



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 4, 2015

Council District 5

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: Oakbranch, LP

Site Location: 3200-3300 Blocks W. Trinity Boulevard Mapsco: 41A

Proposed Use: Industrial Parking

Request: From: "A-5" One-Family
To: "I" Light Industrial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is located west of Trinity Blvd. The applicant is requesting a zoning change from "A-5" One-Family to "I" Light Industrial. The applicant is requesting to rezone to allow for trailer parking which will serve a proposed 130,000 sf industrial warehouse.

Since the proposed development is split between the cities of Fort Worth and Grand Prairie, the applicant is working with both cities on a possible boundary adjustment. Due to the configuration of the building pad on the proposed development site, discussions are continuing to determine whether a boundary adjustment will be needed to avoid splitting the building with the city limits' common boundary line.

Site Information:

Owner:	Oakbranch, LP 2121 N. Akard Suite 250 Dallas, TX 75088
Agent	Halff Associates/Robert Gossett
Acreage:	1.06 ac
Comprehensive Plan Sector:	Eastside

Surrounding Zoning and Land Uses:

North	"J" Medium Industrial / vacant
East	"A-5" One-Family / vacant
South	"A-5" One-family / vacant
West	"A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

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

Public Notification:

The following organizations were notified:

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

*Located within this Neighborhood Alliance

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “I” Light Industrial for additional parking for the industrial business to the north. Surrounding land uses are vacant with the City of Grand Prairie to the east.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Industrial Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policies.

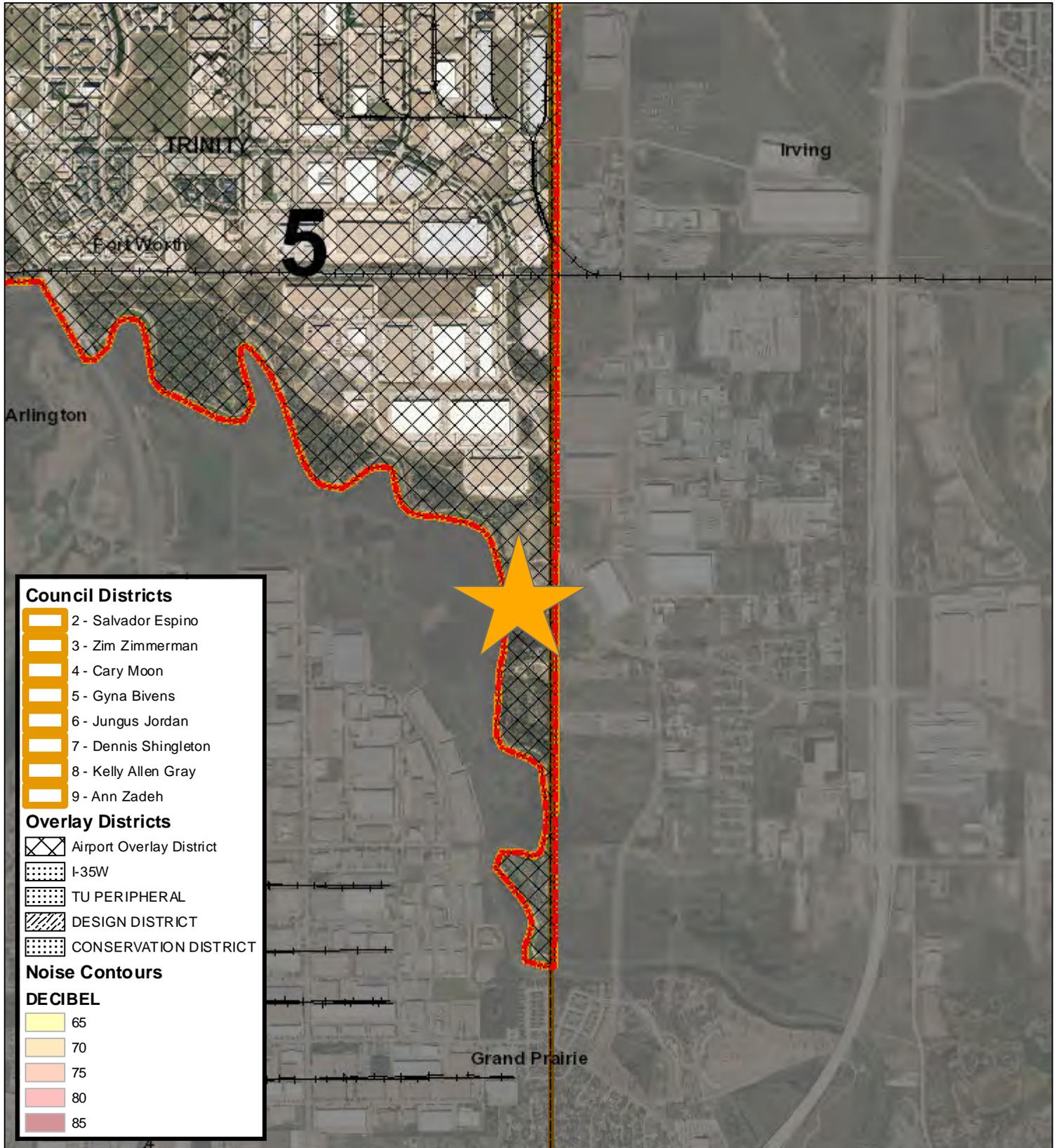
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)

Based on the conformance with the future land use map and the 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
- Exhibit
- Minutes from the Zoning Commission meeting

Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

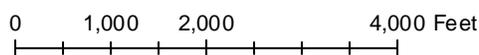
Overlay Districts

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

Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85

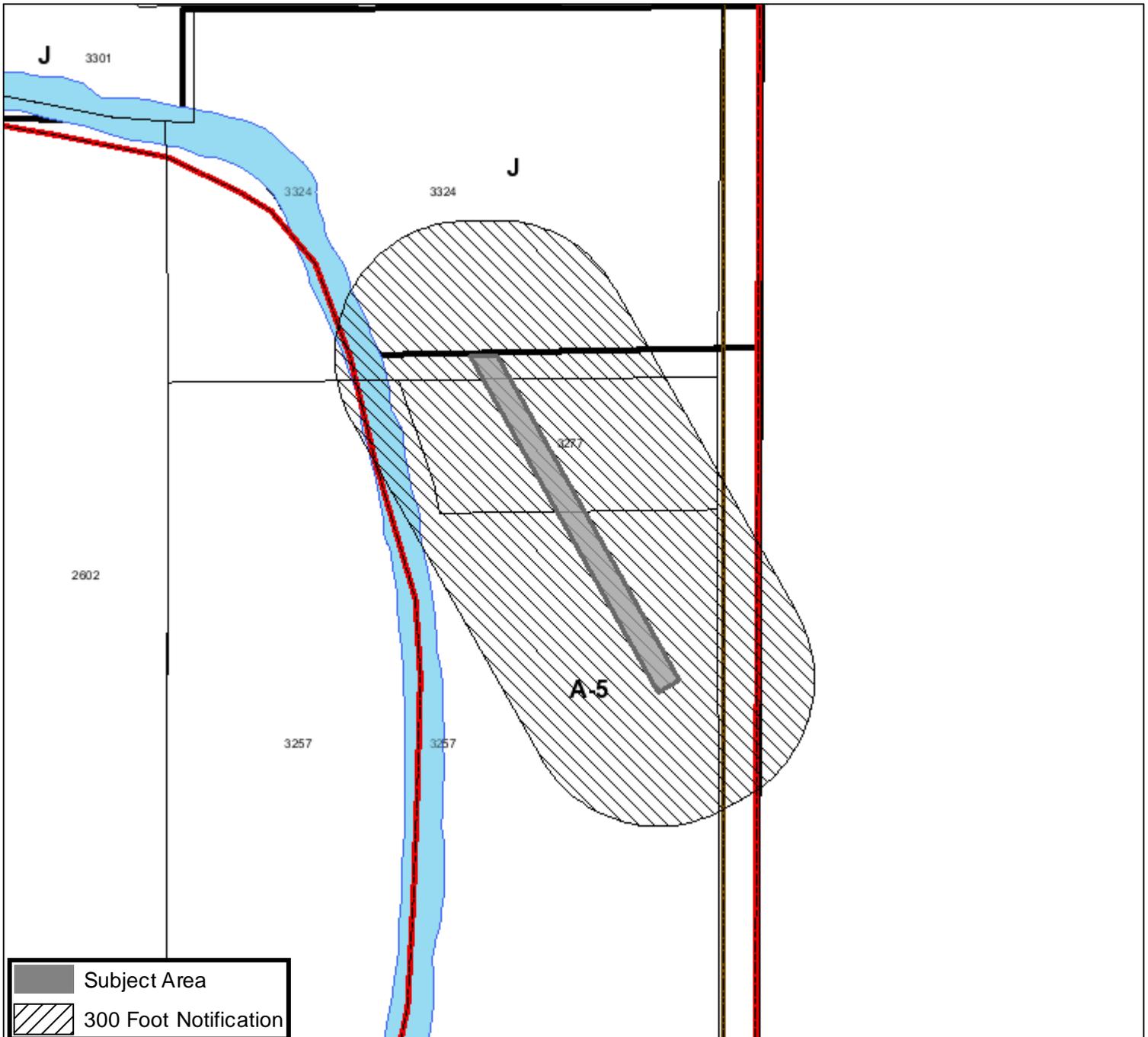




ZC-15-093

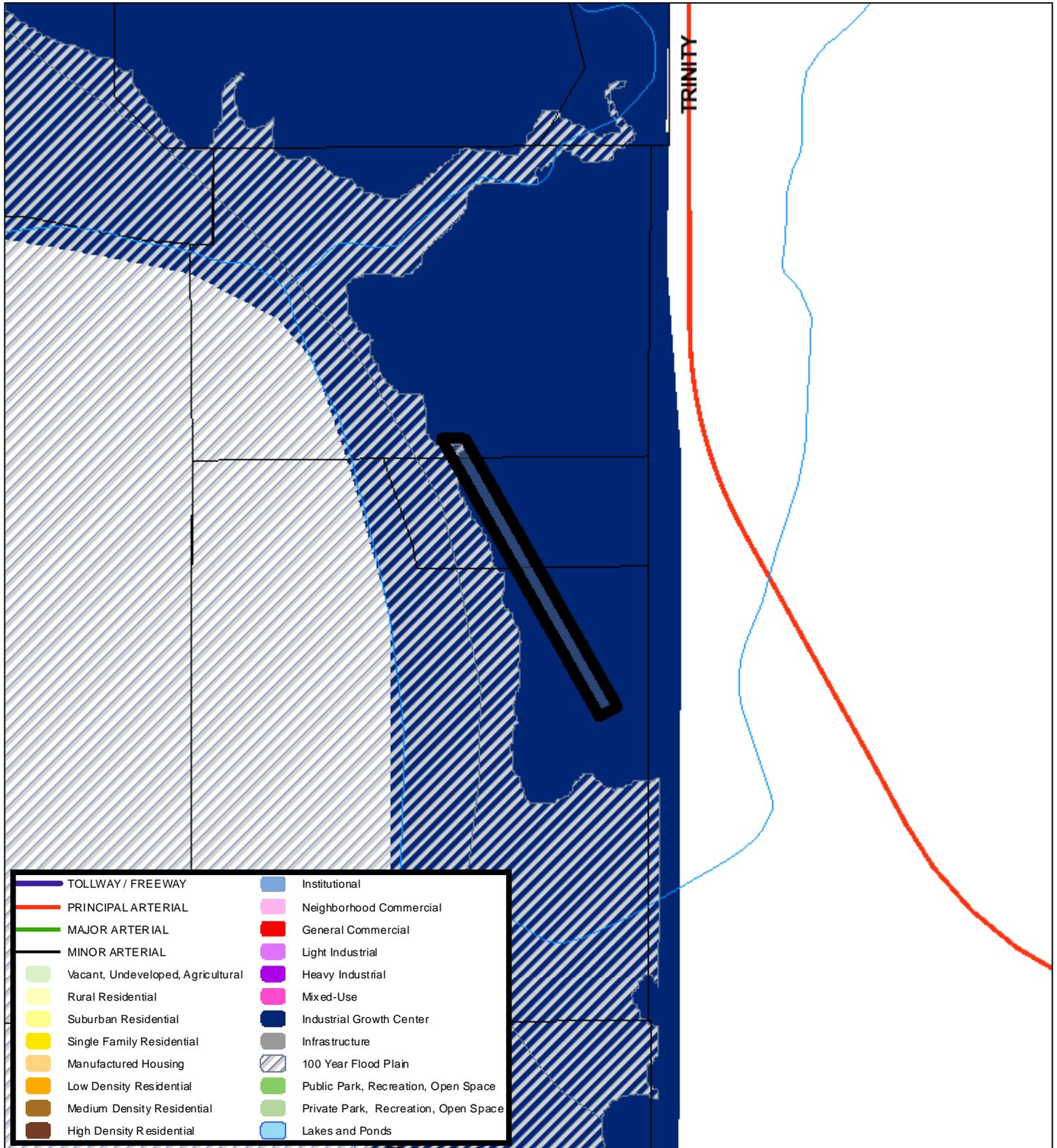
Area Zoning Map

Applicant: Oakbranch, LP
Address: 3200 - 3300 blocks W. Trinity Boulevard
Zoning From: A-5
Zoning To: I
Acres: 1.06626513
Mapsc0: 41A
Sector/District: Eastside
Commission Date: 7/8/2015
Contact: 817-392-2495



