



**ZONING MAP CHANGE  
STAFF REPORT**

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

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> North Fort Worth Alliance representative, three persons spoke, 69 letters, nine notices submitted  <b>Support:</b> None submitted	Continued	Yes ___	No ___
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** David & Barbara Nance

**Site Location:** 11000 – 11600 blocks Willow Springs Road      Acreage: 146.12

**Proposed Use:** Residential

**Request:**      From: "A-10" One-Family, "A-5" One-Family, "E" Neighborhood Commercial  
                          To: "A-5" One Family, "R1" Zero Lot Line/Cluster, "C" Medium Density Multifamily

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

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

**Staff Recommendation:** Approval

**Background:**

The proposed site is located west of Willow Springs Road and north of Bonds Ranch. The surrounding area is primarily single-family 6,000 sq. ft. lots up to an acre or more outside the City limits. The subject area is part of an overall single family development with approximately 24 acres proposed for multifamily.

At the December Zoning Commission meeting several persons spoke in opposition. The main concerns were traffic, density, and infrastructure.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "A-5" One Family / undeveloped
- East PD 564 Planned Development for 6,000 sq. ft. lots, ETJ / single family
- South ETJ / undeveloped
- West ETJ / single family

Zoning History: PD 564 Planned Development/Specific Use for "A-5" One-Family lots size 6,000 square foot minimum; site plan waived, Effective 8/04/04; subject area to the east

**Public Notification:**

300 foot Legal Notifications were mailed on November 25, 2019.

The following organizations were notified: (emailed November 27, 2019)

Organizations Notified	
The Parks at Willow Ridge HOA*	Trinity Habitat for Humanity
Streams and Valleys, Inc.	Northwest ISD
Van Zandt Farms HOA	Eagle Mountain-Saginaw ISD

*\*Closest registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5” One-Family, “R1” Zero Lot Line/Cluster and “C” Medium Density Multifamily for residential, townhouse and multifamily development. Surrounding land uses are single family to the north and east with single family lots in the ETJ to the east and west and gas wells, vacant land to the south.

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

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

The 2019 Comprehensive Plan designates the subject property as Single Family and Neighborhood Commercial. The requested zoning change for the “A-5” and “R1” 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.
- Encourage large lot residential or agriculture uses in the far northern portion of the Far Northwest sector, especially in areas with large numbers of gas wells.

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

The requested zoning change for the “C” is not consistent with the following Comprehensive Plan policies, however, the proposed use is located at two arterials:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.

