



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 10, 2012

**Council District** 7

**Zoning Commission Recommendation:**

Approved by a vote of 9-0

**Opposition:** None

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** 287/156 Partners LP

**Site Location:** 9100 Block Blue Mound Rd. Mapsco: 34CD

**Proposed Use:** Single Family Residential

**Request:** From: "IP" Industrial Park

To: "A-5" One Family

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

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

**Background:**

The proposed site is located southwest of Highway 287 and east of Blue Mound Road, just north of the Federal Engraving and Printing complex. The 18.56 acre parcel will consist of approximately 87 single-family lots, which is part of the 453 lot Ridgeview Farms subdivision. There are several homes already built with access off of E. Harmon Road.

The IP zoning district is an inactive district. The zoning and future land uses of this property were set to encourage light industrial development to be consistent with the federal building and light industrial use to the north and provide a buffer to US 287. The property was planned as an industrial use in Preliminary Plat PP-003-019 that included the entire area surrounding the federal building; this plat expired due to inactivity. The developer recently resubmitted the entire preliminary plat which includes this area as part of the single family residential subdivision, PP-11-036.

**Site Information:**

Owner:	287/156 Partners LP 8235 Douglas Ave. #650 Dallas, TX 75225
Agent:	Peloton Land Services/Marc Paquette
Acres:	18.56 acres
Comprehensive Plan Sector:	Far North

**Surrounding Zoning and Land Uses:**

North	"IP" Industrial Park / vacant
East	"A-5" One-Family/ vacant
South	"CF" Community Facilities / Federal Printing and Engraving complex

West "E" Neighborhood Commercial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: PP-11-036 Ridgeview Farms approved by the City Plan Commission December 16, 2011

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Blue Mound Rd	2 way, County	Principal Arterial	No
E. Harmon Rd	2 way, Residential	Minor Arterial	No

Considerations: The site's primary access is from Blue Mound Road and or E. Harmon Road through the subdivision, currently a two-way county and residential road. In the current condition, Blue Mound Road is not adequate for traffic generated at full build out from the proposed use.

**Public Notification:**

The following Neighborhood Associations were notified:

Eagle Mountain-Saginaw ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zone change from "IP" Industrial Park to "A-5" One Family. This parcel was not originally included in the Ridgeview Farms subdivision in 2003.

Surrounding land uses include the Federal Printing and Engraving complex directly to the south and single family residential to the west. Properties to the north and east are vacant. U.S. 287 is approximately 1200 feet northeast of the property.

Additionally, the proposed site is located on the corner of two significant roadways. As a result, the proposed zoning is **compatible** with surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as light industrial. Though "IP" is an inactive district, a development could be built under the "IP" regulations if preferred. The proposed "A-5" zoning is not consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development. (pg. 37)
- Discourage the location of industrial uses adjacent to residential districts. (pg. 38)

