



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 4, 2017

SUBJECT: ZC 2017-05 Public Hearing and consideration of a request from TAK Enterprises for a zoning change from AG Agricultural to O-1 Office on 1.462 acres located at 7629 Precinct Line Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Jackie Williams, Paul Moss with TAK Enterprises is requesting a zoning change from AG Agricultural to O-1 Office on 2.528 acres located at the southwest corner of Precinct Line Road and Kirk Lane.

GENERAL DESCRIPTION:

The applicant is requesting a zoning change to O-1 Office with the intent to plat the property and construct professional offices on the site. The property has frontage on Precinct Line Road and Kirk Lane. There is a vacant residential structure on the property that would be removed as part of the site development. A small area on the south side of the property is affected by the Little Bear Creek floodplain.

The proposed zoning change is consistent with the recommendations and policies of the Comprehensive Plan.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as "Neighborhood Service." This designation is intended to permit limited service establishments and retail stores for the benefit of adjacent and nearby residential areas. All trade is expected to be conducted indoors and in a manner that is compatible with the character of the residential area.

CURRENT ZONING: The property is currently zoned AG Agricultural.

PROPOSED ZONING: The proposed zoning is O-1 Office. This district is intended to permit professional, medical, and organizational offices.



SURROUNDING ZONING | LAND USE:

North: LR Local Retail and R-2 Single-Family Residential | Neighborhood Service and Low Density Residential
West: AG Agricultural | Neighborhood Service
South: AG Agricultural | Neighborhood Service
East: Located in city of Colleyville

PLAT STATUS: The property is currently unplatted. An approved and recorded plat will be required prior to issuance of any building permits.

CITY COUNCIL: The City Council will consider this request at the May 15, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2017-05.