



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: Crowley ISD

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

Owner / Applicant: Fort Worth & Crowley Partners

Site Location: 10500 Stewart Feltz Road Mapsco: 116CD

Proposed Use: Single Family Residential

Request: From: "E" Neighborhood Commercial and "G" Intensive Commercial
To: "A-5" One-Family

Land Use Compatibility: Requested change is compatible.

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

Background:

The applicant is requesting a zoning change from "E" Neighborhood Commercial and "G" Intensive Commercial to "A-5" One-Family. The property is east of Chisholm Trail Parkway and south of Sunflower Ridge Road, a proposed minor arterial. There is no direct access onto Chisholm Trail Parkway in this area nor any access roads. The closest intersection is at McPherson further to the north.

Due to concerns in other parts of their service area, the North Texas Tollway Authority (NTTA) has created a sound mitigation and sound walls policy for new residential development adjacent to tollways. The purpose is ensure that the residential developers understand that the NTTA will not be retrofitting noise mitigation walls to new subdivisions, and that noise mitigation for future homeowners is their responsibility. The below letter has been provided to the applicant.

From the May 11, 2016 letter from the NTTA:

The sound wall locations and design requirements along the Chisholm Trail Parkway were determined in accordance with the National Environmental Policy Act (NEPA) and documented in the Final Environmental Impact Statement approved by the Federal Highway Administration as well as subsequent environmental approvals. The documents analyzed noise impacts and abatement in accordance to all applicable federal and state regulations for the existing configuration. We respectfully ask that the City notify the developer of its responsibility to provide appropriate noise abatement for the new development and ensure they are aware NTTA will not provide additional noise mitigation.

It is the responsibility of the project delivery and maintenance departments and their designated consultants to perform traffic noise studies for all new projects that add noise generators, those projects that add noise generators, and those projects that otherwise may impact the receptors as defined in the TXDOT "Guidelines" for analysis and abatement of Highway Traffic Noise" as amended in July 1997.

Site Information:

Owner: Fort Worth & Crowley Partners, LTD
 5953 Dallas Parkway, Suite 200A
 Plano, Texas 75093
 Agent: Barron-Stark-Swift Consulting (Chuck Stark)
 Acreage: 30.93 acres
 Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / Crowley Middle School
 East "A-43" One-Family / single-family
 South "CR" Low Density Multifamily / vacant
 West "G" Intensive Commercial / Chisholm Trail Parkway

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-085 Rock Creek Ranch various zoning districts and annexation to be heard by City Council June 14, 2016; subject property to the east and south of Chisholm Trail

Platting History: PP-03-049 Panther Heights Addition approved by City Plan Commission 7/23/03

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Chisholm Trail	Tollway	Tollway	Built 2015
Summer Creek	Residential	Major Arterial	No
Sunflower Ridge Rd	Residential	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
District 6 Alliance*	Trinity Habitat for Humanity
Streams & Valleys Inc.	Crowley ISD

*Site is located within the confines of an Alliance, but no registered NA

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "E" Neighborhood Commercial and "G" Intensive Commercial to "A-5" One-Family. Surrounding land uses are Crowley Middle School to the north, single-family to the east, vacant to the south and east and Chisholm Trail Parkway to the west.

As Chisholm Trail Parkway was not constructed with access roads, it is difficult for commercial or other non residential uses to develop in these areas adjacent to the tollway. However, residential development may be problematic due to the noise generated by the highway. Single family residential development, **is compatible** at this location with appropriate installation of noise mitigation walls.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the majority of the subject property as Neighborhood Commercial with a small area adjacent to Chisholm Trail Parkway being Single-Family. The property to the south is designated as Single-Family.

The requested change **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan future land use designation.

