



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 21, 2013

Council District 2

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

Opposition: none

Continued Yes X No ___
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Thomas Blanton

Site Location: 3900 and 3950 Angle Avenue Mapsco: 47V

Proposed Use: Multifamily

Request: From: "I" Light Industrial
To: "D" High Density Multifamily

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Minor Boundary Adjustment)

Background:

The applicant is requesting a zoning change from "I" Light Industrial to "D" High Density Multifamily. The area directly east of the site was rezoned in early 2011 to PD/K including recycling and other heavy industrial uses. The site has begun to accommodate several of the industrial users that have been forced to relocate as a result of the Trinity River bypass project.

During this rezoning case, the discussion included utilizing this site as a buffer to the much heavier industrial uses expected to the east. Together with the adjacent wide creek and floodplain on the eastern boundary, it also provides a buffer in the southwestern corner to the existing multi-family development to the west. The proposed site is also located within an industrial growth center, which is created for industrial and commercial uses. Outside of a multifamily apartment complex and parkland, the area is undeveloped. This area is zoned mostly industrial and agricultural, and many parcels are identified as brownfield sites.

Before it was identified for the heavy industrial use, the area was designated as a possible future location for a University Campus and Regional Sports & Recreation Complex by *The Northside Economic Development Strategy Final Report*. The strategy recommends pursuing a satellite university campus on mostly undeveloped land located west of Meacham airport. Adequate land remains to the west of the properties for this campus in the future.

Support was received from the Far Greater Northside Historical Neighborhood Association.

Site Information:

Owner: Thomas Blanton

777 Main Street
 Suite 3100
 Fort Worth, Texas 76102

Agent: Joe Paniagua
 Acreage: 13.41 acres
 Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "PD/K" Planned Development for "K"/ vacant
 East "PD/K" Planned Development for "K"/ vacant
 South "AG" Agricultural; "A-5" One-Family / stables and other horse related activities, Buck Sansom Park
 West "B" Two-Family; "C" Medium Density Multifamily / vacant, multifamily

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-120 Approved by City Council January 27, 2012 for PD/K including numerous uses such as recycling.
 ZC-08-201 Approved by City Council February 12, 2009 for J uses plus a plant to process animal byproducts to biodiesel fuel

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW Loop 820	Tollway/Freeway	Tollway/Freeway	No
Old Decatur Road	Two-way Residential	Minor Arterial	Yes
Angle Avenue	Major Arterial	Major Arterial	No

Public Notification:

The following Neighborhood organizations were notified:

Organizations Notified	
Far Greater Northside Historical	Lake Worth ISD.
Streams & Valleys	FWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "D" High Density Multifamily. Surrounding uses vary with stables and horse related activities to the south, vacant land to the north and east, and multifamily to the west.

This property was originally included within the area directly east which is in the process of being transformed into a heavy industrial complex, including recycling businesses. Old Decatur Road was originally determined to be the buffer between the residential and multifamily uses. The existing creek in the southwestern corner cuts off the subject property from the remainder of the industrial tract, and therefore would be difficult to develop as industrial. As a result, the development into multifamily could act as a buffer for this area.

Based on surrounding land uses and the size of the creek to the east, the proposed zoning is **compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as an Industrial Growth Center. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Accommodate higher density residential in and mixed uses in areas designated as mixed-use growth center on the City's future land use maps (pg 37)
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 38)
- Discourage the location of industrial uses adjacent residential districts (pg 38)

The proposed multifamily component is not compatible with the Northside Economic Development Strategy Final Report, which envisions a University and regional sports complex. Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. However, the multifamily residential with the adjacent creek and floodplain could serve as a buffer between the existing multifamily across Old Decatur Rd. and the industrial uses. (Minor Boundary Adjustment)

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
- Minutes of the City Council meeting
- 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





