



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 3, 2015

**Council District** 7

**Zoning Commission Recommendation:**

Approved by a vote of 8-0

**Opposition:** None submitted

**Support:** One letter submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Beth Knight</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes <u>X</u>	No ___

**Owner / Applicant:** City of Fort Worth Planning and Development – Pine Tree Estates #2

**Site Location:** 11100-11200 block Freedom Way, 11100-11300 block Golden Triangle Circle  
Mapsco: 22M

**Proposed Use:** Single family and vacant land

**Request:** From: "A-5" One-Family and "MH" Manufactured Home

To: "PD/R1" Planned Development for all R1 uses with development standards, site plans waiver recommended for one-family detached units on one lot

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

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

**Background:**

This subdivision, known as Pine Tree Estates No. 2, is comprised of single family uses and vacant land in the Far North portion of Fort Worth. The original land subdivision was to be a continuation of the manufactured home subdivision to the west. However, this phase was developed instead with single family homes on small angled lots with one parking space in front of the building line.

When the neighborhood was zoned as part of a larger annexation in 2008, "MH" Manufactured Home zoning was considered due to the development pattern and legal description of the Pine Tree Estates Mobile Home Park No. 2. The future land use of both units was identified as Manufactured Housing and therefore the rezoning was consistent with the future land use map. During the public meetings and hearings for the annexation and initial zoning, the development of this subdivision as single family uses was not noted by the property owners. Since the annexation date, sales of individual lots have been complicated by the current zoning, and one property owner has rezoned their lot to "A-5" One-Family. Upon the neighborhood's request, Council Member Shingleton has requested the area be zoned to a residential district that codifies the single family uses.

Below are the Development Standards for the Pine Tree Estates #2 Planned Development.

All regulations of the "R1" Zero Lot Line/Cluster district shall apply with the following exceptions:

Front Yard – 20 feet minimum

Front yard driveway and parking are allowed  
 One parking space in front of the main building line is required  
 Site plans are waived for one-family detached units on one lot

**Site Information:**

Applicant: City of Fort Worth Planning & Development Dept.  
 1000 Throckmorton Street  
 Fort Worth, TX 76102

Acreage: 19.93 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / Commercial uses  
 East "E" Neighborhood Commercial and "I" Light Industrial / Industrial uses and vacant land  
 South "F" One-Family / Vacant land  
 West "MH" Manufactured Home / Manufactured homes

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-08-198, subject side and surrounding area, Council-initiated, to be in conformance with the Comprehensive Plan, approved.

Platting History: None.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Freedom Way	Private Residential	Private Residential	No
Golden Triangle Circle	Private Residential	Private Residential	No

**Public Notification:**

The following Neighborhood Associations were notified:

Pine Tree Estates II LOA\* Trinity Habitat for Humanity  
 Pine Tree Estates I LOA Streams & Valleys, Inc  
 Villages of Woodland Springs NA Keller ISD  
 North Fort Worth Alliance

**Development Impact Analysis:**

1. **Land Use Compatibility**

This council-initiated zoning change request and an amendment to the future land use map aligns the current and future land uses. The Council-initiated rezoning process, adopted in November 2000, requires meeting with the affected property owners (10/23/14); an Informal Report presented at Pre-Council (11/18/14); and Council approval of an M&C to initiate a zoning case (12/2/14).

The subject area covers 19.93 acres and 139 parcels. The request is to rezone the area to a zoning district that is consistent with the subdivision as developed. Based on the zoning classification that is appropriate for the vacant land and existing land uses, the proposed zoning to PD for all R1 uses with development standards **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

This council-initiated zoning change request aligns the current and future land uses. The 2014 Comprehensive Plan designates the area as Manufactured Housing. The proposed zoning district is not consistent with the current future land use map. An amendment to the future land use map will be necessary to reflect the proper land use; the new Low Density Residential land use would be consistent with the following Comprehensive Plan policies:

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces. (pg. 38)

