



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 16, 2013

Council Districts 4 & 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

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

Site Location: Generally bounded by Ray White Road, Chatsworth Lane, Corral Drive, Wall Price Keller Road, and Broiles Lane
Mapasco: 22QU

Proposed Use: Existing Single family subdivisions

Request: From: Unzoned
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The enclave is surrounded by the City of Fort Worth, and lies in the southeast quadrant of Alta Vista Road and Ray White Road. When the initial annexation notices were mailed to the property owners in 2007, several builders instead of individual home owners owned a large number of lots. Property owners, who bought homes on these lots in the newer subdivisions, were unaware that their properties were subject to annexation. City Council and property owners from the Hillsborough, Lee Ray's Place, and Wilshire Valley subdivisions agreed to delay annexation consideration from 2010 to 2013 so that home owners could receive additional notice of annexation proceedings.

The site is being zoned with the annexation, rather than leaving it in the default "AG" Agriculture zoning. No additional development is anticipated since the subdivisions are completely developed. The area is a City-initiated annexation (AX-10-007) scheduled for Council action on July 16, 2013. The zoning case will also be heard on that date, after completion of the annexation.

Site Information:

Owner/Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 78.31 ac.
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "A-5" One-Family and "CR" Low Density Multifamily / Single family and vacant land
East "A-5" One-Family / Single family and school

South "A-5" One-Family and "CF" Community Facilities / Single family and church
 West "A-10" One-Family, "CF" Community Facilities, and Unzoned / Single family, church, and vacant land

Public Notification:

The following Neighborhood Associations were notified:

- | | |
|-----------------------|---------------------------|
| Hillsborough NA | Ranchette Estates NA |
| Wilshire Valley NA | North Fort Worth Alliance |
| Heritage NA | Keller ISD |
| Kingsridge Estates NA | |

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-221, west of site, from AG to A-5, approved;
 ZC-09-002, southeast of site, from A-5 to A-7.5, approved; and
 ZC-10-179, west of site, from Unzoned to A-10, CF, E, and I, approved.

Platting History: Wilshire Valley, PP-02-065; Hillsborough, PP-02-073; and Lee Ray's Place, PP-03-036; Heritage Additions, PP-04-102, PP-06-002, PP-11-018, and Heritage North Additions PP-05-093, PP-11-017.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ray White Road	Collector	Residential	Unfunded

Other factors to access: Approximately fifteen 2-lane undivided residential streets have been built within the three subdivisions.

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; (6/22/10 and 7/13/10), 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 (5/7/13), which shall schedule the application for the next available public hearing by the Zoning Commission (6/12/13).

The subject area covers 78.31 acres and approximately 406 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**

