



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 1, 2014

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0
Opposition: 1 letter from property owner within 200 ft.
Support: 1 letter from property owner within 200 ft.

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Jason Development Company, Inc.

Site Location: 1600-2100 blocks Blue Mound Road Mapsco: 19-A, B, E, F

Proposed Use: Single-family and Multifamily

Request: From: "AG" Agricultural
To: "A-5" One-Family; "C" Medium Density Multifamily

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is partially not consistent with Significant Deviations

Background:

The proposed site is located on the southwest corner of Willow Springs Road and Hwy 287. The applicant would like to rezone 611 acres from "AG" Agricultural to A-5" One-Family and "C" Medium Density Multifamily.

The surrounding area is generally undeveloped. A few single-family subdivisions are platted nearby and some industrial businesses are located across the highway. There are no concept plans or preliminary plats currently being processed. The table below provides the configuration of the proposed zoning. The proposed zoning is identified as generally not consistent with the future land use plan, but the design and development of the tract as a whole allows for the consideration of each use as a larger planned development.

Tract	Current Zoning	Proposed Zoning	Acres
Tract 1	AG	C	48.82
Tract 2	AG	C	31.7
Tract 3	AG	A-5	530.18

Site Information:

Owner: Jason Development Company, Inc.
388 W 8th Ave, Suite 201
Vancouver, Canada V5Y 3X2

Agent: Hanover Property Company, c/o Ben Luedtke
 Acreage: 610.71 acres

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

- North "AG" Agricultural; "I" Light Industrial / vacant
- East "E" Neighborhood Commercial; "A-5" One-Family / vacant
- South "A-5" One-Family; "A-10" One-Family; "I" Light Industrial / vacant
- West "AG" Agricultural; / single-family, vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
State Hwy 287	Tollway/Freeway	Tollway/Freeway	No
Blue Mound Road	County Road	County Road	No
Alliance Gateway	On MTP not constructed	Principal Arterial	No
Willow Springs	County Road	Minor Arterial	No
Hicks Avondale School Rd	County Road	County Road	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
The Parks at Willow Ridge	NWISD
Northwest Fort Worth Community Alliance	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone portions of a property to "A-5" One-Family; "C" Medium Density Multifamily. The surrounding uses are primarily vacant with single-family to the west. The applicant intends to develop roughly 611 acres of agricultural land for single-family and multifamily uses. The proposed changes are compatible with surrounding land uses and the multifamily located along Hwy 287 and will provide a buffer to the residential uses.

As a result, the proposed zoning is **compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Rural Residential, Single-Family, and Neighborhood Commercial. The overall tract encompasses a large area with various future land use designations. As a result, the table below described consistencies with the Comprehensive Plan.

