



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 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: **BNM Properties**

Site Location: 9200 block (odds) Saginaw Boulevard Mapsco: 64A

Proposed Use: **Commercial**

Request: From: "E" Neighborhood Commercial and "I" Light Industrial
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is located on Saginaw Blvd. near Bailey Boswell. The applicant is requesting a zoning change from "I" Light Industrial and to "E" Neighborhood Commercial to "E" Neighborhood Commercial. The applicant would like to downzone the site in order to conform with their remaining tract already zoned "E" for commercial uses. The proposed zoning is more appropriate adjacent to A-5 zoning and allows more compatible uses than what is currently allowed in "I".

Site Information:

Owner: BNM Properties
9100 Airport Freeway Suite 400
North Richland Hills, TX 76108
Acreage: 14.67 ac
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "E" Neighborhood Commercial / vacant
East "A-5" One-Family; "AG" Agricultural / vacant
South City of Saginaw / vacant
West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Saginaw Blvd	Major Arterial	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	Eagle Mountain-Saginaw ISD

*The site is not located within the confines of a registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “E” Neighborhood Commercial to conform with a portion of the tract already zoned E. Surrounding land uses are primarily vacant with single-family to the west. The proposed site is located on Saginaw Blvd, which is a major arterial. Downzoning to “E” zoning is appropriate along major arterials and will provide an acceptable buffer to residential uses to the west.

As a result, the proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the conformance with the future land use map and the 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 meeting



ZC-16-069

Area Zoning Map

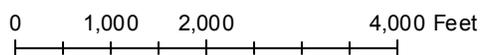
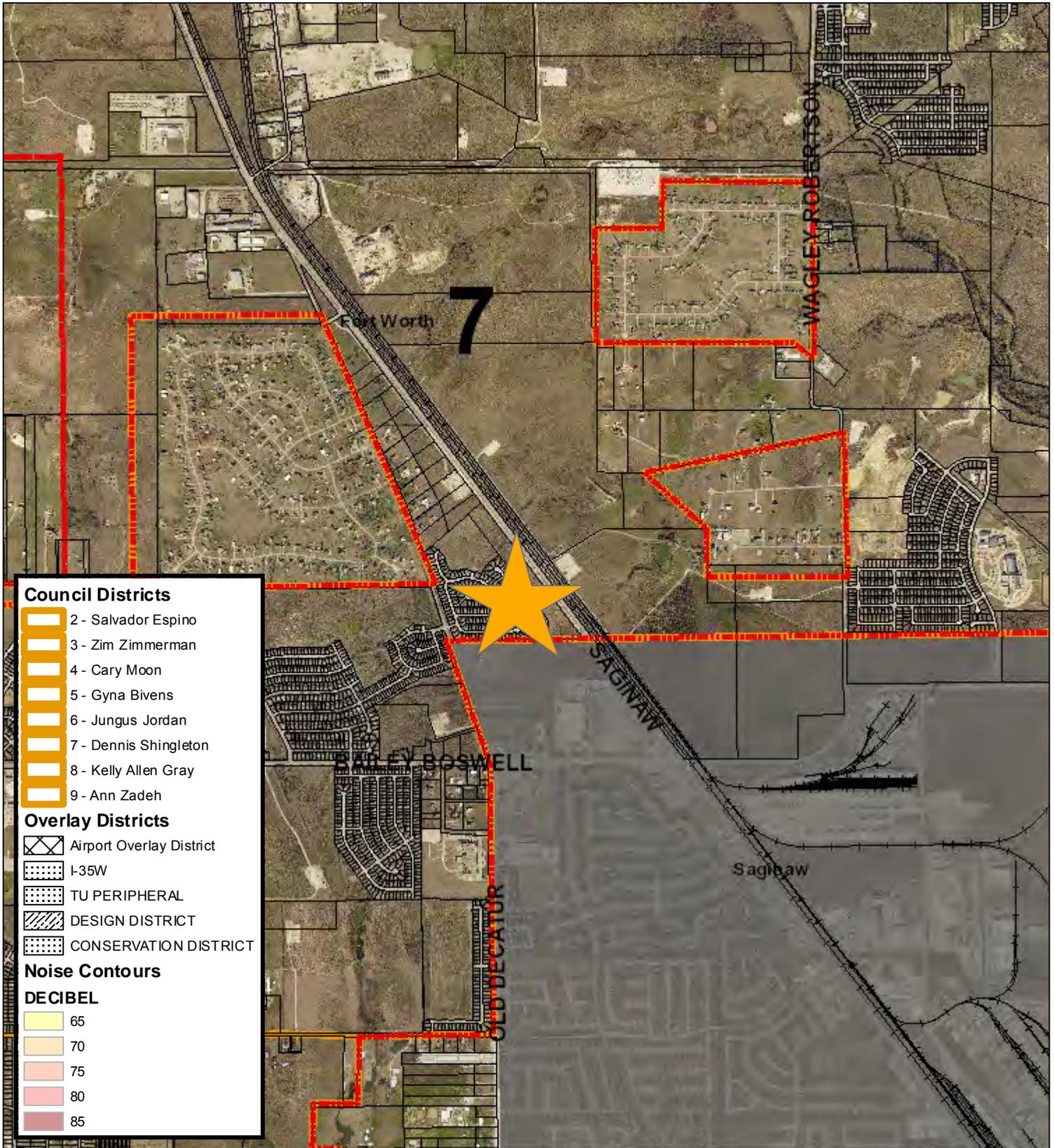
Applicant: BNM Properties
Address: 9200 block (odds) Saginaw Boulevard
Zoning From: E, I
Zoning To: E
Acres: 14.67900831
Mapsc0: 33FKL
Sector/District: Far Northwest
Commission Date: 4/13/2016
Contact: 817-392-8043



