



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 1, 2014

Council District 7

Zoning Commission Recommendation:
Denial by a vote of 8-0

Opposition: North FW Alliance, Tehama Ridge NA
Support: None submitted

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

Owner / Applicant: **Bennett Gregory**

Site Location: 1700 E. Bonds Ranch Road Mapsco: 20V

Proposed Use: **Multifamily**

Request: From: "I" Light Industrial
To: "D" High Density Multifamily

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Significant Deviation)

Background:

The applicant is requesting a zoning change from "I" Light Industrial to "D" High Density Multifamily for the development of future multifamily uses. The property is just north of the Presidio West Subdivision and west of Harmon Road. To the east the same road Bonds Ranch turns into Golden Triangle. This road is classified as a principal arterial on the Master Thoroughfare Plan (MTP) and travels through the Tehama Ridge Subdivision.

Multifamily classifications are desirable along principal arterials. The property would connect to SH 287 to the west on Bonds Ranch Rd and to the south on Harmon Road. The applicant has indicated that he has interested buyers that prefer for the zoning to be in place before the property is purchased.

Site Information:

Owner: Bennett Gregory
170 E Bonds Ranch Road
Ft Worth, TX 76131

Acreage: 30.0 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North ETJ City of Haslet / single-family
East "I" Light Industrial / mini-warehouse storage/vacant

South "A-5 One Family / single-family and vacant
 West "I" Light Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-006, from "AG" Agricultural to "I" Light Industrial, approved by City Council 4/07/09 (subject property)

Platting History: PP-11-007, Presidio West, approved by the City Plan Commission 4/27/2011 subject property to the south

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bonds Ranch Rd.	Under Construction	Principal Arterial	Yes
Golden Triangle Rd.	Local	Principal Arterial	No
Harmon Rd.	County	Principal Arterial	No

Public Notification:

The following organizations were notified:

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

closest neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "D" High Density Multifamily for apartment development. Surrounding land uses are primarily single-family and vacant to the south, mini-warehouses and vacant land to the east, open/agricultural to the west and large lot single family to the north, outside of the city limits.

The proposed zoning for this site **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is not consistent with the Future Land Use map.

The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation (pg. 37).
- 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 (pg. 39).

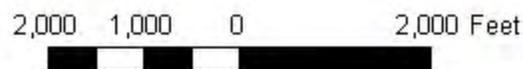
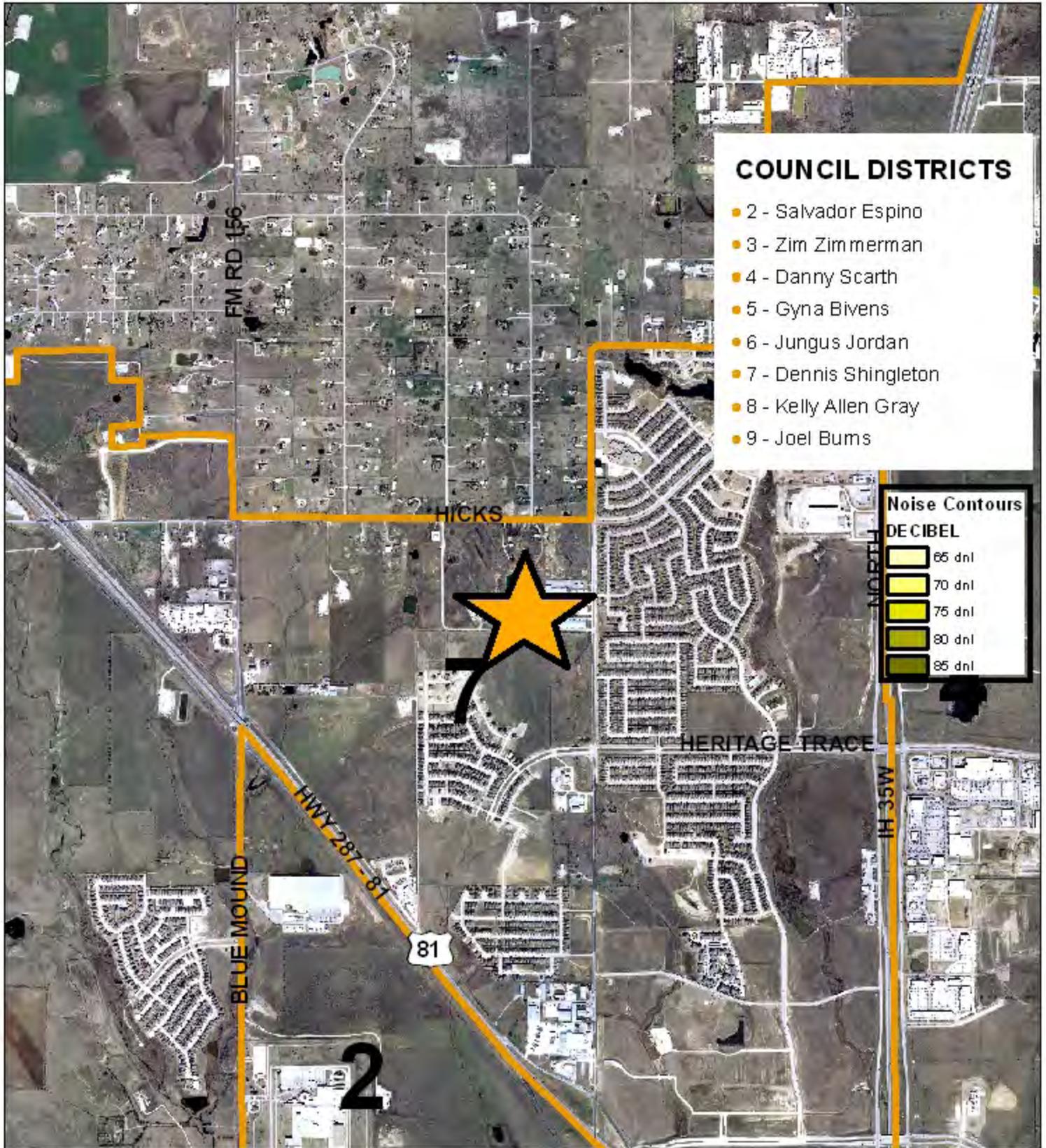
Based on the lack of conformance with the future land use map the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

