



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-022

Council District: 4

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Keller Estates, LLC / Elizabeth Alvarez

Site Location: 5350 Basswood & 7301 Park Vista Blvd.

Acreage: 3.97 acres

Request

Proposed Use: Existing Private School to add - Convenient Stores, Restaurants, Office, Retail, and Personal Service uses such as barber shops or beauty salons

Request:
From: "CF" Community Facilities
To: "E" Neighborhood Commercial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent**

Comprehensive Plan Policy Consistency: Requested change **is not consistent**

Staff Recommendation: **Continuance**

Zoning Commission Recommendation: **Denial by a vote of 8-0**

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Project Description and Background

The subject property, spanning 3.97 acres, is located within a parcel that currently houses an existing private school. Surrounding the property are predominantly "E" Neighborhood Commercial Districts, with "AR" One-family Restricted zoning to the south and "A-5" One-family zoning to the west. The vicinity comprises a diverse mix of commercial establishments, a church, and a vacant lot, while further out are single-family neighborhoods.

The applicant proposes to construct commercial buildings along Park Vista Blvd., as outlined in the conceptual site plan included in this rezoning case. Additionally, the applicant has provided a detailed project description outlining their intentions for the development. *'Our request for a Change in zoning to a planned development in order to keep the current Cf zoning district to allow for the existing land uses to continue to operate. We would also like to add the following land uses.'*

- Convenient Store
- Restaurant
- Office
- Retail
- Personal Service uses such as barber shop or beauty salon

The current district does not allow the land uses above, so we would like to incorporate these land uses as well lot, setback, and other requirements to meet code, and accommodate the development. Part of our proposal includes improvements to the site, and new structures, parking, and landscape. 10,000 Square feet of retail, restaurant, Convenient Store. 5,000 Square feet of Office and retail.'

Surrounding Zoning and Land Uses

North	"E" Neighborhood Commercial / Commercial
East	"PD/SU" 336 / Commercial
South	"AR" One-family Restricted / Residential
West	"A-5" One Family / Church

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.

The following organizations were notified: (emailed June 28, 2024)

Organizations Notified	
Park Glen	Public Improvement District 6
Trinity Habitat for Humanity	Streams and Valleys Inc

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The surrounding area is predominantly commercial, with a Walmart Neighborhood Market, gas station, offices, and a coffee shop located across the cross streets of Basswood Blvd and Park Vista Blvd. The applicant seeks to rezone the property to accommodate specific uses permitted in the "E" Neighborhood Commercial zoning district. This rezoning would align the property's designation with the prevailing commercial character of the surrounding area, enabling the development of compatible uses that contribute to the neighborhood's commercial vibrancy and diversity.

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as Institutional on the Future Land Use Map.