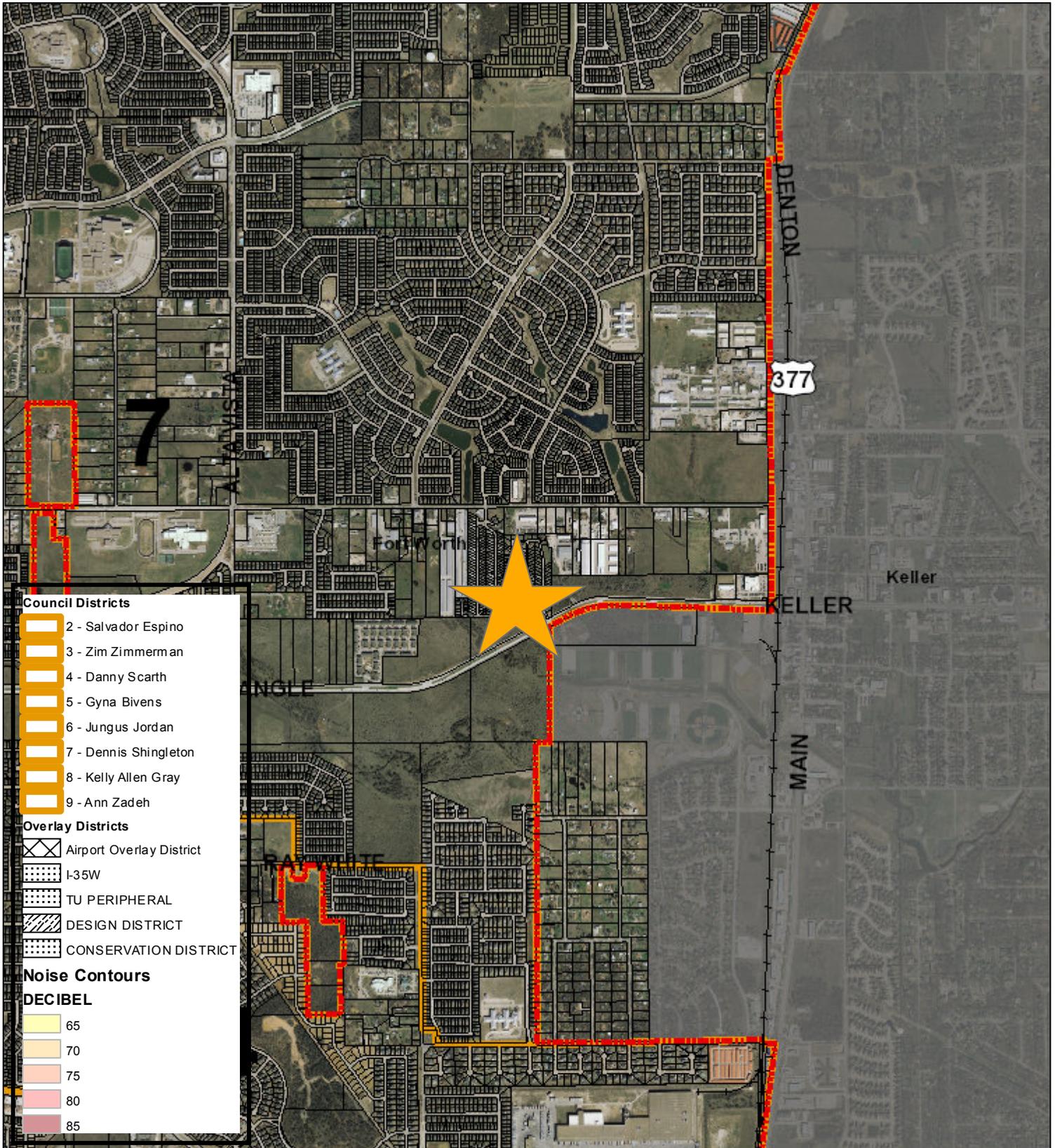
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

Based on the conformance with an amendment to the future land use map, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. However the future land use will be changed to reflect the proper use and new zoning.

