

Agent: Ross Calhoun
 Acreage: 20.73 ac.
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "AG" Agricultural / vacant and Alliance Gateway
 East "AG" Agricultural & "A-5" One-Family / single-family and vacant
 South "A-5" One-Family / single-family and electric transmission line
 West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-308 approved by Council 01-13-04 for one-family subject property to the south.

Platting History: PP-04-011 Valley Ridge approved by the City Plan Commission 02-25-04 and PP-11-033 approved by the City Plan Commission 12-16-11, subject property to the south.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Alliance Gateway	Tollway	Tollway	No
Old Denton	Two-way	Major Arterial	No

Public Notification:

The following Organizations were notified:

North Fort Worth Alliance
 NWISD

Keller ISD

Development Impact Analysis:

1. Land Use Compatibility

Surrounding land uses are vacant and Alliance Gateway to the north, vacant and single-family to the east, electric transmission lines and single-family to the south, and vacant land to the west.

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

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as a Mixed-Use Growth Center for the majority of the site with the southern portion designated for one-family/private park. The Alliance Industrial Growth Center is located directly to the west. Multi family development is appropriate in mixed use growth centers.

- Accommodate higher density residential and mixed uses in areas designated as mixed-use growth centers on the City's future land use maps. (pg. 37)
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern. (pg. 39)

Single-family residential (less than four units per acre), low density residential (less than nine units per acre), and neighborhood commercial uses are encouraged in the areas located between growth centers and other uses. The proposed one family zoning in this zoning case would not be directly adjacent and connected to the single family neighborhood to the south, but will be divided by the transmission lines and easement.

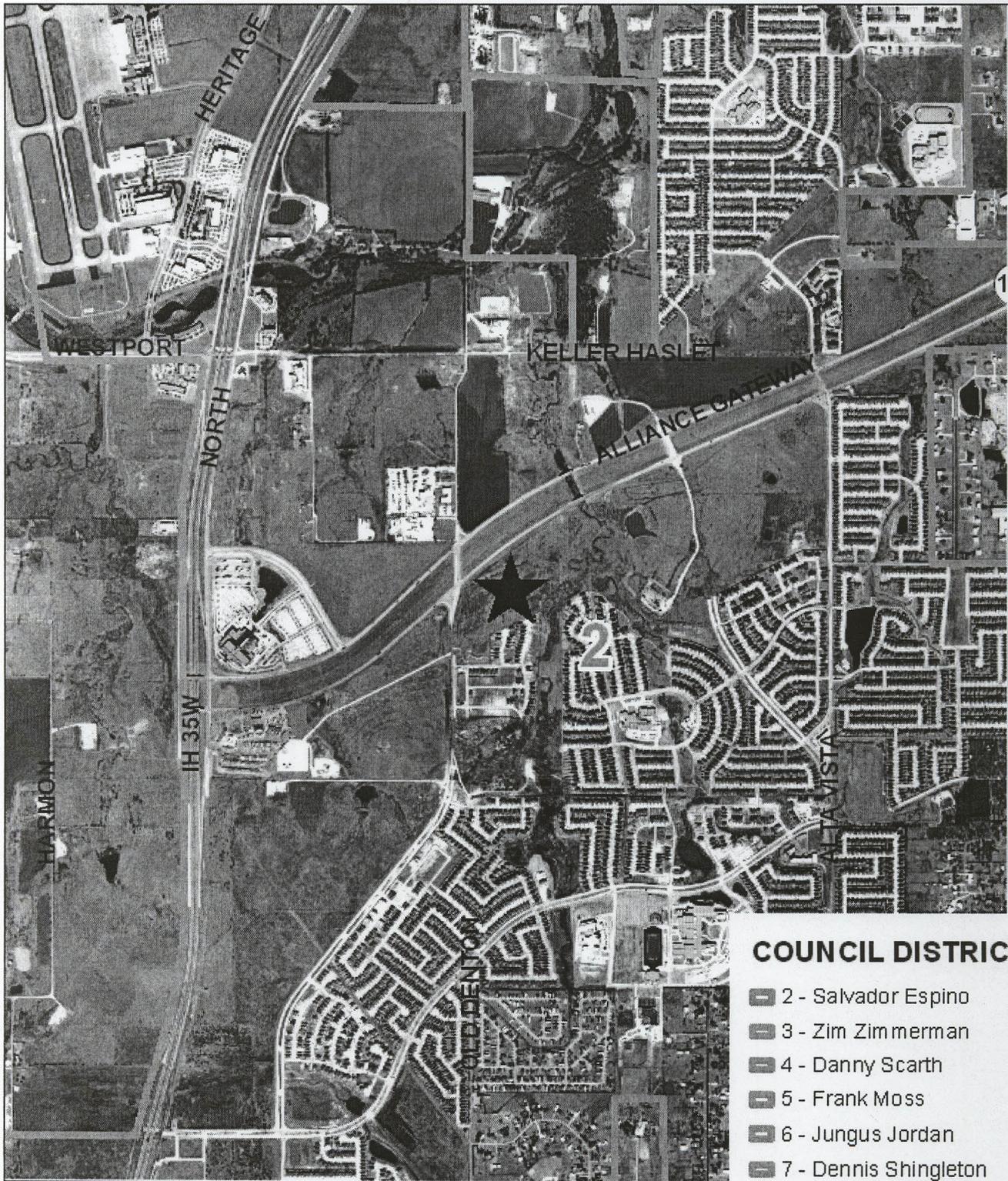
Based on conformance with the future land use map, land use and zoning for mixed use growth centers, and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

Attachments:

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

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





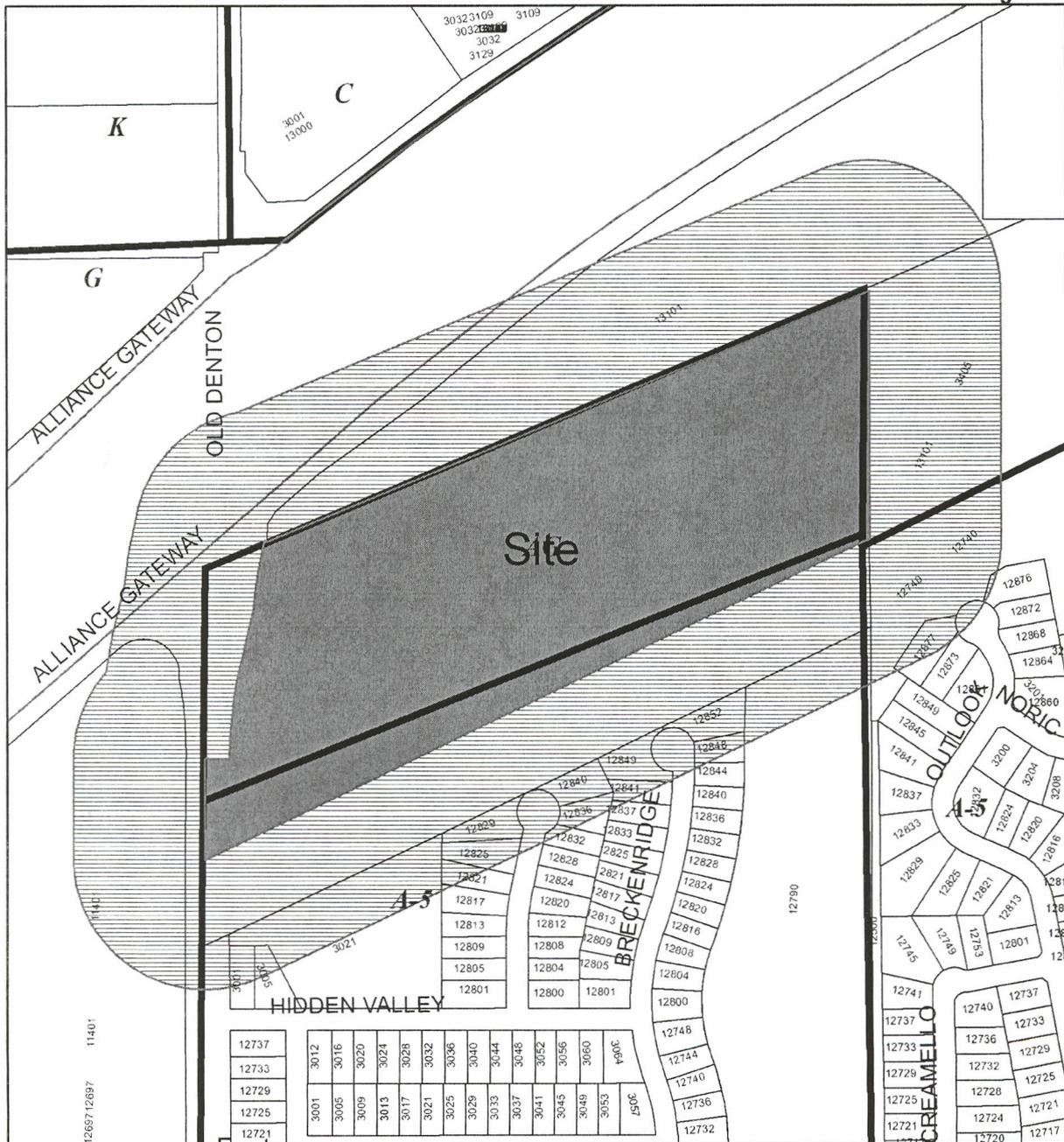
ZC-12-129

Area Zoning Map

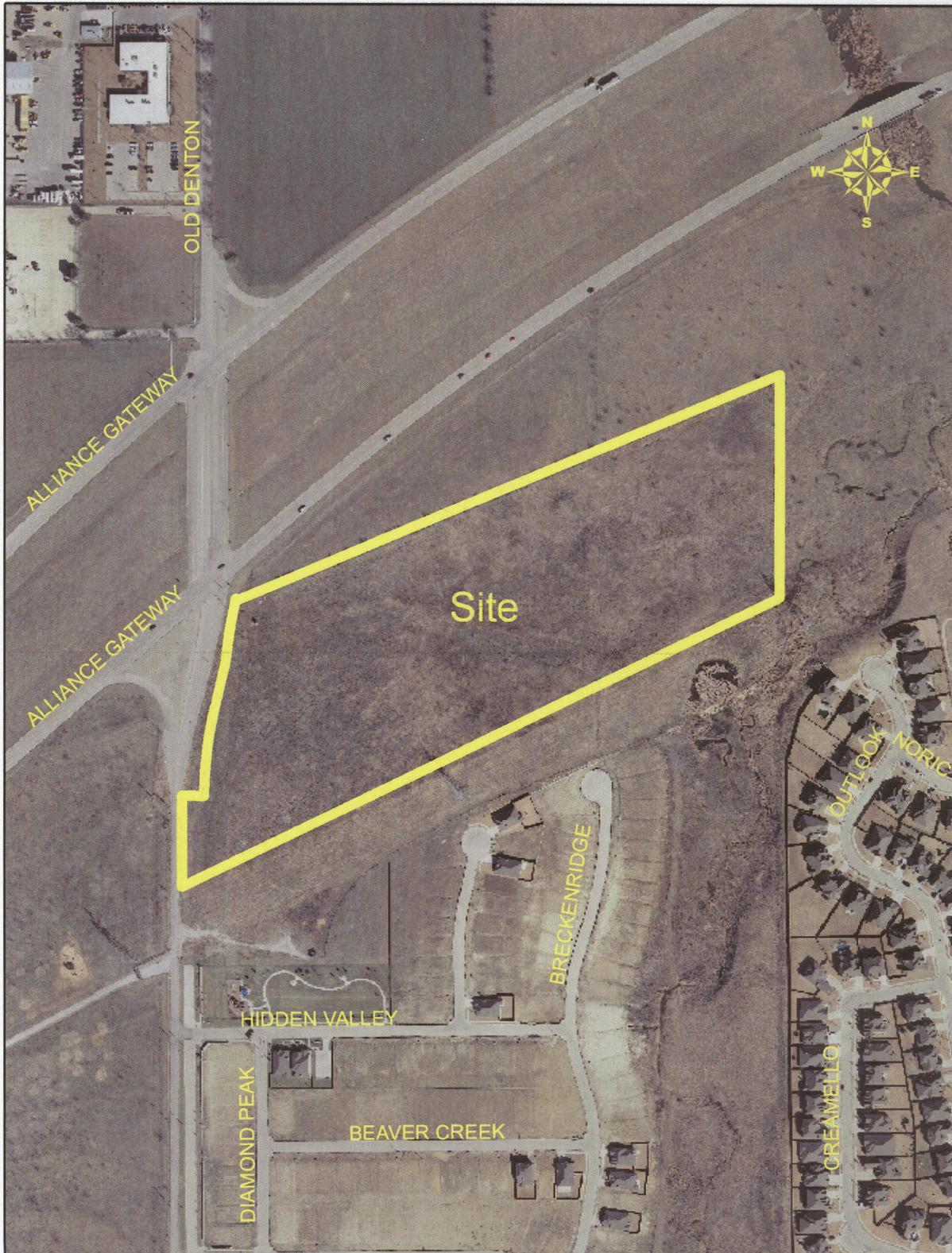
Applicant: First United Bank & Trust
 Address: 12550 Old Denton Road
 Zoning From: A-5, AG
 Zoning To: A-5, D
 Acres: 20.73
 Mapsco: 7Z8W
 Sector/District: Far North
 Commission Date: 12/12/2012
 Contact: 817-392-2495

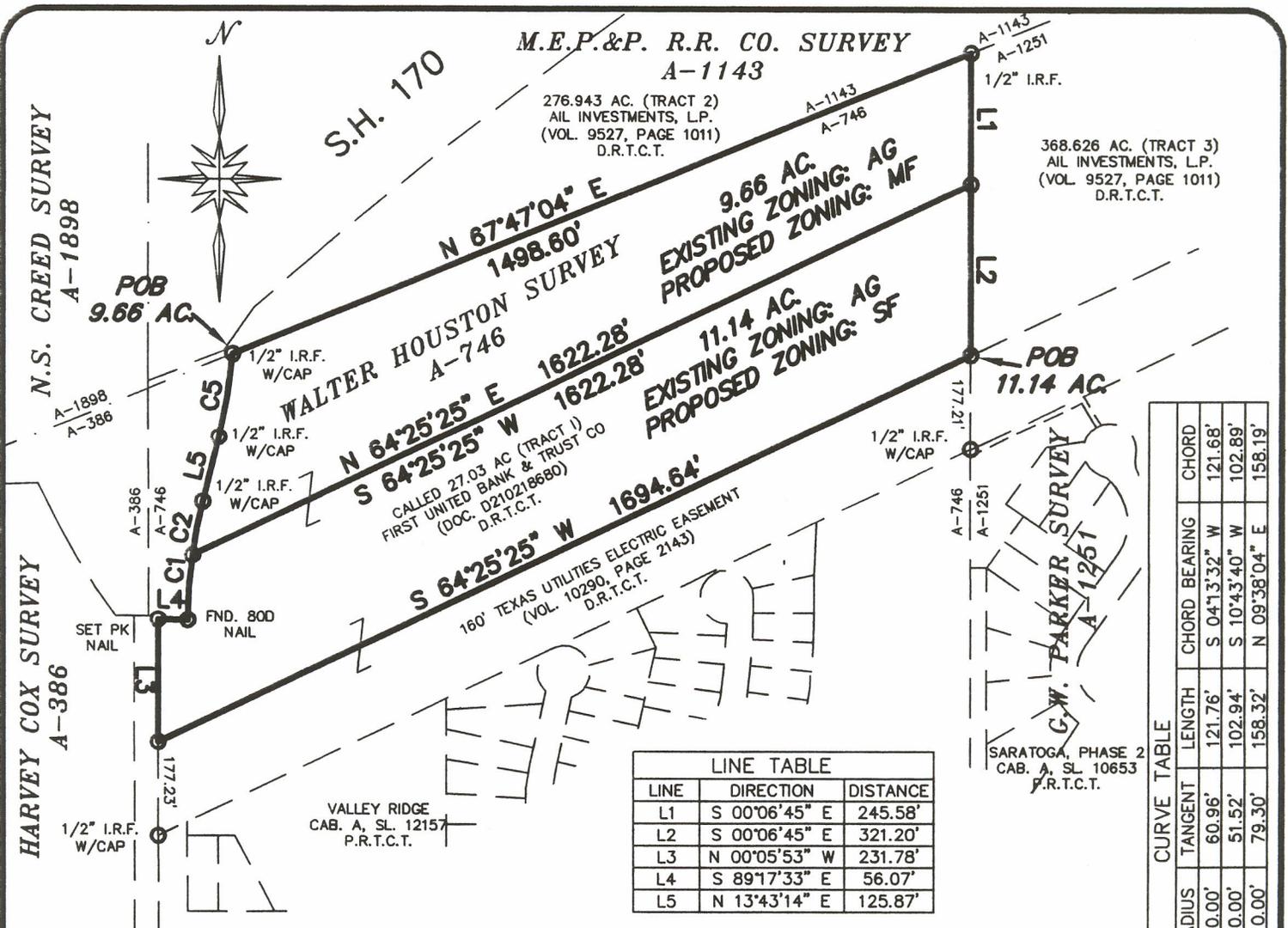


300 Ft. Notification Buffer



Aerial Photo Map





LINE	DIRECTION	DISTANCE
L1	S 00°06'45" E	245.58'
L2	S 00°06'45" E	321.20'
L3	N 00°05'53" W	231.78'
L4	S 89°17'33" E	56.07'
L5	N 13°43'14" E	125.87'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	7°02'49"	990.00'	60.96'	121.76'	S 04°13'32" W	121.68'
C2	5°57'27"	990.00'	51.52'	102.94'	S 10°43'40" W	102.89'
C3	8°10'20"	1110.00'	79.30'	158.32'	N 09°38'04" E	158.19'

Basis of bearing being S 64°25'25" W for the SBL of deed, recorded in DOC. D210218680, D.R.T.C.T.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

I, Chris E. Griffith, Registered Professional Land Surveyor, do hereby certify that this exhibit was prepared under my under my supervision during the month of October, 2012.

