



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 13, 2015

Council District 4

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: One submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: David & Denise Greenwood

Site Location: 4809 Ray White Road Mapsco: 22P

Proposed Use: Single Family Residential

Request: From: "A-10" One-Family

To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "A-10" One-Family to "A-5" One-Family for 5,000 square foot lots. The property is north of Ray White Rd., a proposed minor arterial. The applicant is proposing to develop a small single family residential subdivision including approximately 34 residential lots.

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.

At the Zoning Commission meeting the applicant mentioned he met with the neighbor who was originally in opposition and now supports the request.

Site Information:

Owner: David & Denise Greenwood
1212 Ruby Lea Lane
Fort Worth, Texas 76051
Agent: Goodwin & Marshall, Inc./Eddie Eckart
Acreage: 6.94 acres
Comprehensive Plan Sector: Far North
Surrounding Zoning and Land Uses:
North "A-5" One-Family / single-family
East "A-5" One-Family / single-family

South "A-10" One-Family / agricultural uses and single-family
 West "A-10" One-Family and "E" Neighborhood Commercial / office park and outdoor storage

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-094 approved by City Council 08/22/13 from CR to A-5, subject property just to the east
Platting History: FS-14-133, A T Armstrong Addition, Block 1, Lot 1 subject property to the south; PP-01-007 Bear Creek Vista to the north

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ray White Rd	Two-way County	Minor Arterial	No
Alta Vista	Major Arterial	Principal Arterial	Constructed

Public Notification:

The following organizations were notified:

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

*Within North Fort Worth Alliance

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 north and east, rural lot single-family to the south single-family and commercial offices, and outside storage to the west.

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 requested zoning change **is consistent** with the following Comprehensive Plan policies:

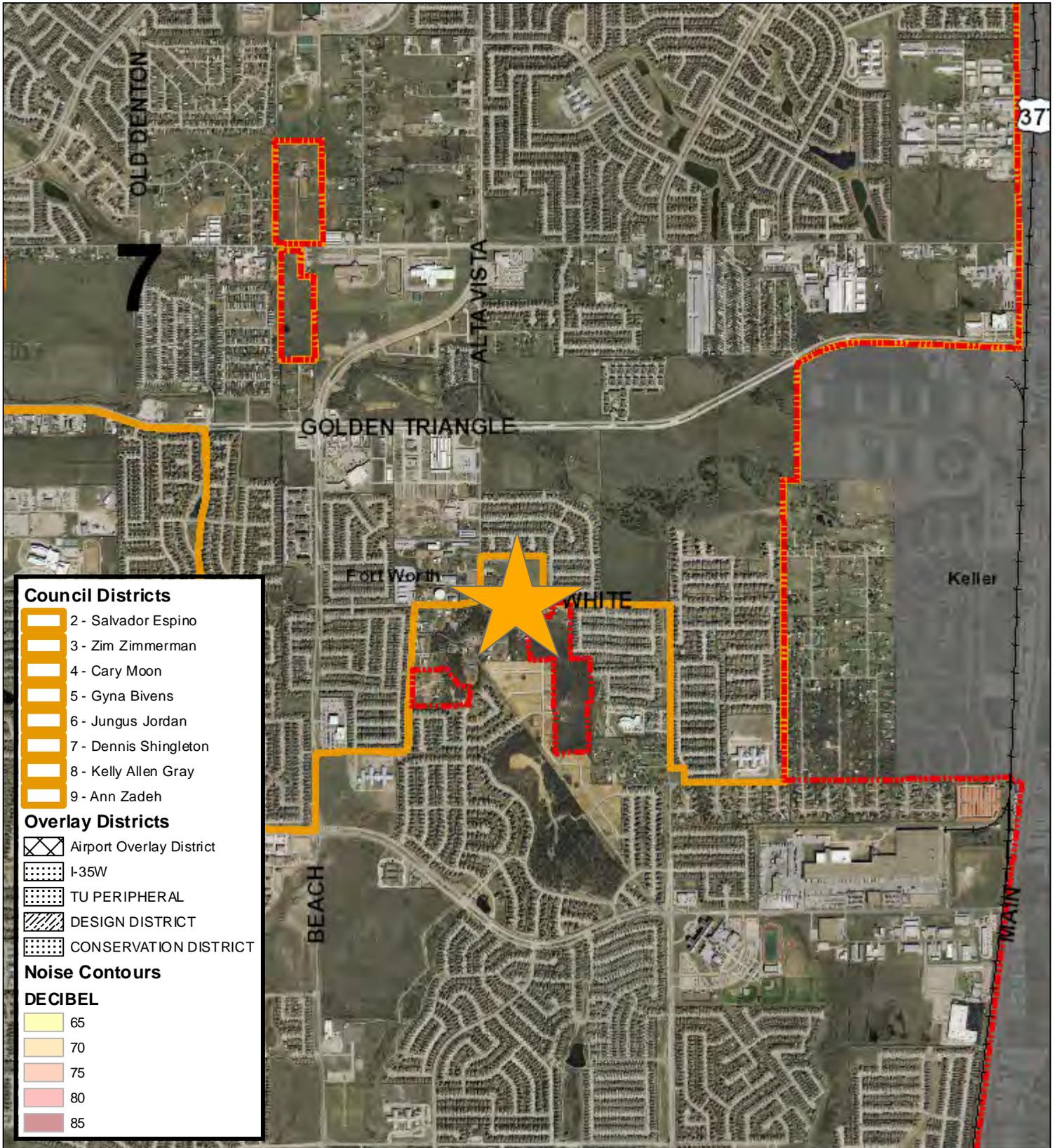
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development.