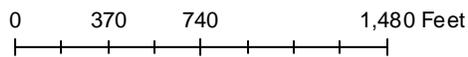
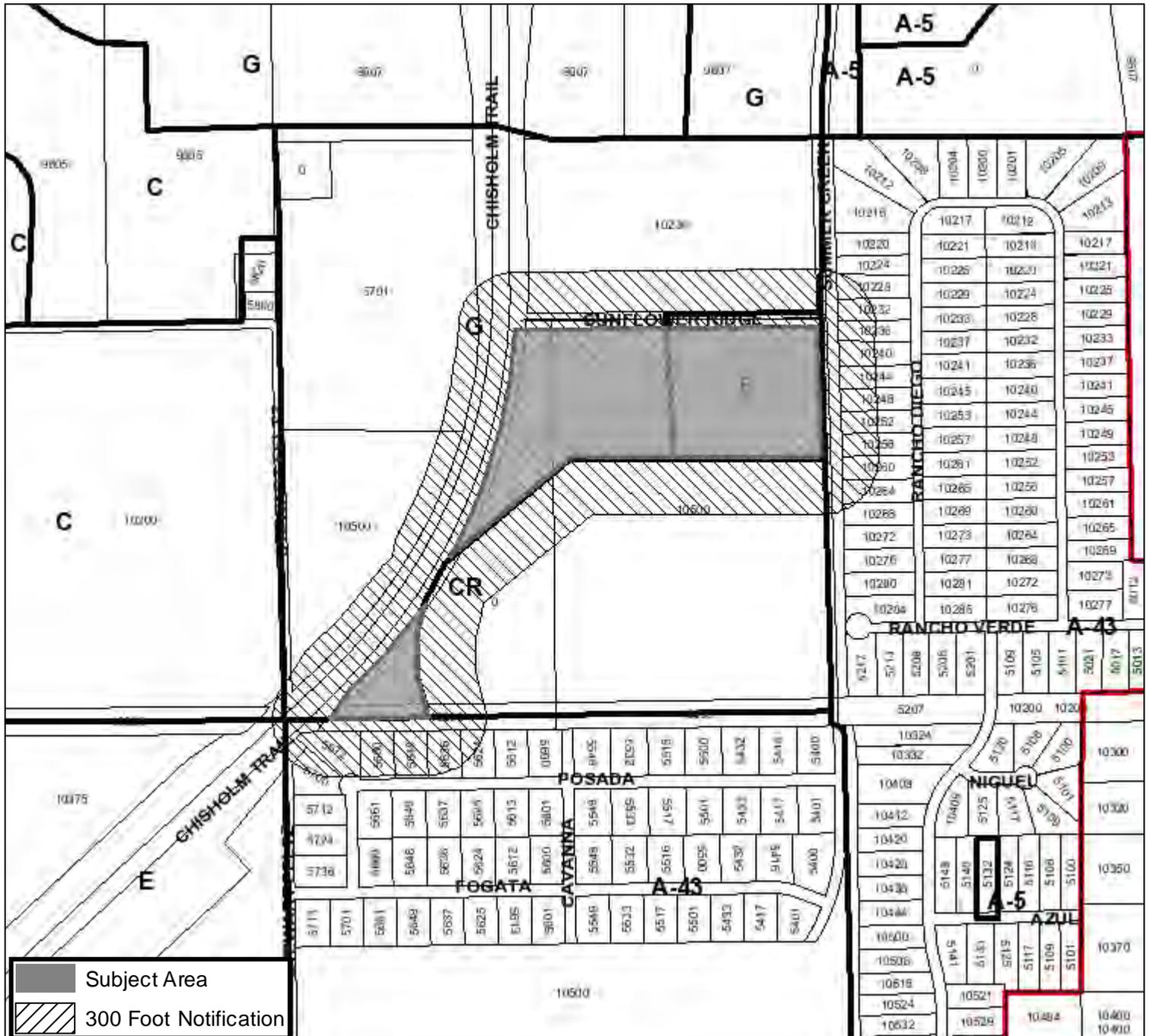
- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy (pg. 38).

Attachments:

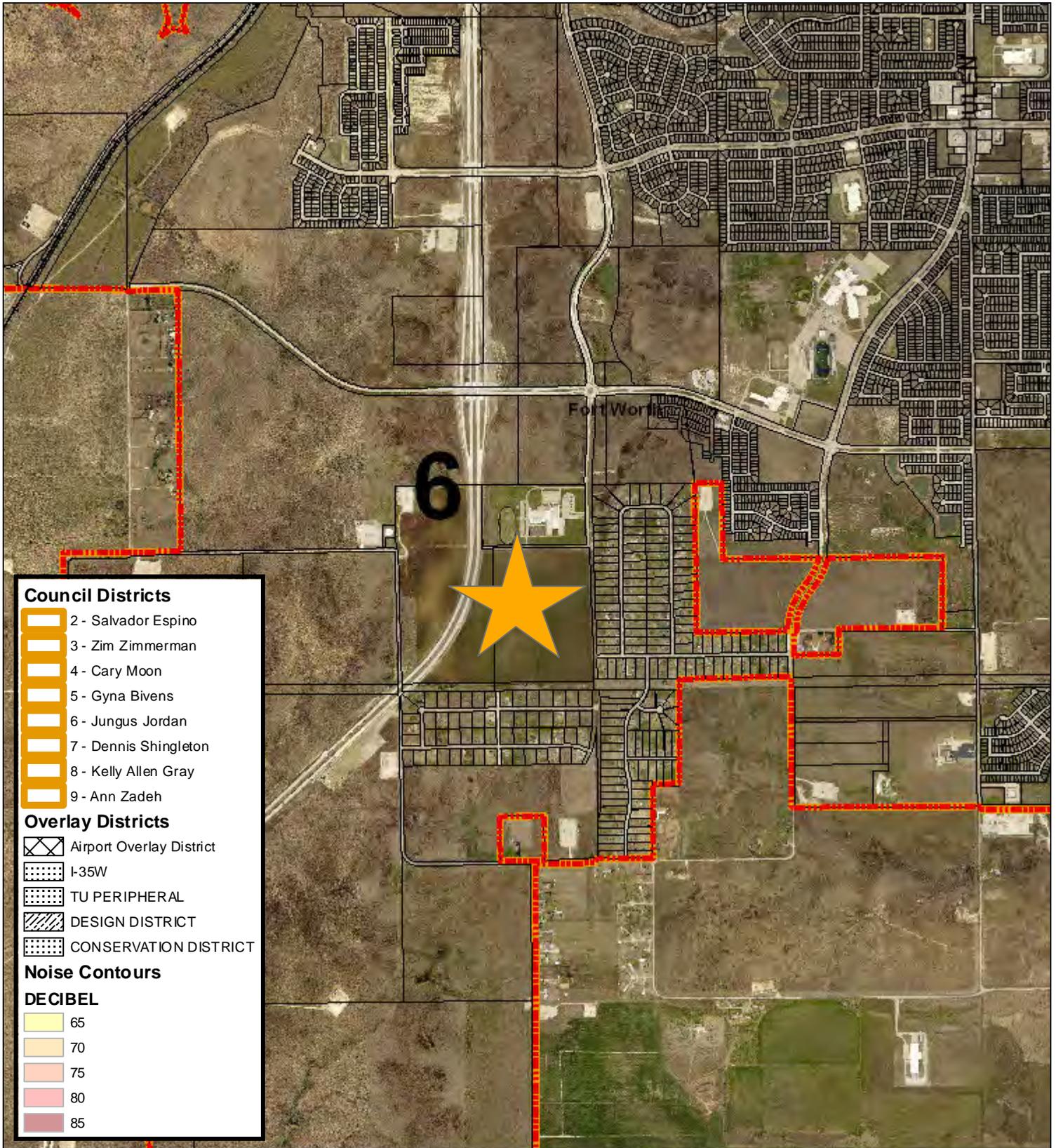
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

