



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 6, 2015

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** One letter submitted  
**Support:** none submitted

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

**Owner / Applicant:** **Sutton Field Investments, LLC**

**Site Location:** 10600 Alta Vista Road Mapsco: 46D,47A

**Proposed Use:** **Single Family Residential**

**Request:** From: "E" Neighborhood Commercial

To: "A-5" One-Family

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

**Comprehensive Plan Consistency:** Requested change **is not consistent.**

**Background:**

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "A-5" One-Family. The property is south of Golden Triangle Rd., a proposed principal arterial, and east of Alta Vista Rd., a collector. The applicant is proposing approximately 78 residential lots. The future land use plan provides for neighborhood commercial in this area to provide a buffer between the residential uses and the traffic typically expected on a principal arterial.

The preliminary plat process requires the completion of a traffic study for arterial improvements and proportionality of improvements required. At a minimum, the street right of way fronting the property would be dedicated and the road constructed, plus whatever additional that may be proportional, including improvements to the intersection. The road development is handled through the preliminary and final plat stages.

**Site Information:**

Owner: Sutton Field Investments, LLC  
12400 Preston Road  
Suite 100  
Frisco, Texas 75033

Agent: Travis Clegg  
Acreage: 33.32 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "AG" Agricultural / vacant  
East "F" General Commercial / vacant

South "A-7.5" One-Family / single-family  
 West "E" Neighborhood Commercial / Brazos Electric Power Station

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-11-038 approved by City Council 06/17/11 from AG to E, subject property; PD-949 approved by City Council 09/11/12 for E uses plus car wash with site plan, subject area to the east off of Golden Triangle

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle	Major Arterial	Principal Arterial	
Alta Vista	Collector	Collector	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
North Fort Worth Alliance *	Streams & Valleys, Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

\*Closest neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-Family for residential development. Surrounding land uses are single-family to the south, vacant to the north, and electric substation to the west.

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

**2. Comprehensive Plan Consistency**

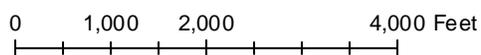
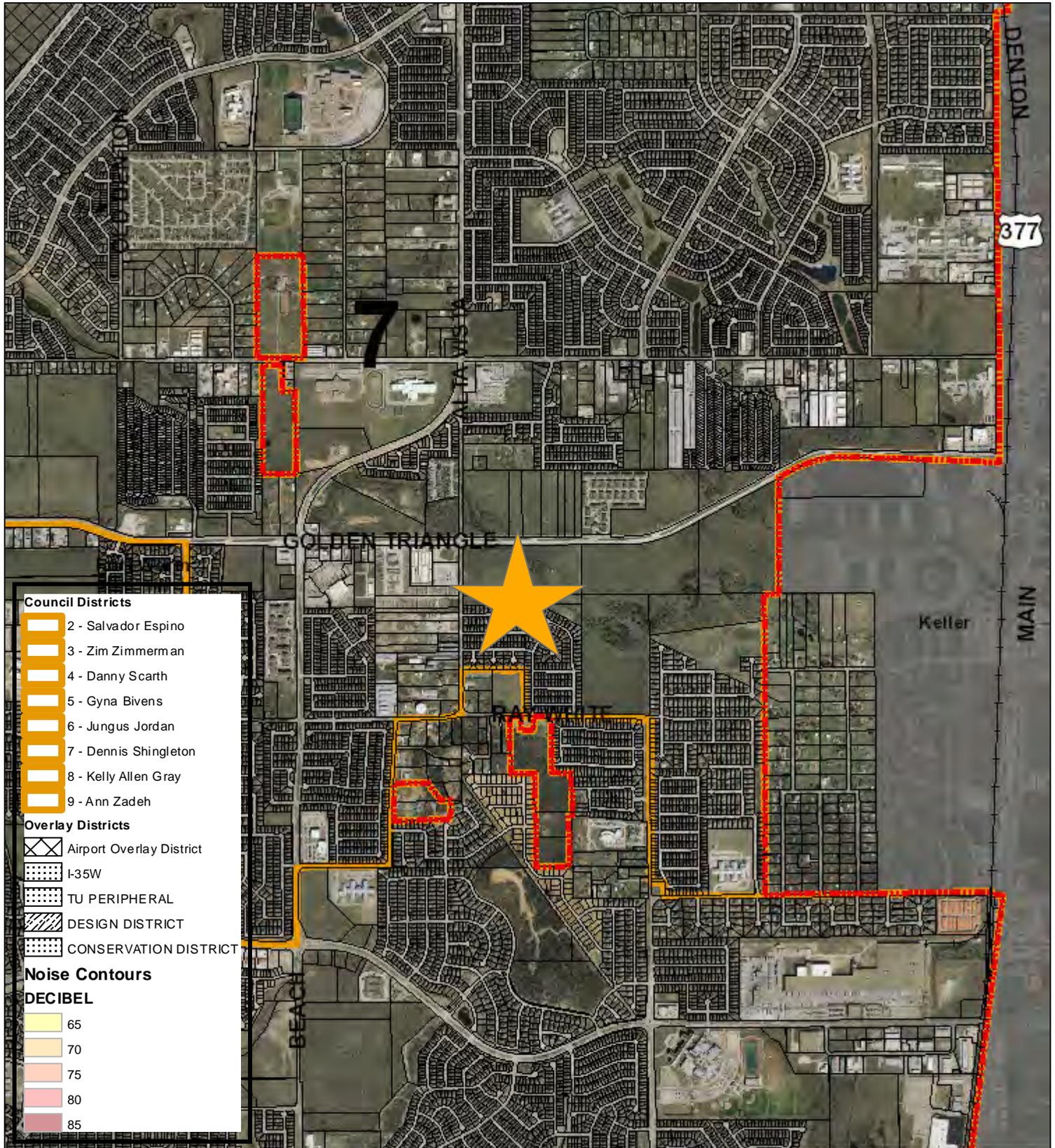
The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed single family development is adjacent to a principal arterial and commercial uses would serve as a buffer between the high traffic counts on the arterial and the residential uses. The requested zoning change **is not consistent** with the following Comprehensive Plan policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

