



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 28, 2016

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> One submitted <b>Support:</b> None submitted	Continued	Yes <u>X</u> No ___
	Case Manager	<u>Stephen Murray</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** E. Watson Family LP & Estate of A. Childress

**Site Location:** 4800 - 4900 blocks Golden Triangle Boulevard  
 Mapsco: 22-K, L, P, Q

**Proposed Use:** Single-family and Neighborhood Commercial

**Request:** From: "AG" Agricultural  
To: "A-5" One-Family; "R1" Zero Lot Line/Cluster; "E" Neighborhood Commercial

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

**Comprehensive Plan Consistency:** Requested change:  
**Tract 1 & 2: is not consistent (Significant Deviation)**  
**Tract 3: Consistent**  
**Tract 4: is not consistent (Significant Deviation)**

**Background:**

The proposed site is located on the corner of Golden Triangle and Alta Vista. The applicant would like to rezone over 39 acres from "AG" Agricultural to "E" Neighborhood Commercial, "R1" Zero Lot Line Cluster, and "A-5" One-Family.

The proposed site is located near several single-family platted lots to the north developed with 6,000-7,000 sf lots, multifamily to the east, and vacant land to the south and west. The applicant intends to have commercial along the hard corner of Alta Vista and Golden Triangle, divided from the residential uses by a floodplain, and along Golden Triangle adjacent to the existing multifamily.

The largest zoning designation is proposed for R1, chosen by the developer to allow for flexibility; "AR" zoning exists to the east of this property which also allows for smaller lots. The remaining portion is proposed for A-5 one-family to provide lots consistent with those existing to the north. The table below describes the delineation of these tracts.

Tract	Current Zoning	Proposed Zoning	Acres
1	AG	E	5.74
2	AG	E	2.03

3	AG	A-5	11.20
4	AG	R1	20.6

The case was continued from the June 21 council meeting upon request of the applicant.

**Site Information:**

Owner: E. Watson Family LP  
585 Glade Drive  
Santa Paula, California 93060

The Estate of Alvie Childress  
3014 Sierra Drive  
Carrollton, TX 75007

Agent: Marcella Olsen, SVLO  
Acreage: 39.6 acres  
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:  
North "A-10" One-Family; PD 478 "PD/SU" for single-family with 7000 sf ft. average lot size and minimum 6000 sf ft. lot size; site plan waived. / single-family  
East "C" Medium Density Multifamily / multifamily  
South "A-5" One-Family; "E" Neighborhood Commercial / vacant  
West "A-5" One-Family / vacant, manufactured housing

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-14-157, from "E" to "A-5", approved January 2015  
Platting History: None  
BOA History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle Blvd	Principal Arterial	Principal Arterial	No
Alta Vista Rd	Collector	Collector	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
North Fort Worth Alliance	Trinity Habitat for Humanity
Big Bear Creek Meadows HOA	Streams And Valleys Inc.
Bear Creek Vista HOA	Keller ISD

\*Site not located within the confines of a registered Neighborhood Association

**Development Impact Analysis:**

1. **Land Use Compatibility**  
The applicant is proposing to rezone the site to "E", "R1", and "A-5". The surrounding uses vary with single-family to the north, multifamily to the east, vacant land just south, and manufactured housing to the west. The proposed A-5 one-family and R1 zoning is compatible with surrounding residential uses. The proposed commercial will be located along a principal arterial and provide a buffer for the residential uses.

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

2. **Comprehensive Plan Consistency**  
The 2016 Comprehensive Plan designates the subject property as single-family. The table below describes the consistency with the Comprehensive Plan.

