



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2015

Council District 7

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: One letter submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Vann Cattle Yards, Inc.

Site Location: 11449 & 11451 NW Highway 287 Mapsco: 19M

Proposed Use: Single-family

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

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located on the southwest corner of the future Wagley Robertson Rd and State Hwy 287. The applicant would like to rezone roughly 45 acres from "E" Neighborhood Commercial to A-5" One-Family in order to construct 150 residential lots.

There are several constraints to site due to gas wells located within close proximity and the lack of access to State Hwy 287. The surrounding area is primarily developed with single-family.

There are no concept plans or preliminary plats currently being processed. The proposed zoning is identified as not consistent with the future land use plan, but the design, development, and access of the tract allows for the consideration of the proposed development.

Site Information:

Owner: Vann Cattle Yards
1100 Cantrell Sansom Rd
Fort Worth, TX 76131
Agent: Mycoskie Mcinnis and Associates
Acreage: 45.7 acres
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "A-5" One-Family / State Hwy 287 ROW, vacant
East "A-5" One-Family / vacant

South "A-5" One-Family / single-family
 West "PD 564" PD/A-5 with minimum 6,000 sf lots / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wagley Robertson	Not Constructed	Residential	No
Hwy 287	Freeway	Freeway	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Van Zandt Farms	Trinity Habitat for Humanity
Dorado Ranch	Streams & Valleys, Inc
Northwest Fort Worth Community Alliance	NWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone portions of a property to "A-5" One-Family. The surrounding uses are primarily single-family with State Hwy 287 to the north. The applicant intends to develop roughly 45 acres of vacant land for single-family uses. The lack of access to State Hwy 287 precludes commercial development due to lack of connectivity and access.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

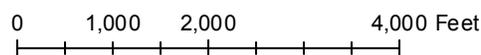
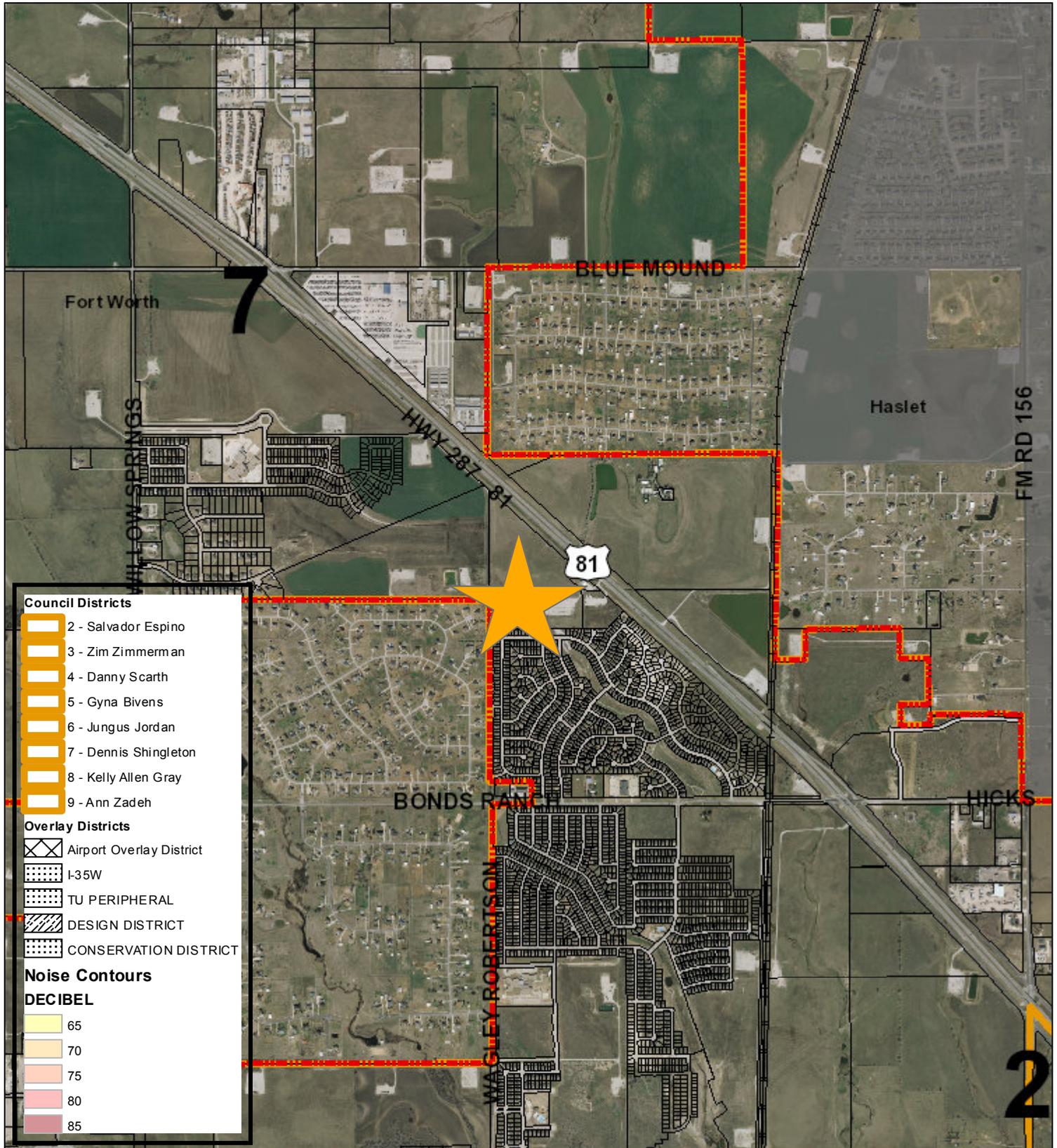
The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is **not consistent (Technical Inconsistency)** with the Comprehensive Plan. However, the site is located does not have access to State Highway 287, which would be necessary for commercial development. The proposed site 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)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Attachments:

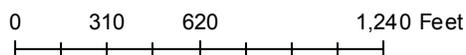
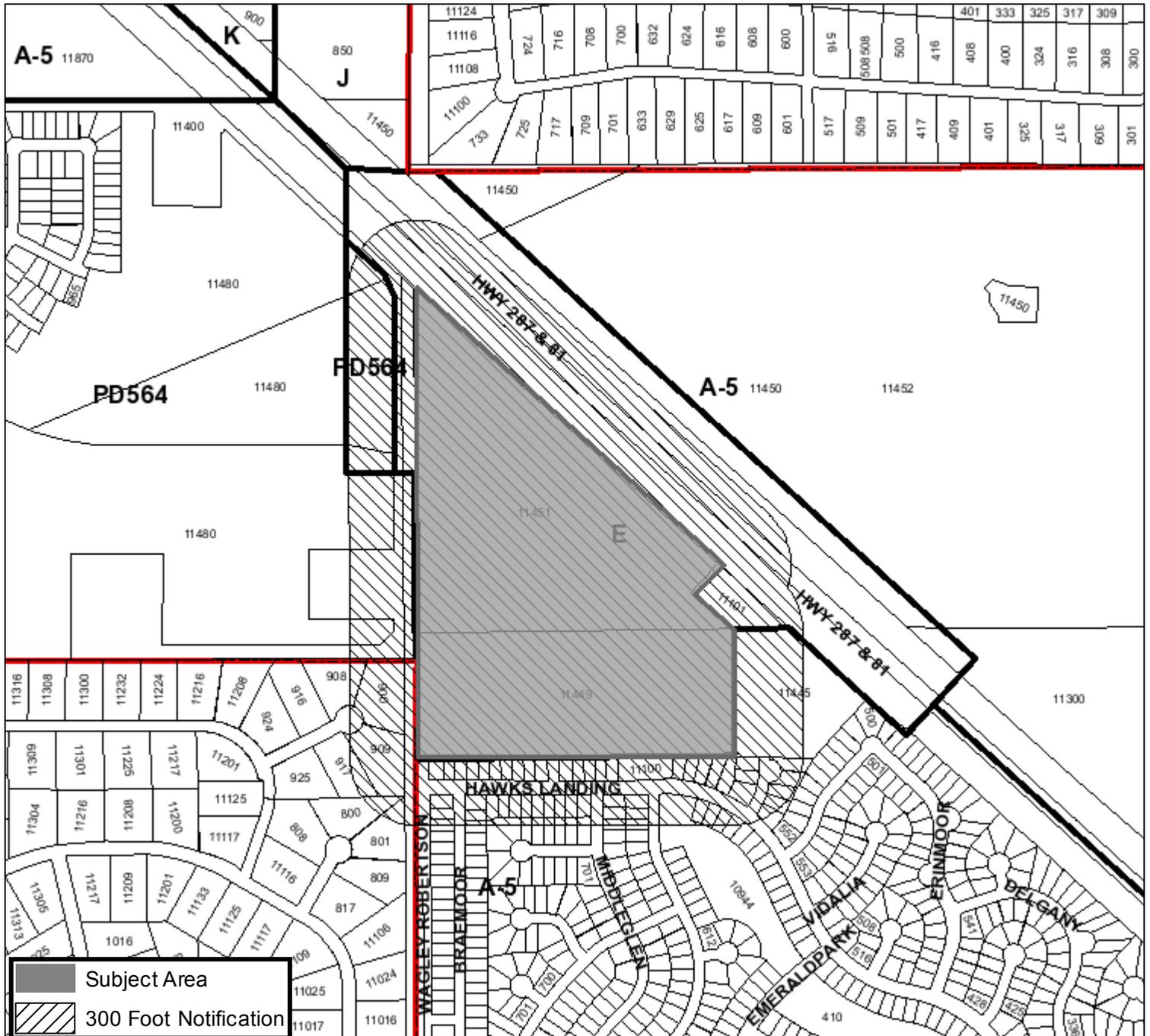
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Map