**Attachments:**

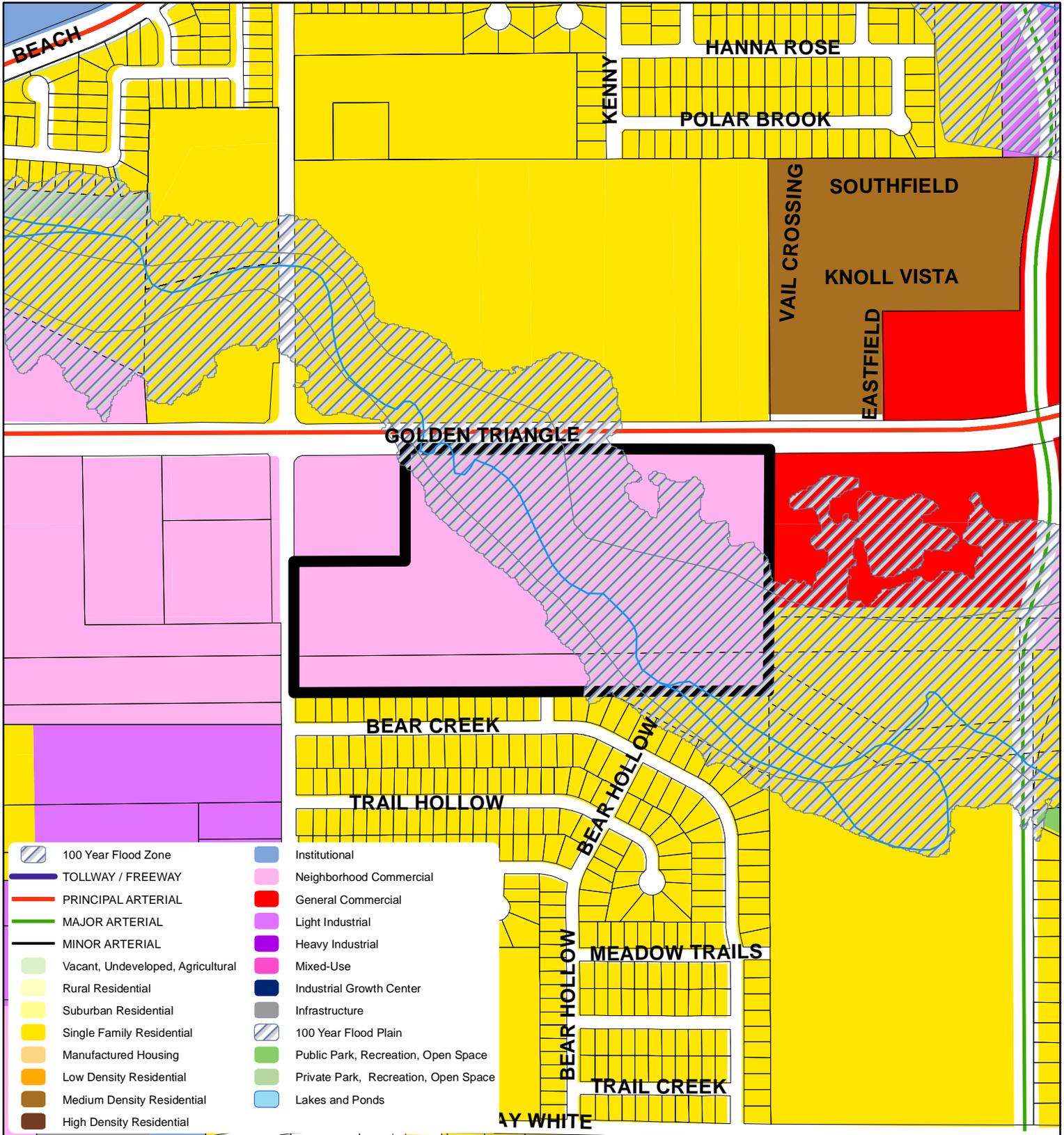
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map





