



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 26, 2016

Council District 6

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: Richardson Fdn./Pate Ranch Land & Single Family LP

Site Location: 6200 - 6400 blocks Altamesa Boulevard/Dirks Road
Mapsc0: 102F

Proposed Use: Single-family and Commercial

Request: From: "A-5" One-Family; "C" Medium Density Multifamily; "FR" General Commercial
To: "A-5" One-Family, "FR" General Commercial

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is consistent

Background:

The proposed site is located south of Altamesa/Dirks Rd just west of Chisholm Trail Parkway. The applicant proposes to rezone roughly 20 acres from "C" Medium Density Multifamily; "FR" General Commercial to "A-5" One-Family and "FR" General Commercial. The proposed zoning change is due to a land swap between property owners along the future alignment of Bryant Irvin Rd. This change will bring the property into conformance with surrounding zoning. The property is divided into two separate tracts and described in the table below.

Tract	Acres	Zoning: From	Zoning: To
1	10.547 acres	"C" Medium Density Multifamily and "FR" General Commercial	"A-5" One-Family
2	10.314 acres	"A-5" One-Family	"FR" General Commercial

Site Information:

Owner: Richardson Fdn./Pate Ranch Land & Single Family LP
309 Main St.
Fort Worth, TX 76102
Agent: Dunaway/Tom Galbreath
Acreage: 20.85
Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "PD MU-2" excluding certain uses with development standards, site plan required / vacant
 East "A-5" One-Family; "PD MU-2" excluding certain uses with development standards, site plan required / vacant
 South "FR" General Commercial Restricted / vacant
 West "FR" General Commercial Restricted; "C" Medium Density Multifamily / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-147, from unzoned to "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial with excluded uses and development standards to height and commercial lighting adjacent to residential, "MU-2" High Intensity Mixed-Use and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with excluded uses; site plan waiver recommended; approved November 2015 (portion of subject property and property to the east)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bryant Irvin	Not constructed	Major Arterial	No
Dirks/Altamesa	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Trinity Habitat for Humanity	Crowley ISD
Streams And Valleys Inc	

*Not located within the confines of a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone to "A-5" One-Family and "FR" General Commercial. Surrounding land uses are vacant and the applicant would like to align the zoning boundaries due to changes in the proposed alignment to the future Bryant Irvin Rd. The proposed changes are compatible with surrounding land uses.

The table below describes compatibility with the surrounding uses for each tract.

Tract	Proposed Zoning	Surrounding Land Uses	Compatibility
Tract 1	A-5	Vacant	Yes
Tract 2	FR	Vacant	Yes

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as single-family and mixed-use. The table below describes consistencies with the Comprehensive Plan for each tract.

Tract	Proposed Zoning	Future Land Use	Consistency
Tract 1	A-5	Single-family	Consistent
Tract 2	FR	Mixed-Use	Consistent

The proposed zoning is consistent with the following Comprehensive Plan policies:

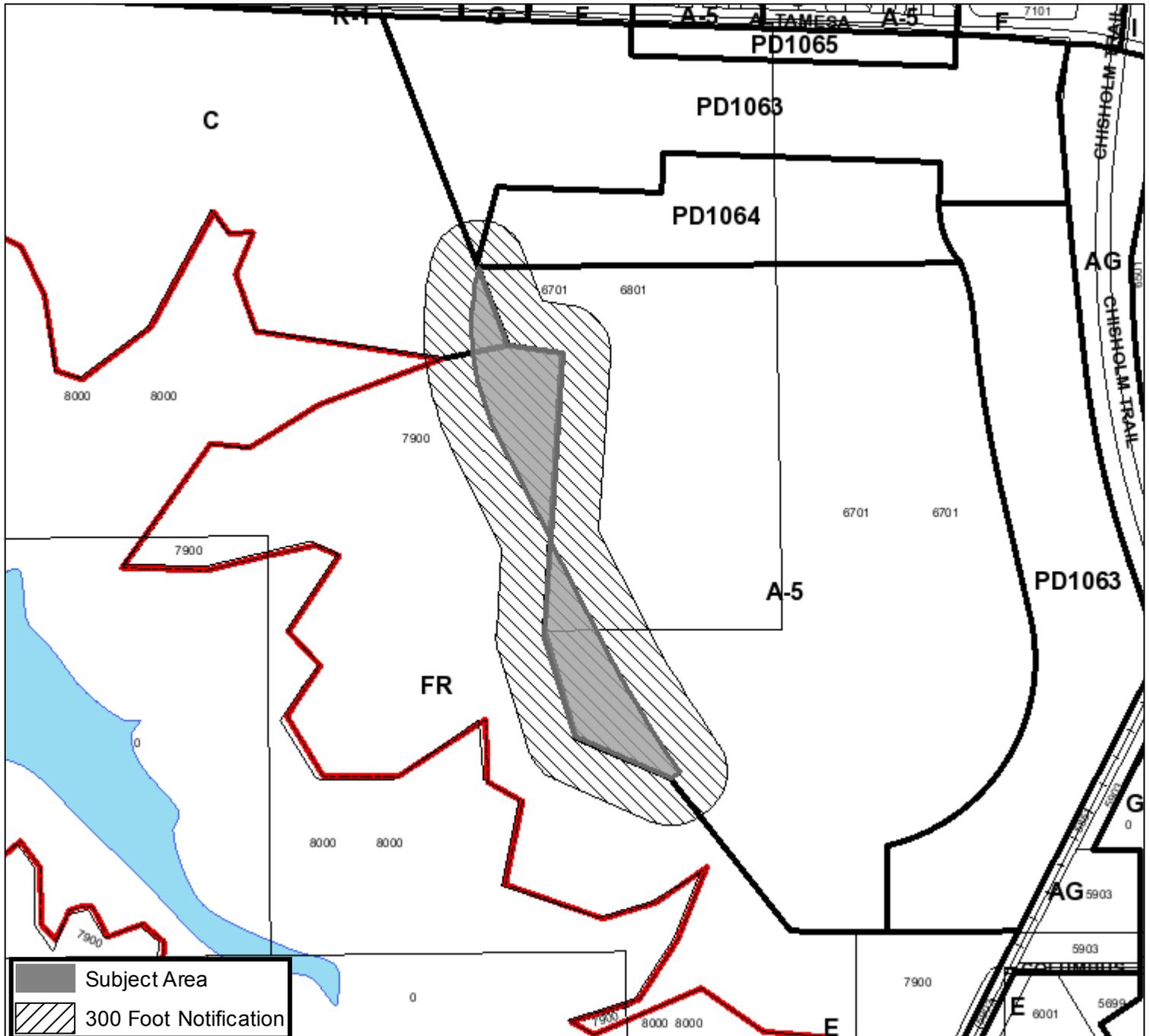
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Attachments:

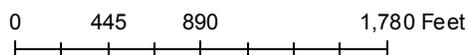
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

Applicant: Richardson Fdn./Pate Ranch Land & Single Family LP
 Address: 6200 - 6400 blocks Altamesa Boulevard/Dirks Road
 Zoning From: A-5, C, FR
 Zoning To: A-5, FR
 Acres: 20.85998008
 Mapsco: 102F
 Sector/District: Far Southwest
 Commission Date: 1/13/2016
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



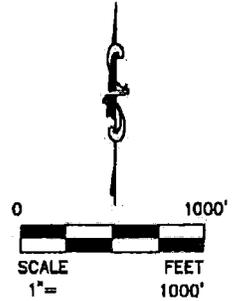
ZC-15-163

EXHIBIT "A"

PATE-PROVIDENT & S.W. RICHARDSON
BOUNDARY PARCEL SWAP

PARCELS 1 & 2

DIRKS ROAD
(COUNTY ROAD 1043)
(VARIABLE WIDTH RIGHT-OF-WAY)



P.O.C.
PARCELS 1 & 2
P.K. NAIL WITH SHINER
STAMPED "DUNAWAY
ASSOC. LP" FOUND

J. HEATH SURVEY
ABSTRACT NO. 5241

TRACT 1
A.M. PATE, JR.
VOLUME 6691, PAGE 475
D.R.T.C.T.

P.O.B.
PARCEL 1
5/8" YCIRS

"FR" TO "A-5"

PARCEL 1
459,418 SQ. FT. / 10.547 ACRES
BOUNDARY SWAP

FROM S.W. RICHARDSON TO PROVIDENT
REALTY ADVISORS, INC.

TRACT 1
S.W. RICHARDSON
VOLUME 1846, PAGE 459
D.R.T.C.T.

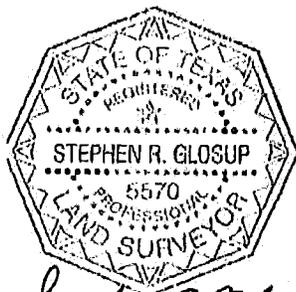
"A-5" TO "FR"

PARCEL 2
449,285 SQ. FT. / 10.314 ACRES
BOUNDARY SWAP
FROM PROVIDENT REALTY ADVISORS, INC.
TO S.W. RICHARDSON

P.O.B.
PARCEL 2
5/8" YCIRS

TRACT 2
A.M. PATE, JR.
VOLUME 6691, PAGE 475
D.R.T.C.T.

#2



Stephen R. Glosup
9/18/15

A metes and bounds description of
even date accompanies drawing.

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

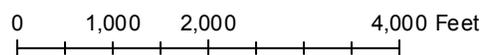
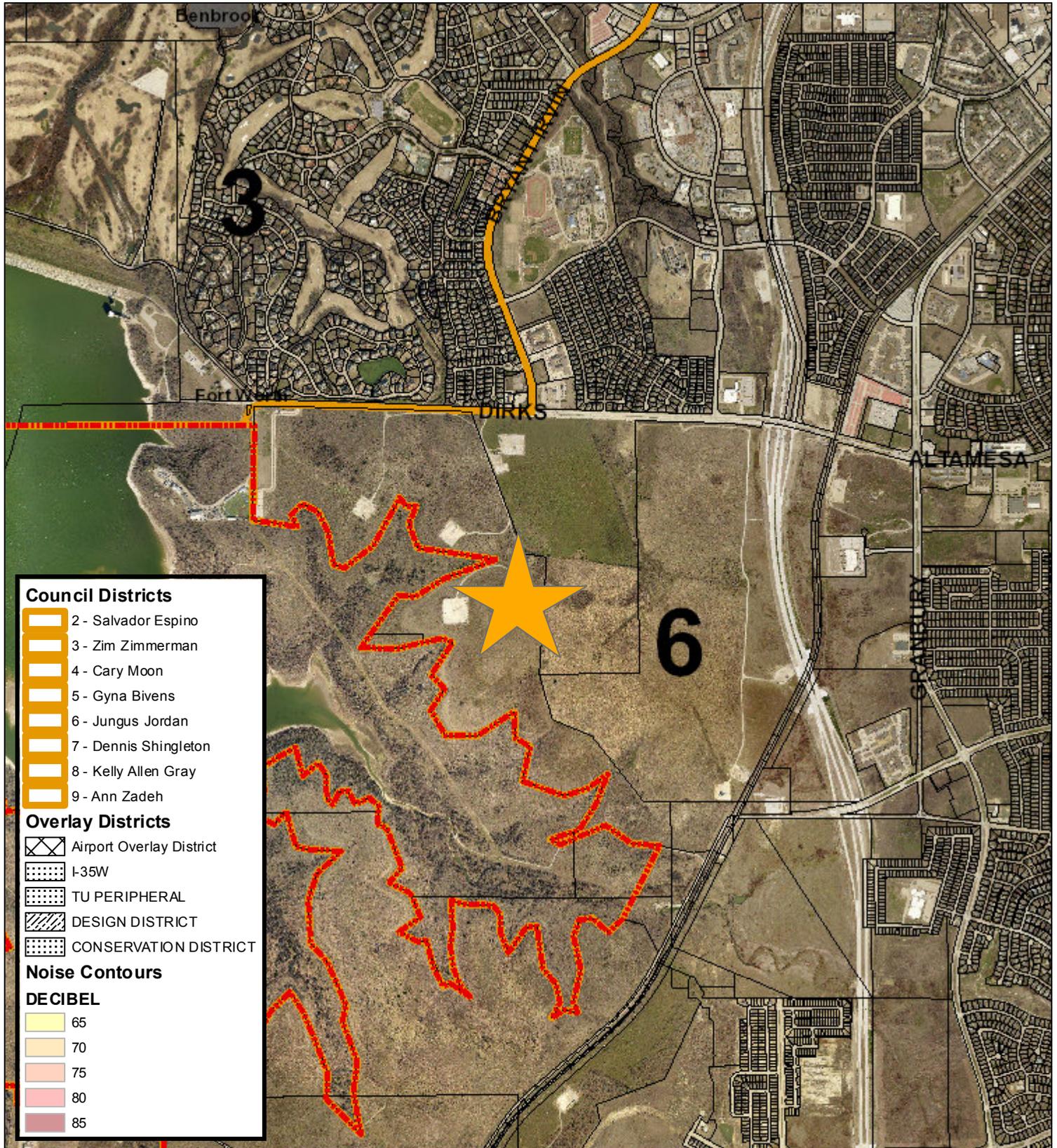
DATE: SEPTEMBER 18, 2015

