



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 10, 2019

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: Three people spoke; 4 letters; 2 notices
Support: Two people spoke; 2 letters

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

Owner / Applicant: Michael Smith

Site Location: 11432 S. Pipeline Rd

Proposed Use: Single-family

Request: From: "AG" Agricultural, "AR" One Family Restricted, "CF" Community Facilities, "K" Heavy Industrial

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 site is just west of Riverside Drive, north of E. Tucker. The applicant is proposing a zoning change to "A-5" One-Family for a single-family subdivision home. The majority of the area is vacant land and industrial uses. There is a golf course to the east of the site that is located in the City of Euless.

A large portion of this property was rezoned in 2004 from "K" Heavy Industrial to the current "AR" zoning.

During the zoning commission hearing the opposition raised concerns with the potential for noise complaints from the existing industrial uses.

Site Information:

Owner: Michael Smith
1373 N Greenville
Allen, TX 75002

Acreage: 19.59 ac

Agent: TJ Moore / ECM Development

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:
North City of Euless / commercial; industrial

East "K" Heavy Industrial; "AR" One Family Restricted / industrial and vacant
 South "AG" Agricultural / vacant
 West "I" Light Industrial; PD 923; "CF" Community Facilities One-Family / industrial, church

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
S Pipeline	Commercial Connector	Commercial Connector	No
Trinity	System Link	System Link	No

Public Notification:

300 foot Legal Notifications were mailed on July 19, 2019.

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

East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Eastside Sector Alliance
Hurst Euless Bedford ISD	

Development Impact Analysis:

1. Land Use Compatibility

Surrounding land uses are primarily vacant and industrial.

The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Single Family, with a small piece on the western edge Light Industrial. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure.
- Encourage infill of compatible housing

Based on the conformance with the future land use map and policies stated above, the proposed zoning and land use **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan and adjacent properties.

Attachments:

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

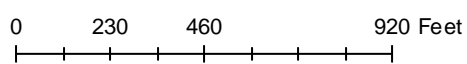


Area Zoning Map

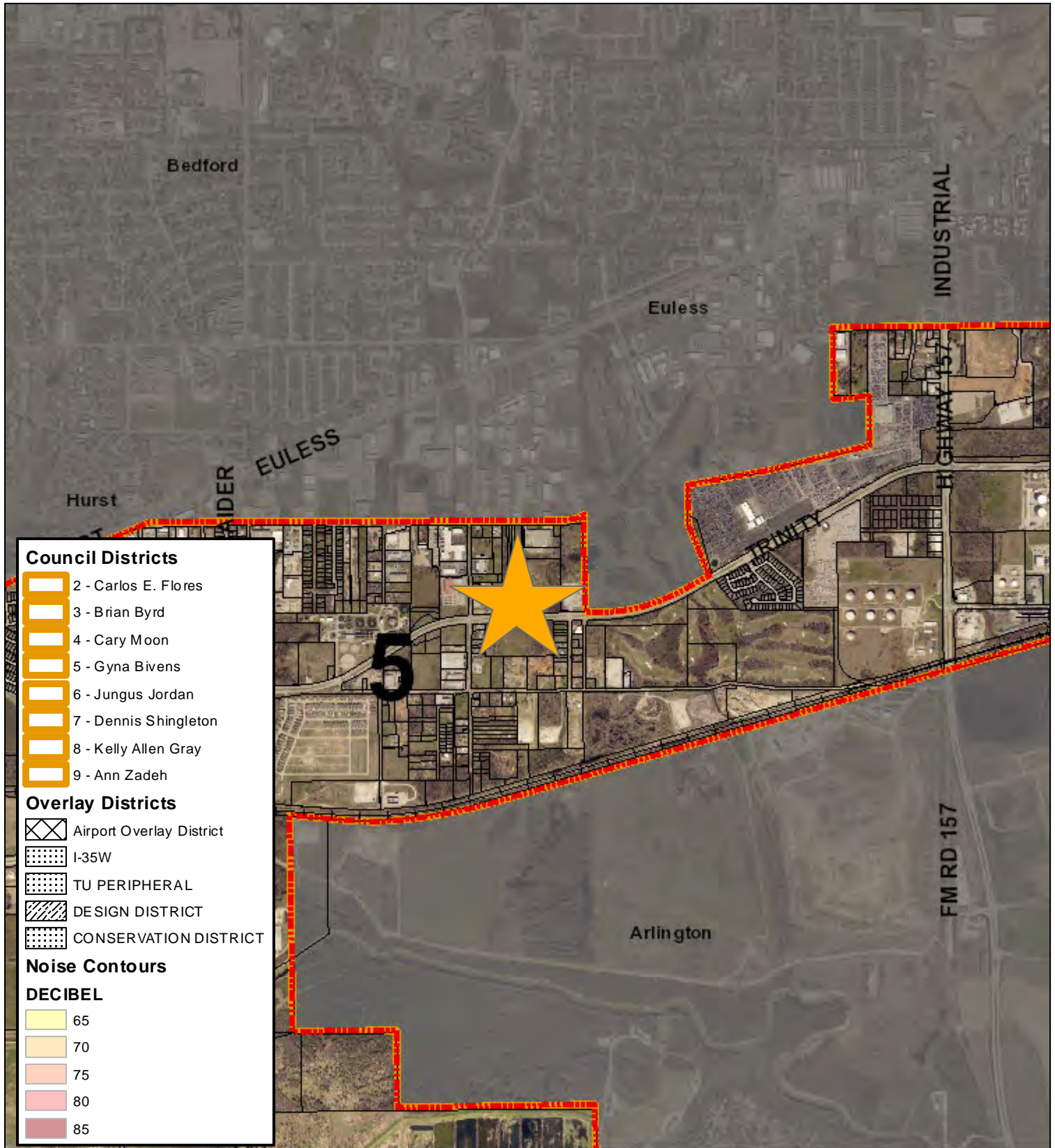
Applicant: Michael Smith
 Address: 11432 S. Pipeline Road
 Zoning From: AG, AR, CF, K
 Zoning To: A-5
 Acres: 19.58853725
 Mapsco: 54UVYZ
 Sector/District: Eastside
 Commission Date: 8/14/2019
 Contact: 817-392-8043



