

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 2, 2013

Council District 3

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none

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

Owner / Applicant: Tarrant County Holdings, LLC

Site Location: 3408/3416 Pelham Mapsco: 79P

Proposed Use: Residential

Request: From: "A-5" One-Family, "F" General Commercial, "CB/GC" Camp Bowie/General Corridor

To: "CB/TR" Camp Bowie/Transition

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

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

Background:

The proposed site is located south of Camp Bowie and west of Pelham. The applicant is proposing to rezone to the Camp Bowie Transition zone in order to develop the property with attached residential dwelling units. The applicant is exploring different building types but will likely choose a townhome building type if the zoning is approved.

Section 4.2.8 of the Camp Bowie Boulevard Revitalization Code refers to the Transition Zone to provide for building scale and use transitions from the more commercial, auto-oriented uses along the Camp Bowie frontage to the adjoining neighborhoods along some critical neighborhood connectors. The zone is intended for smaller scale office, neighborhood retail, live-work, and townhome uses.

Section 6.8.1 of the Camp Bowie Revitalization Code refers to the Transition Zone building form and development standards that are intended to address development between all other character zones and existing residential areas. Development standards in this district are intended to appropriately blend the areas between new construction and existing buildings outside of the character zones. Generally, this district may accommodate low-rise commercial and urban residential development. The goal is to have a reasonable buffer between existing buildings and any higher density new construction.

In addition, the Code dictates that a site shall be planned in such a manner as to facilitate residential scale buildings that could be converted to office and small scale retail uses and live-work, discouraging paving of side and backyards for parking, allow for low intensity office and neighborhood services and retail uses and retain a 1 to 2 story, small neighborhood scale.

These two lots are located between property in the General Corridor Mixed Use character zone and "A-5" One-Family residential. The transition character zone was designed to provide a transition between these zoning districts which a townhouse use would fulfill.

As this is a design district, the Urban Design Commission should make a recommendation of the change. A meeting is scheduled on March 7, 2013.

The property is located on the edge of the 65 dnl noise zone of the NAS FW JRB. As it is on the edge, sound mitigation will likely be required during construction but staff does not have concerns about the use.

Site Information:

Owner: Tarrant County Holdings, LLC
 6706 Camp Bowie
 Fort Worth, Tx 76116

Applicant: Tim Dudley
 Acreage: 0.75 acres
 Comprehensive Plan Sector: Western Hills Ridglea

Surrounding Zoning and Land Uses:

North "CB/GC" Camp Bowie/General Corridor / commercial
 East "F" General Commercial / commercial
 South "A-5" One-Family / single-family
 West "A-5" One-Family & CB/GC" Camp Bowie/General Commercial / single-family & office complex

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-075, Camp Bowie Overlay District approved by City Council 10/31/11, subject property and to the north and west.

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Camp Bowie Blvd	Major Arterial	Major Arterial	No
Pelham	Residential/Two-way	Residential/Two-way	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Ridglea North Assoc.	Camp Bowie District, Inc.
Ridglea Hills	FWISD
JRB NAS Committee	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to CB/TR, Camp Bowie Transition Overlay zone to develop townhomes. Surrounding land uses consist of commercial uses to the north, commercial and single-family to the east, single-family to the south, single-family and commercial to the west. The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family and neighborhood commercial.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

