



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 10, 2013

Council District **7**

Zoning Commission Recommendation:

Approval by a vote of 8-0

Opposition: none

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Jocelyn Murphy</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **James Finley**

Site Location: 7701 NW Loop 820; 6838 Cahoba Dr MapSCO: 60A

Proposed Use: **Agricultural/Open Space**

Request: From: "E" Neighborhood Commercial and "F" General Commercial
To: "AG" Agricultural

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

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

Background:

The applicant is requesting a zoning change to "AG" Agricultural for expansion of his ranch and to comply with requirements of a recent Restrictive Easement. The property is zoned for commercial development, but is located in Accident Potential Zone (APZ I) off the north end of the Naval Air Station Fort Worth Joint Reserve Base (NAS JRB) and approximately 300 feet from Lake Worth, and therefore the land use and water quality are of concern to both the base and the City. The property is also in the 70 and 75 dnls.

Before the property was sold by TxDOT at the end of 2012, Mr. Finley agreed that he would place a restrictive easement on the property that removed the development rights. The NAS JRB requested that the land uses be severely restricted since it was in APZ I. Part of the agreement required rezoning to "AG" to ensure that the uses were also limited through the city's zoning process. Mr. Finley was compensated for the value of this easement with approximately 30 acres on the southeast corner of his ranch.

The commander of the NAS JRB provided, via email, support for this agreement and stated that this type of agreement is compatible with the AICUZ study and the base's long term mission compatibility goals.

Preservation of limited uses on the property is expected to satisfy the surrounding neighbors and property owners, including the NAS JRB Regional Coordination Committee which supports protection of the base and the Lake Worth Regional Coordination Committee which is focused on water quality and quality of life around the lake.

Site Information:

Owner: James D. Finley
 3308 W. 4th St.

Fort Worth, TX 76107

Acreage: 9.773 ac
Comprehensive Plan Sector: Far West
Surrounding Zoning and Land Uses:
North "I" / Loop 820, vacant
East "E" Neighborhood Commercial and "F" General Commercial / private open space
South "A-5" One Family / vacant
West "A-5" One Family and "F" General Commercial / single family, vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Loop 820	Freeway	Freeway	No
Cahoba Dr.	Two-Way Residential	Two-Way Residential	No

Public Notification:

Organizations Notified	
East Lake Worth*	Lake Worth ISD
Lake Worth Alliance	FWISD
Lake Worth Civic Club	
NAS Fort Worth JRB RCC	

* Denotes the closest registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting a zoning change to "AG" for open space and/or agricultural uses.

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

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the site as private park. The primary use of the property would be ranch/agricultural/private open space. The proposed zoning is consistent with the following Comprehensive Plan policies:

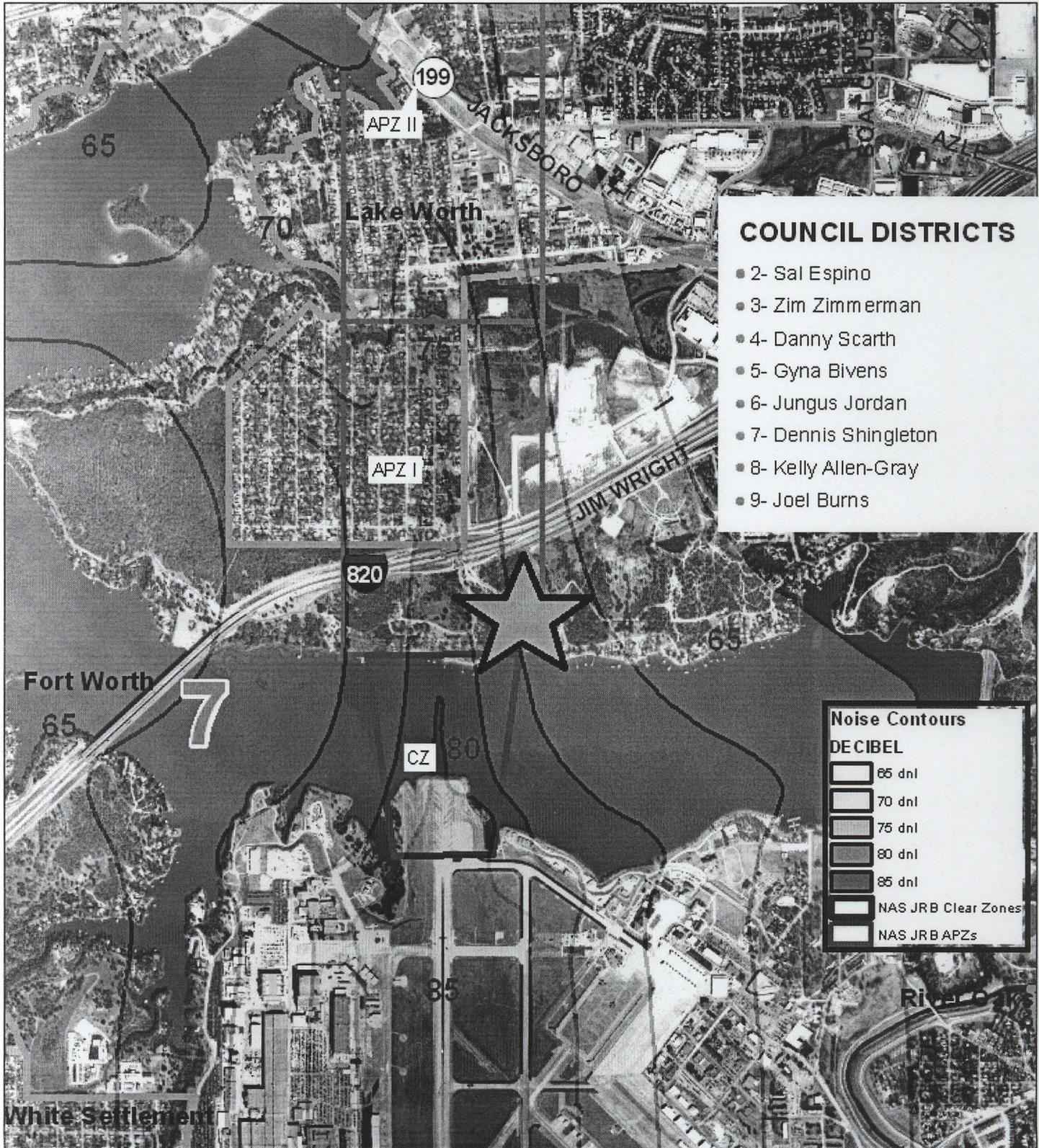
- Do not locate residential uses, higher density uses, or other incompatible land uses at the end of airfield runways or in the Accident Potential Zones of the NAS-JRB.

Based on the conformance with the future land use map, and policy 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

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

Noise Contours	
DECIBEL	
	65 dnl
	70 dnl
	75 dnl
	80 dnl
	85 dnl
	NAS JRB Clear Zones
	NAS JRB APZs



2,000 1,000 0 2,000 Feet





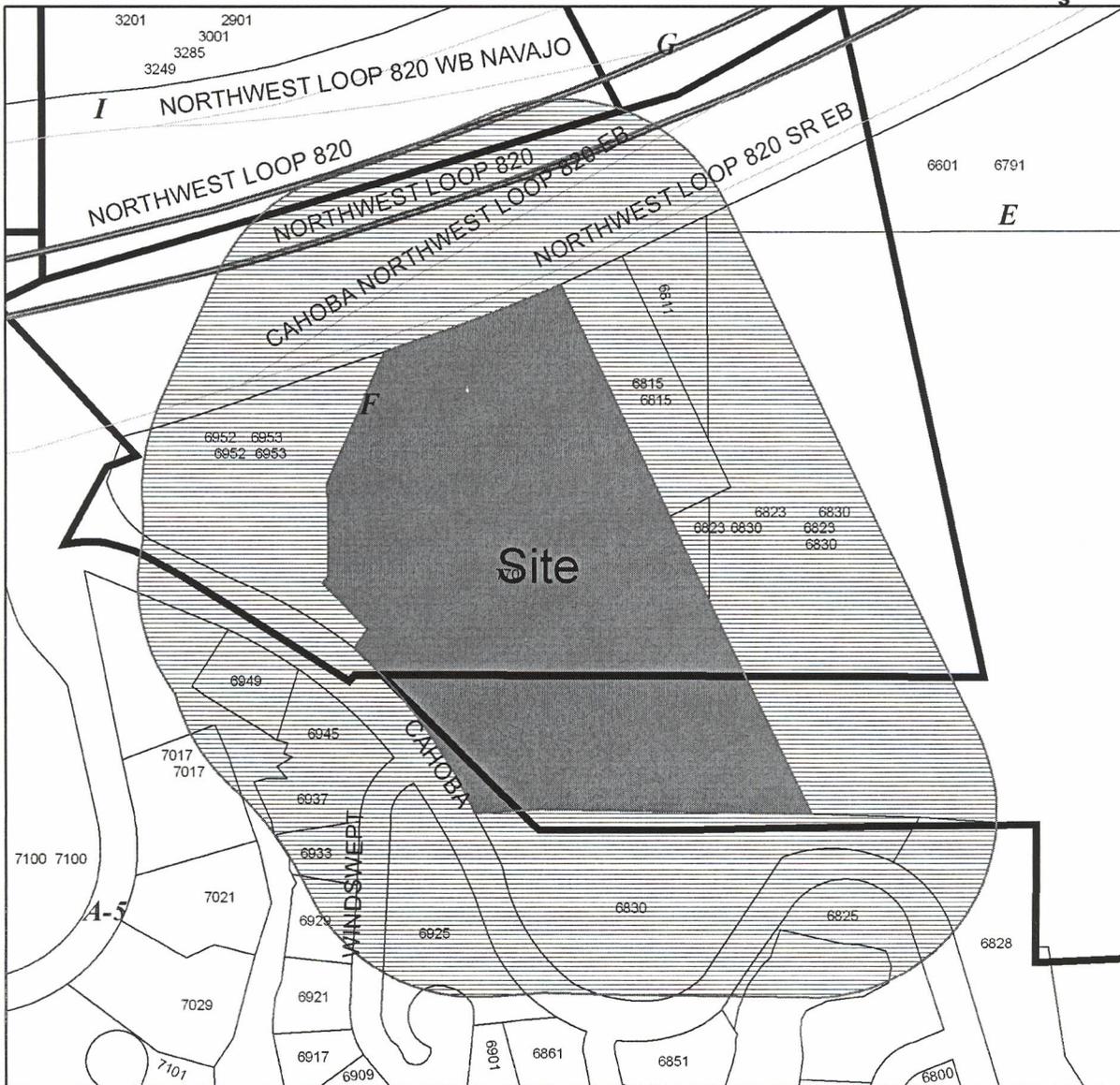
ZC-13-110

Area Zoning Map

Applicant: James D. Finley
 Address: 7701 NW Loop 820, 6838 Cahoba Drive
 Zoning From: E, F
 Zoning To: AG
 Acres: 9.54608291
 Mapsco: 60A
 Sector/District: Far West
 Commission Date: 8/14/2013
 Contact: 817-392-6226



300 Ft. Buffer

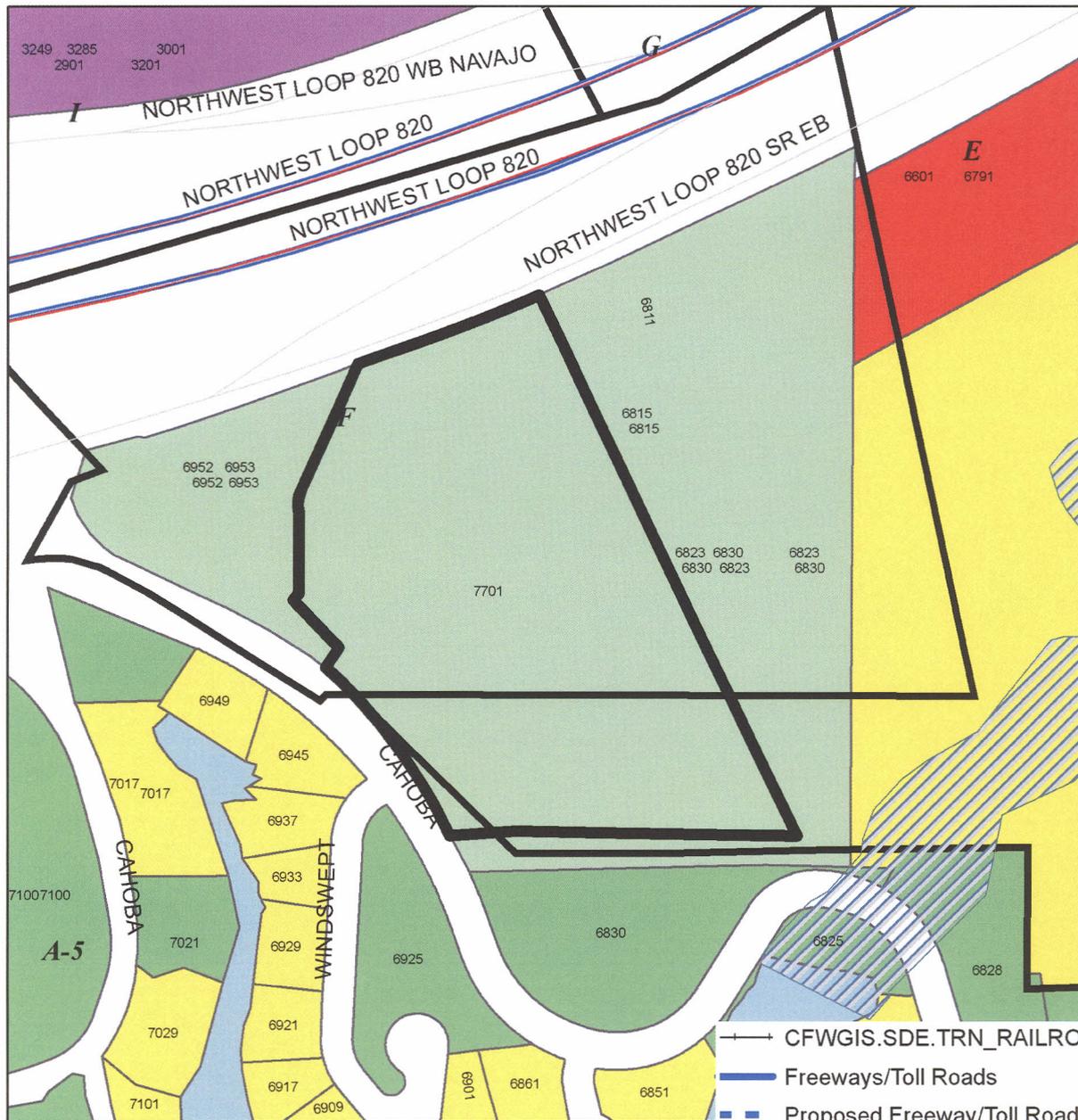




7701 NW Loop 280, 6838 Cahoba Drive

Future Land Use

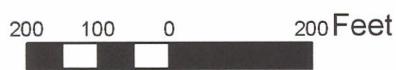
ZC-13-110



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



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 Photograph



500 250 0 500 Feet

Aerial Photography Date February 2011



4. ZC-13-108 Fort Worth Railroad Salvage (CD 3)- 11701 Camp Bowie West (Lost Creek Addition, Block 1, Lot A-1-R, 4.20 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus furniture storage in a building over 60,000 sq. ft.; site plan included

Mitch Hanzik, 3904 6th Street, Fort Worth, Texas representing Fort Worth Railroad Salvage explained to the Commissioners they are expanding their existing building which was built about 13 years ago. They are wanting to expand and use the same type materials as the existing building and would like to expand an additional 31,555 sq. ft. Mr. Hanzik said they did meet with the neighborhood association who asked them to make a change to the site plan for the natural screen wall on the west property line as shown on the revised site plan.

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

Document received for written correspondence				ZC-13-108
Name	Address	In/Out 300 notification area ft	Position on case	Summary
Marcia Kwarsick/Lost Creek Estates	NA	In	Support	Sent letter in
Rhonda Artz/Lost Creek Golf Club	NA	In	Support	Sent letter in

5. ZC-13-109 Riverbend Investment (CD 5)- 8251 Trinity Boulevard, 8300-8400 Blocks Snow Egret (Allen S. Trimble Survey, Abstract No. 1528 and River Trails Addition, Block 32, Lots 1 thru 8, Block 31, Lots 1 & 30, Block 24, Lots 1 thru 7, Block 29, Lots 1 & 14, Block 30, Lots 1 & 22, 24.77 Acres): from “A-5” One-Family to “TL-N” Trinity Lakes Neighborhood District

Dennis Hopkins, P. O. Box 630, Arlington, Texas representing Riverbend Investments explained to the Commissioners there was a briefing about a year ago for the Trinity Lakes area. This request is an extension of that for a residential phase. He mentioned the phasing of the existing residential lots. There is a plat that will be considered by the Plan Commission on August 28, 2013. Mr. Hopkins mentioned the total lots proposed is 275 form-based lots in which 262 are residential the remainder will be HOA’s. This will allow the developer more flexibility developing these lots.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 7-0-1 with Mr. West recussing.

6. ZC-13-110 James Finley (CD 7) - 7701 NW Loop 820, 6838 Cahoba Drive (Nancy Johnson Survey, Abstract No. 887, 9.77 Acres): from “E” Neighborhood Commercial, and “F” General Commercial to “AG” Agricultural

Brad Mahon, 505 Pecan Street, Suite 101, Fort Worth, Texas, representing James Finley explained to the Commissioners they are requesting to rezone to Agricultural in cooperation with

the City of Fort Worth and the Naval Air Station which falls within the APZ as part of the Restrictive Easement.

Mr. West asked if he intends on building any barns or other structures. Mr. Mahon said not that he is aware of.

Rachel Wiggins, 1510 Chennault Avenue, Fort Worth, Texas representing the NAS FW JRB spoke in support. She wanted to thank staff in helping to acquire the developer rights on the property and rezone to an appropriate district since it is located within the APZ.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Hollis. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-13-110	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Rachel Wiggins/ NAS JRB	1510 Chennault	In		Support	Spoke at hearing
Pat Hyer/ East Lake Worth NA	6401 Cahoba	In		Support	Sent letter in

7. ZC-13-111 AIL Investments LP (CD 4) - 9900 Block Old Denton Road (WM McCowen Survey, Abstract 999 0.79 Acres): from “PD-961” “PD/D” Planned Development for all uses in “D” High Density Multifamily, a minimum of 35% open space, average of 24 units per acre, maximum height 45’, slab to top plate, 60’ building setback from Old Denton and North Riverside, no fence required if adjacent to single-family district, on-street parking to count towards minimum parking requirement, and with Development Standards; site plan waived to “G” Intensive Commercial

Robert Folzenlogen, 13600 Heritage Parkway, Fort Worth, Texas representing AIL Investments explained to the Commissioners they have proposed a senior living, assisted living, memory care project about to go under construction and realized they needed an additional 30 feet for access easements and setback, in which they are taking it out of the PD/D zoning.

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

8. ZC-13-112 Northside Stockyard Property (CD 2) – 107 NW 28th Street (MG Ellis Addition, Block 41R, Lot 24R, 1.93 Acres): from “MU-2” High Intensity Mixed Use to “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed Use plus car wash; site plan included

Chris Bonilla, 8540 Charleston, Fort Worth, Texas representing Northside Stockyard Property explained to the Commissioners the site is located at the northeast corner of 28th Street and Ellis Avenue and are requesting to change the zoning to PD/MU-2 plus carwash. The site will also have a restaurant and auto lube use. Mr. Bonilla said their project will incorporate a pedestrian