



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 10, 2013

**Council District** 5

**Zoning Commission Recommendation:**

Approval by a vote of 7-0-1

**Opposition:** none

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Trinity Lakes/Newell Companies

**Site Location:** 7900 & 8501 Trinity Blvd; 8301-8433 Snow Egret Way  
Mapsco: 52X 66BCF

**Proposed Use:** Mixed Use

**Request:** From: "A-5" One-Family  
To: TL-N (Trinity Lakes Neighborhood District)

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

**Comprehensive Plan Consistency:** Requested change is not consistent (Technical Inconsistency).

**Background:**

The proposed site is located on Trinity Blvd. just east of the planned Trinity Lakes development. The applicant would like to change the zoning from "A-5" One-Family to "TL-N" Trinity Lakes Neighborhood District to expand the residential development that is planned as part of the Trinity Lakes Form Based Code.

The site is currently preliminary platted as a single-family subdivision and will share access as part of this subdivision. It is just west and south of a developed single-family neighborhood. The proposed rezoning is to the east of the new TL-N zones and will provide a buffer to more intense mixed development.

Several lots included in this zoning case are within the developed area. However, the developer has been unable to sell the lots because they back to Trinity Blvd., a busy arterial. The TL-N district will allow these lots to have smaller front setbacks, which will pull the houses to the south, closer to the residential street, and further from Trinity. It will also cause the garages to be at the rear of the homes and accessed through a side driveway. All of the lots on the block will be built to these standards so the setbacks will be consistent for all properties.

The Trinity Lakes Form-Based District was established last year in order to encourage economic development within East Fort Worth to accompany a growing residential market base. The district is intended to be a pedestrian oriented neighborhood with a mix of uses that can conveniently access shopping, employment, housing and retail services.

The proposed Trinity Lakes Neighborhood Zone is intended to provide for a range of small scale office and residential (low-density apartments, live-work townhomes, multi-unit homes, patio homes etc.) uses and building types along the southeastern edge of the development. The proposed neighborhood district establishes the allowed uses and building standards such as height, bulk, building and parking location, and functional design. The neighborhood will serve as the location that connects the development to the regional trail system and large open space to the south near the Trinity River.

The proposed map amendment defines the boundaries of the new form-based district. The applicant has submitted requested text amendments to the TL-N Form Based district. These will be heard by the Zoning Commission on September 11 and quick turned to the City Council on September 17. The new regulations will apply to this and all TL-N districts.

**Site Information:**

Owner: Trinity Lakes/Newell Companies  
 PO Box 637, 2131 N. Collins St.  
 Arlington, TX 76011

Agent: H. Dennis Hopkins  
 Acreage: 24.5 acres  
 Comprehensive Plan Sector: Eastside

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family; "TL-N" Trinity Lakes Neighborhood / single-family, vacant  
 East "A-5" One-Family / single-family  
 South "PD 224" PD for multiple zoning districts and mining / open space, Trinity River and floodplain  
 West "TL-N" Trinity Lakes Neighborhood "TL-TSE" / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-12-110 from various to Trinity Lakes Form-Based Code with six character zones; approved 12/4/10

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trinity Blvd.	Major Arterial	Major Arterial	No

**Public Notification:**

The following Neighborhood Associations were notified:

Organizations Notified	
River Trails	Streams & Valleys (West Fork Trinity River)
Lakes of River Trails	East Fort Worth Business Assoc.
Northeast Fort Worth Mineral Leasing Task Force	Eastside Sector Alliance
Historic Randol's Mill Valley Alliance	HEB ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to change the zoning from "A-5" One-Family to "TL-N" Trinity Lakes Neighborhood District. Surrounding land uses are primarily single family to the east, vacant land to the west, with vacant floodplain property to the south. The proposed new zoning will serve as a buffer for the existing and future single-family development to the east along Trinity Blvd. The proposed reconstruction of Trinity Blvd. is planned to improve the frequent flooding conditions as well as improve the flow of traffic through the area.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as single-family. The proposed rezoning allows for multiple residential types including multifamily and implies a higher level of intensity for the area. The policy below applies to this development:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Due to the single-family designation, the zoning change request **is not consistent (Technical Inconsistency)** 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-13-109