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

Location Map

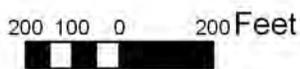
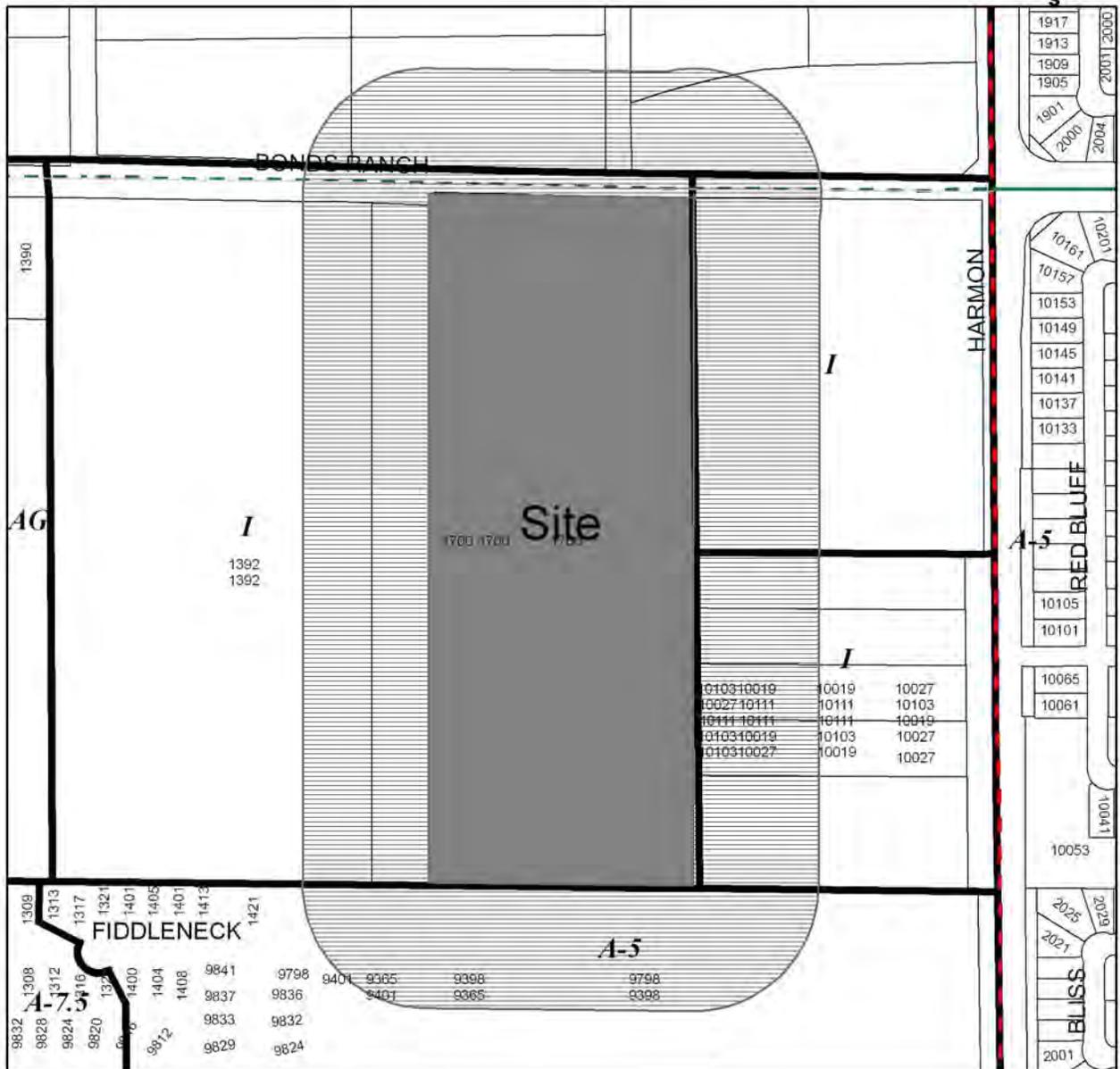


Area Zoning Map

Applicant: Bennett Gregory
 Address: 1700 E. Bonds Ranch Road
 Zoning From: I
 Zoning To: D
 Acres: 23.90599197
 Mapsco: 20V
 Sector/District: Far North
 Commission Date: 3/12/2014
 Contact: 817-392-2495



300 Ft. Buffer

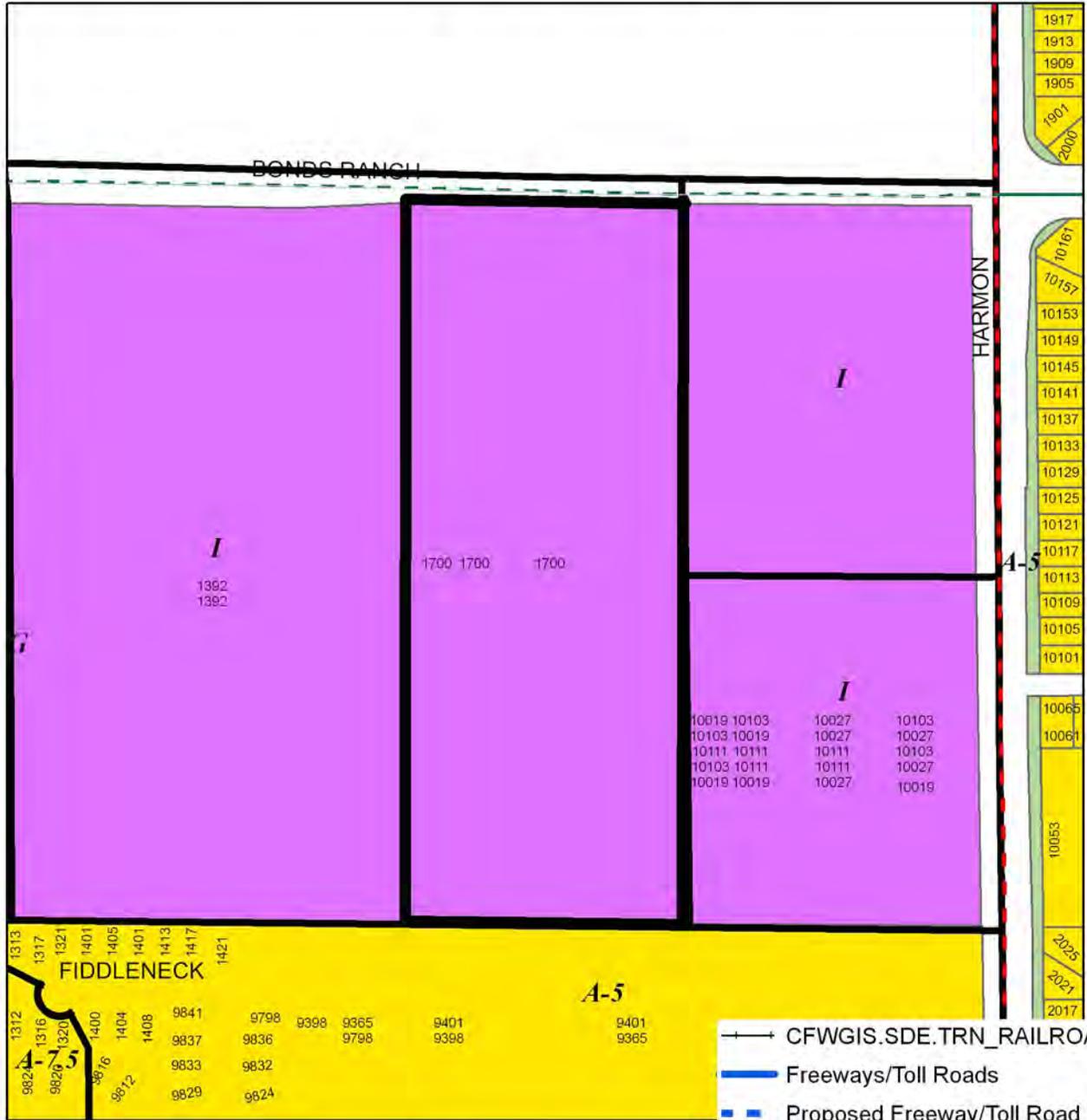




1700 E. Bonds Ranch Road

Future Land Use

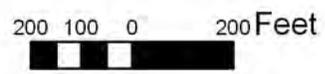
ZC-14-034



- 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

- 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



Mr. Flores asked Mr. Murrin if he has had a conversation with the applicant about the development. Mr. Murrin said none. He noted that when you assemble a group of bars in the right area it becomes an entertainment district, Stockyards being a good example.

In rebuttal, Ms. Boyd said she would like the opportunity to show the neighborhood they can do something good with this building given the chance.

Motion: Following brief discussion, Mr. West recommended Denial of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0. Mr. Hollis was absent for the remainder of the meeting.

<i>Document received for written correspondence</i>				ZC-14-033	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Cindi Cresswell/ Westland NA	3663 Brookland Ave	Out		Opposition	Spoke at hearing
Bo Jameson	9925 Richland St	In		Opposition	Spoke at hearing
Steve Murrin	9800 Camp Bowie West	In		Opposition	Spoke at hearing
Tad Bird/ All Saints' Episcopal School	NA	Out		Opposition	Sent letter in
Matt Johnson/ Team Ranch	NA	Out		Opposition	Sent letter in
Patrick Grissom	9524 Camp Bowie West	Out		Opposition	Sent letter in
Julie Grissom	3501 Westland	Out		Opposition	Sent letter in
Bill Welge	3248 Florian	Out		Opposition	Sent letter in
Dorothy Lee	3237 Florian	Out		Opposition	Sent letter in
Chris Brooks	9011 Highway 80 West	Out		Opposition	Sent letter in
A petition was submitted with more than 60 names in opposition					

18. ZC-14-034 (CD 7) – 1700 E. Bonds Ranch Road (Josiah Walker Survey, Abstract 1600, 30.0 Acres): from “I” Light Industrial to “D” High Density Multifamily

Ben Gregory, 1700 E. Bonds Ranch Road, Fort Worth, Texas property owner explained to the Commissioners he owns the tree farm and construction company on the property now. When he purchased the property, there were no single-family homes. He mentioned the property was annexed in 2004 and it was always the intent to develop some commercial and multifamily on the property. Mr. Gregory said they have some developers interested in the property.

