

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 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: HL Investments & N. Tarrant Parkway Surgery Center LLC

Site Location: 3400 North Tarrant Parkway Mapsco: 35G

Proposed Use: Hospital/Professional Offices With Helipad

Request: From: "PD-710" Planned Development for all uses in "E" Neighborhood Commercial plus assisted living facility, blood bank, nursing home with full medical services with development requirements; site plan required

To: Amend "PD-710" Planned Development to add a helipad; site plan included

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

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

Background:

The proposed site is located on North Tarrant Parkway just east of IH 35. The request is to amend the PD zoning based on "E" Neighborhood Commercial uses and additional medical uses to include a helipad use for the hospital; site plan included.

Helipads require a Special Exception in all commercial zoning districts if not specifically allowed by PD zoning. The applicant has provided the required site plan indicating five lots, consisting of medical offices, hospital and a helipad. The proposed development will be built in phases, first phase being lots 1 and 2 for hospital and medical office uses.

Below are the Development Standards in the existing PD:

- Masonry is a minimum 50% masonry construction
- Sign requirements for the "E" district apply with the following exceptions: Signs adjacent to North Tarrant Parkway or North Riverside Drive will be limited to ground mounted monument style.
- Maximum height three stories or 45 feet measured from slab to top plate.
- Entry features may be located at the main entry to the development (at North Tarrant Parkway) and at the entry to each complex within the development, subject to the following: entry feature must be located on collector or wider street, is limited to 25 feet with a minimum side and rear setback of five feet. No front setback along the street right-of-way.
- Parking requirements for the "E" district apply.

Site Information:

Owner: HL Investments & N. Tarrant Parkway Surgery Center

365 Miron Street
Suite A
Southlake, Texas 76092

Agent: Baird, Hampton & Brown/Konstantine Bakintas
Acreage: 9.30 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / vacant
- East "PD-710" Planned Development for multifamily / apartments
- South "PD-710" Planned Development for multifamily / apartments
- West "PD-710" Planned Development for open space, grazing, park related structures, etc. / vacant, cemetery

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-175 various zoning categories to "PD-710" Planned Development, approved by City Council 08/06 (subject property).

Platting History: PP-11-015 Monterra by Hillwood approved by City Plan Commission 07/27/11

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. There are three monument signs on North Tarrant Parkway and is encroaching in the 20 foot front yard setback. (A waiver is being requested to encroach 10 ft in the 20 ft. setback).
2. Show any entry features proposed on North Tarrant Parkway.
3. Add access easement note to the site plan.

Compliance with the items noted above shall be reflected on the site plan or waivers to each item are required.

Planning & Development/Platting site plan comments

1. Provide public access to cemetery lot and clarify what happened to the recorded private access to the cemetery lot.

Comments made by Platting staff cannot be waived through the Zoning Commission.

Transportation/Public Works (TPW) site plan comments

No comments from TPW have been received at this time but should correspond with the Preliminary Plat

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
North Tarrant Parkway	Major Arterial	Principal Arterial	Yes (currently under construction)

Public Notification:

The following Neighborhood Associations were notified:

- North Fort Worth Alliance
- Keller ISD
- Northwest ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend "PD-710" to include a helipad; site plan included. Surrounding land uses are vacant to the north and west, multifamily to the east and south.

The proposed addition of the helipad is compatible with the surrounding development and would be a vital amenity to the hospital. Additionally, the site will be located on North Tarrant Parkway, which is currently being constructed to a principal arterial.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as mixed use growth center. The proposed addition of the helipad is consistent with the mixed use growth center designation.

