



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 17, 2019

**Council District** 7

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

**Opposition:** Quail Grove HOA; North Fort Worth Alliance

**Support:** None submitted

Continued Yes X No \_\_\_  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Harmon 38 Investments, LP

**Site Location:** 2000 Sonoma Creek Ln. Acreage: 13.495

**Proposed Use:** Multifamily

**Request:** From: "G" Intensive Commercial  
To: "D" High Density Multifamily

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

**Comprehensive Plan Consistency:** Requested change is consistent (Technical Inconsistency).

**Staff Recommendation:** Approval

**Background:**

The property is located at the northeast corner of Harmon Rd, a Neighborhood Connector on the Master Thoroughfare Plan and Sonoma Creek Lane. The applicant is proposing a zoning change to "D" High Density Multifamily for a multifamily development.

The proximity of multifamily to shopping areas, such as the one to the east of the subject site, can increase accessibility while decreasing vehicular trips.

**Site Information:**

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / vacant
- East "C" Medium Density Multifamily & "G" Intensive Commercial / multifamily & commercial
- South "G" Intensive Commercial / vacant
- West "K" Heavy Industrial / industrial

Zoning History: None

**Public Notification:**

300 foot Legal Notifications were mailed on September 20, 2019.  
The following organizations were notified: (emailed September 16, 2019)

Organizations Notified	
North Fort Worth Alliance	Ridgeview OA
Reata Meadows HOA	Quail Grove 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 a rezoning to “D” for a multifamily development. Surrounding land uses consist of vacant land to the north and south, industrial to the west, and multifamily and commercial to the east.

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

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

The 2019 Comprehensive Plan designates the subject property as General Commercial. The proposed “D” zoning is not consistent with the future land use map, it 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.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

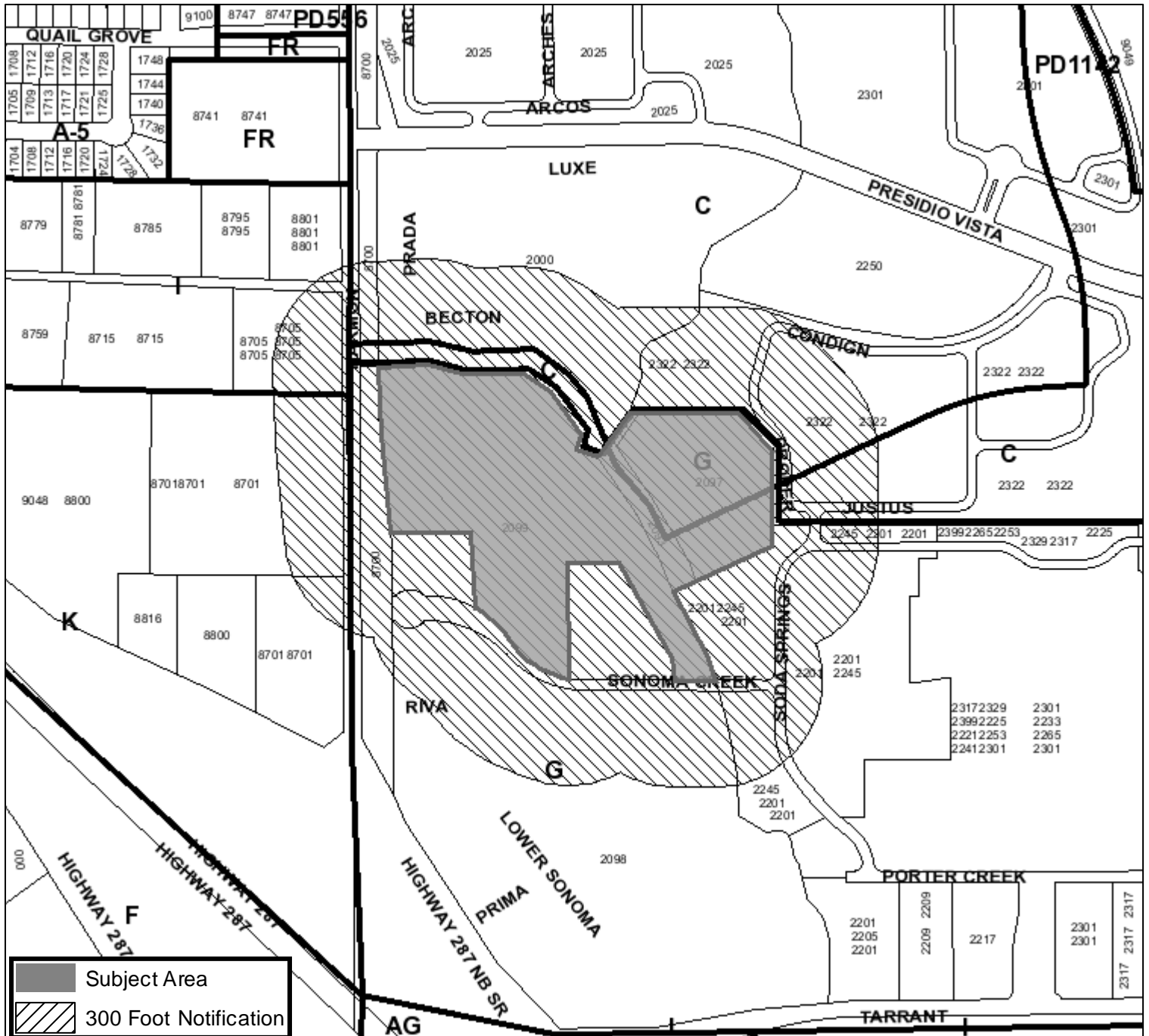
Based on conformance with the future land use map, and policies stated above, the proposed zoning **is consistent (Technical Inconsistency)** with the Comprehensive Plan.

**Attachments:**

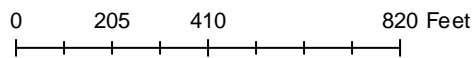
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

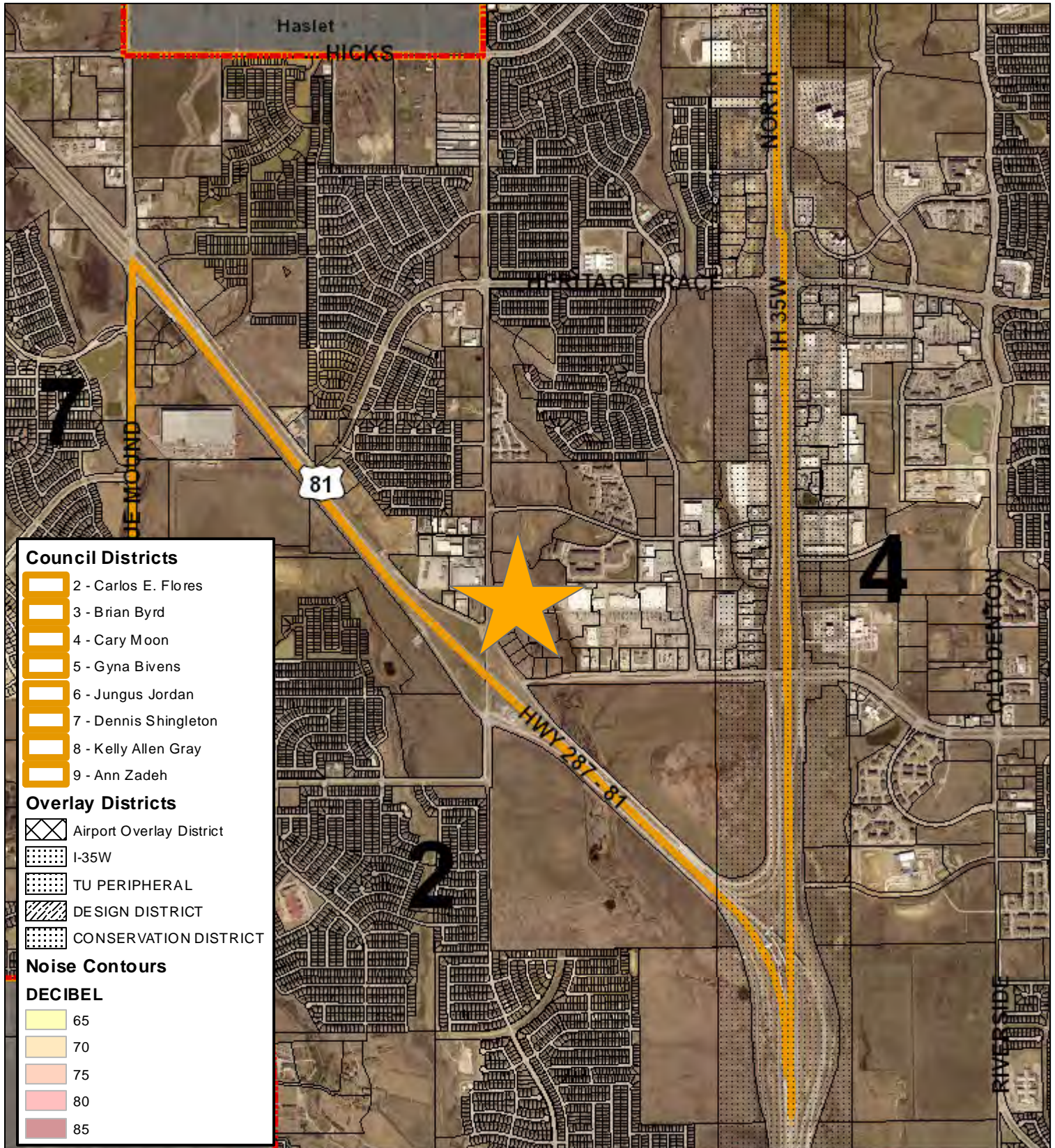
Applicant: Harmon 38 Investments, LP  
 Address: 2000 block Sonoma Creek Lane  
 Zoning From: G  
 Zoning To: D  
 Acres: 13.49470401  
 Mapsco: 35A  
 Sector/District: Far North  
 Commission Date: 10/9/2019  
 Contact: 817-392-8043



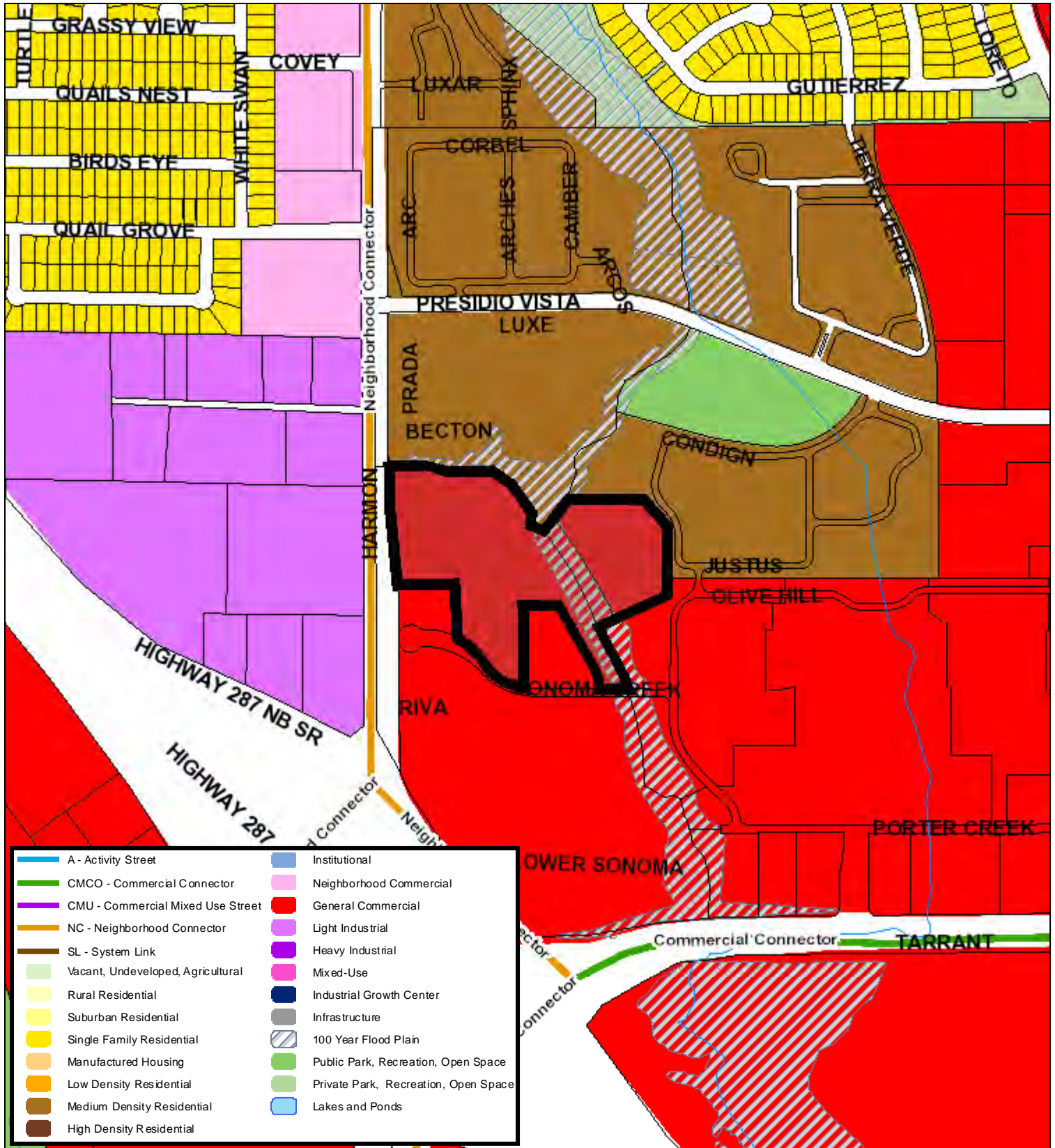
Subject Area  
 300 Foot Notification



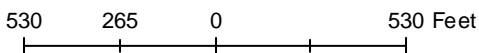
### Area Map



### Future Land Use



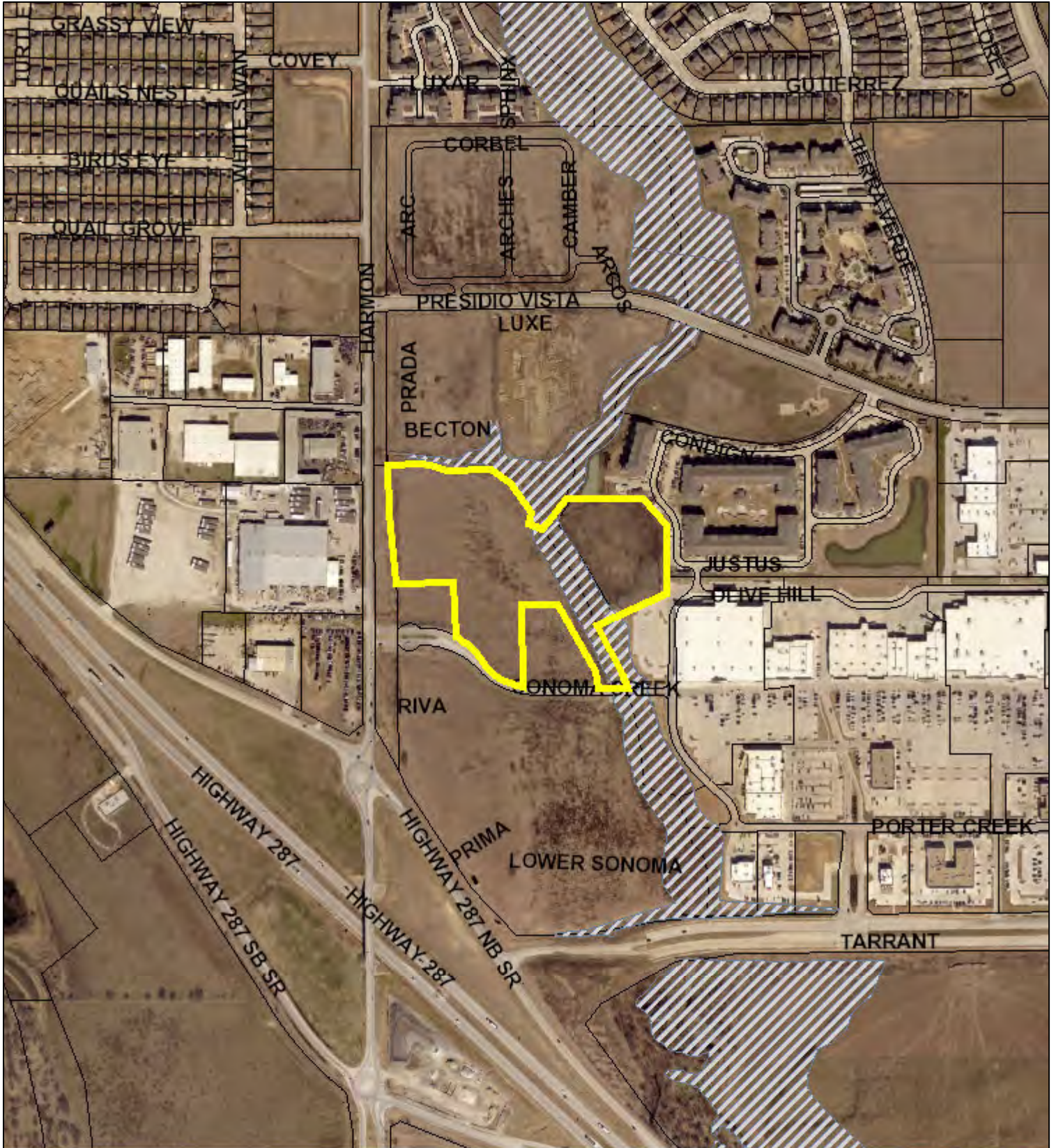
	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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



0 330 660 1,320 Feet

