

North "AG" Agricultural; "I" Light Industrial; "F" General Commercial / vacant, industrial
 East "AG" Agricultural; "I" Light Industrial / vacant
 South "A-5" One-Family / vacant
 West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-132, from "AG" and "I" to "A-7.5", "A-5", "C", and "F"; approved 1/29/13
Platting History: PP-13-008 Richmond to be heard by the City Planning Commission 5/22/13
BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
State Hwy 287	Tollway/Freeway	Tollway/Freeway	No
Blue Mound Road	County Road	Principal Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
The Trails of Fossil Creek	NWISD.
Dorado Ranch	Eagle Mt.-Saginaw ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone portions of a property to "A-5" One-Family; "C" Medium Density Multifamily. The surrounding uses are primarily vacant with industrial to the west. The applicant intends to add roughly 13 acres of multifamily and remove roughly nine acres of commercial for single-family. The proposed changes are interior to the overall development and the multifamily will be located along Hwy 287 and will provide a buffer to the commercial and residential uses.

The proposed zoning is **compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

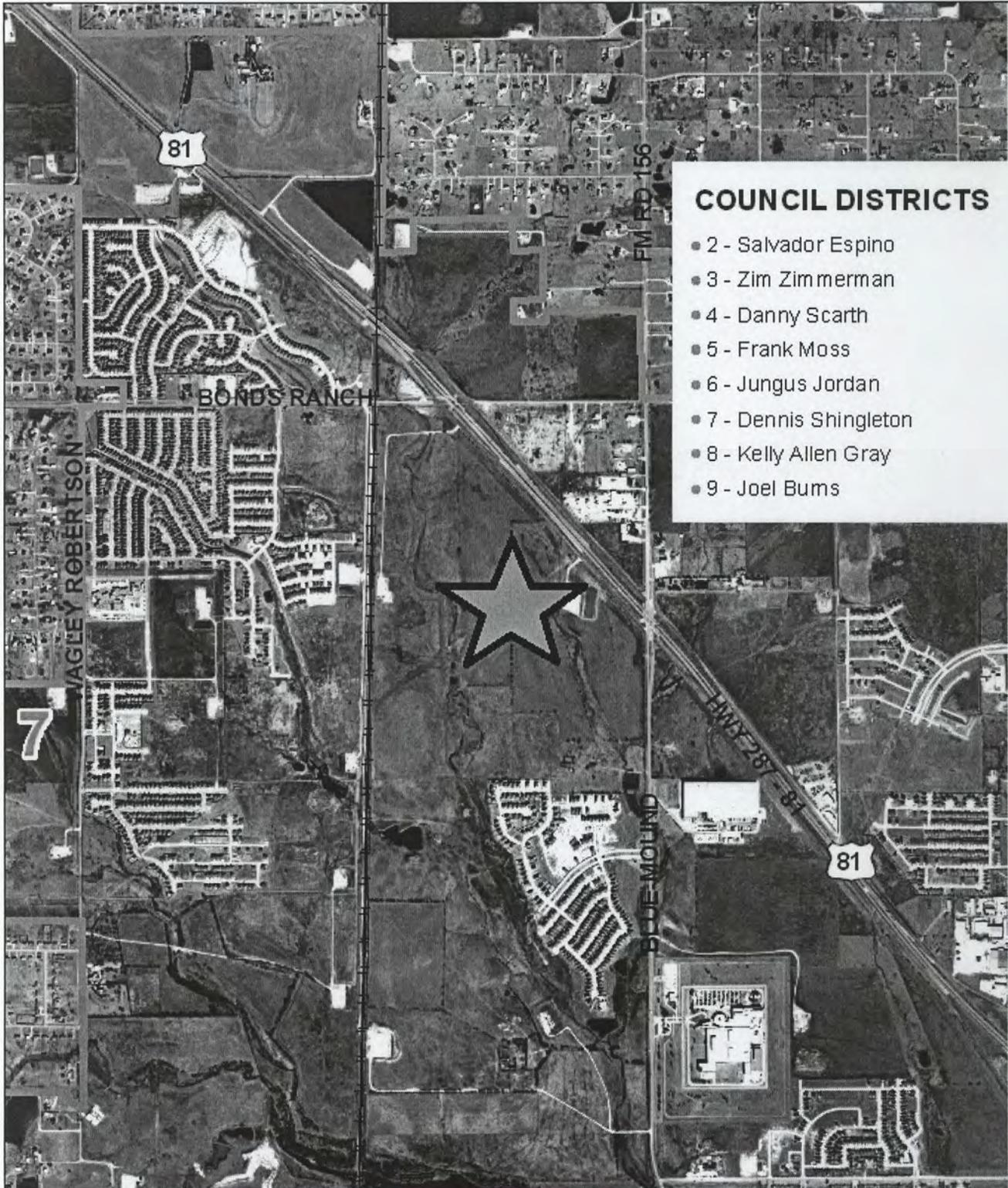
The 2013 Comprehensive Plan designates the subject property as single-family, medium density multifamily and general commercial. The Comprehensive Plan was amended to reflect the approved zoning in 2012. The proposed zoning creates slight adjustments to the existing zoning and therefore is **consistent (Minor Boundary Adjustment)** 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
- Future Land Use Map
- Aerial Photograph
- Exhibit
- 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 Bums