***Attachments:***

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

### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Danny Scarth
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

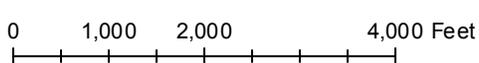
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

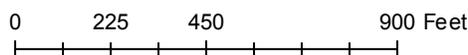
**DECIBEL**

-  65
-  70
-  75
-  80
-  85

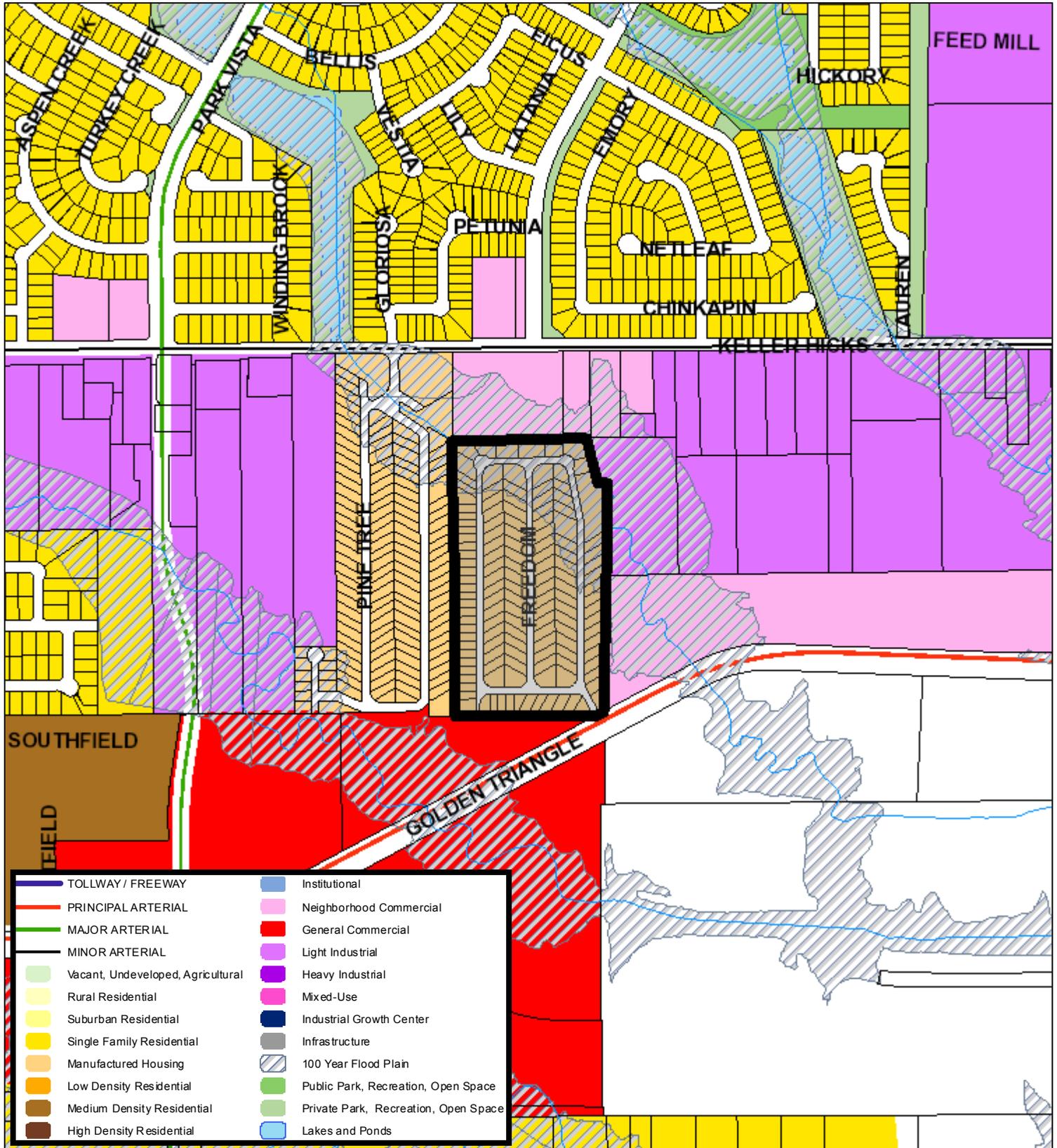


### Area Zoning Map

Applicant: City of Fort Worth Planning & Development  
 Address: 11100-11200 blk Freedom Way, 11100-11300 blk Golden Triangle Cir  
 Zoning From: A-5, MH  
 Zoning To: PD for all R1 uses with development standards  
 Acres: 19.92768343  
 Mapsco: 22M  
 Sector/District: Far North  
 Commission Date: 1/14/2015  
 Contact: 817-392-8190



