



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 3, 2015

**Council District** 4

**Zoning Commission Recommendation:**  
Approved by a vote of 8-0  
  
**Opposition:** None  
**Support:** Two letters submitted

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

**Owner / Applicant:** PCB Properties, LLC

**Site Location:** 5801 N. Beach Street Mapsco: 50A

**Proposed Use:** Residential

**Request:** From: "G" Intensive Commercial  
To: "A-5" One-Family

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

**Comprehensive Plan Consistency:** Requested change is not consistent (Minor Boundary Adjustment).

**Background:**

The applicant is requesting a zoning change from "G" Intensive Commercial to "A-5" One-Family. The property is located on the corner of Beach Street and Fossil Creek Dr. The applicant intends to construct approximately 41 single-family residents next to an existing residential subdivision. The proposed site is on the corner of two major arterials but is surrounded to the north, west and east by existing single-family developments. A small commercial corner will remain for future development and be subject to screening and setbacks adjacent the proposed single-family.

**Site Information:**

Owner: PCB Properties, LLC  
5307 E Mockingbird Ln  
Dallas, TX 75206  
Agent: Ana Consultants, LLC  
Acreage: 8.38 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "A-5" One Family / single-family  
East Haltom City / single-family  
South "J" Medium Industrial / single-family  
West "A-5" One Family / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Fossil Creek	Major Arterial	Major Arterial	No
Beach Street	Major Arterial	Major Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Fairway Bend	Eagle Mt-Saginaw ISD
Trinity Habitat for Humanity	Birdville ISD
Streams & Valleys, Inc.	Keller ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land uses are primarily single-family, with vacant land to the south. The proposed site is on the corner of two major arterials but is surrounded to the north, west and east by existing single-family developments.

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 requested zoning change is not consistent with the Comprehensive Plan. However, a case can be made to change the future land use at this site to Single-Family to provide a buffer to future commercial at the intersection. The proposed zoning is consistent with the following Comprehensive Plan policies:

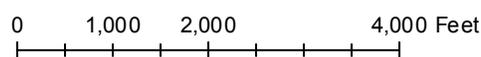
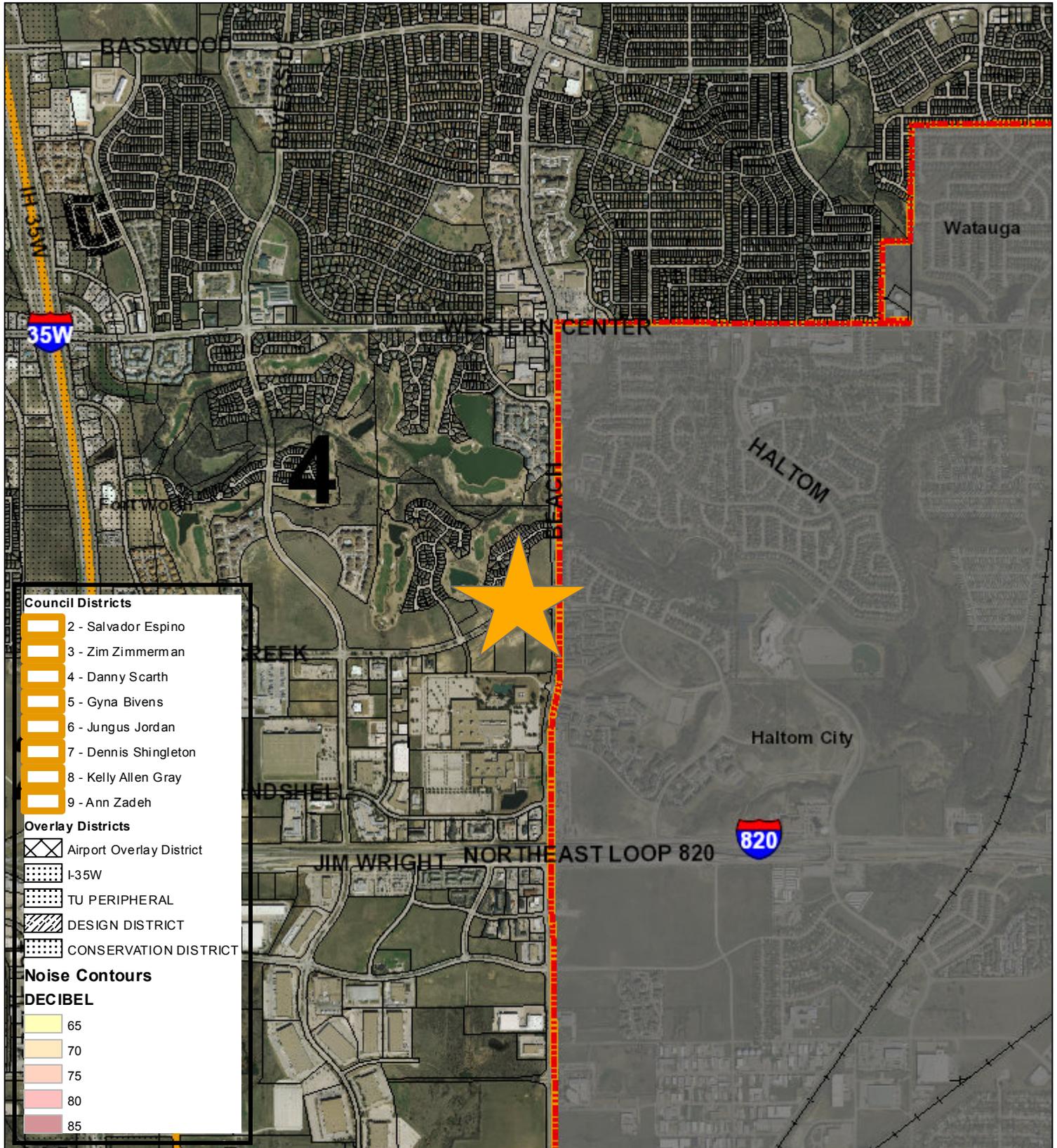
- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood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

Based on lack of conformance with the future land use map the proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

**Attachments:**

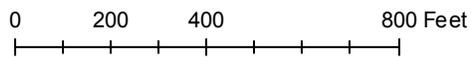
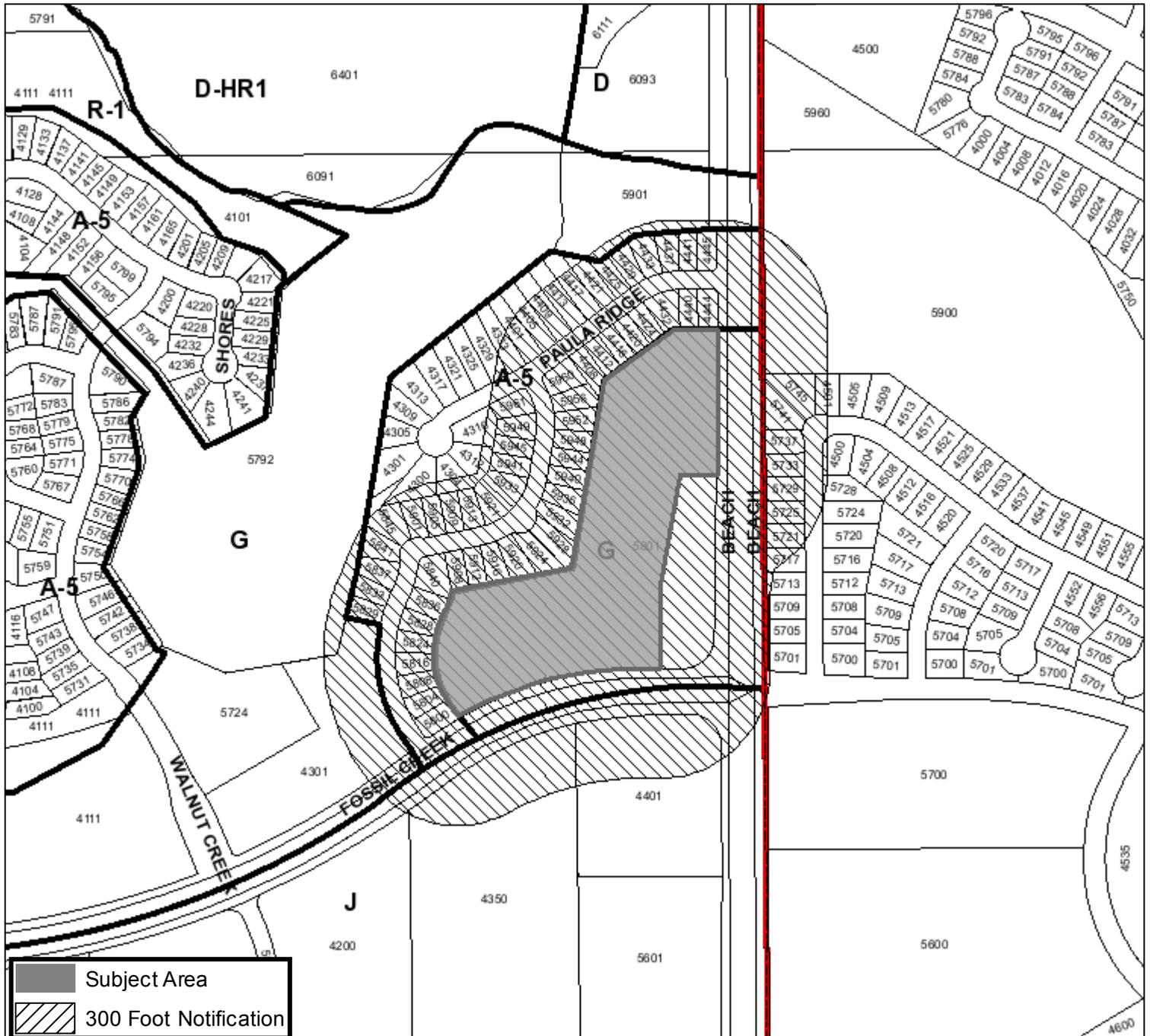
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map

