



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

Council District 7

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

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: Mansions at Timberland Retail, LP

Site Location: 11301 N. Riverside Dr. Mapsco: 21G

Proposed Use: Multifamily

Request: From: "G" Intensive Commercial
To: "C" Medium Density Multifamily

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Minor Boundary Adjustment)

Background:

The property is located near the corner of Timberland and N. Riverside, east of IH 35N. The applicant is proposing a zoning change from "G" Intensive Commercial to "C" Medium Density Multifamily, similar to adjacent property to the south. This is an adjustment in the zoning boundary in order to expand the multifamily development.

The change will add approximately six acres of commercially zoned land into the existing C multifamily district. The proposed site is located in close proximity to IH 35N with single family residential further to the east. Residents of the multifamily complex would be likely to travel toward the interstate.

The southern boundary of the Alliance Airport Overlay Zone which restricts residential uses is located north of Keller Hicks Road and does not limit the uses on this property.

Site Information:

Owner: Mansions at Timberland Retail, LP
11401 N. Riverside Dr.
Fort Worth, TX 76244
Agent: Dunaway Associates, LP
Acreage: 6.18 acres
Comprehensive Plan Sector: Far North
Surrounding Zoning and Land Uses:
North "G" Intensive Commercial / vacant
East "E" Neighborhood Commercial / vacant

South "C" Medium Density Multifamily / vacant
 West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-110 "C" Medium Density Multifamily, south of the subject property. Approved 11/2011
 ZC-10-190 IH-35 Design Overlay Zone; western portion of the subject property. Approved 1/2010
 ZC-14-036 Alliance Airport Overlay Zone; north of the subject property. Approved 4/2014

Platting History: FS-11-181 Mansions at Timberland, south of the subject property

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Timberland	Major Arterial	Major Arterial	No
N. Riverside	Major Arterial	Major Arterial	No

Public Notification:

Organizations Notified	
North Fort Worth Alliance	Streams And Valleys Inc
Villages of Woodland Springs HOA	Keller ISD
Northwest Fort Worth Community Alliance	Northwest ISD
Trinity Habitat for Humanity	

Not located within a registered Neighborhood Organization

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to bring approximately six acres of commercially zoned land to expand the existing multifamily zoning for a future multifamily development. Surrounding land uses are primarily vacant with a platted single family subdivision on the northeast corner of the street intersection. The multifamily use is located between the single family and the interstate, providing a buffer to the interstate and future commercial uses. The location also is appropriate since the primary traffic flow will typically utilize the interstate and should provide a minimal traffic increase to the single family uses.

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

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as General Commercial. Based on nonconformance with the future land use designation, the proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

However, the requested zoning classification is consistent with the following Comprehensive Plan policies:

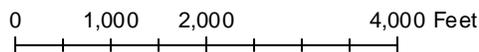
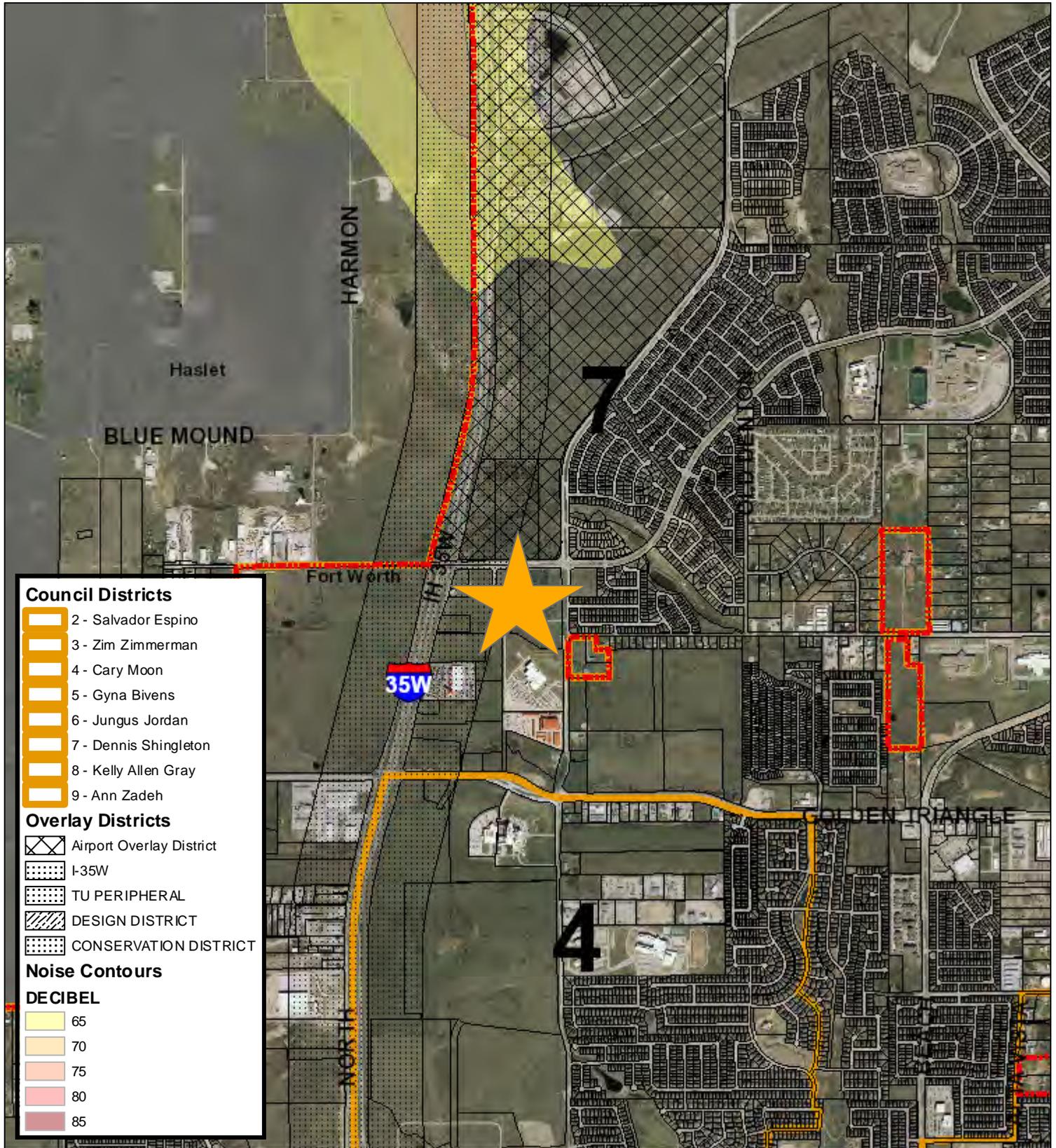
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents. (pg. 38)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 38)

Attachments:

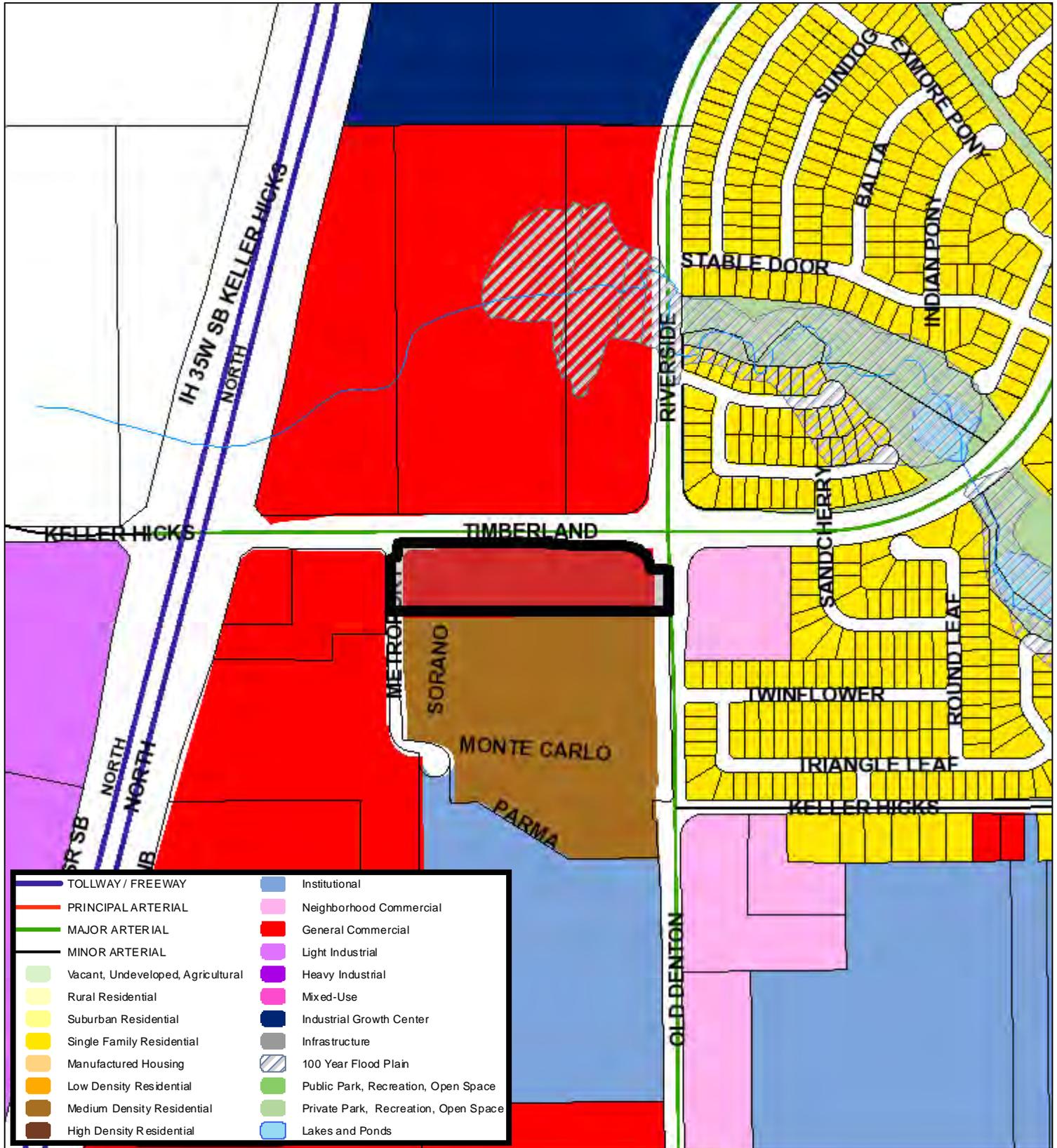
- Location Map
- Area Zoning Map with 300 ft. Notification Area

- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Map



Future Land Use

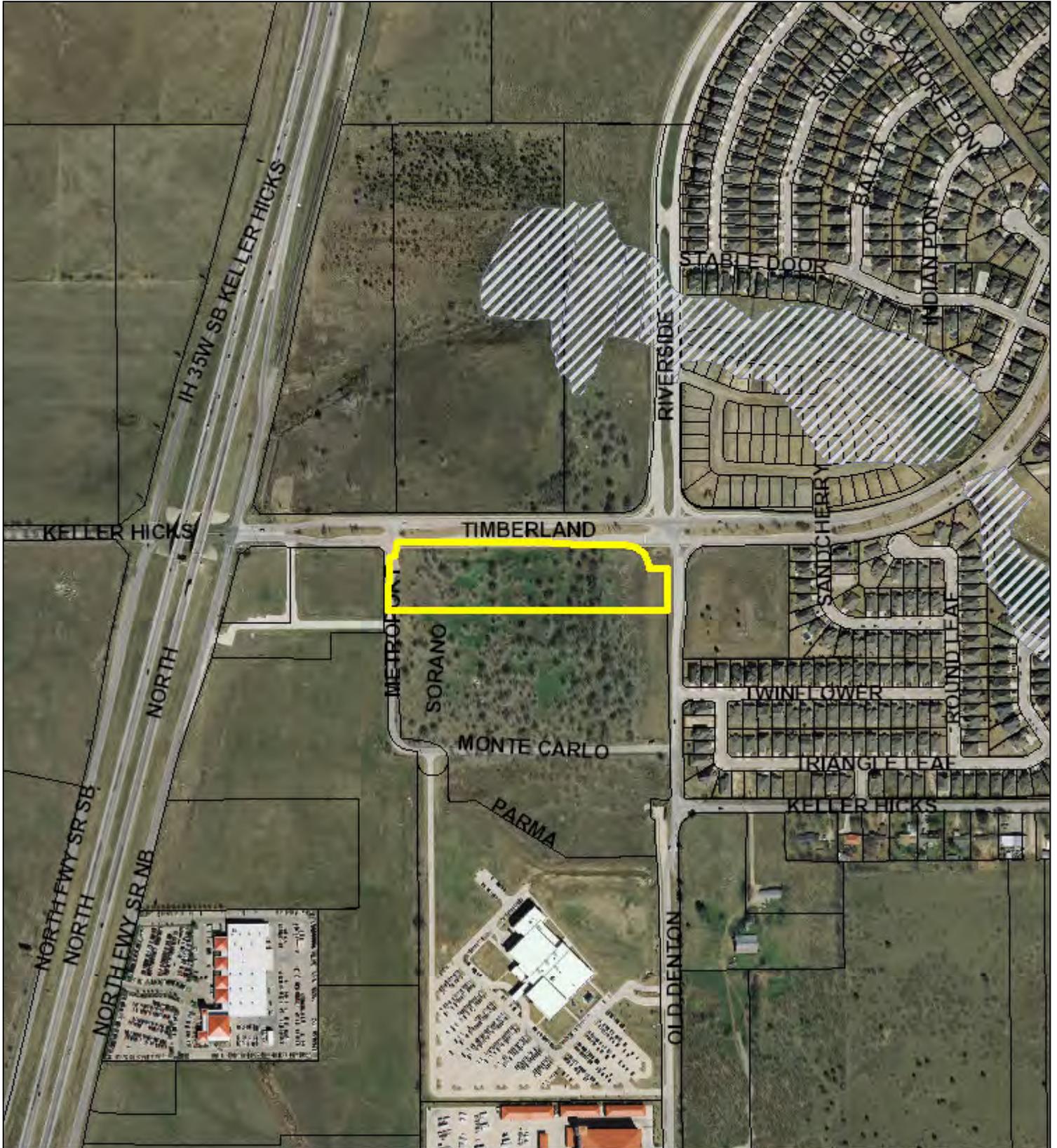


510 255 0 510 Feet

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



0 320 640 1,280 Feet