Applicant: Fort Worth & Crowley Partners
 Address: 10500 Stewart Feltz Road
 Zoning From: E, G
 Zoning To: A-5
 Acres: 30.93246575
 Mapsco: 116CD
 Sector/District: Far Southwest
 Commission Date: 6/8/2016
 Contact: 817-392-2495

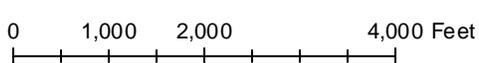


Area Map

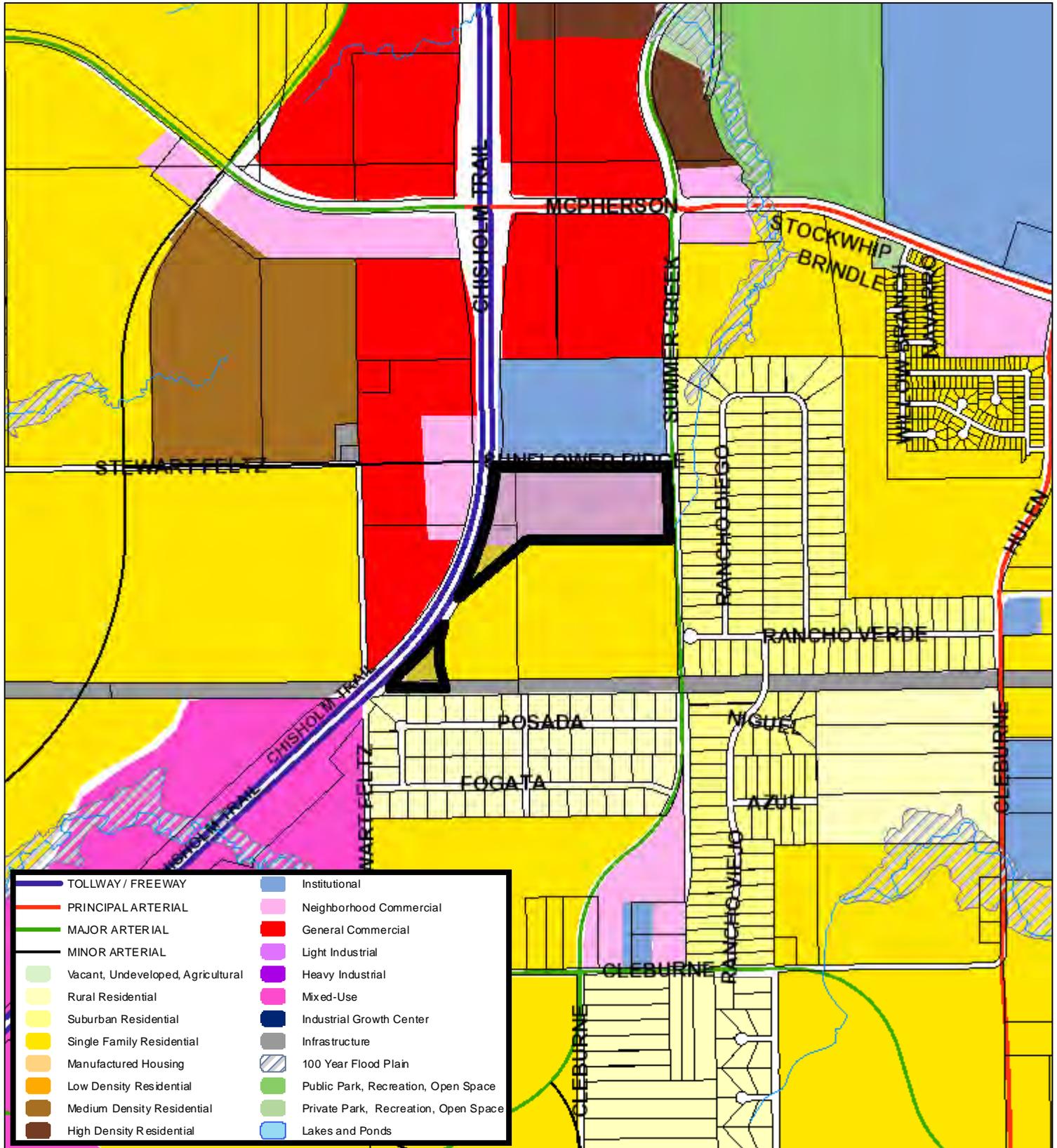


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Fort Worth



Future Land Use



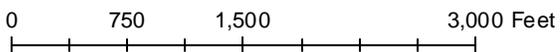
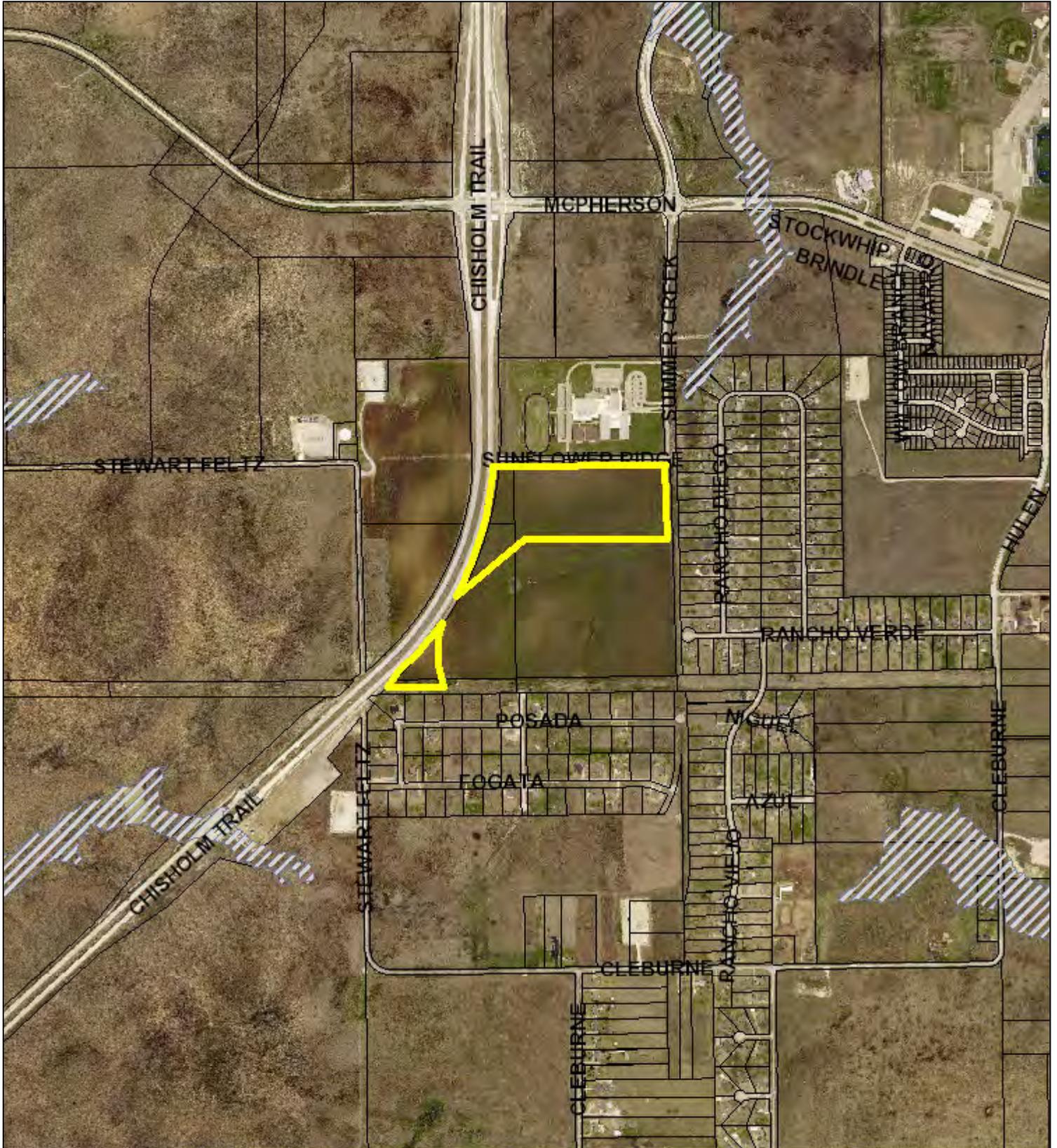
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