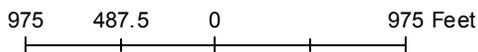
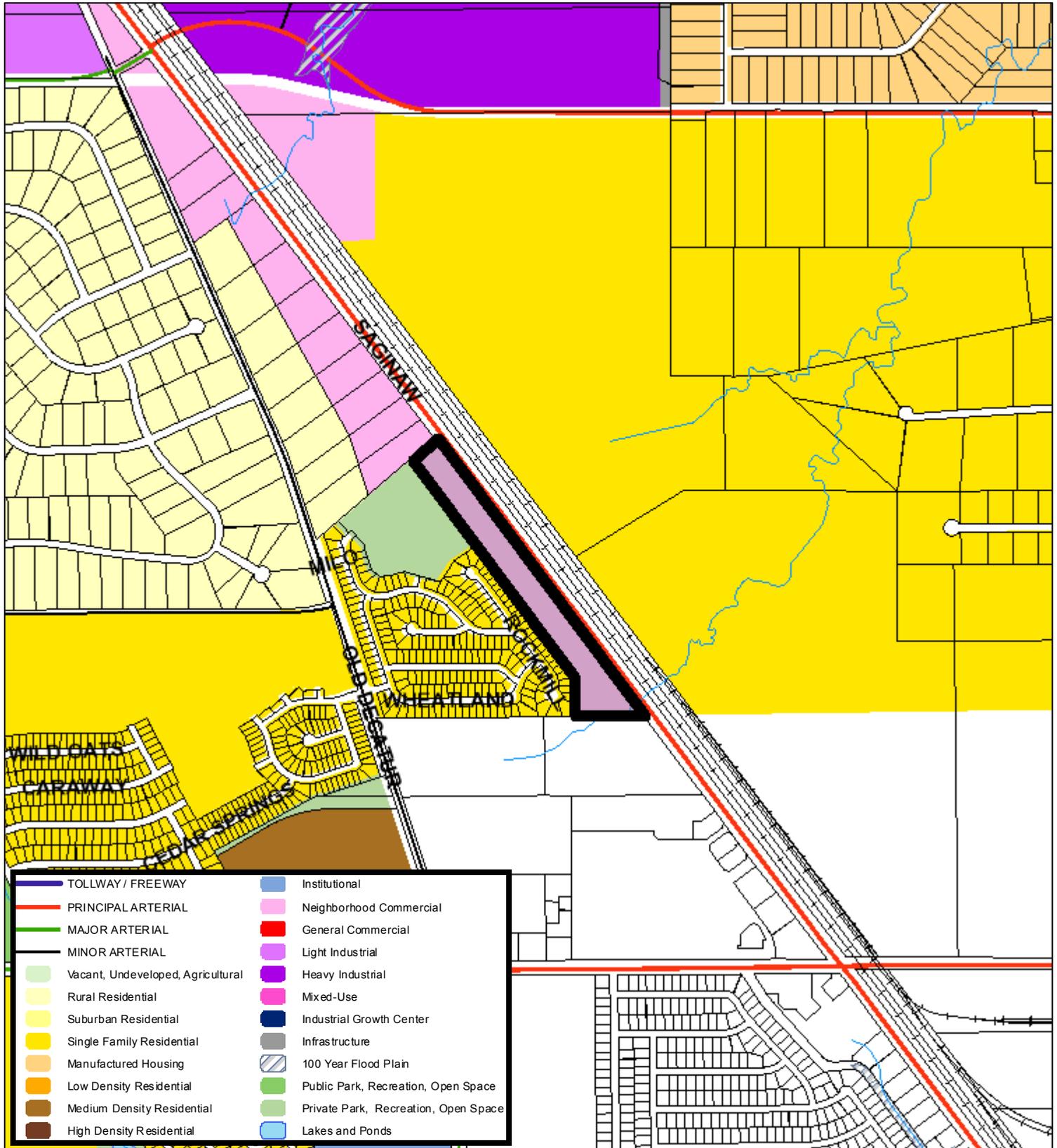
■ Subject Area
▨ 300 Foot Notification

0 310 620 1,240 Feet

Area Map



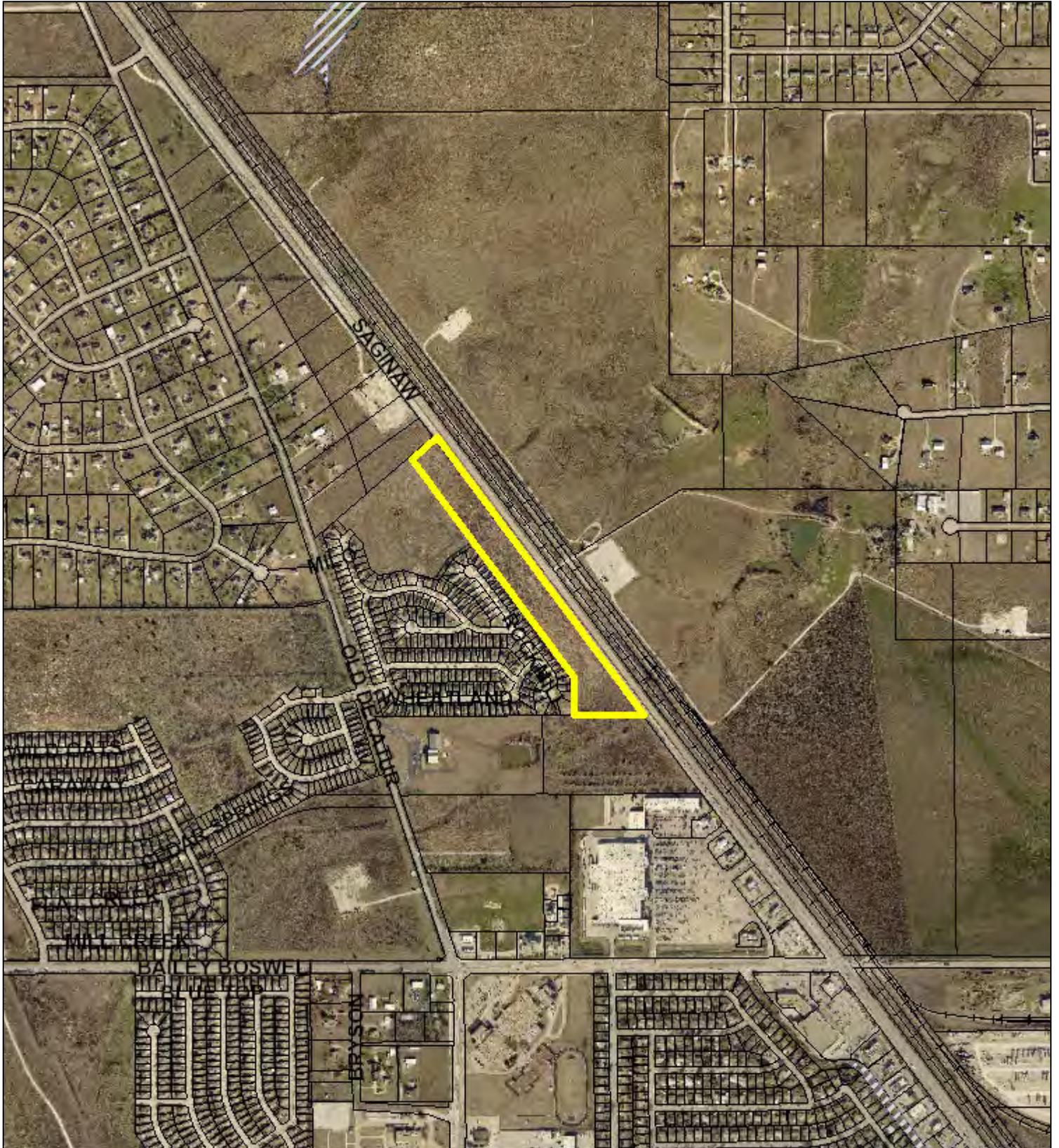
Future Land Use



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 29, 2016.



Aerial Photo Map



0 600 1,200 2,400 Feet



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

5. ZC-16-068 BNM Properties (CD 7) 1400 block (odds) Old Decatur Road (Heirs of Benjamin Thomas Survey, Abstract No. 1497, 2.74 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “C” Medium Density Multifamily

Michael Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing BNM Properties explained to the Commissioners they are trying to clean this piece up in relation to the Kroger Store.

Mr. Northern asked about the time frame. Mr. Clark said there is not one for this particular area.

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

6. ZC-16-069 BNM Properties (CD 7) 9200 block (odds) Saginaw Boulevard (Heirs of Benjamin Thomas Survey, Abstract No. 1497, 14.67 Acres): from “E” Neighborhood Commercial and “I” Light Industrial to “E” Neighborhood Commercial

Michael Clark, 6750 Hillcrest Plaza, Dallas, Texas representing BNM Properties explained to the Commissioners they are downzoning to make the contiguous property all neighborhood commercial.

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

7. ZC-16-070 Hayco Realty LTD (CD 2) 6100 Bowman Roberts Road (Joseph Bowman Survey, Abstract No. 79, 13.09 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “R1” Zero Lotline/Cluster and “C” Medium Density Multifamily

Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Hayco Realty explained to the Commissioners they are realigning the existing boundaries of “C” zoning which has been in place since 1984. Mr. Light said they are losing 6.55 acres of multifamily and replacing it with 6.54 acres. They will be removing some of the “E” zoning on the hard corner. Mr. Light displayed some pictures of the existing area where there is a pipeline.

Mr. Flores asked Mr. Light about the discussions they had with the neighborhood. Mr. Light said at the neighborhood meeting some people realized what was being done and some did not want anything to happen. Mr. Flores said they received approximately 59 letters of opposition and their concerns were not being sufficient infrastructure, no parks close by and low income housing. Mr. Light said he only spoke with one home owner but that the representative from the