



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2020

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 7-0

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: HPC Revelstoke Residential, LTD

Site Location: 9500 block of Blue Mound Road Acreage: 1.9

Proposed Use: Commercial

Request: From: "D" High Density Multifamily
To: "F" General Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Technical Inconsistency).

Staff Recommendation: Approval

Background:

The proposed site is located south of the intersection of Blue Mound Road, a Commercial Connector on the Master Thoroughfare Plan, and Highway 287, an existing freeway. The applicant is requesting a zoning change from "D" High Density Multifamily to "F" General Commercial.

This site, along with the surrounding property, was rezoned in 2016 from "AG" to the current zoning. While the current Future Land Use designation is for medium density multifamily, general commercial uses would also be appropriate in this location given the proximity to a freeway and location on a major arterial. The A-5 development that is to the west of the site is separated by Blue Mound Road and floodplain.

There have been three Pre-Development Conferences on the site, most recently in 2017 for a commercial development.

Site Information:

Surrounding Zoning and Land Uses:

- North "F" General Commercial / undeveloped
- East "D" High Density Multifamily / undeveloped
- South "D" High Density Multifamily / undeveloped
- West "A-5" / drainage area

Zoning History: ZC-16-039 from AG to various; effective 5/15/16; subject site and surrounding

Public Notification:

300 foot Legal Notifications were mailed on February 19, 2020.

The following organizations were notified: (emailed February 14, 2020)

Organizations Notified	
North Fort Worth Alliance	Berkshire HOA*
Liberty Crossing 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 “F” General Commercial for a future development. Surrounding uses consist of undeveloped and commercial uses.

The proposed commercial zoning **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far Northwest

The 2019 Comprehensive Plan designates the subject property as Medium Density Multifamily. While the proposed commercial development does not meet the future land use designation, it meets the below policies within the following Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

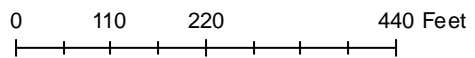
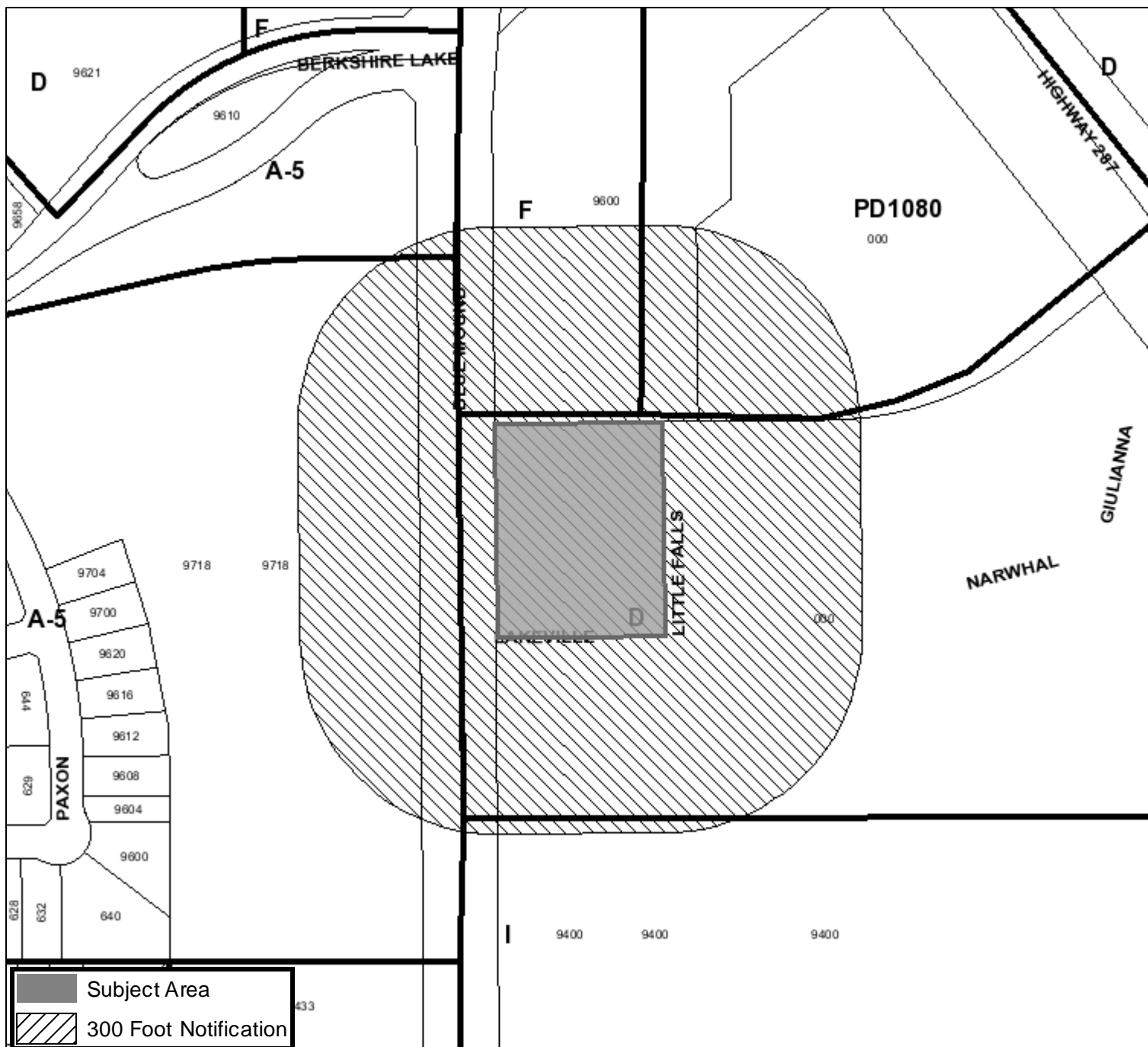
Based on conformance with the policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