2,000 1,000 0 2,000 Feet





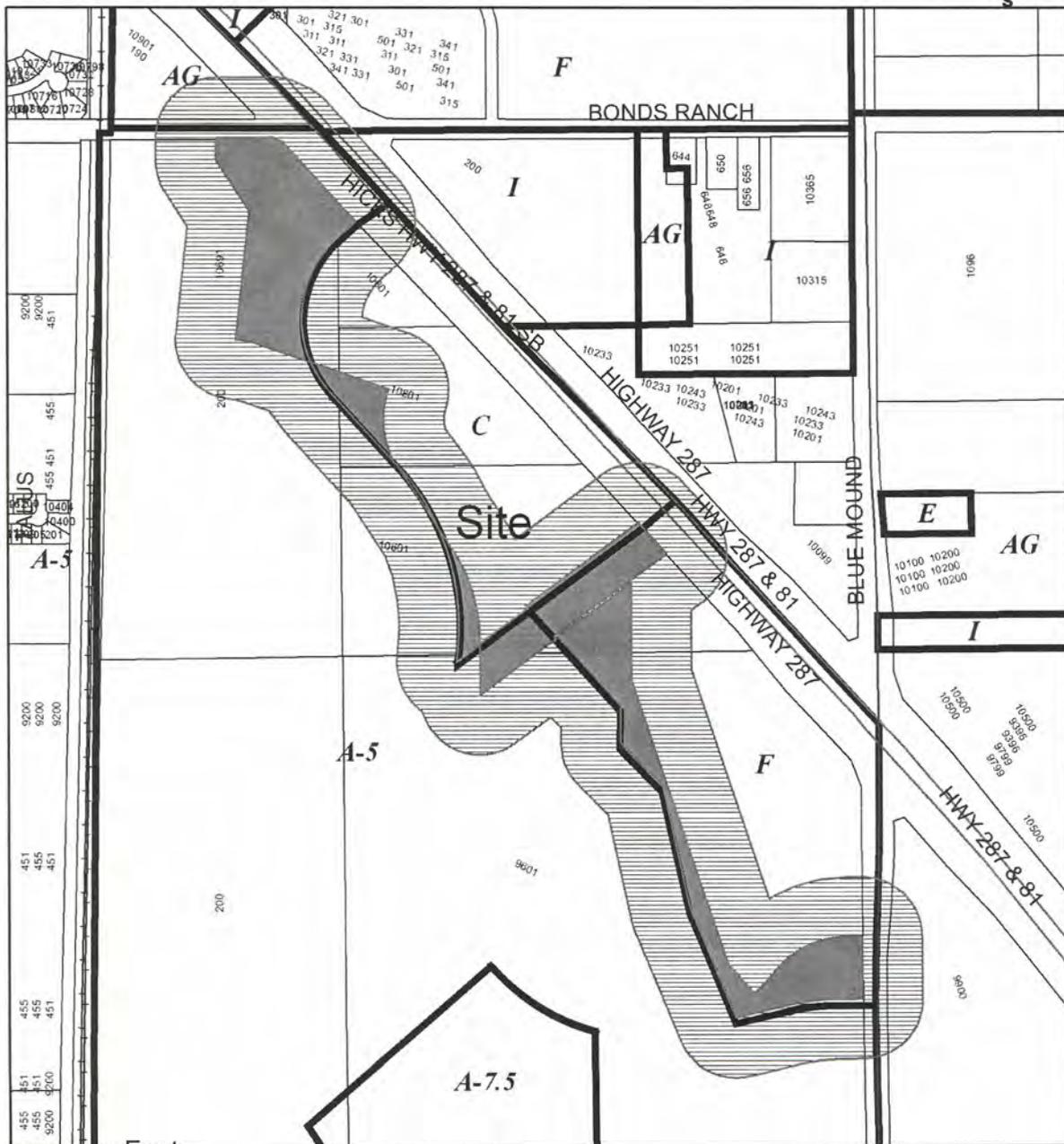
ZC-13-071

Area Zoning Map

Applicant: Langley Corp (Hudson & Hudson)
 Address: 9601 Blue Mound Rd, 10600-10800 blks NW US 287
 Zoning From: A-5, C, F
 Zoning To: A-5, C
 Acres: 26.63
 Mapsco: 20PTY
 Sector/District: Far Northwest
 Commission Date: 05/08/2013
 Contact: 817-392-8043



300 Ft. Notification Buffer



200000 200Feet



WEST HICKS ROAD

BURLINGTON NORTHERN & SANTA FE RAILWAY COMPANY
(GULF COLORADO SANTA FE RAILWAY)
(100' RIGHT-OF-WAY)

POINT OF BEGINNING TRACT 4

11.540 ACRES
A-5 → C

2.619 ACRES
C → A-5

3.396 ACRES
F → C

9.189 ACRES
F → A-5



VICINITY MAP
NOT TO SCALE



STATE HIGHWAY 287 / 81
(A VARIABLE WIDTH RIGHT-OF-WAY)

TRACT 4
ZONING C
46.826 Acres

TRACT 1
ZONING "A-5"
252.670 Acres

TRACT 3
ZONING "F"
33.887 Acres

(BLUE MOUND ROAD)
(A VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF BEGINNING TRACT 3

TRACT 2
ZONING "A-7.5"
23.916 Acres

POINT OF COMMENCEMENT FOR TRACTS 2, 3, AND 4
POINT OF BEGINNING TRACT 1

POINT OF BEGINNING TRACT 2

RECEIVED
APR 09 2013
BY:

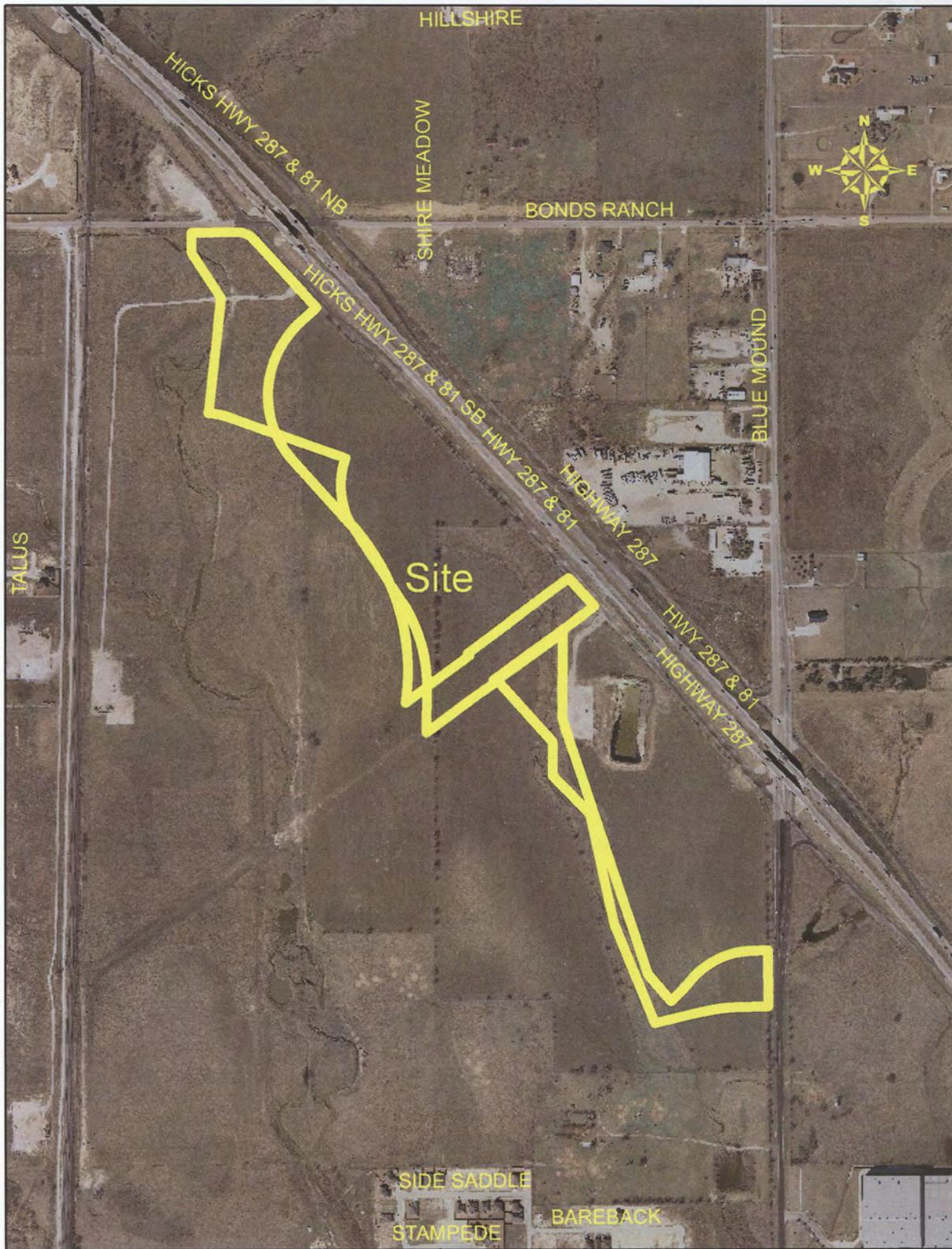
SHEET 1 OF 2	JACOBS 7500 ELMBROOK DRIVE DALLAS, TX 75241-4361 PHONE 214-636-0145 FAX 214-636-0447	ZONING EXHIBIT 547-89 ACRES PAGE 12		PROJECT NO.	APR12600	DATE	REVISIONS
		DRAWN BY	J.M.F.				
		APPROVED BY	M.J.B.				
		DATE	04-02-13				

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ZC-13-071

Aerial Photo Map



200000 200 Feet

14. ZC-13-071 Langley Corporation/Hudson & Hudson (CD 7) – 9551 and 9601 Blue Mound Road, 1060-10800 blocks SH 287 (William Redfield Survey, Abstract 1348 and Henry Robertson Survey, Abstract No. 1259, Samuel Lockhart Survey, Abstract No 977 26.69 Acres): from “A-5” One-Family, “C” Medium Density Multifamily and “F” General Commercial to “A-5” One-Family and “C” Medium Density Multifamily

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Langley Corporation explained to the Commissioners this property was before them a few months ago and this is just a boundary adjustment so the zoning matches up with the preliminary plat. All of the multifamily and commercial will be along 287.

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

15. ZC-13-076 City of Fort Worth Planning & Development Text Amendment Mobile Vending Units in Near Southside (CD All) – An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, Codified as Appendix “A” of the Code of The City of Fort Worth, by Amending:

- **Article 1 “Standards for Selected Uses”, of Chapter 5, “Supplemental Use Standards”, Section 5.406 “Mobile Vendors” Subsection C.13 “Operational Requirements” to allow more than one mobile vending unit per individual tract, parcel or platted lot in the Near Southside Zoning District with Approval by the Urban Design Commission**

This case is expected to be heard by the City Council May 14, 2013 at 7 p.m.

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Jocelyn Murphy, Planning Manager explained the Near Southside text amendment to the Commissioners. The text amendment is to allow more than one mobile vendor on a lot.

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

**Meeting adjourned: 12:27 p.m.
5/08/13**

Dana Burghdoff, Executive Secretary and Deputy Director, Planning and Development Department

Ann Zadeh, Chair