



**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District** 5

**Zoning Commission Recommendation:**  
Denial Without Prejudice by a vote of 7-0  
  
**Opposition:** none

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

**Owner / Applicant:** Kenneth Smith

**Site Location:** 8636 Meadowbrook Drive Mapsco: 67Y

**Proposed Use:** Single-Family

**Request:** From: "E" Neighborhood Commercial  
To: "A-5" One-Family

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

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

**Background:**

The proposed site is located south of Meadowbrook Drive. The applicant is proposing to change the zoning to A-5 single-family for construction of a residential subdivision.

The applicant/owner has indicated that the potential buyer has canceled the purchasing contract, and therefore the requests that the application be withdrawn.

**Site Information:**

Owner: Kenneth & Helen J. Smith  
7901 Vista Ridge Drive  
Fort Worth, Texas 76132  
  
Applicant: Scarborough Lane Development/Jack Tate  
Acreage: 7.36 acres  
Comprehensive Plan Sector: Northeast  
Surrounding Zoning and Land Uses:  
North "CR" Low Density Multifamily / apartments  
East "A-5" One-Family / power substation  
South "A-5" One-Family / single-family  
West "A-5" One-Family / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Meadowbrook Drive	Principal Arterial	Principal Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Far East Fort Worth *	Eastside Sector Alliance
Neighborhoods of East Fort Worth	Historic Randol Mill Valley Alliance
East Fort Worth Business Association	Fort Worth ISD
Arlington ISD	

\*Within this neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” single-family. There are no proposed plans at this time. Surrounding land uses consist of multifamily to the north, power substation to the east, single-family to the south, and vacant land to the west.

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 Low Density Residential. Low Density Residential is defined as consisting of 2500 sq. ft. single-family lots, town homes, patio homes and cluster housing. The One family use is permitted within Low Density Residential.

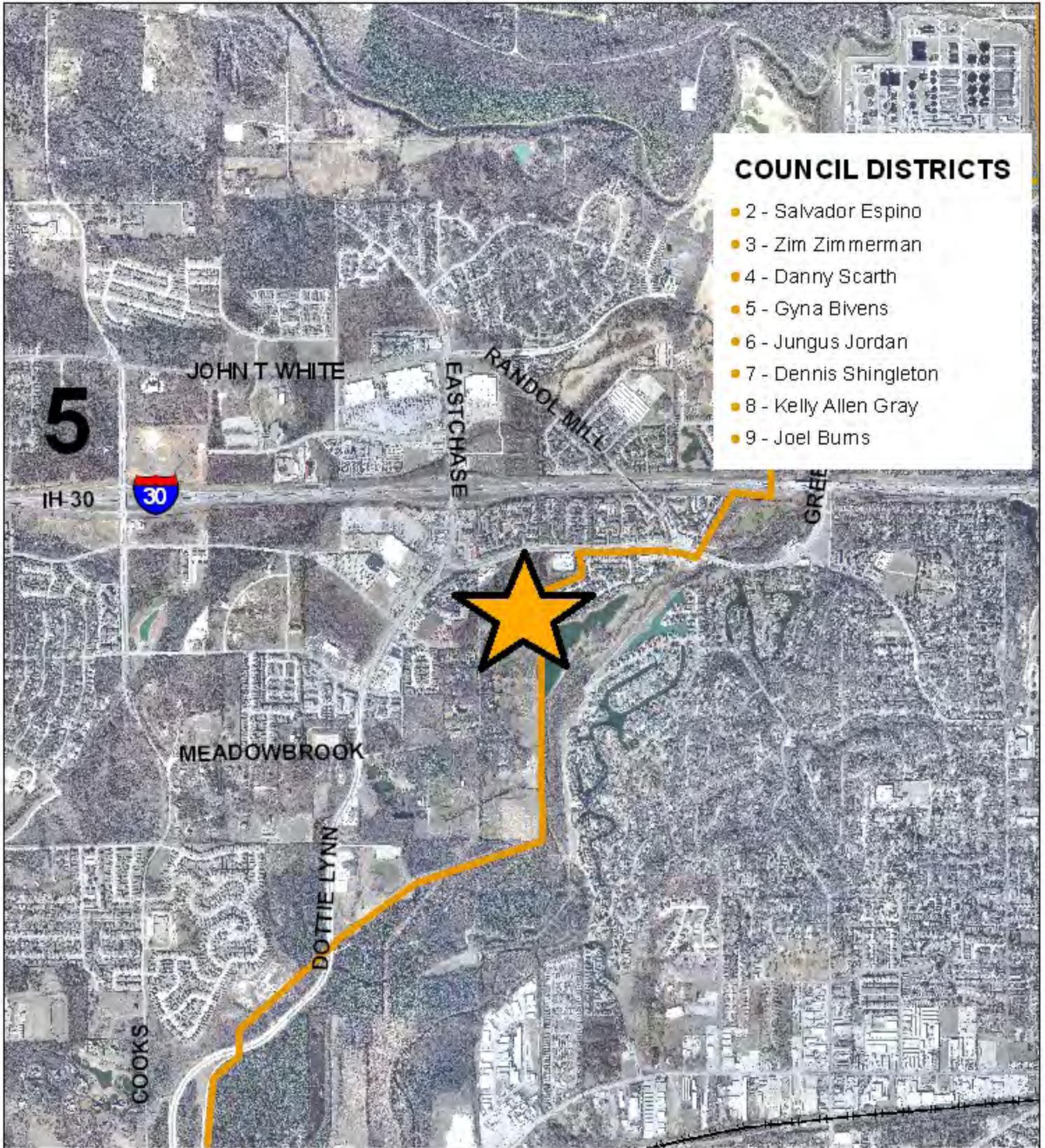
- Locate single-family homes adjacent to local or collector streets. (pg. 37)

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

## Location Map



2,000 1,000 0 2,000 Feet

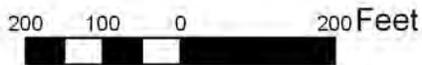


## Area Zoning Map

Applicant: Kenneth Smith  
 Address: 8636 Meadowbrook Drive  
 Zoning From: E  
 Zoning To: A-5  
 Acres: 7.37124803  
 Mapsco: 67Y  
 Sector/District: Eastside  
 Commission Date: 2/12/2014  
 Contact: 817-392-2495



300 Ft. Buffer

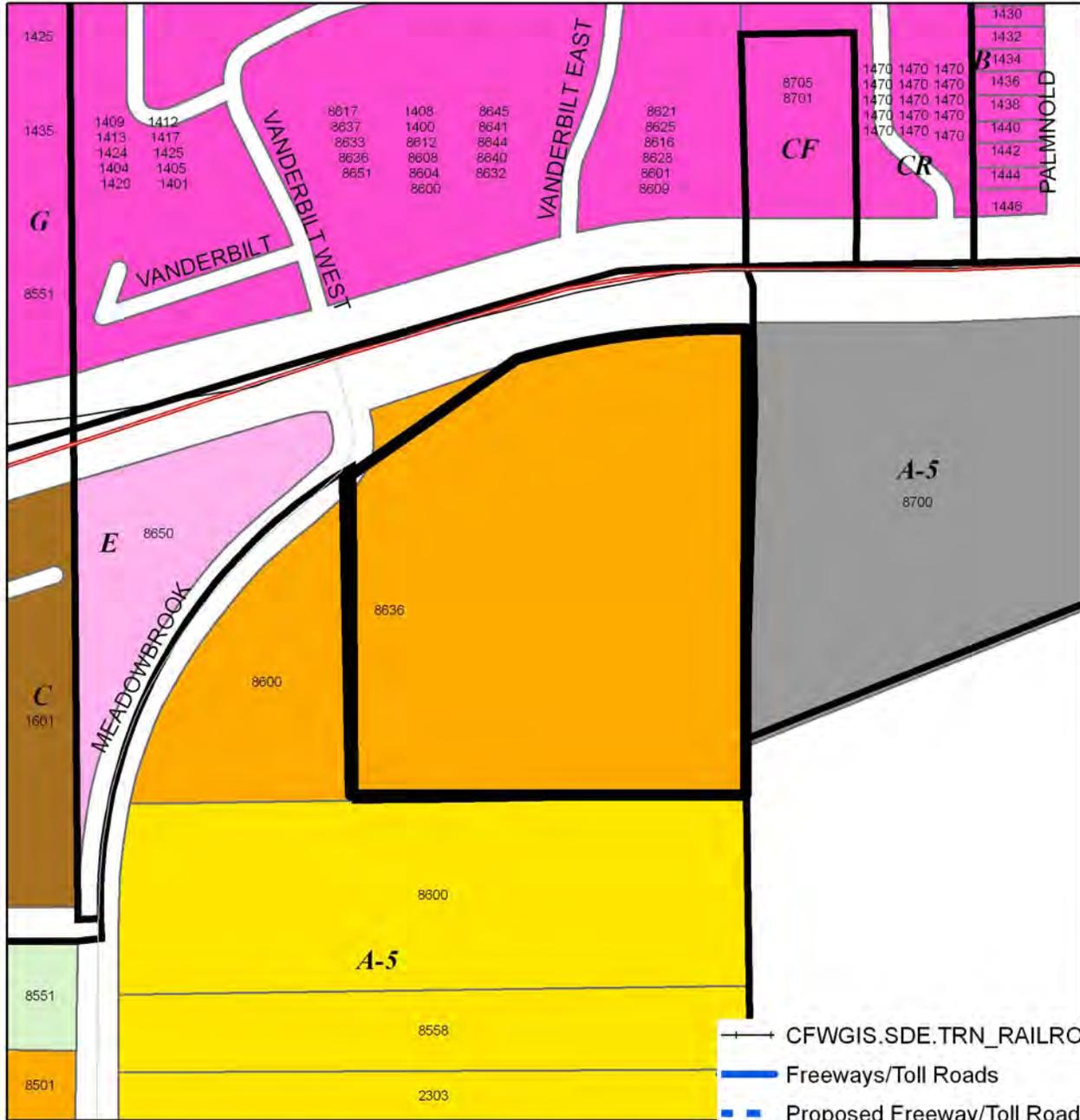




8636 Meadowbrook Drive

# Future Land Use

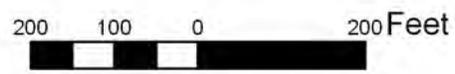
ZC-14-016



- 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

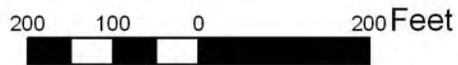


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





## Aerial Photo Map



Stephanie and James Connelly	6750 Works	In		Opposition	Spoke at hearing
Doug Henderson/ EFWBA	NA		Support		Sent letter in
Ramiro Ramos	1550 Milam	Out	Support		Sent letter in
Kyev Tatum/ Harmony Hills NA	NA		Support		Sent letter in
William C Jennings	6737 Brentwood Stair	Out		Opposition	Sent letter in
Pete Flores	6800 Works	In		Opposition	

**10. SP-14-002 Ashmi LLC and Mithui LLC (CD 2) – 6105 Old Denton Road (Western Crossing Addition, Block 2, Lot 1-R, 1.73 Acres): to Amend “PD-788” site plan to increase the building size and location**

Norman Patton, 413 Cedar Street, Cedar Hill, Texas representing Ashmi & Mithui LLC. explained to the Commissioners the owner had a previously approved site plan and wants to change the layout configuration of the hotel.

Mr. West asked Mr. Patton if he has had any contact with the neighborhood. Mr. Patton said no.

Mr. Flores asked the applicant why the change in the layout. Mr. Patton said the hotel business revolves around the different type hotel franchises available. The owner wants to use a different type of franchise that would be beneficial to him for the area. They are proposing a Hyatt Hotel. Mr. Flores mentioned District 2 Alliance did meet on this and sent a letter of support in.

Motion: Following brief discussion, Mr. Flores recommended approval of the request, seconded by Mr. West. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					<i>SP-14-002</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Ron Shearer/ Inter-District 2 Alliance	NA		Support		Sent letter in

**11. ZC-14-016 Kenneth Smith (CD 5) – 8636 Meadowbrook Drive (William Welch Survey, Abstract No. 1668, 7.36 Acres): from “E” Neighborhood Commercial to “A-5” One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested the case be withdrawn.

Motion: Following brief discussion, Ms. McDougall recommended Denial Without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					<i>ZC-14-016</i>
