



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 1, 2011

**Council District** 3

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** 21 properties within 200 ft. equaling 15%

|                   |                       |              |
|-------------------|-----------------------|--------------|
| Continued         | Yes <u>X</u>          | No <u>  </u> |
| Case Manager      | <u>Stephen Murray</u> |              |
| Surplus           | Yes <u>  </u>         | No <u>X</u>  |
| Council Initiated | Yes <u>X</u>          | No <u>  </u> |

**Owner / Applicant:** City of Fort Worth Planning & Development Department,  
Alta Mere Addition Area

**Site Location:** Generally bounded by Calmont Avenue, Alta Mere Dr., Garza Avenue, and  
Reagan Drive Mapsco: 73M, R, V

**Proposed Use:** Institutional, commercial and industrial uses, and vacant land

**Request:** From: "A-5" One-Family, "CF" Community Facilities, "C" Medium Density Multifamily,  
"E" Neighborhood Commercial, "FR" General Commercial Restricted, "IP"  
Industrial Park and "PD-654" Planned Development

To: "CF" Community Facilities, and "I" Light Industrial

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

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

**Background:**

The properties in the Alta Mere neighborhood are primarily zoned "A-5" One-Family and "CF" Community Facilities, with a mixture of other residential and industrial districts. Based on the proximity to the Naval Air Station, as well as on land use policies in the 2011 Comprehensive Plan, staff recommends rezoning the area to "CF" Community Facilities and "I" Light Industrial. The industrial district aids the goals of the 2008 Joint Land Use Study Report for the Naval Air Station by modifying incompatible residential zoning from the southern Accident Potential Zone.

Portions of this re-zoning are located in APZ-I and APZ-II, and the 70 and 75 DNL contours. The long-term plan to convert from single family residential in this area is a move towards removing residences from the potential hazard of being in the Accident Potential Zones. Industrial zoning is considered compatible in the APZ's and in the 70 and 75 DNL noise zones at these locations. The Naval Air Station recommends that the City also consider limits on steam/smoke emissions, height hazards, and sound attenuation (for sensitive uses such as office spaces, public receiving areas, etc). The future airport overlay expected in Fall 2011 is expected to control these potentially negative influences on the base. The maximum height of "I" is 45 feet, and FAA review may be required for some development proposals for height considerations.

Property owners and staff met regarding the proposed zoning changes on May 23, 2011 with two persons in attendance. Information has been provided to residents via multiple emails and phone calls. The case

was submitted for review to the NAS JRB Regional Coordination Committee and was determined to be appropriate within the flight area.

Opposition has been received from a small percentage of property owners. The case was continued from the October 18, 2011 meeting to provide an additional opportunity for the residents to ask questions and get more information from City and NASJRB staff.

**Site Information:**

Owner's Agent / Consultant: City of Fort Worth Planning & Development Dept.  
1000 Throckmorton Street  
Fort Worth, TX 76102

Acreage: 55.60 ac.  
Comprehensive Plan Sector: Western Hills/Ridglea

**Surrounding Zoning and Land Uses:**

North "I" Light Industrial / single family, vacant, industrial  
East "I" Light Industrial, "E" Neighborhood Commercial; "FR" General Commercial Restricted, "F" General Commercial / single-family, commercial, industrial  
South "I" Light Industrial / commercial, industrial  
West "I" Light Industrial / vacant, industrial

**Public Notification:**

The following Neighborhood Associations were notified:

|                        |                   |
|------------------------|-------------------|
| Western Hills North NA | JRB NAS Committee |
| Ridglea Hills NA       | Ridglea Alliance  |
| Bomber Heights         | Fort Worth ISD    |

**Recent Relevant Zoning and Platting History:**

**Zoning History:**

ZC-07-001, from "A-5" to "I"; approved 5/1/07 (in the Alta Mere Addition)  
ZC-07-170, from "A-5" to "I"; approved 11/6/07 (in the Alta Mere Addition)  
ZC-07-212, from "A-5" to "I"; approved 1/8/08 (in the Alta Mere Addition)  
ZC-08-057, from "FR" to "I"; approved 6/27/08 (in the Alta Mere Addition)  
ZC-08-061, from "A-5" to "I"; approved 6/27/08 (in the Alta Mere Addition)  
ZC-09-105, from "FR" to "I"; approved 11/20/09 (in the Alta Mere Addition)

**Platting History:** None.

**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 and involves:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (8/10);
- Allowing interested City Council members to conduct one or more informational meetings in or near the proposed zoning districts in order to explain the proposed changes to affected property owners; (8/17/10)
- 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; (11/16/10), and
- Placing a 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 (12/7/10), which shall schedule the application for the next available public hearing by the Zoning Commission (1/12/11).

