



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 13, 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	<u>Lynn Jordan</u>	
	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: Sandra Emerson

Site Location: 11323 Golden Triangle Circle Mapsco: 22M

Proposed Use: Single-family

Request: From: "MH" Manufactured Housing
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located south of Keller Hicks Road and north of Golden Triangle Boulevard. The proposed subdivision is called Pine Tree Estates, Phase II. Phase I of the Pine Tree Estates is a mobile home park. Both of the areas were identified in the city's Comprehensive Plan.

This area was annexed into the City in 2008 (AX-05-024) and rezoned "MH" Manufactured Housing. The majority of the subdivision is built as single-family, stick built homes and are not manufactured homes. The applicant's lot is approximately 4,800 sf. She needs the appropriate zoning district in order to sell her home.

Site Information:

Owner: Sandra Emerson
11323 Golden Triangle Circle
Fort Worth, Texas 76244

Applicant: Stacy Thompson
Acreage: 0.14 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North "MH" Manufactured Housing / single-family
East "E" Neighborhood Commercial / vacant
South "MH" Manufactured Housing / single-family
West "MH" Manufactured Housing / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-198 approved by City Council 01-06-09 from AG to MH subject area
Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle Cir	Two-way	Two-way	No
Golden Triangle Blvd	Major Arterial	Principal Arterial	Under Construction

Public Notification:

The following organizations were notified:

Organizations Notified	
Pine Tree Estates I LOA	North Fort Worth Alliance
Pine Tree Estates II LOA*	Keller ISD
Villages of Woodland Springs	

*within this neighborhood organization

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-family. Surrounding land uses consist of single-family to the north, south and west sides, and vacant land to the east.

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 manufactured housing. The requested zoning change is not consistent with the Comprehensive Plan, however single family structures are similar to manufactured housing in density and use and single family homes are a higher and better use of the property.

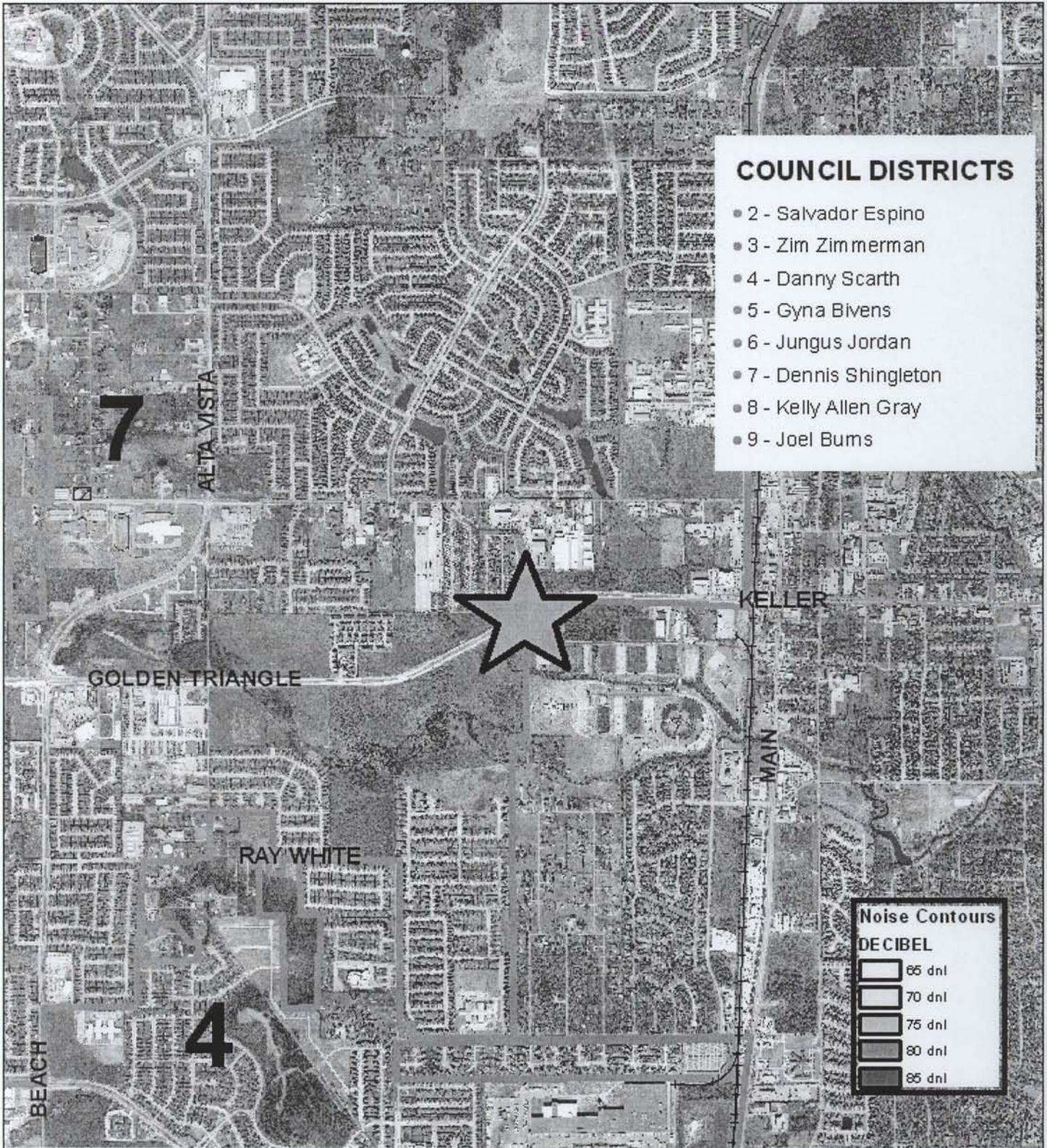
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

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



- COUNCIL DISTRICTS**
- 2 - Salvador Espino
 - 3 - Zim Zimmerman
 - 4 - Danny Scarth
 - 5 - Gyna Bivens
 - 6 - Jungus Jordan
 - 7 - Dennis Shingleton
 - 8 - Kelly Allen Gray
 - 9 - Joel Bums

Noise Contours

DECIBEL

	65 dnl
	70 dnl
	75 dnl
	80 dnl
	85 dnl





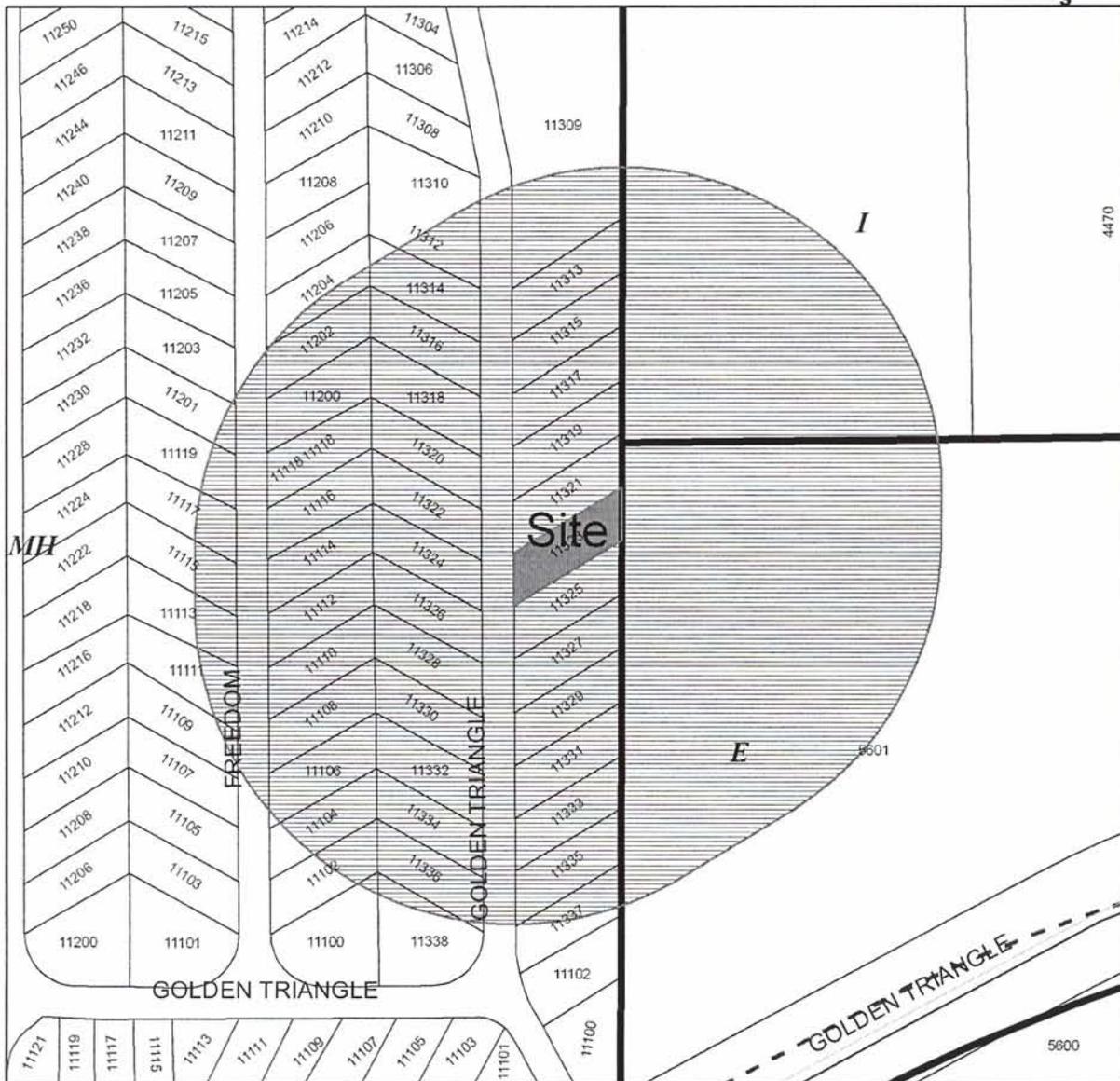
ZC-13-170

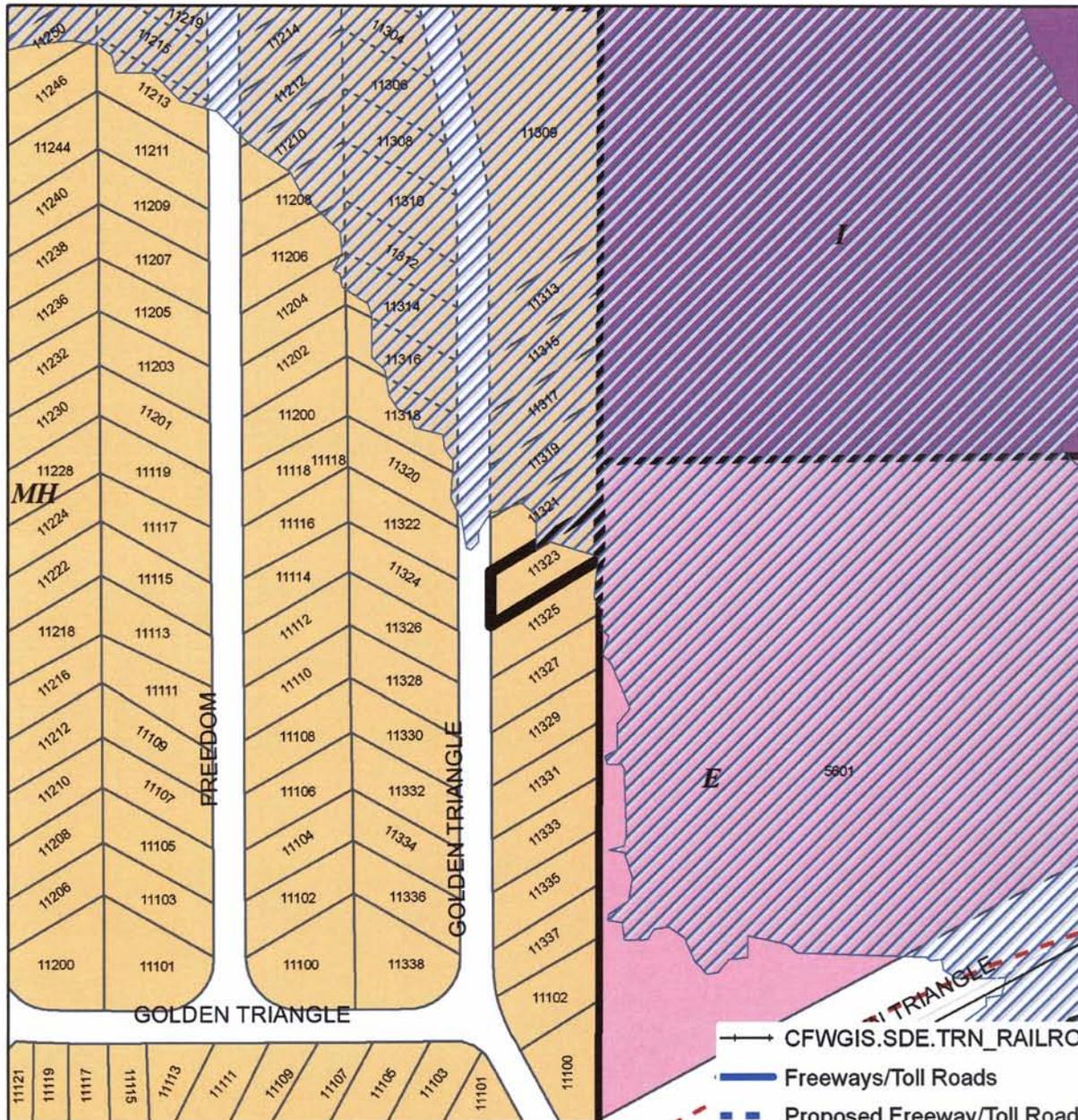
Area Zoning Map

Applicant: Sandra Emerson
 Address: 11323 Golden Triangle Circle
 Zoning From: MH
 Zoning To: A-5
 Acres: 0.11734612
 Mapsco: 22M
 Sector/District: Far North
 Commission Date: 11/13/2013
 Contact: 817-392-2495



300 Ft. Buffer





- 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

200 100 0



200 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.



FORT WORTH



11323 Golden Triangle Circle

ZC-13-170

Aerial Photo Map



200 100 0 200 Feet



15. ZC-13-170 Sandra Emerson (CD 7) – 11323 Golden Triangle Circle (Pine Tree Estates #2, Block 1, Lot 58 and Pt Of Common Area, 0.14 Acres): from “MH” Manufactured Housing to “A-5” One-Family

Stacy Thompson, 140 Heritage Place, Decatur, Texas, representing Sandra Emerson explained to the Commissioners this property was annexed into Fort Worth and it was grouped with the mobile home park to the west. This is a single-family home and they are requesting A-5 zoning.

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

16. ZC-13-171 City of Fort Worth Planning & Development (CD All) – City of Fort Worth Planning & Development Text Amendment: Create Airport Overlay and Runway Protection Zones for Meacham International Airport (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 (1986), by amending:

- **Section 4.405 “Airport/Airfield Overlay” (“AO”) District of Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to add a new section, Section 4.405.E, “Meacham International Airport”, providing regulations for Airport/Airfield Overlay Zones (“AO”) and Runway Protection Zone (“AO-RPZ”) Restrictions for incompatible uses within Runway Protection Zones for Meacham International Airport;**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the changes to the text amendment for the proposed Airport Overlay and Runway Protection Zones.

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

17. ZC-13-172 City of Fort Worth Planning & Development Map Amendment Airport Overlay District and Runway Protection Zones for Meacham International Airport (CD 2) (See legal descriptions in case file): from “AG” Agricultural, “A-5” One-Family, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “I” Light Industrial, “J” Medium Industrial, “K” Heavy Industrial, “PD-848” and “PD-848/HC” Planned Development for “I” Light Industrial uses plus airport related uses with exclusions with historic overlay to Add Airport Overlay and Runway Protection Zone Overlay Districts

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the proposed overlay and protection zones within Meacham Airport.

Ms. Burghdoff, Deputy Director, City of Fort Worth mentioned City Council has authorized staff to initiate the overlay.

Motion: Following brief discussion, Mr. Flores recommended approval of the request,