



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

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: The Destiny Church

Site Location: 10100 Blue Mound Road Mapsco: 20 U, V

Proposed Use: Single-family

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

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Minor Boundary Adjustment)

Background:

The proposed site is located east of Blue Mound Rd. and north of SH 287. The applicant would like to rezone over 9 acres from "AG" Agricultural to A-5" One-Family to incorporate this property into a larger residential development to the north.

There are no concept plans or preliminary plats currently being processed. The preliminary plat process requires the completion of a traffic study and proportionality considerations for arterial improvements. 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.

Site Information:

Owner: The Destiny Church
10200 FM 156
Ft. Worth, TX 76131
Agent: DR Horton, Inc. (Mark Allen)
Acreage: 9.47 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "AG" Agricultural / vacant
East "A-5" One-Family; "A-7.5" One-Family / vacant, single-family
South "AG" Agricultural; "I" Light Industrial / vacant; industrial

West "AG" Agricultural; "I" Light Industrial / vacant, industrial

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	County Rd	Principal Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

* Site not located within the confines of a registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone portions of a property to "A-5" One-Family. The surrounding uses are primarily vacant. The applicant would like to incorporate this property into a larger residential development to the northwest.

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

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family and General Commercial. A portion of the proposed zoning is not consistent with the Comprehensive Plan. However, the proposal will be can be considered a Minor Boundary Adjustment and the proposed rezoning is consistent with the following Comprehensive Plan policies:

- Encourage new 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).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

Based on the lack conformance with the future land use map and the policies stated above the proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Attachments:

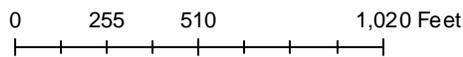
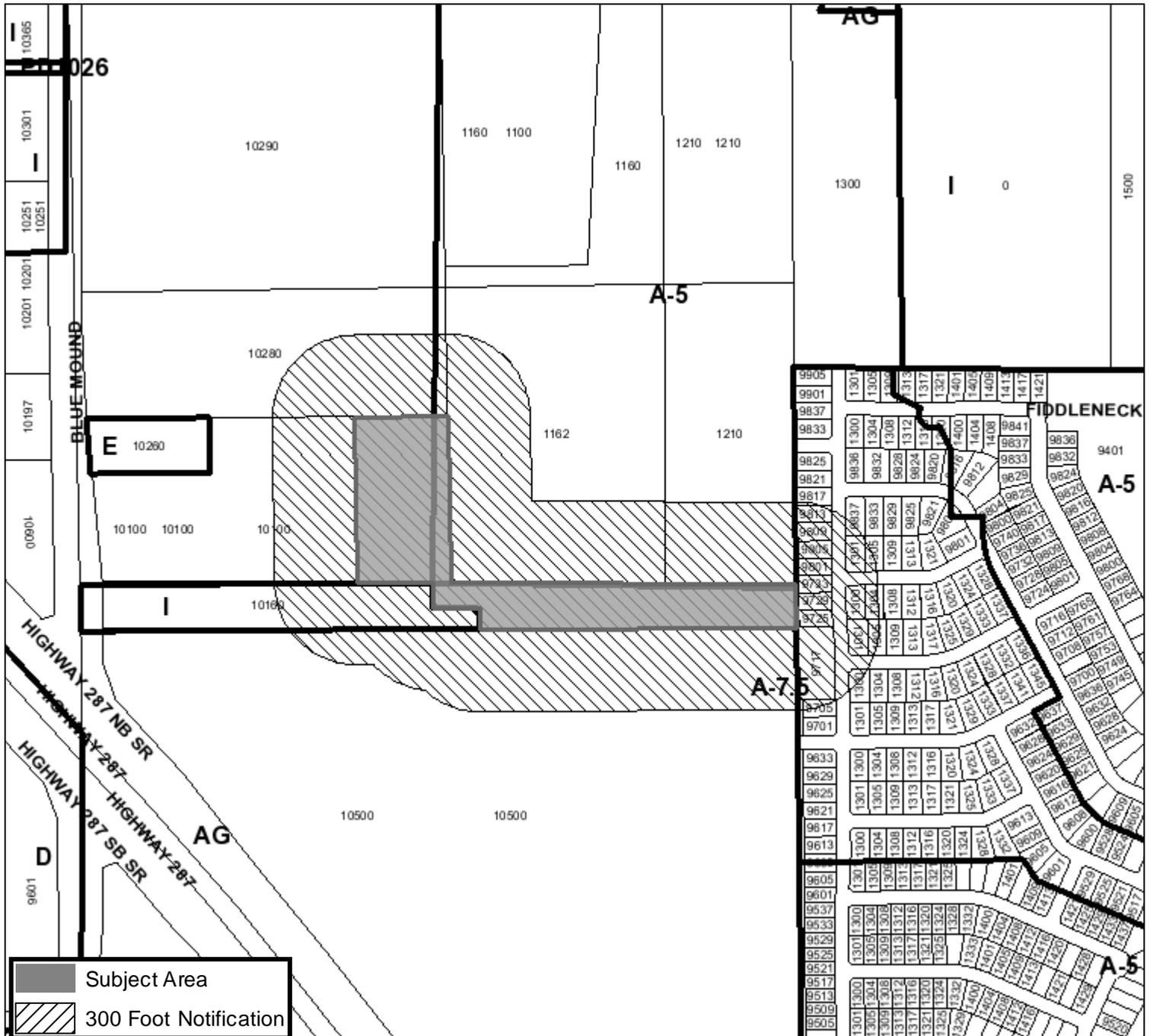
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