The subject area covers 49.73 acres. The request is to rezone the area to correspond to the existing 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 2011 Comprehensive Plan designates the subject neighborhood as industrial and institutional. The requested zoning classifications are appropriate for the land use designations. Based on conformance with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

***Attachments:***

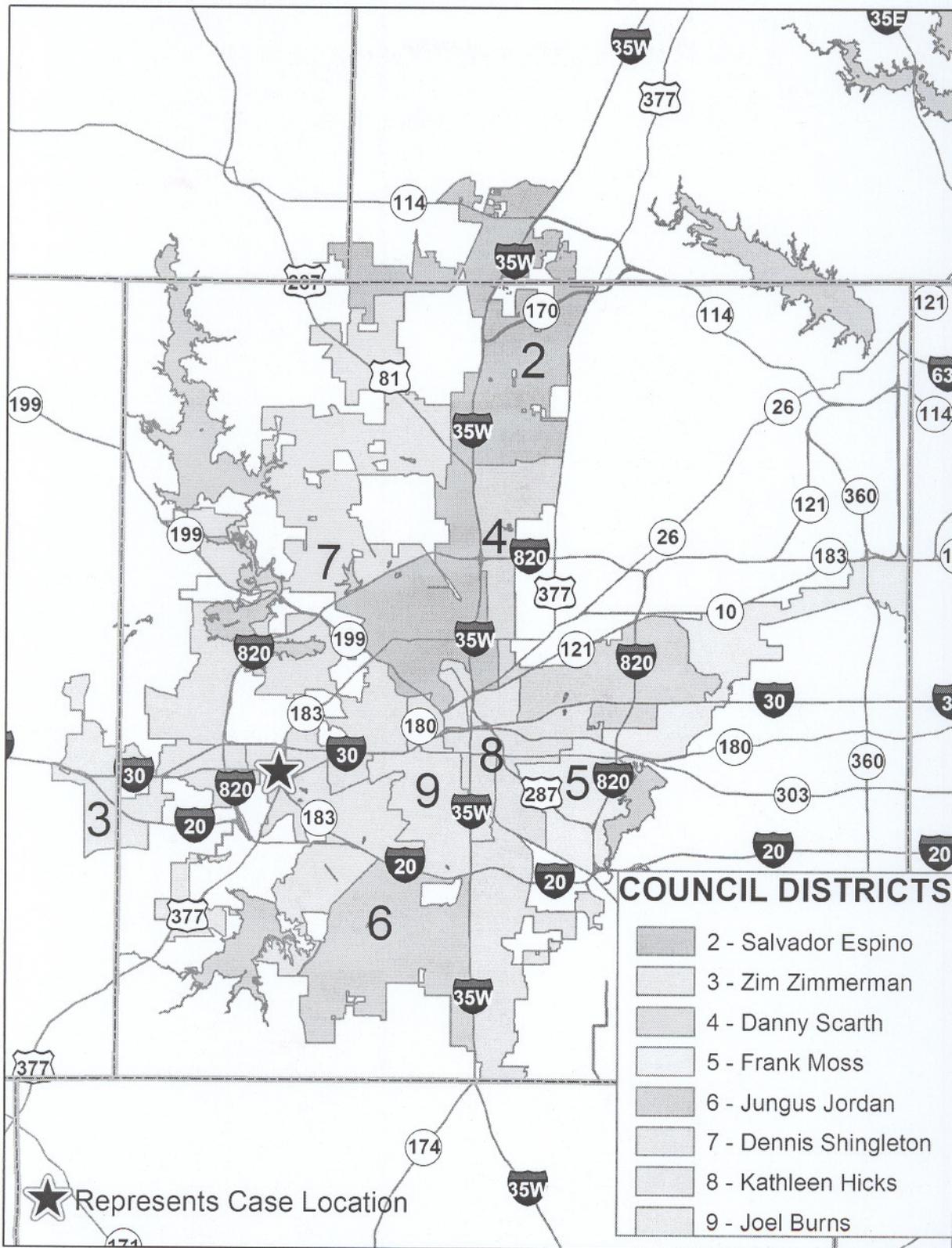
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Map of Proposed Zoning Districts
- Future Land Use Map
- Aerial Photograph
- Zoning Commission minutes