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

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

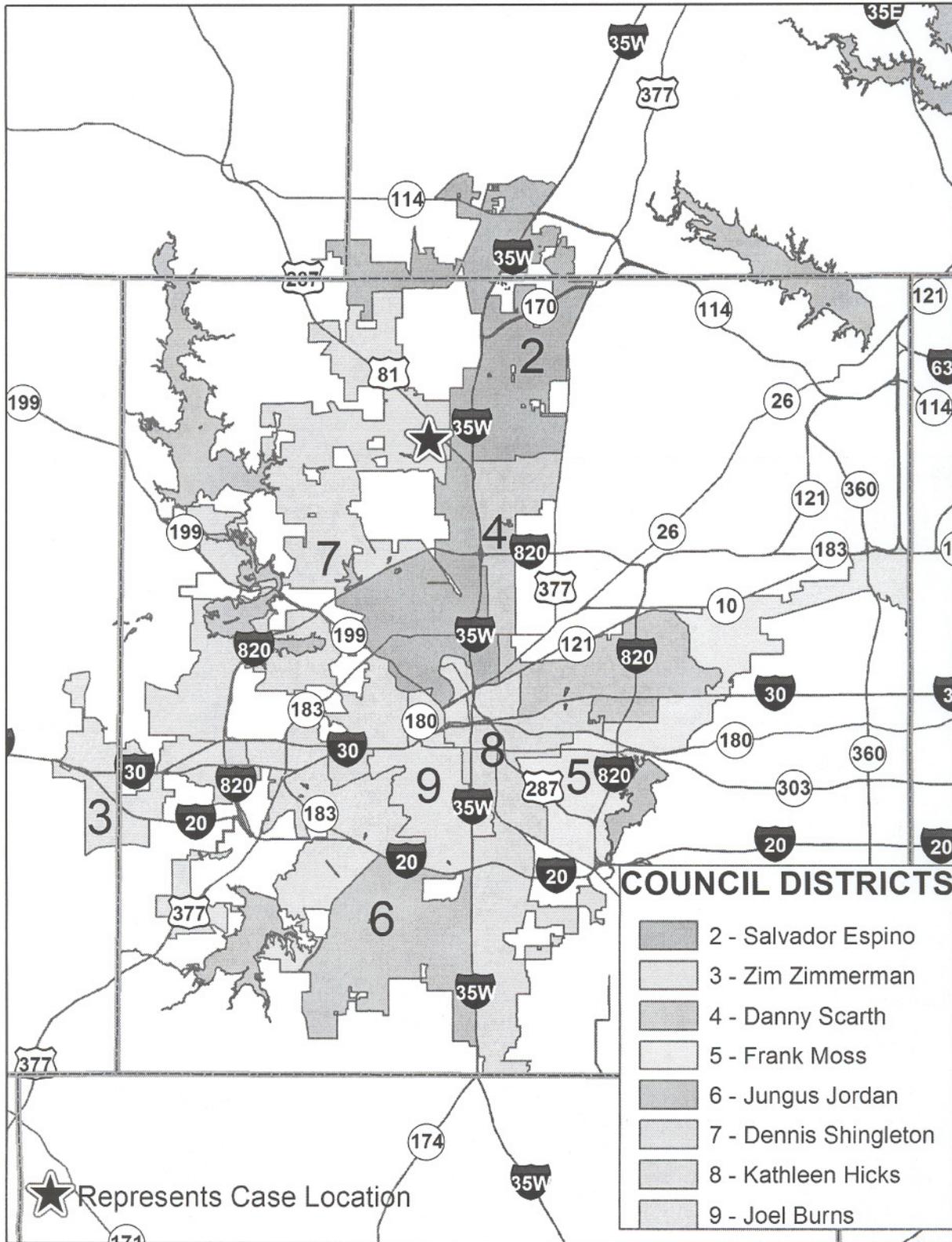
**Attachments:**

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