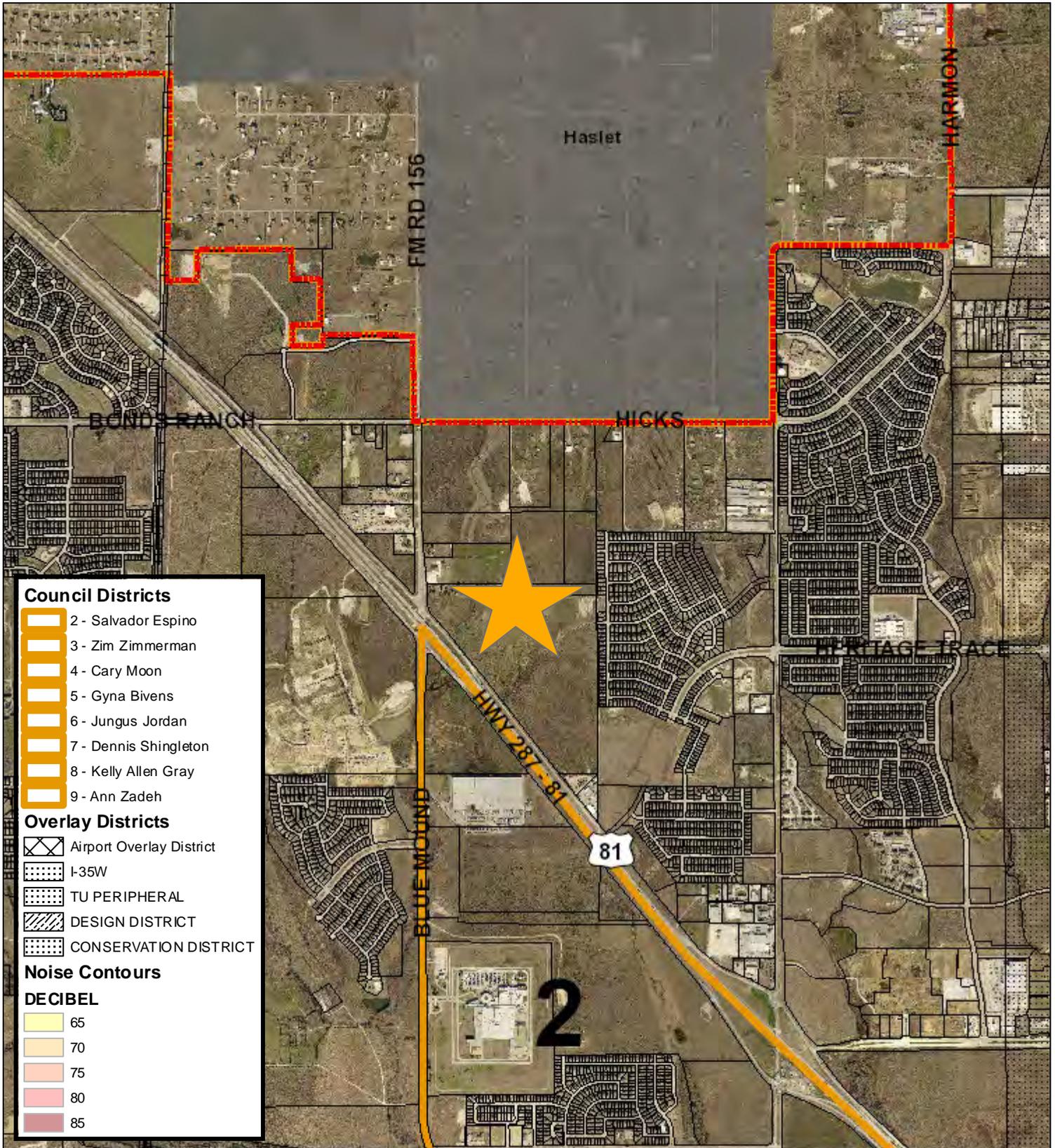
ZC-15-169

Area Zoning Map

Applicant: The Destiny Church
 Address: 10100 Blue Mound Road
 Zoning From: AG
 Zoning To: A-5
 Acres: 9.476326
 Mapsco: 20UV
 Sector/District: Far North
 Commission Date: 1/13/2016
 Contact: 817-392-8043



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

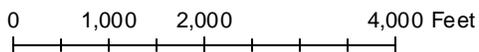
Overlay Districts

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

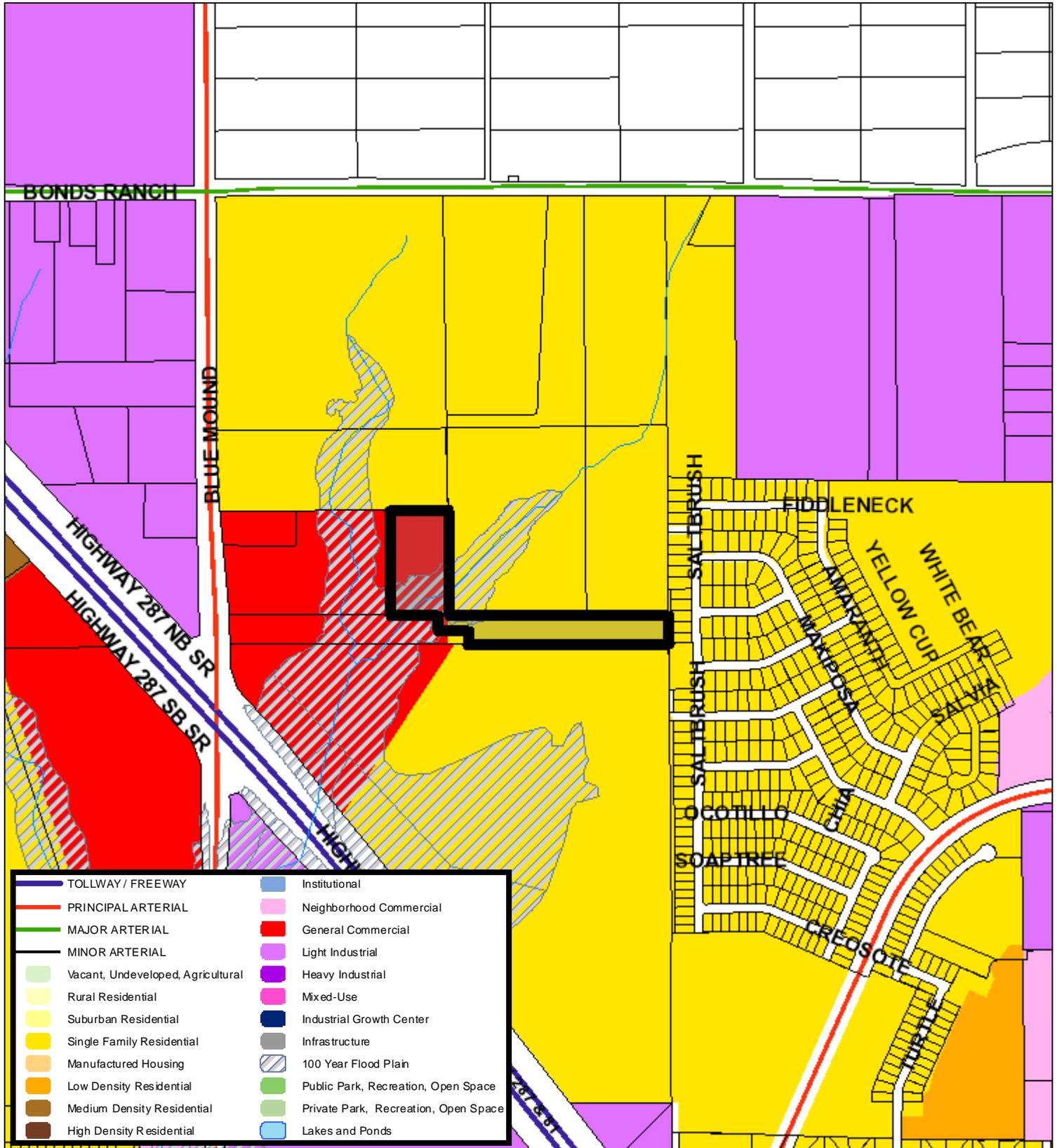
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



770 385 0 770 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



0 480 960 1,920 Feet

