



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 2, 2014

**Council District** 4

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** 3 letters submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Beth Knight  
Surplus Yes \_\_\_ No X  
Council Initiated Yes X No \_\_\_

**Owner / Applicant:** City of Fort Worth

**Site Location:** 5200 - 5900 blocks Wall Price Keller Road Mapsco: 22UV, 23S

**Proposed Use:** Existing Single family subdivision and mini-warehouses

**Request:** From: "AG" Agricultural  
To: "A-10" One-Family and "PD/E" Planned Development for E uses plus mini-warehouses; site plan waiver recommended

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

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

**Background:**

The former enclave of the Deerfield Addition lies in the southeast quadrant of Ray White Road and Wall Price Keller Road. The site is being zoned with the annexation, rather than leaving it in the default "AG" Agriculture zoning. No additional development is anticipated since the residential subdivision and commercial site are completely developed. The area was a City-initiated annexation (AX-11-009) approved by Council on August 19, 2014.

**Site Information:**

Owner/Applicant: City of Fort Worth Planning & Development Dept.  
1000 Throckmorton Street  
Fort Worth, TX 76102

Acreage: 76.73 ac.

Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

- North "A-5" One-Family, Unzoned, and Keller / Single family, school, commercial uses, and vacant land
- East "PD 220" Planned Development for FR uses / Commercial uses
- South "A-7.5" One-Family and "PD 711" Planned Development for J uses / Single family and distribution warehouse
- West "A-7.5" One-Family / Single family

**Public Notification:**

The following Neighborhood Associations were notified:

Wilshire Valley NA  
Heritage NA  
Kingsridge Estates NA  
Ranchette Estates NA

North Fort Worth Alliance  
Trinity Habitat for Humanity  
Streams & Valleys, Inc  
Keller ISD

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-06-185, south of site, from AG to PD 711 for certain "J" uses, approved;  
ZC-09-002, west of site, from A-5 to A-7.5, approved;  
ZC-10-179, northwest of site, from Unzoned to A-10, CF, E, and I, approved; and  
ZC-13-083, north of site, from Unzoned to A-5, approved.

Platting History: Wilshire Valley, PP-02-065; Lee Ray's Place, PP-03-036; Heritage Additions, PP-04-102, PP-06-002, PP-11-018, and Heritage North Additions PP-05-093, PP-11-017.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ray White Road	Collector	Major Arterial	Unfunded
Wall Price Keller Road	Collector	Collector	No

Other factors to access: Seven 2-lane undivided residential streets have been built within the subdivision.

**Development Impact Analysis:**

1. **Land Use Compatibility**

This Council-initiated zoning change request is intended to align the existing land uses, future land use map, and zoning. The process for Council-initiated rezoning was adopted in November 2000 regarding the procedure for City-Council-initiated rezoning. The procedures involve:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (7/2011);
- Providing for the Planning Department to brief the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate the proposed zoning changes; (7/12/11), and
- Placing an appropriate Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (8/2/2011), which shall schedule the application for the next available public hearing by the Zoning Commission (11/12/2014).

The subject area covers 76.73 acres and approximately 110 parcels. The request is to rezone the area to correspond to existing land uses, in accordance with the future land use. On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

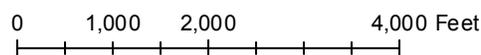
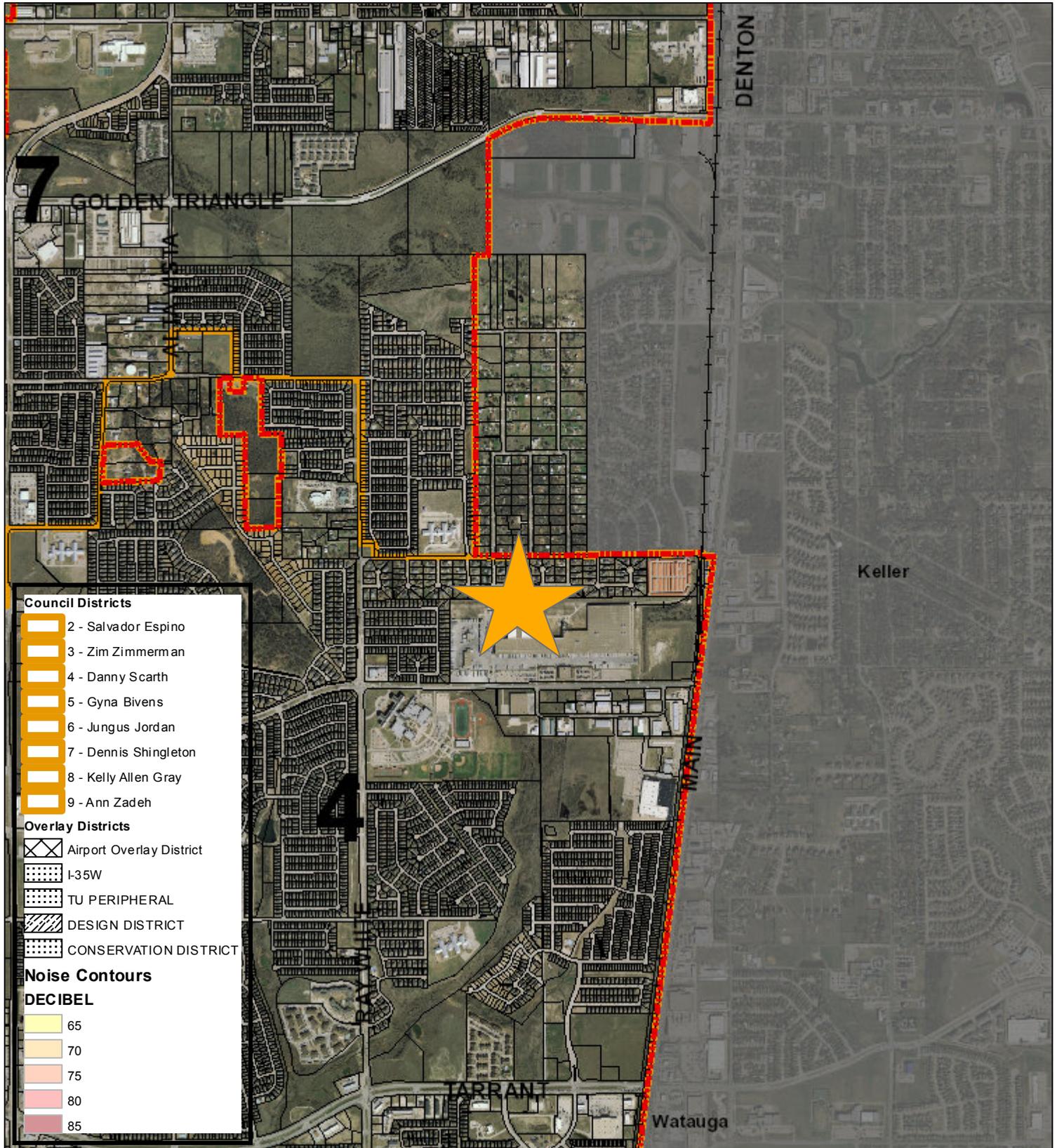
The 2014 Comprehensive Plan designates the subject property as single family and light industrial. The requested zoning classifications are appropriate for the land use designations.

Based on conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

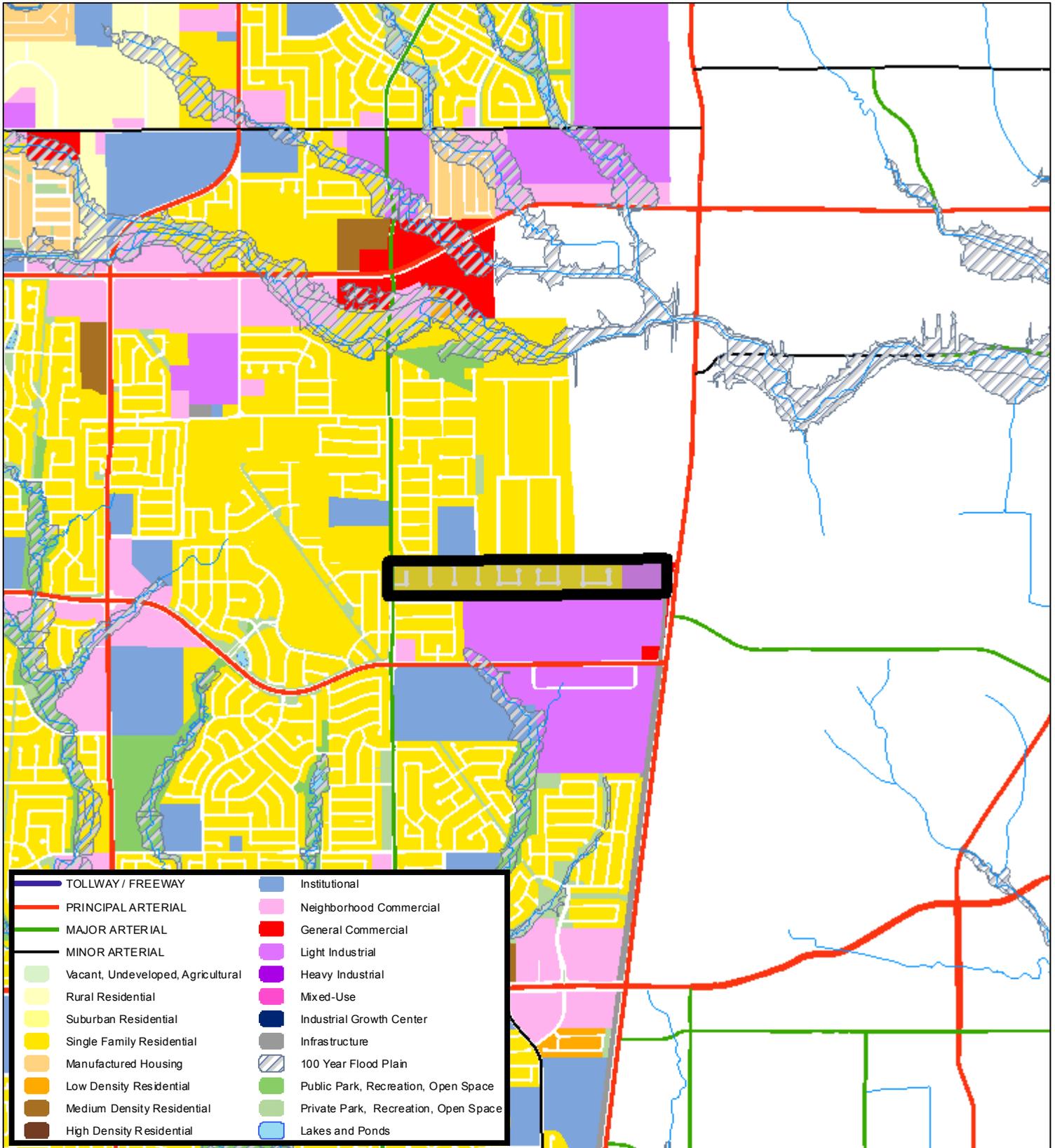
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map





