



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 10, 2012

Council District 3

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

Opposition: none

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes X No ___

Owner / Applicant: City of Fort Worth Planning & Development Department

Site Location: 4700 S. Loop 820 W. and 9300 & 9336 Team Ranch Road
Mapsc0: 73W

Proposed Use: Neighborhood commercial uses

Request: From: Unzoned
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The area, surrounded by the City of Fort Worth on three sides, is located in Tarrant County, north of Team Ranch Road and west of Southwest Loop 820. The site is being zoned with the annexation, rather than leaving it in the default "AG" Agriculture zoning.

The area consists of three commercial lots in a City-initiated annexation (AX-12-001) scheduled for Council action on January 6, 2012. The property was left out of a voluntary annexation for the Montserrat development completed in January 2007. The residential portion of the subdivision has been zoned "A-5" One-Family, and the current commercial lot to the north has been zoned "E" Neighborhood Commercial.

Site Information:

Owner: Montserrat Properties, LLC
6000 Western Place Ste. 465
Fort Worth, Texas 76107

Applicant: City of Fort Worth Planning & Development Dept.

Acreage: 9.87 ac.
Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

North A-5 and E / Open space for subdivision and vacant land
East AG / Southwest Loop 820 and City of Benbrook
South Unzoned / Vacant land
West A-5 / Single family

Public Notification:

The following Neighborhood Associations were notified:
Montserrat

Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-291, west of site, from Unzoned to A-21, A-10, A-7.5, and A-5, approved.

Platting History: PP-03-89, Hills of Mary's Creek; PP-06-028, Montserrat

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Southwest Loop 280	6 lanes divided	freeway street	none
Team Ranch Road	2 lanes undivided	residential street	none

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request is intended to align the existing land uses, future land use map, and zoning.

The process for Council-initiated rezoning was adopted in November 2000 regarding the procedure for City-Council-initiated rezoning. The procedures involve:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (9/11);
- Providing for the Planning Department to brief the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate the proposed zoning changes; (10/25/11), and
- Placing an appropriate Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (11/1/11), which shall schedule the application for the next available public hearing by the Zoning Commission (12/14/11).

The subject area covers 9.87 acres and consists of three parcels that are anticipated to be used as commercial sites. The request is to rezone the area to correspond to proposed land uses, in accordance with the future land use. On the basis of anticipated land uses, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning classification is appropriate for the land use designation.