Based on conformance with the future land use maps and policies stated above, 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

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

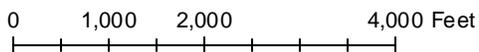
Overlay Districts

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

Noise Contours

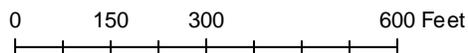
DECIBEL

-  65
-  70
-  75
-  80
-  85

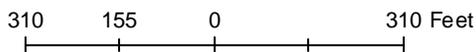
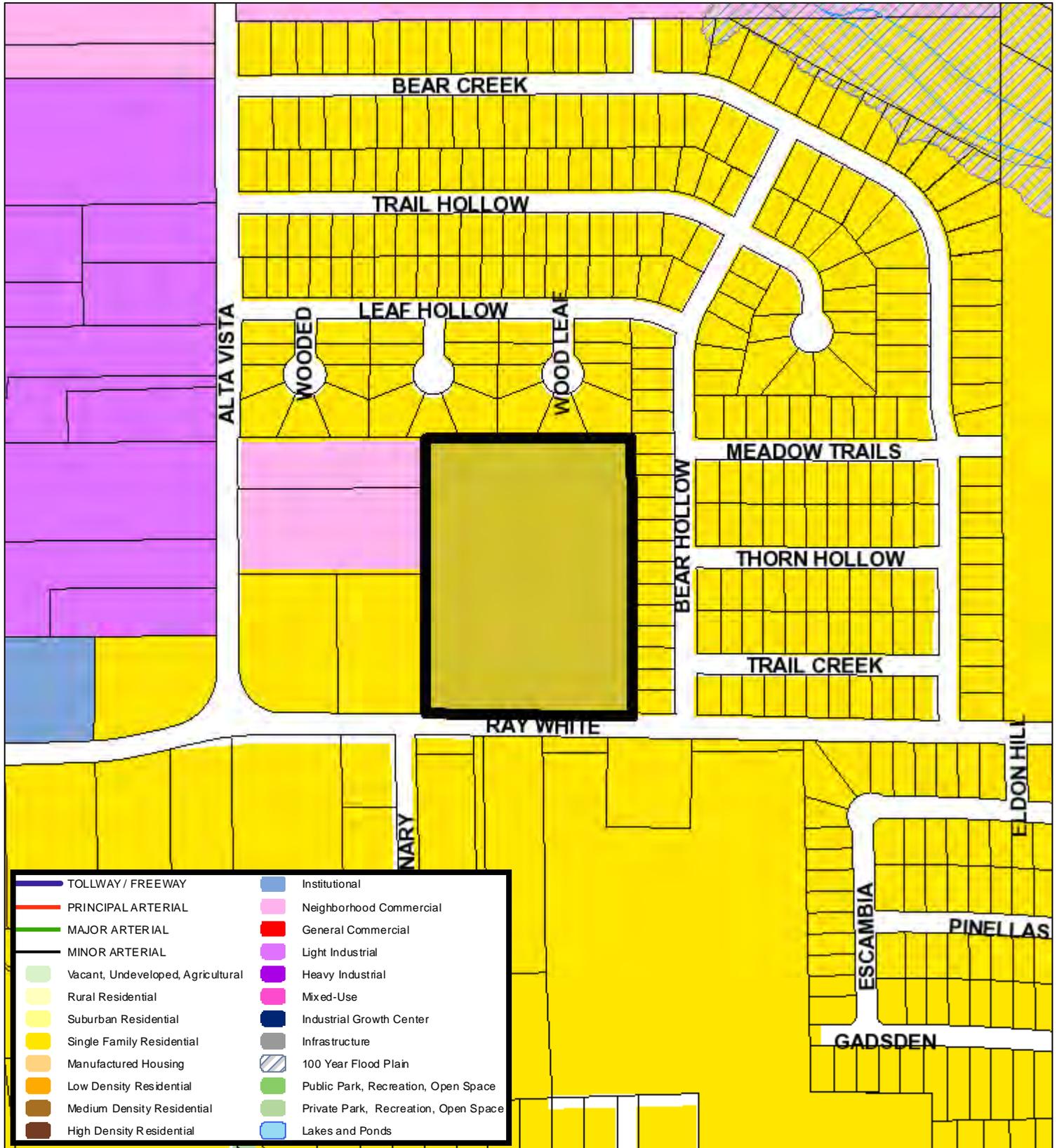


Area Zoning Map

Applicant: David & Denise Greenwood
 Address: 4809 Ray White Road
 Zoning From: A-10
 Zoning To: A-5
 Acres: 7.19888599
 Mapsco: 22P
 Sector/District: Far North
 Commission Date: 8/12/2015
 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 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 200 400 800 Feet



Kimberly Cole, 500 W. 7th Street, Suite 300, Fort Worth, Texas representing FW Mason Heights explained to the Commissioners she is here to answer any questions.

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

4. ZC-15-116 David & Denise Greenwood (CD 4) 4809 Ray White Road (All American Farms, Block 1, Lot 3, 7.19 Acres): from “A-10” One-Family to “A-5” One-Family

Denise Greenwood, 1212 Ruby Lea Lane, Fort Worth, Texas property owner, spoke in support of the request.

Mr. Genua asked if she was asking for a continuance. Ms. Greenwood said no.

John Pitstick, 700 W. Harwood Road, Hurst, Texas representing David & Denise Greenwood explained to the Commissioners they were thinking they would need to postpone the case, but after working with the neighborhood they want to move forward. They did meet with the adjacent property owner last night and mentioned staff should have received a letter of support.

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

<i>Document received for written correspondence</i>					<i>ZC-15-116</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Patrick Samples/ Hillsborough HOA	NA	Out		Support	Sent letter in

IV. New Cases

5. ZC-15-119 Sangalli Private Ventures (CD 9) 2945 South Hills Drive (Bluebonnet Hills, Block 24, Lot 37, 0.18 Acres): from “A-5” One-Family/TCU Overlay to “B” Two-Family/TCU Overlay

Burke Taylor, 3805 Bellaire Drive S., Fort Worth, Texas representing Sangalli Private Ventures explained to the Commissioners they would like to put a duplex on a single-family lot. They’ve had conversations with some of the neighbors and local organizations. There is some concern because the area is mostly single-family.

Alonzo Aguilar, 3725 Stuart Drive, Fort Worth, Texas representing Neighbors Working Together spoke in opposition. Mr. Aguilar asked the applicant if this property is for students to rent and he said no. When asked if the students applied to rent would he allow them, the applicant said yes.