GIVEN UNDER MY HAND & SEAL, this the 31st day of October, 2012.

BY: Chris E. Griffith
 Registered Professional Land Surveyor
 State of Texas No. 4846



EXHIBIT
 SHOWING
 27.03 ACRE TRACT
 WALTER HOUSTON SURVEY,
 A-746
 CITY OF FT. WORTH
 TARRANT COUNTY, TEXAS
 SCALE: 1" = 300'

GRIFFITH SURVEYING CO., LLC.
 605 AVENUE B, SUITE 115
 LONGVIEW, TEXAS 75773
 PH (903)295-1560 FAX (903)295-1570

PREPARED FOR:
 CENTURION AMERICAN
 DEVELOPMENT GROUP

Mr. West did mention the letters of opposition in their packets. Mr. West mentioned the lot had been vacant for some time. He also said that the property owner can do certain things without getting a zoning change something that might not be to the liking of the people that buy properties nearby. That should be weighed by the neighbors as well as the application that is before them. Mr. West wanted to clarify that the applicant would be able to get on their agenda for the January 22nd meeting. Ms. Galle said yes he is welcome to come to the meeting and discuss his project.

Mr. Edmonds mentioned there were suggestions made at the last hearing about the site plan and indicated they were changed on the site plan. Those types of changes are usually the accommodations that neighborhoods make with an applicant to address some of their concerns such as lighting, height, and fencing.

In rebuttal, Mr. Aghali said he was trying to make a point that the property is zoned intensive commercial and was not trying to bully them.

Motion: Following brief discussion Mr. West recommended a 30 day continuance of the request, seconded by Mr. Genua. The motion carried 8-1 with Mr. Hollis against.

<i>Document received for written correspondence</i>					<i>ZC-12-127</i>
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Chapel Creek NA/Marcy Galle	NA	No		Opposition	Spoke at hearing
Nathan Davis	3124 Middleview Rd	Yes		Opposition	Sent letter in
John & Barbara Young	10400 Cattail Ct	No		Opposition	Sent letter in

3. ZC-12-129 First United Bank and Trust (CD 2)- 12550 Old Denton Road (Walter Houston Survey, Abstract 746, 20.72 Acres): from “AG” Agricultural and “A-5” One-Family to “A-5” One-Family and “D” High Density Multifamily

Ross Calhoun, 1221 I-35E, Carrollton, Texas with Centurion American Development Group explained to the Commissioners they are developing the subdivision to the south Valley Ridge and are redeveloping this property. He mentioned there is a 160 foot easement separating the development to the south. The multifamily will be closer to Highway 170. Mr. Calhoun mentioned they met with the homeowners that were in opposition last month and now are in support.

Mr. Carlos asked about the density and had it changed from the last meeting. Mr. Calhoun said they originally had proposed multifamily for the property and that’s what the neighbors saw. The compromise was to add the single-family as indicated on the overhead.

Sammy Carr, 12849 Breckenridge Court, Fort Worth, Texas spoke in support.

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

Document received for written correspondence				ZC-12-129	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Sammy Carr	12849 Breckenridge Ct	Yes		Support	Spoke at hearing

4. ZC-12-130 Trinidad Ministries Foundation, Inc. (CD 2)- 3005 Oscar Avenue (J M Moody Addition, Block 18, Lots 3, 4, & 5, 0.46 Acres): from "A-5" One-Family to "PD/A-5" Planned Development for all uses in "A-5" One-Family plus two independent accessory living units within existing church building for church related uses only; site plan waiver requested

Deric Salser, 10847 Sandin Drive, Dallas, Texas with Evergreen Architectural Group representing Trinidad Ministries Foundation explained to the Commissioners they did reach out to the neighborhoods as directed by Commissioner Flores last month and still need more time. They are requesting to continue another 30 days.