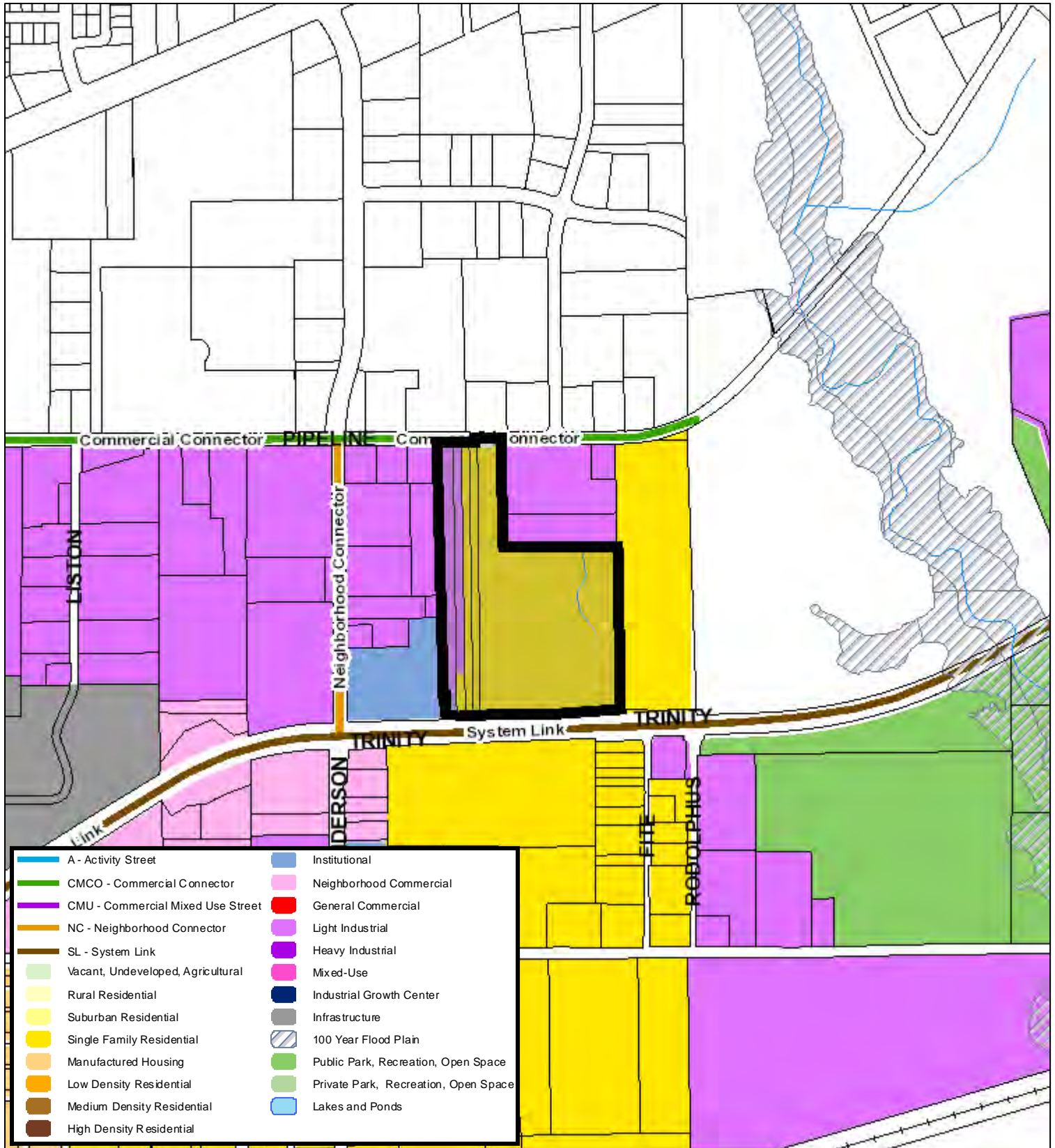
Subject Area
 300 Foot Notification



Area Map



Future Land Use

