



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 4, 2015

**Council District** 2

<b>Zoning Commission Recommendation:</b> Approval by a vote of 7-0  <b>Opposition:</b> None submitted <b>Support:</b> Chisholm Ridge HOA, One letter submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Sanderos Properties

**Site Location:** 7760 Blue Mound Road Mapsco: 34M

**Proposed Use:** Bed & Breakfast Inn, Event Facilities, etc.

**Request:** From: "A-5" One-Family  
To: "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change is not consistent.  
**(Significant Deviation)**

**Background:**

The proposed site is east of Blue Mound Road. The applicant is requesting a zoning change from "A-5" One-Family to "E" Neighborhood Commercial for a variety of events. They are proposing to use the existing single-family structure for a bed & breakfast inn and the out building for wedding receptions, corporate retreats, etc. No new construction is planned.

**Site Information:**

Owner: Sanderos Properties  
 2016 Thomas Place  
 Fort Worth, Texas 76107

Agent: Darin Norman

Acreage: 7.72 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / tree farm, single-family
- East "A-5" One-Family / vacant
- South "A-5" One-Family / vacant
- West "AG" Agricultural & "A-5" One-Family / tree farm

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Blue Mound Rd	Two-way County	Principal Arterial	No
E. Bailey Boswell	Two-way Residential	Principal Arterial	Not built

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance*	Streams & Valleys Inc
Chisholm Ridge HOA	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	Keller ISD

Located closest to the Northwest Fort Worth Community Alliance\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “E” Neighborhood Commercial for bed & breakfast inn, community event facilities. Surrounding land uses are primarily a tree farm with some vacant parcels to the east and south.

Based on the surrounding land uses and limited access from Blue Mound Road, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The first zoning district Bed & Breakfast Inns, event for weddings and or retreats and community gatherings are permitted by right in is the ER district due to the greater intensity of the use. The requested zoning change is not consistent with the following Comprehensive Plan policy/strategy:

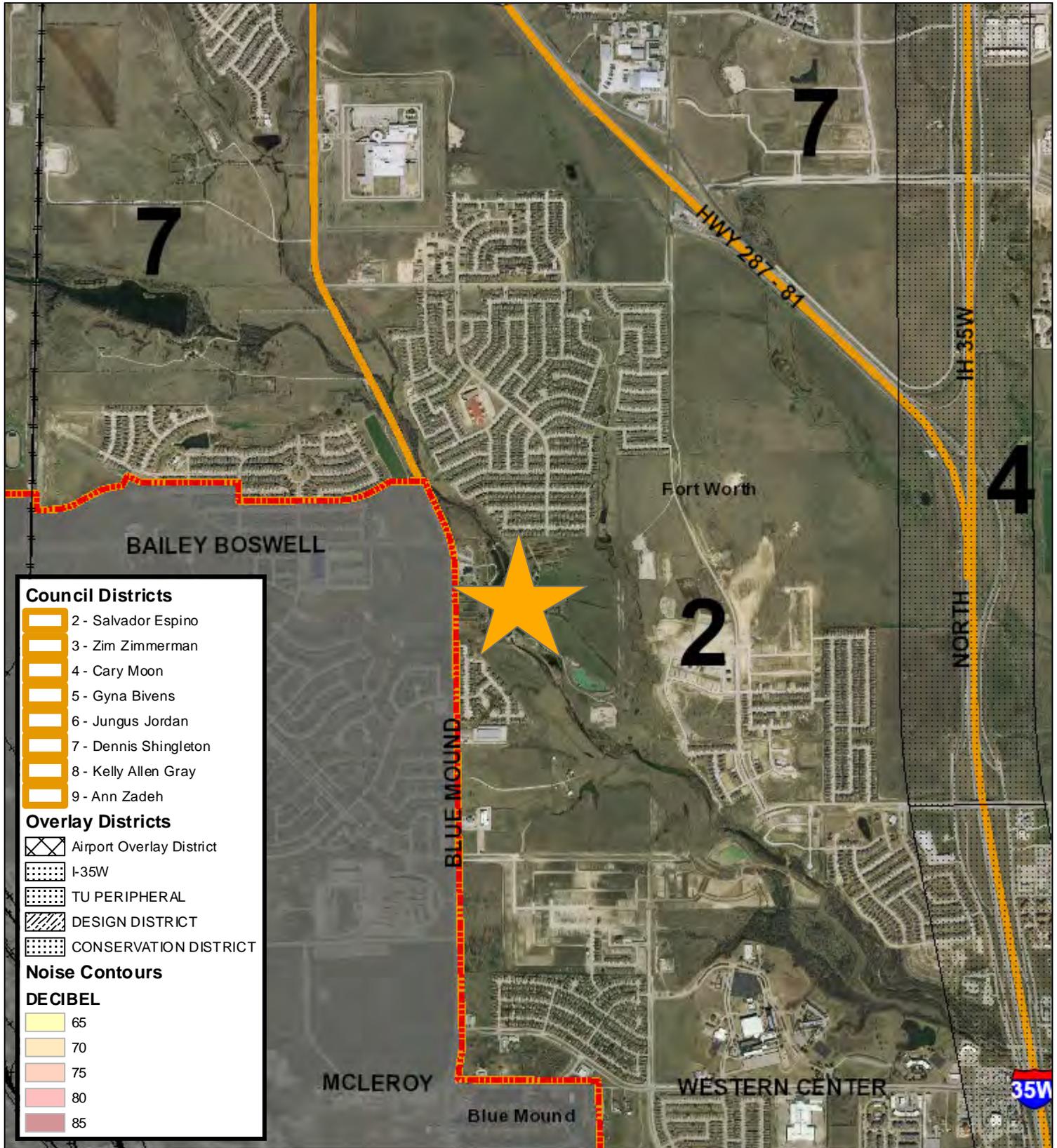
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may that may not be compatible with the attributes of other uses. (pg. 38)

