Case Number **ZC-18-160**

ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: November 13, 2018

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0	Continued	Yes __ No _X__
	Case Manager	Lynn Jordan
	Surplus	Yes ___ No _X_
Opposition: None submitted	Council Initiated	Yes ___ No _X_
Support: None submitted		

Owner / Applicant: **D. R. Horton-Texas**

Site Location: 8800- 9100 Blocks Old Decatur Road Mapsco: 33JK

Proposed Use: **Single Family**

Request: From: "B" Two-Family and PD 544 Planned Development/Specific Use for One-Family residential development with 40 ft. wide lots, five ft. side yards; site plan approved

To: "A-5" One-Family

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

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

Staff Recommendation: **Approval**

Background:
The subject property is located west of Old Decatur Road and south of Park Drive. The subject area is primarily surrounded with single-family homes and or platted as single-family. The rezoning will close out another phase for single-family development within Twin Mills. The applicant is having to rezone to remove the PD with a site plan on the property and is proposing 107 typical A-5 single-family lots.

A recent annexation and zoning case to the west for a different subdivision was approved for similar single family residences and commercial. The developers of these and other area subdivisions will be required to provide the required infrastructure improvements and/or related fees to support their developments.

Site Information:

Owner/Applicant:	D. R. Horton-Texas 6751 North Freeway Fort Worth, TX 76131
Agent:	Eddie Eckart/Goodwin & Marshall Inc.
Acreage:	34.38 ac.
Comprehensive Plan Sector:	Far Northwest

Surrounding Zoning and Land Uses:

North	ETJ / single-family
East	"A-5" One-Family / single family

South PD 544 Planned Development for single-family with 40 ft. lots, 5 ft. side yards / single-family
West "B" Two-Family / single-family, vacant

Public Notification:
300 foot Legal Notifications were mailed on (September 21, 2018)
The following organizations were notified: (emailed September 18, 2018)

Organizations Notified	
Twin Mills Farm HOA*	Streams and Valleys Inc.
Trinity Habitat for Humanity	Eagle Mountain Saginaw ISD

Located within this registered Neighborhood Organization*

Recent Relevant Zoning and Platting History:
Zoning History: ZC-18-081, subject area just to the west, approved. 09/11/18 annexation and rezoning "A-43" One-Family, "A-5" One-Family and "E" Neighborhood Commercial
Platting History: FP-17-155 Twin Mills Phase 4 under review, subject area, FP-17-035 Twin Mills Phase 3 recorded, directly to the west; PP-18-013 Westpointe Addition approved by the City Plan Commission subject area to the west

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Park Dr.	Two-Way Residential	Commercial Collector	Not Constructed
Old Decatur Rd.	Neighborhood Collector	Neighborhood Collector	No

Development Impact Analysis:

1. **Land Use Compatibility**
While the development in this location would increase traffic volumes on the existing roads, the surrounding land uses consist of proposed single-family and large rural lots to the north, single-family to the east, south and west of Old Decatur Road.

The proposed "A-5" zoning request is **compatible** with the surrounding residential uses.

2. **Comprehensive Plan Consistency**
The 2018 Comprehensive Plan designates the subject property as Single Family. Due to the surrounding development pattern with one acre lots across Park Drive and adjacent to existing single-family lots, the requested zoning "A-5" one-family is consistent with the following comprehensive plan policies:

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle and transit access between adjacent neighborhoods and nearby destinations.
- 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.

Based on conformance with the future land use map, the proposed "A-5" zoning **is consistent** with the Comprehensive Plan.

Attachments:

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

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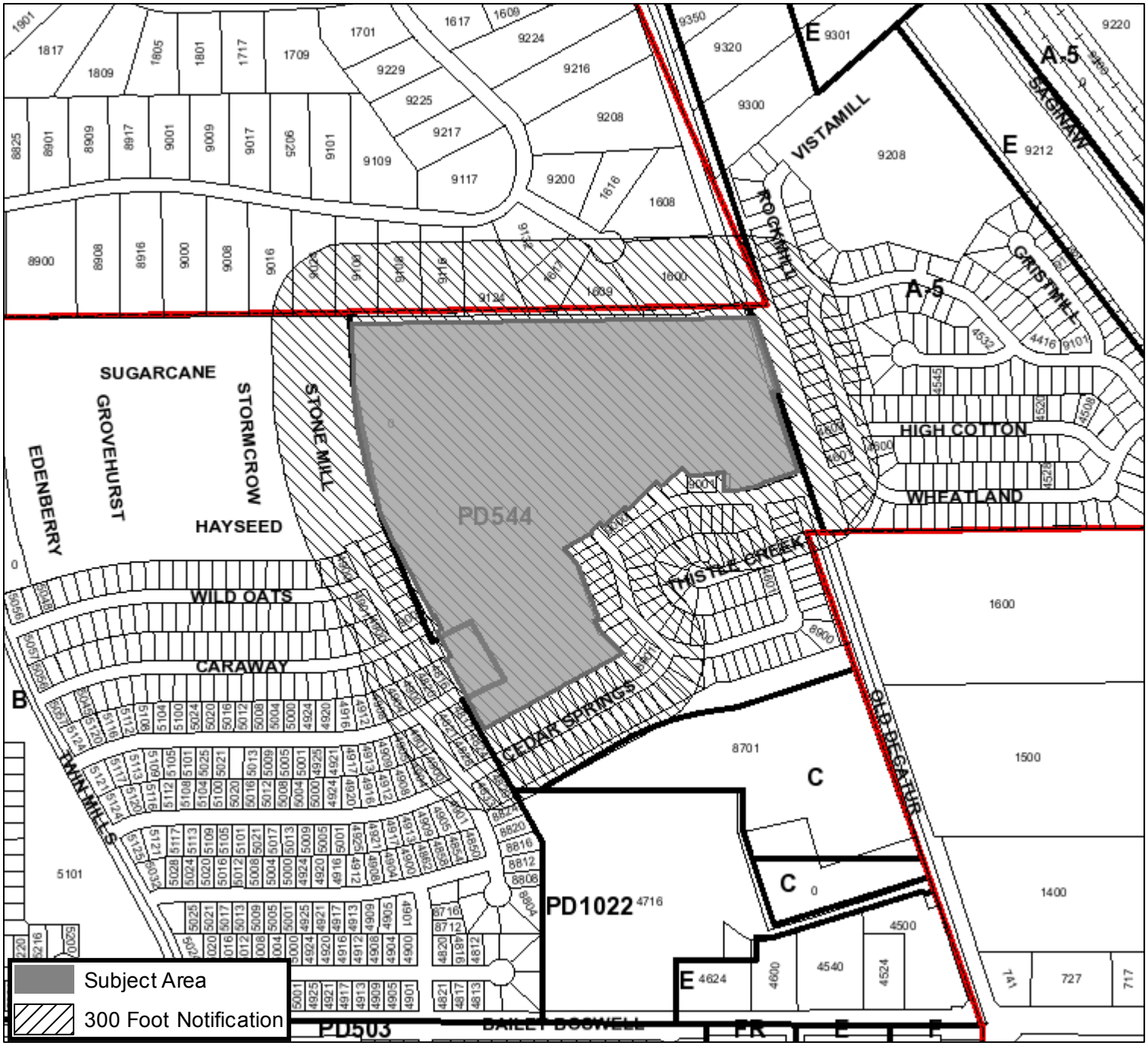
Area Zoning Map

Applicant:	D R Horton - Texas
Address:	8800 - 9100 blocks Old Decatur Road
Zoning From:	B, PD 544 for single family with 40-ft wide lots
Zoning To:	A-5
Acres:	34.38832247
Mapsco:	33JK
Sector/District:	Far Northwest
Commission Date:	10/10/2018
Contact:	817-392-2495