Motion: Following brief discussion, Mr. Edmonds recommended Denial of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>	ZC-14-034
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Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Russell Fuller/ North Fort Worth Alliance	5317 Alta Loma	Out		Opposition	Left speaker form
First Texas Homes	NA	Out		Opposition	Sent letter in
Anthony DeVito/ Tehama Ridge	NA	Out		Opposition	Sent letter in
Danny Ratliff	10019 Harmon Rd	In		Opposition	Sent letter in
LARS Alliance LLC	10011 Harmon Rd	In		Opposition	Sent letter in

19. ZC-14-035 City of Fort Worth Planning & Development (CD All) –Text Amendment: Create Airport Overlay District for Fort Worth Alliance Airport; 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 4.405G, “Fort Worth Alliance Airport”; providing regulations for Airport/Airfield Overlay Zones (“AO”) restrictions for the Fort Worth Alliance Airport**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained the Airport Overlay text and map amendments to the Commissioners. Ms. Murphy said she received a letter from JC Penney and they were concerned about the height of their poles if they were to be replaced. A change was made to the text amendment to reflect that a change could be made if replaced. Another letter was received from a property owner whose property was not totally included in the overlay and requested all her property be in the overlay. Last the property indicated on the map is owned by the Texas General Land Office who is in opposition and who have submitted an application for a zoning change to take their property to G which would be an appropriate use within the boundary of the overlay. Certain uses wouldn’t be allowed such as hospitals, nursing homes and schools, etc.

Melinda Ramos, Sr. City Attorney informed the Commissioners that case ZC-14-036 needs to be continued and re-noticed for Ms. Branham’s property that was added to the map, and that the two cases should run together for Council.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0. On a substitute motion Ms. Reed recommended a Continuance for 30 days, seconded by Mr. Flores. The motion carried unanimously 8-0.

20. ZC-14-036 City of Fort Worth Planning & Development (CD 7) – Map Amendment Airport Overlay District for Fort Worth Airport; South of the Fort Worth Alliance International Airport with Fort Worth City limits: Generally bounded by SH 114, Old