



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 25, 2019

Council District 6

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

Opposition: None
Support: None

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

Owner / Applicant: Lukarh Investments, LLC

Site Location: 9605 Old Granbury Road (located at the southeast corner of Brewer at Risinger Road) Mapsco: 102UV

Proposed Use: Commercial

Request: From: "G" Intensive Commercial
To: "E" Neighborhood Commercial

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: Approval

Background:

The property is located south of Risinger Road, east of Brewer and west of Chisholm Trail Parkway. The applicant is proposing a zoning change to "E" Neighborhood Commercial.

The property is located between Chisholm Trail Parkway and Brewer St., a proposed neighborhood connector. While the site is visible from the Chisholm Trail Parkway, access is only from Brewer and Risinger streets; the property is not accessible from the parkway nor is there an exit off the parkway to Risinger Rd. that would otherwise make this an ideal commercial corner.

Site Information:

Owner: Lukarh Investments, LLC
1303 Loop 306
San Angelo, TX 76904
Agent: Dunaway & Assoc./Barry Hudson
Acreage: 2.49 acres
Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / undeveloped
East "G" Intensive Commercial / Chisholm Trail, undeveloped
South "G" Intensive Commercial / gas well sit, undeveloped

West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-19-037 PD/G plus mini-warehouse to be heard by City Council May 7, 2019, adjacent property

Platting History: PP-04-054 Primrose Crossing approved by City Plan Commission 06/23/04, subject area

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Chisholm Trail Pkwy	Tollway/Freeway	Tollway/Freeway	Built
Brewer Blvd	Commercial Connector	Commercial Connector	No
Risinger Rd	Neighborhood Connector	Neighborhood Connector	Built

Public Notification:

300 foot Legal Notifications were mailed on April 19, 2019.

The following organizations were notified: (emailed April 15, 2019)

Organizations Notified	
District 6 Alliance	Crowley ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

**Closest Registered Neighborhood Association*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial. Surrounding land uses consist of undeveloped to the north and south with a gas well, single-family to the west and Chisholm Trail Parkway to the east.

Based on surrounding land uses and close proximity to Chisholm Trail, the proposed zoning request **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as General Commercial. While the site is visible from the Chisholm Trail Parkway, with access off Brewer and Risinger making this an ideal commercial corner.

The proposed zoning **is consistent** with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy.

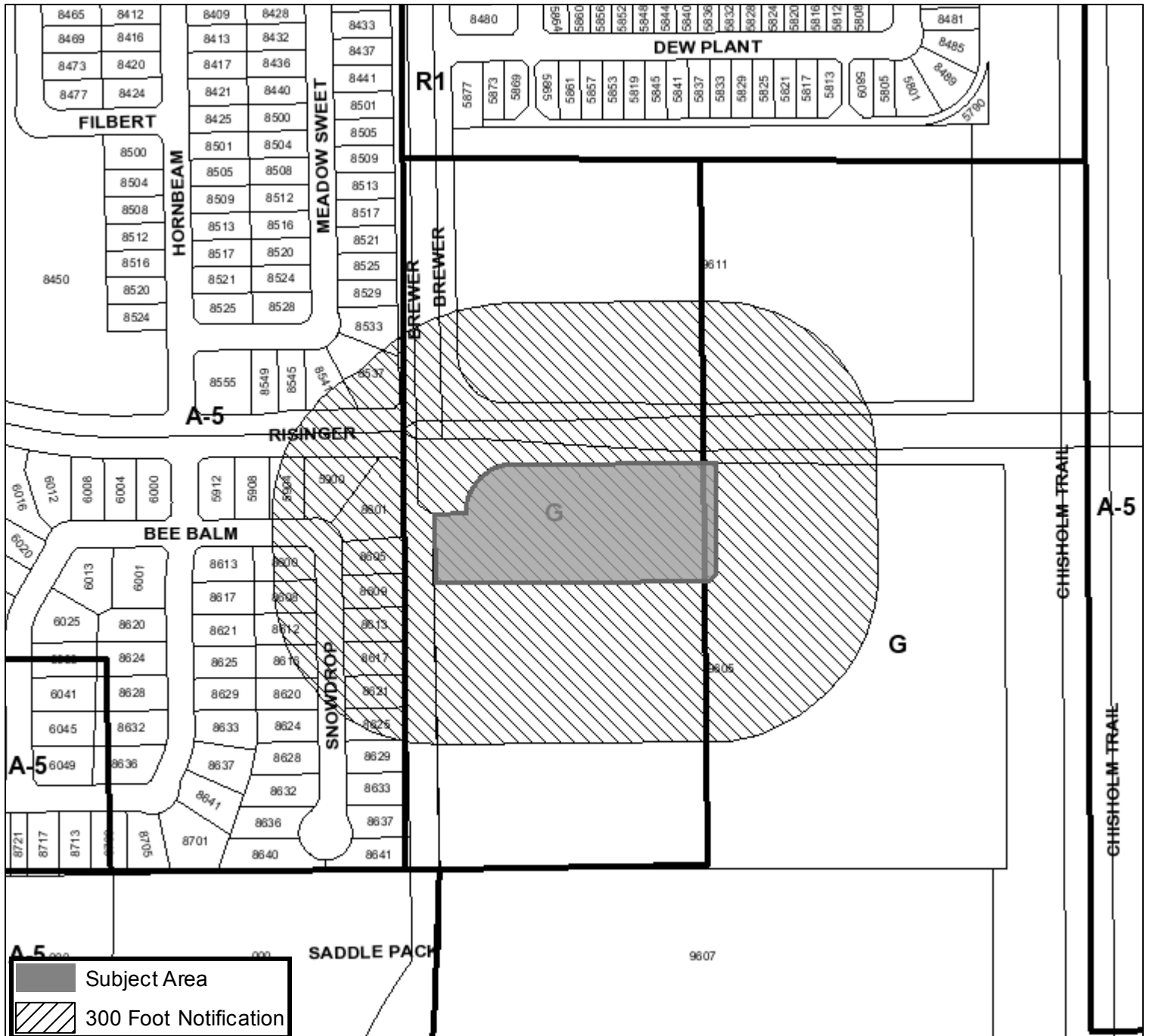
Attachments:



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

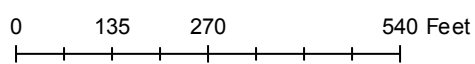


Area Zoning Map

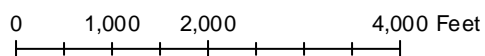
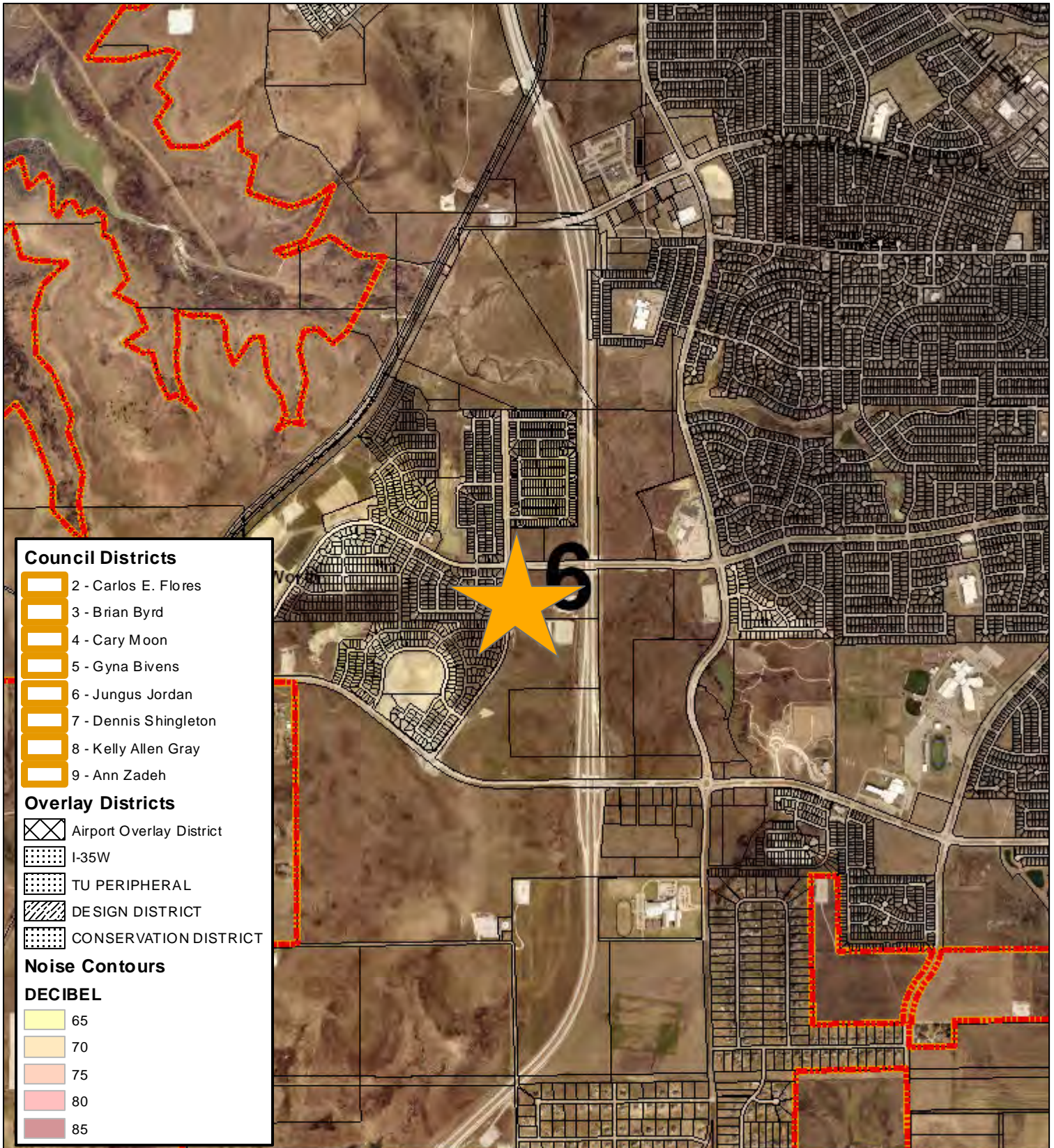
Applicant: Lukarh Investments LLC
 Address: 9605 Old Granbury Rd (SEC of Brewer & Risinger)
 Zoning From: G
 Zoning To: E
 Acres: 2.49829295
 Mapsco: 102U
 Sector/District: Far Southwest
 Commission Date: 5/8/2019
 Contact: 817-392-2495



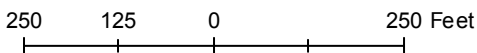
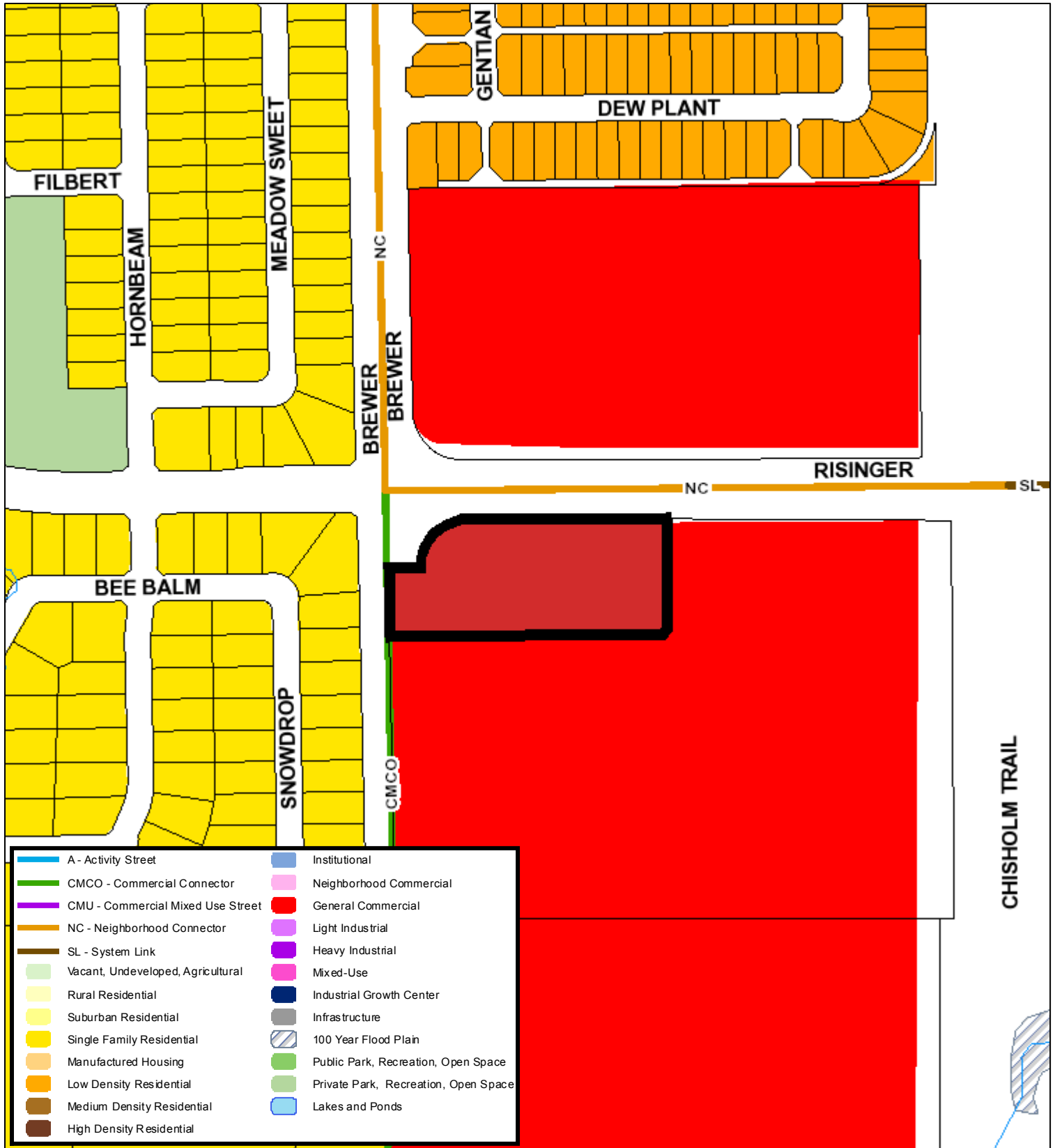
 Subject Area
 300 Foot Notification