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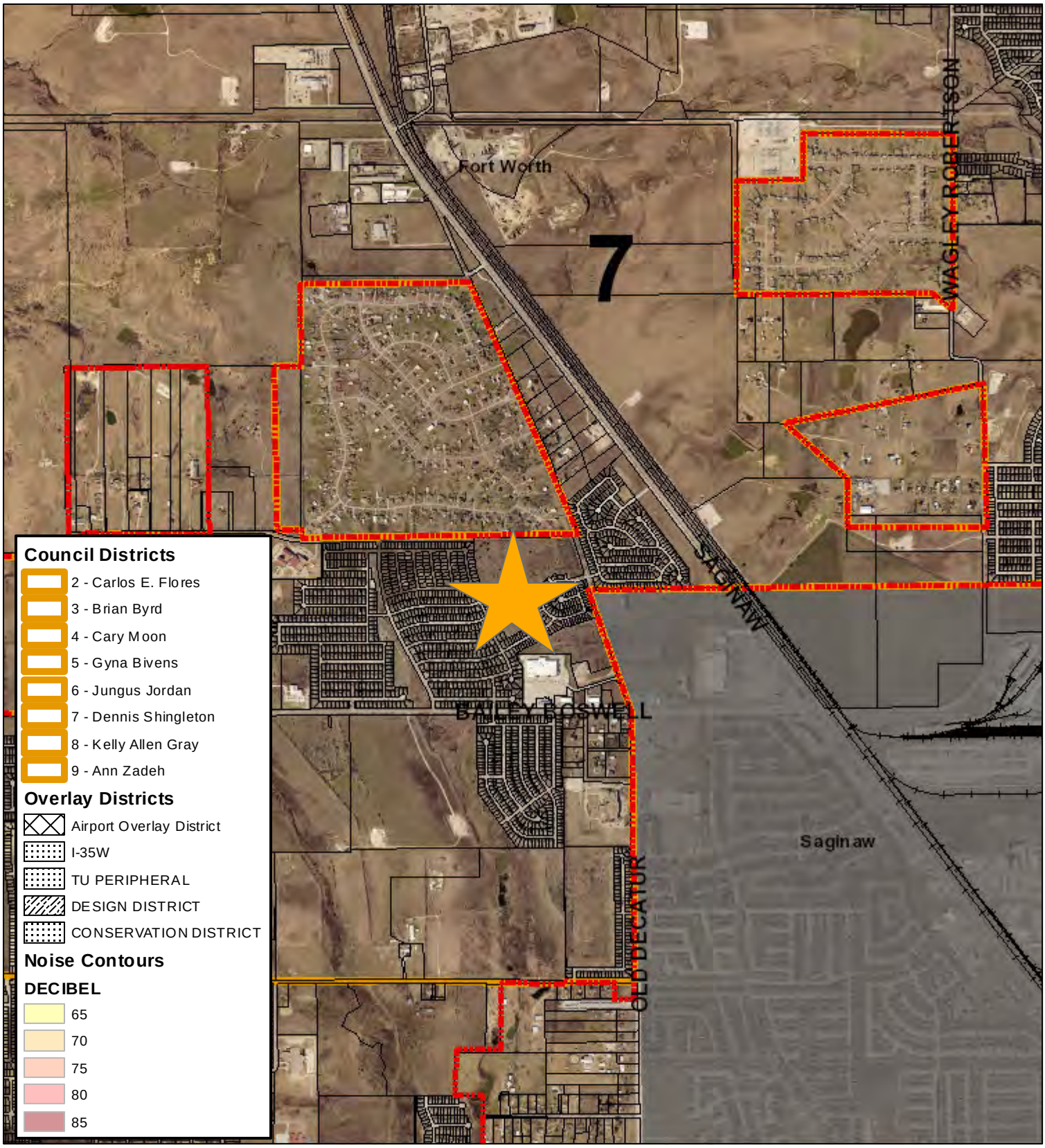
Area Map



N

0 1,000 2,000 4,000 Feet

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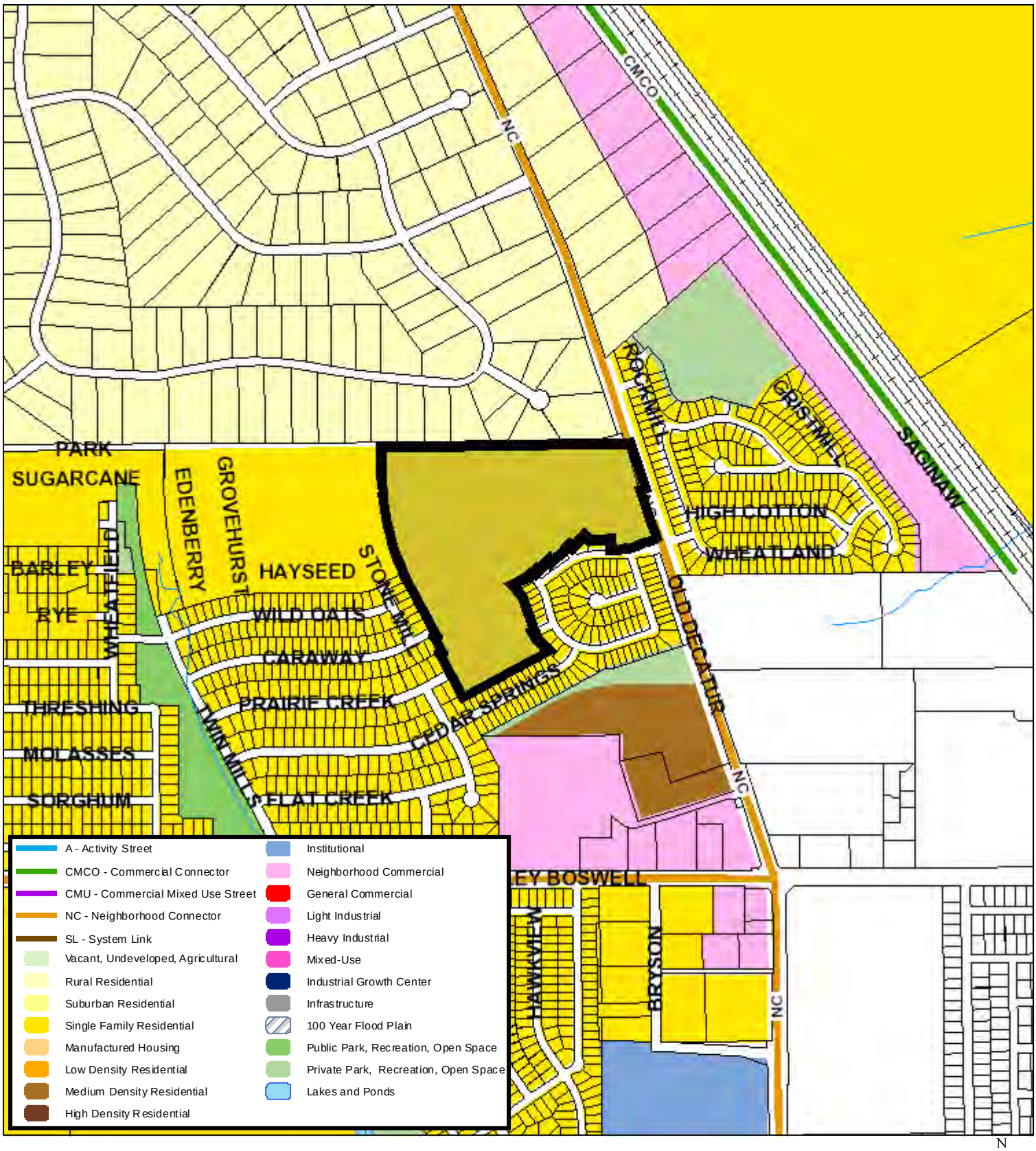
Future Land Use



790 395 0 790 Feet

N

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 6, 2018.

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Aerial Photo Map

0 495 990 1,980 Feet

N

		notification area			
Mary Nell Poole	2918 Wingate		Support		Representing the applicant
Richard Bennett	2809 Merrimac	In		Opposition	Sent notice

12. ZC-18-159 RPH Hotels, LLC (CD 5) – 1251 Little Cina Lane (Triland Eastchase Addition Block 1 Lot 8R, 5.14 ac.) From: "G" Intensive Commercial and PD 1134 for G uses plus hotel To: PD/G Planned Development for all uses in "G" Intensive Commercial uses plus hotel; site plan included

Kalpesh Patel, RPH Hotels, gave a brief presentation over the proposed development. He stated there will be two hotel brands, Fairfield Inn and Springhill Suites, under the same roof with 168 total rooms and one entrance, with other amenities.

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

Document received for written correspondence					***ZC-18-159***
Name	**Address**	**In/Out 300 ft. notification area**	**Position on case**		**Summary**
Kalpesh Patel	806 Pennsylvania Ave, Kennedale, Tx		Support		Representing the applicant
Handley NA			Support		Sent letter
Neighborhoods of East Fort Worth Alliance			Support		Sent letter

13. ZC-18-160 D R Horton – Texas (CD 7) – 8800 - 9100 blocks Old Decatur Road (B. Thomas Survey, Abstract No. 1497, 34.38 ac.) From: "B" Two Family, PD 544 Planned Development/Specific Use for One-Family residential development with 40-ft wide lots, 5 ft. side yards; site plan approved To: "A-5" One Family

Eddie Eckart, Goodwin & Marshall, representing the applicant, stated this is the last phase of the development of a subdivision and they would like to continue the existing pattern.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Trevino. The motion passed unanimously 9-0.

Document received for written correspondence					***ZC-18-160***
Name	**Address**	**In/Out 300 ft. notification area**	**Position on case**		**Summary**
Eddie Eckart	2405 Mustang Dr, Grapevine, TX		Support		Representing the applicant