



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 29, 2013

Council District 7

Zoning Commission Recommendation: Approval as amended for a maximum 14 kennels for the PD /E for a veterinary clinic at 1321 Avondale-Haslet Rd.; by a vote of 9-0 Opposition: none	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Beth Knight</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes <u>X</u>	No ___

Owner / Applicant: City of Fort Worth

Site Location: 1000 - 1473 (odds) Avondale-Haslet Rd, 1000 - 1500 blocks Boaz Rd
MapSCO: 5TU

Proposed Use: Large Lot Single Family, a Church, Commercial Uses, and Vacant Land

Request: From: Unzoned
To: "A-43" One-Family, "E" Neighborhood Commercial and "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus veterinary clinic with outdoor kennels; site plan waiver requested

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:
The enclave is east of Willow Springs Road and south of Avondale-Haslet Road, which was a City-initiated annexation (AX-12-006). Annexation consideration in 2010 and 2011 was delayed by City Council. The area is being zoned with annexation, instead of than leaving it in the default "AG" Agriculture zoning. Council action for the annexation is scheduled for January 8, 2013. This case will be heard by the City Council on January 22, 2013. Additional development is anticipated, as residential lots along Avondale-Haslet Road are converted to office and commercial uses.

Site Information:
 Owner/Applicant: City of Fort Worth Planning & Development Dept.
 1000 Throckmorton Street
 Fort Worth, TX 76102
 Acreage: 147.36 ac.
 Comprehensive Plan Sector: Far North
 Surrounding Zoning and Land Uses:
 North "A-5" One-Family, "CF" Community Facilities, and "E" Neighborhood Commercial / Single family, golf course, and vacant land
 East "E" Neighborhood Commercial / Vacant land
 South "A-5" One-Family / Single family, gas well, and vacant land
 West "A-43" One-Family / Single family and vacant land

Public Notification:

The following Neighborhood Associations were notified:
Sendera Ranch NA Northwest ISD
North Fort Worth Alliance

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-069, south of site, from AG to A-7.5, approved;
ZC-04-073, east of site, from AG to A-5, C, and E, approved;
ZC-05-047, north of site, from E to PD for E uses plus mini-warehouses, approved;
ZC-05-064, east of site, from MU-2 to PD for MU-2 uses with 2003 standards, approved;
ZC-06-072, north of site, from A-5 to E, denied;
ZC-06-118, northwest of site, from A-5 to A-21, A-10, and PD 712 for E uses, approved;
ZC-06-194, west of site, from AG to A-43, approved; and
ZC-09-101, west of site, Council-initiated from A-5 to A-43, approved; and
ZC-10-088, subject site (previous annexation case), denied.

Platting History: PP-03-057 Sendera Ranch Model Park, north of site; PP-06-058 Fairways of Willow Springs, north of site; PP-07-023 Spring Ranch Estates, south of site; and Spring Ranch Addition, south of site.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Avondale-Haslet Rd	2 lane undivided	Minor Arterial - proposed	unfunded expansion
Willow Springs Rd	2 lane undivided	Minor Arterial - proposed	unfunded expansion

Other factors to access: Boaz Road is a 2-lane undivided residential street.

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 (3/10);
- 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; (3/23/10 and 9/25/12), 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 (4/13/10 and 10/2/12), which shall schedule the application for the next available public hearing by the Zoning Commission (5/12/10 and 11/14/12).

The subject area covers 147.36 acres and approximately 35 parcels. 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 suburban residential and neighborhood commercial. The requested A-43 zoning classification is appropriate for the land use designation. The proposed PD for the veterinary clinic with two outdoor kennels is also designated suburban residential, which does not conform to the future land use map; however, State law allows land uses existing at the time of annexation to be continued.

Based on conformance with the future land use map and following the requirements of State law, 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



