



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 5, 2016

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: Revelstoke Investment Corporation, Inc.

Site Location: 9300-9900 Blocks US Highway 287/81 Mapsco: 20UVYZ

Proposed Use: Single-Family/Multifamily/Commercial/Mini-Warehouses

Request: From: "AG" Agricultural
To: "A-5" One-Family, "D" High Density Multifamily, "F" General Commercial and "PD/F" Planned Development for all uses in "F" General Commercial plus mini-warehouse; site plan waiver recommended

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change (Tracts 1, 4, 5) is consistent.
Requested change (Tracts 2 & 3) is not consistent (Significant Deviation).

Background:

The proposed site is located north and south of Highway 287 an existing freeway and east of Blue Mound Road a proposed principal arterial. The applicant is requesting a zoning change from "AG" Agricultural to:
(Tract 1) "A-5" One-Family
(Tracts 2 & 3) "D" High Density Multifamily
(Tract 4) "F" General Commercial and
(Tract 5) "PD/F" Planned Development for all uses in "F" plus mini-warehouse; site plan waiver requested.

A plat has not been submitted at this time.

Site Information:

Owner: Revelstoke Investment Corporation, Inc.
388 8th Avenue, Suite 201
Vancouver, Canada V5Y 3X2
Agent: Hanover Properties/Ben Luedtke
Acreage: 132.9830 ac
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "A-5" One-Family, "I" Light Industrial / vacant, outdoor storage
East "A-5" "A-7.5" One-Family, "I" Light Industrial / single-family, vacant, Highway 287

South "I" Light Industrial / industrial warehouse
 West "A-5" One-Family, "D" High Density Multifamily / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-112 from "F" to "D", effective 9/24/15, subject area to the west; ZC-15-169 from "AG" to "A-5", approved 2/02/16, subject area to the north.

Platting History: PP-13-008 Richmond approved by City Plan Commission 4/22/13, subject property to the west; FS-09-143 Alliance Family Fellowship, subject property to the north.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Highway 287	Freeway	Tollway/Freeway	No
Blue Mound Rd	County Rd	Principal Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Liberty Crossing HOA	Quail Grove HOA
Harmony Ranch*	Trinity Habitat for Humanity
Northwest Fort Worth Community Alliance	Eagle Mountain-Saginaw ISD
Streams & Valleys, Inc	Northwest ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" One-Family, "D" High Density Multifamily, "F" General Commercial and "PD/F" Planned Development for all uses in "F" General Commercial plus mini-warehouse. Surrounding land uses are single-family and vacant to the north, single-family, vacant & Highway 287 to the east, industrial warehouse to the south and vacant to the west.

As a result, the proposed zoning designation **is compatible** at this site.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family (tract 1), Single-Family and General Commercial (tract 2), Light Industrial (tracts 3, 4, 5). The requested zoning change for "A-5", "F" and "PD/F" **is consistent** with the Comprehensive Plan.

- Locate single-family homes adjacent to local or collector streets. (pg. 39)
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development. (pg. 39)

The requested zoning for "D" **is not consistent (Significant Deviation)** with the General Commercial, Single Family and Light Industrial future land uses based on the policies stated below.

- 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)

