



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 14, 2014

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 7-1

**Opposition:** 2 letters, North Fort Worth Alliance, Village of Woodland Springs for road condition

**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Christ’s Haven for Children, Inc.

**Site Location:** 5200 Block W. Caylor Road Mapsco: 22D

**Proposed Use:** Single-Family

**Request:** From: “CF” Community Facilities

To: “A-7.5” One-Family

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

**Comprehensive Plan Consistency:** Requested change is consistent. (Minor Boundary Adjustment)

**Background:**

The proposed site is located on the northwest corner of Caylor Rd. and Park Vista Blvd. The applicant is requesting a zoning change from “CF” Community Facilities to “A-7.5” One-Family in order to match surrounding zoning for an abandoned well site.

This site was rezoned in 2012 to “A-7.5” and the existing well has been abandoned for some time. The applicant intends to construct single-family residential and would like all property under common ownership to have the same zoning.

Several area neighborhoods submitted letters and spoke in opposition to the zoning change. They primarily wanted to express concern about the condition of Caylor Road and did not want further traffic to be directed onto the road until it was repaired or expanded. They have been working with city transportation staff to determine any possible schedule for this to occur. It was explained at the Zoning Commission by the applicant/developer that Park Vista and Timberland Roads are required to be constructed through a Community Facility Agreement (CFA), and that the southernmost property cannot be platted or constructed until these roads are installed.

**Site Information:**

Owner: Christ’s Haven for Children, Inc.  
4200 Keller-Haslet Rd.  
Keller, Texas 76244

Acres: 2.4 acres  
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:  
 North "A-7.5" One-Family; / vacant  
 East "A-24" One-Family / vacant, single-family  
 South "A-5" One-Family / single-family  
 West "A-7.5" One-Family; / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-12-094, from "A-21" One-Family and "CF" Community Facilities to "A-7.5" One-Family; effective 10/24/12  
Platting History: PP-14-045 Steadman Farms, Phase II to be heard by City Plan Commission October 22, 2014; PP-12-020 Steadman Farms, Phase I Approved by City Plan Commission 12/21/12.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Caylor Rd	Residential	Residential	No
Park Vista Blvd.	Major Arterial	Major Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Villages of Woodland Springs	Keller ISD
North Fort Worth Alliance	

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-7.5" One-Family. The applicant would like to take an abandon well and convert it to single-family in order to match adjacent zoning. As a result, the applicant is requesting this zoning change. Surrounding land uses are primarily single-family and vacant.

The proposed zoning **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Infrastructure. As the property is located in close proximity to a residential neighborhood, the requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods. (pg. 39)
- Locate single-family homes adjacent to local or collector streets. (pg. 39)
- Preserve the character of rural and suburban residential neighborhoods. (pg. 39)

