



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
April 7, 2015

**Council District** 7

**Zoning Commission Recommendation:**  
Approved by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** Villages of Woodland Springs, North Ft Worth Alliance, one letter submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Vernell K. Barber Estate

**Site Location:** 11625 Alta Vista Road Mapsco: 22F

**Proposed Use:** Single Family Residential

**Request:** From: "A-10" One-Family

To: "A-7.5" One-Family

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

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

**Background:**

The applicant is requesting a zoning change from "A-10" One-Family to "A-7.5" One-Family for 7,500 square foot lots. The property is north of Keller Hicks Rd., a minor arterial, and west of Alta Vista Rd., a principal arterial. The applicant is proposing to develop a small subdivision including approximately 31 residential lots. This area was annexed into the City of Fort Worth in January 2011.

At the Zoning Commission hearing, the applicant explained that the development is intended to be age restricted and that there is a market for this product. It will be a gated subdivision with private streets and open space. The homes will be a cottage/bungalow architecture. The applicant indicated that a similar product has been constructed in Keller.

The preliminary plat process requires the completion of a traffic study for arterial improvements and proportionality of improvements required. At a minimum, the street right of way fronting the property would be dedicated and the road constructed, plus whatever additional that may be proportional, including improvements to the intersection. The road development is handled through the preliminary and final plat stages.

**Site Information:**

Owner: Brookstone Development LP  
10501 Alta Vista  
Keller, Texas 76248  
Agent: Dennis Lang  
Acreage: 9.70 acres  
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "A-10" One-Family and "CF" Community Facilities / Daycare and outdoor storage
- East "A-5" One-Family / single-family
- South "A-10" One-Family / agricultural uses and vacant
- West "A-43" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-180 approved by City Council 01/04/11 from Unzoned to various zoning districts, subject property

Platting History: PP-15-005, Villas at Barber Creek expected to be heard by the City Plan Commission April 22, 2015

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Keller Hicks	Minor Arterial	Minor Arterial	No
Alta Vista	Major Arterial	Principal Arterial	Constructed

**Public Notification:**

The following organizations were notified:

Organizations Notified	
North Fort Worth Alliance	Streams & Valleys, Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD
Villages of Woodland Springs HOA*	Keller ISD

\*Closest neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-7.5" One-Family for residential development. Surrounding land uses are daycare and outside storage to the north, single-family to the east and west, with agricultural and vacant land to the south.

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

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change **is consistent** with the following Comprehensive Plan policies:

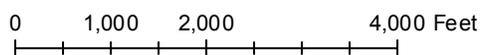
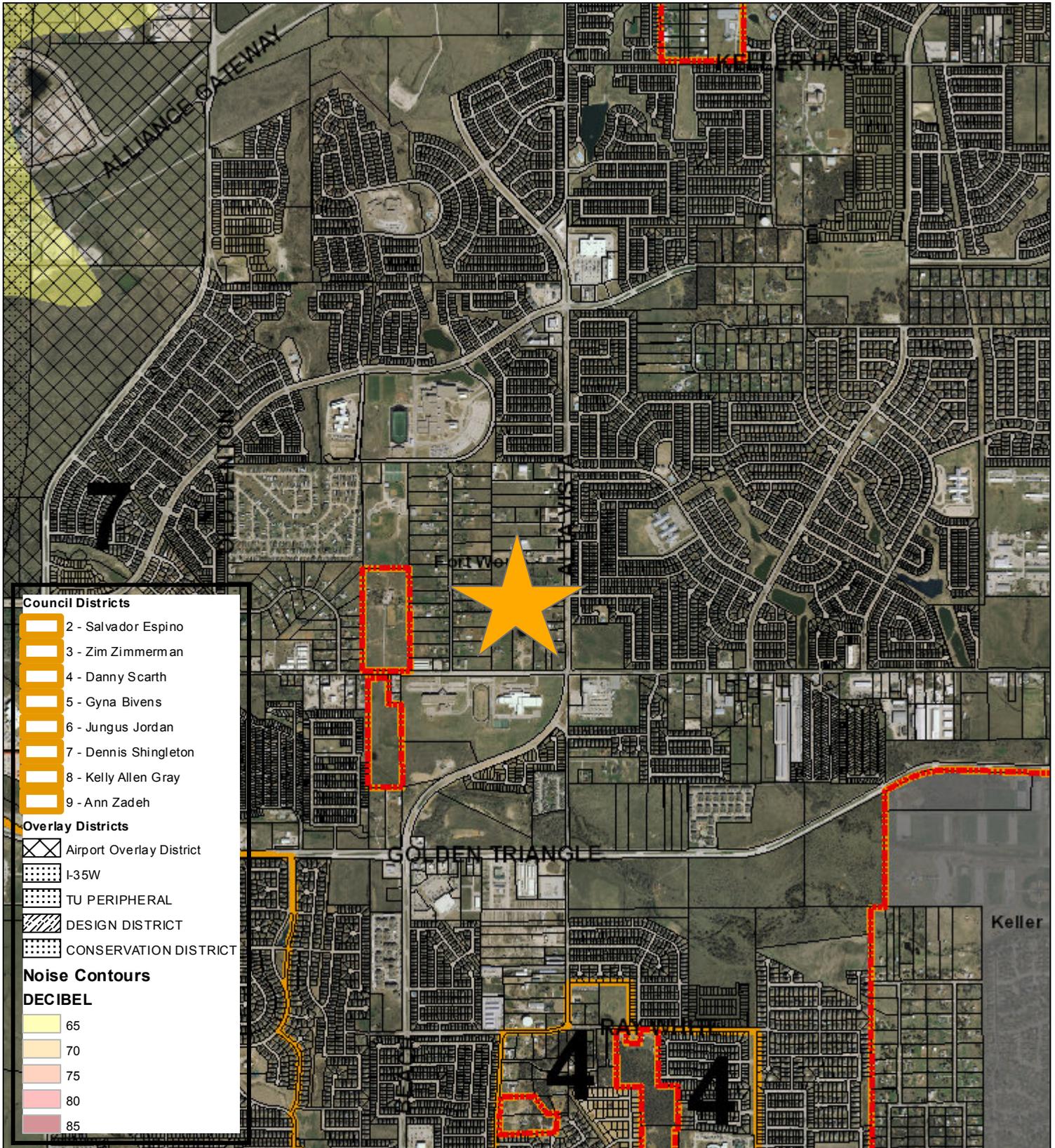
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development.