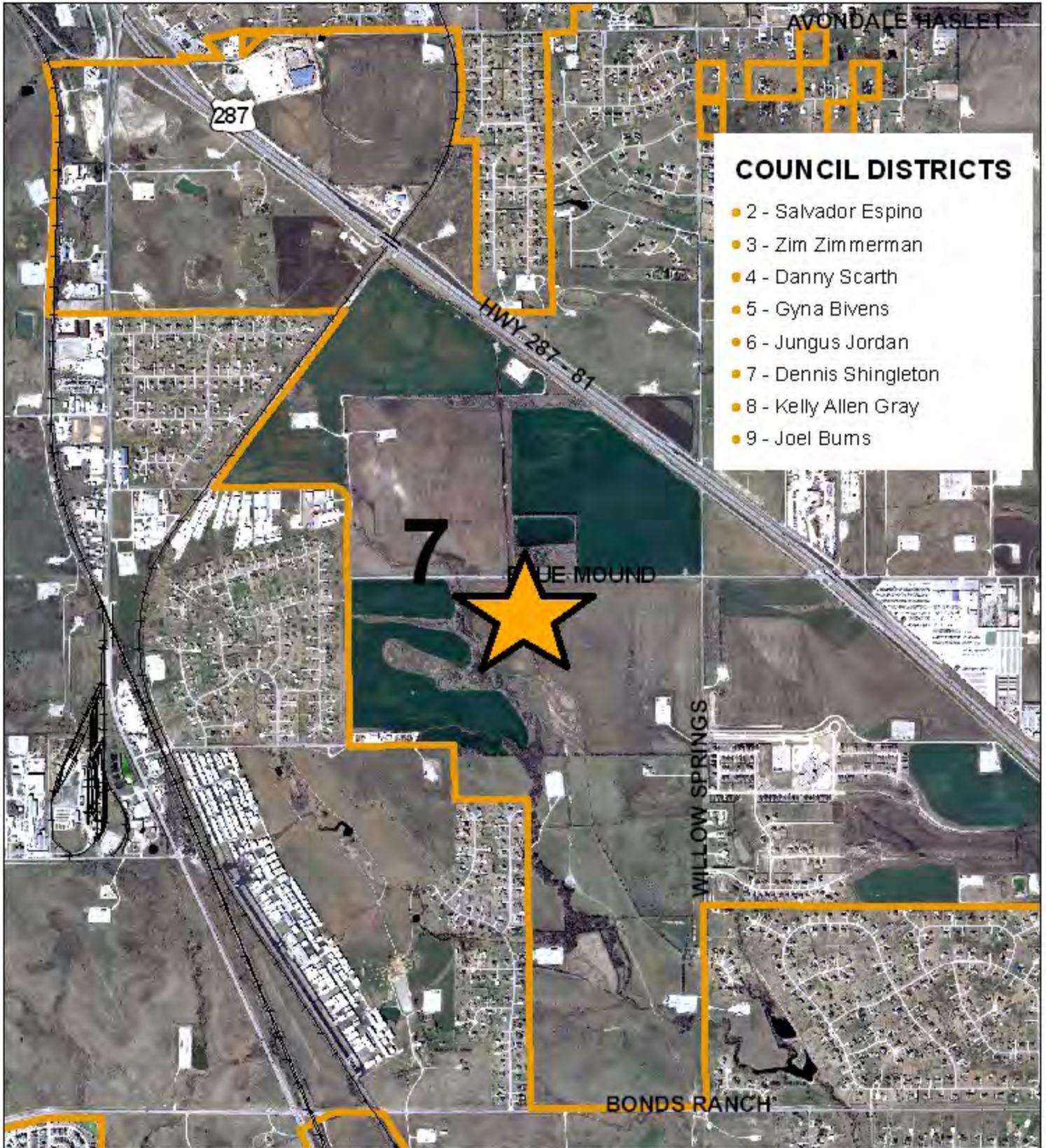
Tract	Proposed Zoning	Future Land Use	Compatibility
Tract 1	C	Neighborhood Commercial	Yes
Tract 2	C	Single-family	No-Significant Deviation
Tract 3	A-5	Neighborhood Commercial	Yes
Tract 3	A-5	Rural Residential	No-Significant

			Deviation
Tract 3	A-5	Single-family	Yes

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit

Location Map



2,000 1,000 0 2,000 Feet



Area Zoning Map

Applicant: Jason Development Company, Inc.
 Address: 1600 - 2100 blocks Blue Mound Road
 Zoning From: AG
 Zoning To: A-5, C
 Acres: 610.40078027
 Mapsco: 19ABEF
 Sector/District: Far Northwest
 Commission Date: 3/12/2014
 Contact: 817-392-8043





SCALE: 1" = 1000'

J.C. BATES SURVEY
ABSTRACT NO. 228

APPROXIMATE
SURVEY LINE

C. BOYD SURVEY
ABSTRACT NO. 212

HICKS AVONDALE SCHOOL ROAD

4 ACRES
OIL, GAS &
MINERAL LEASE
MITCHELL ENERGY CORPORATION
C.C.# D189067564
O.P.R.T.C.T.

J. RIGHLI SURVEY
ABSTRACT NO. 1268

TRACT 1
ZONING "C"
48.826 ACRES

610.67 ACRES
JASON DEVELOPMENT
COMPANY, INC.
C.C.# D201315597
O.P.R.T.C.T.

0.23 ACRES
SOUTHWESTERN
GAS PIPELINE, INC.
C.C.# D204005356
O.P.R.T.C.T.

FUTURE
WILLOW SPRINGS ROAD
(80' RIGHT-OF-WAY)
(MINOR ARTERIAL)

APPROXIMATE
SURVEY LINE BLUE MOUND ROAD

TRACT 3
ZONING "A-5"
530.183 ACRES

4 ACRES
OIL, GAS &
MINERAL LEASE
MITCHELL ENERGY CORPORATION
C.C.# D189067564
O.P.R.T.C.T.

M.E.P. & P.R.R. CO. SURVEY
ABSTRACT NO. 1111

TRACT 2
ZONING "C"
31.701 ACRES

4 ACRES
OIL, GAS &
MINERAL LEASE
MITCHELL ENERGY CORPORATION
C.C.# D189067564
O.P.R.T.C.T.

WILLOW SPRINGS ROAD

MASCOT BOULEVARD

RECEIVED

FEB 10 2014

ZC-14-027-

BY:

SHEET

11 OF 11

DATE: 02/10/14

SCALE: 1" = 1000'

DRAWN BY: S.C.O.

