



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 14, 2020

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None Submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Bryan & Jodi Scribner

**Site Location:** 9200 - 9300 blocks Harmon Road Acreage: 4.99

**Proposed Use:** Day Care

**Request:** From: "AG" Agricultural  
To: "E" Neighborhood Commercial

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

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

**Staff Recommendation:** Approval

**Background:**

The subject property is located on the west side of Harmon Road, south of Heritage Trace Parkway, both Neighborhood Connectors on the Master Thoroughfare Plan. The applicant is requesting a zoning change from "AG" Agricultural to "E" Neighborhood Commercial for a day care.

The site is located on a major arterial adjacent to commercial uses. The required bufferyard for "E" zoning adjacent to "A" and "B" zoning will help mitigate any concerns of the adjacency.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / vacant
- East "C" Medium Density Multifamily / multifamily
- South PD 556 / commercial
- West "R1" Zero Lot Line/Cluster / single family

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on November 22, 2019.  
The following organizations were notified: (emailed November 19, 2019)

**Organizations Notified**

North Fort Worth Alliance	Reata Meadows HOA
Quail Grove HOA	Reata Ranch HOA
Harmon Ranch HOA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Northwest ISD
Eagle Mountain-Saginaw ISD	

\*Closest registered Neighborhood Association

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing to change the zoning to “E” for a day care. Surrounding uses consist of single family to the west, multifamily to the east, commercial to the south, and undeveloped to the north.

The proposed day care **is compatible** with surrounding uses.

**2. Comprehensive Plan Consistency – Far North**

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is **consistent** with the following Comprehensive Plan policies:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

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

***Attachments:***

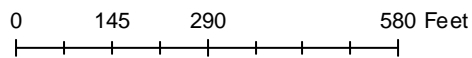
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

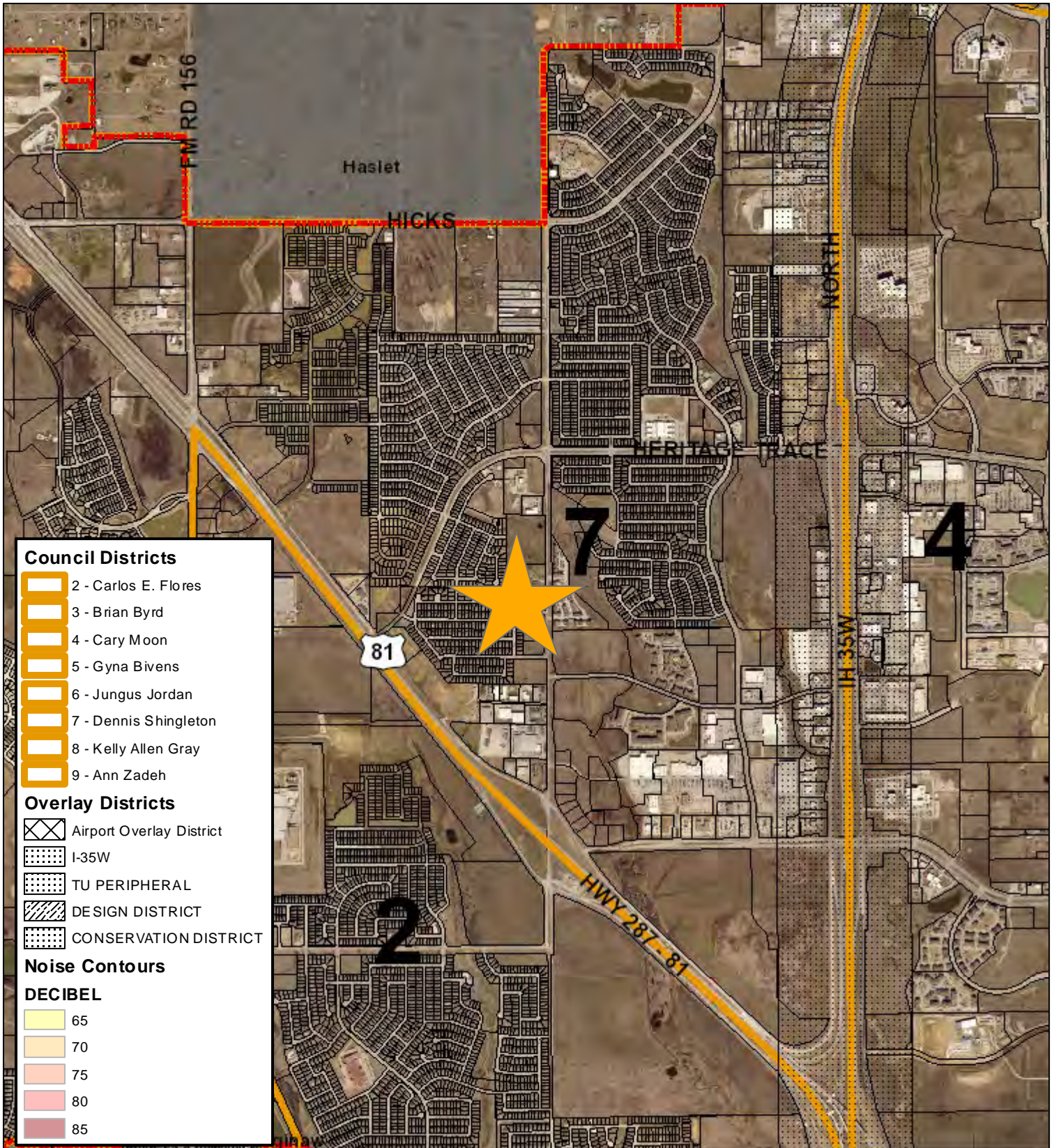
Applicant: Bryan & Jodi Scribner  
 Address: 9200 - 9300 blocks Harmon Road  
 Zoning From: AG  
 Zoning To: E  
 Acres: 4.98741736  
 Mapsco: 21W  
 Sector/District: Far North  
 Commission Date: 12/11/2019  
 Contact: 817-392-8043