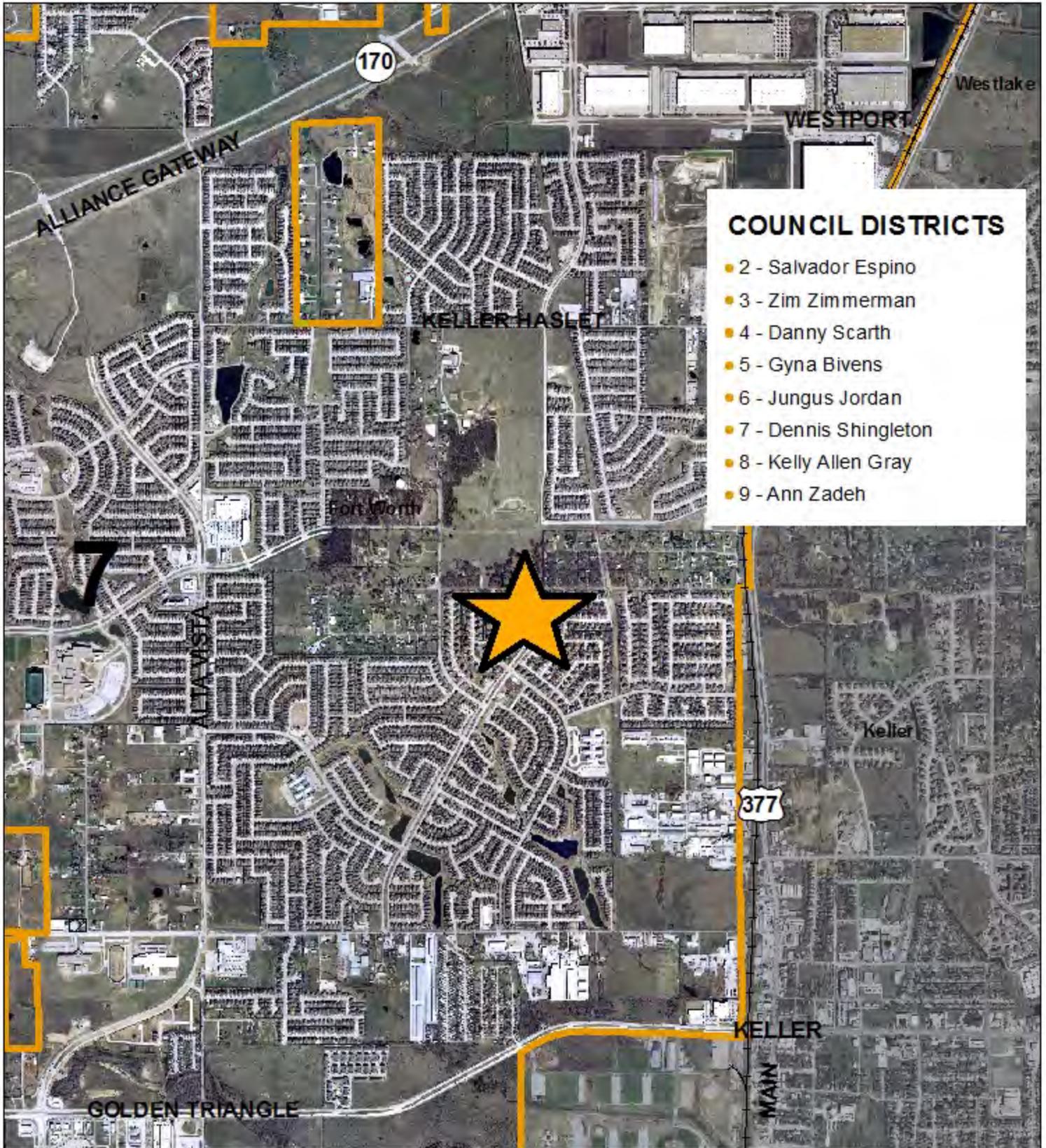
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