### Future Land Use

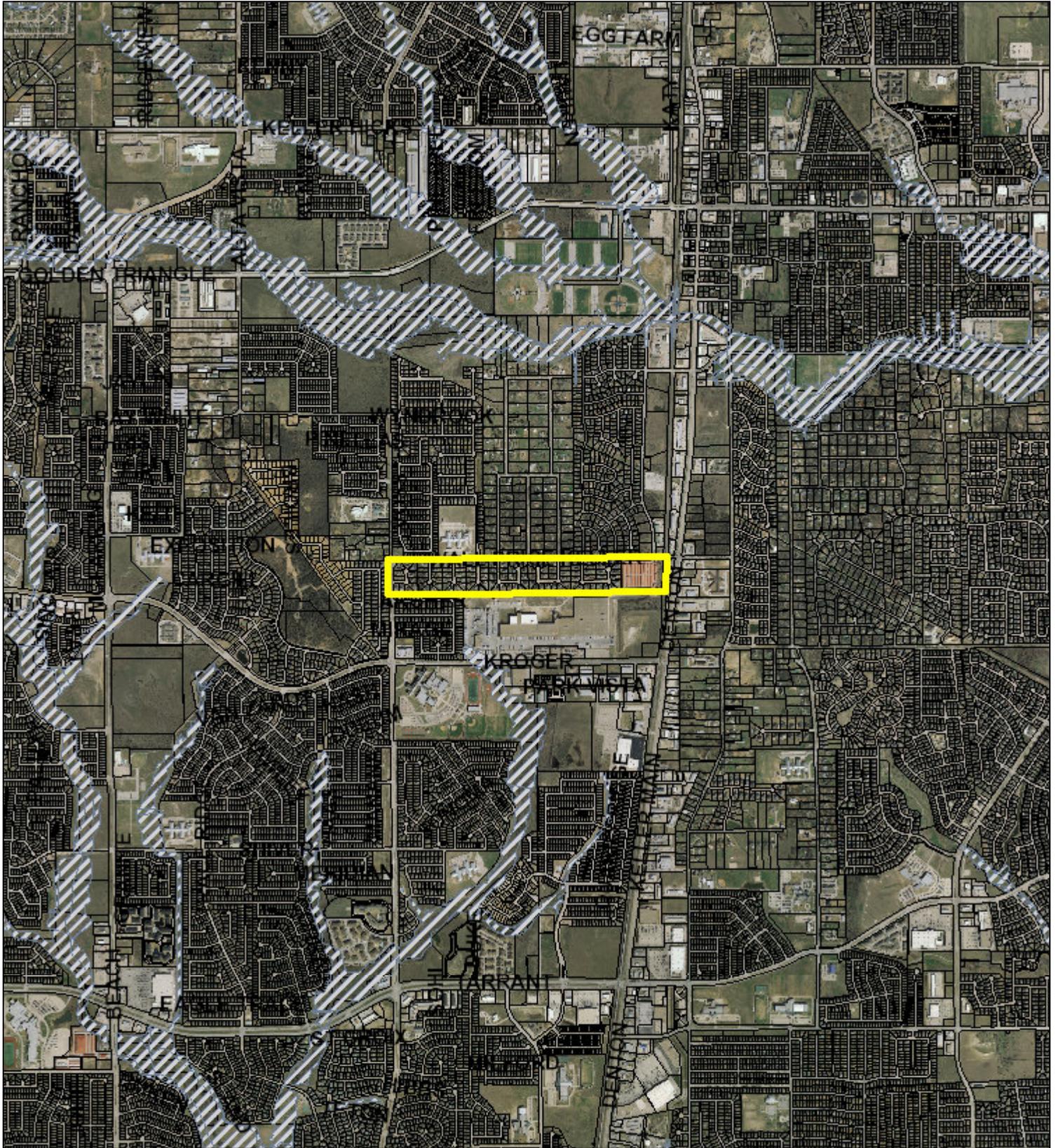


2,300 1,150 0 2,300 Feet

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.



