



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 19, 2013

Council District 6

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

Opposition: none

Continued Yes ___ No X
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Varrichio Properties

Site Location: 12415 Oak Grove Road South Mapsco: 120JN

Proposed Use: Future single family development

Request: From: Unzoned
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The rezoning request lies in the southeast quadrant of Oak Grove Road South and Rendon Crowley Road, in an area with scattered residential uses and formal residential subdivisions. The area is proposed for annexation on November 19, 2013 at the request of the property owners. The site has two residential buildings and is primarily uses for agricultural purposes. On September 25, 2013, the City Plan Commission recommended an amendment to the future land use maps from suburban residential to single family and recommended to the Zoning Commission that "A-5" One-Family zoning is appropriate in this location.

Site Information:

Owner/Applicant: Varrichio Properties, LLC
5840 W. Interstate 20, Suite 244
Arlington, Texas 76017
Acreage: 64.16 ac.
Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

North Unzoned / Single family, church, and vacant land
East Unzoned / Vacant land
South Unzoned / Single family and vacant land
West "A-5" One-Family, "B" Two-Family, "PD" Planned Development 512 / Single family and vacant land

Public Notification:

The following Neighborhood Associations were notified:
Garden Acres Area

Burleson ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-225, west of site, from I to A-5, approved.

Platting History: PP-05-023, Hunter's Field; PP-008-027 Embry Addition; and PP-08-037, Ashford Park.

Transportation/Access

| <u>Street</u> | <u>Existing Size</u> | <u>Thoroughfare Plan classification</u> | <u>Current Plans/CIP</u> |
|----------------|----------------------|---|--------------------------|
| Oak Grove Rd S | 2-lane undivided | local (residential) | none |

Other factors to access: none.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is annexing and zoning the subject site in anticipation of developing a residential subdivision with approximately 230 single family lots. In order to receive the water and sewer infrastructure necessary to serve this density of development, the site must be brought into the city limits. The site is currently used for agricultural cultivation.

In all directions, scattered residential uses and vacant land are noted immediately surrounding the site. Slightly further to the north and west, platted residential subdivisions are found. On September 25, 2013, the City Plan Commission recommended "A-5" One-Family zoning due to compatibility with the surrounding residential uses.

Based on the surrounding residential uses, "A-5" One-Family zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as suburban residential, based on a lack of water and sewer infrastructure required to support more intensive development outside the city limits. If the rezoning request is annexed, the proposed A-5 zoning is consistent with the following Comprehensive Plan policies:

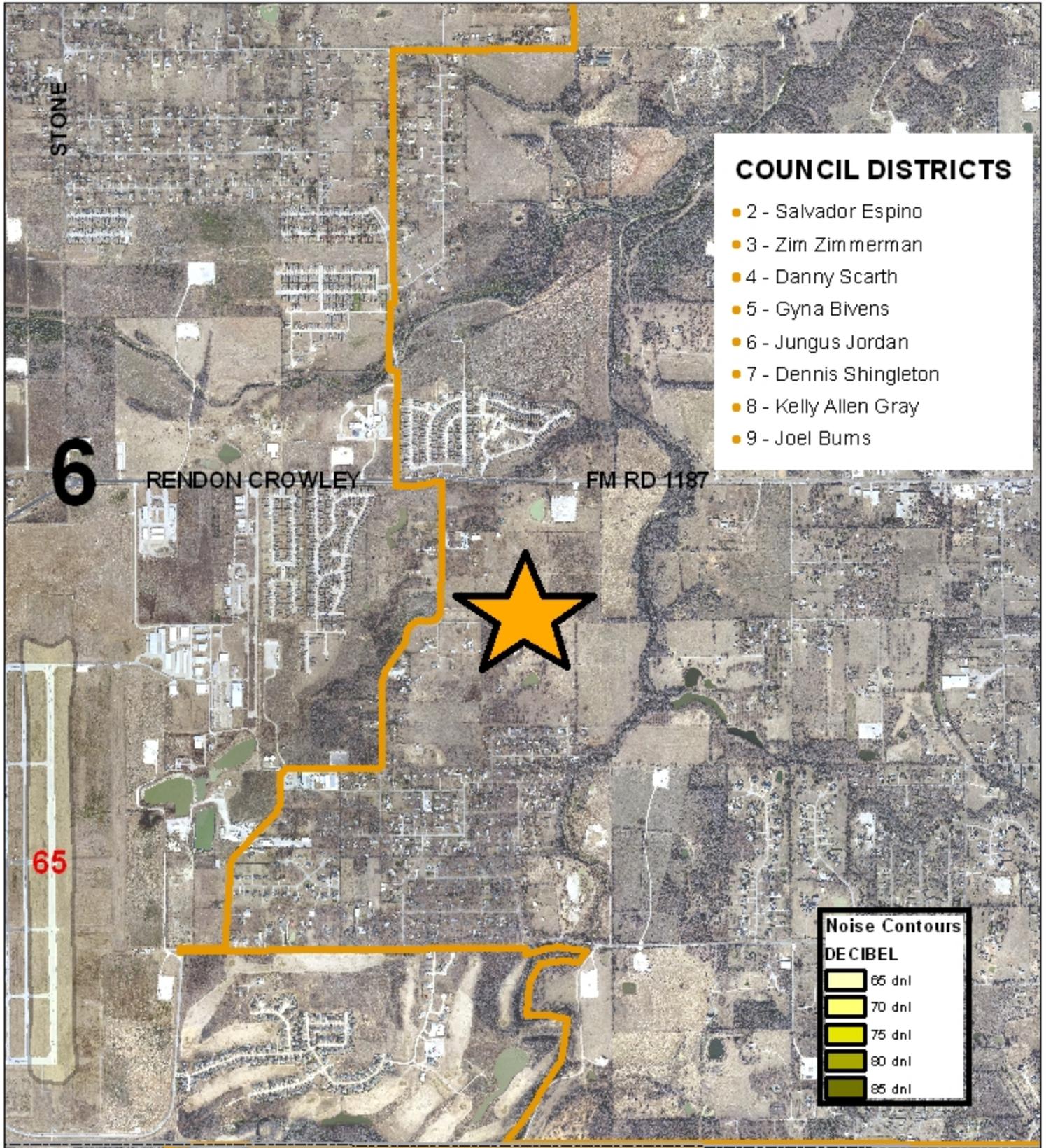
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Locate single-family homes adjacent to local or collector streets. (pg. 39)
- Encourage single-family residential development and outside of growth centers. (pg. 40)

Based on conformance with an amendment to the future land use map and with the Comprehensive Plan policies, 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 October 9 Zoning Commission Meeting