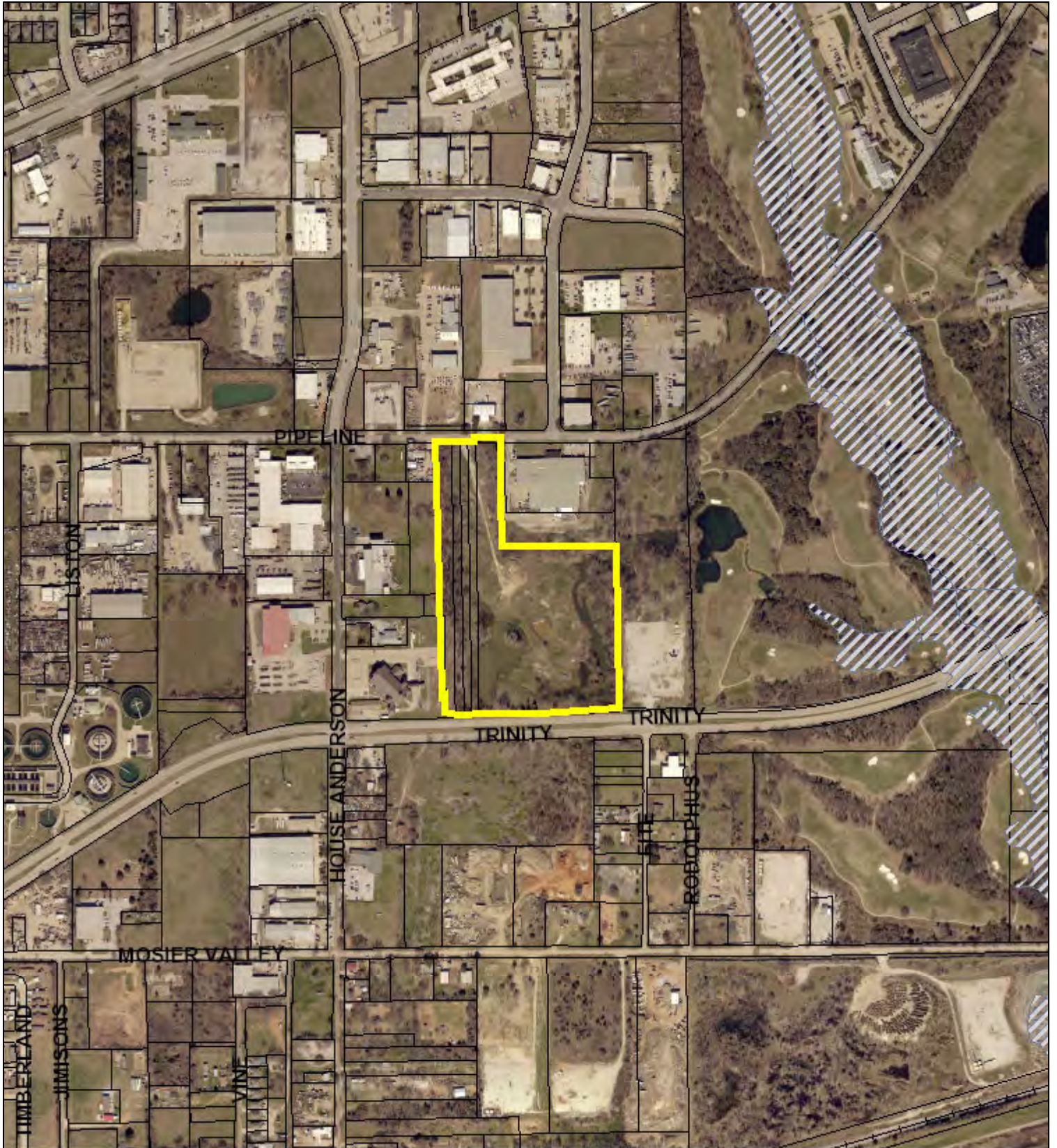


650 325 0 650 Feet

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



0 400 800 1,600 Feet