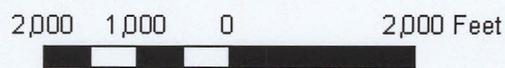
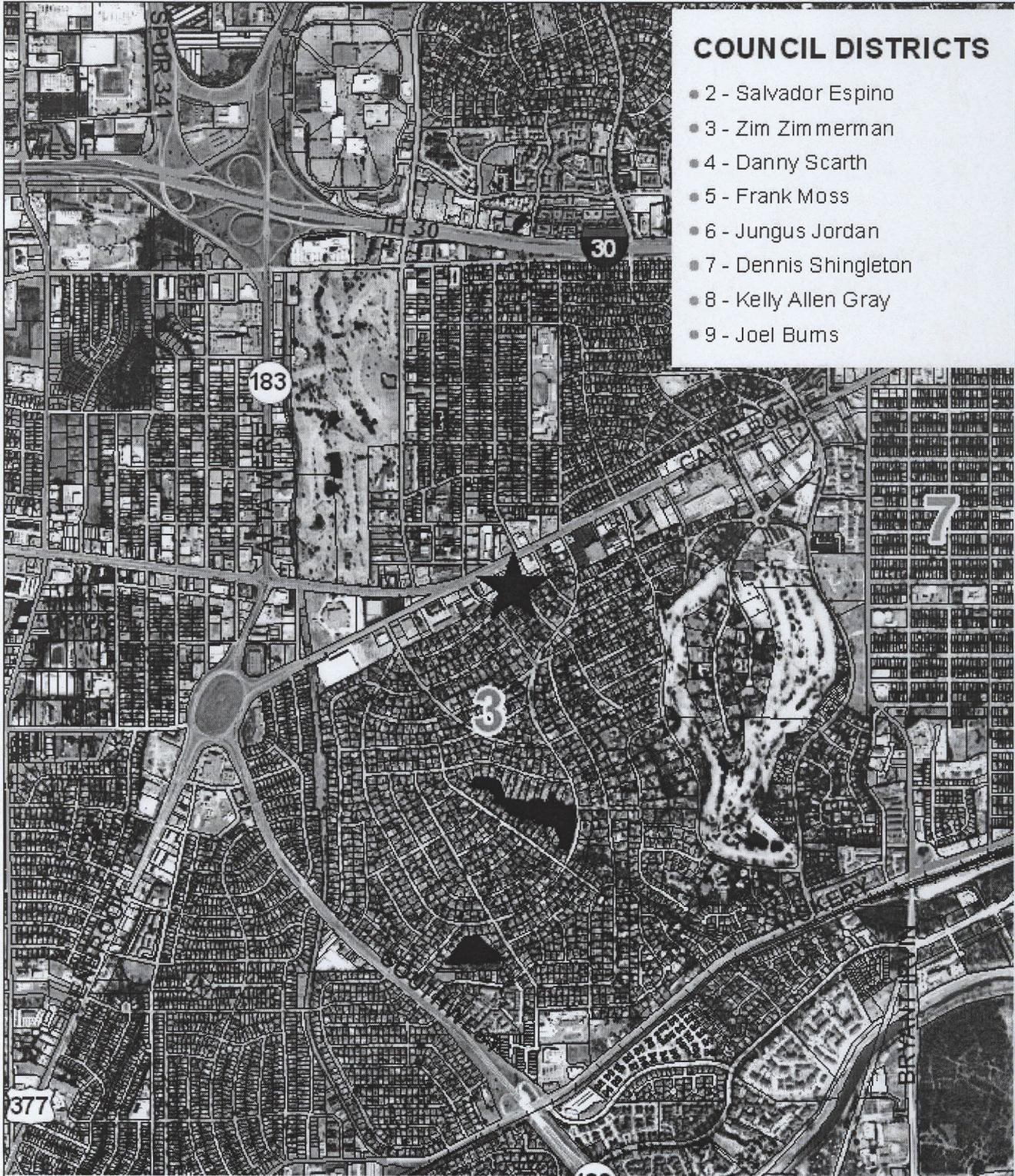
Based on conformance with the future land use map and policy stated above, the proposed zoning change request **is consistent** with the Comprehensive Plan.

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

Location Map





ZC-13-037

Area Zoning Map

Applicant: Tarrant County Holdings
Address: 3408 & 3416 Pelham Road
Zoning From: A-5, F, CG-GC
Zoning To: CB-TR
Acres: 0.75
MapSCO: 79P
Sector/District: W.Hill/Ridglea
Commission Date: 03/13/2013
Contact: 817-392-2495



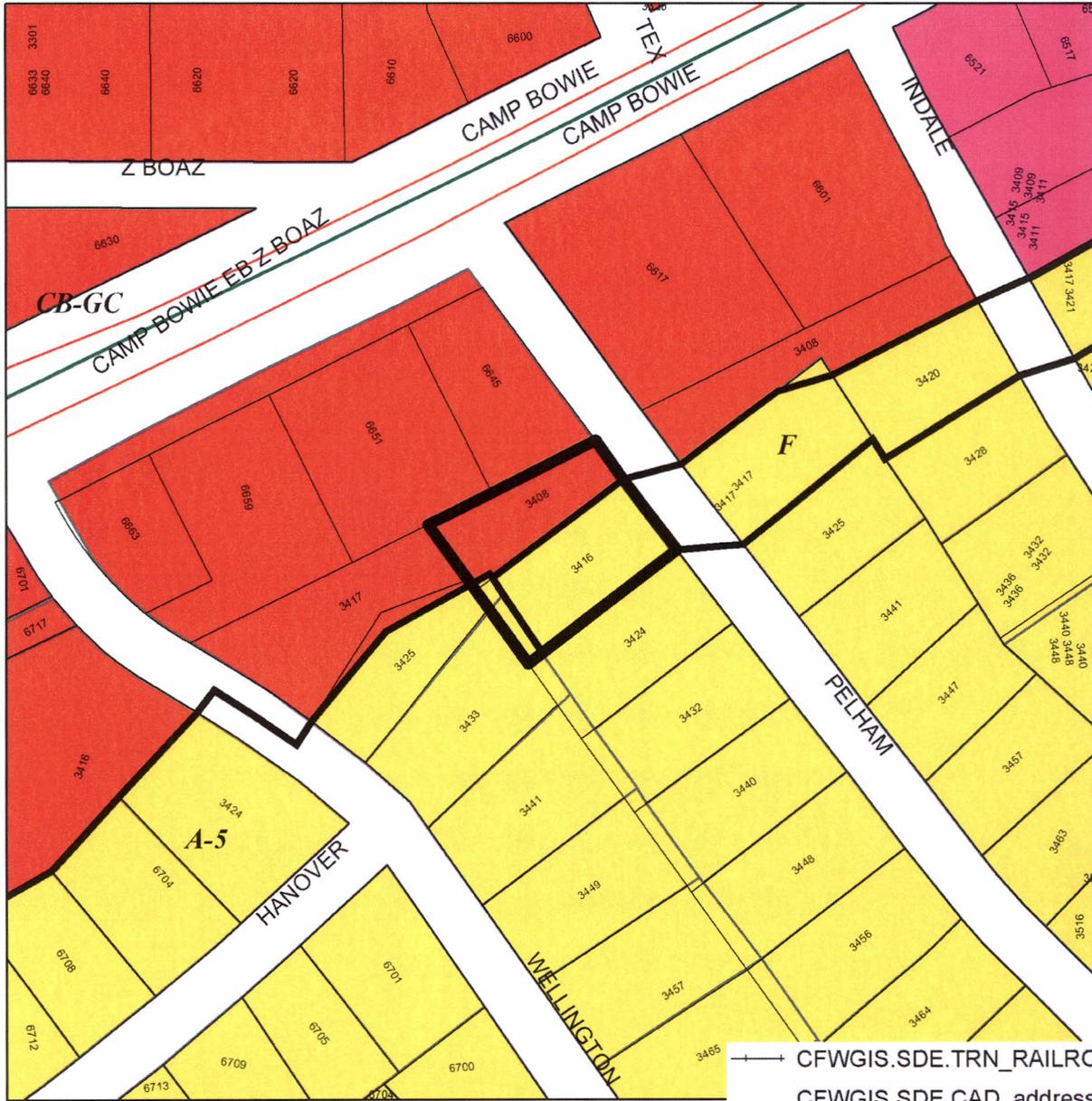
 300 Ft. Notification Buffer





Future Land Use

ZC-13-037



CFWGIS.SDE.TRN_RAILROADS
 CFWGIS.SDE.CAD_addresses

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Neighborhood Commercial
- General Commercial
- Manufactured Housing
- Low Density Residential
- Light Industrial
- Heavy Industrial
- Medium Density Residential
- Mixed-Use Growth Center
- Industrial Growth Center
- High Density Residential
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space
- Institutional

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



Aerial Photo Map



Industrial a few years ago and they have a prospective buyer who is requesting it be rezoned to K Heavy Industrial.

Gary Havener, 1715 Western Avenue, Fort Worth, Texas mentioned the property is under contract and the prospective tenant is requesting K zoning because they have a horsepower in excess of 60 -70 decibals. He mentioned they have K zoning on both sides of the property.

Motion: Following brief discussion, Mr. Florez recommended approval of the request, seconded by Mr. West. The motion carried unanimously 7-0.

8. ZC-13-037 Tarrant County Holdings (CD 3)- 3408, 3416 Pelham Road (Ridglea Hills Addition, Block 11, Lots 2R & 3, 0.75 Acres): from "A-5" One-Family, "F" General Commercial and "CB/GC" Camp Bowie General Corridor Mixed Use to "CB/TR" Camp Bowie Transition

Tim Dudley, 9005 Cedar Bluff Drive, North Richland Hills, Texas representing Tarrant County Holdings explained to the Commissioners they are requesting the zoning in order to build townhouses. There will be three to four units per building and will comply with the camp Bowie Transition guidelines. The units will be from 2400 to 2600 square feet

Mr. West said there are two lots and what is on the property now. Mr. Dudley said there is nothing on the lots now. Mr. West asked if there used to be houses on the lots. Mr. Dudley said he wasn't for sure what used to be on the lot. Mr. West how many units did he think he could get on the lot. Mr. Dudley said probably three per building, two stories with rear garages and open parking for guests. Mr. West also asked if he has had any communication with the neighborhood. Mr. Dudley said he hasn't but the property owner has and they did support it.

Ms. Reed asked about the meeting with the Urban Design Commission on March 7th. Ms. Murphy said it was heard by the Urban Design Commission and recommended for approval.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

9. ZC-13-038 Saleh El-Hamad (CD 8)- 2300 Evans Avenue (Hyde Park Addition, Block 13, Lot 369, 0.19 Acres): from "A-5" One-Family to "E" Neighborhood Commercial

Saleh El-Hamad, 2300 Evans Avenue, Fort Worth, Texas owner of the property explained to the Commissioners he has owned this site since 1984 and was a retail store up until 2007. He closed the store in 2008 and was overseas when it was rezoned to A-5 in 2008. It is a brick building and has had interest in it for commercial use.

Ms. Conlin asked where he plans to park his customers. Mr. El-Hamad said there is parking in the front along the street. He said they are a neighborhood store and most of his customers walk to the store.

Mr. Flores asked how long the store had been vacant and how long has he owned the property. Mr. El-Hamad said he has owned the property since 1984 and has been vacant since 2007. Mr.