



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 1, 2012

Council District 2

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

Opposition: none

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

Owner / Applicant: Hillwood Alliance Residential, L. P.

Site Location: 4300 Block of Heritage Trace Parkway & 9700 North Beach Street
Mapsco: 22W

Proposed Use: Single-family

Request: From: "A-5" One-Family
To: "PD/A-5" Planned Development for all uses in "A-5" One-Family with maximum lot coverage of 56%; site plan waiver requested.

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

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

Background:

The applicant is requesting a zoning change from "A-5" One-Family to "PD/A-5" Planned Development for A-5 uses and to allow up to 56% maximum lot coverage. The site is currently platted as the Heritage Addition and one permit has been issued for the model home.

At the Zoning Commission, the developer explained that the need for the increased coverage is due to a change in the market demand. She explained that, in the past, two story homes were much more common. However, they are now seeing requests for one story homes with smaller yards.

Staff and the applicant have discussed that the proper venue is the Board of Adjustment for variances, however the BOA decisions have a time limit of 6 months with one 6 month extension possible, and the buildout of approximately 100 lots would require multiple variance cases. The developer recently received variances for up to 56% of lot coverage from the Board of Adjustment for approximately 35 lots.

Site Information:

Owner: Hillwood Alliance Residential, L.P.
5430 LBJ Freeway
Suite 800
Dallas, Texas 75240

Agent: Peloton Land Solutions/Gena Terrell
Acreage: 24.00
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "A-5" One-Family & "E" Neighborhood Commercial / single-family & vacant
- East "A-5" One-Family & "E" Neighborhood Commercial / vacant
- South "A-5" One-Family / vacant
- West "A-5" One-Family & "E" Neighborhood Commercial / single-family & commercial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-288 approved by Council 02/06/07 for neighborhood commercial subject property to the west; ZC-09-044 approved by Council 05/19/09 for single-family and neighborhood commercial subject property to the south

Platting History: FP-11-019 Heritage Addition recorded 03/08/12 for 109 single-family lots

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Heritage Trace	Major Arterial	Principle Arterial	Yes
North Beach St.	Two-way County	Principle Arterial	Yes

Public Notification:

The following Neighborhood Associations were notified:

Heritage Glen
Heritage

North Fort Worth Alliance
Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/A-5" Planned Development for all uses in A-5 to allow for more than 56% lot coverage.

Surrounding land uses consist of single-family and vacant land to the north, south, and east, and commercial to the west.

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

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as single-family residential. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development. (pg. 37)

