



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 7, 2011

**Council District** 2

**Zoning Commission Recommendation:**  
Approved by a vote of 9-0  
  
**Opposition:** None

Continued Yes  No   
Case Manager Lynn Jordan  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** Rex Real Estate

**Site Location:** 10600 Alta Vista Road Mapsco: 22PQ

**Proposed Use:** Commercial

**Request:** From: "AG" Agricultural  
To: "E" Neighborhood Commercial

**Land Use Compatibility:** Requested change is compatible.

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The applicant is requesting a zoning change from "AG" Agricultural to "E" Neighborhood Commercial for future commercial uses. The property is bisected by a creek and includes a large floodplain which likely will leave much of the property undevelopable without further engineering and floodplain studies.

The applicant has indicated that there are no prospective tenants at this time. They have been in contact with the neighborhood HOA and no opposition has been received at the print of this report.

**Site Information:**

Owner: Rex Real Estate  
12400 Preston Road  
Suite 100  
Frisco, Texas 75034  
  
Agent: Welch Engineering/Tim Welch  
Acreage: 37.45 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "AG" Agricultural / vacant
- East "E" Neighborhood Commercial; / vacant
- South "A-7.5" One-Family / single-family
- West "E" Neighborhood Commercial; "AG" Agricultural / Brazos Electric Power Co & vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-179 approved by City Council 12/07/10 to various zoning districts subject properties to the west

Platting History: FP-04-115 Bear Creek Vista subdivision to the south of the subject site.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle Blvd.	2 lane local	principal arterial	under construction
Alta Vista Road	2 lane county	collector	no

Considerations: The site has access to Golden Triangle Boulevard, a proposed principal arterial which is currently under construction, and Alta Vista a collector which is adequate for the proposed use.

**Public Notification:**

The following Neighborhood Associations were notified:

Kingsridge Addition

North Fort Worth Alliance  
Keller ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial. Surrounding land uses are vacant to the north and east, single-family to the south, and a power grid station to the west.

Based on surrounding land uses, the proposed zoning for this lot **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as single-family residential. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 37)
- Separate incompatible land uses with buffer or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses (pg. 38)

However, due to the road classification and the 2011 Comprehensive Plan indicating neighborhood commercial on both sides of the subject property, a neighborhood commercial classification could serve as a buffer between the residential uses to the south.

Based on non conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan.

**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting



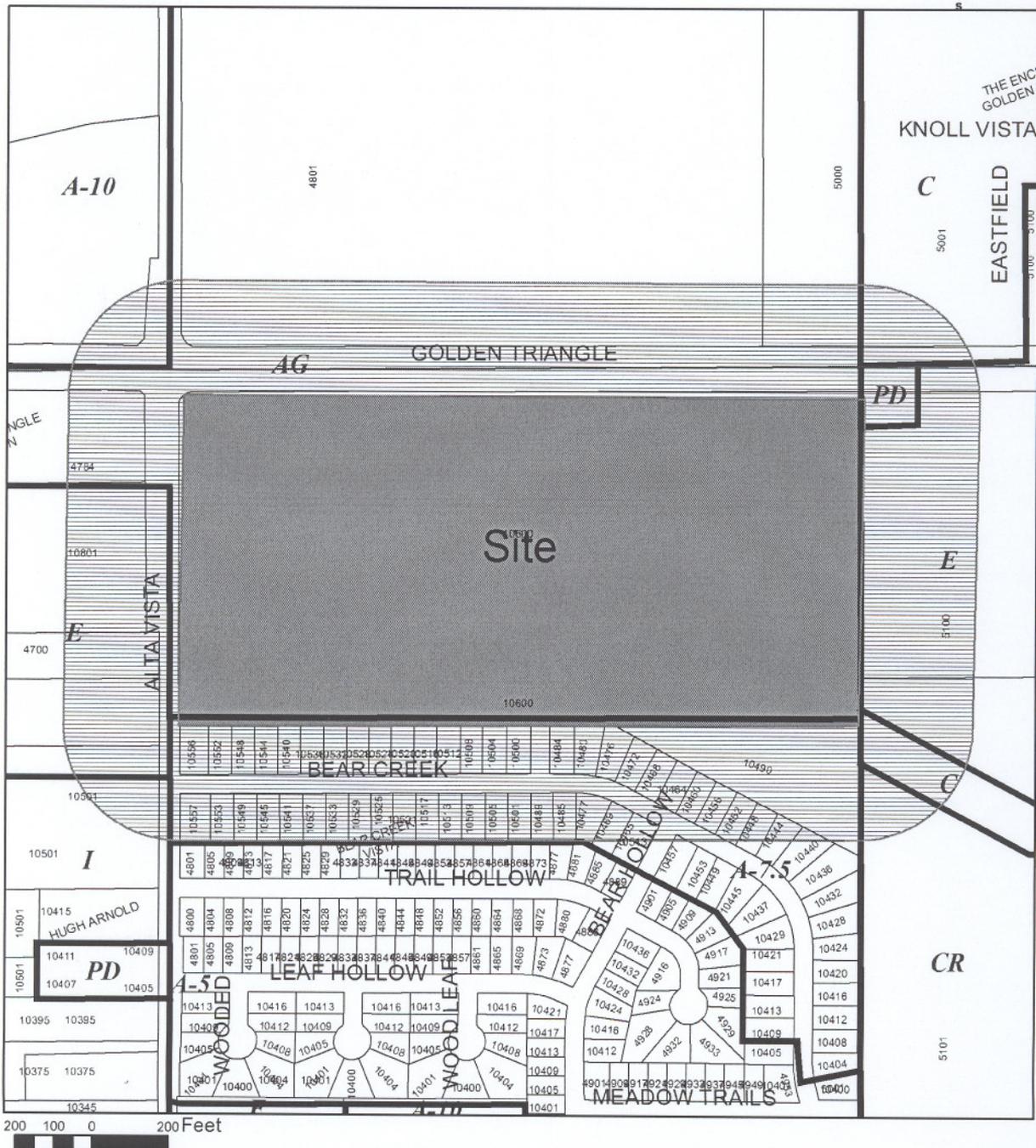


ZC-11-038

# Area Zoning Map

Applicant: Rex Glendenning/Rex Real Estate  
 Address: 10600 Alta Vista Road  
 Zoning From: AG  
 Zoning To: E  
 Acres: 35.31  
 Mapsco: 22PQ  
 Sector/District: Far North  
 Commission Date: 05/11/2011  
 Contact: 817-392-2495

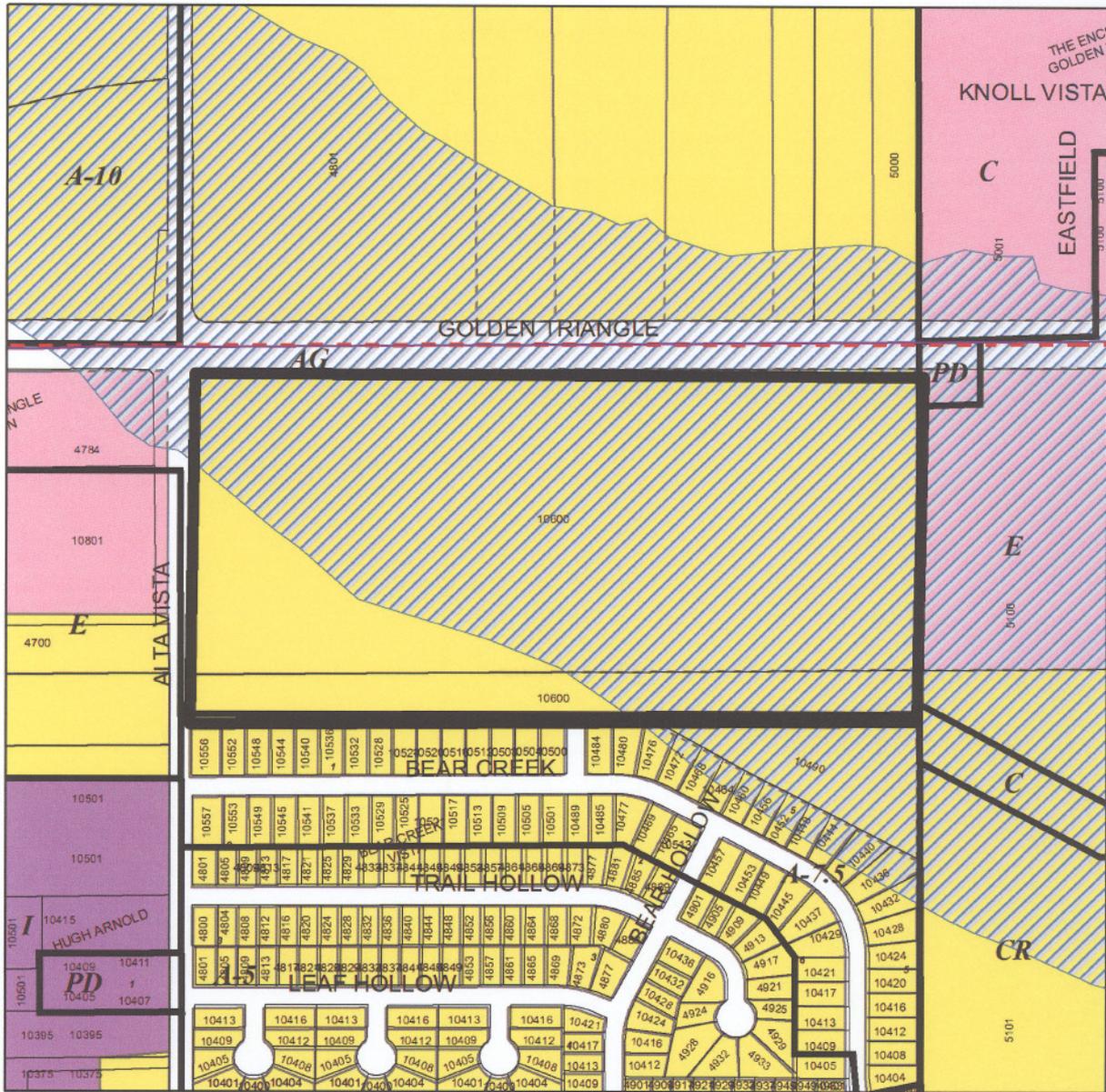
 300 Ft. Buffer





# Future Land Use

ZC-11-038



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 1, 2011.



## Aerial Photo Map



Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this parcel was left out of a previously approved zoning case.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

**3. ZC-11-033 City of Fort Worth Planning & Development (CD 5)- Generally bounded by the East Freeway (I-30), Eastchase Parkway, Brentwood Stair Road and Aldra Drive (Thornton K Hamby Survey, Abstract 815, Tracts 1A, 1A04, & 1C, Allen N. Curry Survey, Abstract 375, Tracts 1A & 2, D C Harrison Survey, Abstract 658, Tract 2C07, E T Square, Block 1, Lots 1C1, 1C, 1B5, 1B4, 1B3, 1B2, 1B1, & 1A, Block 2, Lots 1A, 1B1, 1B2, & 1B3, Block 3, Lots 1G, 1F, 1E, 1D, 1A, 1B, 1C, Eastchase Addition, Block 1, Lot 7R4, 7R3, 7R2, 7R1, 6, & 4, 91.99 Acres): from "C" Intensive Commercial & "I" Light Industrial to "G" Intensive Commercial & "MU-1" Low Intensity Mixed Use for 8100 & 8101 Ederville Road.**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners at the last meeting that a representative of certain property owners were concerned about the proposed zoning for their property and wanted to continue to look at other options. After meeting with staff, they agreed to rezone to MU-1 for properties located at 8100 & 8101 Ederville Road.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 9-0.

#### IV. New Cases

**4. ZC-11-038 Rex Real Estate. (CD 2)- 10600 Alta Vista Road (Jesse Billingsley, Abstract No. 70, & J. L. Hansborough Survey, Abstract No. 747, 37.45 Acres): from "AG" Agricultural to "E" Neighborhood Commercial.**

Tim Welch, 1308 Norwood Drive, Bedford, Texas representing the owner, explained to the Commissioners they are requesting to rezone in order to develop the property for future commercial use. He explained the fact that there is a large floodplain on the property and some fill would have to be brought in to make is usable. Mr. Welch mentioned they do not have any prospective tenants at this time and received no opposition from the neighborhood.

Motion: Following brief discussion Ms. Reed recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

**5. ZC-11-039 Tom Thornton (CD 5)- 3208 House Anderson Road (William L. Lee Survey, Abstract 968, Tract 2AO1 0.48 Acres): from "AG" Agricultural to "I" Light Industrial**