



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2019

Council District 6

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: SLF IV – Chisholm Trail LP

Site Location: 10200 block Summer Creek Drive Acreage: 8.280

Proposed Use: Mini-Warehouse

Request: From: "G" Intensive Commercial

To: "PD/G" for all uses in "G" Intensive Commercial plus mini-warehouse facility; site plan included

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

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

Staff Recommendation: **Approval**

Background:

The property is located south of McPherson Blvd., on the west side of Summer Creek Dr., and east of Chisholm Trail Parkway. The applicant is proposing a zoning change to add a mini-warehouse facility; site plan included.

The site plan indicates 2 one story, climate controlled buildings with a total square footage of 66,100 square feet with 1,000 square feet for office/on-site management. RV/Boat storage is included with a total of 5 one-story buildings totaling 62,080 square feet.

The property is located between Chisholm Trail Parkway and Summer Creek Drive, a Commercial Connector on the Master Thoroughfare Plan. While the site is visible from the Chisholm Trail Parkway, access is only from Summer Creek Drive; the property is not accessible from the parkway. The applicant is providing screening, landscaping and signage limitations on the side of the property facing the parkway.

The table below depicts the development standards.

	G	Proposed PD/G for self-storage
Setbacks	20 ft. setback along Summer Creek Dr.	Complies
Height	12 stories/120 ft.	One story Complies
Buffer to Chisholm Trail	NA	Six ft. minimum open style wrought iron fence; Additional landscaping on the eastern side visible from Chisholm Trail Pkwy and around the entire property Complies
Signage	Monument and attached signage	No signage displayed along Chisholm Trail Pkwy Complies
Parking lot lighting	Non-residential uses, lighting to be directed away and downward of a residential district	Complies
Parking Count	4 spaces per 1,000 sq. ft. office area	4 spaces required, 4 provided Complies

Site Information:

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / retail
- West "G" Intensive Commercial / Chisholm Trail Parkway
- South "G" Intensive Commercial / school

Zoning History: ZC-13-043 from various to various; effective 4/23/13; portion of site and surrounding

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Public Notification:

300 foot Legal Notifications were mailed on October 25, 2019.

The following organizations were notified: (emailed October 22, 2019)

Organizations Notified	
Summer Creek Ranch HOA*	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	

**Closest registered neighborhood organization*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to add a mini-warehouse facility; site plan included. Surrounding land uses consist of retail to the north, a school to the south, single-family to the east and Chisholm Trail Parkway to the west.

Based on surrounding land uses, quiet operational aspects of mini warehouses and close proximity to Chisholm Trail, the proposed zoning request **is compatible** with a site plan at this location.

2. **Comprehensive Plan Consistency – Far Southwest**

The 2019 Comprehensive Plan designates the subject property as General Commercial. While the site is visible from the Chisholm Trail Parkway, it is not accessible from the parkway. Since the access is limited to this site and the applicant is providing screening and landscaping to address the parkway, the proposed zoning **is consistent (Technical Inconsistency)** with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- 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.