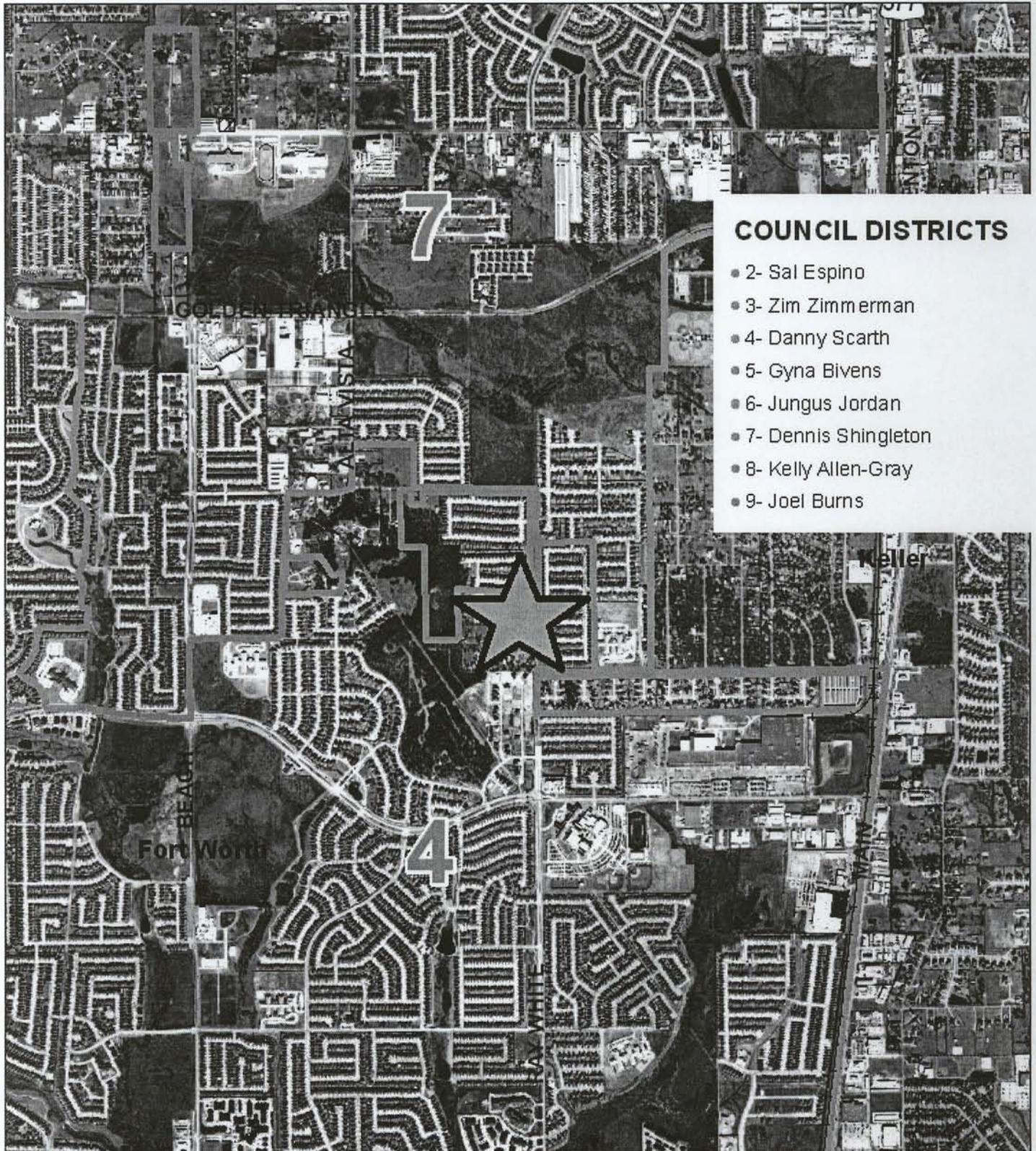
The 2013 Comprehensive Plan designates the subject property as single family. The requested zoning classification is appropriate for the land use designation.