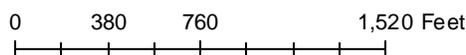
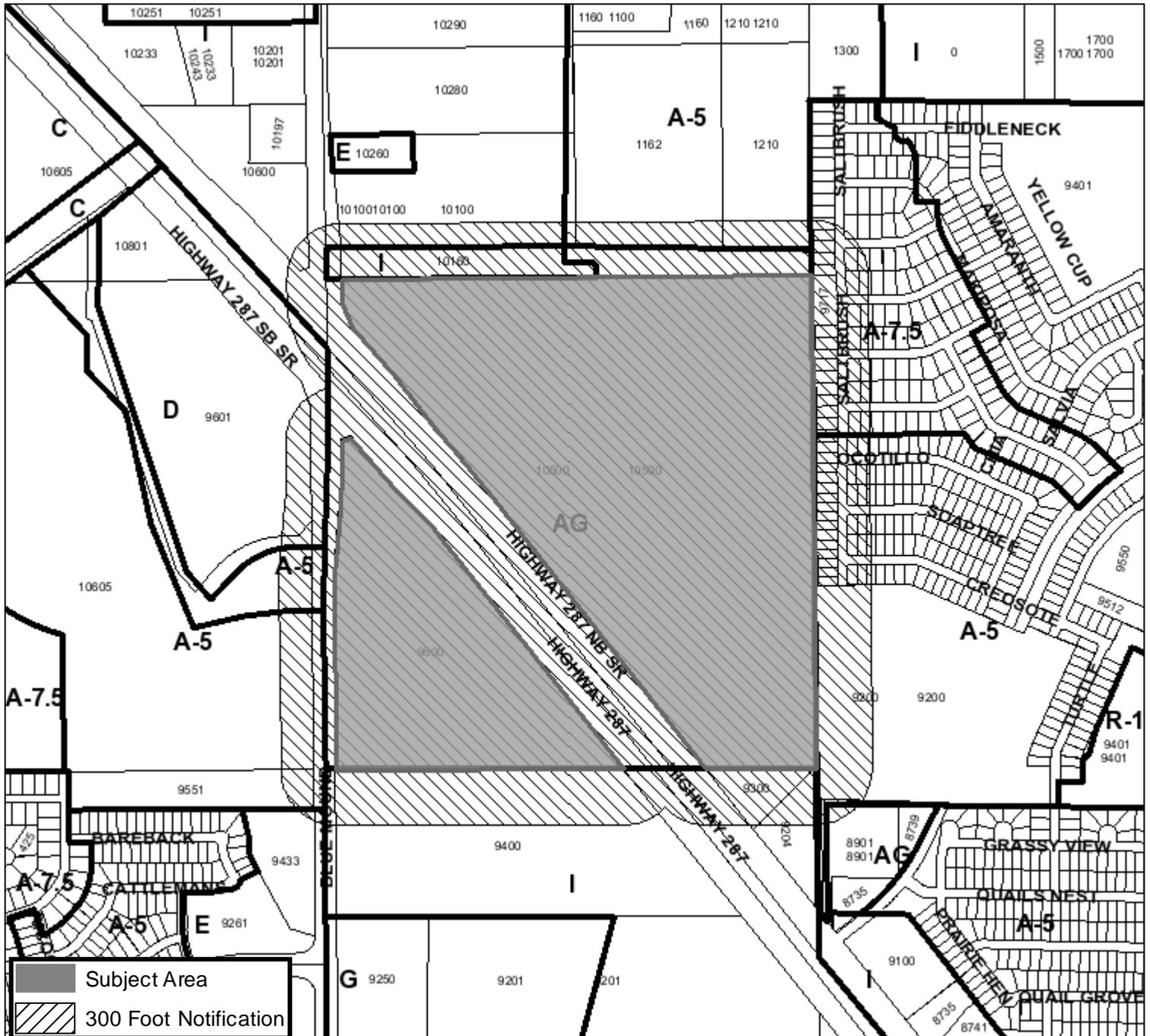
However the location of multifamily units adjacent to collector, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents, would be consistent with the Comprehensive Plan policy and provides a buffer for the single-family development on the north from Highway 287.

Attachments:

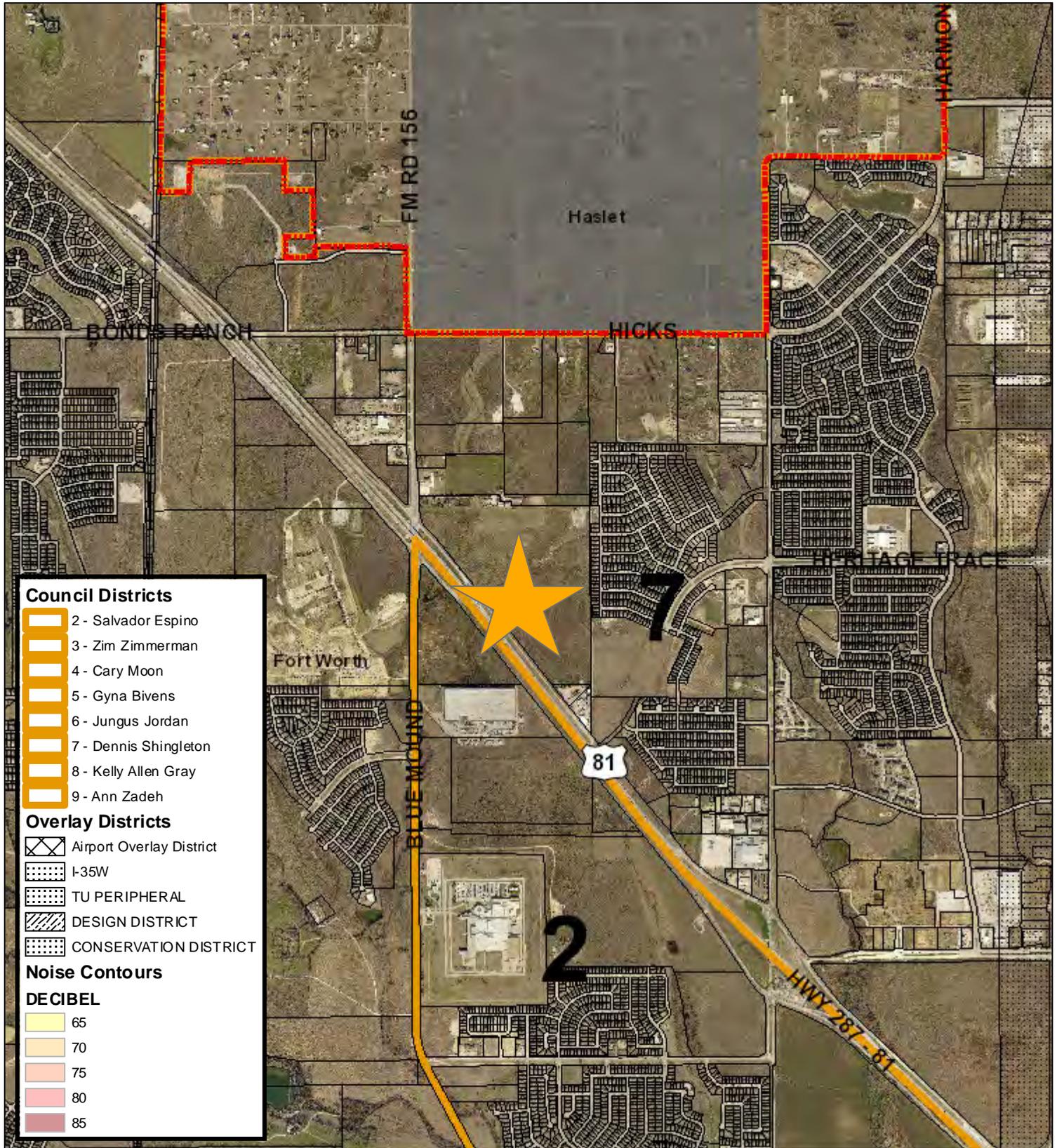
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes from the Zoning Commission meeting

Area Zoning Map

Applicant: Revelstoke Investment Corporation, Inc.
 Address: 9300 - 9900 blocks US Highway 287/81
 Zoning From: AG
 Zoning To: A-5, D, F, PD for F uses plus mini-warehouse
 Acres: 132.98307097
 Mapsco: 20UVYZ
 Sector/District: Far North
 Commission Date: 3/9/2016
 Contact: null



Area Map



I:\SLD\WFXM2600\WFXM2660\700 CADD\713 SURVE\713.5 EASEMENT\WFXM2660-ZONINGEXHIBIT.DWG 2/5/2016 4:01:32 PM



SCALE: 1" = 500'

20.864 ACRES
LOT 1, BLOCK 1
THE DESTINY CENTER ADDITION
C.C.# D210015212
P.R.T.C.T.

WILLIAM REDFIELD SURVEY,
ABSTRACT NO. 1348

44.69 ACRES
EILEEN BAGBY
C.C.# D198209722
D.R.T.C.T.

26.3 ACRES
MARRION D. BETTING
VOL. 7650 PG. 1011
D.R.T.C.T.

PRESIDIO WEST
PHASE III
C.C.# D213318441
P.R.T.C.T.

4.956 ACRES
DAVID ZALMAN
C.C.# D208234277
O.P.R.T.C.T.

APPROXIMATE SURVEY LINE

PRESIDIO WEST
PHASE II
C.C.# D212253025
P.R.T.C.T.

98.70 ACRES
REVELSTOKE
INVESTMENT CORPORATION, INC.
VOL. 6932 PG. 1091
D.R.T.C.T.

TRACT 1
ZONING "A-5"
57.071 ACRES

TRACT 2
ZONING "D"
41.731 ACRES

TRACT 4
ZONING "F"
6.684 ACRES

STATE HIGHWAY 287 & 81
(A VARIABLE WIDTH RIGHT-OF-WAY)

TRACT 5
ZONING "PD/F"
8.219 ACRES

SAMUEL LOCKHART SURVEY,
ABSTRACT NO. 977

PRESIDIO WEST
PHASE I
CAB. A, SLIDE 11771
P.R.T.C.T.

CALLED 358.344 ACRES
LANGLEY PARTNERS, LTD.
C.C.# D213025356
O.P.R.T.C.T.

BLUE MOUND ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

34.08 ACRES
REVELSTOKE INVESTMENT
CORPORATION, INC.
VOL. 6932 PG. 1091
D.R.T.C.T.

TRACT 3
ZONING "D"
19.137 ACRES

RECEIVED
FEB 08 2016
BY

FIRST TEXAS HOMES, INC.
C.C.# D210280922
O.P.R.T.C.T.

FUTURE
PRESIDIO WEST
PHASE VII

WILLIAMSON-DICKIE
DISTRIBUTION CENTER ADDITION
CAB. A, SLIDE 906
P.R.T.C.T.

LOT 1
F & W INDUSTRIAL PARK
VOL. 388-160, PG. 2
P.R.T.C.T.

LOT 2

ZC-16-039-

SHEET

DATE: 02/05/16

SCALE: 1" = 200'

DRAWN BY: S.C.O.

CHECKED BY: M.J.B.

14 OF 14

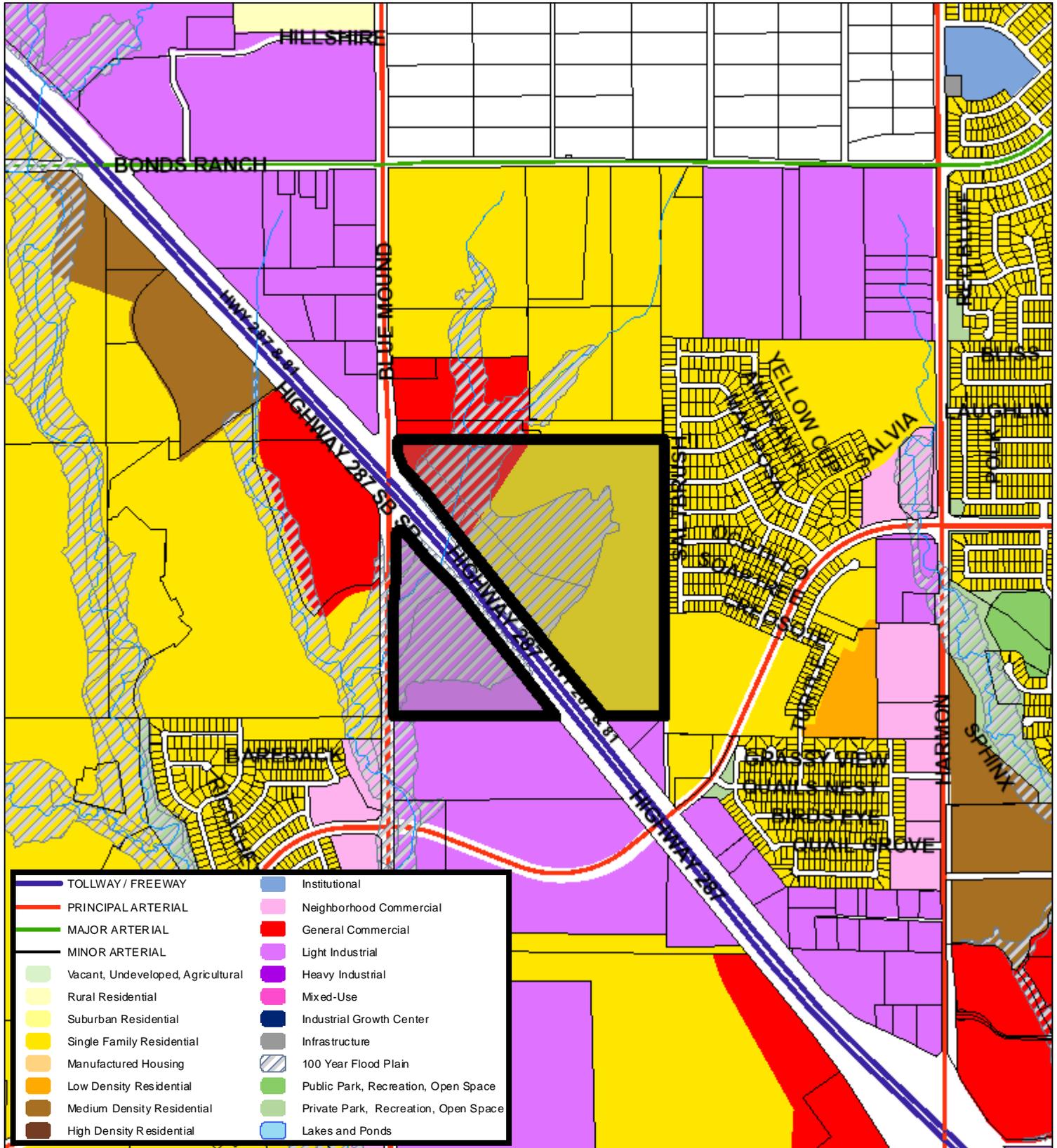
EXHIBIT A ZONING EXHIBIT

OUT OF THE
SAMUEL LOCKHART SURVEY ABSTRACT NO. 977
IN THE
CITY OF FT. WORTH, TARRANT COUNTY, TEXAS

JACOBS

1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FIRM# 10152300

Future Land Use

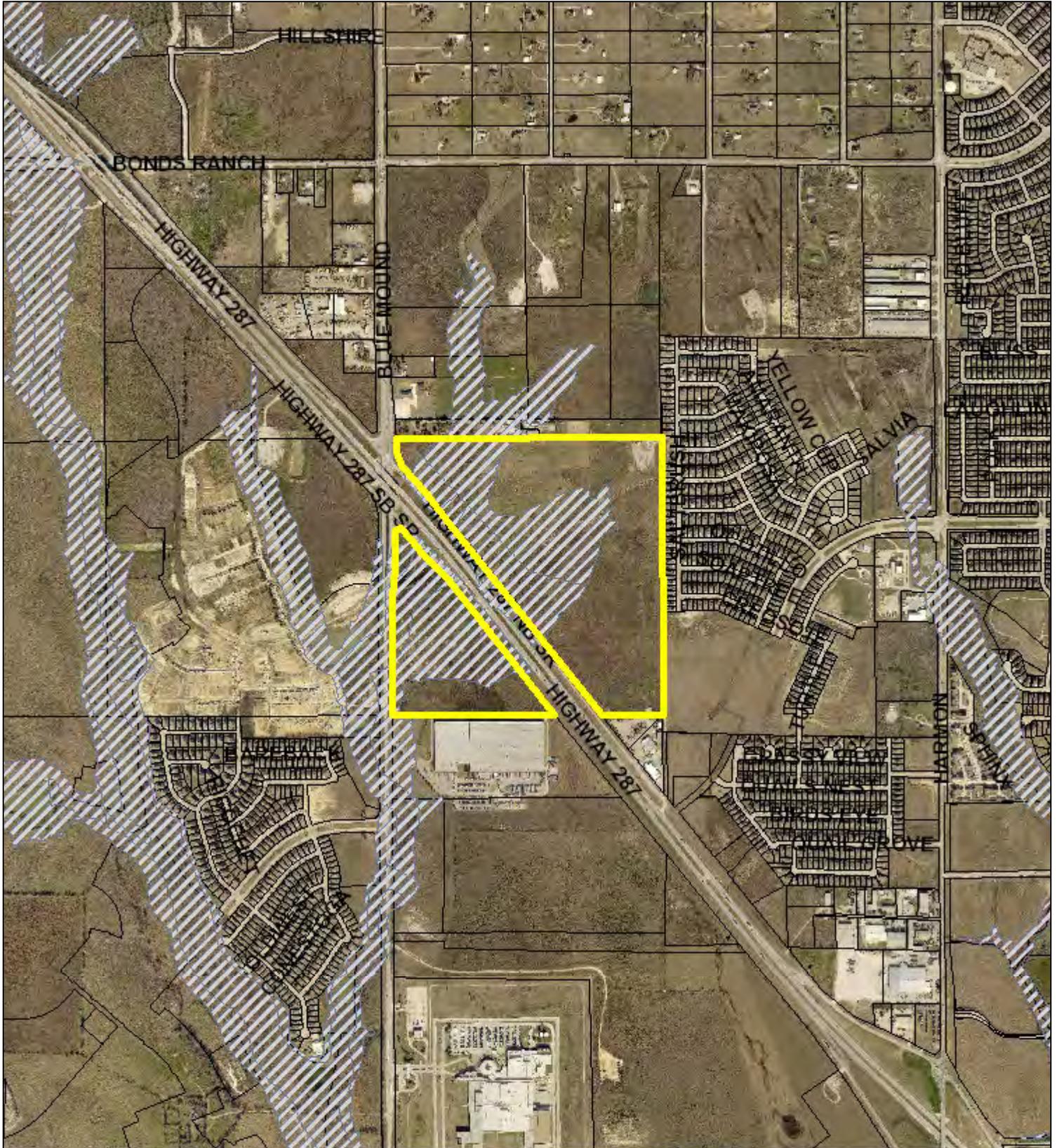


1,200 600 0 1,200 Feet

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



0 750 1,500 3,000 Feet



Mr. Bonilla read into the record a letter from Mr. Barney Holland who owns the majority of Block 60 just to the north.

Mr. Flores asked how many employees are proposed. Mr. Bonilla said about 15 employees are proposed and it will be a fully automatic car wash.

Motion: Following brief discussion, Mr. Flores recommended a 90 day Continuance of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-038
Name	Address	In/Out 300 notification area	Position on case		Summary
Rosario Mendez	3404 Clinton Ave	Out		Support	Spoke at hearing
Raymond Arriaga	3520 Clinton Ave	Out		Support	Spoke at hearing
Paul Acosta	2125 Clinton Ave	Out		Support	Spoke at hearing
