

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2011

Council District 7

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

Opposition: None

Continued
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Shaw-Stites Construction, Ltd.**

Site Location: 5028 Pershing Avenue Mapsco: 75K

Proposed Use: Townhouses

Request: From: "ER" Neighborhood Commercial Restricted
To: "C" Medium Density Residential

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

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

Background:

This site and the parcel immediately to its east are proposed to be developed as a four-unit townhouse project.

In the 5000 block of Pershing Avenue, the northern block face, which includes this parcel, is in transition and contains two original 1920s single family homes, two new duplexes, two residential buildings converted into commercial uses, and four vacant lots. The south side of this block has been redeveloped and replatted into fairly dense single family homes in a townhouse configuration on less than 4,000 square feet.

Site Information:

Owner's Agent / Consultant: Shaw-Sites Construction, Ltd.
5408 Birchman Avenue
Fort Worth, TX 76107

Acreage: 0.15 ac.
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:
North F / Commercial uses
East C / Single family, duplexes, and vacant land
South C / Single family on less than 4,000 square feet
West ER and E / Offices

Public Notification:

The following Neighborhood Associations were notified:

Arlington Heights NA
Como NA
Crestline Area NA
West Byers NA

Westside Alliance
Lake Como/Vickery Redevelopment Org.
Camp Bowie District, Inc.
Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-284, south of rezoning area, from C to ER, denied;
ZC-08-088, south of rezoning area, from CF to E, approved;
ZC-08-098, south of rezoning area, from E to MU-1, approved;
ZC-08-123, west of rezoning area, from E and F to PD for E uses, approved;
ZC-08-170, south of rezoning area, from CF to PD for residential and office uses, partially approved;
ZC-09-077, east of rezoning area, neighborhood petition, from B to A-5, approved;
ZC-09-116, subject site and surrounding rezoning area, Council-initiated from various districts to be in conformance with the Comprehensive Plan, denied;
ZC-10-101 and ZC-10-102, south of rezoning area, neighborhood petition, from B to A-5, approved.

Platting History: None.

Development Impact Analysis:

1. **Land Use Compatibility**

The site at 5028 Pershing Avenue is currently a vacant lot, flanked by an office in a converted residential building and another vacant lot. This area of the Arlington Heights neighborhood functions as a transitional zone between the more intensive commercial zoning and uses to the north and west, the small-lot residential development to the south, and the single family uses and zoning east of Penticost Street.

In 2008, four zoning cases were clustered around the Merrick/Camp Bowie intersection. Those cases have been evenly split between increases and decreases of the land use intensity. As part of ZC-09-116, this site had been proposed to remain ER, while the lots immediately eastward were proposed for "R2" Zero-Lot Line/Cluster. ZC-09-116 was denied after Councilmember Burdette announced he was rescinding support for rezoning and requested staff to withdraw the case.

Based on the existing mix of duplex/zero-lot line residential and low-intensity commercial uses in this block of Pershing Avenue, the transitional land uses on the blocks adjacent to Camp Bowie, and frontage along a residential street, "C" Medium Density Multifamily zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial, which notes all residential uses are appropriate. The proposed C zoning is consistent with the following Comprehensive Plan policies:

- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development. (pg. 37)
- Promote measures to ensure residential developments, whether single family or multifamily, large lot or small lot, are compatible in scale to abutting residential developments. (pg. 39)
- Encourage new development in character with the surrounding neighborhood scale, architecture, and platting pattern of the surrounding neighborhood. (pg. 39)

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

Attachments:

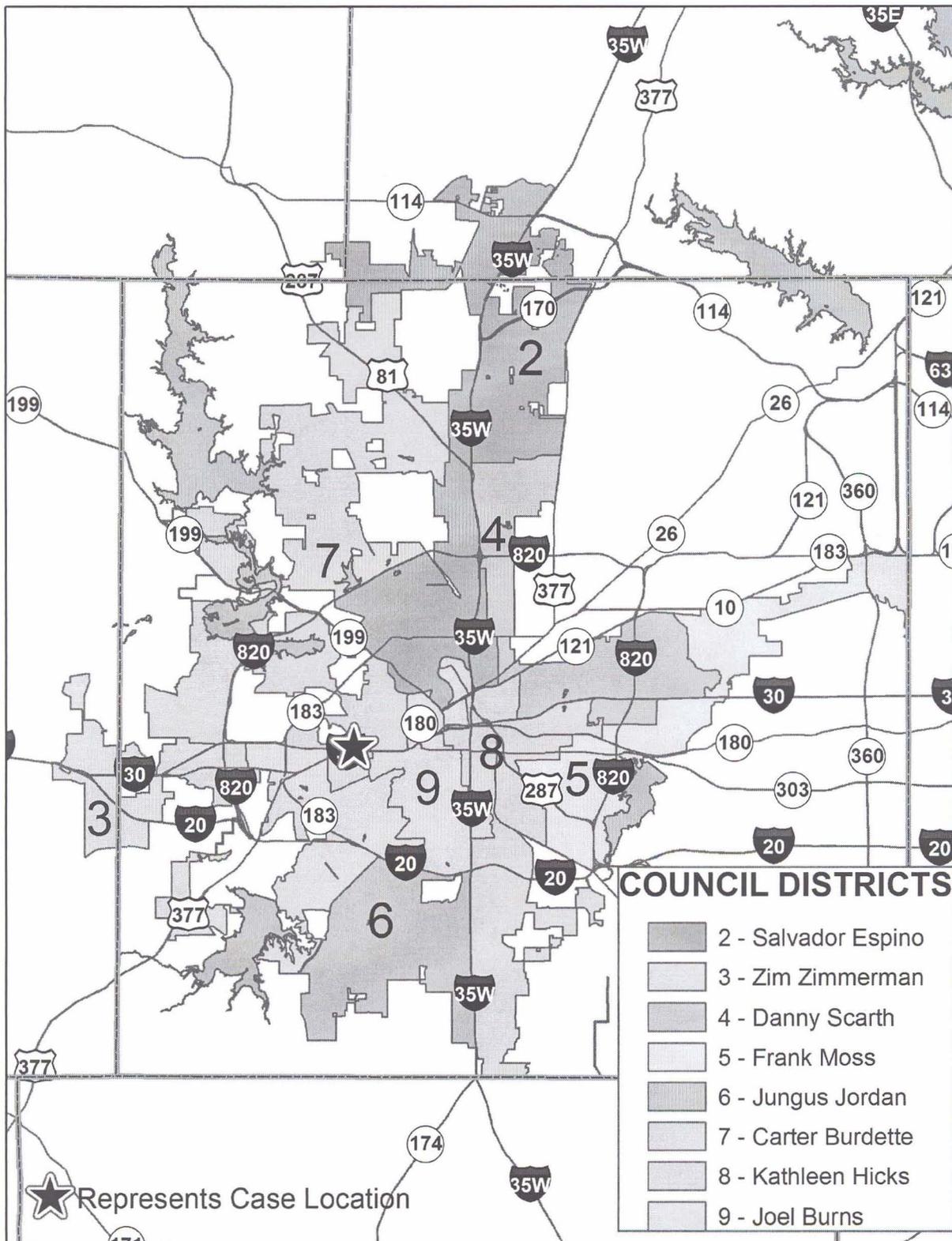
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

FORT WORTH



ZC-11-036

Location Map



★ Represents Case Location



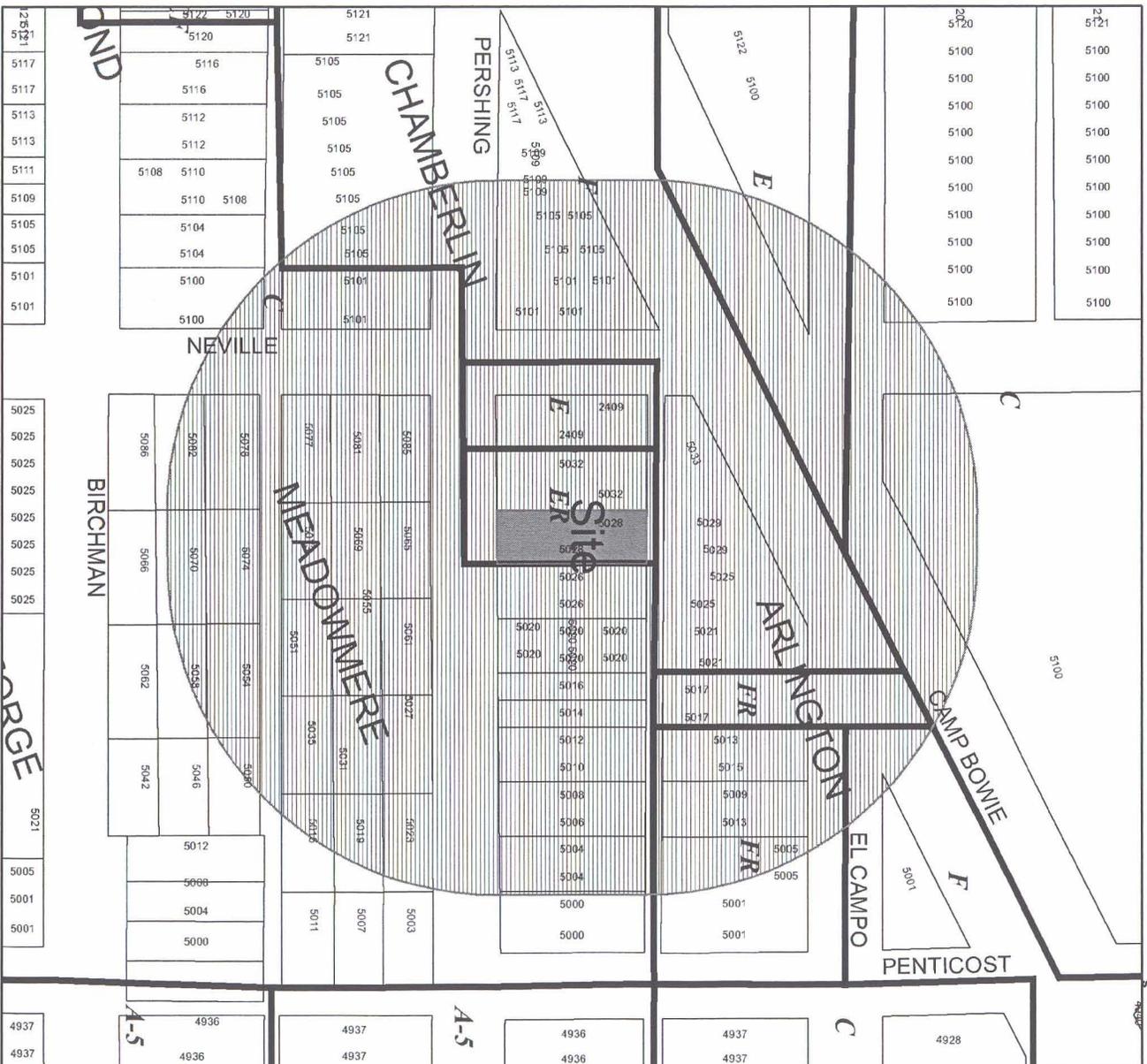


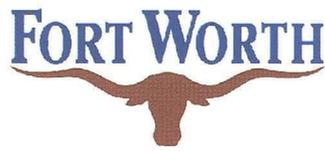
ZC-11-036

Area Zoning Map

Applicant: Shaw-Sites Construction, Ltd.
 Address: 5028 Pershing Avenue
 Zoning From: ER
 Zoning To: C
 Acres: 0.15
 Mapsc0: 75K
 Sector/District: Arlington Heights
 Commission Date: 04/13/2011
 Contact: 817-392-8190

 300 Ft. Notification Buffer





Future Land Use

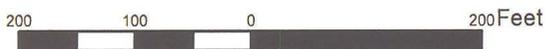
ZC-11-036



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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 1, 2011





Aerial Photo Map



Grants Lane (see case file for legal description, 1717.00 Acres): from “A-5” One-Family to “PD/I” Planned Development for I uses plus airport, aviation field, heliport, landing area, manufacturing with exclusions; site plan waiver requested

Rachel Wiggins, 1510 Chennault Avenue, representing the Naval Air Station, explained to the Commissioners they are requesting to align the zoning to be compatible with military uses.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

10. ZC-11-036 Shaw-Stites Construction, LTD (CD 7)- 5028 Pershing Avenue (Chamberlain Arlington Heights 1st Filing, Block 74, Lots 25 & 26, 0.15 Acres): from “ER” Neighborhood Commercial Restricted to “C” Medium Density Multifamily

Bob Shaw, 5408 Birchman Avenue, owner of the property spoke on behalf of the request to rezone the property for development of townhomes.

Mr. Romero asked if there were townhomes to the south. Mr. Shaw mentioned yes there is and the zoning is C multifamily.

Motion: Following brief discussion Mr. Genua recommended approval of the request, seconded by Mr. Romero. The motion carried unanimously 9-0.

11. ZC-11-037 Chesapeake Land Development, LLC (CD 2)- 109 NW 29th street & 201 NE 29th Street (Fort Worth Stockyards Co., Block , Lot 7A and M.G. Ellis Addition, Block 66, Lots 4 thru 12, 21.10 Acres): from “K” Heavy Industrial to “PD/K” Planned Development for all uses in “K” Heavy Industrial plus metal recycling; site plan included

Kirk Williams, 5400 Renaissance Tower, representing Commercial Metals explained to the Commissioners they are seeking to relocate from their existing site due to the Trinity River expansion. The case for a different location was heard by the Zoning Commission several months ago and is expected to be heard on April 19th, 2011. Mr. Williams explained that the business is trying to find a location to keep employees working. They were asked to look at alternative sites and have looked at 50 so far. They need a facility that can provide rail spur access. Mr. Williams continued to explain they are in the process of negotiating with Chesapeake, the current owner of the property, to purchase the entire site. He mentioned they don't need the entire site and part of the negation with Chesapeake was to have plenty of property surrounding the well head located just to the north of their proposed facility. Mr. Williams also mentioned about two-thirds of the property is located within the floodplain and floodway.

Mr. Wilson asked if they were taking both sites and Mr. Williams responded they are taking both sites to Council on April 19. It was also asked if this site is larger than the site they are using now. Mr. Williams mentioned the property proposed is smaller.