

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
August 6, 2013

**Council District** 7

**Zoning Commission Recommendation:**  
Approval as amended for A-5 and F by a vote of 9-0

**Opposition:** none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	Stephen Murray	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** AIL Investment, LP

**Site Location:** 5101-5103 Ray White Rd, 5000 - 5302 Golden Triangle Blvd  
 Mapsco: 22 L, M, Q, R

**Proposed Use:** Single-Family & Commercial

**Request:** From: "CR" Low Density Multifamily; "C" Medium Density Multifamily; "ER" Neighborhood Commercial Restricted; "E" Neighborhood Commercial; "FR" General Commercial Restricted, PD 68 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial

To: "A-5" One-Family and "F" General Commercial

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

**Comprehensive Plan Consistency:** Requested change is: **Consistent (Tracts 1 & 2)**  
**Not Consistent (Minor Boundary Adjustment Tract 3)**  
**Not Consistent (Significant Deviation Tracts 4-5)**  
**Not Consistent (Technical Inconsistency Tracts 6-10)**

**Background:**

The applicant is proposing to rezone north and south of Golden Triangle Blvd, north of Ray White Road, and along the proposed Park Vista Blvd. The original request was to rezone various districts to "A-5" One-Family and "G" Intensive Commercial. The Zoning Commission recommended rezoning to "F" instead of "G" to control the height of potential buildings; the permitted uses are the same. The table below describes the current and proposed zoning.

Parcel	Current Zoning	Proposed Zoning
Tract 1	CR	A-5
Tract 2	C	A-5
Tract 3	E	A-5
Tract 4	C	G (amended to F)
Tract 5	CR	G (amended to F)
Tract 6	ER	G (amended to F)
Tract 7	FR	G (amended to F)
Tract 8	E	G (amended to F)
Tract 9	E	G (amended to F)
Tract 10	PD/E	G (amended to F)

The applicant is requesting a downzoning for Tracts 1-3 from multifamily and commercial to single-family. The new "A-5" zoning will be located near similar existing or planned single family uses. However, the remaining Tracts 4-10 would be zoned to allow for more intense uses. Approximately 49 acres of multi family zoning is being removed.

The applicant would like the more intense zoning to allow for buildings greater than 60,000 and more flexibility regarding the uses. The majority of the proposed commercial zoning will be located near Golden Triangle Blvd., which is under construction and will be considered a principal arterial. Commercial uses are appropriate along principal arterials.

The developer will have to provide screening and at a minimum 40 ft. setback from A-5 zoning districts. Developments over 60,000 have more stringent Large Retail standards that include additional setbacks, screening walls, parking lot trees and berms, and other regulations.

**Site Information:**

Owner: AIL Investment, LP  
 13600 Heritage Pkwy, Suite 200  
 Fort Worth, TX 76177  
 Agent: Peloton Land Solutions, LLP  
 Acreage: 131.9 acres  
 Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "MH" Manufactured Housing; "I" Light Industrial / manufactured housing, light industrial  
 East "A-5" One-Family; "C" Medium Density Multifamily; "E" Neighborhood Commercial; City of Keller / vacant, single-family, park  
 South "A-5" One-Family / single-family  
 West "A-5" One-Family; "A-7.5" One-Family; "C" Medium Density Multifamily "E" Neighborhood Commercial / vacant, single-family, multifamily

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
 Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle Blvd	Major Arterial	Principal Arterial	Yes (Under Construction)
Proposed Park Vista	NA	Major Arterial	Yes (Design Only)
Ray White Rd	County Road	Collector	No

**Public Notification:**

Organizations Notified	
Wilshire Valley	Kingsridge Estates
Ranchette Estates	Hillsborough
Pine Tree Estates II LOA	North Fort Worth Alliance
Pine Tree Estates I LOA	Keller ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-Family and "G" Intensive Commercial. Surrounding land uses vary with manufactured housing and light industrial to the north, vacant land, single-family and a park to the east, single-family to the south, with multifamily and single-family to the west.

The proposed "A-5" zoning is consistent and will be located near similar existing or planned single family uses. The proposed "G" zoning will be located adjacent Golden Triangle Blvd., which is

under construction and will be considered a principal arterial. The developer will be required to provide screening, bufferyard, and a minimum 40 ft. setback from A-5 zoning districts. Developments over 60,000 have more stringent standards that include additional setbacks, screening walls, parking lot trees and berms, and other regulations.

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

2. **Comprehensive Plan Consistency**

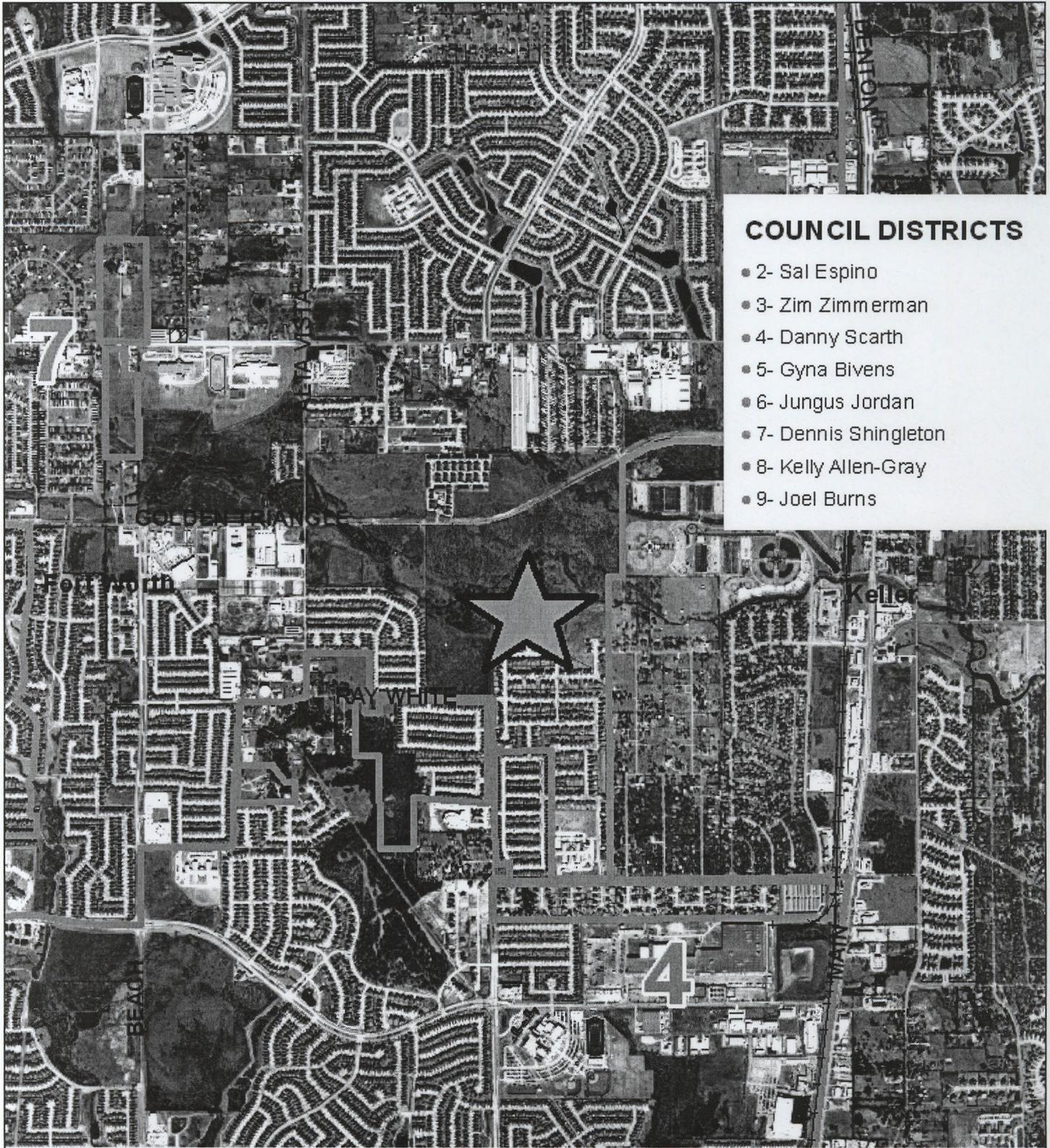
The 2013 Comprehensive Plan contains various designations for the overall site. Tracts 1 through 3 are consistent with the comprehensive plan. Tracts 4 and 5 are not consistent and are considered a significant deviation, due to the change from multifamily to intensive commercial. Tracts 6 through 10 are not consistent but considered a technical inconsistency because of the existing commercial designation.

<b>Tract</b>	<b>Proposed Zoning</b>	<b>Future Land Use</b>	<b>Comprehensive Plan Consistency</b>
Tract 1	A-5	Single-family	<b>Yes</b>
Tract 2	A-5	Single-family	<b>Yes</b>
Tract 3	A-5	Medium Density Multifamily; Neighborhood Commercial	<b>Yes (MBA)</b>
Tract 4	G	Medium Density Multifamily	<b>No (SD)</b>
Tract 5	G	Medium Density Multifamily	<b>No (SD)</b>
Tract 6	G	Neighborhood Commercial	<b>No (TI)</b>
Tract 7	G	Neighborhood Commercial	<b>No (TI)</b>
Tract 8	G	Medium Density Multifamily; Neighborhood Commercial	<b>No (TI)</b>
Tract 9	G	Neighborhood Commercial	<b>No (TI)</b>
Tract 10	PD/E	Neighborhood Commercial	<b>No (TI)</b>

**Attachments:**

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

## Location Map



### COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns

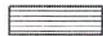


2,000 1,000 0 2,000 Feet

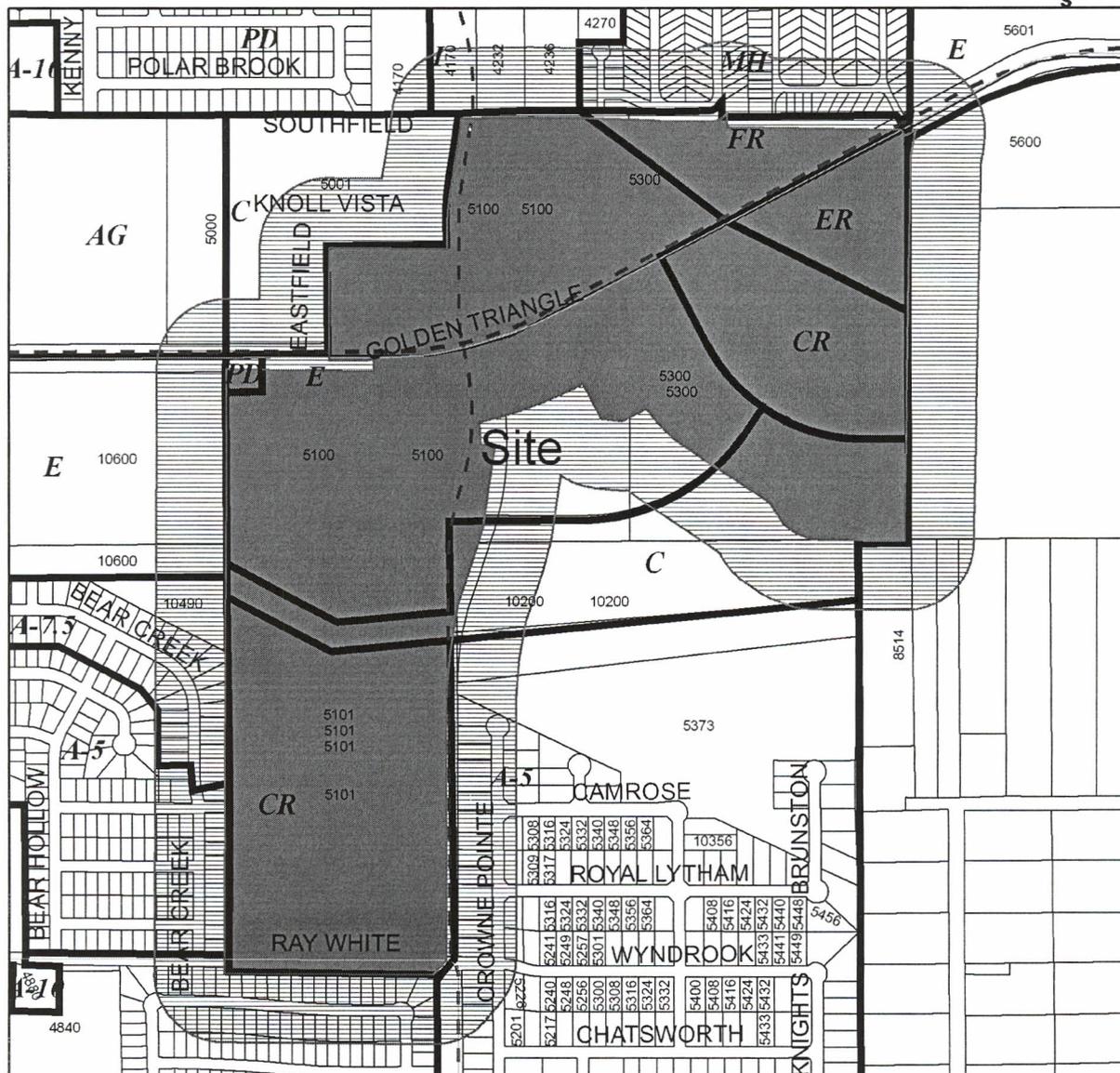


## Area Zoning Map

Applicant: AIL Investment, LP  
 Address: 5101-5103 Ray White Rd, 5000 - 5302 Golden Triangle Blvd  
 Zoning From: CR, C, ER, E, FR, PD 68  
 Zoning To: A-5, G  
 Acres: 131.97321369  
 Mapsco: 22LMQR  
 Sector/District: Far North  
 Commission Date: 7/10/2013  
 Contact: 817-392-8043



300 Ft. Buffer



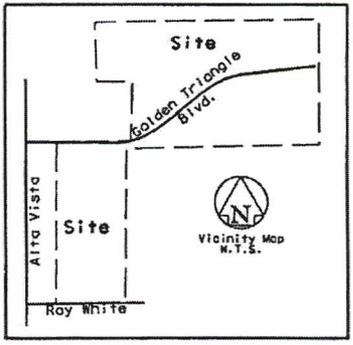
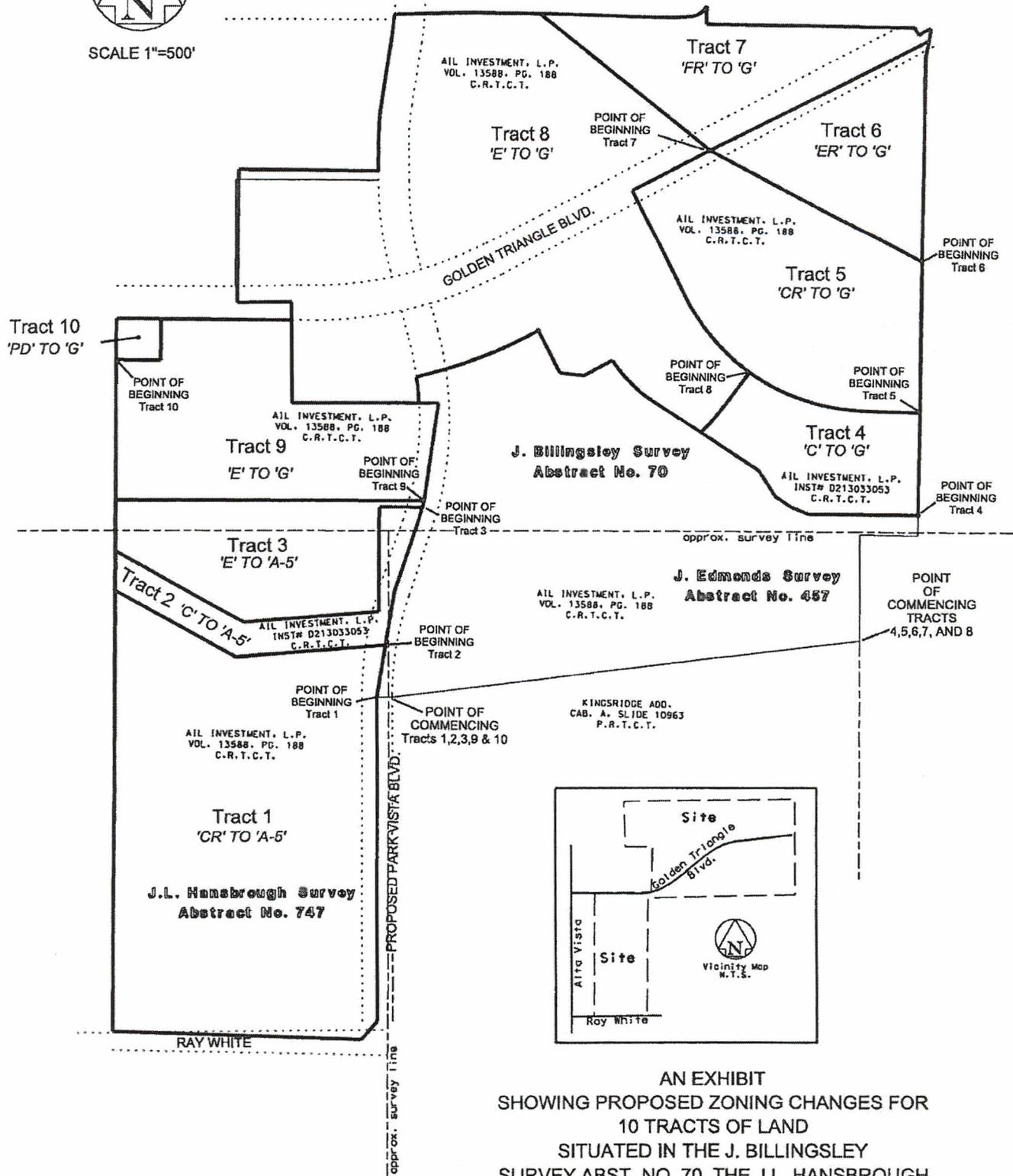
200000 200 Feet



Note: This Document was prepared under 22 TAC :663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



SCALE 1"=500'



AN EXHIBIT  
 SHOWING PROPOSED ZONING CHANGES FOR  
 10 TRACTS OF LAND  
 SITUATED IN THE J. BILLINGSLEY  
 SURVEY ABST. NO. 70, THE J.L. HANSBROUGH  
 SURVEY ABST. NO. 747 AND THE J. EDMONDS SURVEY  
 ABSTRACT NO. 457  
 TARRANT COUNTY, TEXAS



5751 KROGER DR., STE. 105 | KELLER, TX 76244 | 817-582-3350

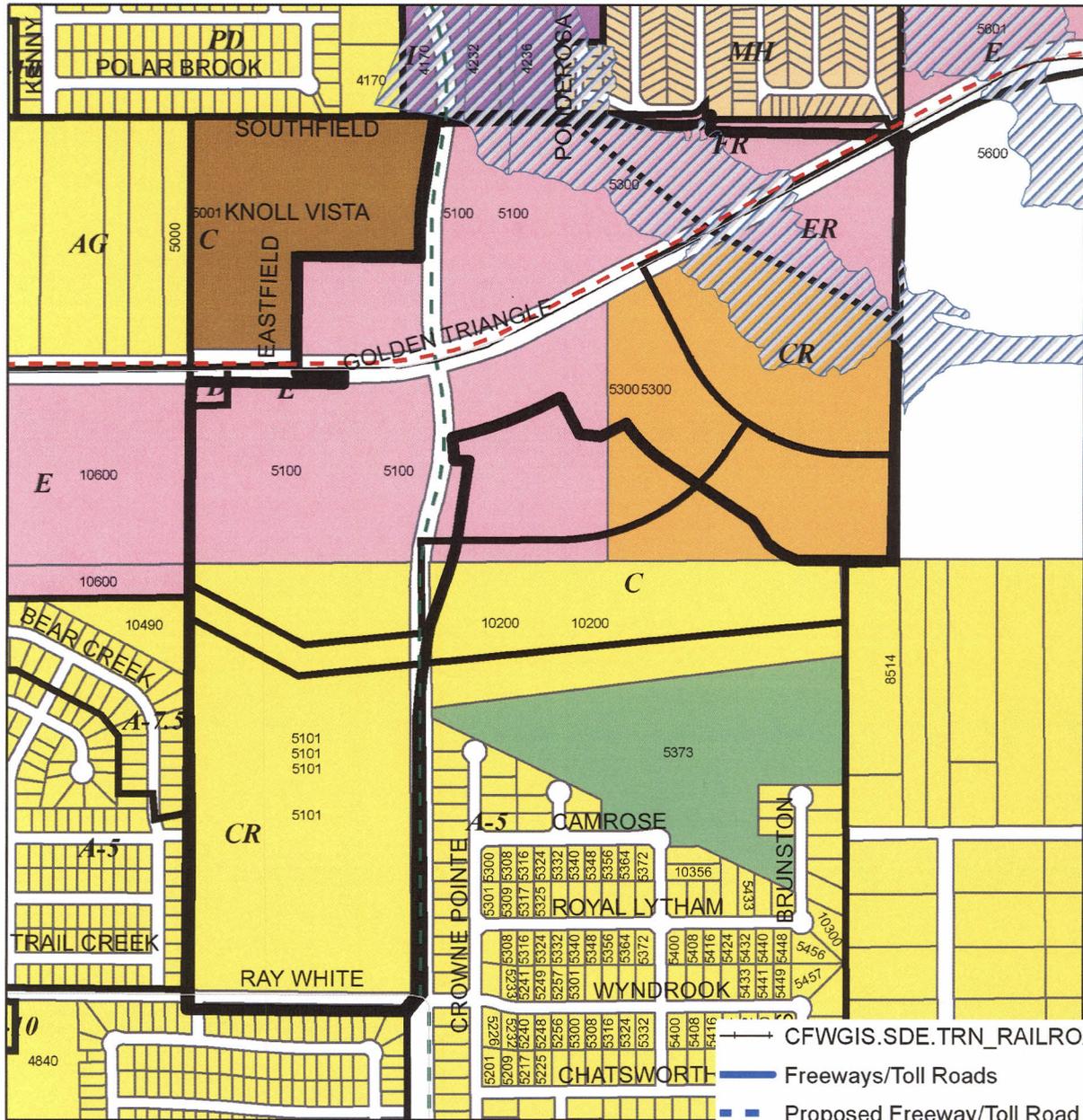
JOB # HWA12010

DRAWN BY: W.Blades

CHECKED BY: T.Bridges

DATE: 6.10.2013

PAGE #



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|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial  | Principal Arterial          |
| Rural Residential                 | General Commercial       | Proposed Principal Arterial |
| Suburban Residential              | Light Industrial         | Major Arterial              |
| Single Family Residential         | Heavy Industrial         | Proposed Major Arterial     |
| Manufactured Housing              | Mixed Use                | Minor Arterial              |
| Low Density Residential           | Industrial Growth Center | Proposed Minor Arterial     |
| Medium Density Residential        | Infrastructure           | <b>FLD_ZONE</b>             |
| High Density Residential          | Lakes and Ponds          | Floodplain                  |
| Institutional                     | Public Park, Open Space  |                             |
|                                   | Private Park, Open Space |                             |

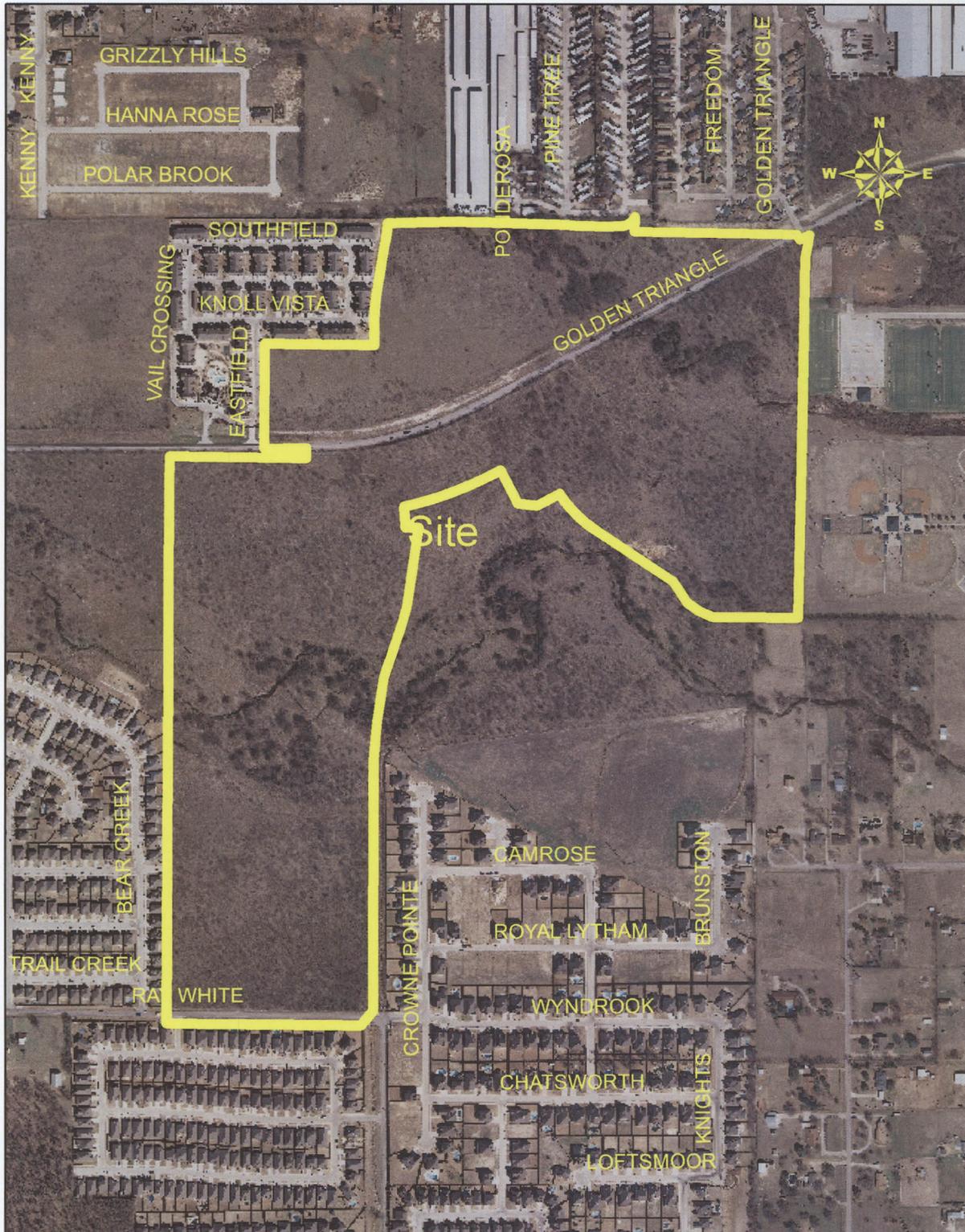


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





## Aerial Photo Map



200000 200 Feet



Kosel Investments	3550 Hulen St	In	Opposition		Sent letter in
Kenneth Jones	3601 Hulen St	In	Opposition		Sent letter in
Ballard Price	4525 Wellesley	Out	Opposition		Sent letter in
Fred Spradley	4763 Barwick Dr	Out		Support	Sent letter in
Myles Kelley	4625 Donnelly	Out		Support	Sent letter in
Willing Smith	Property owner	In		Support	Sent letter in
Blaine Scheidman	NA	NA		Support	Sent letter in

**8. ZC-13-093 Belle Hav/Tex. LP (CD 3)- 3215 West Loop 820 South (Western Hills Addition Section 3-8, Block 86, Lot 7Ra, 6.78 Acres): from "F" General Commercial to "PD/F" Planned Development for all uses in "F" General Commercial plus production of gaskets, sealants, tapes and other products used in aviation communication; site plan waiver requested**

Jim Schell, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Belle Hav/Tex. LP explained to the Commissioners the company wanting to purchase this facility is called AVDEC. They are a Fort Worth Firm founded in the late 1990's they are currently located at 1810 Mony Street and want to relocate and consolidate their business. Mr. Schell mentioned their current location has about 25,000 square feet and this building has 32,000 square feet. Mr. Schell mentioned they have large tables where they lay out cloth and make fancy communication equipment. It is a very quiet operation; there is really no machinery involved. They have a machine that tests the parts to see if they can withstand the pressure and moisture.

Mr. West asked what the current use of the subject property was. Mr. Schell said it had previously been an insurance office with a couple of dock doors on the end. Mr. West asked if he had contacted any nearby neighborhoods. Mr. Schell said no since it fronted a highway and in a commercial area. Mr. West asked about expansion of new employees. Mr. Schell said they currently have 60 employees and did not know if they would be expanding.

Mr. Flores asked about production and what they might be testing in the future. Mr. Schell said they have a specialty niche in the airline industry and the PD is tied specifically to what they are doing.

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

**9. ZC-13-094 AIL Investment, LP (CD 7)- 5101-5103 Ray White Road, 5000-5302 Golden Triangle Boulevard (J. Billingsley Survey, Abstract No. 70, 132.81 Acres): from "CR" Low Density Multifamily, "C" Medium Density Multifamily, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted and "Pd-68" Planned Development to "A-5" One-Family and "G" Intensive Commercial**

Joe Schneider, 13600 Heritage Parkway, Suite 200, Fort Worth, Texas, representing AIL Investment explained to the Commissioners they are requesting to rezone several parcels to A-5 and G to match the development that is occurring along Golden Triangle and the future Park Vista Boulevard.

Mr. Schneider mentioned he spoke with a representative from the North Fort Worth Association and attended their meeting and that they are in full support. The area in the southwest corner is going to A-5. There is a buffer area that is floodplain separating the A-5 and requested G zoning. There is a well site in this area and they are in negotiations with the City of Keller to remove the well head. Mr. Schneider mentioned the area to the north fronting onto Golden Triangle is being requested for G zoning.

Mr. Genua asked why they are requesting G. Mr. Schneider said they are looking for the maximum flexibility in land development. He said they do have one area that could be a potential for a large retail and would need the G zoning. He said that Hillwood deed restricts those uses that are undesirable. Mr. Genua said the only difference between G and F is the height. Mr. Schneider said there are some uses he might be concerned about. Mr. Genua asked if they needed 120 feet and Mr. Schneider responded they did not. Ms. Murphy noted the same uses permitted in G are permitted in F. Mr. Genua asked if F would be ok. Mr. Schneider said the only issue would be if they were to bring in a large retail and they exceeded the 45 feet height. Ms. Burghdoff mentioned she didn't think the market would support anything over two stories. Mr. Schneider mentioned they wanted to have the most flexible zoning on this site.

Mr. West asked where the Kingsridge Estates Subdivision is located. Mr. Schneider said it is in the southeast corner.

Douglas Henry, 10349 Crowne Point Lane, Keller, Texas spoke in opposition. Mr. Henry is concerned about the proposed Park Vista Road. He said he received a letter from Patrick Buckley, City of Fort Worth, Transportation and Public Works Department, stating they are doing the road in conjunction with the developer. Mr. Henry said no one reached out to their neighborhood which represents about 300 home owners. He is not opposed to the single-family development but the road that is proposed.

In rebuttal, Mr. Schneider said he received the letters that were sent and mentioned the only reason the road is depicted is because of the zoning requirement that the districts extend to the center of the road. He did say Park Vista has been on the Master Thoroughfare Plan since before 1996 when he moved up here. He said if the only difference in changing the request from G to F is the height then they would be amenable to changing it.

Motion: Following brief discussion, Mr. Genua recommended approval of the request as amended to A-5 and F, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-13-094</i>
Name	Address	In/Out 300 notification area ft	Position on case	Summary
Douglas Henry	10349 Crowne Point Ln	In	Opposition	Spoke at hearing

John Newton	10325 Crown Point Ln	In	Opposition		Sent letter in
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**10. ZC-13-095 City of Fort Worth Planning & Development (CD 6)- Road, rail and electric ROW, Dirks Road to FM 1902; 5700 & 5780 Columbus Trail (see addresses in case file, 91.51 Acres): from Unzoned to "A-5" One-Family and "E" Neighborhood Commercial**

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this is a remnant of an annexation that was looked at a couple of years ago. As mentioned the majority of the property is in a various form of right-of-way, roadway, electrical or railroad ROW. Ms. Knight said they do not expect additional development to occur based on the zoning change. The zoning designations for A-5 and E are consistent with the Comprehensive Plan.

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

**A motion was made by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.**

**11. ZC-13-096 City of Fort Worth Planning & Development (CD 9)-1187 Blodgett Avenue (Fairview Heights Addition, Block 16, Lots 45 & 46, 0.14 Acres): from "E" Neighborhood Commercial to "A-5" One-Family**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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

**12. ZC-13-097 City of Fort Worth Planning & Development (CD 9) - 1017 W. Pafford Street (South Fort Worth Addition, Block 35, Lot 1, 0.20 Acres): from "B" Two-Family to "A-5" One-Family**

On a motion by Mr. Edmonds, seconded by Ms. Reed to hear cases ZC-13-096 thru ZC-13-104. The motion carried unanimously 9-0.

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

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