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 5, 2019.



Aerial Photo Map



0 160 320 640 Feet



Michael Bilmore, spoke in opposition. He lives adjacent to the southern boundary. He thinks the residential development will overwhelm school districts. The homes adjacent to the site only have wrought iron fences. He thinks there should be discussions with the HOA and developer. He also requested a continuance.

During the rebuttal Mr. Sylo stated that he met with CM Jordan last year and because of the positive feedback they did not reach out to the HOAs. He stated there is significant floodplain separating the development with the existing single family. He believed there is time between now and council to have conversations and can continue the case at council if needed.

Motion: Following brief discussion, Ms. Runnels recommended a 30-day continuance of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-074
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Jerry Sylo	2121 Midway Rd #300 Carrollton, TX		Support		Representing the applicant
Larry Keils	6036 Lacebark Elm Dr			Opposition	
Michael Bilmore	8328 Blue Periwinkle Ln			Opposition	
Brian T Farda	8316 Blue Periwinkle Ln			Opposition	Sent notice

18. ZC-19-075 Tom Wittrock (CD 5) – 2905 Miller Ave (Eastwood Lot 1A Block 1, 0.25 ac.) From: “A-5” One –Family To: “ER” Neighborhood Commercial Restricted

Tom Wittrock, applicant, stated he is requesting a rezoning for an office for his rental properties. He has enough parking on-site and does not think it will negatively impact the area.

Motion: Following brief discussion, Mr. McDonnell recommended Approval of the request, seconded by Ms. Conlin. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-075
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Tom Wittrock	2607 Suzanne		Support		Representing the applicant

19. ZC-19-076 Lukarh Investments LLC (CD 6) – 9605 Old Granbury Rd (Southeast Corner of Brewer & Risinger) (Juan Jose Albirado Survey, Abstract No. 4, 5.49 ac.) From: “G” Intensive Commercial To: “E” Neighborhood Commercial

Barry Hudson, representing the applicant, stated they are requesting a 30-day continuance.

Motion: Following brief discussion, Ms. Runnels recommended a 30-day continuance of the request, seconded by Ms. Trevino. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-076
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Barry Hudson	3012 Gunnison Tr		Support		Representing the applicant
Tony Chandler	8533 Meadow Sweet Ln		Support		Sent notice

**Meeting adjourned: 2:50 p.m.
5/8/19**

Dana Burghdoff, Executive Secretary and
Assistant Director, Planning and Development
Department

Will Northern, Chair