Attachments:

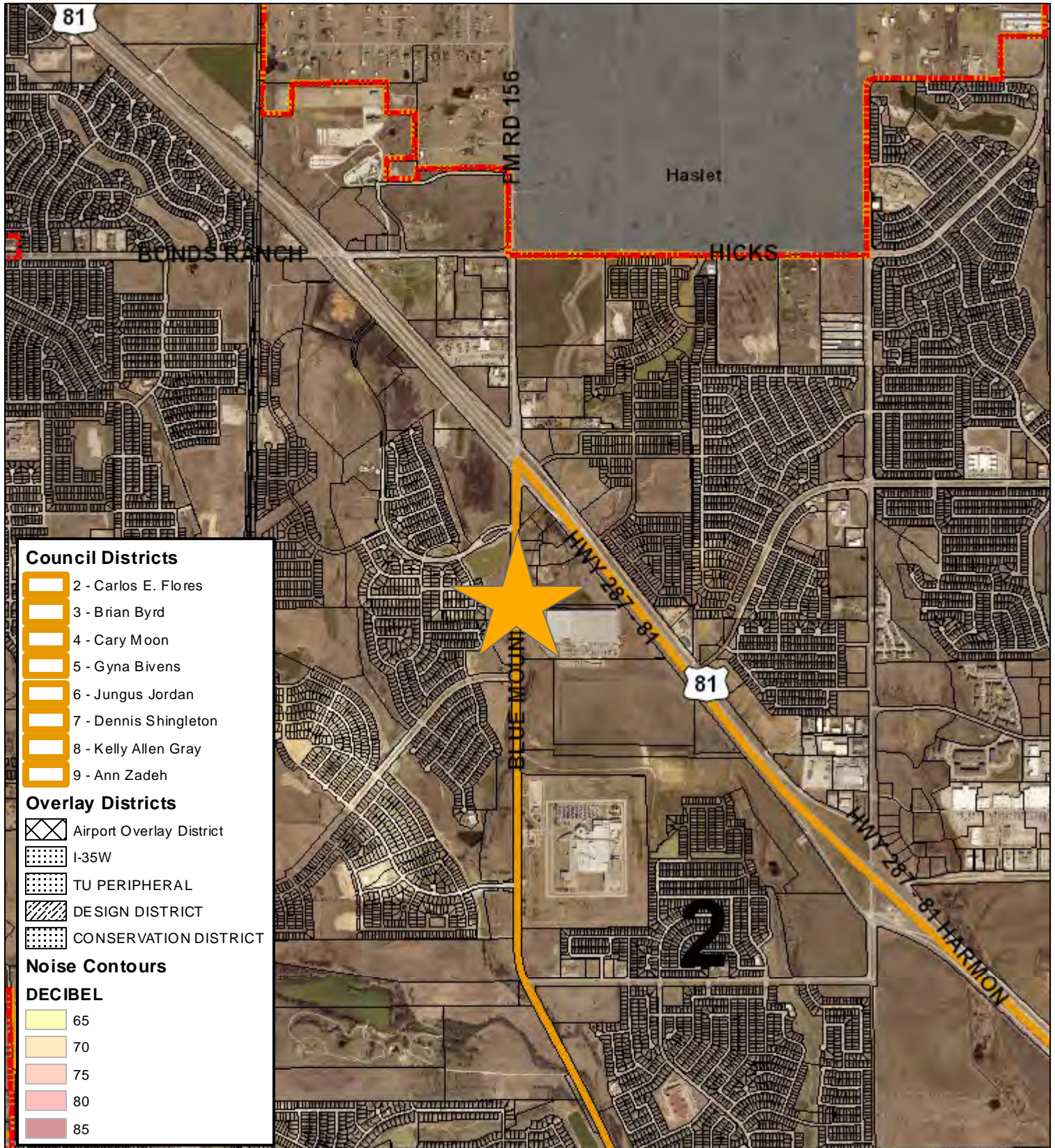
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map






Applicant: HPC Revelstoke Residential, LTD
 Address: 9500 block of Blue Mound Road
 Zoning From: D
 Zoning To: F
 Acres: 1.9033755
 Mapsco: 20Y
 Sector/District: Far North
 Commission Date: 3/4/2020
 Contact: 817-392-8043








Area Map








Council Districts

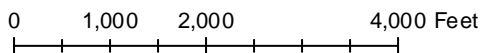
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

Overlay Districts

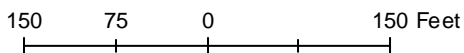
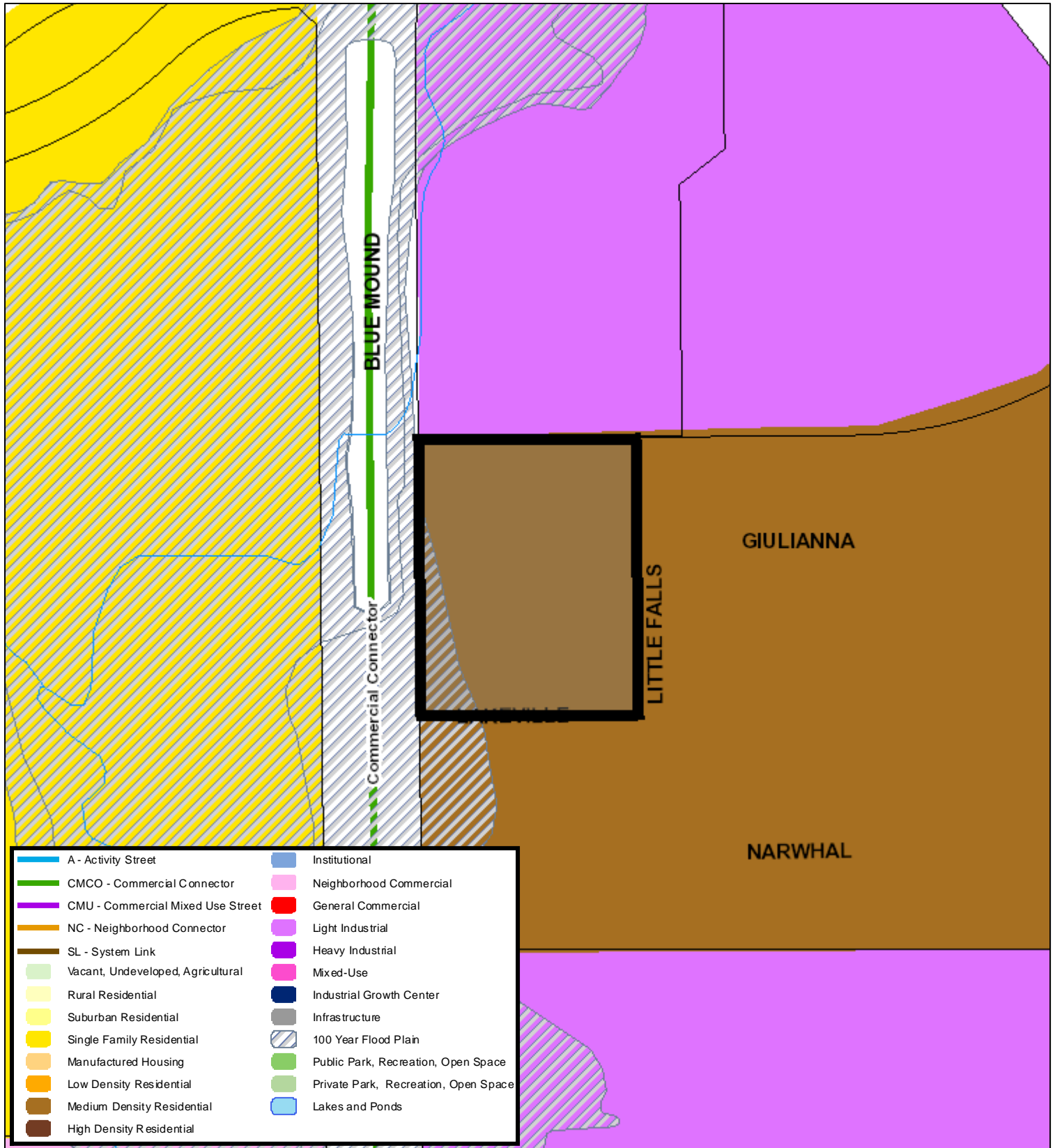
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



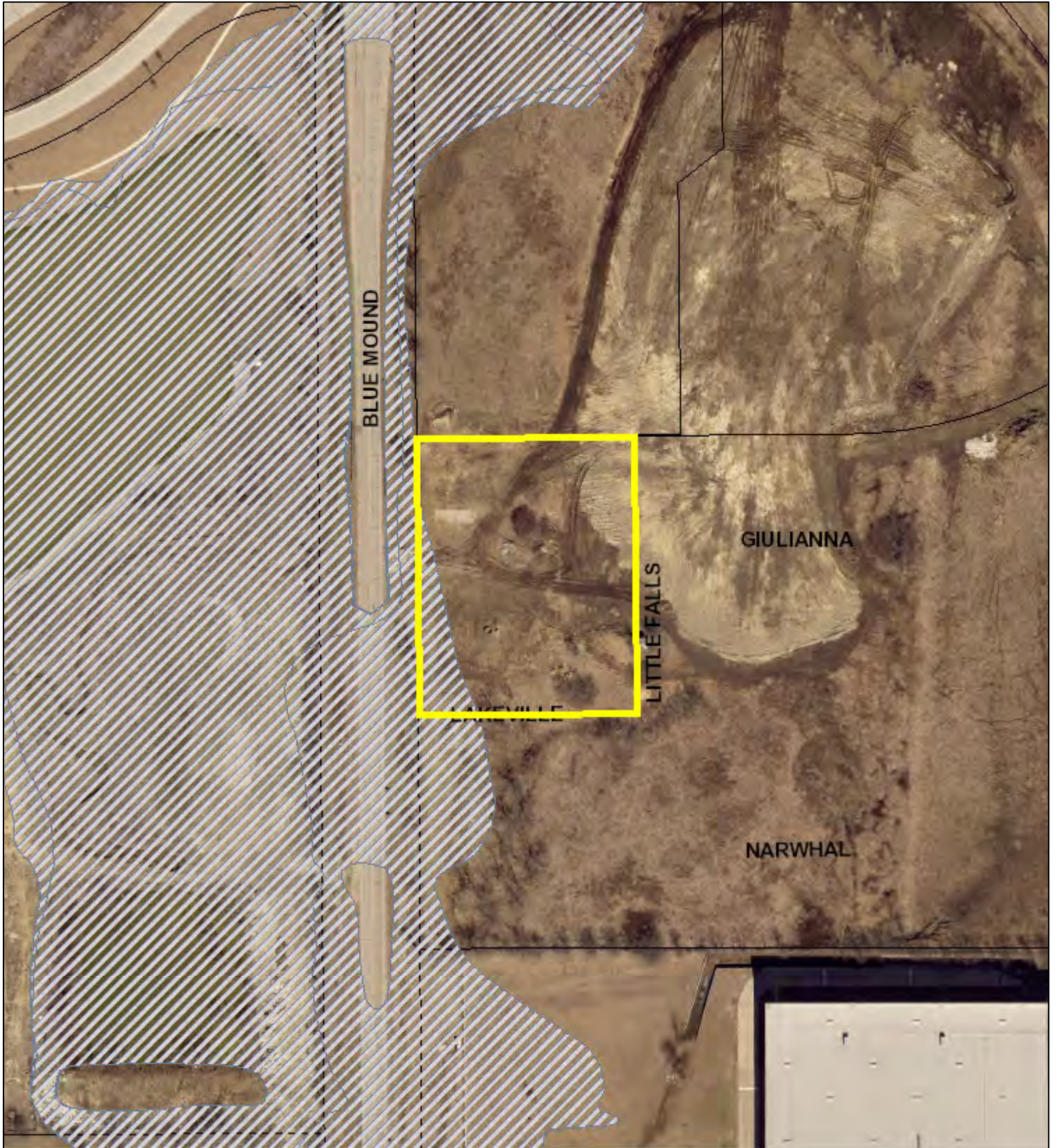
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 5, 2019.



Aerial Photo Map



0 100 200 400 Feet

