



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None

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

Owner / Applicant: **TBTX Holding, LLC**

Site Location: 12750 NW U.S. Highway 287 Mapsco: 5W

Proposed Use: **Indoor Shooting Range**

Request: From: "AG" Agricultural
To: "I" Light Industrial & "PD/I" Planned Development for all uses in "I" Light industrial plus indoor shooting range; site plan included

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 "I" Light Industrial and "PD/I" Planned Development for I uses plus an indoor shooting range. A PD is required for this type of facility due to intensity and potential issues resulting from bullet containment, ventilation provisions, and lead containment and disposal. The subject property is located at the northwest edge of the city limits on US 287. It is described by the applicant as the only 100 yard indoor shooting range in the city.

The property is vacant with no existing access to Highway 287. The indoor shooting range is the only proposed development at this time. According to TxDOT, the applicant met with them in April 2011. The conclusion was made that a permit could be issued for a two way "extended length driveway", and the access would be unimproved (base & gravel), but that the permit would include language that it would revert to one way upon further development along that corridor. The site plan depicts a "20' proposed asphalt 2-way access road", and in their communication, TxDOT wanted to ensure that it was understood as to what TxDOT was willing to allow at this time.

The proposed unimproved road does not meet the city's minimum standards for access. The subdivision ordinance requires all platted lots have access to a paved, hard surface public or private street that meets city design standards. Access to a TxDOT facility would typically meet these requirements, but it does not in this case. Additionally, the County has requested that Bates Aston Road be vacated in this area from Avondale Haslet south to US 287. The only available access to the northernmost industrial lot will be through a stubout in the adjacent subdivision. These items will be considered during the platting process and the PD site plan will not supercede TxDOT, county, or city road requirements.

Burlington Northern Santa Fe (BNSF) Railroad runs north and south, just to the west of the proposed Bates Aston Road. The residential properties to the east of the subject site are not within the incorporated city limits of Fort Worth, and therefore did not receive notification.

Site Information:

Owner: TBTX Holding, LLC
1817 Kingsridge Lane
Keller, Texas 76262

Agent: Brandon O'Donald
Acreage: 14.99 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "AG" Agricultural / vacant
East ETJ / single-family
South "AG" Agricultural / Business Highway 287 & vacant
West "AG" Agricultural & "PD-830" Planned Development for I uses / Vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-121 various zoning districts approved by City Council 11-22-08 subject properties to the west

BOA History: None

Platting History: PP-11-023 TBTX Addition, postponed before public hearing. PP-06-053 & PP-08-021 Vista Crossroads, approved by City Planning Commission 6-28-11, subject properties to the west.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
US Hwy 287.	Tollway/Freeway	same	no
Bates Aston Rd	Two-way county	local road	no

Considerations: The site's primary access would be from US Highway 287; TXDOT is only granting a temporary, paved extension of the existing access road which will become a two lane road at the time TxDOT expands this section of US 287.

Public Notification:

The following Neighborhood Associations were notified:

Northwest ISD

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiency is:

1. The single lane asphalt drive for access to the shooting range will be built according to the regulations of TxDOT. This item cannot be established or waived through the Zoning Commission.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "I" Light Industrial and "PD/I" Planned Development for I uses plus indoor shooting range.

Surrounding land uses are single-family (ETJ) to the north and east, vacant to the south, and existing light industrial use and a Super Wal-Mart is proposed to the west. An existing, active railroad line is also directly to the west of the subject site.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location, if adequate access is provided.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as rural residential.

While the proposed zoning change is not consistent with the future land use map, the request does conform to the following Comprehensive Plan policies:

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersection of other arterials and highways (pg. 37).
- Encourage development type and intensity appropriate to existing planned street infrastructure (pg. 38).

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

However, due to the road classification (Business Highway 287) and intensive non residential uses to the west, an intense commercial or light industrial classification could serve as a buffer between the uses. Until the residential properties to the east are annexed and zoned by the City of Fort Worth, no additional buffering is required by the Zoning Ordinance.

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
- Site Plan
- Zoning Commission minutes

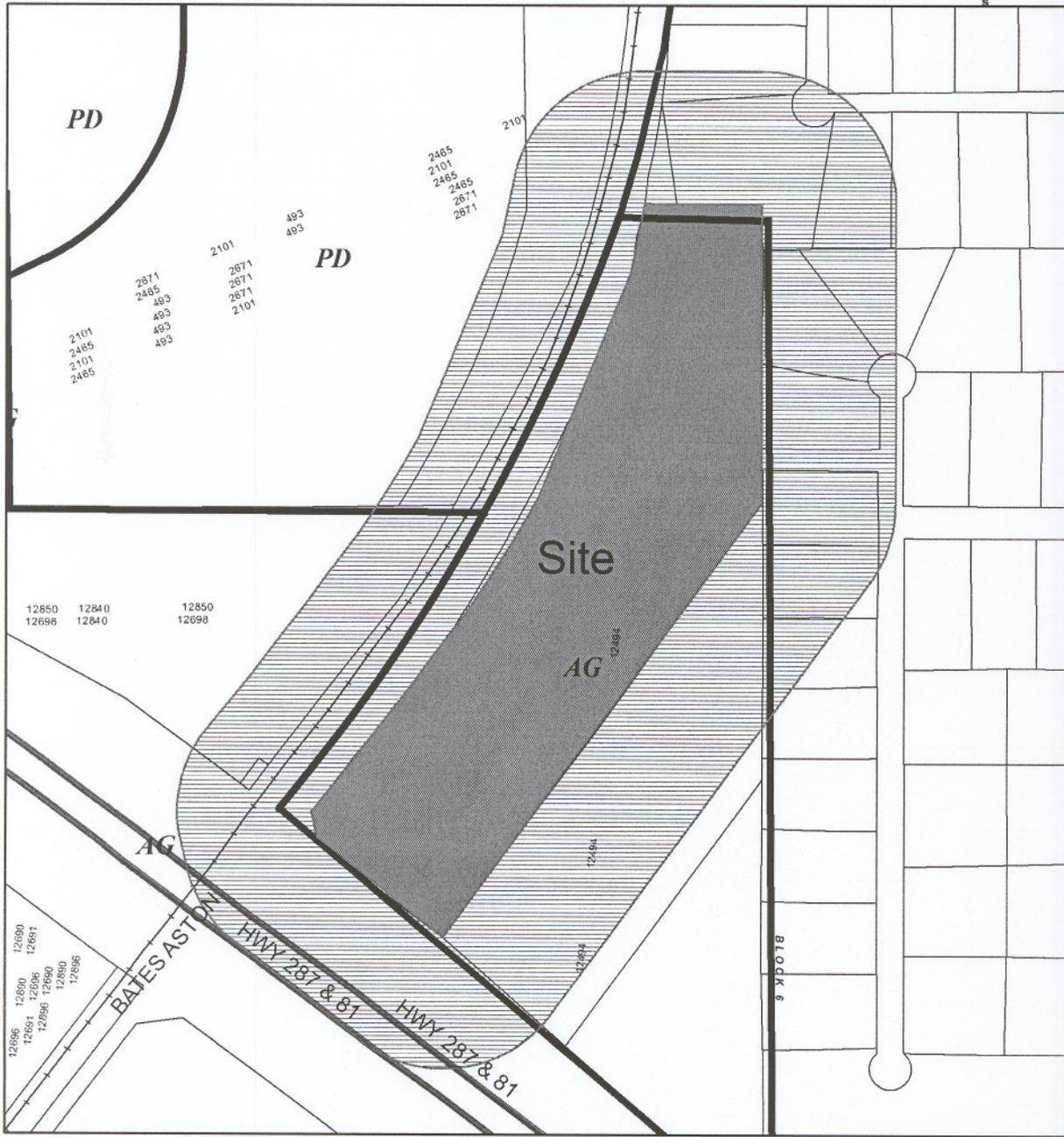


ZC-11-069

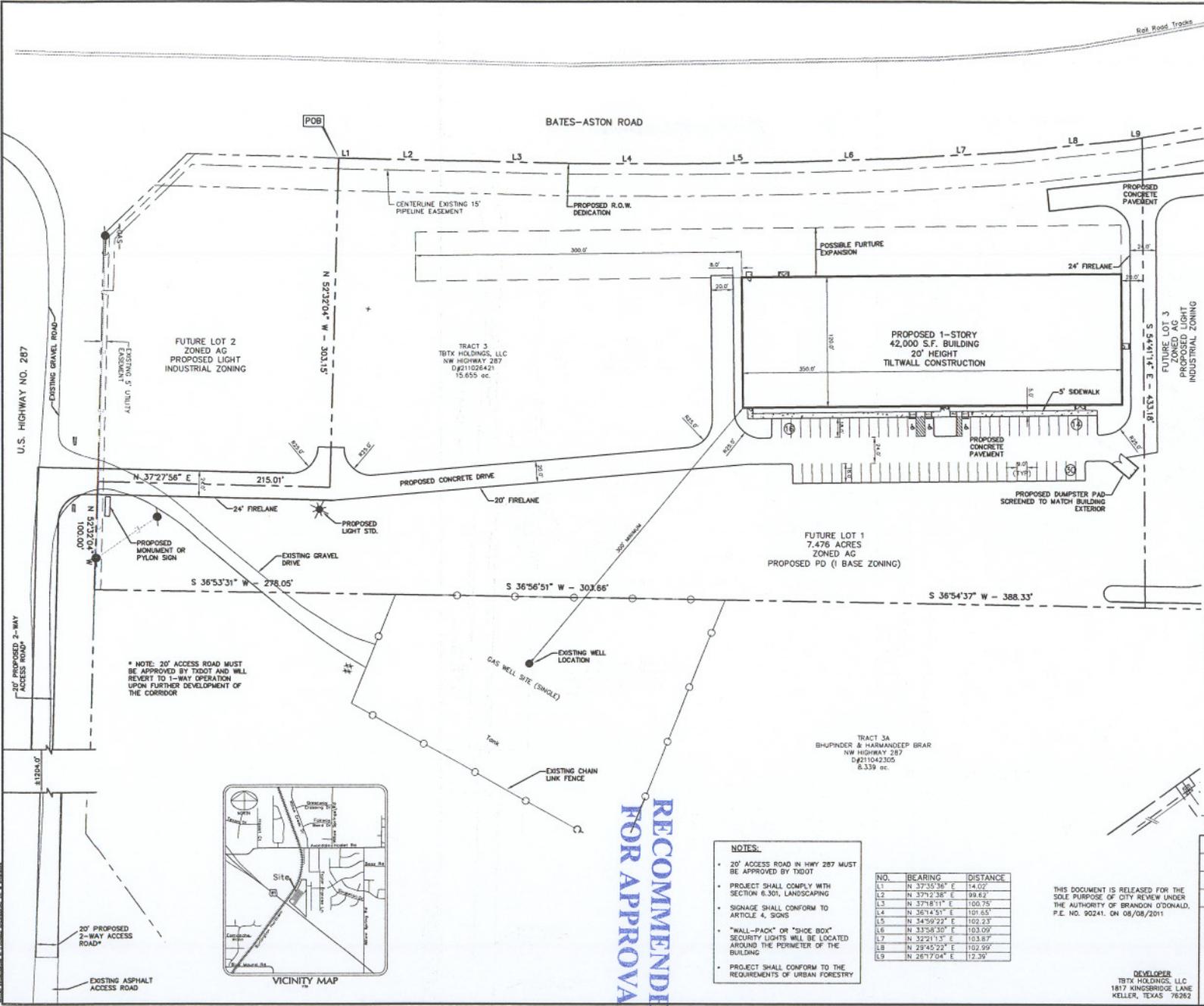
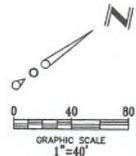
Area Zoning Map

Applicant: TBTX Holdings, LLC
Address: 12750 NW Highway 287
Zoning From: AG
Zoning To: I & PD/I plus indoor gun range, site plan included
Acres: 14.99
MapSCO: 5W
Sector/District: Far North
Commission Date: 09/14/2011
Contact: 817-392-2495

 300 Ft. Buffer



200 100 0 200 Feet



- LEGEND**
- PROPOSED PARKING SPACES IN A ROW
 - PROPOSED LIGHT STANDARD
 - EXISTING POWER POLE
 - EXISTING EDGE OF PAVED OR GRAVEL ROADWAY
 - PROPOSED CURB OR EDGE OF PAVEMENT
 - PROPOSED SIDEWALK

PROPERTY DESCRIPTION

BEING a 7.476 acre tract of land situated on the M. E. P. & P. R. Survey, Abstract No. 1131, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land described as Tract 3 conveyed to TBTX Holdings, LLC by deed recorded as Instrument No. 221102842, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "TIBURN PARTNERS" set for corner in the southeast right-of-way line of County Road 4110 (Olive Bates-Aston Road), and being N 37°35'36" E, along said southeast line of County Road 4110, a distance of 104.02 feet from the north corner of a corner cap between the northeast right-of-way line of U.S. Highway No. 287 (variable width r.o.w.) and said southeast line of County Road 4110;

THENCE N 37°35'36" E, along said southeast line of County Road 4110, a distance of 14.02 feet to a capped iron rod found for corner;

THENCE along said southeast line of County Road 4110 the following bearings and distances:

N 37°12'38" E a distance of 99.62 feet to a capped iron rod found for corner;
 N 37°18'11" E a distance of 100.75 feet to a capped iron rod found for corner;
 N 34°59'22" E a distance of 102.23 feet to a capped iron rod found for corner;
 N 33°58'30" E a distance of 103.09 feet to a capped iron rod found for corner;
 N 32°21'15" E a distance of 103.87 feet to a 1/2 inch iron rod found for corner;
 N 28°45'22" E a distance of 102.99 feet to a 1/2 inch iron rod found for corner;
 N 26°7'04" E a distance of 12.39 feet to a 1/2 inch iron rod with orange plastic cap stamped "TIBURN PARTNERS" set for corner;

THENCE S 54°41'14" E, departing said southeast right-of-way line of County Road 4110, a distance of 431.18 feet to a 1/2 inch iron rod with orange plastic cap stamped "TIBURN PARTNERS" set for corner in the southeast line of the aforementioned TBTX Holdings Tract 3 and the northwest line of a tract of land described as Tract 3A conveyed to Shupnder and Harmandeep Brar by deed recorded as Instrument No. 2211042305, O.P.R.T.C.T.;

THENCE along said common line the following bearings and distances:

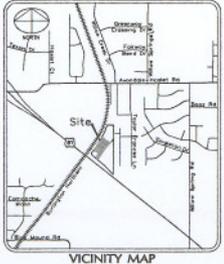
S 36°54'37" W a distance of 388.33 feet to a capped iron rod found for corner;
 S 36°56'51" W a distance of 303.66 feet to a capped iron rod found for corner;
 S 36°53'31" W a distance of 278.05 feet to a capped iron rod found for corner in the aforementioned northeast right-of-way line of U.S. Highway No. 287;

THENCE N 52°32'04" W, along said northwest line of U.S. Highway No. 287, a distance of 100.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "TIBURN PARTNERS" set for corner;

THENCE N 37°27'58" E, departing said northwest line of U.S. Highway No. 287 and across the aforementioned TBTX Holdings Tract, a distance of 23.01 feet to a 1/2 inch iron rod with orange plastic cap stamped "TIBURN PARTNERS" set for corner;

THENCE N 52°32'04" W a distance of 303.15 feet to the **POINT OF BEGINNING** and containing 7.476 acres or 325,673 square feet of land, more or less.

* NOTE: 20' ACCESS ROAD MUST BE APPROVED BY TxDOT AND WILL REVERT TO 1-WAY OPERATION UPON FURTHER DEVELOPMENT OF THE CORRIDOR



- NOTES:**
- 20' ACCESS ROAD IN HWY 287 MUST BE APPROVED BY TxDOT
 - PROJECT SHALL COMPLY WITH SECTION 6.301, LANDSCAPING
 - SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS
 - "WALL-PACK" OR "SHOE BOX" SECURITY LIGHTS WILL BE LOCATED AROUND THE PERIMETER OF THE BUILDING
 - PROJECT SHALL CONFORM TO THE REQUIREMENTS OF URBAN FORESTRY

NO.	BEARING	DISTANCE
L1	N 37°35'36" E	14.02
L2	N 37°12'38" E	99.62
L3	N 37°18'11" E	100.75
L4	N 34°59'22" E	102.23
L5	N 34°59'22" E	102.23
L6	N 33°58'30" E	103.09
L7	N 32°21'15" E	103.87
L8	N 28°45'22" E	102.99
L9	N 26°7'04" E	12.39

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF CITY REVIEW UNDER THE AUTHORITY OF BRANDON O'DONALD, P.E. NO. 90241. GN 08/08/2011

DEVELOPER
TBTX HOLDINGS, LLC
1817 KINGSBRIDGE LANE
KELLER, TEXAS 76262

DIRECTOR OF PLANNING _____ DATE _____

SITE PLAN
THE SHOOTING DEPOT
 HWY 287 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

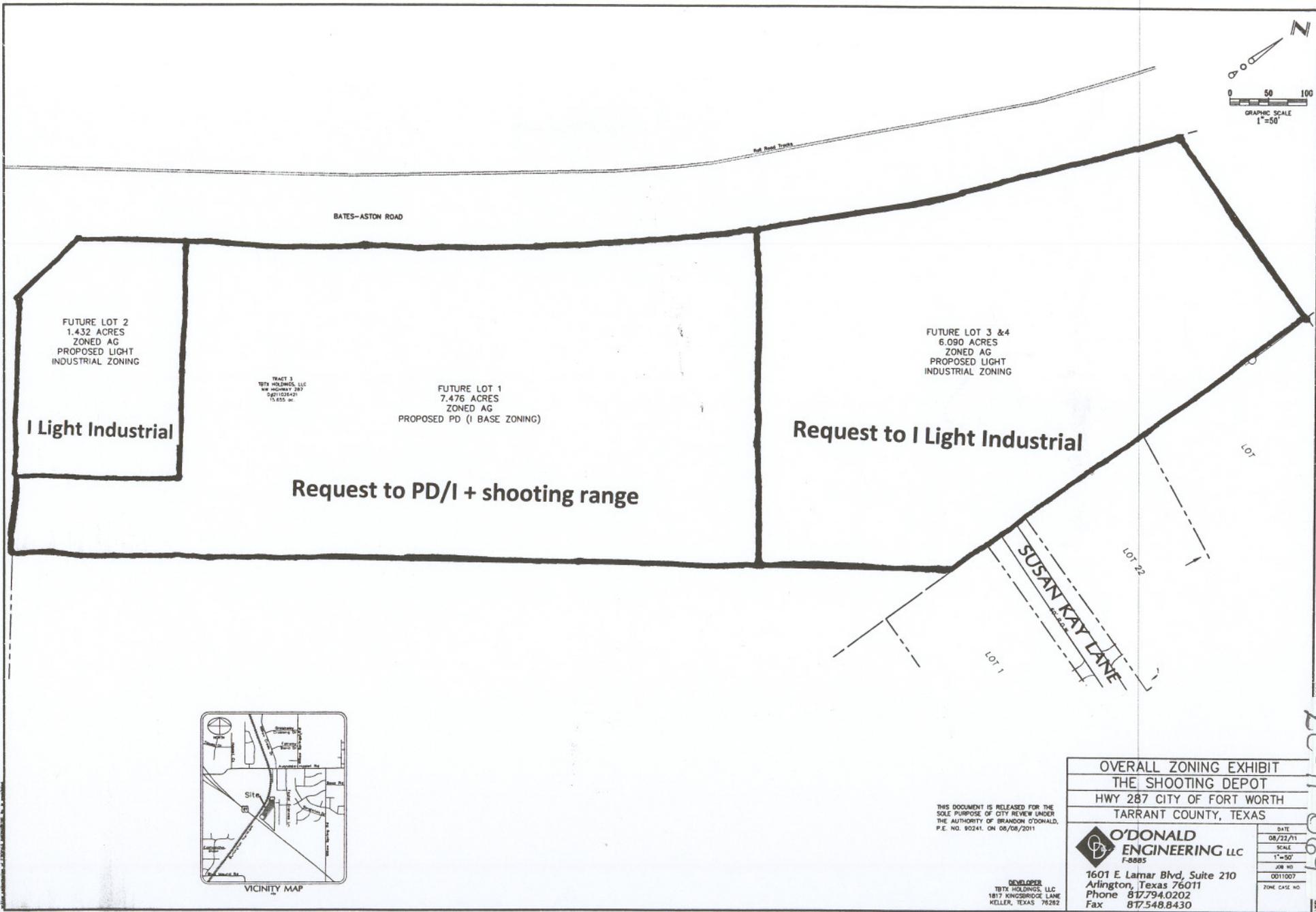
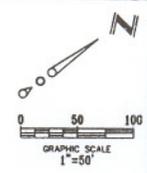
O'DONALD ENGINEERING LLC
 F-6885
 1601 E Lamar Blvd, Suite 210
 Arlington, Texas 76011
 Phone 817.794.0202
 Fax 817.548.8430

DATE 06/31/11
 SCALE 1"=40'
 JOB NO 0011007
 ZONE CASE NO.

RECOMMENDED FOR APPROVAL

Revised
8/31/11

ZC-11-019



I Light Industrial

Request to PD/I + shooting range

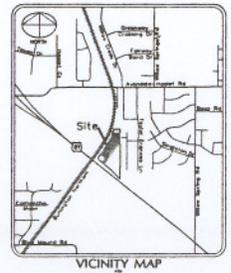
Request to I Light Industrial

FUTURE LOT 2
1.432 ACRES
ZONED AG
PROPOSED LIGHT
INDUSTRIAL ZONING

TRACT 3
TBTM HOLDINGS, LLC
HWY 287 CORNER 2ND
SPT1026421
10.625 ac

FUTURE LOT 1
7.476 ACRES
ZONED AG
PROPOSED PD (I BASE ZONING)

FUTURE LOT 3 & 4
6.090 ACRES
ZONED AG
PROPOSED LIGHT
INDUSTRIAL ZONING



VICINITY MAP

THIS DOCUMENT IS RELEASED FOR THE
SOLE PURPOSE OF CITY REVIEW UNDER
THE AUTHORITY OF BRANDON O'DONALD,
P.E. NO. 90241, ON 08/08/2011

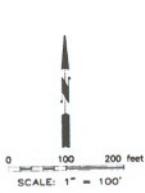
DEVELOPER
TBTM HOLDINGS, LLC
1817 KINGSBRIDGE LANE
KELLER, TEXAS 76282

OVERALL ZONING EXHIBIT	
THE SHOOTING DEPOT	
HWY 287 CITY OF FORT WORTH	
TARRANT COUNTY, TEXAS	
DATE	08/22/11
SCALE	1"=50'
JOB NO	0011007
ZONE CASE NO	

O'DONALD ENGINEERING LLC
F-8895

1601 E. Lamar Blvd, Suite 210
Arlington, Texas 76011
Phone 817.794.0202
Fax 817.548.8430

ZC-11-069



NUMBER	BEARING	DISTANCE
1	N 41°42'00" W	136.53
2	N 37°15'16" E	154.04
3	N 37°28'00" E	99.65
4	N 37°14'11" E	122.25
5	N 36°14'51" E	103.85
6	N 49°23'22" E	132.22
7	N 37°49'30" E	133.53
8	N 32°13'33" E	103.87
9	N 24°42'22" E	101.39
10	N 21°02'04" E	153.28
11	N 20°59'14" E	102.45
12	N 14°26'07" E	114.22
13	N 11°10'42" E	102.25
14	N 10°50'08" E	103.14
15	N 10°00'27" E	55.64
16	S 0°22'24" W	48.50
17	S 2°48'23" W	114.48
18	S 11°15'13" W	104.33
19	S 18°38'33" W	653.44
20	S 24°17'38" W	195.88
21	S 31°14'04" W	99.87
22	S 31°18'17" W	101.70
23	S 31°22'18" W	111.70
24	S 31°21'16" W	113.53

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
 This plat will only be recorded within
 180 days after state of approval.

With Approval of:

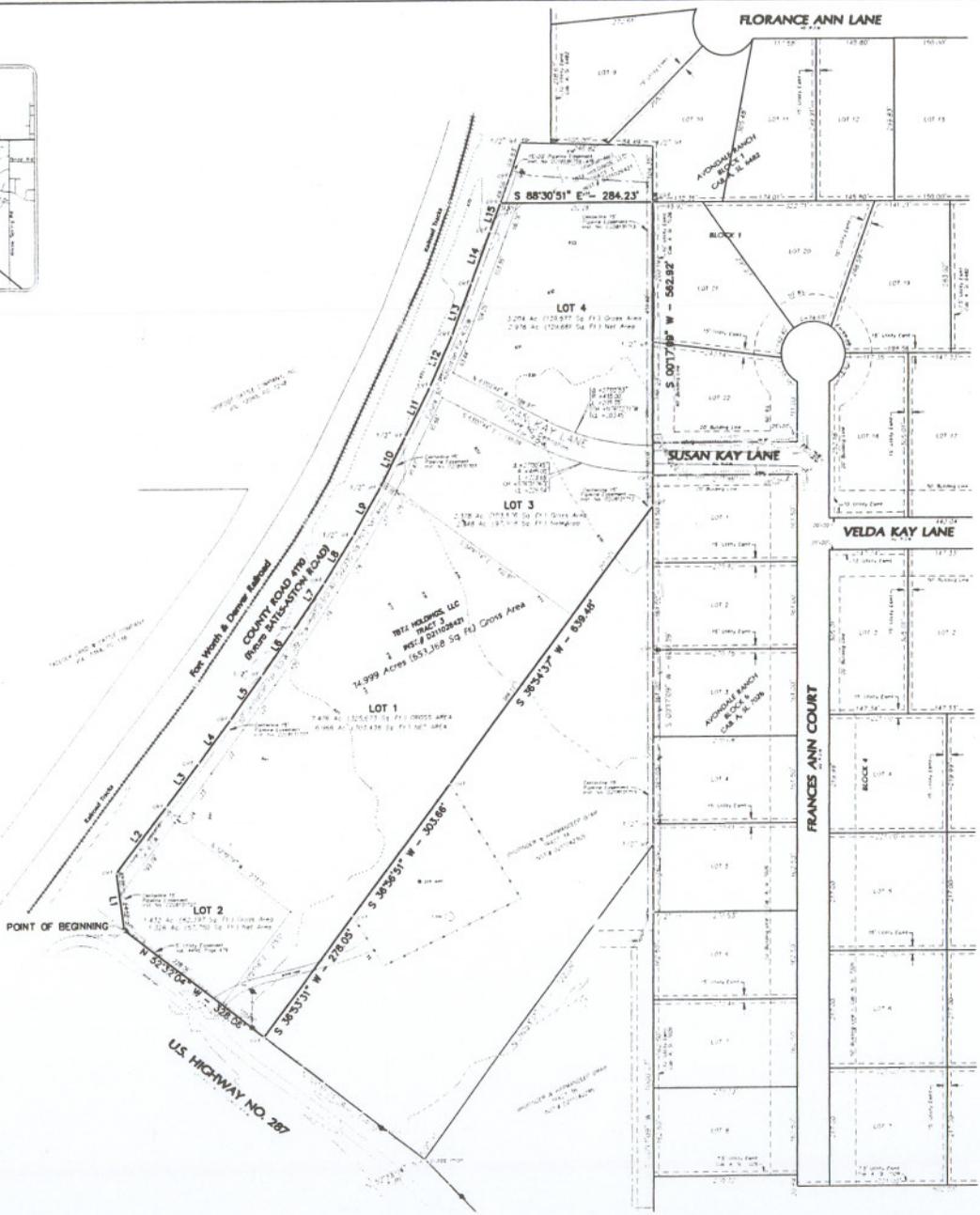
By: _____

NOTES

1. This plat is subject to the provisions of the Texas Partnership Act.

2. This plat is subject to the provisions of the Texas Partnership Act.

3. This plat is subject to the provisions of the Texas Partnership Act.



PRELIMINARY PLAT
TBTX ADDITION
 14,999 Acres - 653,368 Sq. Ft. Gross Area

Part of Tract 3
 TBTX Holdings, LLC
 Inct. 1 to D211026421

SITUATED IN THE
M. E. P. & P. R. SURVEY, ABSTRACT NO. 1131
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

CASE NO.
 AUGUST 2015

ENGINEER
 TARRANT ENGINEERING, PLLC
 1011 East Lamar Blvd., Suite 270
 Fort Worth, TX 76102
 (817) 794-0000

OWNER
 TBTX HOLDINGS, LLC
 1011 East Lamar Blvd., Suite 270
 Fort Worth, TX 76102
 (817) 794-0000

SURVEYOR
 ROBERT A. CARSON
 1414 S. W. 10th St.
 Fort Worth, TX 76104
 (817) 336-7800
 License No. 12483