In addition the property is located on a future principal arterial, which is a proper location for commercial and multifamily uses. The policy below applies to this development:

- Accommodate higher density residential and mixed uses in areas designated as mixed use growth center on the City's future land use maps. (pg. 37)

The zoning change request **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
- Site Plan
- Minutes of the Zoning Commission meeting

Location Map



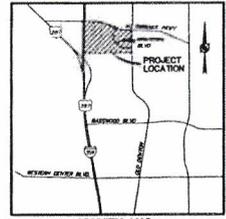
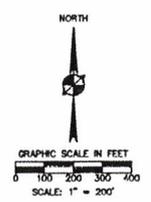
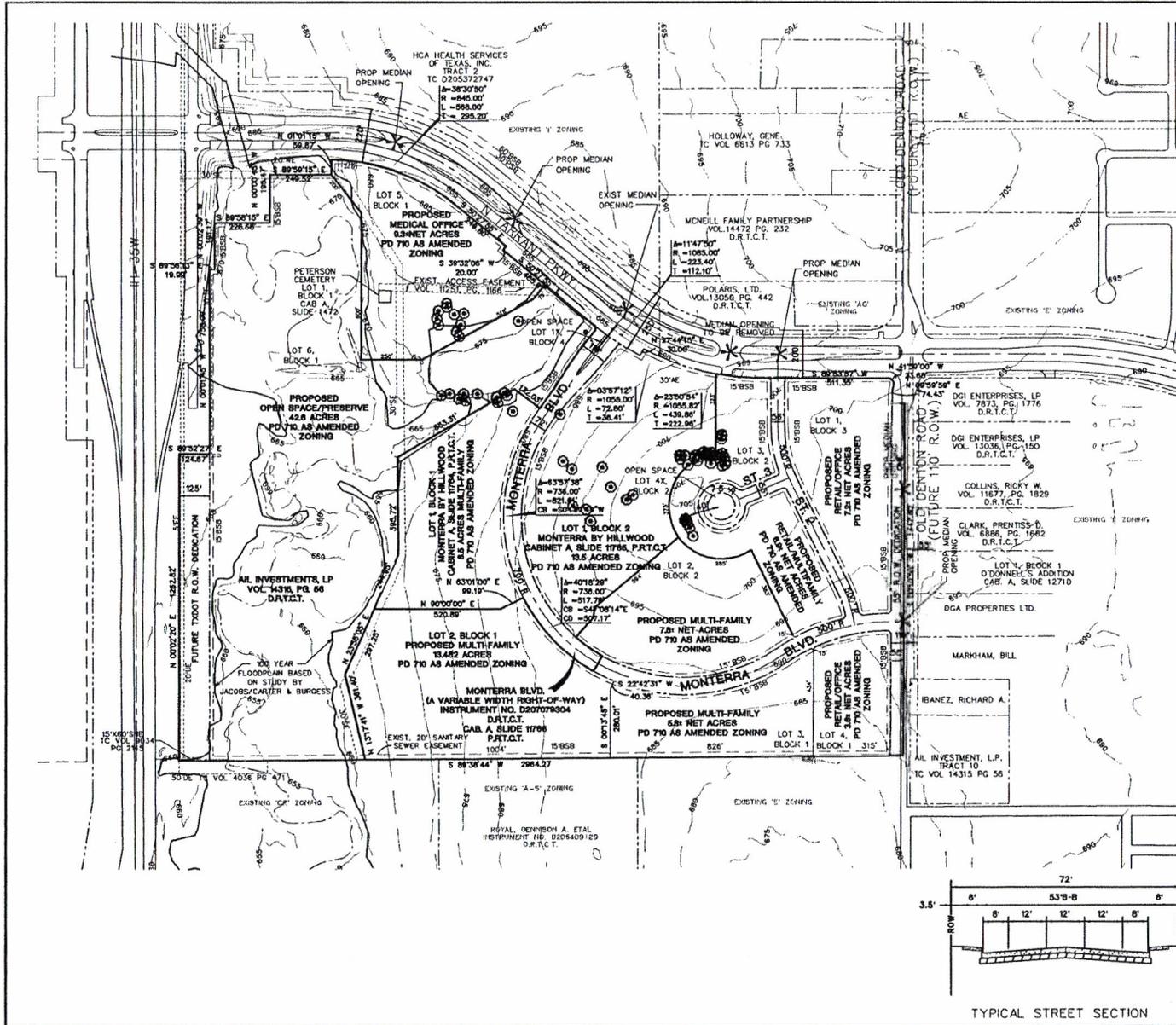
COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2000 1000 0 2000 Feet