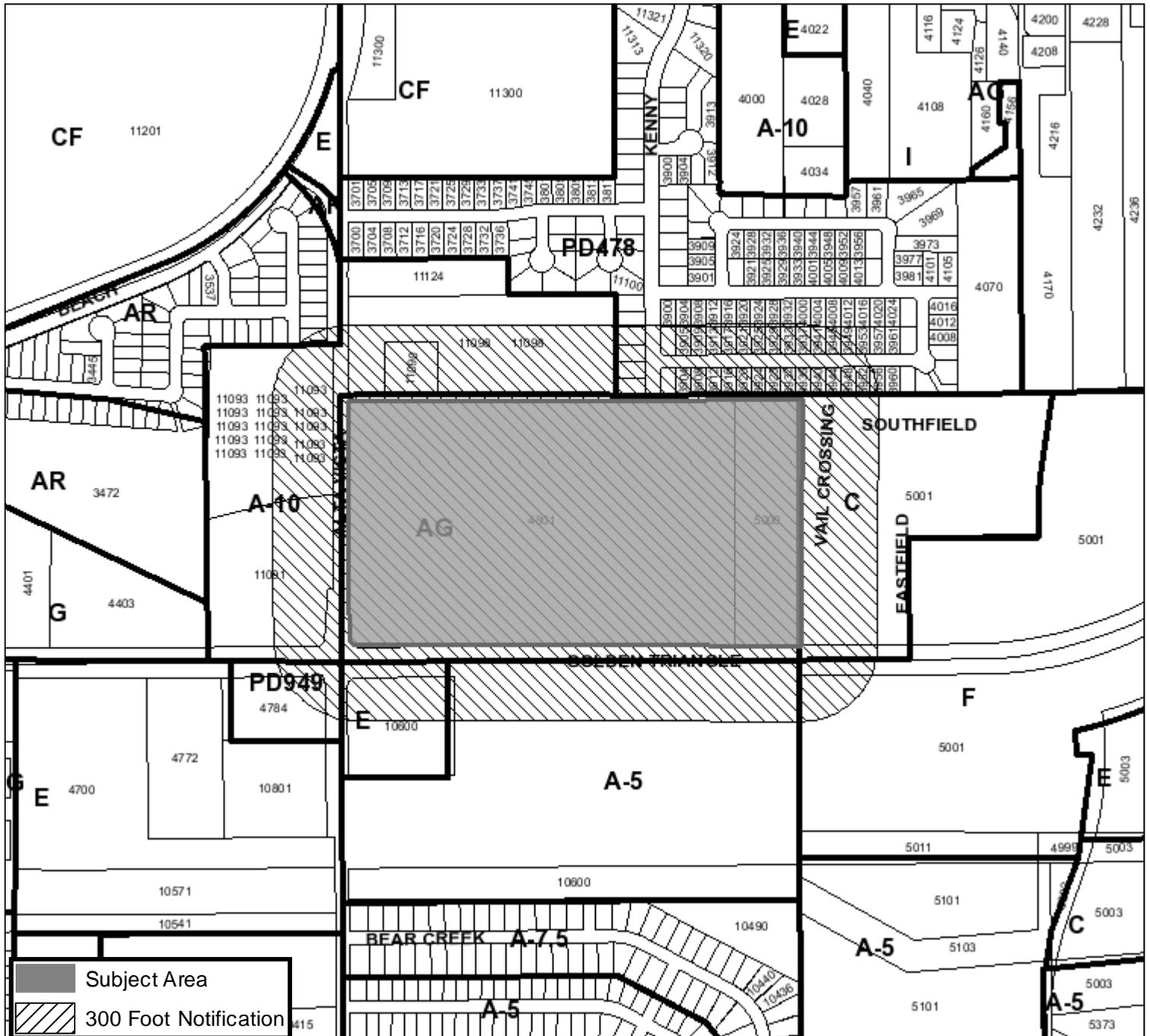
Tracts	Proposed Zoning	Current FLU	Consistency	Notes
1 & 2	E	Single-family	Not Consistent (Significant Deviation)	Located along principal arterial, acceptable buffer for single-family
3	A-5	Single-family	Consistent	NA
4	R1	Single-family	Not Consistent (Significant Deviation)	NA

**Attachments:**

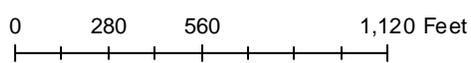
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes from the Zoning Commission meeting

## Area Zoning Map

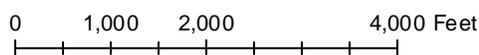
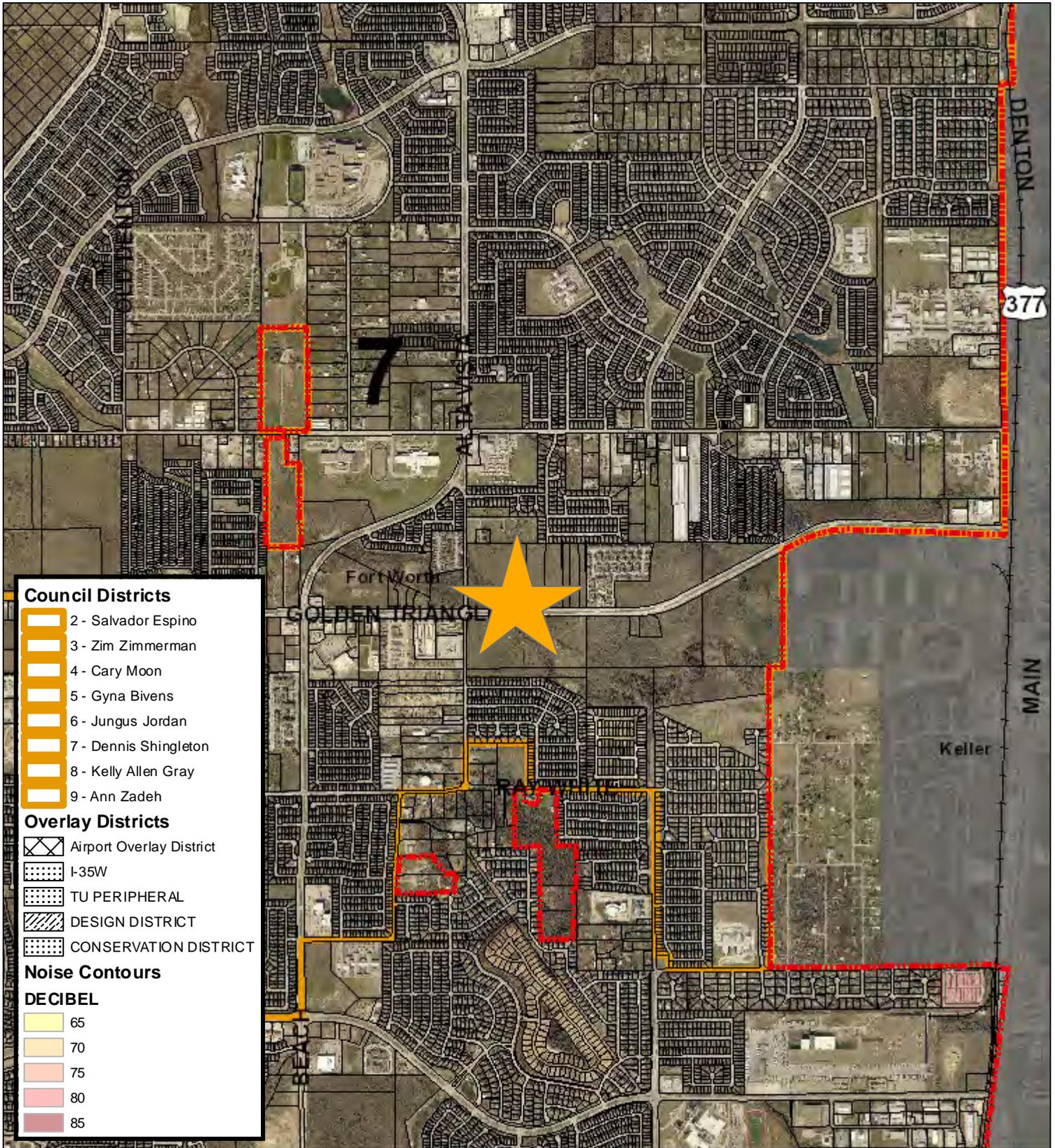
Applicant: Watson Family LP & Estate of A. Childress  
 Address: 4801 - 5000 Golden Triangle Boulevard  
 Zoning From: AG  
 Zoning To: A-5, R1, E  
 Acres: 39.62235383  
 Mapsco: 22KLPQ  
 Sector/District: Far North  
 Commission Date: 6/8/2016  
 Contact: 817-392-8043



