



**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: None submitted

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

Owner / Applicant: **Hunter Crossroads LP**

Site Location: 2100 & 2200 Blocks Avondale Haslet Road Mapsco: 5SW

Proposed Use: **Amend internal PD zoning boundaries**

Request: 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

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

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

Background:

The proposed site is located south of Avondale Haslet a proposed minor arterial and north of Business Highway 287. A super Wal-Mart is under construction just to the west of the site as part of this development. The applicant is proposing to amend the internal zoning boundaries in order for the project to align with the proposed preliminary plat.

Site Information:

Owner: Hunter Crossroads LP
3890 Northwest Hwy
Dallas, Texas 75220
Agent: Teague Nall & Perkins/Mike Wilson
Acreage: 69.25
Comprehensive Plan Sector: Far North
Surrounding Zoning and Land Uses:
North City of Haslet
East City of Haslet
South "AG" Agricultural / Outside storage and gas well
West "G" Intensive Commercial / Wal-Mart

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-121 approved by City Council 10/07/08 to PD-827, PD-828, PD-829 and PD-830 Planned Developments with exclusions and development standards; ZC-11-069, PD-918 Planned Development approved by City Council 10/18/11 for I and PD/I uses plus indoor gun range, subject area to the southeast.

Platting History: PP-14-053 Vista Crossroads to be heard by the City Plan Commission January 28, 2015.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Avondale Haslet	Two-way County	Minor Arterial	Yes
Bus Hwy 287	Tollway/Frwy	Tollway/Frwy	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Streams & Valleys, Inc
Trinity Habitat for Humanity	Northwest ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend the internal zoning boundaries to accommodate changes in the development plan and to match the Preliminary Plat. Surrounding land uses are single-family to the north and east, commercial to the west, outside storage to the south.

The proposed amendment to the zoning boundaries for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial, Medium Density Multifamily and Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policies:

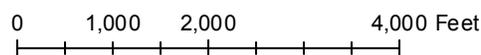
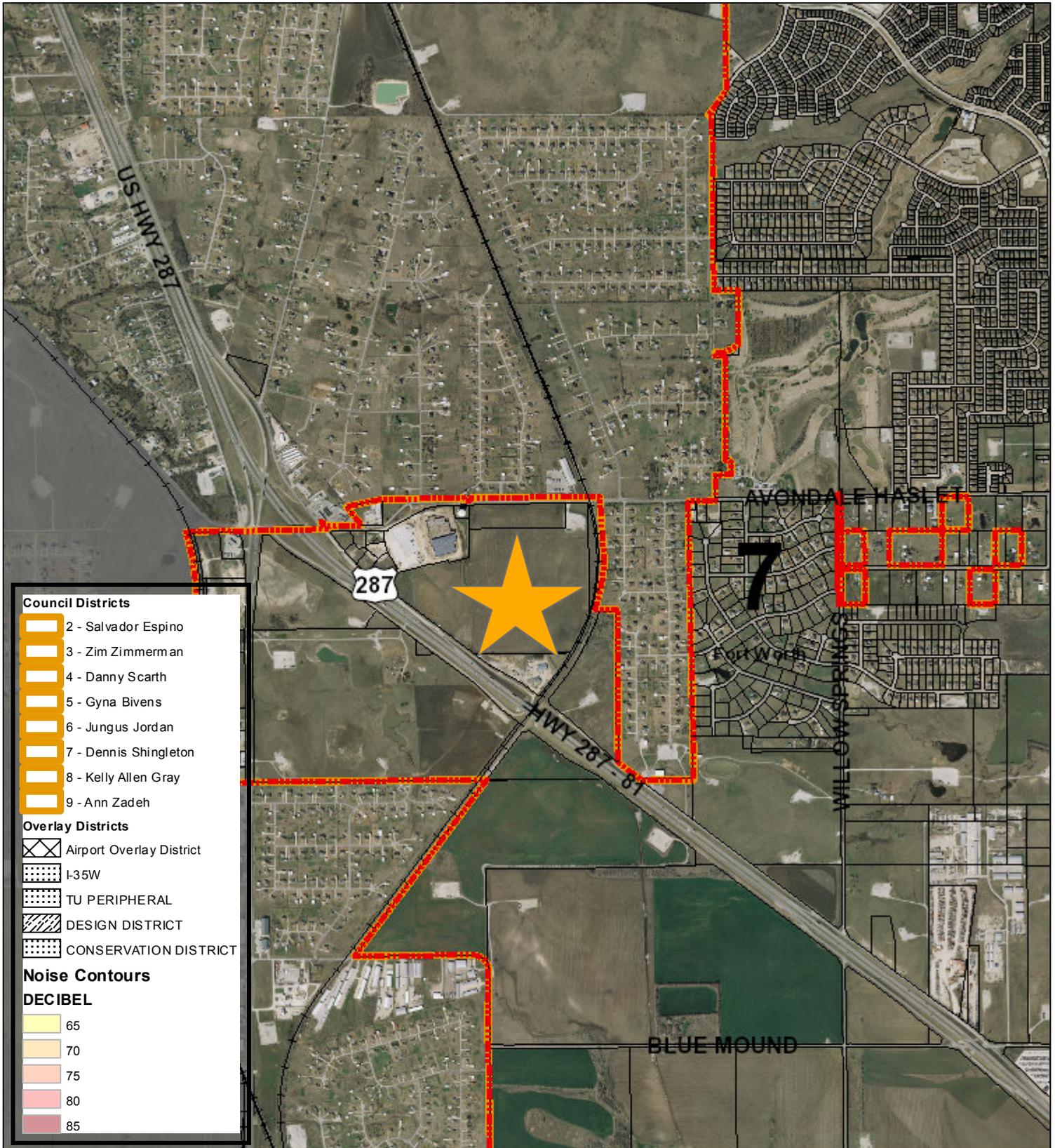
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development. (pg. 37)