Based on the lack of conformance with the future land use map and policy/strategy stated above the proposed zoning **is not consistent (Significant Deviation)** 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



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

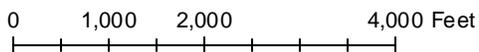
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85

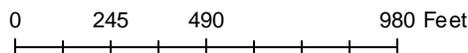




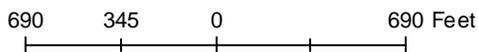
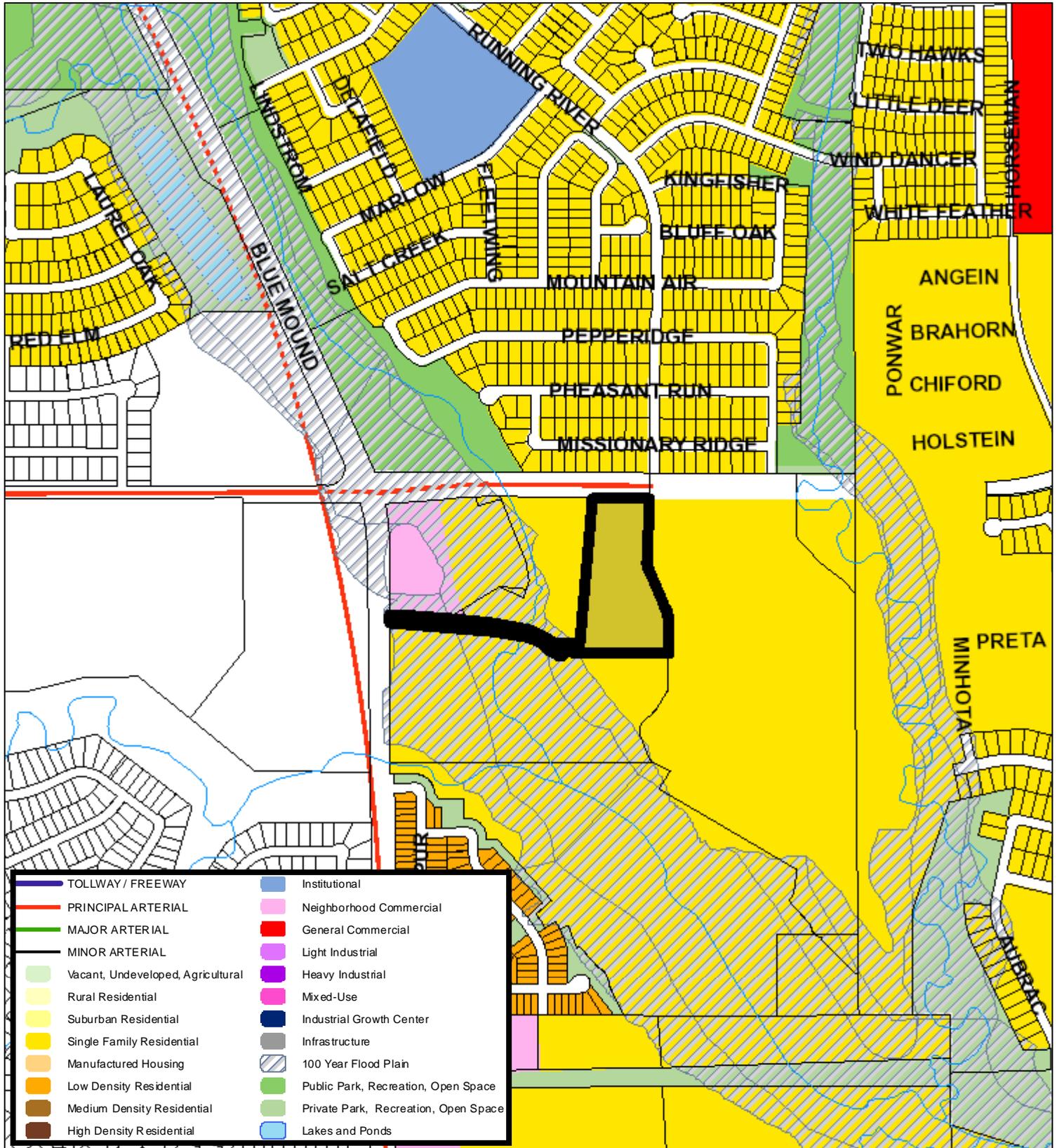
ZC-15-097

# Area Zoning Map

Applicant: Sanders Properties  
 Address: 7760 Blue Mound Road  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 7.72180538  
 Mapsco: 34M  
 Sector/District: Far North  
 Commission Date: 7/8/2015  
 Contact: 817-392-2495



### Future Land Use



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.