Subject Area  
 300 Foot Notification



### Area Map



Drawing: 03/16/2016 08:53:14 AM, User: SPIARS, Title: Proposed Zoning Exhibit, Date: 5/25/2016 10:01 AM, Scale: 1" = 60'

Zoning: A-10

ALTA VISTA ROAD

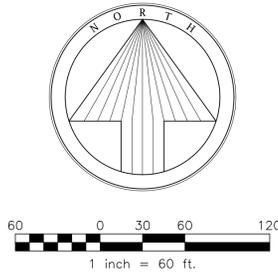
P.O.B.  
Tract 4

Zoning: A-10  
Ernest Gunstream,  
et al (vacant land)

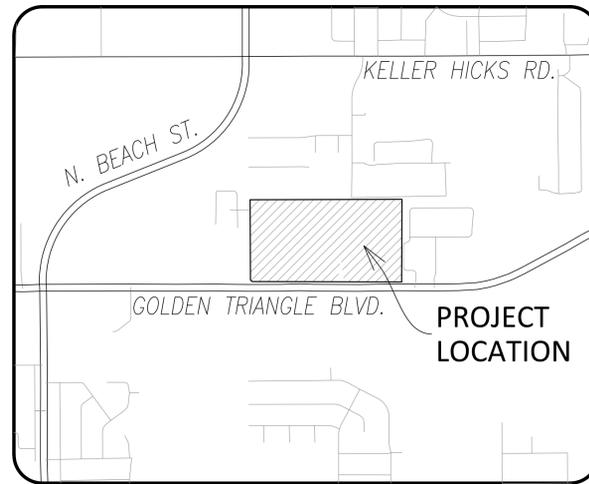
Zoning: A-10  
Ernest Gunstream,  
et al (vacant land)

Zoning: PD478  
BIG BEAR CREEK MEADOWS PH. 1  
7000 SF Average lots, minimum 6000 SF lots

P.O.B.  
Tract 3



Tract 4  
Zoning: R1  
20.635 Ac.



J. BILLINGSLEY SUR.  
ABSTRACT NO. 70

Tract 3  
Zoning: A-5  
11.206 Ac.

Zoning: C  
THE ENCLAVE ON  
GOLDEN TRIANGLE

Tract 2  
Zoning: E  
2.036 Ac.

Tract 1  
Zoning: E  
5.745 Ac.

P.O.B.  
Tract 2

GOLDEN TRIANGLE BLVD.

