



## **CITY COUNCIL COMMUNICATION**

August 28, 2012

**SUBJECT:** Hold Public Hearing for Zoning Change Case No. 12-02-ZC and Consider First and Final Reading of Ordinance No. 1966

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 12-02-ZC

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### **ACTION REQUESTED:**

Receive public input regarding the request for a Zoning Change of 0.836 acres within the John Groves Survey, Abstract No. 599, from Texas Highway 10 Multi-Use District (TX-10) zoning to Light Industrial District (I-1) zoning and approve Ordinance No. 1966 concurring with the Planning and Zoning Commission's 7-0-0 recommendation on August 7, 2012.

### **ALTERNATIVES:**

- Open the Public Hearing and continue it to the next meeting.
- Open, conduct, and close the Public Hearing.
- Approve the request with modifications.
- Deny the request.

### **SUMMARY OF SUBJECT:**

**Applicant:** LHL Management and Carroll G. Miller LLC

**Location / Zoning:** 0.836 acres out of the John Groves Survey Abstract No. 599 south of W. Euless Blvd (SH10). The property is currently zoned Texas Highway 10 Multi-Use District (TX-10). The applicants are requesting the zoning be changed to the Light Industrial District (I-1).

**Project Description:** Located at 2683 W. Euless Boulevard, Ferguson Enterprises is seeking to expand their outdoor storage area for their regional plumbing supply store. Their current storage area is located within the Light Industrial (I-1) zoning district. To make this expansion possible, Ferguson has contracted to purchase property adjacent to the west

from LHL Management and Carroll G. Miller LLC. This property is currently zoned I-1 with a triangle of TX-10 zoning which crosses the boundary lines of the property on the northeast corner. Staff is recommending that this triangle portion be rezoned to I-1 to match the zoning of the Ferguson's property currently being used for storage.

The TX-10 zoning district was established in association with the update to the City's Comprehensive Plan and approved by the City Council in 1997. The zoning district was applied specifically to parcels along W. Eules Boulevard in order to encourage commercial redevelopment along the corridor. Parcels which contained development were wholly included into the district. In other areas along the corridor where development had not yet occurred, the zoning district was applied as a three hundred (300) foot buffer on either side of the state right-of-way.

The proposed zoning change does not include the parcel which immediately fronts onto W. Eules Boulevard. LHL Management will retain this parcel as the TX-10 zoning for future development.

If approved, the property owners intend to sell the property to Ferguson Enterprises for their development. Development of the property will require site plan approval and go through the City's platting processes.

The Development Services Group has certified that the information provided in the application meets the standards of the City of Eules.

The Planning and Zoning Commission held a public hearing on August 7, 2012 and voted to recommend approval of the zoning change by a vote of 7-0-0.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 1966
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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City Manager's Office

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City Secretary's Office