



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District 6

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

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: S.R. Davidson Family LP

Site Location: 1260 McPherson Rd Acreage: 16.17

Proposed Use: Residential

Request: From: "E" Neighborhood Commercial and "B" Two Family
To: "B" Two Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Technical Inconsistency).

Staff Recommendation: Approval

Background:

The proposed site is located on the south side of McPherson Road and across the street from McPherson Park. The applicant is proposing to change the zoning on the parcel of land from "E" Neighborhood Commercial and "B" Two Family to "B" Two Family in order to build a single family detached development, similar to the development to the east. The applicant has been made aware that if the lots are less than 50 feet in width, rear access will be required by the subdivision ordinance.

The property to the east is zoned "B" Two Family, and the future land use for the area is both Single Family Residential and Low Density Residential.

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / residential
- East "B" Two Family / residential
- South "A-5" One Family / undeveloped
- West "E" Neighborhood Commercial / undeveloped

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on May 21, 2020.

The following organizations were notified: (emailed May 18, 2020)

Organizations Notified	
Kingspoint HA	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Burleson ISD	Everman ISD

*Not located near any registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “B” Two Family for a residential development. Surrounding uses consist of single family to the north and east, and undeveloped land to the west and south.

The proposed residential development **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far South

The 2020 Comprehensive Plan designates the subject property as Single Family. The proposed residential meets the below policies within the following Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Locate public neighborhood parks within easy access of residents (less than one-half mile).
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

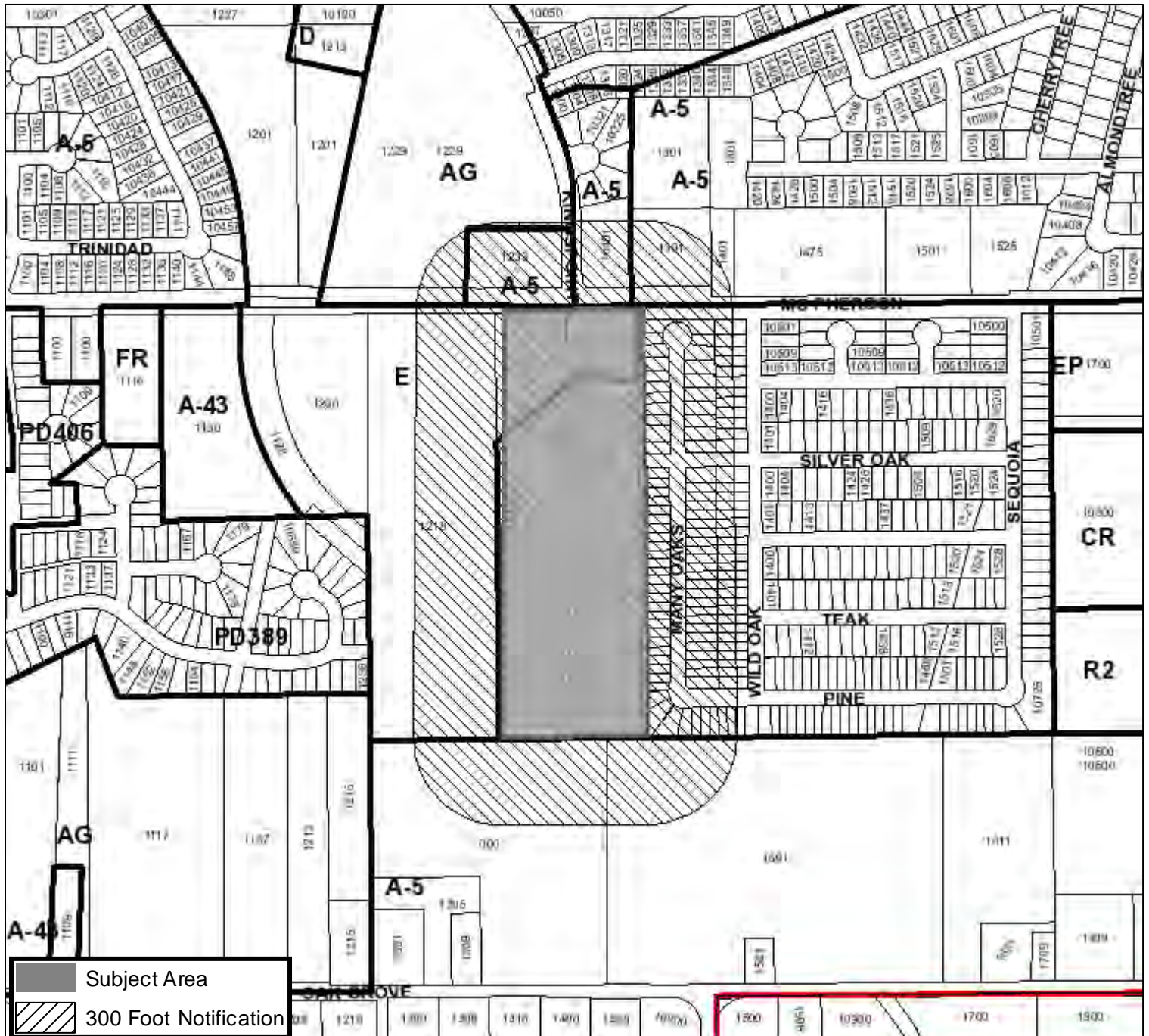
Based on conformance with the policies stated above, the proposed zoning **is consistent (Technical Inconsistency)** with the Comprehensive Plan.



