



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 8, 2013

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Langley Corp (Hudson & Hudson), Deecorp Properties Ltd.

Site Location: 9551 & 9601 Blue Mound Rd, 10600 - 10800 blks NW US 287
Mapsco: 20-P,T,U,X,Y

Proposed Use: Single-family, Multifamily, and Commercial

Request: From: "AG" Agricultural and "I" Light Industrial
To: "A-7.5" One-Family; "A-5" One-Family; "C" Medium Density Multifamily and "F" General Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The proposed site is located on the corner of Blue Mound Road and Hwy 287 to the northeast, the BNSF railroad to the west and single-family to the south. The applicant is proposing to rezone from "AG" Agricultural and "I" Light Industrial to "A-5" One-Family, "A-7.5" One-Family, "C" Medium Density Multifamily, and "F" General Commercial.

The overall area, over 275 acres; will be zoned for single-family purposes. The applicant would also like to rezone 34.5 acres to multifamily and 46.4 acres to commercial along Highway 287. The surrounding area is generally undeveloped. A few single-family subdivisions are platted nearby and some industrial businesses are located across the highway. There are no concept plans or preliminary plats currently being processed. An exhibit is provided to show the configuration of the proposed zoning.

At the Zoning Commission, staff mentioned for the applicant's information, that the rail line on the west side of the property has the potential to become a north-south passenger rail line in the future. It is identified at the current time as a special events line to TMS, but could be upgraded in the future to a full time passenger line. Staff noted that this could be many years out, but informed the applicant that the city would be open to mixed use at that time.

Site Information:

Owner: Langley Corp. (Hudson & Hudson), Deecorp Properties Ltd.
388 W. 8th Ave., Suite 101
Vancouver, Canada V5Y 3X2
Agent: Hanover Property Company, c/o Ben Luedtke

Acreage: 357.72 acres
 Comprehensive Plan Sector: Far Northwest
 Surrounding Zoning and Land Uses:
 North "AG" Agricultural; "I" Light Industrial; "F" General Commercial / vacant, industrial
 East "AG" Agricultural / vacant
 South "A-7.5" One-Family; "A-5" One-Family; "E" Neighborhood Commercial / single-family, vacant
 West "A-5" One-Family / single-family, vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None
BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
State Hwy 287	Tollway/Freeway	Tollway/Freeway	No
Blue Mound Road	County Road	Principal Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
The Trails of Fossil Creek	NWISD.
Dorado Ranch	Eagle Mt.-Saginaw ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone to "A-5" One-Family; "A-7.5" One-Family; "C" Medium Density Multifamily; "F" General Commercial. The surrounding uses are primarily vacant with single-family to the south and west, and industrial to the north. The vast majority of this zoning change is for single-family uses. The remaining request for multifamily and general commercial are located along Hwy 287 and will provide a buffer and commercial uses to the residential.

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

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as single-family, light industrial and general commercial. The majority of the proposed zoning is in conformance with the future land use map, and therefore is consistent with the Comprehensive Plan. However, 34 acres are proposed for multifamily, which is contained in an area designated as light industrial on the future land use map. Also, the area designated for general commercial is less than the proposed zoning. As a result, a review of the Comprehensive Plan will be needed.

However, due to the road classification (Highway 287) and the surrounding single-family development, the general commercial and multifamily could serve as a buffer between the uses. Additionally, the proposed request does conform to the following Comprehensive Plan policies:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations. (pg. 37)
- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces (pg. 37)

Based on the overall conformance with the future land use map the proposed zoning **is consistent** with the Comprehensive Plan

