



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 17, 2023

SUBJECT: ZC23-0062 Public hearing and consideration of a request from Sharvell Shaw, on behalf of Naturon Properties LLC, for a revision to Planned Development 13 at 8612 Airport Freeway, 8743 Bedford Euless Road, and 8703 Bedford Euless Road, being 5.03 acres described as Lots 1A, 2, and 3, Block 13, Woodcrest Addition and Lots A1, B, and C, Ingress & Egress Easement, Woodcrest Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Naturon Properties, Sharvell Shaw is requesting to revise the existing PD (Planned Development) on 5.03 acres located at 8473 Bedford Euless Road.

GENERAL DESCRIPTION:

The property under consideration is located on the north side of Bedford Euless Road west of the Weyland Drive intersection. The property is bounded by Airport Freeway on the north side, and adjacent to single-family residences in the Woodcrest subdivision on the east side. Property south of the site, across Bedford Euless Road, is in the city of Hurst. The property is currently zoned PD (Planned Development). The zoning was approved by City Council on August 22, 1977 (Ordinance 674). The PD does not provide for a base zoning district but does include development standards.

The 5.03-acre site includes two retail strip buildings constructed in 1979. The buildings are 23,400 square feet and 18,000 square feet in size. A third building housing Furr's Cafeteria was located adjacent to Airport Freeway, but the building was demolished in 2014. In 2019, the building facades were renovated and remodeled to their current appearance. Other site improvements include parking areas and a buffer yard adjacent to the single-family residential area. A pole sign is located on each lot and a digital billboard is located adjacent to the freeway frontage road.

The applicant is requesting a revision to the PD to add an event center as a permitted use on the property. The applicant proposes to open a 1,440-square foot event center that would provide a venue for small events of 50 people or less, and serve as a content studio for photographers, videographers, podcasters, and other creatives. The facility would provide an area for catering services, but the operation of the facility does not include food preparation or cooking. Information about the business and sample floor plans of the space are attached.



As part of this request, the land use and development regulations for the property would be modernized. The existing standards were adopted in 1977. Copies of the existing and proposed standards are attached. The revisions to the standards include an update to the organization and format, the removal of outdated land use terminology, and the addition of references to current codes where applicable.

As part of these types of applications, the Development Review Committee commonly recommends property improvements as a condition of approval. This is intended to address nonconforming features of properties and provide suggested incremental enhancements that would help bring the property closer to compliance with current development standards. The following recommended property improvements are included in the attached conditions of approval.

1. Driveways. The driveway location on Bedford Euless Road must be removed and reconstructed to align with the driving aisle adjacent to the building. Drivers entering the property today must immediately turn to avoid an existing light pole. This modification will enhance safety and access to the site.
2. Landscaping. Landscape areas must be established in the area south of the building on Bedford Euless Road and west of the driveway location. These improvements would include tree and shrub plantings and bring the property closer to compliance with current standards. The areas must be watered by an automatic underground irrigation system.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned PD (Planned Development). The zoning was approved by City Council on August 22, 1977 (Ordinance 674). The PD does not provide for a base zoning district but does include development standards.

PROPOSED ZONING: The proposed zoning is PD (Planned Development) with a base zoning district of C-1 (Commercial) for land uses and development standards. The proposed PD revision is intended to modernize the development standards and allow for an event center use on the property.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	Airport Freeway	NA	Airport Freeway
WEST	C-1 (Commercial)	Retail Commercial	Offices and vacant property
SOUTH	City of Hurst	Community Services	Single-family residences
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences



PLAT STATUS: The property is platted as Lots 1A, 2, and 3, Block 13, Woodcrest Addition and Lots A1, B, and C, Ingress & Egress Easement, Woodcrest Addition. No additional platting action is required as part of the requested zoning change.

CITY COUNCIL: The City Council will consider this request at the August 28, 2022, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC23-0062.