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

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns



2,000 1,000 0 2,000 Feet





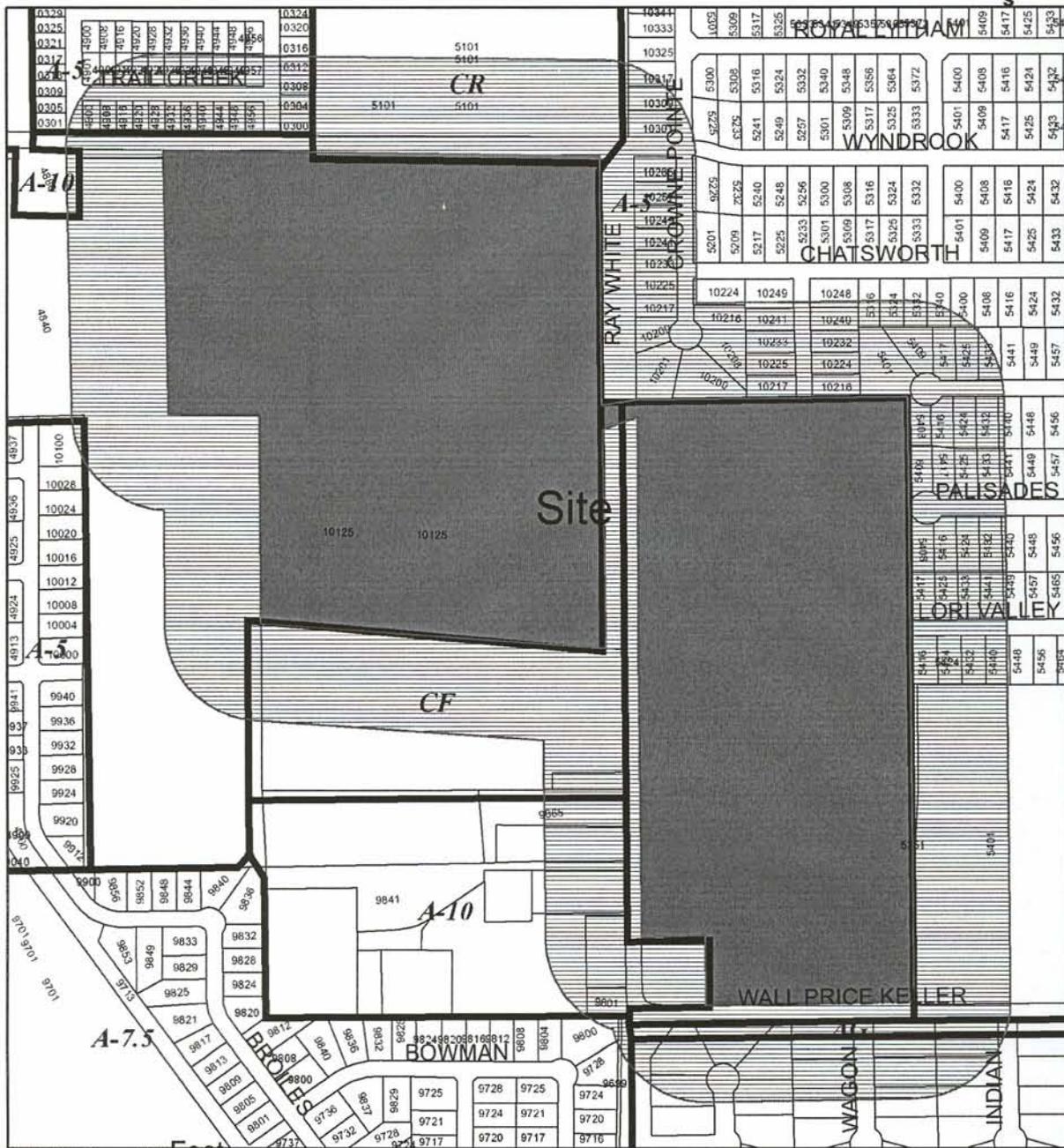
ZC-13-083

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: Generally bounded by Ray White Rd, Chatsworth, Corral, Wall Price Keller & ~~Br~~ Broiles
 Zoning From: Unzoned
 Zoning To: A-5
 Acres: 78.31
 Mapsco: 22QU
 Sector/District: Far North
 Commission Date: 06/12/2013
 Contact: 817-392-8190



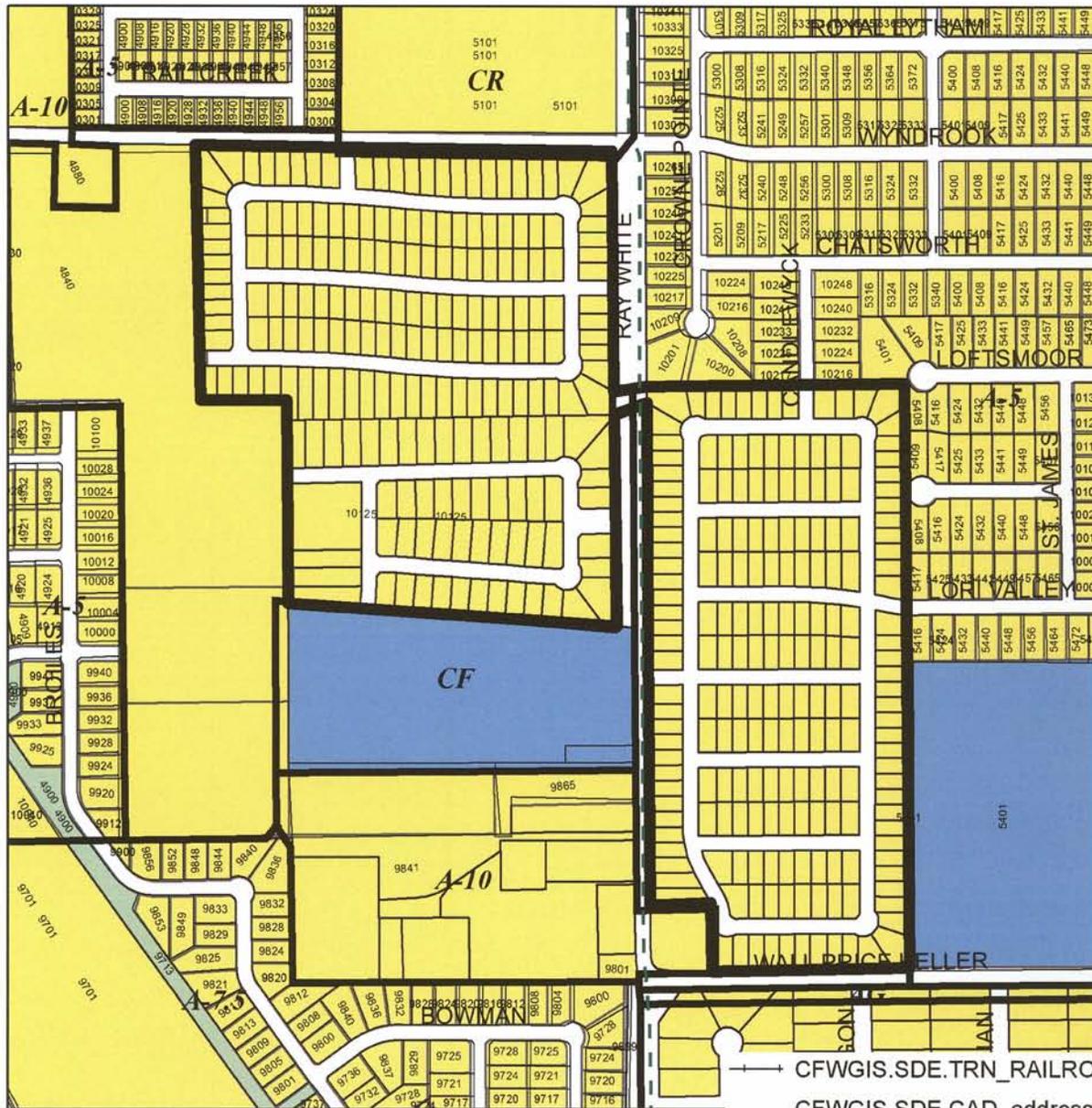
300 Ft. Notification Buffer



FORT WORTH

Future Land Use

ZC-13-083



- 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

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- - Proposed Principal Arterial
- Major Arterial
- - Proposed Major Arterial
- Minor Arterial
- - Proposed Minor Arterial
- ▨ Flood Plain

