



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2016

Council District 7

Zoning Commission Recommendation:
Denial Without Prejudice by a vote of 8-0

Opposition: Area property owners
Support: None submitted

Continued Yes ___ No X
Case Manager Leo Valencia
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Oakbranch, LP

Site Location: 3700 block West Bonds Ranch Road Mapsco: multiple

Proposed Use: Future single family residential subdivision with amenity center and open space

Request: From: Unzoned
To: "A-5" & "A-7.5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The M&C for the annexation of this case was withdrawn by the City Council on December 1, therefore the zoning cannot proceed since the property is not in the city limits. The case needs to be withdrawn with the action of a Denial Without Prejudice. The annexation and zoning cases will be resubmitted in the future after the applicant works through water issues for their residential development.

The proposed site is located generally north of Bonds Ranch Road, south of Peden Road, and east of Eagle Vista Drive and Molina Lane. The applicant is requesting approximately 165 acres for "A-5" One-Family and approximately 153 acres for "A-7.5" One-Family. The applicant is requesting to zone to allow for the development of a future single-family residential community called The Villages at Bonds Ranch with an amenity center and open space components.

The above proposed zoning case is related to annexation case AX-15-008 which consists of two gas well pad sites which are fully surrounded by ZC-15-164. Since the gas well owner preferred not to be included in the voluntary annexation with the residential property, the pad sites will be processed as a City-initiated annexation and zoning. The city will seek approximately 5 acres for "A-5" One-Family and approximately 5 acres for "A-7.5" One-Family. These zoning designations will be consistent with the zoning being sought by ZC-15-164.

Site Information:

Owner: Denton Town Center Partners, LP
1601 Elm Street, Suite 1500

Agent Dallas, TX 75201
 Dollar Flowers Realty Partners / Pete Flower
 511 E. John Carpenter Fwy, Suite 550
 Irving, Texas 75062
 Acreage: 354.96 ac
 Comprehensive Plan Sector: Far Northwest
 Surrounding Zoning and Land Uses:
 North Unzoned and Residential / vacant
 East Unzoned and vacant
 South "A-7.5" & "A-5" One-family and vacant
 West Unzoned and vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Bonds Ranch Rd. (east/west)	Major Arterial	Major Arterial	
Penden Rd. (east/west)	Minor Arterial	Minor Arterial	
Unnamed (north/south)	Major Arterial	Major Arterial	

Public Notification:

The following organizations were notified:

Organizations Notified	
Trinity Habitat for Humanity	Streams & Valleys, Inc

Not located within a neighborhood.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a mix of zoning to "A-7.5" & "A-5" One-family for a development consisting of single-family residential with an amenity center and open space components.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-family Residential. The requested zoning is consistent with the following Comprehensive Plan policies.

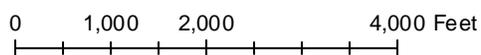
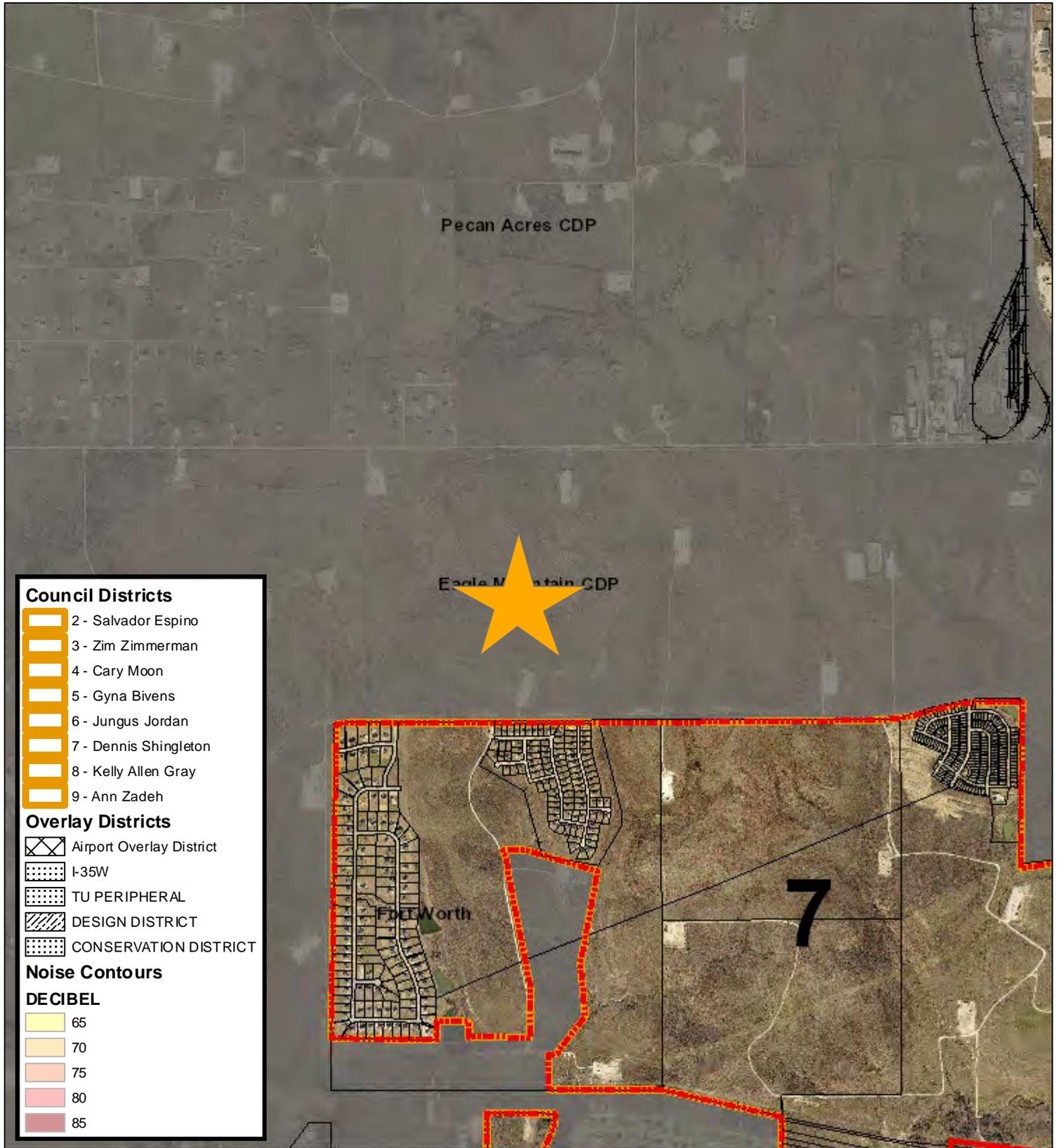
- To promote orderly growth in developing areas, the City should generally support single-family residential development with lot sizes compatible with surrounding single family lot sizes. The City should support lower density, larger-lot single-family residential zoning districts (i.e. A-7.5 through A-2.5A) in more remote locations. (pg. 39)

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

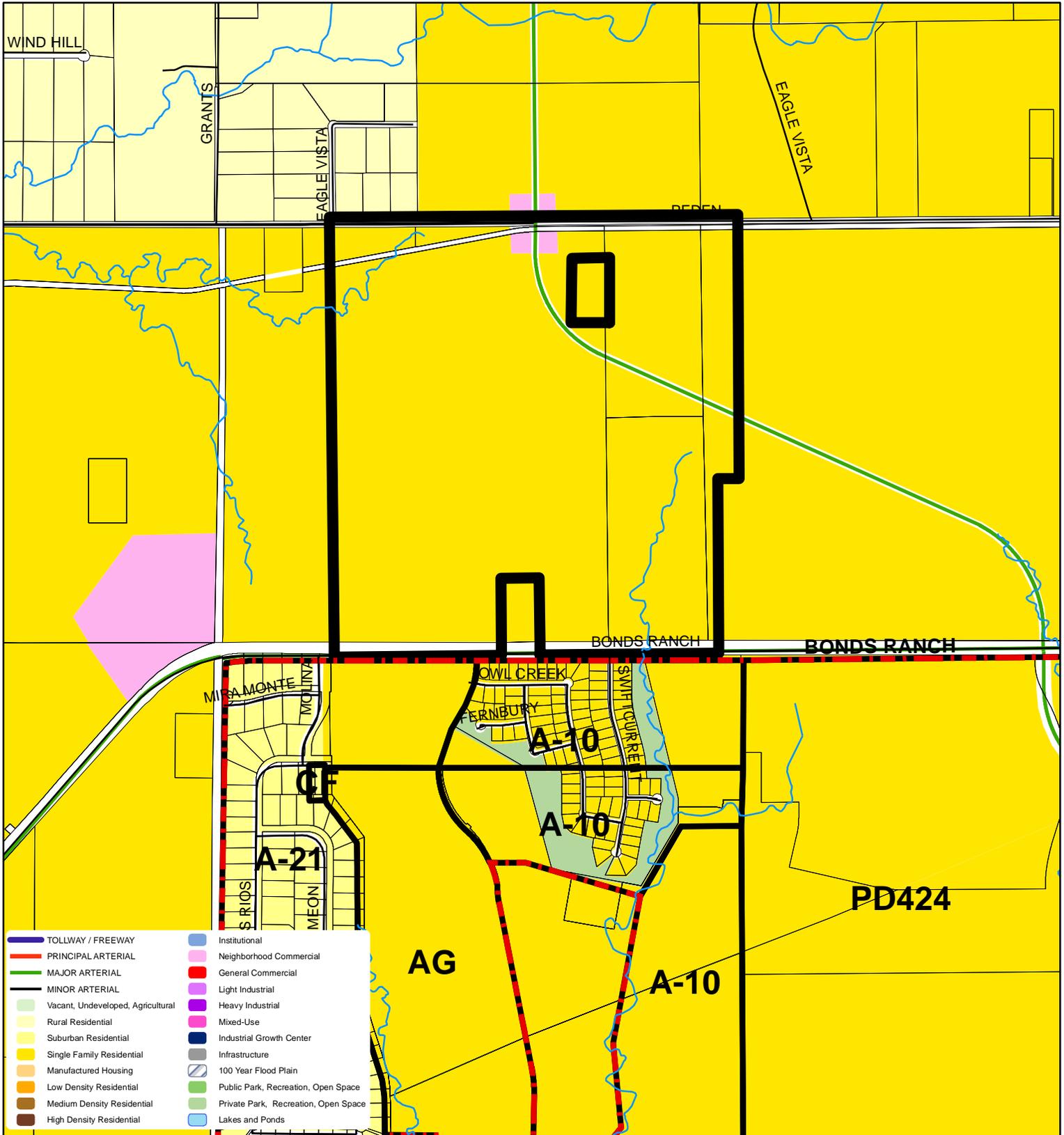
Attachments:

- 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



Future Land Use



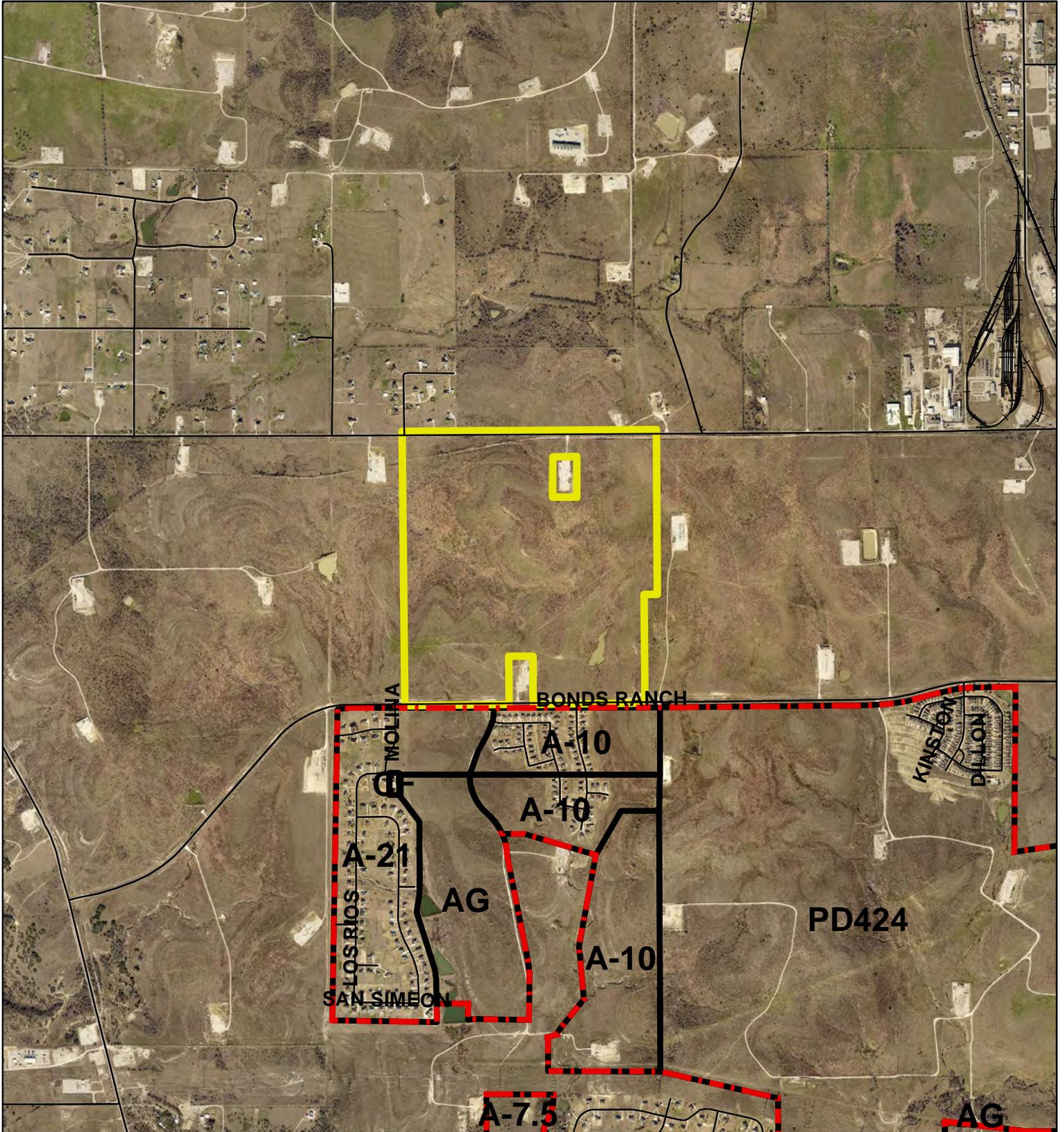
1,100 550 0 1,100 Feet



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 3, 2015.



Aerial Photograph



2,300 1,150 0 2,300 Feet



Aerial Photography Date February 2015



David Shannan	731 Samuels			Support	Attended neighborhood meeting
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15. ZC-15-163 Sid Richardson Foundation Pate Ranch LP and Pate Ranch Single Family LP (CD 6) 6200-6400 blocks Alta Mesa/Dirks Road (J Heath Surver, Abstract #641, 20.85 Acres): from “A-5” One-Family, “C” Medium Density Multifamily and “FR” General Commercial Restricted to “A-5” One-Family and “FR” General Commercial Restricted

Tom Galbreath, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Sid Richardson Foundation explained to the Commissioners they are requesting a 30 day continuance to re-notice.

Motion: Following brief discussion, Ms. Runnels recommended a 30 day Continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

16. ZC-15-164 Denton Town Center Partners LP/Annexation (CD 7) 3700 block West Bonds Ranch Road (MEP & PRR Survey, Abstract #1138 and T 8 & PRR Survey, Abstract #1385 and JJ Holt Survey, Abstract #1892, 354.96 Acres): from Unzoned to “A-5” One-Family and “A-7.5” One-Family

Jocelyn Murphy, Planning Manager explained to the Commissioners this case is an annexation that was withdrawn and that the case will now be heard by City Council on January 12, 2016.

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

<i>Document received for written correspondence</i>					<i>ZC-15-164</i>
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
David Shroyer	11020 Owl Creek	In		Opposition	Sent letter in
Robin Parker	10825 Los Rios	In		Opposition	Sent letter in

17. ZC-15-165 Barato Bazaar LTD (CD 7) 6001 Jacksboro Highway/Lakeworth Boulevard (Shady Oaks Manor, Block A-R, Lot 1, 8.27 Acres): from PD450 Planned Development for all uses in “E” Neighborhood Commercial plus minor auto repair, tire sales and installation, arcade and pool (each not to exceed 3% of gross floor area); rental hall for family functions (not to exceed 6% of gross floor area) and open no later than midnight and on-site security required during business hours); potentially hazardous mobile food vendor; subject to no alcohol sales except as part of a restaurant; 10% net site area to be landscaped per landscape regulations of the Zoning Ordinance; site plan required to Amend PD450 to add feed/farm store with outdoor storage, sales and display; site plan included