



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 10, 2017

Council District 5

<p>Zoning Commission Recommendation: Approval as Amended for 3600 and 3700 E. Loop 820, 5713 E. Berry to PD/FR Planned Development for "FR" uses plus outside sales and storage with solid wood screening fence and landscaping along 820 frontage; site plan waiver recommended by a vote of 7-2</p> <p>Opposition: Seven persons spoke, 10 letters submitted Support: Four persons spoke, none submitted</p>	Continued	Yes <u>X</u> No <u> </u>
	Case Manager	<u>Beth Knight</u>
	Surplus	Yes <u> </u> No <u>X</u>
	Council Initiated	Yes <u>X</u> No <u> </u>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: Generally bounded by Lancaster, Lake Arlington, Metro Drive, and Loop 820
Mapsc0: Pages 79, 93

Proposed Use: Residential, commercial, and industrial uses; and vacant land

Request: From: "AG" Agricultural, "A-10" One-Family, "A-7.5" One-Family, "A-5" One-Family, "B" Two-Family, "MH" Manufactured Home, "D" High Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "IP" Industrial Park, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, PD 438 "PD/SU" Planned Development/Specific Use for all uses in "A-10" One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 "PD/SU" Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD 753 "PD/SU" Planned Development/Specific Use for all uses in "I" Light Industrial plus self storage facility; site plan approved

To: "O-1" Floodplain, "A-7.5" One-Family, "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "UR" Urban Residential, "E" Neighborhood Commercial, "UR" Urban Residential, "MU-1" Low Intensity Mixed Use, "FR" General Commercial Restricted, "G" Intensive Commercial, "I" Light Industrial, "MU-2" High Intensity Mixed Use, "J" Medium Industrial, PD 438 "PD/SU" Planned Development/Specific Use for all uses in "A-10" One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 "PD/SU" Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD/UR Planned Development for all uses in "UR" Urban Residential plus event center; site plan waiver recommended, PD/FR Planned Development for all uses in "FR" General Commercial Restricted plus outdoor sales and storage with solid wood screening fence and landscaping along 820 frontage, site plan waiver recommended; "PD/G" plus outside storage, crane and truck parking, and vehicle maintenance and repair; "PD/MU-2" plus outside storage, crane and truck parking

and vehicle maintenance and repair; "PD/FR" plus outside storage, truck and trailer sales and trailer manufacturing; and "PD/MU-2" plus outside storage, fabricating of manufactured housing or temporary office buildings, furniture sales with outdoor storage, galvanizing small utensils, outdoor sales and storage, paint mixing and spraying, site plan waiver requested

Land Use Compatibility: Requested change is **compatible**.

Comprehensive Plan Consistency: Requested change is **consistent**.

Background:

The area, generally east of Loop 820 and bordering Lake Arlington, has been the focus of planning efforts since 2004 to the most-recent Lake Arlington Master Plan. The plans propose redevelopment of the area from under-utilized parcels and low density industrial developments to higher density residential and development that protects Lake Arlington as a recreation and water source. The approximately two-square mile site contains a variety of land uses from vacant land and gas wells to residential, commercial, and industrial lots. The 2017 Comprehensive Plan designates an expansion of the Berry Lake Arlington Urban Village to encourage a higher quality development of the lake area, a highway-oriented commercial cluster, as well as higher density residential parcels.

A meeting to discuss the proposed zoning changes for the affected property owners was held on February 2, 2017. A property owner on the edge of Lake Arlington explained plans for an event center to host indoor and outdoor functions, therefore a Planned Development district with a base zoning district of "UR" Urban Residential will permit the event center and residential uses as designated on the future land use plan. One owner has expressed opposition to the Council Member regarding the zoning change.

The case was continued from the September 12 Council hearing for further evaluation of four properties in opposition. These are industrial properties currently used for purposes such as crane storage, steel fabrication, trailer sales, storage, and manufacturing, and other small manufacturing businesses. With the districts as originally proposed, these uses would become legal non-conforming, which would allow maintenance and continued use but would limit expansion.

The owners' representative has proposed alternative PD zoning for each of these areas that would allow the existing uses to remain and expand if desired as legal uses but have the new base zoning to support the desired redevelopment pattern. If desired, these properties could be continued to the November 7 Council hearing to provide additional time for further discussion of the proposed zoning districts.

Site Information:

Applicant:	City of Fort Worth Planning & Development Dept. 200 Texas Street Fort Worth, TX 76102
Owner:	multiple
Acreage:	1194.6 acres
Comprehensive Plan Sector:	Southeast

Surrounding Zoning and Land Uses:

North	"MU-1" Low Intensity Mixed-Use and "I" Light Industrial / Commercial and industrial uses
East	City of Arlington / Lake Arlington
South	"A-7.5" One-Family, "PD 523" Planned Development for I uses / Outdoor storage, gas well, and vacant land
West	"A-10" and "A-5" One-Family, "MU-1" Low Intensity Mixed-Use, "I" Light Industrial, and "J" Medium Industrial / Single family, limited commercial uses, industrial uses, and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-056, west of subject site, from B to CR, approved;
ZC-07-006, within subject, from I to PD for mini-warehouses, approved;
ZC-08-187, within subject, from A-10, FR, I to I, denied;

ZC-08-206, west and within subject, Council-Initiated, from A-5, B, D, ER, ER/HC, E, E/HC, F, I to A-10, A-5, CF, MU-1, MU-1/HC, approved areas outside current case; and
 ZC-14-049, within subject, from MU-1 to MU-1 plus auto detail, denied;
 ZC-15-024, within subject, from E to A-5, approved.

