



# Zoning Staff Report

**Date:** November 9, 2021

**Case Number:** ZC-21-106

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Joe Lindsey, JC Lindsey Family LTD Partership

**Site Location:** 1700 block Avondale haslet Rd      **Acreage:** 3.042 acres

### Request

**Proposed Use:** Commercial

**Request:**

From: "A-5" One-Family

To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding the following uses: assisted living facility, nursing home, golf course, indoor amusement, event center or rental hall, drive-in restaurant or business, lodge or civic club, commercial swimming pool, drive-in theatre, movie theatre or auditorium, bed and breakfast inn, business college or commercial school, convenience store, grocery store meat market, large retail store, liquor or package store, mortuary or funeral home, recording studio, taxidermist shop, gasoline sales, recycling collection facility, urban agriculture, storage or display outside with development standards located within Exhibit A, site plan required.

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Minor Boundary Adjustment)**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

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## Project Description and Background

The proposed site is located on the corner of Avondale Haslet Road and Willow Springs Road. The applicant is proposing to amend the zoning from “A-5” One-Family to “PD/E” Planned Development for “E” Neighborhood Commercial excluding certain uses with development standards, site plan required. Currently, there are no proposed uses for the site and the applicant intends to sell the property.

Surrounding uses are primarily residential with commercial zoned land directly east, along the blockface. The proposed rezoning is located along an arterial and would complete the block, which is already commercially zoned.

This case was continued from last month’s Zoning Commission meeting. The applicant changed the application to the proposed PD at the behest of the surrounding neighborhood organization. The meeting was continued to allow for notices to be send out reflecting the changes.

## Surrounding Zoning and Land Uses

North “A-5” One-Family; City of Haslet / single-family

East “PD 1220” PD/E minus certain uses with development standards / office, single-family, commercial

South “A-43” One-Family / large lot single-family

West “City of Haslet / large lot single-family

## Recent Zoning History

- ZC-12-120-Annexation from unzoned to “A-43” One-Family; “E” Neighborhood Commercial; and “PD/E” for vet clinic
- ZC-18-147-from “A-5” One-Family to “PD/E” minus certain uses with development standards (directly east of the site)

## Public Notification

300-foot Legal Notifications were mailed on September 24, 2021.

The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
North Fort Worth Alliance*	Spring Ranch HOA
Highlands at Willow Springs HOA	Sendera Ranch HOA
Streams And Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

\* This Neighborhood Association is located closest to the subject property

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing a zoning change to “PD/E” Planned Development for “E” Neighborhood Commercial excluding certain uses with development standards, site plan required. Surrounding land uses vary with residential to the north, south, and west with commercial to the east. The entire remaining blockface to the east is commercially zoned. In addition, the site is located along a hard corner and arterial (Avondale Haslet). The proposed commercial will provide a buffer to the nearby residential uses. Setbacks, fencing and landscaping will also minimize impacts to surrounding properties.

As a result, the proposed zoning request is **compatible** at this location.