Attachments:

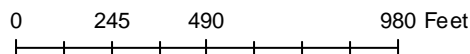
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

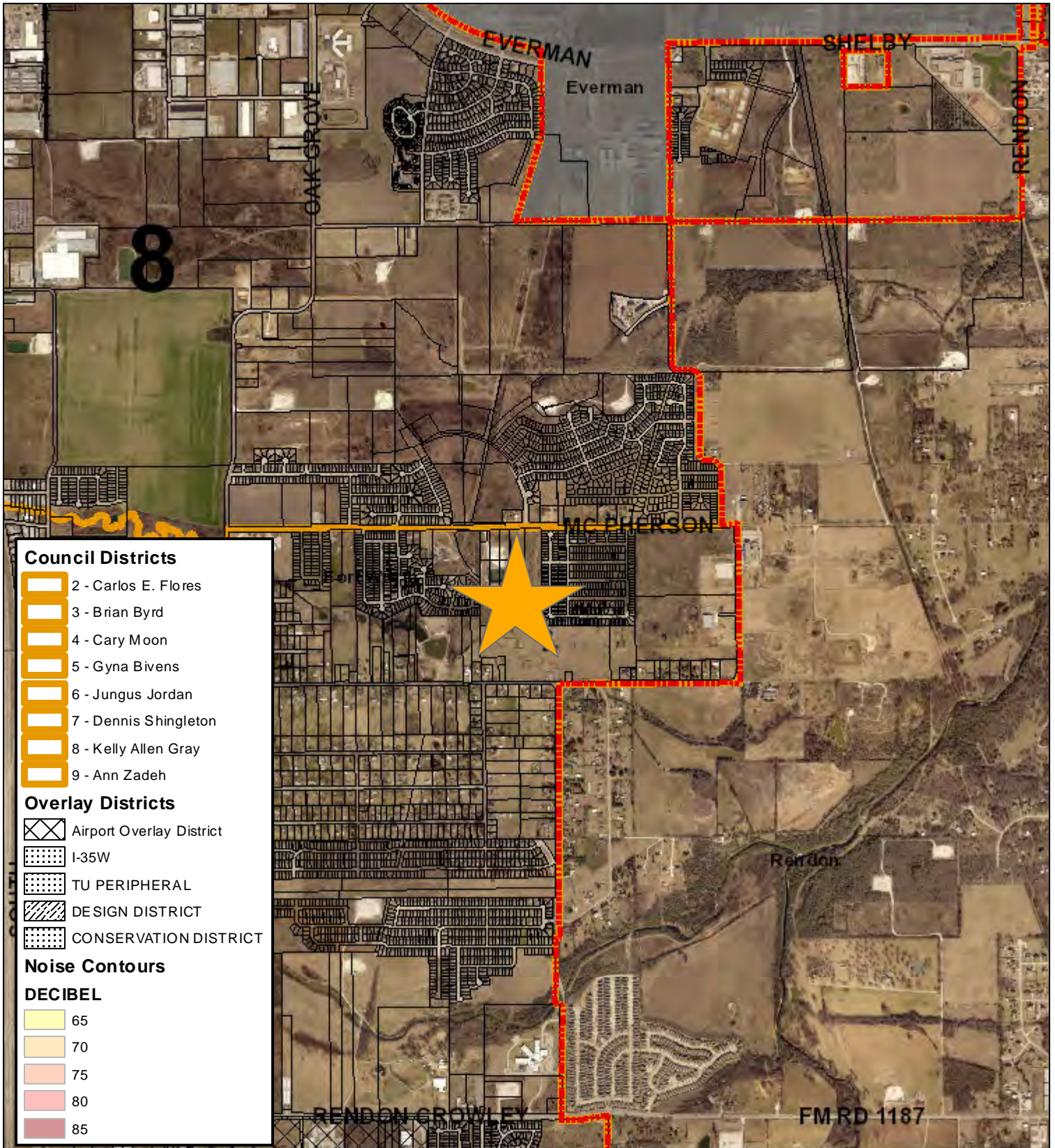
Applicant: S.R. Davidson Family LP
 Address: 1260 McPherson Road
 Zoning From: B, E
 Zoning To: B
 Acres: 16.16780961
 Mapsco: 105Z, 106W
 Sector/District: Far South
 Commission Date: 6/10/2020
 Contact: 817-392-8043