### Future Land Use

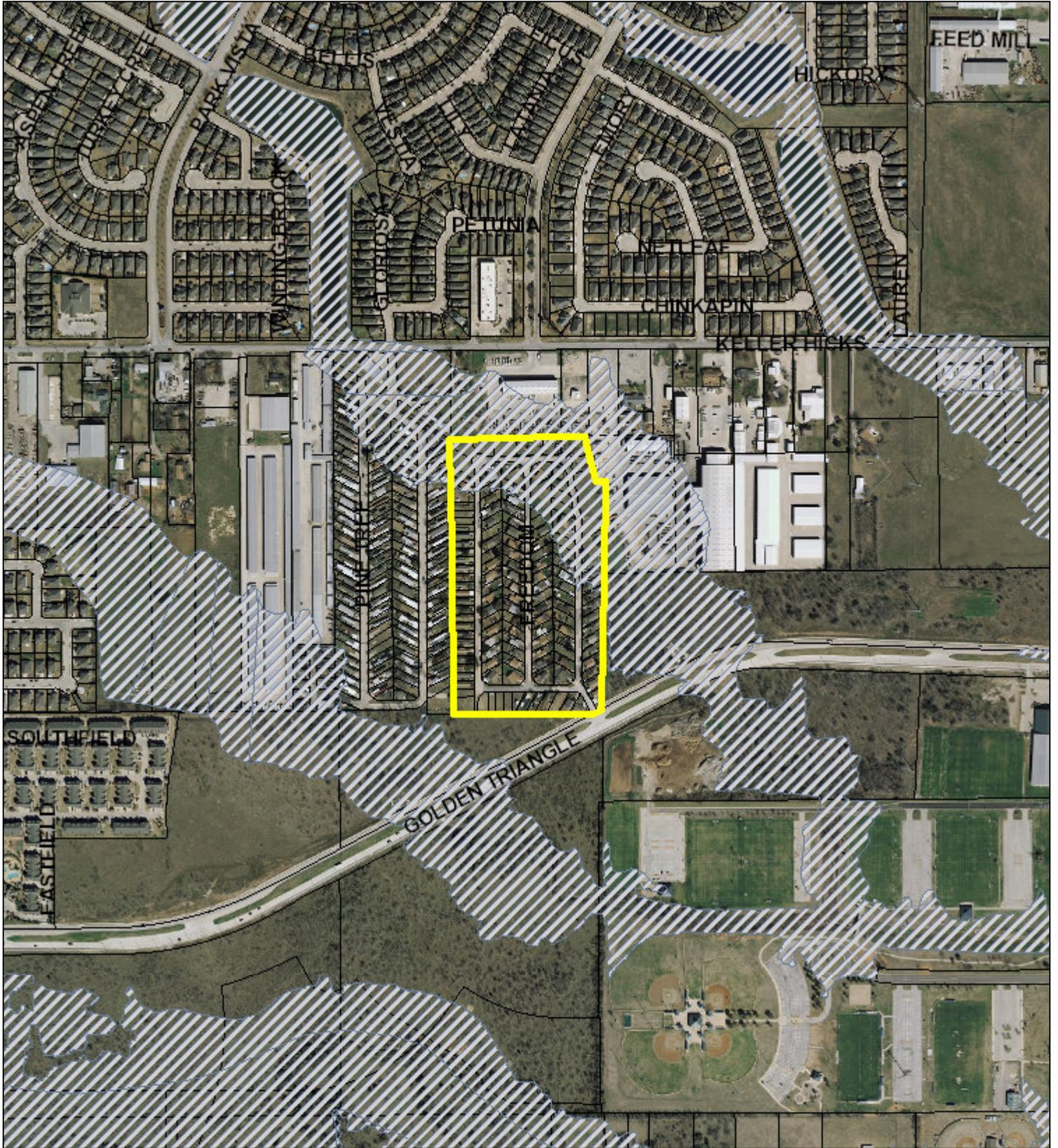


610 305 0 610 Feet

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 Photo Map**



0 380 760 1,520 Feet



Todd Watson/Fossil Creek Assoc.	NA	Out		Support	Sent letter in
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**14. ZC-14-177 Hulen Street Retail GP (CD 6) 5701 S Hulen Street (Hulen Retail, Block 1, Lot 3R2-A-1, 0.89 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus auto parts store; site plan included**

Jim Schell, 600 W. 5<sup>th</sup> Street, Fort Worth, Texas representing Hulen Street Retail GPO and Auto Zone explained to the Commissioners the request to rezone to PD/E plus auto parts store. Mr. Schell said access will come through the back of the lot, a revised site plan was submitted to add comments and address any waivers that may be needed.

Mr. Genua asked how the property will be accessed. Mr. Schell said it will be through driveways that loop to the back with reciprocal access agreements.

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

**15. ZC-14-178 Sundance Plaza Buildings, LLC (CD 9) 400 Commerce Street (Fort Worth Original Town, Block 52, Lot 2R, 0.42 Acres): from “H” Central Business District and “H/DD” Central Business District/Demolition Delay to “H/HC” Central Business District/Historic & Cultural Overlay**

Ms. Murphy called the case.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

**16. ZC-14-180 City of Fort Worth Planning & Development Department Pine Tree Estates (CD 7) 11100-11200 Blocks Freedom Way and 11100-11300 Blocks Golden Triangle Circle (see case file for addresses, 19.93 Acres): from “A-5” One-Family and “MH” Manufactured Housing to “PD/R1” Planned Development for all uses in “R1” with development standards; site plan waiver requested**

Ms. Murphy called the case.

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

<i>Document received for written correspondence</i>				ZC-14-180
Name	Address	In/Out 300 ft notification area	Position on case	Summary

Sandra Wetzell	Belmont Ca	Out		Support	Sent letter in
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**17. ZC-14-181 Hunter Crossroads LP (CD 7) 2100 & 2200 Blocks Avondale Haslet Road (BR Lacy Survey, Abstract No. 990, and MEP & PRR Co. Survey, Abstract No. 1131, 75.16 Acres): from “PD-827” Planned Development for “E” Neighborhood Commercial uses, “PD-828” Planned Development for “C” Medium Density Multifamily uses, and “PD-830” Planned Development for “I” Light Industrial uses excluding certain uses and with development standards; site plan waived to Amend the internal zoning boundaries for “PD-827”, “PD-828” and “PD-830” Planned Developments; site plan waiver requested**

Mike Wilson 1100 Mason Street, Fort Worth, Texas representing Hunter Crossroad L.P. explained to the Commissioners this was zoned back in 2008 and they are just cleaning up some boundary lines.

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

**18. ZC-14-182 City of Fort Worth Planning & Development (CD 8) 116 Hogg Street (Live Oak Addition-Fort Worth, Block , Lot 13 less row, 0.09 Acres): from “J” Medium Industrial to “H” Central Business District**

Ms. Murphy called the case.

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

**19. ZC-15-001 David Matoke (CD 5) 11601 Mosier Valley Road (J W Haynes Survey, Abstract No. 786, 2.52 Acres): from “PD-534” Planned Development/Specific Use for a vehicle exchange facility with no more than 20 parking spaces and no outside storage; site plan required to Amend to “PD/I” Planned Development for all uses in “I” Light Industrial plus tow yard with short term auto storage without a primary use; site plan included.**

David Matoke, 113 W. Eules Boulevard Eules, Texas property owner explained to the Commissioners the request to rezone to allow for a tow yard with storage. Mr. Matoke said the property lies within 300 ft. of a gas well pad in which no structures can be built for single-family.

Ms. McDougall mentioned a masonry wall with vines as indicated on the site plan.

Danielle Tucker, 11500 Mosier Valley Road, Fort Worth, Texas spoke in support. She mentioned they are the only business along Mosier Valley Road and welcome having another business in the area to help deter code violations from people dumping in the area.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.