Based on conformance with the future land use maps and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

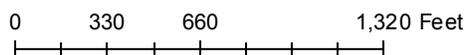
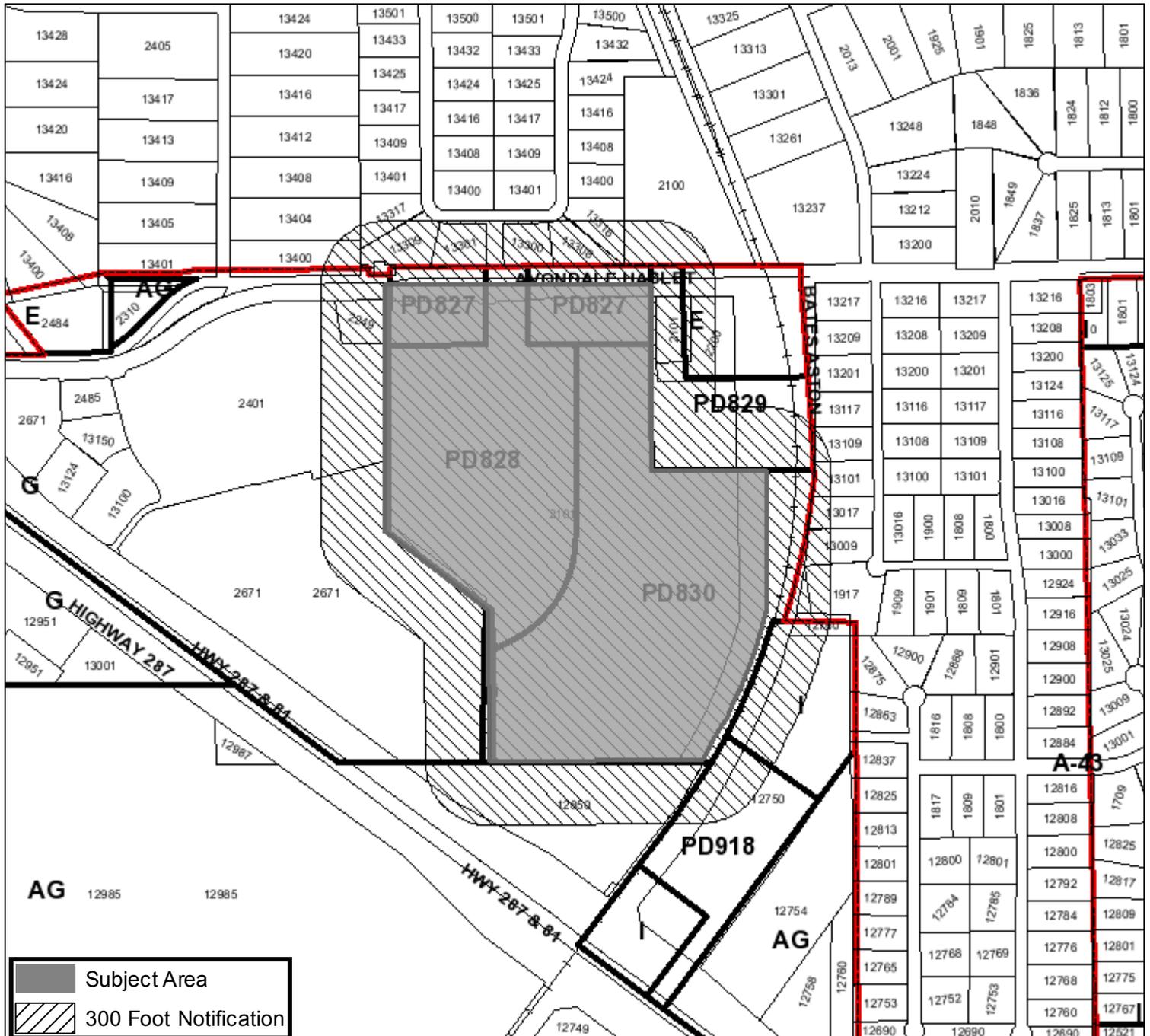
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes from the Zoning Commission meeting

