



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 3, 2013

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** One neighboring owner concerning traffic  
**Support:** None submitted

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

**Owner / Applicant:** Baptist Foundation of Texas

**Site Location:** 9500-9900 Block North Freeway/IH-35N Mapsco: 21T

**Proposed Use:** Single-Family & Commercial

**Request:** From: "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial

To: "A-5" One-Family and "G" Intensive Commercial

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

**Comprehensive Plan Consistency:** Requested change is consistent

**Background:**

The proposed site is located north of Heritage Trace Parkway and west of I-35W N. The applicant is requesting a zoning change for single-family, neighborhood and intensive commercial development. The site falls within the I-35 Central Overlay Zone which would only affect the commercial development with landscaping and parking layout regulations.

The current case is a rezoning of a larger case, ZC-13-178 approved by the City Council last October. They are needing to reconfigure the zoning district to accommodate new plans.

The entire property proposed for development is separated from the existing single family development, Tehama Ridge, to the west by a wide creek/drainageway. The proposed development places the single family uses adjacent to this creek with the apartments and commercial fronting and directly accessing the interstate.

The applicant mentioned at a Pre-Development meeting the possibility of 169 single-family with 21.5 acres of commercial. The single-family development would be the first phase. The creek and new single family uses serve as a buffer of the new apartments and commercial to the existing residential area. No connection will be made directly into the existing subdivision due the width of the creek. One access point will be constructed to Heritage Trace Pkwy.

A new preliminary plat has been submitted. A revised traffic study has been submitted.

**Site Information:**

Owner: Baptist Foundation of Texas  
1601 Elm Street  
Suite 1700  
Dallas, Texas 75201  
Agent: Pape Dawson Engineers/Ken Davis  
Acreage: 26.93  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "C" Medium Density Multifamily / vacant  
East "G" Intensive Commercial / I-35 North Fwy  
South "G" Intensive Commercial / vacant  
West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-178 approved by City Council 10/17/13 for A-5, C and E; ZC-10-190 approved by City Council 02-01-11 for I-35 Overlay District  
Platting History: PP-14-013 Tehama Bluff to be heard by City Plan Commission 5/28/14; PP-13-055 Baptist Foundation Tract approved by City Plan Commission 3/26/14; PP-05-031 Tehama Ridge approved by City Plan Commission 3-23-05

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
(I-35) North Freeway	Tollway/Freeway	Tollway/Freeway	No
Heritage Trace Parkway	Major Arterial	Principal Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Tehama Ridge*	Northwest ISD
Reata Ranch	North Fort Worth Alliance
Northwest Fort Worth Community Alliance	Keller ISD

\*Closest neighborhood

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial to "A-5" One-Family and "G" Intensive Commercial. The area is beginning to experience development, but the existing surrounding land uses are single-family to the west and southwest, separated by a floodplain, and vacant to the north and south. Some commercial activity has developed east of I-35W.

As a result, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as general commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

