



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 12, 2014

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0 on March 12, 2014

Opposition: none

Continued Yes X No ___
Case Manager Beth Knight
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Cole and McKelvey Family Partnerships
Site Location: 14400 - 17000 blocks SH 114 Mapsco: multiple
Proposed Use: Future single family, multifamily, and commercial development

Request: From: Unzoned
To: "A-5" One-Family, "D" High Density Multifamily, and "G" Intensive Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Minor Boundary Adjustment)

Background:

This site, comprised of vacant land, is adjacent to the City of Fort Worth. The eastern portion of the property is covered under a development agreement in lieu of annexation, signed by one of the property owners in September 2011 (C-25092). A condition of the development agreement is that the property will develop in accordance the Future Land Use Map, which is proposed for 2014 to be general commercial for the area adjacent to SH 114, and reflects the non-residential uses compatible with the noise impacts from the Alliance Airport. The area is proposed for annexation at the same time, at the request of the property owners.

The remainder of the zoning area is primarily designated single family, reflecting the pattern of development between the Texas Motor Speedway to the east and the more rural land west of John Day Road. While the majority of this land is proposed to be zoned "A-5" One-Family, an apartment complex with 24 units per acre fronting on SH 114 is proposed to transition between the commercial development and single family development. The southeastern portion of the annexation area is outside the accompanying zoning case and would retain the default "AG" Agricultural zoning.

In 1988, an Airport Development Zone was created around Alliance Airport to limit uses that were incompatible with the airport use. A Airport Overlay zone has been created to include the area proposed for commercial development and the property to remain "AG". Residential uses are excluded from the Airport Overlay zone. The applicant proposes residential uses outside the proposed airport protection area.

Site Information:

Owner Cole & McKelvey Family Partnerships

Applicant: Greenway Investment Company
2808 Fairmount Street, Suite 100
Dallas, Texas 75201

Acreage: 563.54 ac.
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North Unzoned and "E" Neighborhood Commercial/ Vacant land
East Unzoned and "AG" Agricultural / Northwest ISD campus and vacant land
South Unzoned / Vacant land
West Unzoned / Pipeline company, railroad tracks, and vacant land

Public Notification:

The following Neighborhood Associations were notified:

Harriet Creek Ranch NA	North Fort Worth Alliance
River's Edge NA	Harriet Creek Code Blue
Northwest Fort Worth Community Alliance	Northwest ISD

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-137/336, north of site, from Unzoned to A-5 and E, approved;
ZC-09133, northeast of site, from C to E, approved for CF;
ZC-12-073, southeast of site, from Unzoned to PD/I for Alliance Airport, approved;
and
ZC-14-036, east and including eastern-most portion of subject, addition of Alliance Airport Overlay, to City Council 4/1/14.

Platting History: PP-00-005, Harriet Creek Ranch; and PP-13-011, Tradition Municipal Utility District.

Transportation/Access

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
SH 114	2-lane undivided	proposed freeway	none (TXDOT road)

Other factors to access: no other arterial roadways are noted within the annexation area.

Development Impact Analysis:

1. **Land Use Compatibility**

The rezoning request lies in the southwest quadrant of State Highway 114 and FM Road 156, in a developing area with residential subdivisions and non-residential uses, such as industrial sites, Texas Motor Speedway, and Alliance Airport. Due to the noise and traffic impacts from Texas Motor Speedway, the entire vicinity is part of the Texas Motor Speedway Area Master Plan. The site currently has three residential buildings and is primarily used for agricultural purposes.