### Location Map

North Richland Hills

121

820

Hurst

### COUNCIL DISTRICTS

- 2- Sal Espino
- 3- Zim Zimmerman
- 4- Danny Scarth
- 5- Gyna Bivens
- 6- Jungus Jordan
- 7- Dennis Shingleton
- 8- Kelly Allen-Gray
- 9- Joel Burns

Richland Hills



2,000 1,000 0 2,000 Feet





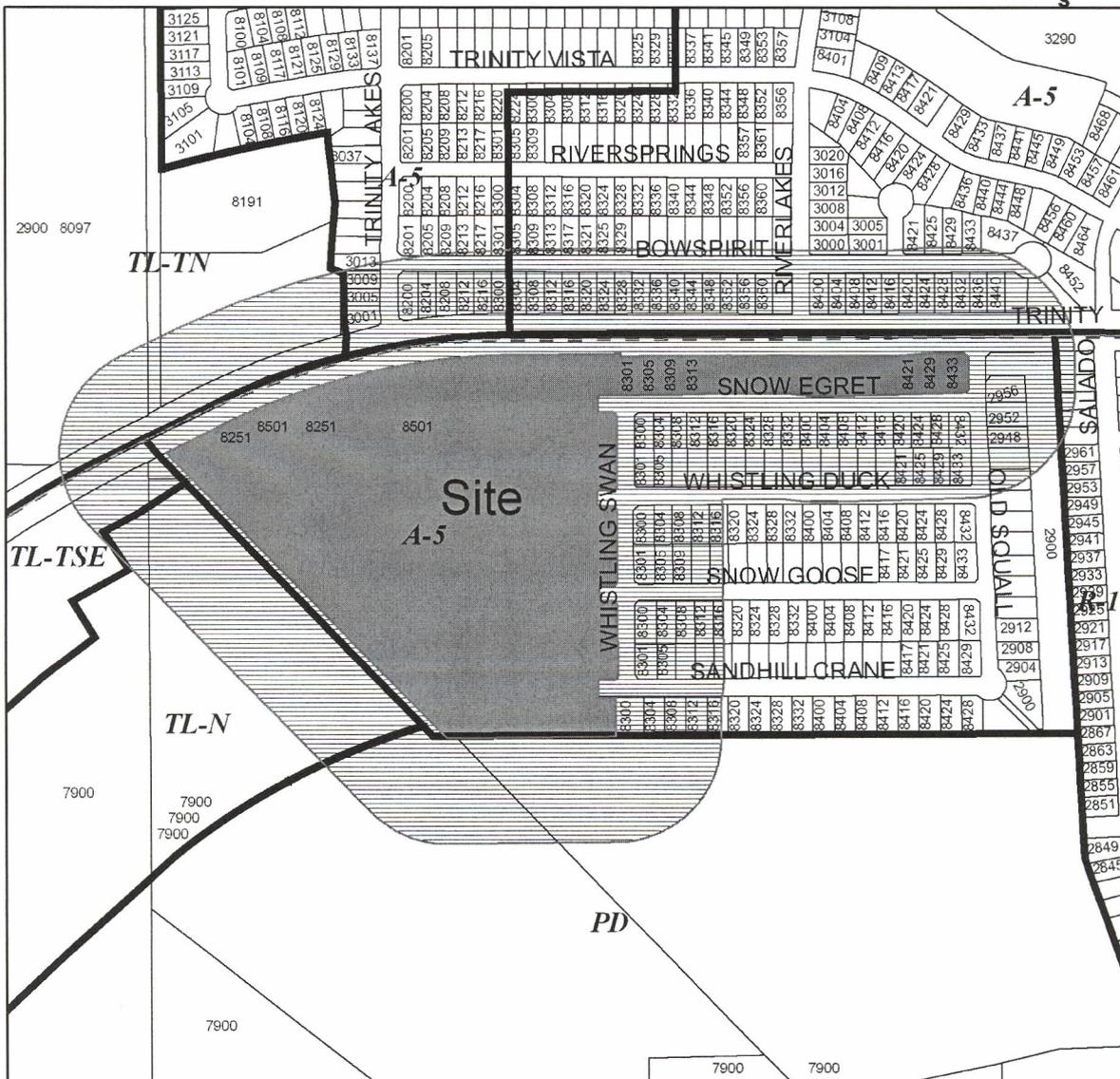
ZC-13-109

# Area Zoning Map

Applicant: Riverbend Investment  
 Address: 8251 Trinity Boulevard  
 Zoning From: A-5  
 Zoning To: TL-N (Trinity Lakes Neighborhood district)  
 Acres: 24.77287026  
 Mapsco: 66C  
 Sector/District: Eastside  
 Commission Date: 8/14/2013  
 Contact: 817-392-2495