P.O.B.  
Tract 1

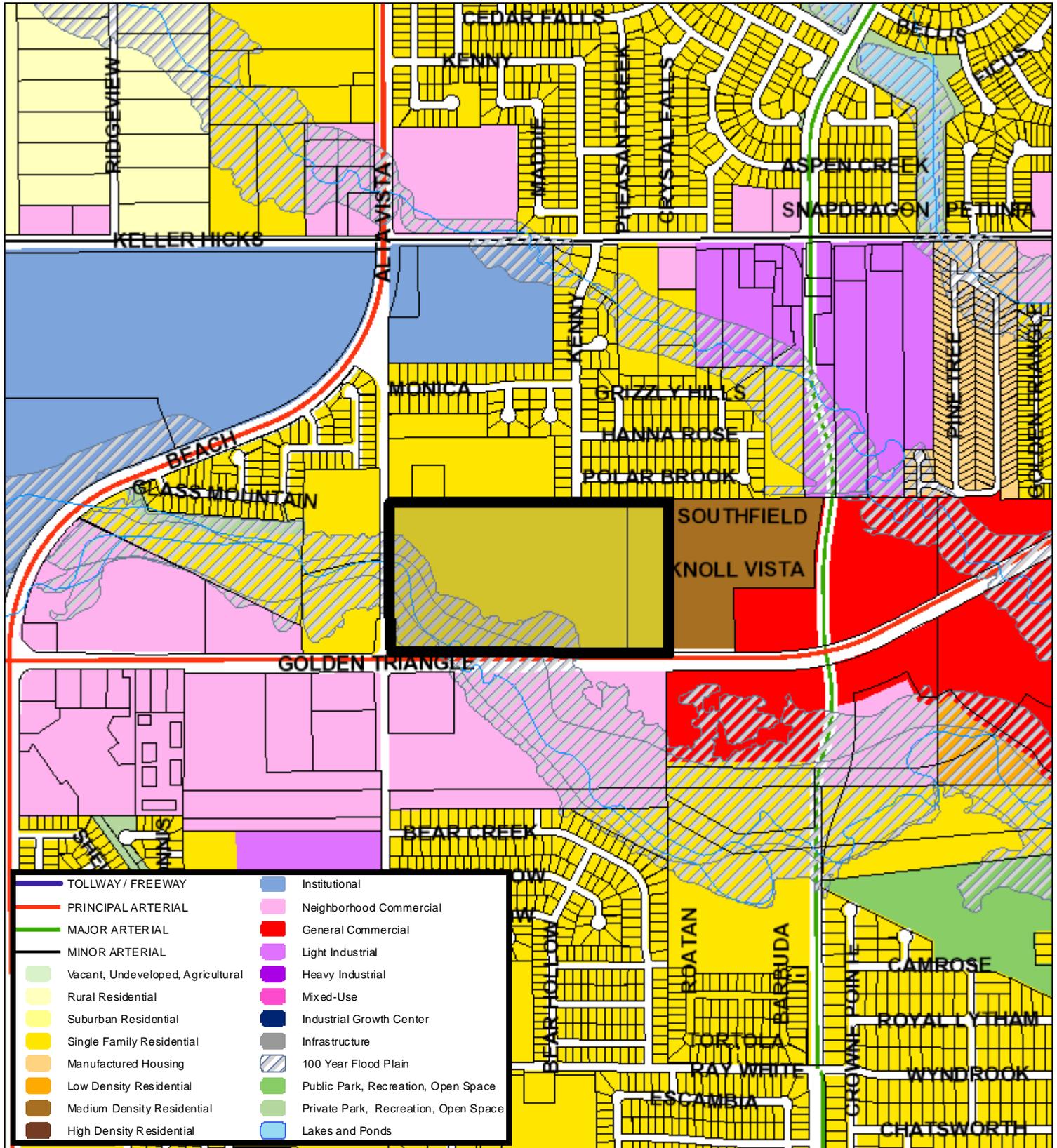


Zoning: E

# PROPOSED ZONING EXHIBIT

Zoning: A5

### Future Land Use

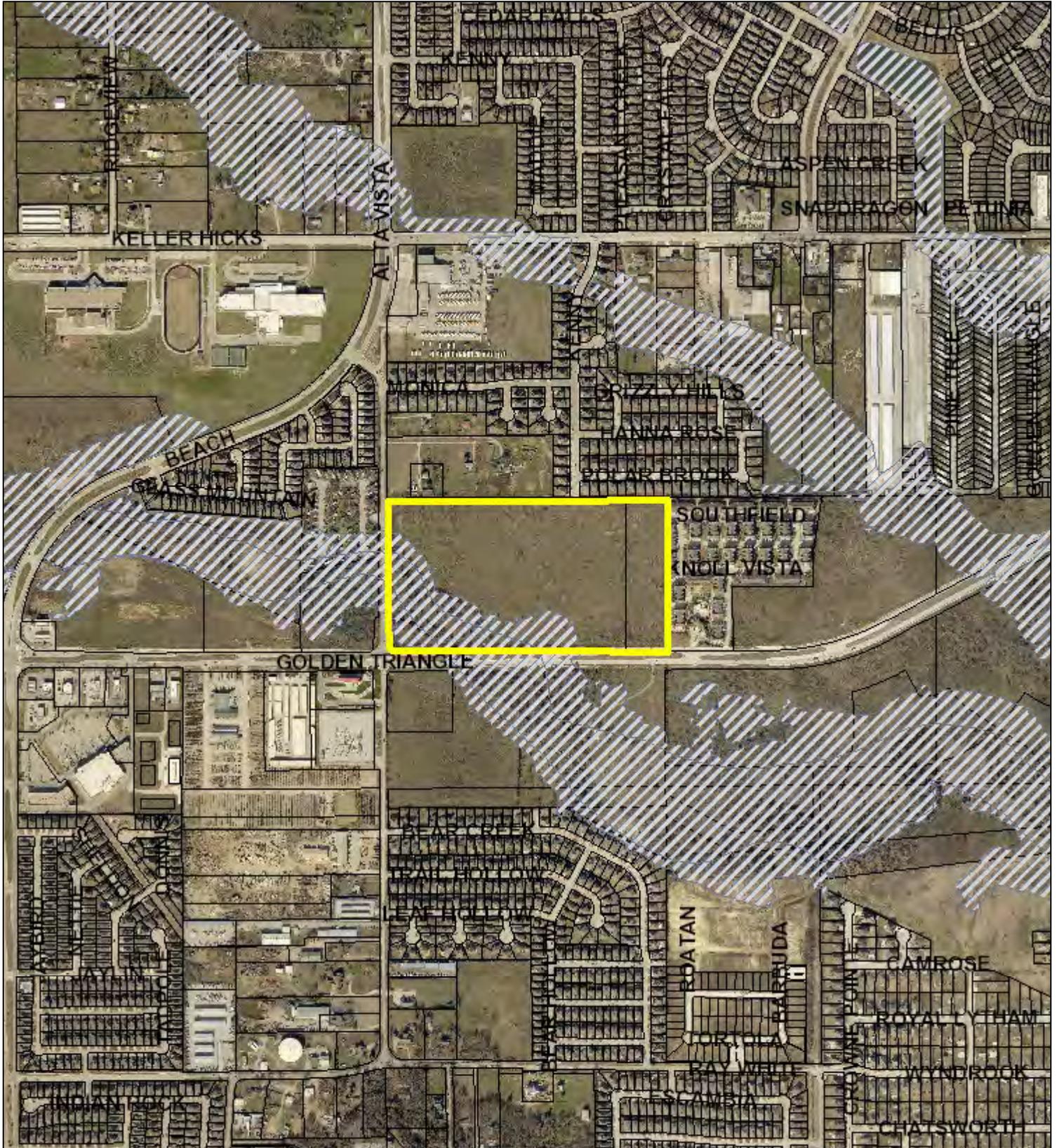


850 425 0 850 Feet

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 29, 2016.



## Aerial Photo Map



0 500 1,000 2,000 Feet



Delbert Sanders	1400 Carson	Out	Opposition		Spoke at hearing
Dennis Wise	1412 Caron	Out	Opposition		Spoke at hearing
Trina Sanders	1408 Carson	Out	Opposition		Spoke at hearing
Kelvin Hart/Valley Baptist Church	6013 Reeder	Elliott In	Opposition		Sent letter in

**13. ZC-16-115 Walsh Ranches Limited PT. (CD 3) – Generally bounded by Walsh Ranch Pkwy, Marys Creek, Markum Ranch Rd, Aledo Iona Rd. (see legal description in case file, 5331.47 acres): from PD522 Planned Development for “PD/LDR” Low Density Residential, for all single-family uses in “A-43” One-Family through “R2” Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units is permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waived To Amend PD522 Planned Development for “PD/LDR” Low Density Residential, for all single-family uses in “A-43” One-Family through “R2” Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units is permitted. Amended development standards for front, side, and rear setbacks for single-family residential development; site plan waiver requested**

Melissa Lindelow, 500 Main Street, Suite 800, Fort Worth, Texas explained to the Commissioners they are requesting to amend the development standards for reduced setbacks and allow certain accessory structures to encroach into the setbacks.

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

**14. ZC-16-116 Watson Family LP and The Estate of Alvie Childress (CD 7) – 4800-4900 Blocks of Golden Triangle Blvd. (Jesse Billingsley Survey, Abstract #70, 39.62 Acres): from “AG” Agricultural to “A-5” One-Family “R1” Zero Lot Line/Cluster and “E” Neighborhood Commercial**

Melissa Lindelow, 500 Main Street, Suite 800, Fort Worth, Texas representing CCP Operating Company LLC explained to the Commissioners the development site. Ms. Lindelow explained they contacted three neighborhood associations but only heard back from one. The neighborhood association was concerned about traffic and an existing stub out.

Mr. Flores commented there is a letter of opposition in possession of the Zoning Commission.

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