**Attachments:**

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

- Minutes from the Zoning Commission meeting

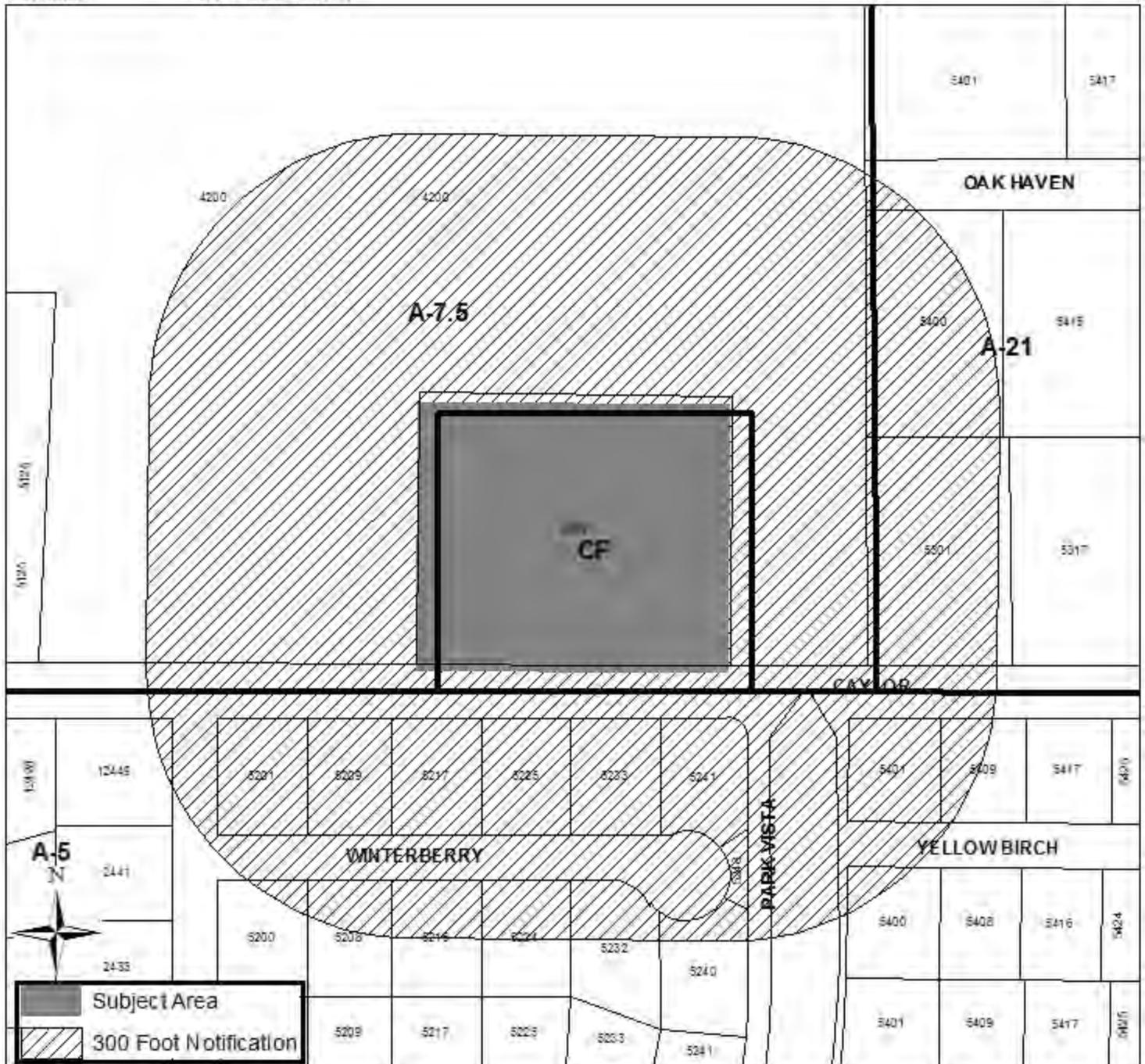
## Location Map



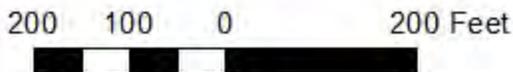
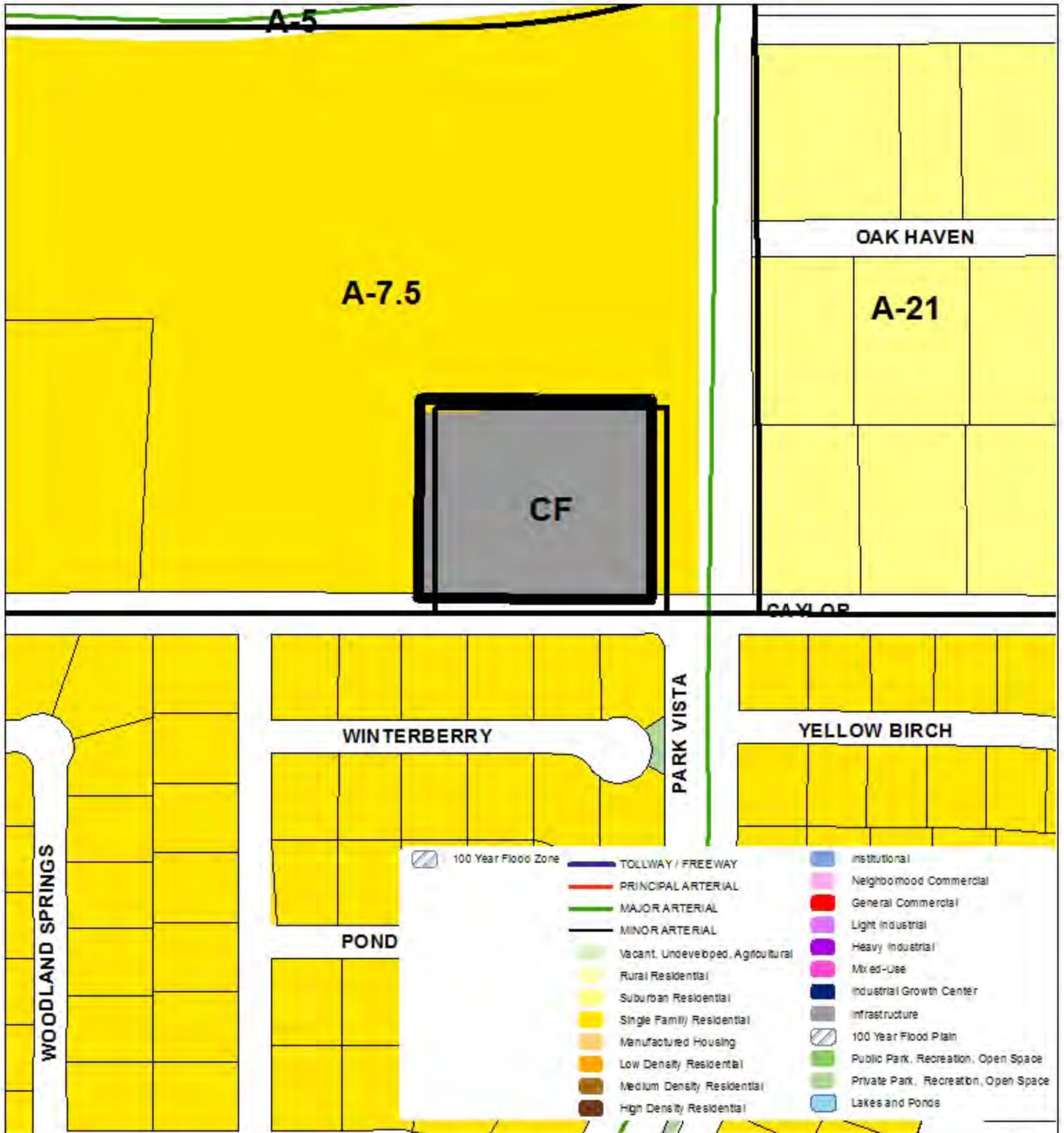


### Area Zoning Map

Applicant: Christ's Haven for Children  
Address: 5200 block W. Caylor Road  
Zoning From: CF  
Zoning To: A-7.5  
Acres: 2.410913  
Mapsc0: 22D  
Sector/District: Far North  
Commission Date: 09/10/2014  
Contact: 817-392-8043