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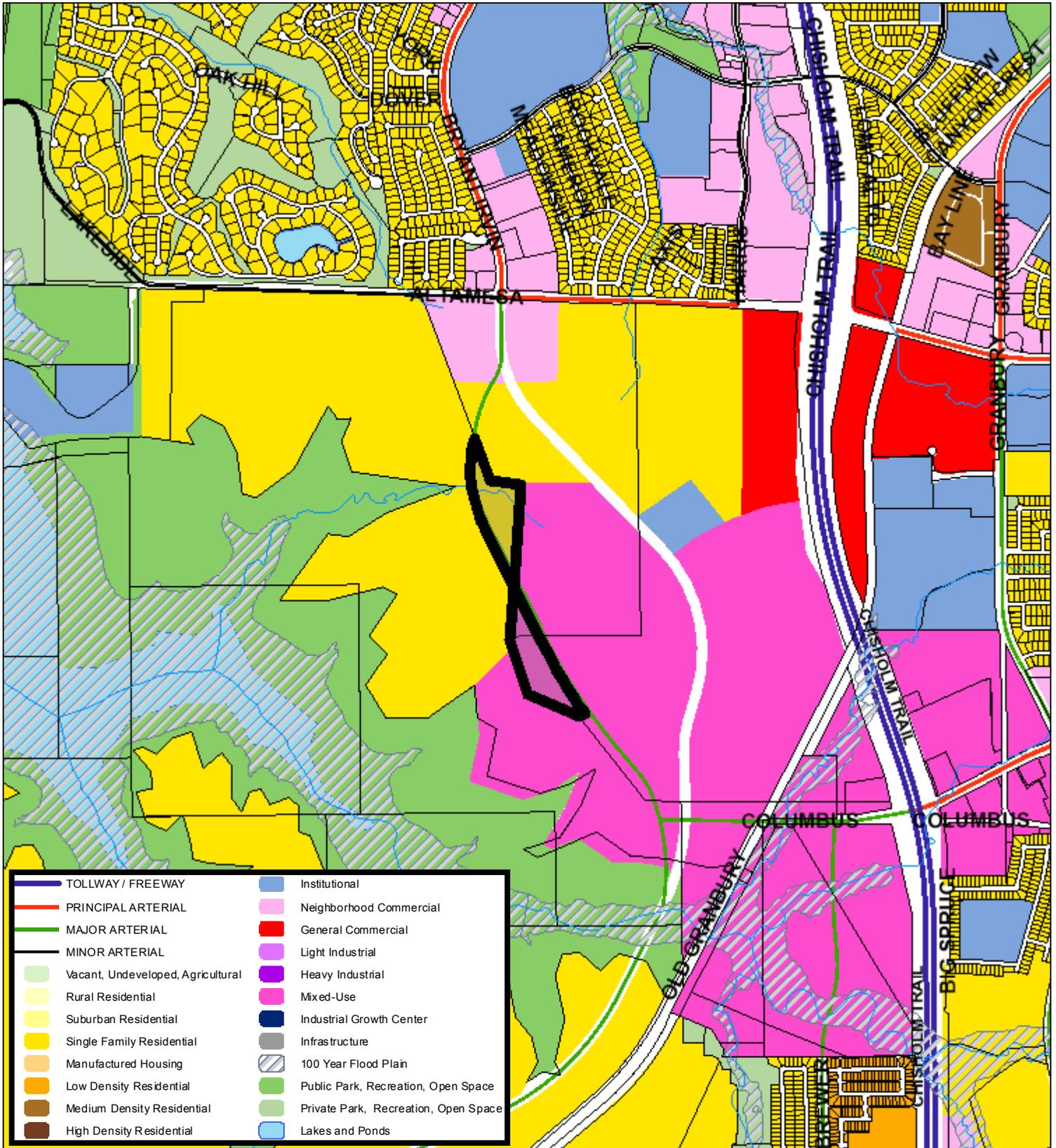
DUNAWAY JOB NO. B001951.001

995-9703

Area Map



Future Land Use



1,400 700 0 1,400 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 Photo Map



0 950 1,900 3,800 Feet

