

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2012

Council District 9

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: Trinity Bluff Development, Ltd.

Site Location: 633 and 637 Samuels Avenue Mapsco: 63S

Proposed Use: Multifamily

Request: 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 cemetery; site plan waived

To: Amend "PD-489" Planned Development to remove the transitional height plan requirement; site plan waiver recommended.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The site is located along Samuels Avenue just north of downtown, across the Trinity River from the proposed Trinity Uptown area. Some historically significant homes have been identified in this area. The southern sections of Samuels Avenue have been redeveloped by the applicant into multifamily and mixed use structures. The applicant has acquired multiple properties along Samuels to the north with the intention of developing the same types of structures.

The applicant is requesting to remove the transitional height plane requirement. In 2005 the same request was approved by City Council for the subject property directly south.

Site Information:

Owner: Trinity Bluff Development, Ltd.
1209 East Belknap
Fort Worth, TX 76102

Applicant: Ramon Guajardo

Acreage: 0.64 acres
Comprehensive Plan Sector: Northeast

Surrounding Zoning and Land Uses:

North "D" High Density Multifamily/Historic / duplex
East "A-5" One-Family / Pioneer's Rest Cemetery
South "PD-489" Planned Development / townhomes
West "PD-488" Planned Development / vacant & Trinity River

Recent Relevant Zoning and Platting History:

Zoning History: ZC-08-081 approved by City Council 06/08 to PD-489 subject property. SP-05-035 approved by City Council 08/05 for site plan waiver to the proximity slope subject property to the south.

Platting History: None

Public Notification:

The following Neighborhood Associations were notified:

Rock Island/Samuels Avenue NA	Fort Worth ISD
Streams Valleys Inc.	Fort Worth Downtown Neighborhood Alliance

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to amend PD-489 to remove the transitional height plane requirement.

Surrounding uses are currently duplex to the north, cemetery to the east townhomes to the south, and Trinity River to the west.

Due to the prevalence of townhome uses currently in the area, the proposed zoning for this lot **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the subject property as a mixed use growth center. The requested zoning classification is not appropriate for the land use designation. The proposed request to remove the transitional height plane is consistent with the following Comprehensive Plan policies:

- 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)

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

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting



COUNCIL DISTRICTS

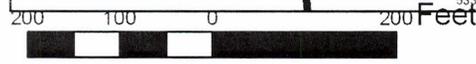
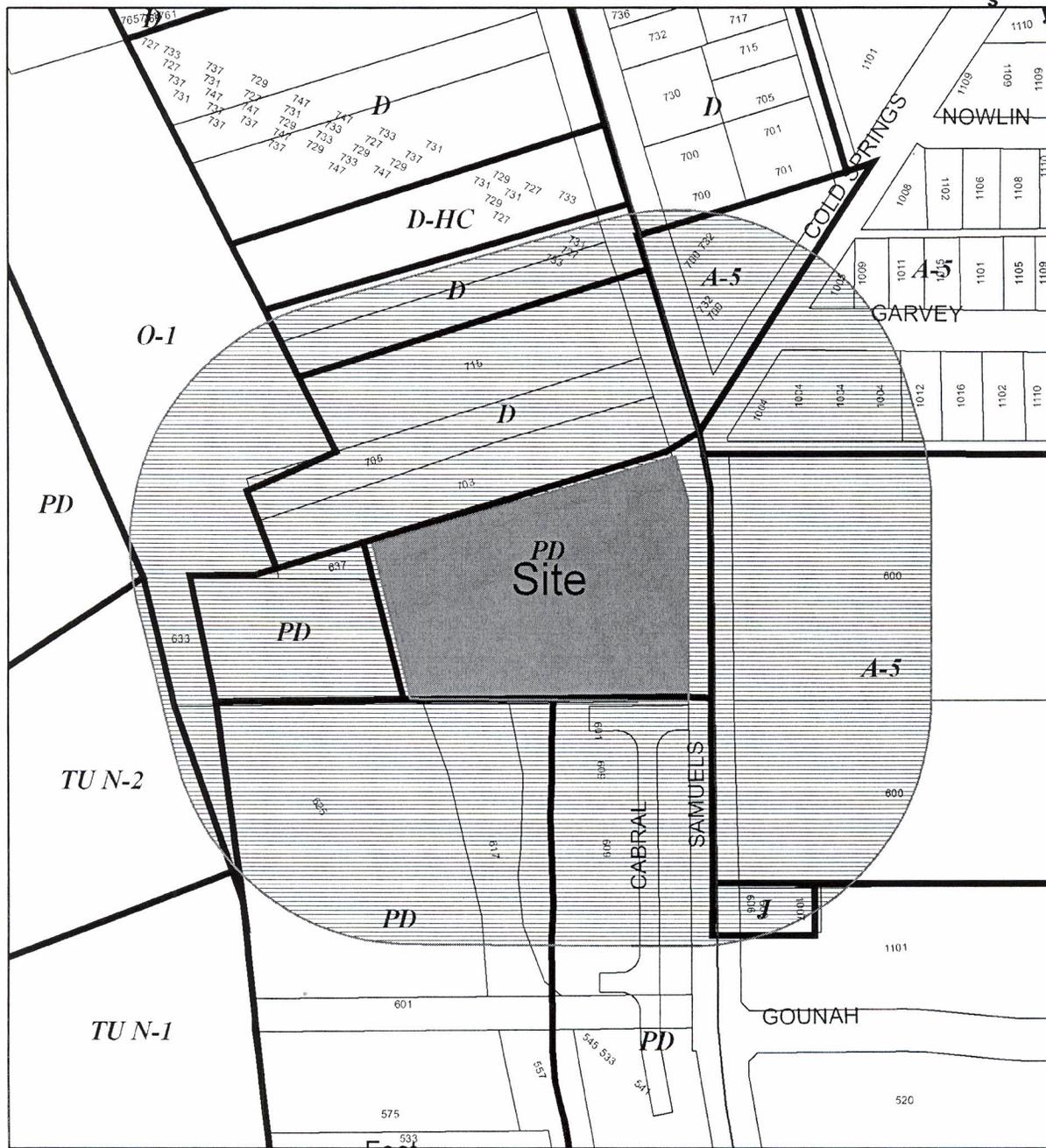
- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums

Area Zoning Map

Applicant: Trinity Bluff Development, Ltd.
 Address: 633 & 637 Samuels Avenue
 Zoning From: PD 489
 Zoning To: Amend PD 489 to remove transitional height plane
 Acres: 2.12
 Mapsco: 63S
 Sector/District: Northeast
 Commission Date: 11/14/2012
 Contact: 817-392-2495



 300 Ft. Notification Buffer

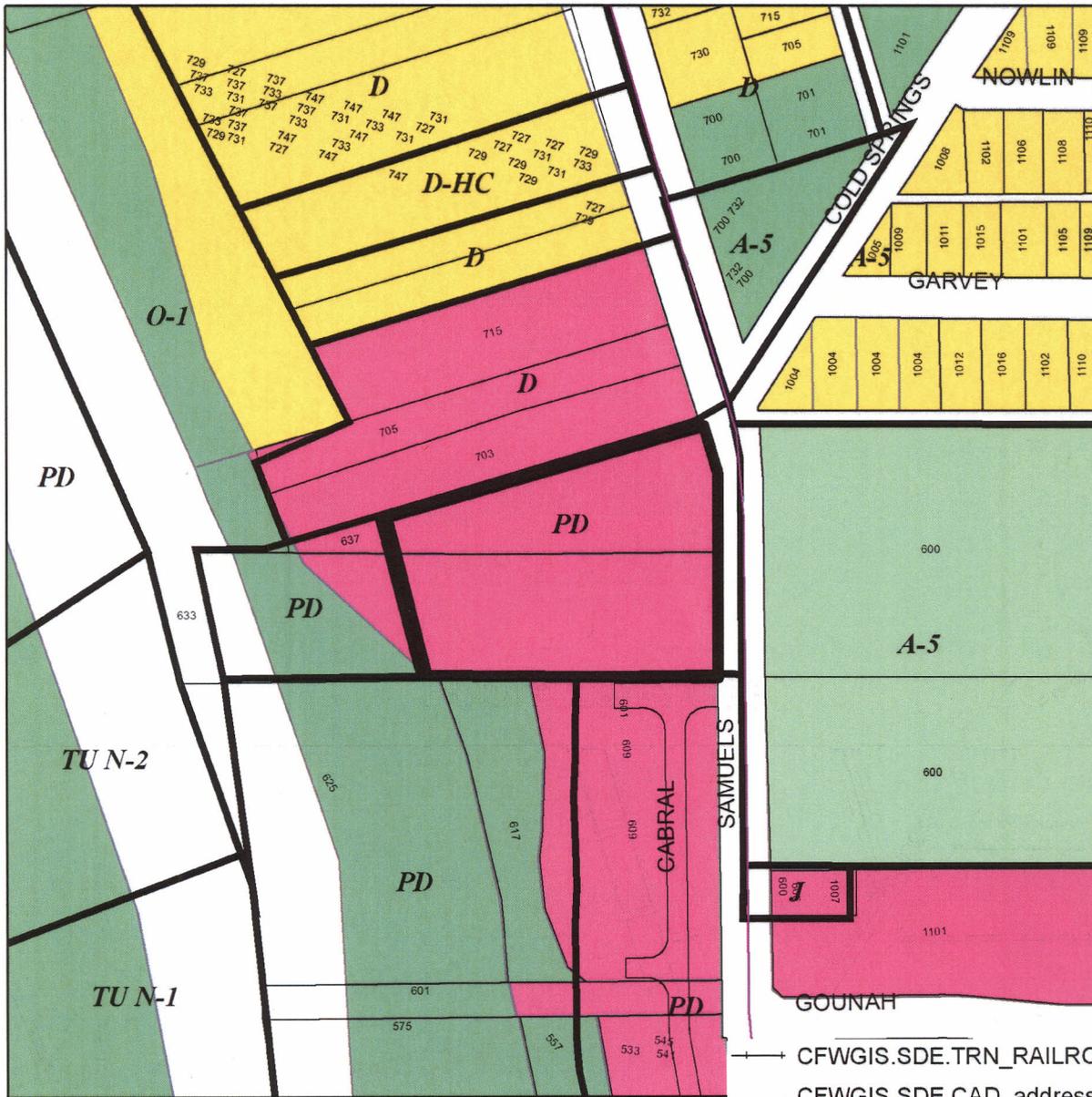


FORT WORTH



Future Land Use

ZC-12-114



- 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

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.

Mr. Genua asked if the property has been platted. Mr. Ramirez said the public hearing is on Friday. Mr. Genua asked if all this land is under Pear ownership. Mr. Ramirez said the land in question is the other is owned by a different entity. Mr. Genua asked why not ask for ER. Mr. Ramirez said they wanted the flexibility.

Mr. Flores asked if he has had any communication with the Silver Ridge residential NA. Mr. Ramirez said they had a meeting with them on Monday.

Motion: Following brief discussion, Mr. Genua recommended a 30 day continuance of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

15. ZC-12-114 Trinity Bluff Development Ltd (CD 9)- 633-637 Samuels Avenue (M Baugh Survey, Abstract 106, 2.11 Acres): from "PD-489" Planned Development for all uses in "H" Central Business District excluding the following uses: message therapy, sexually oriented business, recreational vehicle park, cold storage or ice plant, gunsmithing, repair and 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 cemetery; site plan waived to Amend "PD-489" Planned Development to remove the transitional height plane requirement; site plan waiver recommended

Ramon Guajardo, 4400 Northview Court, Aledo, Texas representing Trinity Bluff Development explained to the Commissioners the request to amend the transitional height plane requirement.

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

16. SP-12-009 Hope Lutheran Church and Foundation for Healthy Living (CD 4)- 2929 Precinct Line Road (River Trails All Storage Addition, Block A, Lots 4 & 5, 1.65 Acres): Amend "PD-627" to expand covered outdoor storage area

Coy Quine , 301 South Sherman, Suite 100, Richardson, Texas explained to the Commissioners they are expanding the outdoor storage area.

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

17. ZC-12-117 Chesapeake Land Development Co., LLC (CD 6)- 5023 – 5025 Granbury Road (Westcliff Addition, Portion of Block A, 1.26 Acres): from "PD-175" Planned Development for all uses in "E" Neighborhood Commercial plus retail auto parts, auto supplies and tire repair and sales; site plan waived to Amend "PD-175" Planned