CHECKED BY: M.J.B.

EXHIBIT A ZONING EXHIBIT

OUT OF THE
J. RIGHLI SURVEY ABSTRACT NO. 1268 AND THE
M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 1111
IN THE
CITY OF FT. WORTH, TARRANT COUNTY, TEXAS

JACOBS™

1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447

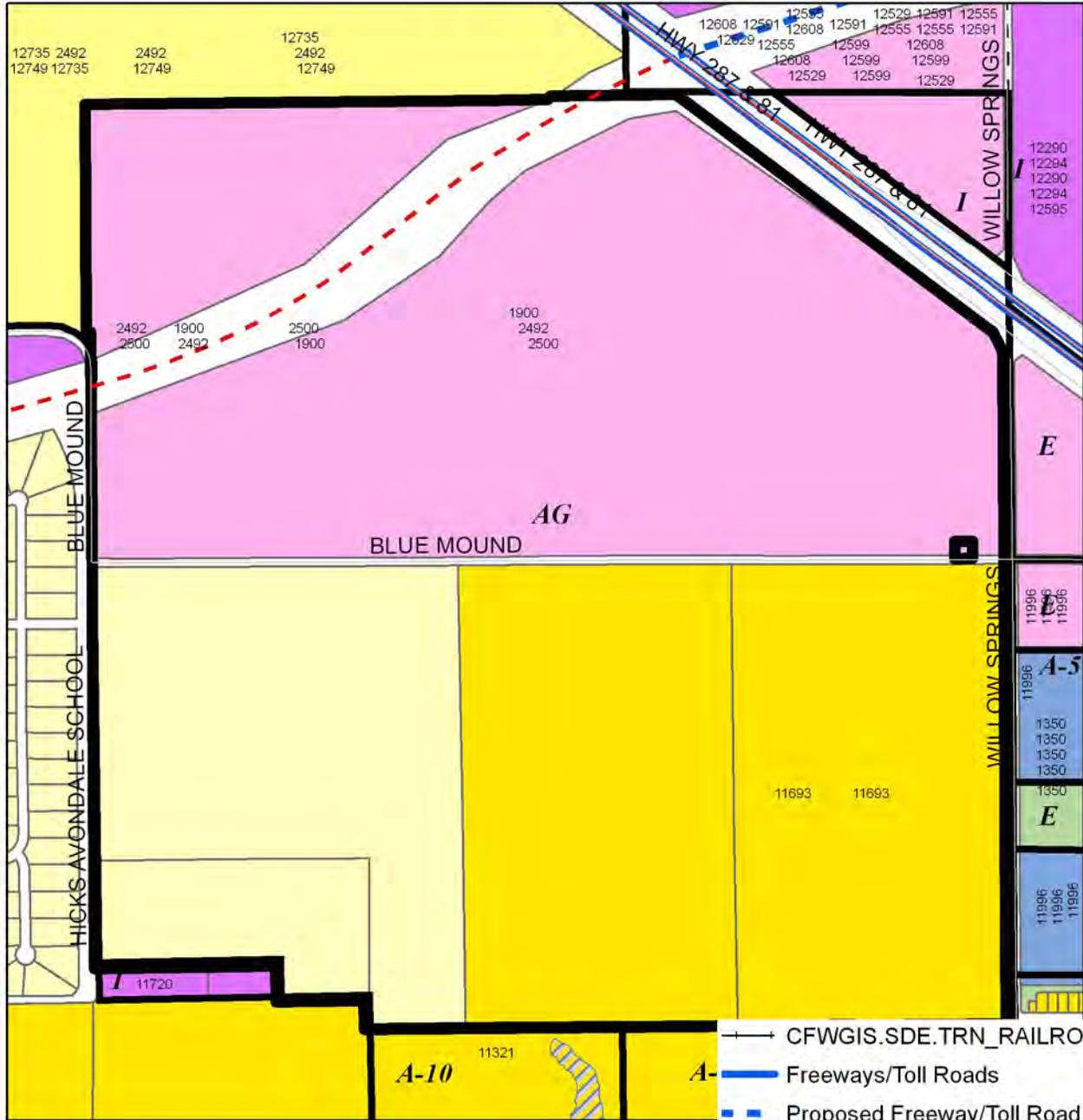
I:\SLD\WFXM2600\WFXM2650\700 CADD\713 Survey\713.5 Easement\WFXM2650-ZoningExhibit.dwg, 2/10/2014 1:57:23 PM



1600 - 2100 blocks Blue Mound Road

Future Land Use

ZC-14-027



- 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

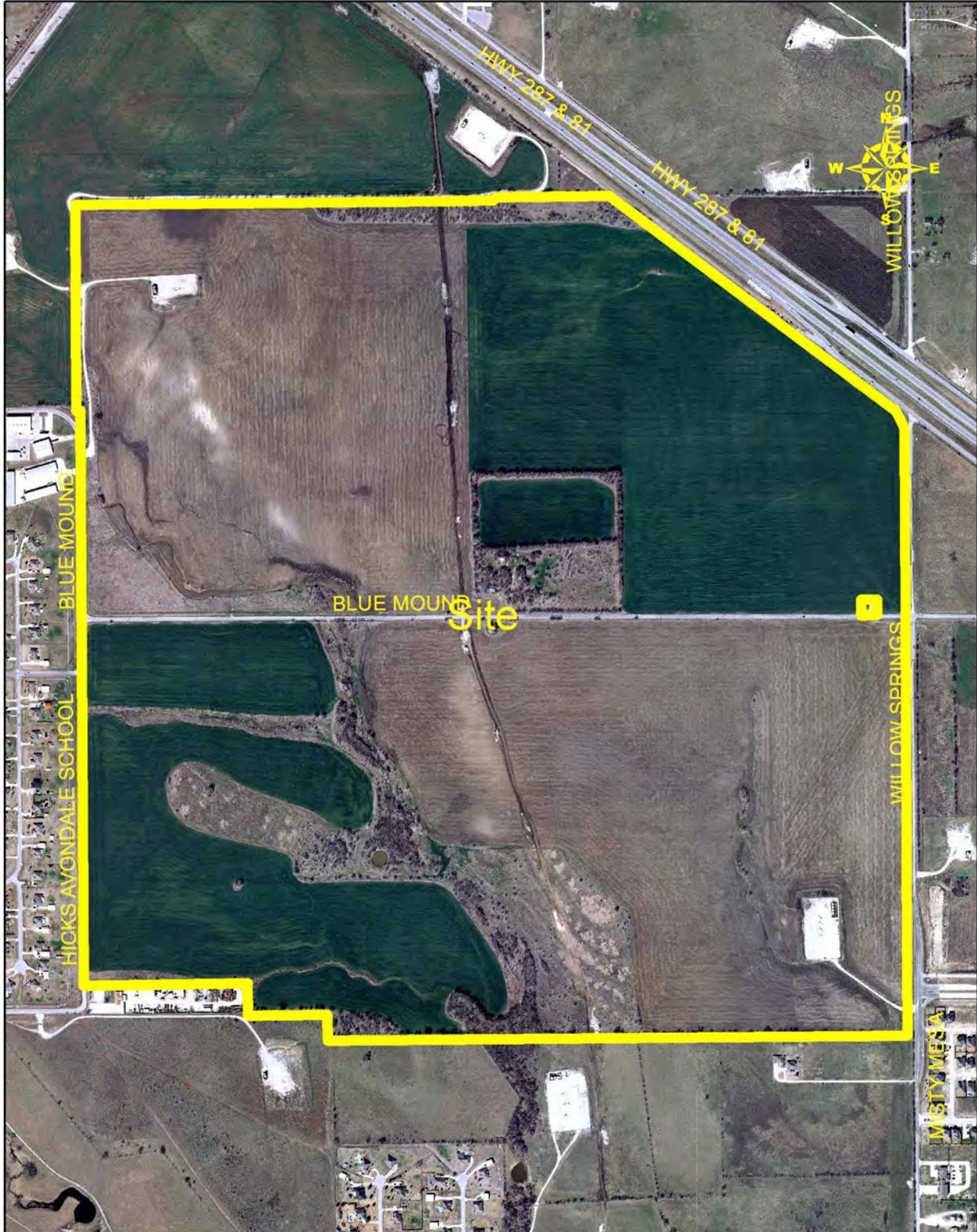
FLD_ZONE
 Floodplain

20000 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.