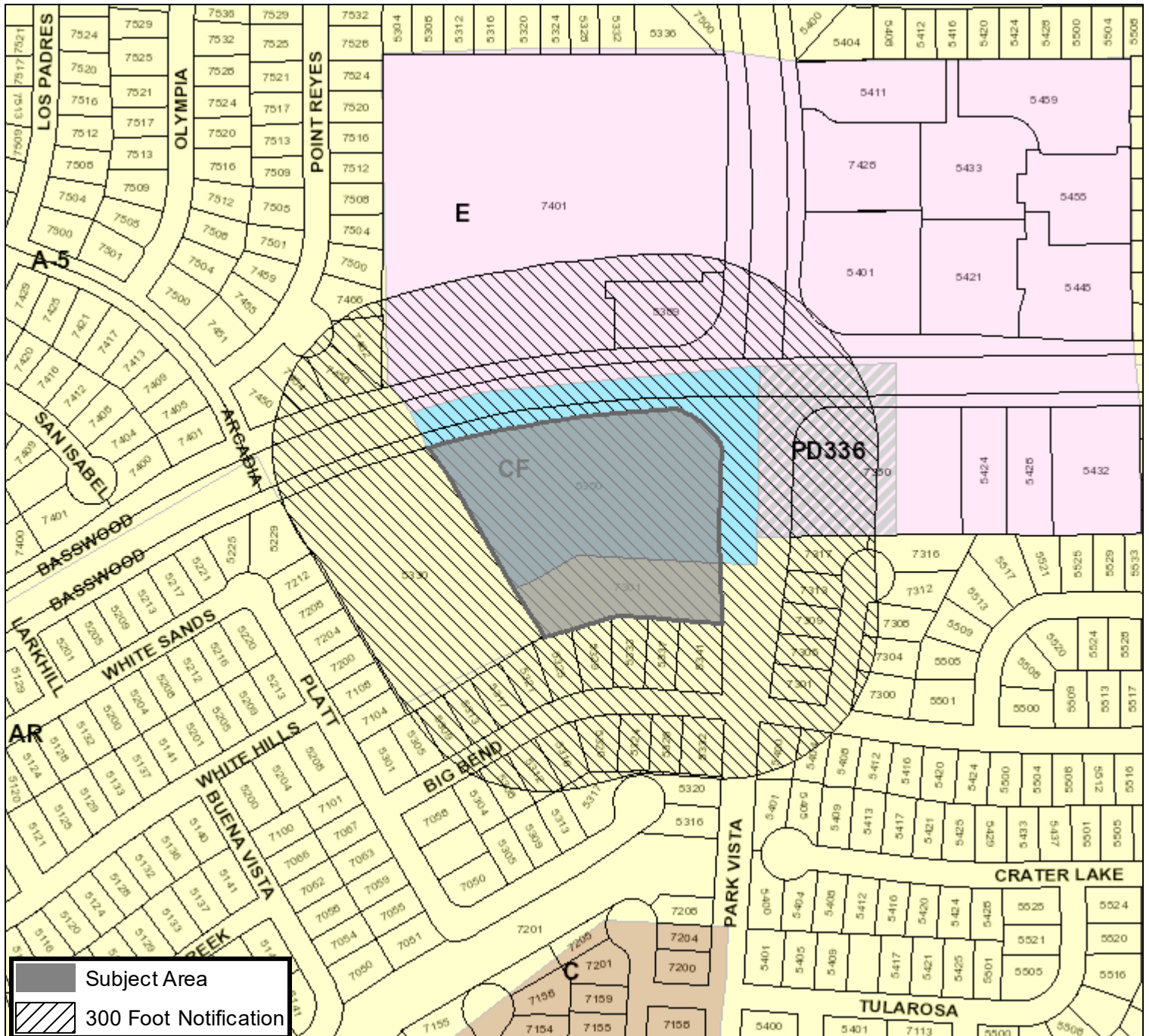
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF



The property's designation does not fall within the Commercial Future Land Use (FLU) category. Consequently, seeking commercial zoning in an area designated for Institutional development contradicts the intended urban planning objectives. Institutional zoning is primarily intended to accommodate schools, churches, and community facilities, rather than commercial activities. Introducing commercial zoning in this area would depart from the policies and goals outlined in the Comprehensive Plan, which seeks to promote diverse and integrated neighborhoods through adherence to appropriate land use designations. Therefore, the proposed commercial zoning for this area is not consistent with the established zoning intent and urban planning objectives.

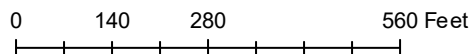
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map and Policies.

Area Zoning Map

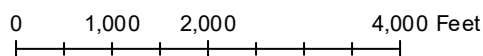
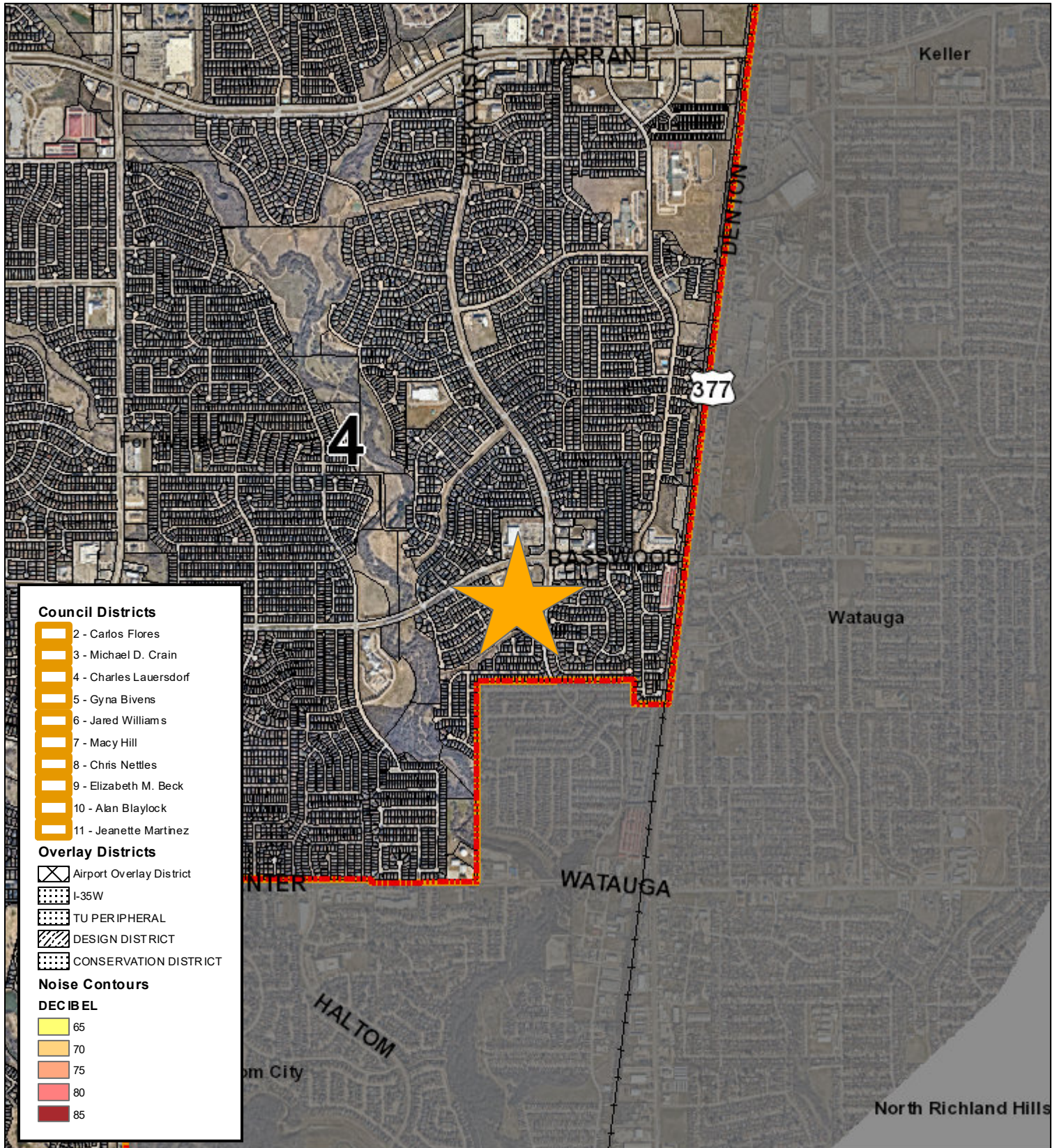
Applicant: Keller Estates LLC/ Elizabeth Alvarez Villaizan
 Address: 5350 Basswood and 7301 Park Vista
 Zoning From: CF & AR
 Zoning To: E
 Acres: 4.18565499
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 7/10/2024
 Contact: null



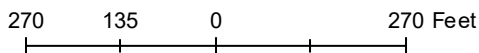
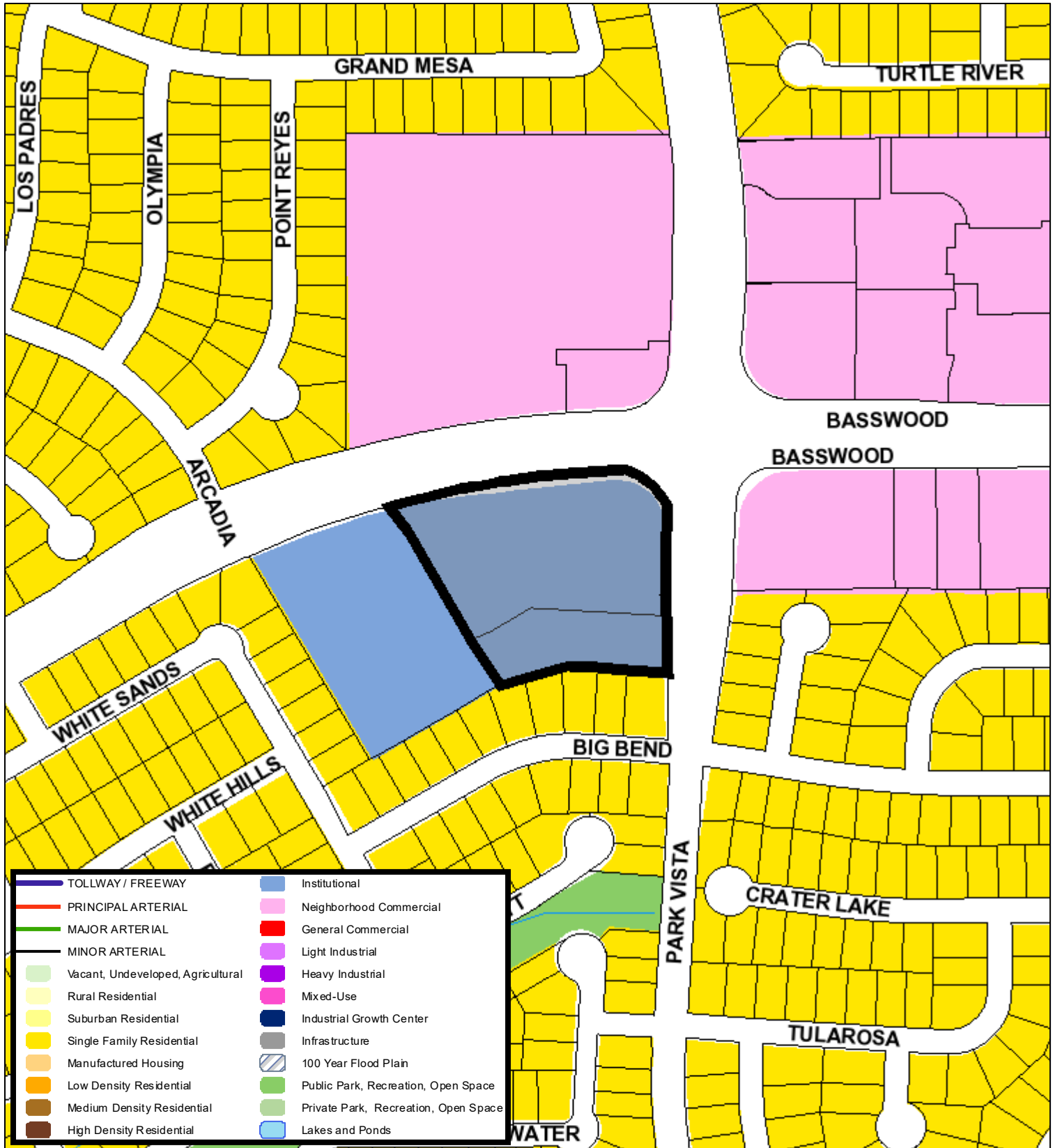
	Subject Area
	300 Foot Notification



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 6, 2018.



Aerial Photo Map



0 170 340 680 Feet