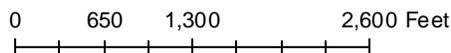
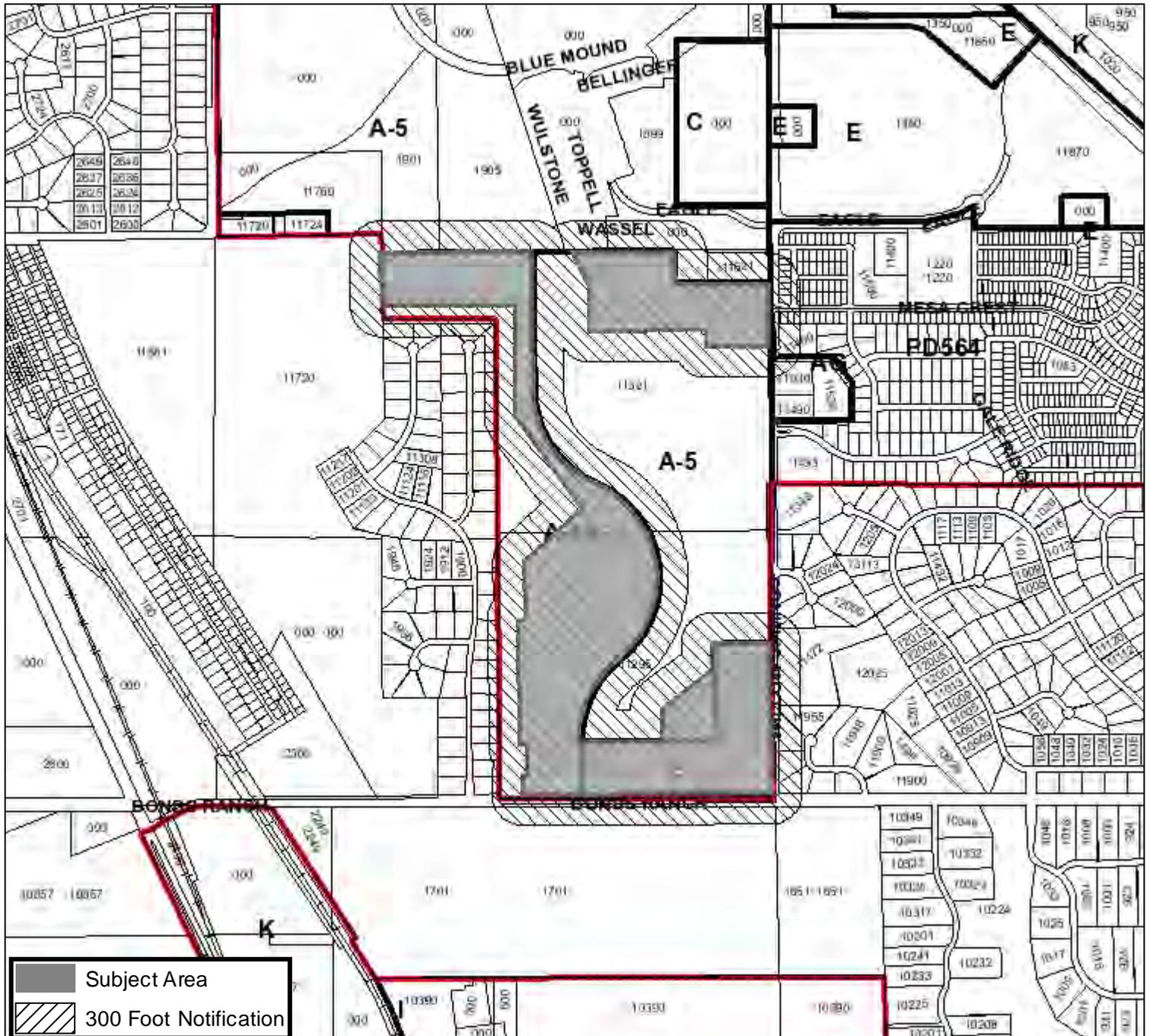
Based on the lack of conformance with the future land use map, however, the policies stated above for location of multifamily units at arterial intersections the proposed zoning **is consistent** with the Comprehensive Plan.

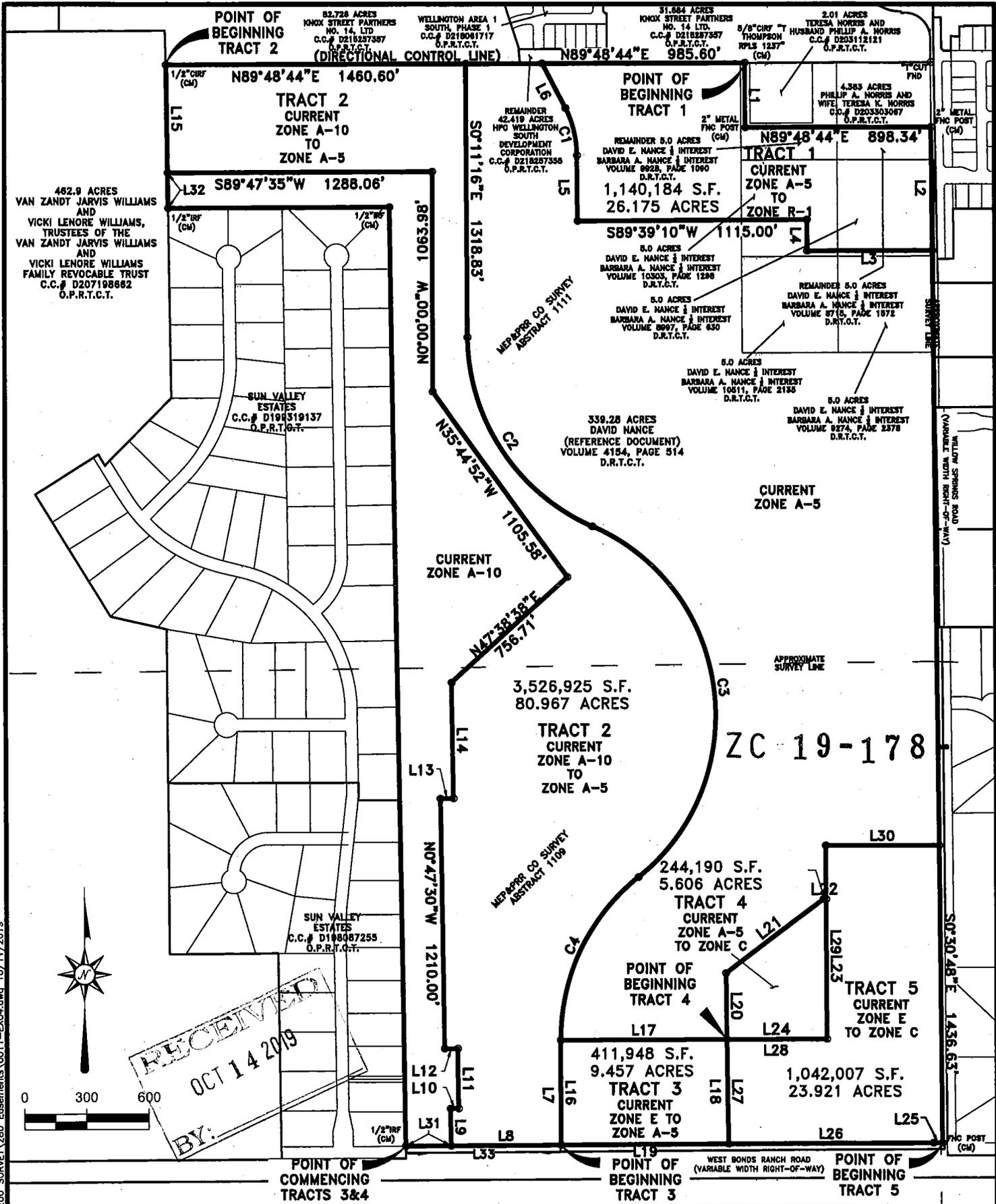
**Attachments:**

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

## Area Zoning Map

Applicant: David & Barbara Nance  
 Address: 11000 - 11600 blocks Willow Springs Road  
 Zoning From: A-10, A-5, E  
 Zoning To: A-5, R1, C  
 Acres: 146.12626729  
 Mapsco: 19JKNP  
 Sector/District: Far Northwest  
 Commission Date: 12/11/2019  
 Contact: 817-392-2495





482.9 ACRES  
VAN ZANDT JARVIS WILLIAMS  
AND  
VICKI LENORE WILLIAMS,  
TRUSTEES OF THE  
VAN ZANDT JARVIS WILLIAMS  
AND  
VICKI LENORE WILLIAMS  
FAMILY REVOCABLE TRUST  
C.C.# D207198662  
O.P.R.T.C.T.

POINT OF BEGINNING TRACT 2  
82.728 ACRES  
KNOX STREET PARTNERS  
NO. 14, LTD  
C.C.# D21827357  
O.P.R.T.C.T.  
(DIRECTIONAL CONTROL LINE)

WELLINGTON AREA 1  
SOUTH, PHASE 1  
C.C.# D218041717  
O.P.R.T.C.T.

31.684 ACRES  
KNOX STREET PARTNERS  
NO. 14 LTD.  
C.C.# D21827357  
O.P.R.T.C.T.

2.01 ACRES  
TERESA NORRIS AND  
HUSBAND PHILIP A. NORRIS  
C.C.# D203112121  
O.P.R.T.C.T.

POINT OF BEGINNING TRACT 2  
N89°48'44"E 1460.60'  
TRACT 2  
CURRENT ZONE A-10  
TO  
ZONE A-5

POINT OF BEGINNING TRACT 1  
REMAINDER 8.0 ACRES  
DAVID E. NANCE & INTEREST  
BARBARA A. NANCE & INTEREST  
VOLUME 9828, PAGE 1090  
D.R.T.C.T.  
1,140,184 S.F.  
26.175 ACRES

POINT OF BEGINNING TRACT 1  
N89°48'44"E 898.34'  
TRACT 1  
CURRENT ZONE A-5  
TO  
ZONE R-1

L32 S89°47'35"W 1288.06'

1063.98'  
W.00°00'00"N

S0°11'16"E 1318.83'

S89°39'10"W 1115.00'

5.0 ACRES  
DAVID E. NANCE & INTEREST  
BARBARA A. NANCE & INTEREST  
VOLUME 10303, PAGE 1288  
D.R.T.C.T.

5.0 ACRES  
DAVID E. NANCE & INTEREST  
BARBARA A. NANCE & INTEREST  
VOLUME 8997, PAGE 630  
D.R.T.C.T.

5.0 ACRES  
DAVID E. NANCE & INTEREST  
BARBARA A. NANCE & INTEREST  
VOLUME 10811, PAGE 2135  
D.R.T.C.T.

5.0 ACRES  
DAVID E. NANCE & INTEREST  
BARBARA A. NANCE & INTEREST  
VOLUME 9274, PAGE 2379  
D.R.T.C.T.

339.28 ACRES  
DAVID NANCE  
(REFERENCE DOCUMENT)  
VOLUME 4154, PAGE 514  
D.R.T.C.T.

CURRENT ZONE A-5

CURRENT ZONE A-10

N47°38'38"E  
756.71'

3,526,925 S.F.  
80.967 ACRES

TRACT 2  
CURRENT ZONE A-10  
TO  
ZONE A-5

ZC 19-178

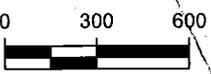
244,190 S.F.  
5.606 ACRES  
TRACT 4  
CURRENT ZONE A-5  
TO ZONE C

POINT OF BEGINNING TRACT 4

TRACT 5  
CURRENT ZONE E  
TO ZONE C

411,948 S.F.  
9.457 ACRES  
TRACT 3  
CURRENT ZONE E TO  
ZONE A-5

1,042,007 S.F.  
23.921 ACRES



RECEIVED  
OCT 14 2019  
BY:

POINT OF COMMENCING TRACTS 3&4

POINT OF BEGINNING TRACT 3

POINT OF BEGINNING TRACT 5

PAGE 9  
OF 10

DATE:	10/11/19
DRWN BY:	B.M.Y.
CHKD BY:	C.M.
PROJ NO.	0011N

EXHIBIT "B"  
ZONING EXHIBIT  
IN THE  
MEP & PRR CO. SURVEY, ABSTRACT NO. 1109 AND  
THE MEP & PRR CO. SURVEY, ABSTRACT NO. 1111,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

LJA Surveying, Inc.  
6060 North Central Expressway  
Suite 440  
Dallas, Texas 75206  
Phone 469.621.0710  
T.B.P.L.S. Firm No. 10194465



S:\NTX-LAND\00111-200 SURVEY\280 Easements\0011-EX04.dwg 10/11/2019

### Area Map



**Council Districts**

-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

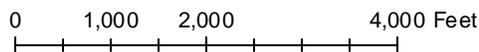
**Overlay Districts**

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

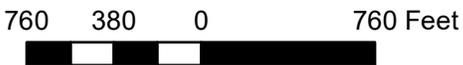
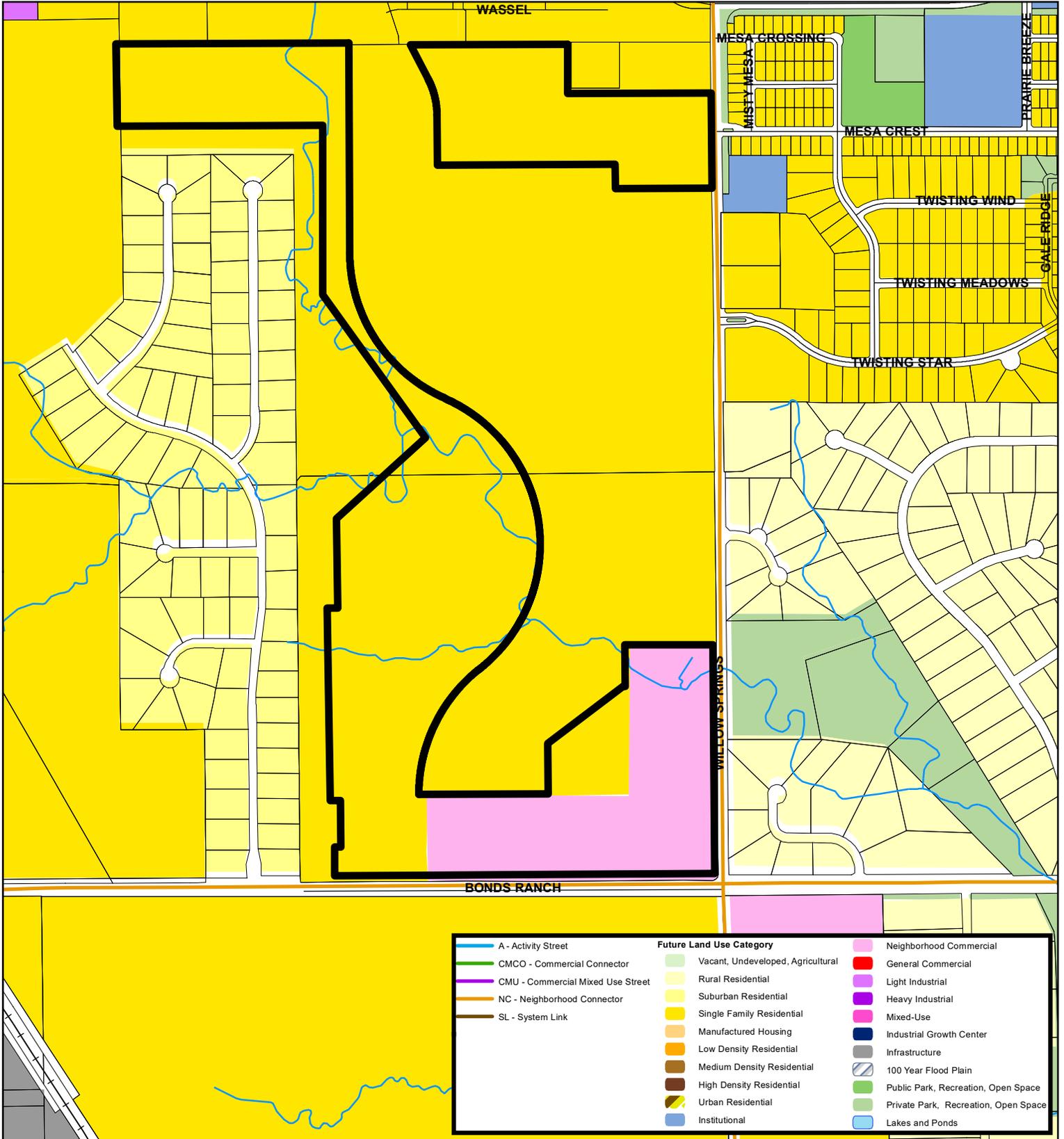
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



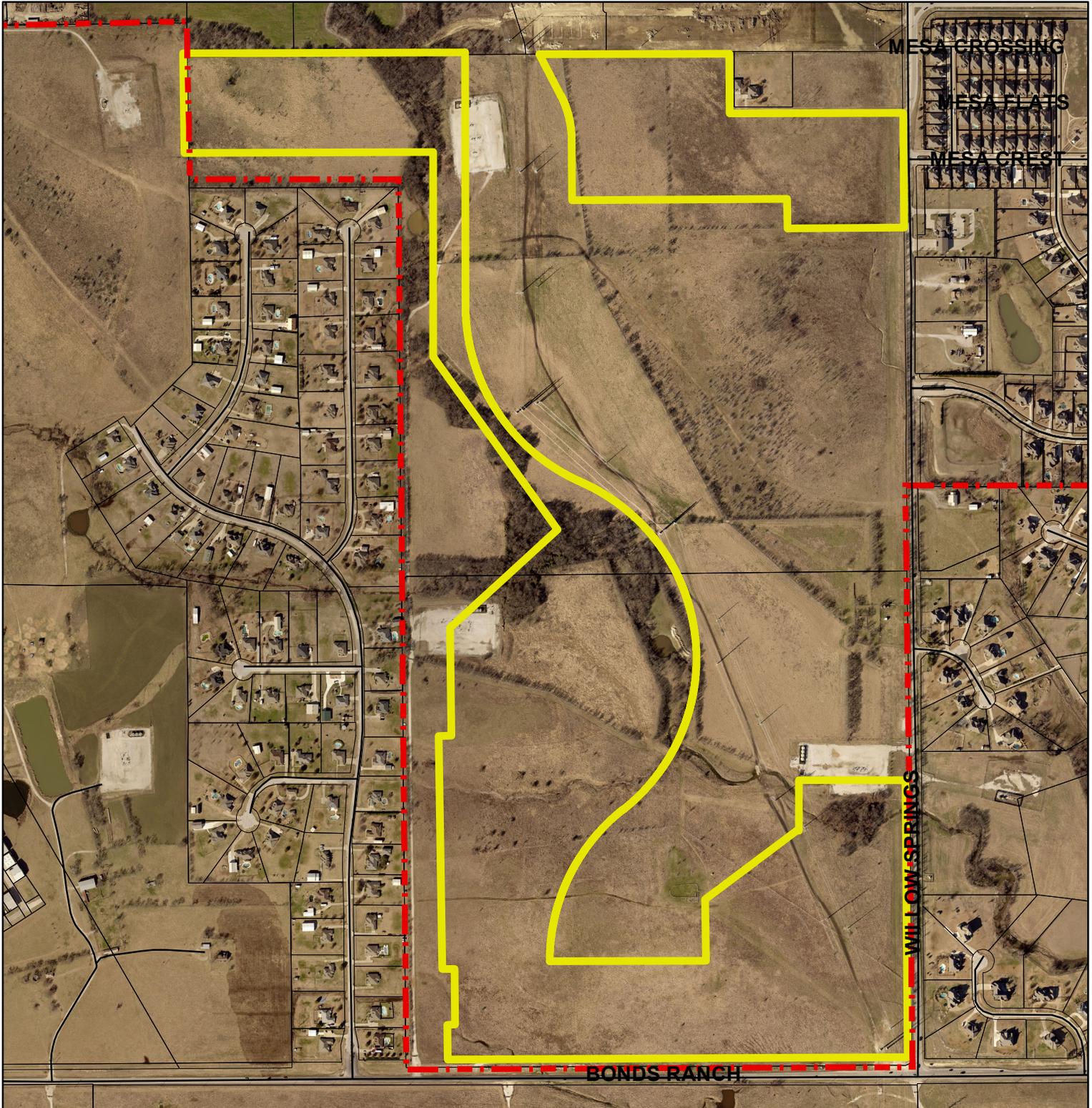
### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photograph



740 370 0 740 Feet

Aerial Photography Date February 2017



Motion: Commissioner McDonnell made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-155 be Approved as amended to exclude 5125 and 5132 Locke Ave. Motion passed 8-0.

- 7. ZC-19-165 City Of Fort Worth Planning And Development-Text Amendment: Extension Of Camp Bowie Transition Zoning (CD 3) Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the code of the City of Fort Worth (2015), to Amend Map B.23: Camp Bowie Form-Based District and Map B.24: Camp Bowie Form Based Subdistrict in Appendix B, maps of the Comprehensive Zoning Ordinance:**
- **To update the maps of Camp Bowie District and Subzones in Appendix B of the Zoning Ordinance**

Dorothy DeBose, 5713 Humbert, appeared before the Commission in support of ZC-19-165.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-19-165 be Approved. Motion passed 8-0.

- 8. ZC-19-178 David & Barbara Nance (CD 7) – 11000-11600 Blocks Willow Springs Rd. (146.12 ac.) From: “A-10” One-Family, “A-5” One-Family, “E” Neighborhood Commercial To: “A-5” One-Family, “R1” Zero Lot Line/ Cluster, “C” Medium Density Multifamily**

Ben Luedtke, 4304 Hanover St, appeared before the Commission in support of ZC-19-178.

The following individuals appeared in opposition of ZC-19-178:

Russell Fuller, 5317 Alta Loma Dr  
Tasha Jackson, 11900 Hackney Ct  
Jared & Jamie Lancon, 11931 Hackney Ct  
Erin Bixby, 924 Chalk Hill Ln

The following correspondence was submitted in opposition of ZC-19-178:

North Fort Worth Alliance  
69 letters  
9 notices

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-178 be Approved. Motion passed 8-0.

- 9. ZC-19-182 Mereken Land & Production Company (CD 8) – 8300-8500 Blocks South Freeway (I-35W) (2.72 ac.) From: “J” Medium Industrial To: “G” Intensive Commercial**