0 160 320 640 Feet

Future Land Use

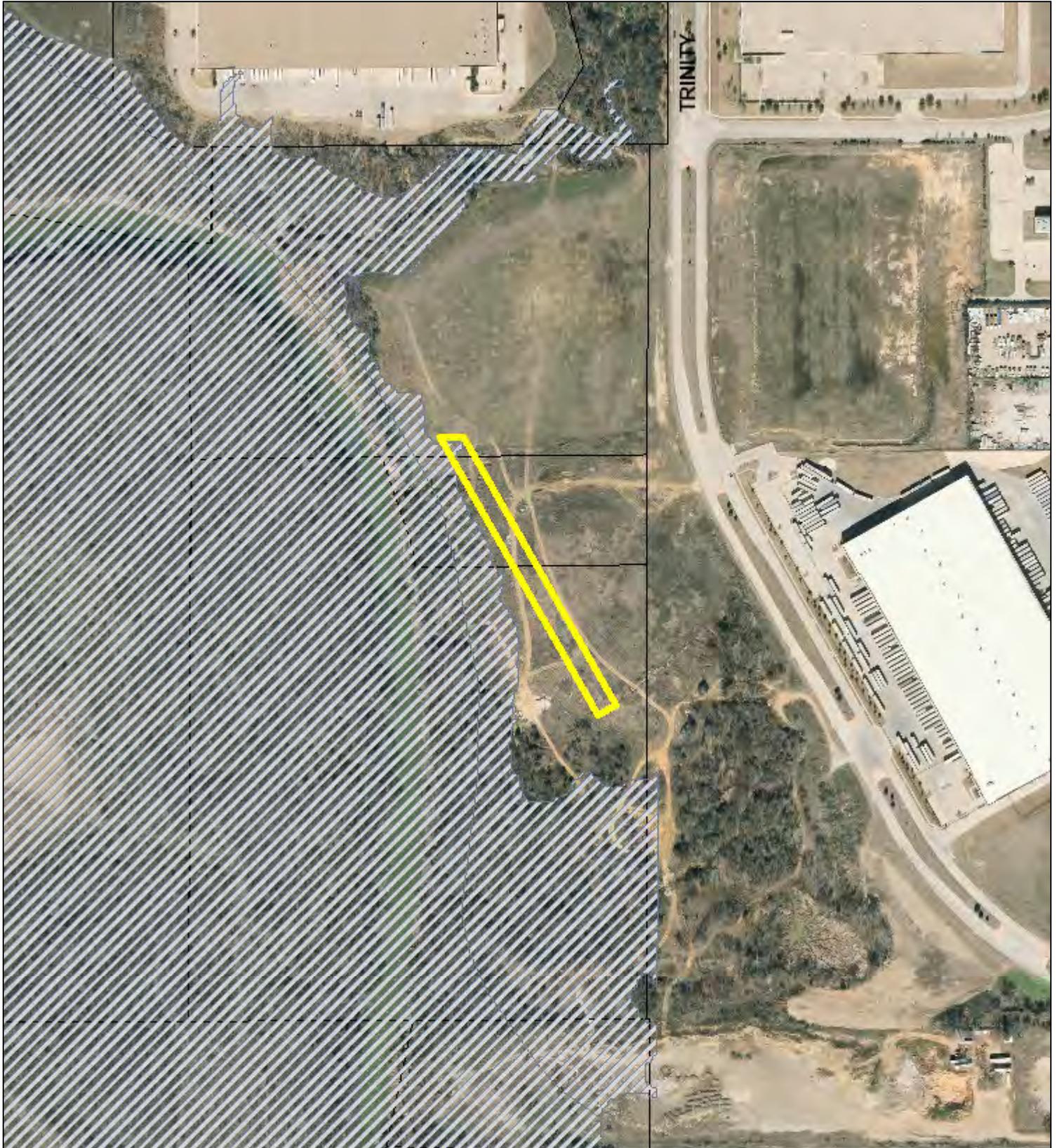


360 180 0 360 Feet

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



0 225 450 900 Feet



15. ZC-15-093 Oakbranch LP (CD 8) 3200-3300 Blocks W. Trinity Boulevard (W. P. Crocker Survey, Abstract No. 384, 1.06 Acres): from “A-5” One-Family to “I” Light Industrial

Robert Gossett, 1201 N. Bowser Road, Richardson, Texas representing Recovery Resource Council explained to the Commissioners this case straddles Grand Prairie city limit line. They are working on a land swap with the City of Grand Prairie for an industrial building that will be located within the City limits of Grand Prairie.

Mr. Flores asked Mr. Gossett if there was time sensitivity to this case based on the boundary adjustment. Mr. Gossett said as of two days ago the Council person was on board and so they are moving forward with the zoning change. He said they would like to start moving dirt in September.

Mr. Edmonds was concerned about moving the case forward and making a decision on something that may or may not be in the City of Fort Worth.

Ms. Burghdoff mentioned there could be more land exchanged with Grand Prairie and the rezoning may become mute if that happens.

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

16. ZC-15-094 Mark McCauley (CD 7) 8464 Heron Drive (Lake Worth Leases, Block 40, Lot 29, 1.00 Acres): from “A-5” One-Family and “A-10” One-Family to “A-5” One-Family

Mark McCauley, 8464 Heron Drive, Fort Worth, Texas property owner explained to the Commissioners the request to rezone to “A-5” One-Family in order to subdivide and build two single-family homes. There are a significant amount of trees he is trying to protect; therefore he is tightening up the lot lines for “A-5” zoning. The lots are 50 ft. wide approximately, one lot being divided into three.

Mr. Genua asked Mr. McCauley if there had been any discussions with the Water Department. Mr. McCauley said none and that there is a letter from Paul Bounds in opposition. He said he could still subdivide the property under A-10 and would lose those trees he is trying to protect.

Ms. Moore wanted to state for the record he could subdivide into three lots based on current zoning. Mr. McCauley said yes.

Mr. Edmonds mentioned if he redrew the lines he could get the three lots. Mr. McCauley said yes but would lose some of those trees.

Motion: Following brief discussion, Mr. Reeves recommended Approval as Amended of the request to “A-7.5”, seconded by Ms. Reed. The motion carried unanimously 7-0.