Aerial Photo Map



Aurora Espinoza	2403 Roosevelt	Out	Support		Signed petition
Raymundo Flores	2509 Roosevelt	In	Support		Signed petition

11. ZC-14-026 Kenneth Smith (CD 5) – 8636 Meadowbrook Drive (William Welch Survey, Abstract No. 1668, 7.36 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested the case be withdrawn.

Motion: Following brief discussion, Ms. McDougall recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried 8-0 with Mr. West stepping away from the dias.

<i>Document received for written correspondence</i>					ZC-14-026
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Michael Jameson	8600 Meadowbrook DR	In		Opposition	Sent letter in

12. ZC-14-027 Jason Development Company Inc. (CD 7) – 1600 – 2100 blocks Blue Mound Road (J. Rightly Survey, Abstract No. 1268, M. E. P. & P. R. R. Co. Survey, Abstract No. 1111, 610.10 Acres): from “AG” Agricultural to “A-5” One-Family and “C” Medium Density Multifamily

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Hanover Property Company, the applicant explained to the Commissioners they are seeking A-5 zoning on about 87% of the property and the remainder will be C to act as a buffer. Mr. Schell explained the concept plan with the exception of two drill sites provides his client the opportunity to put in some upper scale amenities for this development.

Mr. Schell said the primary entrance will be off of Blue Mound Road with water features, heavy landscaping, and roundabouts. There are pocket parks that could be used as activity centers, and an elementary school location. The purple area indicated on the map is proposed for an amenity center. The proposed multifamily will act as a buffer from Highway 287 and a former drill site. He noted the Alliance Gateway will no longer be a part of this development per TPW.

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

<i>Document received for written correspondence</i>					ZC-14-027
Name	Address	In/Out 300 ft notification area	Position on case		Summary

Ron Shearer/ District 2 Alliance	NA	Out		Opposition	Sent letter in
Phillip Norris	NA	Out	Support		Sent letter in

13. ZC-14-028 KMF Properties (CD 9) – 1329 College Avenue (Brook & Bailey Subdivision, Block 1, Lot 9, 0.11 Acres): from “CF/HC” Community Facilities/Historic & Cultural Overlay to “PD/MU-1/HC” Planned Development for all uses in “MU-1” Low Intensity Mixed-Use/Historic & Cultural Overlay; site plan included

Jason Eggenburger, 2104 Fairmount Avenue, Fort Worth, Texas representing KMF Properties, explained to the Commissioners he is a resident and a member and his business is located in the Fairmount neighborhood. Mr. Eggenburger explained the historic building was built in 1925 and originally part of College Avenue Baptist Church. It was used for their Sunday school building; they had a community facilities, swimming pool, basketball court, etc. It is a three story brick building. The last use was a dance studio and has been vacant for about ten years.

They are requesting to change the zoning mainly for residential use and along College Avenue some light commercial uses including office space or architectural office. The developer is going to live in the facility as well as have an office space there. Mr. Eggenburger said they attended their neighborhood meeting and have a letter of support from the Fairmount neighborhood. The also spoke with Fort Worth South and they were in support. He mentioned they have a letter of support from the elementary school across the street. He did mention when he met with the surrounding neighbors their main concern was the commercial space and restaurant and bar uses. The owner agreed to restrict some uses and have only light commercial. Mr. Eggenburger said they do have a parking agreement with the church across the street to use 6 of their parking spaces if needed.

Ms. Reed said the main concern she has is alcohol sales and being in close proximity to the school where bars would not be allowed but a restaurant could have alcohol sales. This creates a parking problem. Mr. Eggenburger said he could restrict that use in the PD language or have a deed restriction to excluding the use. Ms. Murphy said you can limit it to office use or exclude restaurant use which would allow for other commercial retail uses that are permitted in MU-1.

Mr. Northern asked Mr. Eggenburger how many residential units they are proposing. Mr. Eggenburger said they can fit seven to eight parking spots which would allow for seven to eight units.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request as Amended to exclude restaurant use, seconded by Mr. Flores. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-14-028	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary