



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 5, 2014

Council District 2

Zoning Commission Recommendation:
Approval as Amended to reduce acreage; by a vote of 8-0

Opposition: None submitted

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

Owner / Applicant: Nancy Fritchen

Site Location: 7736 - 7760 (evens) Blue Mound Road Mapsco: 34MR

Proposed Use: Residential

Request: From: "AG" Agricultural
To: "A-5" One-Family

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

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

Background:

The applicant is requesting a zoning change from "AG" Agricultural to "A-5" One-Family. The property is located east of Blue Mound Road near the intersection of the future Bailey Boswell Rd.

The applicant would like to construct a total of 268 residential lots. They own the property directly east of the site and intend to combine this property, as part of the larger development. Access to this development will be from Bailey Boswell to the existing subdivision to the north. Access to Blue Mound Road is not anticipated at this time.

A large area of floodplain is located within the proposed zoning area. The applicant does not intend to use this for residential development and will most likely use this for area stormwater runoff.

Before the Zoning Commission hearing, the applicant submitted an amended request and new exhibit to reduce the acreage of property to be rezoned to A-5. The property will maintain the AG zoning. The representative at the hearing said that the property is completely within the floodplain and that they are working with the Parks Department to determine how it may be used.

Site Information:

Owner: Nancy L. Fritchen
7760 Blue Mound
Fort Worth, Texas
Agent: Lackland Holdings, LLC/Tim Fleet
Acreage: 33.26 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "A-5" One Family; "CF" Community Facilities / single-family, Chisolm Ridge Park
- East "A-5" One Family / vacant
- South "A-5" One Family; "R-1" Zero Lot Line/Cluster / vacant
- West "E" Neighborhood Commercial; PD 738 "PD/SU" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial, plus: Tree Farm. Site Plan required. / tree farm

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: PP-14-019, expected to go to the City Plan Commission 7/23/14

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Blue Mound Rod	County Road	Principal Arterial	No
Bailey Boswell	Not Constructed	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Chisholm Ridge*	Eagle Mt-Saginaw ISD
Creekwood NA	Keller ISD
Northwest Fort Worth Community Alliance	

Closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" One-Family. Surrounding land uses are primarily vacant, with single-family development to the north and east and a tree farm to the west.

The proposed single-family zoning is **compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is consistent with the following Comprehensive Plan policies:

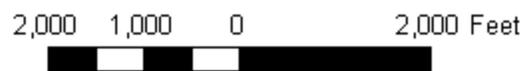
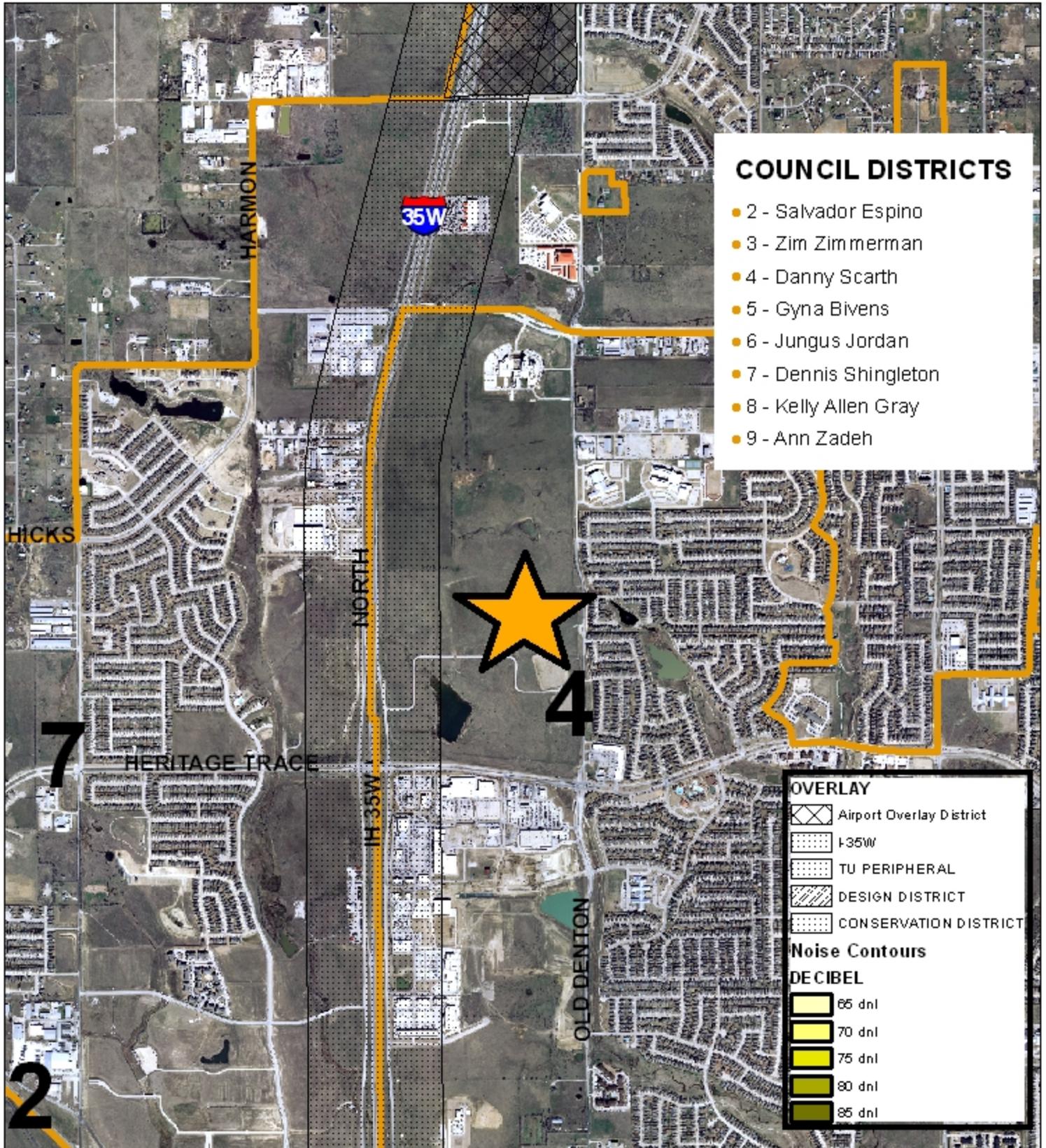
- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

Based on conformance with the future land use map and 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





ZC-14-082

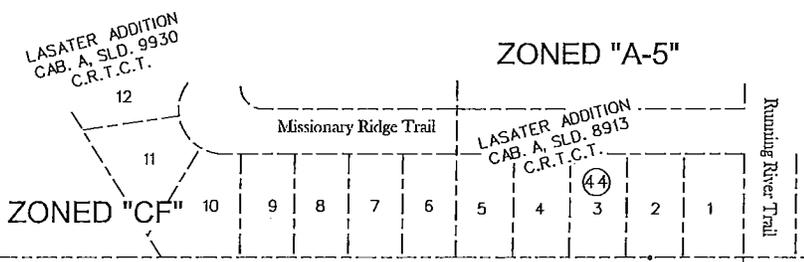
Area Zoning Map

Applicant: Nancy Fritchen
 Address: 7736 - 7760 (evens) Blue Mound Road
 Zoning From: AG
 Zoning To: A-5
 Acres: 33.268008
 Mapsco: 34MR
 Sector/District: Far North
 Commission Date: 07/09/2014
 Contact: 817-392-8043



2C-14-082

TBPLS Firm Reg No. 10177700



Future Bailey-Boswell Rd

ZONED "E"

REMAINING "AG"

ZONING AG to "A-5"

H. ROBERTSON SURVEY ABSTRACT NO. 1798

POINT OF BEGINNING

GARY AND NANCY FRITCHEN INST. D206387393 C.R.T.C.T.

ZONED "A-5"

Gorry L Fritchen etux Inst. D212247423 C.R.T.C.T.

J. T. Richards Inst. D211085522 C.R.T.C.T.

J. T. Richards Inst. D212247421 C.R.T.C.T. (Tract 1)

J. T. Richards Inst. D212247421 C.R.T.C.T. (Tract 2)

LOT 2 (Remainder)

LOT 3

LOT 1 (Remainder)

FOSSIL CREEK TREE FARM CAB. A, SLD. 10706 C.R.T.C.T.

ZONED "PD-738"

LOT 4

ZONING AG to "A-5"

LOT 4

"Integral parts of this document" 1. Description - 2 Pages 2. Exhibit

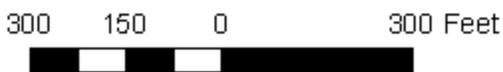
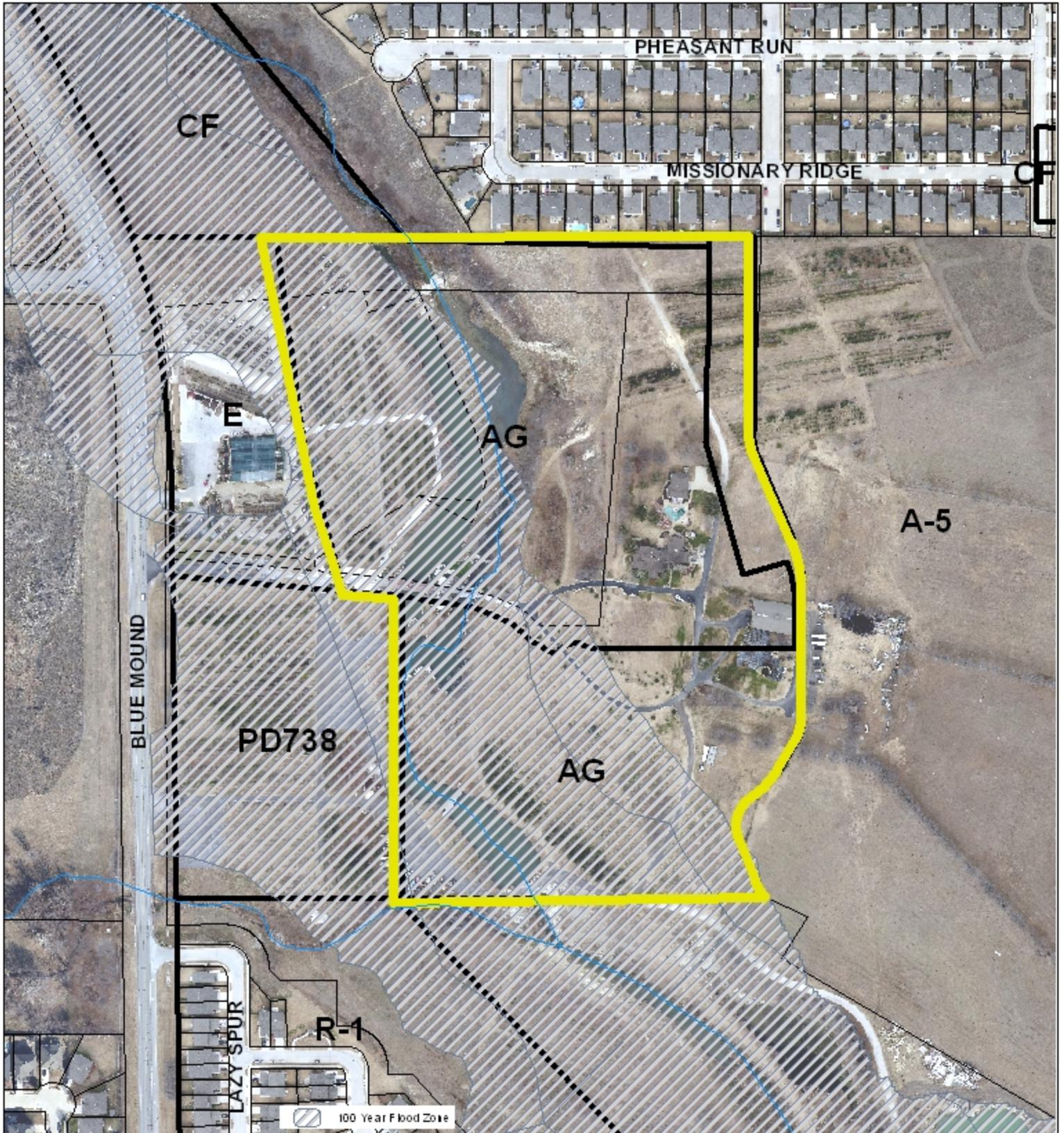
"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

GARY AND NANCY FRITCHEN INST. D206387393 C.R.T.C.T.



Exhibit of Proposed Zoning Changes

Aerial Photograph



Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-14-081
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Jerry Betts/ Sunset Hills NA	NA	Out		Support	Sent letter in

8. ZC-14-082 Nancy L. Fritchen (CD 2) – 7736-7760 Blue Mound Road (H Roberson Survey, Abstract No. 1798, 25.54 Acres): from “AG” One-Family to “A-5” One-Family

Steve Moore, 3045 Lackland Road, Fort Worth, Texas representing Nancy Fritchen explained to the Commissioners the request to rezone the property to A-5 the same as the property to the east.

Mr. Flores asked Mr. Moore if they met with any of the property owners or neighborhood organizations and is he aware of any opposition to this request. Mr. Moore said no they haven't and his engineer told him this morning someone had sent in a letter of opposition. Mr. Flores said they received four letters of opposition in their packet and their concerns are road access. Mr. Moore said they did a traffic impact study and will be putting in Bailey Boswell Road from Horseman Road which will separate the two subdivisions.

Ms. Burghdoff mentioned the revised exhibit that reduced the boundary area. Mr., Moore said he thought they were purchasing all the property and there is a lot of floodplain in this area and could remain AG zoning. Travis Clegg, 5751 Kroger Drive, Keller, Texas with Peloton Land Solutions said they did make the changes. The property owner wanted to keep it as AG because of the floodplain. Ms. Burghdoff asked if the AG zoning would be part of a preliminary plat. Mr. Clegg said yes and that they will be improving all that section of Bailey Boswell.

Mr. West asked how far Bailey Boswell will extend. Mr. Clegg said Bailey Boswell will connect to Horseman Road to the east.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request as Amended for the reduced acreage as indicated on the exhibit, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-14-082
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Linda Del Val family	NA	Out	Opposition		Sent letter in
Jennifer & Jeremy Boatner	1341 Missionary Ridge	In	Opposition		Sent letter in
Judith Corsi	1345 Missionary Ridge	In	Opposition		Sent letter in

Lazaro Jr.	Garza	1316 Ridge	Missionary	In	Opposition		Sent letter in
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9. ZC-14-083 City of Fort Worth Planning & Development (CD 7) – 2400 Blocks Kenley and Sanquinet Streets and 4700 Block El Campo (See addresses in case file, 2.03 Acres): from “B” Two-Family and “C” Medium Density Multifamily to “A-5” One-Family

Beth Knight, Planning and Development explained to the Commissioners the majority of the block facing El Campo is zoned C with B zoning on Sanquinet and Kenley. More than 50% of the property owners have requested the zoning be changed to A-5.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-14-083
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Jessica Redman/Arlington Heights	NA	Out		Support	Sent letter in
Steve Crudup	2412 Kenley	In		Support	Sent letter in
Terri McFam/ Kent Kilburne	4701 Pershing Ave	In		Support	Sent letter in
Neal & Mary Shaw	4709 Pershing Ave	In		Support	Sent letter in
Thomas Ames	4815 El Campo	In		Support	Sent letter in

10. ZC-14-084 Marvin & Connie Galloway (CD 2) – 2501 Ephriham Avenue & 2404 NW 25th Street (Rosen Heights Second Filing, Block 38, Lots 22, 23, & 24, 0.46 Acres): from “A-5” One-Family and “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto repair, sales and outdoor tire display; site plan included

Connie Galloway, 2705 Hedgeway, Arlington, Texas, property owner and Angela Gonzalez explained to the Commissioners that Connie & Marvin purchased the property back in 1988 and were operating it as an auto and tire sales shop. In 1990 they were operating the car sales with auto inspections with light mechanic work. They are requesting to build an addition to the existing structure on an adjacent lot to be used for storage. Ms. Gonzalez said they do state inspections and if the car fails inspection it is left there overnight for repairs. They do not leave the vehicle out overnight and need the additional storage to keep the cars protected. They said that there will be no electrical or plumbing run into the new addition it will be for storage only. Ms. Gonzales wanted to clarify they have been operating auto sales since 1989 and that they have the paperwork to show it. The outside tire display is legal non-conforming with a rack that is rolled in and out on a daily basis. Ms. Galloway wanted to be clear the addition is for storage of automobiles only. Ms. Gonzalez handed in 20 letters of support. Ms. Galloway mentioned the