City Council Meeting Date:      Council District  5
April 1, 2014

Zoning Commission Recommendation:
Denial Without Prejudice by a vote of 9-0

Opposition: None submitted
Support: None submitted

City of Fort Worth, Provident Realty Advisors, Inc.

4600 Highway 360, 14105 Trinity Boulevard Mapsco: 55KPQ

Multifamily

From: “J” Medium Industrial
To: “UR” Urban Residential

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:
The proposed areas are located at the west of Highway 360, south of DFW Airport, and north of Trinity Boulevard. The applicant is proposing to change the zoning to “UR” Urban Residential for multifamily development. The subject area does fall within the proposed DFW Airport Overlay District which refers to lighting, glare, radar, emissions, wildlife and waste disposal and would not affect the proposed project.

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 and promote pedestrian-oriented urban form. UR also encourages a range of housing choices within walking distance to rail transit stations and mixed-use urban villages. A mixture of housing types is present to provide architectural diversity, while shallow front setbacks frame the pedestrian environment with engaging building facades, improve visibility and safety of building entrances, and increase neighborhood vitality.

The proposed area is within the Centreport Mixed-Use Growth Center. Centreport is primarily an industrial development but also includes multi family apartment complexes for employees of the businesses, DFW airport, as well as other residents who prefer the central location it provides. Centreport is working to increase the balance of uses to promote a full mixed use living experience.

Site Information:
Owner: City of Fort Worth
1000 Throckmorton Street
Fort Worth, Texas 76102

Centreport Ventures, Inc.
8115 Preston Road
Suite 700
Dallas, Texas 75225
Agent: Provident Realty Advisors, Inc
Acreage: 41.88 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:
- North “J” Medium Industrial & “PD-991” Planned Development for multifamily / vacant
- East “J” Medium Industrial / vacant
- South “PD-758” Planned Development for multifamily and “C” Medium Density Multifamily / multifamily
- West Highway 360 and “PD-326” Planned Development for hotel / highway 360 and Hotel

Recent Relevant Zoning and Platting History:
- Zoning History: ZC-14-019 DFW Airport Overlay District proposed to be heard by City Council March, 4, 2014; PD-326 Planned Development for J uses plus hotel, approved by City Council 04/20/99; PD-748 & 749 Planned Developments for J uses plus hotel, approved by City Council 02/20/07; PD-758 Planned Development for D uses with maximum front yard setback, approved by City Council 05/01/07; PD-904 Planned Development for D uses with development standards, approved by City Council 03/08/11; PD-991 Planned Development for D uses with no minimum front yard setback, approved by City Council 10/07/13
- Platting History: None

Transportation/Access

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
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<tbody>
<tr>
<td>Centreport Dr</td>
<td>Major Arterial</td>
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</tr>
<tr>
<td>Trinity Blvd</td>
<td>Principal Arterial</td>
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<td>Sovereign Rd</td>
<td>Major Arterial</td>
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Public Notification:
The following Organizations were notified:

<table>
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<tr>
<th>Organizations Notified</th>
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<tbody>
<tr>
<td>DFW International Airport*</td>
</tr>
<tr>
<td>Hurst Euless-Bedford ISD</td>
</tr>
<tr>
<td>Eastside Sector Alliance*</td>
</tr>
</tbody>
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Development Impact Analysis:
1. Land Use Compatibility
   The applicant is proposing a zoning change to “UR” for Urban Residential. Surrounding land uses consist of predominantly multifamily existing and proposed, vacant land and hotels in the general area.

   Urban residential is designed to provide a residential density transition zone between low density single-family and higher density commercial areas. The subject area is within the Centreport Industrial Mixed-Use Growth Center

   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 Industrial Growth Center. The proposed zoning is consistent with the Comprehensive Plan and the following policies.

   - Locate multifamily unit’s 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
Area Zoning Map

Applicant: City of Fort Worth, Providence Realty Partners
Address: 4600 Highway 360, 14105 Trinity Boulevard
Zoning From: J
Zoning To: UR
Acres: 41.88264092
Mapsco: 55KPQ
Sector/District: Eastside
Commission Date: 3/12/2014
Contact: 817-392-2495

300 Ft. Buffer

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested the case be withdrawn.

Motion: Following brief discussion, Ms. McDougall recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried 8-0 with Mr. West stepping away from the dias.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>In/Out</th>
<th>300 ft notification area</th>
<th>Position on case</th>
<th>Summary</th>
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</thead>
<tbody>
<tr>
<td>Michael Jameson</td>
<td>8600 Meadowbrook DR</td>
<td>In</td>
<td></td>
<td>Opposition</td>
<td>Sent letter in</td>
</tr>
</tbody>
</table>


Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Hanover Property Company, the applicant explained to the Commissioners they are seeking A-5 zoning on about 87% of the property and the remainder will be C to act as a buffer. Mr. Schell explained the concept plan with the exception of two drill sites provides his client the opportunity to put in some upper scale amenities for this development.

Mr. Schell said the primary entrance will be off of Blue Mound Road with water features, heavy landscaping, and roundabouts. There are pocket parks that could be used as activity centers, and an elementary school location. The purple area indicated on the map is proposed for an amenity center. The proposed multifamily will act as a buffer from Highway 287 and a former drill site. He noted the Alliance Gateway will no longer be a part of this development per TPW.

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