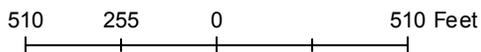
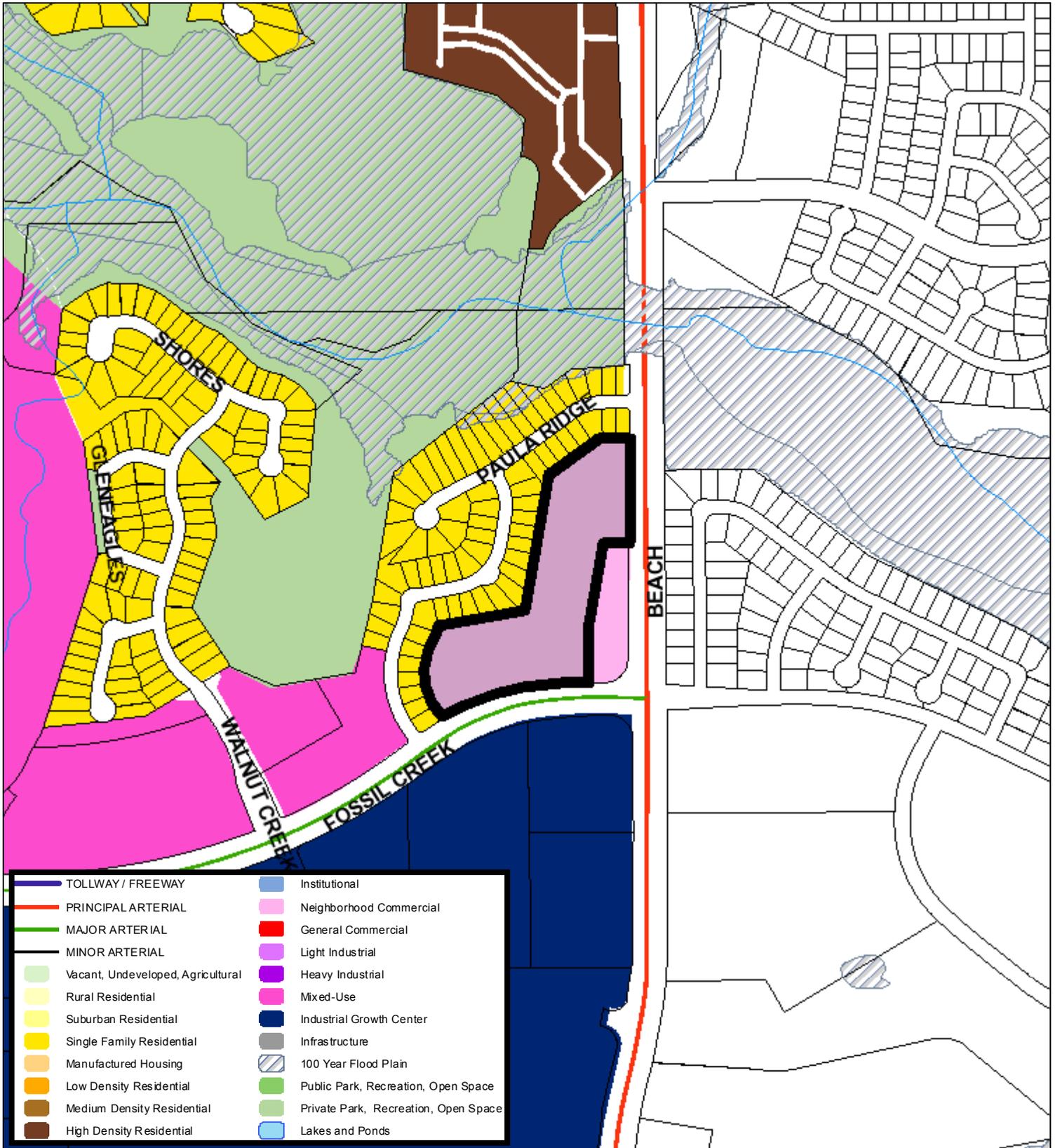