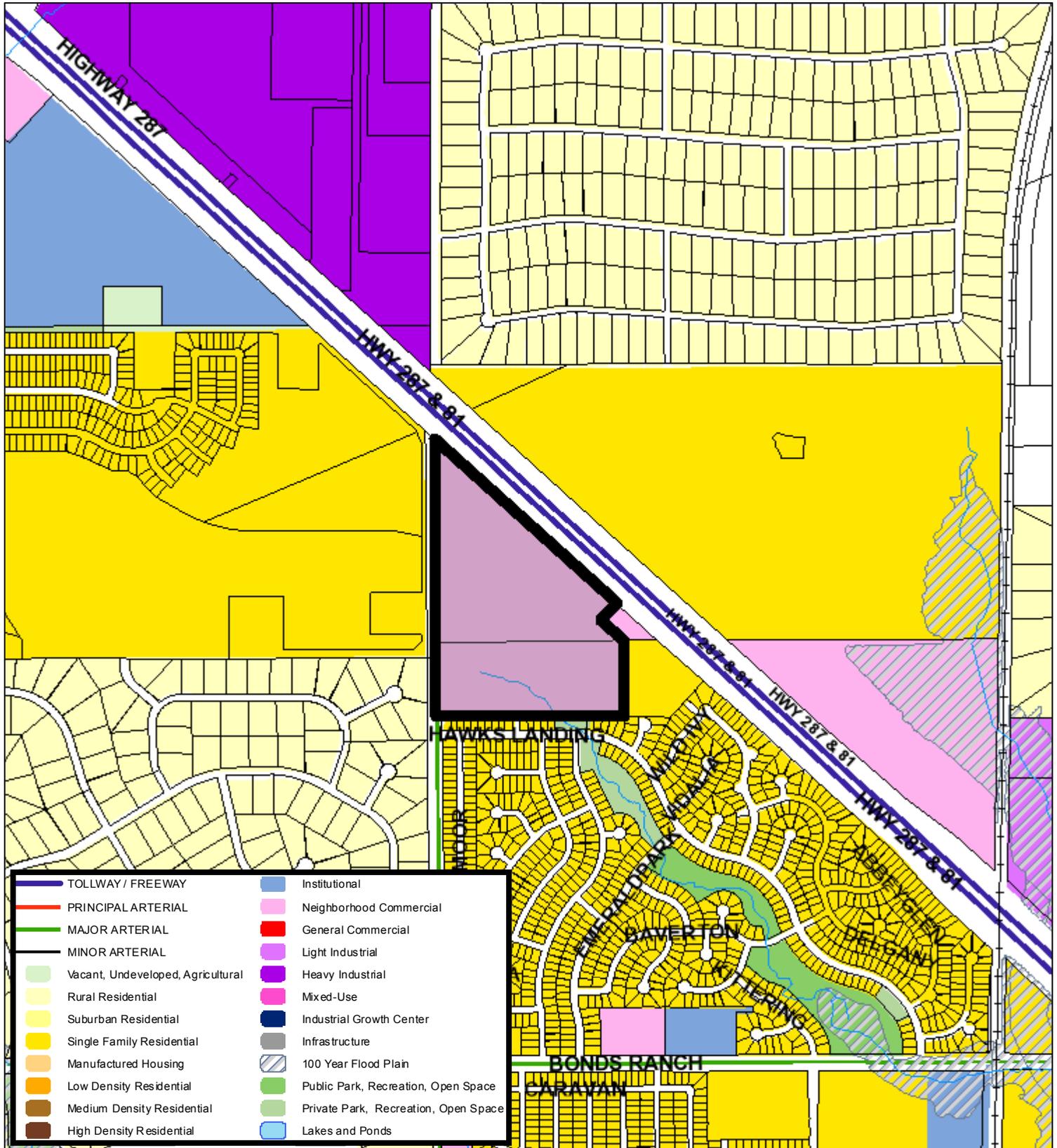


Area Zoning Map

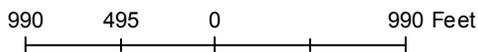
Applicant: Vann Cattle Yards, Inc.
 Address: 11449 & 11451 NW Highway 287
 Zoning From: E
 Zoning To: A-5
 Acres: 45.70171069
 Mapsco: 19M
 Sector/District: Far Northwest
 Commission Date: 2/11/2015
 Contact: 817-392-8043



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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.



14. ZC-15-011 Tan Nguyen (CD 4) 2929 N. Beach Street (Harlem Gardens Addition, Block, Lot 6A1, 0.94 Acres): from “B” Two-Family to “E” Neighborhood Commercial

Tan Nguyen, 712 Paul Drive, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to E neighborhood commercial for retail development. He said he did reach out to the neighborhood.

Mr. Edmonds mentioned the house to the south and asked if it was a rental. Mr. Nguyen said the house belongs to him.

Mr. Flores asked about the intended uses for the property. Mr. Nguyen said retail, restaurant, doctor’s office, etc.

Motion: Following brief discussion, Mr. Edmonds recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

15. ZC-15-012 Vann Cattle Yards, Inc. (CD 7) 11449 & 11451 NW Highway 287 (Robertson Henry Survey, Abstract # 1269, 45.70 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Douglas Cooper, 200 East Abram, Arlington, Texas representing the developer DR Horton explained to the Commissioners the request to rezone to A-5 for single-family development. Mr. Cooper mentioned there is no access from Highway 287 and a portion of Wagley Robertson has been removed from the Master Thoroughfare Plan.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Moore. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-15-012	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Jean Gibson	11128 Hawks Landing	In	Opposition		Sent letter in

16. ZC-15-013 Autobahn Realty Partners LP (CD 9) 101 & 111 University Drive (Linwood Addition, Block 1, Lots 5, 6, 7, 8, 0.83 Acres): from “E” Neighborhood Commercial to “PD/E Planned Development for all uses in “E” Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One 16 ft. tall x 8 ft. wide monument sign similar to that of the existing dealership may be installed on one of the properties. Site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval