



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 5, 2014

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Liberty Crossing Multifamily, L. P.

Site Location: 8900 block Blue Mound Rd Mapsco: 34AB

Proposed Use: Residential

Request: From: "C" Medium Density Multifamily
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "C" Medium Density Multifamily to "A-5" One-Family. The property is south and west of the Liberty Crossing Subdivision along the proposed Blue Mound Road, a principal arterial. Liberty Crossing owns the property surrounding this site and is zoned "A-5" & "A-7.5" One-Family to the north, south and east.

Site Information:

Owner: Liberty Crossing Multifamily, L. P.
148 640 12 Avenue SW
Calgary, Canada
Agent: Goodwin & Marshall/Eddie Eckart
Acreage: 24.41 acres
Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "A-5" One-Family / vacant
East "A-5" One-Family / vacant
South "A-5" One-Family / vacant
West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-024 approved by City Council 04/01/14 from E to A-5 subject property to the east; ZC-02-239 approved by City Council 12/10/02 multiple zoning districts subject area
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Heritage Trace Pkwy	Ag land	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	Eagle Mt-Saginaw ISD

closest neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" One-Family. Surrounding land uses are primarily vacant, with single-family development to the north and east.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

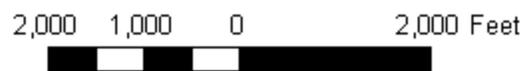
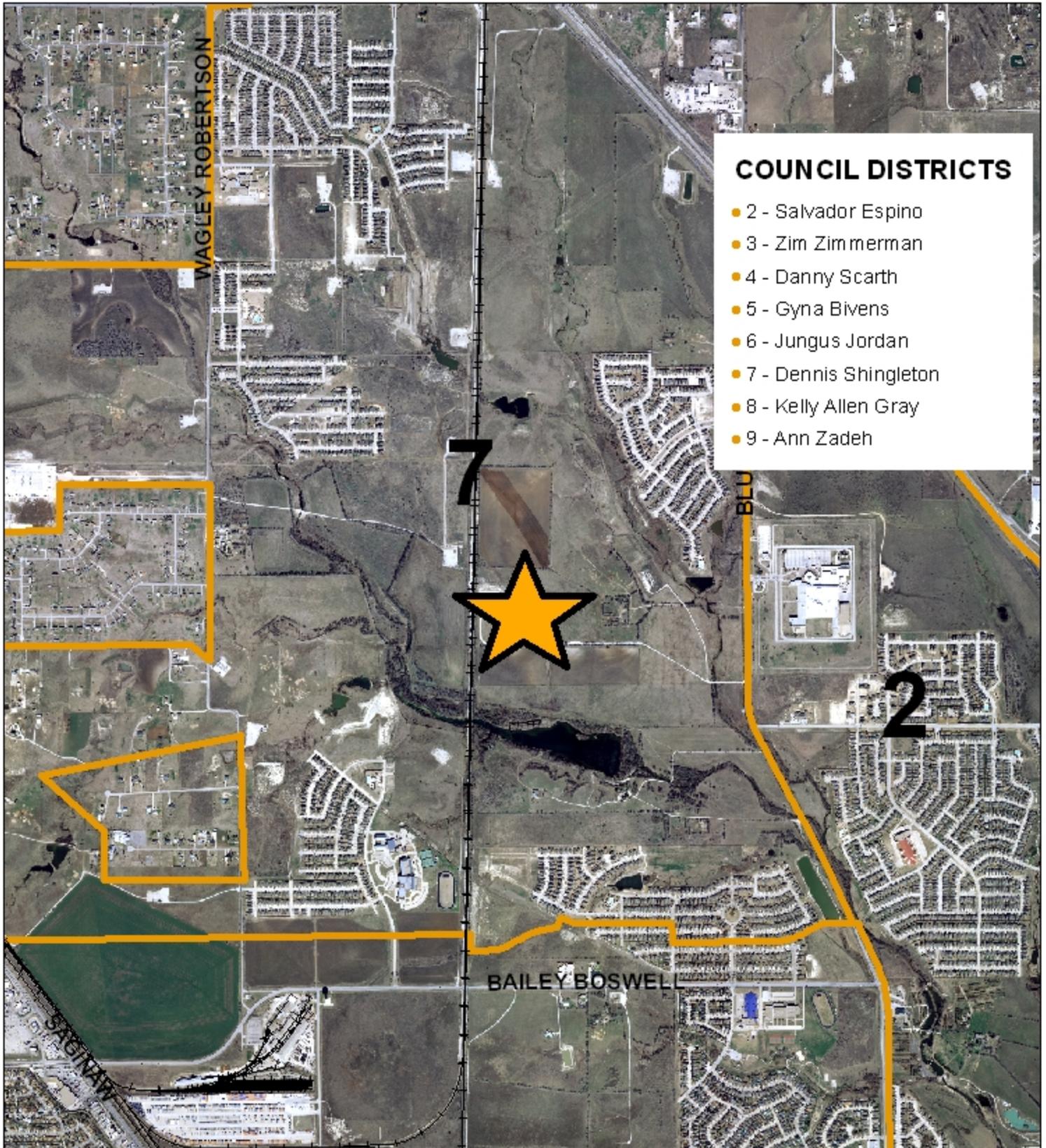
Based on conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