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Burns



2,000 1,000 0 2,000 Feet





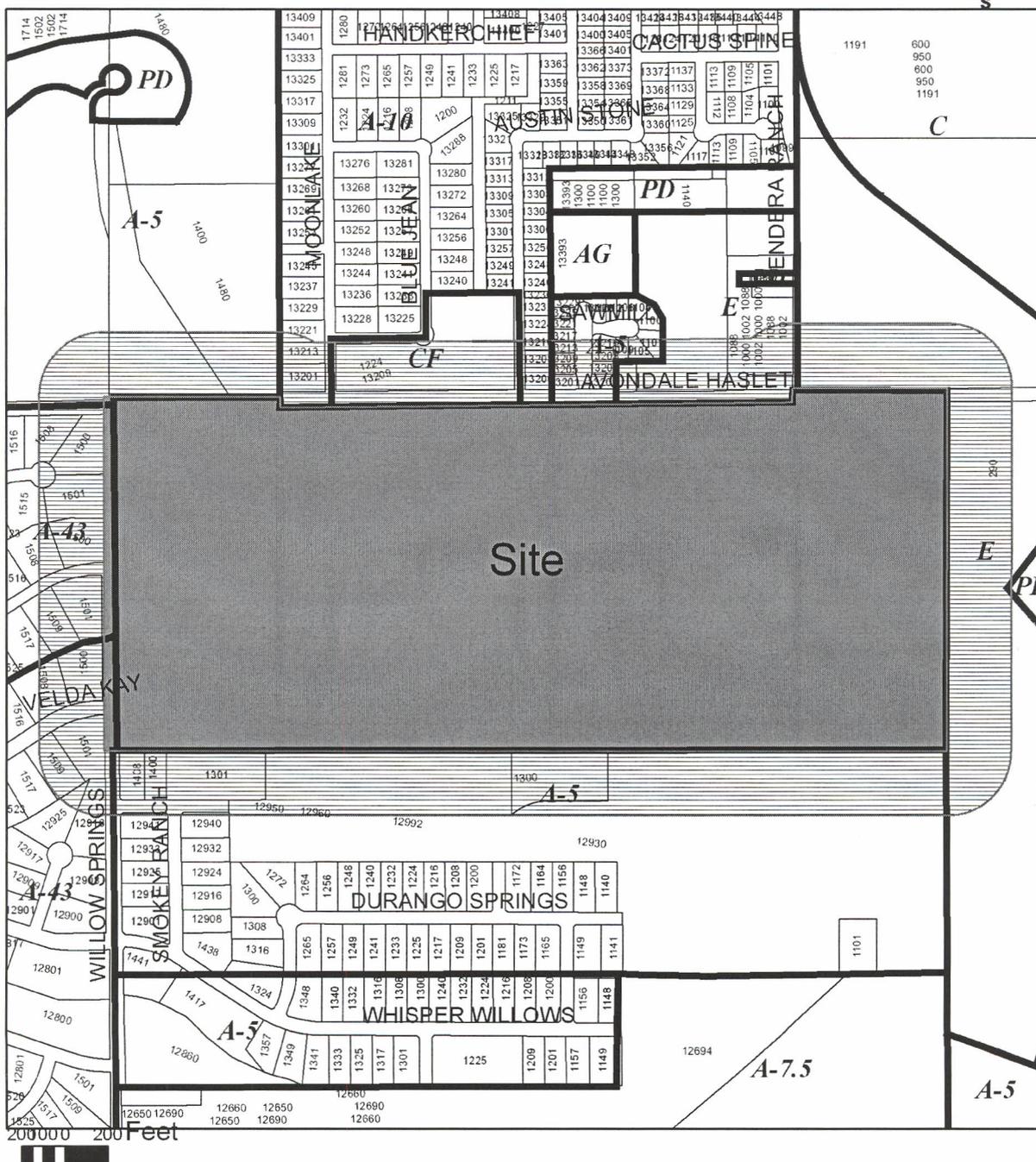
ZC-12-120

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: 1000 - 1473 (odds) Avondale-Haslet Rd, 1000 - 1500 blocks Boaz Rd
 Zoning From: Unzoned
 Zoning To: A-43, E, PD for E uses + veterinary clinic w/ outdoor kennels
 Acres: 147.36
 Mapsco: 5TU
 Sector/District: Far North
 Commission Date: 11/14/2012
 Contact: 817-392-8190