# FORT WORTH

ZC-11-118

## Location Map





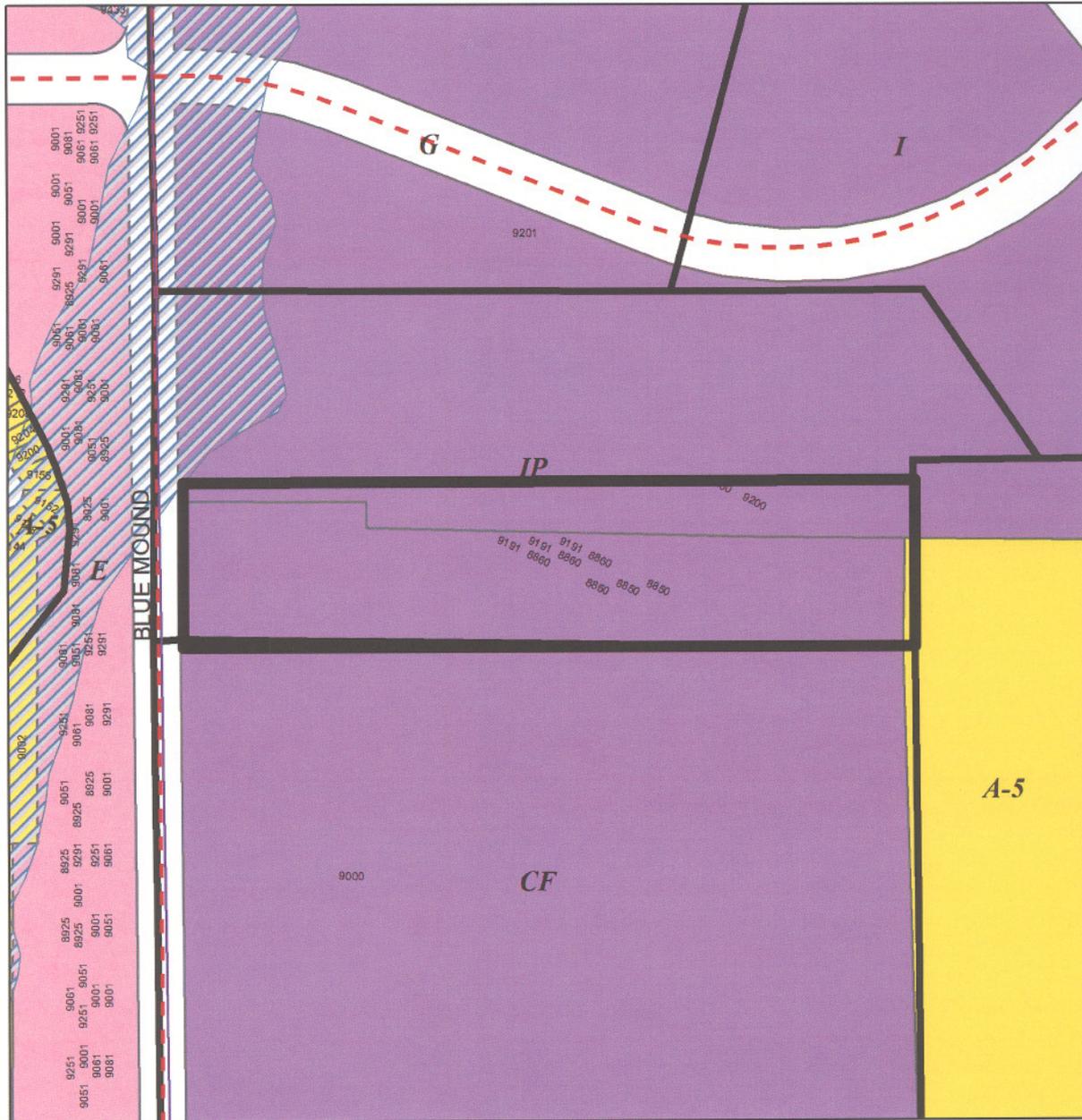
# FORT WORTH



9100 block Blue Mound Road

Future Land Use

ZC-11-118



- 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

