



CITY OF  
**SOUTHLAKE**  
Department of Planning & Development Services

**STAFF REPORT**

August 11, 2015

**CASE NO:** CP15-001

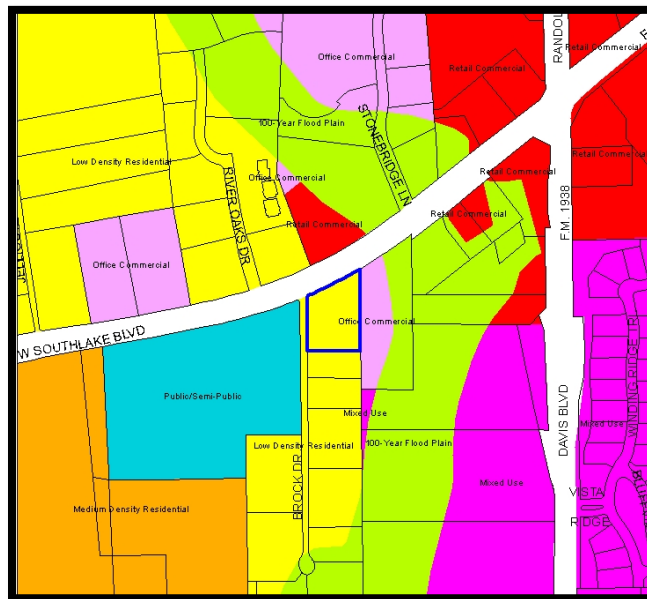
**PROJECT:** Land Use Plan Amendment for 2419 W. Southlake Blvd.

**EXECUTIVE SUMMARY:**

TAK Enterprises, Inc. is requesting approval of a Land Use Plan Amendment from Low Density Residential to Office Commercial for the development of a single-story office building on approximately 0.9 acres located at 2419 W. Southlake Blvd. SPIN Neighborhood #11.

**REQUEST DETAILS:**

TAK Enterprises, Inc. is requesting approval of a Land Use Plan Amendment from Low Density Residential to Office Commercial for the development of a single-story office building that is being processed concurrently with a Zoning Change and Site Plan (ZA15-067).



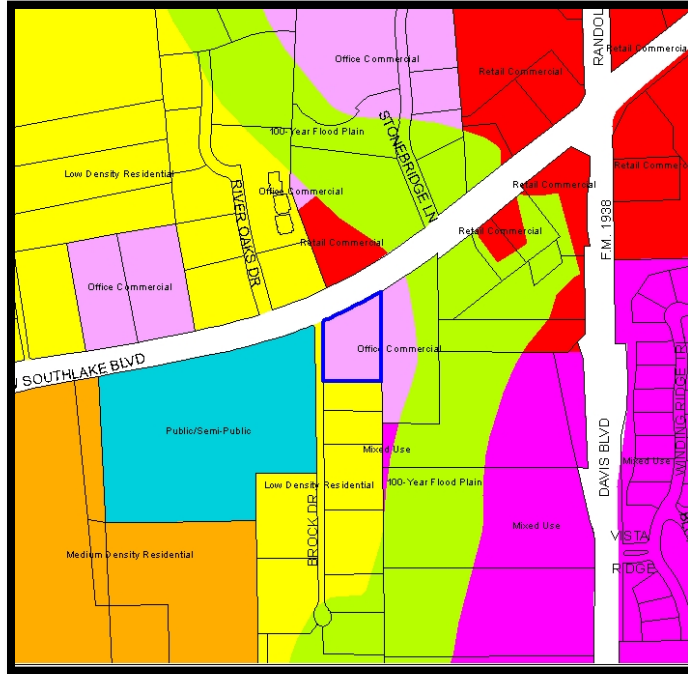
**Existing Land Use Designations – Low Density Residential**

The Low Density Residential land use category is defined by the Southlake 2030 Comprehensive Plan as:

*“The Low Density Residential category is for detached single-family residential development at a net density of one or fewer dwelling units per acre.”*

The applicant’s proposed development complies with the Office Commercial land use category, which is defined by the Future Land Use Plan as:

*“The Office Commercial category is a commercial category designed and intended for the exclusive use of office and limited office-related activities. It is established for and will be allocated to those districts best suited for supporting commercial activity of an office character. It has been established to encourage and permit general professional and business offices of high quality and appearance, in attractive landscaped surroundings with the types of uses and design exterior appearance so controlled as to be generally compatible with existing and future adjacent and surrounding residential development. Properties with this designation may serve as a transition between established residential neighborhoods, major roadways, and retail development.”*



**Proposed Land Use Designation – Office Commercial**

**ACTION NEEDED:** Consider 1<sup>st</sup> Reading Land Use Plan Amendment Approval Request

- ATTACHMENTS:**
- (A) Background Information – [LINK TO PRESENTATION](#)
  - (B) Vicinity Map
  - (C) Support Information - Link to Power Point Presentation
  - (D) Ordinance No. 1123

**STAFF CONTACT:** Dennis Killough (817) 748-8072  
Lorrie Fletcher (817) 748-8069

## BACKGROUND INFORMATION

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**OWNER:** Dorothy Hallmark Bucy

