



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2021

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: Quail Ridge HOA
Support: 1 letter

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Nathan Bontke

Site Location: 1231 E. Harmon Road Acreage: 15.14

Proposed Use: Multifamily

Request: From: "F" General Commercial
To: "C" Medium Density Multifamily

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

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

Staff Recommendation: Approval

Background:

The applicant is requesting a zoning change from "F" Commercial to "C" Medium Density Multifamily. The property is on the south side of US Highway 287, north and west of Harmon Road.

The applicant would like to rezone approximately 15 acres to multifamily along Highway 287. The immediate surrounding area is generally undeveloped. There are established single family neighborhoods to the west and south of the site, with a proposed industrial development to the east. The proposed zoning will continue the trend of multifamily zoning adjacent to Highway 287, with multifamily serving as a buffer between developing single family and the state highway.

Site Information:

Surrounding Zoning and Land Uses:

- North "F" General Commercial / Hwy 287
- East "F" "I" Light Industrial / undeveloped
- West "F" General Commercial / undeveloped

Zoning History: ZC-17-108 from F to D; northeast of subject site; case was withdrawn

Public Notification:

300 foot Legal Notifications were mailed on December 22, 2020.
The following organizations were notified: (emailed December 21, 2020)

Organizations Notified

North Fort Worth Alliance	West Fork Ranch HOA
Ridgeview Farms OA*	Chisholm Ridge HOA
Quail Grove HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Northwest ISD
Eagle Mountain-Saginaw ISD	

*Closest Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “F” General Commercial to “C” Medium Density Multifamily. Surrounding land uses are vacant to the north and south, single-family to the west, Highway 287 to the east.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency –Far North

The 2020 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change to “C” Medium Density Multifamily is not explicitly consistent with the Comprehensive Plan. However, the requested “C” zoning is an appropriate zoning based on land use policies found within the Comprehensive Plan’s Land Use Chapter as multifamily is supportive and compatible with commercial development.

The “C” zoning could also act as a buffer for the single-family from the traffic and noise from the more intense major highway. The proposed site is consistent with the following Comprehensive Plan policies:

- 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.
- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

While the future land use is General Commercial, the requested change **is consistent** with the Comprehensive Plan policies stated above.

3. Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

- 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

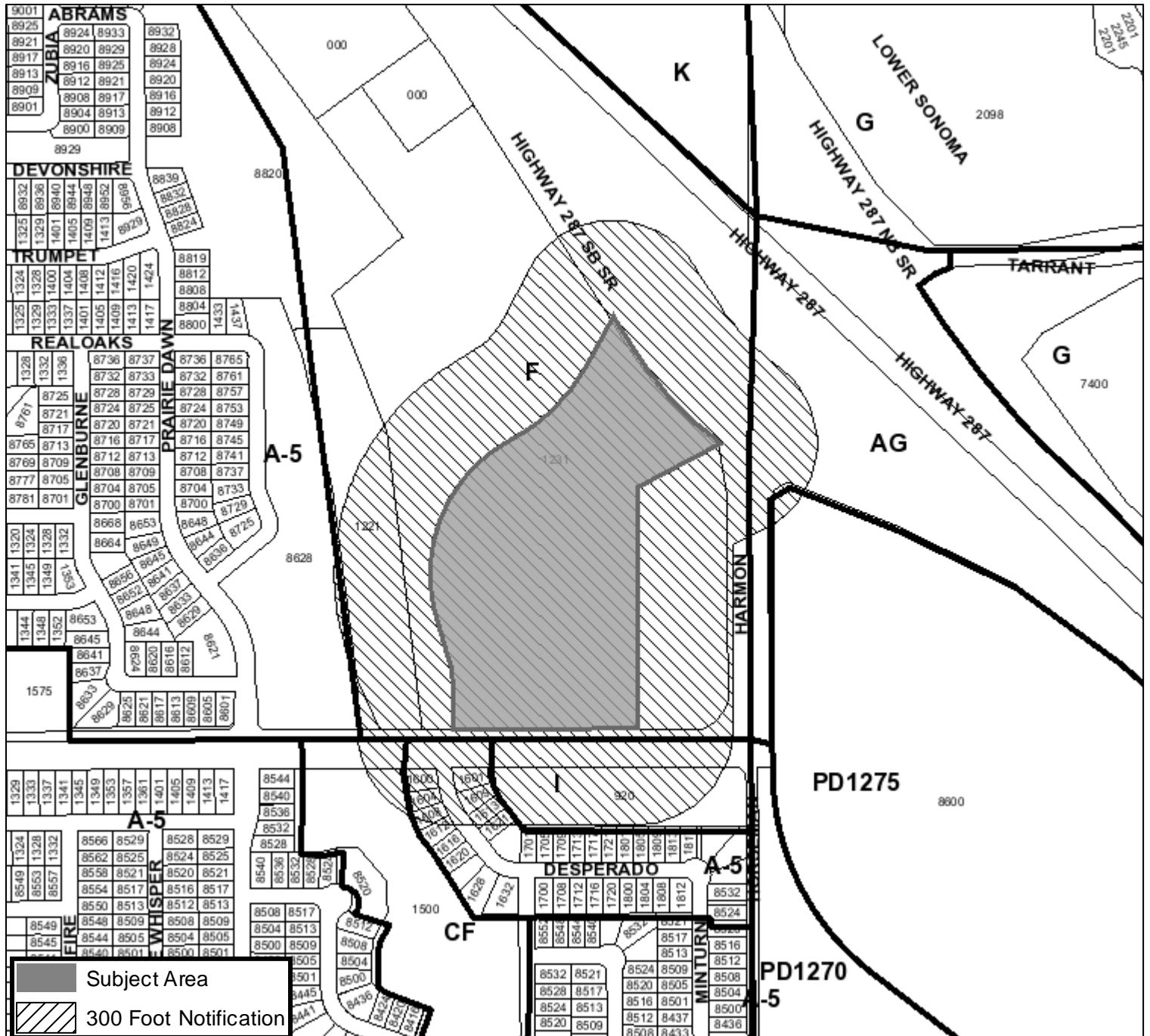
Attachments:

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

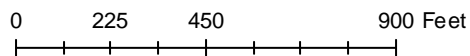


Area Zoning Map

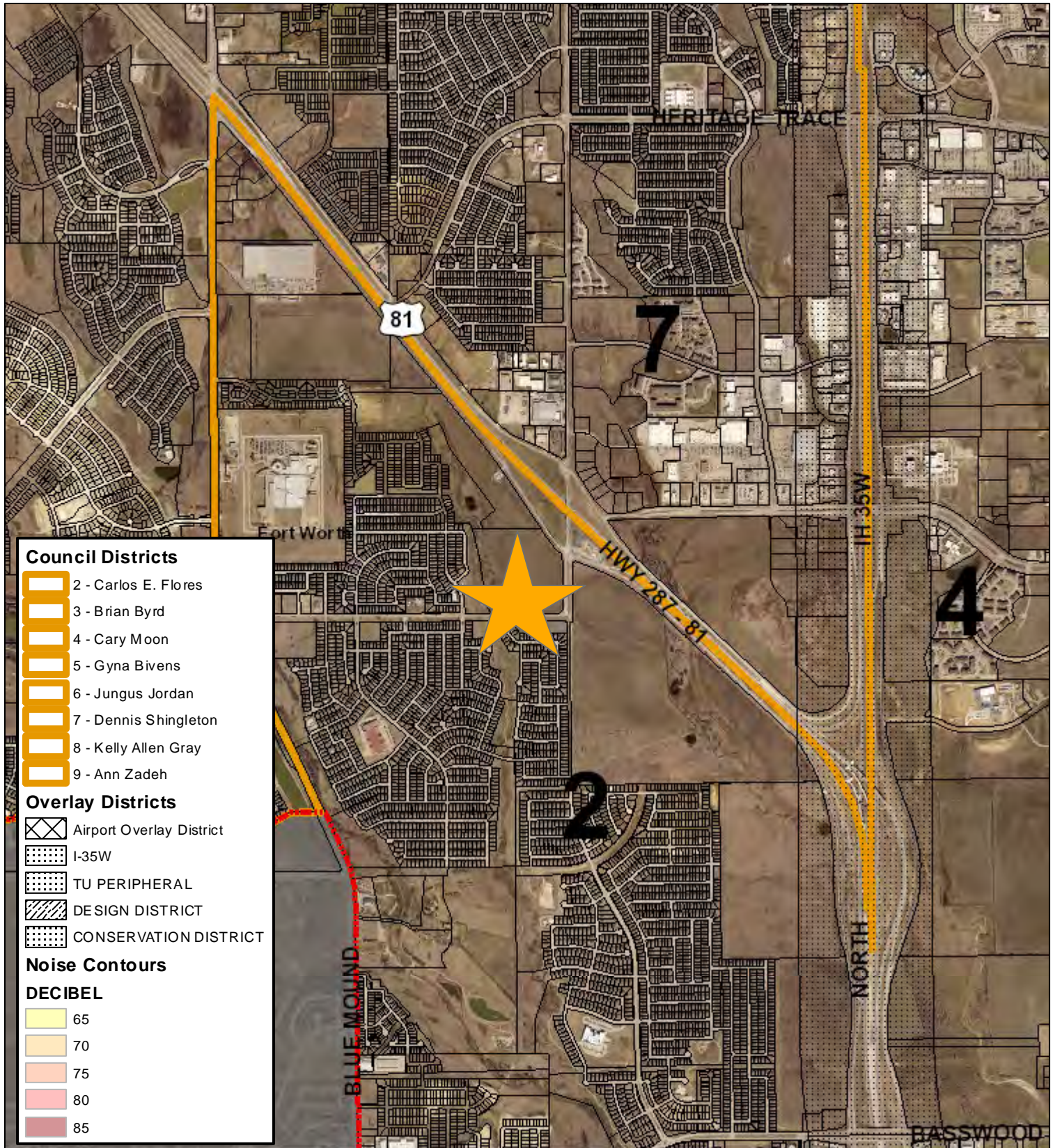
Applicant: Nathan Bontke
 Address: 1231 E. Harmon Road
 Zoning From: F
 Zoning To: C
 Acres: 15.14209632
 Mapsco: 34H, 35E
 Sector/District: Far North
 Commission Date: 1/13/2021
 Contact: 817-392-8043











Subject Area
 300 Foot Notification








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

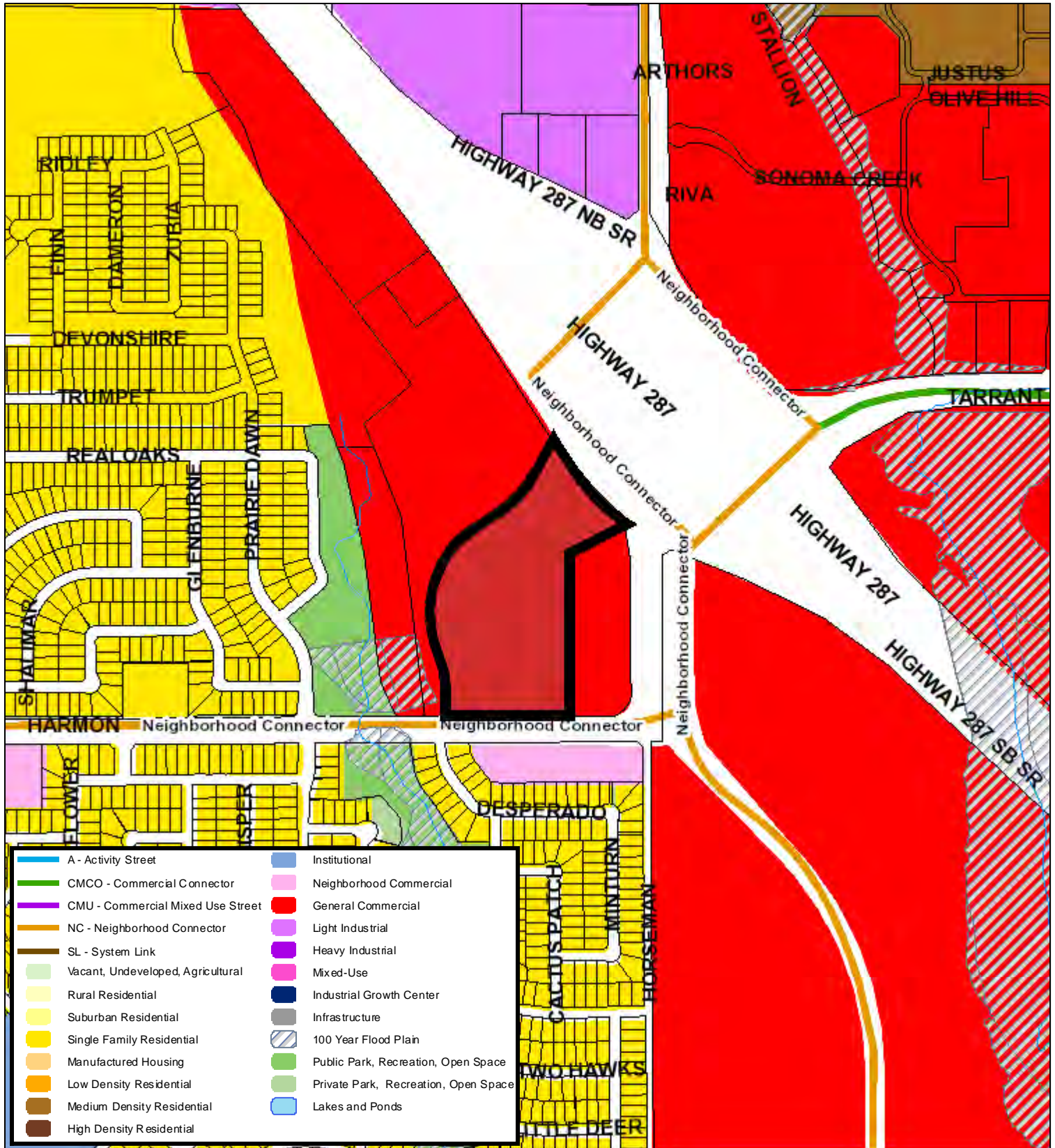
DECIBEL

-  65
-  70
-  75
-  80
-  85



0 1,000 2,000 4,000 Feet

Future Land Use



620 310 0 620 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



0 385 770 1,540 Feet

