



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-141

Council District: 6

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Abel Anzua Garcia

Site Location: 10350 South Freeway

Acreage: 4.69 acres

Request

Proposed Use: Truck parking

Request: From: “AG” Agricultural; “I” Light Industrial

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The property is located of along the western I-35W S Freeway frontage near the McPherson Rd exit. The applicant is proposing to change the zoning from “AG” to “I” Light Industrial. The applicant’s ultimate goal is to use the property for commercial truck parking.

If approved, the applicant will have to seek a CUP to allow for truck parking without a primary use. There are similar uses located both north and south of the property with residential subdivision open space directly west. The proposed industrial zoning is appropriate at this location.

Surrounding Zoning and Land Uses

North “I” Light Industrial / truck parking
East I-35W; “I” Light Industrial / industrial
South “I” Light Industrial / RV sales
West “A-5” One-Family / single-family, Parks of Deer Creek trail system and water feature

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.
The following organizations were notified: (emailed August 23, 2021)

| Organizations Notified | |
|------------------------------|------------------------------|
| Risinger Deer Creek HOA | The Parks of Deer Creek HOA* |
| District 6 Alliance | Streams And Valleys Inc |
| Trinity Habitat for Humanity | Burleson ISD |
| Everman ISD | Crowley ISD |

* *The subject property is closest to this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “I” Light Industrial. Surrounding land uses include industrial to the north and south, single-family to the west, and I-35W to the east. Several industrial uses exist near this facility and along the I-35 corridor.

The proposed zoning request is **compatible** at this location.

Comprehensive Plan Consistency – Far South

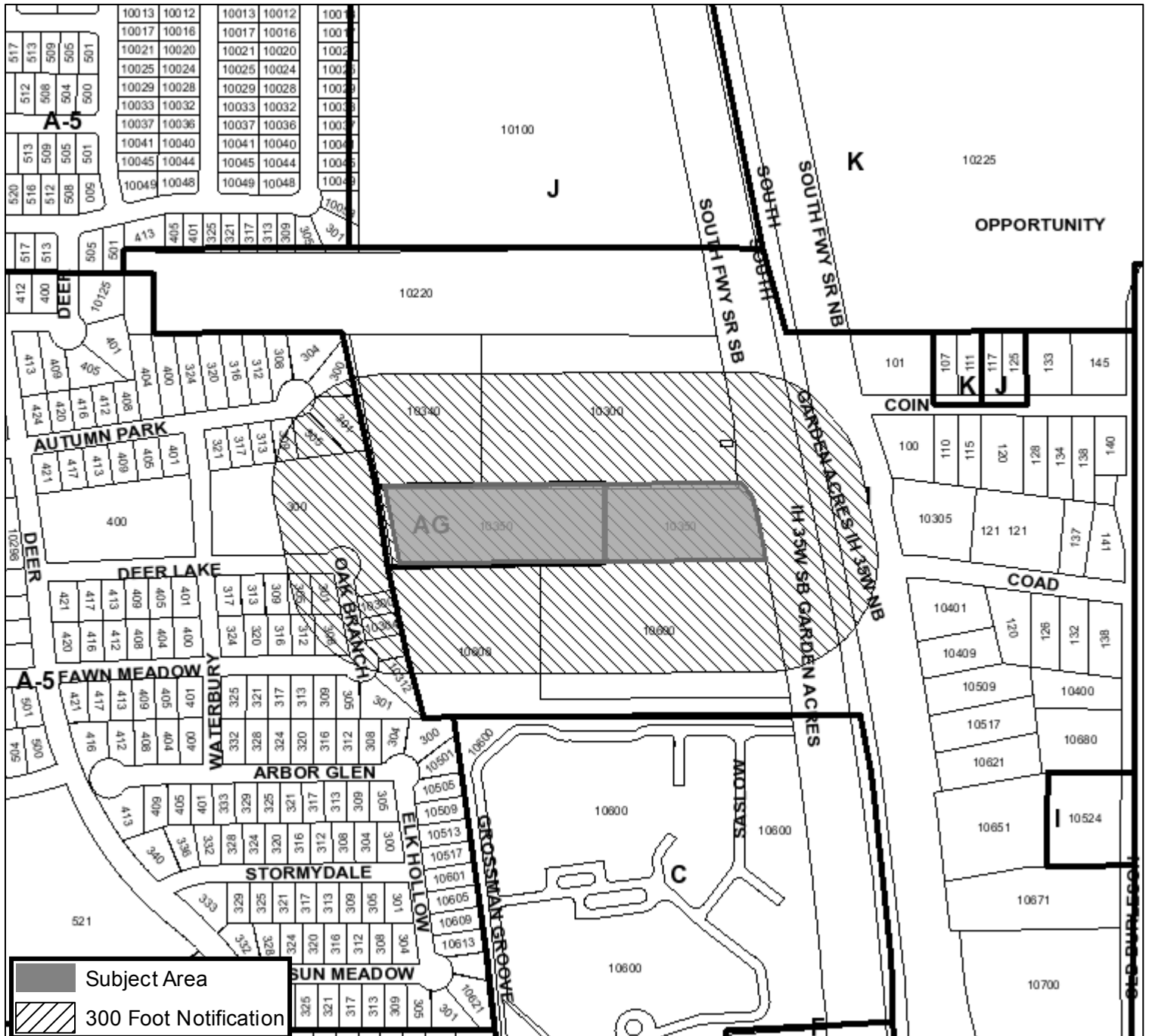
The Comprehensive Plan designates the subject property as General Commercial. The proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.



However, the requested zoning change is not consistent with the following Comprehensive Plan policies:

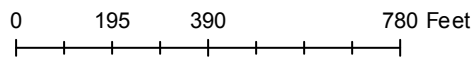
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
 - Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
-

Area Zoning Map

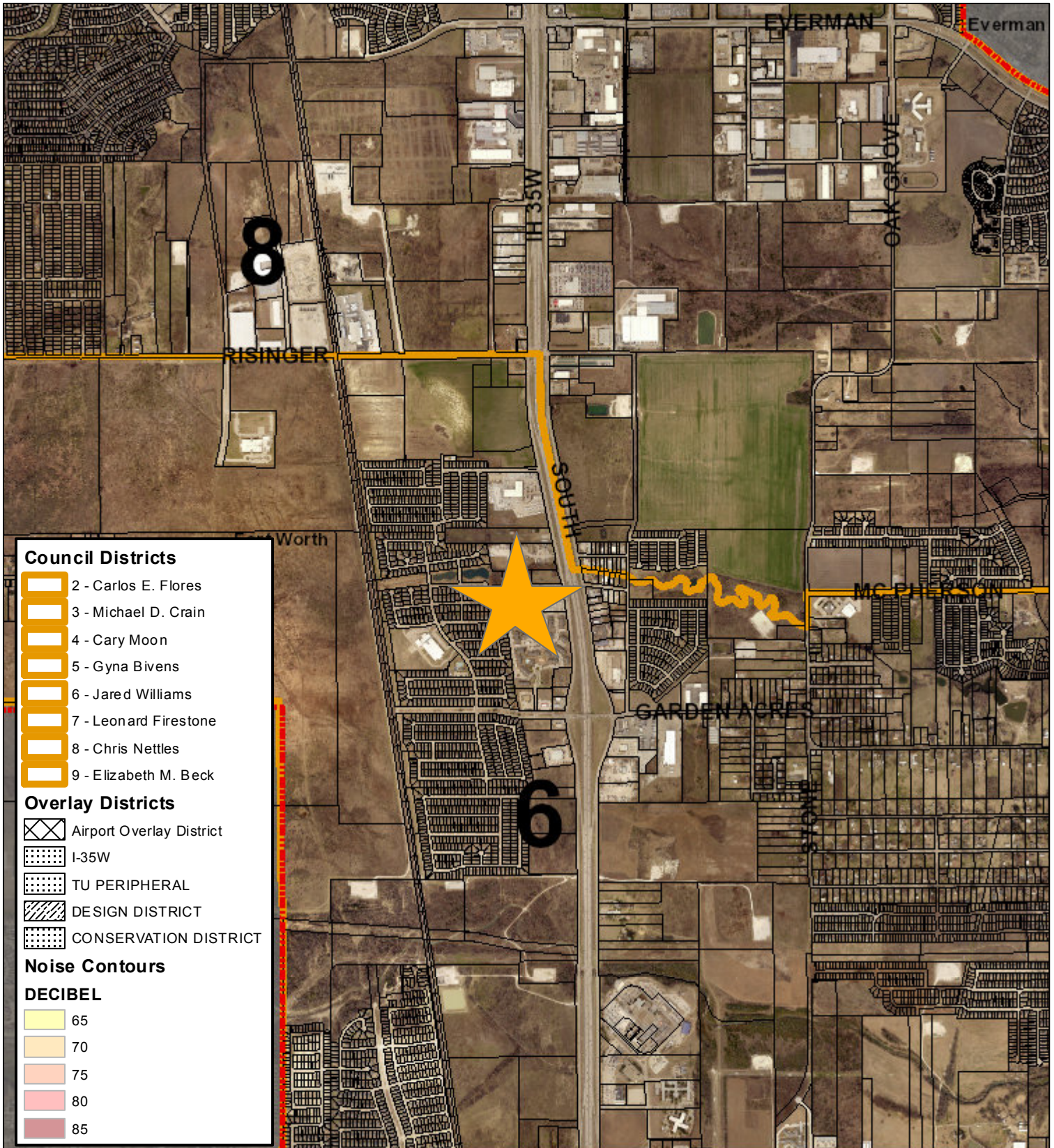
Applicant: Abel Anzua Garcia
 Address: 10350 South Freeway
 Zoning From: AG, I
 Zoning To: I
 Acres: 4.67975482
 Mapsco: 105WX
 Sector/District: Far South
 Commission Date: 9/8/2021
 Contact: null



 Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

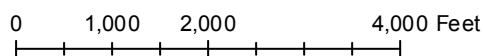
Overlay Districts

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

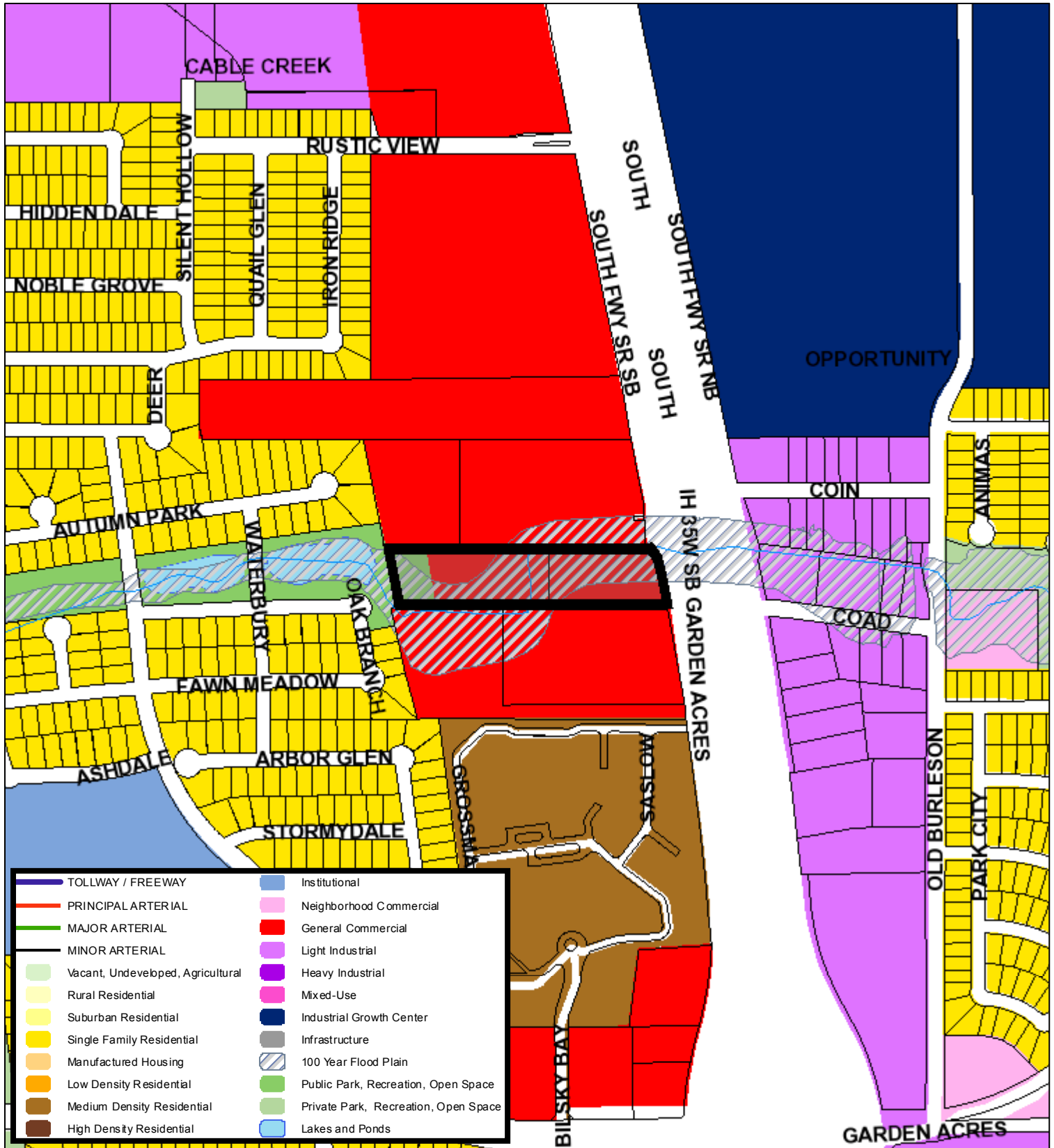
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



490 245 0 490 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



0 305 610 1,220 Feet