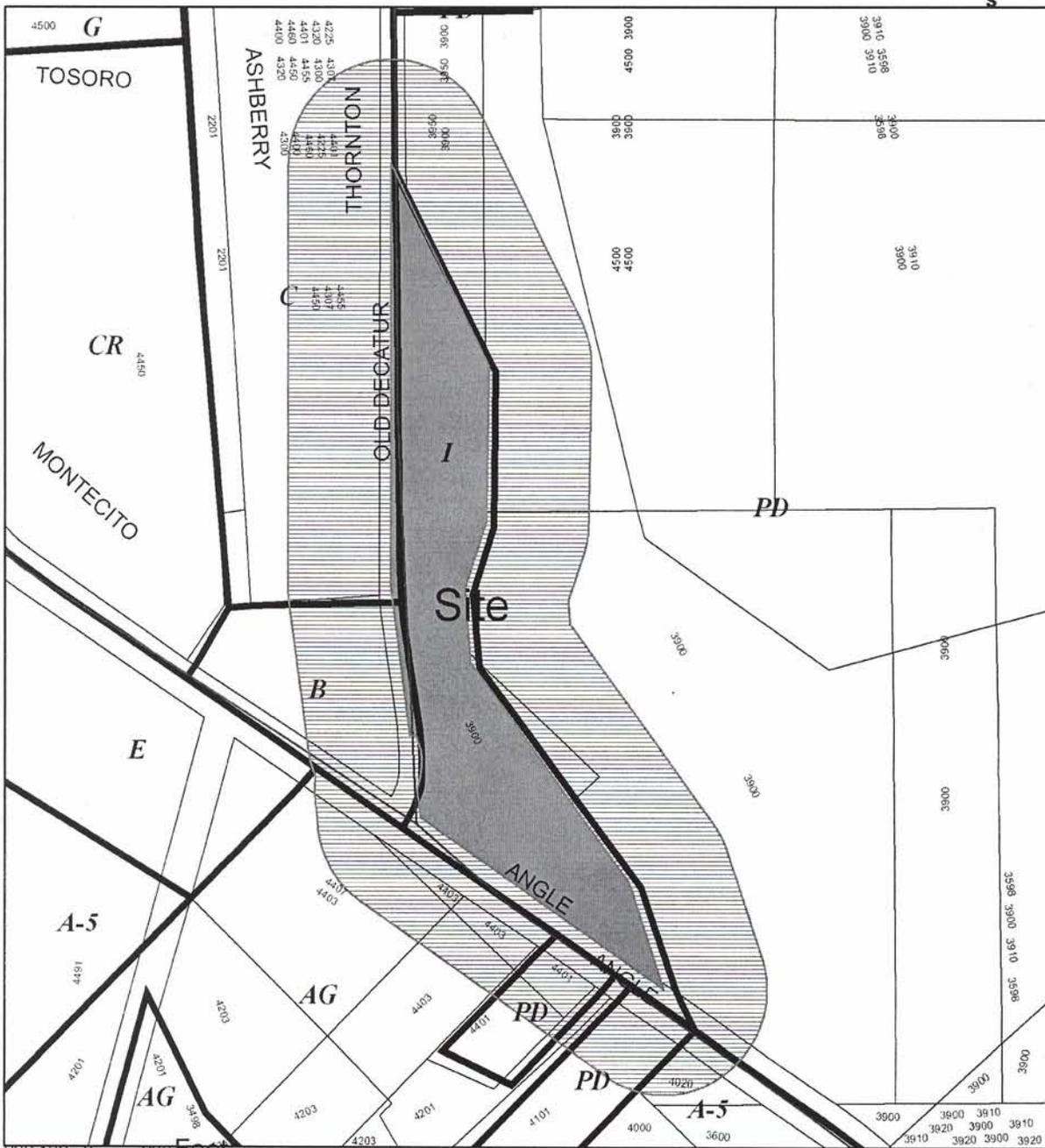
ZC-12-112

Area Zoning Map

Applicant: Thomas Blanton
 Address: 3900 & 3950 Angle Avenue
 Zoning From: I
 Zoning To: D
 Acres: 13.36
 Mapsco: 47UV
 Sector/District: Northside
 Commission Date: 11/14/2012
 Contact: 817-392-8043