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

**Attachments:**

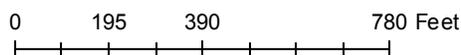
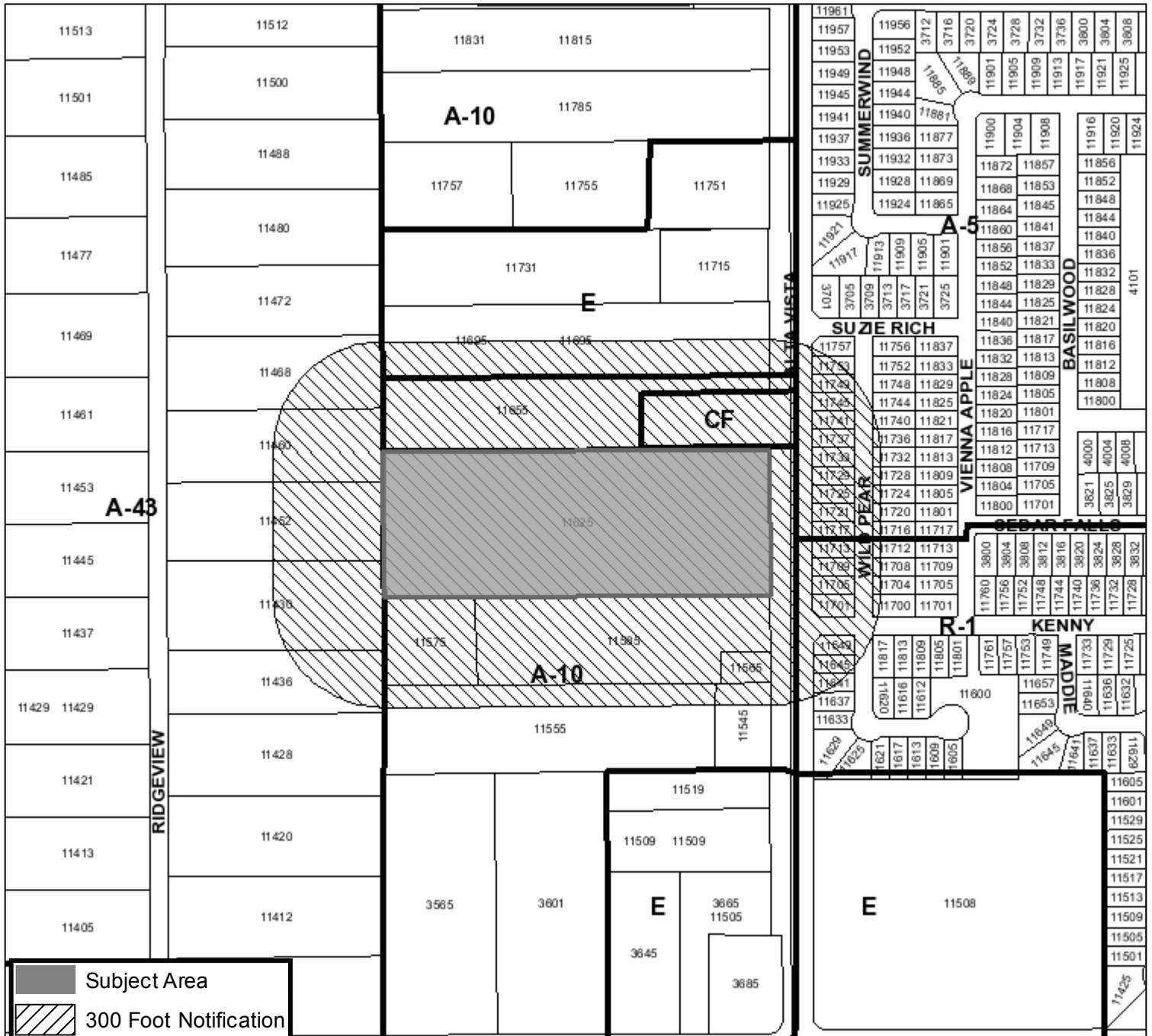
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Map