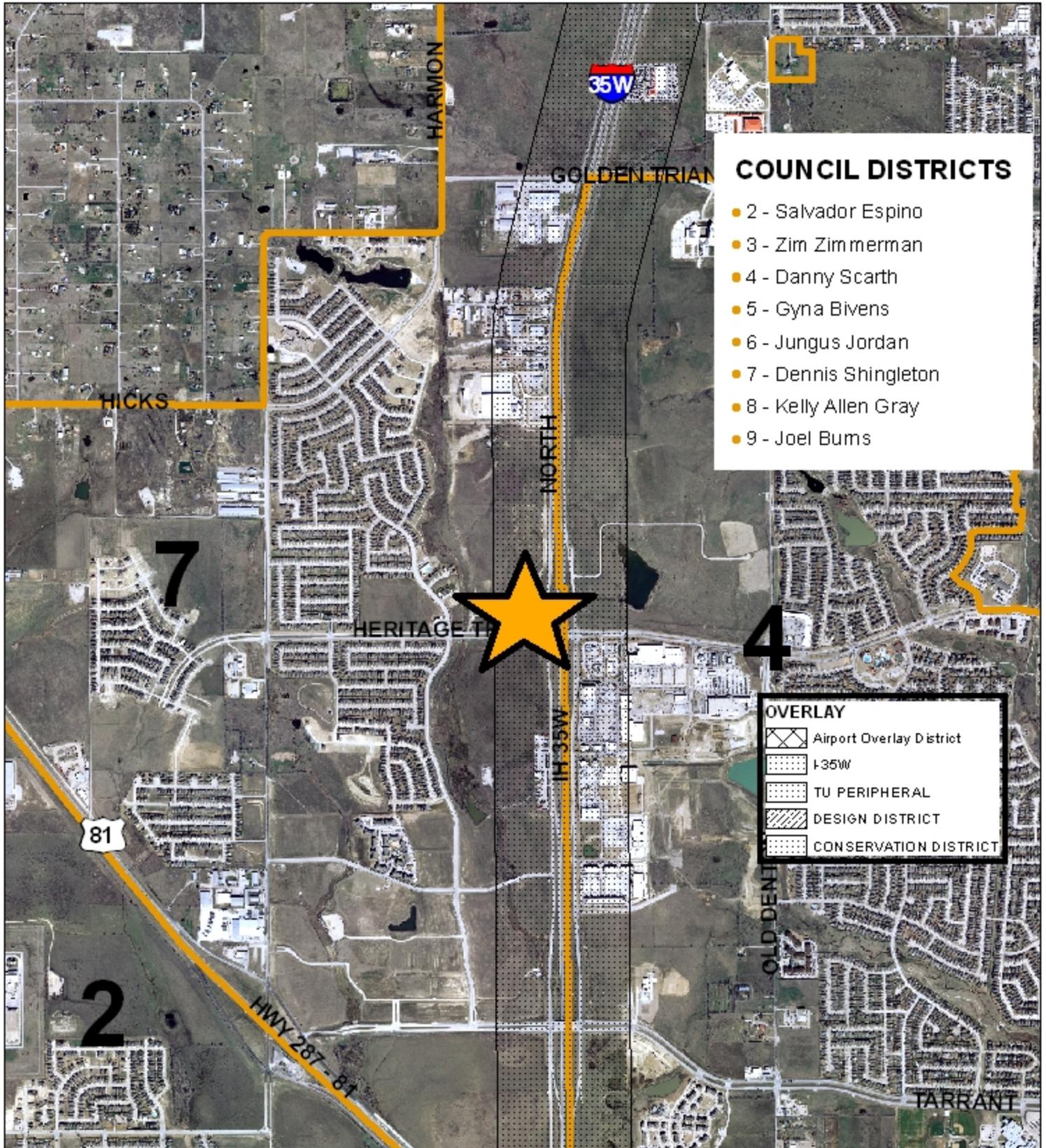
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Promote locations of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 37)

On page 38 of the Comprehensive Plan Land Use and Zoning Classifications, all multifamily, FR, F and G districts would be categorized as appropriate zoning classifications. 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
- Conceptual layout
- Minutes of the Zoning Commission

### Location Map



## Area Zoning Map

Applicant: Baptist Foundation of Texas  
 Address: 9500 - 9900 blocks (odds) North Freeway  
 Zoning From: A-5, C, E  
 Zoning To: A-5, E, G  
 Acres: 26.93902303  
 Mapsco: 21T  
 Sector/District: Far North  
 Commission Date: 5/14/2014  
 Contact: 817-392-2495



300 Ft. Buffer

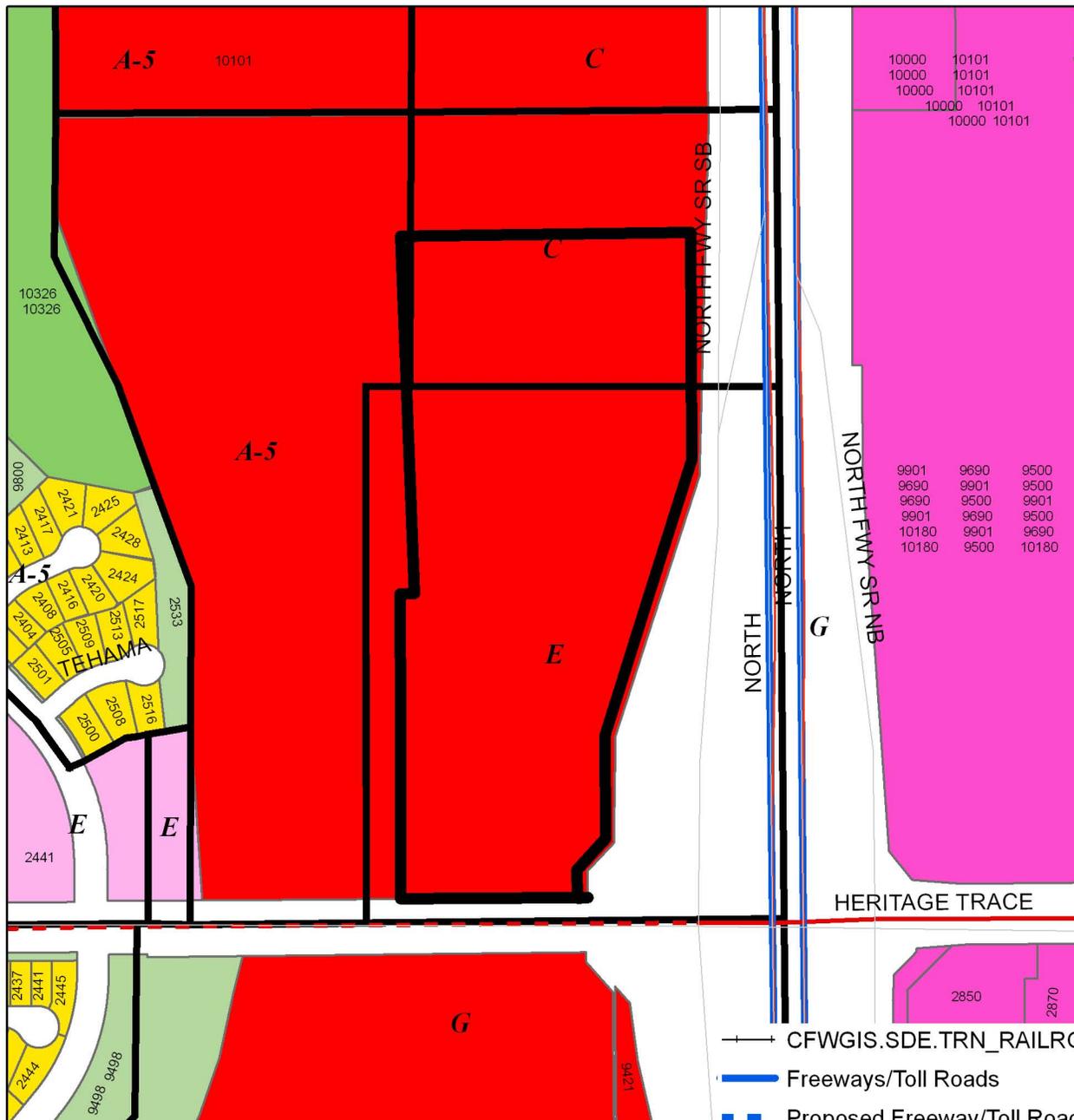




9500 - 9900 blocks (odds) North Freeway

# Future Land Use

ZC-14-055



- 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 18, 2014.



## Aerial Photo Map



Charlis Stevens	Developer	In	Opposition		Sent letter in
Sheila Washington	10112 Chapel Rock Dr	In	Opposition		Sent letter in

**11. ZC-14-054 Bellaire Construction (CD 6) – 2550 Edgecliff Road (Wedge Hills Subdivision, Block 1, Lot 5R 0.95 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus car wash and mini-warehouse units; site plan waiver requested**

Troy Kunkel, 2550 Edgecliff, Fort Worth, Texas owner of the self serve car wash explained to the commissioners his request for the proposed car wash and mini storage. He also stated for the mini storage there will be 19-20 units all being 10 feet wide and 10 to 20 feet deep. He went on to show the site on aerial pictures.

