

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 7, 2013

**Council District** 4

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** none

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** D. U. and Pamela R. Christensen, Bill J. Markham SR., Dale and Shelley Heflin, Victor and Maria Montoya, Tina Moore, Jacklyn Williams Messer, Michael and Mary Mitchell, Steve Bontragger/Four Square Gospel Church

**Site Location:** 3500- 3700 blocks of Thompson Road Mapsco: 35H

**Proposed Use:** Single-Family

**Request:** From: "PD-427" Planned Development for FR uses plus veterinary clinic with outdoor livestock pens; Planned Development/Specific Use for agricultural and residential uses with a minimum 1/2 acre lots including guest cottages; the remainder of property to allow 32 retail/commercial uses with seven light uses as outlined, subject to a 4.5 feet maximum sign height, 36 square feet maximum area. Business structures must be set back 200 feet from the existing north right of way line of Thompson Road. Parking lots must be set back 75 feet from existing north right of way line of Thompson Road. Open storage areas must maintain solid wood, metal and/or masonry walls to the height of the products being stored, but no higher than 12 feet. Lighting no higher than 24 feet. Any temporary buildings must meet City restrictions; site plan waived.

To: "A-5" One-Family

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

**Comprehensive Plan Consistency:** Requested change is not consistent.  
*(Technical Inconsistency)*

**Background:**

The subject area is south of North Tarrant Parkway and north of Thompson Road. The applicant has assembled property and is requesting a zoning change of 33.42 acres to "A-5" One-Family residential. The applicant is proposing approximately 170 single-family lots; 50' x 100' and 50' x 120'.

**Site Information:**

Owners: Victor Montoya D U Christensen  
3735 Thompson Road 3599 Thompson Road  
Fort Worth, Texas 76244 Fort Worth, Texas 76244

Bill Markum Sr  
P O Box 7737  
Fort Worth, Texas 76111

Dale Heflin  
3625 Thompson Road  
Fort Worth, Texas 76244

Michael Mitchell  
3781 Thompson Road  
Fort Worth, Texas 76244

Tina Moore  
1412 County Road 1200  
Kemp, Texas 75143

Jacklyn Messer  
3775 Thompson Road  
Fort Worth, Texas 76244

Four Square Gospel Church  
3789 Thomson Road  
Fort Worth, Texas 76244

Agent: Terry Sandlin  
Acreage: 33.42 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "I" Light Industrial / vacant and industrial uses  
East "A-5" One-Family & "B" Two-Family / Keller ISD  
South "AR" One-Family Restricted & "A-5" One-Family / single-family  
West "I" Light Industrial / industrial uses with outside storage

**Recent Relevant Zoning and Platting History:**

Zoning History: PD-427 for various uses, approved by City Council 12-11-01, subject property  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
North Tarrant Parkway	Major Arterial	Principal Arterial	Yes
Thompson Road	Collector two-way	Collector two-way	No

**Public Notification:**

The following Neighborhood organizations were notified:

Organizations Notified	
Summerfields*	North Fort Worth Alliance.
Arcadia Park Estates	Keller ISD

\* Within registered neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-family residential. Surrounding land uses consist of vacant and industrial uses to the north, Keller ISD to the east, single-family to the south, and industrial uses with outside storage to the west.

Based on surrounding land uses, single-family to the south and northeast, an elementary school to the east, the proposed zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)

Based on nonconformance with the future land use map and the policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

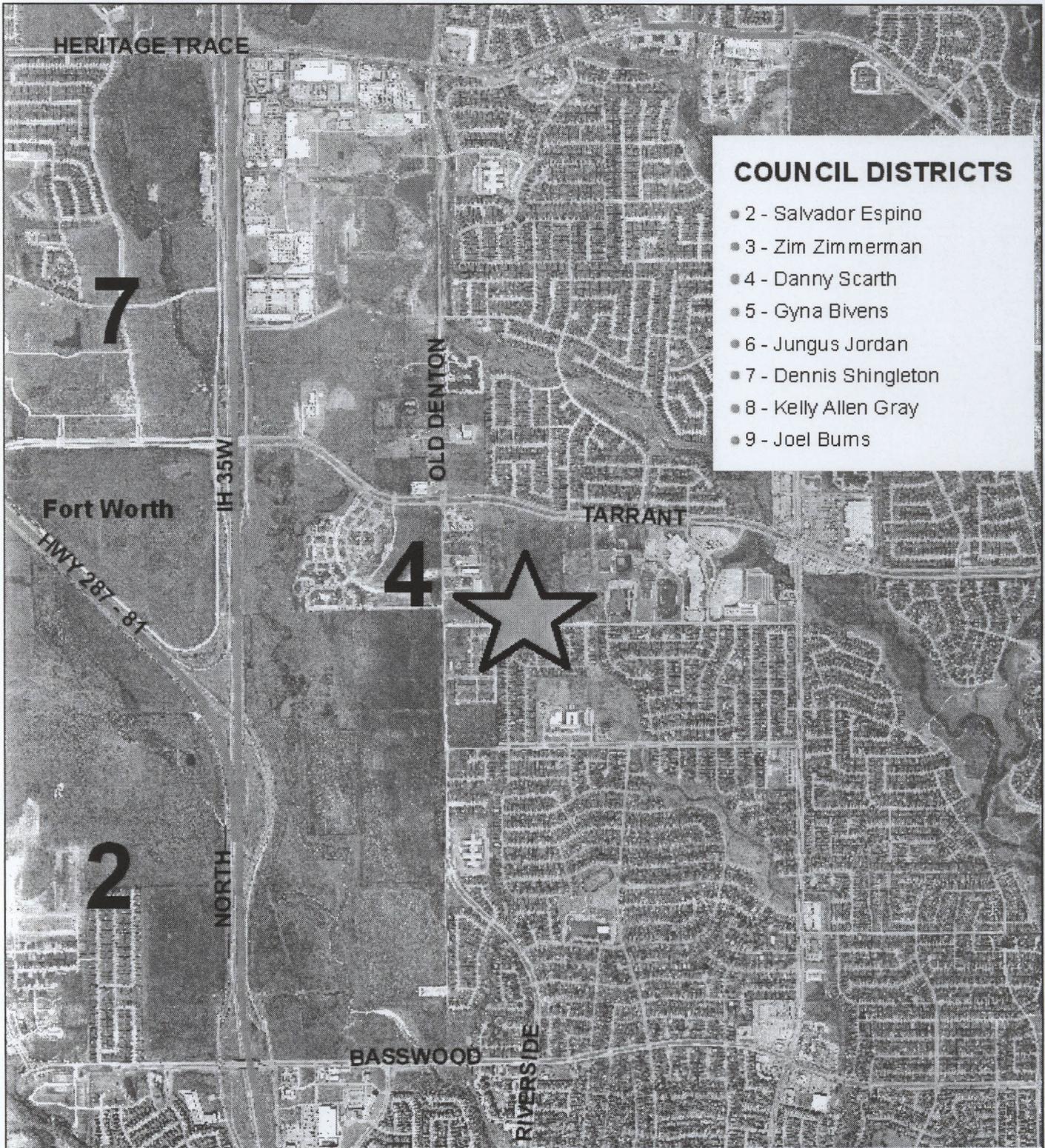
However, the “Land Use and Zoning Classifications” table in the Comprehensive Plan lists residential as an appropriate zoning classification in Neighborhood Commercial.

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
- Minutes from the Zoning Commission meeting

### Location Map



2,000 1,000 0 2,000 Feet





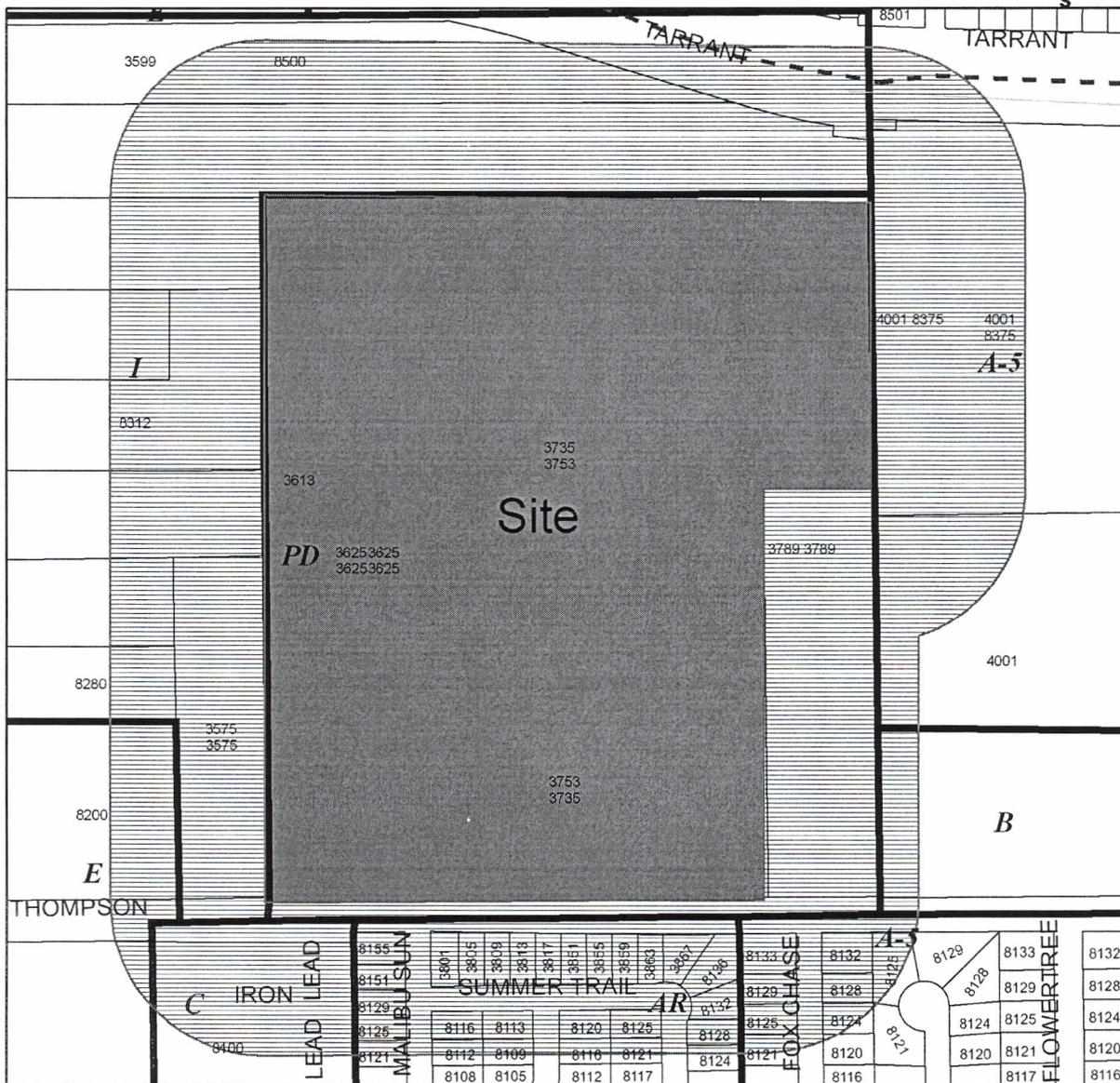
ZC-13-130

# Area Zoning Map

Applicant: ChristensenMarkhamHeflinMontoyaMooreMesser+2  
 Address: 3500 - 3700 blocks of Thompson Road  
 Zoning From: PD 427  
 Zoning To: A-5  
 Acres: 33.24776379  
 Mapsco: 35H  
 Sector/District: Far North  
 Commission Date: 9/11/2013  
 Contact: 817-392-2495



300 Ft. Buffer

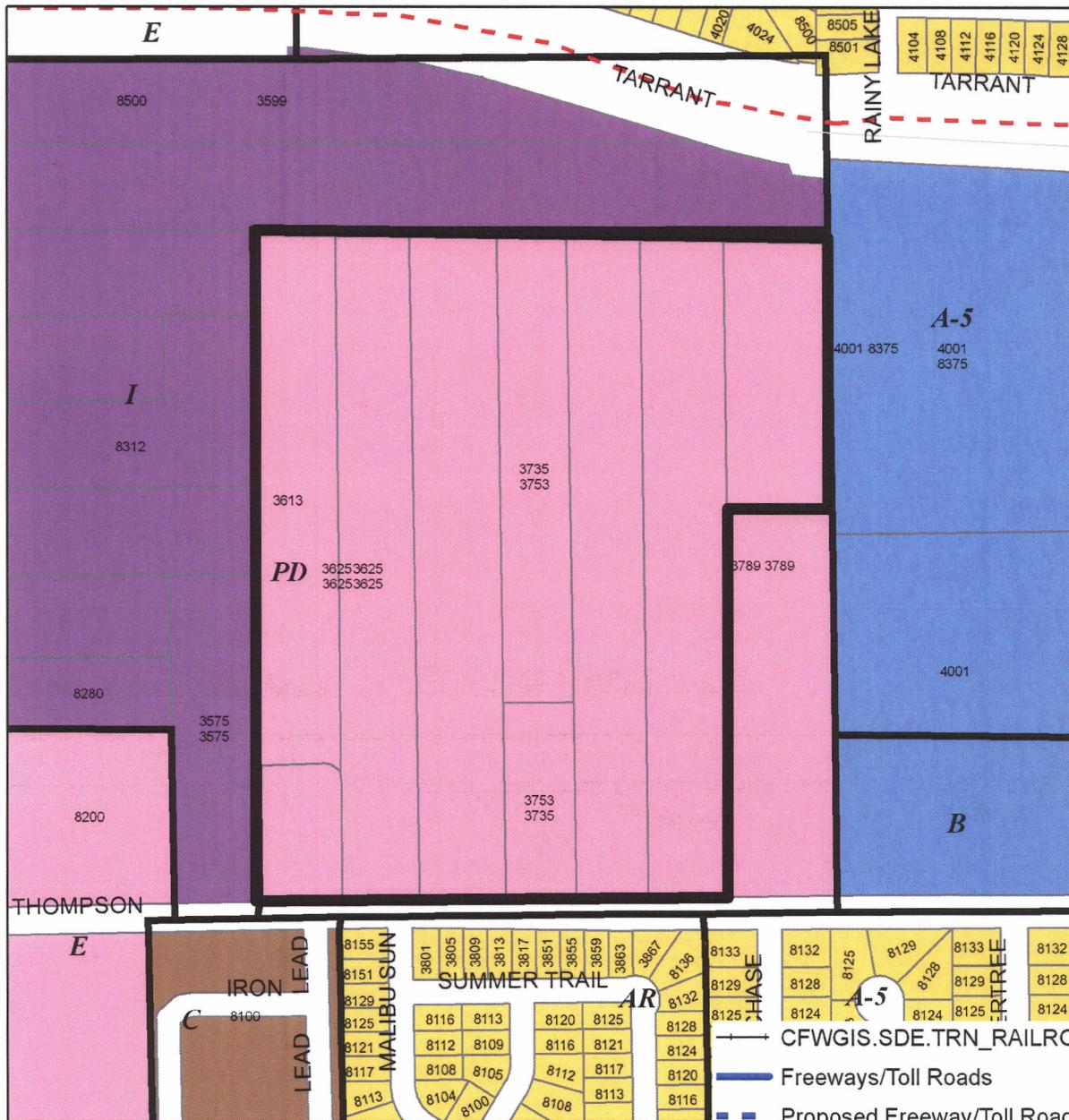




3500 - 3700 blocks of Thompson Road

# Future Land Use

ZC-13-130



- 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

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

- FLD\_ZONE**
- Floodplain



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.



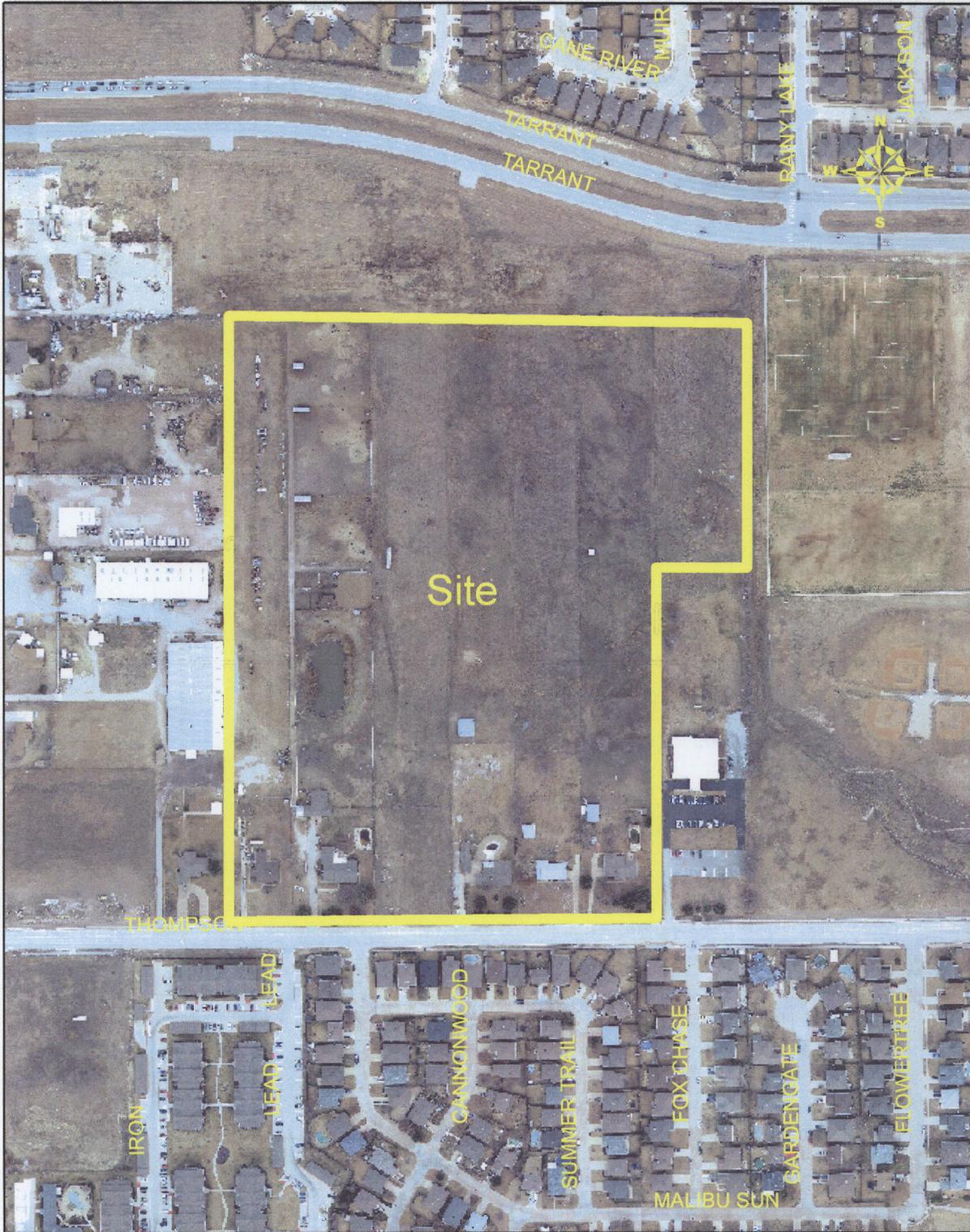
# FORT WORTH



3500 - 3700 blocks of Thompson Road

ZC-13-130

## Aerial Photo Map



200 100 0 200 Feet

Gladys Jo Lilly	4213 Avenue N	In	Opposition		Sent letter in
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**12. ZC-13-129 William Bostlemann (CD 7) – 4661 and 4717 White Settlement Road (Rivercrest Addition, Block 17, Lots 1, 2, 3, 3.29 Acres): from “PD-972” Planned Development/Specific Use for a retail structure with caretaker residence with “E” Neighborhood Commercial development standards and a maximum of three single-family residences; site plan approved to Amend “PD-972” Planned Development site plan to allow one and two-family uses; site plan included**

The applicant was not present at the time the case was called. Mr. Hollis recommended it be moved to the end of the agenda, seconded by Mr. Genua. The motion carried unanimously.

Steve Chojnonski, 5663 Woodway, Fort Worth, Texas representing William Bostlemann explained to the Commissioners they originally had four homeowners to build homes on the original site plan, however that didn’t happen and they are requesting to amend the site plan to allow one single-family house and a couple of duplexes.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 7-0.

**13. ZC-13-130 D. U. and Pamela R. Christensen, Bill J. Markham SR., Dale and Shelley Heflin, Victor and Maria Montoya, Tina Moore, Jacklyn Williams Messer, Michael and Mary Mitchell, Steve Bontragger/Four Square Gospel Church (CD 4) – 3500-3700 Block Thompson Road (See addresses in case file, 33.42 Acres): from “PD-427” Planned Development for FR uses plus veterinary clinic with outdoor livestock pens; Planned Development/Specific Use for agricultural and residential uses with a minimum ½ acre lots including guest cottages; the remainder of property to allow 32 retail/commercial uses with seven light uses as outlined, subject to a 4.5 feet maximum sign height, 36 square feet maximum area. Business structures must be set back 200 feet from the existing north right of way line of Thompson Road. Parking lots must be set back 75 feet from existing north right of way line of Thompson Road. Open storage areas must maintain solid wood, metal and/or masonry walls to the height of the products being stored, but no higher than 12 feet. Lighting no higher than 24 feet. Any temporary buildings must meet City restrictions; site plan waived to “A-5” One-Family**

Scott Sandlin, 5709 Morlax Ct, Colleyville, Texas representing the various property owners explained to the Commissioners they are requesting to rezone the property to A-5 for residential homes.

Victor Montoya, 3735 Thompson Road, Fort Worth, Texas property owner spoke in support.

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

Document received for written correspondence				ZC-13-130
Name	Address	In/Out	Position on case	Summary

		300 ft notification area			
Victor Montoya	3735 Thompson Rd	In		Support	Spoke at hearing

**14. ZC-13-131 Texas American Properties (CD 2) – 6900 – 7000 Block Boat Club Road (A S Roberts Survey, Abstract No. 1262 & William E. Conwell Survey, Abstract No. 342, 36.41 Acres): from Unzoned and “PD-670” Planned Development for mobile home manufacturing facility; site plan waived to “A-5” One-Family, “C” Medium Density Multifamily and “E” Neighborhood Commercial**

Jim Schell, 500 W. 7<sup>th</sup> Street, Fort Worth, Texas representing Texas American Properties explained to the Commissioners there is a piece of property that is in the ETJ proposed to be annexed. Mr. Schell explained why they are requesting three separate zoning districts. The single-family development to the north will extend down to this property. He did explain there is an Oncor transmission line that runs to the west along Boat Club Road. They are proposing neighborhood commercial and multifamily. Mr. Schell also mentioned the City of Fort Worth owns the property to the south. There is a water treatment plant back in this area and a mobile home manufacturing plant as well. They are requesting the C zoning as a buffer for the single-family.

Jeff Longspaugh, 7409 Lockwood Court, Fort Worth, Texas owns property next to this development spoke in opposition. He said when he was approached by the developer the area to the north of him was going to be residential, commercial along Boat Club Road, and multifamily to the back against the mobile home manufacturing. He was upset the plans have changed from the original discussion he had.

Mr. Edmonds asked about the traffic flow and how does he plan to get out of his property. Mr. Longspaugh said he uses the gravel road along the north property line.

In rebuttal, Mr. Schell mentioned that the traffic flow along Robertson Road has a signalized intersection and there is a gravel road to the south of their property which can be another access point. Mr. Schell said their original plan was to have commercial along the front but staff had pointed out they would have access issues for the multifamily. Mr. Schell also mentioned the staff report refers to a development agreement stating the property will be developed in accordance with the Future Land Use Plan. Mr. Schell said that information is not in the development agreement. Mr. Schell said they do have a letter from Oncor and in concept they would have no objections to the proposed subdivision street alignments within electric transmission right-of-way. However, it is not a formal approval from Oncor and each one has to be reviewed individually by several departments.

Mr. Genua asked for clarification on access to the site. Mr. Schell said Robertson Road, which is a signalized intersection, and Oncor has not granted permission for access easement. Mr. Genua said if for some reason you couldn't get access the developer would need to eliminate a row of apartments. Mr. Schell said yes that is possible in order to build a road.