



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 6, 2015

Council District 7

Zoning Commission Recommendation:
Approved as Amended to exclude uses and add development standards; by a vote of 8-0

Opposition: Two people spoke, 15 present; Petition with 502 signatures submitted

Support: none submitted

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

Owner / Applicant: Chad and Mimi Stephens Investments LP

Site Location: 133 N. Bailey Ave. Mapsco: 61Z

Proposed Use: Office

Request: From: "CR" Medium Density Multifamily

To: "PD/SU" Planned Development Specific use for an office with "ER" Neighborhood Commercial Restricted development standards with the following office uses prohibited: payday/car title lenders, government agencies, criminal defense attorneys, day spas, medical doctors, credit unions, dentists, real estate title co. Signage shall not be attached to the building or illuminated and shall consist only of the address of the property; 8 ft. sidewalks, and no access from White Settlement Road; site plan included.

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

Comprehensive Plan Consistency: Requested change is **not consistent. (Technical Inconsistency)**

Background:
The site is located at the intersection of N Bailey and White Settlement Rd. The applicant is proposing a zoning change from "CR" Low Density Residential to PD/SU" Planned Development Specific use for an office only with "ER" Neighborhood Commercial Restricted development standards, site plan included. The applicant plans to demolish the existing multifamily complex to construct a 9,200 sf, two-story office building. The building is to be used by four different businesses, the owner being one of the tenants.

The proposed site is located on the corner of a collector and minor arterial, which would accommodate a small office building. The structure to be demolished was built over 42 years ago and current zoning standards would only allow a maximum of six (6) units. A school is located directly west of the proposal with multifamily to the north and east and single-family across the street on White Settlement Road. An office is an appropriate use along minor arterials and dense multifamily uses.

At the Zoning Commission hearing, the applicant explained that the architecture is intended to be that typical of the Hill Country with a metal roof and masonry. He explained the irregular walls on the north of the property that extend into the setback were designed to break up the façade of the building.

The table below describes the ER standards and how they apply to the proposed development.

Requirement	ER	Proposed PD
Front Yard	20 ft. minimum	Building, canopies, parking and walls encroach into the setback
Height	35 ft	35 ft
Parking	1 space per 400 sf / 23 spaces required	23 spaces provided
Landscaping and buffers	Screening trees must be provided within the buffer area along the property line adjacent to an A or B district	Provided; also indicated all trees would be retained and additional landscaping provided
Tenant space	Maximum 5,000 s.f./tenant	Allow office building to be used by one tenant in the future
Signage	Nonilluminated wall signage only	Nonilluminated address numbers only

The applicant has held meetings with the surrounding neighborhoods in an effort to hear any concerns could have been mitigated on the site plan. Extensive written opposition was provided for this case, including a petition with the primary concern being a commercial use in the traditionally residential area.

Site Information:

Owner: Chad and Mimi Stephens Investments LP
 209 West 2nd Street #328
 Fort Worth, TX 76102

Agent: Nolan Bradshaw

Acreage: 0.506 acres

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / multifamily
 East "C" Medium Density Multifamily / multifamily
 South "A-5" One-Family / single-family
 West "A-5" One-Family / school

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Rd.	Minor Arterial	Minor Arterial	No
N Bailey	Collector	Collector	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Monticello	Cultural District Alliance
Crestwood*	Trinity Habitat for Humanity
Casa Blanca	Streams & Valleys, Inc
Westside Alliance	Fort Worth ISD

*Within this neighborhood organization

Site Plan Comments:

The site plan as submitted is not in general compliance with the ER zoning regulations. The applicant is requesting waivers for the following items:

1. 20 ft. setback required along N Bailey and White Settlement Rd
 - a. Structures are prohibited within setbacks (including parking, walls, buildings and parking canopies) *(Waiver required)*
2. 5,000 sf maximum gross floor area per tenant *(Waiver required)*
3. Structures are prohibited within the 20 ft. supplemental setback (adjacent A-5 zoning) *(Waiver required)*

Zoning Commission recommended waivers to the items noted above.

Platting:

1. Since this property consists of a lot and a portion of another lot a replat would be required prior to the issuance of a building permit.

TPW

No Comments at this time.

Comments made by Platting and TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting and TPW acceptance of conditions.

Recent Relevant Zoning and Platting History:

Zoning History: NA

Platting History: NA

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "PD/SU" Planned Development Specific use for an office with "ER" Neighborhood Commercial Restricted development standards, site plan included. The applicant intends to construct a 9,200 sf office building.

Surrounding uses vary, with multifamily to the north and east, a school to the west and single-family to the south. The potential negative impacts of the office use will be mitigated by the constraints in size of the overall site and by the added requirements within the ER zoning. As a result, the proposed zoning **is compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the site as Low Density Residential. The proposed zoning is not consistent with the Comprehensive Plan. The proposed site is located at the corner of a collector and minor arterial. In addition, the small office would provide a buffer to the nearby single-family development to the south, and school to the west; from the dense multifamily development to the north. Neighborhood commercial uses are appropriate near residential development.

The proposed zoning is consistent with the following Comprehensive Plan policies.

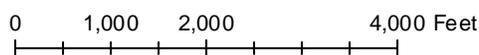
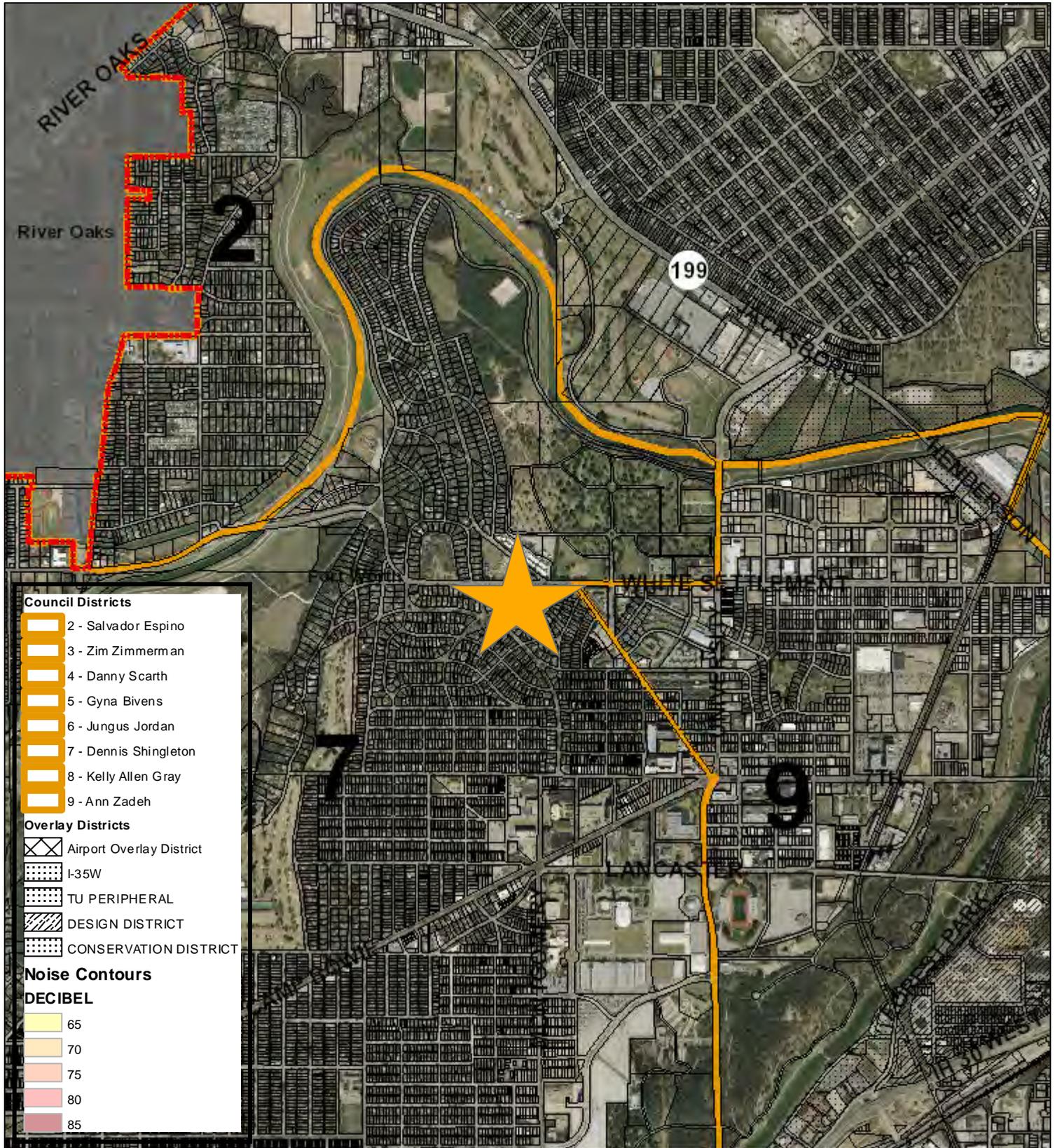
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

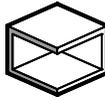
As a result, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

Attachments:

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

Area Map





CORNERSTONE DESIGN/BUILD

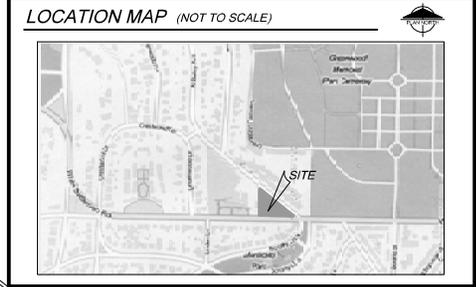
2128 MISTLETOE BOULEVARD
FORT WORTH, TEXAS 76110
(817) 732-2843
www.cornerstonedbac.com

STEPHENS FAMILY OFFICE

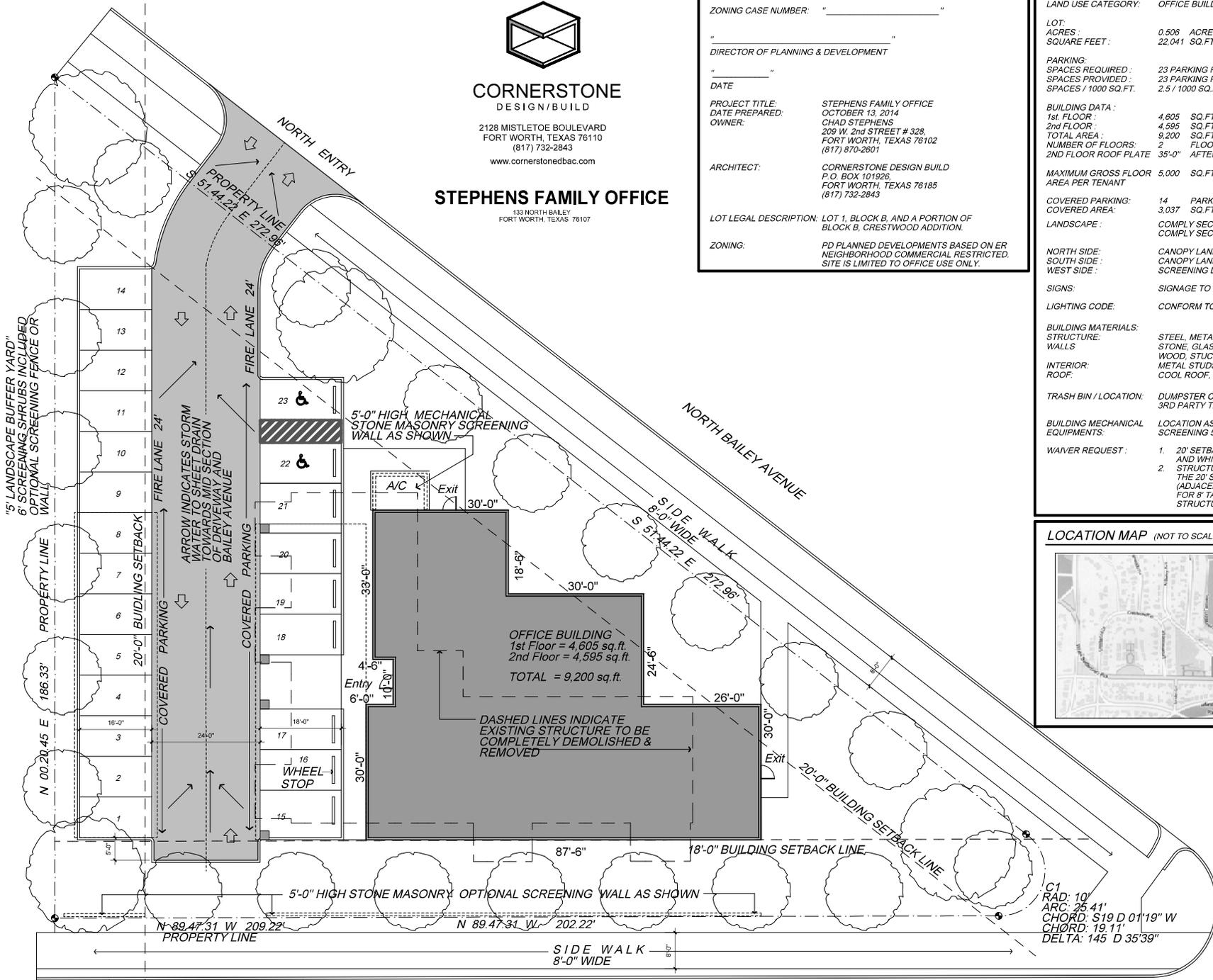
133 NORTH BAILEY
FORT WORTH, TEXAS 76107

PROJECT GENERAL INFORMATION:	
ZONING CASE NUMBER:	" "
" "	" "
DIRECTOR OF PLANNING & DEVELOPMENT	
" "	" "
DATE	
PROJECT TITLE:	STEPHENS FAMILY OFFICE
DATE PREPARED:	OCTOBER 13, 2014
OWNER:	CHAD STEPHENS 209 W. 2nd STREET # 328, FORT WORTH, TEXAS 76102 (817) 870-2801
ARCHITECT:	CORNERSTONE DESIGN BUILD P.O. BOX 101926, FORT WORTH, TEXAS 76185 (817) 732-2843
LOT LEGAL DESCRIPTION: LOT 1, BLOCK B, AND A PORTION OF BLOCK B, CRESTWOOD ADDITION.	
ZONING:	PD PLANNED DEVELOPMENTS BASED ON ER NEIGHBORHOOD COMMERCIAL RESTRICTED. SITE IS LIMITED TO OFFICE USE ONLY.

PROJECT DATA:	
LAND USE CATEGORY:	OFFICE BUILDING
LOT:	
ACRES:	0.506 ACRES
SQUARE FEET:	22,041 SQ.FT.
PARKING:	
SPACES REQUIRED:	23 PARKING REQUIRED
SPACES PROVIDED:	23 PARKING PROVIDED
SPACES / 1000 SQ.FT.	2.5 / 1000 SQ.FT.
BUILDING DATA:	
1st FLOOR:	4,605 SQ.FT.
2nd FLOOR:	4,595 SQ.FT.
TOTAL AREA:	9,200 SQ.FT.
NUMBER OF FLOORS:	2 FLOORS
2ND FLOOR ROOF PLATE:	35'-0" AFTER FINISH FLOOR
MAXIMUM GROSS FLOOR AREA PER TENANT	
COVERED PARKING:	14 PARKING
COVERED AREA:	3,037 SQ.FT.
LANDSCAPE:	
NORTH SIDE:	CANOPY LANDSCAPE EVERY 25'
SOUTH SIDE:	CANOPY LANDSCAPE EVERY 25'
WEST SIDE:	SCREENING LANDSCAPE AT WEST SIDE
SIGNS:	
	SIGNAGE TO CONFORM TO ARTICLE 4 "SIGNS"
LIGHTING CODE:	
	CONFORM TO FORT WORTH LIGHTING CODE
BUILDING MATERIALS:	
STRUCTURE:	STEEL, METAL STUDS, CONCRETE
WALLS:	STONE, GLASS, CURTAIN WALLS
INTERIOR:	WOOD, STUCCO
ROOF:	METAL STUDS COOL ROOF, STANDING SEAM
TRASH BIN / LOCATION:	
	DUMPSTER ON LOCATION NOT REQUIRED 3RD PARTY TRASH REMOVAL
BUILDING MECHANICAL EQUIPMENTS:	
	LOCATION AS SHOWN WITH MASONRY SCREENING 5'-0" HIGH
WAIVER REQUEST:	
	1. 20' SETBACK REQUIRED ALONG N. BAILEY AND WHITE SETTLEMENT ROAD. 2. STRUCTURES ARE PROHIBITED WITHIN THE 20' SUPPLEMENTAL SETBACK (ADJACENT TO A-5 ZONING), ALLOWS FOR 8' TALL COVERED PARKING STRUCTURE (8 SPACES)



ZONE: A-5 SINGLE FAMILY - FORT WORTH ISD SCHOOL USE



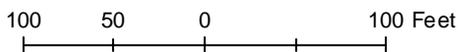
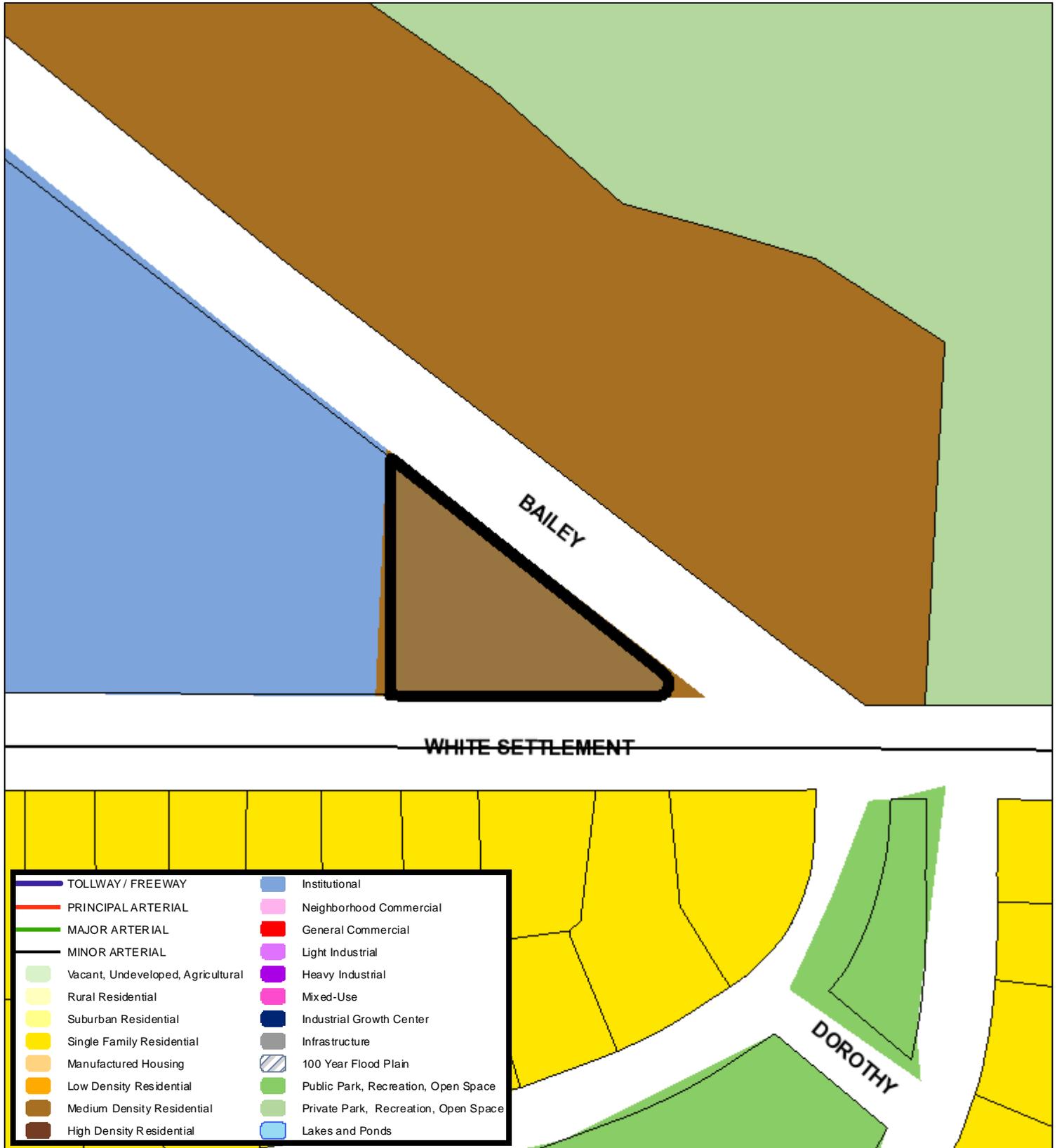
1 SITE PLAN (N Bailey / White Settlement)
SCALE: 1/32



WHITE SETTLEMENT ROAD

COPYRIGHT © CORNERSTONE DESIGN BUILD

Future Land Use



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



0 65 130 260 Feet



City of Fort Worth, Texas
Zoning Commission
December 10, 2014 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, District 2
Justin Reeves, District 3
Charles Edmonds, Jr., Vice Chair, District 4
Natalie Moore, District 6
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

Melissa McDougall, District 5

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Ms. Reed, seconded by Mr. Northern, on a vote of 8-0, voted to approve the Zoning Commission minutes of the November 12, 2014 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-14-142 Chad and Mimi Stephens (CD 7) – 133 N Bailey Avenue (Crestwood Addition, Block B, Lot 1 and portion, 0.51 Acres): from “CR” Low Density Multifamily to “PD/SU” Planned Development for an office with “ER” Neighborhood Commercial Restricted development standards; site plan included.

Jim Schell, 500 West 7th Street, Suite 600, Fort Worth, Texas representing Chad & Mimi Stephens explained to the Commissioners the request is for PD for office only with ER development standards. They are proposing to construct a 9200 square foot office building, two-story, divided into four tenant spaces, one to be occupied by Mr. Stephens. Mr. Schell mentioned the case was continued from last month so they could meet with Crestwood NA. They did meet Thursday December 4, 2014 in which they discussed restriction on uses, scale of structure design, parking and traffic.

Mr. Schell did mention the design concept proposed to be incorporated into the development standards. They agreed to just provide the address number on the side of the building, prohibited uses include payday car title lenders, government agencies, criminal defense attorneys, day spas,

medical doctors, credit unions, dentist's offices, and real estate title companies. The landscaping would be significant. The access point was eliminated from White Settlement Road; sidewalks will be increased to eight feet. This was presented to the Crestwood NA and received no comment back from anyone.

Mr. Northern asked for more clarification on the residential component.

Nolan Bradshaw, 4770 Bryant Irvin Court, Suite 200, Fort Worth, Texas explained they try to conform the building based on surrounding residential character. The height maximum proposed for the building is 35 ft. about 50% of the building reaches this height and lower back towards the neighborhood. All existing trees will remain on site, a five foot screen retaining wall is proposed along White Settlement Road with shrubbery. The design would be of a Texas Vernacular design, Hill Country modern style design.

Mr. Genua asked about the signage. Mr. Bradshaw said there would be numbers only on the building, raised letters, no lighting. Mr. Genua also asked about the uses agreed to. Mr. Schell gave the list to the Commissioners for the record and read aloud.

Mr. Northern asked how many parking spaces are proposed. Mr. Schell said approximately 23 spaces.

Mr. Ortiz asked what the gross floor square footage would be and any setback waivers requested. Mr. Schell said 2250 square feet per tenant, four offices, two per floor. The 20 ft. setback along N. Bailey, the corners encroach into the setback.

Barry Green, 412 Ridgewood Road. Fort Worth, Texas with Crestwood NA spoke in opposition. Mr. Green mentioned they are still opposed to the request and recognized those present who chose not to speak. Mr. Green did mention the meeting with the applicant and asked that they keep the existing multifamily complex and or have a commercial and residential use within the building, reduce the building size to 6,000 sq. ft., reduce parking to 15 spaces and minimize the height and reduce the number of office uses. They also asked to have a traffic study and provide a gate to the property. They could not come to an agreement on this.

Lisa Griffith, 3700 Sherwood Avenue, Fort Worth, Texas President of Crestwood NA spoke in opposition. Ms. Griffith mentioned they have no desire to have commercial uses on Bailey Avenue.

Mr. Flores asked how they feel about the applicant's proposal as mentioned. Ms. Griffith said they meet and would not make any concessions. Mr. Green said they did ask them to do a traffic study but were not willing to do that.

Mr. Northern asked what the primary concern is. Mr. Green said they do not want commercial in the neighborhood, but would be willing to negotiate a mix of use with residential and some minor changes such as parking and reduce size to 6,000 square feet.

In rebuttal, Mr. Schell said reducing the size of the building and making it a mixed-use building is not feasible for the property and doing a traffic study doesn't make sense for this size of building and use.

Mr. Edmonds mentioned the difference in parking spaces and reduced square footage the neighborhood is asking for and the use being an acceptable use.

Mr. Genua reopened the public hearing. Mr. Edmonds asked if they could reduce the parking spaces by four. Mr. Schell said they could eliminate three or four spaces. Mr. Edmonds asked Mr. Green if the parking was reduced would it be acceptable. Mr. Green said the parking is not the issue; it is the size of the building.

Mr. Flores asked Mr. Schell if there is a middle ground on reducing the square footage. Ms. Moore mentioned the restrictions and it running with the land. Mr. Schell said the square footage of the apartments and what they are proposing is less than 800 square feet; they cannot develop the site to 6,000 square feet. He said there is no middle ground based on the reasons explained.

Mr. Reeves mentioned the semantics of the case and that it was a good use of the property.

Ms. Burghdoff asked if the waivers requested are still needed and are they requesting a waiver to the tenant size. Mr. Schell said they yes and they would like the tenant size to not be limited. Mr. Bradshaw said they want the square footage of tenant space to be flexible.

Mr. Genua mentioned the design and look of the building will be in good character with the neighborhood and wished it was a smaller building.

Motion: Following brief discussion, Ms. Conlin made a motion to Approve the request as Amended, to exclude the uses mentioned, metal roof and windows, wall signage to include numbers only, no access from White Settlement, and eight foot sidewalks with waivers, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<i>ZC-14-142</i>
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Kathy Kelly	608 Westwood	Out		Opposition	Spoke at hearing
Barry Green	412 Ridgewood Rd	Out		Opposition	Spoke at hearing
Gladys/Richard Burk	205 Crestwood	Out		Opposition	Present did not speak
William/Holly Schur	912 N Bailey	Out		Opposition	Present did not speak
Lisa Griffith	3700 Sherwood	Out		Opposition	Present did not speak
Gertrude Totell	816 Northwood	Out		Opposition	Present did not speak
Robert Hayes	609 Edgefield	Out		Opposition	Present did not speak
Betty Cox	3809 Sherwood	Out		Opposition	Present did not speak

Frank Diaz JR	3700 Oaklawn	Out	Opposition		Present did not speak
Jackie Liles	716 Northwood	Out	Opposition		Present did not speak
Patti Crabtree	605 Edgefield	Out	Opposition		Present did not speak
Judy/Richard Haskell	621 Edgefield	Out	Opposition		Present did not speak
Mike Korpinski	836 Springbrook	Out	Opposition		Present did not speak
Kyla Cox	337 Eastwood Ave	Out	Opposition		Present did not speak
Judy Sagler	320 N Bailey	Out	Opposition		Present did not speak
Lisa/David Griffith	3700 Sherwood	Out	Opposition		Present did not speak
Bryan Perkins	3524 Dorothy Ln	In	Opposition		Sent letter in
A petition was submitted with more than 500 signatures in the case file					

2. ZC-14-150 Chesapeake Land Development Company LLC (CD 3) – 4109 Westridge (S H McEntire Survey, Abstract No. 1006, 3.73 Acres): from “C” Medium Density Multifamily and “E” Neighborhood Commercial

Brent Hammond, 3801 Hulen Street, Suite 202, Fort Worth, Texas representing Chesapeake Land Development explained to the Commissioners the minor changes made to the site plan. He mentioned there is no driveway connection from Bryant Irvin to Westridge Drive. There are two driveway access points off Westridge to serve as a main entry to the building and a service entrance. They are providing parking behind the building for employee and some limited service. The dumpster is moved to the rear of the building with access from Bryant Irvin, no large truck deliveries and only during business hours. Mr. Hammond said they are requesting a waiver to the parking requirement based on the assisted living use with minimal staff.

Mr. Genua asked about the change in parking from the original submittal. Mr. Hammond said it is ¼ of what the City would require.

Mr. Flores asked if the parking count includes the adjacent parking and is it included in the formula. Mr. Hammond said no it is not.

Mr. Reeves mentioned the access off Bryant Irvin and has it been addressed with TPW, and is their controlled access. Mr. Hammond said they are using the existing drive approach on Bryant Irvin and have received no objection and or to relocate the drive, there is no restriction on which drive can be used. Mr. Hammond mentioned the total traffic per day would be about 135 trips per day, 2 to 2 1/2 per employee and visitor. Mr. Reeves asked if they meet with the neighborhood. Mr. Hammond said they did meet on December 2 as a result multiple changes were made to the site plan.

Mary O’Donnell, 4500 Westridge, Fort Worth, Texas spoke in opposition has some questions related to contours and underground utilities as well as traffic. They only want staff and servant to enter on Bryant Irvin Road and to have only one drive off of Westridge.

		area			
Flips Patio Grill	6613 Fossil Bluff	In		Support	Sent letter in
Greg Minnich	1301 Municipal Wy	Out		Support	Sent letter in
Kristi Greer	6700 Sandshell	Out		Support	Sent letter in
Brent Tipps	6701 Fossil Bluff	In		Support	Sent letter in

4. ZC-14-142 Chad and Mimi Stephens (CD 7) – 133 N Bailey Avenue (Crestwood Addition, Block B, Lot 1 and portion, 0.51 Acres): from “CR” Low Density Multifamily to “PD/SU” Planned Development for an office with “ER” Neighborhood Commercial Restricted development standards; site plan included.

Jim Schell, 500 West 7th Street, Suite 600, Fort Worth, Texas representing Chad & Mimi Stephens explained to the Commissioners they would like to construct an office complex with four tenant offices; the applicant would use one. Mr. Schell referenced the items in a document prepared by the opposition (Crestwood NA) outlining their concerns. The primary concern is an office use at the gateway to the neighborhood and commercial uses encroaching into the neighborhood. Mr. Schell mentioned that the original site plan had a drive that connected from Bailey to White Settlement, and after meeting with the neighborhood, the drive has been removed.

Mr. Northern mentioned the opposition and asked if there was consensus of some in support about the approach off Bailey. Mr. Schell said there are supporters but knows there are more than 400 names listed in opposition.

Mr. Edmonds asked about traffic and how it affects the neighborhood. Mr. Schell said he does not think it will affect the neighborhood. He said it sits on an island and would be a positive impact.

Kathy Kelly, 608 Westwood, Fort Worth, Texas member of the Crestwood NA spoke in opposition. Ms. Kelly explained her power point presentation and mentioned the petition presented by the neighborhood. The major concern is encroachment into the neighborhood surrounded by single-family. This is a principal entryway into the Crestwood and Monticello neighborhoods. They are concerned about traffic and other office uses that may be proposed.

Barry Green, 412 Ridgewood Road, Fort Worth, Texas member of the Crestwood NA spoke in opposition. They do not want commercial encroachment into the neighborhood.

Mr. Northern asked if they were opposed to the use or design about the elimination of the approach on White Settlement. Ms. Kelly said yes it is for the office use and the approach was not the fundamental concern.

In rebuttal, Mr. Schell mentioned the entryway to Crestwood is bounded by two apartment complexes. He displayed some typical entry ways into a neighborhood and said the office use would be an appropriate reuse for the property.

Ms. McDougall asked the neighborhood representatives what is it that they want to see for their neighborhood and where the closest commercial use on Bailey is. Ms. Kelly said they do not want to see an office building and perhaps later on they might see an entryway to the neighborhood. She said they would like to see a residential use, not an office building. Ms. Kelly said the closest commercial use is at White Settlement and 7th Street.

Mr. Northern asked about the importance of a gate entryway to the neighborhood and if it would be more appealing. Ms. Kelly said there are three entry points to the neighborhood.

Mr. Reeves asked if any efforts have been made between the applicant and the neighborhood and whether there is a middle ground that could be reached. Ms. Kelly said the applicant has made presentations as she understands to the Monticello neighborhood and made a presentation to the Crestwood neighborhood. She said they had a specific request to sit down and talk with the applicant and they met. There was no agreement made to make changes to the site plan. Mr. Green said the property could effectively be used for residential.

Mr. Edmonds mentioned that White Settlement Road and Bailey are not residential streets and this property doesn't look like a residential use. The PD is an appropriate use for the neighborhood, and recommended that they work with the applicant to accommodate this type of situation. Ms. Kelly said on the south side of White Settlement there are single-family homes from Bailey to Westview.

Mr. Genua asked Mr. Schell about access and parking. Mr. Schell said they will not have access on White Settlement and parking is limited to square footage. He does not know who the tenants will be at this time.

Motion: Following brief discussion, Mr. Northern made a motion to Approve the request, no second was made. A substitute motion was made by Mr. Northern to recommend a 30 day Continuance of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-14-142</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
Kathy Kelly	608 Westwood	Out	Opposition		Spoke at hearing
Barry Green	412 Ridgewood Rd	Out	Opposition		Spoke at hearing
Gladys/Richard Burk	205 Crestwood	Out	Opposition		Present did not speak
William/Holly Schur	912 N Bailey	Out	Opposition		Present did not speak
Mike Helt	409 N Bailey	Out	Opposition		Present did not speak
June Morton	738 N Bailey	Out	Opposition		Present did not speak
Richard Hayes	609 Edgefield	Out	Opposition		Present did not speak
Betty Cox	3809 Sherwood	Out	Opposition		Present did not speak

Frank Diaz JR	3700 Oaklawn	Out	Opposition		Present did not speak
Jackie Liles	716 Northwood	Out	Opposition		Present did not speak
Helen Lane	3809 Wildwood	Out	Opposition		Present did not speak
Bea Hipp	620 Eastwood	Out	Opposition		Present did not speak
Mike Korpinski	836 Springbrook	Out	Opposition		Present did not speak
Trudy Toten	816 Northwood	Out	Opposition		Present did not speak
Glenda Moreno	908 Northwood	Out	Opposition		Present did not speak
Lisa Griffith	3700 Sherwood	Out	Opposition		Present did not speak
A petition was submitted with more than 400 signatures in the case file					

5. ZC-14-143 Hayco Realty LTD (CD 2) – 6000 Cromwell Marine Creek (Joseph Bowman Survey, Abstract No. 79, 49.01 Acres): from “CR” Low Density Multifamily and “E” Neighborhood Commercial to “A-5” One-Family

Douglas Cooper, 200 East Abram Street, Arlington, Texas representing Hayco Realty LTD explained to the Commissioners the request is to develop approximately 244 single-family lots.

Mr. Flores asked about the proposed major and minor arterials and the concern of traffic for this type of development if the roads are not built. Mr. Cooper mentioned that during the pre-development conference, the discussions about a round-about at the intersection were mentioned and they are looking for a feasibility study to be finished sometime next year.

Randy Lockhart, 3827 Camp Bowie Boulevard, Fort Worth, Texas explained to Mr. Flores that they are preliminary platting it now and within the next year it will be developed. This is part of Marine Creek Ranch.

Ms. Burghdoff explained that the preliminary plat process requires the completion of a traffic study for arterial improvements and that proportional improvements are required. They would have to dedicate the street right of way and construct at a minimum what they front, plus whatever would be proportional beyond that and could include improvements to the intersection. This is handled through the preliminary and final plat stages.

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

6. ZC-14-144 Anthony & Melissa Fernandez (CD 8) – 3106-3124 Alcannon Street, 5117-5119 Trueland Drive and 3131 East Seminary Drive (Vickery Acres, Block 4, Lots 1-3, 8-10, 15 & 16 and Alcannon Place, Block 1, Lots 1-4, Block 2, Lots 1 & 2, 4.86 Acres): from “R2” Townhouse/Cluster and “E” Neighborhood Commercial to “PD/E” Planned