



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 12, 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 Leo Valencia  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Westover Boaz Group

**Site Location:** 8069 Old Decatur Road Mapsco: 33T

**Proposed Use:** Commercial/Office Use

**Request:** From: Unzoned  
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 southwest corner of Old Decatur Road a major arterial and W. J. Boaz, a proposed minor arterial. The applicant is requesting approximately 1.46 acres for "E" Neighborhood Commercial to allow for the development of commercial and/or office uses.

The related annexation case is AX-15-010 which is an Owner-initiated annexation.

**Site Information:**

Owner: Westover Boaz Group  
556 8<sup>th</sup> Avenue  
Ft. Worth, TX 76104  
Agent: MJ Thomas Engineering/Mickey Thomas  
Acreage: 1.702 acres  
Comprehensive Plan Sector: Far Northwest  
Surrounding Zoning and Land Uses:  
North "A-5" One-Family / single-family  
East City of Saginaw / single-family  
South City of Saginaw / mini-warehouse units  
West City of Saginaw / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: FP-00-129 Quarter Horse Estates plat approved and recorded 3-08-02; subject property to the north

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Old Decatur Rd	Major Arterial	Major Arterial	No
W. J. Boaz	Two-lane County	Minor Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
	Streams And Valleys Inc
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 requesting “E” Neighborhood Commercial at the intersection of two arterials. Surrounding land uses consist of single-family to the north, single-family to the east, mini-warehouses to the south and suburban single-family to the west, within the City limits of Saginaw excluding the single-family to the north.

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

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family Residential. The requested rezoning is not consistent with the following Comprehensive Plan policies.

- 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. 38)

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

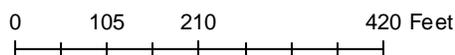
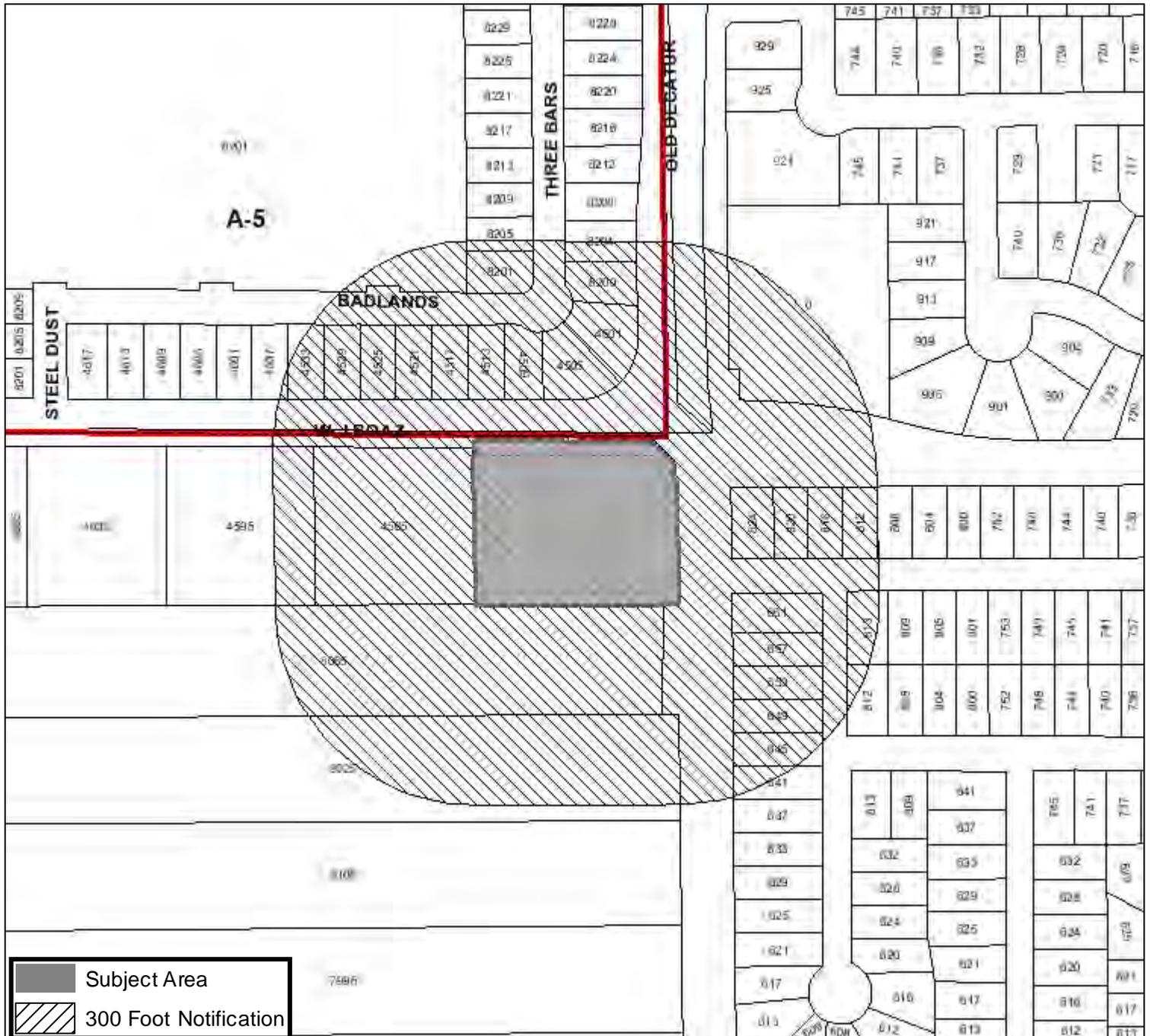
However, the rezoning to neighborhood commercial is appropriate based on the proposed location at the intersection of two arterials, where commercial uses are typically found. If approved, the future land use map would be changed to reflect the use.

**Attachments:**

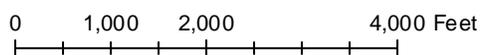
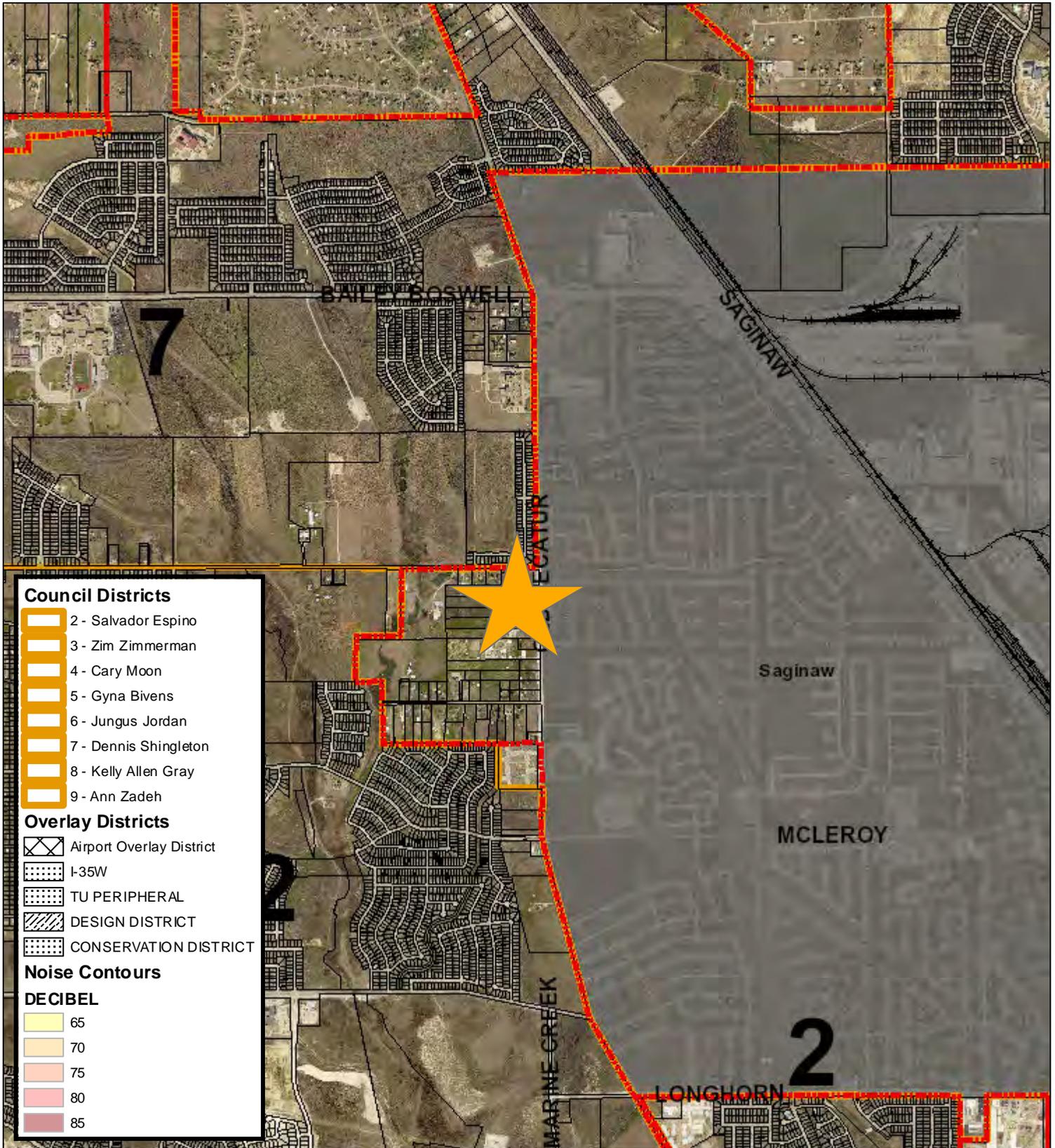
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Zoning Map

