



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 17, 2013

Council District 7

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

Opposition: One person spoke

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

Owner / Applicant: Baptist Foundation of Texas

Site Location: 9500-10100 Block North Freeway/IH-35N Mapsco: 21T

Proposed Use: Single-Family, Multifamily & Commercial

Request: From: "AG" Agricultural, "C" Medium Density Multifamily, and "OM" Office Midrise
To: "A-5" One-Family, "C" Medium Density Multifamily, and "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is not consistent (Technical Inconsistency)

Background:

The proposed site is located north of Heritage Trace Parkway and west of I-35W N. The applicant is requesting a zoning change for single-family, multifamily and neighborhood commercial development. The site falls within the I-35 Central Overlay Zone which would only affect the commercial development with landscaping and parking layout regulations.

The applicant mentioned at a Pre-Development meeting the possibility of 169 single-family with 28 acres of multifamily and 9 acres of commercial. The single-family development would be the first phase. The entire property proposed for development is separated from the existing single family development, Tehama Ridge, to the west by a wide creek/drainageway. The proposed development places the single family uses adjacent to this creek with the apartments and commercial fronting and directly accessing the interstate. The creek and new single family uses serve as a buffer of the new apartments and commercial to the existing residential area. No connection will be made directly into the existing subdivision due the width of the creek. One access point will be constructed to Heritage Trace Pkwy.

A preliminary plat has not been submitted at this time. A traffic study has been submitted.

Opposition has been received from a few residents in Tehama Ridge NA. The applicant did meet with the neighborhood representative and was in support.

This case is scheduled to be heard by City Council December 17, 2013.

Site Information:

Owner: Baptist Foundation of Texas
 1601 Elm Street
 Suite 1700
 Dallas, Texas 75201

Agent: Pape Dawson Engineers/Ken Davis

Acreage: 70.60

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "AG" Agricultural and "FR" General Commercial Restricted / vacant and T Park and Ride
 East "G" Intensive Commercial / I-35 North Fwy
 South "G" Intensive Commercial / vacant
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-190 approved by City Council 02-01-11 for I-35 Overlay District
Platting History: PP-05-031 Tehama Ridge approved by City Plan Commission 3-23-05

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
(I-35) North Freeway	Tollway/Freeway	Tollway/Freeway	No
Heritage Trace Parkway	Major Arterial	Principal Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Tehama Ridge*	Northwest ISD
Reata Ranch	North Fort Worth Alliance
Northwest Fort Worth Community Alliance	Keller ISD

*Closest neighborhood

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "AG" Agricultural, "C" Medium Density Multifamily and "OM" Office Midrise to "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial. The area is beginning to experience development, but the existing surrounding land uses are single-family to the west and southwest, vacant to the south, the T Park and Ride to the north, and I-35W just east of the site.

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

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as general commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Promote locations of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 37)

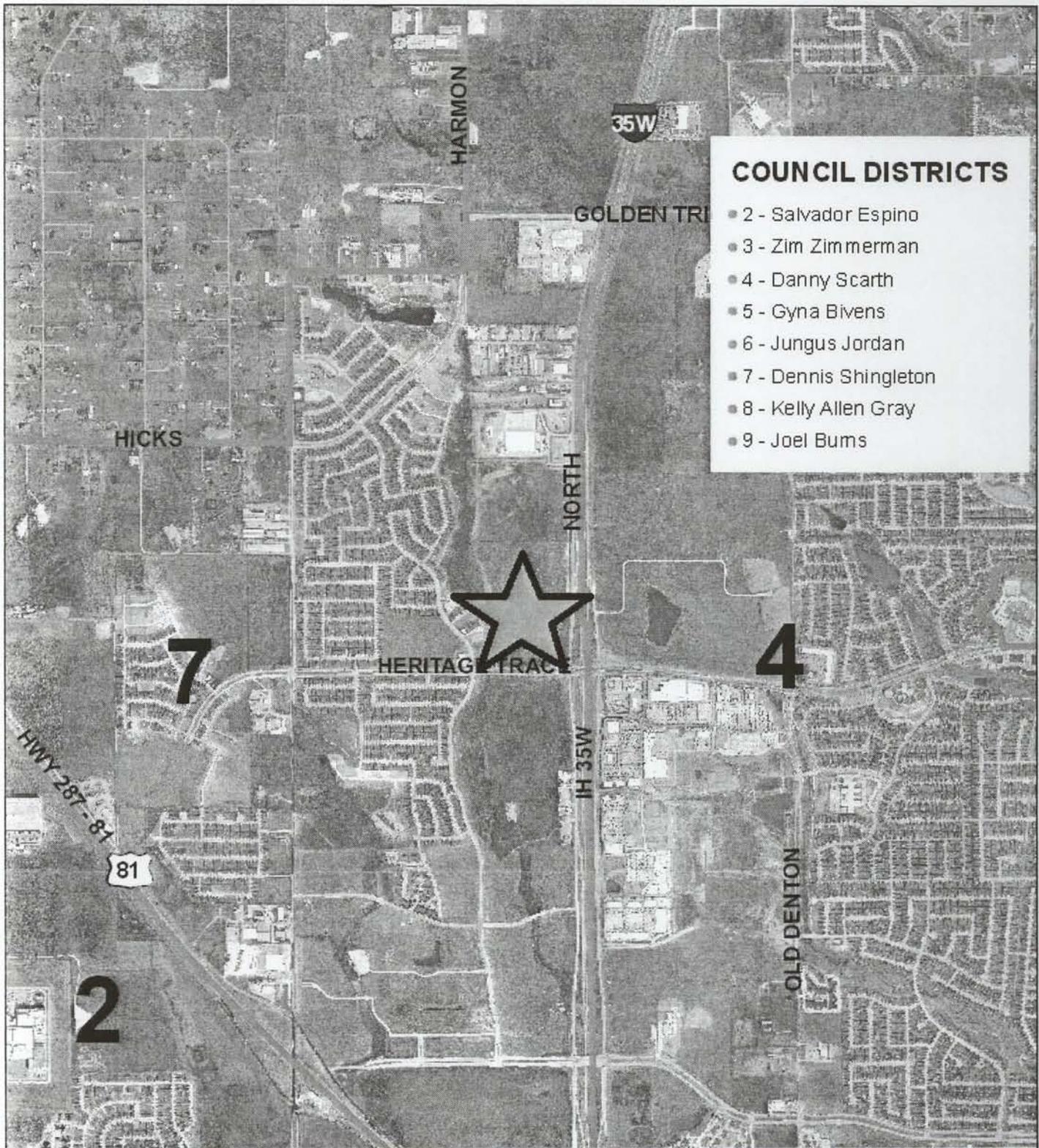
On page 38 of the Comprehensive Plan Land Use and Zoning Classifications, all residential districts would be categorized as an appropriate zoning classification. The proposed zoning **is**

not consistent with the Comprehensive Plan but based on the policies stated above is considered a **Technical Inconsistency**.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Conceptual layout

Location Map



2,000 1,000 0 2,000 Feet





Area Zoning Map

Applicant: Baptist Foundation of Texas
Address: 9500 - 10100 blocks (odds) North Freeway
Zoning From: AG, C, OM
Zoning To: A-5, C, E
Acres: 70.60899775
MapSCO: 21T
Sector/District: Far North
Commission Date: 12/11/2013
Contact: 817-392-2495