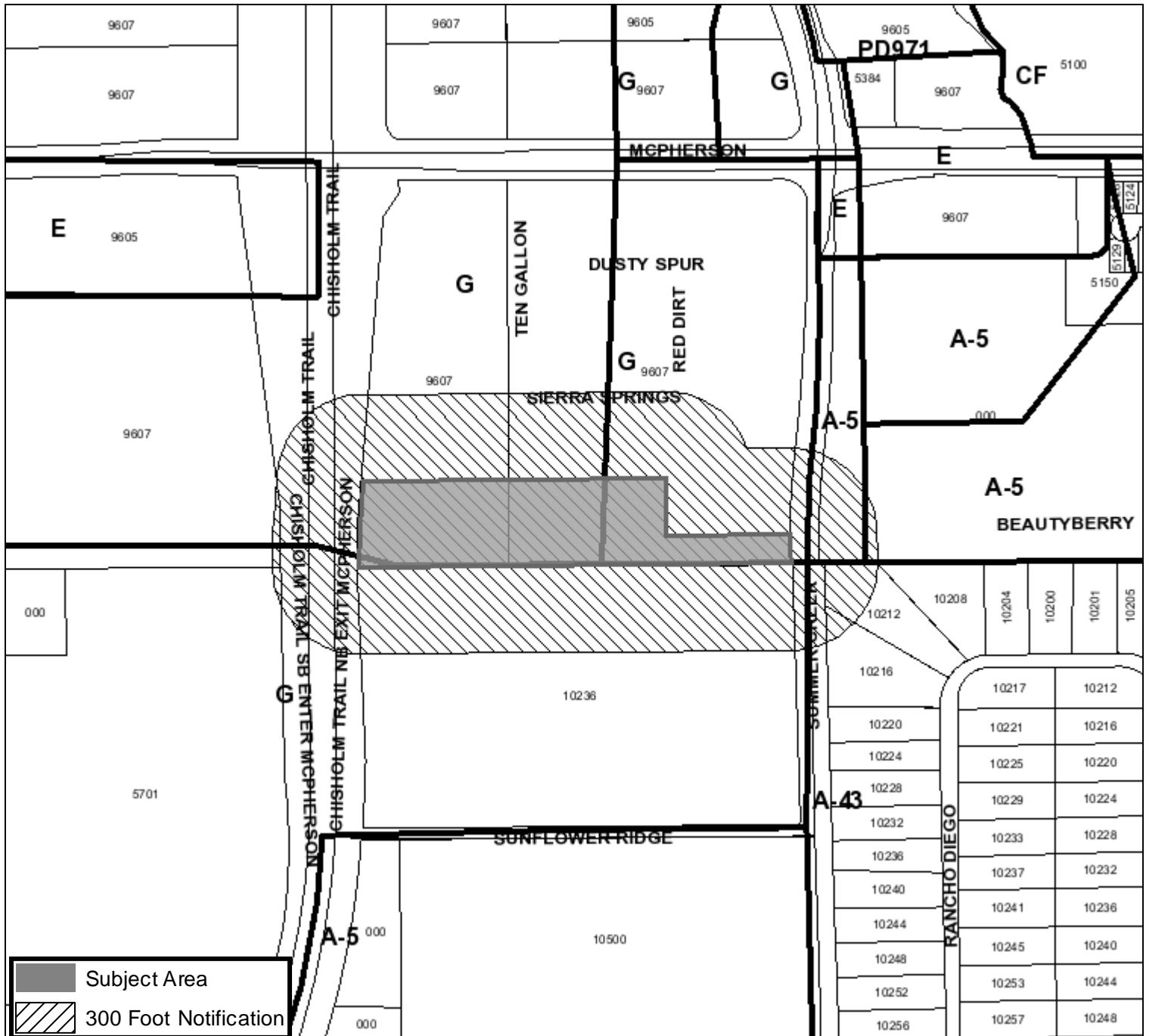
Attachments:



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

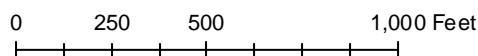


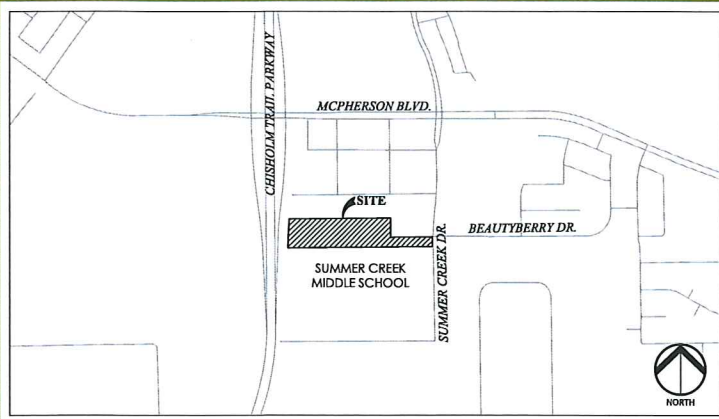
Area Zoning Map

Applicant: SLF IV - Chisholm Trail LP
 Address: 10200 block Summer Creek Drive
 Zoning From: G
 Zoning To: PD for all uses in G plus self-storage facility, site plan included
 Acres: 8.28002011
 Mapsco: 102Z
 Sector/District: Far Southwest
 Commission Date: 11/13/2019
 Contact: 817-392-8043



