



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 20, 2012

Council District 2

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

Opposition: none

Continued Yes No
Case Manager Lynn Jordan
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: Tarrant Regional Water District

Site Location: 500 Block N. Commerce Street Mapsco: 62V

Proposed Use: Outdoor Recreation/Entertainment

Request: From: "TU-N1" Trinity Uptown Neighborhood Zone 1 and "TU-N2" Trinity Uptown Neighborhood Zone 2

To: "PD/TU-N2" Planned Development for all uses in "TU-N2 Trinity Uptown Neighborhood Zone 2" plus outdoor recreational activities to include drive-in movie theater, concerts, etc. a mobile food truck park, three to four screen theater with hard surface, and dust free parking/viewing areas. Only temporary outdoor recreational activities and associated structures are exempt from the development standards of the TU-N2 district; all permanent structures not related to the drive-in theater shall meet the development standards. On-site concession stand and food trucks shall have paved surfaces. Site plan waiver recommended.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

In January 2012, the Tarrant Regional Water District released a Request for Proposals to activate vacant land owned by the TRWD for public use. The intent is to gain some benefit from currently underutilized parcels during the period of construction for the Corps bypass channel and redevelopment following the Trinity River Vision.

From the RFP: "The TRWD aims to activate these parcels of land to be consistent with the community's vision for Trinity Uptown...The site is viewed as a place that could attract visitors and generate awareness of the neighborhood district both for the general public and for private development interests."

The RFP stated that proposals shall include a creative business plan with the following:

- Use must have a flexible location on the site to allow for development absorption on parts of the site. This could require downzoning or moving facilities.
- Use must have a public entertainment element to activate the site and draw visitors to the Trinity Uptown Neighborhood District.

- Use must bring a positive element which contributes to the character of Trinity Uptown and the vision for the future.
- Must design around upcoming infrastructure construction including streets and canals.
- Must accommodate for daytime use of the parking lot for Tarrant County juror parking.
- Must accommodate for daytime use of the parking lot for ballgames and special events associate with LaGrave Field.
- Best effort to meet a business opening date of May 1, 2012.

The applicants were directed to base their financial plan on the assumption of a 10 year lease, with the TRWD intending to retain options to terminate the lease on all or part of the property, based on the needs of canal construction or permanent development.

The proposals were due to the TRWD on January 31 and opened shortly afterward. The selected development primarily includes a drive in theater with fully installed screens. The sound for the movies will be transmitted using a radio frequency and received via car stereos by tuning into a specific setting. Radios will be available to pedestrians or bicyclists who likely will not have a radio.

Permanent restroom and concession structures will be constructed in a pavilion that will be located to meet the long term needs of the TRWD. Other uses may include outdoor concerts, outdoor games, and other recreational activities. Through this PD, the temporary structures will not be required to meet typical development standards that include installation of landscaping and trees, additional permanent paving, and permanent signage. Temporary signage will meet current TU code. Permanent structures will be required to meet the standard TU code.

Staff has met to discuss potential Building Code issues, and have concluded at this time that all proposed structures and uses will meet the code.

Food services are intended to be provided from mobile vendor food trucks. The individual trucks are inspected and registered through the city's Community Health Department. The number and location of the trucks on the site will be flexible. The "truck park" will be required to locate on paved surfaces only.

A waiver to not provide a site plan is being requested to permit the flexibility needed by the TRWD for the temporary uses during ongoing construction.

This case is scheduled to be heard by the City Council on March 20, 2012.

Site Information:

Owner:	J.D. Granger, TRWD 800 E. Northside Dr. Fort Worth, Texas 76102
Agent:	Coyote Theaters LLC, Brady Wood
Acreage:	29.53
Comprehensive Plan Sector:	Northside

Surrounding Zoning and Land Uses:

North	TU-N2 Trinity Uptown Neighborhood Zone 2/ parking lot for LaGrave Field
East	TU-N2 Trinity Uptown Neighborhood Zone 2 / Trinity River and trails
South	TU-N1 Trinity Uptown Neighborhood Zone 1 / vacant
West	TU-NM Trinity Uptown Neighborhood Zone North Main / office and warehouse

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-195 approved by City Council **11/02/11** for Trinity Uptown form based code
 ZC-07-119 approved by City Council **11/02/11** for Trinity Uptown form based code
 ZC-10-106 approved by City Council **11/02/11** to amend Trinity Uptown form based code

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing Road Type	Proposed	In Capital Improvements Plan (CIP)
5 th St.	Residential	Residential	No
6 th St.	Residential	Residential	No
N. Commerce	Residential	Residential	No

Public Notification:

The following Neighborhood Associations were notified:

Rock Island/Samuels Avenue
Streams & Valleys Inc.

FW Downtown Neighborhood Alliance
Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to TU-N2 Trinity Uptown Neighborhood Zone 2. The historical use of this area has been industrial; however most the industrial uses have been relocated or closed through the years and the area is primarily vacant with some remaining industrial businesses. The property currently serves as the parking lot for LaGrave Field and for the offsite parking for jurors serving in Tarrant County courts. Surrounding land uses are primarily vacant with a few office/warehouse uses.

Since the PD is intended to provide for interim uses as the Corps project proceeds and before the area redevelops, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as Mixed Use. The interim outdoor recreational uses are permitted in the Trinity Uptown form base zoning district. However the drive in theater is specifically not permitted in the Trinity Uptown zoning or other mixed use areas, as the theater requires a large parcel of land which is counter to the higher densities that are preferred in mixed use areas.

Since outdoor recreation is identified as compatible in the TU zoning and therefore in the mixed use classification, and the drive-in theater is considered an interim use on TRWD controlled property, the proposed zoning **is consistent** with the Comprehensive Plan.

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

Attachments:

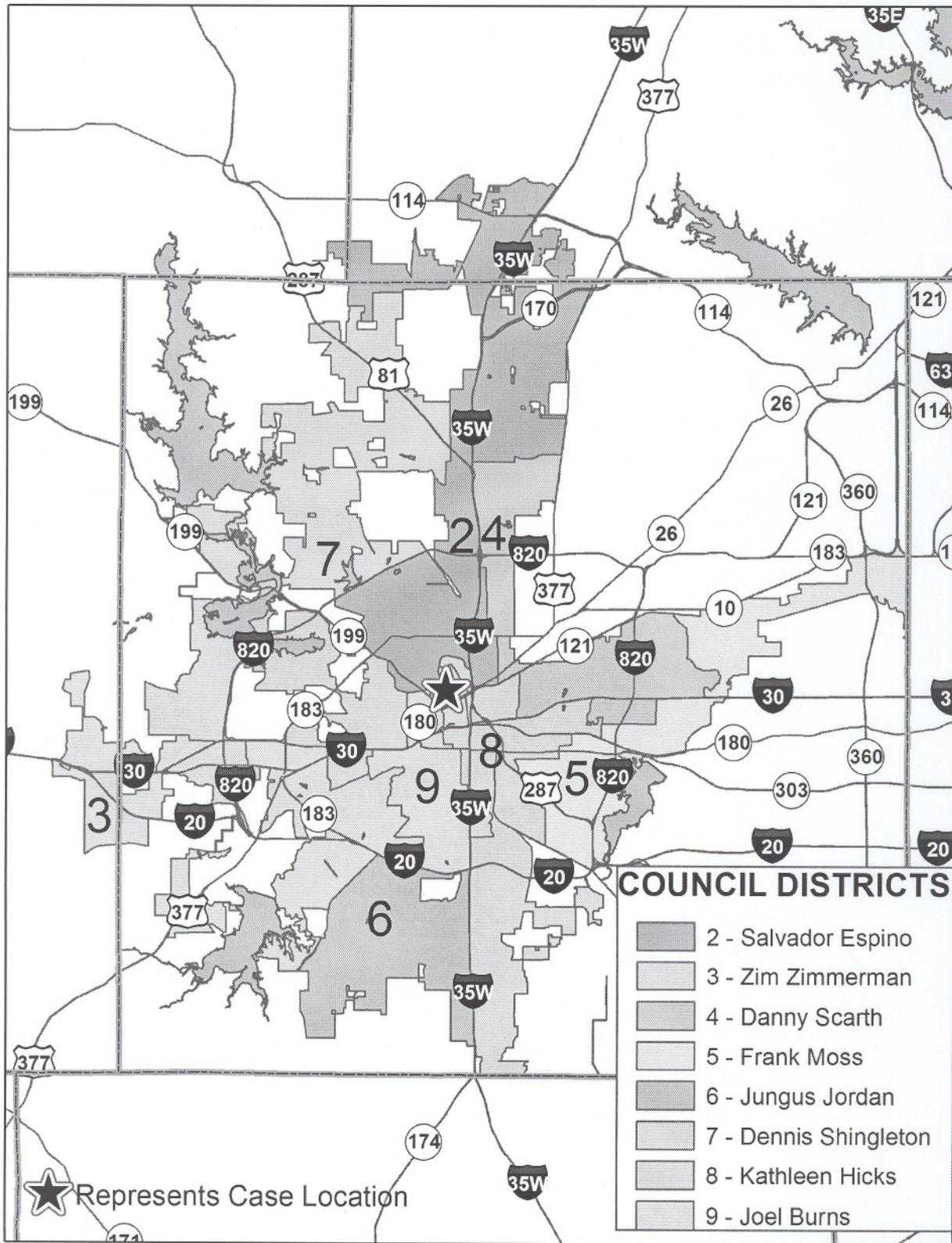
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- TRWD Request for Proposals

