



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 10, 2019

Council District 3

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: 2 persons spoke in support, 1 letter received	Continued	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Case Manager	<u>Lynn Jordan</u>
	Surplus	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Owner / Applicant: Chapel Creek Westpoint Joint Venture

Site Location: 800 Chapel Creek Boulevard

Proposed Use: Single-Family

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family

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

Comprehensive Plan Consistency: Requested change is **consistent**.
(Minor Boundary Adjustment)

Staff Recommendation: **Approval**

Background:

The subject property is located west of Chapel Creek and north of Westpoint. The applicant is requesting to rezone approximately 15 acres for single-family development.

A preliminary plat has been submitted for review for approximately 78 single-family lots and one commercial tract.

Site Information:

Owner/Applicant: Chapel Creek Westpoint Joint Venture
4305 MacArthur Avenue
Dallas, TX 75209

Agent: Mark Allen/Clairemont Acquisitions, LLC

Acreage: 15.30 ac.

Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

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

East "B" Two-Family / single-family

South "A-5" One-Family, "E" Neighborhood Commercial / single-family, vacant land

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

Public Notification:

300 foot Legal Notifications were mailed on (July 17, 2019)

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

Organizations Notified	
FW Vista West HOA*	Tejas Trail HA
Trinity Habitat for Humanity	White Settlement ISD
Streams and Valleys Inc	

*Closest registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: Na

Platting History: PP-19-044 Chapel Creek Ranch to be heard by the City Plan Commission August 28, 2019

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Chapel Creek Blvd	Neighborhood Connector	Neighborhood Connector	NA
Westpoint Blvd	Neighborhood Connector	Neighborhood Connector	NA

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting a zoning change to "A-5" for single-family development. Surrounding land uses are primarily single-family and vacant land at the corner of Westpoint and Chapel Creek.

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

2. **Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning classification is not consistent with the Future Land Use map, but consistent with the policies stated below:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and adopted complete streets policy.

Based on conformance with the future land policies, the proposed zoning **is consistent** (Minor Boundary Adjustment) with the Comprehensive Plan.

Attachments:

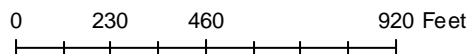
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Plat

Area Zoning Map

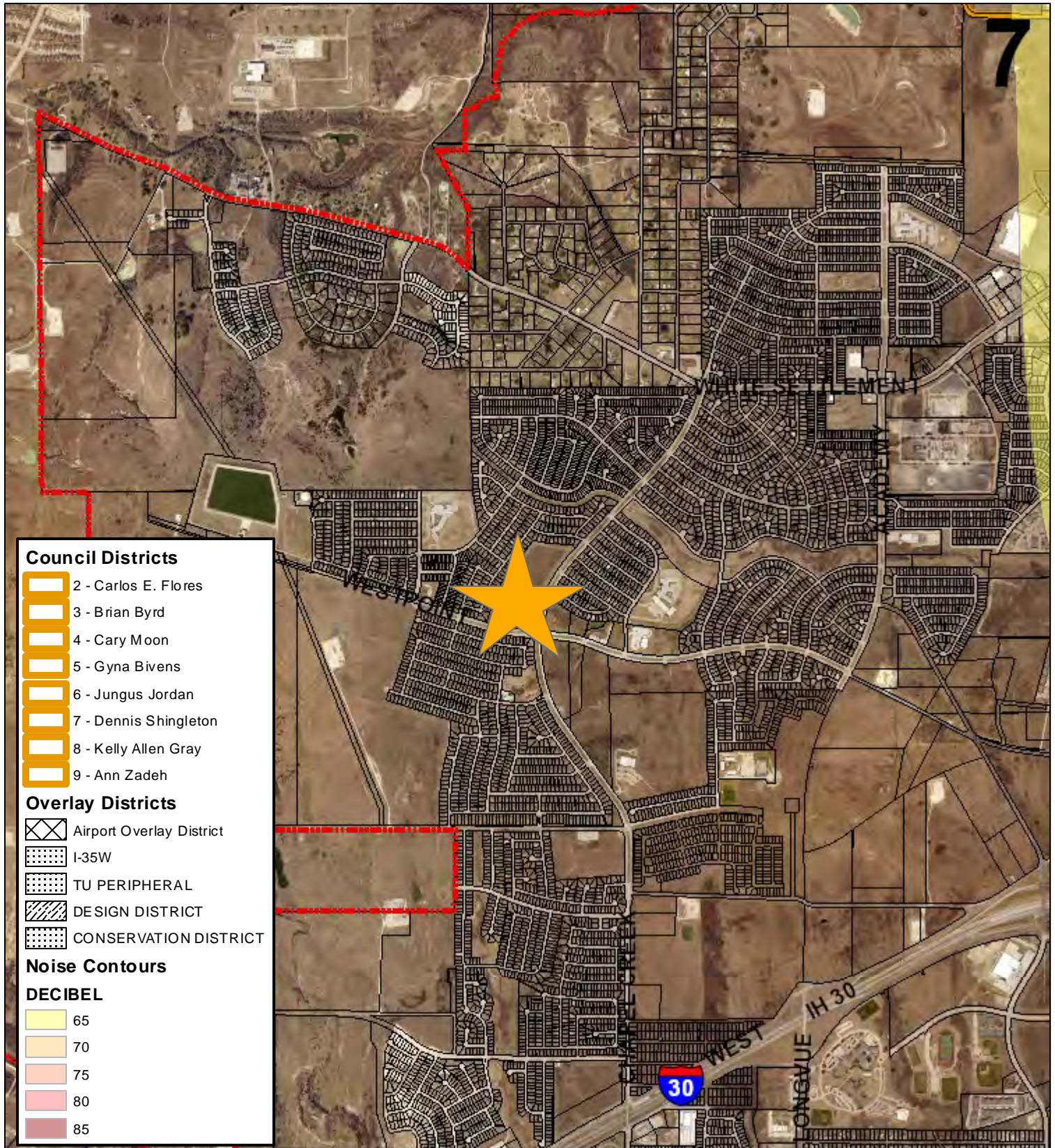
Applicant: Chapel Creek Westpoint Joint Venture
 Address: 800 Chapel Creek Boulevard
 Zoning From: E
 Zoning To: A-5
 Acres: 15.30731065
 Mapsco: 72AB
 Sector/District: Far West
 Commission Date: 8/14/2019
 Contact: 817-392-2495











Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

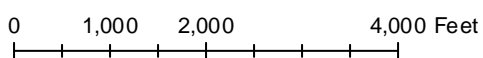
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

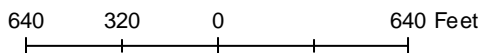
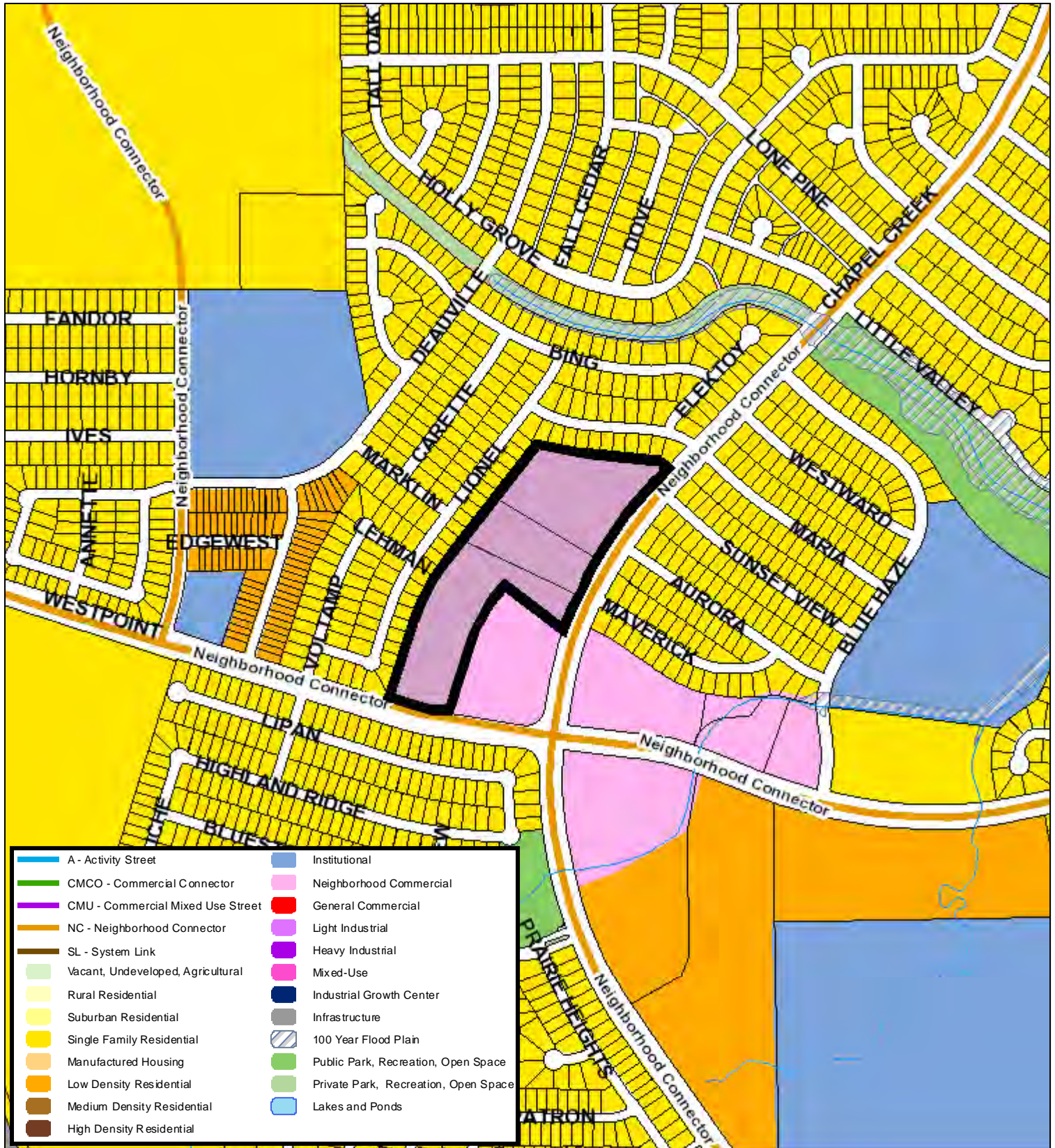
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



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

