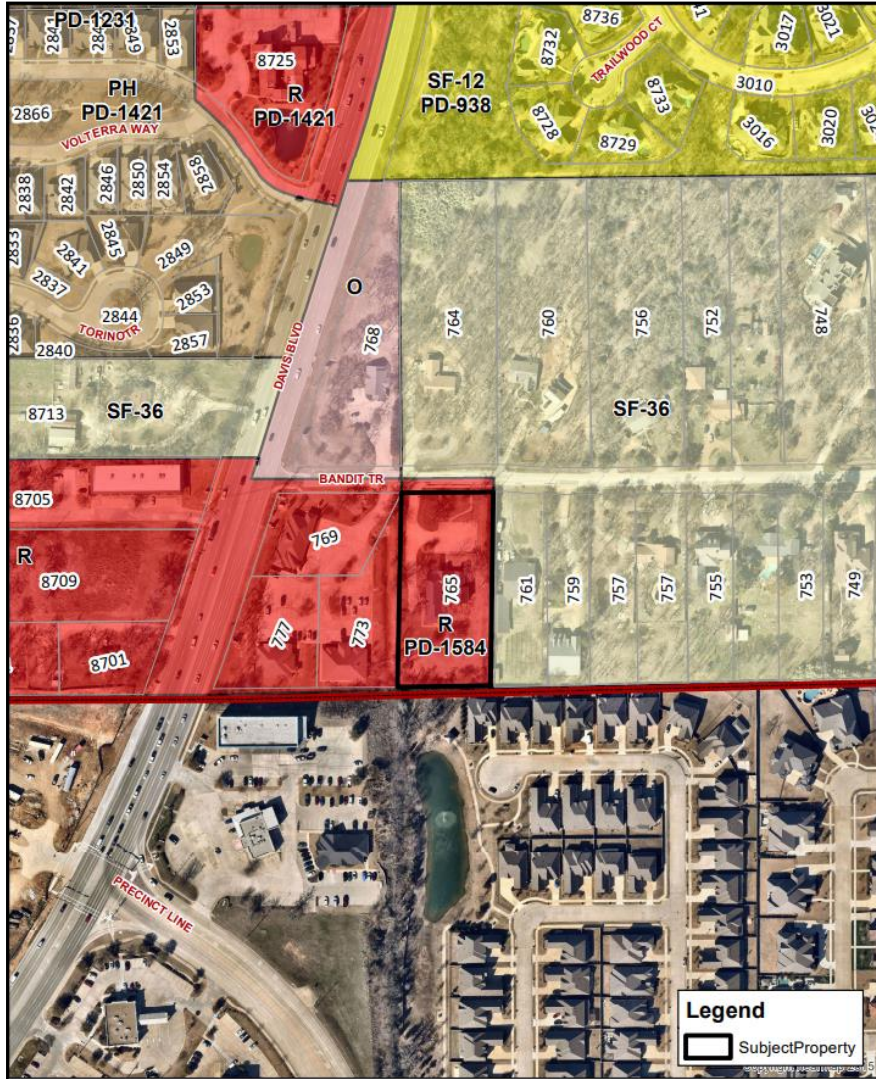


## Item H-4

**PUBLIC HEARING:** Consider an ordinance approving a zoning change application from Retail to Single-Family 36,000 square-foot lots or larger, for a 6,363 square-foot building, on 1.41-acres, located on the south side of Bandit Trail, situated approximately 300-feet from the intersection of Davis Boulevard and Bandit Trail, located at 765 Bandit Trail, legally described as Lot 1, Block A, Bandit Addition and zoned Retail (R). Xuwei Jiang owner/applicant. (Z-21-0007)

# Item H-4 Zoning Map



Zoned: PD-Retail

# Item H-4 Aerial View



## Item H-4

The Applicant is requesting a zoning change from Retail (R) zoning district to Single-Family 36,000 square-foot lots or greater (SF-36) zoning district to return the structure to a single-family residential use.

### **Surrounding Zoning Districts:**

North: Office (O) and SF-36

South: Colleyville Zoned PUD-R

East: SF-36

West: Retail (R)

### **Surrounding Land Uses/Businesses:**

North: Single Family Residential (Rolling Wood Addition)

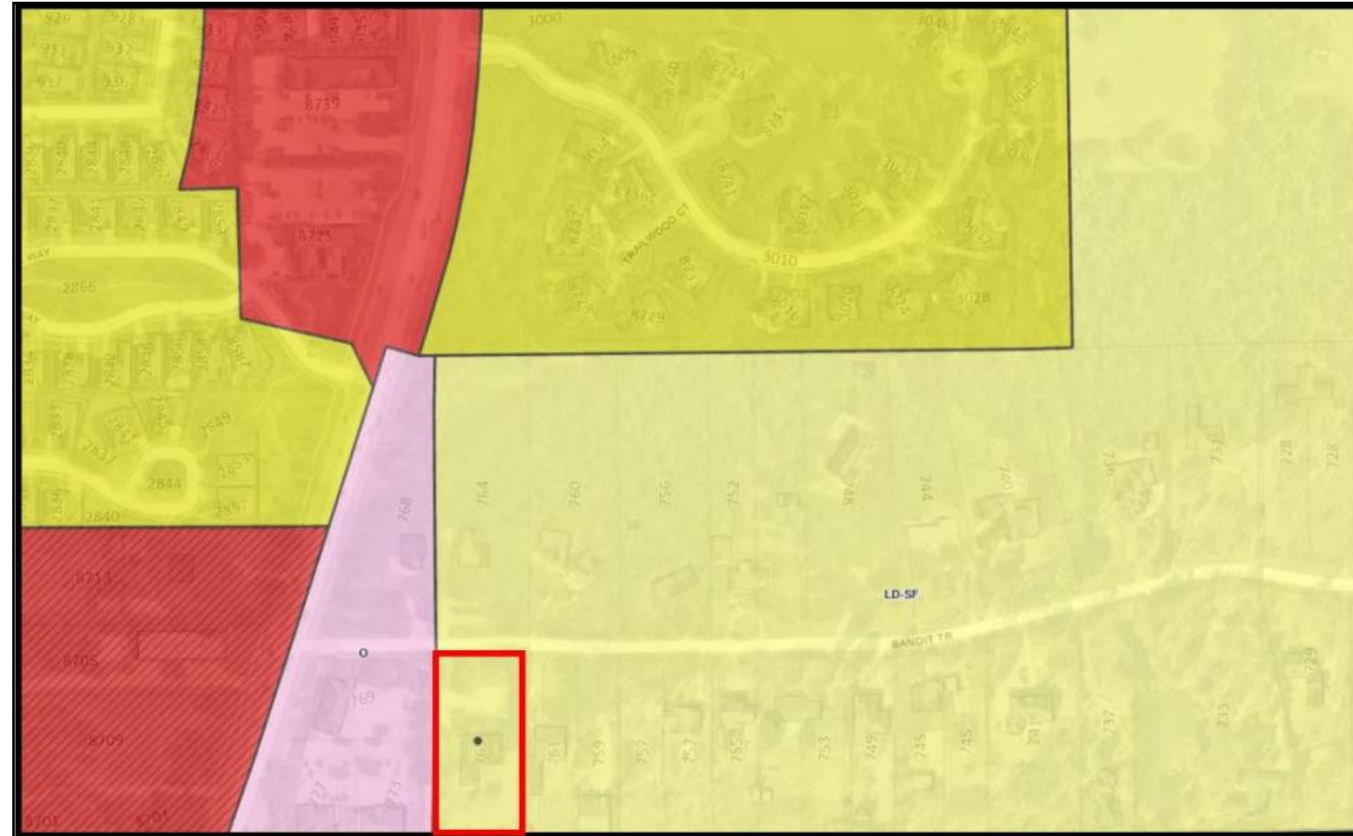
South: Single Family Residential (Colleyville)

East: Single Family Residential (Bandit Trail)

West: Offices (Bandit Trail Office Park) and Medical Uses (Davis Boulevard Medical Center)

## Item H-4

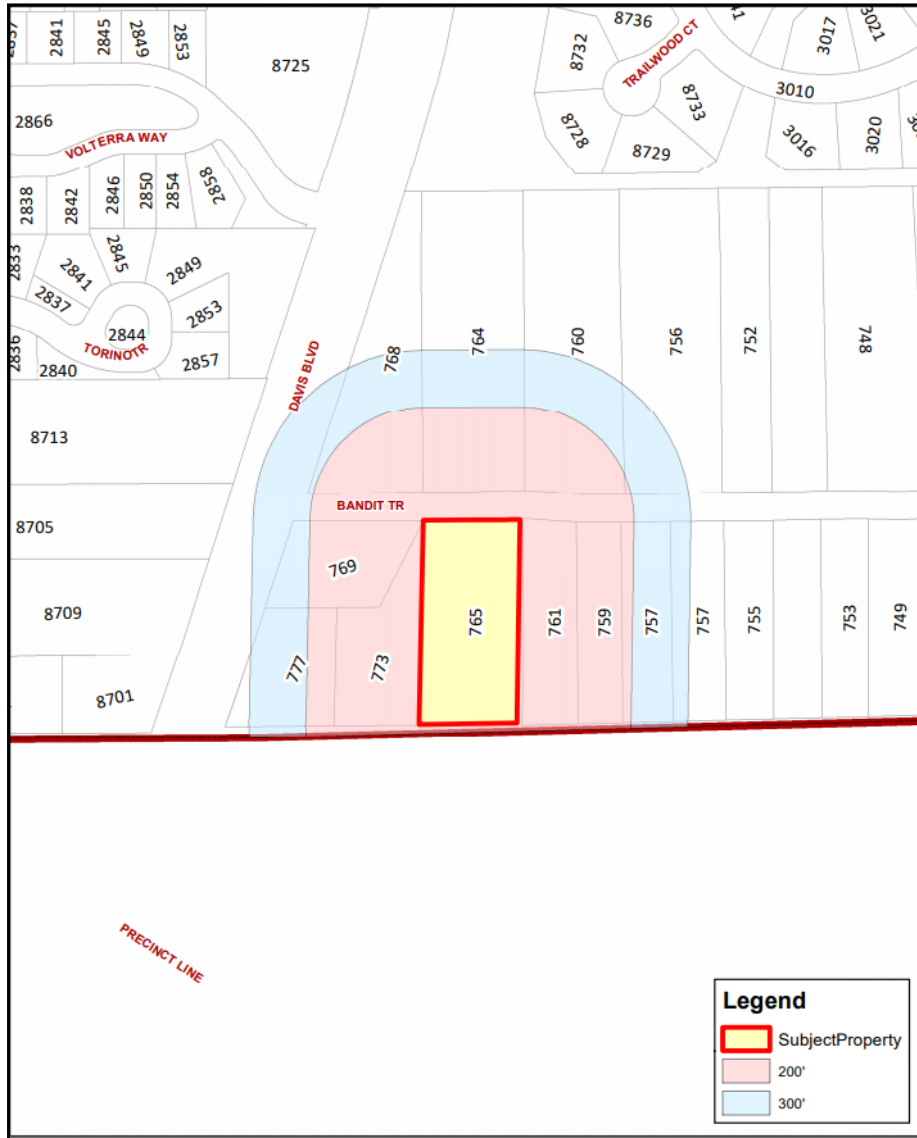
The zoning change request complies with the current 2021 FLUP. The 2021 FLUP designates the property as LD-SF.



## Item H-4



## Item H-4



- On July 16, 2021, the city mailed 11 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site on July 2, 2021.
- As of today, staff has received one response. However, the response did not express opposition or support.

## Item H-4

Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

## Item H-4

On July 27, 2021, the Planning and Zoning Commission unanimously recommended approval of the item as presented.





## Item H-4

The City Council has the following options when considering a Zoning change application:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Trish Sinel**  
**817-743-4129**

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