VICINITY MAP
NOT TO SCALE
MAPSCO 356

- * NOTES *
1. THE PROPERTY IS WITHIN THE CITY OF FORT WORTH CORPORATE LIMITS.
 2. PROPOSED UTILITY EASEMENT ALONG THE FRONT OF UNITS WILL BE SHOWN ON FINAL PLAT.
 3. CITY OF FORT WORTH WATER AND SEWER.
 4. LOT 4X, BLOCK 2 AND LOT 4X, BLOCK 4 TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION.
 5. ACCESS EASEMENT TO PETERSON FAMILY CEMETERY TO BE RELOCATED AT FINAL PLATING.
 6. AVERAGE LOT SIZE IS 430,240 SF.
 7. SMALLEST LOT SIZE IS 4,814 SF.

LAND USE SUMMARY

USES	RESIDENTIAL LOTS	RESIDENTIAL UNITS	NON-RESIDENTIAL LOTS	SQUARE FEET	DENSITY	POPULATION
OPEN SPACE / PRESERVE			3	42.5		
MF (APARTMENT)	3	648		27.1	19.1	1296
MEDICAL OFFICE			1	9.3		
MF / RETAIL	1	90		8.9	15.0	180
RETAIL / OFFICE			2	10.8		
RIGHT-OF-WAY				9.2		
TOTAL	4	738	6	105.8		1476

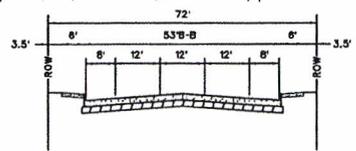
AREAS THAT HAVE BEEN FINAL PLATTED:
 LOT 1, BLOCK 1 - 8.842 ACRES - MULTIFAMILY - BI UNITS
 LOT 1, BLOCK 2 - 13.475 ACRES - MULTIFAMILY - 207 UNITS
 MONTERRA BLVD. RIGHT-OF-WAY - 2.845 ACRES
 LOT 1X, BLOCK 4 - 0.088 ACRES OPEN SPACE

A PRELIMINARY PLAT FOR
 MONTERRA BY HILLWOOD
 LOT 2, 3, & 4 - BLOCK 1
 LOT 2, 3, & 4X - BLOCK 1
 LOT 1 - BLOCK 3
 EXISTING PD 710 AS AMENDED ZONING
 (105.846 ACRES)

BING A 105.846 ACRE TRACT
 OF LAND SITUATED IN
 THE WILLIAM McCOWN SURVEY, ABSTRACT NUMBER 096,
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
 JULY 13, 2011

OWNER:
 HILLWOOD MONTERRA, L.P. AND
 AIL INVESTMENT, L.P.
 13600 HERITAGE PKWY, SUITE 200
 FORT WORTH, TEXAS 76177
 (817) 224-6000

ENGINEER/SURVEYOR:
 BURY & PARTNERS-OFW, INC.
 5310 HARVEST HILL
 SUITE 100
 DALLAS, TEXAS 75230
 (972) 991-0011
 TBP# NO. F-1048