Julia Santana	3810 N Crump	Out		Support	Spoke at hearing
Danielles Cuellas	3016 Ellis Ave	Out		Support	Spoke at hearing
Rosalinda Martinez	2907 Ellis Ave	Out		Support	Present did not speak
Ron Shearer/Inter- District 2 Alliance	NA	Out	Opposition		Sent letter in
Barney Holland	102 NW 29 th	In		Support	Sent letter in

A petition for support was submitted with more than 60 signatures located in the case file.

9. ZC-16-039 Revelstoke Investment Corp, Inc (CD 7) – 9300-9900 Blocks US Highway 287/81 (Samuel Lockhart Survey, Abstract No. 977, 132.98 Acres): from “AG” Agricultural to “A-5” One Family, “D” High Density Multifamily, “F” General Commercial and “PD/F” Planned Development for all uses in “F” General Commercial plus mini-warehouse; site plan waiver requested

Justin Light, 500 W. 7th Street, Fort Worth, Texas representing Revelstoke Investment Corporation explained to the Commissioners they are requesting various zoning districts along Highway 287. The multifamily will provide a buffer for the single-family on the north side with general commercial planned for the south side.

Mr. Northern asked how many units are proposed for the multifamily or if he had any preliminary plans. Mr. Light said there will be about 330 homes and an estimated 500 units for the multifamily.

Dick LeBlanc, 3001 Knox Street, Dallas, Texas with Hanover Properties explained they are the developers for Berkshire located within the southwest corner and spoke in support. They are also developing Wellington to the north of this site.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-039