Platting History: none over 4 lots.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E. Loop 820 South	Freeway	Freeway	No
Berry Street	Commercial/Mixed-Use Street	Commercial/Mixed-Use Street	No
Lakeshore Drive	Commercial/Mixed-Use Street	Commercial/Mixed-Use Street	No
Rosedale Street	Commercial Mixed-Use / Connector	Commercial Mixed-Use / Connector	No

Public Notification:

The following Neighborhood Associations were notified:

- | | |
|--|--|
| East Fort Worth Neighborhoods Coalition | Neighborhoods of East Fort Worth |
| Handley NA | Fort Worth ISD |
| Ramey Place NA | Stop Six Sunrise Edition NA |
| Historic Carver Heights NA | Carver Heights East NA |
| Historic Rosedale Park NA | Historic Stop Six NA |
| East Fort Worth Business Assn | Southeast Fort Worth Inc |
| Historic Handley Development Corporation | Eastside Sector Alliance |
| Trinity Habitat for Humanity | Streams And Valleys Inc |
| East Fort Worth, Inc. | Fort Worth League of Neighborhood Associations, Inc. |
| Arlington ISD | |

Development Impact Analysis:

1. **Land Use Compatibility**

This council-initiated zoning change request aligns the future land use designations and zoning districts to implement the themes adopted in the Lake Arlington Master Plan, such as:

- Create a mixed-use urban village along East Berry Street from Loop 820 to Lake Arlington.
- Designate areas along Loop 820 for mixed-use and highway oriented commercial development.
- Preserve natural vegetation and features along the shoreline and its extensive 100-year floodplain to protect water quality in Lake Arlington.
- Support the provision of new housing and multiple housing choices in areas not already developed with low-density single-family subdivisions.
- Provide for well-designed higher density housing to accommodate new population while conserving open space needed to filter stormwater and protect water quality in Lake Arlington.

Based on the zoning classifications that are appropriate for the redevelopment of the Lake Arlington area, the proposed zoning districts **are compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan has designations ranging from Single Family to Urban Residential, Institutional, Neighborhood Commercial to General Commercial, Mixed-Use, Light Industrial, Open Space, and Infrastructure. The proposed zoning conforms to the following Comprehensive Plan larger goals, as well as multiple policies:

- Achieve a multiple growth center development pattern by encouraging higher intensity residential and commercial uses within mixed-use growth centers, and higher intensity industrial and commercial uses within industrial growth centers.
- Improve land use efficiency, mobility, and air quality.
- Ensure that the City's zoning regulations and districts generally conform to the adopted Comprehensive Plan.

Based on conformance with the future land use map and goals stated above, the proposed zoning **is consistent** with the 2017 Comprehensive Plan.

Attachments:

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

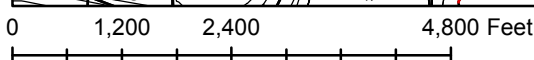
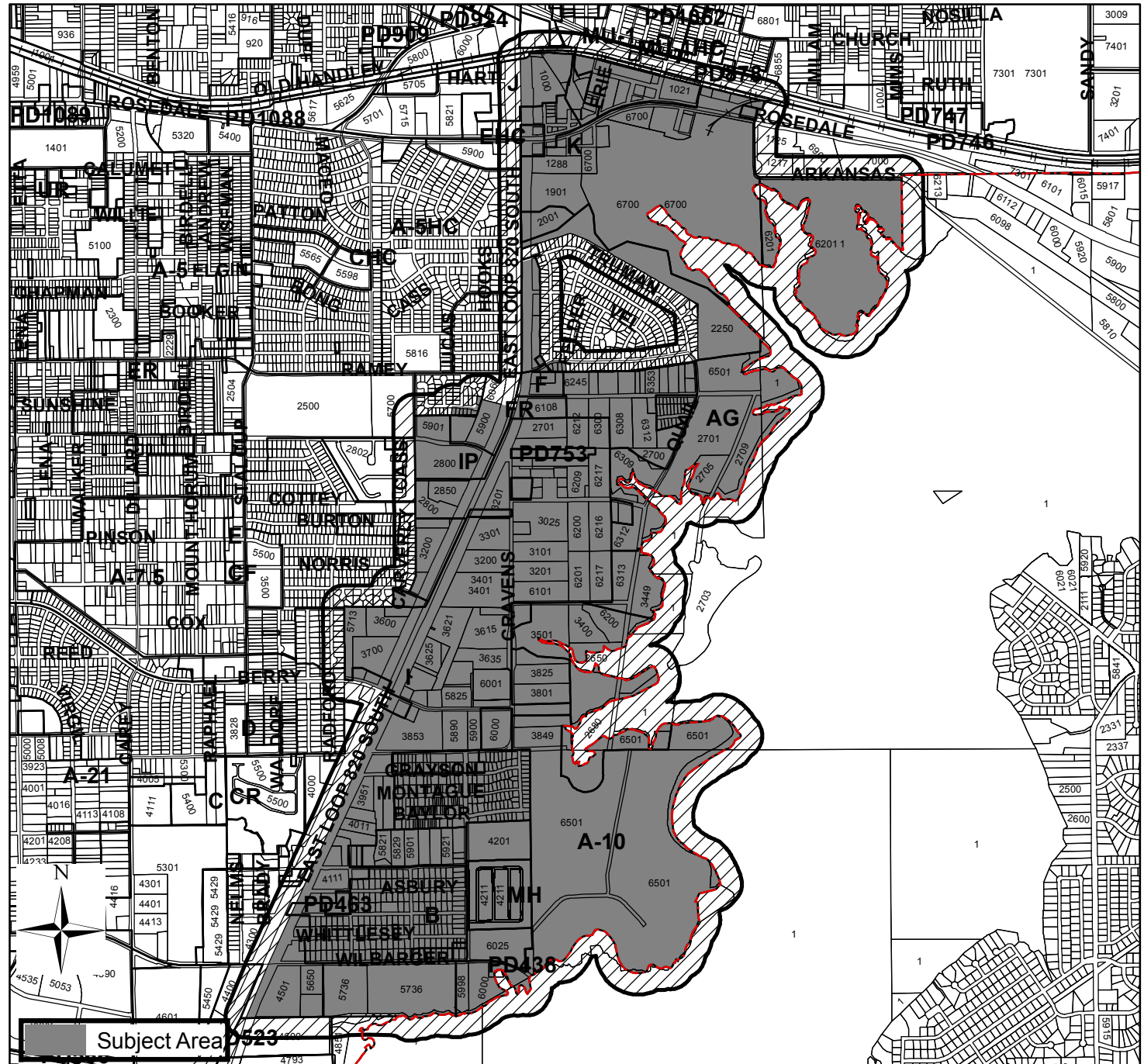


