



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2015

Council District 7

Zoning Commission Recommendation: Approval by a vote of 7-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: McKelvey-Cole, LP

Site Location: 14400-16000 Block of State Highway 114 Mapsco: 642JNS

Proposed Use: Multifamily, Commercial and Industrial

Request: From: "AG/AO" Agricultural/Airport Overlay, "A-5" One-Family and "D" High Density Multifamily

To: "D" High Density Multifamily, "G/AO" Intensive Commercial and "PD/I/AO" Planned Development for all uses in "I" Light Industrial with a maximum height of 50 feet; site plan waiver recommended/Airport Overlay

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

Comprehensive Plan Consistency: Requested change **is consistent with a Technical Inconsistency for proposed "D" zoning**

Background:

The proposed site is located on the south corner of State Hwy 114 and north of proposed State Highway 156 with the eastern portion of the property being within the Fort Worth Alliance Airport Overlay which restricts certain uses within the overlay area, including all residential uses.

Proposed rezonings include:

- 1.63 acres from "D" High Density Multifamily to "G" Intensive Commercial,
- 5.38 acres from "A-5" One-Family to "D" High Density Multifamily,
- 2.71 acres from "D" High Density Multifamily to "PD/I" Planned Development for I uses,
- 24.26 acres from "A-5" One-Family to "PD/I" Planned Development for I uses and
- 223.25 acres from "AG" Agricultural to "PD/I" Planned Development for I uses.

The proposed zoning complies with the Alliance Airport Overlay by rezoning to Light Industrial which will not permit one, two, or multifamily uses. Other commercial uses such as nursing homes and hospitals that would typically be permitted in the G and I districts would not be permitted within the overlay. The proposed G and I zoning districts include property greater than the overlay area, essentially expanding the area of protection.

The PD zoning is being requested to allow slightly more height in the district which is desired by the developer for marketability. The applicant withdrew the request to waive the minimum horsepower requirement at the Zoning Commission hearing

Site Information:

Owner: McKelvey-Cole, LP
 2808 Fairmount Street
 Suite 100
 Dallas, TX 75201
 Agent: Marcella Olson
 Acreage: 288.30 acres
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / State Hwy 114 ROW, vacant
 East "AG" Agricultural / Northwest ISD & TxDot offices
 South Unzoned and "PD-944" Planned Development for I Light Industrial plus airport, aviation field, heliport, landing area with exclusions / vacant and Alliance Airport further to the south
 West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: PD-944-ZC-12-073 Effective 9/19/12 for PD/I Planned Development for "I" Light Industrial uses plus airport, aviation field, heliport, and landing area with exclusions; site plan waived subject property due south;
 ZC-14-035 Effective 5/26/14 Fort Worth Alliance Airport Overlay

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
State Hwy 114	County Rd	Tollway/Frwy	Under construction
FM 156	Collector	Principal Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
North Fort Worth Alliance	Trinity Habitat for Humanity
Harriet Creek Ranch HOA*	Streams & Valleys, Inc
Harriet Creek Code Blue	NWISD
Northwest Fort Worth Community Alliance	

*Closest neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone portions of a property to "D" High Density Multifamily, "G" Intensive Commercial and "PD/I" Planned Development for I uses with maximum height of 50 ft. and a waiver to the site plan. The surrounding uses are primarily vacant with State Hwy 114 to the north, NWISD and TxDot to the east, with Alliance Airport further to the south. The applicant intends to develop roughly 288 acres of vacant land for multifamily, commercial and industrial type uses.

The proposed zoning is **compatible** with surrounding land uses and the Airport Overlay.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family and Light Industrial. The requested zoning change is **consistent** for the commercial and industrial zoning but is **not consistent (Technical Inconsistency)** with the Comprehensive Plan for multifamily

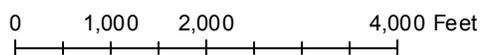
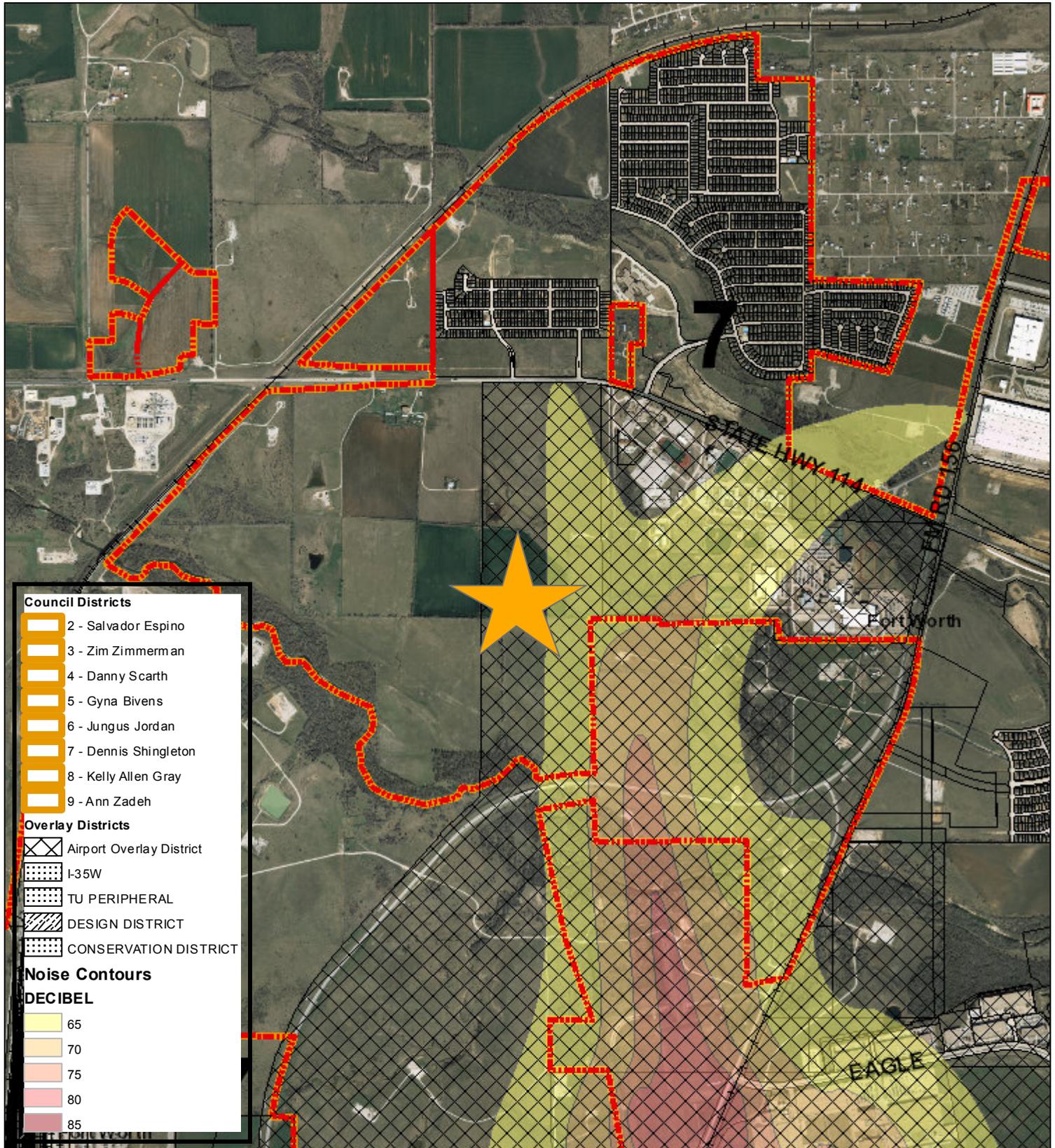
development and the additional strip of single family property. However, the requested D zoning could act as a buffer for the single-family from the more intense commercial uses. The proposed site is consistent with the following Comprehensive Plan policies:

- Encourage 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)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Attachments:

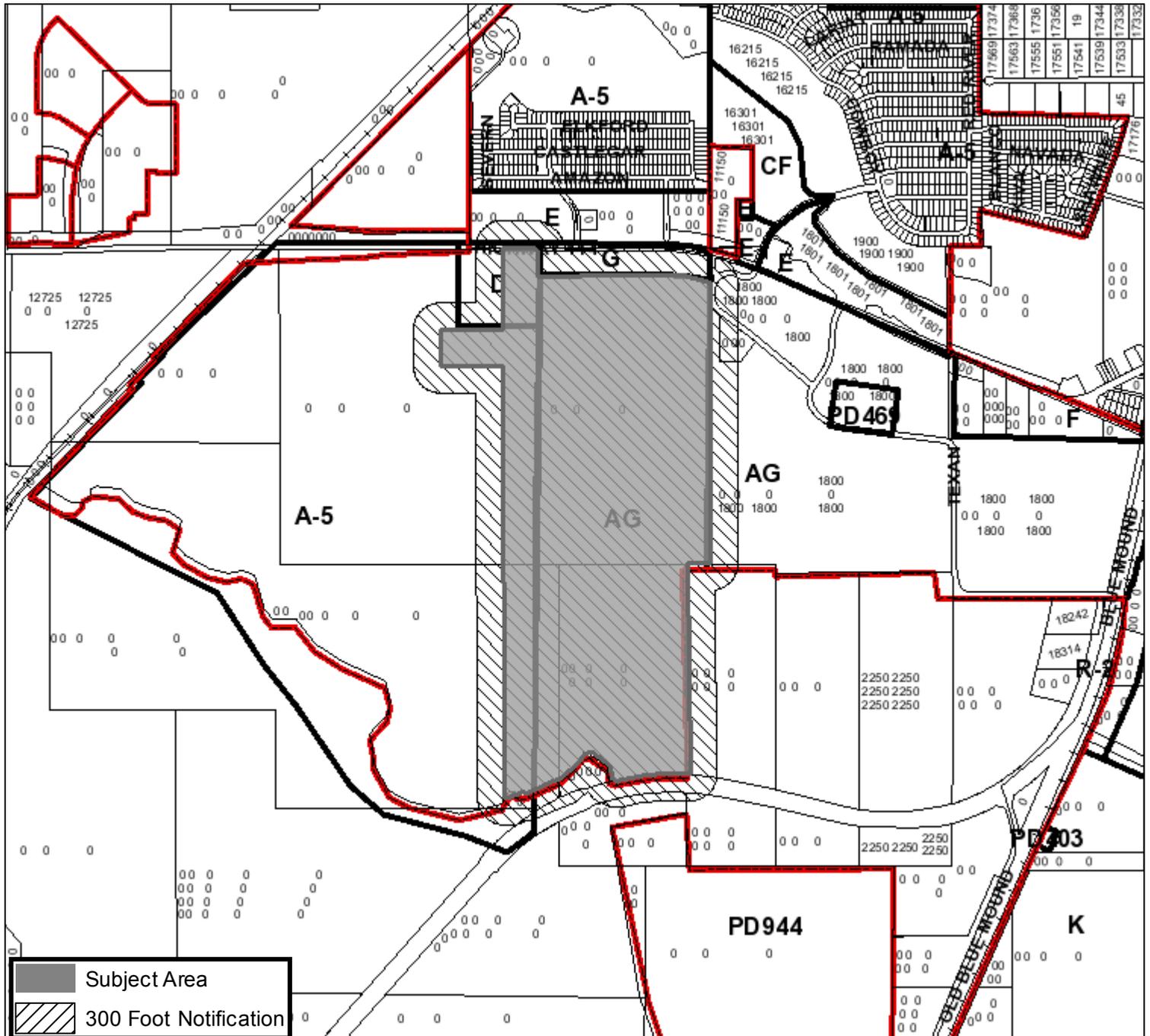
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes from the Zoning Commission meeting

Area Map

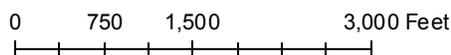


Area Zoning Map

Applicant: McKelvey-Cole, LP
 Address: 14400 - 16000 blocks State Highway 114
 Zoning From: AG, A-5, D
 Zoning To: D, G, PD/I for light industrial uses; max. height 50 feet, no max. hp; site plan waiver
 Acres: 288.30411431
 Mapsco: 642JNS
 Sector/District: Far North
 Commission Date: 3/11/2015
 Contact: 817-392-2495

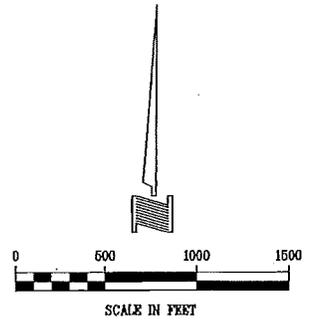
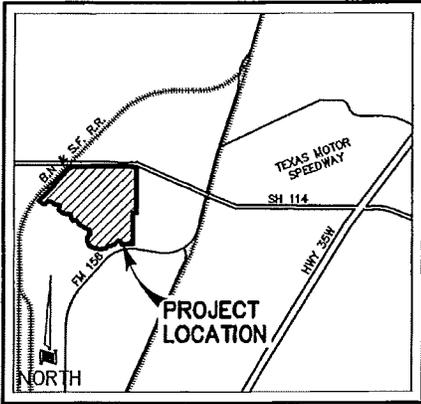


 Subject Area
 300 Foot Notification



S:\PROJECTS C3D\13035\dwg\13035EX10-ZONING-OVER ALL 2-9-2015.dwg, LTR P, 2/9/2015 11:40:11 AM, ealvarez, Dowdey, Anderson & Associates, Inc., EA

VICINITY MAP



STATE HIGHWAY 114
(VARIABLE WIDTH RIGHT-OF-WAY)

MULTI FAMILY "D"
TO INTENSIVE
COMMERCIAL "G"

BURLINGTON NORTHERN
& SANTA FE RAILROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

MULTI
FAMILY
TRACT
ZONED:
"D"

COMMERCIAL TRACT
ZONED: "G"

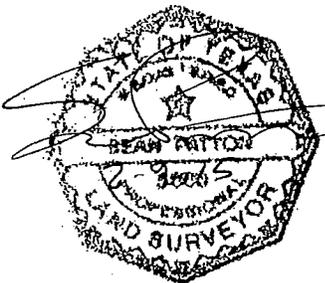
MULTI FAMILY "D"
TO INDUSTRIAL PD/I

ONE-FAMILY "A-5"
TO MULTI FAMILY "D"

ONE-FAMILY "A-5"
TO INDUSTRIAL PD/I

ONE-FAMILY TRACT
ZONED: ONE FAMILY "A-5"

AGRICULTURAL "AG"
TO INDUSTRIAL PD/I
ZONED: AGRICULTURE



ZC-15-028-

FARM TO MARKET ROAD 156
(VARIABLE WIDTH RIGHT-OF-WAY)

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BY: _____

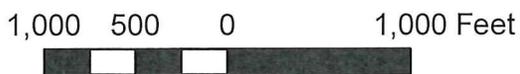
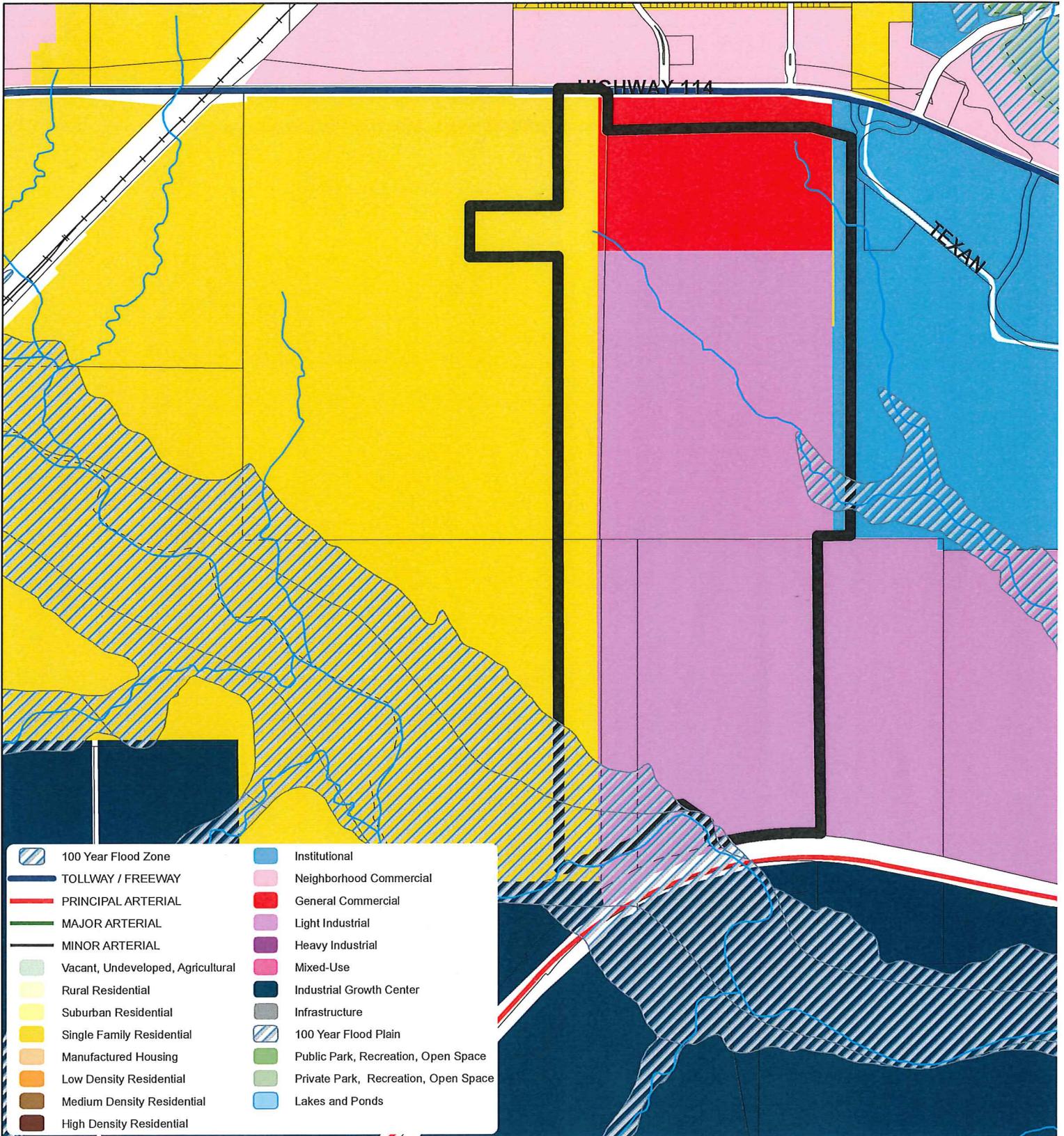
ZONING EXHIBIT

**DOWDEY, ANDERSON
& ASSOCIATES, INC.**

5225 Village Creek Drive, Suite 200 Plano, Texas 75093
Phone 972-931-0694 Fax 972-931-9538
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

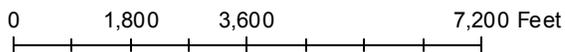
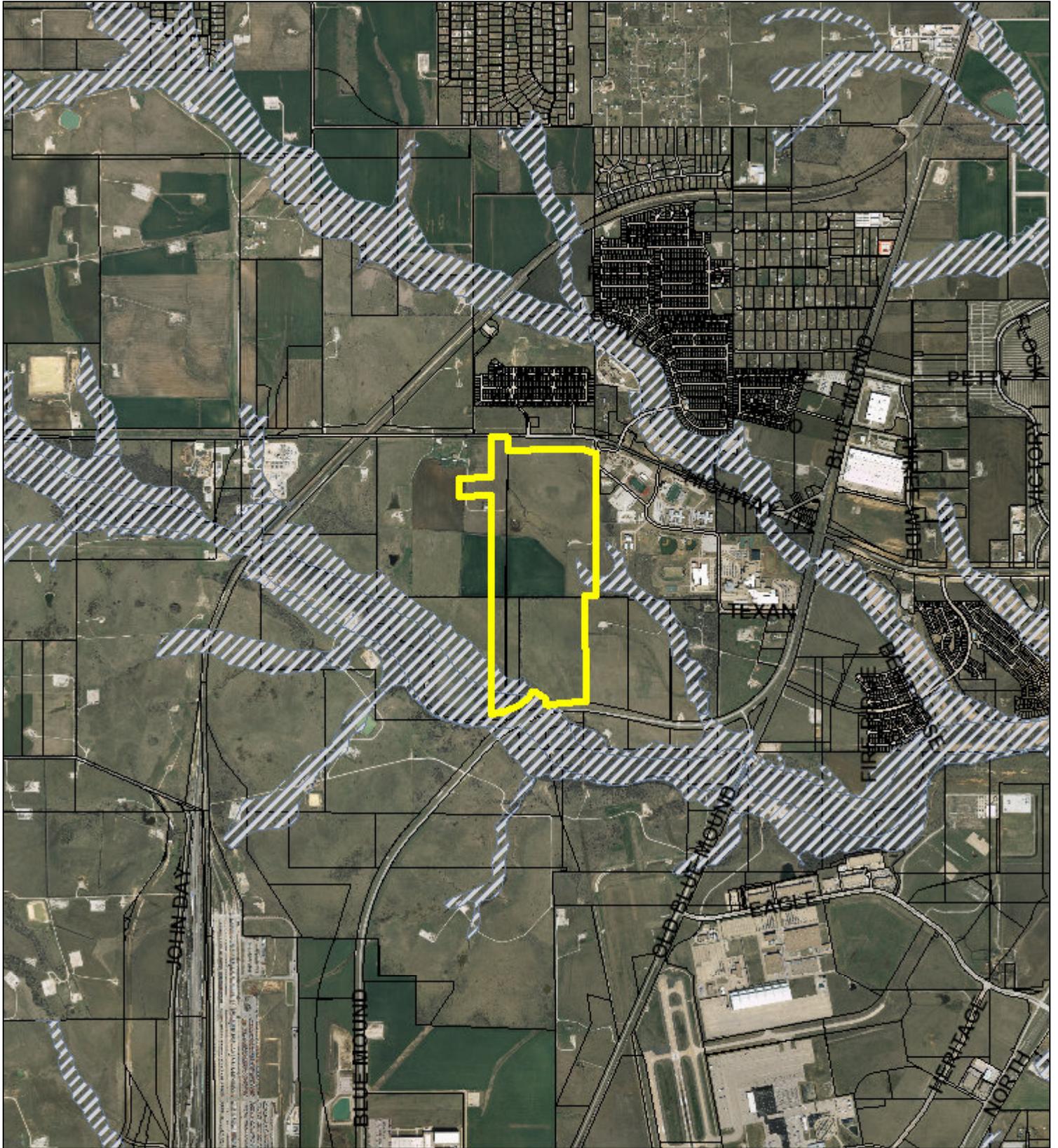
Future Land Use



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 3, 2015.



Aerial Photo Map



Flora Brewer	6708 Ashbrook	Out		Support	Spoke at hearing
Naomi Dillard	3501 Primrose	Out		Support	Spoke at hearing
Debby Stein	2417 Stadium	Out		Support	Spoke at hearing
Janice Michel/ Oakhurst Alliance Neighbors of	2115 Primrose	Out		Support	Spoke at hearing
LuAnn Hoppe/CRNA	812 Hudgins	Out		Support	Spoke at hearing

11. ZC-15-028 McKelvey-Cole LP (CD 7) 14400 – 16000 Blocks of Highway SH 114 (Charles Tyding Survey, Abstract No. 1276, 288.30 Acres): from “AG/AO” Agricultural/Airport Overlay, “A-5” One-Family and “D” High Density Multifamily to “D” High Density Multifamily, “G” Intensive Commercial, and “PD/I/AO” Planned Development for all uses in “I” Light Industrial with 50 foot maximum height and no maximum horsepower; site plan waiver recommended/Airport Overlay

Marcella Olson, 500 Main Street, Suite 800, Fort Worth, Texas representing McKelvey-Cole LP explained to the Commissioners the request to rezone the property from AG to PD/I with a 50 ft. height limit so as to open up to several type of industrial investors in which 50 ft. is there typical prototype for industrial/warehouse uses. Ms. Olson said after talking with some of the neighborhood groups who were concerned about horsepower and what it meant, they will withdraw the request for no maximum horsepower.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 7-0.

12. ZC-15-029 Lawrence Duckett, Sr. (CD 4) 5904-5916 Etsie Street (Joe Louis Addition, Block 3, Lots 2-4, 1.06 Acres): from “AG” Agricultural to “I” Light Industrial

Lawrence Duckett, 1940 Delga Street, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to I Light Industrial for storage of his personal vehicles.

Mr. Genua asked Mr. Duckett if all the vehicles can be started. Mr. Duckett said no, some of them are still being worked on. Mr. Duckett said he has had the vehicles for a long time.

Mr. Edmonds asked if it is a large site for just a couple of vehicles and are they all cars. Mr. Duckett said he has about 20 cars, different types that belong to his kids and grandkids. Ms. McDougall asked if he has 20 cars being stored there now. Mr. Duckett said yes and not all are running.

Doris Davis, 336 Heirloom Drive, Fort Worth, Texas spoke in support.

Brenda Sanders-Wise, 1412 Carson Street, Fort Worth, Texas with the Garden of Eden neighborhood spoke in opposition. Ms. Wise is opposed to I zoning and said perhaps FR as