda Parker
 Address: 11550 S Pipeline Road
 Zoning From: AR
 Zoning To: I
 Acres: 0.43735285
 Mapsco: 54V
 Sector/District: Eastside
 Commission Date: 2/11/2015
 Contact: 817-392-2495



0 90 180 360 Feet

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 Photo Map



0 50 100 200 Feet



Mary Nell Poole, 2918 Wingate Street, Fort Worth, Texas representing Crestmont Management Co., LLC explained to the Commissioners they are requesting a 30 day continuance to work with the neighborhood. Nine letters of opposition were received.

Motion: Following brief discussion, Mr. Northern recommended a 30 day Continuance of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

10. ZC-15-007 Melvin & Linda Parker (CD 5) 11550 S. Pipeline Road (Kitty House Survey, Abstract #678, 0.43 Acres): from “AR” One-Family Restricted to “I” Light Industrial

Kenny Martin, 2849 Sagebrush, Flower Mound, Texas representing Melvin & Linda Parker explained to the Commissioners the request to rezone to I to relocate his existing business. No office is proposed on the site. Mr. Martin said he did try to reach out to the west and got no response.

Ms. McDougall asked about the type of storage he is proposing. Mr. Martin said he is an HVAC contractor and would be storing air conditioning items.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Moore. The motion carried unanimously 9-0.

11. ZC-15-008 Bou-Hamdan LLC (CD 7) 9861 N. Saginaw Boulevard (D & R Leasing Addition, Block 1, Lot 1 metes and bounds, 0.35 Acres): from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial plus Game Room; site plan included

John Corbin, 1020 Macon Street, Fort Worth, Texas representing the property owner explained to the Commissioners the request to rezone to PD/I plus Game Room. Mr. Corbin said there will be only one tenant on the property.

Mr. Genua asked how many buildings are being used. Mr. Corbin said they are only using one building.

Issam Bou-Hamdan, 6804 Shalimon Court, Colleyville, Texas and the property owner mentioned there is a wood shop in one of the warehouses, more warehouses and some vacant spaces.

Mr. Northern asked about the uses in the last two buildings. Mr. Bou-Hamdan said it was used for warehouse and two game rooms. Mr. Corbin said they are only renewing one lease for a game room, the one being proposed through this zoning.

Mr. Genua mentioned the age limit, alcohol sales and the transparency of the glass. Mr. Bou-Hamdan said they will comply with city ordinances.

Mr. Northern mentioned the letter received in opposition and the concern of criminal activity from all the game rooms.