

Recent Relevant Zoning and Platting History:

Zoning History: None, surrounding zoning presumably approved with annexations in 1989, 1998, and 2000.

Platting History: PP-03-095, Chadwick Farms

Transportation/Access

| <u>Street</u> | <u>Existing Size</u> | <u>Thoroughfare Plan classification</u> | <u>Current Plans/CIP</u> |
|---------------|----------------------|---|--------------------------|
| Litsey Road | 2 lanes undivided | principal arterial | none |

Other factors to access: site contains portions of Litsey Road right-of-way.

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 (5/12);
- 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; (6/5/12), 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 (6/12/12), which shall schedule the application for the next available public hearing by the Zoning Commission (7/11/12).

The subject area covers 0.6 acres and consists of one vacant parcel and part of the Litsey Road right-of-way. The request is to rezone the area to correspond to existing land uses, in accordance with the future land use. On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

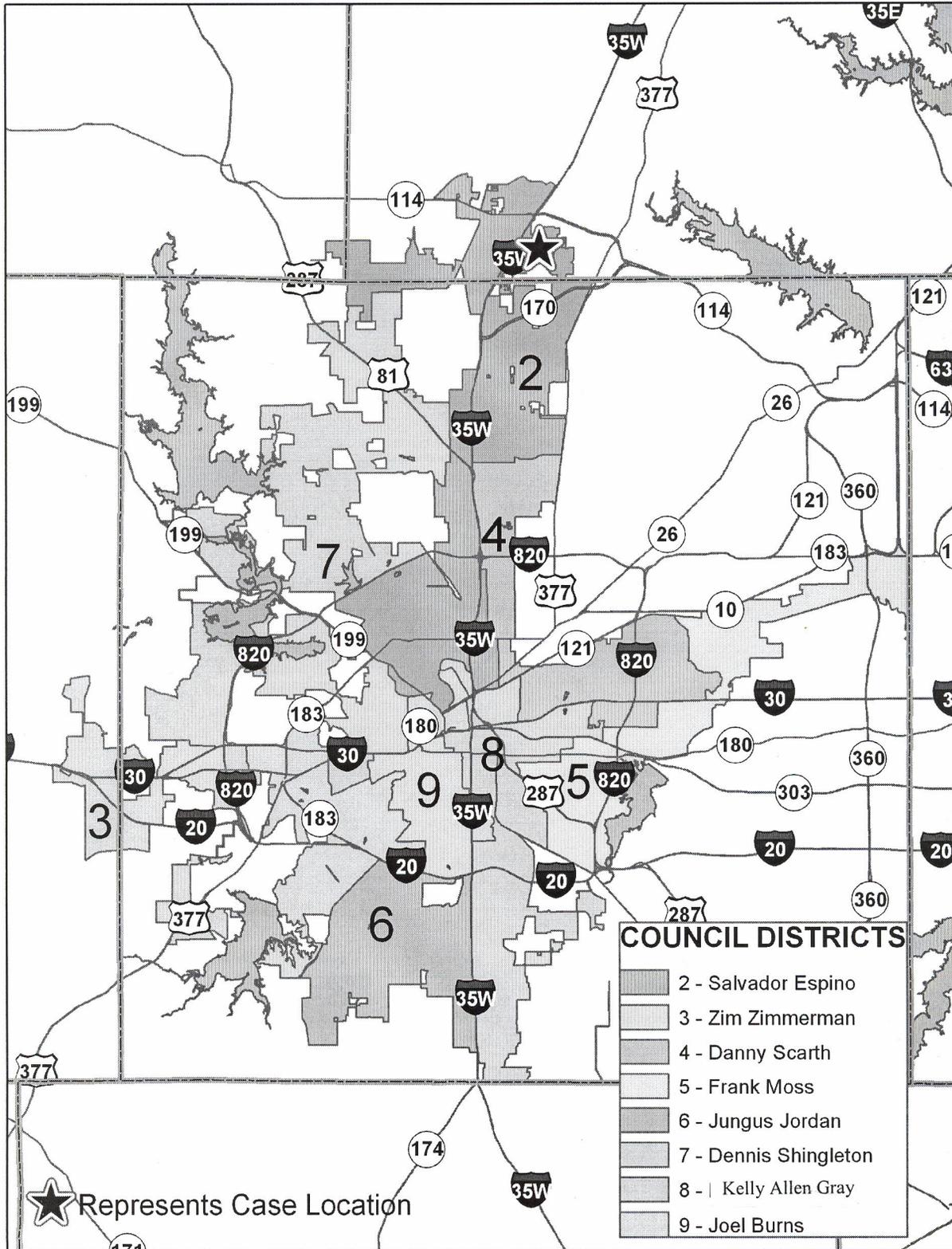
The 2012 Comprehensive Plan designates the subject property as private open space. The requested zoning classification is appropriate for the land use designation.

