



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 10, 2012

Council District 2

Zoning Commission Recommendation:

Approved by a vote of 9-0

Opposition: None

Continued	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Case Manager	<u>Lynn Jordan</u>			
Surplus	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Council Initiated	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Owner / Applicant: Hillwood Alliance Residential LP

Site Location: 8500 Ray White Rd. and 5351 North Tarrant Pkwy. Mapsco: 36GH

Proposed Use: Multi Family Residential and Neighborhood Commercial

Request: From: "E" Neighborhood Commercial and "C" Medium Density Multifamily

To: "C" Medium Density Multifamily and "E" Neighborhood Commercial

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

Comprehensive Plan Consistency: Requested change **is not consistent.**

Background:

The proposed site is located north of North Tarrant Parkway. The applicant is proposing to maintain the acreage of the multifamily use, but change the location of each of the C and E zoning districts. This will provide a more adequately sized property for the applicant to develop into an apartment use and place the neighborhood commercial closer to an area where commercial is more appropriate.

The zoning request will change 10.80 acres of E to C and 10.80 acres of C to E.

Site Information:

Owner: Hillwood Alliance Residential, LP
5430 LBJ Freeway #800
Dallas, TX 75240

Agent: Peloton Land Solutions/Gena Terrell
Acreage: 21.61 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "A-5" One-Family and "E" Neighborhood Commercial / vacant
- East "C" Medium Density Multifamily and "E" Neighborhood Commercial / multifamily and vacant
- South "A-5" One-Family and "E" Neighborhood Commercial / vacant, single-family and commercial
- West "C" Medium Density Multifamily and "E" Neighborhood Commercial / multifamily and vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: PP-09-012 Valley Brook Estates Approved by City Plan Commission 10-28-09 subject property to the north
PP-05-038 North Tarrant Parkway Approved by City Plan Commission 05-25-05 subject property to the east
PP-07-011 Sundance Southwest Addition Approved by City Plan Commission 05-23-07 subject property to the southeast

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ray White Rd	2 way, County	Principal Arterial	No
N. Tarrant Pkwy	2 way, Residential	Minor Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Heights of Park Vista	North Fort Worth Alliance
The Vineyards at Heritage Park Glen	Keller ISD
PID 6	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to evenly swap where the C and E zoning are currently located in order to allow for expanded development for future multifamily and commercial uses.

Surrounding land uses are vacant to the north, multifamily and vacant to the east and west, single-family, vacant and commercial to the south.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as neighborhood commercial for the proposed "C" medium density multifamily zoning and single-family for the proposed "E" neighborhood commercial zoning.

Based on the nonconformance with the future land use map, the proposed zoning **is not consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

