



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 1, 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:** 9601 Blue Mound Road, 10801 NW Highway 287  
Mapsco: 20-T,U,Y

**Proposed Use:** Multifamily

**Request:** From: "F" General Commercial  
To: "D" High Density Multifamily

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

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

**Background:**

The proposed site is located near the corner of Blue Mound Road and Hwy 287. The applicant is proposing to rezone from "F" General Commercial to "D" High Density Multifamily.

The applicant would like to rezone roughly 26 acres to multifamily along Highway 287. The surrounding area is generally undeveloped. A few single-family subdivisions are platted nearby and some industrial businesses are located across the highway. The proposed zoning will continue the trend of commercial and multifamily zoning adjacent Highway 287 and future single-family residential on interior lots.

**Site Information:**

Owner: Knox Street Partners, No. 7, LTD  
 3001 Knox Street  
 Dallas, TX 75205

Agent: Justin Light

Acreage: 26.21 acres

Comprehensive Plan Sector: Far Northwest

**Surrounding Zoning and Land Uses:**

- North "AG" Agricultural; "C" Medium Density Multifamily / vacant, Hwy 287
- East "F" General Commercial / vacant
- South "A-5" One-Family / vacant
- West "A-5" One-Family / vacant proposed single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-12-132, from A and I to A-7.5, A-5, C, and F; effective 1/29/13 (subject and surrounding property).

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
State Hwy 287	Tollway/Freeway	Tollway/Freeway	No
Blue Mound Road	County Road	Principal Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Streams And Valleys Inc
Liberty Crossing HOA	Eagle Mountain-Saginaw ISD
Trinity Habitat for Humanity	Northwest ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone to “D” High Density Multifamily. The surrounding uses are primarily vacant with industrial to the north across Highway 287. Recent zoning changes were approved to allow for multifamily adjacent the property to the north. The proposed zoning will continue the trend of commercial and multifamily zoning adjacent Highway 287 and future single-family residential on interior lots. A large fracking pond is currently located on the site, which will reduce the overall density that can be developed.

The proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as General Commercial. The proposed request conforms to the following Comprehensive Plan policies:

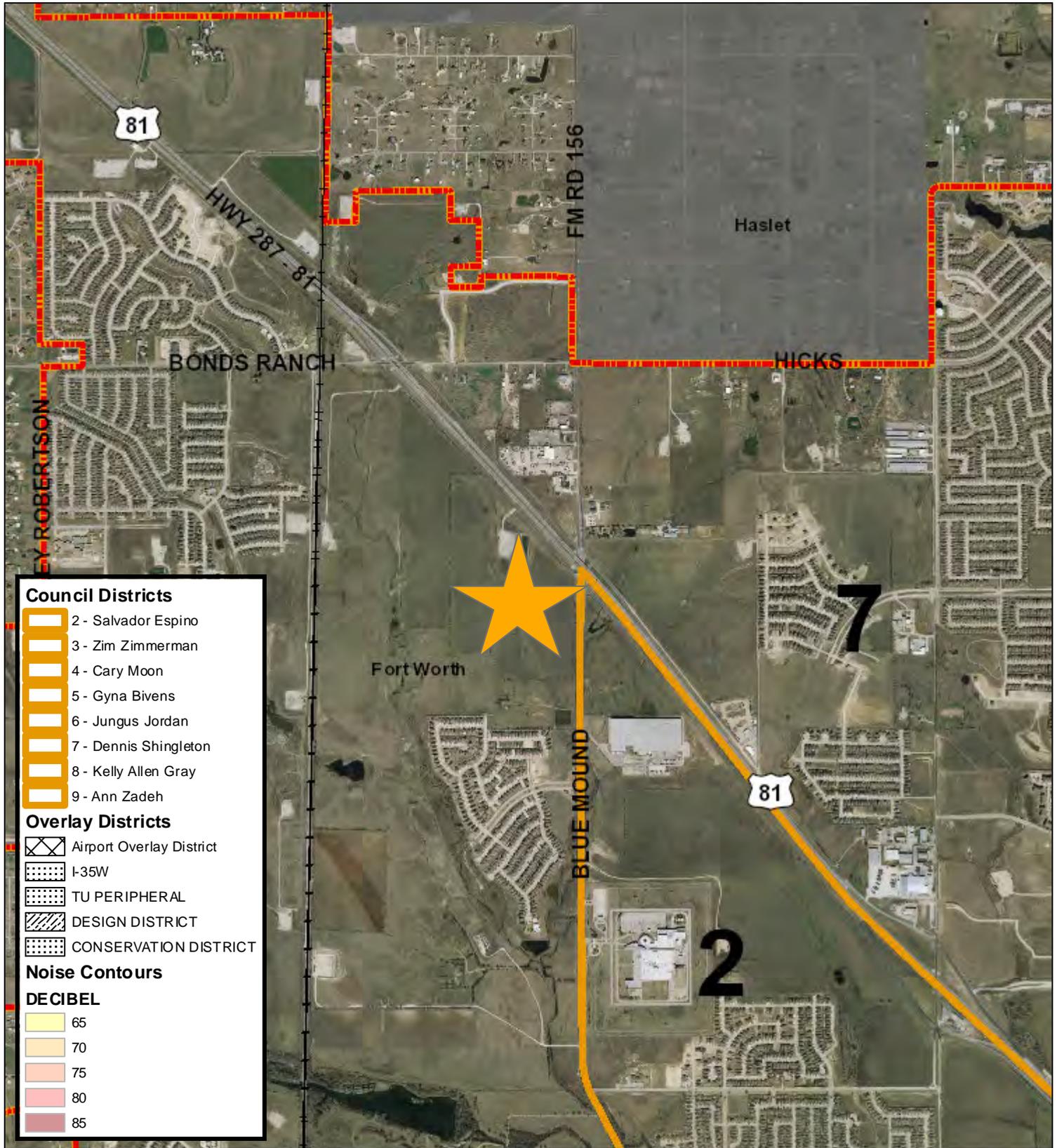
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations. (pg. 37)
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces (pg. 37)

Based conformance with the above policies, 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



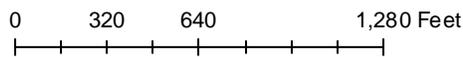


# Area Zoning Map

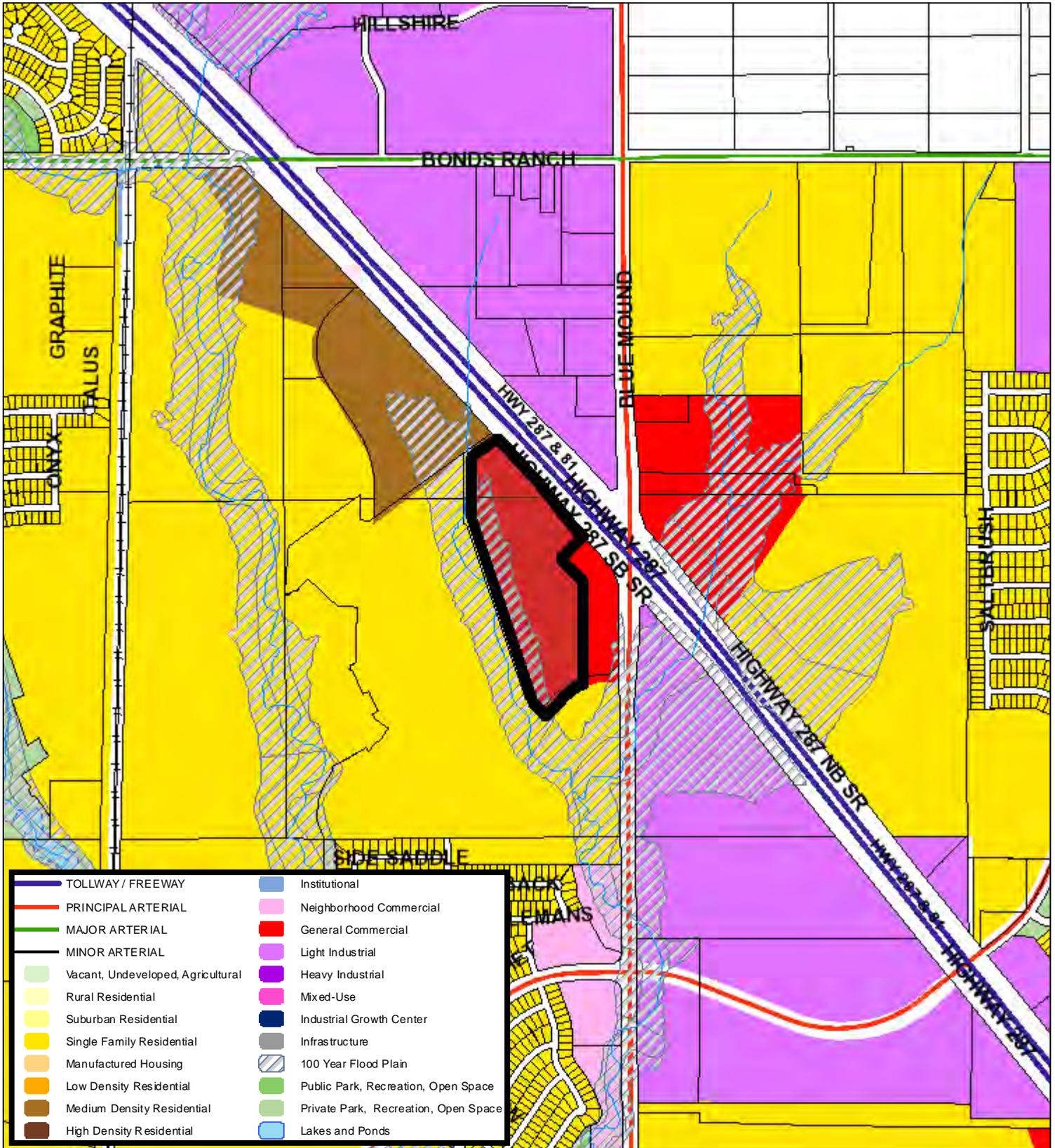
Applicant: Knox Street Partners, No. 7, LTD  
 Address: 9601 Blue Mound Road, 10801 NW Highway 287  
 Zoning From: F  
 Zoning To: D  
 Acres: 26.21853472  
 Mapsco: 20TUY  
 Sector/District: Far Northwest  
 Commission Date: 8/12/2015  
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



### Future Land Use



1,000 500 0 1,000 Feet

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 Photograph



630 315 0 630 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.

