



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2015

Council District 5

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: City of Fort Worth, LG Centreport I, LLC

Site Location: 14105 Trinity Boulevard Mapsco: 55PQ

Proposed Use: Multifamily

Request: From: "J" Medium Industrial
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum of 27 units per acre and maximum height of 35 ft.; site plan included.

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The property is located on the northeast corner of Centreport Dr. and Trinity Blvd. The applicant is proposing a zoning change from "J" Medium Industrial to "PD/D" Planned Development for all uses in "D" High Density Multifamily for multifamily uses with a maximum of 27 units per acre and maximum height of 35 ft.; site plan included. The applicant intends to construct 318 multifamily units and is requesting a PD due to waivers to height and density.

The proposed development is located within a mixed-use growth center. Multifamily uses are encouraged within these areas in order to take advantage of proximity to high employment areas and proximity to public transit. The site is also located within the DFW Airport Overlay which does not regulate the land use of the site but provides criteria for lighting, communication interference, signage, glare and other criterial.

The table below describes the differences between the standard "D" district and the proposed PD:

Development Standards	D District	Proposed PD
Front Yard	20 ft. minimum	Some areas along Centreport do not have 20ft setback (waiver requested)
Units per acre	24 maximum per acre	27 units per acre
Building Height	32 ft. maximum	35 ft. maximum
Open Space	35% minimum	39.4% indicated

Site Information:

Owner: City of Fort Worth
 1000 Throckmorton Street
 Fort Worth, TX 76102
 LG Centreport I, LLC (David Cocanougher)
 2311 Cedar Springs
 Suite 100
 Dallas, TX 75201

Acreage: 15.17 acres

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "PD-991" PD/D with no minimum front yard setback; site plan approved / multifamily
- East "PD-991" PD/D with no minimum front yard setback; site plan approved / multifamily
- South "J" Medium Industrial; "C" Medium Density Multifamily / offices, multifamily
- West "PD-748" PD/J, plus hotel; "PD 326" PD/J, plus hotel / hotel

Recent Relevant Zoning and Platting History:

Zoning History: "PD-991" PD/D with no minimum front yard setback; site plan approved; effective 10/26/14 (adjacent the proposed site to the north and east).

Platting History: PP-010-029 Centreport approved by City Plan Commission 12/17/10.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Centreport Dr.	Major Arterial	Major Arterial	No
Trinity Blvd	Principal Arterial	Principal Arterial	No

Public Notification:

Organizations Notified	
Eastside Sector Alliance	Streams And Valleys Inc
DFW International Airport	East Fort Worth, Inc.
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

* Denotes the closest registered neighborhood association

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. The minimum front yard setback in the D zoning district is 20 feet; some areas along Centreport do not have the minimum front yard setback. (waiver is requested)
2. Maximum height in "D" is 32 ft. (waiver is requested)

Zoning Commission recommended waivers to the items noted above.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a multifamily complex with 318 units, maximum density of 27 units per acre, a reduced setback, and 35 ft. height. The site plan indicates one, two and three bedroom units. Surrounding land uses vary with multifamily to the north, south and east, offices to the south, and lodging to the west. The proposed site is located within a mixed-use growth center and multifamily is appropriate within these centers. The site is also located on two arterials and close to the Trinity Railway Express, which provides service to both Dallas and Fort Worth.

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

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property in the Centreport Mixed Use Growth Center. The requested zoning classification is appropriate for the land use designation. The proposed PD/D zoning is consistent with the following Comprehensive Plan policies:

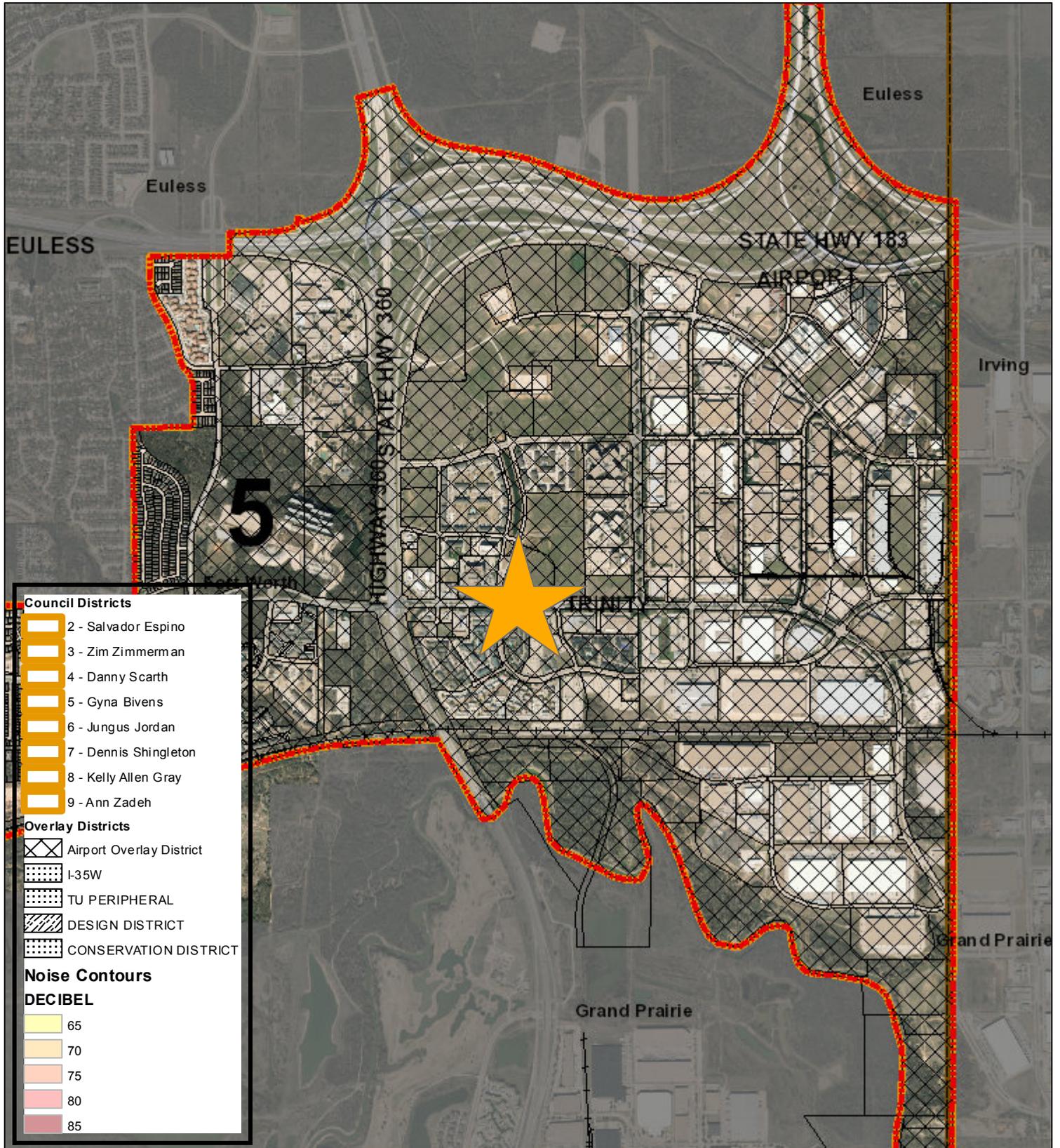
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents. (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 generation. (pg. 38)

Based on conformance with the future land use, and 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
- Site Plan
- Minutes from the Zoning Commission meeting

Area Map



Council Districts

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Singleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

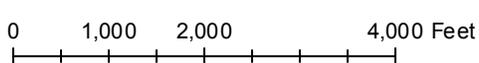
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

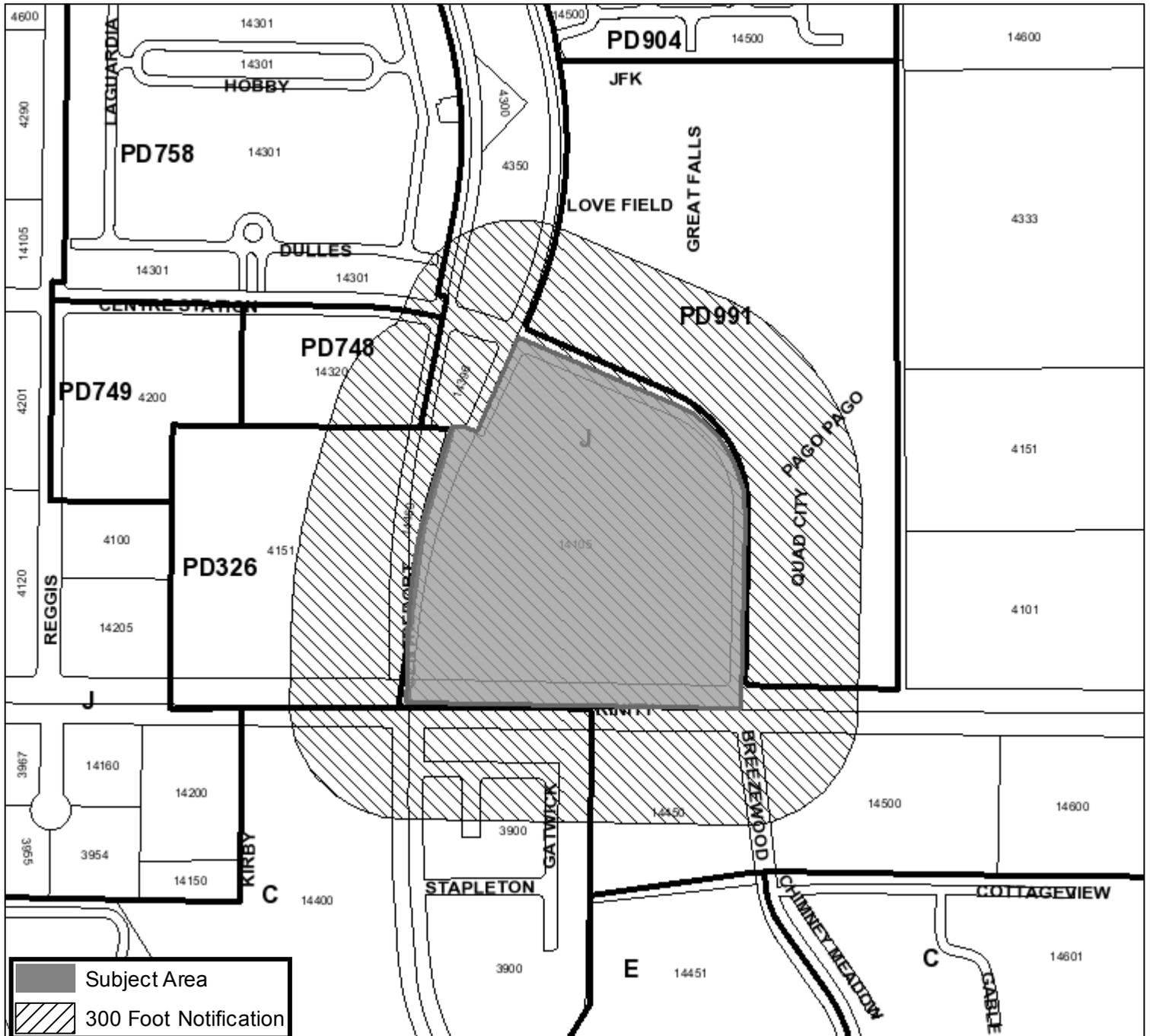
DECIBEL

- 65
- 70
- 75
- 80
- 85

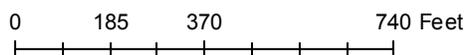


Area Zoning Map

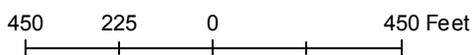
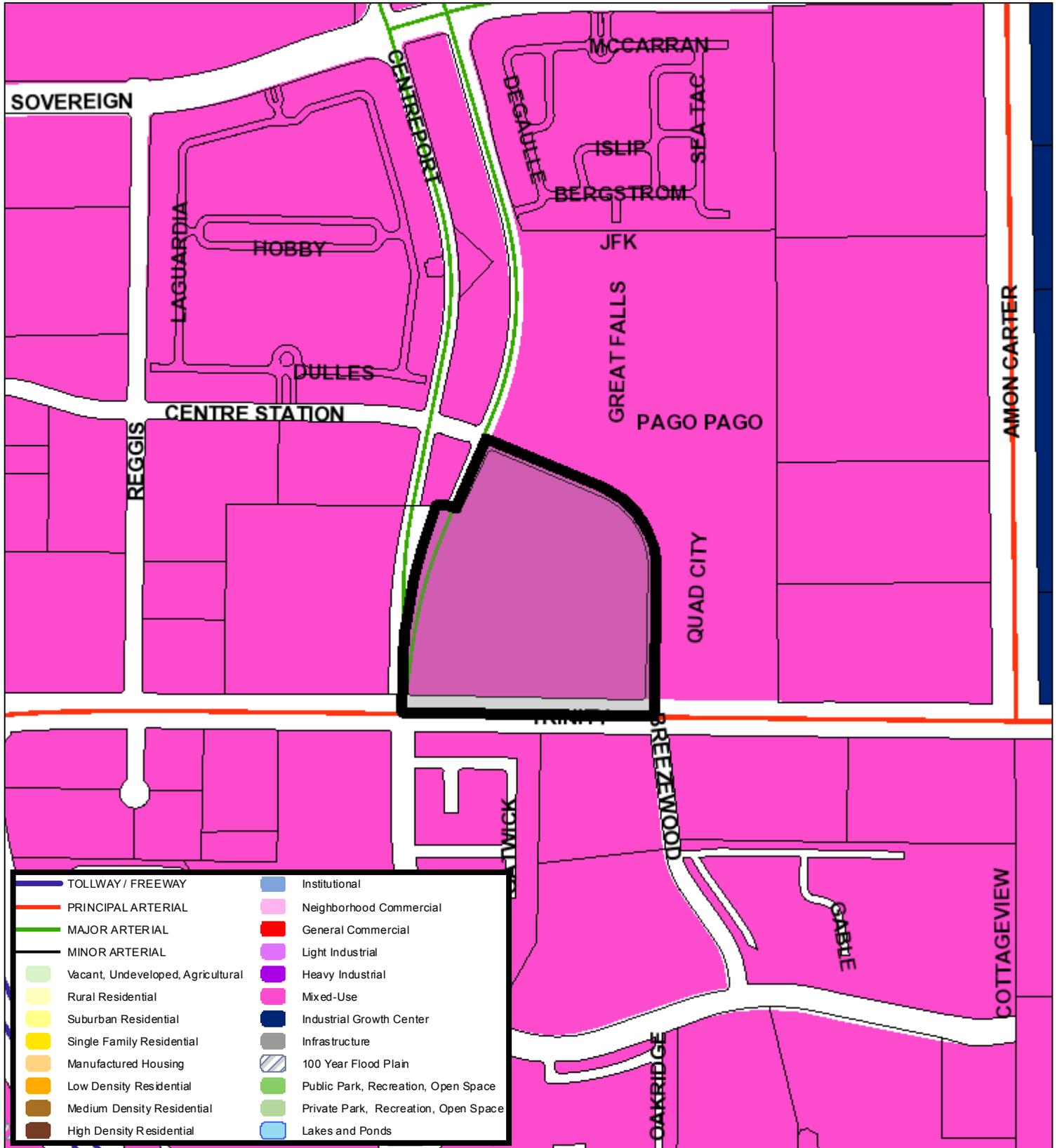
Applicant: City of Fort Worth, LG Centreport I, LLC
 Address: 14105 Trinity Boulevard
 Zoning From: J
 Zoning To: PD/D for multifamily uses w/max.27 un/ac & max height of 36 ft.
 Acres: 15.17305993
 Mapsco: 55PQ
 Sector/District: Eastside
 Commission Date: 3/11/2015
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 285 570 1,140 Feet



Rakesh Patel, 6805 Saucon Valley Drive, Fort Worth, Texas representing Lodgestar Investment explained to the Commissioners the request to rezone to G for fast food restaurants and two hotels on the property.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-15-025
Name	Address	In/Out 300 ft notification area	Position on case		Summary
DK Patel	1200 Walnut Hill	Out	Opposition		Sent letter in
Airport South Hotels	4201 Reggis	In	Opposition to hotel development		Sent letter in
Four Nine Holdings, LLC	4200 Reggis	In	Opposition to hotel development		Sent letter in
Cary Moon/Trinity 360	4212 Hwy 360	In		Support	Sent letter in

8. ZC-15-026 City of Fort Worth/LC Centreport I, LLC (CD 5) 14105 Trinity Boulevard (D & R Leasing Addition, Block 1, Lot 1 metes and bounds, 15.17 Acres): from “J” Medium Industrial to “PD/D” Planned Development for all uses in “D” High Density Multifamily with maximum 27 units per acre, no minimum front yard setback and 35 feet maximum height; site plan included

Kevin Crawley, 900 Jackson Street, Dallas, Texas representing the LLC Centreport I, LLC explained to the Commissioners the request to rezone to PD/D and to ask for three waivers: 27 units per acre instead of 24, a 15 ft. setback and 35 ft. height to the top of roof plate to allow for 10 ft. ceilings on all three floors.

Ms. McDougall wanted to make sure he is aware they are in the DFW Airport Overlay and all the requirements. Mr. Crawley said yes they are.

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

9. SP-15-001 Summer Sycamore I LTD (CD 6) 7500 Summer Creek Drive & 7424 Granbury Road (Lake Country Estates, Block 25, Lot 31, 33.48 Acres): from “PD-823” “PD/MU-1” for all uses in “MU-1” Low Intensity Mixed-Use; site plan required to Site Plan for PD-823 for multifamily and commercial uses

Darren Cain, 1729 Carleton Avenue, Fort Worth, Texas representing Summer Sycamore I LTD explained to the Commissioners the request to ask for a 30 day continuance to continue to work with staff on a cohesive site plan.