TYPICAL STREET SECTION

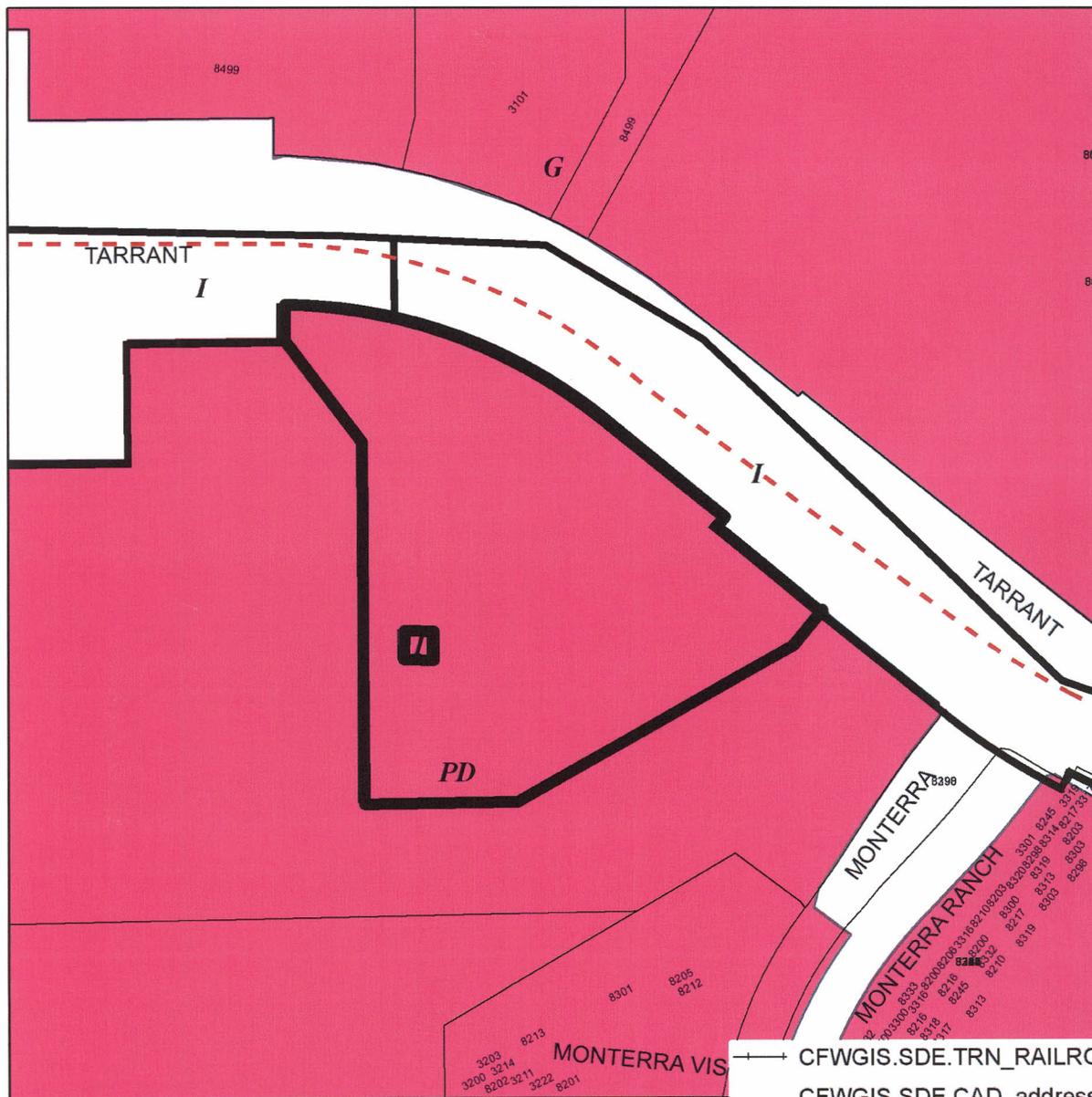
PP-1-015

FORT WORTH



Future Land Use

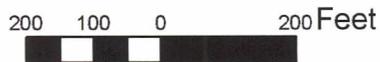
ZC-12-111



