



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2013

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	Lynn Jordan	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Opposition: none			

Owner / Applicant: Willow Ridge Residential Partners Ltd

Site Location: 11470 & 11480 Willow Springs Road Mapsco: 19M

Proposed Use: Single-family

Request: From: "E" Neighborhood Commercial
To: "PD-564" Planned Development for "A-5" One-Family uses with minimum 6,000 sq. ft. lots; site plan waiver recommended

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

Comprehensive Plan Consistency: Requested change **is not consistent.**
(Minor Boundary Adjustment)

Background:
The proposed site is located south of Highway 287 and west of Wagley Robertson Road. The proposed subdivision is Willow Ridge Estates, Phase II. The zoning case is necessary to include additional property intended to be part of the single family residential development to the west.

Site Information:
Owner: Willow Ridge Residential Partners
3001 Knox Street
Suite 207
Dallas, Texas 75205

Applicant: Jim Schell
Acreage: 6.57 acres
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:
North "E" Neighborhood Commercial / Highway 287
East "E" Neighborhood Commercial / vacant
South "PD-564" Planned Development / vacant
West "PD-564" Planned Development / vacant

Recent Relevant Zoning and Platting History:
Zoning History: ZC-04-076A approved by City Council 08-04-04 from AG to E subject area

Platting History: PP-05-090 Willow Ridge Estates approved by City Plan Commission 12-14-05; a revised preliminary plat is expected due to the increase in density and change of use.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Highway 287	Tollway/Freeway	Tollway/Freeway	No
Wagley Robertson	County Road	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
VanZandt Farms	Northwest Community Alliance
Dorado Ranch*	Northwest ISD

*within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from E to incorporate the parcel into the existing PD to allow for a minimum of 6,000 square foot lots. Surrounding land uses consist of Highway 287 to the north, vacant land to the east, south, and west. Several lots have already been developed in the subdivision.

Based on surrounding land uses, the proposed zoning for this site **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 Comprehensive Plan.

However in the land uses defined in the Comprehensive Plan section (pg 38) all residential would be an appropriate zoning classification. Additionally, the overall proposal is consistent with the following Comprehensive Plan policies.

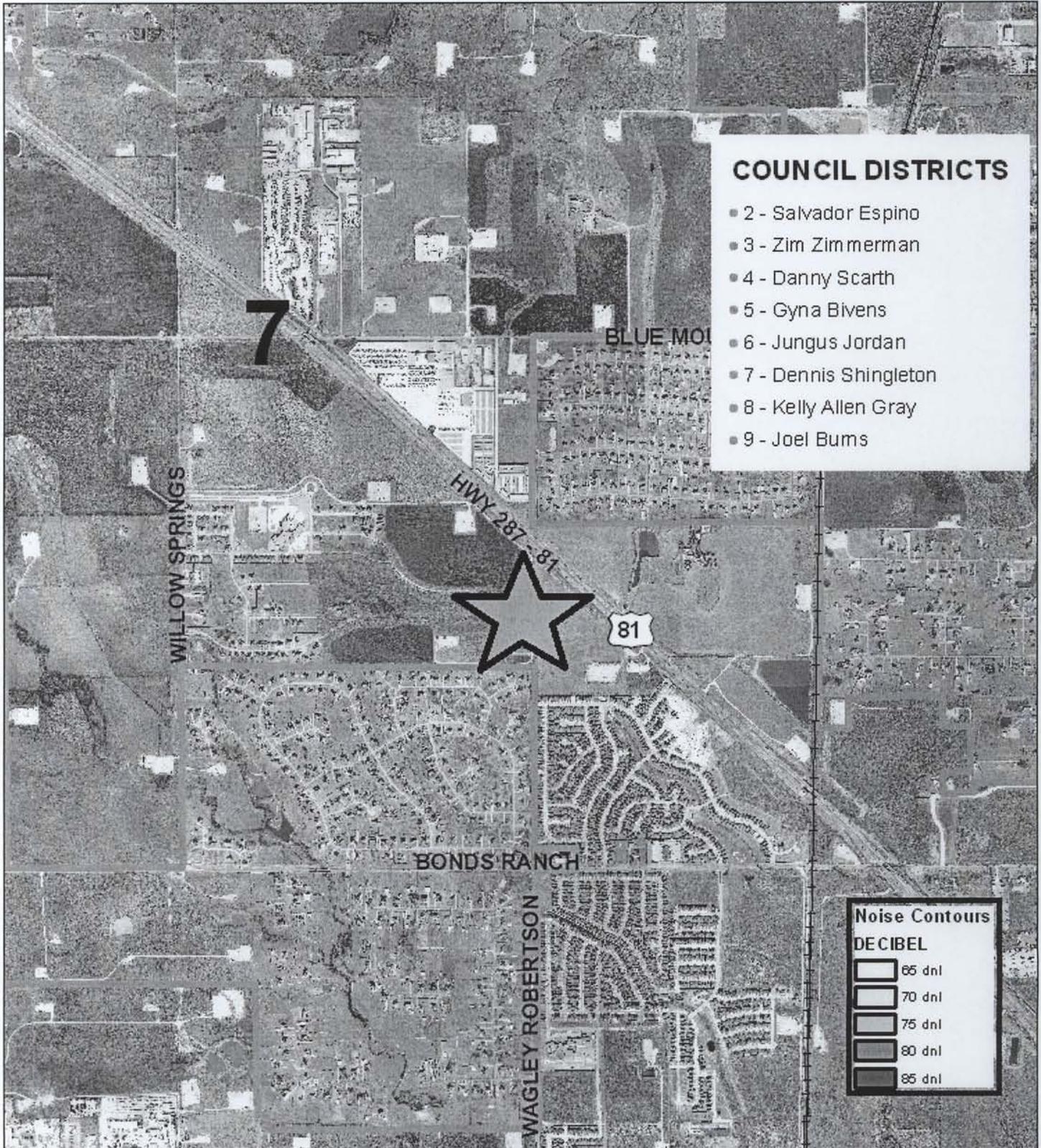
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** (Minor Boundary Adjustment) with the Comprehensive Plan.

Attachments:

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

Location Map



2,000 1,000 0 2,000 Feet





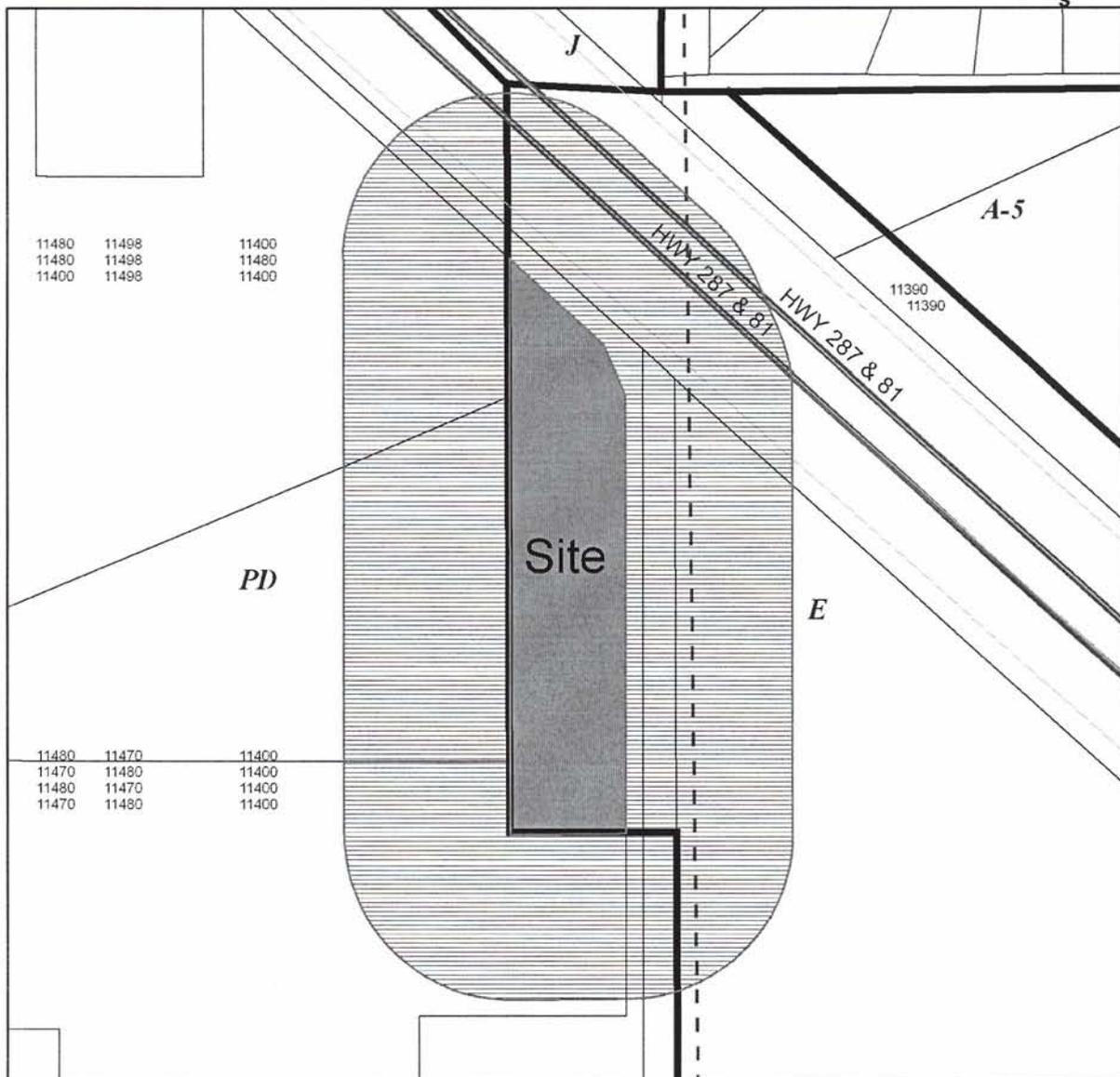
ZC-13-167

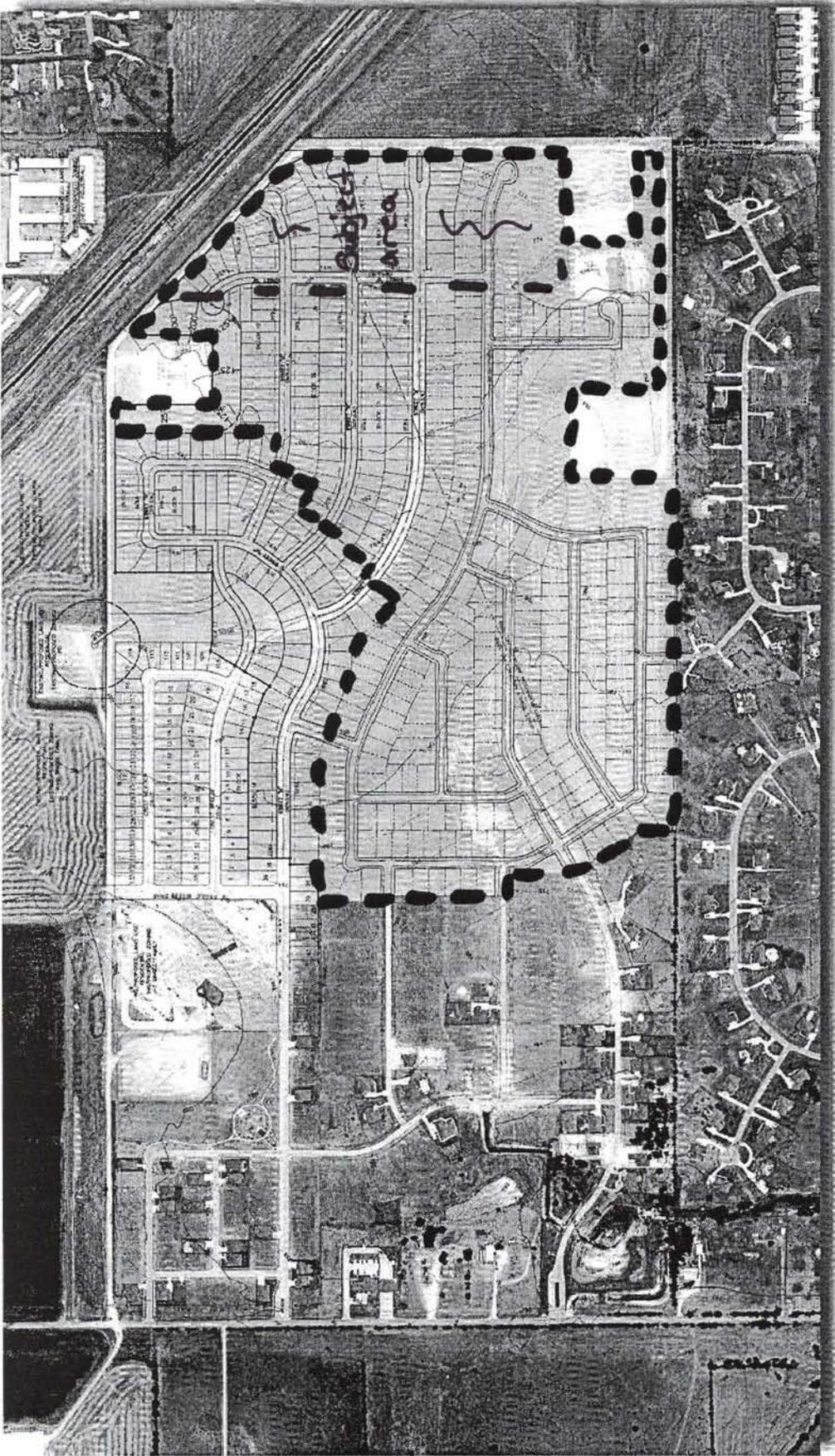
Area Zoning Map

Applicant: Willow Ridge Residential Partners
Address: 11470 & 11480 Willow Springs Road
Zoning From: E
Zoning To: PD 564 for One-Family uses with a 6,000 sf minimum lot size
Acres: 4.51603744
Mapsc0: 19M
Sector/District: Far Northwest
Commission Date: 11/13/2013
Contact: 817-392-2495



300 Ft. Buffer





Scale bar: 0 100 200 feet

JBI
PLANNING

CONCEPT 5

WILLOW RIDGE ESTATES FORT WORTH, TEXAS

FOR PRELIMINARY REVIEW AND APPROVAL ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. CONTACT THE CITY OF FORT WORTH FOR MORE INFORMATION. APPROVED 12/27/2011

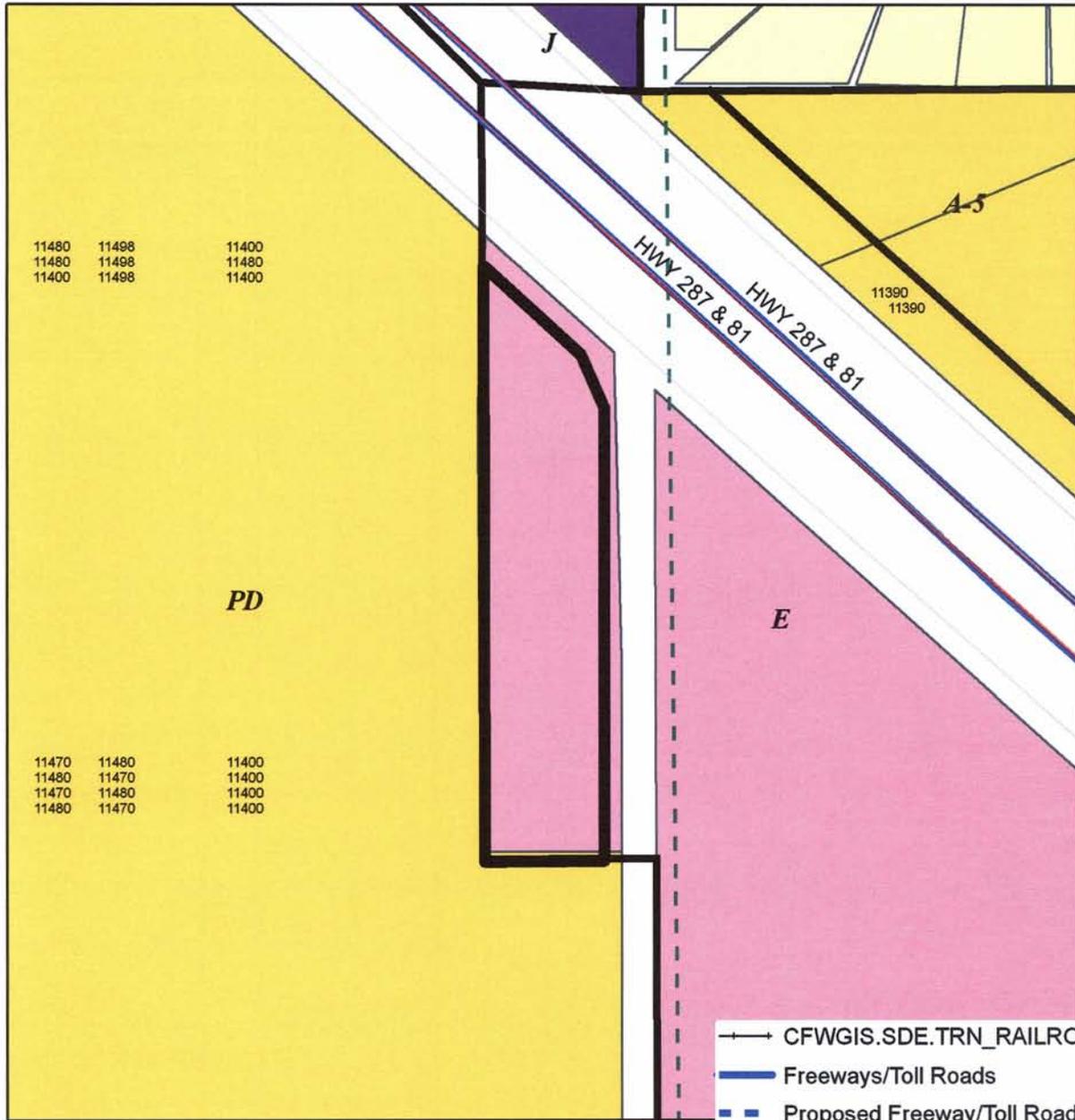
FORT WORTH



11470 & 11480 Willow Springs Road

Future Land Use

ZC-13-167

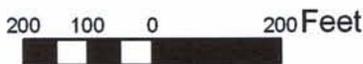


- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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



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



933” to “PD/CR” Planned Development for “CR” Low Density Multifamily to allow six fourplexes plus clubhouse for senior housing; site plan included

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested a 60 day continuance.

Motion: Following brief discussion, Ms. McDougall recommended a 60 day continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

11. ZC-13-166 NW 28th Street Properties Ltd. (CD 2) – 2808-2812 Prairie (Rosen Heights First Filing, Block 56, Lots 11-14, 0.64 Acres): from “A-5” One-Family to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus two dumpsters and storage of one trailer; site plan waiver recommended

David Hopkins, 1509 NW 28th Street, Fort Worth, Texas explained to the Commissioners his family has owned the property since the 1970’s. They own the building on the NE corner and the lots are adjacent to the west of their business. He was not aware the property was zoned to residential. He mentioned the drainage channel that runs to the north of the lots proposed for outside storage.

Mr. Flores asked if the dumpsters have been addressed by Code Compliance. Mr. Hopkins said that is why he is present today to bring them into conformance.

J D Jimmerson III, 3303 Roosevelt Avenue, Fort Worth, Texas representing Far Greater Northside neighborhood. He spoke in support because the business has not impacted the neighborhood for the past 20 years.

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

<i>Document received for written correspondence</i>				ZC-13-166	
Name	Address		In/Out 300 notification area	Position on case	
J D Jimmerson III/ Far Greater Northside NA	3303 Ave.	Roosevelt	Out	Support	Spoke at hearing

12. ZC-13-167 Willow Ridge Residential Partners Ltd. (CD 7) – 11470 & 11480 Willow Springs Road (James Righly Survey, Abstract No. 1268, 6.57 Acres): from “E” Neighborhood Commercial to “PD-564” Planned Development for “A-5” One-Family uses with minimum 6,000 sq. ft. lots; site plan waiver recommended

Jim Schell, 500 W. 7th Street, Suite 600, City of Fort Worth representing Willow Ridge Residential Partners explained to the Commissioners they are looking to add about 6.6 acres to the existing PD for 6,000 square foot lots. Mr. Schell mentioned Wagley Robertson is shown on

the Comprehensive Plan as a Major Arterial however, there are no plans in the CIP for improvements in the near future.

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

13. ZC-13-168 RC Bluffs II, LP (CD 7) – 5200 White Settlement Road (B D Alford Survey, Abstract No. 37, 3.89 Acres): from “E” Neighborhood Commercial and “I” Light Industrial to “MU-1” Low Intensity Mixed-Use

Richard Smith, 2539 Cole Avenue, Suite 210, Dallas, Texas introduced himself as a limited partner and architect for a couple of projects in this area. He explained to the Commissioners they have been looking at this area for some time and have been trying to develop something. This particular property will be an outgrowth of what they are doing at Crystal Springs for mixed-use development.

Mr. Genua mentioned he has some concerns about traffic. Mr. Smith did mention it is a concern and they will have to address it.

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

14. ZC-13-169 City of Fort Worth Planning & Development (CD 7) – 2400-2800 blocks SH 114 (Richard Matany Survey, Abstract No. 878, 36.44 Acres): from Unzoned to “I” Light Industrial

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this property was originally proposed for annexation in 2009. The site had an agricultural exemption at the time and signed a Development Agreement. The property owner has ceased their Ag exemption which cancels their Development Agreement and triggers annexation. The surrounding zoning is I Light Industrial.

Edward Eckart, 2405 Mustang Drive, Grapevine, Texas representing the property owner IDI spoke in support.

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

<i>Document received for written correspondence</i>					ZC-13-169
Name	Address	In/Out 300 notification area	Position on case		Summary
Eddy Eckart	2405 Mustang Dr.	Out		Support	Spoke at hearing
Industrial Development International	16101 Three Wide Dr.	In		Support	Sent letter in