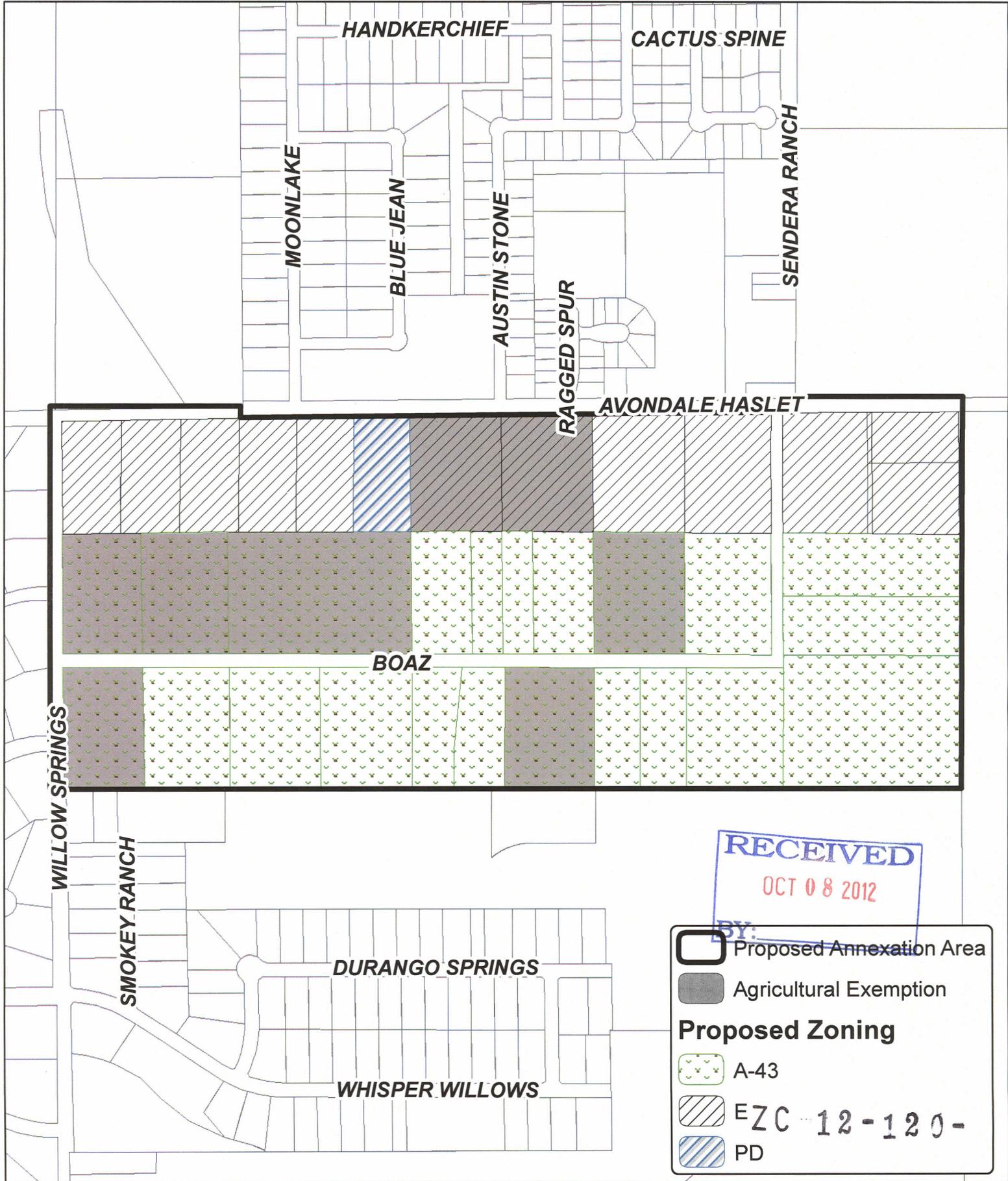
300 Ft. Notification Buffer



Area 9 (AX-12-006): Proposed Zoning

From Unzoned to "A-43" One-Family, "E" Neighborhood Commercial, and "PD" Planned Development for E uses plus veterinary clinic plus outdoor kennel

Exhibit A



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OCT 08 2012

BY: _____

- Proposed Annexation Area
- Agricultural Exemption

Proposed Zoning

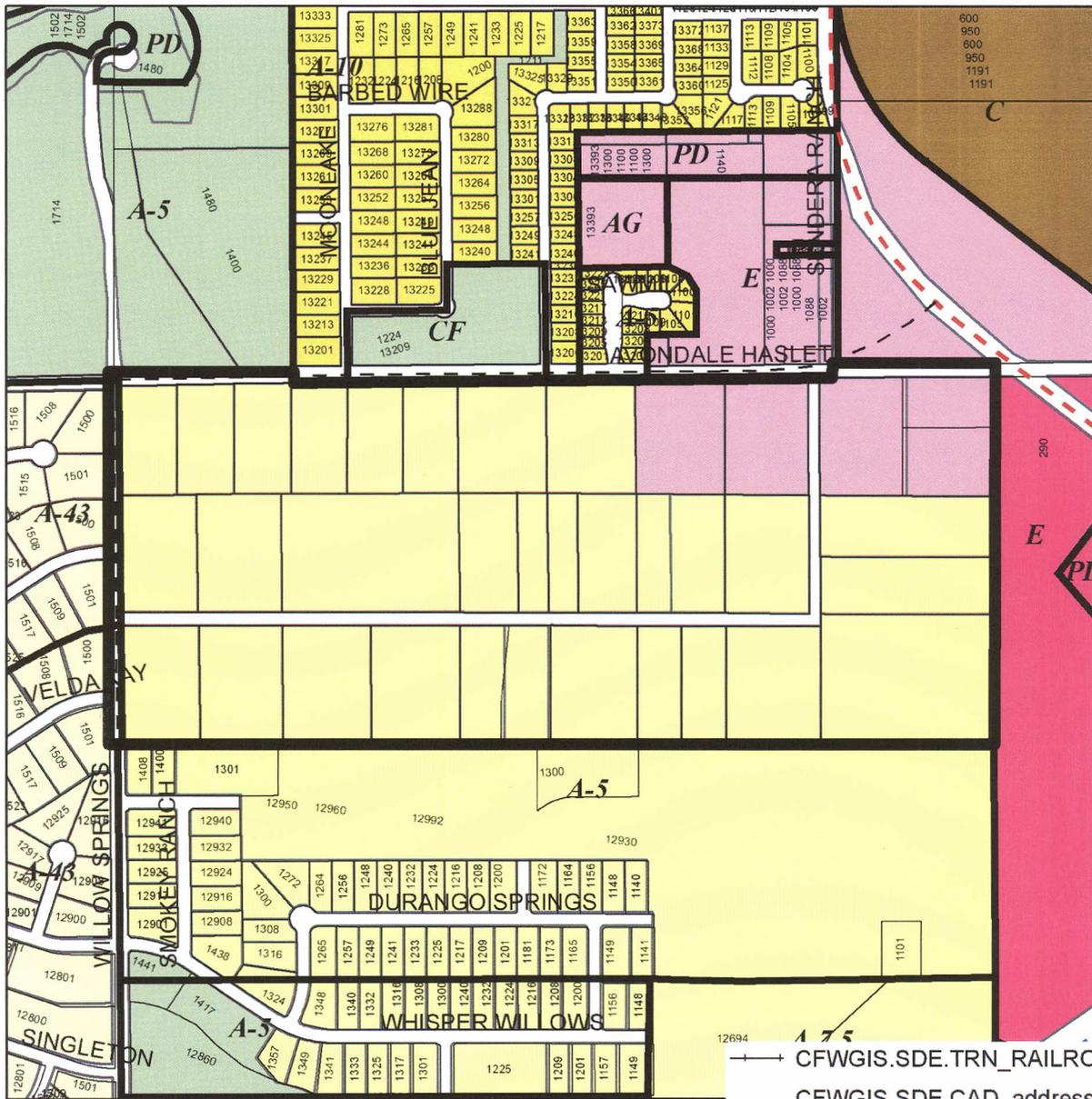
- A-43
- EZC-12-120-
- PD



Planning & Development
Department 7/7/10 - BK

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- 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

200000 200Feet



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



Carroll Partners	Street	NA	In	Support	Sent letter in
Charles Boggess		368 Foch	In	Support	Sent letter in
Guadalupe Paredes Jr.		354 Foch	In	Support	Sent letter in

19. ZC-12-119 City of Fort Worth Planning & Development (CD 7)- AX-12-007 Generally bounded by WJ Boaz Road, Old Decatur Road, Creek Ridge Trail, & Meandering Creek Lane (See addresses in case file, 103.52 Acres): from Unzoned to “A-43” One-Family, “C” Medium Density Multifamily, “PD/SU” Planned Development/Specific Use for car wash and mini-warehouse; site plan waiver requested

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this case was before them in 2010. The Annexation was delayed by the Council member at that time. This is the same zoning that was proposed in 2010.

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

20. ZC-12-120 City of Fort Worth Planning & Development (CD 7)- AX-12-006 1000 – 1473 Block of Avondale Haslet Road & 1000 – 1500 Block of Boaz Road(See addresses in case file, 147.36 Acres): from Unzoned to “A-43” One-Family, “E” Neighborhood Commercial, “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus veterinary clinic with outdoor kennels and runs; site plan waiver requested

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this case was before them in 2010. The Annexation was delayed by the Council member at that time. The property owners along Avondale Haslet prefer to have commercial zoning even though they are mostly single-family. She did mention there is an existing veterinary clinic with outdoor kennels which is more of an industrial use.

Dr. James Jordan, 1321 Avondale Haslet Road, Fort Worth, Texas owns the veterinary clinic spoke in support.

Ms. Murphy wanted to verify how many runs he is proposing. Dr. Jordan said currently they have two but would ultimately like to have 14 outdoor runs in the future.

Motion: Following brief discussion, Mr. Genua recommended approval as amended to allow 14 outdoor kennels at 1321 Avondale Haslet of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

21. ZC-12-121 Stanley Rowland (CD 7)- 6336 Northridge (Greenfield Acres Addition, Block 1, Lot K, 0.50 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Emily Thomason, speaking on behalf of Mr. Rowland, mentioned to the Commissioners that she is representing her father and since he intends to use it for an office they are ok with ER zoning.