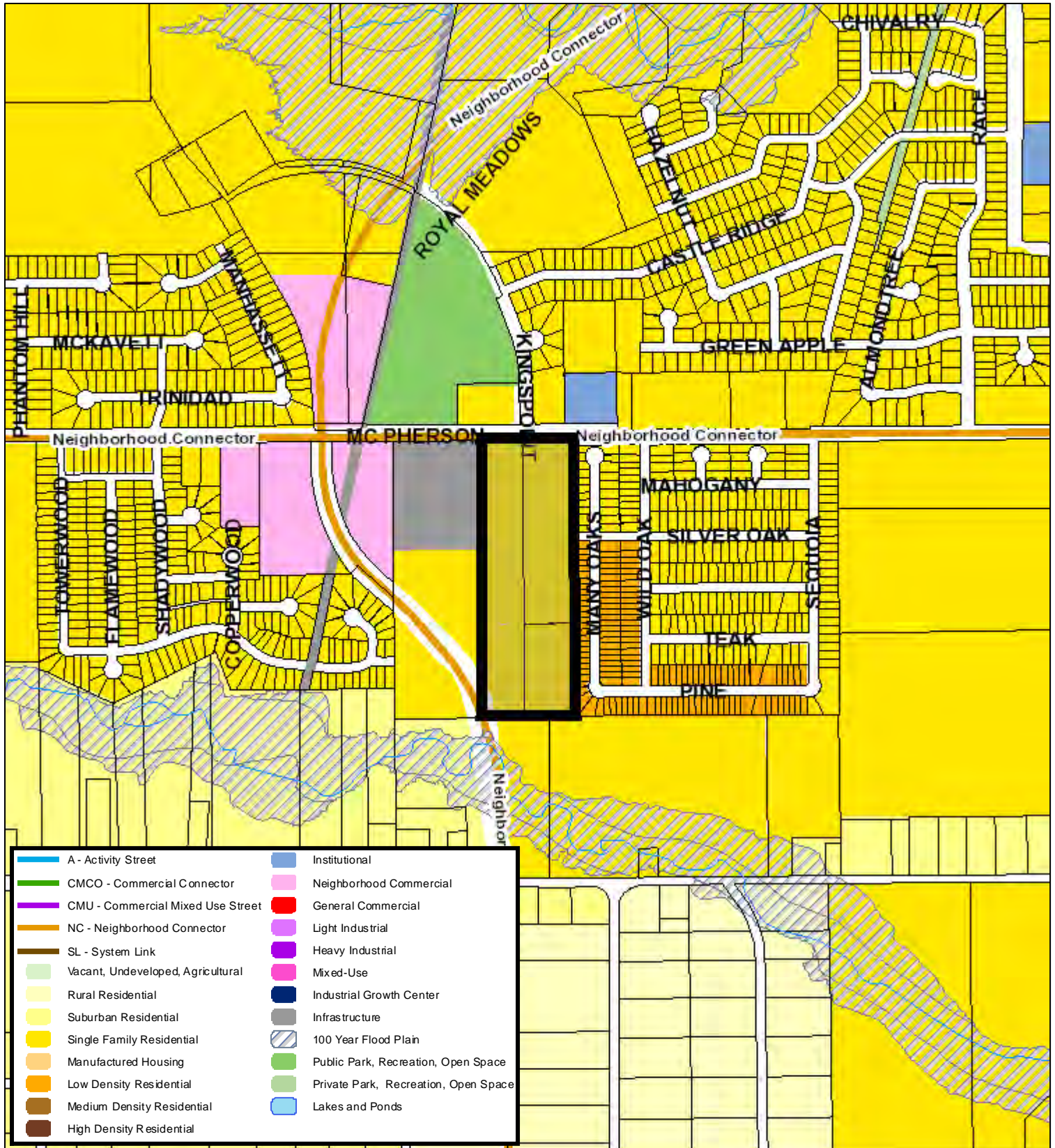
	Subject Area
	300 Foot Notification



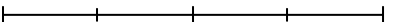
Area Map



Future Land Use



