



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 13, 2011

Council District 8

Zoning Commission Recommendation: Approved by a vote of 9-0 Opposition: None	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Dalton and Eulinda Whatley

Site Location: 13600 Oak Grove Road South Mapsco: 119V

Proposed Use: Single-family

Request: From: "AG" Agricultural
To: "A-21" One-Family (half-acre)

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located north Burleson Retta Rd and west of Oak Grove Rd. The applicant is requesting "A-21" One-Family (half acre) zoning in order to demolish (built in 1963) and rebuild a single-family home. The site has maintained the default "AG" Agricultural zoning since annexation in 1969 and the house is considered legal nonconforming. The current "AG" Agricultural zoning permits a single-family home as long as it is clearly incidental to the operation of a farm. Rezoning to a single-family designation is required because the site has not and will not be used for agricultural purposes.

Site Information:

Owner: Dalton and Eulinda Whatley
13600 Oak Grove Road
Burleson, TX 76028

Agent: Dumas Surveying, Inc.
Acreage: 1.146
Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

- North "A-21" One-Family (half acre) / vacant
- East County / single-family
- South "AG" Agricultural / vacant
- West "I" Light Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-029, from "AG" to "A-21" One-family, approved 5/21/07.

Platting History: Plat was filed in July 2011 and is pending approval.

Public Notification:

The following Neighborhood Associations were notified:

Burleson ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The subject property currently contains a single-family home and the applicant intends to demolish existing house to construct a new one. Surrounding land uses include vacant/agricultural uses to the north, south and west, with rural residential just east of the proposed site. Additionally, Spinks Airport is located approximately 500 ft west of the site, however; the proposed single-family home is not located near the runway and will not impede daily operations.

Based on the presence of other low-density single-family residential uses, the proposed zoning and use **are compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as suburban residential. The proposed "A-21" One-Family zoning is consistent with the following Comprehensive Plan policies.

- Preserve the character of rural and suburban residential neighborhoods.
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

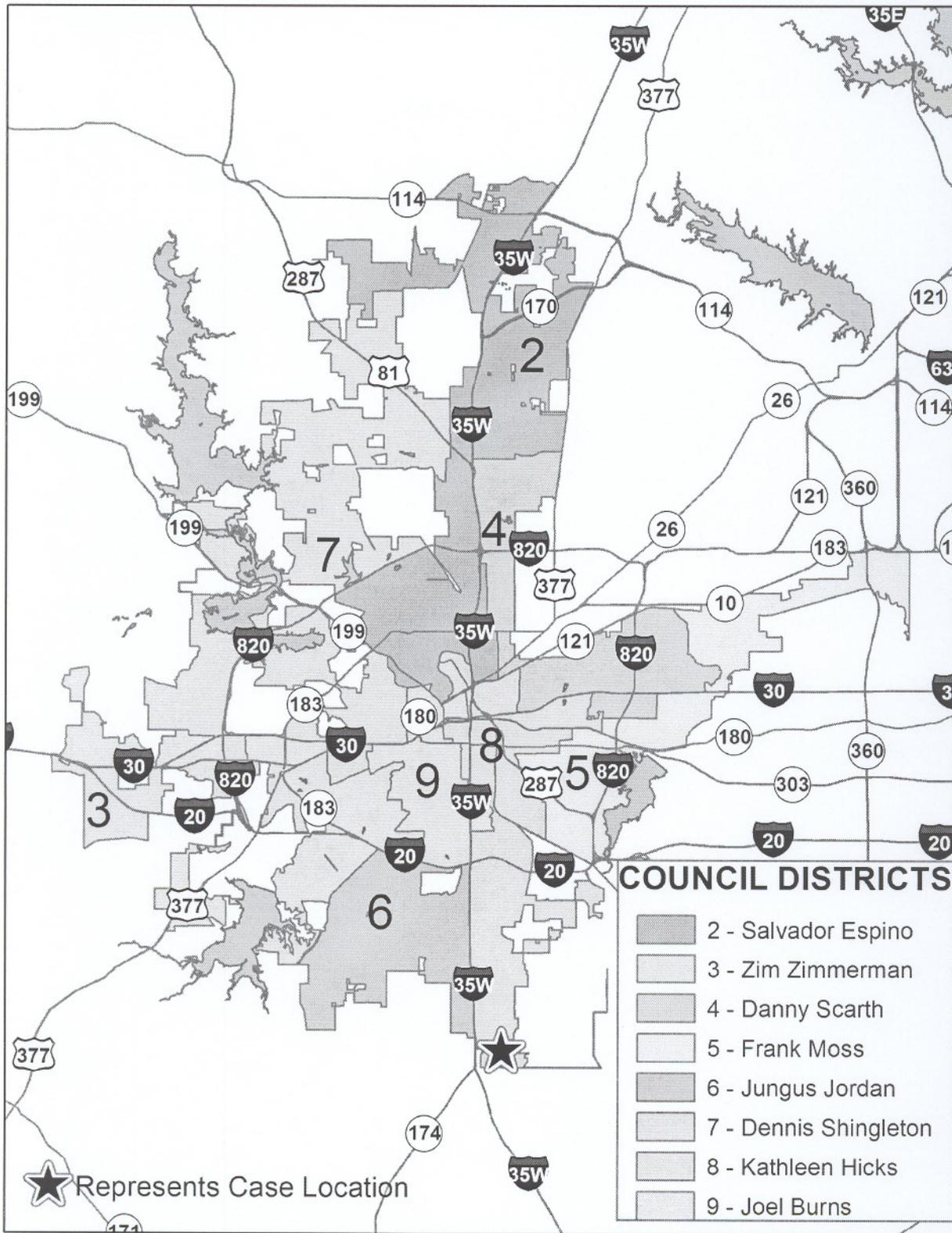
Attachments:

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

FORT WORTH

ZC-11-064

Location Map



5 2.5 0 5 Miles

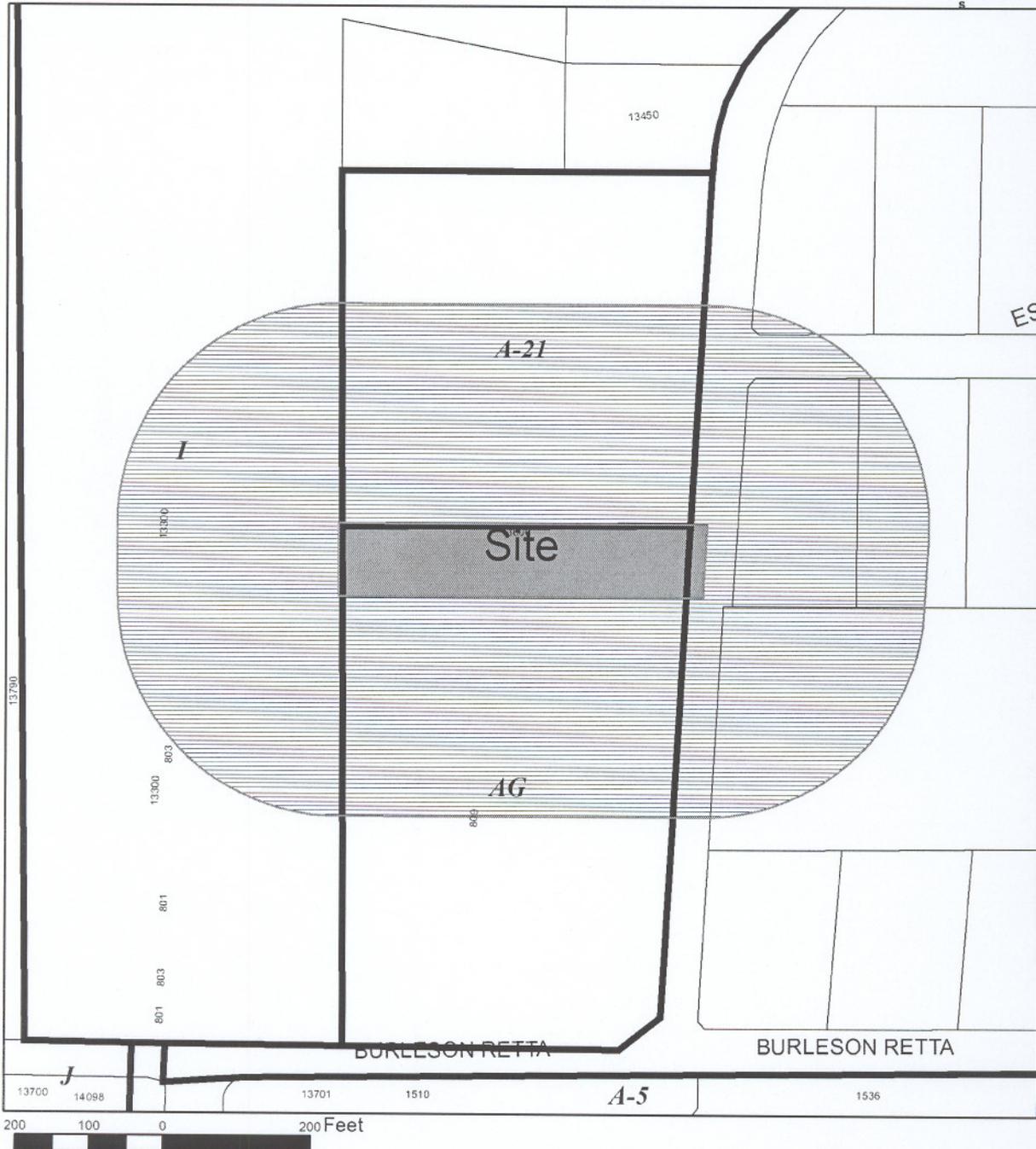


ZC-11-064

Area Zoning Map

Applicant: Dalton and Eulinda Whatley
Address: 13600 Oak Grove Road South
Zoning From: AG
Zoning To: A-21
Acres: 1.15
Mapsc0: 119V
Sector/District: Far South
Commission Date: 08/10/2011
Contact: 817-392-8043

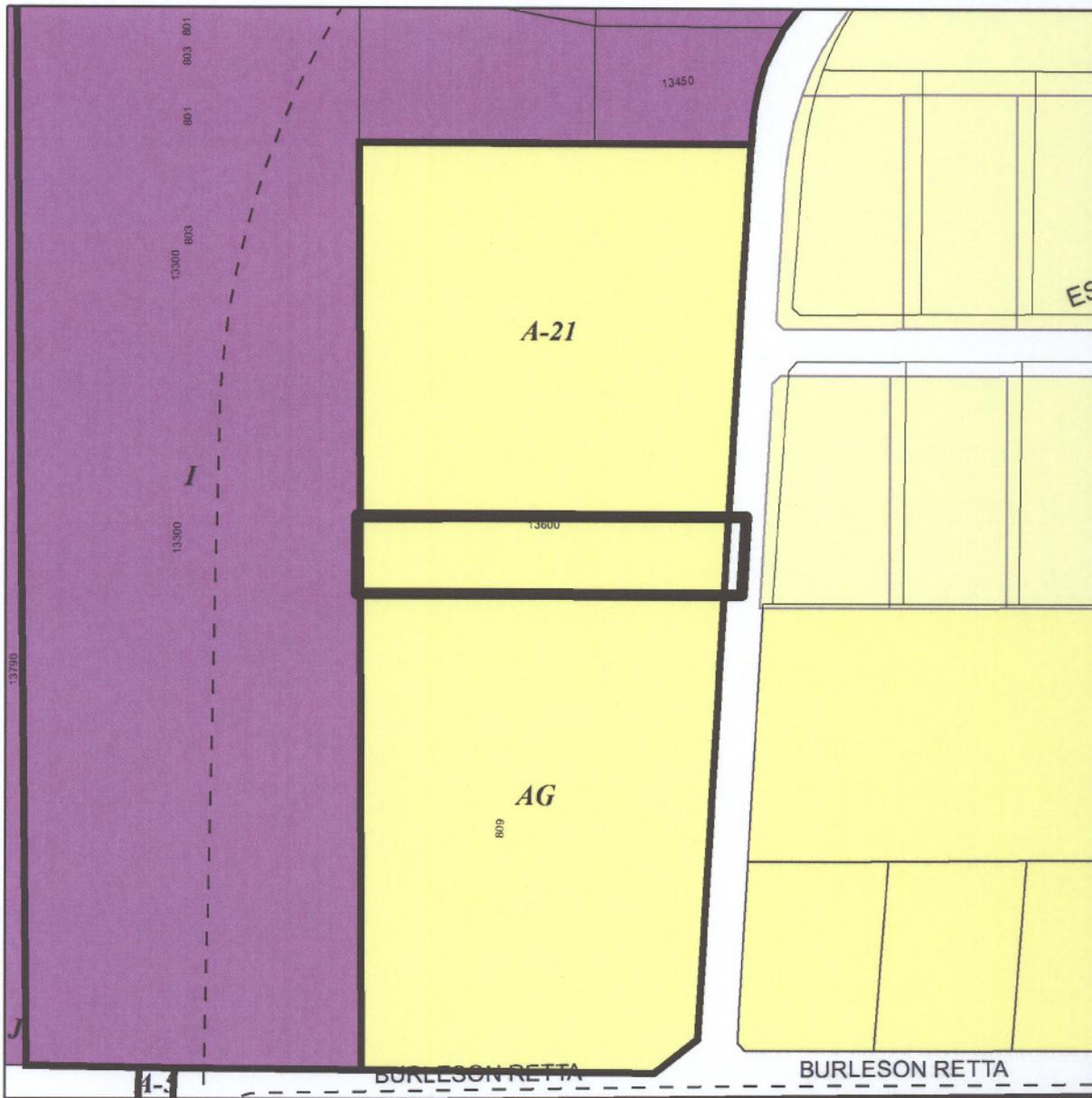
 300 Ft. Notification Buffer





Future Land Use

ZC-11-064



- 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



6. ZC-11-062 Triple T Farms (CD 7)- 6051 Bailey Boswell Road (R. Whitley Survey, Abstract 1672, 16.16 Acres): from "PD-906" Planned Development for "E" Neighborhood Commercial with no maximum building size to amend "PD-906" to include a car wash; site plan included.

Mike Clark, 6750 Hillcrest Drive, Suite 325, Dallas, Texas representing Triple T Farms explained to the Commissioners they are amending the site plan to increase square footage and add a car wash.

Mr. Ortiz asked about compliance with signs. Mr. Clark mentioned they would comply with Article 4 of the Sign Ordinance.

Mr. Edmonds asked what changed on the site plan. Mr. Clark mentioned there is only one out parcel and they were able to pick up some additional acreage to increase the building footprint and parking, the two anchors are removed.

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

7. ZC-11-063 Hillwood Alliance Residential LP (CD 2)- 4600 Heritage Trace Parkway (William Bostik Survey, Abstract 210, 15.94 Acres): from "E" Neighborhood Commercial to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial with no maximum building size and car wash; site plan included.

Mike Clark, 6750 Hillcrest Drive, Suite 325, Dallas, Texas representing the property owner, explained to the Commissioners the request to rezone the property to PD/E. This case is similar to the previous case to increase the building square footage and add a car wash.

Mr. Ortiz asked about landscape islands and could they revise the site plan prior to Council to address this. Mr. Clark said they would. Mr. Ortiz also asked about the pylon sign indicated. Mr. Clark mentioned he was not aware of that and they intend on complying with the sign ordinance; the pylon sign will be removed. Ms. Burghdoff mentioned they would have to go before the Board of Adjustment for a Special exception for an electronic copy sign. Mr. Clark mentioned Urban Forestry will dictate how many trees they will need.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request with waivers, seconded by Mr. Genua. The motion carried unanimously 9-0.

8. ZC-11-064 Dalton & Eulinda Whatley (CD 8)- 13600 Oak Grove Road South (Abner Lee Survey, Abstract 931, 1.14 Acres): from "AG" Agriculture to "A-21" One-Family Residential

Laura Psencik, 401 N. Nolan River Road, Cleburne, Texas representing the Dalton & Eulinda Whatley explained the request to rezone the property to A-21 single-family.

Laura Psencik, 401 N. Nolan River Road, Cleburne, Texas representing the Dalton & Eulinda Whatley explained the request to rezone the property to A-21 single-family.

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

9. ZC-11-066 Lincoln Beach Tarrant LTD (CD 4)- 4532 North Tarrant Parkway (Eli W. Shriver Survey, Abstract 1455, 0.64 Acres): from "AR" One-Family Restricted & "E" Neighborhood Commercial to "E" Neighborhood Commercial

David Gregory, 250 W. Southlake Boulevard, Suite 117, Southlake, Texas representing Lincoln Beach Tarrant explained to the Commissioners the request to rezone the property is for a future drive-thru restaurant. Mr. Ortiz asked who the tenant would be. Mr. Gregory mentioned Taco Bell.

Mr. Edmonds asked how big the site was in relation to the shape of the property. Mr. Gregory mentioned it is a tight site and there is an access easement with the adjacent property owner.

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

Meeting adjourned: 11:31 a.m.
8/10/11

Dana Burghdoff, Executive Secretary & Deputy Director, Planning and Development Department

Neftali Ortiz, Chair