Mr. Flores asked how many meetings he has attended. Mr. Salser said he has only attended one but Church and Ministry staff has had several meetings with them. Mr. Flores asked what is still outstanding. Mr. Salser said the remaining committee member would like a personal presentation and explanation. He said he finds it hard to believe they would invest money in this project without an ulterior motive, possibly converting it to rental property later. Mr. Salser noted this will only be used for church and ministry services only. Mr. Flores mentioned there was concern from the neighborhood that if Trinidad Ministries was to go away that property could be used for another contractual use. Ms. Salser said the current use of the property is Trinidad Ministries and all they want to do is add the living units to the current ministry use. He said if the living units were to fail it would continue to be used as it is today and that they have not made a large investment in this.

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

IV. New Cases

5. ZC-12-123 Robert Dunlap (CD 9) 516 & 518 W. Jessamine Street (Emory College Sub of Patillo, Block 22, Lots 5 & 6, 0.46 Acres): from "A-5" One-Family to "PD/ER" Planned Development for "ER" Neighborhood Commercial Restricted limited to company vehicle parking only; site plan included

Greg Jenkins, 2261 Hemphill, Fort Worth, Texas representing Mr. Dunlap explained to the Commissioners he owns Jenkins Appliance located at 2259 Hemphill and has been in business since 1998. He wishes to rezone the two lots back behind his business to PD/ER to park his company vehicles. Mr. Jenkins mentioned he spoke with the Hemphill Corridor Task Force and Jennings May/St. Louis NA and are in support.

of recreational easement agreement. Mr. Calhoun said they agreed to that, and they will have their own amenity center and will have their own name.

Ms. Zadeh asked about the compatibility issue that was mentioned in the staff report and asked if he has talked to the industrial owners that surround the property. Mr. Calhoun said they have talked to Tri-County Electric and the operator of the golf driving range and they had no problems with single-family. He did not know who owned the metal storage building immediately adjacent to them on the north. Charlie's concrete is further to the north and they use them in their development. Ms. Zadeh mentioned she is concerned once you put home owners in this area there will be issues that the City may have to address later on. Mr. Calhoun stated they've put many homeowners up against the industrial use as depicted on the overhead.

Motion: Following brief discussion Ms. Conlin recommended approval of the request, seconded by Ms. Spann. The motion carried 5-4 with Ms. Zadeh, Ms. Reed, Ms. Conlin and Mr. Edmonds against.

<i>Document received for written correspondence</i>				<i>ZC-12-128</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Justin Hue/Villages of Woodland Springs Tri-County Electric	NA	In		Support	Sent letter in
	4900 Keller Hicks Rd	In		Support	Sent letter in

8. SP-12-010 Will Ed Wadley/Taylor's Rental (CD 7)- 220 University (Westgate (Ft. Worth) Addition, Block 3R, Lot AR1, 3.93 Acres): Amend "PD-458" site plan to add a building and carport to existing building

Joe Hardin, 8328 Thorncrest Court, North Richland Hills, Texas representing Taylor's Rental explained to the Commissioners they are adding a 404 x404 building and a carport to an existing shop.

Mr. Flores asked if there were any existing screening fences in place. Mr. Hardin said everything is already in place.

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

9. ZC-12-129 First United Bank and Trust (CD 2)- 12550 Old Denton Road (Walter Houston Survey, Abstract 746, 20.72 Acres): from "AG" Agricultural and "A-5" One-Family to "A-5" One-Family and "D" High Density Multifamily

Ross Calhoun, 1221 I-35E, Carrollton, Texas with Centurion American Development Group explained to the Commissioners they are developing the subdivision to the south Valley Ridge and will make improvements to Old Denton Road. Mr. Calhoun explained they are preserving

the residential development to the south by transitioning this development. There is a 160 ft electrical transmission tower that separates the two residential developments. There will be approximately 52 single-family lots and to the north will be multifamily.

Ms. Zadeh asked about the length of the cul-de-sac and has he talked to anyone about that. Mr. Calhoun said they will either horseshoe that through the multifamily or possibly take it out to 170, which will be worked out through the platting process.

Sam Carr, 12849 Breckenridge Court, Fort Worth, Texas spoke in opposition. He mentioned the Valley Ridge neighborhood is in opposition and has a signed petition from the neighborhood. He felt another multifamily development would be too much for this area. He mentioned anything higher than two stories would be able to look down into their back yards and that there is only one entry point off of Old Denton Road.