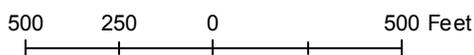
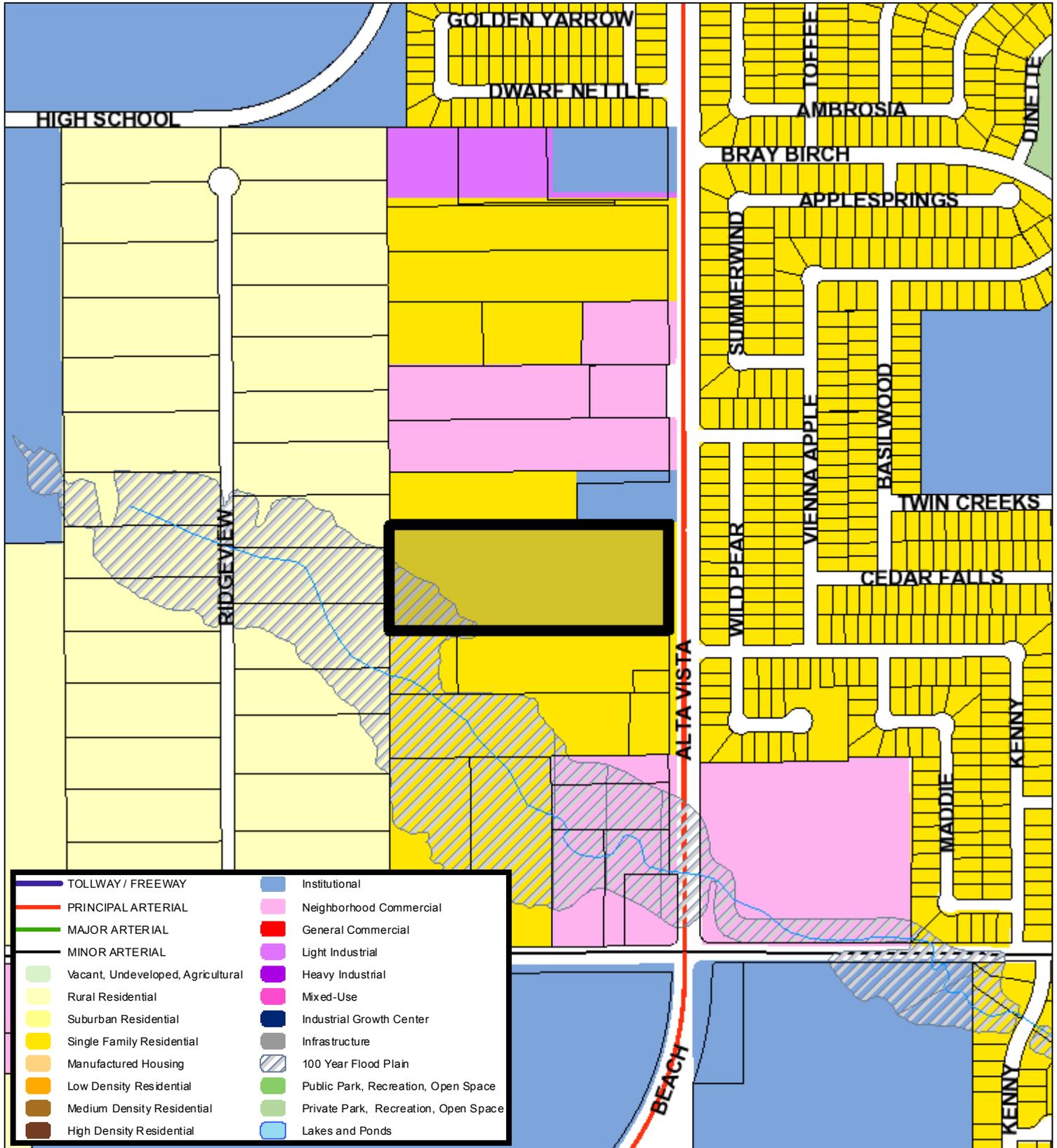