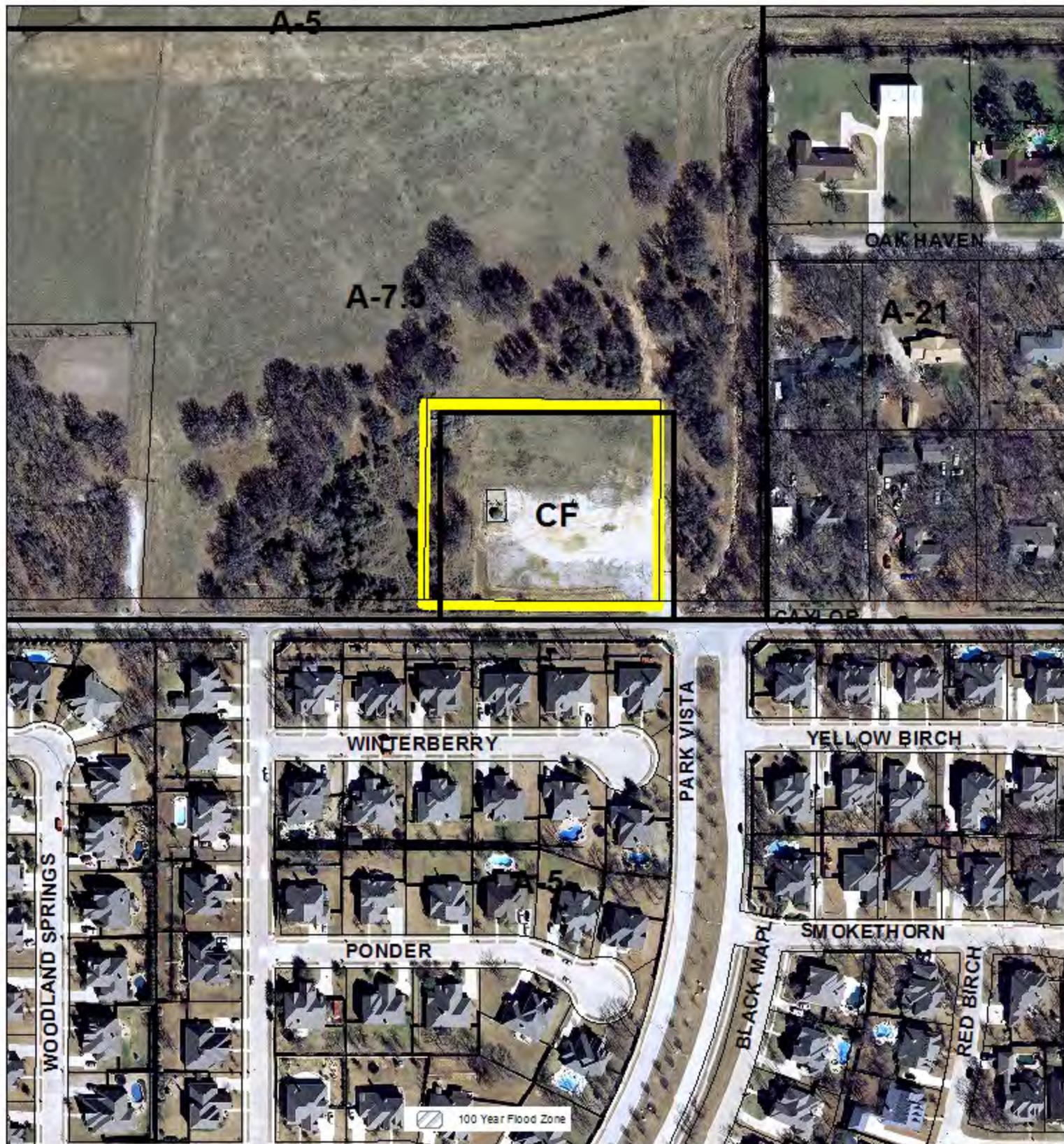
### Future Land Use



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.



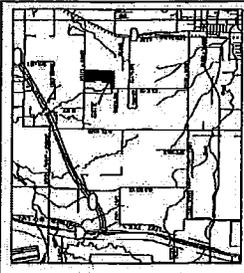
## Aerial Photograph



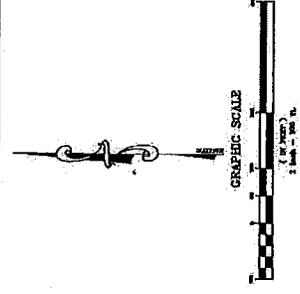
200 100 0 200 Feet

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 18, 2014.





LOCATION MAP FOR PLAT



- PLAT NOTES:**
- The plat contains 120 residential lots and 6 private open spaces.
  - This plat contains a total of 11,129 acres of right-of-way dedications for streets.
  - This plat contains a total of 2,885 acres of private open spaces.
  - All public parks are proposed within the phases of the development.
  - All privately owned areas are shown with "not to scale" and "not to be used" unless otherwise indicated.
  - The plat is subject to the following conditions:
    - The plat is subject to the recorded plat for the proposed subdivision of the land shown on the plat.
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RECORDED IN PLAT RECORDS  
TARRANT COUNTY, TEXAS  
DOCUMENT # \_\_\_\_\_  
DATE \_\_\_\_\_

**PRELIMINARY PLAT**  
**STEADMAN FARMS, PHASE 2**

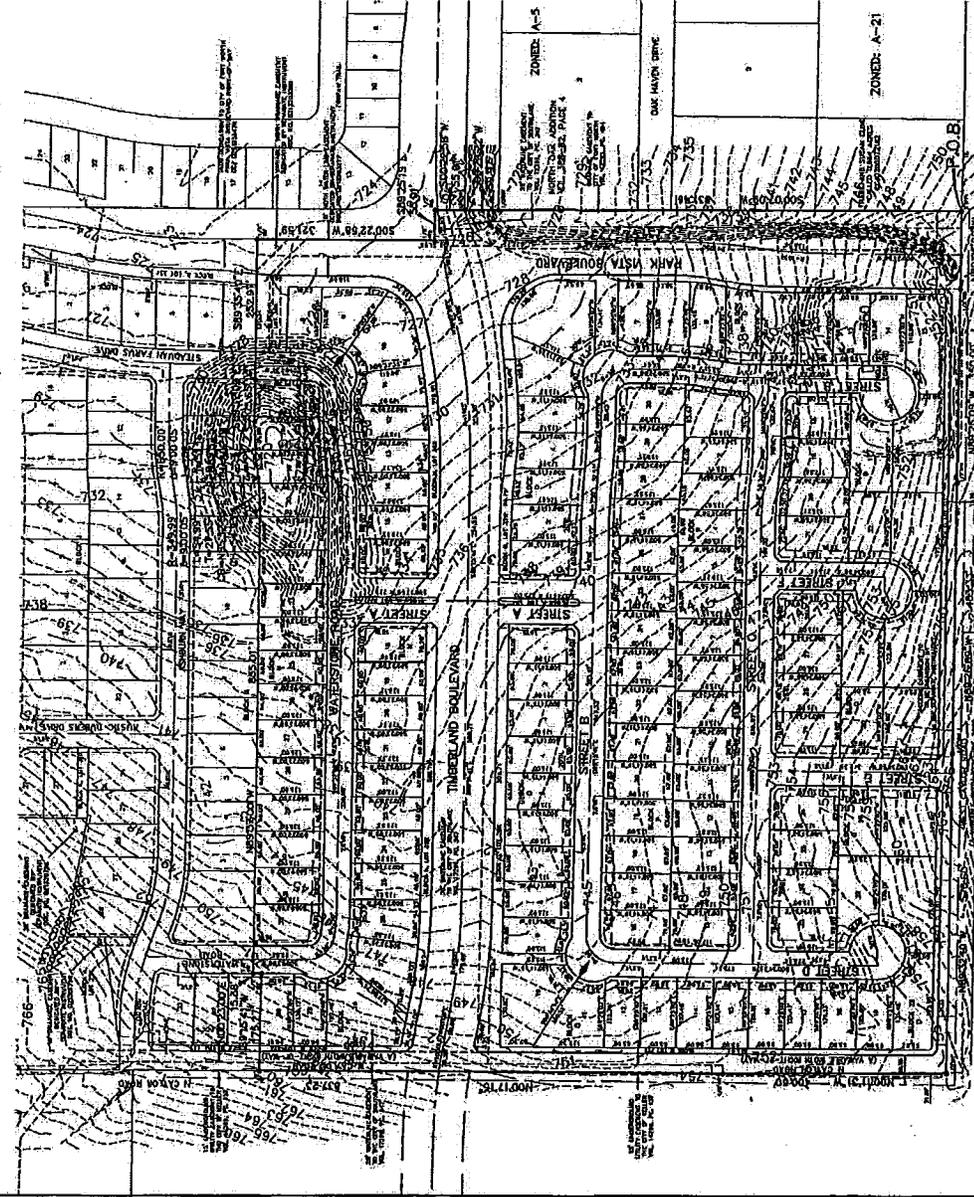
BEING 44.381 ACRES OUT OF THE  
JOSE CERRO SURVEY, ABSTRACT NO. 285,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**OWNER/DEVELOPER**  
STEADMAN FARMS, LLC  
3001 W. Street Suite 207,  
Dallas, Texas 75225  
CITY OF FORT WORTH, TEXAS