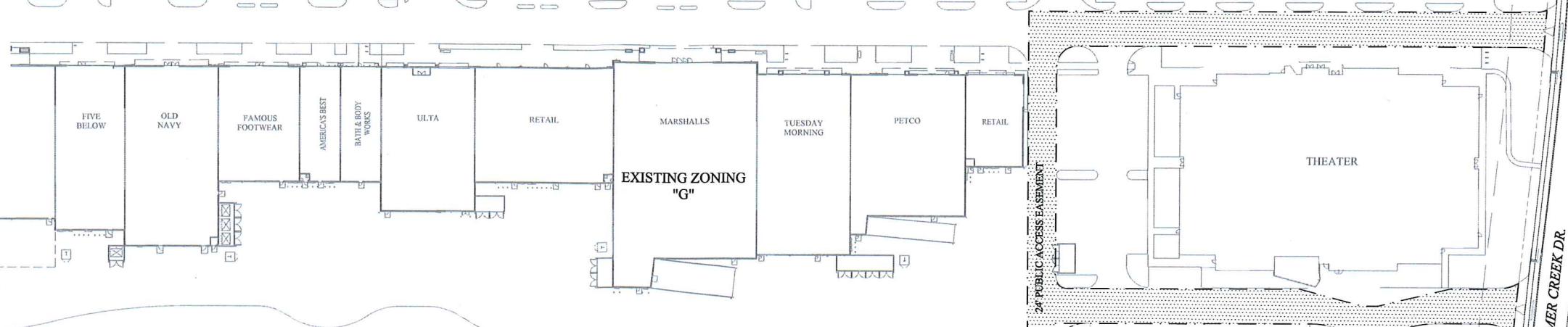
 Subject Area
 300 Foot Notification





PROJECT LOCATION
NOT TO SCALE

THE TRAILS AT CHISHOLM TRAIL RANCH
SHOPPING CENTER
(UNDER CONSTRUCTION)

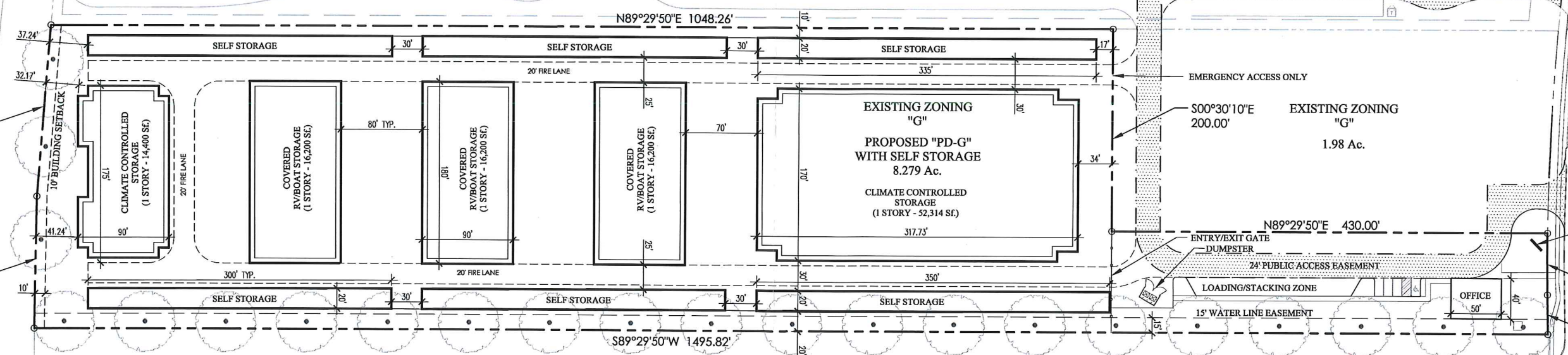


CHISHOLM TRAIL PARKWAY

SUMMER CREEK DR.

N04°10'46"E
169.98'

N00°40'01"E
130.62'



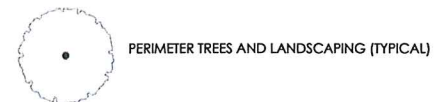
EXISTING ZONING "A-5"

BEAUTYBERRY DR.

EXISTING ZONING "A-43"

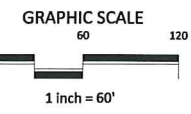
- NOTES
1. THIS SITE PLAN WILL COMPLY WITH LANDSCAPING REGULATIONS, 6.301.
 2. THIS SITE PLAN WILL COMPLY WITH URBAN FORESTRY, 6.302.
 3. THIS SITE PLAN WILL COMPLY WITH SIGNAGE REGULATIONS, 6.409, FOR ONE DETACHED MONUMENT SIGN - ON SUMMER CREEK DRIVE.
 4. NO SIGNAGE DISPLAYED ALONG CHISHOLM TRAIL PARKWAY.
 5. ANY PARKING LOT LIGHTING WILL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

SITE DATA	
EXISTING ZONING	"G" (INTENSIVE COMMERCIAL)
PARKING SPACES REQUIRED (4 SPACES PER 1,000 SQ.FT. FOR OFFICE RETAIL ONLY)	4 SPACES
NEW PARKING SPACES PROPOSED	4 SPACES
ACCESSIBLE PARKING (REQ./PROVIDED)	1/1
ZONING CHANGE TO "PD-G" COMMERCIAL PLUS SELF-STORAGE	



SUMMER CREEK MIDDLE SCHOOL

EXISTING ZONING "G"



PD SITE PLAN
8.279 ACRES
CHISHOLM TRAIL RANCH
SELF STORAGE
at
SUMMER CREEK DRIVE
September 9, 2019



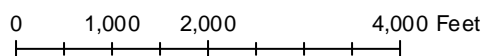
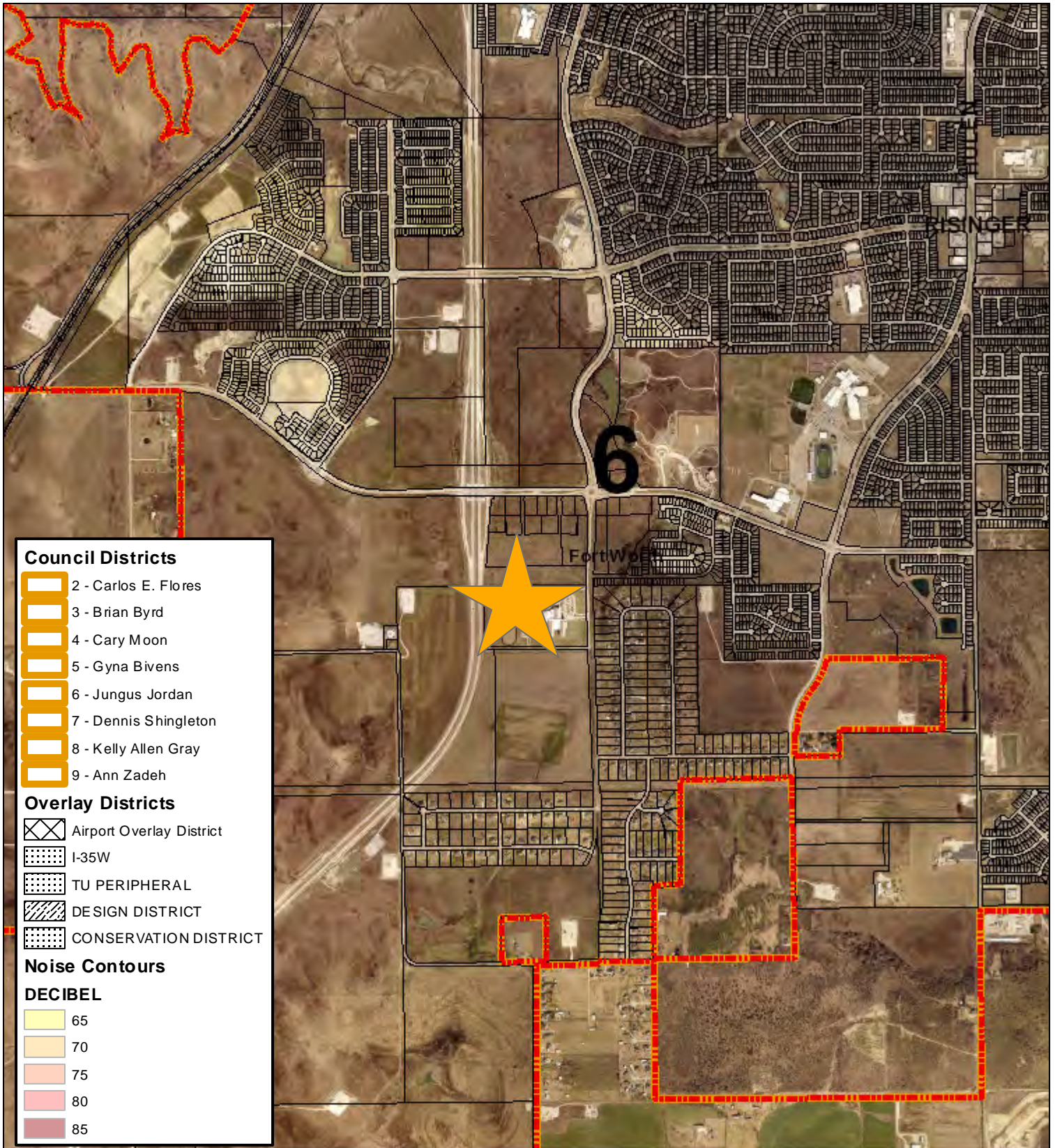
OWNER:
SLF IV - Chisholm Trail LP.
5949 Sherry Lane, Suite 800
Dallas, TX 75225
(214) 771-6769

DEVELOPER:
Sanford Acquisitions
601 W. Main Street
Decatur, TX 76234
(940) 627-7720

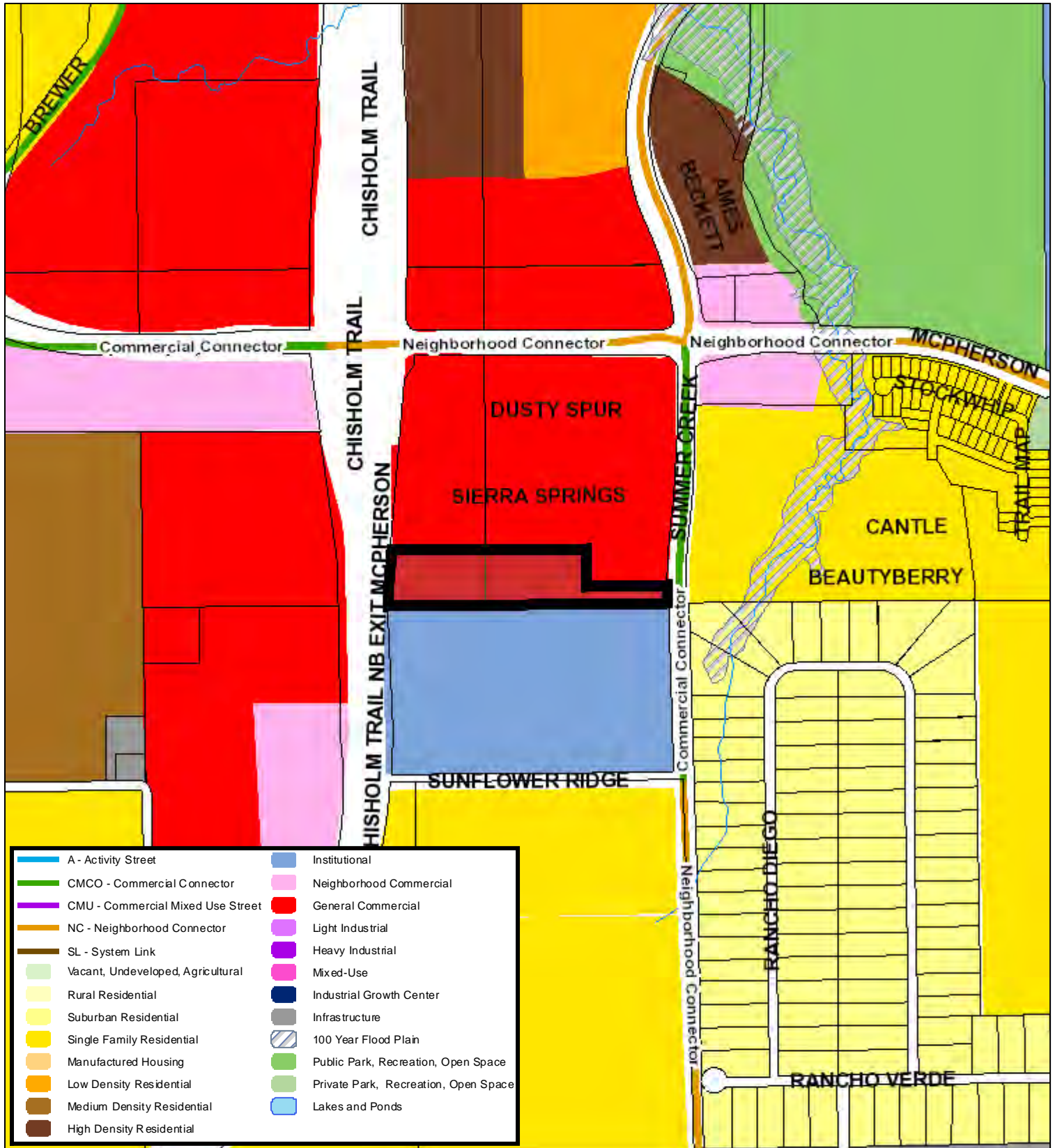
REFERENCE ZONING CASE #:

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

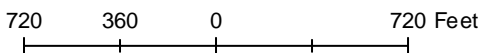
Area Map



Future Land Use



	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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