## Aerial Photo Map



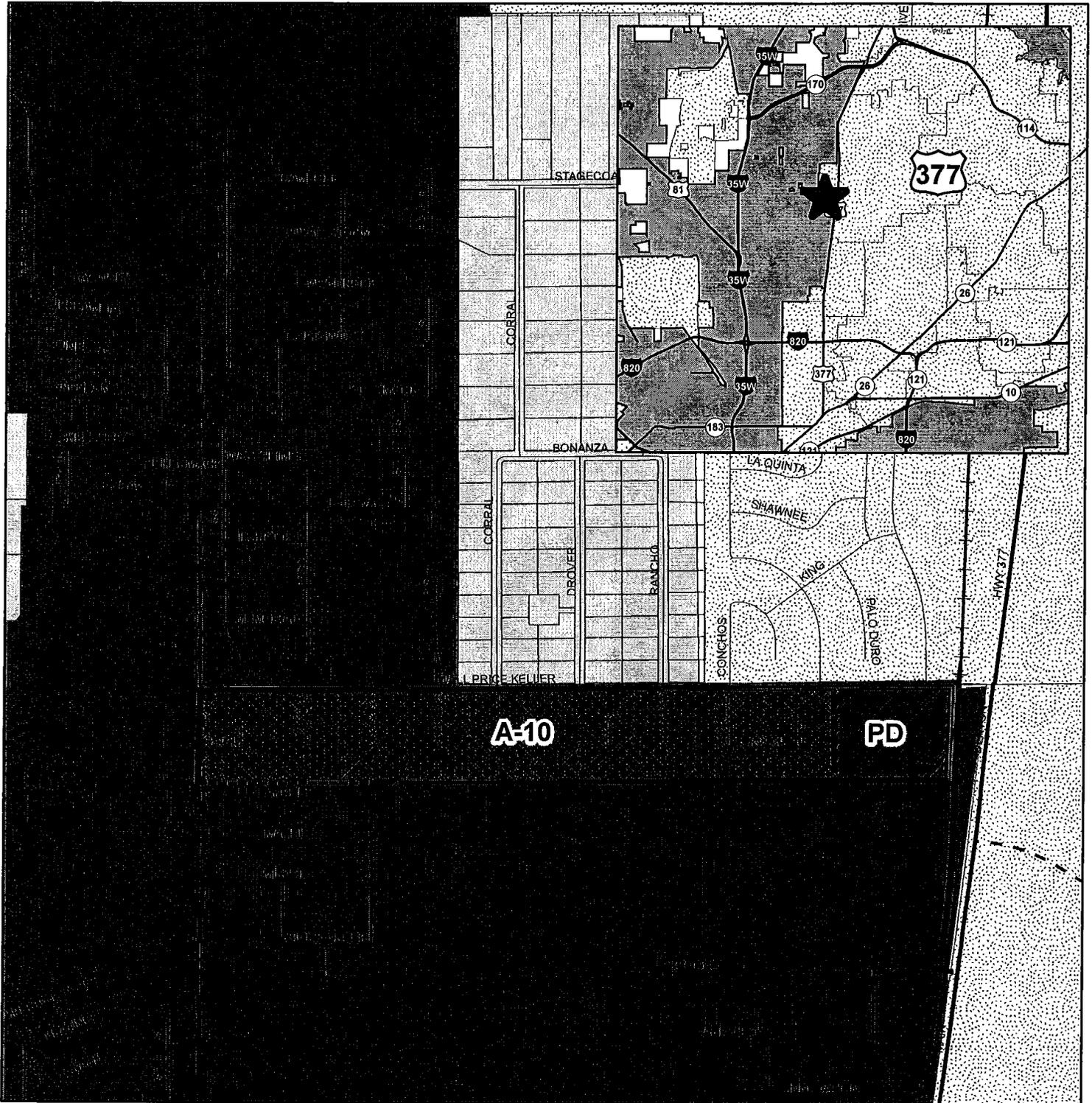
0 1,550 3,100 6,200 Feet



# Deerfield Addition: Proposed Zoning

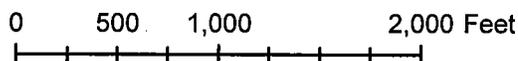
Exhibit A

From "AG" Agricultural to "A-10" One-Family and  
 "PD" Planned-Development for all uses in "E" Neighborhood Commercial plus mini-warehouses



## Legend

-  Proposed PD Zoning
-  Proposed A-10 Zoning
-  Fort Worth City Limits
-  Adjacent City
-  Fort Worth ETJ



Planning & Development Department  
 11/04/2014

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Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing BNM Properties explained to the Commissioners the request to build a large grocery store greater than 60,000 square feet.

Mr. Northern mentioned letters received in opposition. Ms. Clark said they have not reached out to anyone.

Ms. Moore asked what hardship there will be if they move the building back further. Mr. Clark said they are constrained by the buffers from the gas wells as on the east, and it is difficult to change the size and or manipulate a store prototype because of the interior layout.

Ms. Reed asked about the traffic adjacent to the residential. Mr. Clark said the trucks will drive through but there is no other activity on the west side of the building.

Mr. Northern asked how tall the retaining wall is. Mr. Clark said it is an 8 ft masonry screening wall.

Mr. Flores asked if they could move the building further to the east. Mr. Clark said they are close to the setback created from the gas well.

Pamela Smallwood, 4805 Mill Creek Trail, Fort Worth, Texas spoke in opposition and was not sure of what is being proposed.

Michael Franklin, 8601 Bryson Lane, Fort Worth, Texas spoke in opposition.

In rebuttal Mr. Clark said they are in the process of preparing a traffic study which will be submitted with the preliminary plat.

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

<i>Document received for written correspondence</i>					<b>ZC-14-148</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>		<b>Position on case</b>	<b>Summary</b>
Pamela & Kevin Smallwood	4805 Mill Creek	In			Opposition	Spoke at hearing
Michael Franklin	8601 Bryson Ln	In			Opposition	Spoke at hearing
Tim & Jill Keyrouze	8816 Crestbrook Dr	In			Opposition	Sent letter in
Werner & Carolyn Eisen	8820 Crestbrook	In			Opposition	Sent letter in

**10. ZC-14-149 City of Fort Worth Planning & Development (CD 4) AX-11-009 – 5200 – 5900 Block of Wall Price Keller Road (See addresses in case file, 76.72 Acres): from “AG” Agricultural to “A-10” One-Family and “PD/SU” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouse; site plan waiver recommended**

Leo Valencia explained the annexation case.

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-14-149</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
James Pilkenton	9804 Bowman Dr	Out	Opposition		Sent letter in
Sheila & Gary Morris	1021 Palo Duro	In	Opposition		Sent letter in
David & Betty Solomon	5300 Archer Dr	In	Opposition		Sent letter in

**11. ZC-14-150 Chesapeake Land Development Company LLC (CD 3) – 4109 Westridge (S H McEntire Survey, Abstract No. 1006, 3.73 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial**

Brent Hammond, 381 Hulen Street, Fort Worth, Texas representing Chesapeake Land Development explained to the Commissioners the request to rezone to allow for an assisted living facility.

Motion: Following brief discussion, Mr. Reeves recommended a 30 day Continuance of the request to require a site plan, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<b>ZC-14-150</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>

**12. ZC-14-152 City of Fort Worth Planning & Development (CD 2) AX-11-004 – 300 Block of Longhorn Road (See addresses in case file, 69.20 Acres): from Unzoned to “I” Light Industrial and “K” Heavy Industrial**

Leo Valencia explained the annexation case.

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

**13. ZC-14-137 City of Fort Worth Planning & Development (CD All) - Text Amendment: TCU Residential Overlay District; An Ordinance amending the Zoning Ordinance of the**