



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District: 4

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: Lynton & Gene Holloway / Charles C. Crook

Site Location: 8605 – 8625 Old Denton Road (odds) **Acreage:** 9.67 acres

Proposed Use: Behavioral Health Hospital

Request: From: "AG" Agricultural
To: "CF" Community Facilities

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located along the west side of North Riverside Drive (Old Denton Road), just north of its intersection with Tarrant Parkway. The site is currently zoned "AG" Agricultural District and is developed with three single-family homes. The applicant is requesting to change the zoning of this property to "CF" Community Facilities to allow development of a new Behavioral Health Hospital.

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / Fort Worth Police Department
- East "CF" Community Facilities / Church; "E" Neighborhood Commercial / Assisted Living Facility
- South "AG" Agricultural / Vacant
- West "G" Intensive Commercial / Medical Offices

Recent Relevant Zoning History: None

Public Notification:

300-foot Legal Notifications were mailed on April 22, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
North Fort Worth Alliance	Arcadia Park Estates HOA
Manor Hill at Alliance HOA	Heritage HOA
Summerfields NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Keller ISD

Northwest ISD	
---------------	--

Subject property is not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning of this property from “AG” Agricultural District to “CF” Community Facilities. The majority of surrounding properties are developed as either community facilities or medical-related uses.

The property to the north is developed as a City of Fort Worth Police Station. To the east, across North Riverside Drive, is a church and an Assisted Living & Memory Care facility. There are several medical offices located immediately west of the subject property as well as along both sides of North Tarrant Parkway. Medical City Alliance Hospital is located approximately 800 feet west of this site. Property to the south is vacant, but there are several commercial developments at the intersection of North Riverside Drive and Tarrant Parkway, including a credit union, gas station, restaurant, and auto repair business.

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

2. Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Mixed Use” on the Future Land Use Map. This land use category is intended to support a variety of retail, service, office, entertainment, and multifamily type uses. The Comprehensive Plan states that several zoning districts are appropriate for Mixed Use designated areas, including all commercial districts. “Hospital” or “Health Services Facility” is an allowed land use in all of the City’s standard commercial and industrial zoning districts, as well as in the “CF” Community Facilities district. Riverside Drive and Tarrant Parkway are both designated as arterial roadways on the City’s Master Thoroughfare Plan.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Town Center Growth Center (which the subject property is located within). Discourage single-family residential development within this growth center.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

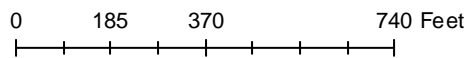
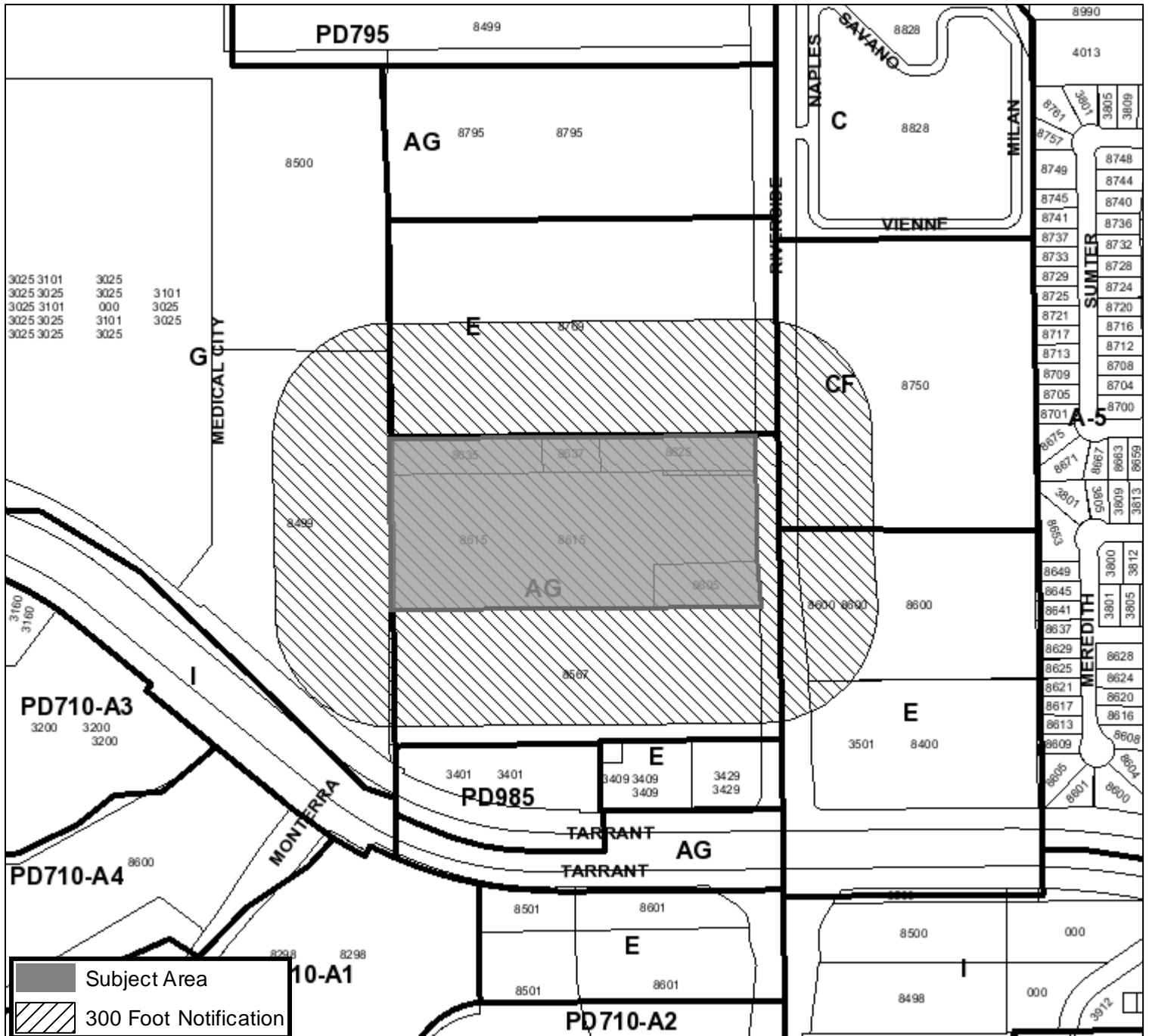
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



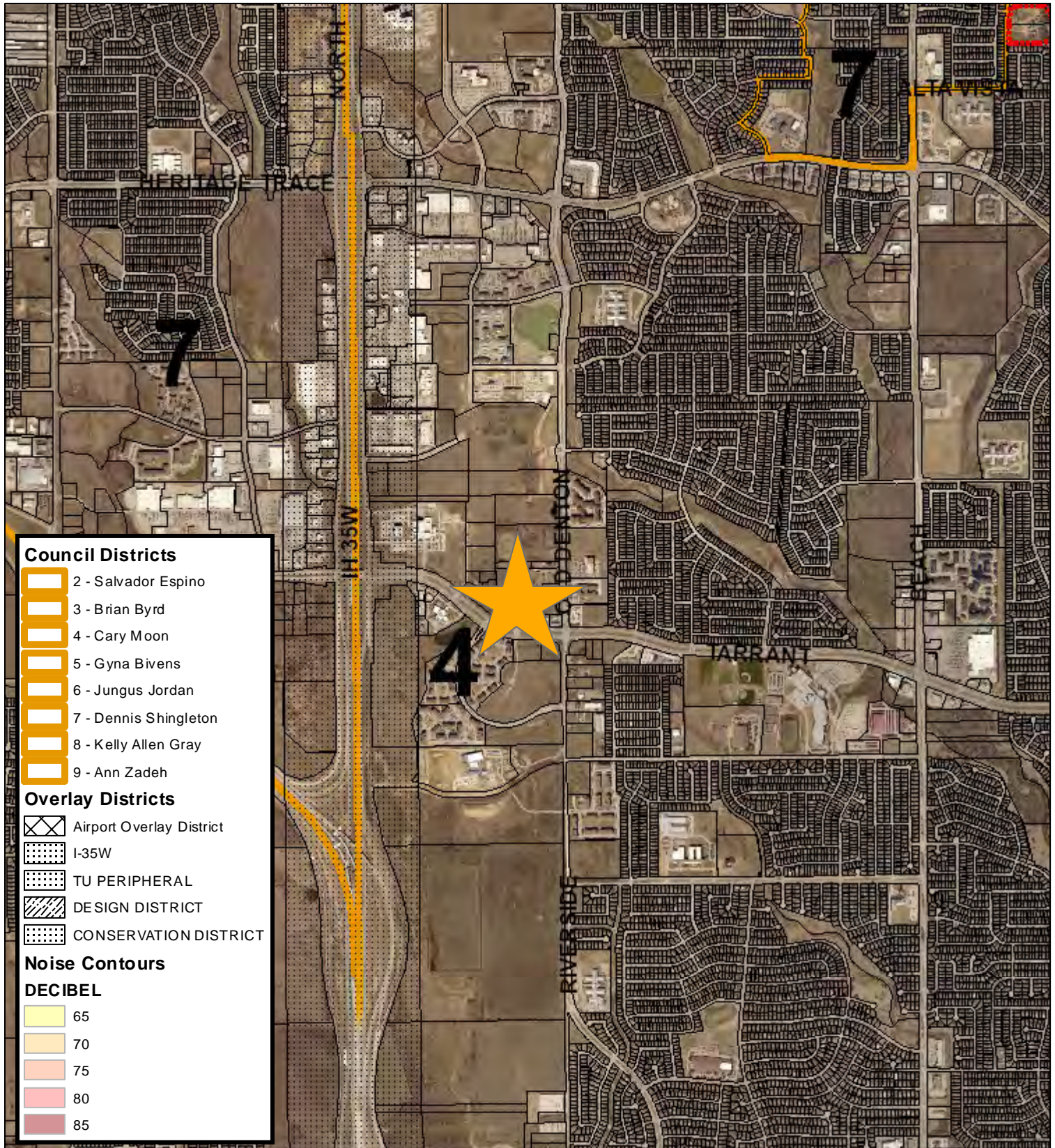
ZC-21-053

Area Zoning Map

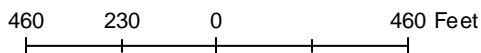
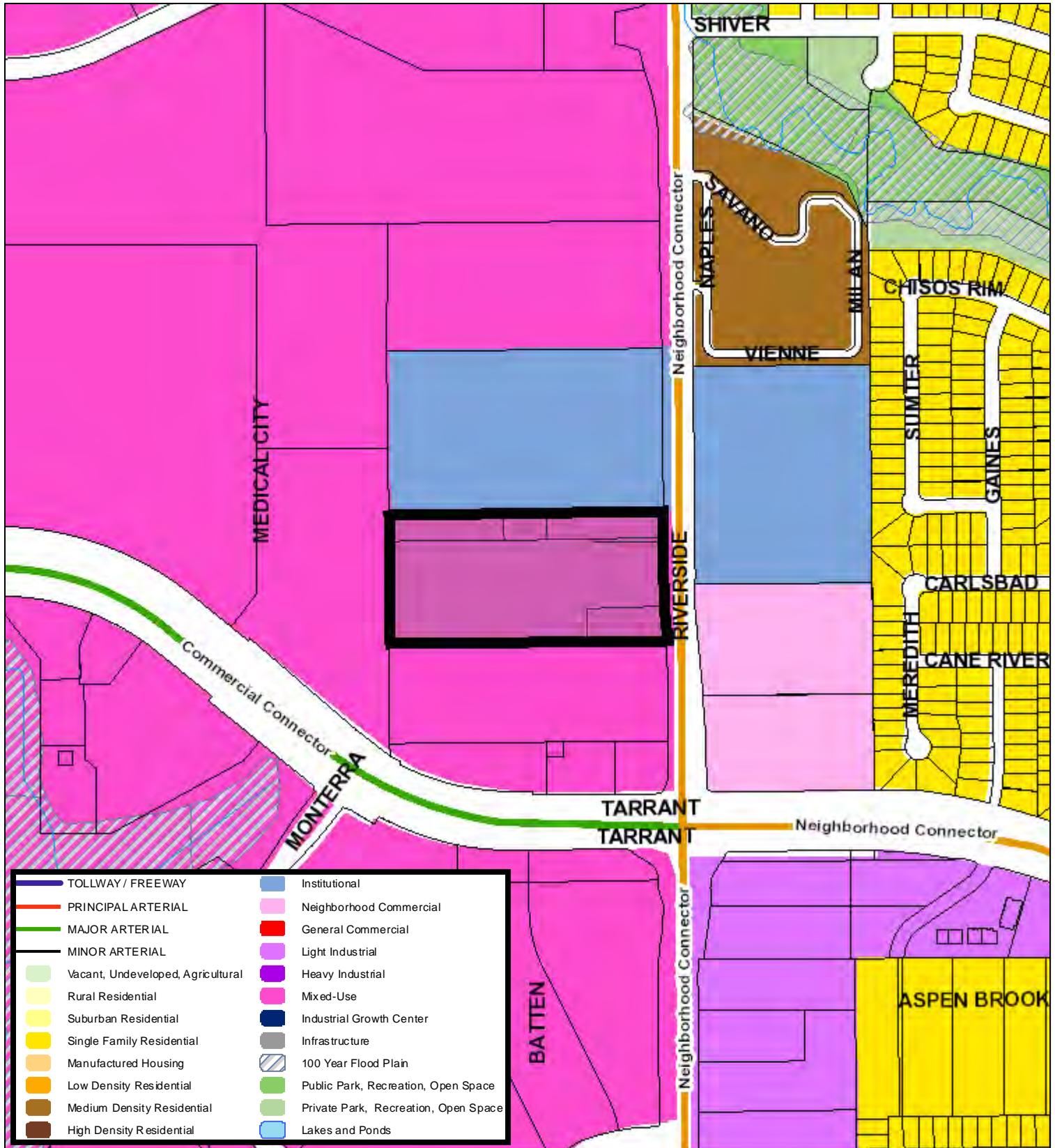
Applicant: Lynton & Gene Holloway, Holloway Company
 Address: 8605 - 8625 (odds) Old Denton Road
 Zoning From: AG
 Zoning To: CF
 Acres: 9.66568213
 Mapsco: 35C
 Sector/District: Far North
 Commission Date: 5/12/2021
 Contact: null



Area Map



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 6, 2018.



Aerial Photo Map



0 287.5 575 1,150 Feet