300 Ft. Buffer



200 100 0 200 Feet

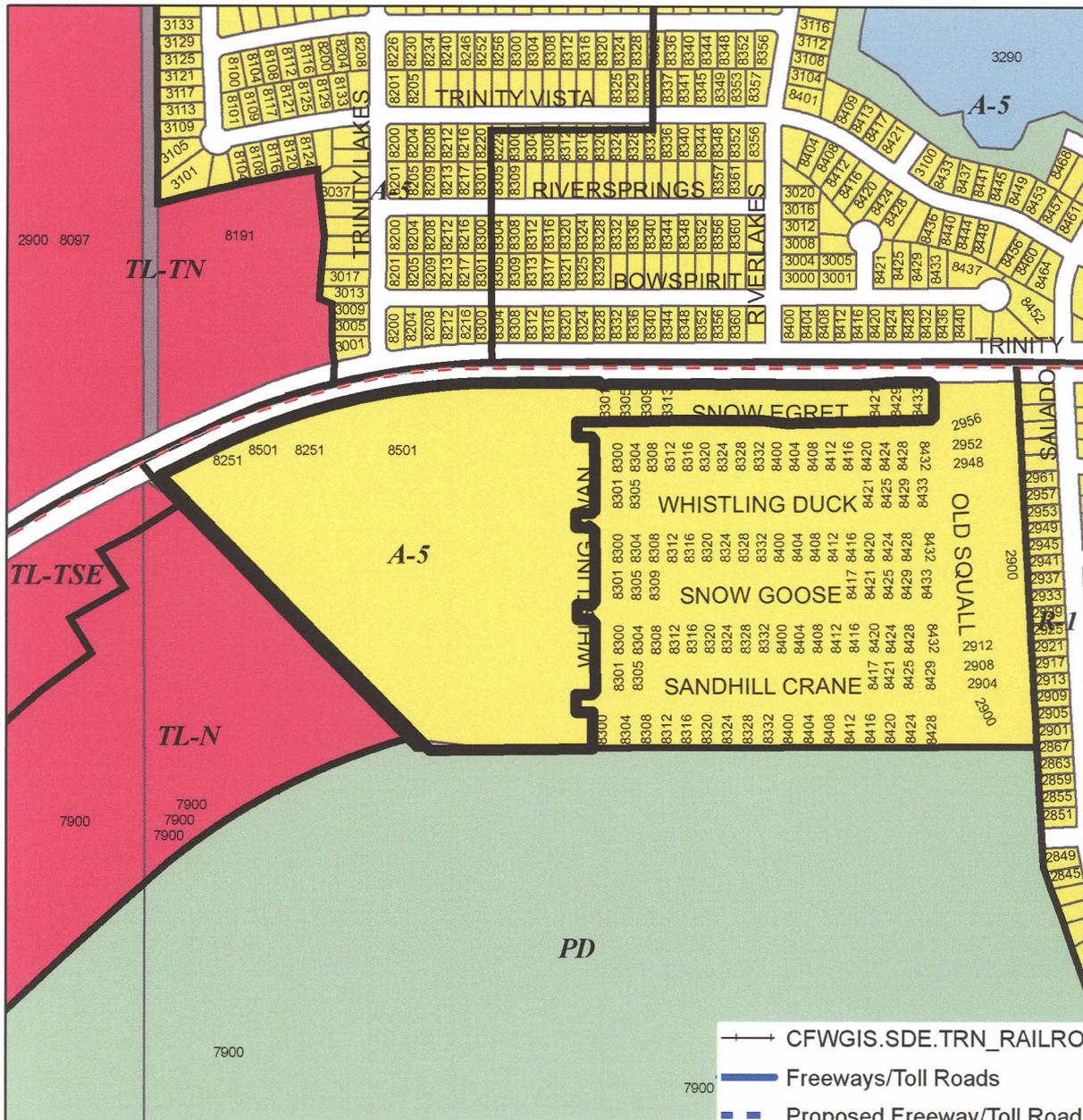
# FORT WORTH



8251 Trinity Boulevard

## Future Land Use

ZC-13-109



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN\_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD\_ZONE**
- Floodplain

200 100 0 200 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 5, 2013.



## Aerial Photograph



500 250 0 500 Feet

Aerial Photography Date February 2011



**4. ZC-13-108 Fort Worth Railroad Salvage (CD 3)- 11701 Camp Bowie West (Lost Creek Addition, Block 1, Lot A-1-R, 4.20 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus furniture storage in a building over 60,000 sq. ft.; site plan included**

Mitch Hanzik, 3904 6<sup>th</sup> Street, Fort Worth, Texas representing Fort Worth Railroad Salvage explained to the Commissioners they are expanding their existing building which was built about 13 years ago. They are wanting to expand and use the same type materials as the existing building and would like to expand an additional 31,555 sq. ft. Mr. Hanzik said they did meet with the neighborhood association who asked them to make a change to the site plan for the natural screen wall on the west property line as shown on the revised site plan.

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

<i>Document received for written correspondence</i>				<i>ZC-13-108</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Marcia Kwarsick/Lost Creek Estates	NA	In		Support	Sent letter in
Rhonda Artz/Lost Creek Golf Club	NA	In		Support	Sent letter in

**5. ZC-13-109 Riverbend Investment (CD 5)- 8251 Trinity Boulevard, 8300-8400 Blocks Snow Egret (Allen S. Trimble Survey, Abstract No. 1528 and River Trails Addition, Block 32, Lots 1 thru 8, Block 31, Lots 1 & 30, Block 24, Lots 1 thru 7, Block 29, Lots 1 & 14, Block 30, Lots 1 & 22, 24.77 Acres): from “A-5” One-Family to “TL-N” Trinity Lakes Neighborhood District**

Dennis Hopkins, P. O. Box 630, Arlington, Texas representing Riverbend Investments explained to the Commissioners there was a briefing about a year ago for the Trinity Lakes area. This request is an extension of that for a residential phase. He mentioned the phasing of the existing residential lots. There is a plat that will be considered by the Plan Commission on August 28, 2013. Mr. Hopkins mentioned the total lots proposed is 275 form-based lots in which 262 are residential the remainder will be HOA’s. This will allow the developer more flexibility developing these lots.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried 7-0-1 with Mr. West recussing.

**6. ZC-13-110 James Finley (CD 7) - 7701 NW Loop 820, 6838 Cahoba Drive (Nancy Johnson Survey, Abstract No. 887, 9.77 Acres): from “E” Neighborhood Commercial, and “F” General Commercial to “AG” Agricultural**

Brad Mahon, 505 Pecan Street, Suite 101, Fort Worth, Texas, representing James Finley explained to the Commissioners they are requesting to rezone to Agricultural in cooperation with