



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 6, 2014

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: 2 submitted inside 200 ft
Support: None

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: The Texas General Land Office/State of Texas

Site Location: 11401 Timberland Boulevard Mapsco: 21G

Proposed Use: Commercial

Request: From: "I" Light Industrial
To: "G" Intensive Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The proposed site is located on the northwest corner of Timberland Blvd. and Riverside Drive. The applicant would like to rezone 11 acres from "I" Light Industrial to "G" Intensive Commercial. The proposal will bring all property under common ownership into the same zoning category and consistency with the future land use plan.

The area west of Riverside Drive and south of Timberland Ave is generally undeveloped. Several single-family subdivisions are platted and built east of Riverside Dr. There are no concept plans or preliminary plats currently being processed.

Site Information:

Owner: The Texas General Land Office/State of Texas
1700 North Congress #846
Austin, TX 78701
Agent: Stephen Crawford
Acreage: 11.16 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "I" Light Industrial / vacant
East "A-5" One-Family / single-family
South "G" Intensive Commercial / vacant
West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Timberline Blvd.	Major Arterial	Major Arterial	No
Riverside Drive	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Villages of Woodland Springs	NWISD
Northwest Fort Worth Community Alliance	Keller ISD
North Fort Worth Alliance	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the property to “G” Intensive Commercial. The surrounding uses are primarily vacant to the south and west with single-family to the east. The applicant would like to bring all property under common ownership into the same zoning category and consistency with the future land use plan. The proposed site is in close proximity to I-35W and located along two major arterials. Intensive commercial zoning is appropriate in these areas.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as general commercial. The proposed zoning is consistent with the following Comprehensive Plan policies:

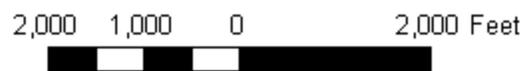
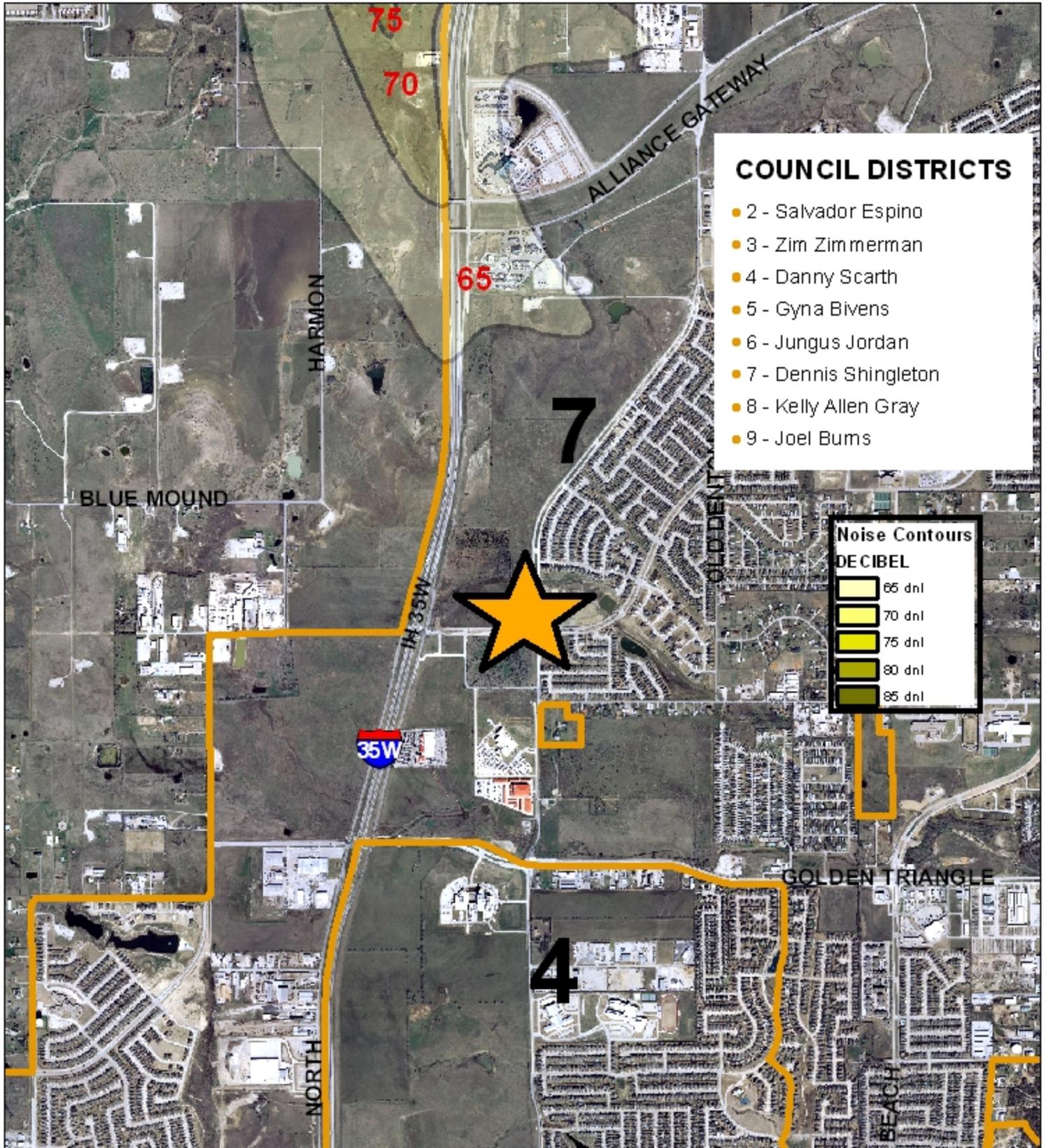
- Encourage the development of Airport Overlay Districts to ensure land use compatibility while providing additional protections to airport operations. (Pg. 40)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (Pg. 40)

Based on conformance with the future land use map and the 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 from the Zoning Commission meeting

Location Map

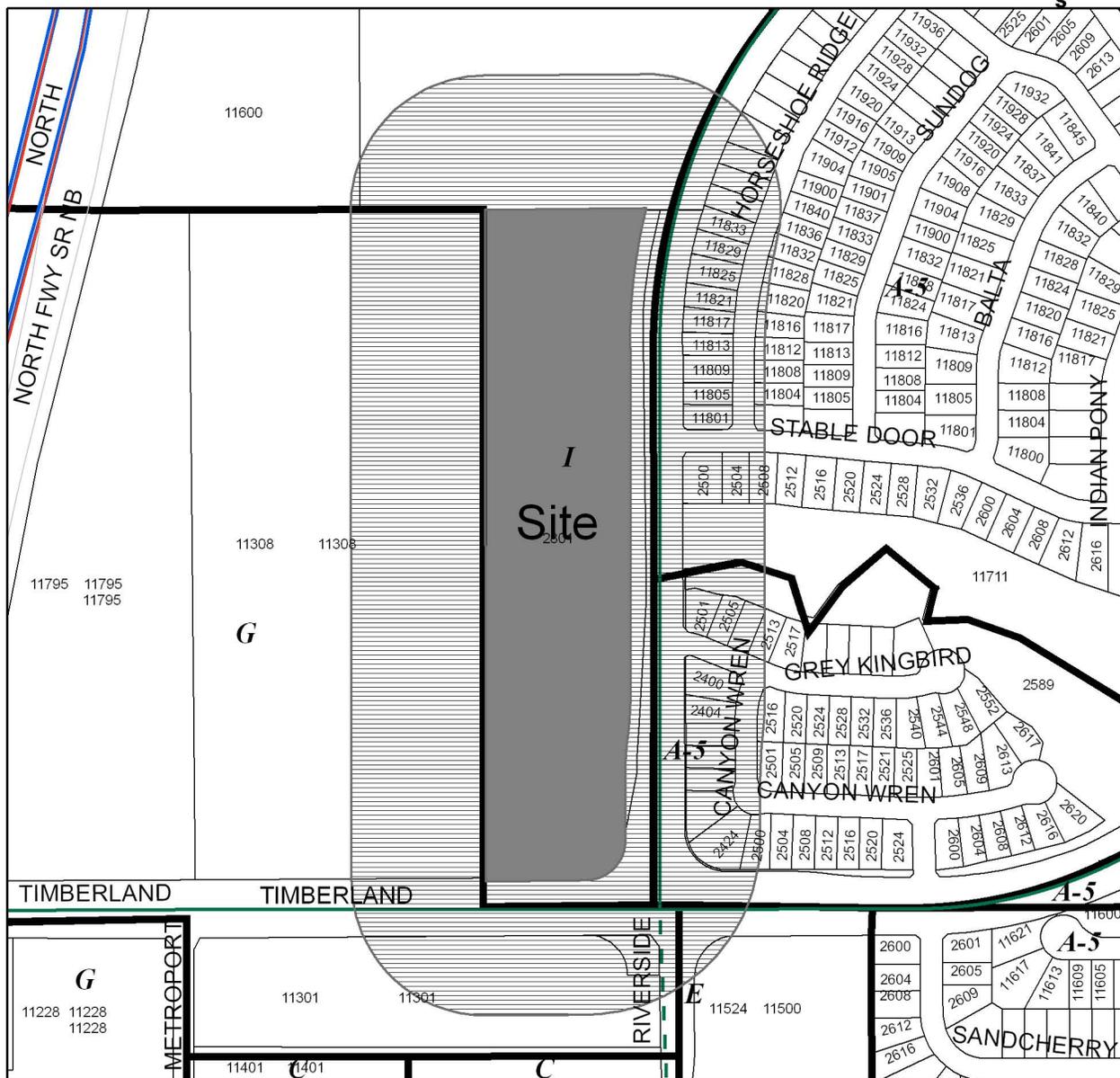


Area Zoning Map

Applicant: State of Texas General Land Office
 Address: 11401 Timberland Boulevard
 Zoning From: I
 Zoning To: G
 Acres: 11.11199092
 Mapsco: 21G
 Sector/District: Far North
 Commission Date: 4/9/2014
 Contact: 817-392-8043



300 Ft. Buffer

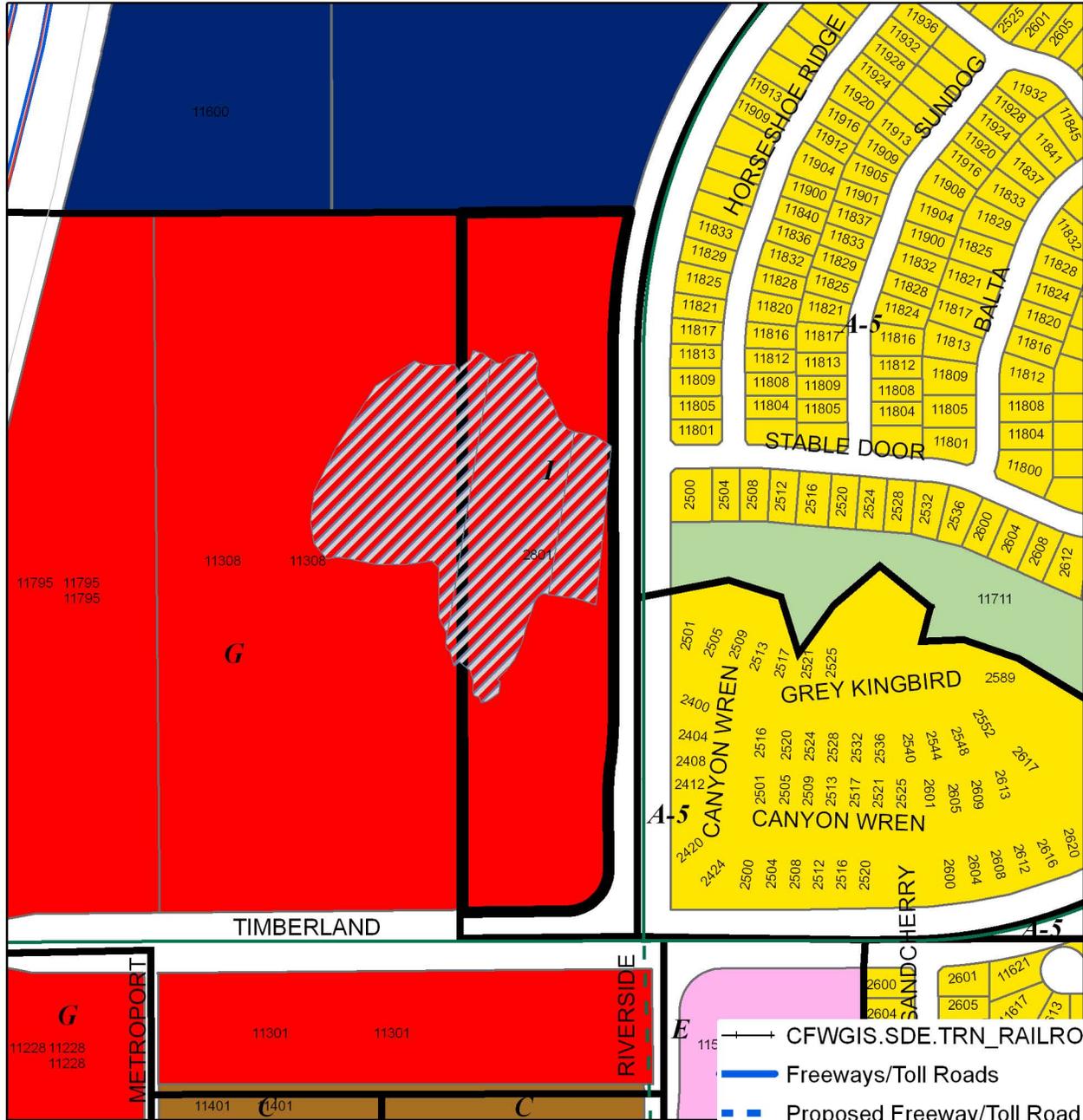




11401 Timberland Boulevard

Future Land Use

ZC-14-041



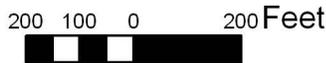
- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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 18, 2014.



Aerial Photo Map



8. ZC-14-041 State of Texas/The Texas General Land Office (CD 7) – 11401 Timberland (Part of Tract 2, Permanent School Fund, Tract C, TGLO/Synergy Tracts, 11.16 Acres): from “I” Light Industrial to “G” Intensive Commercial

Stephen Crawford, 2080 N. Hwy 360, Suite 350, Grand Prairie, Texas representing the General Land Office/State of Texas explained to the Commissioners the request is to have consistent zoning, bring the zoning in compliance with the comprehensive land use plan and the zoning request would comply with the Alliance Airport Overlay Ordinance.

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

<i>Document received for written correspondence</i>				<i>ZC-14-041</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Debra Miller	11825 Horseshoe Ridge	In		Opposition	Sent letter in
Charlotte Albrecht	11817 Horseshoe Ridge	In		Opposition	Sent letter in

9. ZC-14-042 Agape Holdings LLC (CD 5) – 212 & 300 E. Hattie (William Welch Survey, Abstract No. 1668, 7.36 Acres): from “D” High Density Multifamily to “NS-T4” Near Southside-General Urban Zone

Jocelyn Murphy, Planning Manager, City of Fort Worth mentioned to the Commissioners staff has received a request to change the zoning to NS-T4R.

Kehinde Olumegbon, 79 Kia Royal Lane, Dallas, Texas representing Agape Holdings explained to the Commissioners the property is zoned residential and they want to zone it for commercial use for a medical office about 800 square feet.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, as Amended to NS-T4R, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-14-042</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mike Brennan/ Fort Worth South	1606 Mistletoe Blvd	Out		Support	Present did not speak/sent letter in

10. ZC-14-043 JNL Texas Holdings LLC (CD 9) – 2512 Akers Avenue, 501-517 N. Sylvania (Akers & Aikman Sub, James & Teresa Lucas, Abstract No. 958, Tracts 36, 38, 58, 2.05 Acres): from “B” Two-Family & “E” Neighborhood Commercial to “PD/E” Planned