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

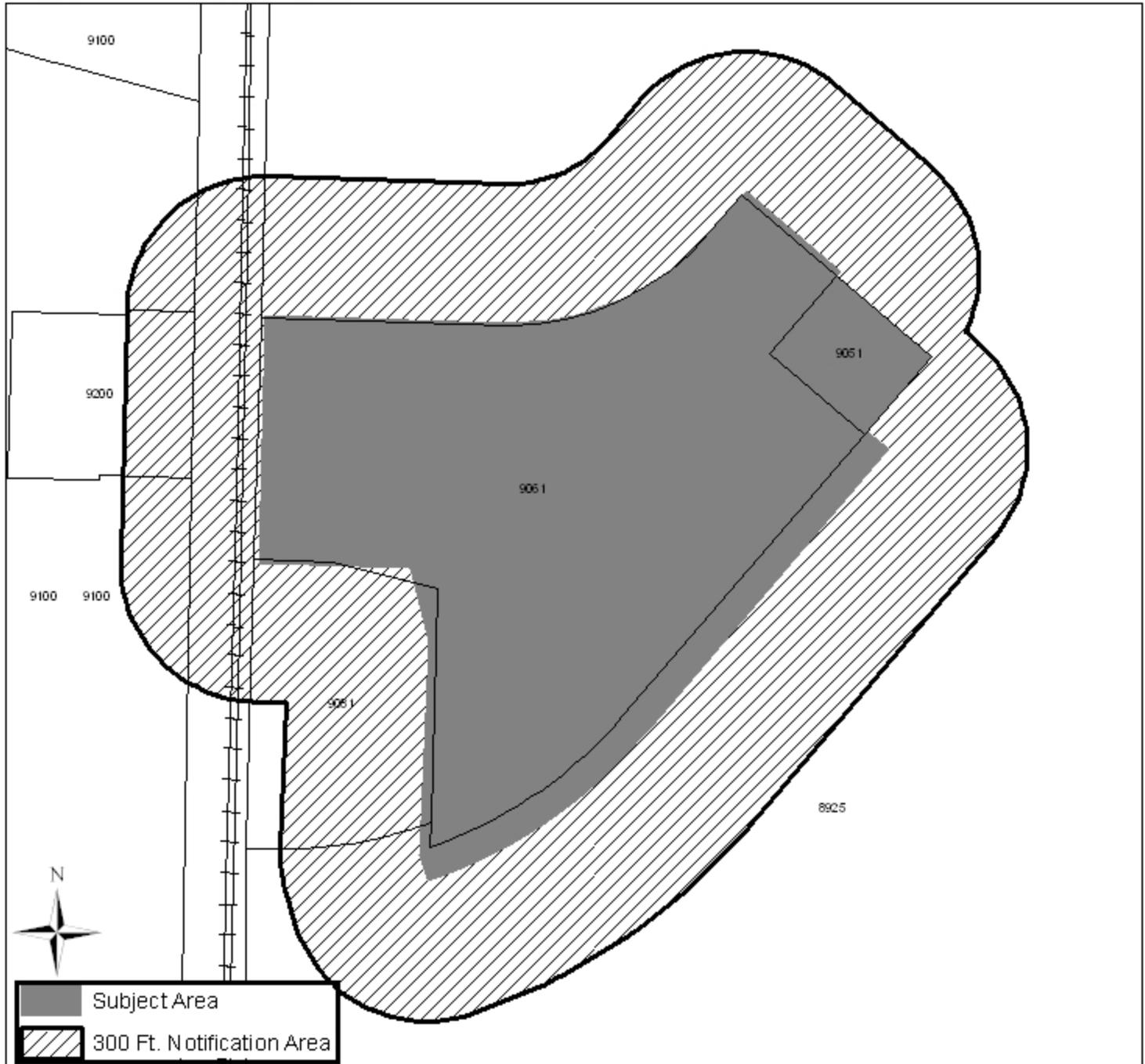




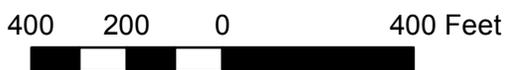
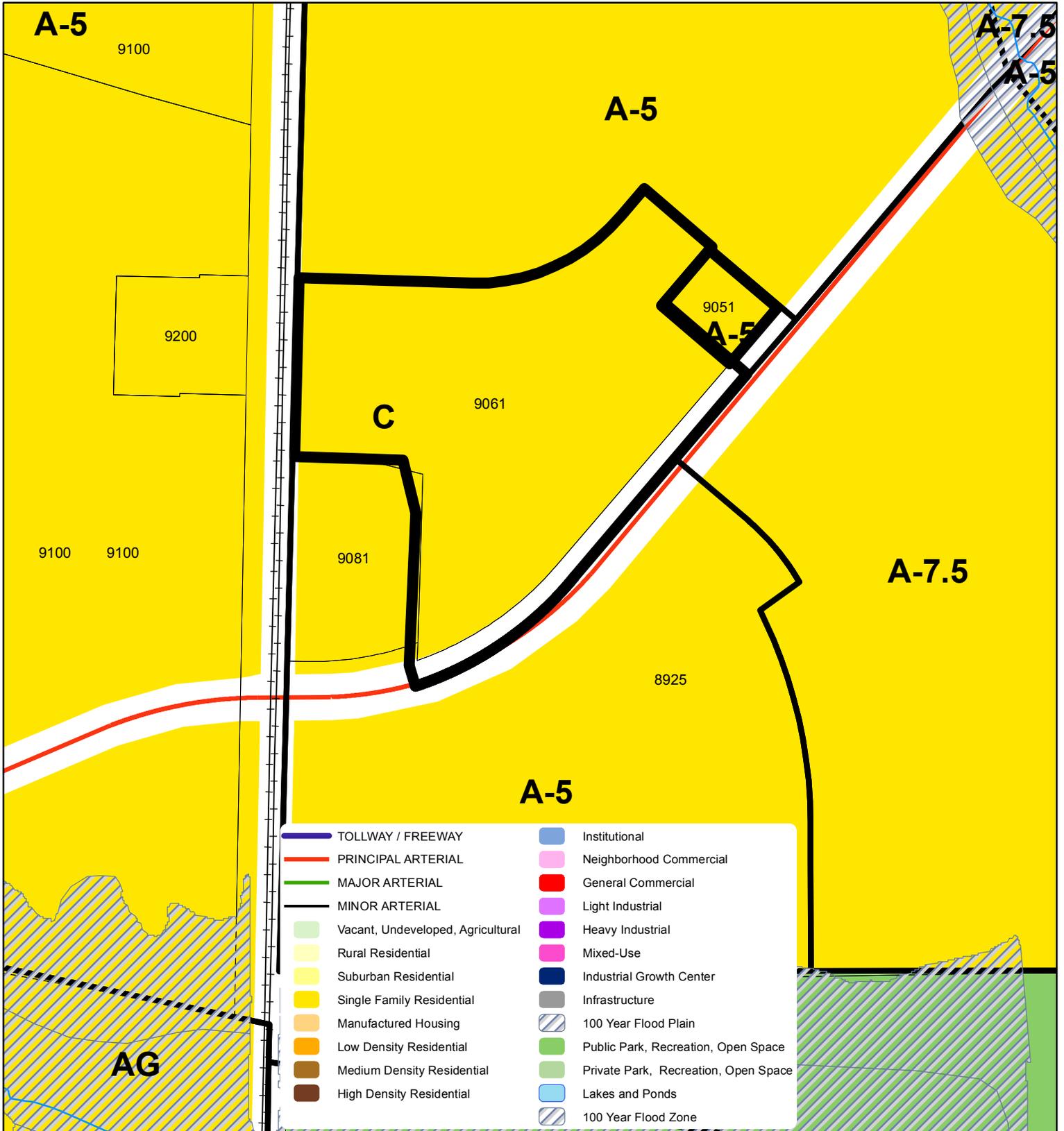
ZC-14-079

Area Zoning Map

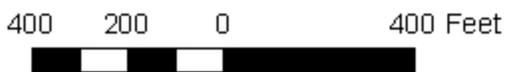
Applicant: Liberty Crossing Multifamily
Address: 8900 block Blue Mound Road
Zoning From: C
Zoning To: A-5
Acres: 24.417995
Mapsc0: 34AB
Sector/District: Far Northwest
Commission Date: 07/09/2014
Contact: 817-392-2495



Future Land Use



Aerial Photograph



<i>Document received for written correspondence</i>					<i>SP-14-005</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Charlie Stevens/ Tiffany Gardens HOA	NA	In		Support	Sent letter in
Roberto Rotondo	3124 Middleview Rd	In		Support	Sent letter in

IV. New Cases

5. ZC-14-079 Liberty Crossing Multifamily L. P. (CD 7) –8900 Block Blue Mound Road (Geo Matthews Survey, Abstract No. 1078, Tract 1C, 24.41 Acres): from “C” Medium Density Multifamily to “A-5” One-Family

Jason Weaver, Goodwin & Marshall, 2405 Mustang Drive, Grapevine, Texas representing Liberty Crossing Multifamily explained to the Commissioners the request is to downzone the property from C to A-5.

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

6. ZC-14-080 Lutfi Ali Lutfi (CD 4) – 4031 Chenault Street (El Baker Subdivision, Block 2, Lots G & H, 0.69 Acres): from “B” Two-Family to “I” Light Industrial

Kasha Hunt, 1745 Palm Creek, Desoto, Texas representing Lutfi Ali Lutfi explained to the Commissioners the powerpoint presentation. She explained he currently owns Beach Motors and the property next door to him is owned by his brother who runs Howard Medical transit. They would like to relocate it to the subject property. She mentioned there are several industrial uses along Beach Street. Ms. Hunt said LA Howard Medical Transportation has a contract with MITS but not to repair vehicles. They would like to rehabilitate the existing structure and convert it to an office. The expected hours of operation will be from 4 am to 11 pm in accordance with the MITS contract. There will be a maximum of 20 vehicles parked on the site with screening or a wood fence along the property for security. Ms. Hunt handed in letters of support from the neighborhood.

Mr. Edmonds asked Ms. Hunt about encroaching into the residential neighborhood and how would she feel if she was one of the homeowners. Ms. Hunt said she would think that it would be an improvement from what is already there. Mr. Edmonds said I Light Industrial is intrusive to the neighborhood and is not compatible or consistent as noted in the staff report.

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