



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 20, 2016

Council District 7

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

Opposition: None submitted
Support: Woodland Enclave HOA

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

Owner / Applicant: Golden Beach LP

Site Location: 4401 Golden Triangle Boulevard Mapsco: 22KP

Proposed Use: Mini-warehouse

Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waiver recommended

Land Use Compatibility: Requested change is compatible.

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

Background:

The property is located north of Golden Triangle, a commercial connector and east of Beach Street, a neighborhood connector. The applicant is proposing a zoning change to "PD/G" Planned Development for "G" uses plus mini-warehouse use; site plan waiver requested. The waiver to the site plan is requested because the property is separated from the single family development to the north by a major drainage way. The waiver will provide flexibility to the layout of the property. The PD will require downward lighting and be limited to a maximum of three stories.

The applicant has been advised about platting and the concern about this being a flag lot. Discussions have been held concerning establishing 100 ft. feet of frontage to Beach St. to the west or an access easement from the south that runs through or behind the lot in order to provide the required with to public access or a public street. A letter of support has been received by the declarant for Woodland Enclave Owners Association.

This case is scheduled to be heard by the City Council on September 20, 2016

Site Information:

Owner: Golden Beach LP
3090 Olive, Suite 300
Dallas, TX 75219

Applicant: Hillwood/Brian Carlock

Acreage: 4.98 acres
 Comprehensive Plan Sector: Far North
 Surrounding Zoning and Land Uses:
 North "AR" One-Family Restricted / vacant/floodplain
 East "G" Intensive Commercial / vacant
 South "G" Intensive Commercial / vacant
 West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-108 effective 11/16/11 for "AR" One-Family Restricted (north of the subject property)
Platting History: FP-11-020 North Beach Street Addition.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle	Commercial Connector	Commercial Connector	No
Beach St	Neighborhood Collector	Neighborhood Collector	No

Public Notification:

Organizations Notified	
North Fort Worth Alliance	Vista Meadows Addition HOA
Big Bear Creek Meadows HOA*	Trinity Habitat for Humanity
Streams and Valleys Inc	Keller ISD

*Closest registered neighborhood organization**

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini warehouse; site plan waiver requested. Surrounding land uses consist of a single family residential subdivision to the north, divided by a wide drainage channel, and vacant land to the east south and west which is planned to be developed commercial. This property is the rear of the commercial development

The proposed zoning request **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Neighborhood 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 policy stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

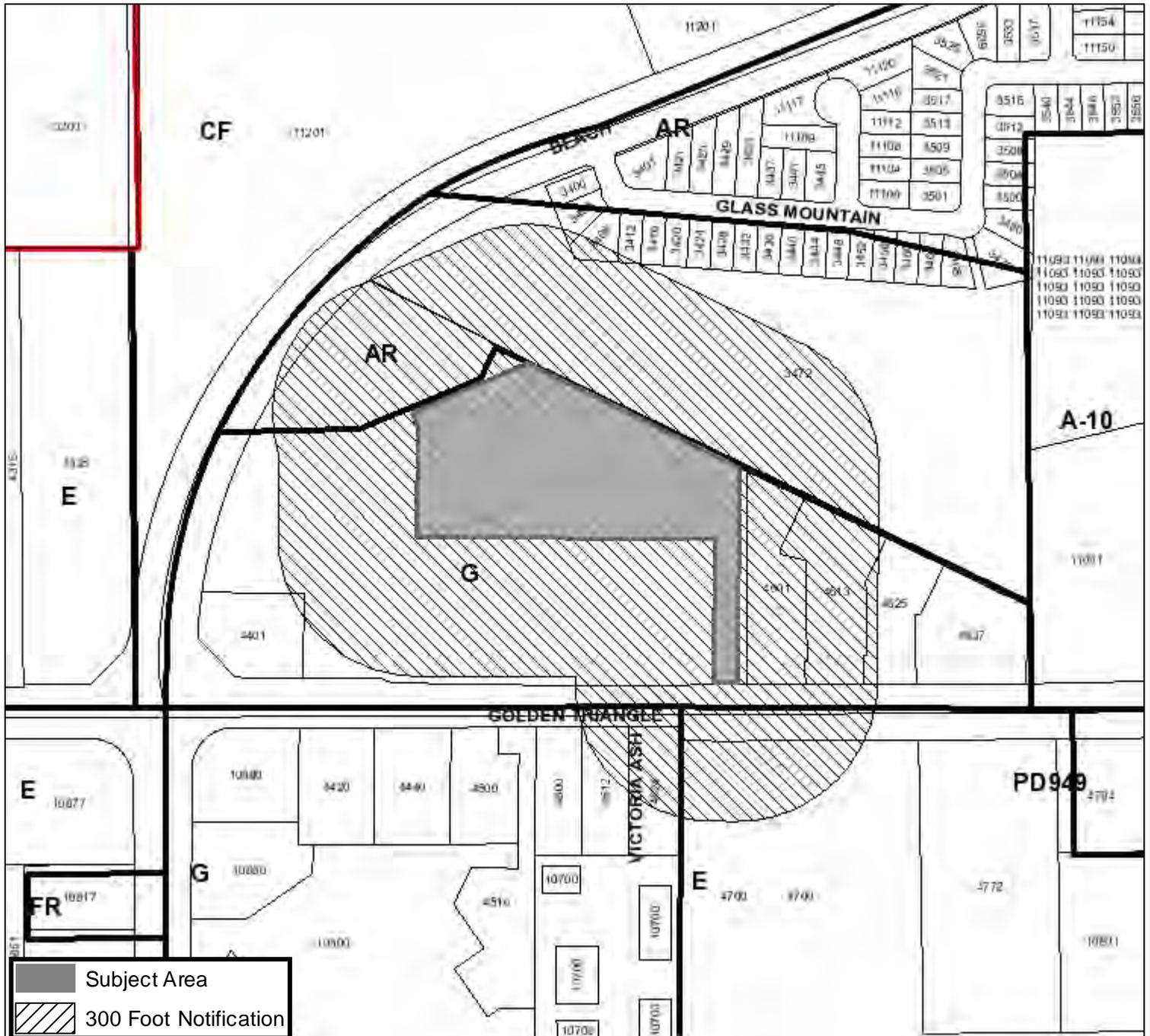
However, the mini-warehouse use may not negatively impact the surrounding area based on the proposed use, operational characteristics, appearance or traffic generated usually associated with warehouse type uses.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Golden Beach LP
 Address: 4401 Golden Triangle Boulevard
 Zoning From: G
 Zoning To: PD for G uses plus mini-warehouses
 Acres: 4.98809283
 Mapsco: 22KP
 Sector/District: Far North
 Commission Date: 9/14/2016
 Contact: 817-392-2495