Based on the surrounding residential uses, frontage on SH 114, and the proposed airport overlay zone, the proposed zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

While the 2013 Comprehensive Plan designates the site as single family, institutional, light industrial, and industrial growth center, an amendment to the 2014 Comprehensive Plan proposes single family, and General Commercial, Light Industrial, and Industrial Growth Center. The 2014 Comprehensive Plan is anticipated to be adopted on March 18, 2014. The corresponding zoning case does not propose any development in the light industrial designated area that is covered by the Alliance Airport noise contour and proposed airport overlay. If the subject area is annexed, the proposed single family and high density multifamily uses outside the airport overlay area and general commercial uses are consistent with the following Comprehensive Plan policies:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide increased level of transportation services necessary for the greater number of residents. (pg. 38)
- Encourage development type and intensity appropriate to existing street infrastructure. (pg. 38)
- Encourage single family residential development outside of growth centers. (pg. 40)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses (pg. 40). The proposed multifamily uses would buffer the single family uses from the commercial uses.

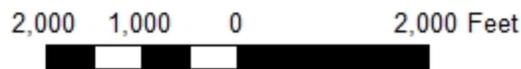
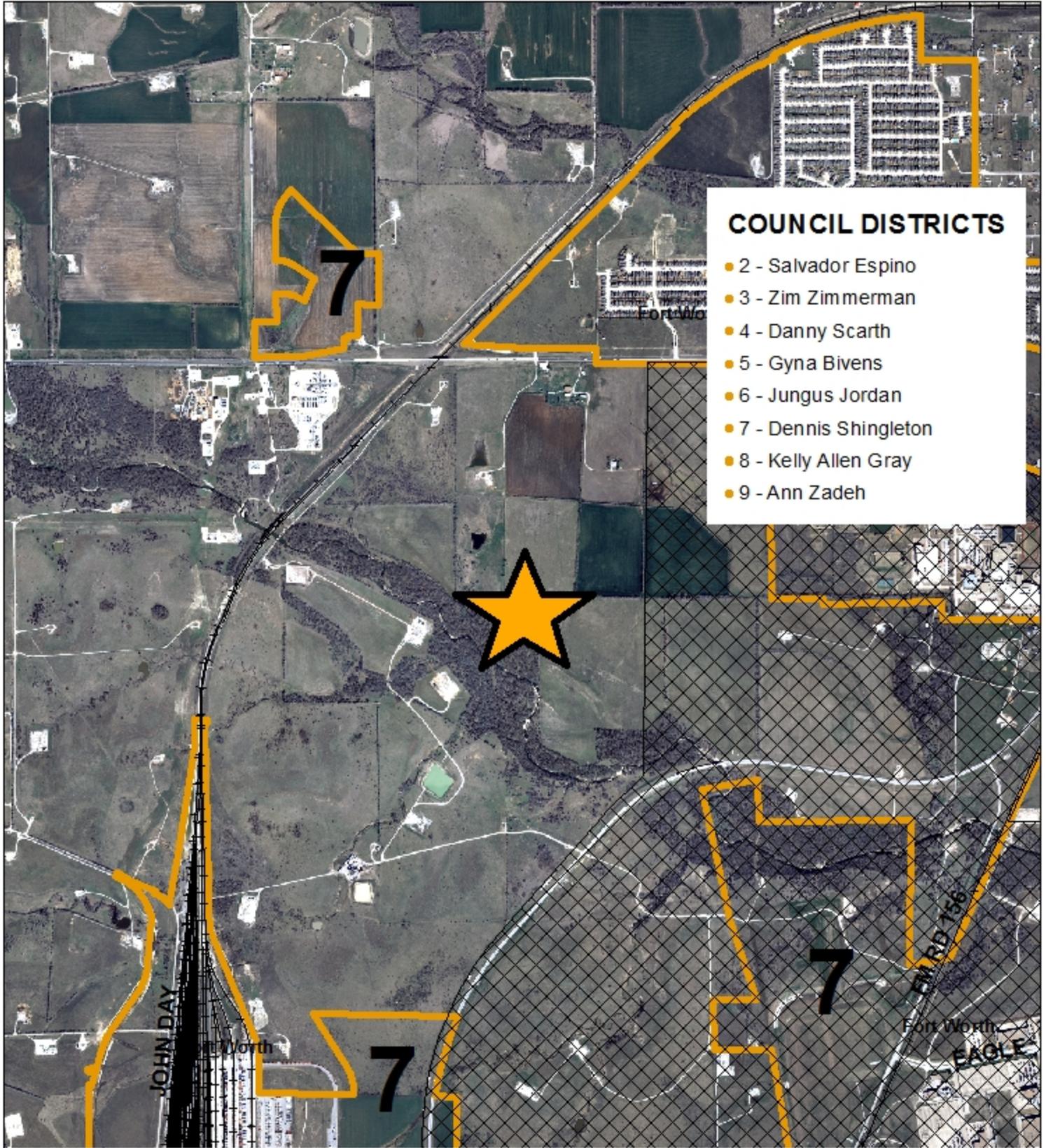
Based on conformance with the proposed 2014 future land use map and with the Comprehensive Plan policies, the proposed “A-5” One-Family and “G” Intensive Commercial zoning **is consistent** with the Comprehensive Plan.

