



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 1, 2015

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

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; "E" Neighborhood
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 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 and subsequently (2015) rezoned a small portion to commercial in order to take advantage of the proximity to US Hwy 287. The applicant is requesting to change 2.4 acres of this multifamily and commercial zoning to create a developable commercial property. The western half of the proposed site is located within the floodplain, which can serve as a buffer between this use and the single family uses, and will provide more room for commercial development. The proposed rezoning would provide for a commercial corner adjacent to a large future 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
Applicant: Quik Trip
Acreage: 2.46 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
 ZC-15-074, from "C" to "E", approved June 2015
Platting History: None

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

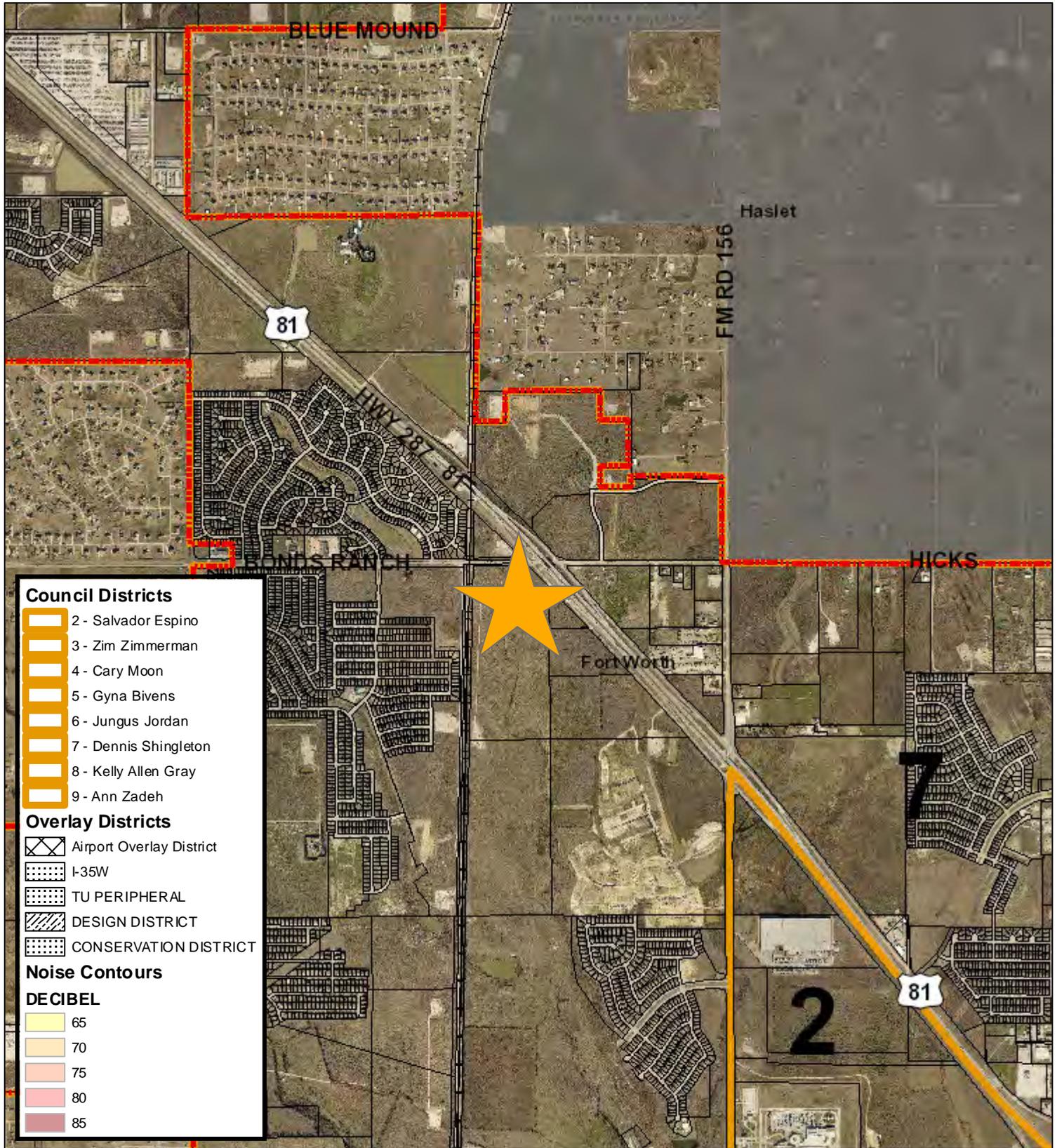
The 2015 Comprehensive Plan designates the site as Medium Density Residential. The requested zoning change to commercial **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, a review of the future land use is warranted for this location. The site is located along at the 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