Location Map

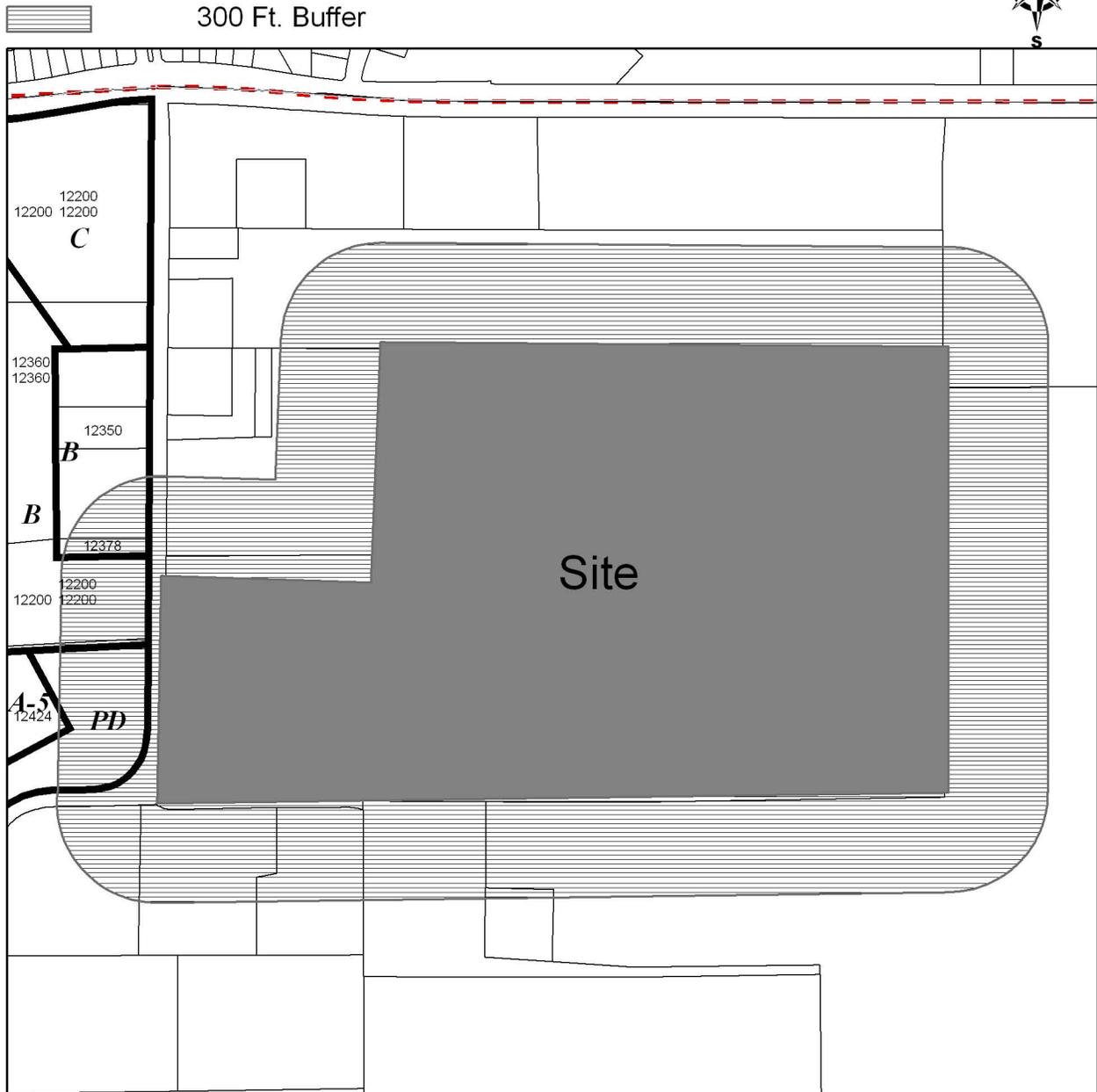


2,000 1,000 0 2,000 Feet



Area Zoning Map

Applicant: Varrichio Properties
Address: 12415 Oak Grove Road S.
Zoning From: Unzoned
Zoning To: A-5
Acres: 64.16278038
MapSCO: 120JN
Sector/District: Far South
Commission Date: 10/9/2013
Contact: 817-392-8190