Based on conformance with providing transitional future land uses and with the Comprehensive Plan policies, the proposed “D” High Density Multifamily zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan

Attachments:

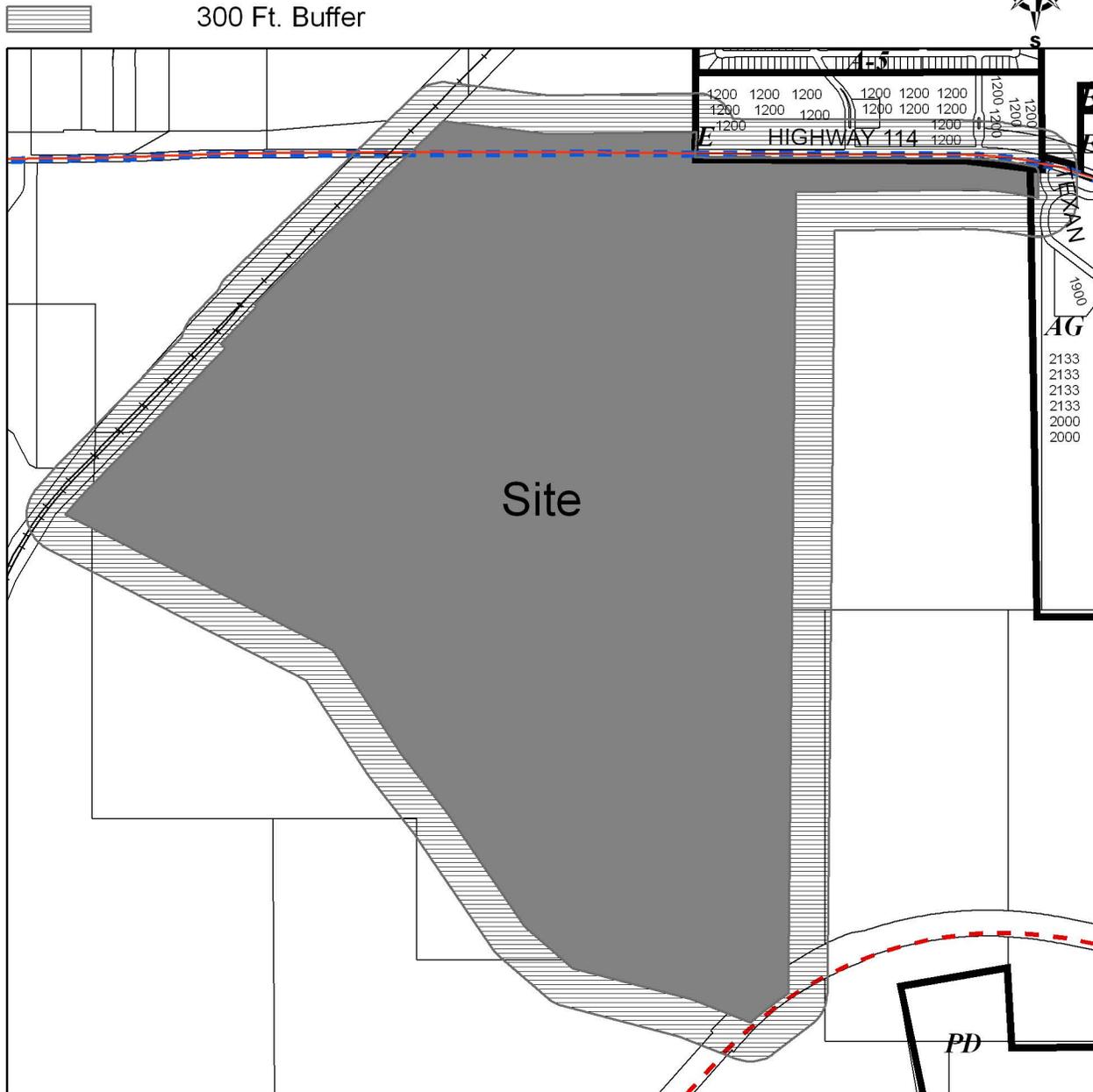
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

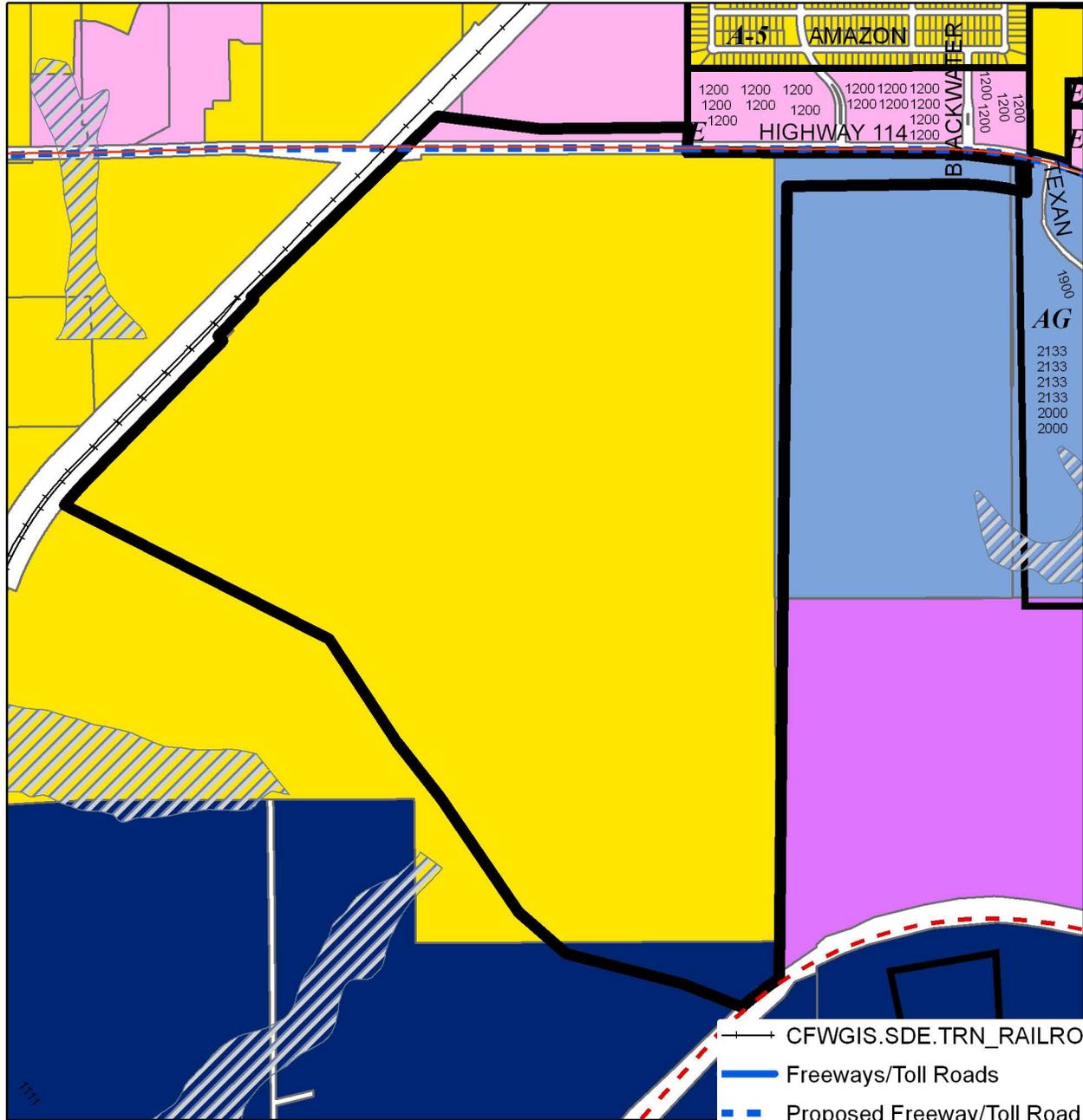
Location Map



Area Zoning Map

Applicant: Clark & McKelvey Family Partnerships
 Address: 14400 - 17000 blocks SH 114
 Zoning From: Unzoned
 Zoning To: A-5, D, G
 Acres: 563.53846307
 Mapsco: multiple
 Sector/District: Far North
 Commission Date: 3/12/2014
 Contact: 817-392-8190





- 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

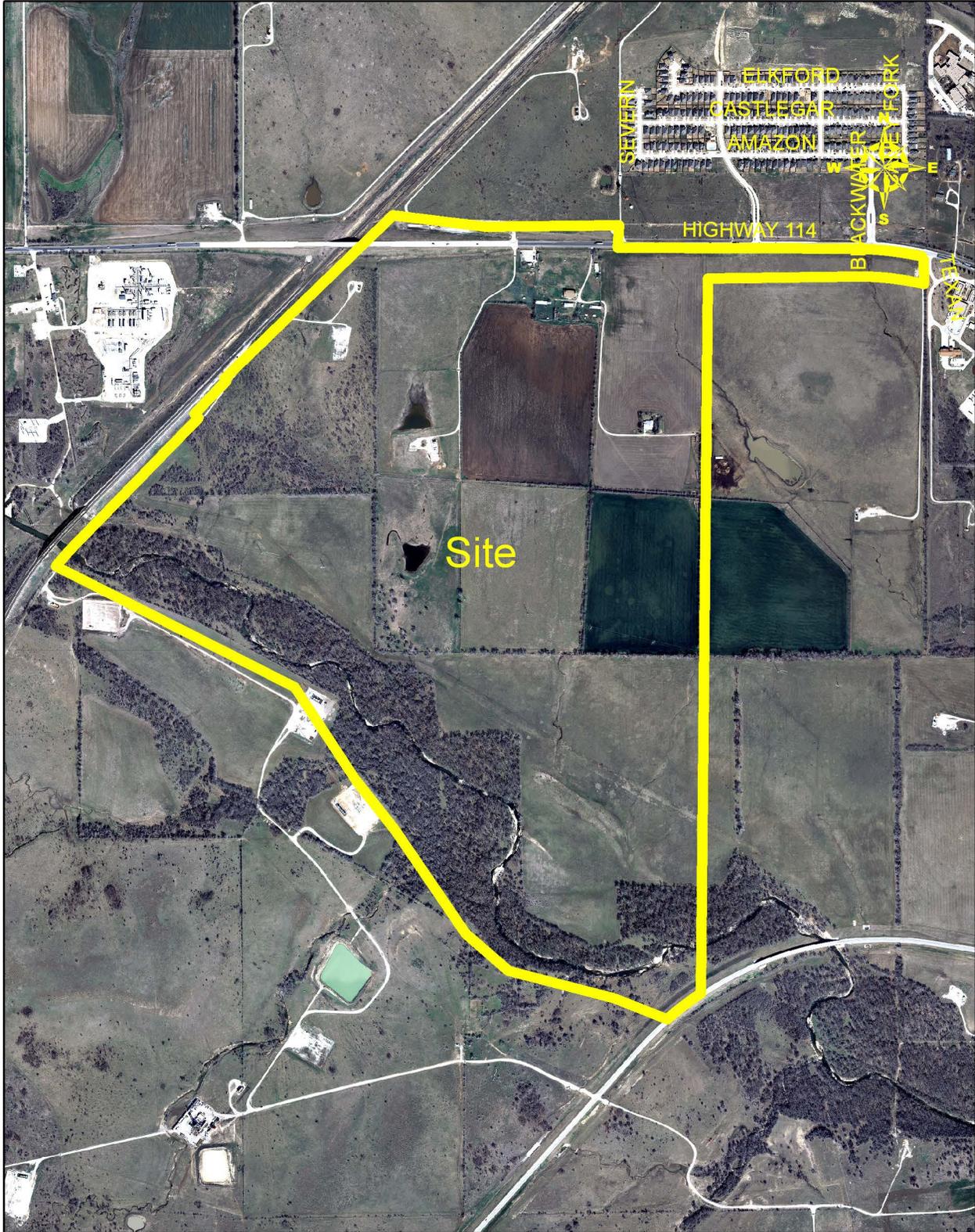
2000 200 Feet

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



		notification area			
Fairmount NA	NA		Support		Sent letter in
Joan & David McRay	1325 College Ave	In	Support		Sent letter in
Matthew & Laura Beard	1321 College Ave	In		Opposition	Sent letter in
Jeremy Raines	1320 Alston	Out		Opposition	Sent letter in
Taylor White	1330 Alston	Out		Opposition	Sent letter in
College Avenue Baptist Church	1400 College	In	Support		Sent letter in
David Trammell	1326 College	In	Support		Sent letter in
Cory Malone	1317 Alston	Out		Opposition	Sent letter in
Anita Quirk	NA			Opposition	Sent letter in

14. ZC-14-029 Cole & McKelvey Family Partnerships (CD 7) – 14400-17000 Block of SH 114 (L. A. Butler Survey, Abstract No. 64, John F. Day Survey, Abstract No 384, A. M. King Survey, Abstract No. 710, C. Perry Survey, Abstract No. 1031, Charles Tydings Survey, Abstract No. 1276, 563.54 Acres): from Unzoned to “A-5” One-Family, “D” High Density Multifamily and “G” Intensive Commercial

Marcella Olson, 500 Main Street, Suite 800, Fort Worth, Texas representing Greenway Investment Company explained to the Commissioners the annexation will be going to Council in May and are seeking zoning of the property. Ms. Olson mentioned a portion of this property is in the proposed Alliance Airport Overlay and have worked closely with staff, Councilman Shingleton and Hillwood to make sure to proposed zoning they are seeking is consistent with the proposed overlay. On the exhibit, she notes the 14.6 acre retail tract is the portion in the proposed overlay which prohibits residential uses. On the Future Land Use Plan this area is designated as institutional because the NWISD Campus is immediately adjacent. The property to the west they are seeking D zoning of 18 acres as a buffer to the A-5 zoning proposed. Ms. Olson said she has letters of support from the NWISD School District and Alliance Air Services.

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>					ZC-14-029
Name	Address	In/Out 300 ft notification area	Position on case		Summary
NWISD	NA	Out	Support		Sent letter in
Thomas Harris/ Alliance Air Services	NA	In	Support		Sent letter in