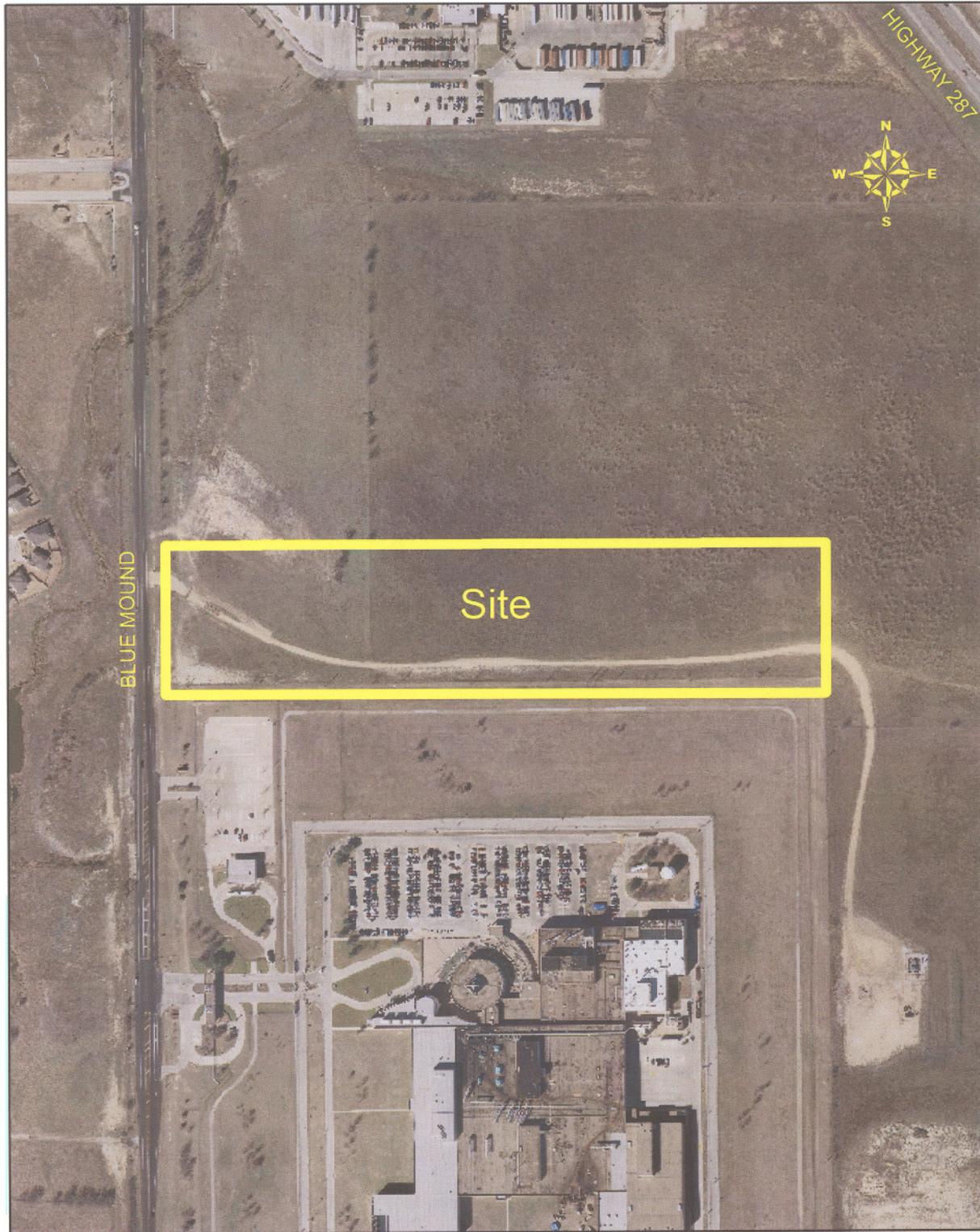
- CFWGIS.SDE.TRN\_RAILROADS
- CFWGIS.SDE.CAD\_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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



