



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 7, 2014

**Council District** 7

<b>Zoning Commission Recommendation:</b> Denial without Prejudice by a vote of 7-2	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:** Sendera Ranch, Willow Springs NA

**Owner / Applicant:** J. C. Lindsey Family LTD Partnership

**Site Location:** 1714 Avondale Haslet Road Mapsco: 5T

**Proposed Use:** Single-Family

**Request:** From: "PD-712" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial; site plan required

To: "A-5" One-Family

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

**Comprehensive Plan Consistency:** Requested change is not consistent.

**Background:**

The proposed site is located north of Avondale Haslet Road in the middle of Willow Springs Golf Course. The applicant is proposing single-family development. The PD zoning was originally placed in 2007 to allow for the development of a clubhouse in the middle of the golf course for the community.

The Preliminary Plat from 2006 has expired. New development would require a new Preliminary Plat to be heard by the City Plan Commission for approval. Notice for the plat is provided to registered neighborhood organizations and neighbors within the established notification boundaries.

The applicant met with the neighborhood on a few dates to show them the proposed land plan for the development and gather more information about their concerns that include drainage, access, traffic, water supply and the proposed size of the single family lots. The primary concern from property owners is that the size of the lots within the new subdivision would not be consistent with those in the general area. During the Zoning Commission hearing, it was clarified that Sendera Ranch does have A-5 sized lots in the northeastern sections of the subdivision but none are near this property. The developer expressed that he would be willing to provide larger lots around the perimeter. The Zoning Commission did request that the developer rezone these lots to ensure the larger lots but the developer declined.

There has also been discussion concerning the original A-5 zoning that was placed on the property at the time of annexation in 2004. The future land use map for the property reflected Private Park which was consistent with the golf course use. It is not uncommon throughout the city for golf courses and similar park and public uses to be zoned A-5, as it is a residential district and considered most restrictive in the case of redevelopment. The other residential properties in the area were shown at the time of rezoning as Single Family (not Suburban or Rural Residential), though they included larger lots. In 2013, the future land use map depicted the area as Rural Residential.

Other separate discussions are occurring about water supply changes to certain parcels that will be necessary with new development; however this is not a zoning concern and not part of the consideration for this case.

**Site Information:**

Owner: J. C. Lindsey LTD  
 1714 Avondale Haslet Road  
 Fort Worth, Texas 76052

Applicant: Don Plunk/Doral Properties  
 Acreage: 11.21 acres  
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:  
 North "A-5" One-Family / Willow Springs golf course  
 East "A-5" One-Family / golf course  
 South "A-5" One-Family / golf course  
 West "A-5" One-Family / golf course

**Recent Relevant Zoning and Platting History:**

Zoning History: PD-712 approved by City Council 09-05-06 for PD/SU for E neighborhood commercial uses, A-10 and A-5 subject area  
Platting History: PP-06-058 Fairways at Willow Springs, Approved by the City Plan Commission 12-22-06

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Avondale Haslet Rd	Two-way	Minor Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Sendera Ranch*	Northwest Fort Worth Community Alliance
North Fort Worth Alliance	Northwest ISD

\*within this neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change for A-5 single-family use. Surrounding land uses consist of the golf course surrounding the 11.21 acre site.

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 Rural Residential. The Land Use and Zoning Classifications table in the Comprehensive Plan lists the appropriate zoning classifications for Rural Residential as A-2.5 (2.5 acre lots) and A-43 (one acre lots). The A-5 district would permit 5,000 s.f lots allowing more units than would be allowed ton he larger lot districts and therefore would provide much more density. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Preserve the character of rural and suburban residential neighborhoods. (pg. 37)
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are compatible in scale to abutting residential

developments. A significant increase in units per acre or reduction in lot size should be discouraged for new development immediately adjacent to existing development or platted and zoned property. (pg. 39)

Based on non conformance with the future land use map and the policies stated above; the proposed zoning **is not 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



2,000 1,000 0 2,000 Feet

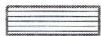




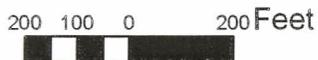
ZC-13-144

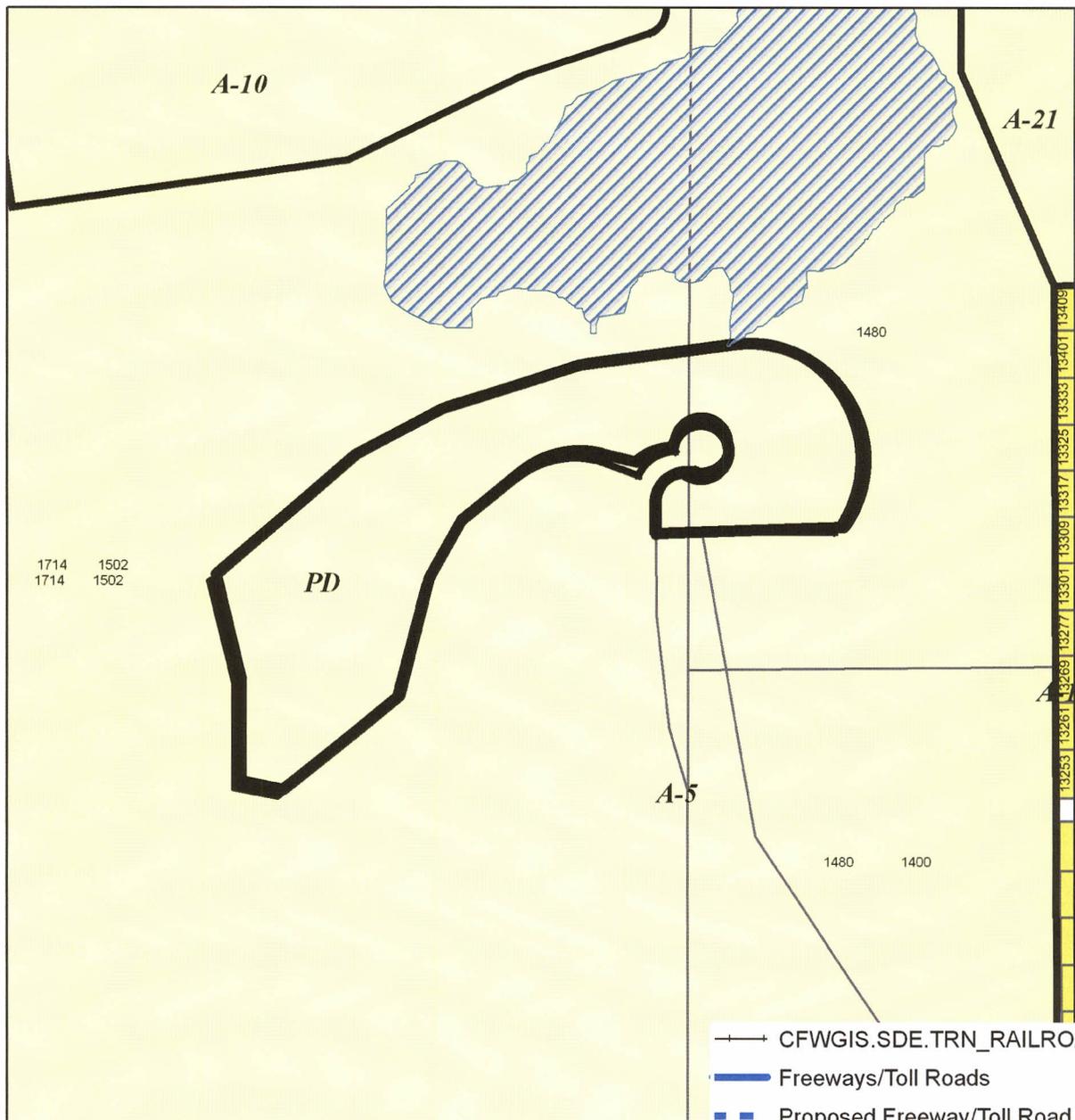
# Area Zoning Map

Applicant: J.C. Lindsey Family LTD  
 Address: 1714 Avondale Haslet Road  
 Zoning From: PD 712  
 Zoning To: A-5  
 Acres: 11.21469111  
 Mapsco: 5T  
 Sector/District: Far North  
 Commission Date: 10/9/2013  
 Contact: 817-392-2495



300 Ft. Buffer



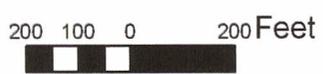


- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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



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



**City of Fort Worth, Texas**  
**Zoning Commission**  
**December 11, 2013 – Meeting Minutes**

**Present:**

Nick Genua, Chair, District 7  
Will Northern, District 1  
Carlos Flores, District 2  
Robert West, District 3  
Charles Edmonds, Jr., Vice Chair, District 4  
Melissa McDougall, District 5  
Namon Hollis, District 6  
Wanda Conlin, District 8  
Gaye Reed, District 9

**Staff Members Present:**

Dana Burghdoff, Deputy Director  
Jocelyn Murphy, Planning Manager  
Lynn Jordan, Planner  
Stephen Murray, Planner  
Beth Knight, Senior Planner  
Melinda Ramos, Sr. Assistant City Attorney

**Absent:**

None

**I. Public Hearing – 10:04 A. M.**

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

**II. Minutes**

The Commission, on a motion by Mr. Edmonds, seconded by Mr. Hollis, on a vote of 9-0, voted to approve the Zoning Commission minutes of the November 13, 2013 meeting.

Video on individual cases can be viewed at the following website.  
[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**III. Continued Cases**

**1. ZC-13-144 J. C. Lindsey Family LTD. Partnership (CD 7) – 1714 Avondale Haslet Road (Pt. of R. B. Bishop Subdivision, 11.15 Acres): from “PD-712” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial; site plan required to “A-5” One-Family**

Don Plunk, 5001 Spring Valley, Dallas, Texas, proposed purchasers and developers of the property, explained to the Commissioners the only item before them today is the proposed 11 acre parcel located within the Willow Springs golf course. Mr. Plunk said the property was rezoned in 2006 to build a clubhouse for Willow Springs. The surrounding property is zoned A-5 and they are requesting this parcel be rezoned to A-5 as well. He also mentioned they’ve had preliminary discussions with staff but no official plat has been submitted.

Mr. West asked about the zoning case in 2006 and was the area in question zoned A-5. Mr. Plunk said yes it was. The original intent was to have single-family around the golf course. Mr. West asked if there are any existing single-family homes within the A-5 area. Mr. Plunk said no. Mr. West asked if the intent is to build 5,000 square foot lots in the A-5 zoning. Mr. Plunk said there will be some minor changes on the external borders where they abut other properties. There have been preliminary discussions about making them larger lots. He said the existing A-10 and

A-21 zoned areas will not be changed. Mr. West asked if he could give a brief summary of the meetings that have taken place with the neighborhood. Mr. Plunk said they had a lengthy meeting with the adjacent homeowners association; their concerns were about the utilities, street width on Avondale Haslet, the existing sanitary sewer, water demands and the like. He said all those questions would be answered at the preliminary plat stage.

Dacus Lindsey, 1774 Avondale Haslet Road, Haslet, Texas spoke in support. He mentioned to the Commissioners he is the owner of the golf course and originally zoned it to develop portions when the housing market crashed. Mr. West asked him about the rezoning in 2006. Mr. Lindsey said he was the owner at the time of the rezoning and owns the entire property. Mr. West asked when the houses were built out there. Mr. Lindsey said possibly around 2005 and the ones to the south earlier.

Stephanie Winguest, 13268 Moonlake Way, Fort Worth, Texas representing Sendera Ranch HOA and speaking for Willow Springs Ranch, Willow Springs West, Spring Ranch, Avondale Ranch, and the Highlands spoke in opposition. She said this is not the simple zoning of 11 acres in the middle of a golf course; this is developing the entire golf course into high density housing. In 2004 after annexation it was rezoned to A-5 as a default zoning. She also mentioned the Comprehensive Plan currently designates this property as rural residential.

Ms. Winguest displayed an aerial photo of homes as they existed before Sendera Ranch came in. On the west side of Willow Springs West there are custom homes on one acre or more. The homes that exist on the east side of Willow Springs road have been there for at least 25 years. Sendera Ranch was developed in 2004 and 2005, which surrounds the golf course on the north and west sides are ½ acre lots.

Ms. Winguest mentioned the case was continued from the October meeting in order for the applicant to meet with them. The applicant called them on November 21 and asked if they could meet the day before Thanksgiving; unfortunately several members were out of town so they met on December 2. All the surrounding neighborhoods were present when a preliminary lot layout was presented which consisted of approximately 570 lots. The homeowners' main concerns were property values because their homes are their largest investments. Ms. Winguest said the infrastructure is not in place for this type of development and would like to have a study done before anything is approved. There are seventeen homes on Willow Springs Road in the ETJ and currently get water from the golf course. They are requesting the zoning case be denied unless the applicant works with the surrounding communities in order to make the lot sizes in the development compatible with existing adjacent homes. Several people were present in opposition.

Mike Simmons, 13620 Willow Springs Road, Haslet, Texas spoke in opposition.

Danny Moss, 1800 Fairway Bend Drive, Haslet, Texas spoke in opposition. He said they developed Willow Springs West in 1996 and were forced into annexation in 2005 which was zoned for one acre tracts. The requested zoning is not compatible with what is out there right now.

Russell Fuller, 5317 Alta Loma Drive, Fort Worth, Texas representing North Fort Worth Alliance spoke in opposition.

In rebuttal, David Gregory, 250 W Southlake Boulevard, Suite 117, Southlake, Texas explained to the Commissioners the overall property is approximately 180 acres of which 40 acres are not developable due to floodplain, drainage channels, gas wells, etc. The existing zoning around the 11 acre tract is A-5 and that is what they are requesting. Mr. Gregory stated the land plan they presented to the neighborhood was very conceptual, only an idea based on getting the 11 acres rezoned. Several homeowners spoke about the larger lots and being on septic systems. Mr. Gregory said they have made a commitment to continue to work with the neighborhood and come up with a land plan that is more compatible especially with the lots on the east side. He noted where the A-10 zoning is now they will continue that zoning up to the north property line. Any studies proposed will be greatly impacted by the zoning.

Ms. Reed asked if they have given it any thought to take the request to A-10. Mr. Gregory said they haven't done studies to take it to A-10. The zoning that surrounds the property is A-5 and that is why they requested it.

Mr. West asked where the city limit line is. Mr. Gregory indicated it on the overhead, which is the western boundary. Mr. West asked him to point out where the existing A-5 zoning is and homes already built. Mr. Gregory said there is some A-5 in Sendera Ranch and within 1,000 feet is A-7.5. Mr. Lindsey mentioned there are several lots that receive water from the golf course. He also noted this area is not rural residential and Sendera Ranch is one of the largest master planned communities in the metroplex, based on their brochure. Mr. West asked him to show on the overhead where the existing 5,000 square foot lots are. Mr. Lindsey said there is some A-7.5, A-10 zoning with 1/2 acre and one acre lots. Mr. West also asked Ms. Winguest where the A-5 zoning is. She mentioned everything on the east side of Sendera Ranch Boulevard is zoned A-5 and portions are built to A-5. Possibly 375 homes are on 1/2 acre lots to the north, A-10 to the north and northwest.

Mr. Plunk also indicated on the map where current zoning designations are in reference to the proposed zoning.

Motion: Following brief discussion, Mr. West recommended approval for A-21 of the request, seconded by Ms. Conlin. On a substitute motion Mr. Hollis recommended a denial without prejudice, seconded by Mr. Edmonds. The motion carried 7-2 with Mr. West and Ms. Conlin against.

<i>Document received for written correspondence</i>					ZC-13-144
Name	Address	In/Out 300 notification area	Position on case		Summary
David Gregory	250 W. Southlake	Out		Support	Spoke at hearing
Stephanie Winguest/Sendera Ranch HOA	13268 Moonlake Way	Out	Opposition		Spoke at hearing
Dacus Lindsey	1774 Avondale Haslet	Out		Support	Spoke at hearing
Michael Simmons	13620 Willow Springs	Out	Opposition		Spoke at hearing
Danny Moss	1800 Fairway Bend	Out		Opposition	Spoke at hearing

Russell Fuller/ North Ft. Worth Alliance	5317 Alta Loma	Out	Opposition		Spoke at hearing
Paul and Dawn Richardson	NA	Out	Opposition		Signed petition
Paula and John Grimes	13540 Fishing Hole Lane	Out	Opposition		Signed petition
Jess Gray	NA	Out	Opposition		Signed petition
Carrie Mizell	NA	Out	Opposition		Signed petition
Robert and Linsey Bellows	13317 Moonlake Way	Out	Opposition		Signed petition
Scarlet Martin	NA	Out	Opposition		Signed petition
Thomas Woodling, Jr.	1648 Fence Post Drive	Out	Opposition		Signed petition
Dennis and Denise Bert	13528 Quail View Drive	Out	Opposition		Signed petition
Lucy A. Puniwai	NA	Out	Opposition		Signed petition
Clint Abernathy	NA	Out	Opposition		Signed petition
Kim McKinnie	NA	Out	Opposition		Signed petition
Ed Cassidy	1056 Creek Hollow Ln.	Out	Opposition		Signed petition
David Terry	1900 Greenway Crossing	Out	Opposition		Signed petition
Gary and Peggy Morris	1009 Wick Wood Ct.	Out	Opposition		Signed petition
Leon Larry and Regina Sanders	NA	Out	Opposition		Signed petition
William Guy	10232 Creek Hollow Lane	Out	Opposition		Signed petition
Jana Doarn	NA	Out	Opposition		Signed petition
Bruce L. Babcock	900 Wickwood Ct.	Out	Opposition		Signed petition
Brent J. Falkenberg	NA	Out	Opposition		Signed petition
Joe, Shari, Trey and Brett Borden	13133 Willow Ranch Way	Out	Opposition		Signed petition
Travis Hammond	1622 Diamondback Ln.	Out	Opposition		Signed petition
Heidi Washington	NA	Out	Opposition		Signed petition
Leroy Ledet	1609 Bassett Hound Dr.	Out	Opposition		Signed petition
Forest Willis	NA	Out	Opposition		Signed petition
Tanya Cranford	NA	Out	Opposition		Signed petition
Chuck Tackett	1617 Diamondback Ln	Out	Opposition		Signed petition
Cara Flores	NA	Out	Opposition		Signed petition
Matt Tate	NA	Out	Opposition		Signed petition
Gary Sidoti	1625 Bassett Hound Drive	Out	Opposition		Signed petition

Jami Scott	NA	Out	Opposition		Signed petition
Tori Fletcher	NA	Out	Opposition		Signed petition
Angela Harding	NA	Out	Opposition		Signed petition
Michael Radmer	NA	Out	Opposition		Signed petition
Bill Shelton	13517 Fishing Hole Ln	Out	Opposition		Signed petition
Christopher Scott	NA	Out	Opposition		Signed petition
Terry Sims	NA	Out	Opposition		Signed petition
Stephen Ruten	NA	Out	Opposition		Signed petition
Tammy Scripsick	12784 France Ann Court	Out	Opposition		Signed petition
Kate Hale	NA	Out	Opposition		Signed petition
Heidi Washington	NA	Out	Opposition		Signed petition
S. Gray	NA	Out	Opposition		Signed petition
Lashungra Lewis	NA	Out	Opposition		Signed petition
Rob Higbie	NA	Out	Opposition		Signed petition
Kevin and Vicky Wilde	1508 Western Willows Drive	Out	Opposition		Signed petition
Kevin Norman	14156 Black Gold Trail	Out	Opposition		Signed petition
Stephanie and Steve Brewer	13409 Moonlake Way	Out	Opposition		Signed petition
Kris J. and Jennifer Moore	NA	Out	Opposition		Signed petition
Mindy Lowry Slowinski	NA	Out	Opposition		Signed petition
Keith Sutterer	1438 Whisper Willows Dr.	Out	Opposition		Signed petition
Jenifer J. Chandler	NA	Out	Opposition		Signed petition
Thomas Moore	13909 Rail Lane	Out	Opposition		Signed petition
Joshua Roth	14008 Bronc Pen Lane	Out	Opposition		Signed petition
David Harter	1457 Fence Post	Out	Opposition		Signed petition
Luke Frost	NA	Out	Opposition		Signed petition
Ricky Harrison	NA	Out	Opposition		Signed petition
Denise Kirk-Hall	601 Rosario Ln				
William G. Hays (Chairman Traffic and Transportation Committee) Sendera Ranch HOA	NA	Out	Opposition		Signed petition

Patti Powell	NA	Out	Opposition		Signed petition
Micki Holley	NA	Out	Opposition		Signed petition
Debbie Huerta	13201 Charlotte Ann Ln	Out	Opposition		Signed petition
Brian & Elise Martin	NA	Out	Opposition		Signed petition
Joe La Rue	NA	Out	Opposition		Signed petition
Keith Heiple	NA	Out	Opposition		Signed petition
Paul and Peggy Krause	1808 Velda Kay Lane	Out	Opposition		Signed petition
John and Cheryl Phalen	1932 Meadow Springs	Out	Opposition		Signed petition
Fitz and Stacy Glasgow	NA	Out	Opposition		Signed petition
Ryan Robinette	1932 Highland Springs	Out	Opposition		Signed petition
Brad Gray	NA	Out	Opposition		Signed petition
Scott and Beth Wilson	The Highlands at Willow Springs	Out	Opposition		Signed petition
Wm. Scott Henken	NA	Out	Opposition		Signed petition
Christi Malunowe	1908 Highland Springs Dr.	Out	Opposition		Signed petition
Hanna Bartek	NA	Out	Opposition		Signed petition
Saundra Halstead	NA	Out	Opposition		Signed petition
Timothy B. Colglazier	2000 Fairway Bend Dr.	Out	Opposition		Signed petition
Christopher and Monica Wilson	1816 Royce Springs Ct	Out	Opposition		Signed petition
Tracy Arsenault	2125 Clover Springs	Out	Opposition		Signed petition
Beth A. Jones	NA	Out	Opposition		Signed petition
James Blyn	1701 Bassett Hound Dr	Out	Opposition		Signed petition
Nathan & Leigh Ann Huber	Spring Ranch Homeowners	Out	Opposition		Signed petition
Tom Jones	NA	Out	Opposition		Signed petition
Elisabeth Love	14509 Storyteller Lane	Out	Opposition		Signed petition
Pete and Suzanne McIntosh	8128 Timber Fall Trail	Out	Opposition		Signed petition
Thomas and Heather Main	1541 Bassett Hound	Out	Opposition		Signed petition
Cathy Colglazier	2000 Fairway Bend Drive	Out	Opposition		Signed petition
Mr. and Mrs. Kevin Patton	1509 Bassett Hound Dr.	Out	Opposition		Signed petition
Angela Elliott	NA	Out	Opposition		Signed petition
Jennifer Bluestein	NA	Out	Opposition		Signed petition

Susan and David Harbison	13525 Fishing Hole Lane	Out	Opposition		Signed petition
Laura Wise	NA	Out	Opposition		Signed petition
Alicia Welch	NA	Out	Opposition		Signed petition
Tom and Steve Martin	1520 Singleton Ct.	Out	Opposition		Signed petition
Ben Martin	NA	Out	Opposition		Signed petition
Ray Soucheck	13356 Austin Stone Drive	Out	Opposition		Signed petition
Cherie Martin	NA	Out	Opposition		Signed petition
Mary Wheeler	NA	Out	Opposition		Signed petition
Raymond and Robin Barr	NA	Out	Opposition		Signed petition
Darren Aper	1533 Western Willow Drive	Out	Opposition		Signed petition
Kevin Patton	Bassett Hound Drive	Out	Opposition		Signed petition
R. Shawn McCash	1349 Bassett Hound Drive	Out	Opposition		Signed petition

**IV. New Cases**

**2. ZC-13-173 Steven W. Russell (CD 6) – 500 Old Highway 1187 (Joseph Martin Survey, Abstract No. 1017, 1.18 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto sales and detailing as part of the sales business; site plan included**

Larry Wallace, 1703 North Peyco Drive, Arlington, Texas representing Steven Russell explained to the Commissioners the owner has a successful business in Mansfield on property he is leasing currently. Mr. Wallace mentioned several months ago they visited with District 6 Councilman Jordan and he didn't have any issues with the proposal. He said the lot is approximately 51,000 square feet at the intersection of Old FM 1187 and Rendon Crowley Road (FM 1187), north of Spinks Airport. The proposed use will be auto sales with display parking, two bays with two approaches from the north. He mentioned the bay to the north will be for make ready, detailing, auto wash and wax, window tinting and accessorizing vehicles to be sold. No auto general repair or body work will be performed on the premises. The south bay will be a picture and delivery room. It is a flexible design for other office, retail uses in the future in the event the uses change from auto sales and make ready. Mr. Wallace said the landscaping will be extensive, 30% of the lot will have tree canopy coverage.

James Maibach, 1703 North Peyco Drive, Arlington, Texas spoke in support. He mentioned Mr. Russell will continue to have his business in Mansfield and this will be a new location.

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

<i>Document received for written correspondence</i>				ZC-13-173
Name	Address	In/Out 300 ft	Position on case	Summary