Area Map



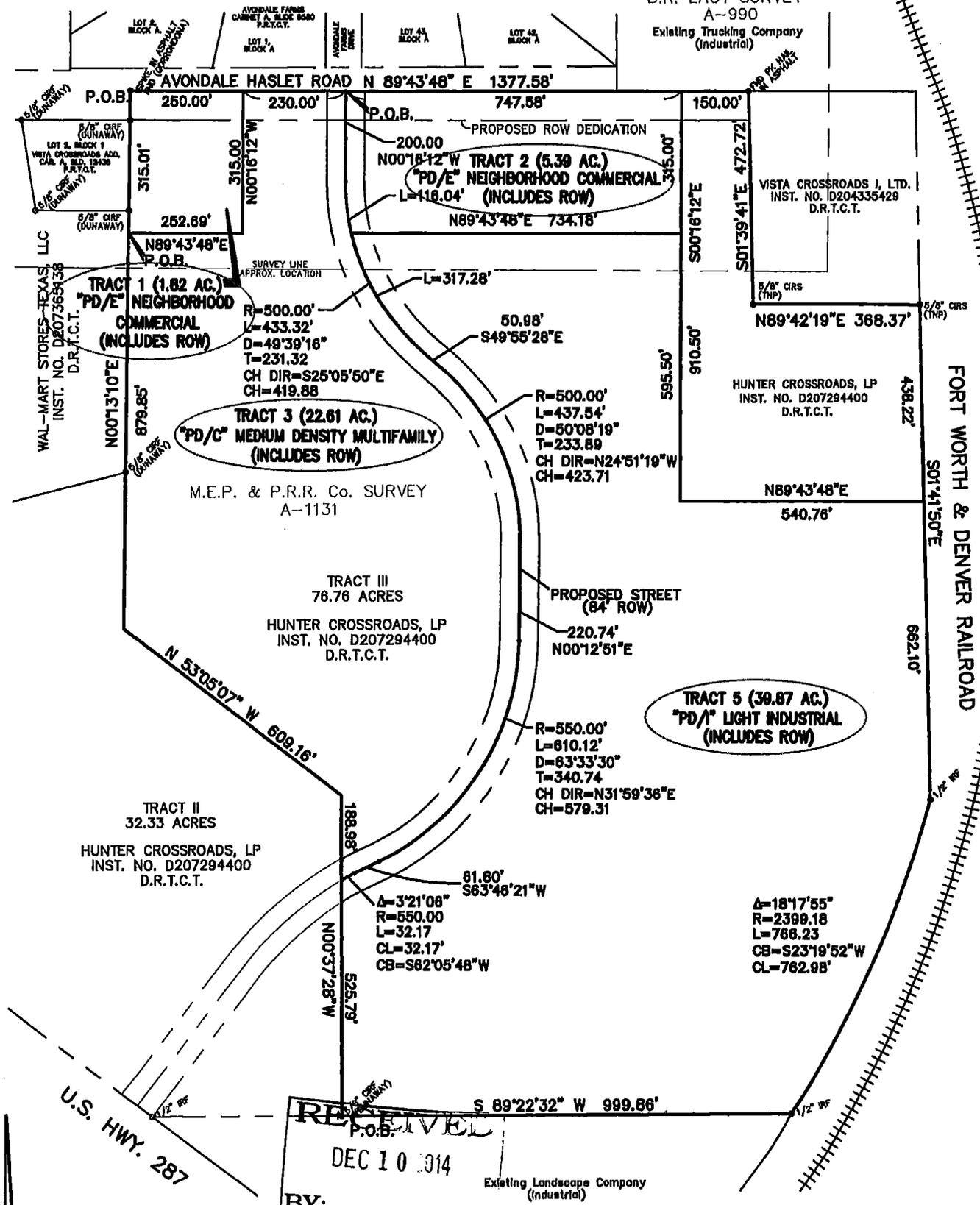
Area Zoning Map

Applicant: Hunter Crossroads LP
 Address: 2100 & 2200 blocks of Avondale Haslet Road
 Zoning From: PDs 827, 828, 830
 Zoning To: Amend internal zoning boundaries
 Acres: 69.25022685
 Mapsco: 4V&Z, 5S&W
 Sector/District: Far North
 Commission Date: 1/14/2015
 Contact: 817-392-2495