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

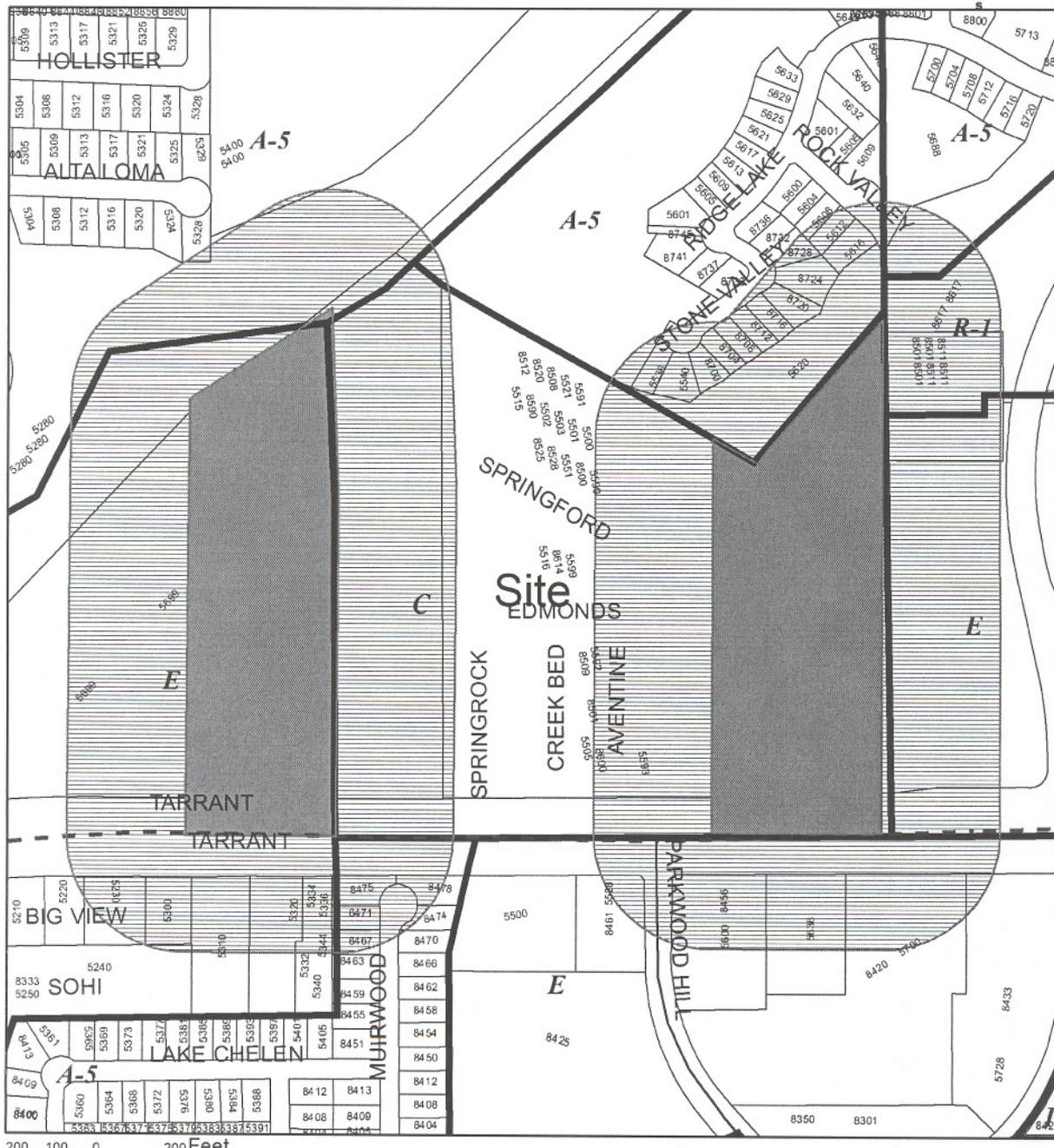


ZC-11-119

Area Zoning Map

Applicant: Hillwood Alliance Residential
 Address: 8500 Ray White Road and 5351 N. Tarrant Parkway
 Zoning From: C, E
 Zoning To: C, E
 Acres: 21.6102883
 Mapsco: 36GH
 Sector/District: Far North
 Commission Date: 12/14/2011
 Contact: 817-392-2495