## Area Zoning Map

Applicant: PCB Properties, LLC  
 Address: 5801 N. Beach Street  
 Zoning From: G  
 Zoning To: A-5  
 Acres: 8.3865206  
 Mapsco: 50A  
 Sector/District: Far North  
 Commission Date: 1/14/2015  
 Contact: 817-392-8043



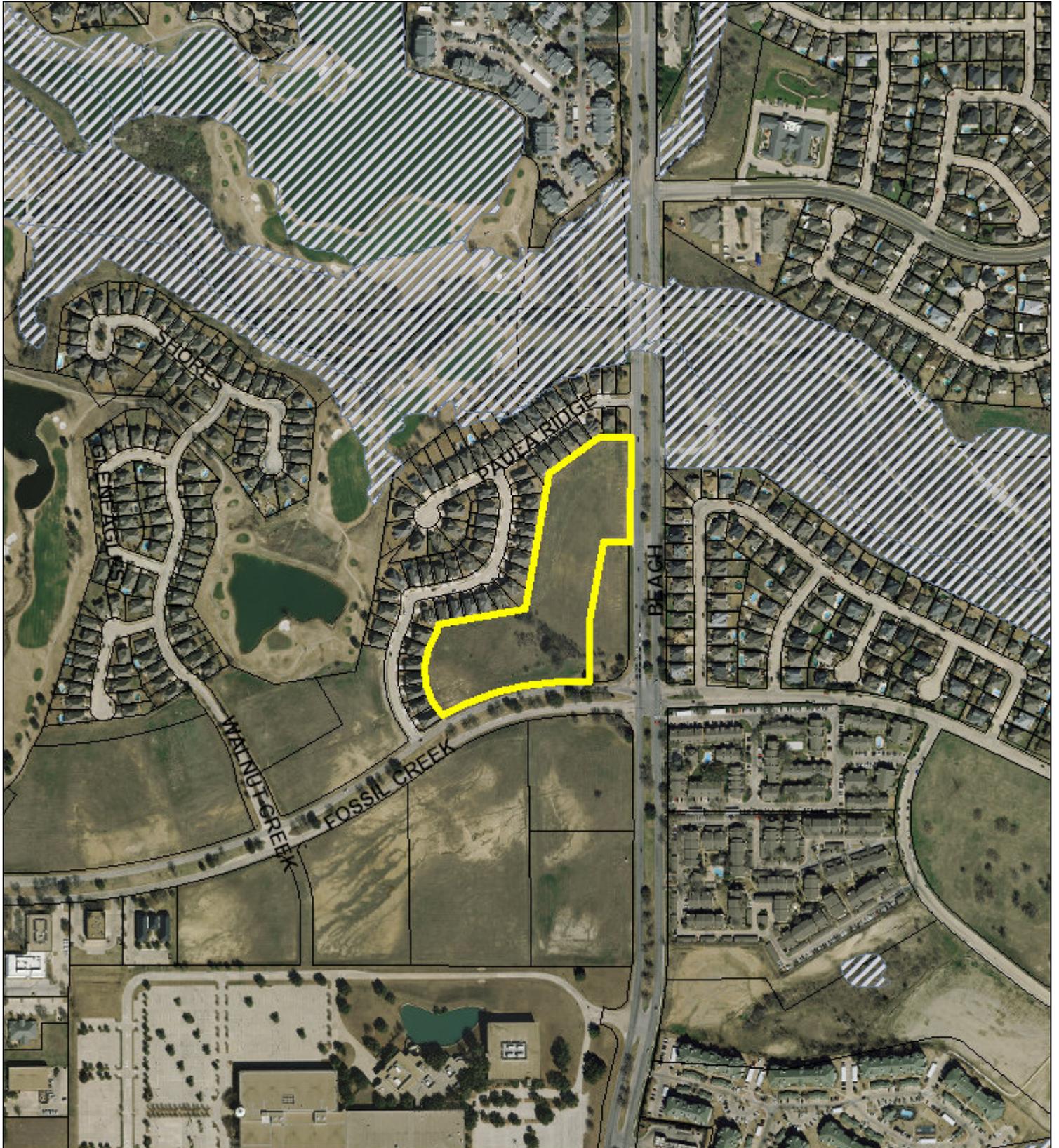
### Future Land Use



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 Photo Map



0 315 630 1,260 Feet



**12. ZC-14-175 Elizabeth & G. Paredes Jr. (CD 9) 354 Foch Street (Linwood Addition, Block 10, Lot 1, 0.20 Acres): from “A-5” One-Family to “B” Two-Family**

Jeff Davis, 550 Bailey Avenue, Fort Worth, Texas representing Elizabeth and G. Paredes Jr., and Village Homes explained to the Commissioners the request to rezone to B for a single-family attached unit. He did mention they did not know the amount of opposition they had. Mr. Davis obtained a traffic study from the development under construction in the area and generally about 5 trips per hour along Foch Street. Mr. Davis also mentioned Village Homes has built several of these homes in the Linwood Neighborhood and or under construction now.

Eva Bonilla, 362 Foch Street, Fort Worth, Texas representing Linwood Neighborhood spoke in opposition. Ms. Bonilla had several pictures of single-family homes in the neighborhood. Ms. Bonilla mentioned the increased traffic in the area especially along Carrol and West 5<sup>th</sup>. More than 58 homes are planned by Village Homes in the neighborhood with possibly four parking spaces.

Mr. Genua asked if the existing home could be invested in. Ms. Bonilla said the developers are driving this product in the neighborhood.

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

<i>Document received for written correspondence</i>				<b>ZC-14-175</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Eva Bonilla/Linwood NA	362 Foch	In	Opposition		Spoke at hearing
A petition was submitted with 27 signatures					

**13. ZC-14-176 PCB Properties LLC (CD 4) 5801 North Beach Street (The Fairways of Fossil Creek, Block 2, Lot A, 8.38 Acres): from “G” Intensive Commercial to “A-5” One-Family**

Osama Nashed, 5000 Thompson Terrace, Colleyville, Texas representing PCB Properties, LLC explained to the Commissioners the request to rezone to A-5 for possibly 41 single-family homes. Mr. Nashed submitted a letter of support from the Fossil Creek Association.