# FORT WORTH



ZC-11-056

## Location Map



## Area Zoning Map

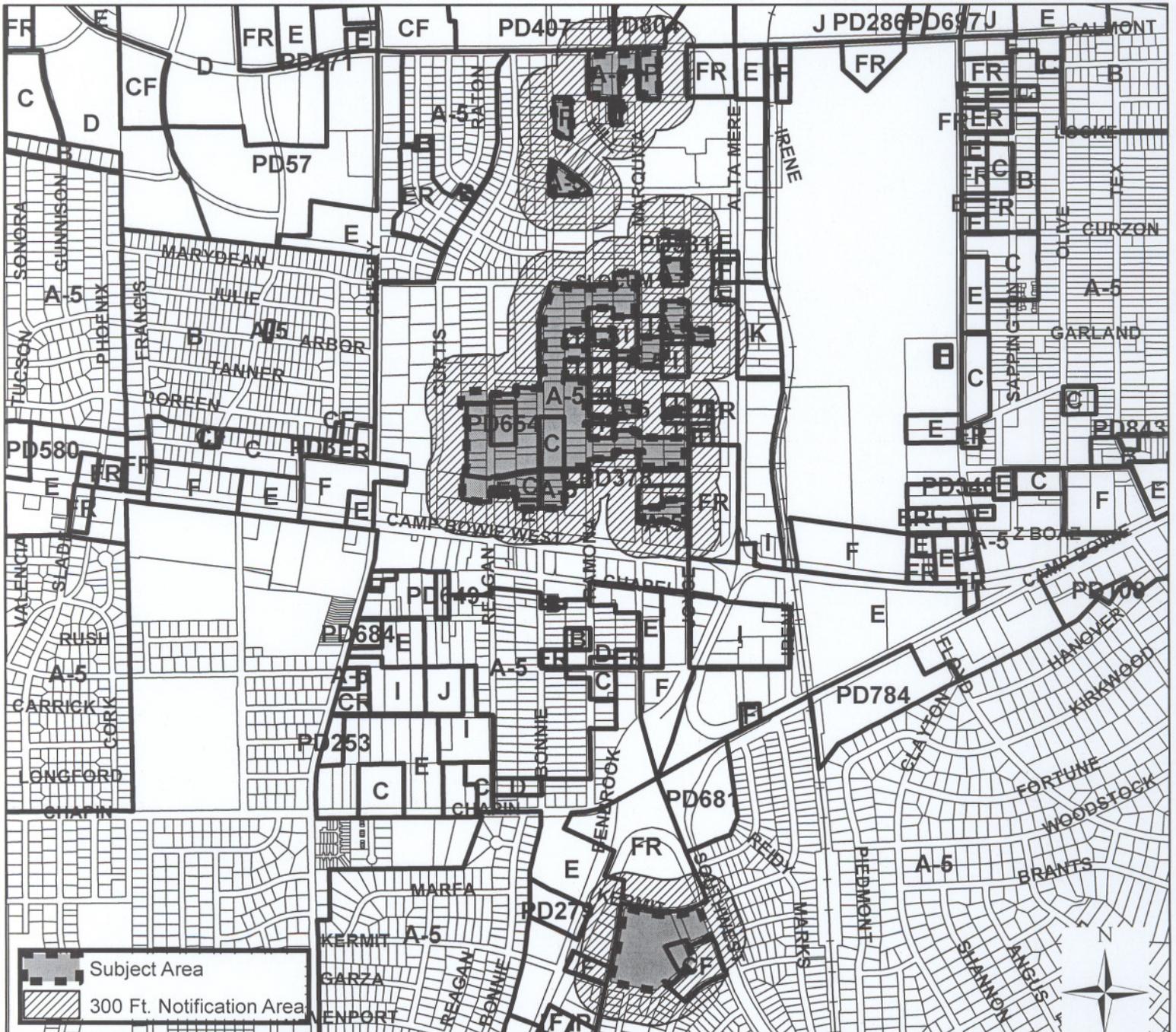
Applicant: City of Fort Worth Planning and Development  
Address: Generally bounded by Calmont Ave, Alta Mere Dr, Garza Ave, & Reagan Dr  
Zoning From: A-5, CF, C, E, FR, IP, and PD 654  
Zoning To: CF, I  
Acres: 55.608723  
Mapsc0: 73MRV Sector/District: W.Hill/Ridglea  
Commission Date: 07/13/2011 Contact: 817-392-8043

