



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 20, 2013

Council District 6

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

Opposition: none

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

Owner / Applicant: City of Fort Worth

Site Location: Road, rail, and electric ROW Dirks Rd to FM1902; 5700 & 5780 Columbus Trail
Mapsco: 102DGLPQST

Proposed Use: Existing transportation and utility uses

Request: From: Unzoned
To: "A-5" One-Family and "E" Neighborhood Commercial

Land Use Compatibility: Requested change is **compatible**.

Comprehensive Plan Consistency: Requested change is **consistent**.

Background:

The site, surrounded by the City of Fort Worth, is west of Summer Creek Drive and south of Dirks Road. The area was originally considered for annexation in 2012, but the majority property owner signed a development agreement in lieu of annexation, leaving the street, railroad, and electrical rights-of-way outside the city limits. The zoning case is a City-initiated annexation (AX-13-003), approved by the City Council on May 7, 2013. The site is being zoned with the annexation, rather than leaving it in the default "AG" Agriculture zoning. No additional development is anticipated. The annexation and zoning cases are scheduled to be heard by City Council on August 20, 2013.

Site Information:

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

Acreage: 91.5 ac.
Comprehensive Plan Sector: Far Southwest and Wedgewood

Surrounding Zoning and Land Uses:

- North "F" General Commercial, "I" Light Industrial, "PD 951" Planned Development/ Medical facility, mini-warehouses, and vacant land
- East "C" Medium Density Multifamily, "R2" Zero Lot Line/Townhouse, "E" Neighborhood Commercial, "G" Intensive Commercial, "PD" Planned Development / Vacant land
- South Unzoned / Mini-warehouses and vacant land
- West "E" Neighborhood Commercial, "FR" General Commercial Restricted, Unzoned / Vacant land

Public Notification:

The following Neighborhood Associations were notified:

- | | |
|---------------------------------|---------------------|
| Park Palisades NA | District 6 Alliance |
| Quail Ridge Estates, Phase 2 NA | Fort Worth ISD |
| Villages of Sunset Pointe NA | Crowley ISD |
| Wedgwood NA | |

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-125, east of site, from A-5 to R2 and PD for E uses with exclusions, approved; ZC-06-263, east of site, from A-5 and C to A-5, Council-initiated, approved; ZC-08-122, east of site, from A-5 and G to PD for MU-1 uses, approved; and SP-12-003, east of site, site plan for hospital in PDs 655 and PD 656.

Platting History: CP-03-003, Villages of Sunset Pointe; PP-04-095, Weatherby Farms, and PP-12-003, Summer Creek Station.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
SH 121T	none	freeway	none
Old Granbury Road	2 lane undivided	county road	unfunded expansion

Other factors for access: SH 121T is currently under construction by the North Texas Tollway Authority and is anticipated to be completed in 2014.

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 (4/13);
- 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; (4/23/13), 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 (7/10/13).

The subject area covers 91.5 acres, NTTA right-of-way, and eleven parcels. The request is to rezone the area to correspond to the existing land use, in accordance with the future land use. On the basis of existing street, railroad, and electrical rights-of-way; the surrounding zoning; and the existing electrical substation the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

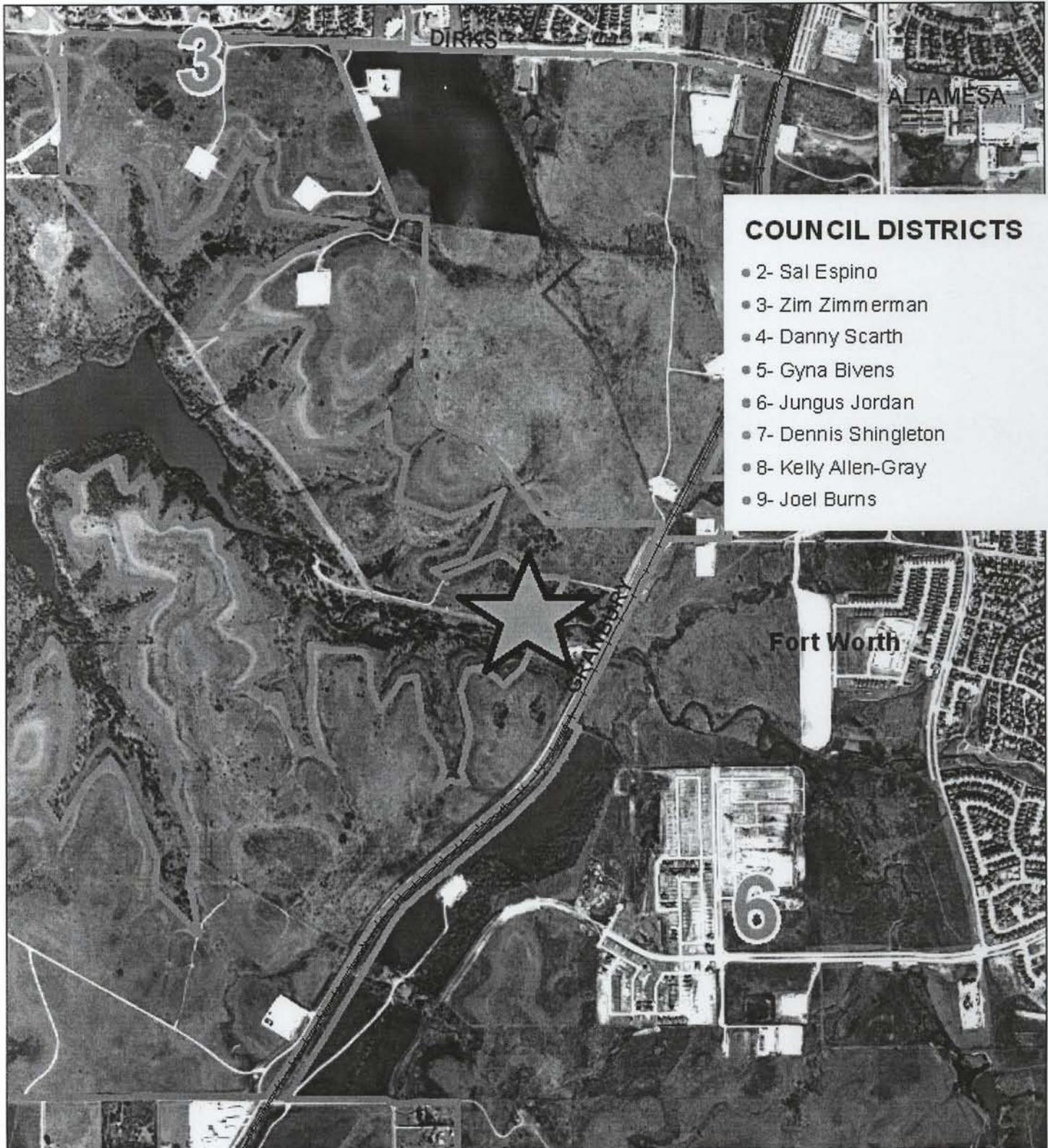
The 2013 Comprehensive Plan designates the subject property as mixed-use growth center or rights-of-way. The requested zoning classifications are appropriate for the land use designations.

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

Attachments:

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

Location Map



1,600 800 0 1,600 Feet



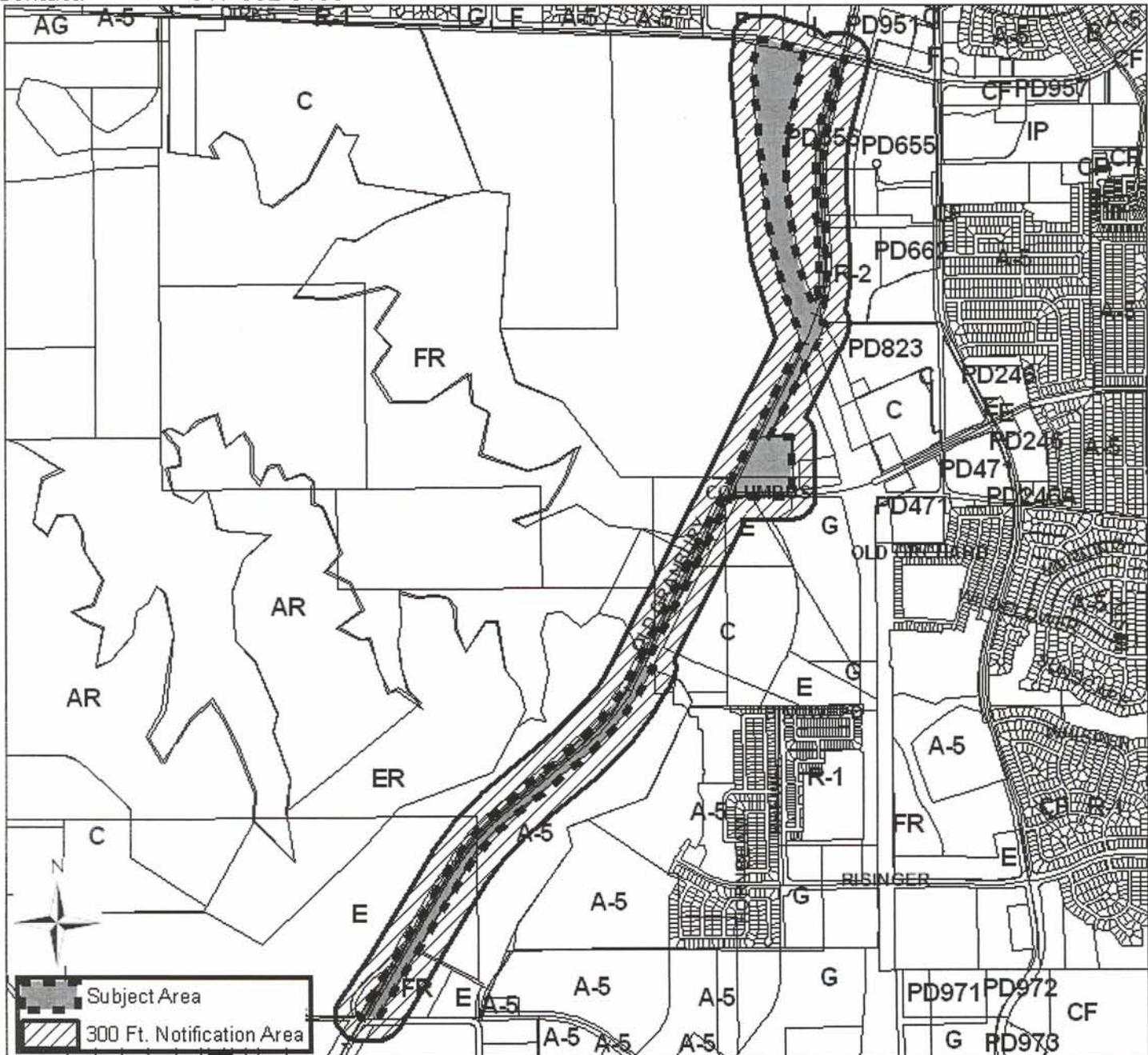
FORT WORTH



Area Zoning Map

ZC-13-095

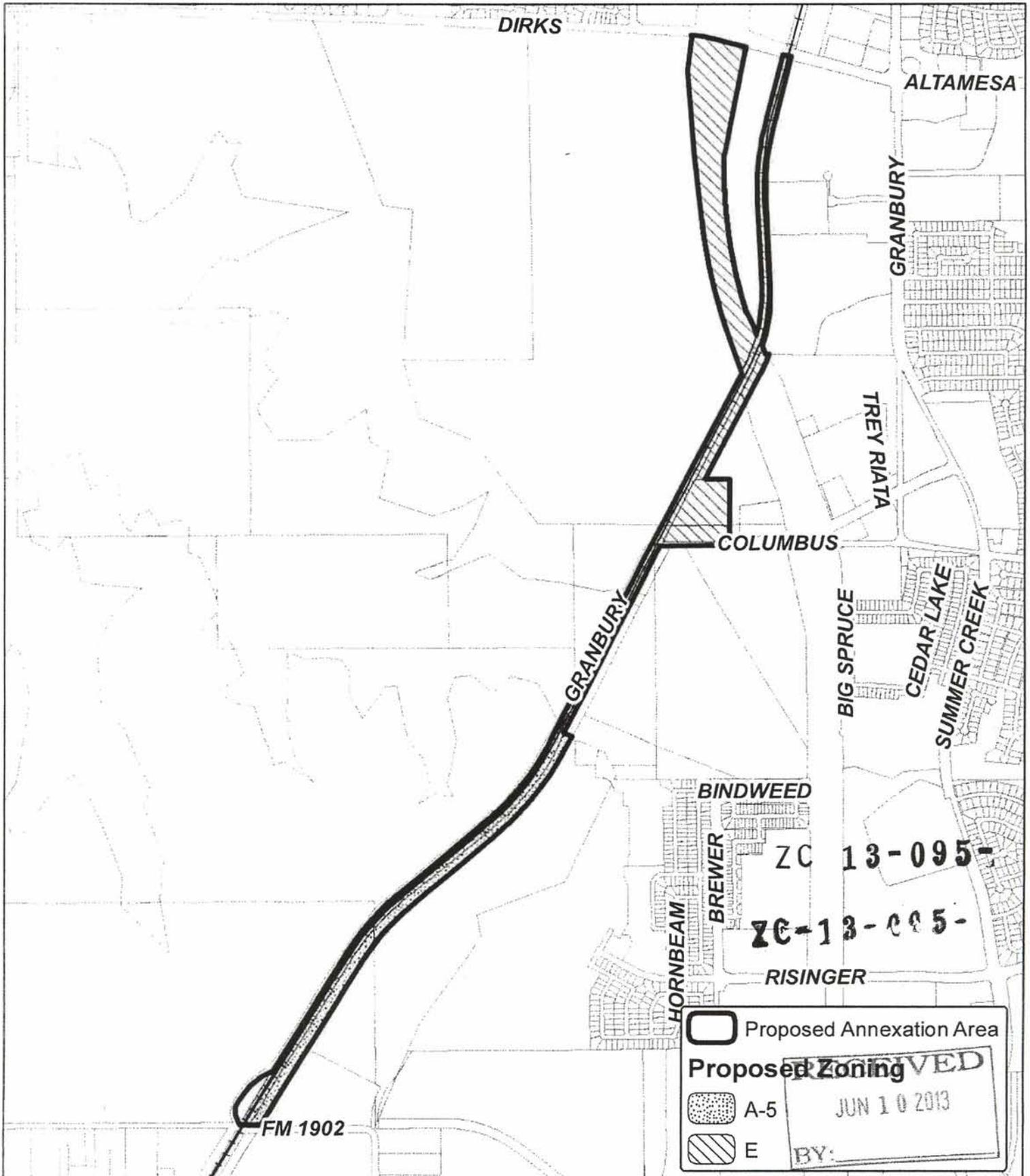
Applicant: City of Fort Worth Planning and Development
Address: Road, rail, and electric ROW Dirks Rd to FM1902; 5700 & 5780 Columbus Tr
Zoning From: Unzoned
Zoning To: A-5, E
Acres: 91.53
Mapsc0: 102DGLPQST
Sector/District: FSW, WW
Commission Date: 07/10/2013
Contact: 817-392-8190



Area 55-1 (AX-13-003): Proposed Zoning

From Unzoned to "A-5" One-Family and "E" Neighborhood Commercial

Exhibit A



0 500 1,000 1,500 2,000
Feet

Planning & Development
Department 4/9/13 - BK

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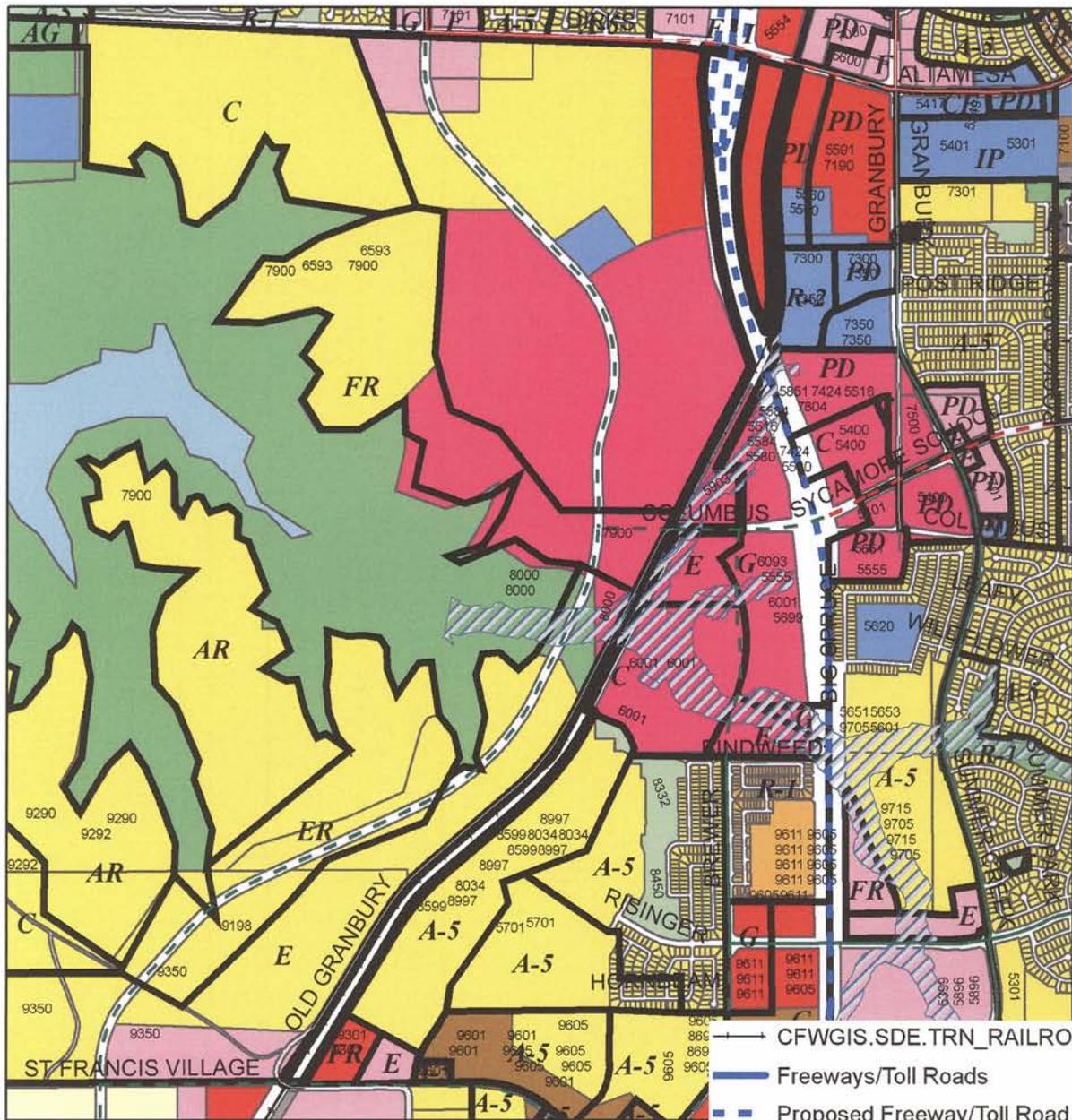
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Electric ROW Dirks Rd to FM1902; 5700 & 5780 Columbus

Future Land Use

ZC-13-095



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

FLD_ZONE

- Floodplain

2000 Feet

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 5, 2013.



Aerial Photo Map



John Newton	10325 Crown Point Ln	In	Opposition		Sent letter in
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10. ZC-13-095 City of Fort Worth Planning & Development (CD 6)- Road, rail and electric ROW, Dirks Road to FM 1902; 5700 & 5780 Columbus Trail (see addresses in case file, 91.51 Acres): from Unzoned to "A-5" One-Family and "E" Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this is a remnant of an annexation that was looked at a couple of years ago. As mentioned the majority of the property is in a various form of right-of-way, roadway, electrical or railroad ROW. Ms. Knight said they do not expect additional development to occur based on the zoning change. The zoning designations for A-5 and E are consistent with the Comprehensive Plan.

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

A motion was made by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.

11. ZC-13-096 City of Fort Worth Planning & Development (CD 9)-1187 Blodgett Avenue (Fairview Heights Addition, Block 16, Lots 45 & 46, 0.14 Acres): from "E" Neighborhood Commercial to "A-5" One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

12. ZC-13-097 City of Fort Worth Planning & Development (CD 9) - 1017 W. Pafford Street (South Fort Worth Addition, Block 35, Lot 1, 0.20 Acres): from "B" Two-Family to "A-5" One-Family

On a motion by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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