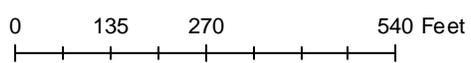


Area Zoning Map

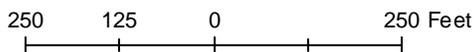
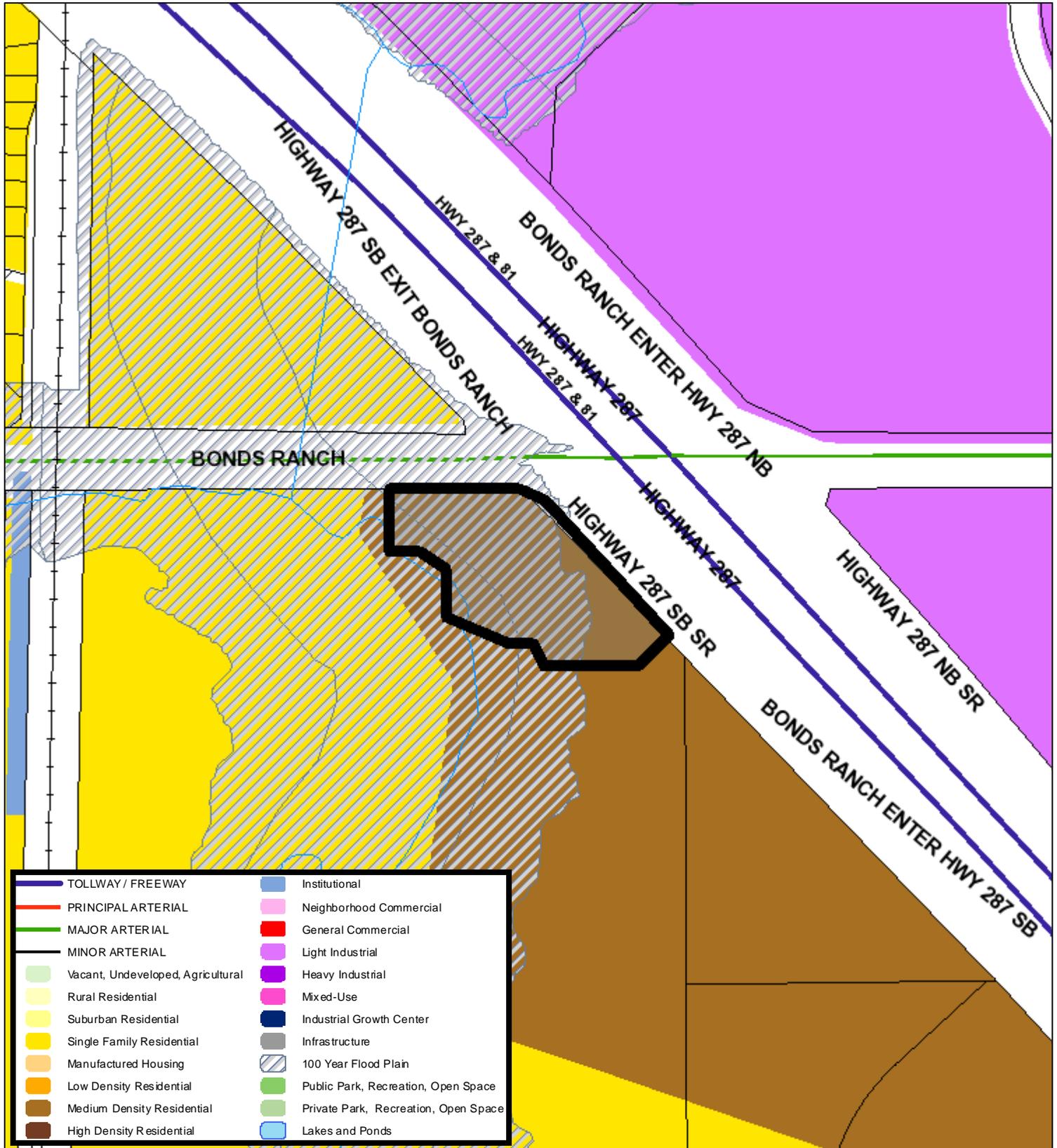
Applicant: Knox Street Partners, No.7, LTD
 Address: 200 W. Bonds Ranch Road
 Zoning From: C, E
 Zoning To: E
 Acres: 2.46598408
 Mapsco: 20P
 Sector/District: Far Northwest
 Commission Date: 11/11/2015
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