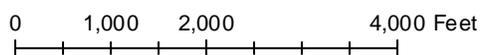
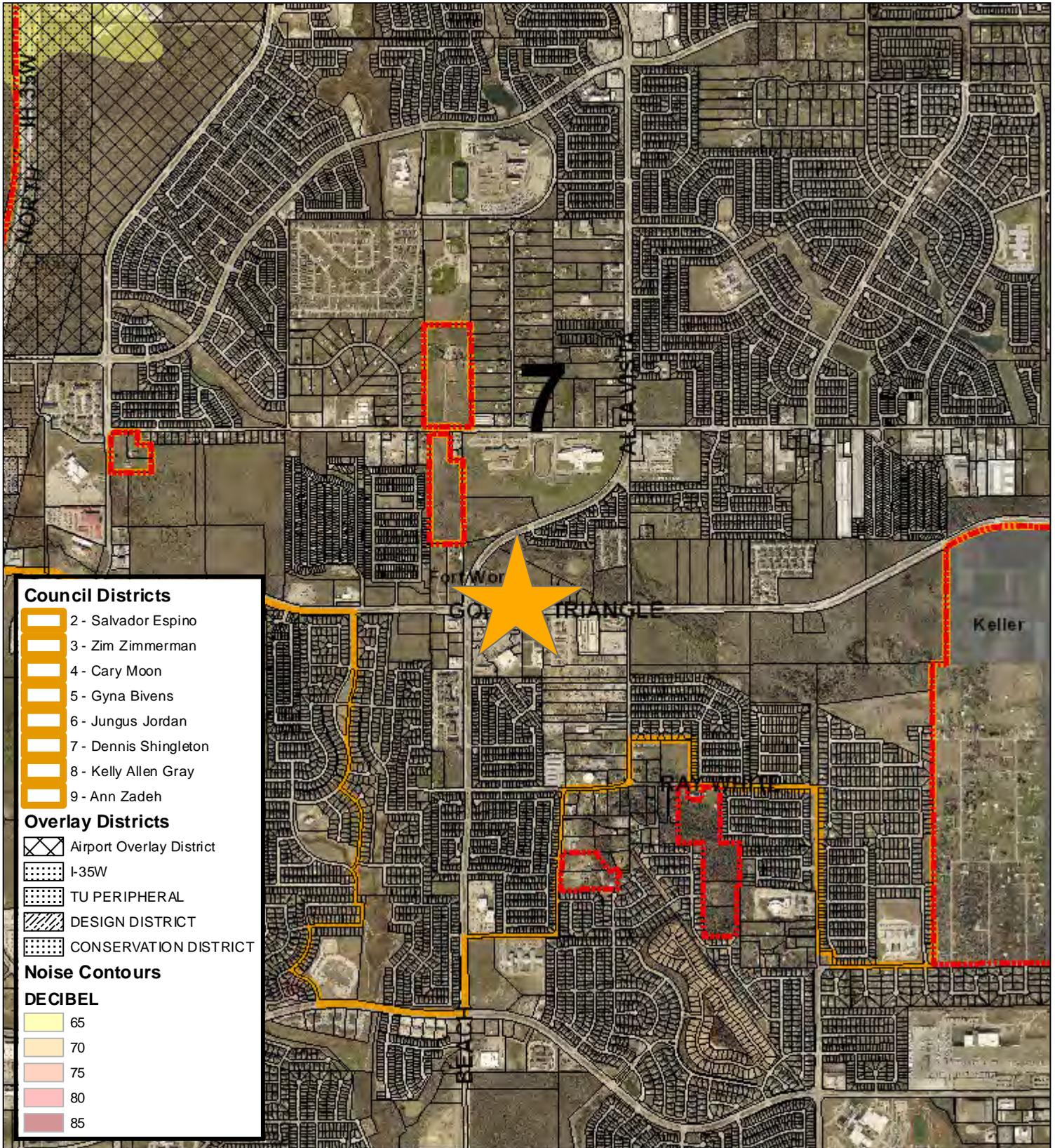