You may find a list of included properties at:

<http://www.fortworthgov.org/planninganddevelopment/zoningcommission.aspx>

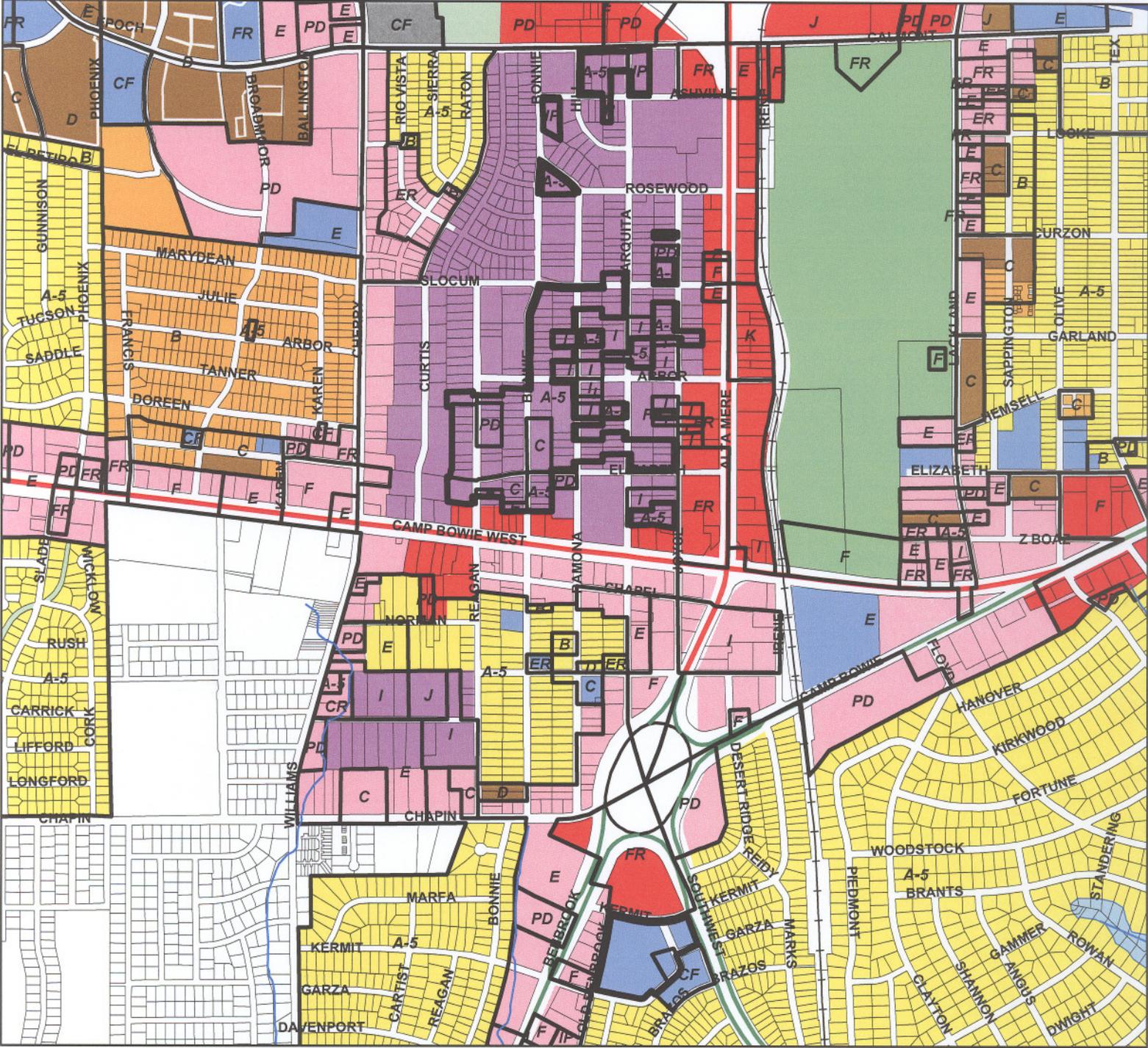
Click on "Property List" under the case name.