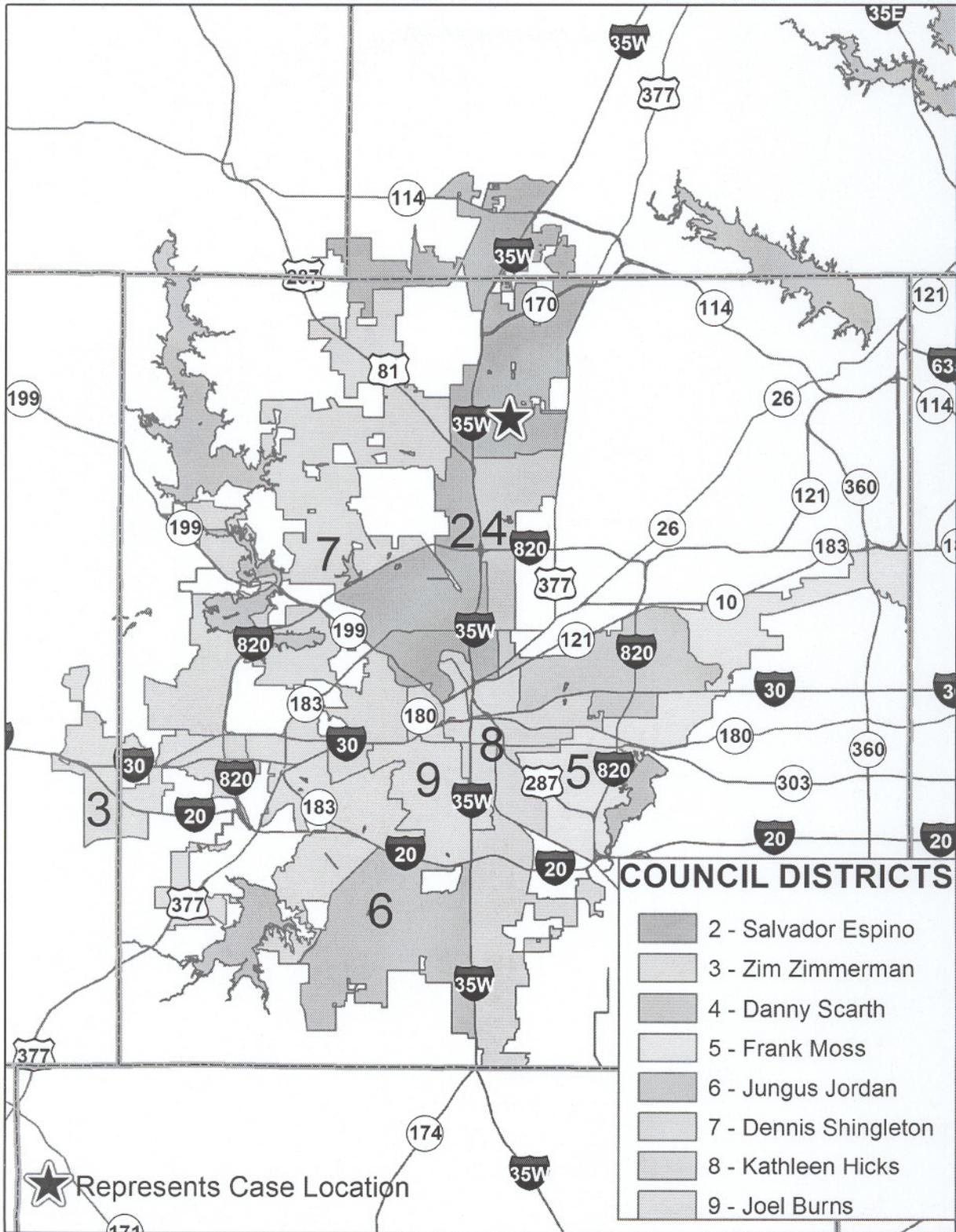
Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

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
- Final Plat
- Minutes of the Zoning Commission meeting

