



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 1, 2016

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Randol Mill Partners II, LTD**

**Site Location:** 650 John T. White Road North Mapsco: 67 P & T

**Proposed Use:** **Residential**

**Request:** From: "C" Medium Density Multifamily and "ER" Neighborhood Commercial Restricted  
To: "A-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 "C" Medium Density Multifamily and "ER" Neighborhood Commercial Restricted to "A-5" One-Family. The applicant intends to develop a single-family subdivision for the proposed site, along with the property currently zoned "C" to the west with approximately 241 single-family lots.

The site is located at the corner of John T White Rd. North and Randol Mill Rd. Numerous trees exist on the site. The applicant will be required to follow Urban Forestry regulations prior to tree removal, grading, and development.

**Site Information:**

Owner: Randol Mill Partners II LTD  
3001 Knox Street, STE 207  
Dallas, Texas 75205  
Agent: Mark Allen (DR Horton)  
Acreage: 20.7 acres  
Comprehensive Plan Sector: Eastside

**Surrounding Zoning and Land Uses:**

North "A-21" One-Family; "C" Medium Density Multifamily; "AG" Agricultural / agricultural  
East "C" Medium Density Multifamily / manufactured housing, multifamily  
South PD 676 "PD-SU" for senior housing / multifamily  
West "C" Medium Density Multifamily / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: PP-16-004 Trinity Oaks to be heard by the City Plan Commission March 23, 2016

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
John T. White	Collector	Collector	No
Randol Mill Rd	County Rd	Major Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Neighborhoods of East Fort Worth	Eastside Sector Alliance
Historic Randol's Mill Valley Alliance, Inc.	Trinity Habitat for Humanity
John T White NA*	Streams And Valleys Inc.
Hidden Meadows HOA	East Fort Worth, Inc.
East Fort Worth Business Assn	Fort Worth ISD

Site located within the John T White NA\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-Family. Surrounding land uses vary with agricultural to the north, multifamily to the east and south with vacant land to the west.

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 Residential. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage new 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).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

The requested change **is consistent** with the Comprehensive Plan future land use designation and policies stated above.

**Attachments:**

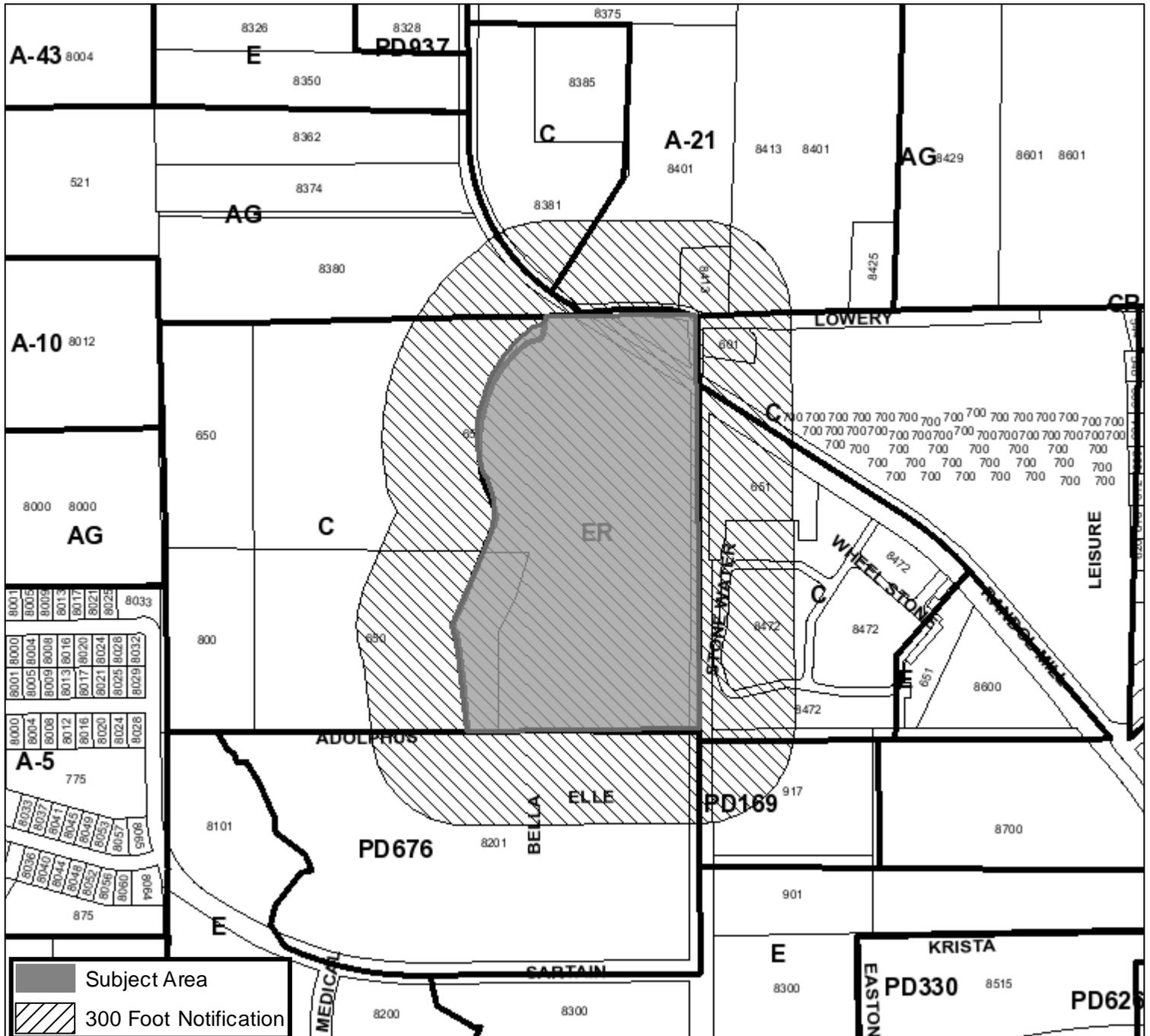
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Preliminary Plat
- Minutes from the Zoning Commission meeting



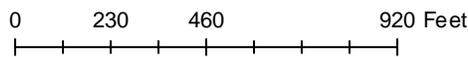
ZC-16-027

# Area Zoning Map

Applicant: Randol Mill Partners II, LTD  
 Address: 650 John T. White Road North  
 Zoning From: C, ER  
 Zoning To: A-5  
 Acres: 20.77964582  
 Mapsco: 67PT  
 Sector/District: Eastside  
 Commission Date: 2/10/2016  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification



### Area Map



#### Council Districts

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

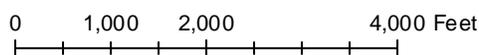
#### Overlay Districts

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

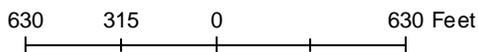
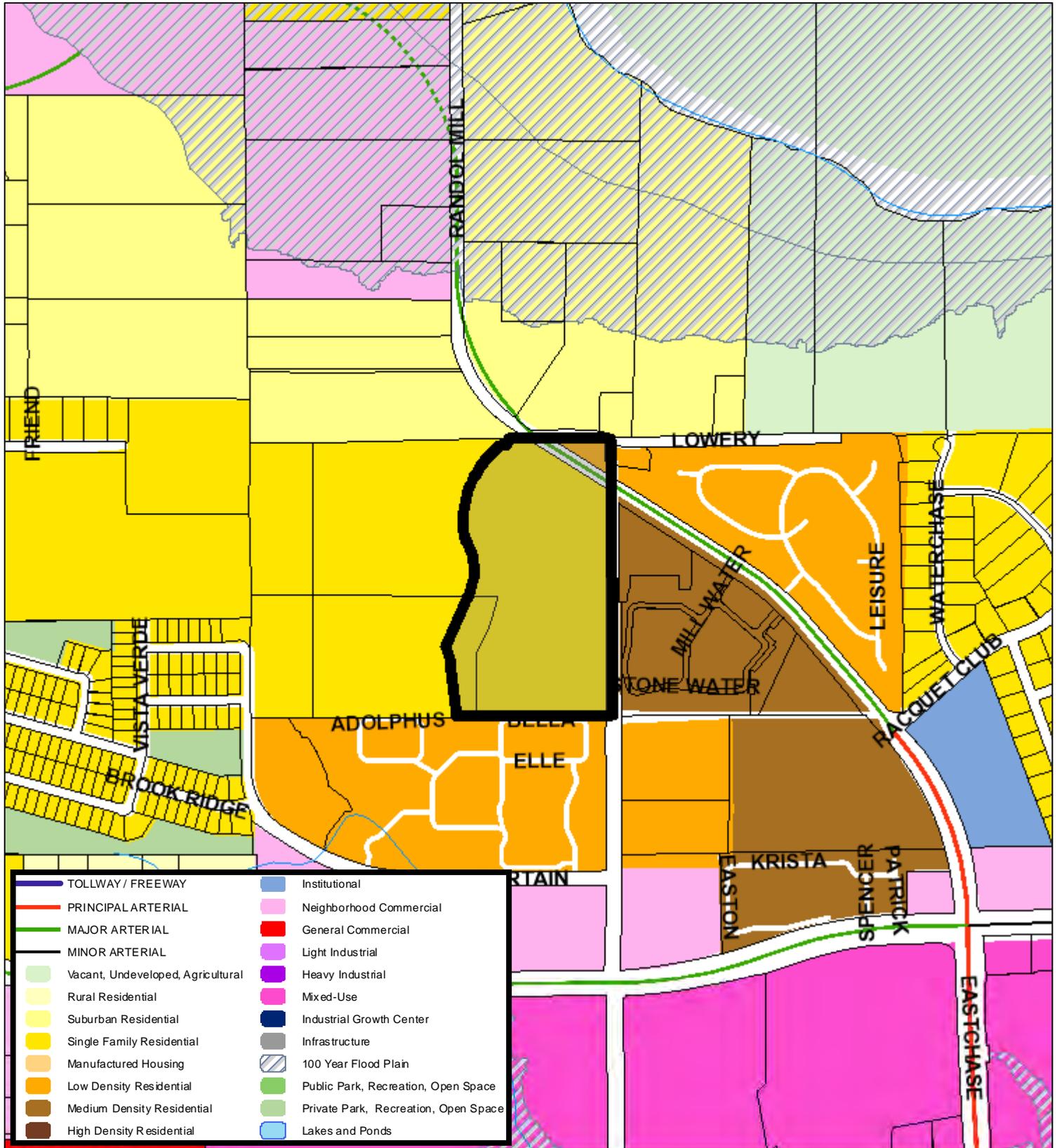
#### Noise Contours

##### DECIBEL

-  65
-  70
-  75
-  80
-  85



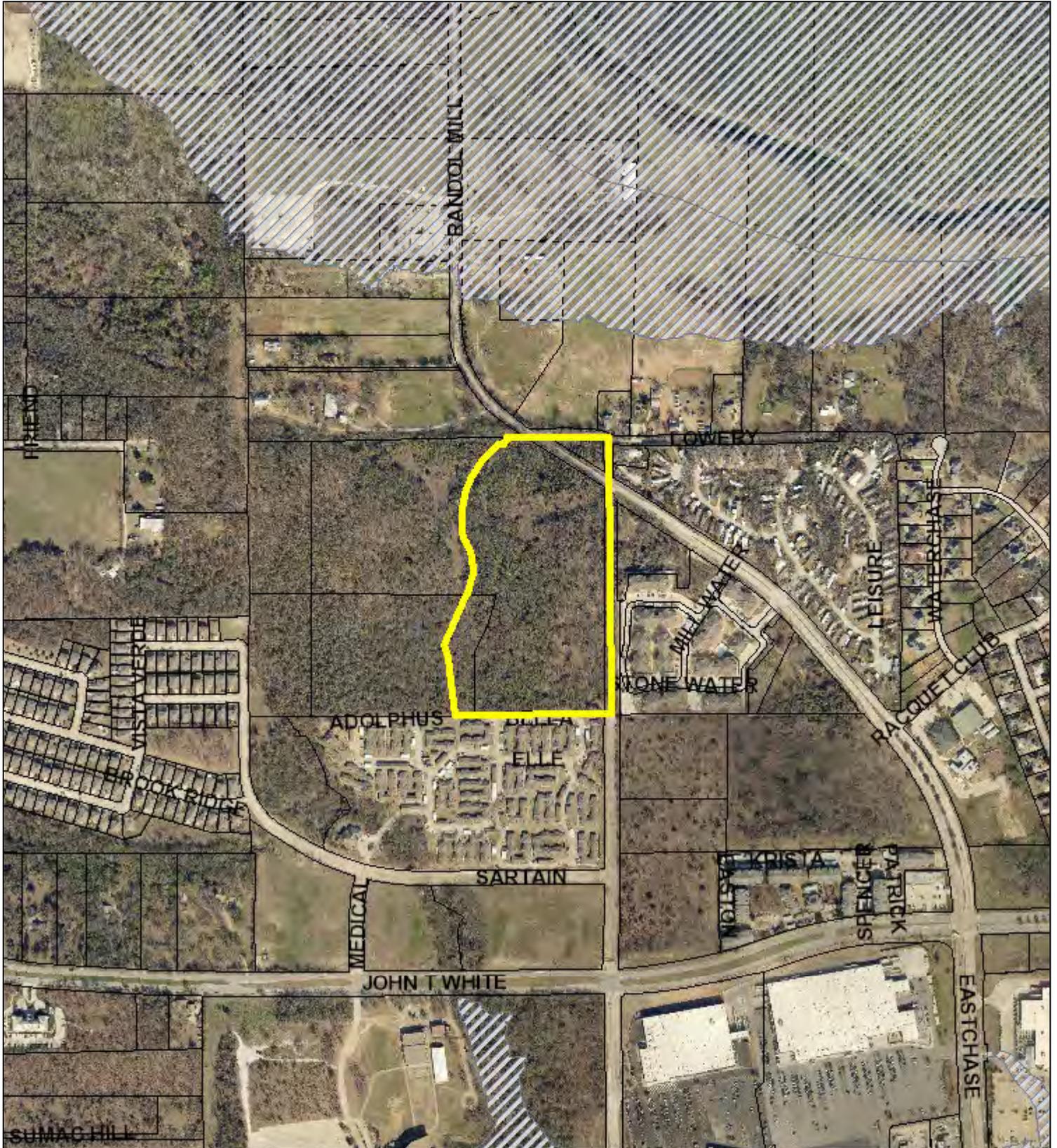
### Future Land Use



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



0 395 790 1,580 Feet



Mr. Flores stated for the record a letter of support was received from Eagle Mountain-Saginaw ISD.

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

<i>Document received for written correspondence</i>					ZC-16-026
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Clete Welch/ Eagle Mountain- Saginaw ISD	NA	Out		Withdrew opposition	Sent letter in

**11. ZC-16-027 Randol Mill Partners II LTD (CD 5) 650 John T. White Road N. (E. Andes Survey, Abstract No. 66, 20.77 Acres): from “C” Medium Density Multifamily and “ER” Neighborhood Commercial Restricted to “A-5” One-Family**

The applicant was not present for the meeting.

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

**12. ZC-16-028 Robert M. Ramos (CD 2) 2221 N. Houston Street (North Fort Worth, Block, 10, Lot 163, 0.16 Acres): from “B” Two-Family to “PD/B” Planned Development for all uses in “B” Two-Family plus fourplex; site plan waiver requested**

Patti Saenz, 119 Corona Court, Fort Worth, Texas representing Robert Ramos explained to the Commissioners they are requesting to rezone to make the fourplex legal. Ms. Saenz explained Mr. Ramos met with Code Compliance and had a formal agreement to upgrade the property. When they tried to pull a building permit he was informed it was no longer zoned for a fourplex. He did receive information from Planning & Development to reach out to neighborhood groups which he did, but no one has responded.

Mr. Flores asked several question of the applicant, meeting with Code, discovery of the structure being non-conforming, neighborhood outreach and history of the fourplex. Ms. Saenz said there was a meeting with Code and that staff directed him to the neighborhoods. She said they tried to reach out by phone, email and sent letters out. A handout was provided indicating which neighborhood organizations they reached out to. They did not get any correspondence back from Mr. Shearer. Ms. Saenz said the fourplex has been in existence since he obtained the property in 1998 and her understanding is it has always been a fourplex.

Mr. Flores asked staff about legal nonconforming and the house being built in 1920’s. Ms. Murphy explained the process for obtaining legal conforming status and what is needed to prove the structure was built as a fourplex since 1940 when the first Zoning Ordinance was adopted.