



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 20, 2016

Council District 2

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Leo Valencia/Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Westover Boaz Group

Site Location: 8069 Old Decatur Road Mapsco: 33T

Proposed Use: Commercial/Office Use

Request: From: Unzoned
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located on the southwest corner of Old Decatur Road a major arterial and W. J. Boaz, a proposed minor arterial. The applicant is requesting approximately 1.46 acres for "E" Neighborhood Commercial to allow for the development of commercial and/or office uses.

The case was been heard and recommended for approval by the Zoning Commission in March 2016. However the annexation case had to be recompleted and therefore the zoning case became void and also has to be recompleted.

The property was annexed on August 23 through the related annexation case, AX-16-004. This zoning case will be heard by the City Council on September 20, 2016.

Site Information:

Owner: Westover Boaz Group
 556 8th Avenue
 Ft. Worth, TX 76104

Agent: MJ Thomas Engineering/Mickey Thomas

Acreage: 1.702 acres

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single-family
- East City of Saginaw / single-family
- South City of Saginaw / mini-warehouse units

West City of Saginaw / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: FP-00-129 Quarter Horse Estates plat approved and recorded 3-08-02; subject property to the north

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Old Decatur Rd	Major Arterial	Major Arterial	No
W. J. Boaz	Two-lane County	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
	Streams And Valleys Inc
Trinity Habitat for Humanity	

* Site not located within the confines of a registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting "E" Neighborhood Commercial at the intersection of two arterials. Surrounding land uses consist of single-family to the north, single-family to the east, mini-warehouses to the south and suburban single-family to the west, within the City limits of Saginaw excluding the single-family to the north.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family Residential. The requested rezoning 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 (Significant Deviation)** with the Comprehensive Plan.

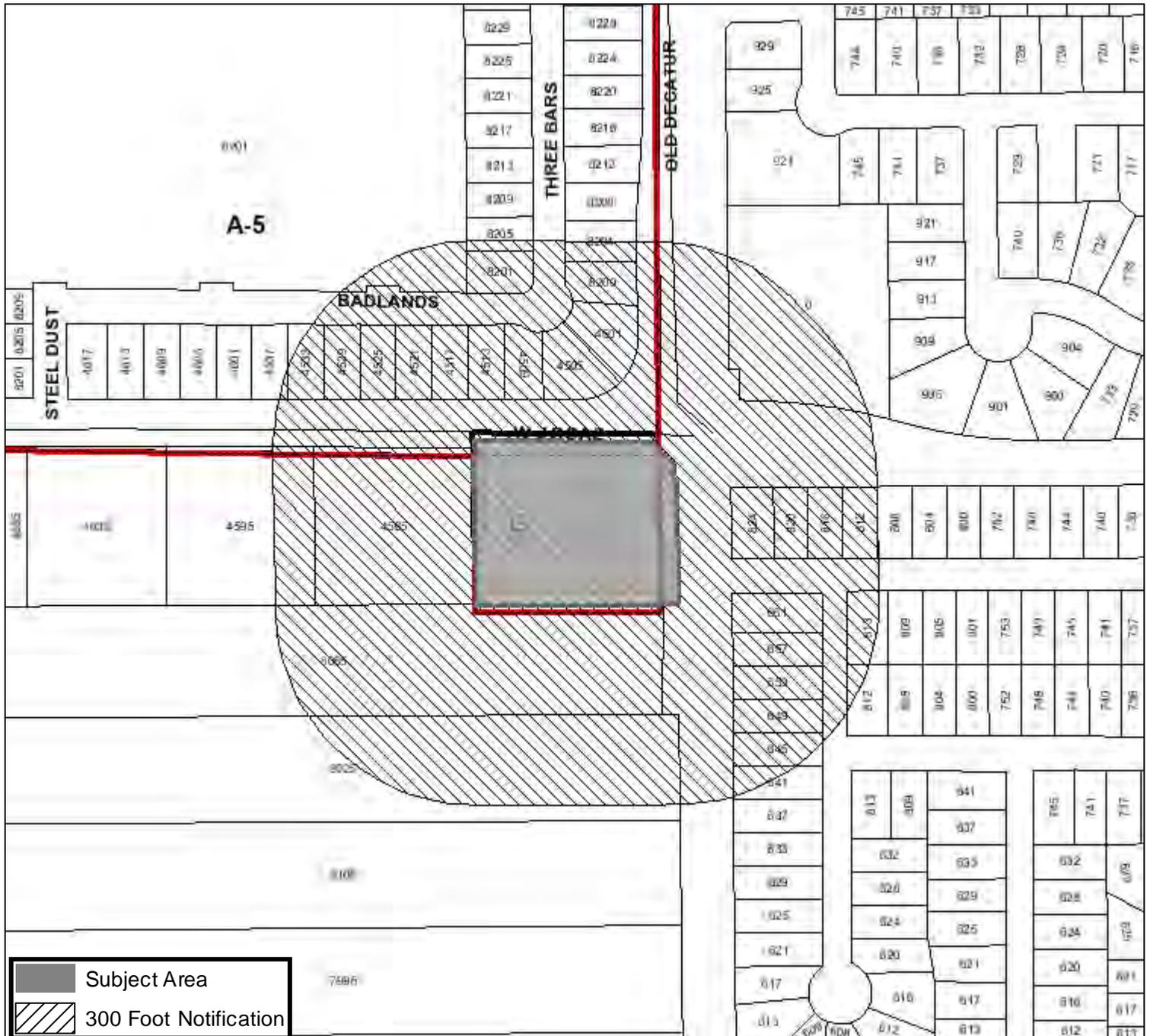
However, the rezoning to neighborhood commercial is appropriate based on the proposed location at the intersection of two arterials, where commercial uses are typically found. If approved, the future land use map would be changed to reflect the use.