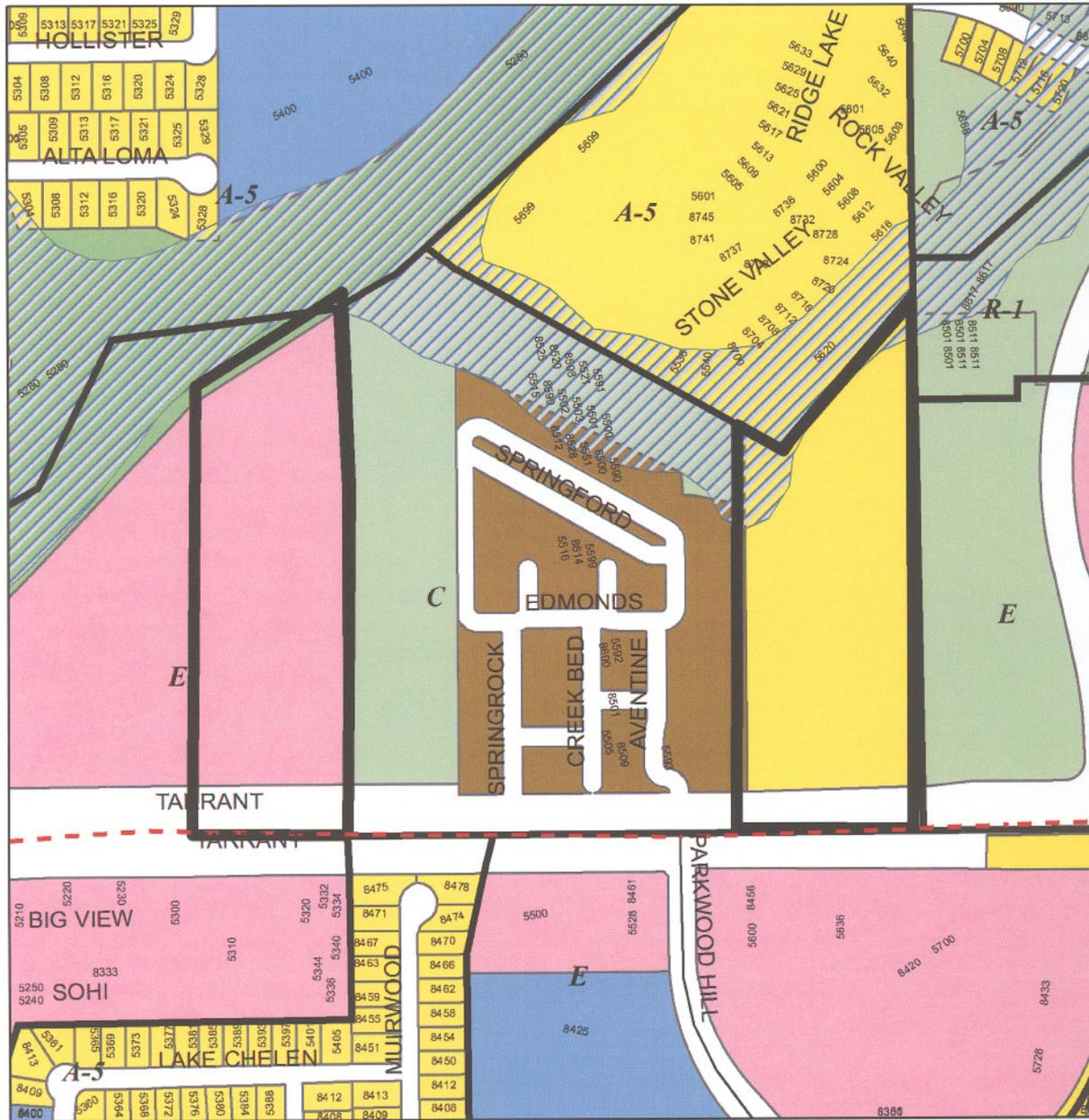
 300 Ft. Buffer



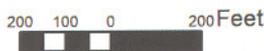


Ray White Road and 5351 N. Tarrant Parkway Future Land Use

ZC-11-119



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | Proposed Minor Arterial |
| | | Flood Plain |



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 01, 2011



Aerial Photo Map



Alejandro Grozco	2424 Lincoln	Yes	Support	Sent letter
------------------	--------------	-----	---------	-------------

3. ZC-11-118 287/156 Partners LP (CD 7)- 9100 Block of Blue Mound Road (Josiah Walker Survey, Abstract No. 1600, 18.56 Acres): from "IP" Industrial Park to "A-5" One-Family

Gary Defrain, 8235 Douglas Avenue, Suite 650, Dallas, Texas representing 287/156 Partners the property owner explained to the Commissioners the request to rezone this to A-5 single-family. He mentioned they do have a preliminary plat in for Plan Commission approval on December 16, 2011 for the overall site. He mentioned they met with the neighborhood and Councilman Shingleton prior to the application submittal and expressed no concerns. The property is 450 feet wide and fronts on Blue Mound Road. They feel this is the best use for the property.

Mr. Ortiz asked about the cut out just to the east of the Federal Bureau of Printing and Engraving property and shown on the plat. Mr. Defrain mentioned it is a well site and will end up being a nine acre common area for the HOA.

Mr. Edmonds asked if this is a gated community. Mr. Defrain stated no it is not.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

4. ZC-11-119 Hillwood Alliance Residential L. P. (CD 2)- 8500 Ray White Road and 5351 North Tarrant Parkway (John Edmonds Survey, Abstract 457, 21.61 Acres): from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "C" Medium Density Multifamily and "E" Neighborhood Commercial

Gena Terrell, 5751 Kroger Drive, Keller, Texas representing Hillwood Alliance Residential explained to the Commissioners the requested zoning change. Ms. Terrell mentioned they are basically swapping the two zoning districts and keeping the existing acreage to allow for more orderly development.

Mr. Ortiz asked if this was an expansion for the existing complex. Ms. Terrell stated no they are proposing a new development for apartments.

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

5. ZC-11-120 Keystone Equity Partners, LLC (CD 2)- 4200 Block of Old Decatur Road (J Bowman Survey, Abstract No.80, 4.30 Acres): from "A-5" One-Family to include into "PD-917" Planned Development for all uses in "K" Heavy Industrial plus rolling mills, rock, cement crushers and stone quarries; wholesale storage of petroleum products; oil drilling and production; manufacture of heavy rubber products. A site development plan shall be provided for administrative review by the Planning & Development Department