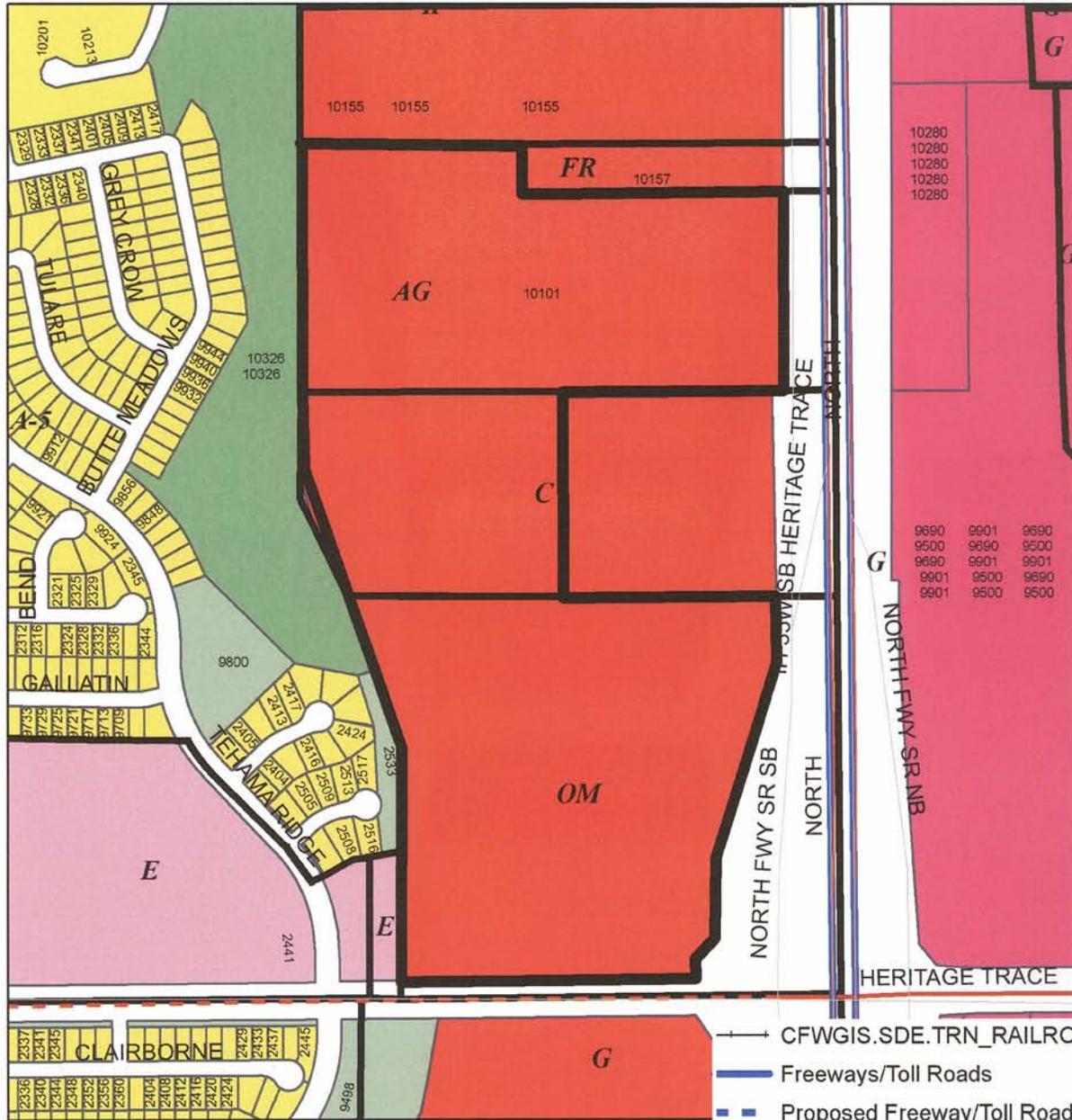
200100 0 200 Feet



500 - 10100 blocks (odds) North Freeway

Future Land Use

ZC-13-178



- 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

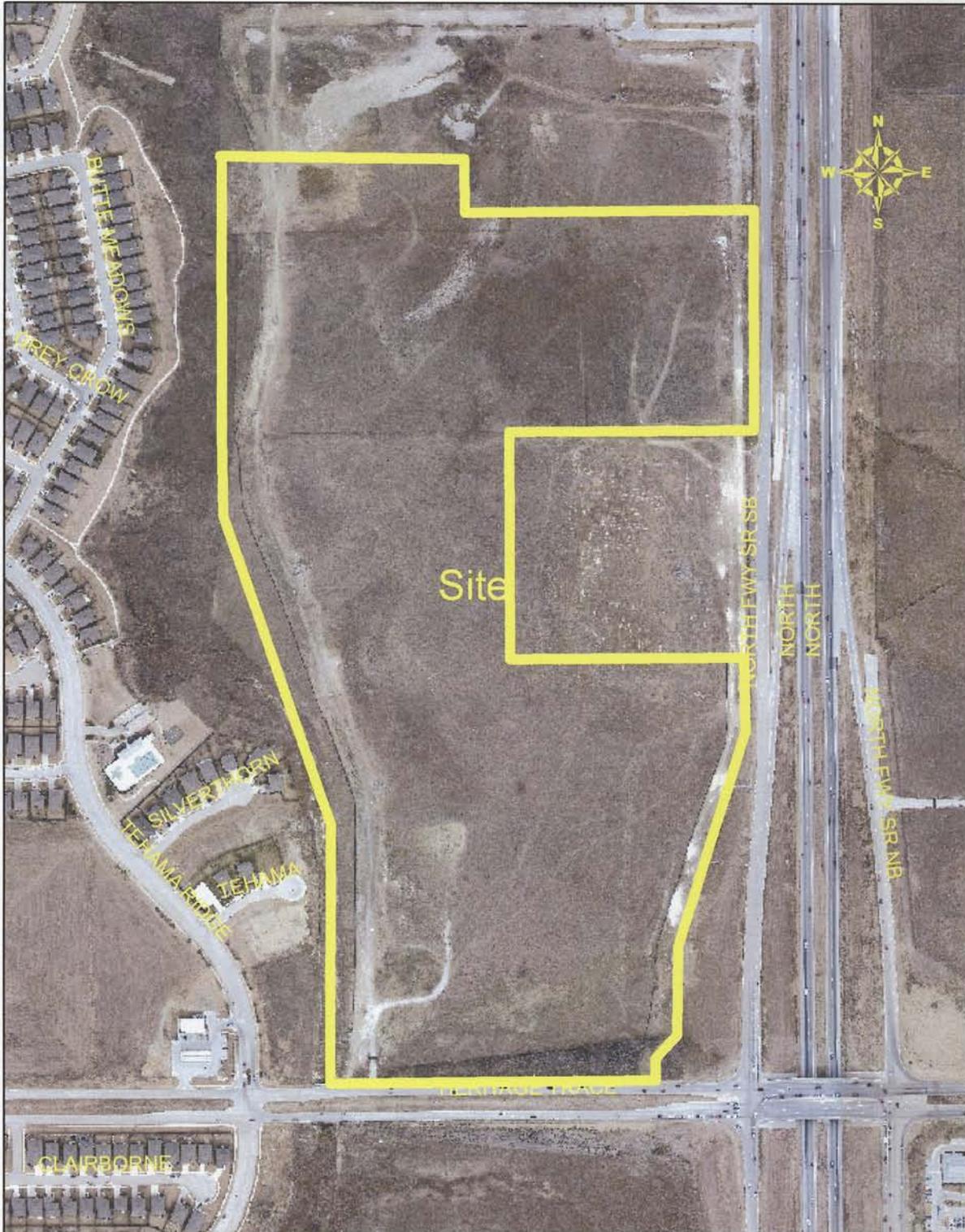
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



