



PLANNING AND ZONING COMMISSION COMMUNICATION
May 17, 2016

SUBJECT: Hold Public Hearing for Zoning Change Case No. 16-01-ZC and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 16-01-ZC

ACTION REQUESTED:

Receive public input regarding a request for approximately 1.38 acres of Harwood Crossing Block 1, Lot 5, to be changed from Neighborhood Business District (C-1) into Single Family Detached Dwelling District (R-1) zoning to allow single family residential, and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Table the Public Hearing.
2. Recommend approval of the request – *simple majority*
3. Recommend approval of the request with modifications – *simple majority*
4. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Jacob Sumpter, AICP (MMA) on behalf of WR Rose Investments Inc. Trust

Location/Zoning: 1.38 acres 900 Block of N. Main Street. The property is currently zoned neighborhood business (C-1) district.

Project Description: The property owner of the subject parcel has requested to rezone a neighborhood business district to be developed as two single family lots, which will be constructed under the straight (R-1) single family detached dwelling district. The two lots will be larger than the minimum size as required by the zoning district and will be required to be developed under the same regulations as the majority of single family residential property in the City of Euless. The size of the two residential lots created would make available a

unique and desirable product to the market that would enable a large residence with a multi-car garage that could accommodate indoor parking of recreational vehicle and boats to be constructed. The owner is in discussions with several custom home builders.

During the last decade, the property has been marketed to potential commercial end users. With no frontage and little or no visibility, no commercial end users have purchased the property. Recently, several owners of commercial properties located in the vicinity of N. Main Street and Harwood Road have been contacted about the availability of this parcel. There has been no interest in pursuing the purchase of the parcel. During this same time, the general area has experienced commercial activity. The front portion of this property was developed for professional office, and new retail commercial space was developed next to Albertson's, which has been recently purchased by new owners. The Harwood Crossing Shopping Center is currently under renovation, with Kroger expanding the size of its store from approximately 44,000 s.f. to almost 70,000 s.f. The former 99 Cent store building remains vacant.

Staff recommends approval of the Zoning Ordinance.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Property Notice Response
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner