



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 4, 2014

**Council District** 9

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** none

Continued Yes \_\_\_ No \_\_\_  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Hulsey Properties LLC

**Site Location:** 2119 Mistletoe Boulevard Mapsco: 76L

**Proposed Use:** Multifamily

**Request:** From: "I" Light Industrial  
To: "UR" Urban Residential

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

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

**Background:**

The proposed site is located at the southwest corner of Jerome Street and Mistletoe Blvd. The applicant is proposing to change the zoning to from "I" Light Industrial to "UR" Urban Residential. The applicant intends to construct four townhomes facing Jerome Street. Vehicular access to the site will be from Mistletoe Blvd. Townhome developments require two spaces per unit at the rear of the primary structure and accessed via a driveway or rear alley.

The purpose of the UR district is to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. UR also encourages a range of housing choices within walking distance to rail transit stations and mixed-use urban villages. The proposed site meets these criteria. Both the Near Southside formed-based district and the proposed TEX Rail Medical District station are located within 400 ft. of the proposed site. In addition, commercial uses are located along Mistletoe Blvd. just north of the site. UR zoning will provide a buffer between the existing single-family uses and nearby commercial development, future rail related uses and the Near Southside.

The applicant has had multiple meetings with the Mistletoe Heights Neighborhood Association to discuss the proposal. The case was continued for 90 days at the Zoning Commission meeting per Mr. Schell's request. The applicant has paid to re-notice and have the case heard at the January meeting.

**Site Information:**

Owner: Price Hulsey  
5124 West Vickery Blvd.  
Fort Worth, TX 76107  
Agent: Jim Schell

Acreage: 0.23 acres  
 Comprehensive Plan Sector: TCU/Westcliff  
 Surrounding Zoning and Land Uses:  
 North "I" Light Industrial / commercial  
 East "I" Light Industrial / vacant  
 South "B/HC" Two-Family/Historic and Cultural Overlay / multifamily  
 West "B/HC" Two-Family/Historic and Cultural Overlay / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Mistletoe Blvd	Residential	Residential	No
Jerome Street	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Mistletoe Heights*	FWISD
Fort Worth South Inc.	

\*Within this neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "UR" for Urban Residential. Surrounding use consist of commercial to the north, vacant industrial zoned land to the east, multifamily just south, and single-family west of Jerome Street.

Urban residential is designed to provide a residential density transition zone between low density single-family and higher density commercial areas. Both the Near Southside formed-based district and the proposed TEX Rail Medical District station are located within 400 ft. of the proposed site. In addition, commercial uses are located along Mistletoe Blvd. just north of the site. UR zoning will provide a buffer between the existing single-family uses and nearby commercial development, future rail related uses and the Near Southside.

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

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning **is consistent** with the Comprehensive Plan and the following policies.

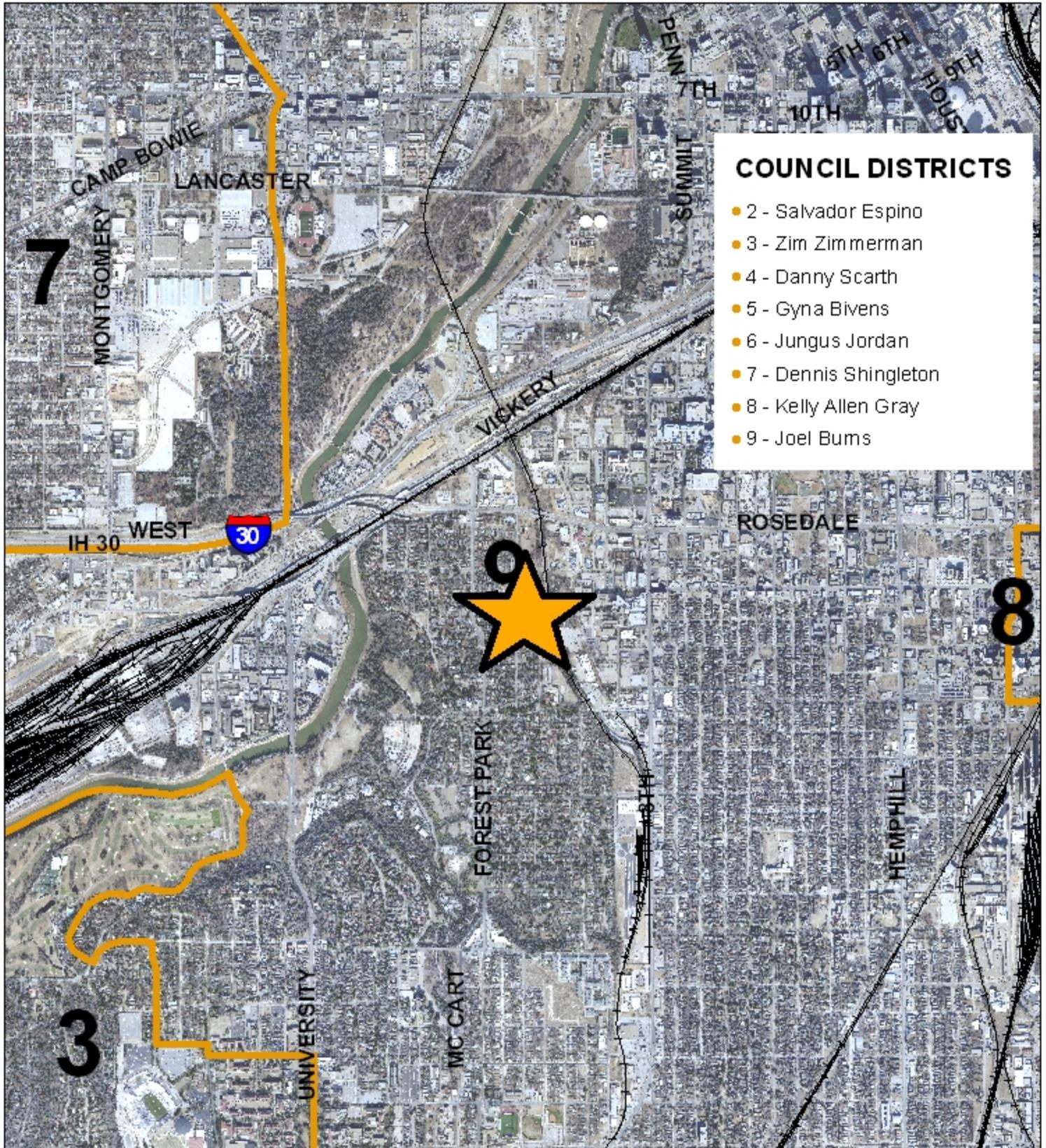
- Locate multifamily units adjacent collector streets, arterial streets, or rail transit stations. (Pg. 38)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generations (Pg. 38)
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses (Pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (Pg. 39)

**Attachments:**

- Location Map

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

## Location Map



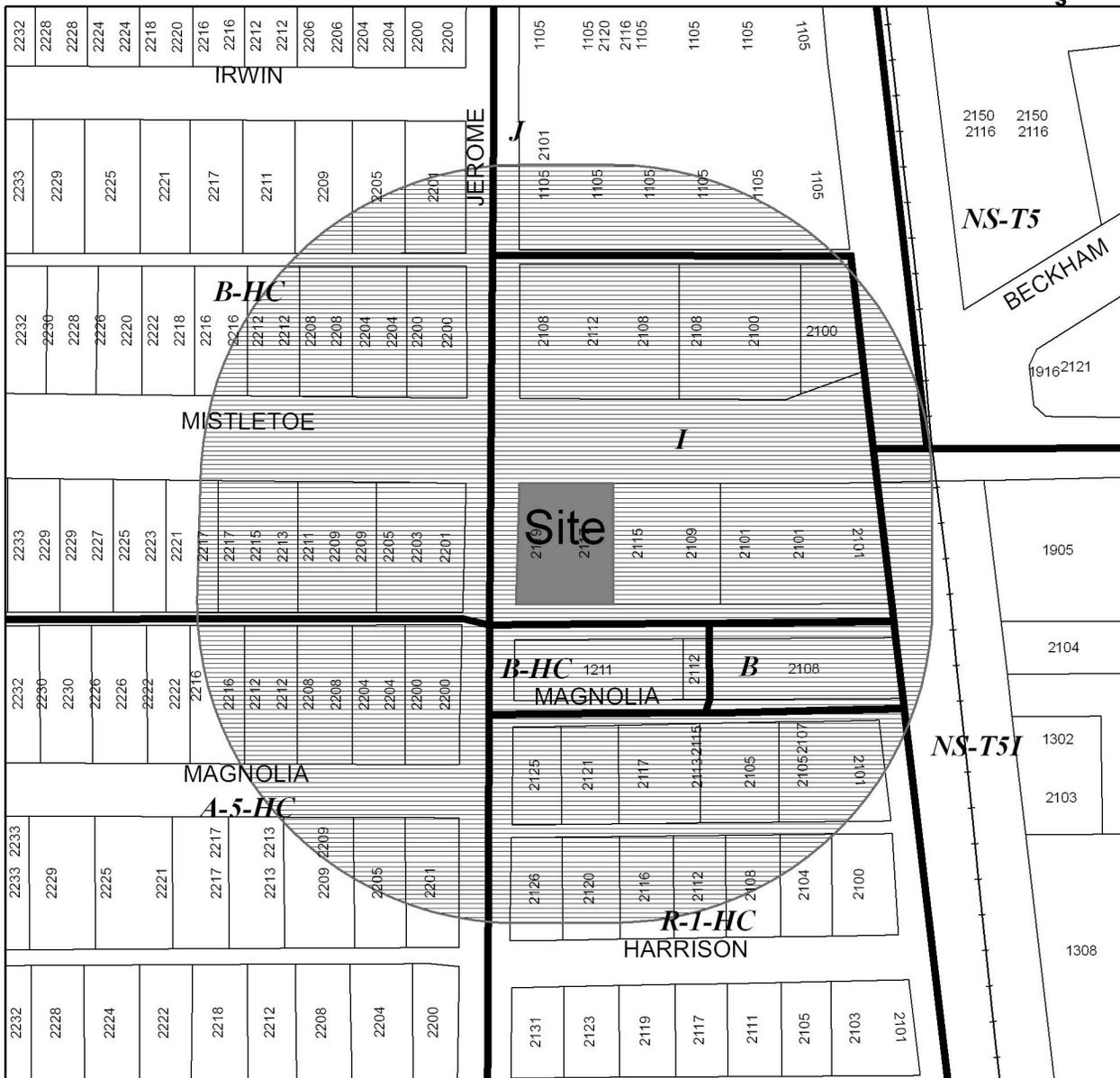


# Area Zoning Map

Applicant: Hulsey Properties  
 Address: 2119 Mistletoe Boulevard  
 Zoning From: I  
 Zoning To: UR  
 Acres: 0.23573576  
 Mapsco: 76L  
 Sector/District: TCU/W.cliff  
 Commission Date: 12/11/2013  
 Contact: 817-392-8043



300 Ft. Buffer





2119 Mistletoe Boulevard

# Future Land Use

ZC-13-175

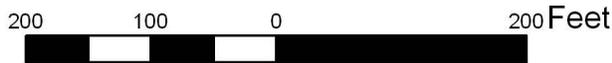


- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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

- 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 Photo Map



Xoeeed Khalid	4100 E. Berry	In	Support		Sent letter in
Curtis Mitchell	2521 Spiller St	Out	Support		Sent letter in
Bernaddino Adame	2833 Burchill Rd S	Out	Support		Sent letter in
Glen Williams	4017 E Berry St	Out	Support		Sent letter in
L & M Auto Sales	4116 Berry St	Out	Support		Sent letter in
Betty Lyons	4101 E Berry St	In	Support		Sent letter in
Karen Moss	3911 E Berry St	Out	Support		Sent letter in
Andrea Price	5032 Elgin St	Out	Support		Sent letter in

**2. ZC-13-165 Nicholas Martin Jr. (CD 5) – 8913 Randol Mill Road (Cottonwood Village, Block 1, Lot 1, 5.61 Acres): from “PD-933” Planned Development for “R2” Townhouse/Cluster uses, limited to six units per acre; site plan required to Amend “PD-933” to “PD/CR” Planned Development for “CR” Low Density Multifamily to allow six fourplexes plus clubhouse for senior housing; site plan included**

Anton Mireiter, 14 Avenue Twenty, Trophy Club, Texas representing Nicholas Martin Jr. explained to the Commissioners the request is to construct 6 fourplexes for a senior living center. He said it would consist of 24 condominiums with a clubhouse and asked for approval of the request.

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

**3. ZC-13-174 H. S. Churchill Trust (CD 2) 816 Churchill Road (Edward S. Ellis Survey, Abstract No. 462, 1.90 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “PD/SU” Planned Development/Specific Use for Mobile Home Park; site plan included**

Dennis Hopkins, 2131 North Collins Street, Arlington, Texas, representing H S Churchill Trust explained to the Commissioners they are requesting a postponement for a 60 day continuance to March 12 to address concerns with the Parks and T/PW departments. Mr. Flores asked about the continuance and if there are any issues with the Water department. Mr. Hopkins replied that there were and that he would discuss any water issues with staff. Mr. Genua asked if there are any letters of support or petition of support. Mr Hopkins said that there were many renters and elderly that he has spoken with many of them. He said that he could bring people to the meeting if needed.

Motion: Following brief discussion, Mr. Flores recommended a 60 day continuance of the request, seconded by Mr. Hollis. The motion carried unanimously 9-0.

**4. ZC-13-175 Hulsey Properties LLC (CD 9) – 2119 Mistletoe Boulevard (Mistletoe Heights, Block 1, Lots 1 & 2, 0.24 Acres): from “I” Light Industrial to “UR” Urban Residential**

Price Hulsey, 2205 Winton Terrace West, Fort Worth, Texas the developer for property explained to the Commissioners his purchase of the property and the prior intention for industrial uses. Mr. Hulsey noted that he has worked with Mistletoe Heights neighborhood and that they are in support of his proposal of four attached townhomes at 2200 square feet each with four additional off street parking spaces for guests. Mr. Hulsey noted the residences will have two car garages in the rear of property. Ms. Reed asked if Mr. Hulsey had met with the neighborhood development committee. Mr. Hulsey said he had met with the executive committee and also met with the neighbors. Ms. Reed mentioned a letter of opposition on file.

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

<i>Document received for written correspondence</i>				<i>ZC-13-175</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Thomas Marvelli	2200 W. Magnolia	In		Opposition	Sent letter in

**5. ZC-13-179 LVG Investments (CD 7) – 5300 – 5600 Blocks White Settlement Road (N. H. Carroll Survey, Abstract No. 264, 13.60 Acres): from “E” Neighborhood Commercial and “PD-724” Planned Development for “MU-1” Low Intensity Mixed-Use plus bar, farmers market, mobile vendors and hotel, motel within 1,000 feet of residential property with development standards to Amend “PD-724” for same uses, add property and allow single use building up to five stories, with development standards; site plan waiver requested**

Richard Smith, 9523 Hillview Drive, Dallas, Texas explained to the Commissioners the proposal of the request and the purchase of the property. Mr. Smith explained that the site will include retail, restaurants and a live music venue and multifamily. Part of the development is planned for a mixed use building with a parking garage.

Mr. Smith mentioned that he has started a traffic study as well as a storm water management plan and is working to get a conceptual plan together. Mrs. Burgdoff asked about the submittal of site plan and Mr. Smith indicated that it would be submitted soon. In response to a question from Mr. Flores, Mr. Smith indicated on the site plan the phases and where parking areas are as well as where the trail head entry would be.

Mr. Flores asked about the time frame of the project. Mr. Smith said that it would take about year between the two phases. Mr. West asked about the parking areas and Mr. Smith explained the surface parking and garages are on the first floor in phase two. He mentioned the average unit is about 850 square feet with a possible 242 units. Mr. West asked if there have been any meetings with the neighborhood about their concerns. Mr. Smith mentioned the neighbors across the street.

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