



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 10, 2019

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-2

Opposition: Five people spoke; Eagle Mountain-Saginaw ISD; Santa Fe Enclave; 11 letters; 3 notices

Support: Two letters; 1 person spoke

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

Owner / Applicant: **Pulte Homes of Texas, LP**

Site Location: 2000 block Basswood Blvd

Proposed Use: **Single-family**

Request: From: "A-7.5" One-Family "E" Neighborhood Commercial
To: "R2" Townhouse/Cluster

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located at the northeast intersection of Basswood Blvd and Robert W Downing. The applicant is proposing to rezone to "R2" Townhouse/Cluster for a townhouse development. The proposed development would provide a transition between the existing single family to the west and commercially zoned property to the east.

During the zoning commission hearing the opposition raised concerns regarding views, privacy, density, traffic, green space, and property values.

Site Information:

Owner: Pulte Homes
 9111 Cypress Waters Blvd Ste 100
 Coppel, Tx 75019
Agent: Marc Paquette / Peloton
Acreage: 10.26 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North "A-7.5" One-Family / undeveloped

East "E" Neighborhood Commercial / undeveloped
 South "A-5" One-Family / single-family
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-043 from various to A-5 (council-initiated); effective 5/19/09; west of site

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Basswood Blvd	Neighborhood Connector	Neighborhood Connector	No
Robert W Downing	Neighborhood Connector	Neighborhood Connector	No

Public Notification:

300 foot Legal Notifications were mailed on July 19, 2019

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

Organizations Notified	
West Fork Ranch HOA	Santa Fe Trails HOA*
Basswood Village HOA	Santa Fe Enclave HOA
Streams And Valleys Inc	Trinity Habitat For Humanity
Keller ISD	Eagle Mountain-Saginaw ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to "R2" Townhouse Cluster. The surrounding uses are primarily single-family with an undeveloped commercially zoned property to the east. "R2" zoning provides a transition from the existing single family to the west.

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

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Single-Family. The requested change to "R2" is consistent with the Comprehensive Plan and below policy:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

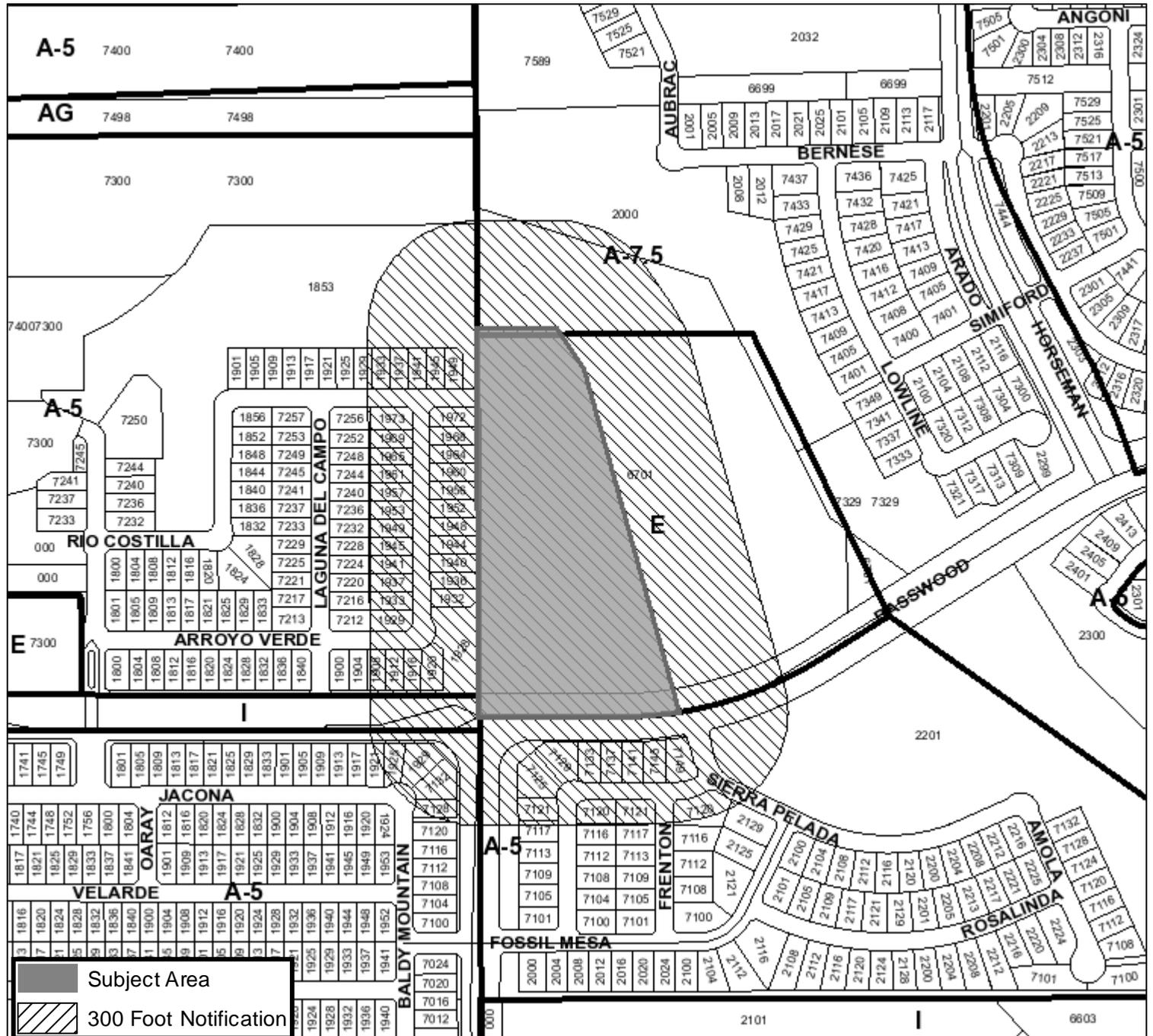
The requested change to "R2" is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Attachments:

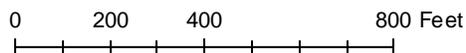
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Pulte Homes of Texas LP
 Address: 2000 block Basswood Boulevard
 Zoning From: A-7.5, E
 Zoning To: R2
 Acres: 10.25600706
 Mapsco: 35NS
 Sector/District: Far North
 Commission Date: 8/14/2019
 Contact: 817-392-8043



 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

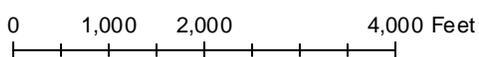
Overlay Districts

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

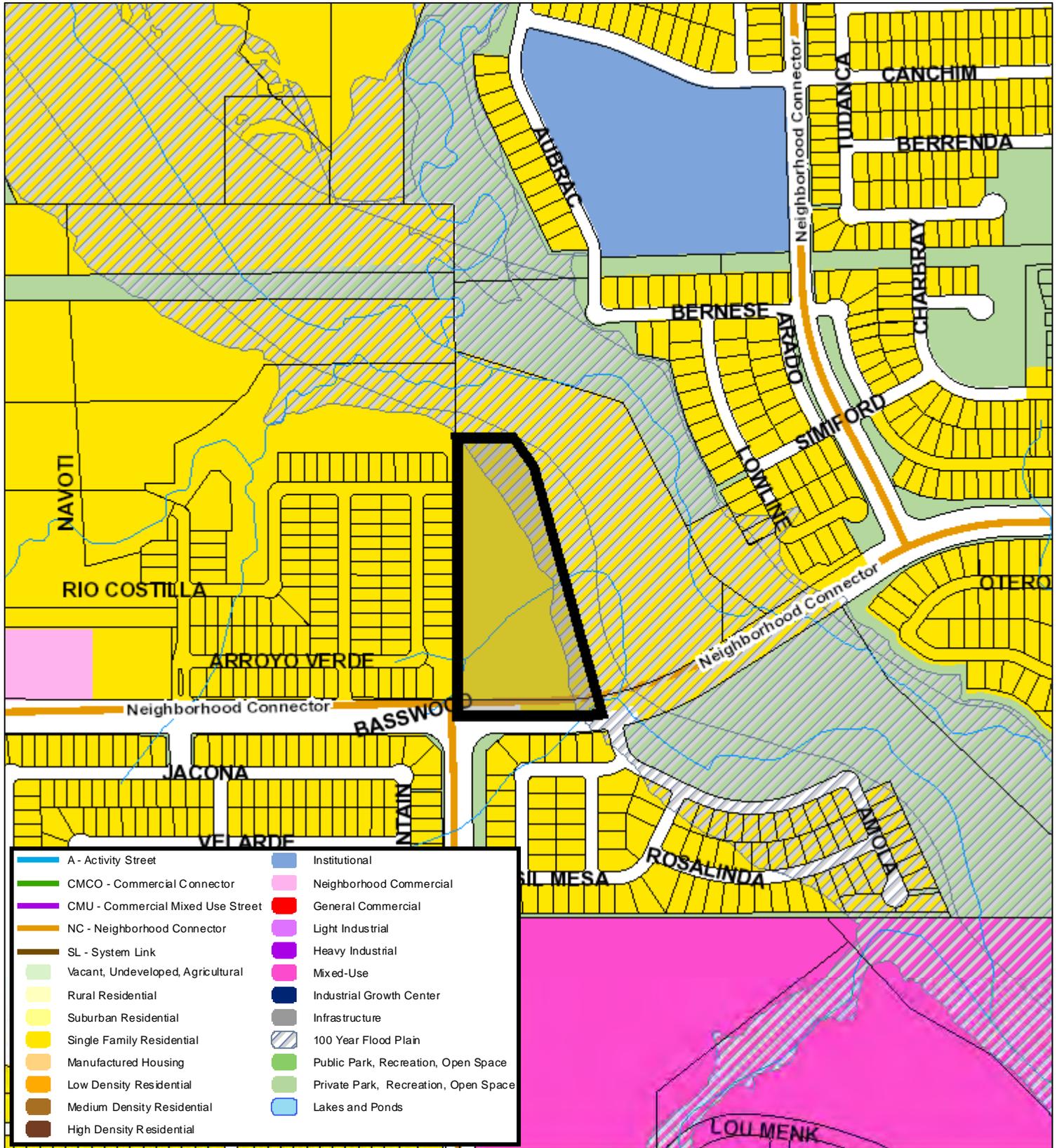
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



510 255 0 510 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



0 320 640 1,280 Feet