- 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



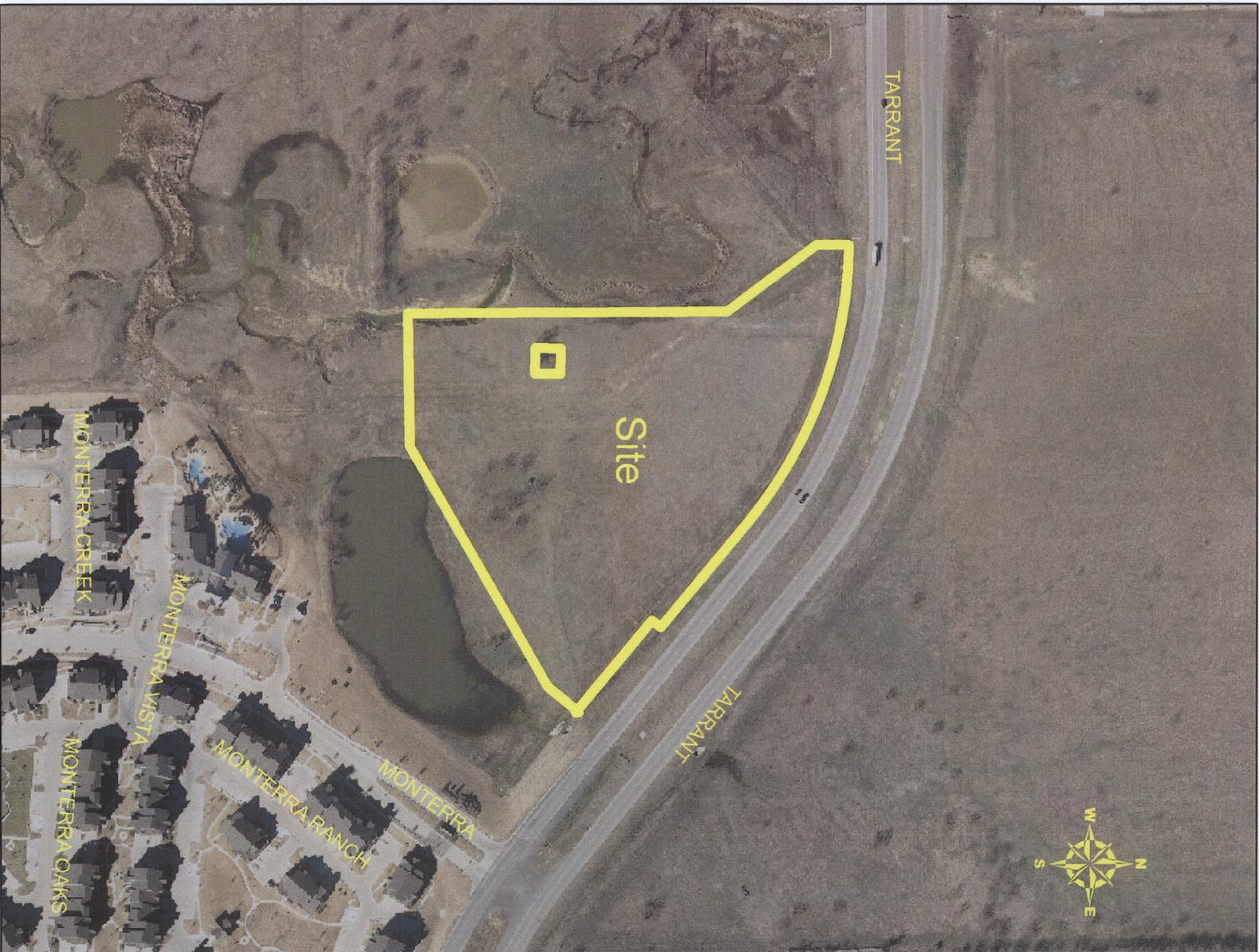
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.





