



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 4, 2014

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes X No X  
Case Manager Lynn Jordan  
Surplus Yes     No X  
Council Initiated Yes     No X

**Owner / Applicant:** Ray & Linda Snider

**Site Location:** 9508 Park Drive Mapsco: 32G

**Proposed Use:** Single-Family

**Request:** From: "AG" Agricultural  
To: "A-2.5" One-Family

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

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

**Background:**

The applicant has requested to withdraw the application due to platting and utility difficulties. The action will be to deny without prejudice.

The proposed site is located north of Park Drive. The applicant is proposing to sell off the majority of his property but keep a 2.5 acre tract for his personal homesite. As such, it is necessary to rezone the property to A-2.5 for a single-family home. The property will have to be platted and the owner is working through the necessary process to create legal access from the public right-of-way.

**Site Information:**

Owner: Ray & Linda Snider  
9508 Park Drive  
Fort Worth, Texas 76179  
  
Applicant: Grant Engineering/John Grant  
Acreage: 2.50 acres  
Comprehensive Plan Sector: Far Northwest  
Surrounding Zoning and Land Uses:  
North "AG" Agricultural / single-family & vacant  
East "AG" Agricultural / rural residential  
South "AG" Agricultural / vacant  
West "AG" Agricultural / rural residential

**Recent Relevant Zoning and Platting History:**

Zoning History: NA  
Platting History: Currently being platted to subdivide the 2.5 acre tract

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Park Drive	Two-way	Minor Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance*	Eagle Mountain-Saginaw ISD

\*within this neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change for A-2.5 for single-family use. Surrounding land uses consist of rural residential and vacant.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as Rural Residential. The Land Use and Zoning Classifications table in the Comprehensive Plan lists the appropriate zoning classifications for Rural Residential as A-2.5 (2.5 acre lots) and A-43 (one acre lots). The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development (pg. 37)

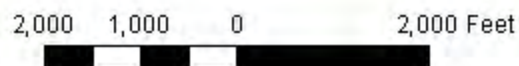
Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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



## Location Map



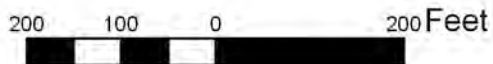
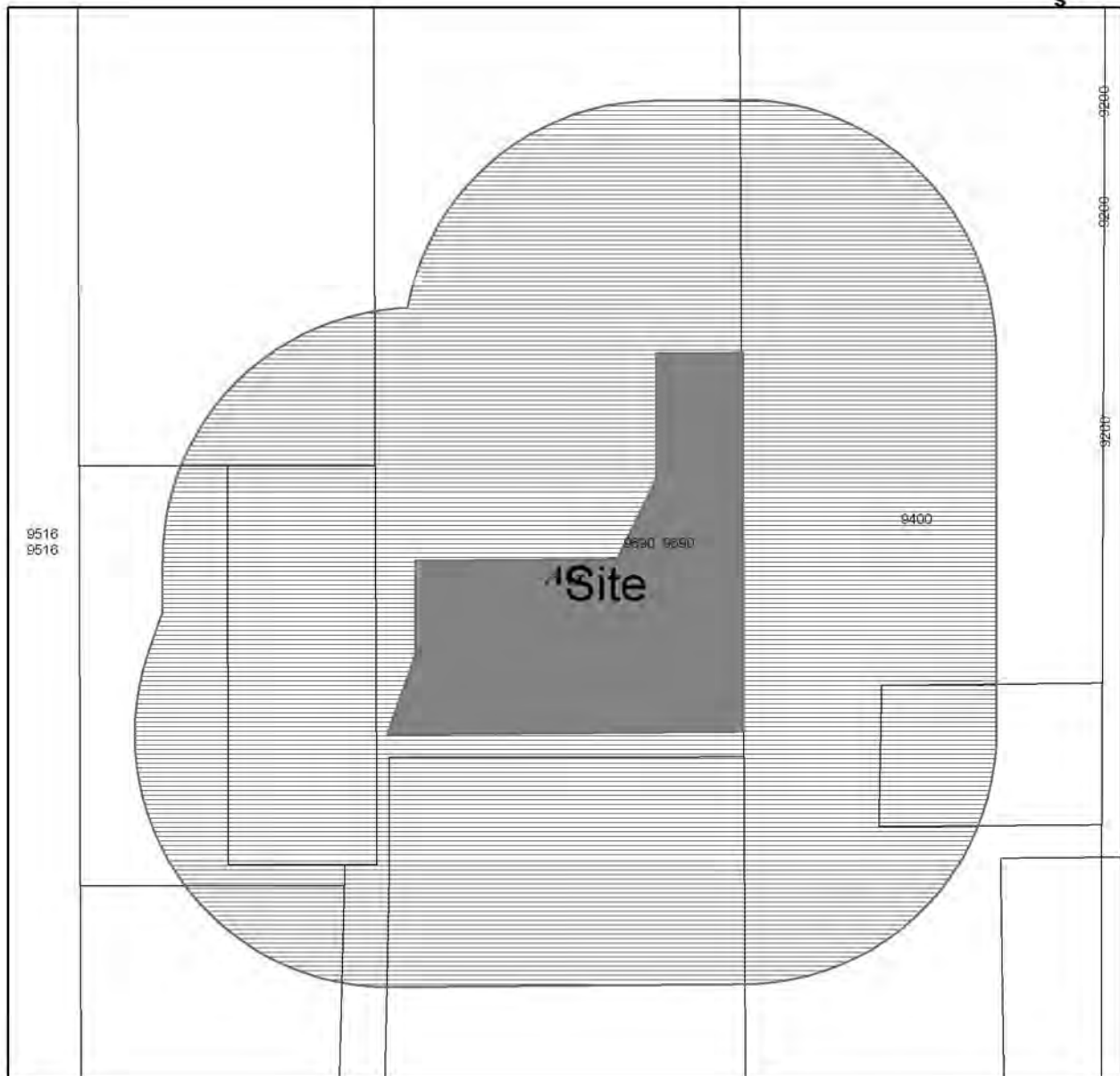


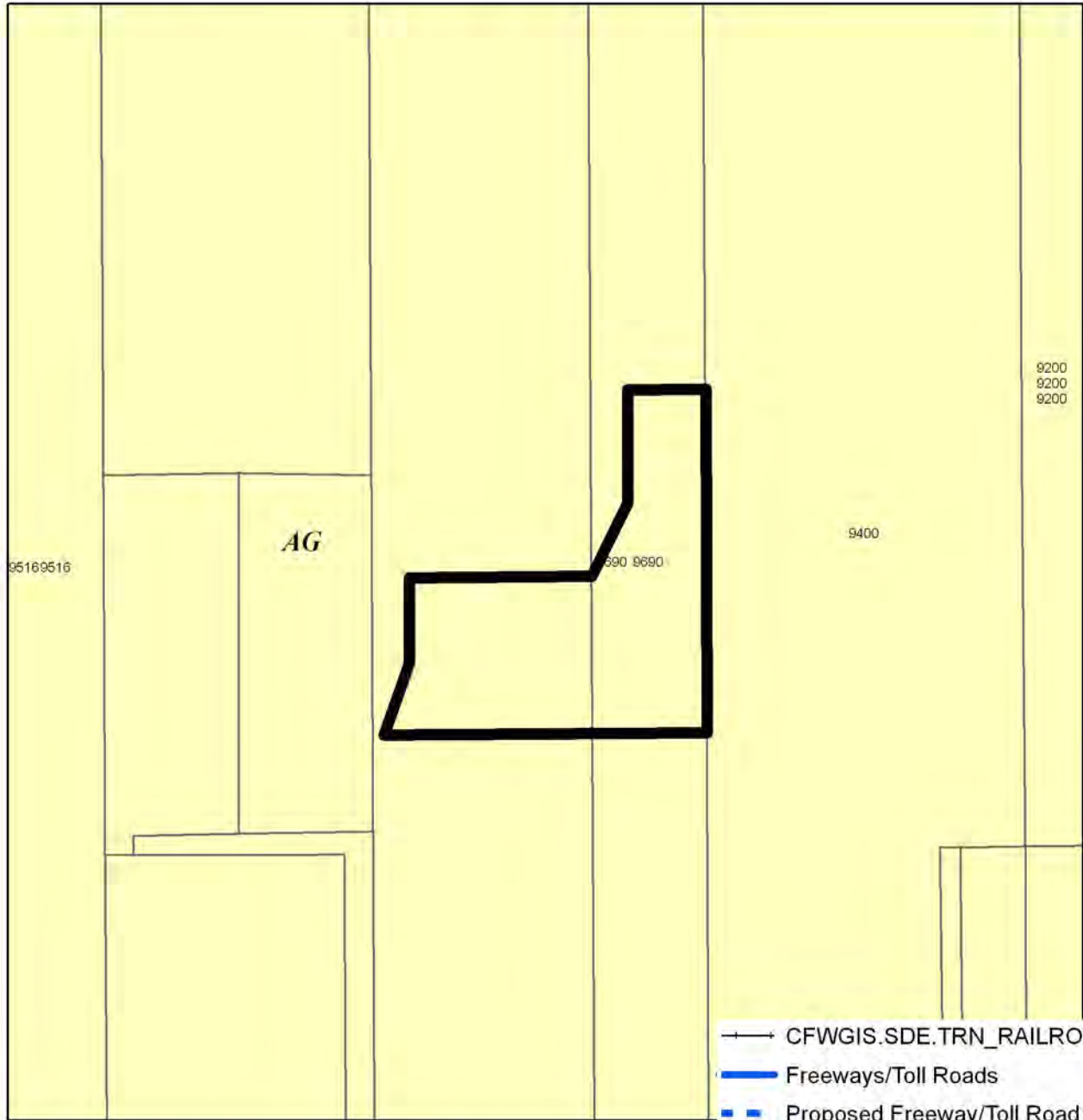
### Area Zoning Map

Applicant: Ray and Linda Snider  
Address: 9508 Park Drive  
Zoning From: AG  
Zoning To: A-2.5A  
Acres: 2.50681676  
Mapsc0: 32H  
Sector/District: Far Northwest  
Commission Date: 11/13/2013  
Contact: 817-392-2495



300 Ft. Buffer



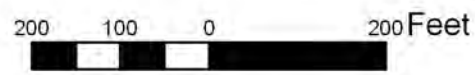


- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

**FLD\_ZONE**  
 Floodplain

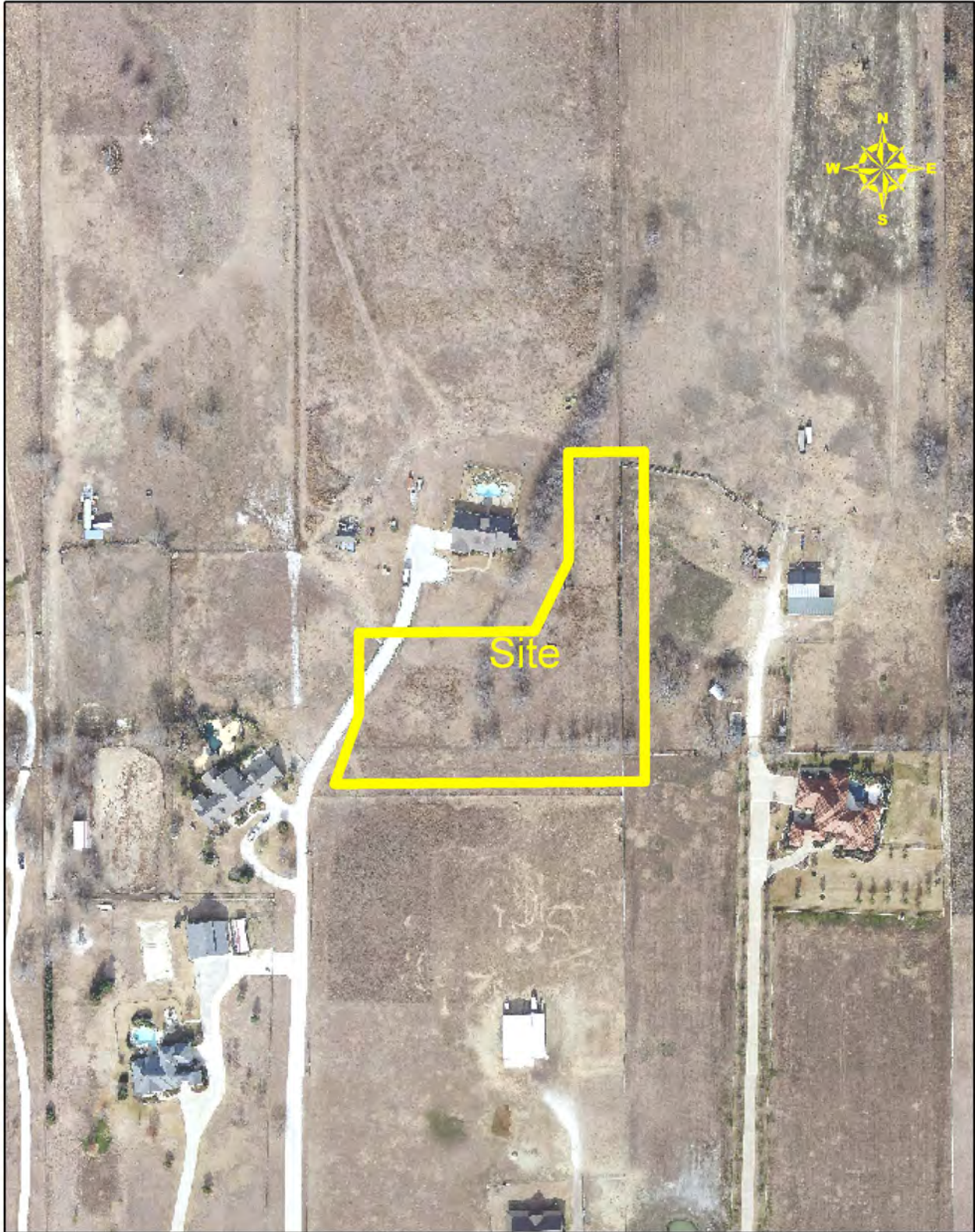


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





Aerial Photo Map



**5. ZC-13-157 - (CD 7) - Ray & Linda Snider, 9508 Park Drive; from: "AG" Agricultural to: "A-2.5" One-Family (Recommended for Approval by the Zoning Commission)**

Motion: Council Member Shingleton made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-13-157 be continued to the March 4, 2014, Council meeting. The motion carried unanimously 6 ayes to 0 nays with Council Members Espino, Scarth and Burns absent.

**6. ZC-13-158 - (CD 2) - Rita & Blas Rodriguez, 2421 Pearl Avenue; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus inside storage of roofing materials only; site plan included. (Recommended for Denial by the Zoning Commission)**

Motion: On behalf of Council Member Espino, Mayor Pro tem Zimmerman made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-13-158 be continued to the December 17, 2013, Council meeting. The motion carried unanimously 6 ayes to 0 nays with Council Members Espino, Scarth and Burns absent.

**7. ZC-13-160 - (CD 2) - Mario Santiesteban/MSCTLS Properties, LLC, 2723 Pearl Avenue; from: "A-5" One-Family to: "E" Neighborhood Commercial (Recommended for Approval by the Zoning Commission)**

Mr. Yadira Garcia, 4153 Longmeadow Way, completed a speaker card in support of Zoning Docket ZC-13-160 but did not wish to address Council.

Motion: On behalf of Council Member Espino, Mayor Pro tem Zimmerman made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-13-160 be continued to the December 17, 2013, Council meeting. The motion carried unanimously 6 ayes to 0 nays with Council Members Espino, Scarth and Burns absent.

**8. ZC-13-161 - (CD 2) - Anthony Williams & Jehad Mesh Mesh, 3024 Refugio; from: "A-5" One-Family to: "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus restaurant with front yard parking; site plan waiver recommended. (Recommended for Approval as Amended to PD/ER plus restaurant and front yard parking)**

Motion: On behalf of Council Member Espino, Mayor Pro tem Zimmerman made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-13-161 be continued to the December 17, 2013, Council meeting. The motion carried unanimously 6 ayes to 0 nays with Council Members Espino, Scarth and Burns absent.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-13-142
Name	Address	In/Out 300 notification area	Position on case		Summary
Lance Griggs/ Summerfields NA	NA			Support	Sent letter in
Pam Speed	7576 Juliet Ln	In		Support	Sent letter in

#### IV. New Cases

##### **3. ZC-13-157 Ray and Linda Snider (CD 7) – 9508 Park Drive (Benjamin Thomas Survey, Abstract 1497, 2.50 Acres): from “AG” Agricultural to “A-2.5” One-Family**

No one was present when the case was called. On a motion by Mr. Flores, seconded by Ms. Reed the case was moved to the end of the agenda. The motion carried unanimously.

The case was called at the end of the agenda. John Grant, 3244 Hemphill Street, Fort Worth, Texas representing Ray & Linda Snider explained to the Commissioners they are proposing single-family development.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

##### **4. ZC-13-158 Rita and Blas Rodriquez (CD 2) 2421 Pearl Avenue (Rosen Heights Addition, Block 11, Lot 2, 0.16 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus inside storage of roofing materials only; site plan included**

Noel Reyes, 120 Kings Road, Arlington, Texas, representing Rita & Blas Rodriquez explained to the Commissioners the property owner owns JV Roofing and was cited by Code Compliance for storing roofing materials under his carport at his personal home. He currently owns the subject property and has a large storage building of about 1475 sq. ft. in the rear yard. He said there is access to the alley for the storage building. He explained there will be no set business hours, minimal noise, and no office, only storage of materials. Mr. Reyes also said the only access to the storage building would be from NW 25<sup>th</sup> Street through the alley. They will not be using the neighborhood street.

Mr. Flores asked when his client purchased the property. Mr. Reyes said a few months ago. Mr. Flores also asked what his intentions were for the property. Mr. Reyes said to store materials. Mr. Flores asked about the comment made there being no employees and no specified hours. Mr. Flores also asked about the delivery of materials, the alley being unimproved and what type of vehicles will be delivering materials. Mr. Reyes said the owner has put asphalt down for that