Location Map



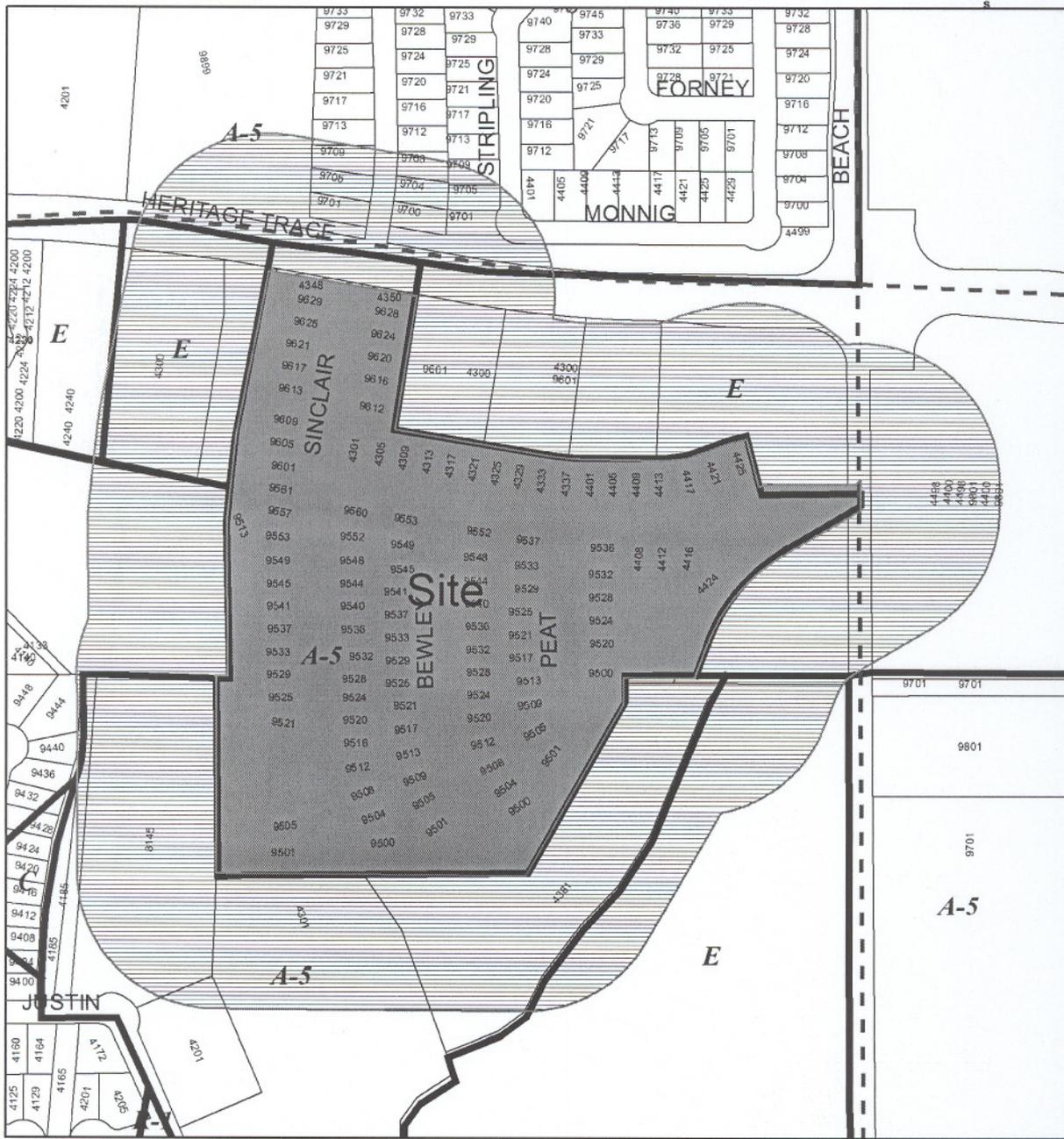


ZC-12-035

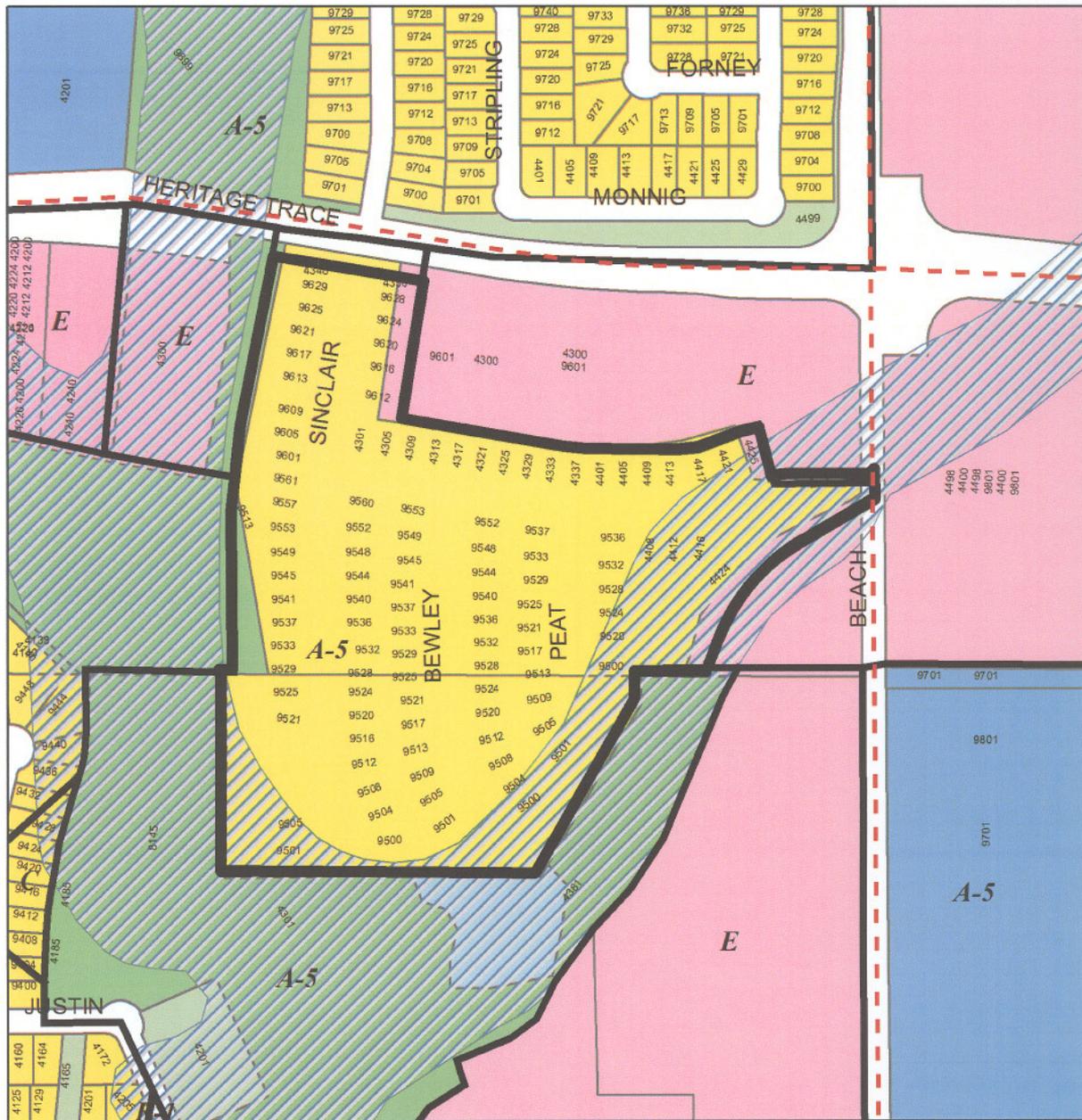
Area Zoning Map

Applicant: Hillwood Alliance Residential
 Address: 4300 Heritage Trace Parkway & 9700 N. Beach Street
 Zoning From: A-5
 Zoning To: PD for A-5 uses plus 56% max. lot coverage
 Acres: 24.01373246
 Mapsco: 22W
 Sector/District: Far North
 Commission Date: 04/11/2012
 Contact: 817-392-2495

 300 Ft. Buffer



200 100 0 200 Feet



- 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

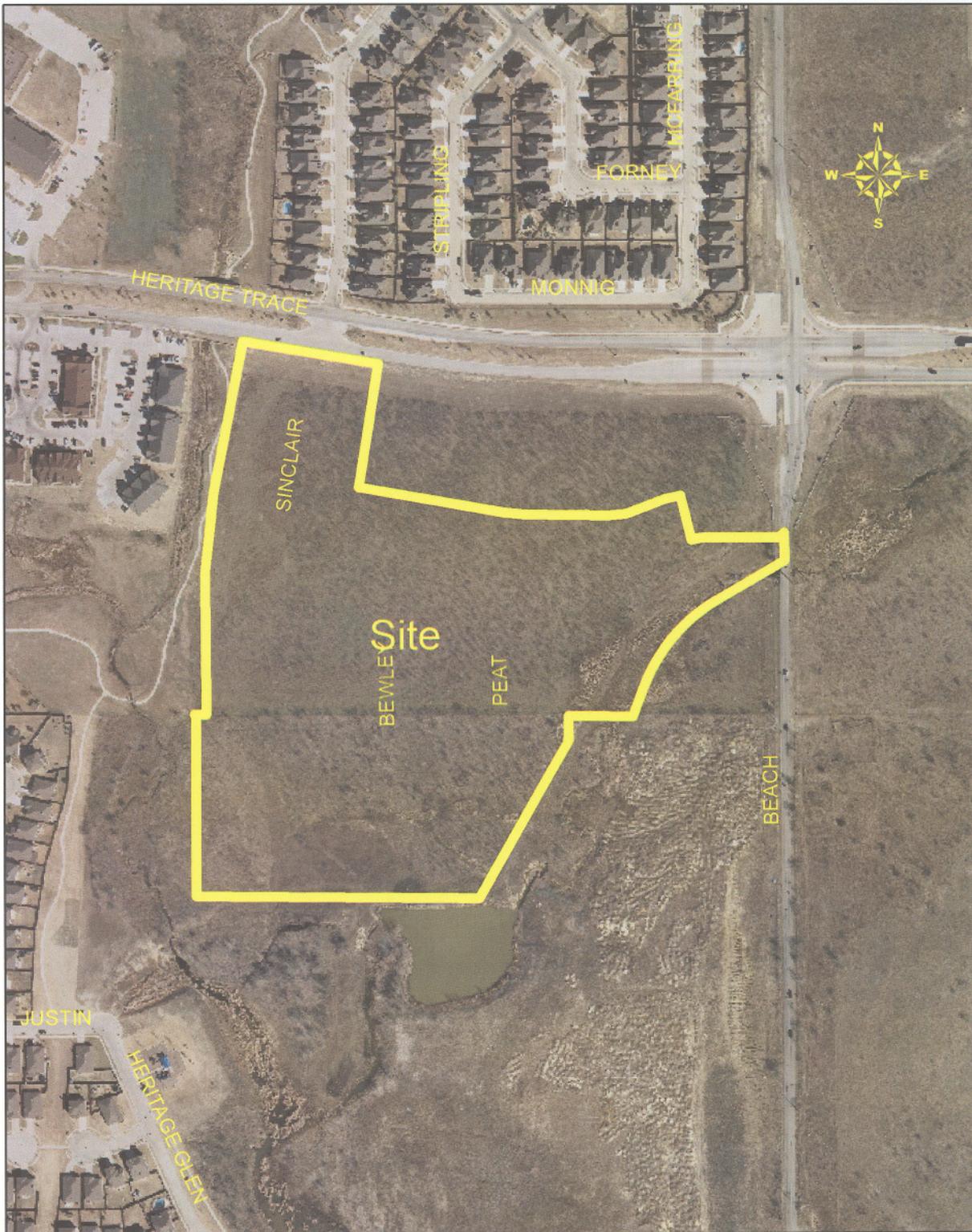
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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 06, 2012



Aerial Photo Map



A landscape plan was submitted for the Commissioners. Mr. Rose mentioned they are providing as many fast growing trees as possible for screening. The next issue was noise, for which they will be complying with the City of Fort Worth's noise ordinance. The 12 ft. fence being proposed will be constructed of concrete with slats in which plantings of greenery will grow making it a green wall.

Mr. Ortiz asked about merchandise being stored outside. Mr. Rose mentioned it would be comparable with other grocery stores and what is stored outside.

Mr. West asked if they have had contact with the neighborhoods. Mr. Rose said yes they did and addressed some of their concerns.

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

7. ZC-12-035 Hillwood Alliance Residential, L. P. (CD 2)- 4300 Block of Heritage Trace Parkway and 9700 North Beach Street (Samuel P. Williams Survey, Abstract 1690, 24.00 Acres): from "A-5" One-Family to "PD/A-5" Planned Development for all uses in "A-5" One-Family with maximum lot coverage of 56%; site plan waiver recommended

Gena Terrell, 5751 Kroger Drive, Suite 185, Keller, Texas representing Hillwood Alliance Residential explained to the Commissioners they are requesting to rezone to PD/A-5 to allow for more than 50% lot coverage. She mentioned Heritage has been out here since 1999 and is pretty much built out. She explained that the predominant demand for single-family has been two stories but they are now seeing a lot of demand for quality one story homes. Ms. Terrell mentioned this particular neighborhood is isolated, surrounded by a park on three sides with proposed retail on the north side. One model is under construction and they did go before the Board of Adjustment for a variance on the lot coverage for the model home and 29 additional lots which were approved. She noted the variance is only good for six months and wanted to have the flexibility over the entire site.

Mr. West asked about the lot size. Ms. Terrell mentioned typically they are 50 x 110, around 5500 square feet. Mr. West asked about the price range. Ms. Terrell said the one story will go between \$230,000 and \$250,000 and the two stories will go between \$240,000 to \$270,000.

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

<i>Document received for written correspondence</i>					ZC-12-035
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Tom Woliver/Hillwood Communities	5430 LBJ Freeway	Out		Support	Present at hearing
Larry Jackson/David	3001 I-35 E	Out		Support	Present at hearing