



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 16, 2015

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Knox Street Partners, No.7, LTD

**Site Location:** 200 W. Bonds Ranch Road Mapsco: 20P

**Proposed Use:** Convenience Store and Gas Station

**Request:** From: "C" Medium Density Multifamily

To: "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change is not consistent (Technical Inconsistency)

**Background:**

The proposed site is located on the corner of Bonds Ranch Road and Hwy 287. The applicant would like to rezone the site from "C" Medium Density Multifamily to "E" Neighborhood Commercial for a convenience store and gas station.

The applicant recently (2013) rezoned several acres to multifamily in order to take advantage of the proximity to US Hwy 287. The applicant would like to change 1.6 acres of this multifamily zoning to create a small area of commercial zoning. The proposed rezoning would provide for a commercial corner adjacent a large multifamily development and a proposed major arterial and highway intersection.

The surrounding area is generally undeveloped. A few single-family subdivisions are platted nearby and some industrial businesses are located across the highway.

**Site Information:**

Owner:	Knox Street Partners, No.7, LTD 3001 Knox Street, Ste 207 Dallas, Texas 75205
Acres:	1.65 acres
Comprehensive Plan Sector:	Far Northwest

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / vacant
- East "I" Light Industrial / Hwy 287, vacant
- South "C" Medium Density Multifamily / vacant
- West "C" Medium Density Multifamily / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-071, from "A-5" to "C"; effective 6/23/13

Platting History: PP-13-008 Richmond approved by the City Planning Commission 5/22/13

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
State Hwy 287	Tollway/Freeway	Tollway/Freeway	No
Bonds Ranch Rd	County Road	Major Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Streams And Valleys Inc
Dorado Ranch HOA	Northwest ISD
Trinity Habitat for Humanity	

\*Site not located within the confines of a registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone the intersection of Bonds Ranch Road and Highway 287 to "E" Neighborhood Commercial for a convenience store and gas station. Surrounding land uses are primarily vacant with planned multifamily and single-family to the west. The proposed commercial is an appropriate buffer to planned residential uses and highway frontage.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

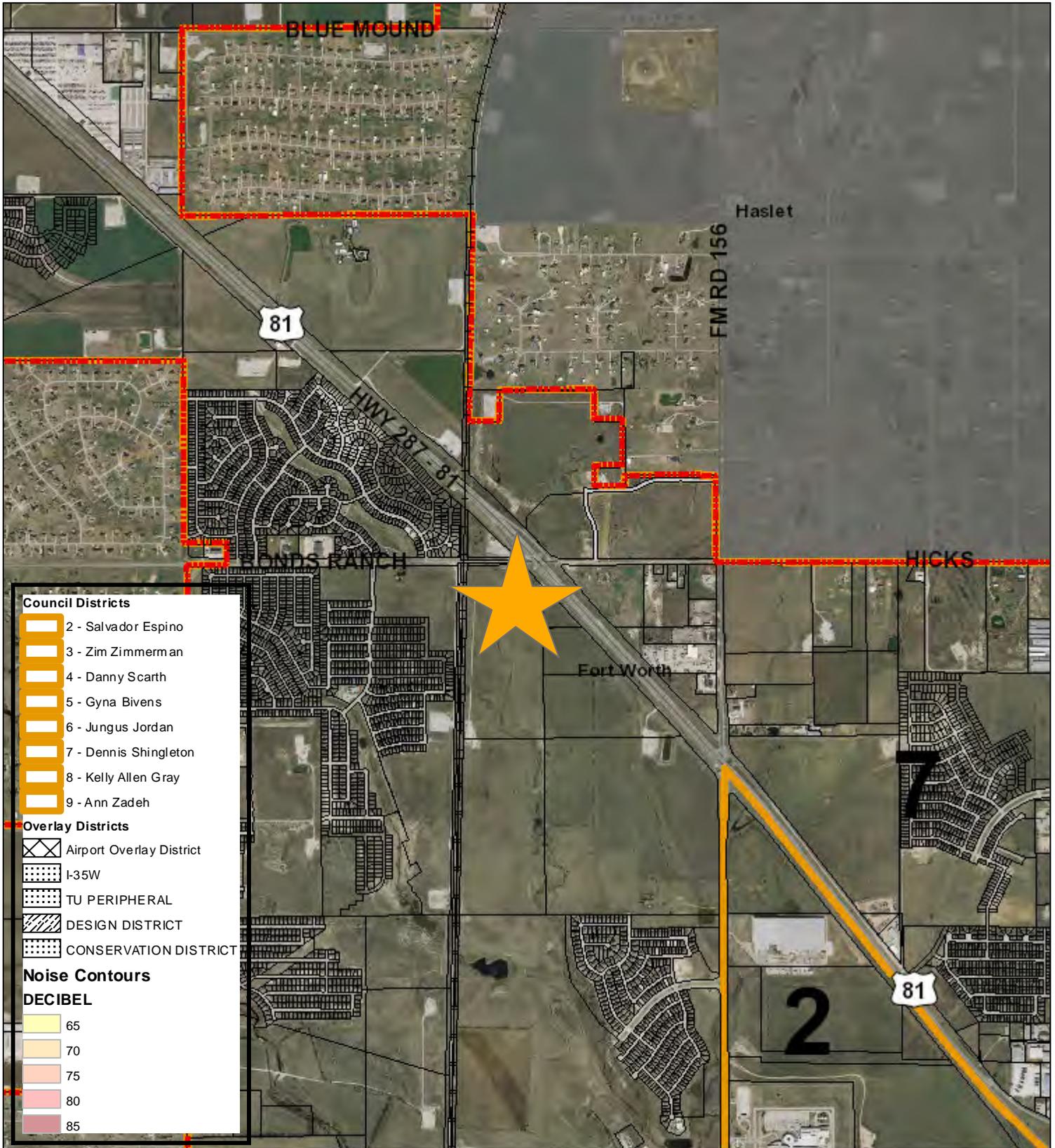
The 2015 Comprehensive Plan designates the site as Medium Density Residential. The requested zoning change to commercial **is not consistent (Technical inconsistency)** with the Comprehensive Plan. However, a review of the future land use is warranted for this location. The site is located along at the intersection of US Highway 287 and Bonds Ranch Road, which is appropriate for neighborhood commercial uses. The proposal is consistent with the following Comprehensive Plan policies:

- Encourage 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)
- 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. (pg. 40)

**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

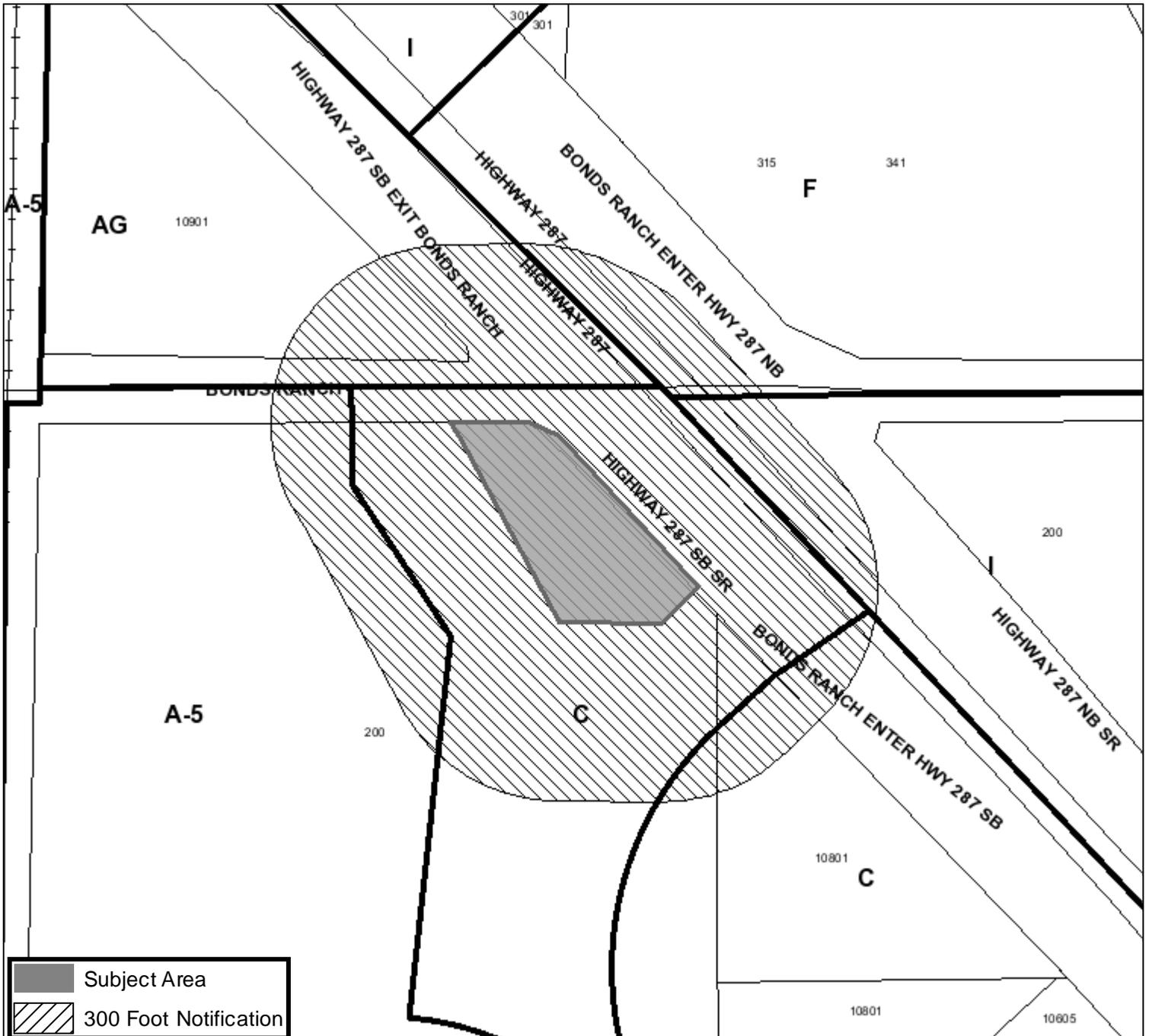




ZC-15-074