1,100 550 0 1,100 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



later on that issue but did not believe that would be their responsibility to fulfill. Ms. Murphy commented trees placed in the median are not an urban forestry issues, rather it is separate.

Ms. McDougall and Ms. Runnels commented the applicant should meet with the Harris' and explain the development site in relation to the family's home. Ms. McDougall commented there should be no impact on the Harris' home.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-117
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Minnie/James Harris	4309 Mountain Crest	In		Opposition	Spoke at hearing

17. SP-16-005 Ultimate Properties (CD 2) – 2842 Western Center Blvd. (Spindor Addition, Block 1, Lots 1A & 1B, 4.61 Acres): from PD 948 Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse; site plan approved to Amend PD 948 to add mini warehouse building; site plan included

April Young, 2306 Park Place, Fort Worth, Texas explained to the Commissioners the addition of property they wish to include on their existing property.

Mr. Flores asked the applicant to verify they wish to add a building and adding to an existing building. Ms. Young explained they want to add to an existing building and adding a building against the lot line.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Dunn. The motion carried 7-0 with Ms. McDougall being away from the dais.

18. ZC-16-118 Fort Worth and Crowley Partners (CD 6) – 10500 Stewart Feltz Road (John Korticky Survey, Abstract No. 914, 30.93 acres): from “E” Neighborhood Commercial and G Intensive Commercial to “A-5” One-Family

Chuck Stark, 6221 Southwest Boulevard, Fort Worth, Texas with Barren Stark Consulting Engineers, representing the applicant explained to the Commissioners the proposed single-family development. Mr. Stark explained the request will help increase commercial potential for the development. Mr. Stark explained he has been in contact with Crowley ISD and they support the application. Mr. Stark commented they have been in talks with Councilman Jordan and Panther Heights Neighborhood Association.

Mr. Genua commented if the applicant were going to erect sound barriers around the development they would need to pay for those themselves.

Motion: Following brief discussion, Ms. Runnels recommended Approval for the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-118
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Dwayne Jones/Crowley ISD	NA	Out		Support	Sent letter in

19. ZC-16-119 City of Fort Worth Planning and Development Petition (CD 7) – 4800 blk (odds) Bryce Ave. (see addresses in case file, 1.81 acres): from “C” Medium Density Multifamily to “A-5” One-Family

Ann McFadyen, 4821 Bryce Avenue, Fort Worth, Texas explained to the Commissioners the development site and how the zoning change would help update the Comprehensive Plan. Ms. McFadyen explained she collected signatures from all ten property owners on the south side of Bryce Avenue and are in favor of the petition. Ms. McFadyen commented there were three opposition letters and explained they have since been resolved.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. McDougall. The motion carried unanimously 8-0.

20. ZC-16-120 City of Fort Worth Planning and Development Family Parking Requirement (CD ALL) Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (2015), by Amending Subsection D “Other Development Standards” Of Section 4.707 “Two-Family (“B”) District” to provide that parking is located behind the front building wall

Ms. Murphy called the case.

Ms. Murphy explained to the Commissioners this amendment would update the 2010 ordinance.

Ms. McDougall commented she supports the amendment but questioned if it could be visited due to the front parking not allowing developers to develop in compliance with the city ordinance pertaining to blocking the sidewalks. Ms. Burghdoff commented it did not allow for parking on the sidewalk. Ms. McDougall explained the developers are allowed to build so that people are violating the code compliance.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Runnels. The motion carried unanimously 8-0.