Name	Address	In/Out 300 ft	Position on case		Summary

		notification area		
Michael Jameson	8600 Meadowbrook DR	In		Opposition Sent letter in

**12. ZC-14-017 Legacy Holdings, LLC (CD 5) – 3520 Euless South Main Street (Tarrant Industrial Park, Block B1, 5.09 Acres): from “PD-43” Planned Development/Specific Use for petroleum storage and distribution facility, subject to landscape screening along western boundary, no expansion of current existing facility allowed; site plan waived to Amend “PD-43” to allow for expansion of industrial office building; site plan waiver recommended**

Jim Dewey, 2500 Texas Drive, Suite 100, Irving, Texas representing Legacy Holdings, LLC explained to the Commissioners that the owner Transport Petroleum wants to demolish an older building about 1800 sq. ft. and build a new office building in a different location its about 3,000 to 4,000 sq. ft. Where they want to build the new office there is a fueling station which will be relocated so that truck traffic can be diverted further to the south away from the office.

Mr. West asked if his client only owns the area outlined in yellow. Mr. Dewey said yes. Mr. West asked what the facility to the north is. David Keegan, 4312 S. George, Oklahoma City, Oklahoma said they originally purchased the entire facility and sold off a portion to another transport company that does heavy construction.

Ms. McDougall asked Mr. Keegan where the old building is located and where they are proposing to put the new building. Mr. Keegan indicated on the overhead where the two sites are. Ms. McDougall asked where the new driveway is proposed. Mr. Keegan indicated a little further south to provide better circulation.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

**13. ZC-14-018 City of Fort Worth Planning & Development (CD All) –Text Amendment: Create Overlay District for Dallas/Fort Worth International Airport (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), by amending:**

- **Section 4.405 “Airport/Airfield Overlay” (“AO”) District of Article 4 “Overlay Districts”, of Chapter 4, “District Regulations” to add a new section, Section 4.405F, “Dallas/Fort Worth International Airport”; providing regulations for Airport/Airfield Overlay Zones (“AO”) for Dallas/Fort Worth International Airport**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained the Airport Overlay text and map amendments to the Commissioners.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.