



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 1, 2015

Council District 2

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

Opposition: One letter submitted
Support: None submitted

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

Owner / Applicant: **Devon/Fort Worth LLC**

Site Location: 7440 Blue Mound Road Mapsco: 34R

Proposed Use: **Mini-warehouse facility**

Request: From: "FR" General Commercial

To: Amend PD766 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial to add property for mini-warehouse and to include outside storage for rental moving trucks; site plan included.

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

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

Background:

The proposed site is located on Blue Mound Road north of Basswood Blvd. The applicant is requesting a zoning change from "FR" General Commercial Restricted to amend PD766 "PD-SU" Planned Development Specific Use for all uses in "E" to add property for min-warehouse use and to include the outside storage of rental moving trucks, site plan included.

The applicant would like to rezone the proposed site to match the adjacent zoning in order to build an over 16,000 sf, single-story mini-warehouse to add on to the existing mini-warehouses to the east. A site plan is included for this proposed mini-warehouse unit. The property is located along Blue Mound Rd, which is considered a principal arterial on the Master Thoroughfare map.

In 2007, Ordinance No. 17093 excluded mini-warehouses from the FR, F, G and I zoning districts; mini-warehouse units are first permitted by right in J and K zoning districts.

The applicant is requesting a waiver to the bufferyard and screening fence requirement due to the 60 ft. drainage easement and existing neighboring screening fence.

Site Information:

Owner: Devon/Fort Worth, LLC
2000 Powell St. Suite 1240

Agent: Emeryville, California 94608
 Dunaway Associates (Barry Hudson)
 Acreage: 1.30 acres
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "R-1" Zero Lot Line/Cluster / single-family
 East "PD 766"PD-SU" Planned Development Specific Use for all uses in "E" plus mini warehouse. Site Plan required / mini-warehouse
 South "PD 766"PD-SU" Planned Development Specific Use for all uses in "E" plus mini warehouse. Site Plan required / mini-warehouse
 West City of Saginaw / Vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-081 from "PD 608" PD/E, plus mini-warehouse and "FR" General Commercial to "FR" General Commercial, effective 6/5/07 (Subject Property)

Platting History: none

Site Plan Comments:

The site plan as submitted is in not general compliance with the zoning regulations. The key deficiency is:

1. Screening fence, 5 ft. bufferyard , and point system required adjacent R-1 zoning (*waiver requested*)

Zoning Commission recommended a waiver to item #1 above.

TPW site plan comments:

No comments have been made at this time.

Platting site plan comments

No Comments have been made at this time.

Platting, TPW and Water comments made by staff cannot be waived through the zoning process.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Blue Mound Rd	County Rd	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD
Streams And Valleys Inc.	none

Not located within a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD-SU" Planned Development Specific Use for all uses in "E" plus mini warehouse; site plan required. Surrounding land uses vary with single family to the north, mini-warehouses to the east and south, and vacant land to the east.

The proposed mini warehouse would be limited to one story and there is an existing mini warehouse adjacent the site to the east. It is also located along a proposed principal arterial, which is appropriate for more intense uses. As such, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change is not 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. 38)

Based on the lack of conformance with the future land use map and policies stated above the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

However the mini-warehouse use may not negatively impact the surrounding area based on the proposed one story height, operational characteristics, appearance or traffic generated usually associated with warehouse type uses. The submittal of a site plan may mitigate any concerns from the neighborhood.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission Meeting