### Future Land Use



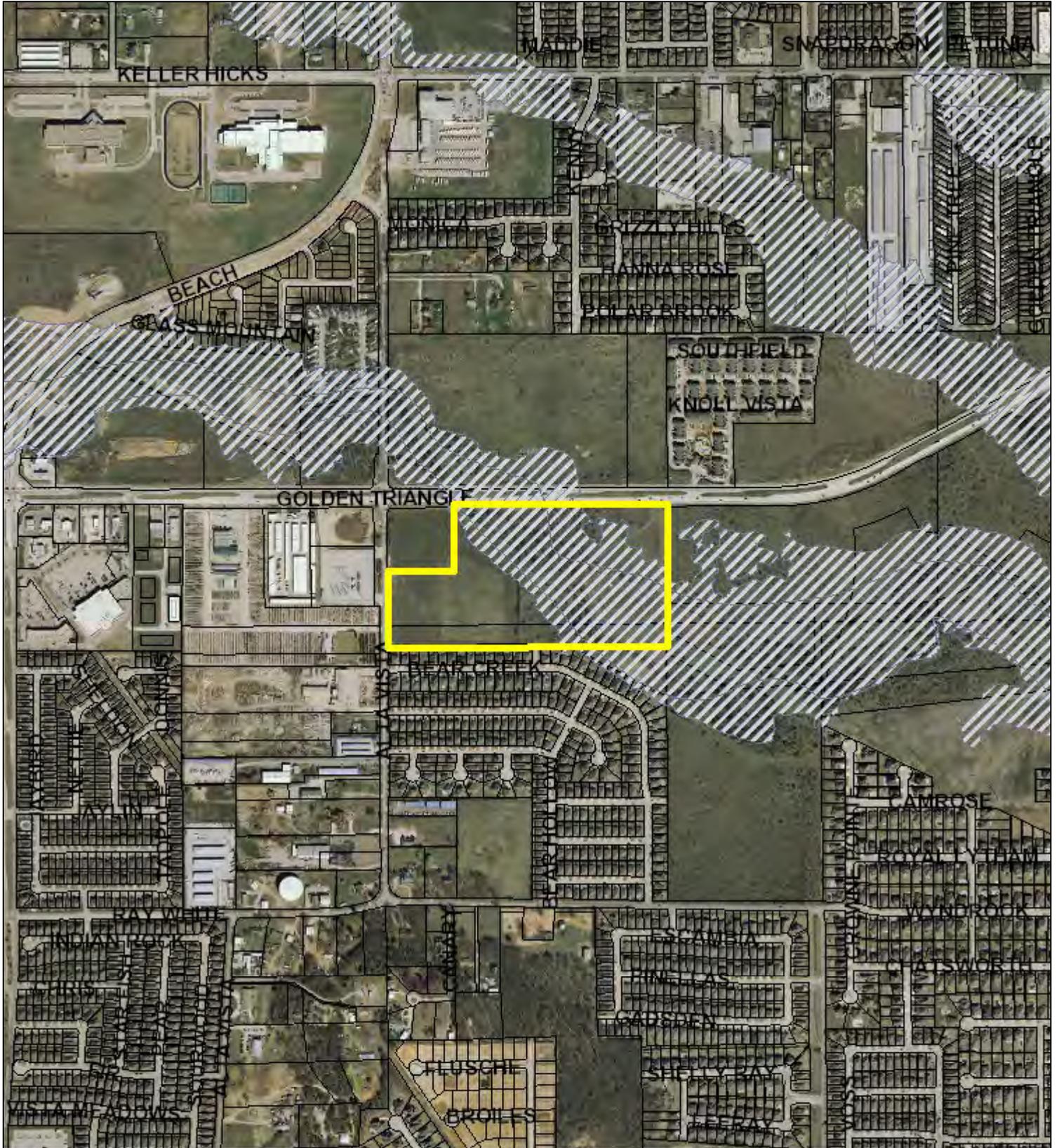
- |  |                                   |   |                                      |
|--|-----------------------------------|---|--------------------------------------|
|  | 100 Year Flood Zone               |  | Institutional                        |
|  | TOLLWAY / FREEWAY                 |  | Neighborhood Commercial              |
|  | PRINCIPAL ARTERIAL                |  | General Commercial                   |
|  | MAJOR ARTERIAL                    |  | Light Industrial                     |
|  | MINOR ARTERIAL                    |  | Heavy Industrial                     |
|  | Vacant, Undeveloped, Agricultural |  | Mixed-Use                            |
|  | Rural Residential                 |  | Industrial Growth Center             |
|  | Suburban Residential              |  | Infrastructure                       |
|  | Single Family Residential         |  | 100 Year Flood Plain                 |
|  | Manufactured Housing              |  | Public Park, Recreation, Open Space  |
|  | Low Density Residential           |  | Private Park, Recreation, Open Space |
|  | Medium Density Residential        |  | Lakes and Ponds                      |
|  | High Density Residential          |   |                                      |



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



0 500 1,000 2,000 Feet



**5. ZC-14-157 Sutton Field Investments LLC (CD 7) – 10600 Alta Vista Road (J. Billingsley Survey, Abstract No. 747, 33.37 Acres): from “E” Neighborhood Commercial to “A-5” One-Family**

Travis Clegg, 5751 Kroger Drive, Fort Worth, Texas representing Sutton Field Investments, LLC explained to the Commissioners the request to rezone to A-5 One-Family to develop approximately 78 residential lots due to the large floodplain within the site.

Mr. Northern asked if he had a chance to speak to the neighborhood, there was one letter of opposition submitted. Mr. Clegg said no he did not and explained why he would be supportive of residential zoning.

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

<i>Document received for written correspondence</i>				<i>ZC-14-157</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Gerald Tarleton	10557 Bear Creek	In	Opposition		Sent letter in

**6. ZC-14-158 Edwards Geren LTD (CD 3) – 3051 and 3053 Bryant Irvin Road (F. D. Beasley Survey, Abstract No. 135 and L. J. Edwards Survey, Abstract No. 464, 12.40 Acres): from “PD-630” Planned Development for all uses in “MU-2” High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a minimum 20 ft. front yard setback and a minimum block length of 500 ft., maximum block length 1500 ft., with 20% of the block length to be allowed between 200 and 500 ft.; site plan waived to “G” Intensive Commercial**

Paxton Mothesal, 4200 S. Hulen Street, Suite 164, Fort Worth, Texas representing Edwards Geren LTD explained to the Commissioners

Motion: Following brief discussion, Mr. Reeves recommended Approval of the request, seconded by Ms. Conlin. The motion carried 7-0 with Mr. Edmonds stepping away from the dais.

**7. ZC-14-159 R/P LPC II LTD. (CD 3) – 2500 River Park Drive (Edward Wilburn Survey, Abstract No. 1635, 6.54 Acres): from “G” Intensive Commercial to “PD/A-5” Planned Development for all uses in “A-5” One-Family with the following waivers: less than minimum lot size of 5,000 sq. ft.; greater than 50 percent maximum lot coverage; less than 20 ft. front yard setback, 5 ft. side yard setback for interior lots and 10 ft. on side streets, and 5 ft. rear setback; less than 50 ft. lot width at the building line site plan included**