### Area Zoning Map

Applicant: Vernell K. Barber Estate  
 Address: 11625 Alta Vista Road  
 Zoning From: A-10  
 Zoning To: A-7.5  
 Acres: 9.70836826  
 Mapsco: 22F  
 Sector/District: Far North  
 Commission Date: 3/11/2015  
 Contact: 817-392-2495



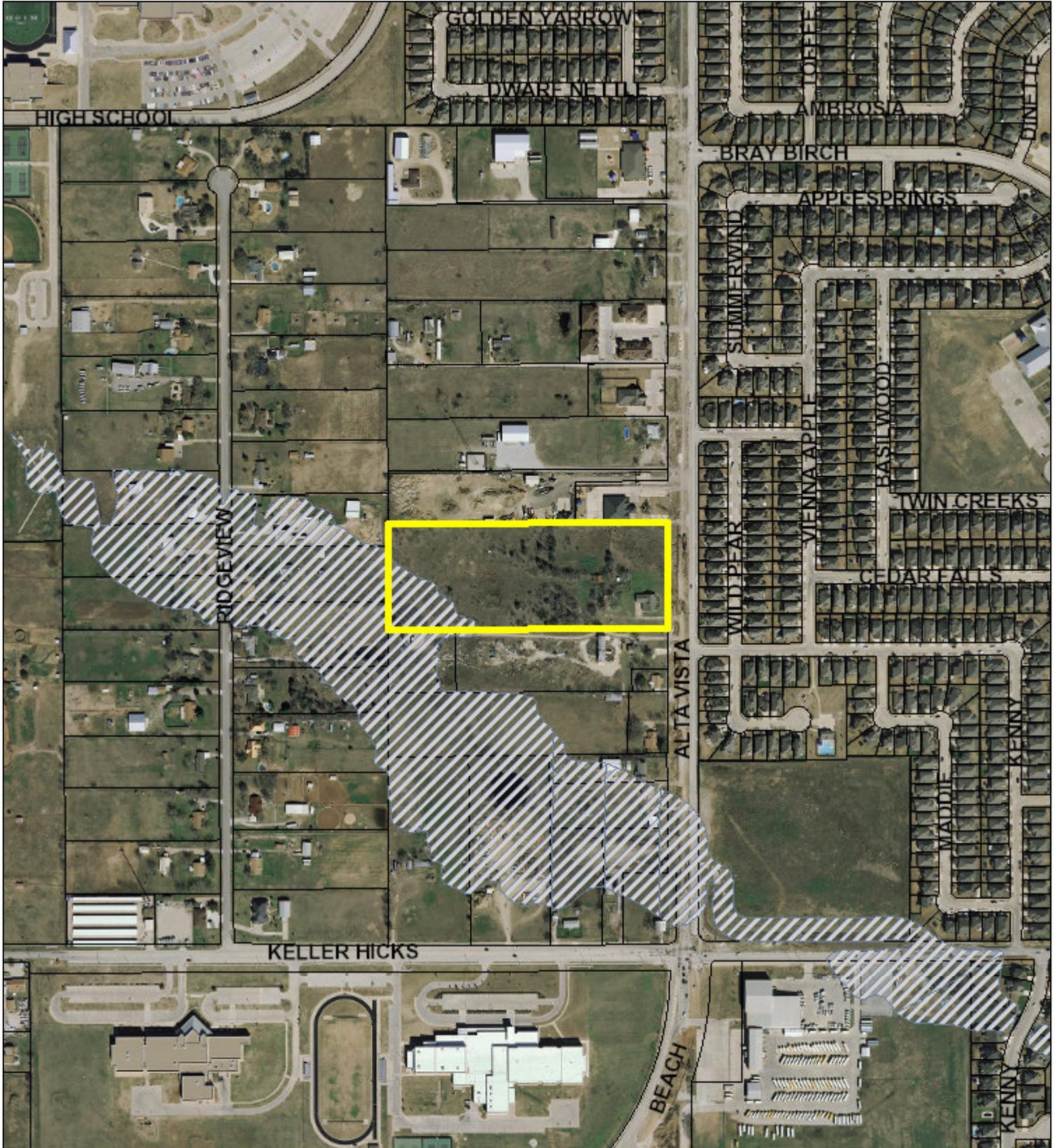
### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



## Aerial Photo Map



0 315 630 1,260 Feet





<i>Document received for written correspondence</i>					ZC-15-006
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Beth Kaufmann/ Arlington Heights NA	1600 Frederick	Out	Opposition		Spoke at hearing
Layne McConnell	3614 Crestline	In	Opposition		Spoke at hearing
John & Michelle McCullough	3606 Crestline	In	Opposition		Petition
T. C. Albright	3610 Crestline	In	Opposition		Petition
Donnie & Ginger Stribble	3617 Crestline	In	Opposition		Petition
David & Karen Berning	3612 E. Washburn	In	Opposition		Petition
Joel & Stephanie Voyles	3618 Crestline	In	Opposition		Petition
Ben & Jen Cole	3623 Crestline	In	Opposition		Petition
Gina Smith	1529 Owasso	In	Opposition		Petition

#### IV. New Cases

##### 3. ZC-15-021 Vernell K Barber Estates (CD 7) – 11625 Alta Vista (Francisco Cuella Survey, Abstract No. 266, 9.71 Acres): from “A-10” One-Family to “A-7.5” One-Family

Phil Chaffins, 925 Glenhurst Road, Keller, Texas representing Vernell K. Barber Estate explained to the Commissioners the request is more about marketing rather than trying to obtain more lots. The clientele they are looking for is more age restricted, over 50 and said that these people want smaller lots with expanded green space and walking trails. Mr. Chaffins said they have done this type of development in Keller and it averages out to about 1.5 people and 1.3 cars per household. It will be a gated community with a HOA. The homes will be 5,000 square foot lots, built as a cottage or bungalow style home.

Mr. Genua asked about the open space lot and what it is intended to be. Mr. Chaffins said it will be a green space with a water feature

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

<i>Document received for written correspondence</i>					ZC-15-021
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Villages of Woodland Springs	NA	Out		Support	Sent letter in

Russell Fuller/ North Fort Worth Alliance	NA	Out		Support	Sent letter in
Bobby Wilkerson	11545 Alta Vista	In		Support	Sent letter in

**4. ZC-15-022 Nicki Nguyen (CD 4) – 3121 NE 28<sup>th</sup> Street (McDonnell Subdivision, Block, Lot 4, 0.69 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “FR” General Commercial Restricted**

Ha Dinh, 920 Blossomwood Court, Arlington, Texas property owner explained to the Commissioners the request to rezone to FR to allow for car sales and repair.

Mr. Edmonds asked Ms. Dinh if the last tenant was a towing truck business. Ms. Dinh said yes and they are trying to get a tenant for the property.

Janice Michel, 2115 Primrose, Fort Worth, Texas spoke in opposition. Ms. Michel said NE 28<sup>th</sup> Street has been a real problem and have been working for years to bring it back to neighborhood commercial. There are too many auto repair businesses out there and probably most don't have CO's.

LuAnn Hoppe, 812 Hudgins, Fort Worth, Texas with Carter Riverside NA spoke in opposition.

In rebuttal Ms. Dinh if they oppose the car repair the business will be vacant and criminal activity will happen.

Mr. Edmonds mentioned that in the commercial real estate business sometimes it is hard to keep buildings occupied. He stated there are a lot of uses that could occupy that building and support the neighborhood such as retail, restaurants, personal services, cleaners and insurance offices. There are too many auto repair sales and parts stores in this area. Ms. Dinh said when they put the property for rent sign up they could not get another tow company, the only requests were for auto repair and sales and convenience store.

Motion: Following brief discussion, Mr. Edmonds recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-15-022
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Janice Michel	NA	Out	Opposition		Spoke at hearing
LuAnn Hoppe/ Carter Riverside NA	812 Hudgins	Out	Opposition		Spoke at hearing
George Felan/ Bonnie Brae NA	NA	Out	Opposition		Sent letter in