



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: Northside NA; Inter 2 District Alliance
(requested more information)

Support: None submitted

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

Owner / Applicant: Event Facilities Fort Worth

Site Location: 1522-1536 (evens) Rockwood Lane Mapsco: 62NS

Proposed Use: Accessory storage structures for event dirt

Request: From: "PD-870" Planned Development for "E" Neighborhood Commercial uses plus overnight parking facility; site plan approved

To: Amend PD-870 to add accessory storage structures for event dirt; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.
(Significant Deviation)

Background:

The proposed site is located south of Jacksboro Highway and east, northeast of Rockwood Lane. The applicant is proposing to amend PD-870 to add open storage structures to contain event dirt for Will Rogers; site plan provided. Outdoor storage is first permitted by right in the industrial zoning districts.

The proposed storage bins will be used to organize the different footing (dirt) materials that are used for the various events at the Will Rogers Coliseum and new Multi Purpose Arena. The structures will be covered, installed along the bluff, and will be approximately 30 ft. tall and 60 ft. deep with 12 ft. tall pre-cast panels inside the structures to separate the different (dirt) material.

At the Zoning Commission, the applicant's engineer explained that he storage bins have intentionally placed out of the floodplain and the base flood elevation. The applicant explained that there are three types of dirt used: standard dirt for city events in the coliseum, dirt for the rodeo, and sands for the horse events. There was discussion about the visibility of the structures from both Jacksboro Hwy and the park. The applicant explained that there was a significant existing tree line screening from the park and that trees will be installed between the structures and Jacksboro Hwy to help screen to the east.

Site Information:

Owner: Event Facilities Fort Worth
115 W. 2nd Street, Suite 210

Fort Worth, TX 76102
 Agent: Baird, Hampton & Brown/Trace Strevey
 Acreage: 15.85 acres
 Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "A-5/DD" One-Family/Demolition Delay / Jacksboro Highway and single-family
 East "PD-862" Planned Development for E uses plus overnight parking, "I" Light Industrial / parking lot and commercial strip center
 South "B" Two-Family / Rockwood Park
 West "A-5" One-Family / Rockwood Park

Recent Relevant Zoning and Platting History:

Zoning History: PD-870-ZC-10-039, from "B" & "E" to "PD/E" plus overnight parking, site plan approved by City Council; effective 4/02/10; PD-862-ZC-09-112, from "CF" & "E" to "PD/E" plus overnight parking, site plan approved by City Council; effective 11/20/19.

Platting History: NA

Site Plan Comments:

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

1. A solid masonry wall or wood screening fence is required along the side and rear property lines. (waiver required)
2. Indicate on the site plan the total square footage of the proposed structures, to determine the calculation for shrubs. (the applicant is requesting a waiver to the shrub requirement)

The Zoning Commission recommended waivers to the items noted above.

TPW comments:

1. Special Needs Note – {Align the proposed relocated driveways with the existing driveways on Rockwood Ln. to create four-way intersections}
2. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
3. Freeway ROW - Call out all freeway ROW. Show distance from property line to centerline of freeway. For a freeway having a variable ROW, call out the ROW as "Variable" and give the "Range" of the ROW. TXDOT approval required for proposed interchange.

Platting Comments:

No comments have been made at the time of this report.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Rockwood Ln	Residential	Residential	No
University Dr	Principal Arterial	Principal Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Inter-District 2 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

Located within the Inter-District 2 Alliance*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend the zoning to add accessory storage structures to store and organize event dirt for Will Rogers, site plan included. Surrounding land uses consist of a parking lot for overnight parking to the east, Rockwood Park to the south, north and west.

The structures appear to be well below grade of Jacksboro Highway next to a large retaining wall and behind trees.

The proposed outdoor storage uses and surrounding zoning; the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

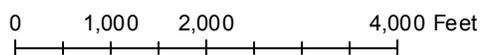
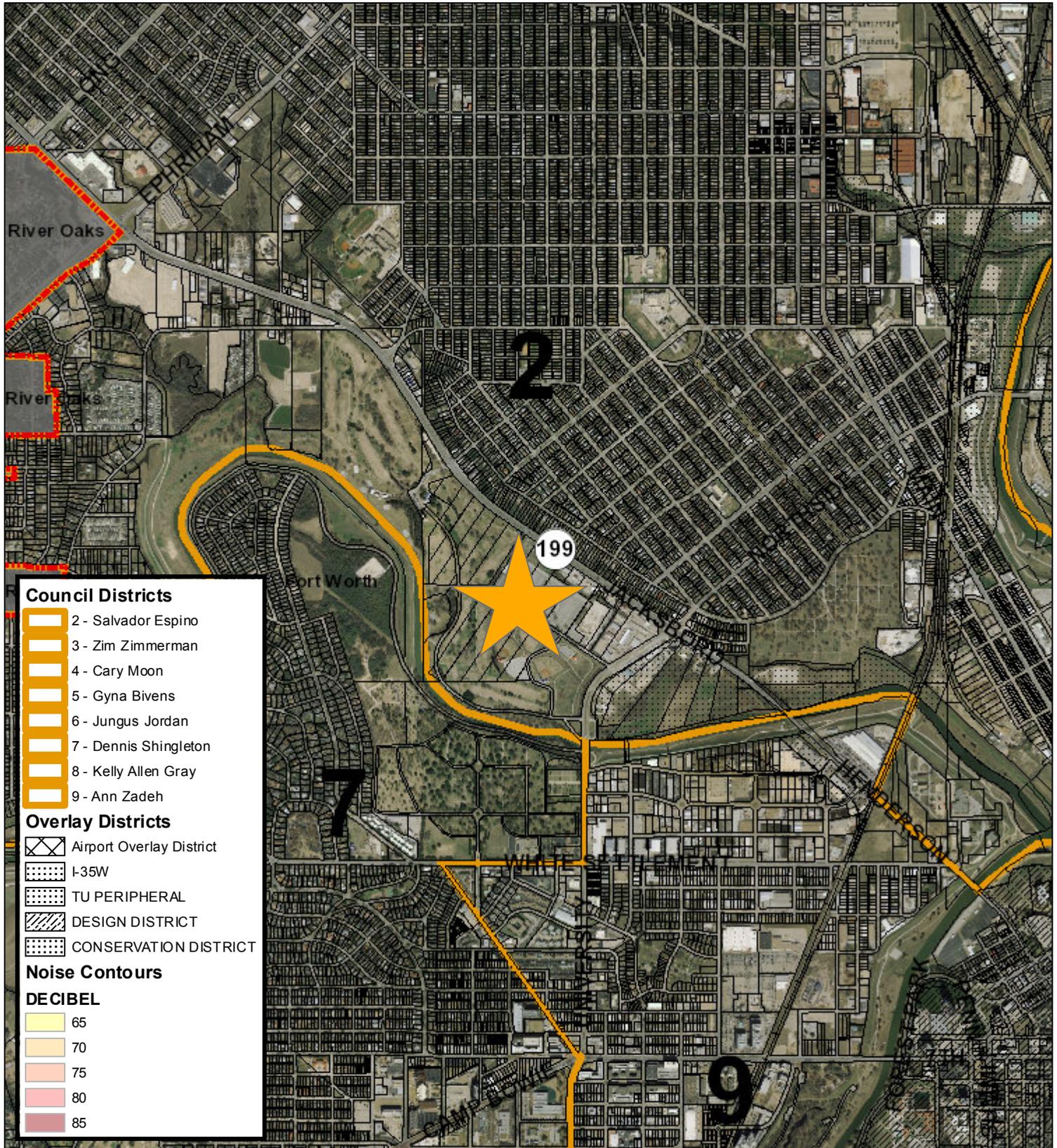
The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan. The proposed site is not consistent with the following Comprehensive Plan policies:

- 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)

Attachments:

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

Area Map

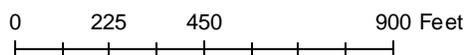


Area Zoning Map

Applicant: Event Facilities Fort Worth
 Address: 1522 - 1536 (evens) Rockwood Lane
 Zoning From: PD 870
 Zoning To: Amend PD 870 to add accessory storage structures for event dirt
 Acres: 15.85286869
 Mapsco: 62N,S
 Sector/District: Northside
 Commission Date: 6/10/2015
 Contact: 817-392-2495

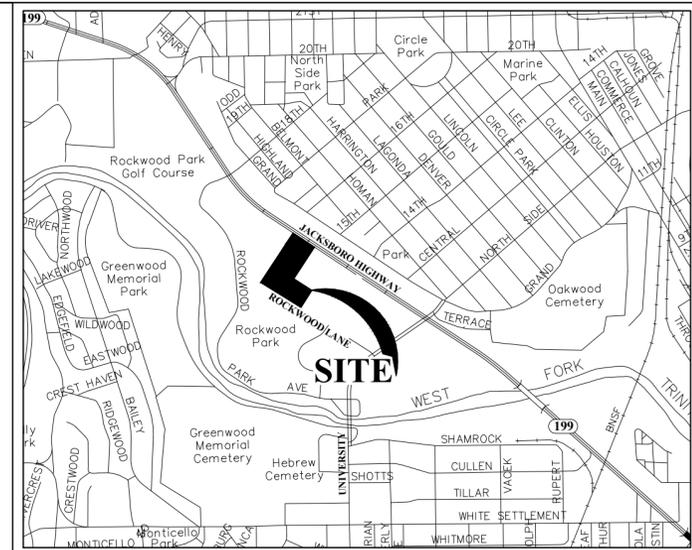
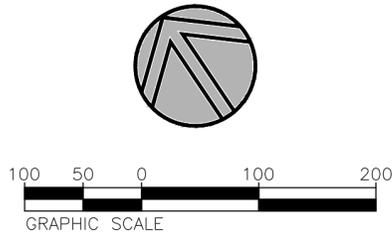


	Subject Area
	300 Foot Notification

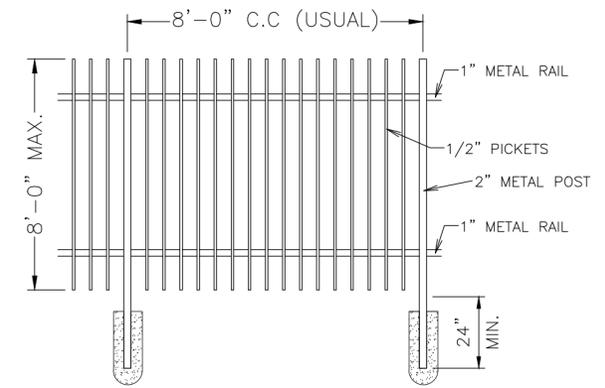
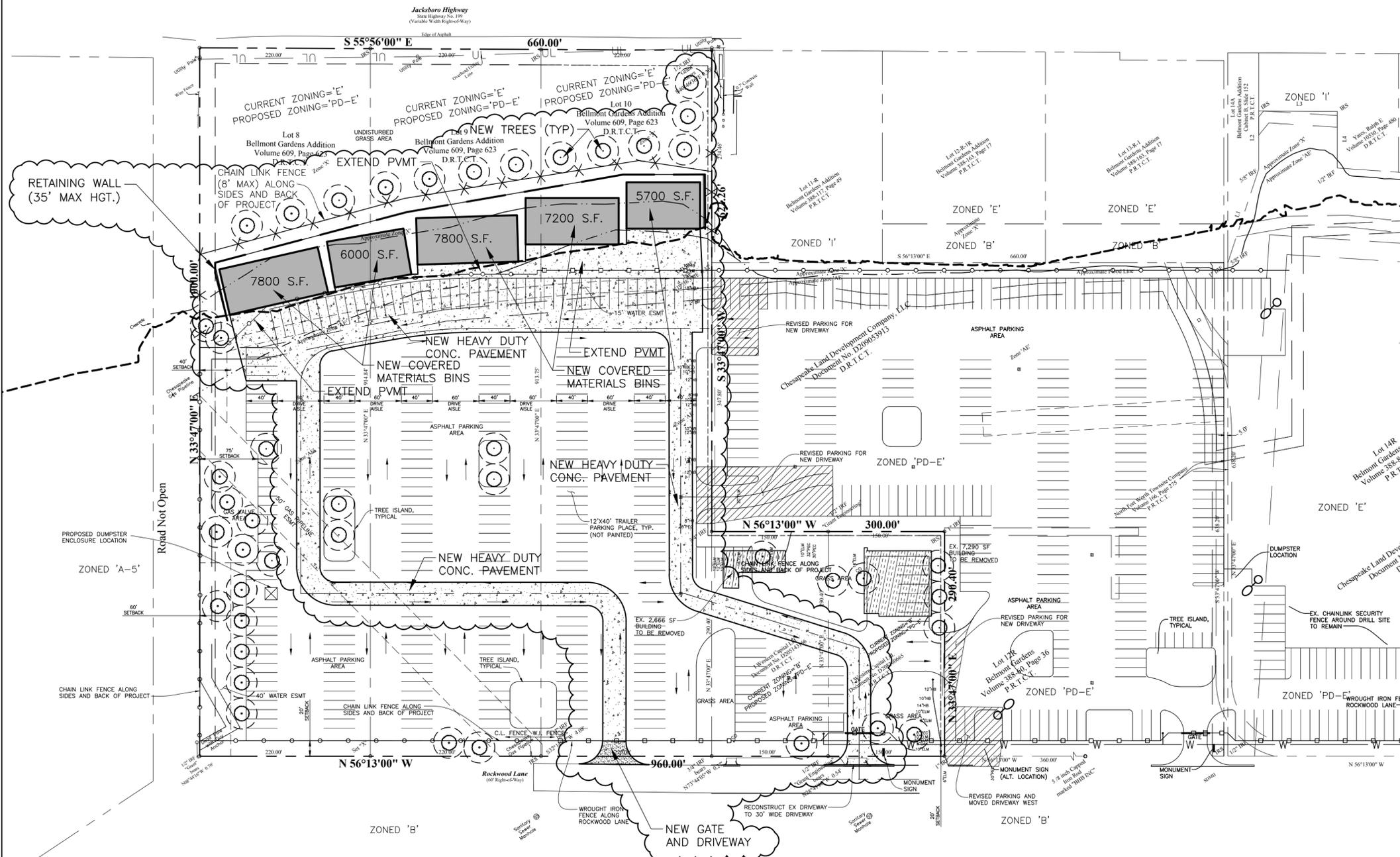


BEING a tract of land situated in the R.O. Reeves Survey, Abstract No. 1293 in the City of Fort Worth, Tarrant County, Texas and being all of Lots 8, 9 and 10, and a portion of Lots 11 and 12, Belmont Gardens Addition, an addition to the City of Fort Worth, Tarrant County, Texas and recorded in Volume 388-60, Page 36 Plat Records, Tarrant County, Texas (P.R.T.C.T.)

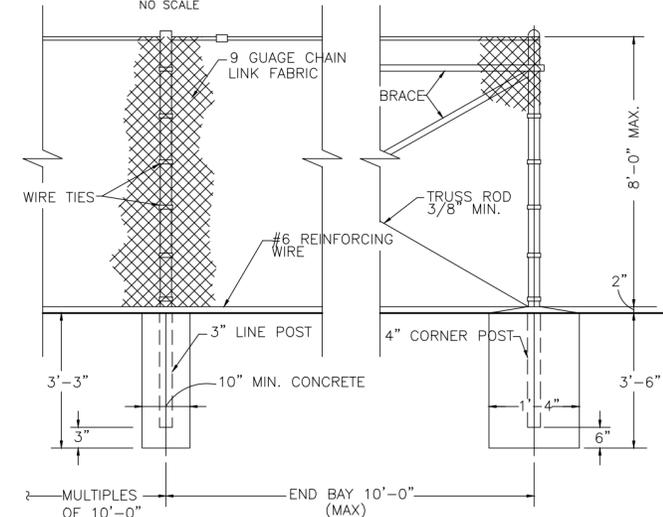
LEGAL DESCRIPTION



VICINITY MAP



WROUGHT IRON FENCE ELEVATION



CHAIN LINK FENCE ELEVATION

NOTES:

- ALL AREAS WITHIN PROJECT NOT SHOWN AS PAVEMENT SHALL BE LANDSCAPE AREAS INTENDED TO PROTECT THE EXISTING TREES IN CONFORMANCE WITH URBAN FORESTRY REQUIREMENTS
- SITE LIGHTING SHALL COMPLY WITH CITY OF FORT WORTH CRITERIA. ALL SITE LIGHTING, INCLUDING ON STRUCTURES, SHALL BE DIRECTED AWAY AND DOWNWARD FROM RESIDENTIAL DISTRICTS.
- THE LOCATION, TYPE, HEIGHT, AND ILLUMINATION OF ALL SIGNS SHALL COMPLY WITH ARTICLE 4, SIGNS, OF THE CITY OF FORT WORTH ZONING ORDINANCE
- A WAIVER FOR THE REQUIRED MASONRY OR WOOD SCREENING FENCE IN SECTION 6.300-D SCREENING REQUIREMENTS OF THE FORT WORTH ZONING ORDINANCE IS REQUESTED.
- A WAIVER FOR THE REQUIRED SHRUBS IN SECTION 6.301 LANDSCAPING OF THE FORT WORTH ZONING ORDINANCE IS REQUESTED. THERE IS 34,000 S.F. OF TOTAL STRUCTURE COVERAGE.
- TREE REMOVAL AND PLANTING SHALL CONFORM TO ALL CITY OF FORT WORTH URBAN FORESTRY CRITERIA.
- PROPOSED STRUCTURES SHALL NOT EXCEED 3 STORIES OR A 45' MAXIMUM HEIGHT.

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

**ROCKWOOD LANE
 WEST OVER-FLOW PARKING LOT**

ZONING CASE NO. _____

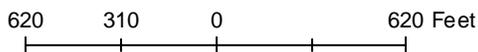
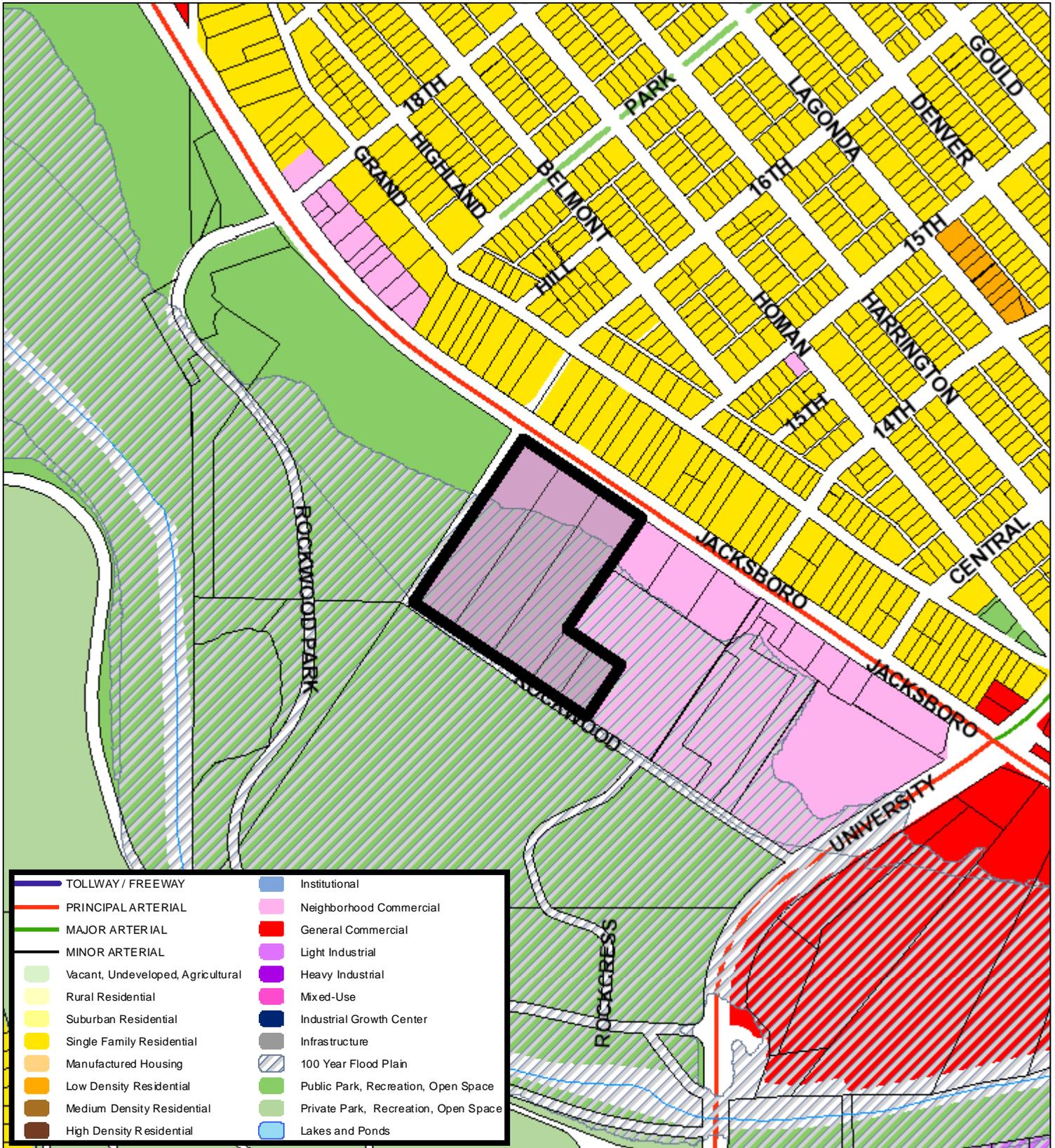
DEVELOPER / OWNER EVENT FACILITIES FORT WORTH 505 MAIN STREET, SUITE 240 FORT WORTH, TX 76102 ATTN: MIKE GROOMER O: 817-717-4260 F: 817-698-8188	ENGINEER / SURVEYOR BAIRD, HAMPTON & BROWN, INC. 6300 RIDGLEA PLACE, SUITE 700 FORT WORTH, TX 76116 ATTN: TRACE STREVEY, PE O: 817-338-1277 F: 817-338-9245
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DESIGN	DRAWN	DATE	REVS	SCALE	PROJECT NUMBER
BHB	JDB	05-26-15		1"=100'	2009.159.000





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



0 385 770 1,540 Feet