A map of proposed zoning districts is attached.





### Aerial Photo



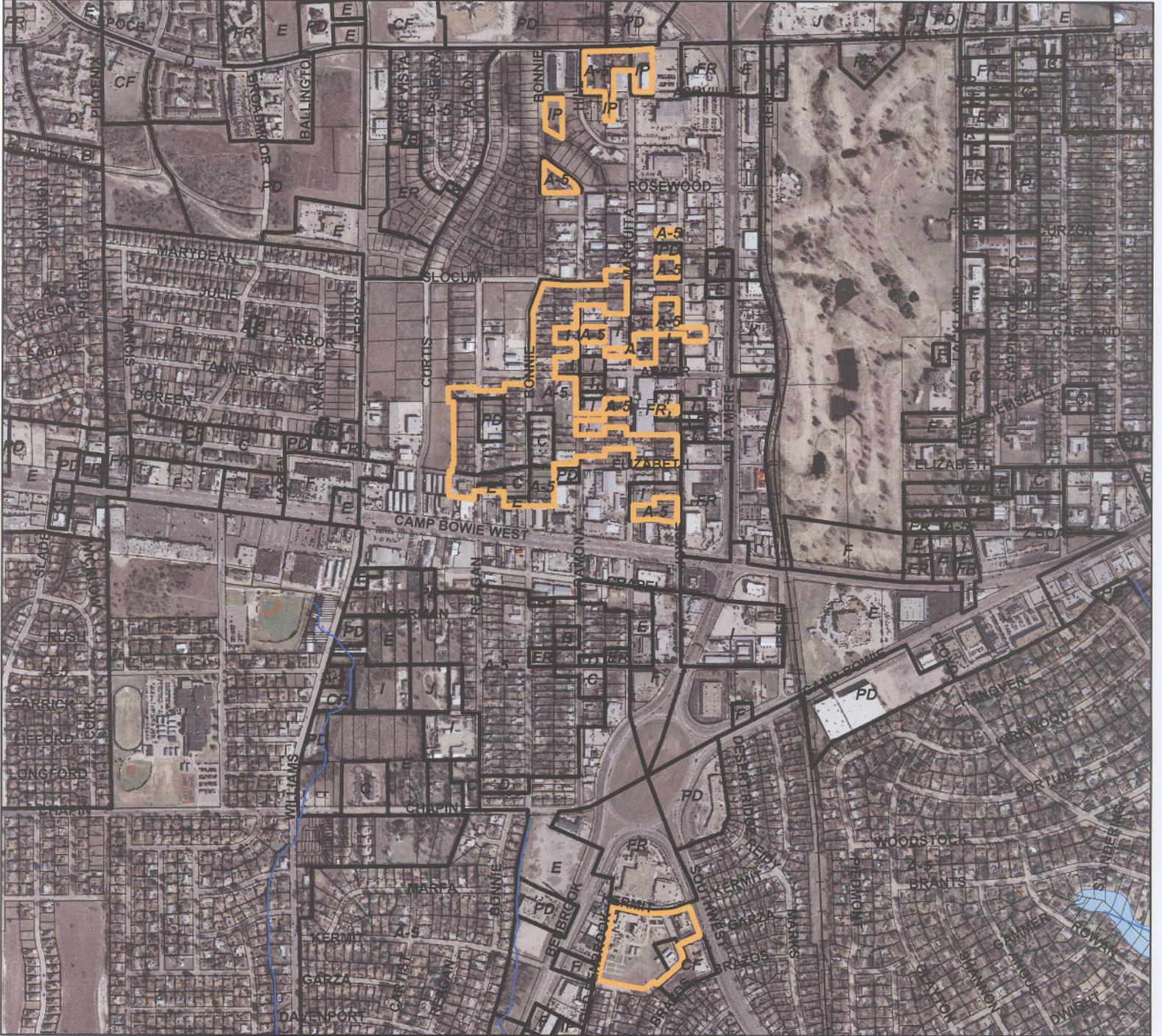
- |                            |                                      |                          |                                     |                         |
|----------------------------|--------------------------------------|--------------------------|-------------------------------------|-------------------------|
| TOLLWAY / FREEWAY          | MAJOR ARTERIAL                       | MINOR ARTERIAL           | <b>Future Land Use Category</b>     | Neighborhood Commercial |
| PRINCIPAL ARTERIAL         | Lakes and Ponds                      | Rural Residential        | Vacant, Undeveloped, Agricultural   | General Commercial      |
| Single Family Residential  | Manufactured Housing                 | Light Industrial         | Institutional                       | Heavy Industrial        |
| Low Density Residential    | Mixed-Use Growth Center              | Industrial Growth Center | Public Park, Recreation, Open Space | Infrastructure          |
| Medium Density Residential | Private Park, Recreation, Open Space | 100 Year Flood Plain     |                                     |                         |
| High Density Residential   |                                      |                          |                                     |                         |