Area Map

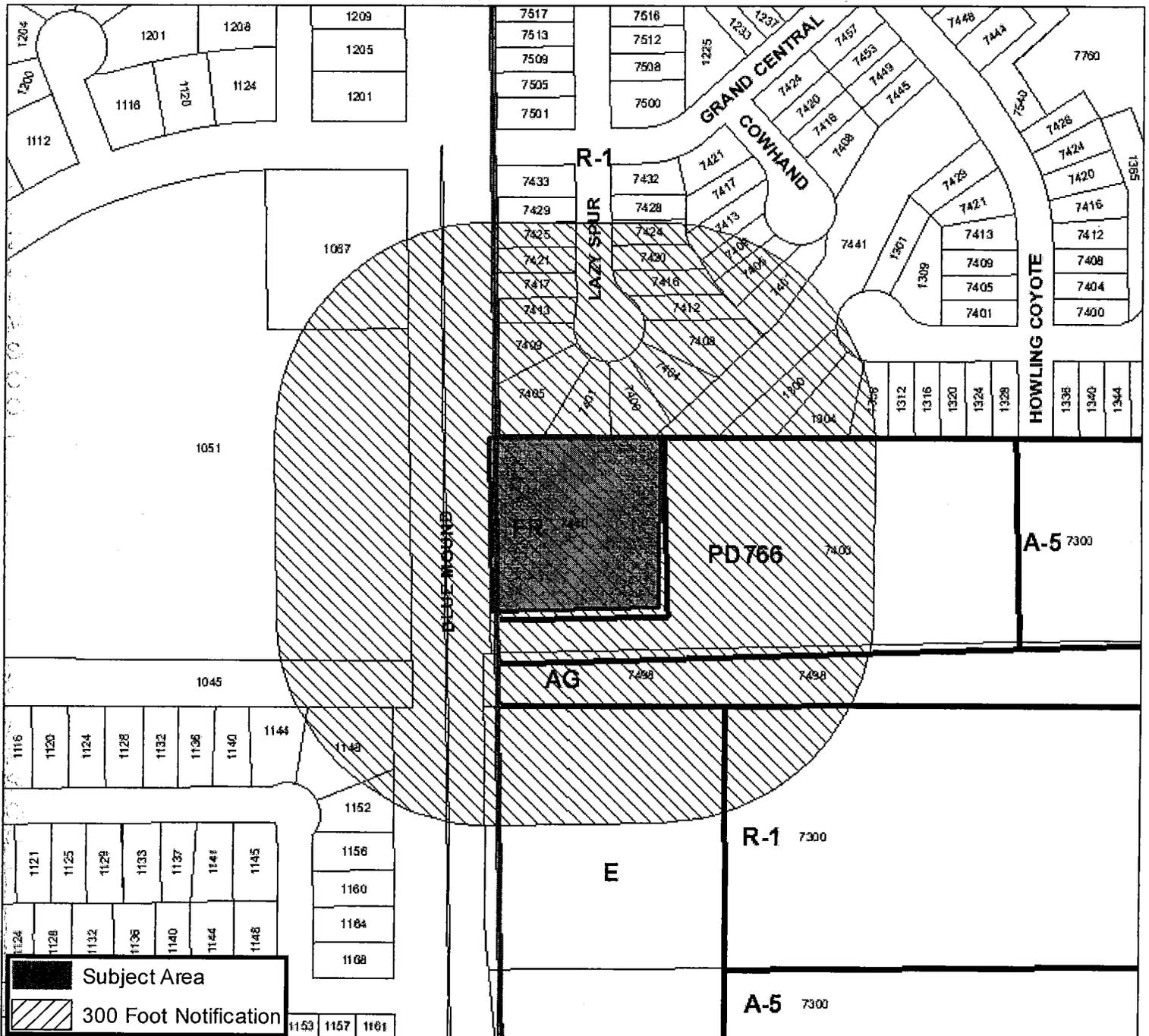




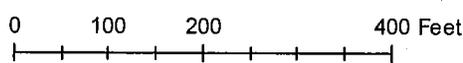
ZC-15-096

Area Zoning Map

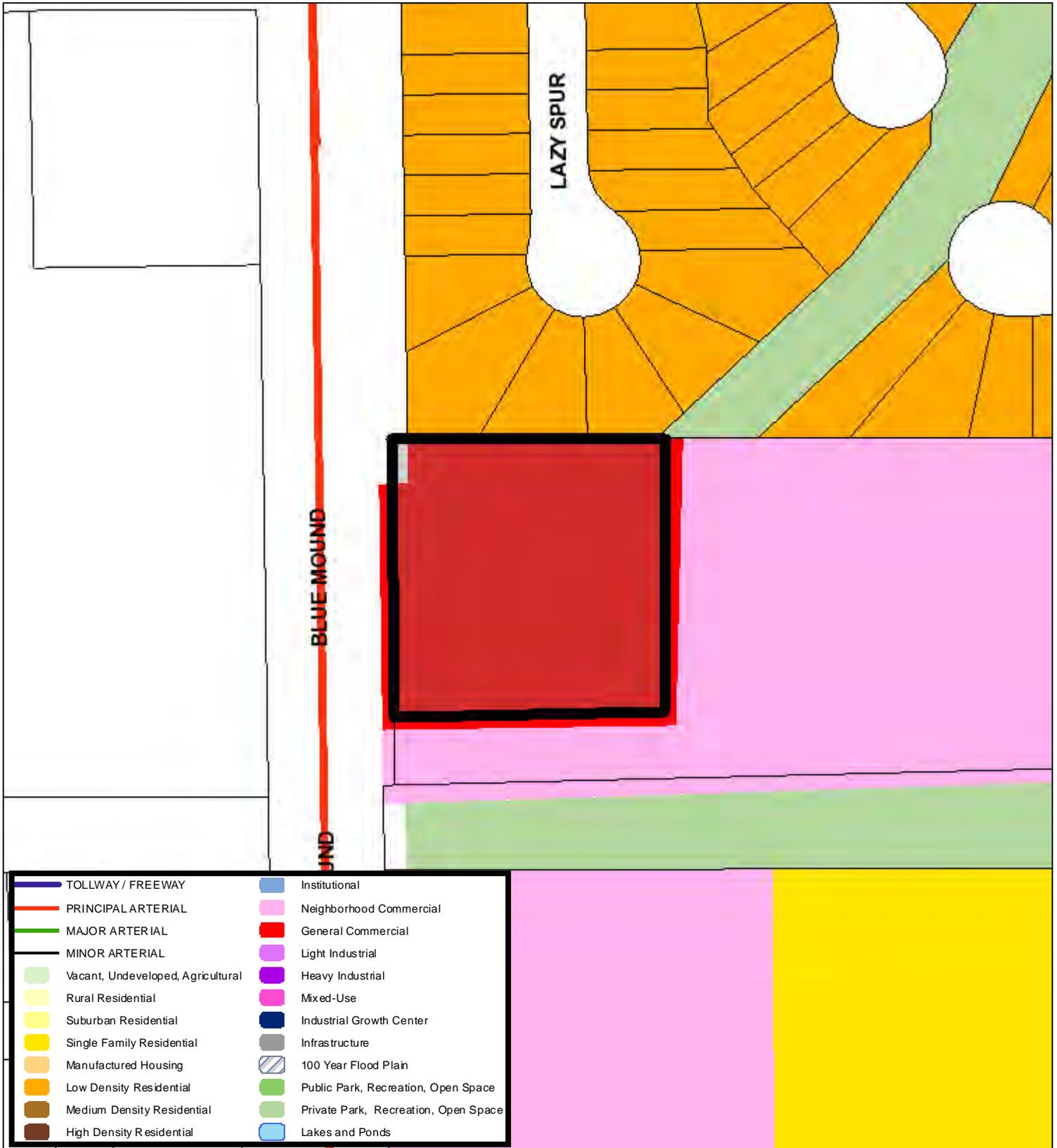
Applicant: Devon/Fort Worth LLC
 Address: 7440 Blue Mound Road
 Zoning From: FR
 Zoning To: Expand PD766 to add property for mini-warehouse plus outdoor storage
 Acres: 1.3050520
 Mapsco: 34R
 Sector/District: Far North
 Commission Date: 08/12/2015
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

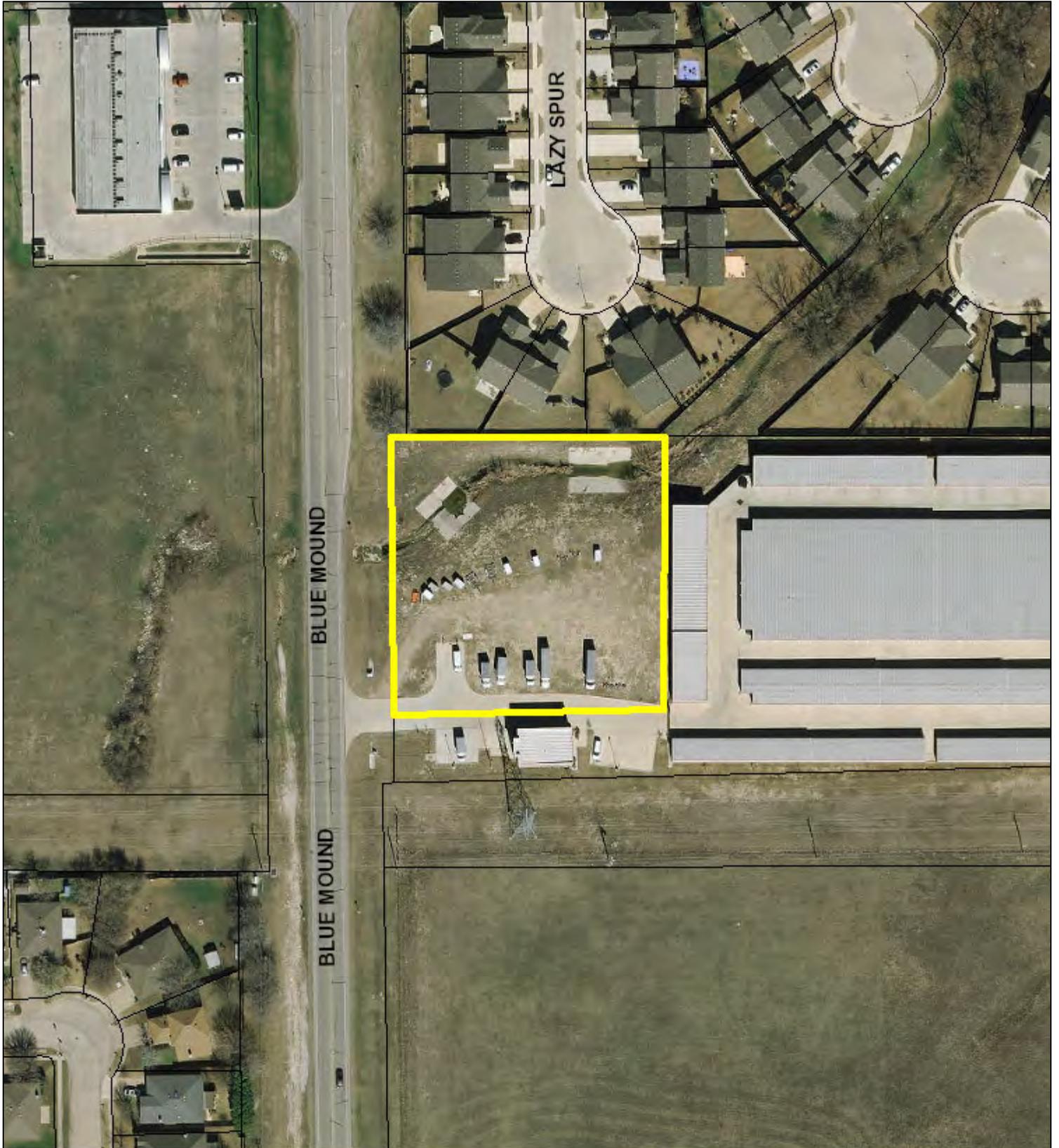
110 55 0 110 Feet



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 70 140 280 Feet