FORT WORTH



ZC-12-030

Location Map





ZC-12-030

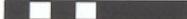
Area Zoning Map

Applicant: Tarrant Regional Water District
 Address: 5.00 block N. Commerce Street
 Zoning From: TU-N1, TU-N2
 Zoning To: PD for TU-N2 uses plus outdoor recreation uses incl. drive-in theater
 Acres: 29.73012473
 Mapsco: 62V
 Sector/District: Northside
 Commission Date: 03/14/2012
 Contact: 817-392-2495

 300 Ft. Buffer



200 100 0 200 Feet

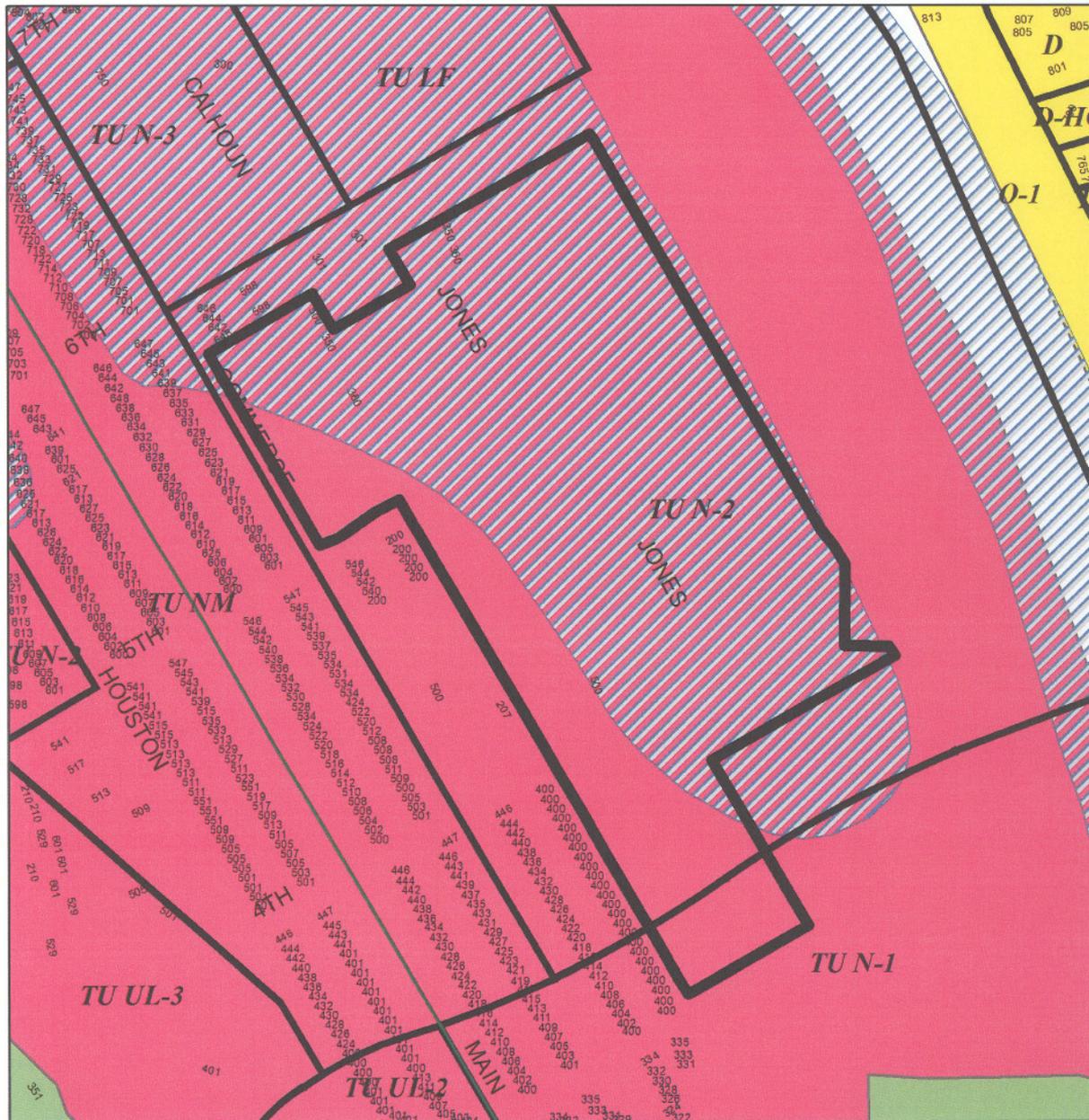




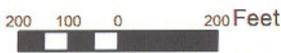
500 block N. Commerce Street

Future Land Use

ZC-12-030



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | 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 01, 2011



Aerial Photo Map