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Burns



2,000 1,000 0 2,000 Feet





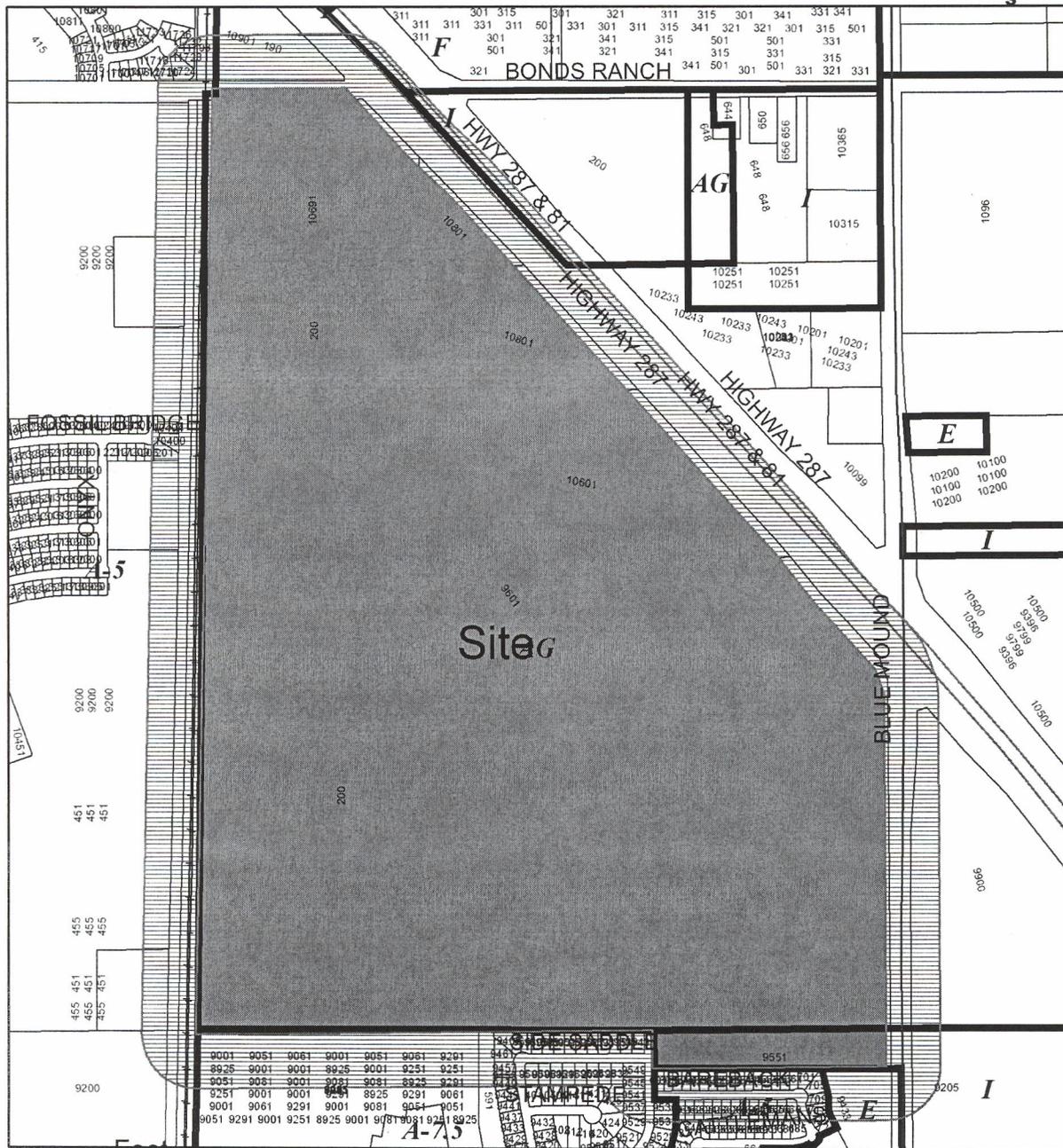
ZC-12-132

Area Zoning Map

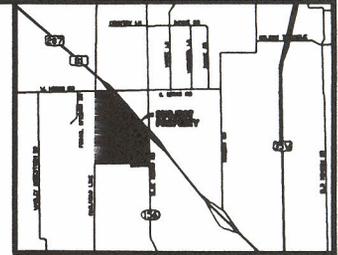
Applicant: Langley Corp (Hudson & Hudson)
 Address: 9551 & 9601 Blue Mound Rd, 10600 - 10800 blks NW US 287
 Zoning From: AG, I
 Zoning To: A-5, A-7.5, C, F
 Acres: 354.5
 Mapsco: 20PTUXY
 Sector/District: Far Northwest
 Commission Date: 12/12/2012
 Contact: 817-392-8043



300 Ft. Notification Buffer



WEST HICKS ROAD



VICINITY MAP
NOT TO SCALE

POINT OF
BEGINNING
TRACT 4

STATE HIGHWAY 287 / 81
(A VARIABLE WIDTH RIGHT-OF-WAY)

TRACT 4
ZONING C
34.509 Acres



BURLINGTON NORTHERN & SANTA FE RAILWAY COMPANY
(GULF COLORADO SANTA FE RAILWAY)
(100' RIGHT-OF-WAY)

TRACT 1
ZONING "A-5"
252.422 Acres

TRACT 3
ZONING "F"
46.452 Acres

(BLUE MOUND ROAD)
(A VARIABLE WIDTH RIGHT-OF-WAY)

POINT OF
BEGINNING
TRACT 3

TRACT 2
ZONING "A-7.5"
23.916 Acres

POINT OF COMMENCEMENT
FOR TRACTS 2, 3, AND 4
POINT OF
BEGINNING
TRACT 1

POINT OF
BEGINNING
TRACT 2

RECEIVED

BY:

ZC 10-102-

RECEIVED

SHEET 1 OF 2

JACOBS

7550 ELMBROOK DRIVE DALLAS, TX 75247-4001
PHONE 214-438-0146 FAX 214-438-0447

ZONING EXHIBIT
358.344 ACRES

PART OF
THE SAMUEL LOCKHART SURVEY, ABSTRACT NO. 977,
THE WILLIAM REDFIELD SURVEY, ABSTRACT NO. 1348,
THE GEORGE MATTHEWS SURVEY, ABSTRACT NO. 1078
& THE HENRY BONDSTON SURVEY, ABSTRACT NO. 1259
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

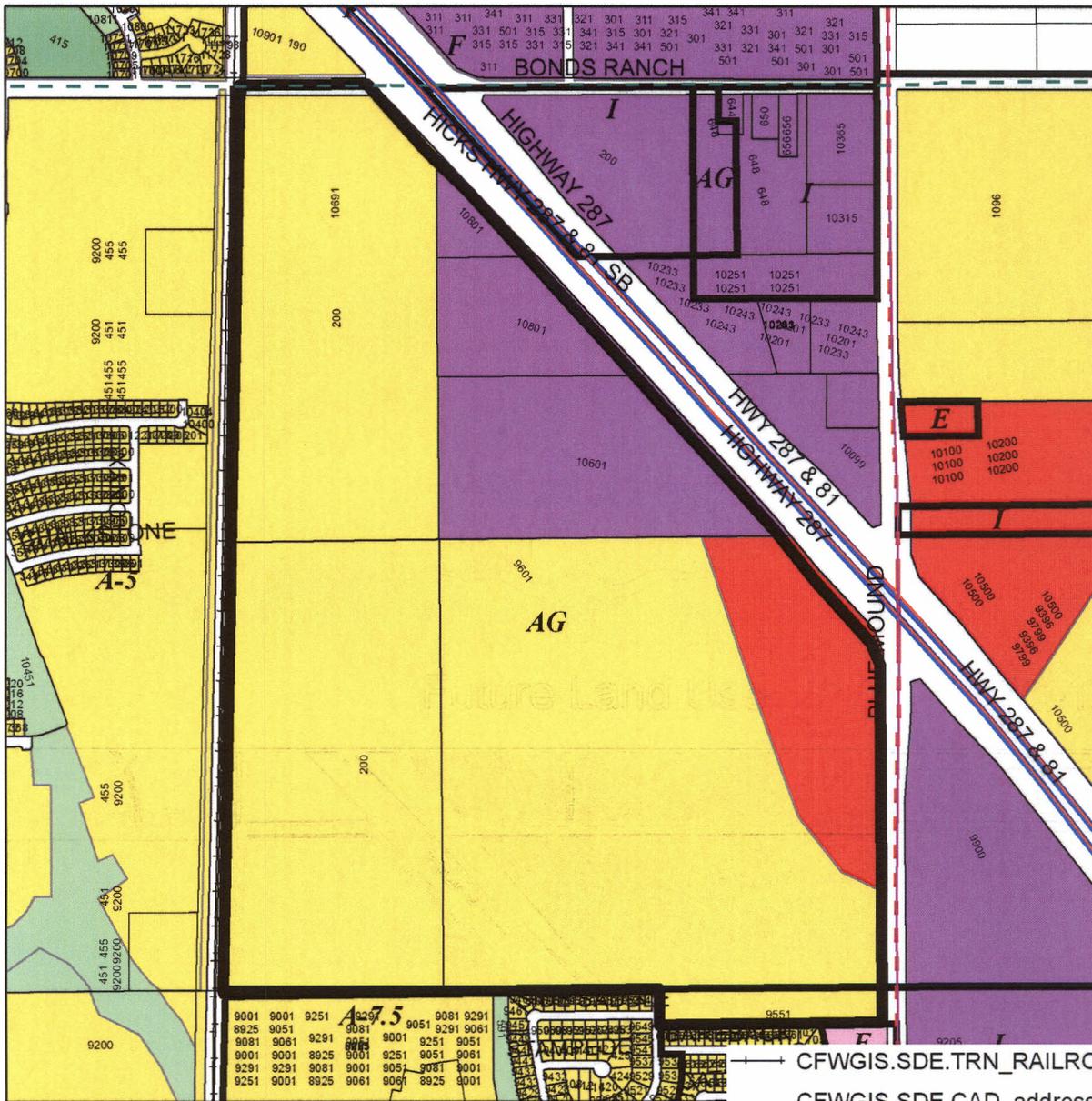
PROJECT NO.	W7402800	DATE	REVISIONS
DRAWN BY	S.C.O.		
APPROVED BY	M.J.B.		
DATE	11-08-12		