Mr. Hollis asked if any elevation changes were going to be made to the site. Mr. Kunkel stated that there would not be any elevation changes.

Mr. Flores asked for clarification on the depth of the storage units. Mr. Kunkel stated that they would be up to 20 feet if permissible. Mr. Flores asked how large the green space would be and Mr. Kunkel stated that it would be 20 to 25 feet deep.

Ms. Burghdoff, Deputy Director, City of Fort Worth asked staff if the proposed mini storage units would trigger any landscape requirements. Ms. Murphy, Planning Manager said they would do an artificial lot for the existing car wash and would require a few shrubs and would have to work with them on where to put them since the frontage is all paved.

Motion: Following brief discussion, Mr. Hollis recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-1, with Ms. Reed against.

<i>Document received for written correspondence</i>					<i>ZC-14-054</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Lucille Moskowitz/District 6 Alliance	NA	Out		Support	Sent letter in

**12. ZC-14-055 Baptist Foundation of Texas (CD 7) – 9500-9900 Block N. Freeway (W. McCowan Survey, Abstract 999, 26.93 Acres): from “A-5” One-Family, “C” Medium Density Multifamily & “E” Neighborhood Commercial to “A-5” One-Family and “G” Intensive Commercial**

Ken Davis, 109 Mariah, Weatherford, Texas representing the applicant explained to the commissioners his request to reduce the size of the multifamily zoning, to increase the size of the commercial zoning and to keep the single family zoning the same. Mr. Davis mentioned the letter of opposition on file that expresses concern for traffic conditions in the area. Mr. Davis

stated that his proposed request to reduce the multifamily may help with that issue. Mr. Davis made reference to the freeway being congested overall.

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

<i>Document received for written correspondence</i>					<b>ZC-14-055</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Thorlrdson Family, Inc	NA	Out	Opposition		Sent letter in
Heritage Inn of Wichita	NA	Out	Opposition		Sent letter in
Club Vista Properties	NA	Out	Opposition		Sent letter in
Heritage Inn of Bear Creek	NA	Out	Opposition		Sent letter in
Gary Tharaldson	4255 Dean Martin Drive	Out	Opposition		Sent letter in

**13. ZC-14-056 Jose Moreno (CD 9) – 2915 Hemphill Street and 2916 Jennings Street (South Hemphill Heights Addition, Block 21, Lot 4 and Lot 20, 0.37 Acres): from “A-5” One-Family and “B” Two-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus massage parlor with residence and “PD/B” Planned Development for all uses in “B” Two-Family plus parking lot; site plan waiver requested**

Jose Moreno, 2915 Hemphill Street, Fort Worth, Texas explained to the commissioners his request to for a proposed massage parlor. He stated that he was cited by Code Compliance for parking of his vehicles on a vacant lot that he had used for his business. Mr. Moreno now would like to seek a zone change to accommodate his massage parlor business with residence as well as a parking lot for his clients. Roy Salinas, City of Fort Worth interpreted for the property owner.

Mr. Flores asked for clarification on Mr. Moreno’s intension of expanding the business according to the staff report. Mr. Moreno stated that at this point there would be no expansions due to financial reasons.

Juanita Jimenez, 3006 S Jennings, Fort Worth, Texas president of Jennings May St. Louis NA the spoke in opposition. Ms. Jimenez stated that she was opposed to rezoning a residential lot in the middle of a neighborhood to accommodate Mr. Moreno’s parking needs. She stated that his customers would have to access his business via the alley and she does not support that. She also stated the negative impact it would have on their property values. She also stated that she did not want this business to encroach into the neighborhood and asked for this request to be denied.

Dr. Jim Hodges, 2940 S. Jennings Street, Fort Worth, Texas spoke in opposition. He stated that supports Mr. Moreno operating his business as is, but would not support the rezoning for the parking lot into the neighborhood. Mr. West asked Dr. Hodges for clarification as to the parking