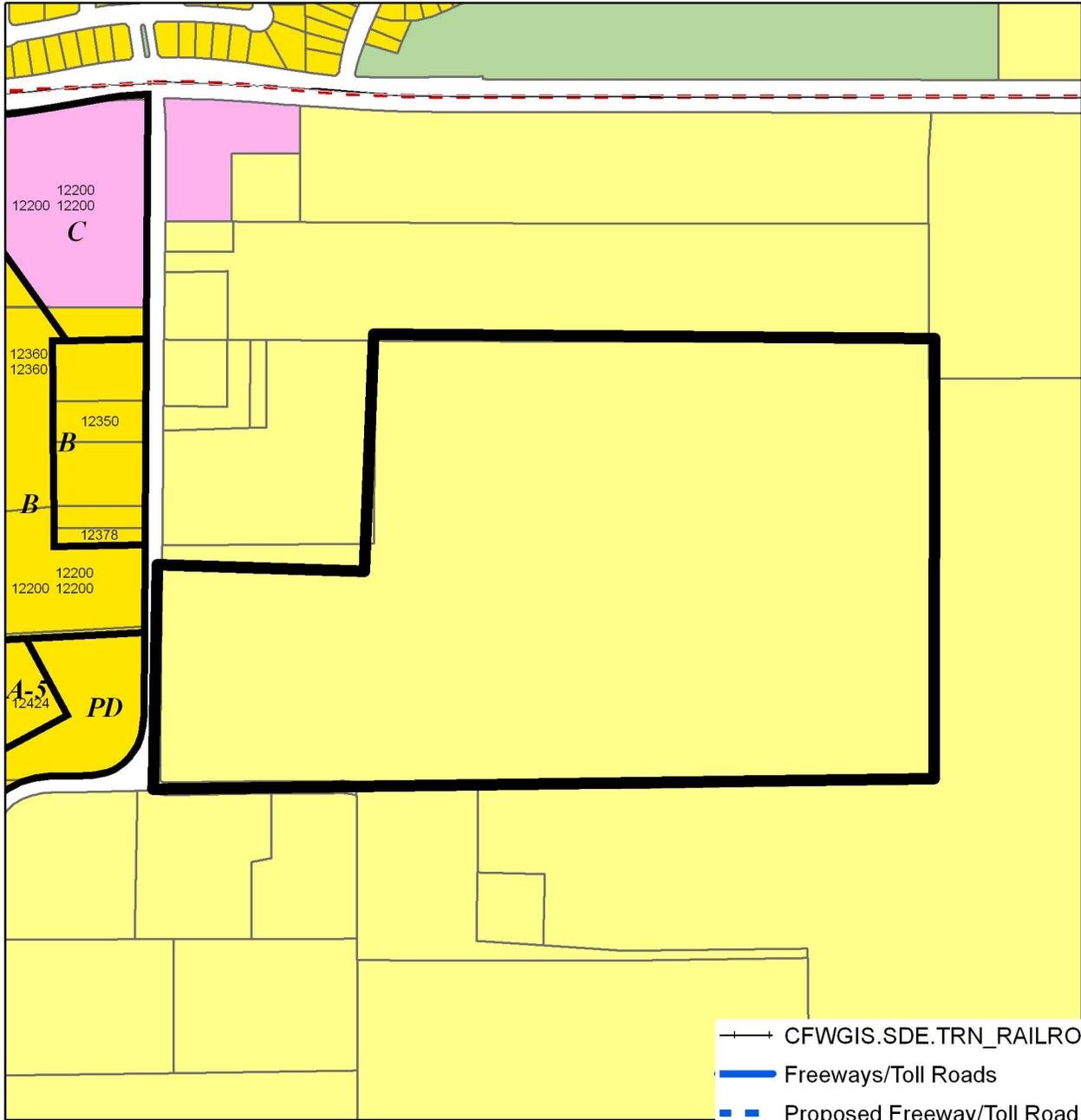




12415 Oak Grove Road S.

Future Land Use

ZC-13-139



- 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

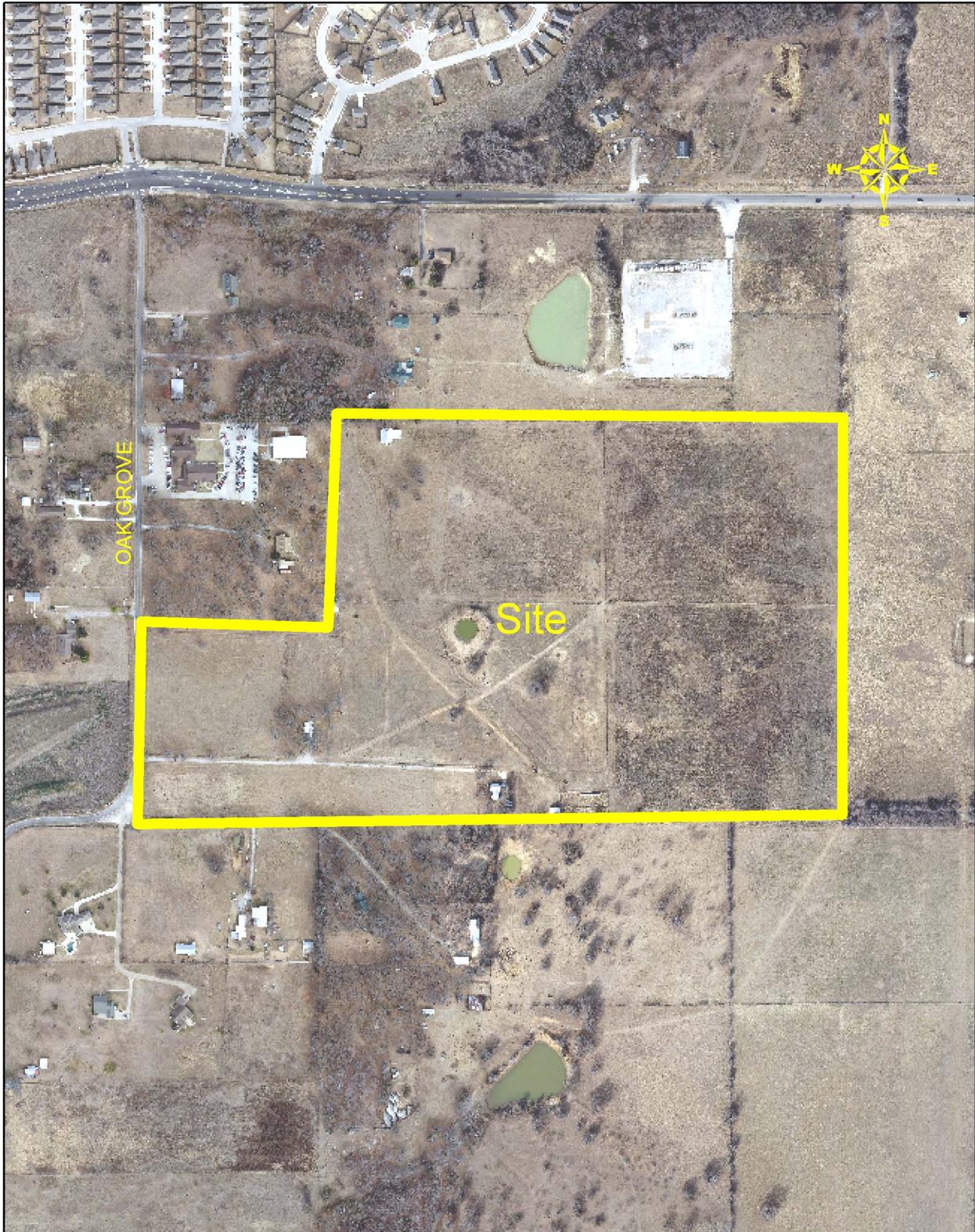
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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



| | | 300 ft notification area | | | |
|---|-----------------------------|--------------------------|------------|---------|------------------|
| Aaron Barth/ Airport Manager | Spinks Airport | In | | Support | Spoke at hearing |
| John Wandel/ Phoenix Industrial Park | 1120 E Rendon Crowley Rd | In | Opposition | | Sent letter in |

5. ZC-13-138 City of Fort Worth Planning & Development (CD 6) – Map Amendment Airport Overlay District and Runway Protection Zones for Spinks Airport (See addresses in case file, 0.00 Acres): from “AG” Agricultural, “A-21” One-Family, “A-5” One-Family, “E” Neighborhood Commercial, “I” Light Industrial, and “K” Heavy Industrial to add Airport Overlay/Runway Protection Zone Overlay Districts

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the change to the map amendment.

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

IV. New Cases

6. ZC-13-139 Varrichio Properties LLC (CD 6) – 12415 Oak Grove Road S. (Hiram Little Survey, Abstract 930, 64.16 Acres): from Unzoned to “A-5” One-Family

Bill Boomer, 6610 Bryant Irvin Road, Fort Worth, Texas representing Varrichio Properties LLC explained to the Commissioners they are proposing single-family development.

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

| <i>Document received for written correspondence</i> | | | | ZC-13-139 | |
|---|-------------------------|---------------------------------|------------------|------------------|----------------|
| Name | Address | In/Out 300 ft notification area | Position on case | | Summary |
| Martin & Kay Rechnitzer | 12424 Oak Grove Rd S | Out | Opposition | | Sent letter in |

7. ZC-13-140 Jose L. Portillo (CD 9) 4217-4221 Hemphill Street (Southside Addition, Blocks 5, Lots 16, 17, 18, 19, 0.42 Acres): from “FR” General Commercial Restricted to “E” Neighborhood Commercial

Jose Portillo, Jr., 4221 Hemphill Street, Fort Worth, Texas property owner explained to the Commissioners they are trying to obtain a beer license for his restaurant.

Mr. Genua asked if a restaurant is there currently. Mr. Portillo said yes there is but the zoning is FR.