ZONING CHANGE EXHIBIT

B.R. LACY SURVEY
A-990
Existing Trucking Company
(Industrial)

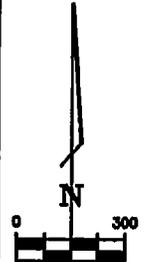


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DEC 10 2014
BY: _____

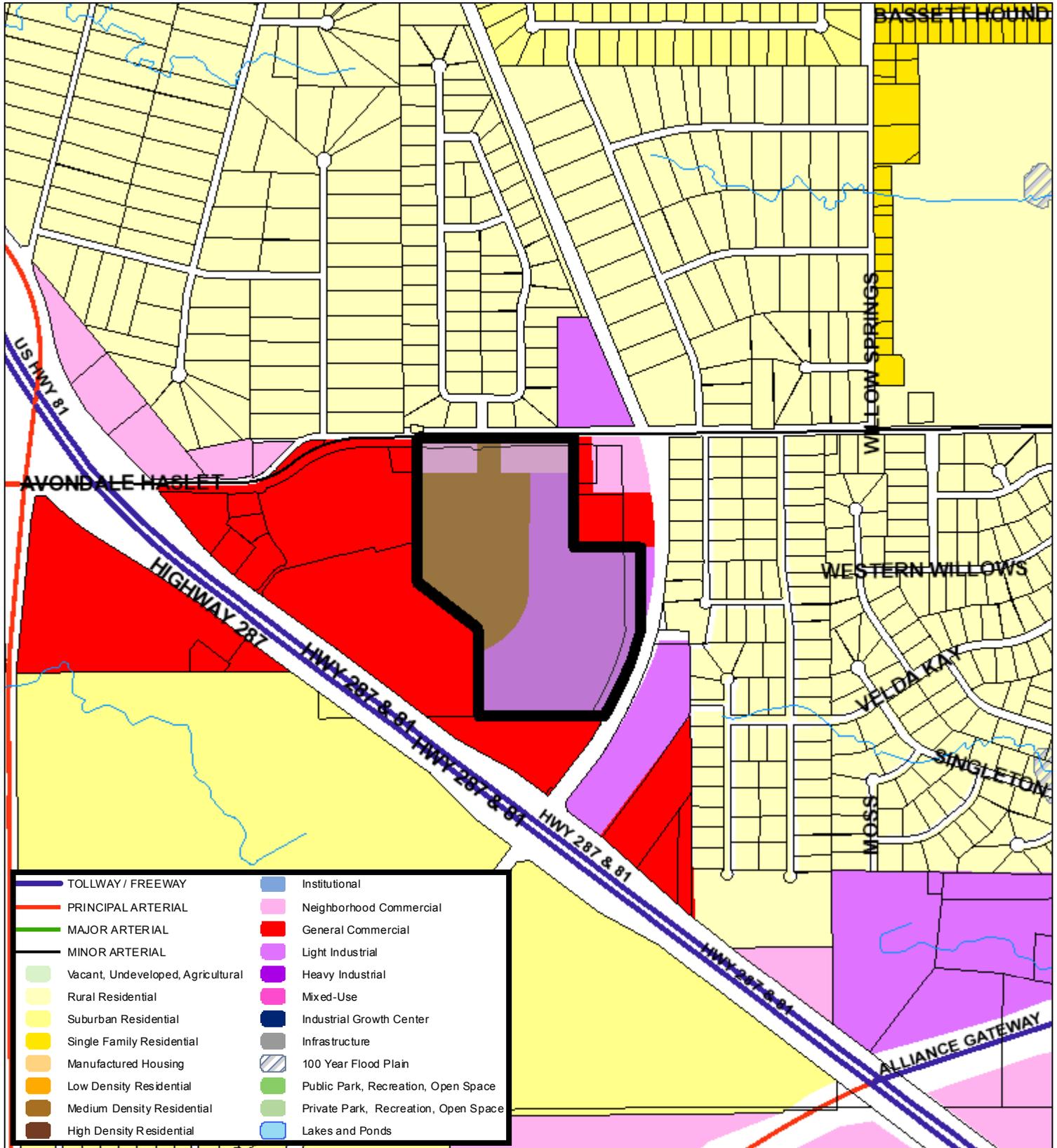
ZC 14-181-



teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2613 fx
T8PE Registration No. F-230
www.tnplnc.com



