



PLANNING AND ZONING COMMISSION COMMUNICATION

September 6, 2016

SUBJECT: Hold a Public Hearing for Zoning Change Case No. 16-02-ZC and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 16-02-ZC

ACTION REQUESTED:

Receive public input regarding a request for Westwood Village Block 5, Lot 6; 109 E. Fuller Drive to be changed from Single Family Detached Dwelling District (R-1) into Neighborhood Business District (C-1) to allow commercial development, 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: Ignacio Diaz, applicant on behalf of Silvestra Alvarado, property owner.

Location/Zoning: 109 E. Fuller Drive. The property is currently zoned Single Family Detached Dwelling District (R-1).

Project Description: A representative of the applicant, Beth Le Friante, is the Trustee of the Gagon Family Trust. The Trust is the owner of the Jack-in-the-Box parcel, on which Jack-in-the-Box operates under a ground lease. Due to the Airport Freeway widening, TxDOT has acquired property adjacent to N. Main Street where head-in parking had been provided on the Jack-in-the-Box property. Because of this circumstance, Jack-in-the-Box lost the necessary number of parking spaces to remain in full operation. The property located at 109

E. Fuller Drive could be utilized to create a new parking area and provide the necessary number of parking spaces to enable the restaurant to reopen with indoor dining. The parcel is currently zoned Single Family Detached Dwelling District (R-1) and would not allow the property to be used to create parking for a commercial business. The applicant proposes to change the property to Neighborhood Business District (C-1) to match the existing zoning of the Jack-in-the-Box property. The Gagon Family Trust is under contract to purchase the 109 E. Fuller Drive property.

There are two existing single family residences immediately adjacent to the 109 E. Fuller Drive parcel and are located at 111 E. Fuller Drive and 203 Salem Drive. To mitigate any potential negative consequences commercial redevelopment would bring, specific standards must be followed to develop the parcel for parking. A six foot masonry screening wall must be installed and a five foot landscape buffer established with six foot tall evergreen plantings. In addition, there can be no glare or trespass from lighting installed in the parking lots.

Immediately to the south of the existing Jack-in-the-Box and the 109 E. Fuller Drive parcel is E. Fuller Drive. Directly related to the Airport Freeway expansion; the portion of E. Fuller Drive between N. Main Street and the westbound service road has now been closed. The E. Fuller Drive right-of-way is controlled by the City of Euless. Adjacent to the E. Fuller Drive right-of-way is TxDOT owned right-of-way. There is a formal process that must be followed for TxDOT, which could take up to a year or longer, to declare any rights-of-way as surplus. Once the right-of-way has been declared surplus, opportunities could be created to join 109 E. Fuller Drive with the city and state right-of-way, creating a new development opportunity. However in the short term, if the zone change is approved, 109 E. Fuller Drive could be utilized for the benefit of the Jack-in-the-Box.

Staff recommends approval of the zone change.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner