



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 7, 2011

Council District 5

Zoning Commission Recommendation: Approved by a vote of 9-0	Continued	Yes ___ No <u>X</u>
	Case Manager	<u>Beth Knight</u>
	Surplus	Yes ___ No <u>X</u>
	Council Initiated	Yes <u>X</u> No ___
Opposition: None		

Owner / Applicant: City of Fort Worth Planning & Development Department

Site Location: Generally bounded by the East Freeway (I-30), Eastchase Parkway, Brentwood Stair Road, and Aldra Drive
Mapsc0: 67WX

Proposed Use: Commercial uses and vacant land

Request: From: "G" Intensive Commercial and "I" Light Industrial
To: "G" Intensive Commercial and "MU-1" Low Intensity Mixed-Use for 8100 & 8101 Ederville Road

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The property consists of a portion of the Target shopping center, scattered non-residential uses south of Ederville Road, as well as vacant land, designated as part of the Eastchase Mixed-Use Growth Center in the 2011 Comprehensive Plan. Councilmember Moss mailed letters to the affected property owners regarding the proposed zoning changes in January 2011.

Written opposition was received from Conti Partners and a representative of Holdaray Partners Ltd. The case was continued by the Zoning Commission at the request of the Holdaray representative. After discussion, it was determined that "MU-1" Low Intensity Mixed-Use would be requested for the property at 8100 and 8101 Ederville Road. Opposition to the zoning case now stands at 13% of the properties identified for rezoning.

Site Information:

Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Owner: various
Acreage: 91.99 ac.
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:
North G and PD 800 / Commercial uses, hotel, church, and vacant land
East G / Commercial uses and daycare
South E and G / Commercial uses and vacant land

West C and PD 12 / Townhouses and vacant land

Public Notification:

The following Neighborhood Associations were notified:

Cooks Meadow	Neighborhoods of East Fort Worth
Far East Fort Worth	Eastside Sector Alliance
Hollow Hills	East Fort Worth Business Association
Harmony NA	NE Fort Worth Mineral Leasing Task Force
John T. White NA	Fort Worth ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-208, Council-initiated northwest of site, from various districts to be in conformance with the Comprehensive Plan, approved; and ZC-08-006 north of site, from G to PD for all G uses plus hotel, approved.

Platting History: PP-05-050 Triland Eastchase Add'n, northeast of site; PP-08-015 Cooks Lane Town Crossing, northwest of site; and PP-08-036 Ederville Hamby Add'n, west of site.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans</u>
East Freeway (I-30)	6 lanes divided	freeway	none
Ederville Road	4 lanes undivided	minor arterial	none
E-Square/T-Square	2 lanes undivided	none – residential street equivalent	none

Other factors to access: The East Freeway (I-30) does not have a service road in this area; therefore, access to these parcels is primarily from Ederville Road.

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request is intended to align the existing land uses and zoning.

The process for Council-initiated rezoning was adopted in November 2000 regarding the procedure for City-Council-initiated rezoning. The procedures involve:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (1/11);
- Allowing interested City Council members to contact the property owners in order to explain the proposed changes to affected property owners; (1/11)
- Providing for the Planning Department to brief the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate the proposed zoning changes; (3/8/11), and
- Placing an appropriate Mayor and Council Communication on the agenda for the next regular City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (3/22/11), which shall schedule the application for the next available public hearing by the Zoning Commission (4/13/11).

The subject area covers 91.99 acres and approximately 30 parcels. The request is to rezone the area to correspond to the 2011 Comprehensive Plan land uses.

On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2010 Comprehensive Plan designates the subject properties as mixed-use growth center. All commercial zoning districts are appropriate for mixed-use growth center designations. The proposed G zoning and requested MU-1 zoning is consistent with the following Comprehensive Plan policies:

- Discourage the location of industrial uses adjacent to residential districts. (pg. 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

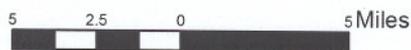
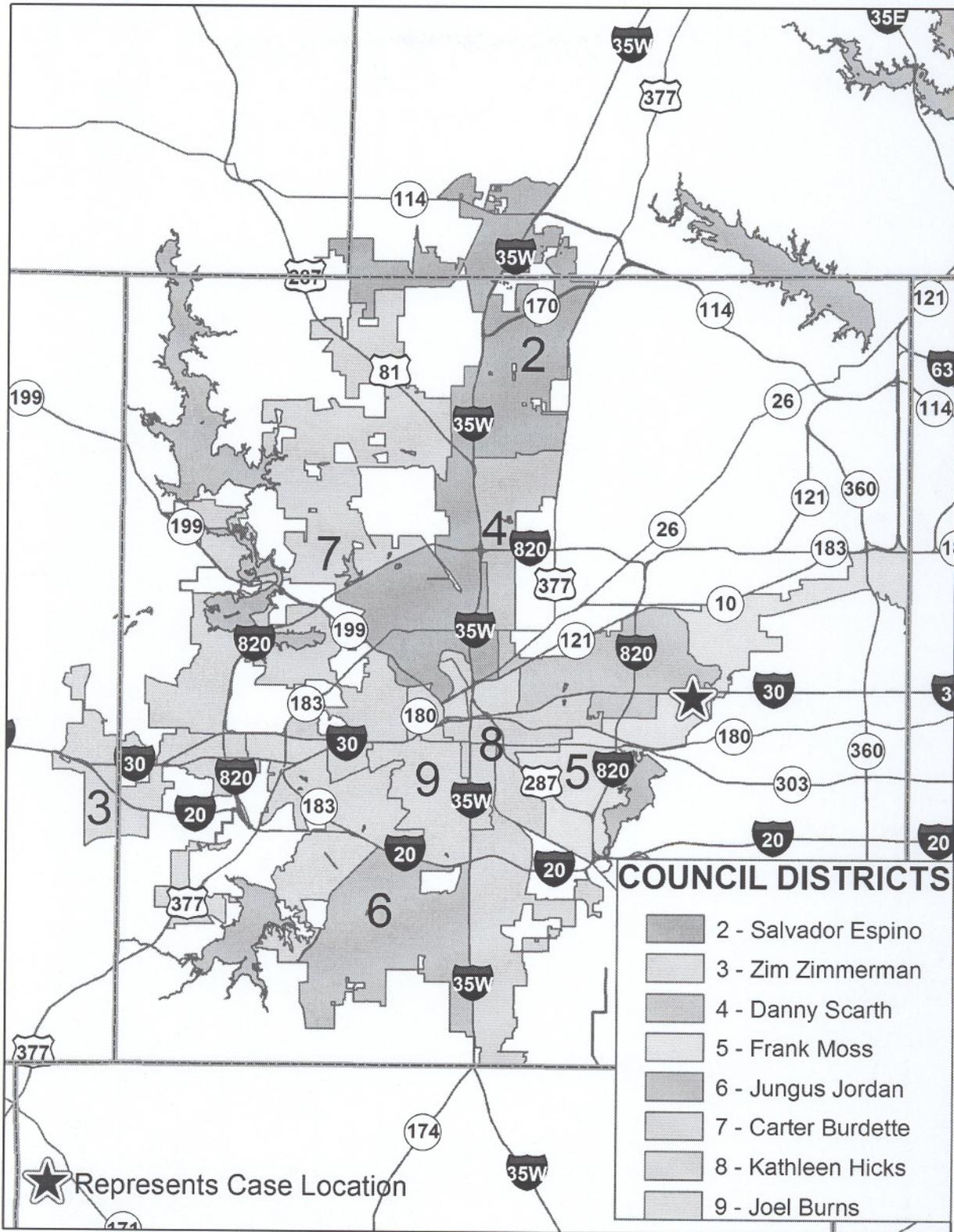
- Utilize traffic impact analysis to determine the transportation system's ability to serve proposed land uses. (pg. 39)

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
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

Location Map



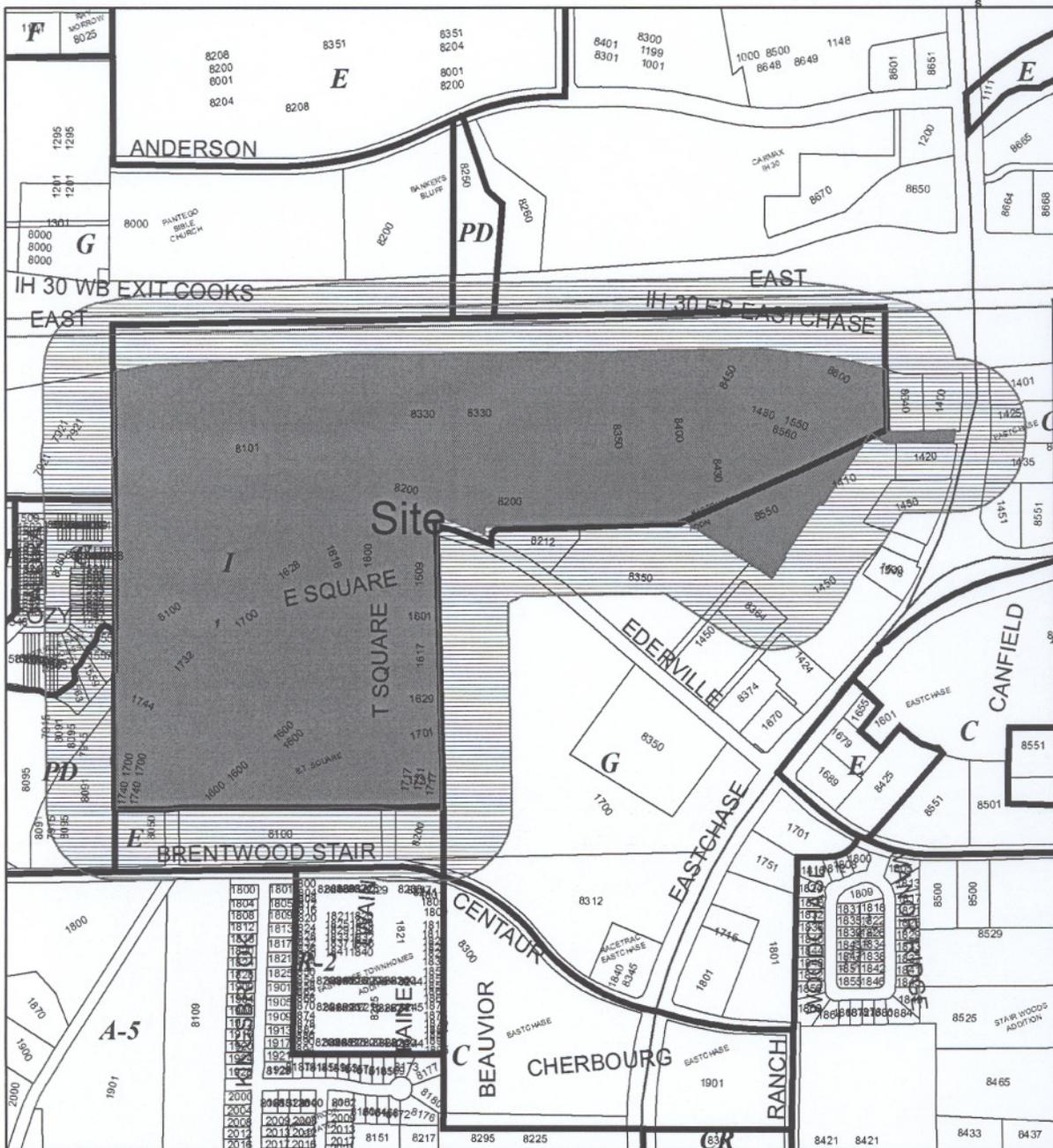


ZC-11-033

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: Generally Bounded by the East Freeway, Eastchase Parkway, Brentwood Stair Rd & Aldra Drive
 Zoning From: G, I
 Zoning To: G
 Acres: 91.99
 Mapsco: 67WX
 Sector/District: Eastside
 Commission Date: 04/13/2011
 Contact: 817-392-8190

300 Ft. Notification Buffer



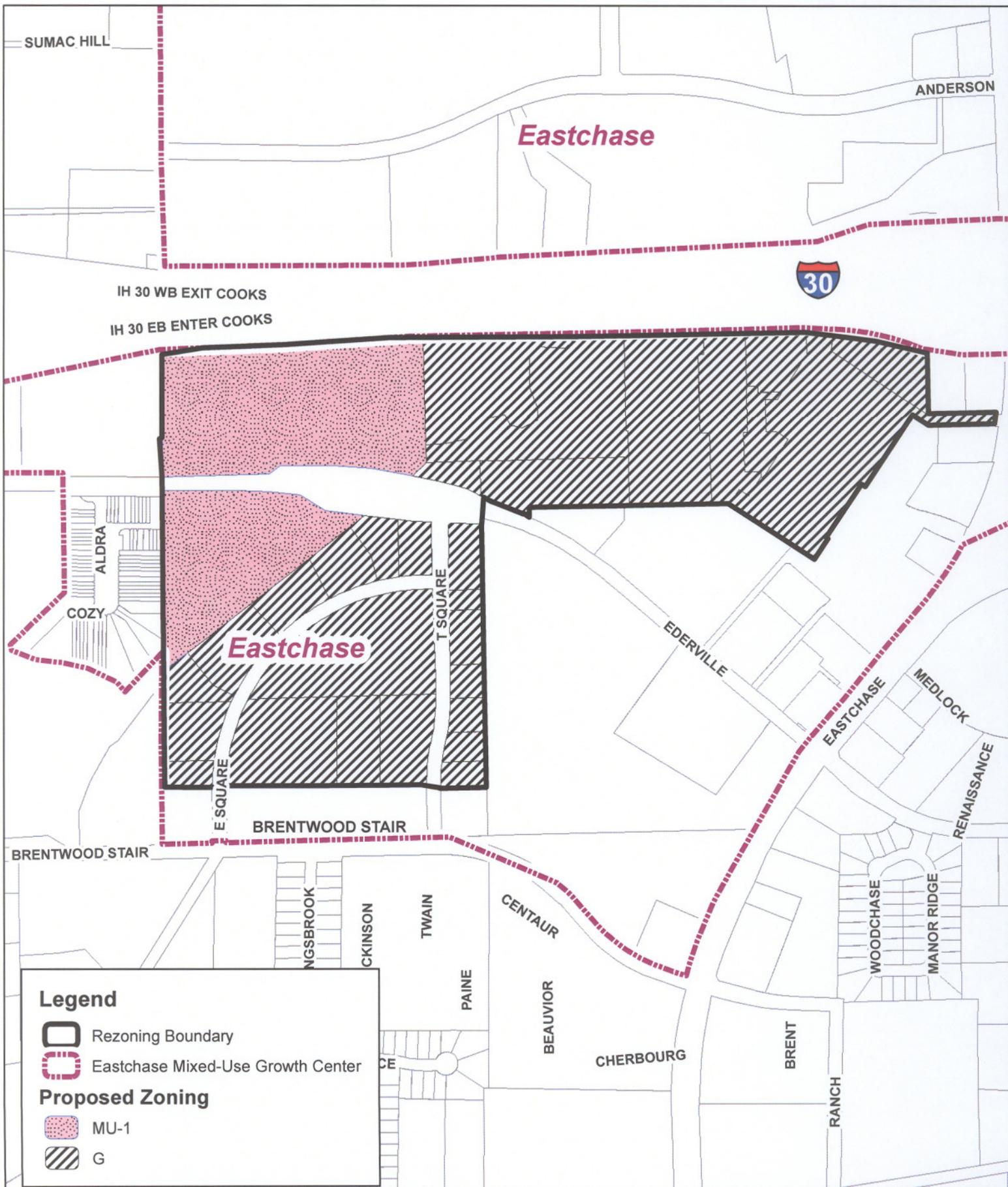
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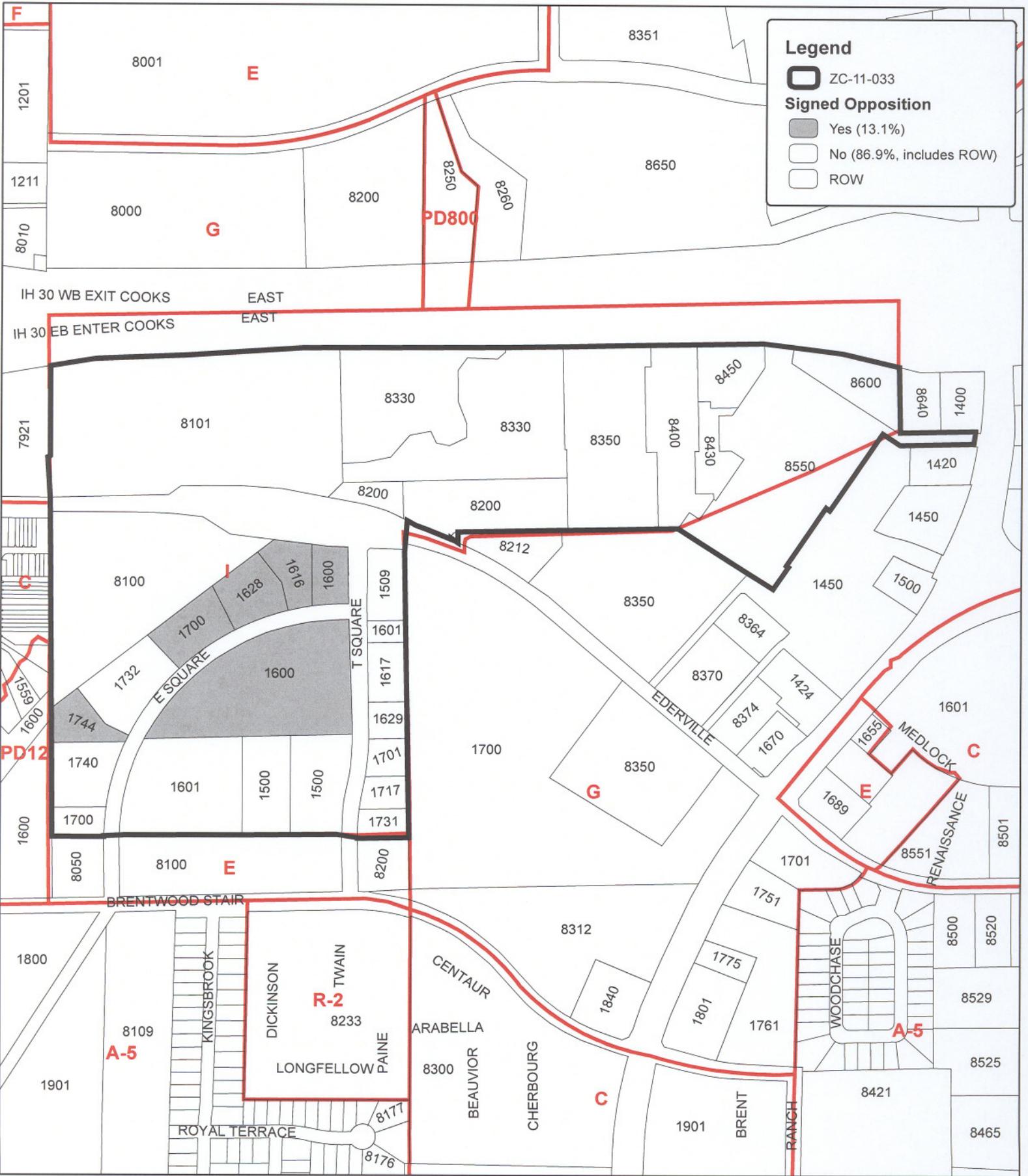
Portion of Eastchase Mixed-Use Growth Center: Proposed Zoning

ZC-11-033

From "G" Intensive Commercial and "I" Light Industrial To "MU-1" Low Intensity Mixed-Use and "G" Intensive Commercial



20% Protest Area for ZC-11-033



Planning & Development
Department 4/26/11 - BK

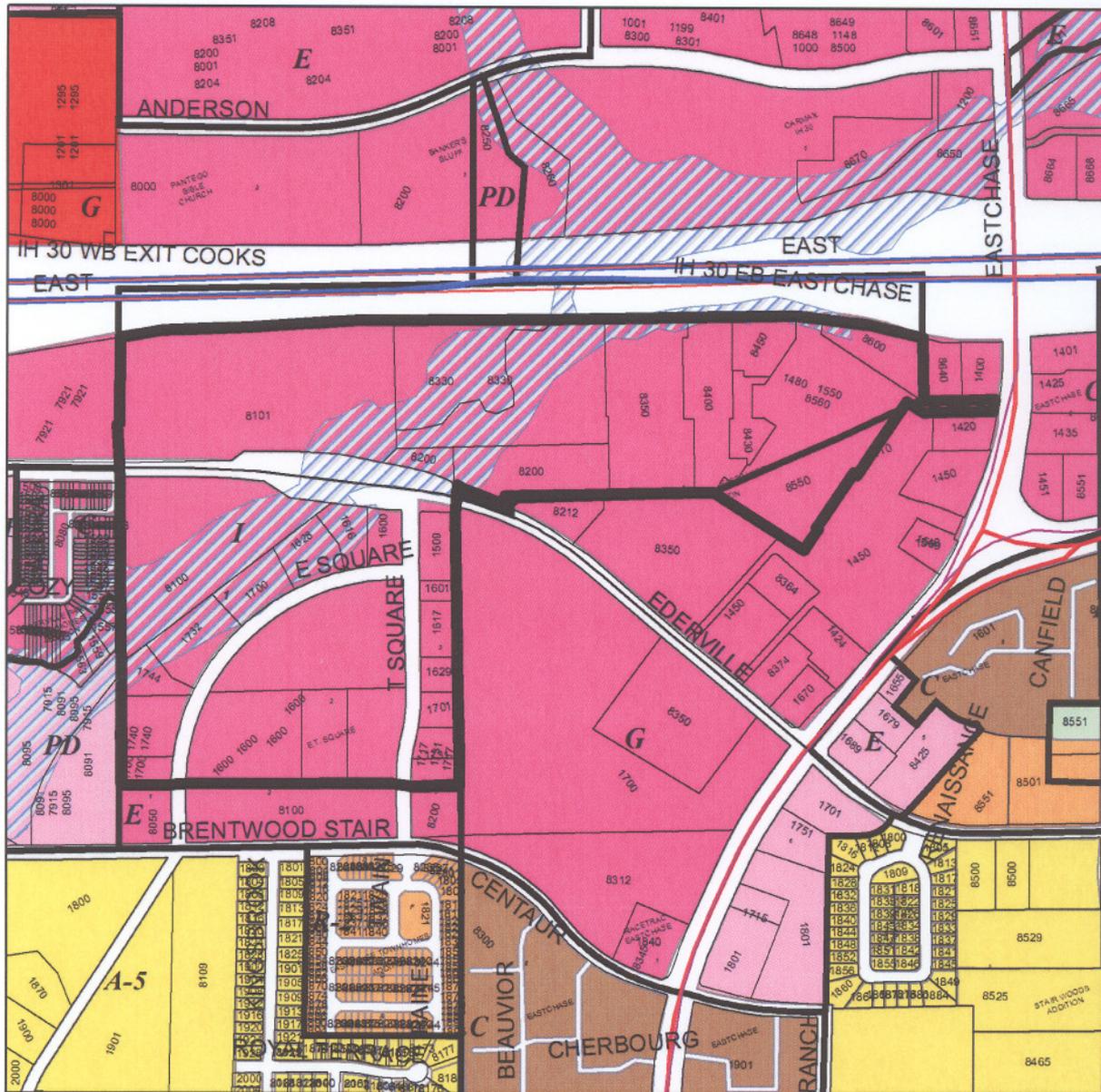


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Future Land Use

ZC-11-033



- 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

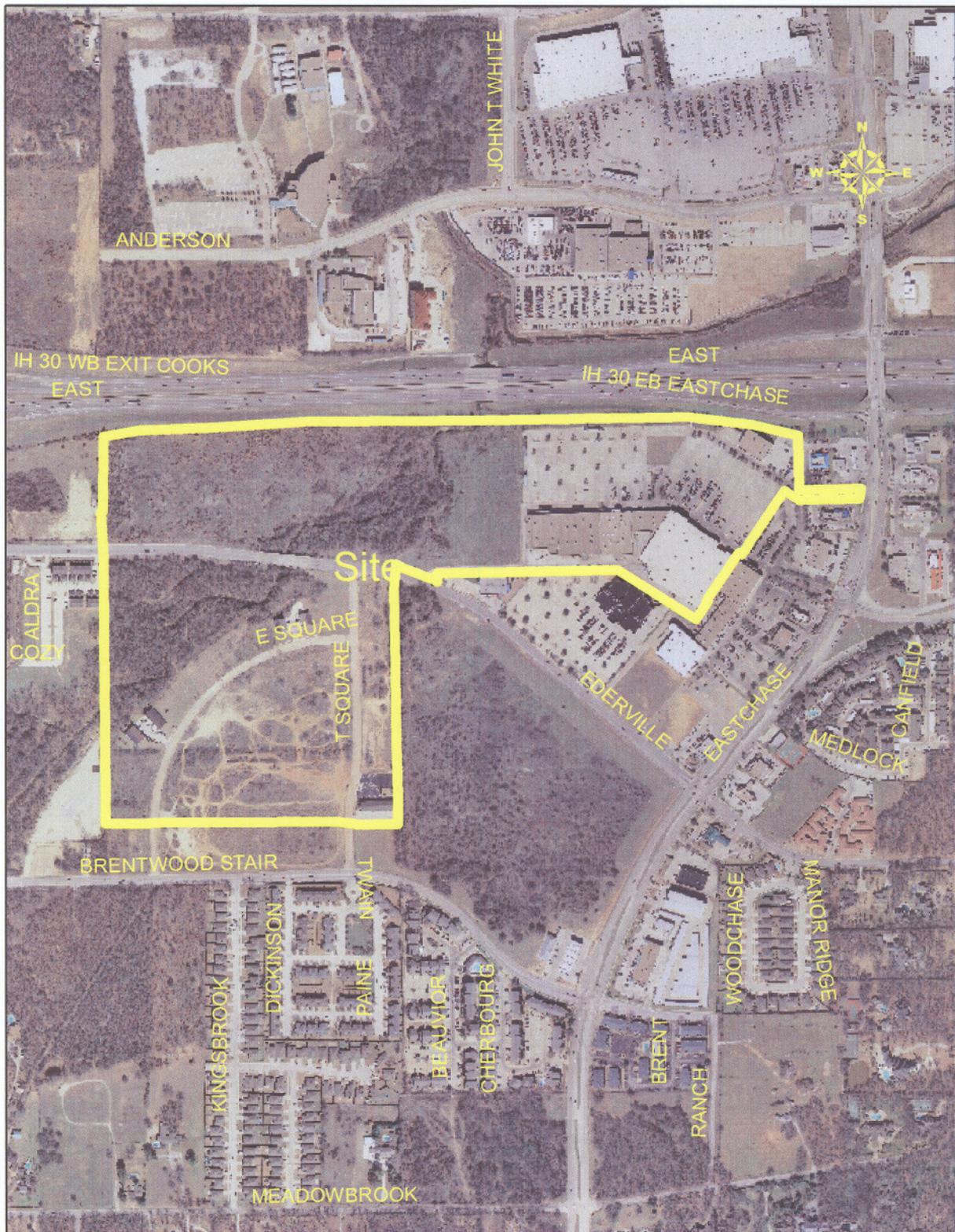
200 100 0 200 Feet



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



Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this parcel was left out of a previously approved zoning case.

Motion: Following brief discussion, Dr. Barnes recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

3. ZC-11-033 City of Fort Worth Planning & Development (CD 5)- Generally bounded by the East Freeway (I-30), Eastchase Parkway, Brentwood Stair Road and Aldra Drive (Thornton K Hamby Survey, Abstract 815, Tracts 1A, 1A04, & 1C, Allen N. Curry Survey, Abstract 375, Tracts 1A & 2, D C Harrison Survey, Abstract 658, Tract 2C07, E T Square, Block 1, Lots 1C1, 1C, 1B5, 1B4, 1B3, 1B2, 1B1, & 1A, Block 2, Lots 1A, 1B1, 1B2, & 1B3, Block 3, Lots 1G, 1F, 1E, 1D, 1A, 1B, 1C, Eastchase Addition, Block 1, Lot 7R4, 7R3, 7R2, 7R1, 6, & 4, 91.99 Acres): from "G" Intensive Commercial & "I" Light Industrial to "G" Intensive Commercial & "MU-1" Low Intensity Mixed Use for 8100 & 8101 Ederville Road.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners at the last meeting that a representative of certain property owners were concerned about the proposed zoning for their property and wanted to continue to look at other options. After meeting with staff, they agreed to rezone to MU-1 for properties located at 8100 & 8101 Ederville Road.

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

IV. New Cases

4. ZC-11-038 Rex Real Estate. (CD 2)- 10600 Alta Vista Road (Jesse Billingsley, Abstract No. 70, & J. L. Hansborough Survey, Abstract No. 747, 37.45 Acres): from "AG" Agricultural to "E" Neighborhood Commercial.

Tim Welch, 1308 Norwood Drive, Bedford, Texas representing the owner, explained to the Commissioners they are requesting to rezone in order to develop the property for future commercial use. He explained the fact that there is a large floodplain on the property and some fill would have to be brought in to make it usable. Mr. Welch mentioned they do not have any prospective tenants at this time and received no opposition from the neighborhood.

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

5. ZC-11-039 Tom Thornton (CD 5)- 3208 House Anderson Road (William L. Lee Survey, Abstract 968, Tract 2AO1 0.48 Acres): from "AG" Agricultural to "I" Light Industrial