ZC-17-097

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
 Address: Generally bounded by Lancaster, Lake Arlington, Metro Drive, and Loop 820
 Zoning From: AG, A-10, A-7.5, A-5, B, MH, D, E, FR, F, IP, I, J, K, PD 438, PD 463, and PD 753
 Zoning To: O-1, A-7.5, A-5, B, CF, E, MU-1, FR, G, I, MU-2, J, PD 438, PD 463, and new PD/UR plus event center

Acres: 1194.643909
 Mapsco: Pgs 79, 93
 Sector/District: Southeast
 Commission Date: 6/14/2017
 Contact: 817-392-8190



ZC-17-097

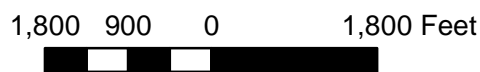
Lake Arlington Phase I

Proposed Rezoning District for Certain Industrial Properties

09/25/2017

Company	Property Address	Legal Description	Original Proposed Districts	Owner Proposed Districts
Steel Construction Service	3947 East Loop 820 South, 3951 East Loop 820 South, 5710 Grayson St.	Triangle Park Addition Block 2 Lot 1R1A2, 1R1A1B, 1R1A1A	From "I" Light Industrial to "G" Intensive Commercial and strip of "UR" Urban Residential	to "PD/G" plus Outside Storage, Crane and Truck Parking and Vehicle Maintenance and Repair
F B McIntire	3025 S. Cravens	Handley Heights South Addition Block 3 Lot 1 & 2A, 2B	From "I" Light Industrial to "MU-2" High Intensity Mixed Use	to "PD/MU-2" plus Outside Storage, Crane and Truck Parking and Vehicle Maintenance and Repair
CS Lawhon	4111 East Loop 820 S. and 5736 Wilbarger St.	Wilke Estate Addition Block 12 Lot 1 thru 5, 6A, 7A, 15A & 16 Thru 20; Block 16 Lot 2, 3, 4A, & 5 Less ROW; Block 13 Lot 11, 12 & 13; Block 10 Lot 1 thru 4 & 16 thru 20; Block 10 Lot 13R; Daniel, James W Survey Abstract 395 Tract 6, 6A, 10A1 & 11A	From "I" Light Industrial to "FR" General Commercial Restricted North of Wilbarger and from "J" Medium Industrial to "UR" Urban Residential south of Wilbarger	to "PD/FR" plus Outside Storage, Truck and Trailer Sales and Trailer Manufacturing
Blair Industrial	6200 Elizabeth Blvd., 6101 Dowdell Rd, 6201 Dowdell Rd.	Handley Heights South Addition Block 3 Lot 5; Lot 6; Lot 11	From "I" Light Industrial to "MU-2" High Intensity Mixed Use	to "PD/MU-2" plus Outside Storage, Fabricating of Manufactured Housing or Temporary Office Buildings, Furniture Sales with Outdoor Storage, Galvanizing Small Utensils, Outdoor Sales and Storage, Paint Mixing and Spraying

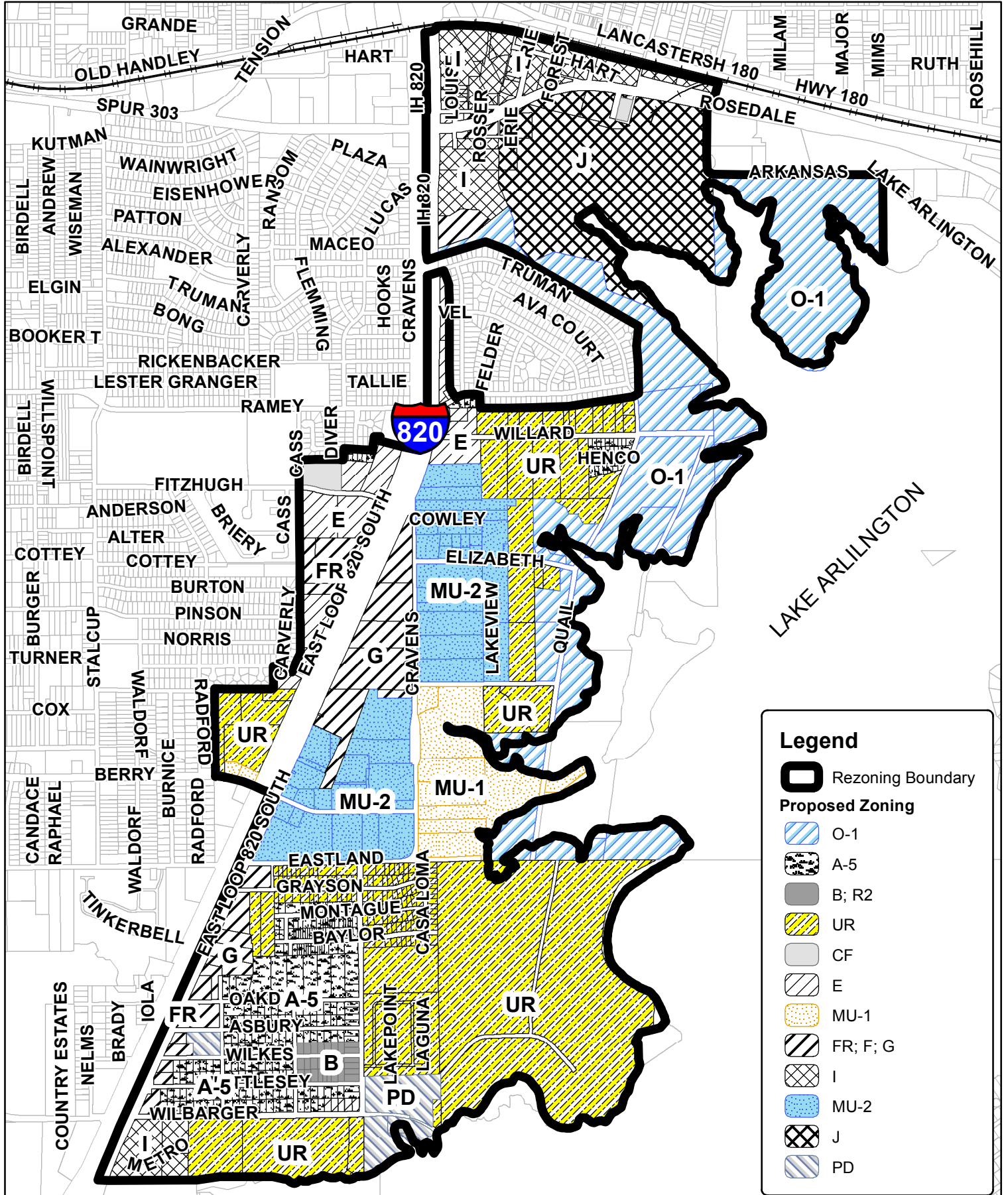
Area Map



Portion of Lake Arlington Area: Proposed Zoning

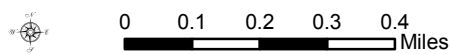
Proposed for "O-1" Floodplain, "A-5" One-Family, "B" Two, "CR", "UR" Urban Residential, "CF" Community Facilities, various commercial, mixed-use, and industrial, and multiple "PD" Planned Developments

ATTACHMENT C

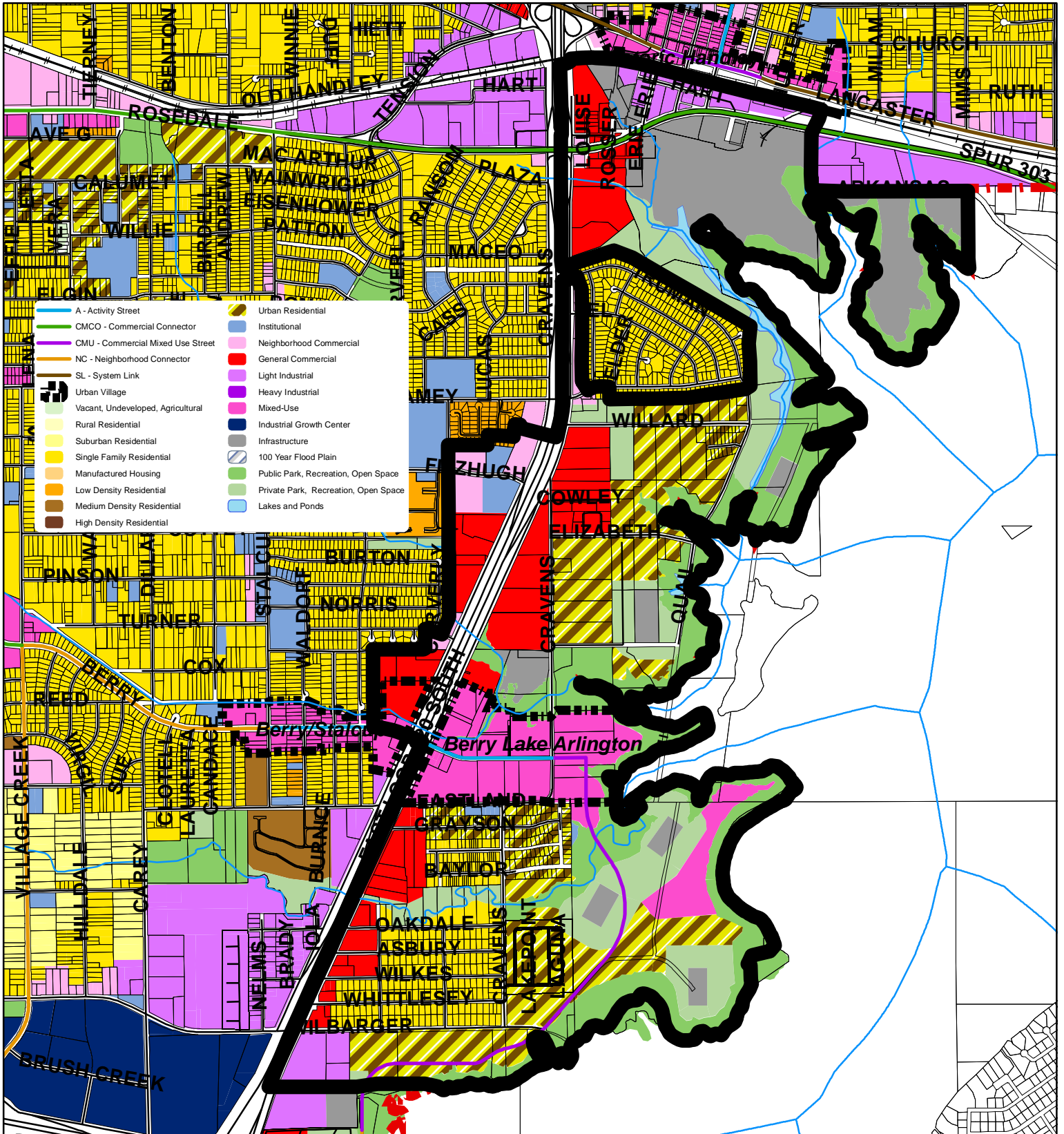


Legend

- Rezoning Boundary
- Proposed Zoning**
- O-1
- A-5
- B; R2
- UR
- CF
- E
- MU-1
- FR; F; G
- I
- MU-2
- J
- PD



Future Land Use



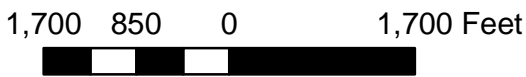
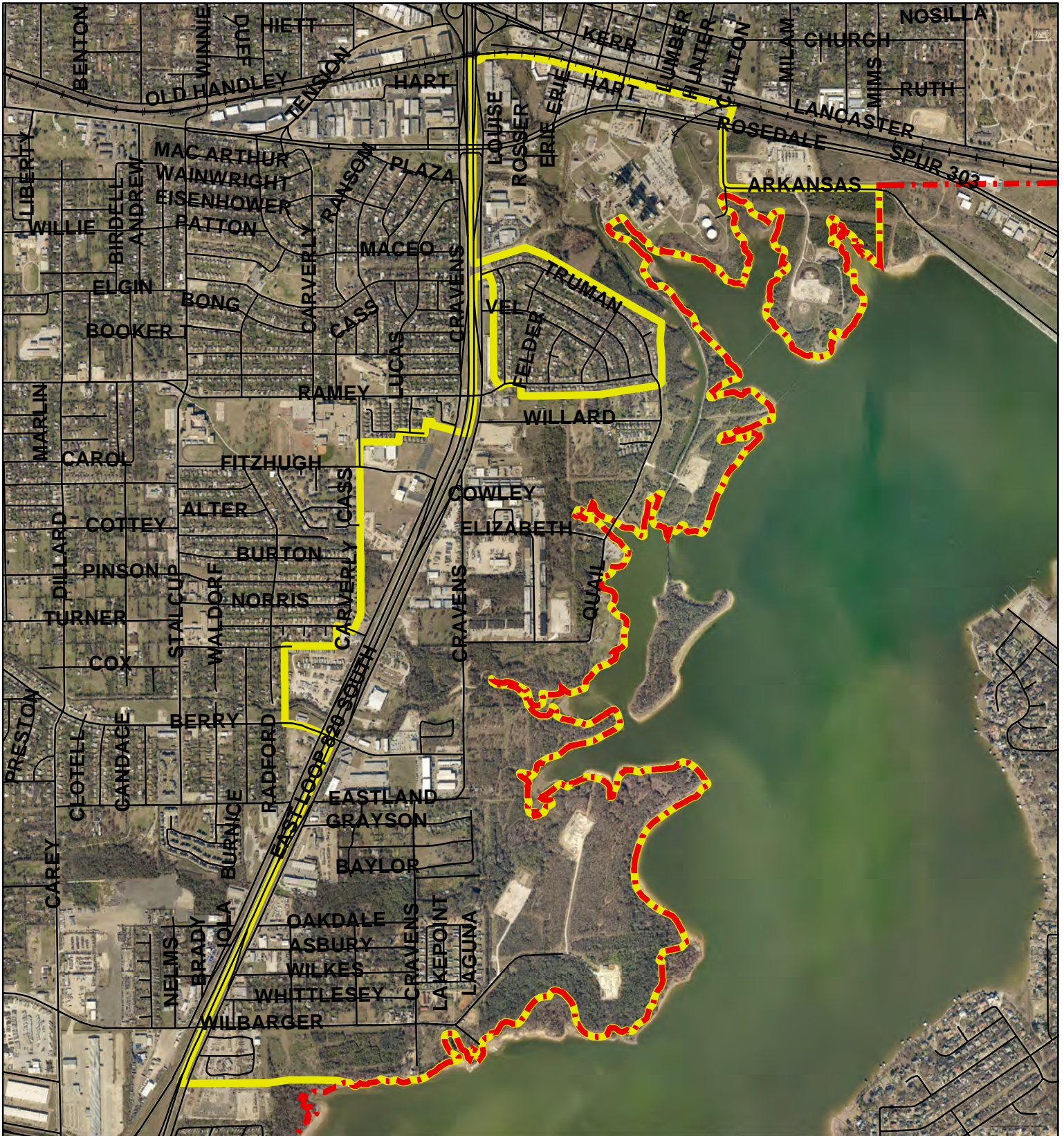
1,600 800 0 1,600 Feet



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 7, 2017.