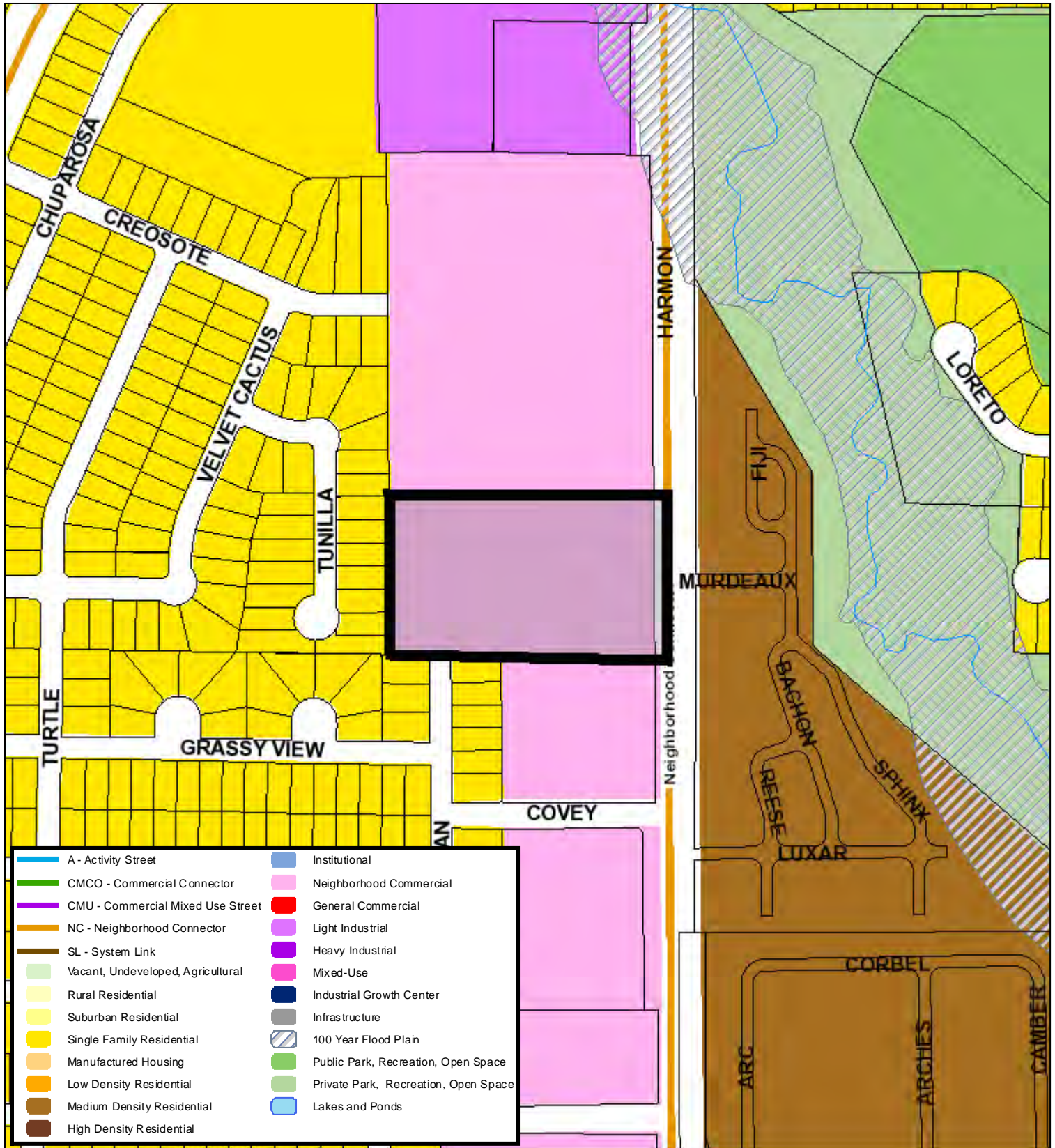
Subject Area  
 300 Foot Notification



## Area Map



### Future Land Use

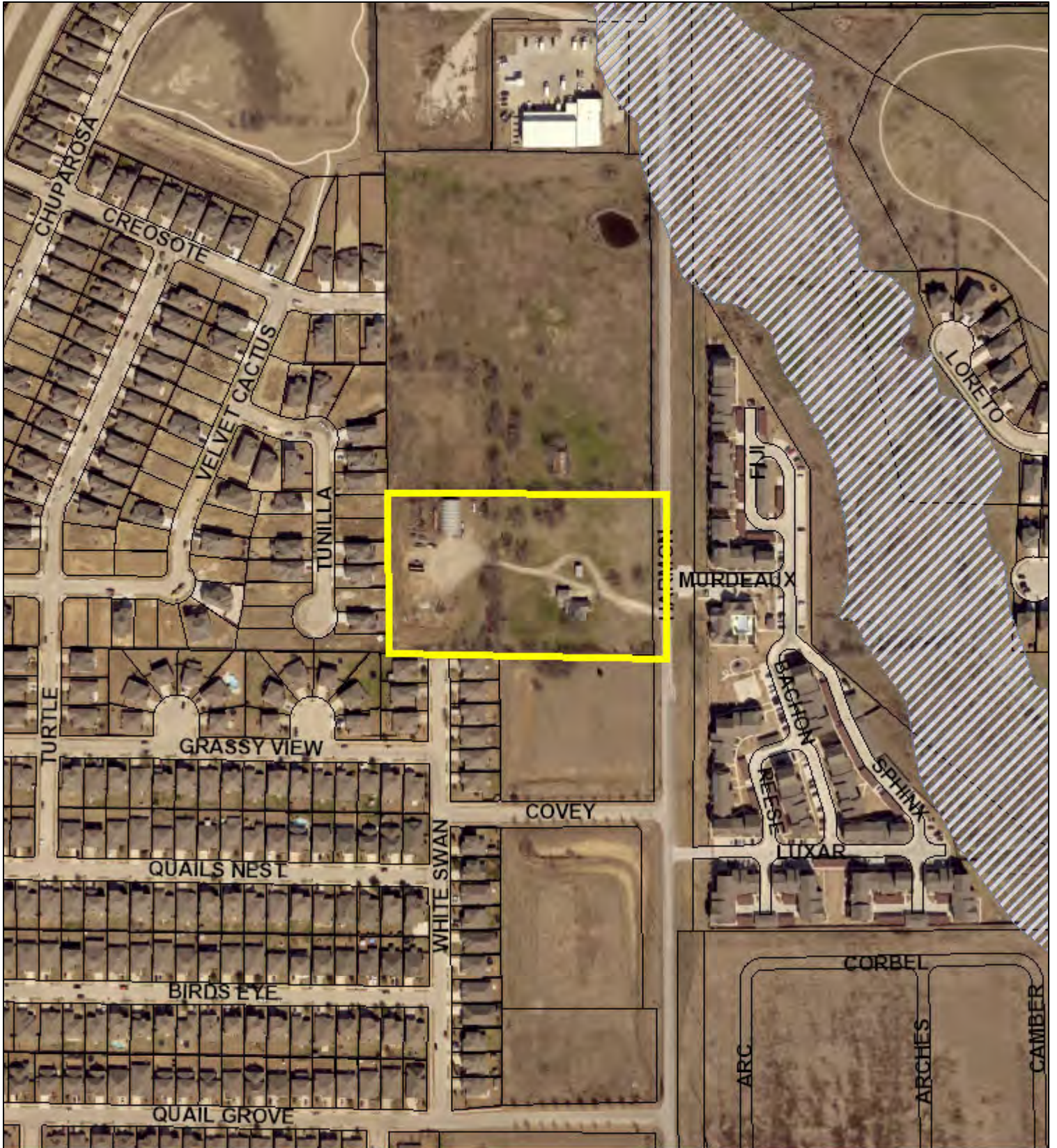


290 145 0 290 Feet

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 5, 2019.



**Aerial Photo Map**



0 185 370 740 Feet



Lynnette Payne, 5400 CR 316 Alvarado, TX, appeared before the Commission in support of ZC-19-182.

The following correspondence was submitted in support of ZC-19-182:  
Hallmark-Camelot-Highland Terrace NA

Motion: Commissioner Conlin made a motion, seconded by Commissioner Gober, that ZC-19-182 be Approved as amended to "E". Motion passed 8-0.

**10. ZC-19-183 Cowley Management for BOA Sorte, Et Al (CD 3) – 11600-12400 Blocks Old Weatherford Rd. (407.81 ac.) From: "Unzoned" To: "A-5" One Family**

Justin Light, 500 W 7<sup>th</sup>, appeared before the Commission in support of ZC-19-183.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Miller, that ZC-19-183 be Approved. Motion passed 8-0.

**11. ZC-19-184 Elizabeth Potter, Et Al (CD 6) – 12600-12800 Blocks Hemphill St. (20.39 ac.) From: "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waivers to parking, fencing, and setbacks; site plan included**

Chris Weugand, 8626 7334 Blanco Rd San Antonio, TX, appeared before the Commission in support of ZC-19-184.

The following correspondence was submitted in opposition of ZC-19-184:  
47 letters  
22 notices  
Petition with 14 signatures

The following correspondence was submitted in support of ZC-19-184:  
5 letters

Motion: Commissioner Runnels made a motion, seconded by Commissioner Gober, that ZC-19-182 be Approved. Motion passed 8-0.

**12. ZC-19-186 Bryan & Jodi Scribner (CD 7) – 9200-9300 Blocks Harmon Rd. (4.99 ac.) From: "AG" Agricultural To: "E" Neighborhood Commercial**

Jared Helmberger, 811 S Central Expwy Richardson, TX, appeared before the Commission in support of ZC-19-186.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-186 be Approved. Motion passed 8-0.

**13. ZC-19-187 PB Ventana 1 LLC (CD 3) – 5972 Jerry Dunn Parkway (0.04 ac.) Request: Amend PD 1169 to add 50-foot telecommunication tower; site plan waiver requested**