



East "G" Intensive Commercial / multifamily, office  
 South "J" Medium Industrial / Industrial  
 West "D" High Density Multifamily / multifamily

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-14-176, from "G" to "A-5"; effective 2/26/15 (east of the subject property)  
 ZC-15-075; from "G" to "A-5" and "E"; effective 6/16/16 (east of the subject property)

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Fossil Creek	Major Arterial	Major Arterial	No
Riverside Dr.	Major Arterial	Major Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Fairway Bend*	Eagle Mt-Saginaw ISD
Trinity Habitat for Humanity	Keller ISD
Streams & Valleys, Inc.	

\*Site located within the confines of this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "A-5" One-Family. Surrounding land uses vary with multifamily and golf course and single-family to the north, multifamily and golf course to the east, industrial to the south and multifamily to west.

The proposed site is on the corner of two major arterials, however most of the commercial uses are located along Western Center Blvd, north of the site. As a result, the downzoning of "G" zoning at this location to residential uses is appropriate. The proposed zoning for this site **is compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Mixed-Use Growth Center. Mixes of commercial and residential uses are desirable within mixed-use growth centers, however; single-family is generally considered inappropriate for these areas. As a result, the requested zoning change **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. The proposed zoning is consistent with the following Comprehensive Plan policies:

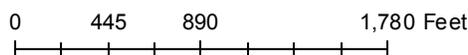
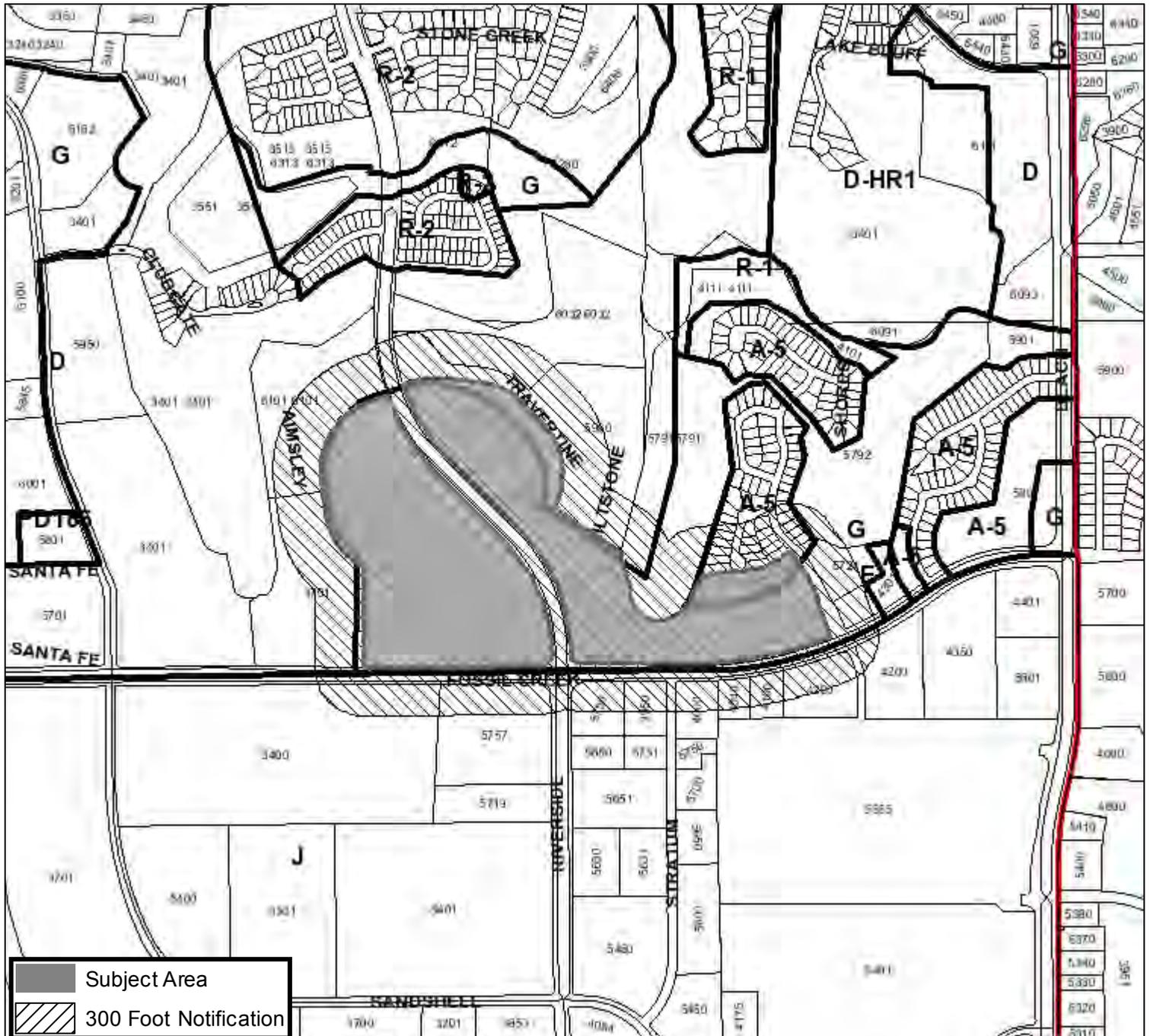
- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).
- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

**Attachments:**

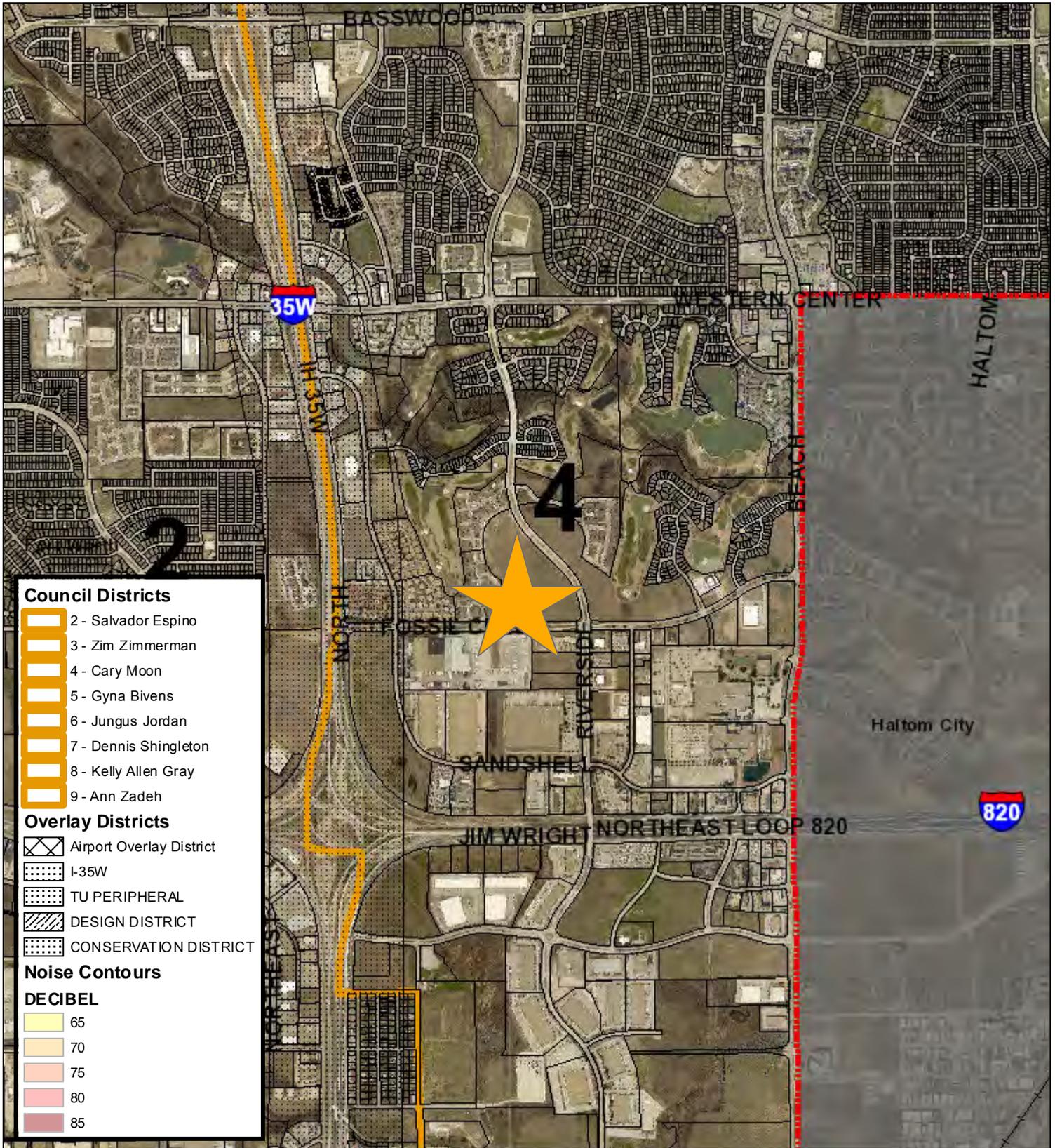
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

