



Zoning Staff Report

Date: March 19, 2024

Case Number: ZC-23-205

Council District: 7

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Lum'ais Wellness Group/Aaron Graves

Site Location: 7736 Blue Mound Road

Acreage: 20.18 acres

Request

Proposed Use: Wellness Center

Request: From: "PD 738 PD/SU for Tree Farm & "A-5" One-Family

To: "E" Neighborhood Commercial

Recommendation

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

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject site is a 20.1-acre piece of property near the corner of Blue Mound Rd and E Bailey Boswell Road. The site is currently undeveloped, and is proposed to be rezoned from the existing “PD” Planned Development – Specific Use for a tree farm and “A-5” One-Family to “E” Neighborhood Commercial for a wellness center/spa. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

The Blue Springs Health and Wellness center proposed on Lot 4 is an immersive, outdoor-centric wellness facility artfully programmed in an inspiring and uplifting social environment.

The outdoor facility will center around hydrotherapy and thermotherapy circuits and may include elements such as sauna, steam, cold plunge, ice shower and bath, pools, lazy river, relaxation areas, and outdoor events pavilions, the final programming of which to be determined in the site-specific plan.

Indoor facilities related to the wellness center may include hammams, grottos, indoor relaxation areas, and additional thermotherapy. The commercial improvements may consist of multiple food and beverage facilities, usually in the form of a takeaway bistro, a cafe, and a sit-down restaurant. Additionally there will be change facilities, retail, limited fitness areas (yoga and meditation) and indoor treatment areas that will include therapeutic massage.

Additionally, there may be indoor events and gathering spaces for private events to take place in association with the wellness operation. The final programming of each element of the site programming is subject to change and will be determined in the site-specific plan to be provided at a later date.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / tree farm and nursery
East “A-5” One-Family / undeveloped
South “A-5” One-Family; “R2” Townhouse Cluster/ townhome, undeveloped
West City of Saginaw / multifamily, middle school

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 29, 2023.
The following organizations were emailed on February 29, 2023:

Organizations Notified

Las Ventanas HOA	Streams and Valleys Inc
West Fork Ranch HOA	Trinity Habitat for Humanity
Creekwood HOA*	Eagle Mountain-Saginaw ISD
Keller ISD	

Development Impact Analysis

Land Use Compatibility

The current zoning on the subject site is "PD-Specific Use" for a tree farm and "A-5" One-Family. Surrounding land uses include a tree farm and nursery to the north, undeveloped land and townhomes to the south, undeveloped land to the east, and multifamily and a middle school to the west (City of Saginaw).

The proposed development of a wellness center and spa in this location would not be detrimental to the existing uses in the vicinity. This site also located near a hard corner where commercial uses are appropriate. The proposed rezoning **is compatible** with existing land uses.

Comprehensive Plan Consistency – Far North

The adopted Comprehensive Plan designates the subject property as future single-family and neighborhood commercial along Blue Mound Road within the future land use map. The proposed rezoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan map designation. Additionally, the following land use policies are supported by the rezoning request:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- 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.

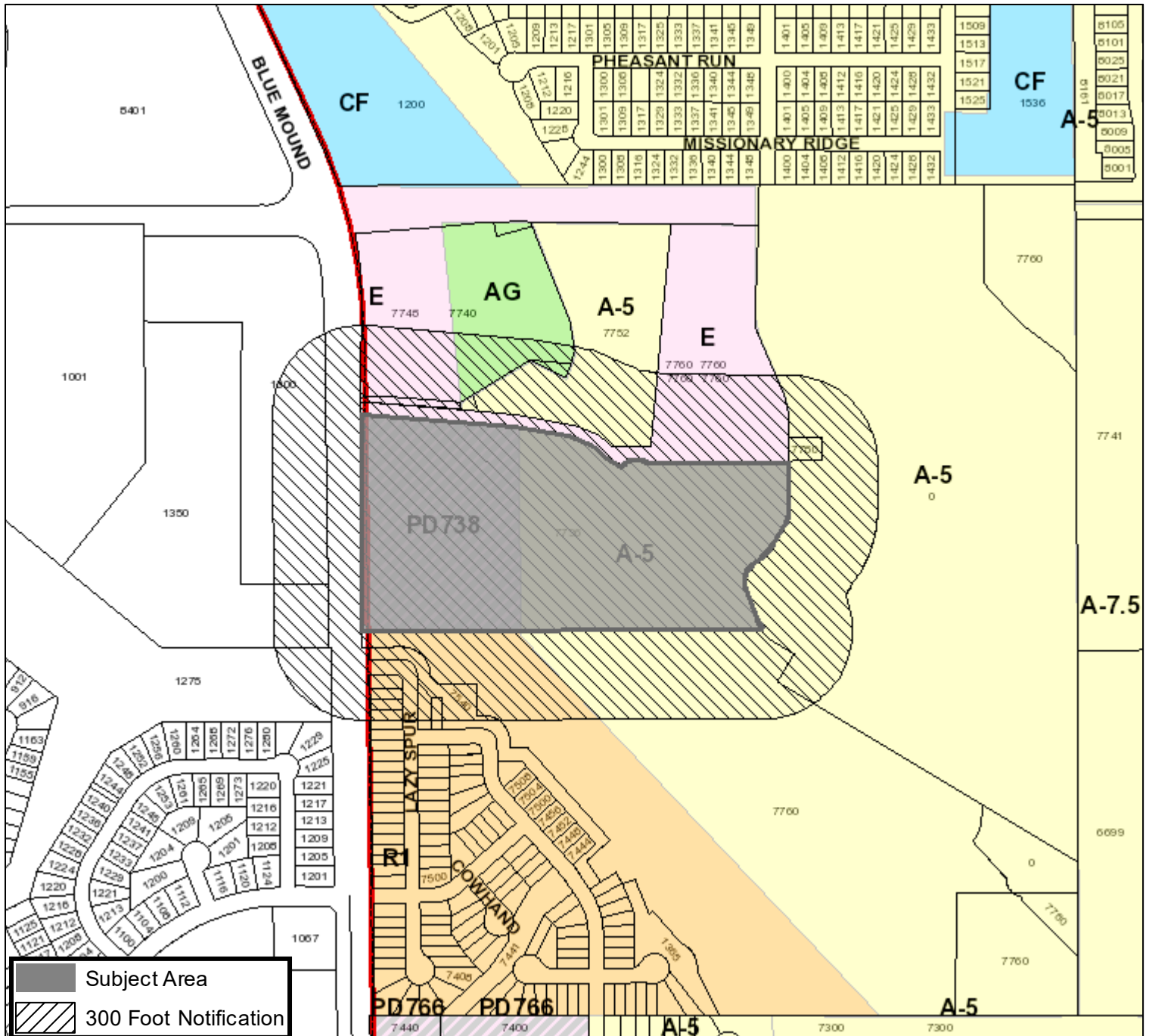
The proposed rezoning to "E" **is consistent** with the Comprehensive Plan policy goals.



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Area Zoning Map