 Subject Area
 300 Foot Notification

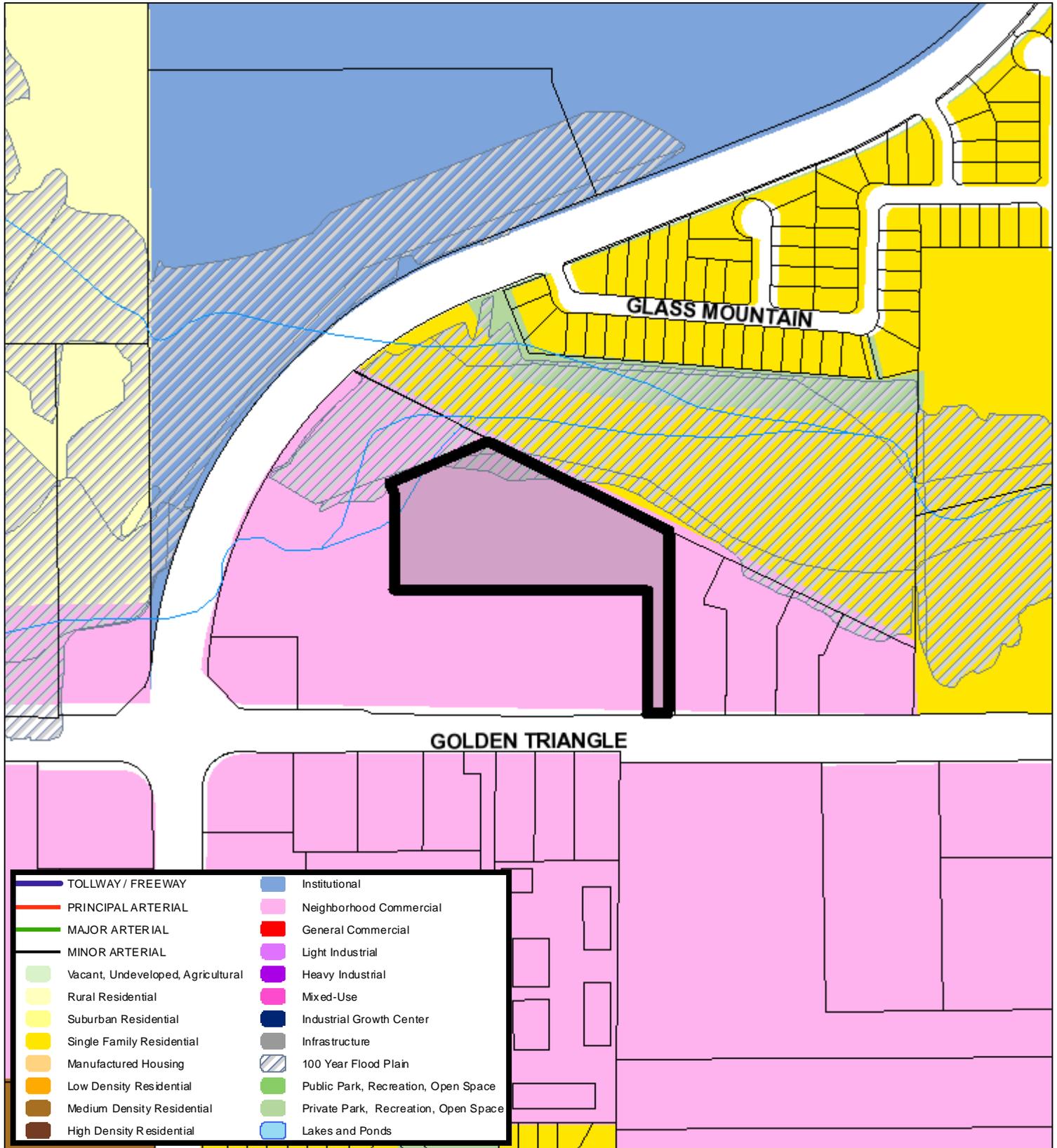
0 155 310 620 Feet



Area Map



Future Land Use



340 170 0 340 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 29, 2016.



Aerial Photo Map



0 215 430 860 Feet