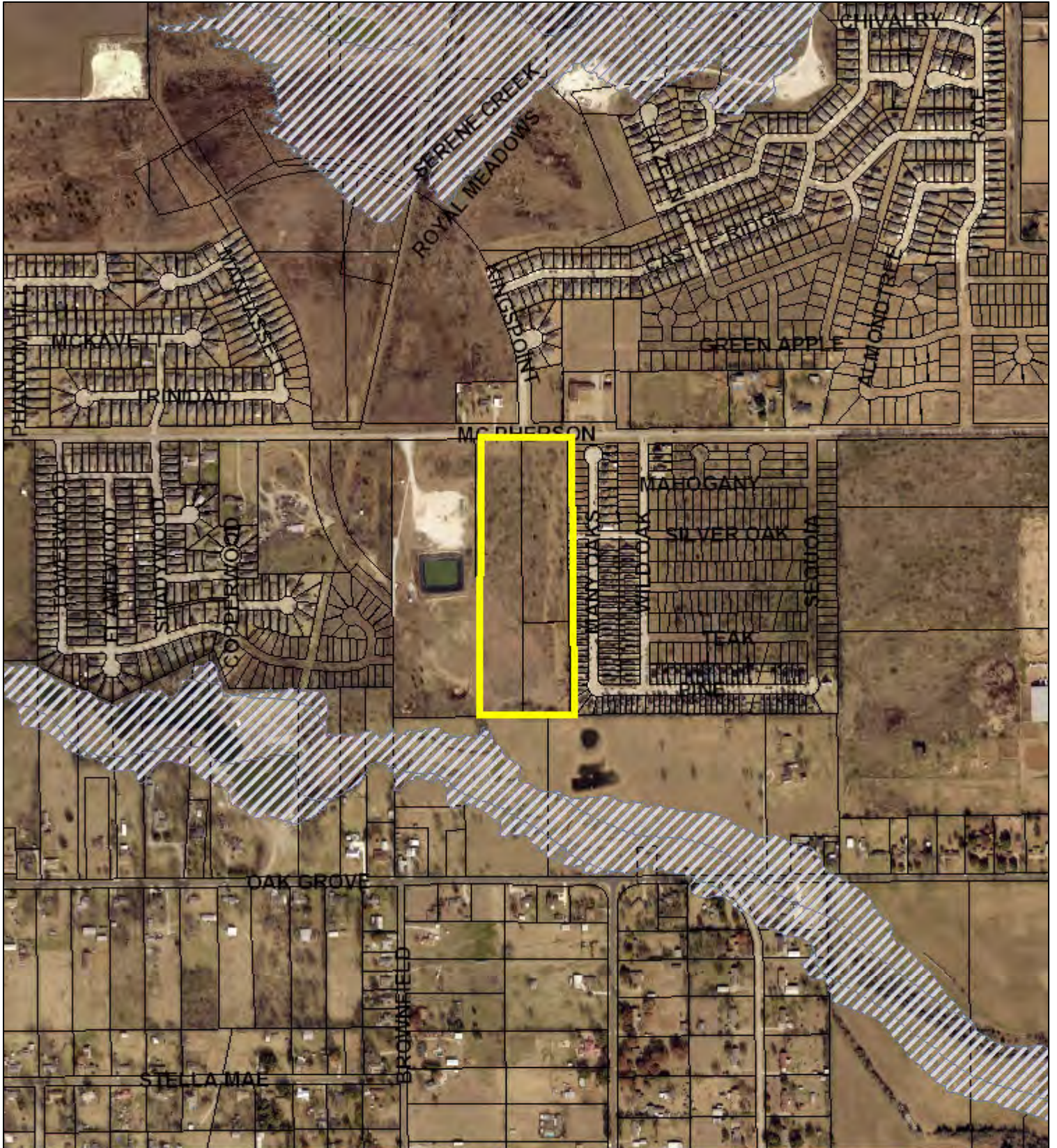
690 345 0 690 Feet



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 5, 2019.



Aerial Photo Map



0 435 870 1,740 Feet