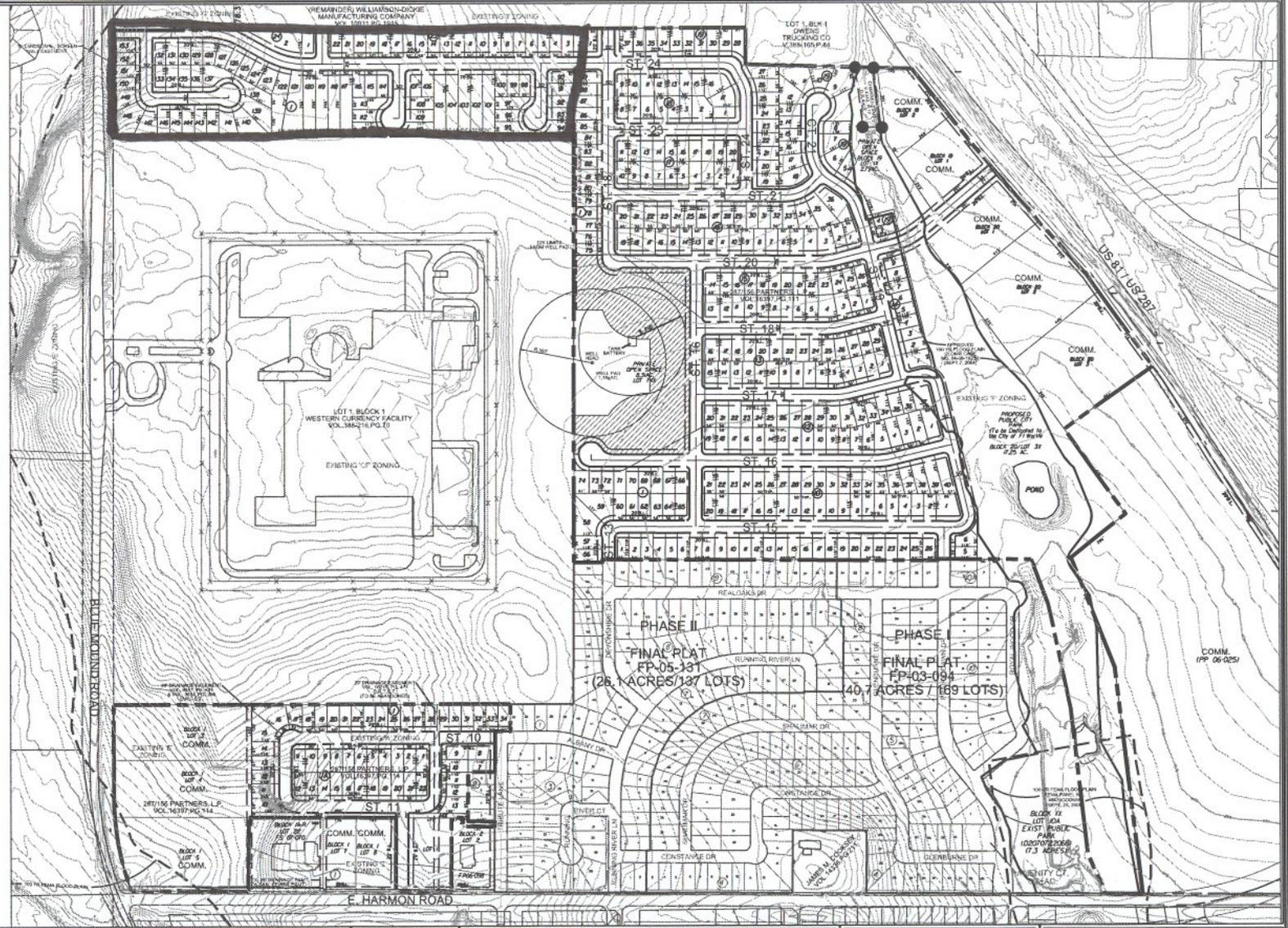


VICINITY MAP  
N.T.S.

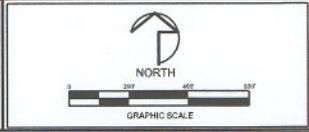
LAND USE TABLE		
RESIDENTIAL	LOTS	ACRES
SF 'A-5	453	86.54 AC
PRIVATE	4	11.54 AC
COMMERCIAL	9	23.56 AC
PUBLIC PARK (BL20/L3X)	1	17.25 AC
<b>TOTAL</b>	<b>467</b>	<b>138.89 AC</b>

**NOTES:**

- ROADS ARE CONSISTENT WITH CITY OF FORT WORTH MTP. CITY OF FORT WORTH WATER AND SANITARY SEWER.
- PROPERTY IS IN CITY OF FORT WORTH.
- EXISTING 'A-5', 'E', AND 'F' ZONING.
- PROPOSED 10' UTILITY EASEMENT ALONG FRONT OF THE LOTS WILL BE SHOWN ON FINAL PLAT.
- PRIVATE OPEN SPACE LOTS (BLOCK 1 / LOTS 9X, 14X, 74X; BLOCK 19 / LOT 1X) WILL BE OWNED AND MAINTAINED BY HOA.
- SINGLE FAMILY LOTS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL BLOCKS MEET MAXIMUM AND MINIMUM BLOCK LENGTH REQUIREMENTS.
- DEVELOPMENT PHASING SHALL ENSURE THAT A PLATTED AND CONSTRUCTED SECONDARY ACCESS IS PROVIDED WHEN MORE THAN 30 DWELLINGS UNITS ARE PROPOSED.
- CONNECTION TO FM 156 (STREET 24) TO BE MADE PRIOR TO THE DEVELOPMENT OF THE FINAL 163 LOTS PER TIA.