Future Land Use

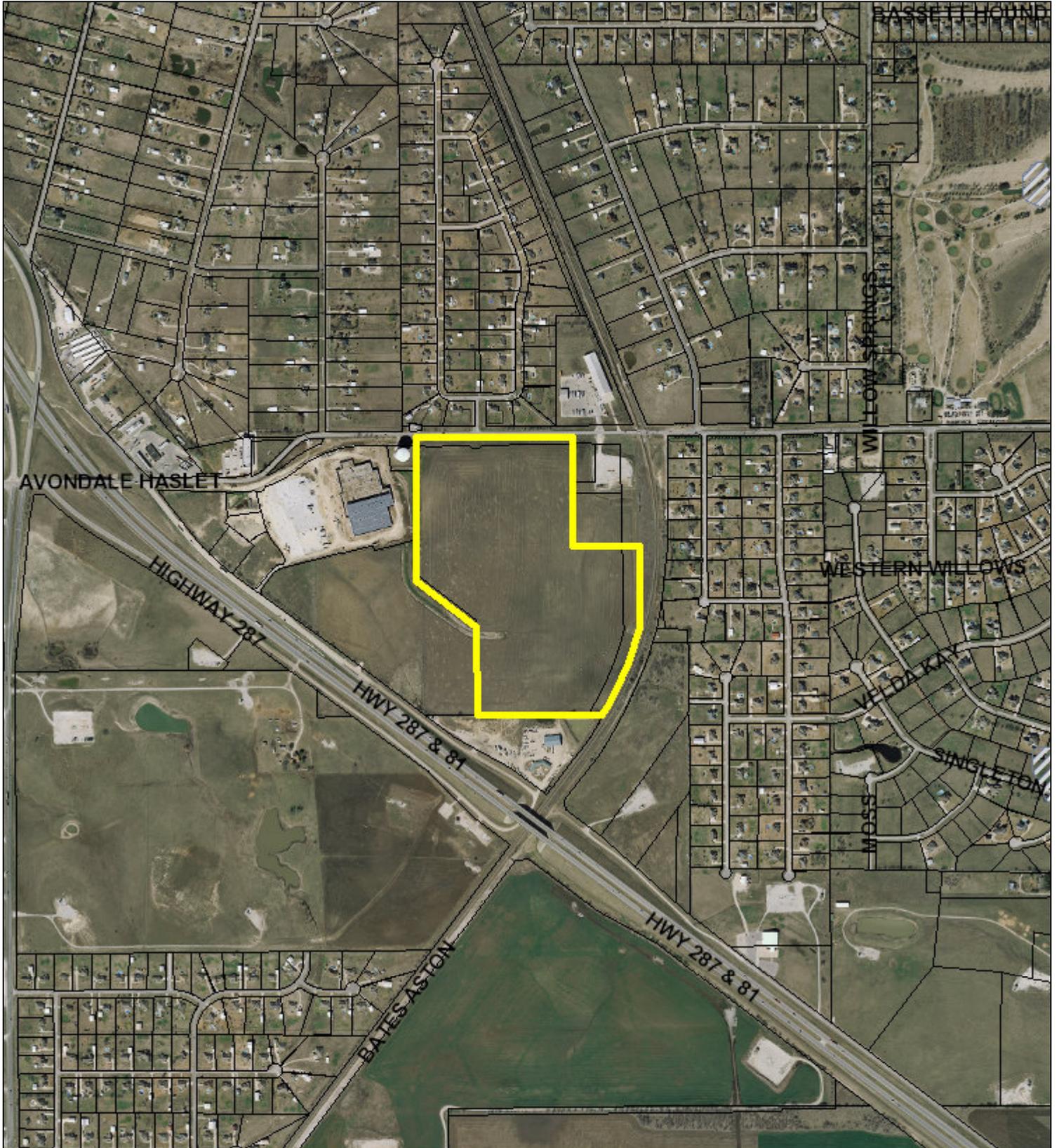


1,000 500 0 1,000 Feet

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



0 650 1,300 2,600 Feet



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.