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

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

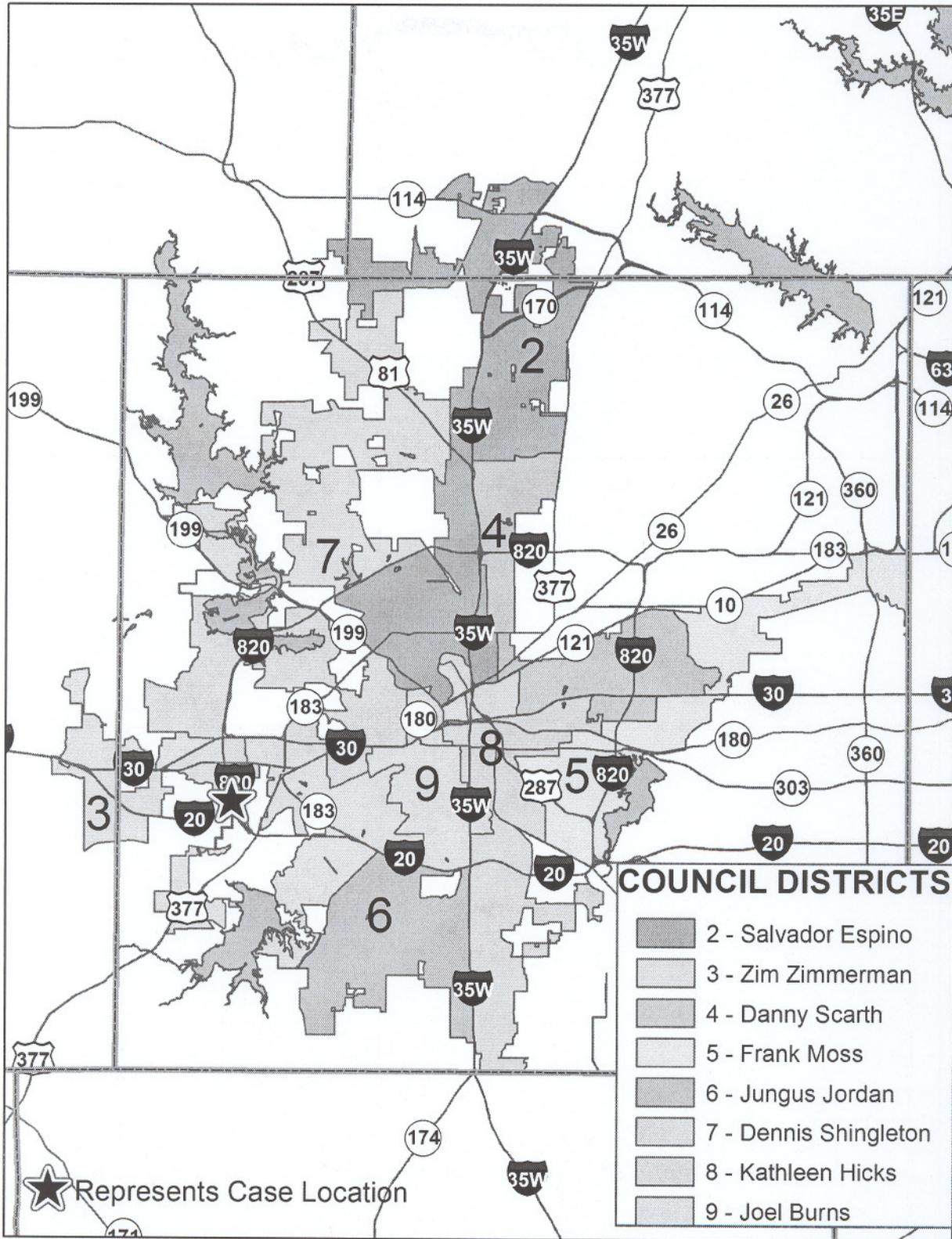
Attachments:

- 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-11-124

Location Map





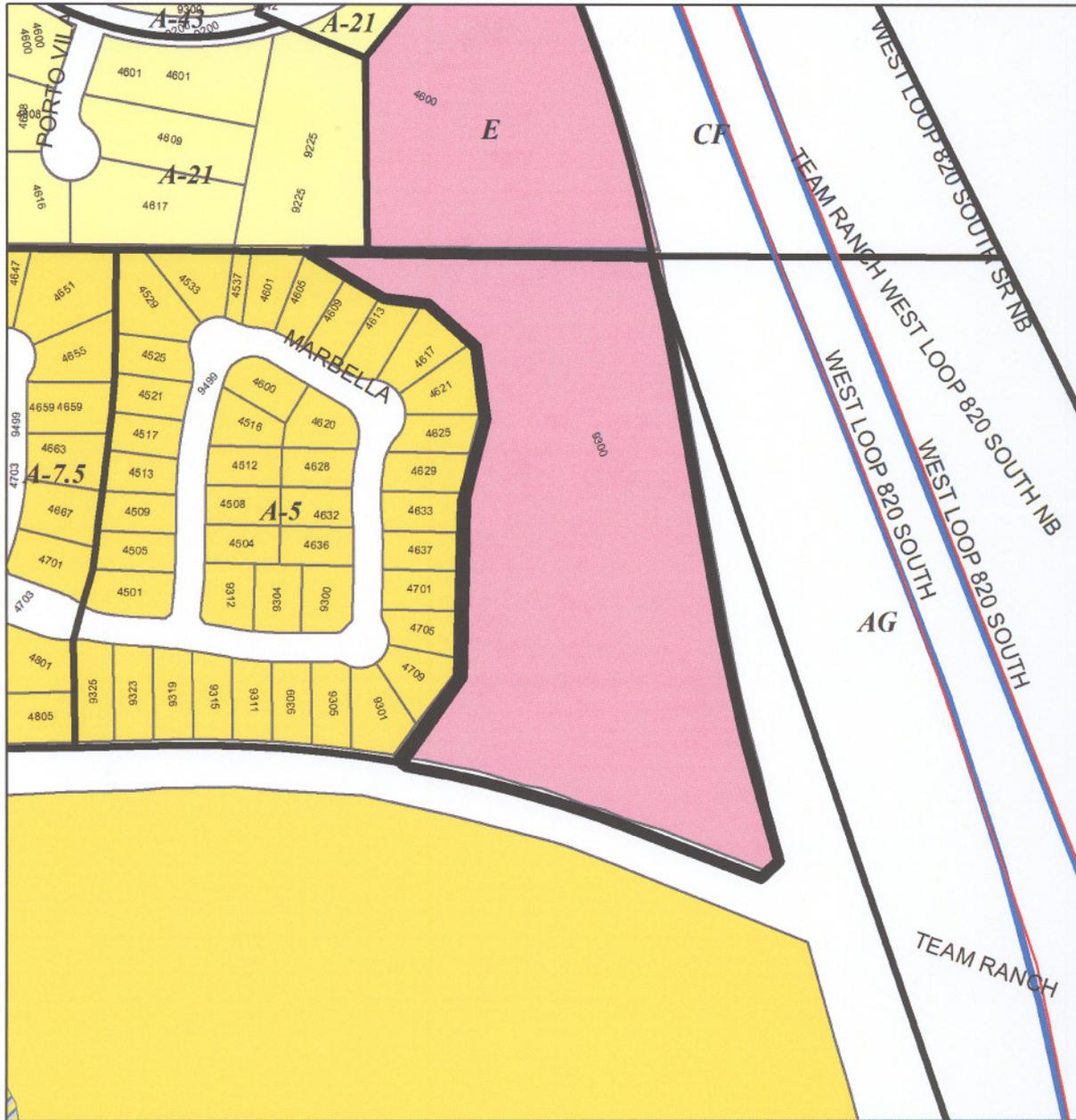
ZC-11-124

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 4700 S. Loop 820 W. and 9300 & 9336 Team Ranch Road
Zoning From: Unzoned
Zoning To: E
Acres: 9.86680208
Mapsc0: 73W
Sector/District: Far West
Commission Date: 12/14/2011
Contact: 817-392-8190

 300 Ft. Buffer





- 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



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

11. ZC-11-124 City of Fort Worth Planning & Development (CD 3)- 4700 S. Loop 820 W. & 9300 & 9336 Team Ranch Road (Montserrat Addition, Block 6, Lots C1, C2, & C3, 9.87 Acres): from Unzoned to "E" Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth, 1000 Throckmorton Street, Fort Worth, Texas explained the annexation case. It is approximately a 10 acre site that was left out of previous annexations.

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

<i>Document received for written correspondence</i>				ZC-11-124	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
David Ross	9311 Marbella Dr	Yes		Support	Sent letter
Paulis & Margaret Erwin	4605 Marbella Circle	Yes		Opposition	Sent letter

12. ZC-11-125 Tarrant County College District (CD 7)- 4801 Marine Creek Parkway (Part of Northwest Tarrant County Junior College Subdivision, A. F. Albright Survey, Abstract 1849, 2.93 Acres): from "AG" Agricultural to "PD/AG" Planned Development for all uses in "AG" Agricultural plus indoor shooting range, site plan included.

Logan McWhorter, 6000 Western Place, Suite 625, Fort Worth, Texas representing Tarrant County College explained to the Commissioners they are requesting to rezone a piece of the Northwest Campus to allow for an indoor shooting range. They currently have an outdoor firing range immediately to the west. The noise from the outdoor range will be drastically reduced.

Mr. Genua asked if this is strictly for students and/or opened to the public. Mr. McWhorter said it is for law enforcement training only and is not opened to the public. He mentioned they have several parking spaces surrounding the building.

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

13. ZC-11-126 Compassionate Church of God (CD 8)- 951-957 Evans Avenue (McAnulty and Nesbitt Subdivision Evans, Block 2, Lots 31, 31A, & 32, 32A, 0.24 Acres): from "NS-T4NR/HC" Near Southside-T4 Neighborhood Restricted/Historic & Cultural Overlay to "NS-T4R/HC" Near Southside-T4 Restricted/Historic & Cultural Overlay