300 Ft. Notification Buffer

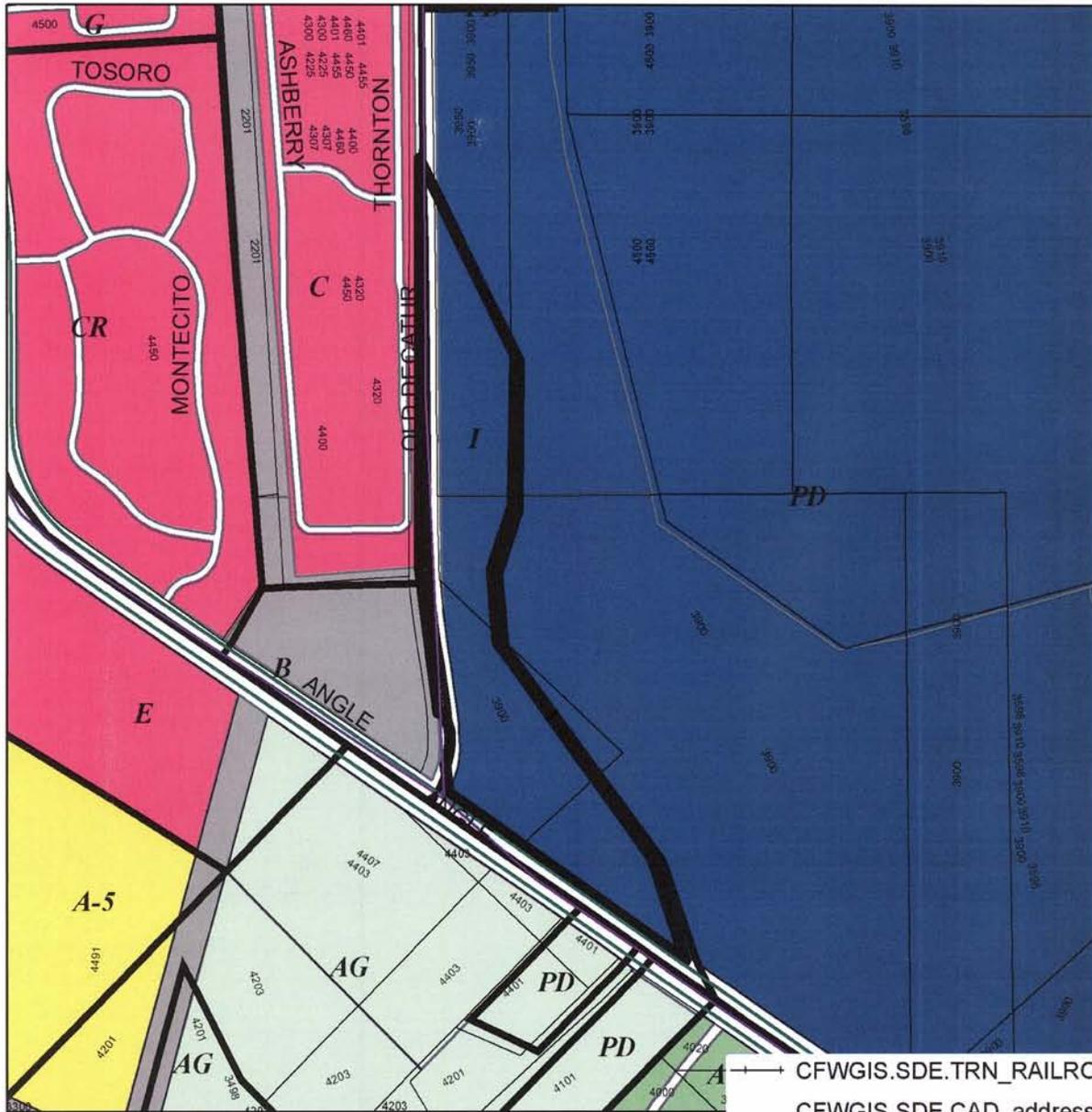


FORT WORTH



Future Land Use

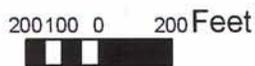
ZC-12-112



- 