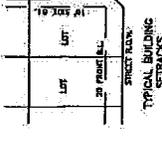
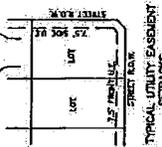
**SURVEYOR/ENGINEER**  
JEBI PARTNERS, INC.  
15001 Canyon Drive, Suite 200 B,  
Ft. Worth, Texas 76135  
Tel: 817-439-7915 Fax: 817-439-7976

- LEGEND:**
- 1/2" BOLD RED FOUND.
  - 1/2" BOLD RED SET
  - CITY LIMIT LINE
  - RIGHT OF WAY TO BE DEDICATED
  - BOUNDARY LINE
  - UTILITY EASEMENT
  - 10'00' TRANSFEROR EASEMENT
  - SEWER INTERFERE EASEMENT
  - WATER EASEMENT
  - SEWER SERVICE EASEMENT
  - WALL, MAINTENANCE EASEMENT
  - RIGHT-OF-WAY DEDICATION
  - STREET NAME CHANGE

**REFERENCE**  
Case No. PP-014-100  
Case No. PP-009-1000



DEVELOPMENT TABULATIONS		
AREA	LANDUSE	NO. LOTS
18,000 ACRES	SINGLE FAMILY F-5	38
7,275 ACRES	SINGLE FAMILY F-7.5	84
2,885 ACRES	PRIVATE OPEN SPACE	6
15,129 ACRES	RIGHT-OF-WAY	0
44,381 ACRES	TOTAL	128



raised asked if there were going to be outdoor kennels. Mr. Genua wanted to state for the record if there will be outdoor kennels. Mr. Wigginton said there will be no outdoor kennels.

Mr. Edmonds asked if there will be an outside exercise area and how will it be used. Mr. Wigginton said there will be a side lawn area where the dogs will be walked. The dogs will only be walked during business hours usually from 7 am to 9 or 10 pm. Mr. Edmonds asked staff for clarification on outdoor kennels and are they permitted. Ms. Burghdoff said they are not permitted in commercial districts. Mr. Wigginton said they will be let out on a leash.

Mr. Flores asked if there will be any pole lighting. Mr. Wigginton said there will be and the lighting will be similar to the church lighting down the street and it will be directed downward as to not cause any nuisance. Mr. Flores also asked about access to the existing single-family structure. Mr. Wigginton said they have to go through the platting process and will have to add a separate entrance for the residence.

Ms. Reed asked if the dogs will be walked on a one on one basis. Mr. Wigginton said yes they will.

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>				<i>SP-14-008</i>		
Name	Address	In/Out 300 notification area	ft		Position on case	Summary
Freida Ford	10809 Thorngrove	In			Opposition	Sent letter in
Garland Watson	516 Caravan	In			Opposition	Sent letter in
Joyce and Robert Warren	10716 Irish Glen	Out			Opposition	Sent letter in
Jeff Hughes	10805 Thorngrove	In			Opposition	Sent letter in

**11. ZC-14-111 Optical Specialists (CD 9) – 1204 High Street (Shaw Clark Addition, Block A, 0.17 Acres): from “ER” Neighborhood Commercial Restricted to “A-5” One-Family**

Brett Valderus, 6841 Virginia Parkway, McKinney, Texas representing the property owner explained to the Commissioners they are requesting A-5 zoning to build a single-family residence.

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

**12. ZC-14-112 Christ’s Haven For Children, Inc. (CD 7) – 5200 Block W. Caylor Road (Jose Chirino Survey, Abstract No. 265, 2.41 Acres): from “CF” Community Facilities to “A-7.5” One-Family**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing the proposed purchaser and developer explained to the Commissioners the property was formerly a gas pad site which has been capped. They would like to rezone it for single-family use to match the surrounding existing zoning.

Mr. Genua mentioned the North Fort Worth Alliance expressing opposition to the case. Mr. Schell said his client has entered into an agreement with the City of Fort Worth for the construction of some of the roads. Park Vista will go north from Caylor and Timberland will go east out to Highway 377.

Ben Luedtke, 301 Knox Street, Dallas, Texas with Hanover Properties said they will build four lanes for Park Vista and four lanes for Timberland.

Ms. Reed asked about Caylor and it being the second point of access as an exit point. Mr. Luedtke said were required to provide a second point of access.

Russell Fuller, 5317 Alta Loma Drive, Fort Worth, Texas representing North Fort Worth Alliance spoke in opposition. Mr. Fuller explained his power point to the Commissioners stating the roads are in poor condition in this area, especially Caylor, and according to TPW there are no funds available to repair it.

Mr. Genua mentioned this a small tract out of a bigger development where they can build the single-family. Mr. Fuller said until Timberland and Park Vista are built there is no good access.

Shirley Gansser, 12316 Yellow Wood, Fort Worth, Texas, Secretary for North Fort Worth Alliance and representing Villages of Woodland Springs, spoke in opposition. Ms. Gansser said they were told before they would build more single-family houses that Timberland and Park Vista would be complete. At the August meeting for the Villages of Woodland Springs, they voted to deny the proposed request.

Ms. McDougall mentioned he could still build single-family even if they deny this request. Ms. Gansser said protesting is the only way they can prevent more development until the roads are built.

Mr. Reeves mentioned the opposition is for Caylor and asked if there any plans to develop Caylor. Ms. Gansser said there were never any plans to develop Caylor, only Park Vista and Timberland.

In rebuttal, Mr. Genua asked when they anticipate Timberland and Park Vista to be complete. Mr. Luedtke said they did not agree to build the streets with Phase One of the development. Phase Two is what they are building now which does include the construction of Timberland and Park Vista. The agreement is for the City to build the roads in which they are in the design phase now. He mentioned the City plans to bid the project in October start construction in January and be done by September 2015 for the perimeter roads of their project.

Mr. Edmonds asked what the plans were for Caylor. Mr. Luedtke said the only improvements to Caylor will be with the connection to Park Vista. Since they are constructing the two major roads there is no obligation to Caylor. He mentioned the primary entrance to the residences is off of Timberland. Mr. Schell said there is opportunity for them to appear before the Plan Commission to address their concerns about Caylor. Mr. Luedtke said they are dedicating 30 ft of right-of-way for Caylor.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried 7-1 with Mr. Edmonds against.

<i>Document received for written correspondence</i>					ZC-14-112
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Russell Fuller /North Fort Worth Alliance	5317 Alta Loma Dr	Out	Opposition		Spoke/Sent letter in
Villages of Woodland Springs HOA	12209 Timberland	Out	Opposition		Sent letter in
Shirley Gansser/ North Fort Worth Alliance	12316 Yellow Wood	Out	Opposition		Spoke at hearing

**13. ZC-14-113 City of Fort Worth Planning & Development (CD 8) – 1411-1509 Illinois Avenue (Elston Addition, Blk , Lots 20, 21, 22, 23, 24, 25, 26 & 27, 1.34 Acres): from “PD-1002” Planned Development for Friary Residence; site plan included to “A-5” One-Family**

Jocelyn Murphy explained the Council-initiated case.

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

<i>Document received for written correspondence</i>					ZC-14-113
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Hillside Morningside NA	NA	Out		Support	Sent letter in

**14. ZC-14-114 City of Fort Worth Planning & Development (CD 9) - Petition 2500 Block Boyd Avenue (see addresses in case file, 8.72 Acres): from “B” Two-Family to “A-7.5” One-Family**

Pam Drenner, 2534 Boyd Avenue, Fort Worth, Texas representing 25 of the 28 homeowners who signed the petition to change the zoning. Three of the properties who did not sign are duplexes.