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Dick LeBlanc/Developer	3001 Knox St	Out		Support	Spoke at hearing

10. ZC-16-040 Fossil Ridge Ltd Etal (CD 2) 2800 Sedona Ranch Drive (Samuel Lockhart Survey, Abstract 977, 4.87 Acres): from “C” Medium Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus assisted living and memory care; site plan included

No one was present. Mr. Flores made a motion to table the case to the end of the agenda, seconded by Ms. Dunn. The motion carried unanimously 9-0.

The case was called at the end of the agenda, no one was present.

Motion: Following brief discussion, Mr. Flores recommended a 30 day Continuance of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

11. ZC-16-041 City of Fort Worth Planning and Development/Petition (CD 8) 3600 Block (odds) Galvez Avenue (Riverside Addition, Block 39, Lots 15-28, 2.35 Acres): from “J” Medium Industrial to “A-5” One-Family

Richard Dennis, 2307 S Branch, Arlington, Texas property owner for 3601 Galvez spoke in support of the case. Mr. Dennis explained to the Commissioners the majority of the block is single-family and his commercial business. He wants to build a house there now.

Ms. McDougall asked he still wanted to keep his business. Mr. Dennis said he has a small plumbing business. Ms. Burghdoff said he would become legal non-conforming. He said he understood.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0.

12. ZC-16-042 City of Fort Worth Planning & Development (CD 4) 8901 N. Beach (Charles Whyte Survey Block A-16111, Tr.1, 14.74 Acres): from “C” Medium Density Multifamily to “A-5” One Family

Ms. Burghdoff explained to the Commissioners this is a Council-initiated zoning case.