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



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Mr. Romero asked about neighborhood concerns and their fear of commercial uses coming into their neighborhood. Mr. Zapata said there's already a mechanic shop and some other commercial uses in the area. Mr. Romero asked when the last time a commercial use went in on Clinton. Mr. Zapata answered by saying the mechanic shop was the last commercial use to go in about ten years ago.

Mr. Genua asked for clarification on the zoning request. Ms. Burghdoff explained the base zoning will not change but another beauty shop could go in there.

Amparo & Francisco Alejandro, 1216 Clinton Avenue, spoke in opposition. He mentioned the area has always been single-family. He also mentioned they have been trying to change this area to commercial since 1993. Ms. Alejandro mentioned if she had clientele from their neighborhood.

Ms. Spann asked about the outside of the house and if it did not change would he be ok with it. Mr. Alejandro said he did not want any commercial businesses.

In rebuttal Joe Guerreo spoke in support of the request. He has a business in Sundance Square and believes Ms. Cantu's business would be an asset to the neighborhood.

Mr. Romero asked about his business and clients in Sundance Square and wanted to explain the concerns of the Alejandro's of unknown parties coming into their neighborhood.

| <i>Document received for written correspondence</i> |                     |                                          |                  | <i>ZC-11-044</i> |                      |
|-----------------------------------------------------|---------------------|------------------------------------------|------------------|------------------|----------------------|
| Name                                                | Address             | In/Out<br>200 ft<br>notification<br>area | Position on case |                  | Summary              |
| Amparo & Francisco Alejandro                        | 1216 Clinton Avenue | In                                       | Opposition       |                  | Spoke at hearing     |
| Maricela Munoz                                      | 1218 Clinton Avenue | In                                       | Opposition       |                  | Letter of opposition |

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

**2. ZC-11-056 City of Fort Worth Planning & Development, Alta Mere Addition (CD 3)- Generally bounded by Calmont Avenue, Alta Mere Drive, Garza Avenue, and Reagan Drive (see addresses in case file, 55.60 Acres): from "A-5" One-Family, "CF" Community Facilities, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "IP" Industrial Park, and "PD-654" Planned Development to "CF" Community Facilities and "I" Light Industrial**

Beth Knight, Senior Planner, City of Fort Worth, explained to the Commissioners the Council-initiated request from Councilman Zimmerman to rezone certain properties within the Naval Air Stations APZ & ACZ zones. Ms. Knight explained the majority of the neighborhood is in

transition to industrial type uses. Ms. Knight mentioned in regards to the petition from the neighborhood, of 40 signatures nine were not owners, four duplicates, and two not within the zoning boundary.

Rachel Wiggins, 1510 Chennault Avenue, Fort Worth, Texas representing NAS Fort Worth Joint Reserve Base spoke in support of the request. Ms. Wiggins mentioned in the 75 decibel noise zone residential use is considered not compatible and in the 70 decibel noise zone residential is highly discouraged. All industrial uses within these zones are considered compatible.

Dr. Barnes asked about the population vs industrial aspect if an accident were to occur. Ms. Wiggins mentioned in an industrial complex it is spread out over the area and residential is based on people per acre.

George W. McDowell, 3133 Marquita Drive spoke in opposition. Mr. McDowell mentioned the petition a letter he submitted regarding the case. They are requesting the residential properties remain A-5.

Donald Watson, 3240 Reagan Drive also spoke in opposition.

Paul Paine, former base commander spoke in support, mentioned the Joint Use Land Study and the protection needed for the base. He also responded to Dr. Barnes question related to noise and protection needed for single-family uses. They don't want the base to close because of single-family encroachment within these zones.

Mr. Romero mentioned the planes and asked if they are louder than they were years ago. Mr. Paine explained the encroachment of residences and being compatible with the base. He supports single-family outside of the contours.

The protest area map constitutes 15.00% opposition within 200 ft. There were many other signatures outside the 200 ft protest area or not property owners.

| <i>Document received for written correspondence</i> |                     |                                                    |                         | <i>ZC-11-056</i> |                           |
|-----------------------------------------------------|---------------------|----------------------------------------------------|-------------------------|------------------|---------------------------|
| <b>Name</b>                                         | <b>Address</b>      | <b>In/Out<br/>200 ft<br/>notification<br/>area</b> | <b>Position on case</b> |                  | <b>Summary</b>            |
| George & Doris McDowell                             | 3133 Marquita Drive | In                                                 | Opposition              |                  | Spoke at hearing/petition |
| Kit Moore                                           | 3137 Marquita Drive | In                                                 | Opposition              |                  | petition                  |
| Myrlene Holder                                      | 3136 Ramona Drive   | In                                                 | Opposition              |                  | petition                  |
| Ralph Muga                                          | 3112 Joyce Drive    | In                                                 | Opposition              |                  | petition                  |
| Clara Shelton                                       | 3125 Joyce Drive    | In                                                 | Opposition              |                  | petition                  |
| David & Maria Munoz                                 | 3124 Joyce Drive    | In                                                 | Opposition              |                  | petition                  |

|                       |                     |    |            |  |                           |
|-----------------------|---------------------|----|------------|--|---------------------------|
| Artemio Garcia        | 3108 Joyce Drive    | In | Opposition |  | petition                  |
| Mark & Rachel Barritt | 3245 Marquita Drive | In | Opposition |  | petition                  |
| Donald Watson         | 3240 Reagan         | In | Opposition |  | Spoke at hearing/petition |
| Mayra San Juan        | 3240 Bonnie         | In | Opposition |  | petition                  |
| Ronald Miller Jr.     | 3208 Bonnie Drive   | In | Opposition |  | petition                  |
| Nancy McDowell        | 3237 Reagan         | In | Opposition |  | petition                  |
| Nancy McDowell        | 3241 Reagan Drive   | In | Opposition |  | petition                  |
| Ralph Trevino         | 3241 Ramona         | In | Opposition |  | petition                  |
| Jose Rodriguez        | 3228 Ramona         | In | Opposition |  | petition                  |
| Amos Stowe            | 3244 Joyce          | In | Opposition |  | petition                  |
| Gary Allison          | 3129 Marquita       | In | Opposition |  | petition                  |
| Ana Ordnez            | 3212 Bonnie         | In | Opposition |  | petition                  |
| Amando Sanchez        | 3137 Bonnie         | In | Opposition |  | petition                  |
| Jasso Guadalupe       | 3125 Bonnie         | In | Opposition |  | petition                  |
| Alejandro Bautista    | 3244 Bonnie         | In | Opposition |  | petition                  |
| Mirtala Medina        | 3245 Reagan         | In | Opposition |  | petition                  |
| Nestor Ramirez        | 3240 Joyce          | In | Opposition |  | petition                  |
| Valerie Taylor        | 3216 Marquita       | In | Opposition |  | petition                  |
| Reba Thomas           | 3236 Joyce          | In | Opposition |  | petition                  |

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

**3. ZC-11-059 Cobalt Industrial REIT II (CD 8)- 1301 & 1401 Forum Way South (Oak Grove Park, Block 1, Lots 4B & 5R, 31.56 Acres): from "I" Light Industrial to "PD/K" Planned Development for all uses in "K" Heavy Industrial plus auto recycling, excluding the following: correctional facility, blood bank, tattoo parlor, wastewater (sewage) treatment facility, water supply, treatment or storage facility, sexually oriented business,**