## Aerial Photo Map



0 430 860 1,720 Feet



**18. ZC-15-096 Devon/Fort Worth LLC (CD 2) 7440 N. Blue Mound Road (Advantage Self Storage Addition, Block A, Lot 2, 1.30 Acres): from “F” General Commercial to Amend PD766 “PD/SU” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial, plus mini-warehouse to add property for mini-warehouses; site plan included**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Devon Fort Worth LLC explained to the Commissioners the request to amend the PD and expand the existing mini-warehouse facility, it is one-story with 3,000 sq. ft. mini-warehouse and adding approximately 17,825 sq. ft. similar to what is there now. Mr. Hudson said they are requesting a waiver to the bufferyard requirement on the north side because of the 60 ft. wide drainage easement. He did mention the U-Haul trucks and trailers will be screened by a fence.

Mr. Flores asked Mr. Hudson what the square footage is of the building, will they be climate controlled and who will be adding the buffer screening fence, how tall are the existing neighborhood fences. Mr. Hudson said it is approximately 17, 825 sq. ft. with two buildings, there will be no climate controlled buildings and they are providing a screening fence between the neighborhood to the north and the drainage easement. It is approximately 250 ft. long, the neighbors fences are 6 ft. tall.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request with the waivers, seconded by Mr. Northern. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>				<i>ZC-15-096</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Prisca Kirk	8165 Timber Fall	Out	Opposition		Sent letter in

**19. ZC-15-097 Sanderos Properties LP (CD 2) 7760 Blue Mound Road (Fossil Creek Tree Farm Addition, etal, Block 1, Lot 4, 7.21 Acres): from “A-5” One-Family to “E” Neighborhood Commercial**

Darrin Norman, 2918 Wingate, Fort Worth, Texas representing Sanderos Properties LP explained to the Commissioners the request to rezone to “E” is to utilize the existing facilities for a bed and breakfast and event venue. There are three existing buildings on the property, the commercial barn is 11,600 sq. ft., main house is 4,500 sq. ft., and the pool house is 1,500 sq., ft. all built in 1953.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>				<i>ZC-15-097</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary

Prisca Kirk	8165 Timber Falls	Out		Support	Sent letter in
Shawn Casey/Chisholm Ridge HOA	NA	Out		Support	Sent letter in

**20. ZC-15-098 Graham Mortgage Co. (CD 2) 7260 Blue Mound Road (Josiah Walker Survey, Abstract No. 1602, 10.23 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus grocery store greater than 60,000 sf.; site plan included**

Michael Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing Graham Mortgage Co. explained to the Commissioners they are proposing a Kroger grocery store.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Moore. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					<i>ZC-15-098</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Prisca Kirk	8165 Timber Falls	Out		Support	Sent letter in

**21. ZC-15-099 2D Partners (CD 5) 5609 Parker Henderson Road (Nellie Maxie Addition, Block 1, Lot 1, 1.87 Acres): from “I” Light Industrial to “PD/SU” Planned Development/Specific Use for Halfway House; site plan included**

Jon Evans, 5115 Stanley Kelly Road, Haltom City, Texas representing Graham Mortgage Co. explained to the Commissioners the zoning request is for a halfway house for violent sex offenders who never leave the facility. There is not a place for these people to go to once they are released into society. They will be in a supervised environment monitored 24 hours a day.

Mr. Genua asked where they come from and how long do they stay. Mr. Evans said the people have done their time, get civically committed and are sent to this facility to get psychological counseling. They can go out to get items for themselves but are supervised the entire time. Mr. Evans said the program has been in existence for 15 years and there have been no graduates. The facility on Henderson will be closed down in August and there is nowhere for them to go. Mr. Genua mentioned they have done their jail time but are not ready to be released into the general population. Mr. Evans said yes they are repeat offenders.

Mr. Edmonds asked about the average length of stay. Lawrin Dean, 301 W. Rosedale, Fort Worth, Texas responded by saying the program was established in 1999, civically committed. There are 34 persons living at the Henderson site and have been there since about 2001. They are looking for people to establish places for them to go to and Mr. Evans is the only person who has submitted an application. Mr. Edmonds also asked about the mode of transportation. Mr. Evans said the bus stop is about a half mile away. They are contracted to provide a bus service if they