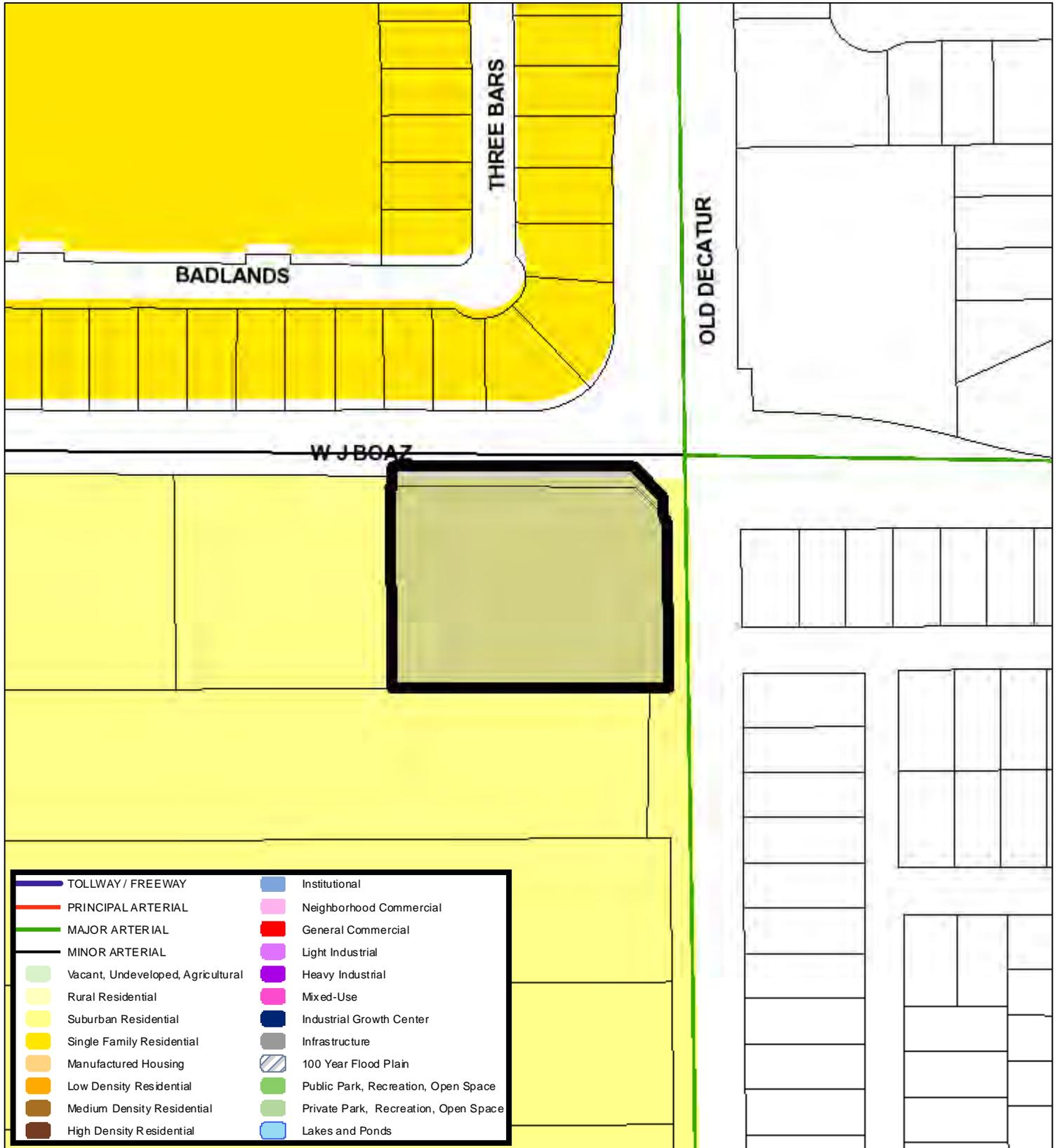
Applicant: Westover Boaz  
 Address: 8069 Old Decatur Road  
 Zoning From: Unzoned  
 Zoning To: E  
 Acres: 1.70209227  
 Mapsco: 33T  
 Sector/District: Far Northwest  
 Commission Date: 3/9/2016  
 Contact: 817-392-2495



### Area Map



### Future Land Use



140 70 0 140 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 90 180 360 Feet



Margaret DeMoss/ West 7 <sup>th</sup> Neighborhood Alliance	NA	Out		Support enforced requirements	with Sent letter in
Andrew Blake/ Development & Urban Design Committee	2929 W 5th	Out		Support	Sent letter in

**IV. New Cases**

**3. ZC-16-004 Westover Boaz Group (CD 7) 8069 Old Decatur Rd (Alexander F. Albright Survey, Abstract 1849, 1.70 Acres): from Unzoned to “E” Neighborhood Commercial**

Michael Thomas, 3973 W. Vickery Boulevard, Fort Worth, Texas representing Westover Boaz Group explained to the Commissioners they are annexing the property into the City of Fort Worth for commercial development.

Mr. Northern asked Mr. Thomas what the structure might look like. Mr. Thomas said there are no plans at this time.

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

**4. ZC-16-013 Richard Skipper (CD 9) 2900-2916 (evens) Stuart Dr (Ryan & Pruitt Addition Block 13, Lots 20, 21, 22, 23, 24, 0.44 Acres): from “E” Neighborhood Commercial and PD715 “PD/SU” Planned Development/ Specific Use for parking area; site plan required (SP-06-018) To: Expand and amend PD715 for industrial outdoor storage; site plan included**

Dennis Hopkins, P. O. Box 637, 2131 N. Collins Street, Arlington, Texas representing Richard Skipper (SkiHI Enterprises) gave a brief history of the property and explained to the Commissioners they are expanding the business and need more outdoor equipment storage. Mr. Hopkins mentioned the site plan does indicate there will be no permanent buildings on these lots until such time they need to expand. Mr. Hopkins said on February 3, 2016 he met with five different representatives ranging from Berry Street Initiative to Hemphill Corridor Task Force about the zoning case. He did receive letters of support from them as well as property owners.

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

<i>Document received for written correspondence</i>					ZC-16-013
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Jim Johnson/ Berry Street Initiative	NA	Out		Support	Sent letter in