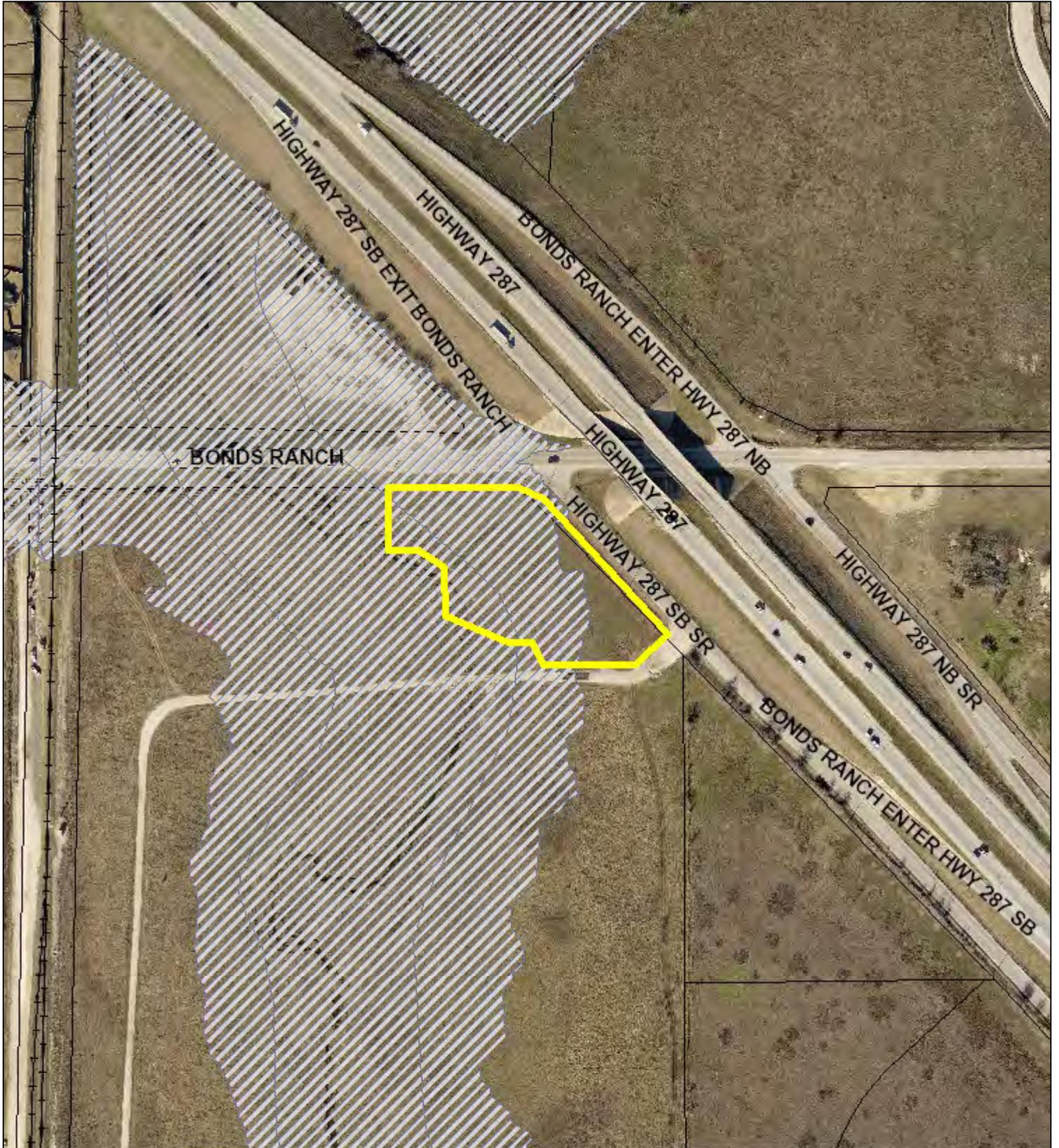
Future Land Use



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



0 160 320 640 Feet



Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

6. ZC-15-143 Jose Miquel Vidales (CD 9) 2814 Merrimac Street (Linwood Addition, Block 15, Lot 4, 0.24 Acres): from “B” Two-Family to “UR” Urban Residential

Mary Nell Poole, 2918 Wingate, Suite 100, Fort Worth, Texas representing Village Homes explained to the Commissioners they are requesting to rezone to “UR” to build townhomes and bring the buildings closer to the street for rear entry garages.

Mr. Flores asked if she was aware of the opposition. Ms. Poole said yes she is aware and there has always been a problem with people parking on the street.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried 8-0 with Ms. Dunn recussing herself.

<i>Document received for written correspondence</i>				<i>ZC-15-143</i>	
Name	Address	In/Out 300 notification area ft	Position on case		Summary
Kelly Simpson	2905 Merrimac	In	Opposition		Sent letter in

7. ZC-15-144 Knox Street Partners No. 7 Ltd (CD 7) 200 W. Bonds Ranch Road (Henry Robertson Survey, Abstract #1249, 2.46 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “E” Neighborhood Commercial

JD Dudley, 1120 N. Industrial Boulevard, Euless, Texas representing Knox Street Partners and Quik Trip explained to the Commissioners the majority of the site is located within the floodplain. They are requesting to rezone to “E” in order to expand the area to build a Quik Trip.

Mr. Flores asked if they will be working with TCEQ. Mr. Dudley said yes they are and are obtaining a permit to build a retaining wall and will be modifying the creek channel.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

8. ZC-15-145 Beautiful Feet Ministries (CD 8) 1700 Blocks E. Hattie Street, E. Tucker Street, E. Vickery Boulevard and 540 S. Riverside Drive (Glenwood Addition, Block 17, Lots 3 & 4, Block 19, Lots 1-6 & 11-16, 2.12 Acres): from “A-5” One-Family, “B” Two-Family, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial and “F” General Commercial to “CF” Community Facilities

Jeff Kalbfleisch, 685 Bowling Ranch Road, Azle, Texas representing Beautiful Feet Ministries explained to the Commissioners they are requesting to rezone to “CF” in order to build a