



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 4

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

Opposition: None submitted
Support: Three letters from: Carrington Court HOA;
Carriage Hills HOA; Keller ISD

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Emerging Properties I LTD**

Site Location: 3301 Hartnett Way Acreage: 7.125

Proposed Use: **Multifamily**

Request: From: PD1173
To: "D" High Density Multifamily

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

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

Staff Recommendation: **Approval**

Background:

The property is located northeast of the intersection of I35-W and Western Center Boulevard, between Fossil Bluff Dr. to the west, Hartnett Way to the south, and Sandshell Boulevard to the east. The far western portion of the lot is within the I35-W South Zone overlay. The applicant is proposing a zoning change from "PD1173" Planned Development for all uses in "G" Intensive Commercial/I-35 Design District Overlay plus hotel, site plan approved to "D" High Density Multifamily for a multifamily development of about 215 units.

Site Information:

Surrounding Zoning and Land Uses:

- North PD736 PD/SU Planned Development/Specific Use for all uses in "R-2" Townhouse/Cluster Residential with rear entry garages / multifamily
- East "D" High Density Multifamily / multifamily
- South "G" Intensive Commercial / commercial
- West PD244 PD/SU for a motel / hotel
"G" Intensive Commercial / commercial

Zoning History: ZC-17-189 from G/I-35 to PD1173 PD/G/I-25 Planned Development for all uses in “G” Intensive Commercial/I-35 Design District Overlay plus hotel; effective 1/5/18; subject property

Public Notification:

300 foot Legal Notifications were mailed on October 26, 2020.

The following organizations were notified: (emailed October 19, 2020)

Organizations Notified	
Carriage Hills HOA	Carrington Court HOA
Sana Fe Enclave HOA	Summerfields NA
Fairway Bend HOA	Stoneglen at Fossil Creek HOA
Streams and Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Eagle Mountain-Saginaw ISD

Not located within a registered neighborhood association.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a rezoning to “D” for a multifamily development. Surrounding land uses consist of multifamily to the north and east, and commercial to the west and south.

As a result, the proposed zoning **is compatible** at this location.

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

The 2020 Comprehensive Plan designates the subject property as Mixed Use. While the proposed “D” High Density Multifamily zoning is not consistent with the future land use map, it is consistent with the following Comprehensive Plan policies:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

Although “D” High Density Multifamily is not a mix of uses, it allows for a dense area of multifamily units. Dense multifamily is a key component of what should be in a mixed use area. Like Mixed Use districts, “D” High Density Multifamily also requires Façade and building orientation standards, as well as enhanced landscaping.

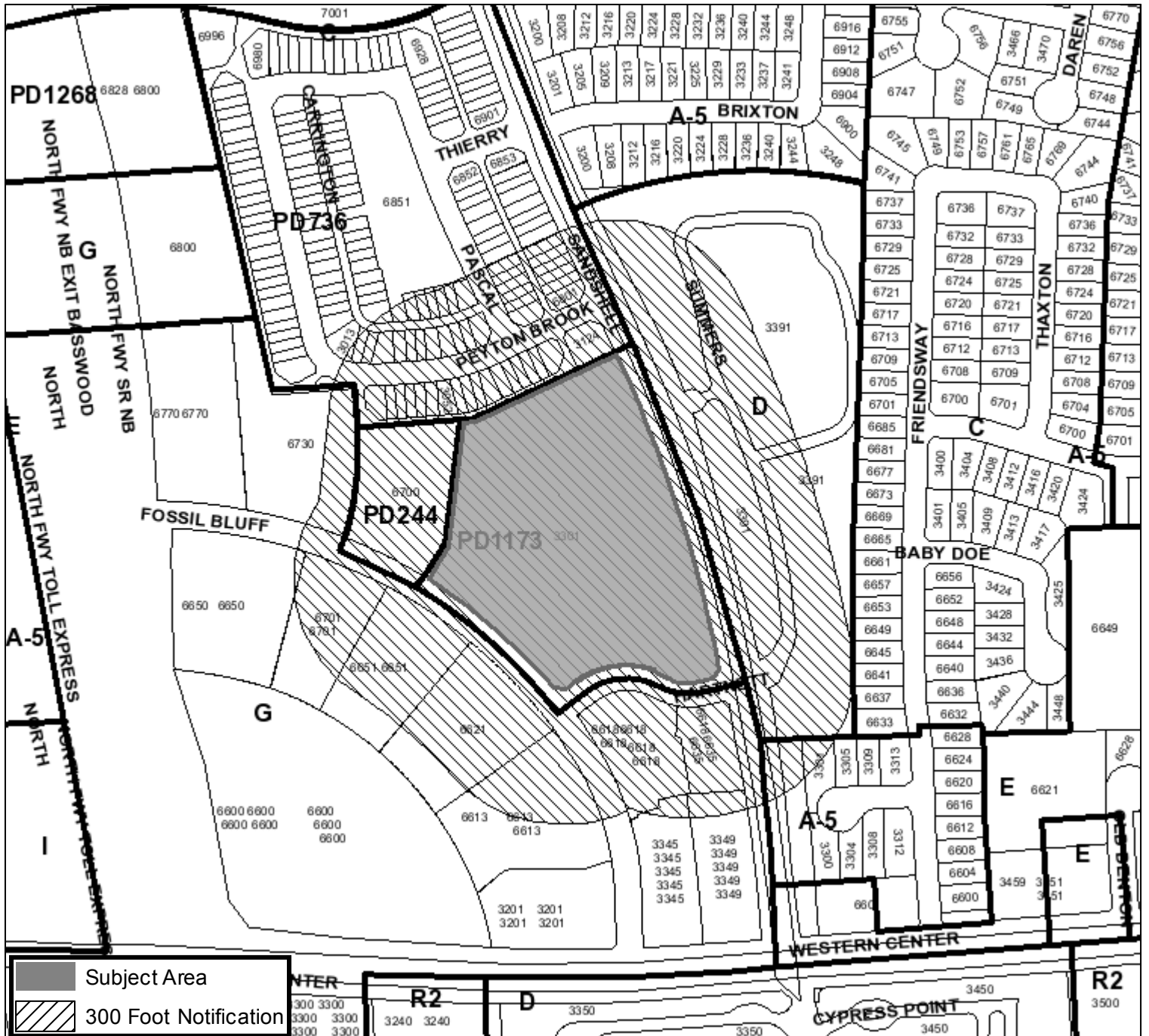
Therefore, staff finds the proposed zoning to be **consistent (Technical Inconsistency)** with the Comprehensive Plan.

Attachments:

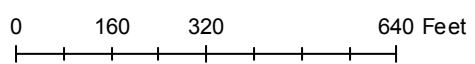
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

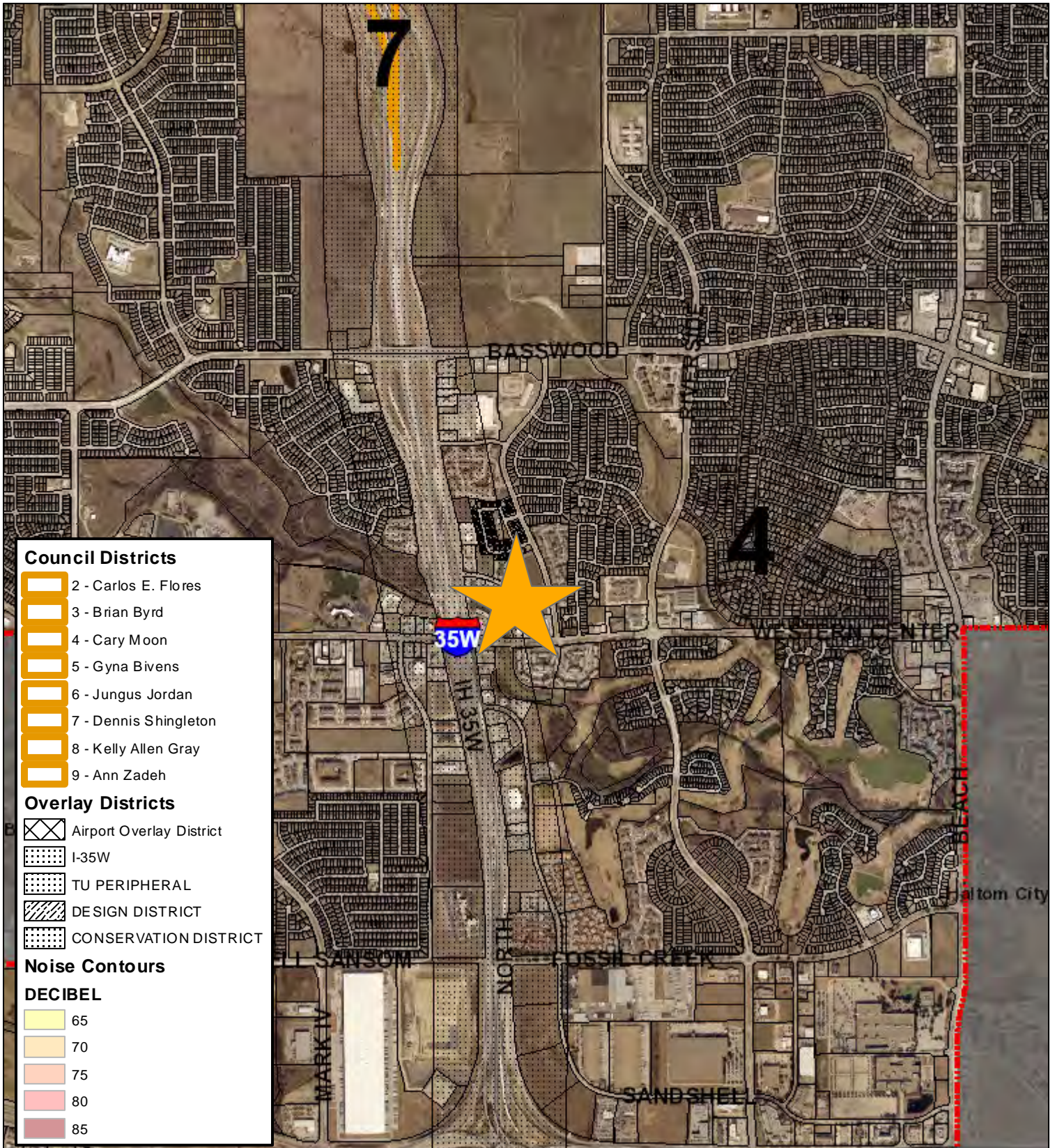
Applicant: Emerging Properties
 Address: 3301 Hartnett Way
 Zoning From: PD 1173
 Zoning To: D
 Acres: 7.04101501
 Mapsco: 35UY
 Sector/District: Far North
 Commission Date: 11/11/2020
 Contact: 817-392-2806



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

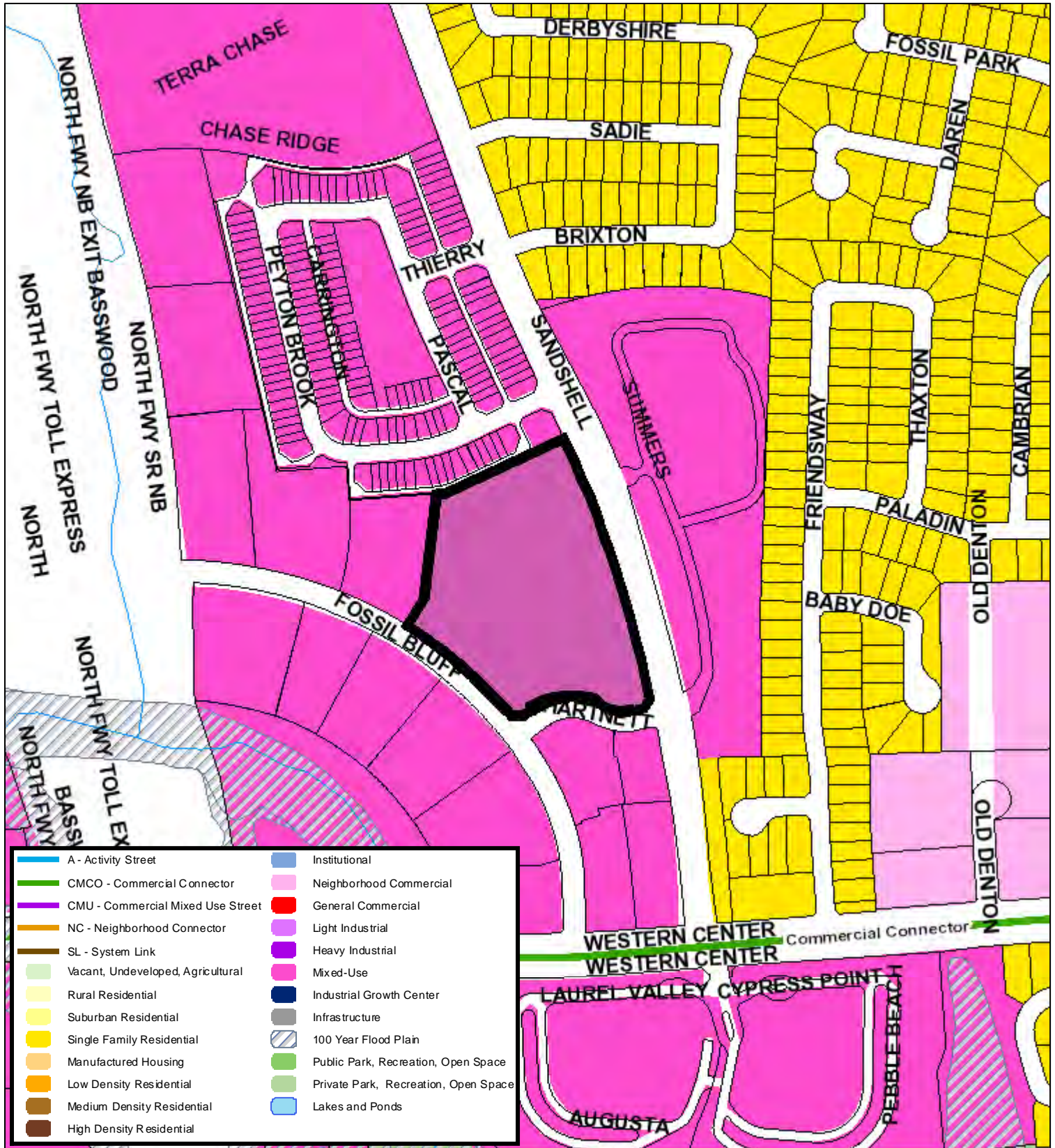
DECIBEL

-  65
-  70
-  75
-  80
-  85



0 1,000 2,000 4,000 Feet

Future Land Use



350 175 0 350 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.



Aerial Photo Map



0 225 450 900 Feet