Aerial Photograph



4. **ZC-17-097 - (CD 5) - City of Fort Worth Planning & Development, Lake Arlington Phase I, Generally bounded by Lancaster, Lake Arlington, Metro Drive and Loop 820; From: "AG" Agricultural, "A-10" One-Family, "A-7.5" One-Family, "A-5" One-Family, "B" Two-Family, "MH" Manufactured Home, "D" High Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "IP" Industrial Park, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, PD 438 "PD/SU" Planned Development/Specific Use for all uses in "A-10" One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 "PD/SU" Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD 753 "PD/SU" Planned Development/Specific Use for all uses in "I" Light Industrial plus self storage facility site plan approved To: "O-1" Floodplain, "A-7.5" One-Family, "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "E" Neighborhood Commercial, "MU-1" Low Intensity Mixed Use, "FR" General Commercial Restricted, "G" Intensive Commercial, "I" Light Industrial, "MU-2" High Intensity Mixed Use, "J" Medium Industrial, PD 438 "PD/SU" Planned Development/Specific Use for all uses in "A-10" One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 "PD/SU" Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD/UR Planned Development for all uses in "UR" Urban Residential plus indoor/outdoor events; site plan required, PD/FR Planned Development for all uses in "FR" General Commercial Restricted plus outside sales and storage with solid wood screening fence and landscaping along 820 frontage; site plan waiver recommended (Recommended for Approval as Amended by the Zoning Commission for 3600 and 3700 E Loop 820, 5713 E Berry to PD/FR Planned Development for all uses in "FR" plus outside sales and storage with solid wood screening fence and landscaping along 820 frontage; site plan waiver recommended)**

Mr. Roy Oujesky, 201 Main Street, Suite 2500, completed a speaker card in support of Zoning Docket ZC-17-097 and was recognized by Mayor Pro tem Shingleton but did not wish to address Council.

Mr. Paul Kerpoe, 6717 Craig, appeared before Council in opposition to Zoning Docket ZC-17-097.

Mr. Danny Scarth, 6301 Randol Mill Road, completed a speaker card in opposition to Zoning Docket ZC-17-097 and was recognized by Mayor Pro tem Shingleton but did not wish to address Council.

Motion: Council Member Bivens made a motion, seconded by Council Member Zadeh, that Zoning Docket ZC-17-097 be continued to the October 10, 2017, Council meeting. Motion passed 7-0, Mayor Price and Council Member Jordan absent.

5. ~~ZC-17-114 - (CD 7) - Michael and Sarah Farris, 4000-4200 blocks Keller Hicks Road; From: "AG" Agricultural, "I" Light Industrial and PD 478 Planned Development/Specific Use for single-family with 7,000 sq. ft. average lot size and minimum 6,000 sq. ft. lot size; site plan waived To: "D" High Density Multifamily (Recommended for Approval by the Zoning Commission)~~

Motion: Council Member Flores made a motion, seconded by Council Member Byrd, that Zoning Docket ZC-17-114 be approved. Motion passed 7-0, Mayor Price and Council Member Jordan absent.

6. ~~ZC-17-116 - (CD 7) - North Presidio LLC, 9100 block Tehama Ridge Parkway; From: "E" Neighborhood Commercial To: "G" Intensive Commercial (Recommended for Approval by the Zoning Commission)~~

Motion: Council Member Flores made a motion, seconded by Council Member Zadeh, that Zoning Docket ZC-17-116 be approved. Motion passed 7-0, Mayor Price and Council Member Jordan absent.

7. ~~ZC-17-117 - (CD 8) - P & M Excavating Inc., 3401 S. Riverside Drive; From: "ER" Neighborhood Commercial Restricted To: "I" Light Industrial (Recommended for Denial by the Zoning Commission)~~

Motion: Council Member Allen Gray made a motion, seconded by Council Member Moon, that Zoning Docket ZC-17-117 be denied. Motion passed 7-0, Mayor Price and Council Member Jordan absent.

8. ~~ZC-17-118 - (CD 6) - Life Covenant Church, 5400 W. Risinger Road, 5651 Summer Creek Drive; From: "A-5" One-Family To: "E" Neighborhood Commercial (Recommended for Denial by the Zoning Commission)~~

Motion: Council Member Moon made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-17-118 be continued to the September 19, 2017, Council Meeting. Motion passed 7-0, Mayor Price and Council Member Jordan absent.

Northside NA			Support		Sent Letter of Support
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4. ZC-17-097 City of Fort Worth Planning and Development (CD 5) – Generally bounded by Lancaster, Lake Arlington, Metro Drive and Loop 820; LAKE ARLINGTON PHASE I (See Exhibit in Case File, 1194.64 acres) From: “AG” Agricultural, “A-10” One-Family, “A-7.5” One-Family, “A-5” One-Family, “B” Two-Family, “MH” Manufactured Home, “D” High Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “IP” Industrial Park, “I” Light Industrial, “J” Medium Industrial, “K” Heavy Industrial, PD 438 “PD/SU” Planned Development/Specific Use for all uses in “A-10” One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 “PD/SU” Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD 753 “PD/SU” Planned Development/Specific Use for all uses in “I” Light Industrial plus self-storage facility; site plan approved

To: “O-1” Floodplain, “A-7.5” One-Family, “A-5” One-Family, “B” Two-Family, “CF” Community Facilities, “E” Neighborhood Commercial, “MU-1” Low Intensity Mixed Use, “FR” General Commercial Restricted, “G” Intensive Commercial, “I” Light Industrial, “MU-2” High Intensity Mixed Use, “J” Medium Industrial, PD 438 “PD/SU” Planned Development/Specific Use for all uses in “A-10” One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 “PD/SU” Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD/UR Planned Development for all uses in “UR” Urban Residential plus indoor/outdoor events; site plan required

Beth Knight with Planning and Development, went over the history of the case and discussed how the city wants to change the character of the Lake Arlington area into a gateway to Fort Worth.

Joycia Johnson, 1812 Kingsbrook, is a lifelong resident of Fort Worth. She supports the beautification of the lake and worries that people that have business in Fort Worth but don’t live here do not have pride in the area.

Paul Kerpoe, 6717 Craig St, spoke in support. He stated Lake Arlington has sit undeveloped and unused for too long.

Rev. Alcee Chriss Jr, 2700 Village Creek, spoke in support. He believes the commercial side looks trashy. He also stated the Stop Six area wants economic development.

Alvin Johnson, 6420 Ramey Ave, wants to see the area develop and become beautiful. He stated that there have been many improvements already and that the parks are being utilized again.

Danny Scarth, 505 Highwoods Tr, spoke in opposition. He stated there are hundreds of acres of the request here today in opposition, and the disadvantage for those people is that the City of Fort

Worth is the applicant. He believes the scale of the case is too large. He believes the issues with unkempt properties is a code compliance issue and not a zoning issue.

Ray Oujesky, 201 Main St, representing Fort Rowlett, spoke in opposition. The property has been outside sales and storage since the 1990's. The property is proposed to be "UR", and is on the west side of Loop 820. "UR" is not compatible with the future land use plan which states General Commercial. He proposed PD/F plus outside storage, site plan for new construction with a wooden screening fence and landscaping.

Charles Lawhon, 5736 Wilbarger, owns approximately 100 acres in the area. He's been in the area for over 40 years and has helped keep the area clean. He said that keeping the zoning for his property is important.

Bassam Ramadan, 8102 Shelton Dr, spoke in opposition. He agrees with the people who support the request, but does not believe the rezoning will get the results Ms. Bivens wants. He is taking an undeveloped lot and putting a business there. He believes code compliance will help the issues.

Lynn Healy, 3708 Lake Powell, Arlington, TX, spoke in opposition. They have owned property in the rezoning area since 1963, and has continuously operated as a transportation terminal for 50 years. The proposed zoning for the property is "G" Intensive Commercial, which would not allow the current use. She believes that her business as well as others in the area would not be in business if they were not needed in the area. She also stated that there is nothing unsightly about successful business. She believes code compliance is an issue.

Amelia Rodriguez, 5929/5933 Wilbarger, spoke in opposition. She stated she wants to keep the current zoning on her property.

During the rebuttal, Beth Knight with Planning and Development, spoke about the meeting that was held after the June 6th zoning commission meeting. Existing properties that are currently there will become legal nonconforming which would allow them to continue operating as long as they are as long as there is not a 2 year gap from the current use. Mr. Ramadan's property is vested under the current standards. Ms. Rodriguez's property currently has a vacant building so there is no use to grandfather.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, as amended for 3600/3700 Loop 820 for PD/FR plus outside storage, screening, and landscaping, seconded by Mr. Aughinbaugh. The motion passed 7-2 with Ms. Dunn and Mr. Gober voting against.

<i>Document received for written correspondence</i>					<i>ZC-17-097</i>
Name	Address	In/Out 300 notification area	ft.	Position on case	Summary
Joycia Johnson	1812 Kingsbrook	Out		Support	Spoke at hearing
Paul Kerpoe	6717 Craig St	Out		Support	Spoke at hearing
Rev. Alcee Chriss Jr	2700 Village Creek	Out		Support	Spoke at hearing

Alvin Johnson	6420 Ramey Ave	Out	Support		Spoke at hearing
Danny Scarth	505 Highwoods Tr	In		Opposition	Spoke at hearing, sent in letters on behalf of several businesses
Ray Oujesky	201 Main St	In		Opposition	Spoke at hearing, representing Fort Rowlett
Charles Lawhon	5736 Wilbarger	In		Opposition	Spoke at hearing, Sent Letter
Bassam Ramadan	8102 Shelton Dr	In		Opposition	Spoke at hearing
Amelia Rodriguez	5929/5933 Wilbarger	In		Opposition	Spoke at hearing
Lynn Healy	Lake Powell, Arlington, TX	In		Opposition	Spoke at hearing, Sent Letter

5. ZC-17-108 Nathan Bontke (CD 2) – 1231 E. Harmon Road (Josiah Walker Survey, Abstract No. 1600, 13.93 acres) From: “F” General Commercial To: “D” High Density Multifamily

Jennifer Reiner, 550 Bailey Ave, Ste 400, representing the applicant, stated they met with neighborhood associations and members. She requested a 60-day continuance in order to continue the conversations about the concerns that the neighbors have as well as have the feasibility/market study finished.

Tony Perez, 8000 Cactus Patch Way, representing Chisolm Ridge HOA, spoke in opposition. He stated they have a petition with almost 1,000 signatures. He is also worried about communication with the applicant during the continuance period.

Todd Unrau, 8554 Prairie Fire, spoke in opposition, He believes there should not be another continuance and wants there to be accountability for the applicant. He stated there is no merit to multifamily in that location.

Dawn Hall, 8532 Tribute Ln, spoke about her concerns with the development in regards to the schools in the area that are already overcrowded.

Cortney Frandsen, 8728 Running River Ln, spoke in opposition. She stated that the schools rely on the comprehensive plan in regards to the potential tax base. She also spoke about the promises of road improvements and how long it takes for her to get her kids to school (20 minutes to travel 2.6 miles).

Clete Welch, 7123 Navajo Tr, Weatherford, TX, representing Eagle Mountain-Saginaw ISD, spoke in opposition. The school district opposes zoning changes that changes the patterns of student growth, because it disrupts their plans for the future. He stated the school district monitors nonresidential property for a stable tax base.

Motion: Following brief discussion, Ms. Trevino recommended a 60-day continuance of the request, seconded by Ms. Dunn. The motion passed unanimously 9-0.

Marcella Olson, 2040 Glenco Ter, representing Hayco, a property owner, gave a presentation that illustrated the history of the land and the proposed development. She explained they have vested rights for R1, C, and E development.

Motion: Following brief discussion, Mr. Northern recommended a 90-day continuance of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-096
Name	Address	In/Out 300 ft notification area	Position on case		Summary
David Mendes	6016 Red Rum		Support		Spoke at hearing
Jennifer Trevino	4917 Robinson St		Support		Spoke at hearing
Jonathon Kohn	5845 Lamb Cr Dr		Support		Spoke at hearing
Clete Welch	7123 Navajo Tr		Support		Representing Eagle Mountain-Saginaw ISD
Marcella Olson	2040 Glenco Ter			Opposition	Representing Hayco Realty, Ltd.

20. ZC-17-097 City of Fort Worth Planning and Development (CD 5) – Generally bounded by Lancaster, Lake Arlington, Metro Drive and Loop 820; LAKE ARLINGTON PHASE I (See Exhibit in Case File, 1194.64 acres) From: “AG” Agricultural, “A-10” One-Family, “A-7.5” One-Family, “A-5” One-Family, “B” Two-Family, “MH” Manufactured Home, “D” High Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “IP” Industrial Park, “I” Light Industrial, “J” Medium Industrial, “K” Heavy Industrial, PD 438 “PD/SU” Planned Development/Specific Use for all uses in “A-10” One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 “PD/SU” Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD 753 “PD/SU” Planned Development/Specific Use for all uses in “I” Light Industrial plus self storage facility; site plan approved

To: “O-1” Floodplain, “A-7.5” One-Family, “A-5” One-Family, “B” Two-Family, “CF” Community Facilities, “E” Neighborhood Commercial, “MU-1” Low Intensity Mixed Use, “FR” General Commercial Restricted, “G” Intensive Commercial, “I” Light Industrial, “MU-2” High Intensity Mixed Use, “J” Medium Industrial, PD 438 “PD/SU” Planned Development/Specific Use for all uses in “A-10” One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 “PD/SU” Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD/UR Planned Development for all uses in “UR” Urban Residential plus indoor/outdoor events; site plan required

Beth Knight, Planning and Development, gave a brief overview of the history and proposed zoning and was available for questions.

Bob Williams, 6060 N Central Expwy Ste 560, Dallas, TX, supports the “B” to “UR” change but opposes the “B” to “A-5” request. He wants to “B” to “A-5” to be changed to “UR”.

Danny Scarth, 505 Highwoods Tr, represented five entities in the area. He requested a continuance or a denial.

Charles Lawhon, 5736 Wilbarger, spoke in opposition to the case and explained that he has plans for his property.

Mike Whisenand, 9021 Glendara, stated that 820 is an industrial corridor and that they are trying to downzone the corridor.

Robert Ware, 301 Bamborough Dr., Anna, TX, stated he is in opposition.

Cleveland Harris, 9012 Sunridge, wants to back business owners and stated this area is a food desert.

Lynsey Blair, 4316 Curzon Ave, asked for a continuance or for her property to be taken out of the change. She stated that they own several industrial buildings and that the change to MU-2 limits their tenants.

Bassam Ramadam, 6117 Willard, stated he had a predevelopment conference for this property in March for a classic car room and service business.

Jo Ellen Matthews, 5729 Wilbarger, stated she has lived in the area for 40 years and is in favor of the change, but also wants the business owners to be happy.

Lynn Healy, 3708 Lake Powell, Arlington, TX, stated the change from “I” to “G” will make the primary use of her property (a transportation terminal) nonconforming. She requested a continuance.

Demetrica Williams, 4920 Soaring Eagle Ct, requested a continuance for more time to understand the “UR” and “MU” districts.

Amelia Rodriguez, 5933 Wilbarger, wants to keep her existing zoning.

Motion: Following brief discussion, Ms. Conlin recommended a 60-day continuance of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					<i>ZC-17-097</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Bob Williams	6060 N Central Expwy Ste 560, Dallas, TX	In	Support		Spoke at hearing

Danny Scarth	505 Highwoods Tr	In		Opposition	Representing
Charles Lawhon	5736	In		Opposition	Spoke at hearing
Mike Whisenand	9021 Glendara	In		Opposition	Spoke at hearing
Robert Ware	301 Bamborough Dr., Anna, TX	In		Opposition	Spoke at hearing
Cleveland Harris	9012 Sunridge	In		Opposition	Spoke at hearing
Lynsey Blair	4316 Curzon Ave	In		Opposition	Representing
Bassam Ramadam	6117 Willard	In		Opposition	Spoke at hearing
Jo Ellen Matthews	5729 Wilbarger	In		Opposition	Spoke at hearing
Lynn Healy	3708 Lake Powell, Arlington, TX	In		Opposition	Spoke at hearing
Demetrica Williams	4920 Soaring Eagle Ct	In		Opposition	Spoke at hearing
Amelia Rodriguez	5933 Wilbarger	In		Opposition	Spoke at hearing

21. ZC-17-098 City of Fort Worth Planning and Development (CD 2, 4 & 7) Text Amendment: Amend I-35 Overlay Design Standards

Request: Text Amendment: An Ordinance amending the Comprehensive 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 sections of the I-35W Design Overlay District – District Standards and Guidelines as provided by Section 4.404.D., “I-35W Development Standards and Guidelines Adopted” of Section 4.404, I-35W Corridor (“I-35W”) Design Overlay District of Article 4, “Overlay Districts” of Chapter 4, “District Regulations” to provide clarifications to the requirements for landscaping, parking, tree planting, setbacks and plan submittals

Laura Voltmann, Planning and Development, was available for questions.

Joshua Griffith, 2919 Scenic Dr., Grapevine, TX, representing Hillwood/Alliance Texas POA, spoke in support of the amendment.

Motion: Dunn brief discussion, Ms. Northern recommended Approval of the request, seconded by Ms. Conlin. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					ZC-17-098
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Joshua Griffith	2919 Scenic Dr., Grapevine, TX		Support		Representing Hillwood/Alliance Texas POA