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

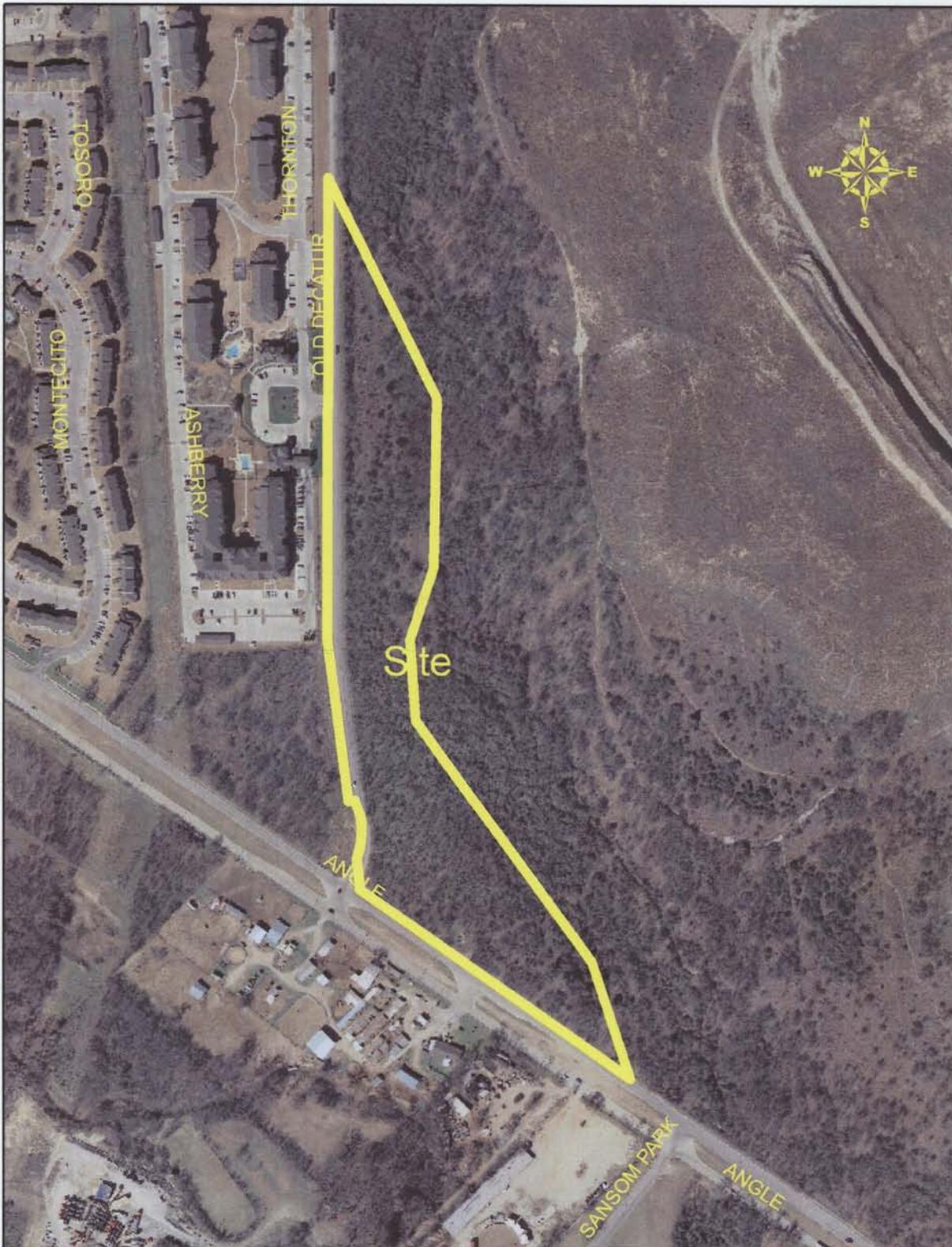
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



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.