PROJECT NO.	CAM1101.1
G:\JOB\CAM11001-RIDGEVIEW FARMS\ENT\PLAT	
DRAWN BY	BSM/AGS
REVIEWED BY	MPP
DATE	
DATE	REVISIONS



REF: PP-03-019  
PP-06-025

**OWNER / DEVELOPER**  
 287156 PARTNERS, L.P.  
 8235 DOUGLAS AVENUE  
 SUITE 650, LB-65  
 DALLAS, TX 75225  
 214-491-2556

HARMON ROAD/287 PARTNERS, L.P.  
 8235 DOUGLAS AVENUE  
 SUITE 650, LB-65  
 DALLAS, TX 75225  
 214-491-2556

**PLANNER / ENGINEER**  
 PELOTON LAND SOLUTIONS, L.L.P.  
 5751 KROGER DRIVE  
 SUITE 185  
 KELLER, TX 76244  
 PHONE: 817-562-3350

A PRELIMINARY PLAT FOR  
**RIDGEVIEW FARMS**  
 EXISTING 'A-5' & 'F' ZONING  
 TOTAL 138.89 ± GROSS ACRES  
 BEING A . ACRE TRACT OF LAND LOCATED  
 IN THE JOSIAH WALKER SURVEY, A-1600  
 IN TARRANT COUNTY, CITY OF FT WORTH, TEXAS

PP-11-036

Alejandro Grozco	2424 Lincoln	Yes	Support	Sent letter
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**3. ZC-11-118 287/156 Partners LP (CD 7)- 9100 Block of Blue Mound Road (Josiah Walker Survey, Abstract No. 1600, 18.56 Acres): from "IP" Industrial Park to "A-5" One-Family**

Gary Defrain, 8235 Douglas Avenue, Suite 650, Dallas, Texas representing 287/156 Partners the property owner explained to the Commissioners the request to rezone this to A-5 single-family. He mentioned they do have a preliminary plat in for Plan Commission approval on December 16, 2011 for the overall site. He mentioned they met with the neighborhood and Councilman Shingleton prior to the application submittal and expressed no concerns. The property is 450 feet wide and fronts on Blue Mound Road. They feel this is the best use for the property.

Mr. Ortiz asked about the cut out just to the east of the Federal Bureau of Printing and Engraving property and shown on the plat. Mr. Defrain mentioned it is a well site and will end up being a nine acre common area for the HOA.

Mr. Edmonds asked if this is a gated community. Mr. Defrain stated no it is not.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

**4. ZC-11-119 Hillwood Alliance Residential L. P. (CD 2)- 8500 Ray White Road and 5351 North Tarrant Parkway (John Edmonds Survey, Abstract 457, 21.61 Acres): from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "C" Medium Density Multifamily and "E" Neighborhood Commercial**

Gena Terrell, 5751 Kroger Drive, Keller, Texas representing Hillwood Alliance Residential explained to the Commissioners the requested zoning change. Ms. Terrell mentioned they are basically swapping the two zoning districts and keeping the existing acreage to allow for more orderly development.

Mr. Ortiz asked if this was an expansion for the existing complex. Ms. Terrell stated no they are proposing a new development for apartments.

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

**5. ZC-11-120 Keystone Equity Partners, LLC (CD 2)- 4200 Block of Old Decatur Road (J Bowman Survey, Abstract No.80, 4.30 Acres): from "A-5" One-Family to include into "PD-917" Planned Development for all uses in "K" Heavy Industrial plus rolling mills, rock, cement crushers and stone quarries; wholesale storage of petroleum products; oil drilling and production; manufacture of heavy rubber products. A site development plan shall be provided for administrative review by the Planning & Development Department**