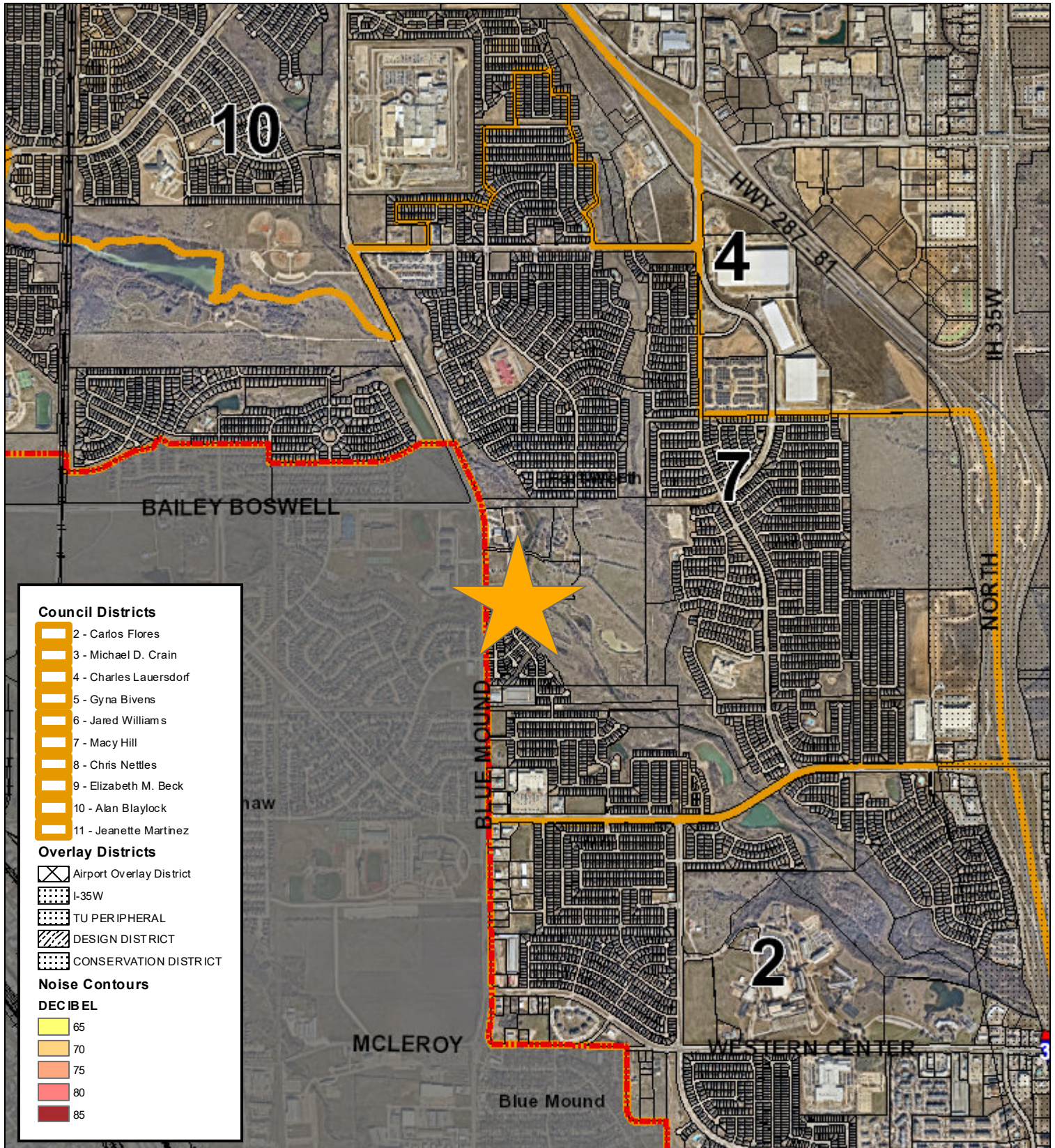
Applicant: Sanders Property LP
Address: 7736 Blue Mound Road
Zoning From: PD738/A-5
Zoning To: E
Acres: 20.19882958
Mapsc0: Text
Sector/District: Far_North
Commission Date: 3/13/2024
Contact: null



