



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 3, 2014

**Council District** 2

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Charles R. Lasater

**Site Location:** 7300 Blue Mound Rd Mapsco: 34RV

**Proposed Use:** Commercial and Single-family

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

To: "E" Neighborhood Commercial; "A-5" One-Family

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

**Comprehensive Plan Consistency:** Requested change is partially consistent.  
*(Minor Boundary Adjustment)*

**Background:**

The applicant is requesting a zoning change to "A-5" One-Family and "E" Neighborhood Commercial in order to revise zoning lines for a future single-family development. The applicant intends to add single-family residential zoning interior to the overall site and neighborhood commercial along Basswood Blvd near the intersections of Blue Mound Road. Both of streets are principal arterials on the Master Thoroughfare Plan (MTP). Neighborhood commercial classifications are desirable along principal arterials and will serve as a buffer between surrounding residential zoned property. The applicant has indicated that there are no prospective tenants at this time.

**Site Information:**

Owner: Charles R. Lasater  
7300 Blue Mound Rd  
Ft Worth, TX 76131  
Agent: VLMC Inc.  
Acreage: 8.5 acres  
Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "A-5 One Family" / vacant  
East "A-5 One Family" / vacant  
South "A-5 One Family"; "E" Neighborhood Commercial / single-family, vacant  
West "E" Neighborhood Commercial / vacant, commercial

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-09-043, from "A-5" One-Family to "C" Medium Density Multifamily, approved 5/19/09 (subject property)  
ZC-14-004, from "A-5" One-Family to "E" Neighborhood Commercial, approved 3/11/14 (subject property)

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Basswood Blvd	Under Construction	Principal Arterial	Yes
Blue Mound Rd	Local	Principal Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Santa Fe Trails	Eagle Mt-Saginaw ISD
Keller ISD	

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-Family and "E" Neighborhood Commercial in order to adjust boundaries for a single-family development. Surrounding land uses are primarily single-family to the south, commercial to the west and vacant just north and east of the site.

The proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as single family residential. The majority of the requested zoning change is consistent with the Future Land Use map. However, the proposed neighborhood commercial bordering Basswood Drive does not meet the Comprehensive Plan. A review of the future land use is needed because a neighborhood commercial classification is desirable along principal arterials and will serve as a buffer between surrounding residential zoned property and major streets intersecting this location.

The requested zoning change is consistent with the following Comprehensive Plan policies:

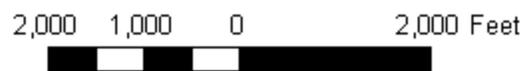
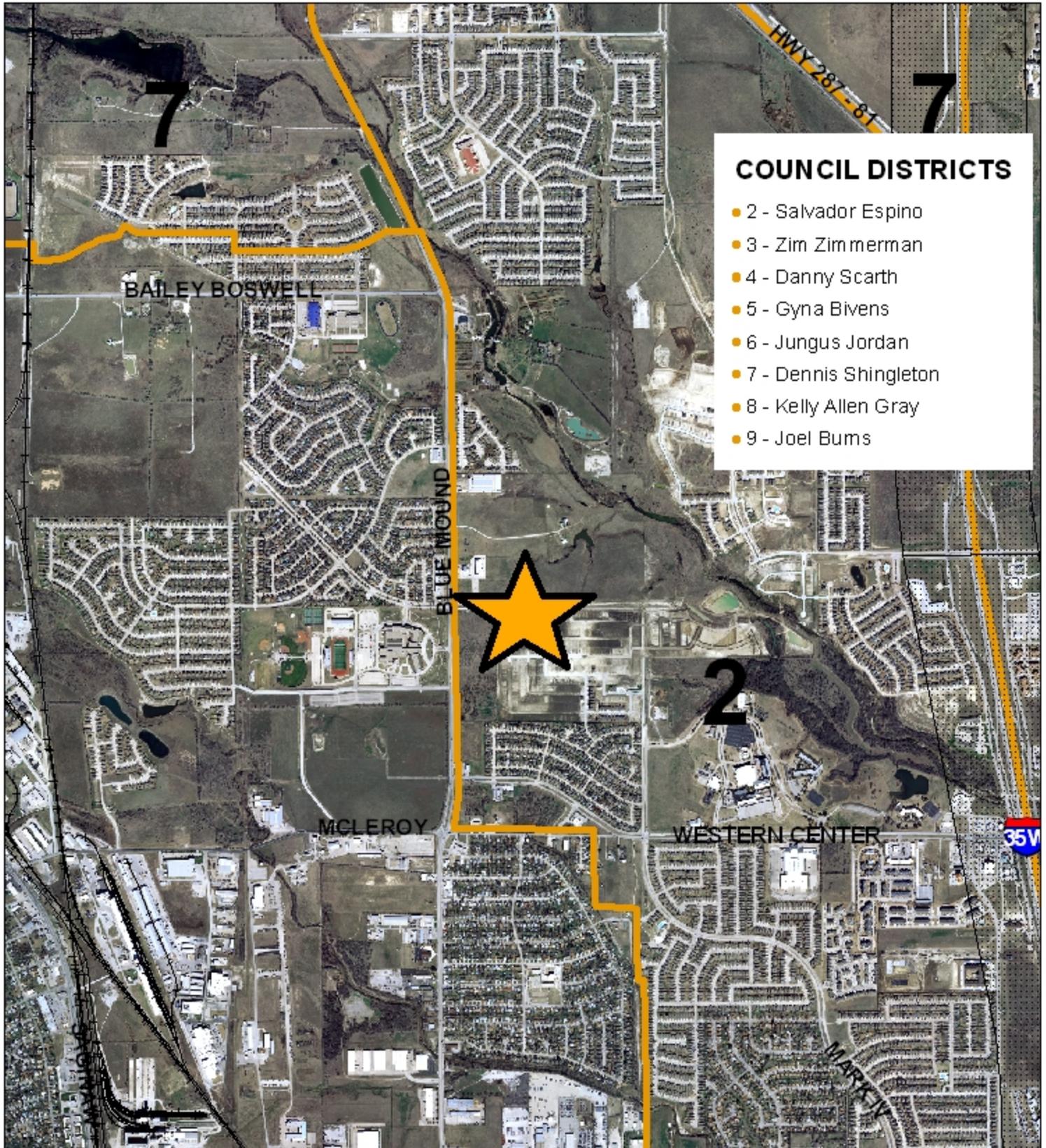
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development adjacent and connected to previously developed 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 partially consistent** with the Comprehensive Plan. (**Minor Boundary Adjustment**)

**Attachments:**

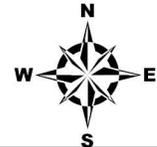
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission

## Location Map

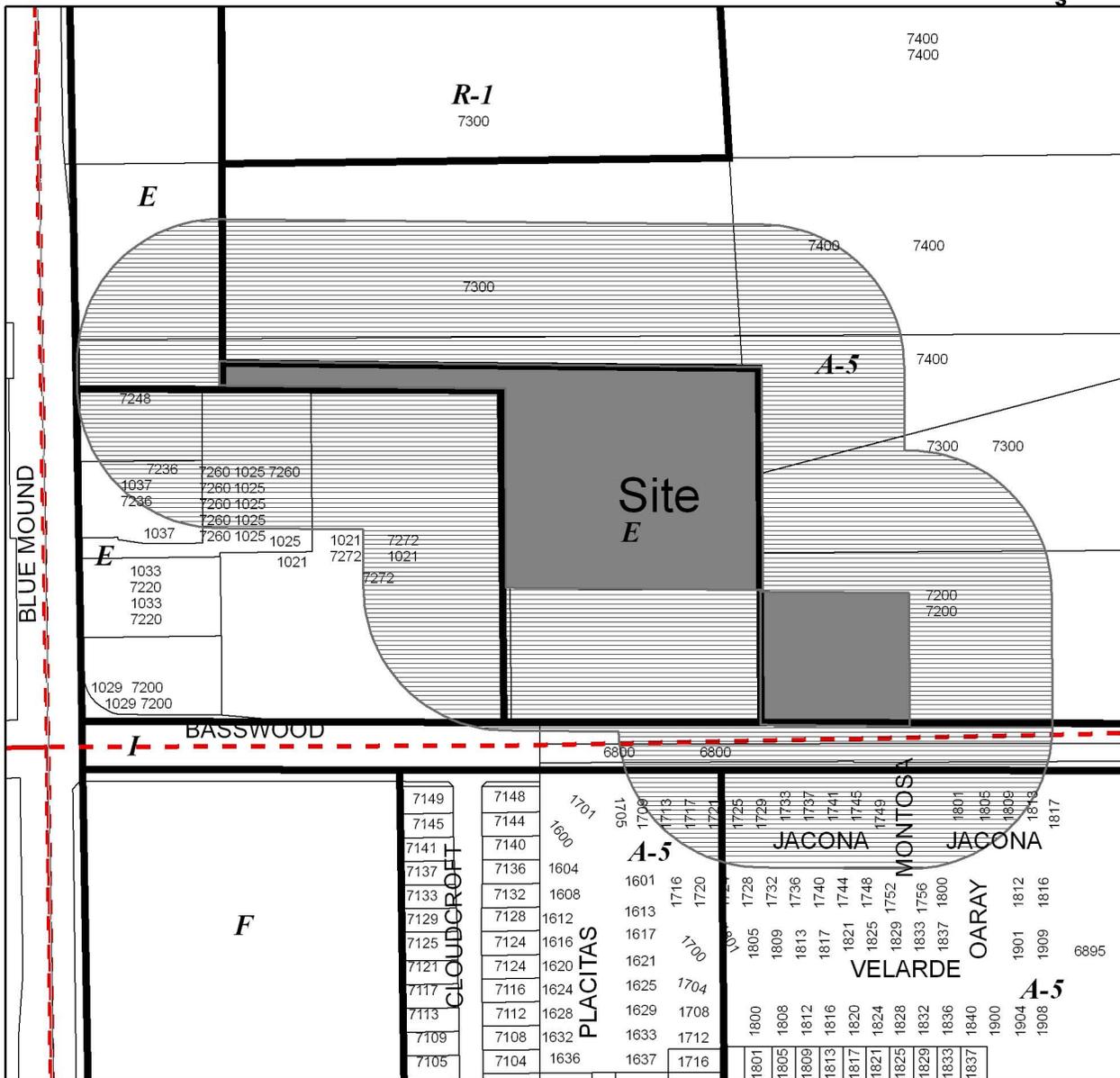


### Area Zoning Map

Applicant: Charles Lasater  
 Address: 7300 Blue Mound Road  
 Zoning From: A-5, E  
 Zoning To: E, A-5  
 Acres: 8.5243852  
 Mapsco: 34RV  
 Sector/District: Far North  
 Commission Date: 5/14/2014  
 Contact: 817-392-8043



300 Ft. Buffer

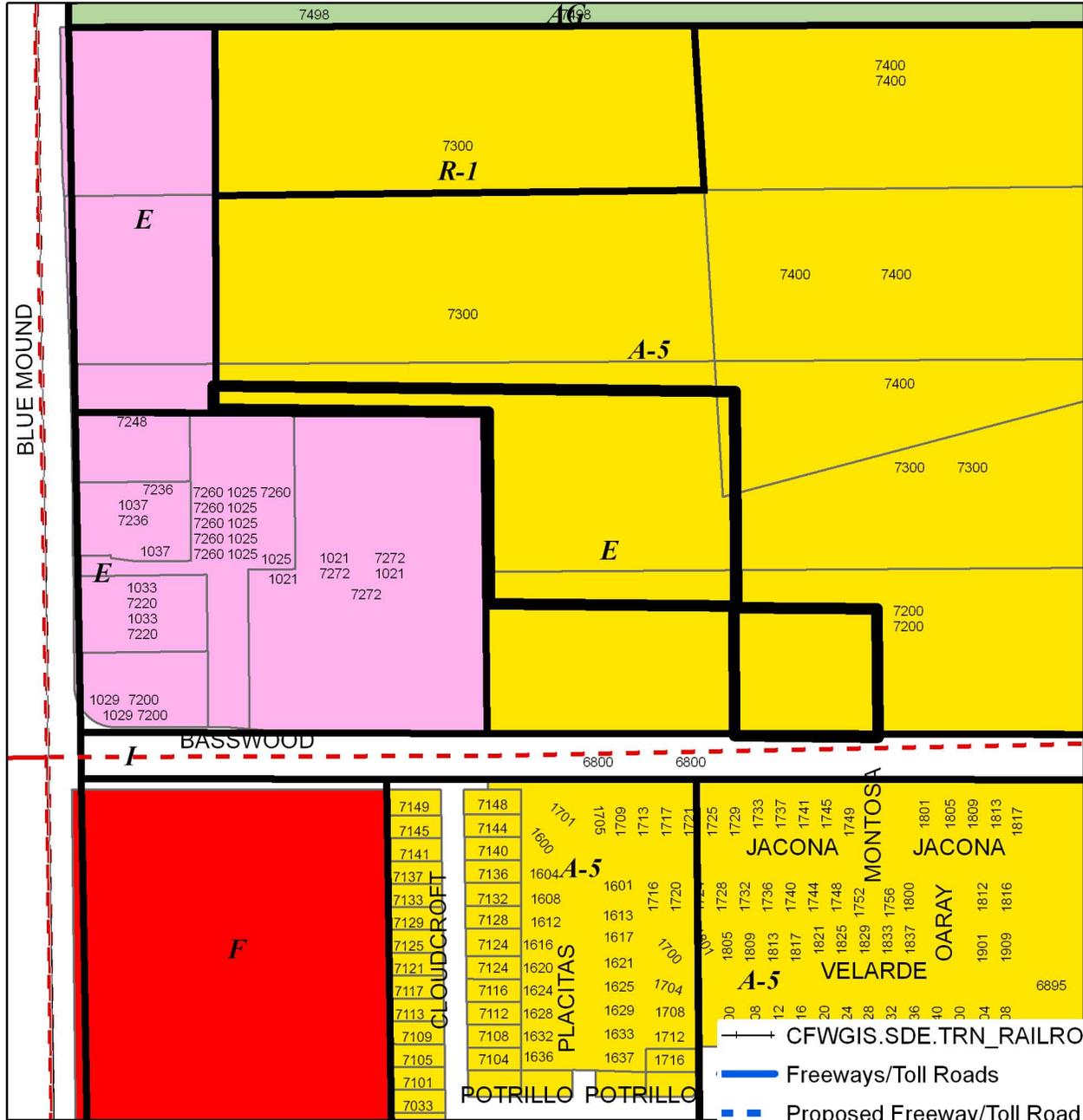




7300 Blue Mound Road

# Future Land Use

ZC-14-052



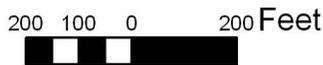
- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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

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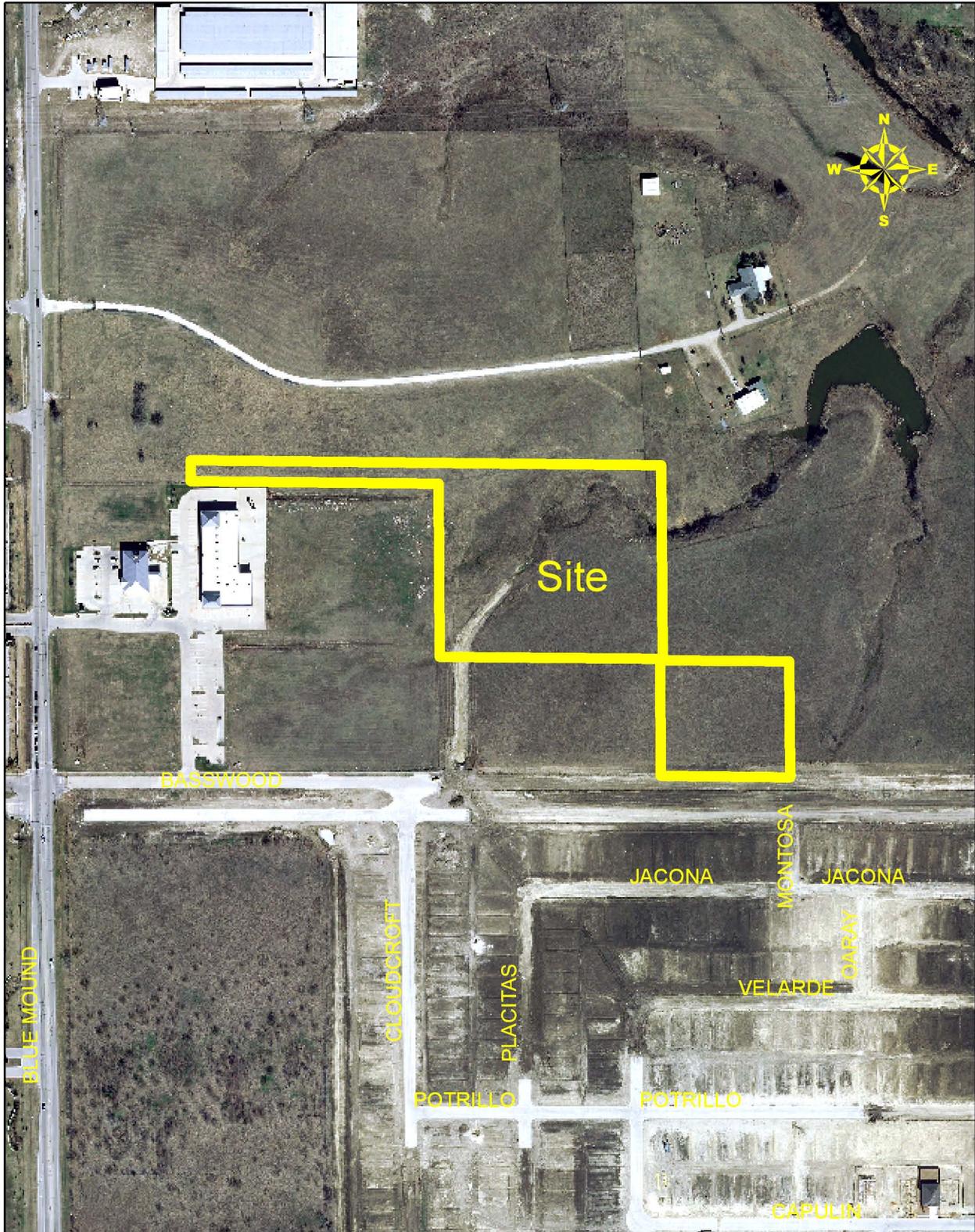
- FLD\_ZONE**
- 



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 18, 2014.



## Aerial Photo Map



		notification area			
Teresa Zambrano	10116 Chapel Oak	Out		Support	Spoke at hearing
Trina Sanders/ Garden of Eden NA	1408 Carson Street	Out	Opposition		Spoke at hearing
Brenda Sanders Wise	1412 Carson Street	Out	Opposition		Spoke at hearing
Ron Sturgeon	5800 Elliott Reeder	In		Support	Sent letter in

**7. ZC-14-052 Charles Lasater (CD 2) – 7300 Blue Mound Road (Josiah Walker Survey, Abstract No. 1602, 8.52 Acres): from “A-5” One-Family and “E” Neighborhooc Commercial to “E” Neighborhood Commercial and “A-5” One-Family**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Charles Lasater explained to the commissioners the request to reconfigure the zoning boundary to accommodate commercial uses closer to Basswood Street.

Mr. Flores mentioned the letter of statement sent in from Diamond Hill NA requesting a delay of the meeting in order to speak to the applicant. Mr. Schell clarified that this letter was perhaps related to another case with the wrong zoning case number written and his thoughts were that it was not related to this site.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Mr. Hollis. The motion carried 8-0, with Ms. McDougall stepping away from the Dias.

<i>Document received for written correspondence</i>				ZC-14-052
Name	Address	In/Out 300 notification area ft	Position on case	Summary
Ron Shearer/ Diamond Hill NA	NA	Out	Opposition	Sent letter in

**8. ZC-14-053 Geneva H Fleming/Kahlua Properties Inc. (CD 3) – 6432 Camp Bowie Boulevard (Ridglea North, Block 32, Lot 9, 0.32 Acres): from “A-7.5” One-Family to “ER” Neighborhood Commercial Restricted**

Mark Newby, 6707 Camp Bowie Blvd, Fort Worth, Texas representing Kahlua Properties Inc. explained to the commissioners his request for a real estate office. He explained that other properties on the block have been purchased by commercial developers and will eventually request to rezone their property to commercial. Mr. Newby feels that the street location for this site will inevitably be turned into a commercial area and would be appropriate for his real estate office.