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>				<b>ZC-14-176</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>

Todd Watson/Fossil Creek Assoc.	NA	Out		Support	Sent letter in
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**14. ZC-14-177 Hulen Street Retail GP (CD 6) 5701 S Hulen Street (Hulen Retail, Block 1, Lot 3R2-A-1, 0.89 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto parts store; site plan included**

Jim Schell, 600 W. 5<sup>th</sup> Street, Fort Worth, Texas representing Hulen Street Retail GPO and Auto Zone explained to the Commissioners the request to rezone to PD/E plus auto parts store. Mr. Schell said access will come through the back of the lot, a revised site plan was submitted to add comments and address any waivers that may be needed.

Mr. Genua asked how the property will be accessed. Mr. Schell said it will be through driveways that loop to the back with reciprocal access agreements.

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

**15. ZC-14-178 Sundance Plaza Buildings, LLC (CD 9) 400 Commerce Street (Fort Worth Original Town, Block 52, Lot 2R, 0.42 Acres): from “H” Central Business District and “H/DD” Central Business District/Demolition Delay to “H/HC” Central Business District/Historic & Cultural Overlay**

Ms. Murphy called the case.

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

**16. ZC-14-180 City of Fort Worth Planning & Development Department Pine Tree Estates (CD 7) 11100-11200 Blocks Freedom Way and 11100-11300 Blocks Golden Triangle Circle (see case file for addresses, 19.93 Acres): from “A-5” One-Family and “MH” Manufactured Housing to “PD/R1” Planned Development for all uses in “R1” with development standards; site plan waiver requested**

Ms. Murphy called the case.

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

<i>Document received for written correspondence</i>				ZC-14-180
Name	Address	In/Out 300 ft notification area	Position on case	Summary