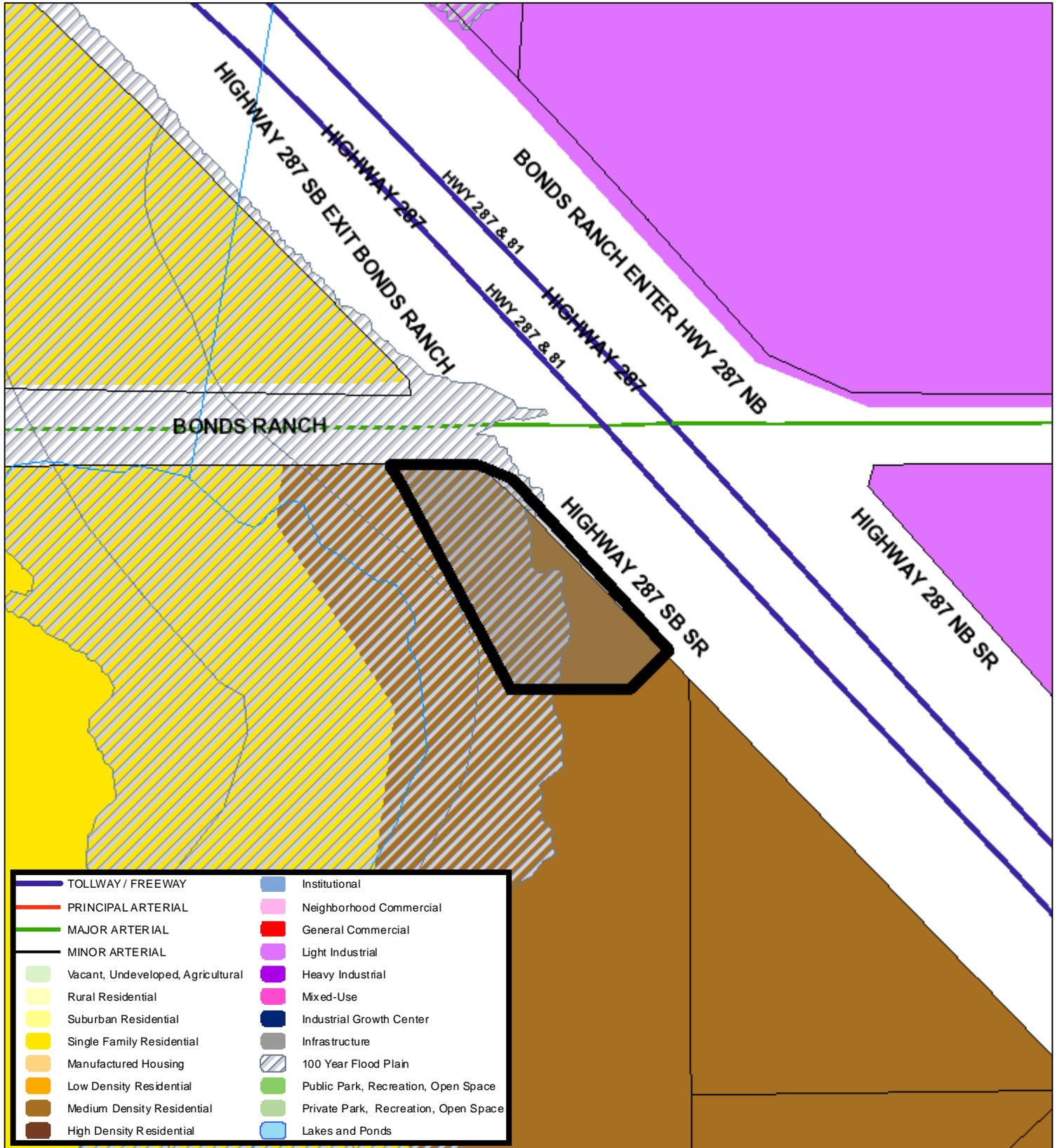
# Area Zoning Map

Applicant: Knox Street Partners, No.7, LTD  
Address: 200 W. Bonds Ranch Road  
Zoning From: C  
Zoning To: E  
Acres: 1.65151069  
Mapsc0: 20P  
Sector/District: Far Northwest  
Commission Date: 6/10/2015  
Contact: null