FORT WORTH



Future Land Use

ZC-12-132



CFWGIS.SDE.TRN_RAILROADS

CFWGIS.SDE.CAD_addresses

- 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 Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

20000 200 Feet



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





ZC-12-132

Aerial Photo Map



200000 200 Feet

said he did meet with the United Riverside Neighborhood Association. They also made changes to the site plan as staff requested. Mr. Schell also mentioned a request from the neighborhood and Councilmember was to add an 8 ft. red cedar fence on the west and south side property lines.

Ms. Conlin said the only other concern from Council and the neighborhood was the truck route and to make sure it doesn't come through the neighborhood. Mr. Schell said yes they were agreeable to having the trucks come directly up Chandler then onto the frontage road of 121 or to Riverside if they are heading south.

Mr. Genua asked staff about the site plan and the legibility of it. Ms. Murphy said staff has requested a legible site plan. Mr. Schell responded that the City keeps the original site plan back in 1990 and the copy was all he had to work with. He said they will hire an architect if they have to but didn't think it was necessary.

Motion: Following brief discussion, Ms. Conlin recommended approval of the request as amended for an 8 ft. red cedar fence on the west and south sides of the property line, seconded by Mr. Genua. The motion carried unanimously 9-0.

12. ZC-12-132 Langley Corporation (Hudson & Hudson) and Deecorp Properties Ltd. (CD 7)- 9551 & 9601 Blue Mound Road; 10600 – 10800 Blocks of NW US 287 (Samuels Lockhart Survey, Abstract 977, William Redfield Survey, Abstract 1348, George Matthew Survey, Abstract 1078, & Henry Robertson Survey, Abstract 1259, 357.72 Acres): from “AG” Agricultural and “I” Light Industrial to “A-7.5” One-Family, “A-5” One-Family, “C” Medium Density Multifamily and “F” General Commercial

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas explained to the Commissioners they are proposing some multifamily and commercial along SH287 and single-family on in interior of the property. He mentioned he had a development plan which was displayed on the overhead. About 250 to 275 acres is being rezoned to A-5 single-family, a small majority is going to A-7.5. Mr. Schell mentioned the one letter of opposition from a property owner that wants to enjoy the view of the prairie land.

Dana Burghdoff, Deputy Director, City of Fort Worth mentioned that the long term plan for the railroad is to have it be more than just a special event line going up to the Texas Motor Speedway. She did note that it is not in the Comprehensive Plan today, it's just been talked about heavily with the Council of Government and wanted the applicant to be aware of the possibility.

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

<i>Document received for written correspondence</i>				ZC-12-132	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
James Campbell	701 Bareback Ln	In		Opposition	Sent letter in