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

Attachments:

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

Location Map

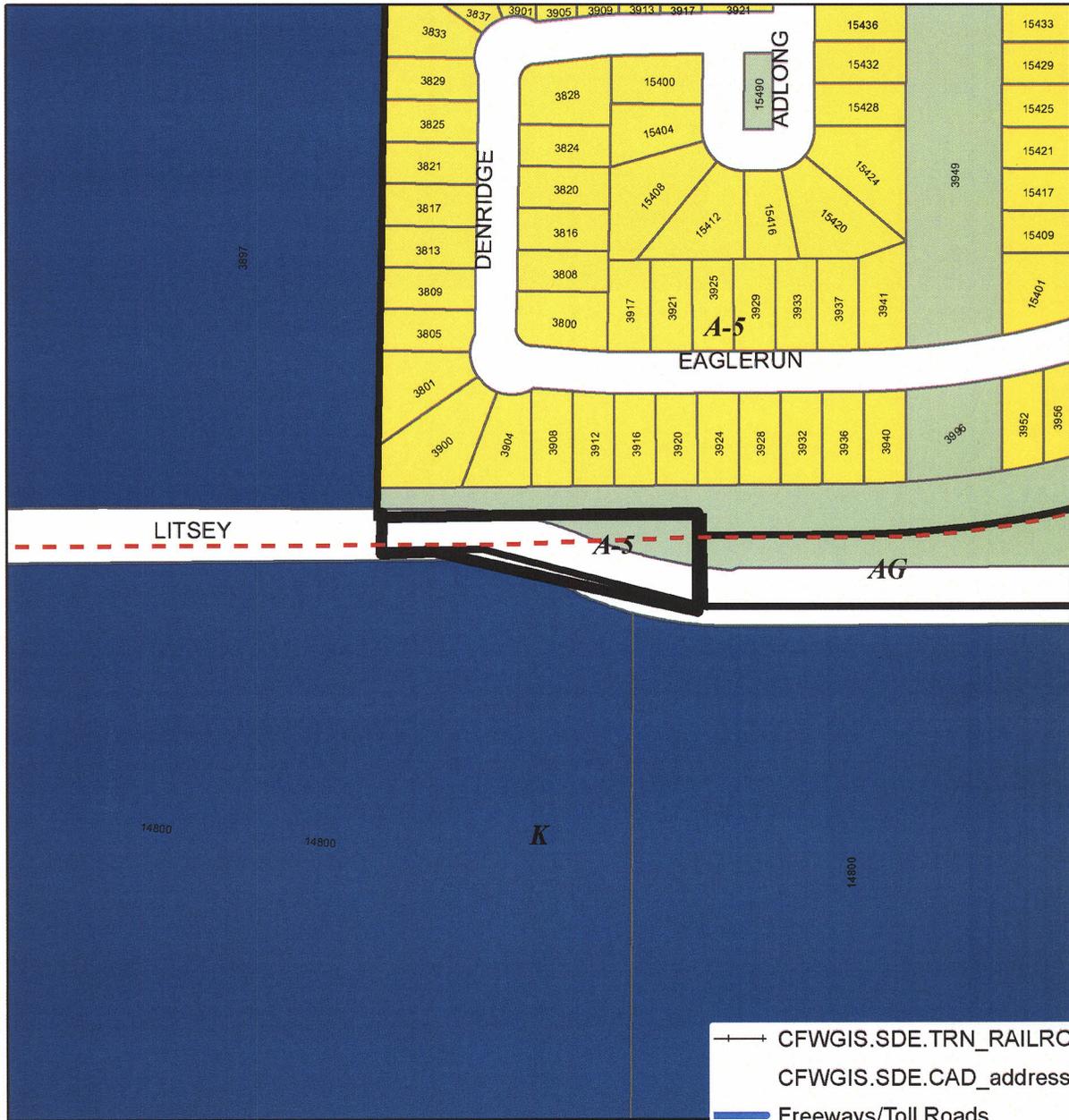




3900 block Litsey Road

Future Land Use

ZC-12-072



- 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 06, 2012



Aerial Photo Map



Mr. West wanted to be clear on the access. Mr. Lee said access will be from Technology Boulevard only; they have a lot of interior drive aisles for circulation. Mr. West mentioned the open drainage channel to the north. Mr. West wanted to clarify what it is they are asking for that can't be done by right in I and J. Mr. Lee mentioned through the Special Exception process J has a requirement for 5 years and K has 10 years. The PD is requested because of the recycling component. Mr. West asked about the relocation of the Kennedale site. Mr. Lee said most of the process is done outside in Kennedale.

Motion: Following brief discussion Ms. Spann recommended a 30 day continuance of the request, seconded by Mr. West. The motion carried unanimously 9-0.

| <i>Document received for written correspondence</i> | | | | ZC-12-071 | |
|---|-------------|---------------------------------------|----|------------------|------------------|
| Name | Address | In/Out 200 notification area | ft | Position on case | Summary |
| Doug Woodson/Hickman Investments | South Frwy | Yes | | Opposition | Spoke at hearing |
| Tom Purvis | South Frwy | Yes | | Opposition | Spoke at hearing |
| Sovereign Bank | Risinger Rd | Yes | | Opposition | Sent letter in |

8. ZC-12-072 KHI Post Consummation Trust (CD 2)- 3900 Block of Litsey Road (Henderson Survey, Abstract 596, Tract 4, 0.64 Acres): from Unzoned to "A-5" One-Family

On a motion made by Mr. Genua and seconded by Ms. Zadeh, Ms. Murphy called cases ZC-12-072 thru ZC-12-078.

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is property being annexed into the City.

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

9. ZC-12-073 City of Fort Worth Aviation Department (CD 2)- Generally bounded by an extension of the Alliance Airport western runway, FM 156, and Old FM 156 (see addresses in case file, 299.74 Acres): from Unzoned to "PD/I" Planned Development for all uses in "I" Light Industrial plus airport related uses and excluding bars/nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors; site plan waiver requested

Jocelyn Murphy, Planning Manager, 1000 Throckmorton, City of Fort Worth, Texas explained to the Commissioners this is property being annexed into the City.

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