0 245 490 980 Feet

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Area Map

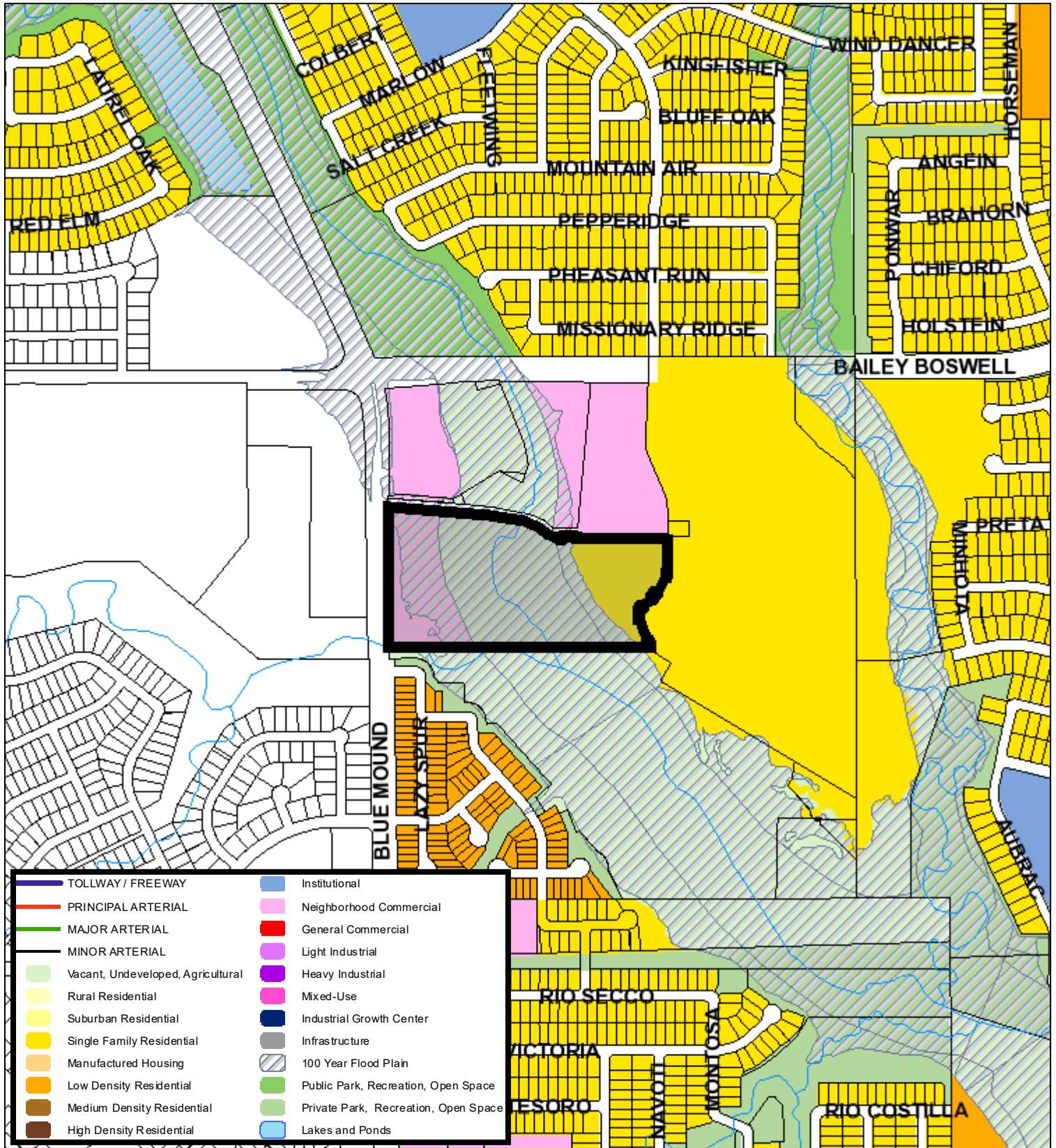


0 1,000 2,000 4,000 Feet



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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 6, 2018.

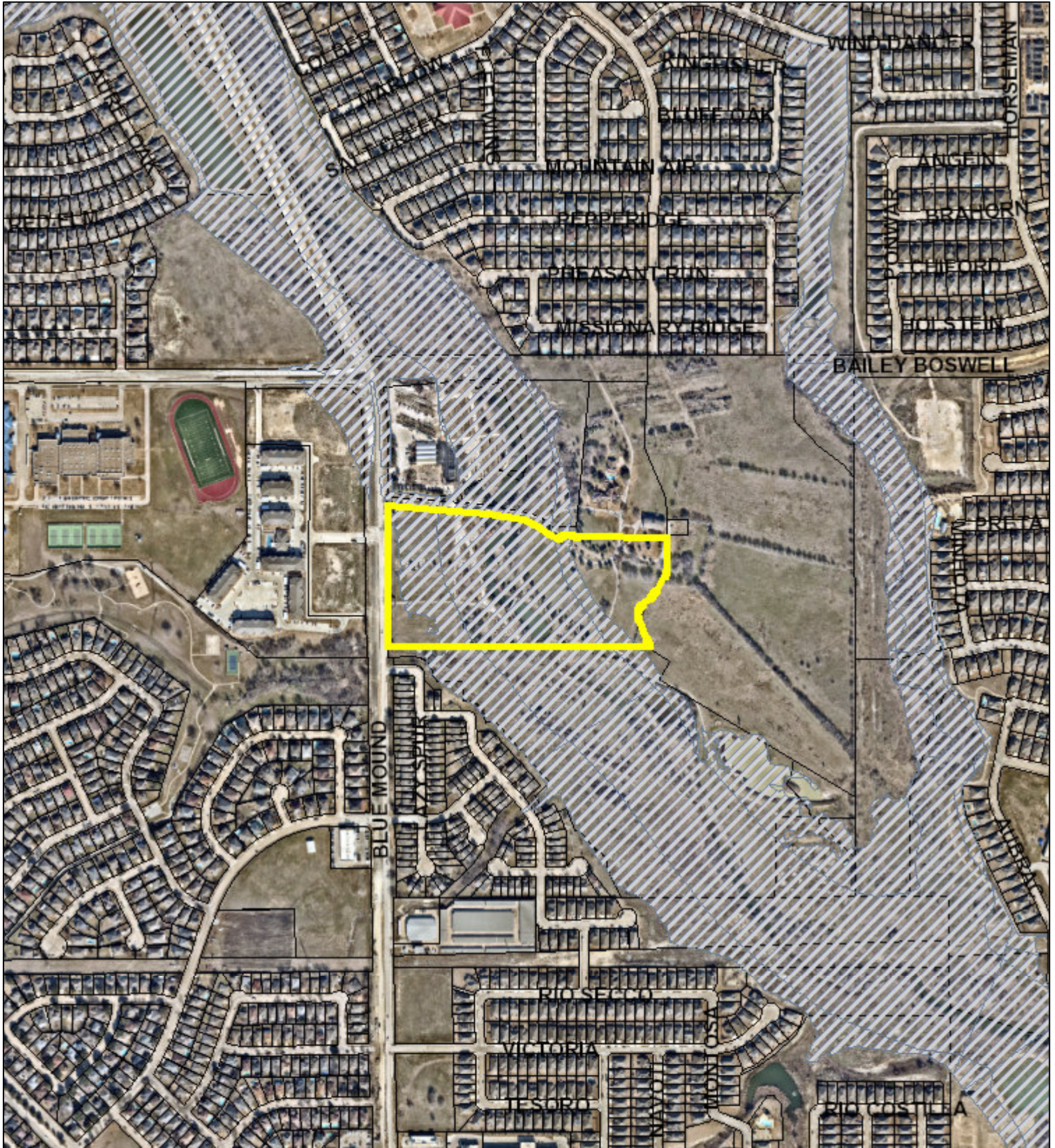


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Aerial Photo Map



0 430 860 1,720 Feet