**APPLICANT:** TAK Enterprises, Inc.

**PROPERTY SITUATION:** 2419 W. Southlake Blvd.

**LEGAL DESCRIPTION:** Lot 10A, Brock Addition

**LAND USE CATEGORY:** Low Density Residential

**PROPOSED LAND USE:** Office Commercial

**CURRENT ZONING:** SF-1A Single Family Residential District

**PROPOSED ZONING:** S-P-1 - Detailed Site Plan District

**P&Z ACTION:** August 6, 2015; Approved (5-1) subject to the Staff Report dated July 31, 2015.

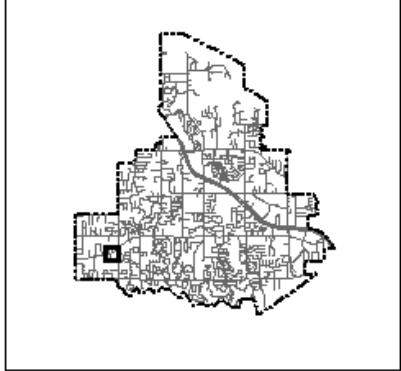
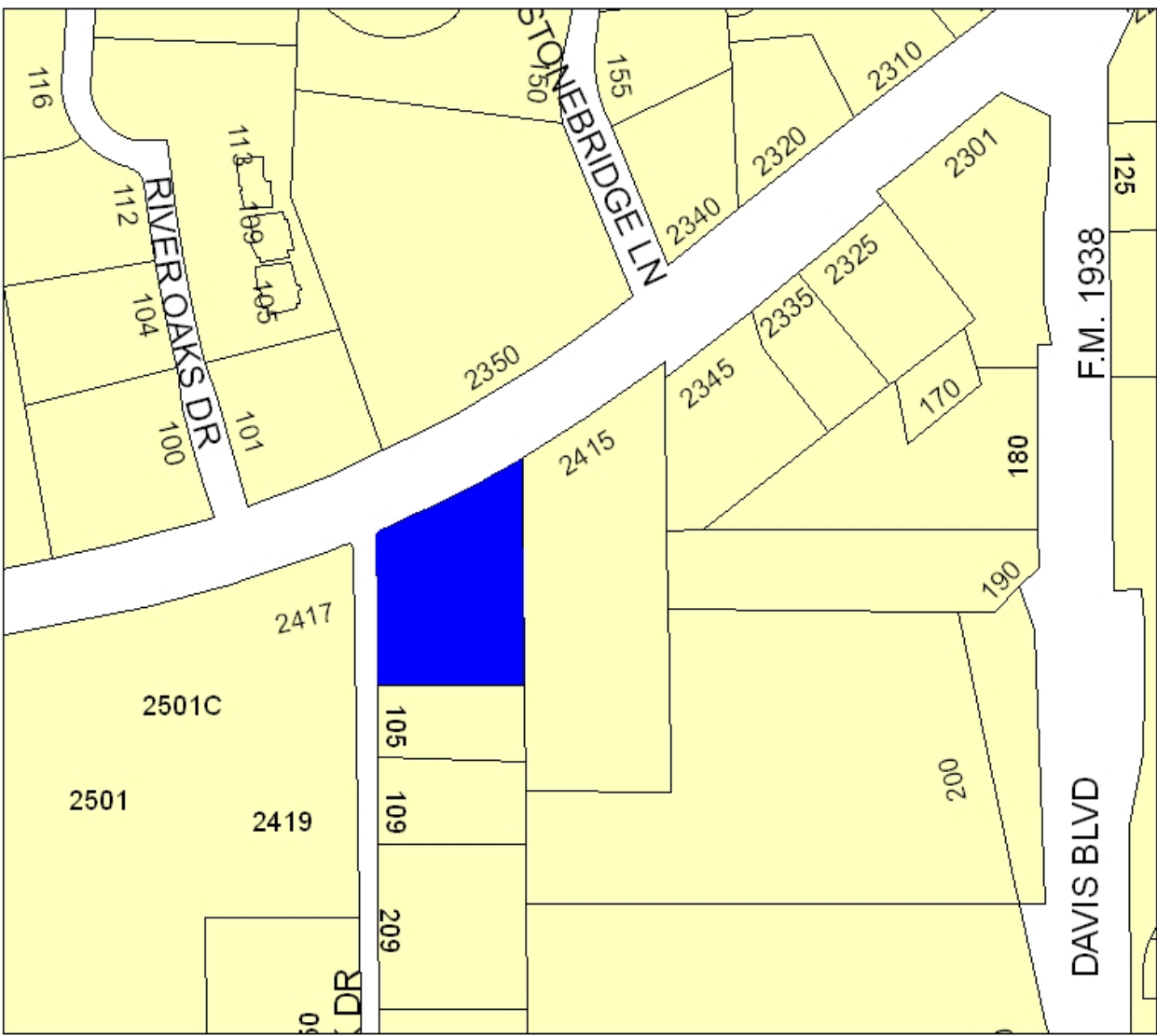
**HISTORY:**

- The property was annexed by the City of Southlake in 1956
- A subdivision plat was filed for Lots 1-10, Brock Addition in 1967
- A portion of the lot was subdivided by metes and bounds resulting in Lot 10A
- In January 2014, a demolition permit was issued to remove the residential structure.

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# Vicinity Map

## Hidden North Offices



### CP15-001

### Land Use Plan Amendment



## **Support Information**

### **Proposed Land Use Amendment Letter For Lot 10A, Brock Addition Hidden North Offices**

#### **Amendment Summary**

- This site is currently designated as Low Density Residential. This application summarizes a request to change the designation to Office Commercial so that a new professional office building can be developed on the site.

#### **Conditions that Warrant Change**

- The site is on a hard corner of busy Southlake Boulevard and Brock Lane. At one time, about 40 years ago, a single residence occupied the site. As Southlake has grown significantly in that time the land east, north and west of the site has developed to more intense commercial or community uses . A residence will never be built on the site. The best transition and buffer for the remaining homes to the south is to have a low volume office use.

#### **Proposed Change is More Compatible**

- The office use will be more compatible with the adjacent current land use designations. A similar office complex is across Southlake Boulevard to the north. The property to the east is currently Office Commercial. The property to the west is now Public/Semi-Public as a church .

#### **Proposed Change Fulfills City of Southlake Goals**

- The City of Southlake 2030 Goals are fulfilled in the following ways.
  1. Ensure high –quality design and a heightened sensitivity towards the integration of new development with the existing developments and urban pattern.
  2. Strengthen street and landscape design along the major Southlake Boulevard corridor.
  3. Encourage opportunities for redevelopment.
  4. Promote unique community character with high quality structures and landscape.
  5. Encourages appropriately scaled design adjacent to neighborhoods.

**Table 1: Future Land Use Map Amendment Table**  
 To be completed for all proposed Future Land Use Map amendments

CP15-001

Tract(s) or Lot(s)	Acres or Sq. Ft.	Current Zoning	Existing Use(s)	Proposed Use(s)	Proposed Zoning	Current Land Use Designation	Proposed Land Use Designation
Rem Lot 10 Brook Amditie	43,251	SFE-4	was Res. now VACANT	OFFICE	S-P.1 w/ O-1 USES	LOW DENS. RESIDENTIAL	OFFICE COMMERCIAL

Total Acres or Square Footage

43,251 S.F.

**Table 2: Land Use Mix Table\***

Proposed Land Use

OFFICE COMMERCIAL

Land Use	Percentage of Acreage	Recommended Range from the Consolidated Land Use Plan
OFFICE COMMERCIAL	100%	85% +/- 15%





**Ordinance No. 1123**

**AN ORDINANCE ADOPTING THE CONSOLIDATED FUTURE LAND USE PLAN AS AN ELEMENT OF THE SOUTHLAKE 2030 PLAN, THE CITY'S COMPREHENSIVE PLAN UPDATE.**

**WHEREAS**, a Home Rule Charter of the City of Southlake, Texas, was approved by the voters in a duly called Charter election on April 4, 1987; and,

**WHEREAS**, the Home Rule Charter, Chapter XI requires an update to the City's comprehensive plan elements every four years,

**WHEREAS**, the City Council recognizes that the Consolidated Future Land Use Plan is an element of the Southlake 2030 Plan, the City's Comprehensive Master Plan,

**WHEREAS**, the City Council has determined that the Consolidated Future Land Use Plan complies with the Southlake 2030 Vision, Goals, & Objectives,

**WHEREAS**, the City Council has deemed that the Consolidated Future Land Use Plan has been formulated with adequate public input,

**WHEREAS**, the City Council has deemed that the recommendations in the Consolidated Future Land Use Plan herein reflect the community's desires for the future development of the City,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTHLAKE, TEXAS, THAT:**

- Section 1.** All of the findings in the preamble are found to be true and correct and the City Council hereby incorporates said findings into the body of this ordinance as if copied in its entirety.
- Section 2.** Future Land Use Plan designation for parcels indicated in Exhibit "A" is changed from Low Density Residential to Office Commercial.
- Section 3.** The different elements of the Comprehensive Master Plan, as adopted and amended by the City Council from time to time, shall be kept on file in the office of the City Secretary of the City of Southlake, along with a copy of the ordinance and minute order of the Council so adopting or approving the same. Any existing element of the Comprehensive Master Plan which has been heretofore adopted by the City Council shall remain in full force until amended by the City Council as provided herein.



- Section 4.** This ordinance shall be cumulative of all provisions of ordinances of the City of Southlake, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.
- Section 5.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.
- Section 6.** The City Secretary of the City of Southlake is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.
- Section 7.** This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

**PASSED AND APPROVED on the 1st Reading the 18<sup>th</sup> day of August 2015.**

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

**PASSED AND APPROVED on the 2<sup>nd</sup> Reading the XX day of September 2015.**

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
CITY ATTORNEY

DATE: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

EXHIBIT A

*Reserved for Approved Land Use Plan Map Amendment*