## Comprehensive Plan Consistency – Far North

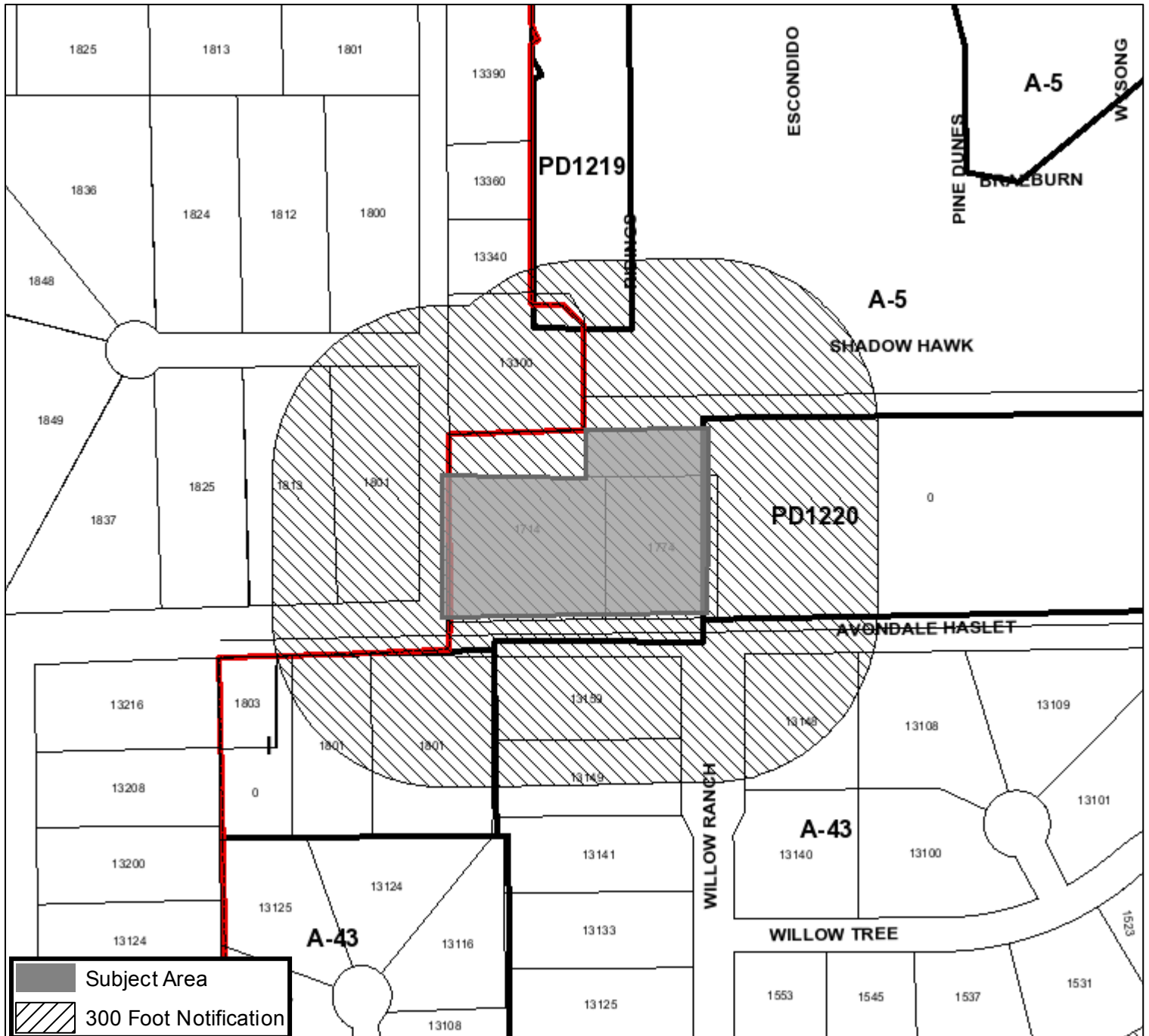
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The Comprehensive Plan designates the subject property as single-family. The proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. However, the requested zoning change is consistent with the following Comprehensive Plan policies:

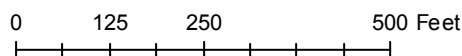
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

### Area Zoning Map

Applicant: Joe Lindsey, JC Lindsey Family LTD Partnership  
 Address: 1700 block Avondale Haslet Road  
 Zoning From: A-5  
 Zoning To: PD for limited Euses with development standards  
 Acres: 3.0421903  
 Mapsco: 5T  
 Sector/District: Far North  
 Commission Date: 10/13/2021  
 Contact: 817-392-8047



	Subject Area
	300 Foot Notification

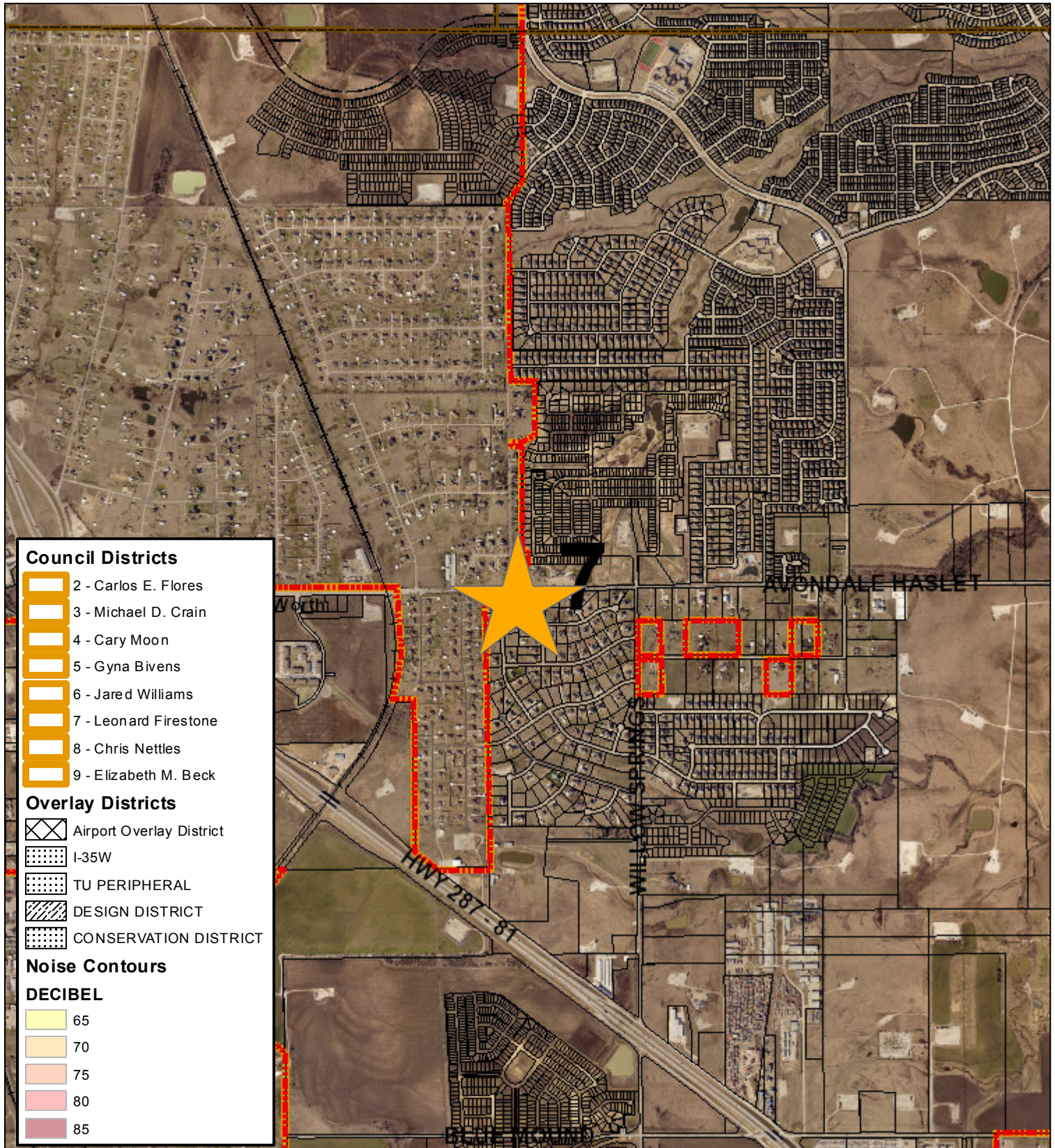


## Exhibit A









“PD/E” Planned Development for all uses in “E” Neighborhood Commercial excluding the following uses: assisted living facility, nursing home, golf course, indoor amusement, event center or rental hall, drive-in restaurant or business, lodge or civic club, commercial swimming pool, drive-in theatre, movie theatre or auditorium, bed and breakfast inn, business college or commercial school, convenience store, grocery store meat market, large retail store, liquor or package store, mortuary or funeral home, recording studio, taxidermist shop, gasoline sales, recycling collection facility, urban agriculture, storage or display outside with additional parking requirements, consideration shall be given to minimize noise and light pollution from parking areas.

1. Outdoor lighting shall not create ambient lighting which trespasses onto residential property.
2. As a means to minimize light and noise pollution on the residents south of Avondale Haslet Rd, parking stalls should be minimized between the building front and Avondale Haslet Road.
3. If parking is planned between the building front and Avondale Haslet Road then there should be a landscaped berm of an average height of 3 ft. to 4 ft. tall between the parking stalls and Avondale Haslet Road, site plan required.






### Area Map



**Council Districts**






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

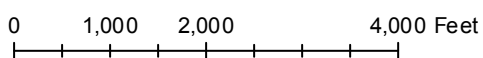
**Overlay Districts**

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

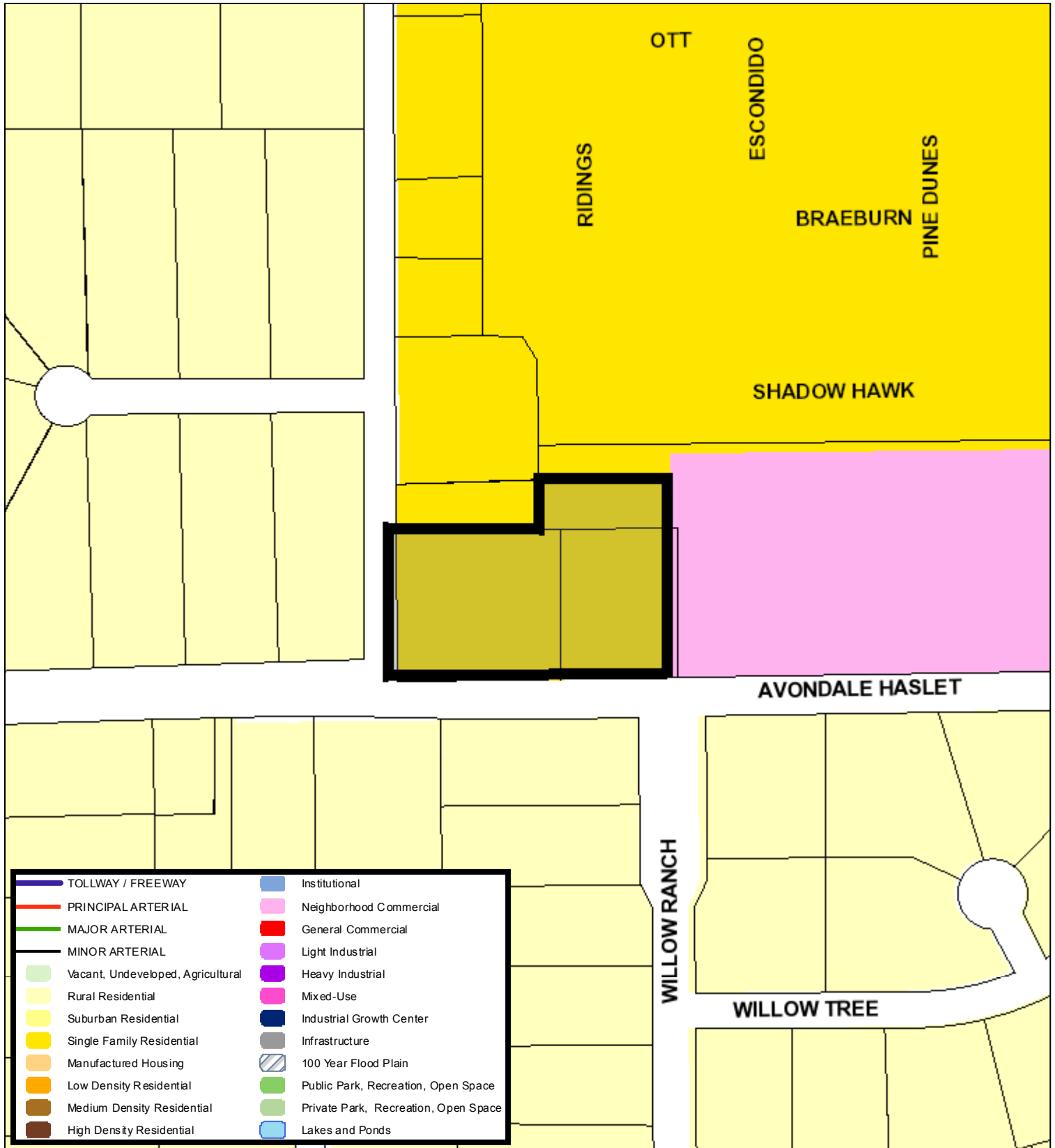
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



225 112.5 0 225 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 6, 2018.



**Aerial Photo Map**



0 140 280 560 Feet