Mr. Flores asked for clarification on his opposition relating to existing crime or future impacts. Mr. Carr said future that it would lower their home values. Mr. Flores asked when the valley Ridge HOA was made aware of this request. Mr. Carr said the HOA became aware of it over the weekend. He became aware of it on Thursday. Mr. Carr mentioned they went from 25% to 75% occupancy over the last year and has not been able to talk to the HOA. It was also mentioned the HOA developer is based over in Rockwall. Mr. Flores asked if it was the density of the multifamily they were opposed to, not necessarily the residential. Mr. Carr mentioned Hillwood was planning on building apartments across I-35 and felt that there are plenty of apartments within a six mile radius.

Jocelyn Murphy, Planning Manager, City of Fort Worth asked if the neighborhood was registered with the City of Fort Worth. Mr. Carr said he wasn't aware of that but would check it out since a lot of the home owners are first time buyers. Ms. Zadeh mentioned the City of Fort Worth has a neighborhood outreach office.

Mr. West asked for clarification whether he is opposed to residential growth in this area. Mr. Carr said no he wasn't. Mr. West asked about commercial growth. Mr. Carr said they have had conversations on whether it would be E commercial development or not. Mr. West asked if he had concerns about the multifamily aspect. Mr. Carr said yes he did, and they are ok with single-family.

Bryan Chisholm, 12821 Hidden Valley Court, Fort Worth, Texas spoke in opposition. He also mentioned he was ok with the single-family. Mr. Chisholm said the intersection for Old Denton and SH170 is very hard to cross as it is now. Adding more multifamily would make this intersection more dangerous.

Mr. Flores asked if multifamily is the concern. Mr. Chisholm said yes it is. Mr. Flores asked if they would be willing to sit down with the developer to discuss their concerns. Mr. Chisholm said yes they would and that there hasn't been enough time to go over everything with the neighborhood.

Lakisha Staples, 12844 Breckenridge Court, Fort Worth, Texas spoke in opposition. They just purchased the property in September. She mentioned they don't have the infrastructure in place to support the multifamily development.

In rebuttal, Mr. Calhoun said it is a small tract of multifamily about nine acres and noted the Comprehensive Plan supports it, they would only be able to put about 200 units on the site. He said he does appreciate the concerns of the homeowners.

Mr. Edmonds mentioned there is room for discussion on this and would support a chance for them to have further discussion. He also mentioned Alliance Gateway is proposed to be 16 lanes of traffic in the future and there will be a constant struggle on how the frontage is developed.

Mr. West asked whom they reached out to and contacted with the neighborhood. Mr. Calhoun said they had a meeting with the representatives of North Tarrant Alliance who represent several homeowners associations in the area and had no objection and with NW School district who had no objection. Mr. West said it sounds like Valley Ridge is a developer-controlled HOA that hasn't been turned over to the homeowners.

Mr. Flores asked Mr. Calhoun if he was willing to sit down with the neighborhood. Mr. Calhoun said yes that is what they do.

Ms. Zadeh mentioned she didn't think it would be realistic for single-family to be developed all the way up to SH170 and that there needs to be some transition.

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

<i>Document received for written correspondence</i>					ZC-12-129
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Sam Carr	12849 Breckenridge	In		Opposition	Spoke at hearing
Lakisha Staples	12844 Breckenridge	In		Opposition	Spoke at hearing
Bryan Chisholm	12821 Hidden Valley	In		Opposition	Spoke at hearing
Ryan Michael	12704 Breckenridge	Out		Opposition	Signed petition
Amanda Walden	12708 Breckenridge	Out		Opposition	Signed petition
Vickie Ross	12712 Breckenridge	Out		Opposition	Signed petition
Peggy Sullivan	12716 Breckenridge	Out		Opposition	Signed petition
Daniel Shaw	12720 Breckenridge	Out		Opposition	Signed petition
Leslie Yancey	12732 Breckenridge	Out		Opposition	Signed petition
James Wright	3013 Beaver Creek	Out		Opposition	Signed petition
Sarah Cowley	3013 Beaver Creek	Out		Opposition	Signed petition
Brooke Deluna	12748 Breckenridge	Out		Opposition	Signed petition

Matt Ewing	12736 Breckenridge	Out		Opposition	Signed petition
Jay Hudson	3005 Beaver Creek	Out		Opposition	Signed petition
Josh Price	3025 Beaver Creek	Out		Opposition	Signed petition
Eric Holderby	3037 Beaver Creek	Out		Opposition	Signed petition
Brian Nichols	3041 Beaver Creek	Out		Opposition	Signed petition
Ray Crockett	3053 Beaver Creek	Out		Opposition	Signed petition
Richard Pennington	3057 Beaver Creek	Out		Opposition	Signed petition
Janice Demas	3024 Hidden Valley	Out		Opposition	Signed petition
Louis Gutierrez	3030 Hidden Valley	Out		Opposition	Signed petition
Robert Parker	3040 Hidden Valley	Out		Opposition	Signed petition
Brad Langley	3064 Hidden Valley	Out		Opposition	Signed petition
Michael Sylvester	12809 Hidden Valley	Out		Opposition	Signed petition
Roy McEvoy	12813 Hidden Valley	Out		Opposition	Signed petition
Kathleen Bartley	3001 Beaver Creek	Out		Opposition	Signed petition
Susan Collins	3032 Beaver Creek	Out		Opposition	Signed petition
James Daniel	3048 Beaver Creek	Out		Opposition	Signed petition
Richard Ford	3048 Hidden Valley	Out		Opposition	Signed petition
Ryan Davis	12825 Hidden Valley		In	Opposition	Signed petition
Jenny Munoz	12800 Hidden Valley	Out		Opposition	Signed petition
Trish Dehoff	12820 Hidden Valley	Out		Opposition	Signed petition
Mike Hartnett	12828 Breckenridge		In	Opposition	Signed petition
Shawn Chisholm	12817 Hidden Valley		In	Opposition	Signed petition
Lisa Flourmoy	12840 Hidden Valley		In	Opposition	Signed petition
Aida Hernandez	12836 Hidden Valley		In	Opposition	Signed petition
Donald Hooks	12817 Breckenridge	Out		Opposition	Signed petition
Steve Miller	12833 Breckenridge	Out		Opposition	Signed petition
Jessica Hall	12848 Breckenridge		In	Opposition	Signed petition
Adam Anderson	12852 Breckenridge		In	Opposition	Signed petition
Matt Plume	12837 Breckenridge		In	Opposition	Signed petition

Mary Randolph	12832 Breckenridge	Out		Opposition	Signed petition
Christine Carr	12849 Breckenridge		In	Opposition	Signed petition
Jen Eaton	12849 Breckenridge		In	Opposition	Signed petition
Shane Simpson	3012 Hidden valley	Out		Opposition	Signed petition
Valerie Rivera	12728 Breckenridge	Out		Opposition	Signed petition
Shannon Copeland	12801 Breckenridge	Out		Opposition	Signed petition
Brad Montgomery	12821 Breckenridge	Out		Opposition	Signed petition
Rodney Willis	12840 Breckenridge	Out		Opposition	Signed petition
Kathie Flamion	12836 Breckenridge	Out		Opposition	Signed petition
Nancy Risha	12713 Diamond Peak	Out		Opposition	Signed petition
Kara Webster	3020 San Fernando	Out		Opposition	Signed petition
Debra Meyer	3048 San Fernando	Out		Opposition	Signed petition
Ana Granado	3051 San Fernando	Out		Opposition	Signed petition
Pauleen Mayberry	3061 San Fernando	Out		Opposition	Signed petition
Cynthia Loter	3016 Hidden Valley	Out		Opposition	Signed petition
Ashley Rieschick	3012 San Fernando	Out		Opposition	Signed petition
Jason Scott	3016 Hidden Valley	Out		Opposition	Signed petition

10. ZC-12-130 Trinidad Ministries Foundation, Inc. (CD 2)- 3005 Oscar Avenue (J M Moody Addition, Block 18, Lots 3, 4, & 5, 0.46 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus two independent accessory living units within existing church building for church related uses only; site plan waiver requested

Deric Salser, 10847 Sandin Drive, Dallas, Texas with Evergreen Architectural Group representing Trinidad Ministries Foundation explained to the Commissioners the Diamond Hill United Methodist Church has been ministering to the Diamond Hills community for 69 years. He mentioned churches are allowed one parsonage living unit on site without a zoning change, and that they are requesting two living units. Mr. Salser said the Texas Accessibility Standards requires an elevator or 150 ft. long ramp if you have more than one unit. The second unit downstairs will be minimal in size. Mr. Salser mentioned they are requesting a waiver to the parking based on the size of the lot and can only provide 20 spaces for the church. The current code identifies 25 parking spaces are needed for the site.

Mr. Flores asked if he or the owner has met with the Diamond Hill neighborhood. Mr. Salser said they met last night. Mr. Salser mentioned Councilman Espino said they should meet with them and that he was in favor of the project.