



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 7

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: Gary and Deborra Baker

Site Location: 7000 Block Eagle Ranch Boulevard Mapsco: 32S

Proposed Use: Residential

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

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (Minor Boundary Adjustment)

Background:

The applicant is requesting a zoning change from "E" Neighborhood Commercial to "A-5" One-Family. The property is just north of Eagle Ranch Boulevard, a proposed minor arterial and east of Lake Country also a proposed minor arterial. The subject area is surrounded by A-5 zoning with a proposed Preliminary Plat for Talon Hill (PP-14-022).

Site Information:

Owner: Gary & Deborra Baker
8200 Boat Club Road
Suite 100
Fort Worth, Texas
Agent: Mark Donahue
Acreage: 2.33 acres
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "A-5" One-Family / vacant
East "A-5" One-Family / vacant
South "A-5" One-Family / vacant & single-family
West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Eagle Ranch Blvd	Two-way	Minor Arterial	No
Lake Country	Private One-way	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Eagle Ranch Property Owners Assoc. *	Eagle Mt-Saginaw ISD

within this neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land uses are primarily vacant, with single-family development to the south.

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

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Open Space. However, the requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage new 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 in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

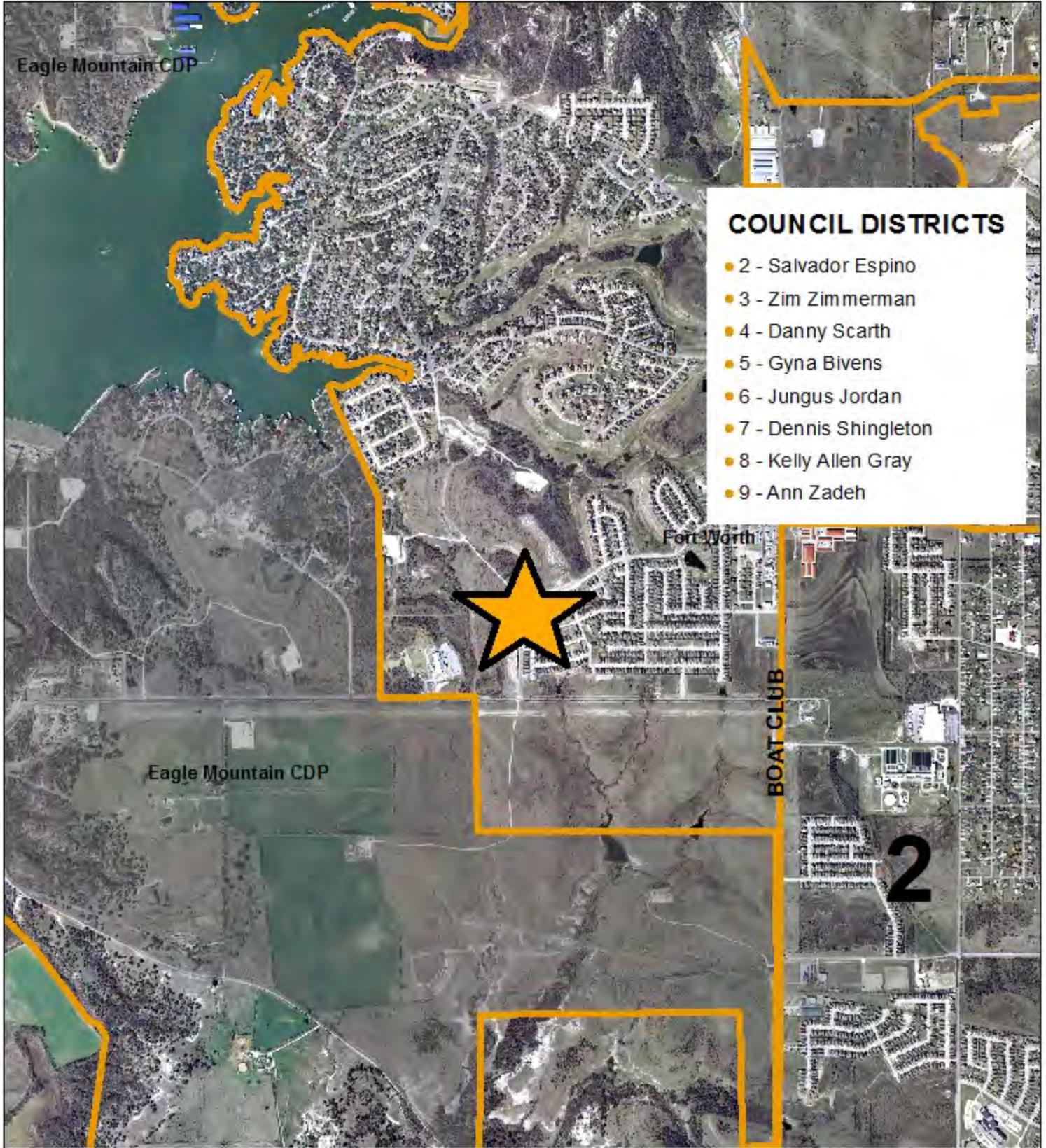
While the requested change **is not consistent** with the Comprehensive Plan future land use designation, it is considered a Minor Boundary Adjustment due to the adjacent single family future land use.

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
- Preliminary Plat
- Minutes from the Zoning Commission meeting

Location Map

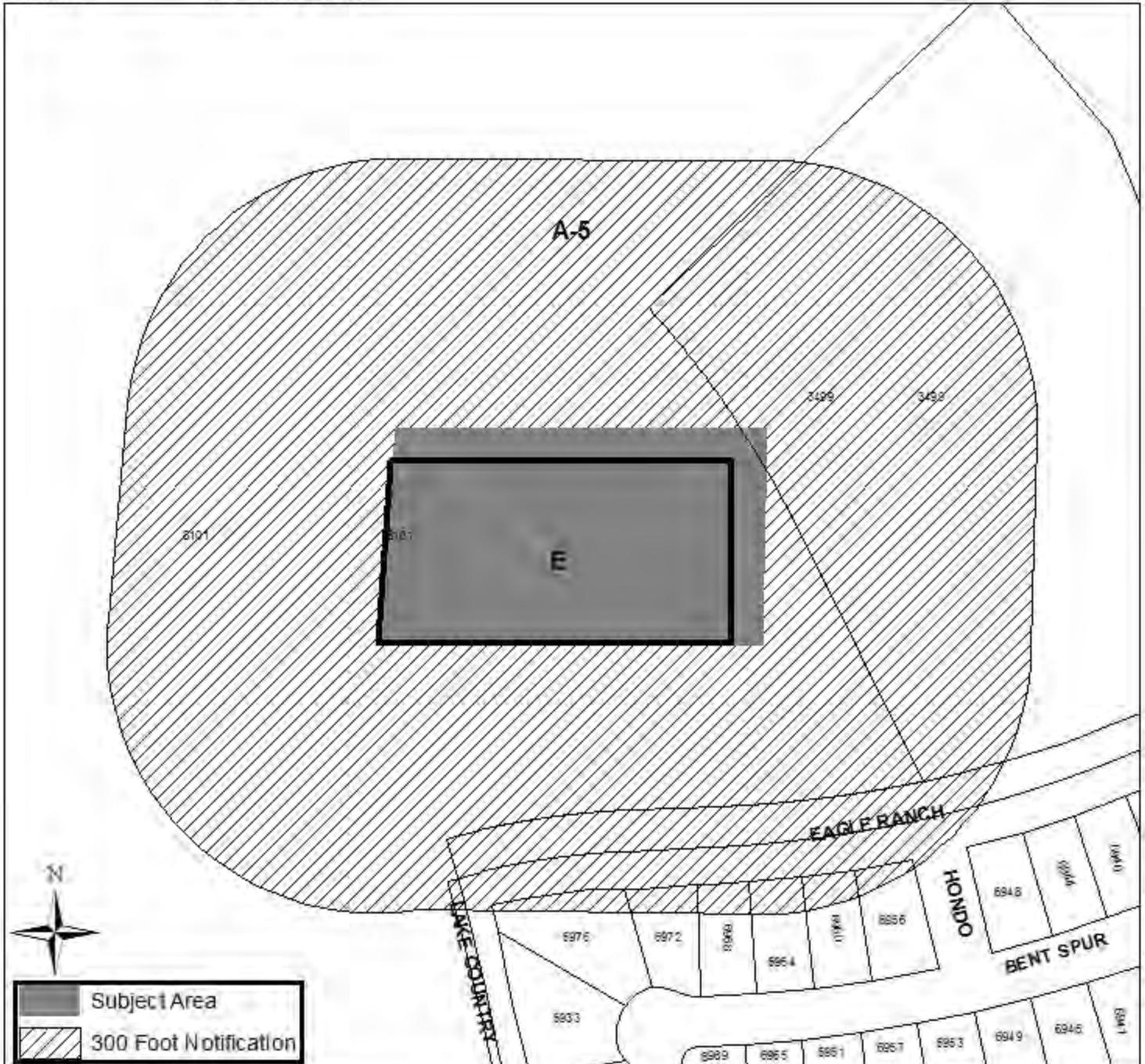




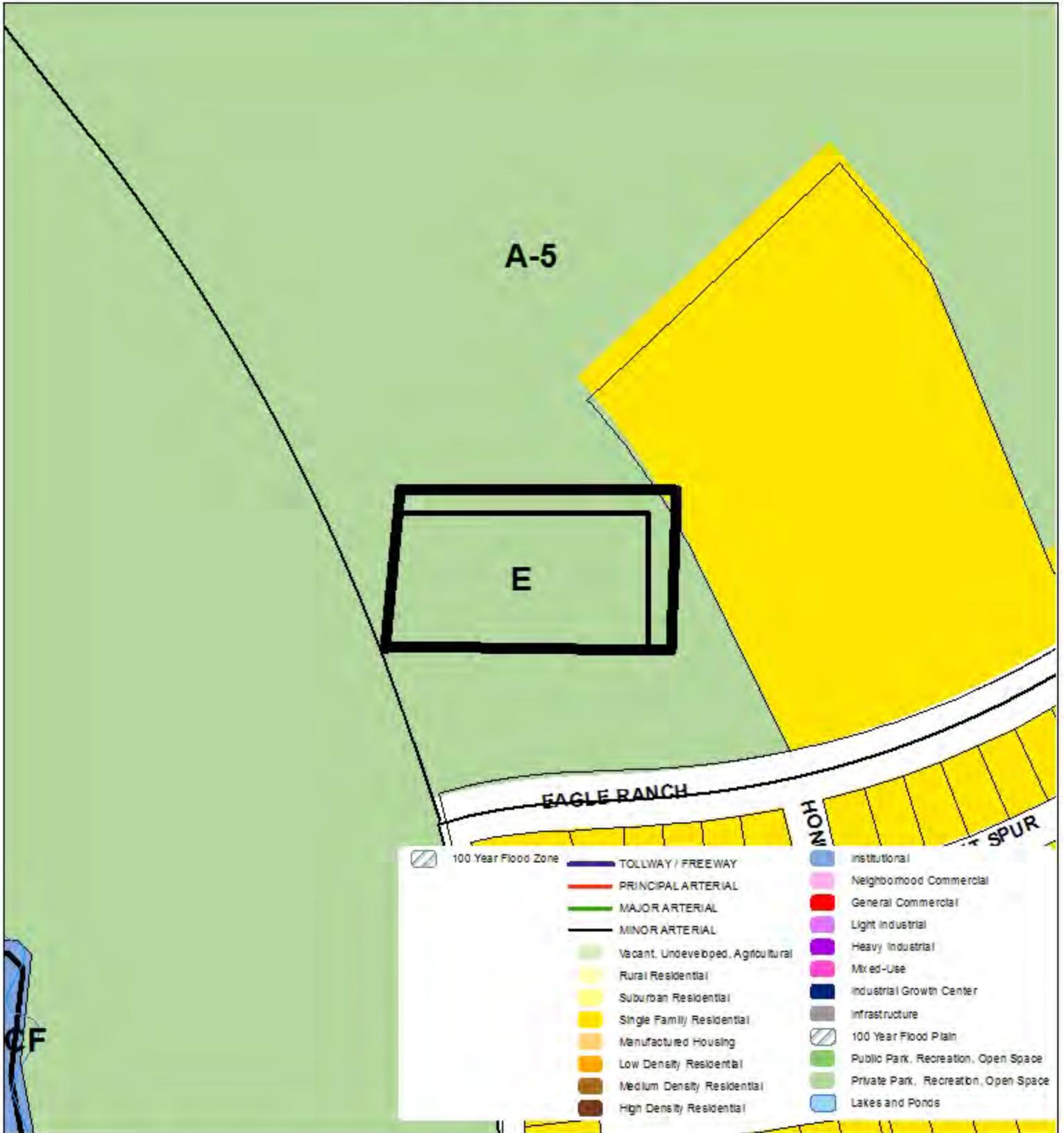
ZC-14-105

Area Zoning Map

Applicant: Gary & Deborra Baker
Address: 7000 block Eagle Ranch Boulevard
Zoning From: A-5, E
Zoning To: A-5
Acres: 2.333897
Mapsc0: 32S
Sector/District: Far Northwest
Commission Date: 09/10/2014
Contact: 817-392-2495



Future Land Use



200 100 0 200 Feet

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 Photograph



200 100 0 200 Feet

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East Fort Worth Business Assoc	NA	Out	Opposition	Support	Sent letter in
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5. ZC-14-105 Gary and Deborra Baker (CD 7) – 7000 block Eagle Ranch Boulevard (D. C. Pace Survey, Abstract No. 1245, 2.33 Acres): from “A-5” One Family and “E” Neighborhood Commercial to “A-5” One Family

Bryan Holland, 1203 S. White Chapel Blvd, Suite 250, Southlake, Texas representing Gary & Deborra Baker explained to the commissioners the request to take the subject property to residential to accommodate the residential development that already exists. He stated that the site would be better suited for an amenity center for the residential development.

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

6. ZC-14-106 John Glenn Jr. and River Ranch Building Corporation (CD 3) – 4429 Bellaire Drive South (Tanglewood Addition, Block D, Lot 1, 0.94 Acres): from “FR” General Commercial Restricted to “F” General Commercial

Jeff Permann, 4429 Bellaire Drive South, Fort Worth, Texas representing River Ranch Building Corporation explained to the commissioners his request to rezone the subject property to “F” General Commercial to allow the sale of alcohol at the existing convenience store.

Mr. Reeves asked for the identification of surrounding businesses that presently sale alcohol. Mr. Permann stated that there was a Tom Thumb food store as well as two other establishments down the street from the site which included a Spec’s Liquor store.

Mr. Flores asked for clarification on the distance of a school in the vicinity. Ms. Burghdoff explained that the school was approximately 500 feet away from the site and was beyond the 300 feet required for alcohol sales.

Motion: Following brief discussion, Mr. Reeves recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-106	
Name	Address	In/Out 300 notification area	Position on case		Summary
Brackett & Ellis/ FWISD	NA	Out	Opposition		Sent letter in
Harold & Marcia Maloesky	4500 Overton Terr	In	Opposition		Sent letter in
D S Billingsley	4403 Bellaire Dr	In	Opposition		Sent letter in
Jim & Linda Westbrook	4320 Bellaire Dr	In	Opposition		Sent letter in
Mary Lou Lyerla	4349 Bellaire Dr	In	Opposition		Sent letter in