Aerial Photo Map



200 100 0 200 Feet

1. An Ordinance Ordering a General Election by the Qualified Voters of the City of Fort Worth, Texas, on Saturday, the 11th Day of May, 2013, for the Purpose of Electing the Mayor and Council Members for the City of Fort Worth and Providing a Runoff Date, If Needed

It was recommended that the City Council adopt an Ordinance ordering a general election by the qualified voters of the City of Fort Worth, Texas, on Saturday, the 11th day of May, 2013, for the purpose of electing the Mayor and Council Members for the City of Fort Worth and providing a runoff date, if needed.

Motion: Council Member Burns made a motion, seconded by Council Member Shingleton, that Ordinance No. 20603-02-2013 be adopted, with updated Exhibits A-2, B-2 and B-3 which were provided to Council at the Pre-Council meeting held on February 5, 2013. The motion carried unanimously 9 ayes to 0 nays.

XV. ZONING HEARING

Mayor Price opened the public hearing.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on January 20, 2013.

(Council Member Jordan left his place at the dais.)

1. ZC-12-112 - (CD 2) - Thomas Blanton, 3900 and 3950 Angle Avenue; from: "I" Light Industrial to: "D" High Density Multifamily (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

Mr. Joe Paniagua, 8125 Mount Shasta Circle, completed a speaker card in support of Zoning Docket No. ZC-12-112, but did not wish to address the Council.

Motion: Council Member Espino made a motion, seconded by Council Member Moss, that Zoning Docket No. ZC-12-112 be continued until the March 5, 2013, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Council Member Jordan absent.

2. ZC-12-123 - (CD 9) - Robert Dunlap, 516 & 518 W. Jessamine; from: "A-5" One-Family to: "PD/ER" Planned Development for "ER" Neighborhood Commercial Restricted for parking of company vehicles only; site plan included. (Recommended for Approval as Amended by the Zoning Commission with revised site plan)

8. ZC-12-111 - (CD 2) - HL Investments & N. Tarrant Parkway Surgerv Center LLC, 3400 North Tarrant Parkway; 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 requirements; site plan required to: Amend "PD-710" Planned Development to add a helipad; site plan included.(Recommended for Approval by the Zoning Commission)

Mr. Konstantine Bakintas, 4550 SH 360, Suite 180, Grapevine, Texas, appeared before Council in support of Zoning Docket ZC-12-111.

Mr. Michael Astin, 2236 Calvary Drive, submitted a comment card in support of Zoning Docket No. ZC-12-111.

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket No. ZC-12-111 be approved. The motion carried unanimously 9 ayes to 0 nays.

9. ZC-12-112 - (CD 2) - Thomas Blanton, 3900 and 3950 Angle Avenue; from: "I" Light Industrial to: "D" High Density Multifamily. (Recommended for Approval by the Zoning Commission)

Mr. Joe Paniagua, 8125 Mount Shasta Circle, completed a speaker card in support of Zoning Docket No. ZC- 12-112, but was not present in the Council Chamber when recognized.

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket No. ZC-12-112 be continued until the February 5, 2013, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

10. ZC-12-114 - (CD 9) - Trinity Bluff Development, Ltd., 633 and 637 Samuels Avenue; from: "PD-489" Planned Development for all uses in "H" Central Business District excluding the following uses: massage therapy, sexually oriented business, recreational vehicle park, cold storage or ice plant, gunsmithing, repair or sales, home improvement store, mini-warehouses, mortuary or funeral home, pawn shop, tattoo parlor, taxidermist shop, auto parts supply, retail automotive repair, paint and body shop, car wash full or self service, vehicle sales or rental, including automobiles, motorcycles, boats or trailers. Building height shall be restricted to 20 stories. In addition, a transitional height plane of 45 degrees shall apply to portions of a building above 45 feet or 3 stories, whichever is greater, for buildings along the northern boundary of the cemetary; site plan waived; to: Amend "PD-489" Planned Development to remove the transitional height plane requirement; site plan waiver recommended. (Recommended for Approval by the Zoning Commission)

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.