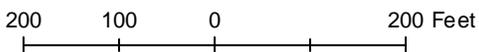


0 120 240 480 Feet

### Future Land Use



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



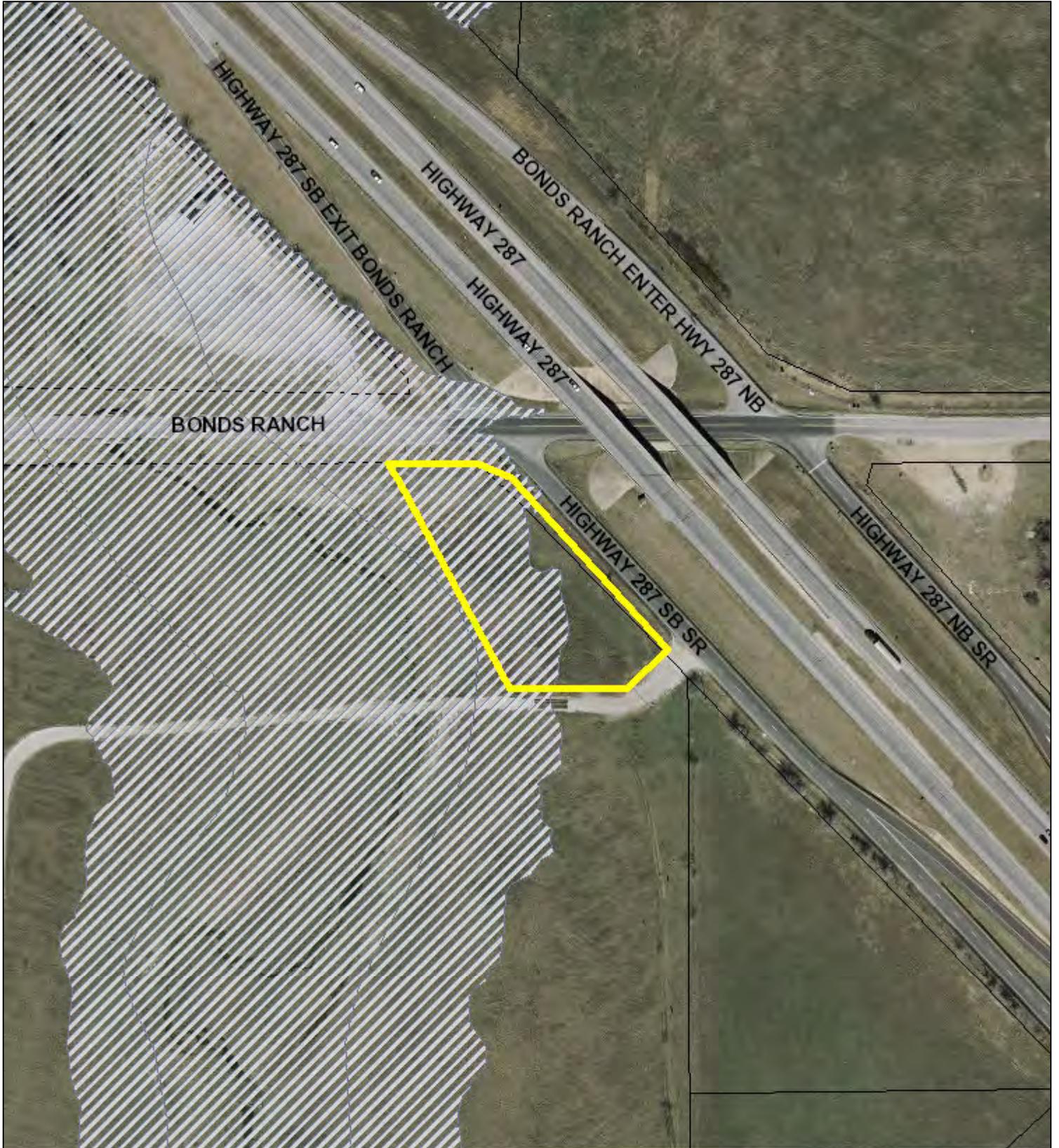
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.





ZC-15-074

# Aerial Photo Map



0 125 250 500 Feet