DOCUMENT NO. _____ DATE _____

Sht. 1 of 2

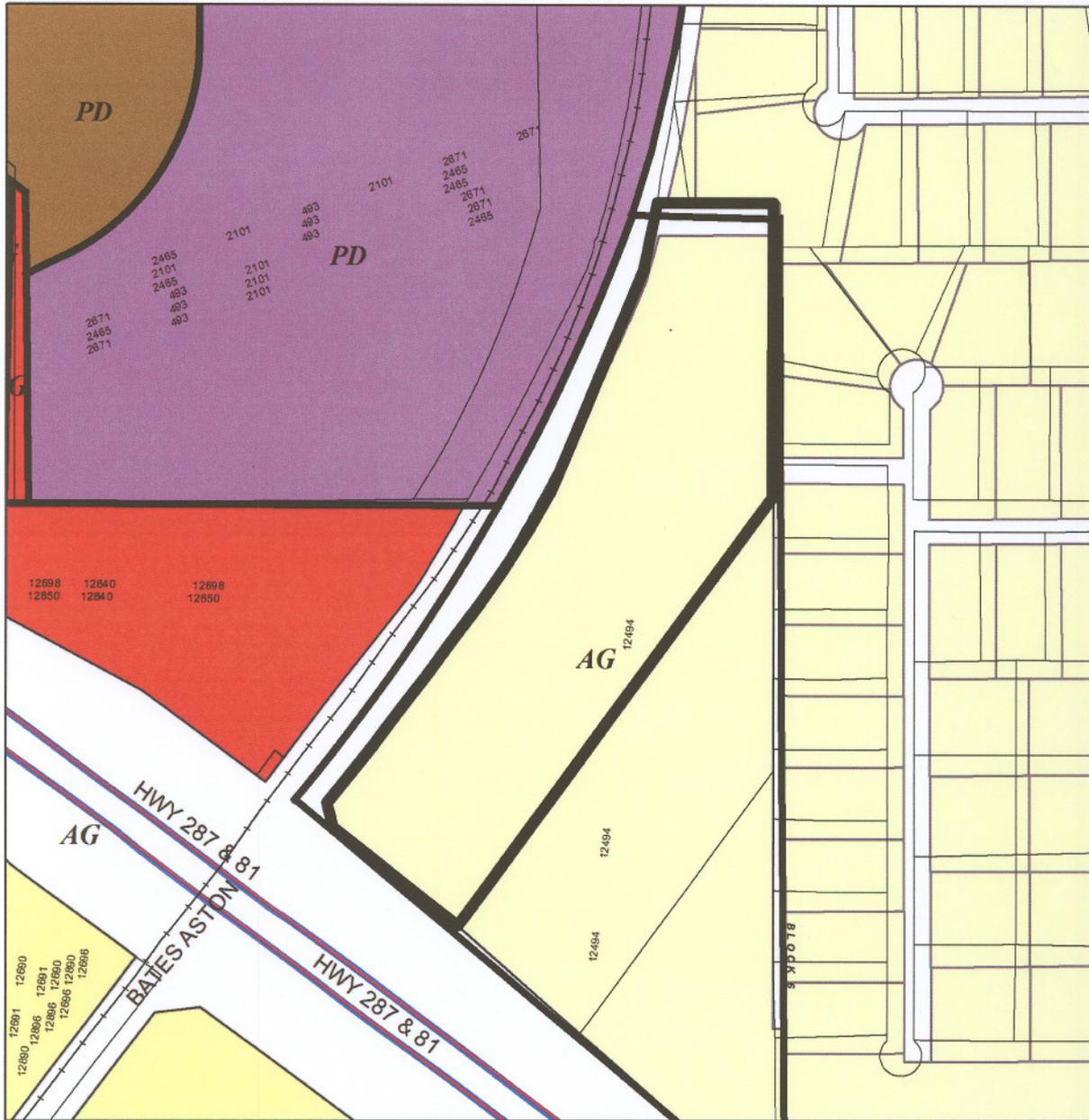
PP-11-033



12750 NW Highway 287

Future Land Use

ZC-11-069



- 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 01, 2011



Aerial Photo Map



Worth handles future improvements to roads. Ms. Burghdoff answered it's up to the developer they would be given the option to build the roadway, or enter into a community facilities agreement assuming the property is not platted.

Mr. Ortiz asked about the residents wanting to keep it A-5. Mr. Ragsdale mentioned there is no commercial up there yet. He explained to the Commissioners it would not be safe to have residential back out onto Cromwell Marine Creek a proposed minor arterial.

<i>Document received for written correspondence</i>				<i>ZC-11-068</i>	
Name	Address	In/Out 200 ft notification area	Position on case		Summary
John Moe	6351 Twilight Circle	In	Opposition		Spoke at hearing
Ellen Rainville	6355 Twilight Circle	In	Opposition		Spoke at hearing

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Spann. The motion carried 8-1 with Mr. Wilson against.

6. ZC-11-069 TBTX Holdings LLC (CD 7)- 12750 NW U. S. 287 (MEP & P RR Co Survey #17, Abstract 1131 Tract 3, 14.99 Acres): from “AG” Agricultural to “I” Light Industrial & “PD/I” Planned Development for all uses in “I” Light Industrial plus shooting range; site plan included.

Robert Wagner, 1817 Kingsbridge Lane, Keller, Texas owner of the property explained to the Commissioners they are proposing an indoor shooting range. Mr. Wagner mentioned he is working with TxDot on adequate access for the site.

Mr. Genua asked about access and noise. In response Mr. Wagner mentioned utilities and noise are his biggest concerns. He intends on heavy soundproofing of the building. Mr. Genua also asked about safety outside the building. Mr. Wagner said all firearms will be cased. There will be safety cameras on the building.

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

7. ZC-11-070 Fellowship Church (CD 9)- 2716 – 2724 and 2725 – 2741 Merrimac Street (Linwood Addition, Block 14, Lots 11 – 15 & Block 16, Lots 16 - 18, 1.39 Acres): from “R2” Townhouse/Cluster and “PD-268” Planned Development/Specific use for additional parking for existing building with restrictions to “MU-1” Low Intensity Mixed Use

David Young, 2201 West Royal Lane, Irving, Texas representing Fellowship Church explained to the Commissioners the request to rezone to MU-1 for additional parking of the church. Their