Attachments:

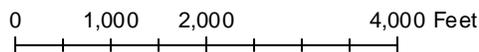
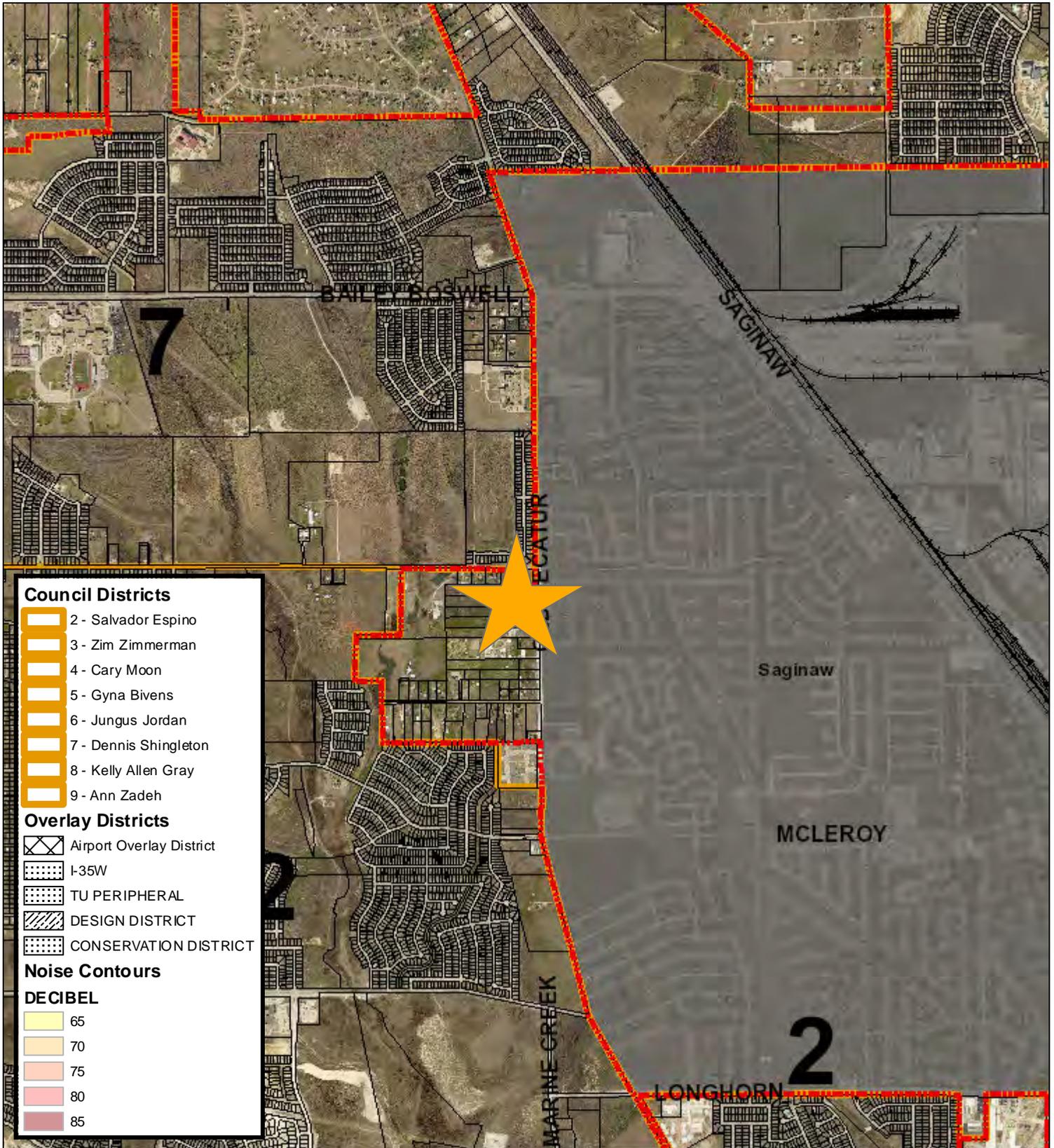
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

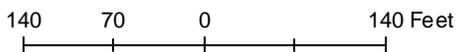
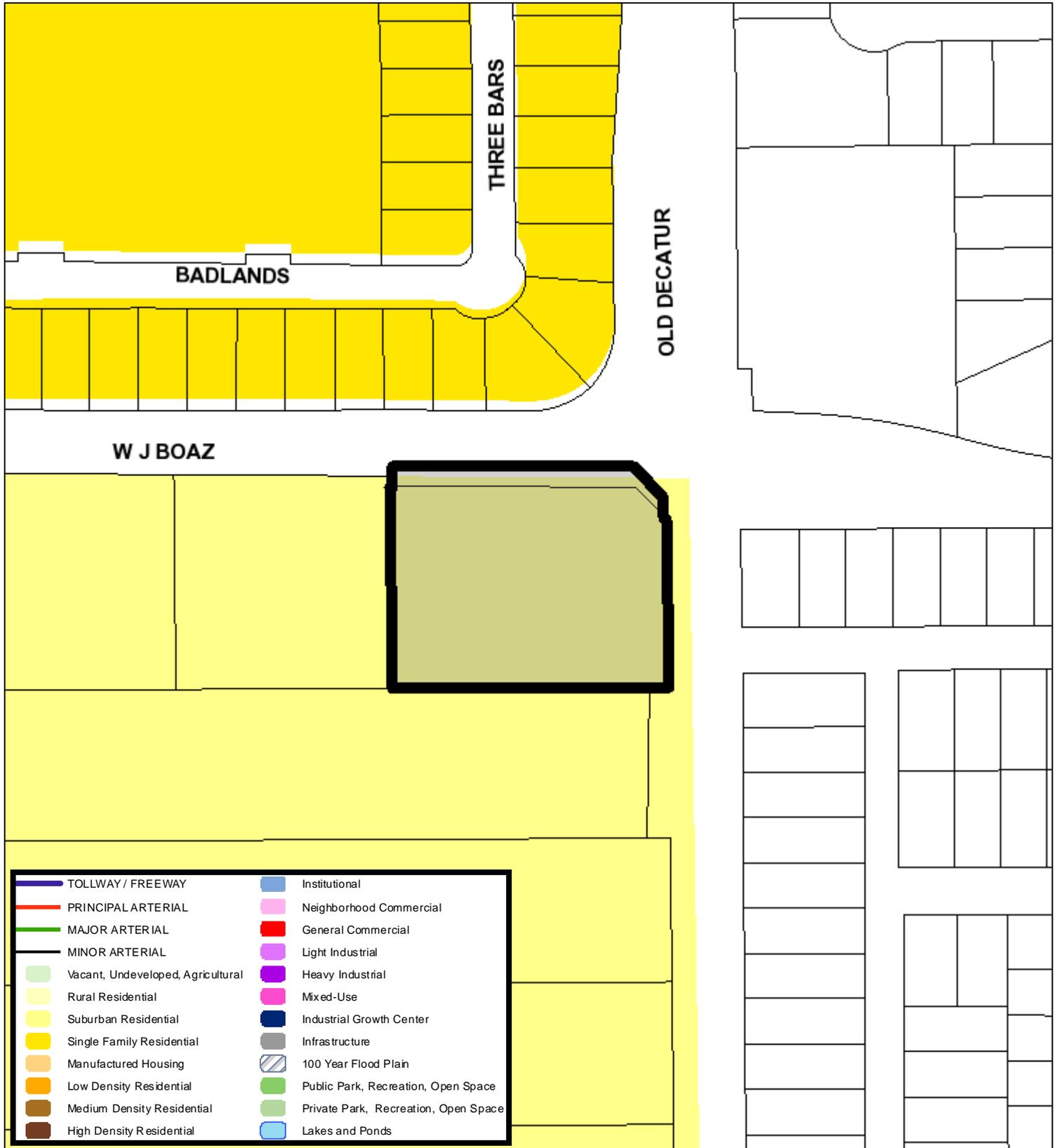
Applicant: Westover Boaz
 Address: 8069 Old Decatur Road
 Zoning From: Unzoned
 Zoning To: E
 Acres: 1.70209227
 Mapsco: 33T
 Sector/District: Far Northwest
 Commission Date: 9/14/2016
 Contact: 817-392-2495



Area Map



Future Land Use



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 90 180 360 Feet