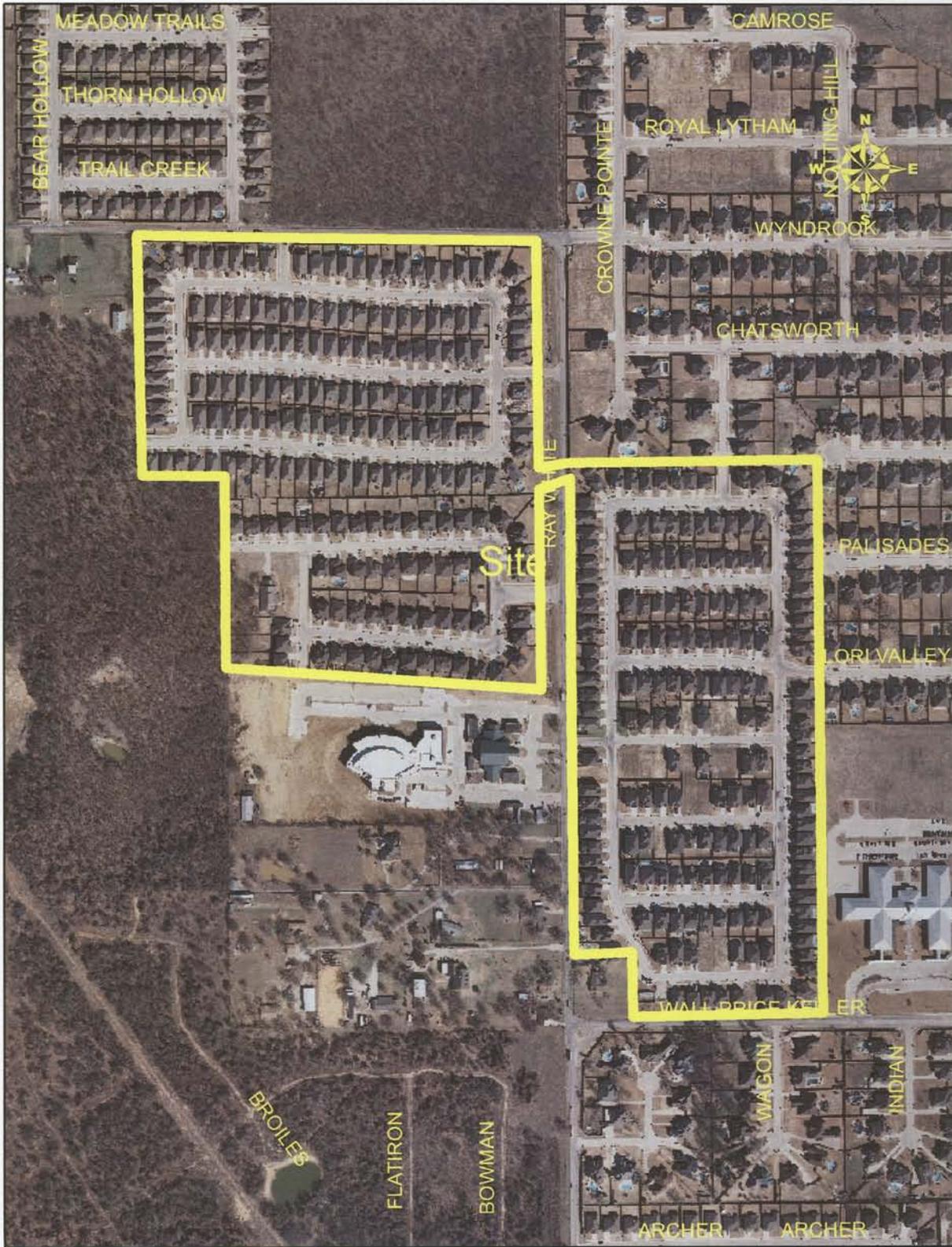


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.





Aerial Photo Map



story, 5500 square foot professional office building. Mr. Davis said they did reach out to neighborhood leaders and Councilman Jordan.

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

Document received for written correspondence				ZC-13-080	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Rusty Smith	5330 Columbus Trail	In		Opposition	Sent letter in

11. ZC-13-081 Service Plus Automotive Repair and Maintenance, LLC (CD 4)- 3300 Block North Tarrant Parkway/8509 Old Denton Road (E A Shultz Survey, Abstract 1439, Tract 1 and 1A, 1.75 Acres): from “AG” Agricultural to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus minor auto repair, oil change, and emissions testing with no outside storage; site plan included

Gerald Chunn, 4017 Deepwood Street, Colleyville, Texas explained to the Commissioners this is their second zoning request; the first one was in the Heritage area which was going to take too long to get the infrastructure in place. Mr. Chunn mentioned they spoke with Hillwood and the Heritage HOA and have not received any opposition.

Mr. Edmonds asked about the waiver to the placement of the monument sign. Mr. Chunn said yes they will be asking for a waiver. Mr. Edmonds asked to identify the proposed sign on the site plan and Mr. Chunn displayed it on the overhead. Mr. Edmonds asked about the size of the signs and Mr. Chunn responded it will be no taller than 8 feet and 6 feet wide.

Mr. West asked about the proposed development to the west. Mr. Chunn said to the west and north is Alliance Emergency Care, a 150,000 sq. ft. hospital expected to begin construction this summer. Mr. West asked if he has had any contact with the multifamily complex to the south. Mr. Chunn said Hillwood owns the property and did visit with them last week.

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

12. ZC-13-083 City of Fort Worth Planning & Development (CD 4&7) – Generally bounded by Ray White Road, Chatsworth Lane, Corral Drive, Wall price Keller & Broiles Lane (see addresses in case file, 78.31 Acres): from Unzoned to “A-5” One-Family

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners the three subdivisions have been under discussion for annexation since 2007. This was pulled from the annexation plan in 2009, waited a year and put back on in 2010 and 2011.

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