### Area Zoning Map

Applicant: Ruth/Nancy Hunt Foundation, Hunt-Woodbine Realty  
 Address: 4100, 4111 Fossil Creek Blvd, 5951 N. Riverside Dr  
 Zoning From: A-5, D, G  
 Zoning To: A-5  
 Acres: 68.73327738  
 Mapsco: 49D  
 Sector/District: Far North  
 Commission Date: 4/13/2016  
 Contact: 817-392-8043



## 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

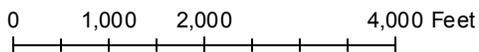
**Overlay Districts**

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

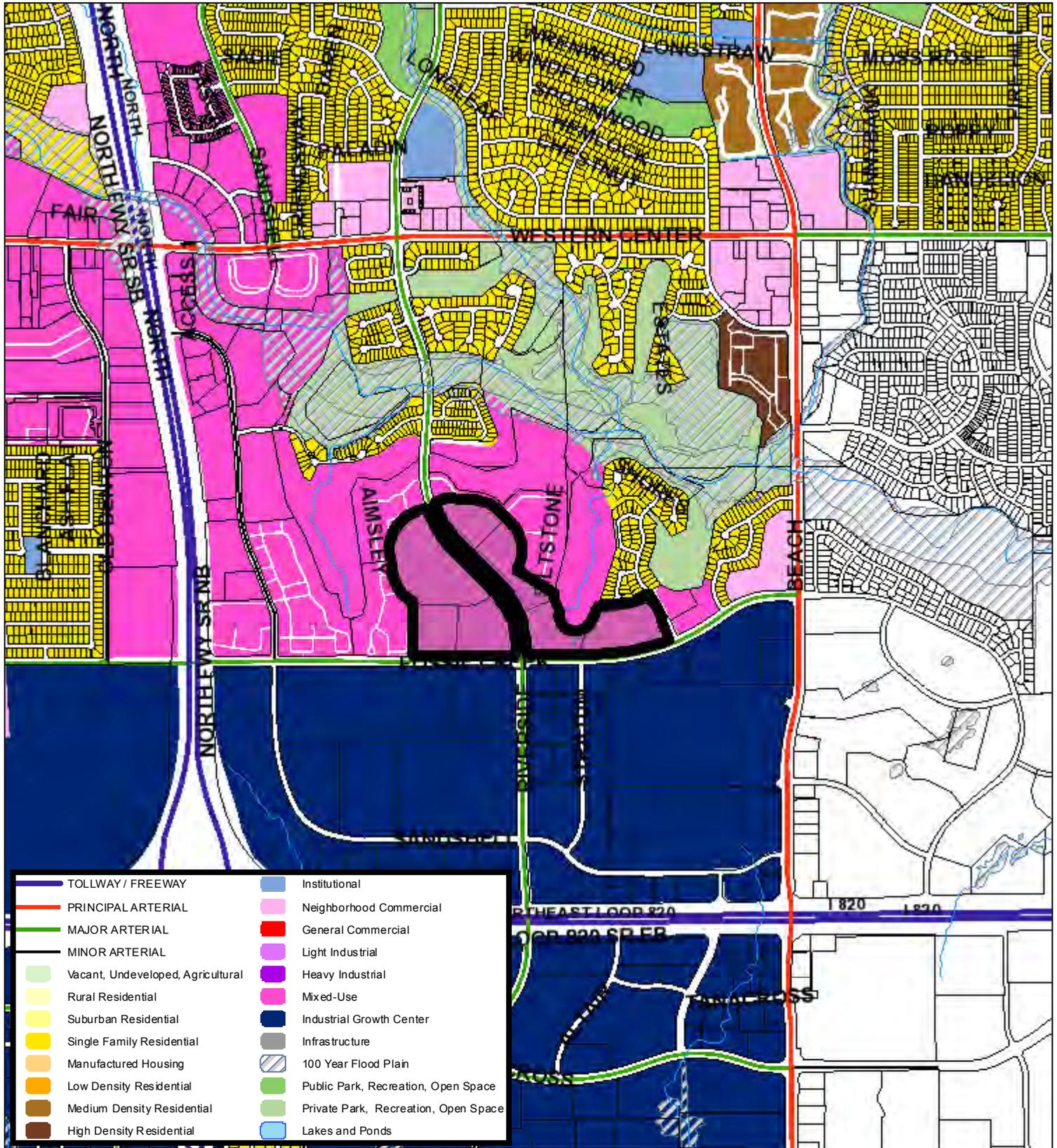
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use

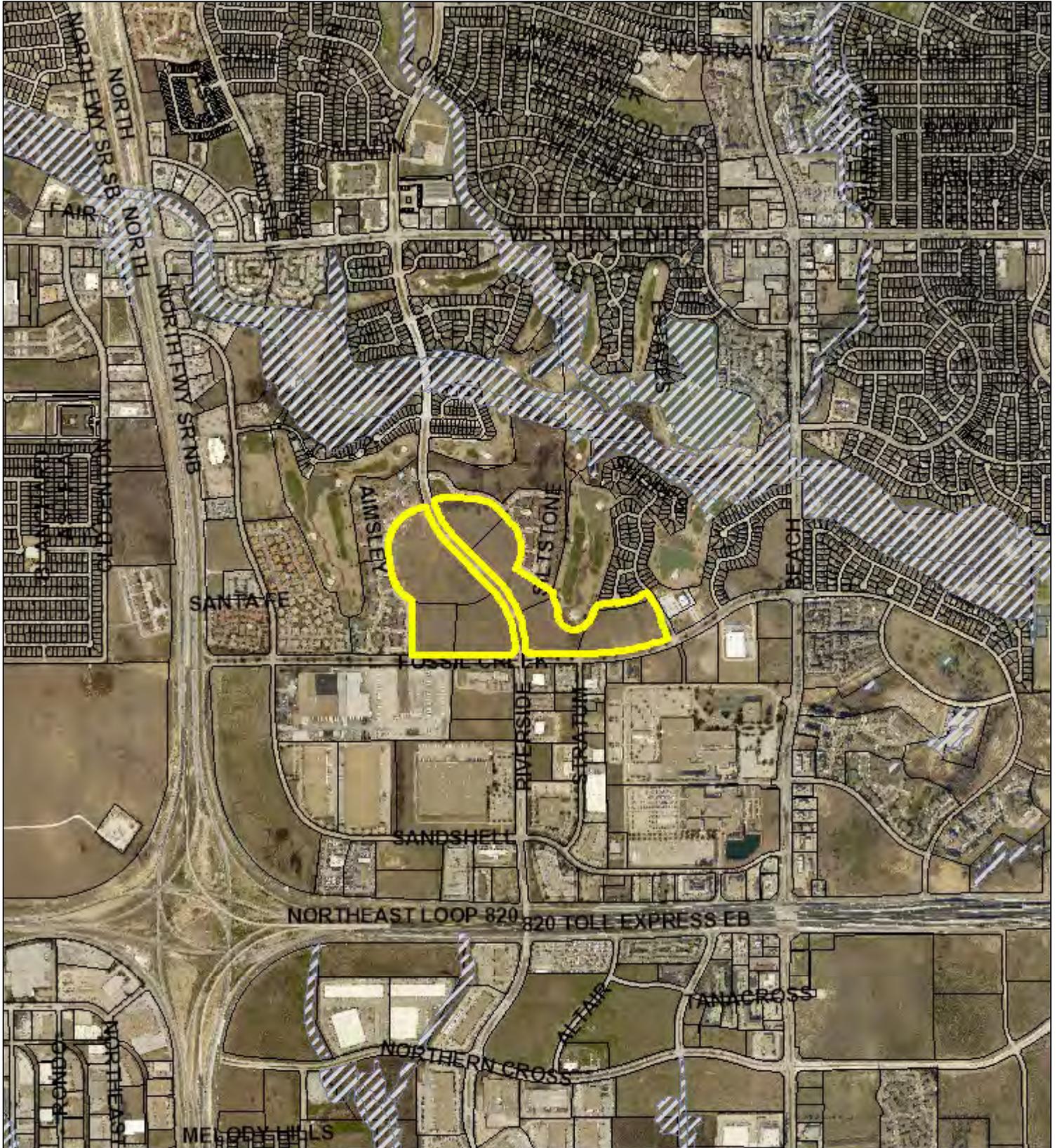


1,400 700 0 1,400 Feet

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 29, 2016.



## Aerial Photo Map



0 950 1,900 3,800 Feet



<i>Document received for written correspondence</i>					ZC-16-019
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Steve Epstein/Hallmark Camelot-Highland Terrace NA	1617 Steinburg	Out	Opposition		Spoke at hearing
Eunice Davis	7400 Trimble Dr	Out	Opposition		Spoke at hearing
Kamethia Perez/Westcreek Central NA	6252 Westcreek Dr	Out	Opposition		Spoke at hearing
Suzy Adkins	NA	Out	Opposition		Sent letter in
Barbara Burnett	NA	Out	Opposition		Sent letter in
Jean Turk	7705 Trimble	Out	Opposition		Signed petition
Bill Wilson	158 Hallmark	Out	Opposition		Signed petition
Edna Jara	1905 Pantego	Out	Opposition		Signed petition
Juanita Irvine	1504 Burmeister	Out	Opposition		Signed petition
Richard/Jacqueline Sanders	1501 Burmeister	Out	Opposition		Signed petition
Larry/Audrey Yarbough	1205 Cameo	Out	Opposition		Signed petition
William Turner	7316 Pebbleford	Out	Opposition		Signed petition
Harold Taylor	1912 Whittenburg	Out	Opposition		Signed petition
Elizabeth Johnson	1836 Steinburg	Out	Opposition		Signed petition
Bill Holder	7820 Rockdale	Out	Opposition		Signed petition
Margie Dixon	1404 Royster	Out	Opposition		Signed petition
Ozella Campbell	7305 Pinehurst	Out	Opposition		Signed petition
A petition with more than 50 signatures can be found in the zoning case file.					

**3. ZC-16-037 Nancy Ann and Ruth Hunt Foundation, Hunt-Woodbine Realty (CD 4) – 4100-4300 blocks (odds) Fossil Creek Boulevard, 5951 N. Riverside Drive (W B DeWees Survey, Abstract No. 396 and J M Robinson Survey, Abstract No. 1435, 68.73 Acres): from “A-5” One-Family, “D” High Density Multifamily and “G” Intensive Commercial to “A-5” One Family**

Don Allen, 3045 Lackland Road, Fort Worth, Texas representing the applicant explained to the Commissioners they are requesting “A-5” for single-family development. Mr. Allen said there

are five neighborhood organizations within Fossil Creek and have received support from at least three of them.

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

<i>Document received for written correspondence</i>					ZC-16-037
Name	Address	In/Out 300 notification area	ft Position on case		Summary
William Sampson/Villas of Fossil Creek HOA	NA	Out		Support	Sent letter in
Tom Burke/Stoneglen at Fossil Creek HOA	6521 Stone Creek	Out		Support	Sent letter in
Tara Goodwin/Fairways at Fossil Creek HOA	4429 Paula Ridge	Out		Support	Sent letter in

**4. ZC-16-067 Harwood Builders (CD 5) 501 East Loop 820 (Robert Ray Survey, Abstract No. 1290, 4.32 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini warehouses; site plan included**

Dennis Hopkins, P. O. Box 632, Arlington, Texas representing Harwood Builders explained to the Commissioners they are requesting “PD/E” to accommodate a mini warehouse use in accordance with the site plan. They are proposing to construct a 96,230 sf mini warehouse facility, divided into three separate units. They are proposing a masonry wall for security and screening and there will be on-site security. Mr. Hopkins mentioned he sent out three letters to East Ft. Worth Business Association, Eastside Alliance and Sandybrook NA. He has not received any response back from these neighborhood organizations.

Ms. Conlin asked about what the architectural design will look like. Mr. Hopkins submitted a handout to the Commissioners illustrating the design.

Ms. McDougall asked about the lighting and hours of access. Mr. Hopkins said the light will be deflected away from the neighborhood and the hours will be primarily daylight hours, depending on the time of year. Ms. McDougall mentioned the site plan comments that are not in compliance and confirmed through Mr. Hopkins comments that there will be on-site security, a masonry screening wall, a wrought iron gate, it will be climate controlled and they will over landscape the property. Ms. McDougall also asked where the dumpster location will be but Mr. Hopkins did not know. Ms. McDougall asked where the management will be. Mr. Hopkins said it will be up at the front entry but did not know the size.

Mr. Edmonds asked Mr. Hopkins about the bus stop and what would be the barrier. Mr. Hopkins said it would be a solid masonry wall.