ZC-12-111

Aerial Photo Map



<i>Document received for written correspondence</i>				ZC-12-105	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Cecil Driskell/Lakes of River Trails HOA	9008 Riverfalls Dr.			Support	Spoke at hearing
Nicole Williams	Bell Helicopter			Support	Sent letter in
Paul Mastin	NA			Support	Sent letter in

9. ZC-12-110 Riverbend Investment/Riverbend Investment II: Trinity Lakes Form Based District (CD 4) 7800 – 8100 Blocks of Trinity Boulevard (Hamilton Bennett Survey, Abstract No. 138, 217.09 Acres): from “E” Neighborhood Commercial and “PD-224” Planned Development for existing zoning categories: “I” Light Industrial, “G” Intensive Commercial, “O-2” Floodplain, “IP” Industrial Park, “C” Medium Density Multifamily, “AG” Agricultural, “E” Neighborhood Commercial plus sand and gravel and specific regulations for mining activity to Trinity Lakes Form Based Code with six character zones: Boulevard Mixed Use, Village Mixed Use, Highway Mixed Use, Campus Commercial Transition, Neighborhood with regulating plan and development standards.

To review the proposed code:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

Dennis Hopkins, 3014 Pitkin Lane, Arlington, Texas explained to the Commissioners they waived their time to extend the previous presentation and is here to answer any questions.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 8-0-1 with Mr. West Abstaining.

<i>Document received for written correspondence</i>				ZC-12-110	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Matt Sepplan	8201 Bowsprit Ln	In		Opposition	Sent letter in

12. ZC-12-111 HL Investments and North Tarrant Pkwy Surgery Center LLC (CD 2)-3400 North Tarrant Parkway (William McCowen Survey, Abstract 999, 9.30 Acres): from “PD-710” Planned Development for all uses in “E” Neighborhood Commercial plus assisted living, blood bank, nursing home with full medical services with development standards; site plan required to Amend “PD-710” to add a helipad; site plan included

Konstantine Bokintas, 4550 SH 360, Suite 180, Grapevine, Texas with Baird, Hampton and Brown representing HL Investments explained to the Commissioners the application in front of them is a site plan that is required for the PD.

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

13. ZC-12-112 Thomas Blanton (CD 2)- 3900 and 3950 Angle Avenue (W Y Allen Survey, Abstract A-15, 13.41 Acres): from "I" Light Industrial to "D" High Density Multifamily

Joe Paniagua, 8125 Mount Shasta Circle, Fort Worth, Texas explained to the Commissioners the power point presentation. He did mention there are existing apartments to the north of the proposed site. He has talked to Airport staff and they were ok with this since the project is limited to three stories. Mr. Paniagua did mention in 2009 the Comprehensive Plan indicated residential and multifamily in this area and thought it would be ok to go back to it. They will be leaving the existing tree line as a natural buffer.

Mr. Flores asked about the infrastructure needs along Angle and that the proposed development would fit in along Angle Avenue. He asked if he could speak about Old Decatur Road, was there some type of agreement. Mr. Paniagua said that the northern part of Old Decatur there is construction going on to widen the road and to accommodate heavy truck traffic for Commercial Metals. From that point south to Angle Avenue about .06 a mile is unfunded. There are plans in the future to improve the road the problem is the funding.

Mr. Flores said the needed improvement would take that to a four lane road. Mr. Paniagua said that is correct. He said Councilman Espino has asked staff to come up with a plan to improve and finance this particular piece of road. Mr. Flores asked about parking. Mr. Paniagua said based on calculations he figured anywhere from 378 to 630 parking spaces. He also asked about any conversations with the neighborhood. Mr. Paniagua said there is a letter of support from the Far Greater Northside Historical Assoc. They presented the same power point to them and have heard no opposition.

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

14. ZC-12-113 Pearl Development, LLC (CD 7)- 11300 – 11400 block of White Settlement Road (GB Kenney Survey, Abstract 2, 12.02 Acres): from "A-5" One-Family to "E" Neighborhood Commercial

Ron Ramirez, 701 Highlander, Suite 300, Arlington, Texas with Weir & Associates representing Pearl Development explained to the Commissioners the request to rezone to E it is in support with another development that surrounds this to the south and east. Approximately 1280 homes are proposed over the next five to seven years and a need to facilitate a commercial use along White Settlement Road. He mentioned a traffic impact analysis has been done in conjunction with the overall development at this time there are no improvements recommended by the traffic consultant until such time as five phases of the overall development have been completed.