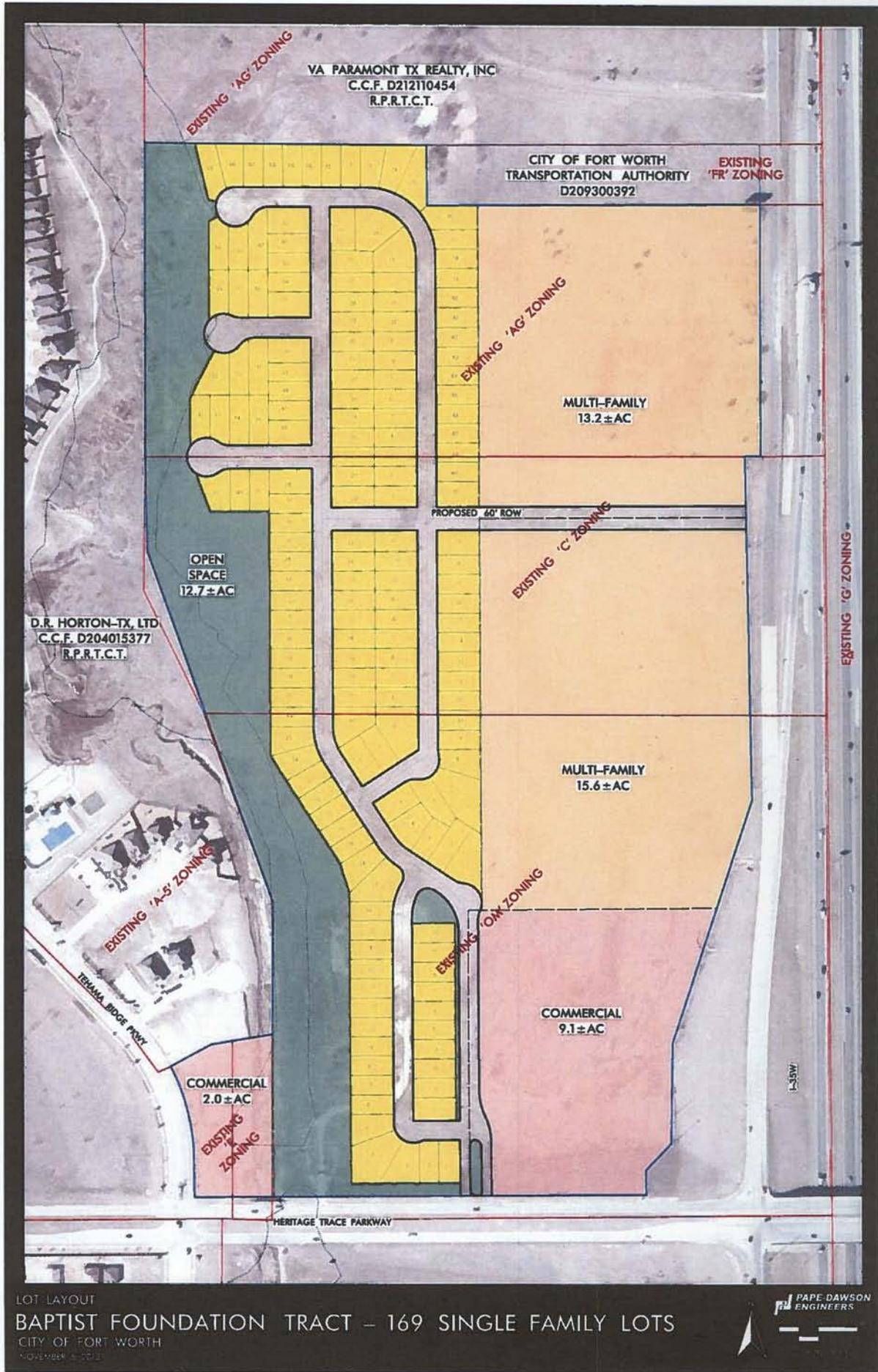
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.



Aerial Photo Map



200 100 0 200 Feet



LOT LAYOUT
BAPTIST FOUNDATION TRACT - 169 SINGLE FAMILY LOTS
 CITY OF FORT WORTH
 NOVEMBER 4, 2013



Conceptual layout