



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 10, 2013

Council District 4

Zoning Commission Recommendation:

Approval by a vote of 8-0

Opposition: none

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

Owner / Applicant: AIL Investment LP and Hillwood MultiFamily LP

Site Location: 9900 blk Old Denton Rd Mapsco: 21U

Proposed Use: Mixed Uses

Request: From: "PD-961" "PD/D" Planned Development for all uses in "D" High Density Multifamily, a minimum of 35% open space, average of 24 units per acre, maximum height 45', slab to top plate, 60' building setback from Old Denton and North Riverside, no fence required if adjacent to single-family district, on-street parking to count towards minimum parking requirement, and with Development Standards; site plan waived.

To: "G" Intensive Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The proposed site is located along Old Denton Road near the intersection of Varden Street. The applicant would like to amend the zoning on 0.79 acres from PD 961 "PD/D" Multifamily to "G" Intensive Commercial. The proposed case is a minor boundary adjustment from an approved case at the beginning of this year in order to accommodate emergency access requirements for a proposed senior living project.

Alliance Town Center (ATC) is a 900-acre mixed use community serving the Alliance corridor and surrounding residents. To date, ATC is comprised of an 800,000 s.f. regional shopping center, Cinemark theatre, the Kroger anchored Heritage Marketplace neighborhood center, Monterra Village apartment community and 3 significant medical district anchors: Texas Health Resources Alliance to the northeast, HCA Alliance, and Wise Regional Hospital. ATC is a Mixed Use Growth Center in the City of Fort Worth Comprehensive Plan and lies within the TIF 7 District.

Consistent with MU Growth Center policies, significant emphasis is being put on employment, a mix of housing types, and master planned open space amenities. The northern portion of ATC between Golden Triangle Boulevard and Heritage Trace Parkway is being rezoned to assist in the further development of the medical districts, two office projects, and provide for a future mix of housing products.

Site Information:

Owner: AIL Investment LP and Hillwood Multifamily LP

13600 Heritage Pkwy
 Fort Worth, Texas 76177
 Agent: Peloton Land Solutions, Aric Head
 Acreage: 0.79 acres
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "PD 961" "PD/D" Planned Development for all uses in "D" High Density Multifamily / vacant
 East "A-5" One-Family / single-family
 South "G" Intensive Commercial / vacant
 West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-004 from various to "PD/D" and "G" Intensive Commercial, approved February 2013

Platting History: CP-12-001 Alliance Town Center North conditionally approved by the City Plan Commission on 12-21-12

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
IH 35 N	Highway	Highway	No
Old Denton Rd.	Major Arterial	Major Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Sunset Hills HOA	North Fort Worth Alliance
Heritage HOA*	Keller ISD
Crawford Farms	

* Denotes closest registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "G" Intensive Commercial. Surrounding land uses are primarily vacant with single-family to the east. Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as light industrial and Alliance Mixed Use Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policies:

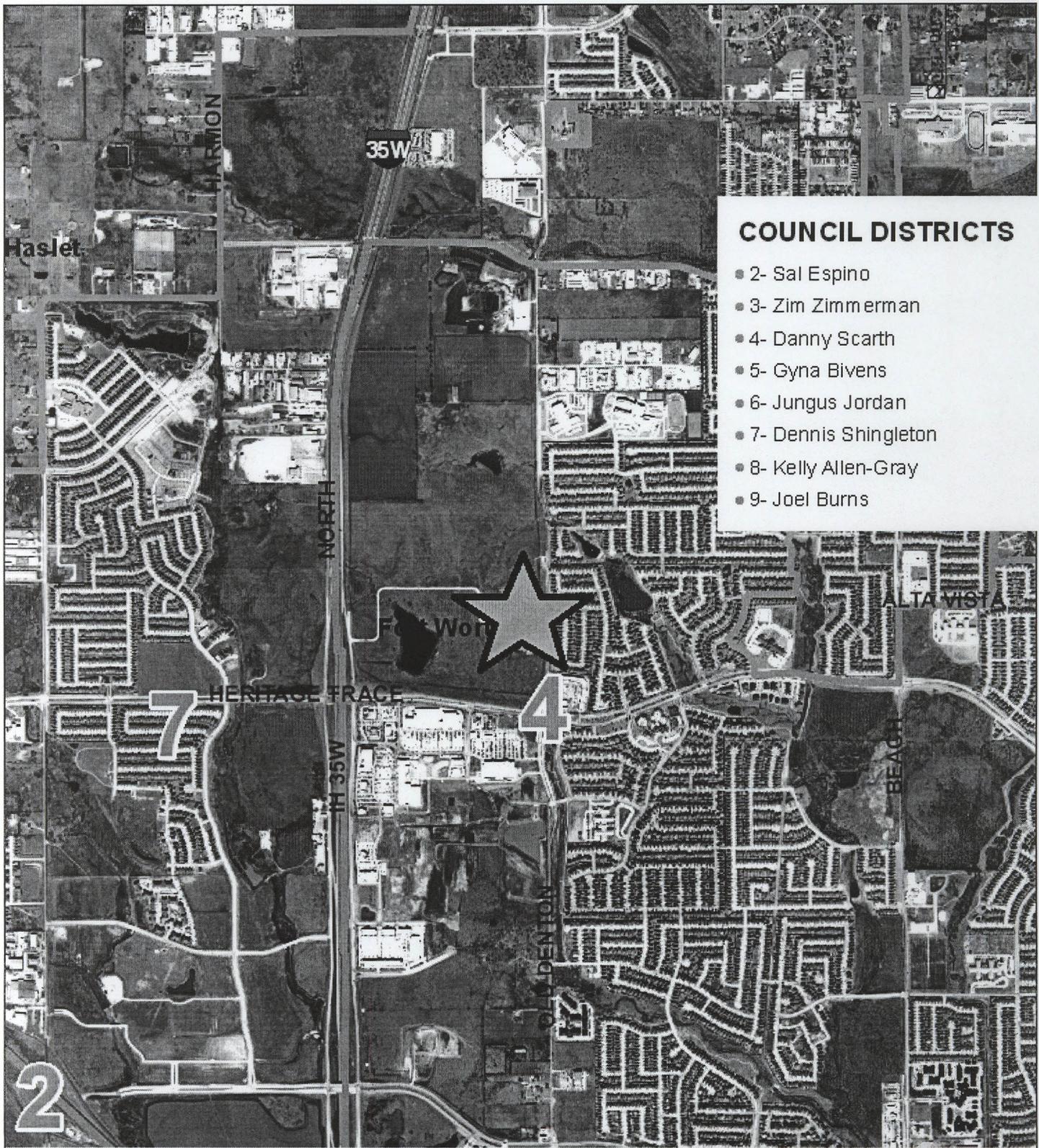
- Encourage mixed use projects in mixed use growth centers, transit oriented developments, and urban villages (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure (pg. 38)

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

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



2,000 1,000 0 2,000 Feet

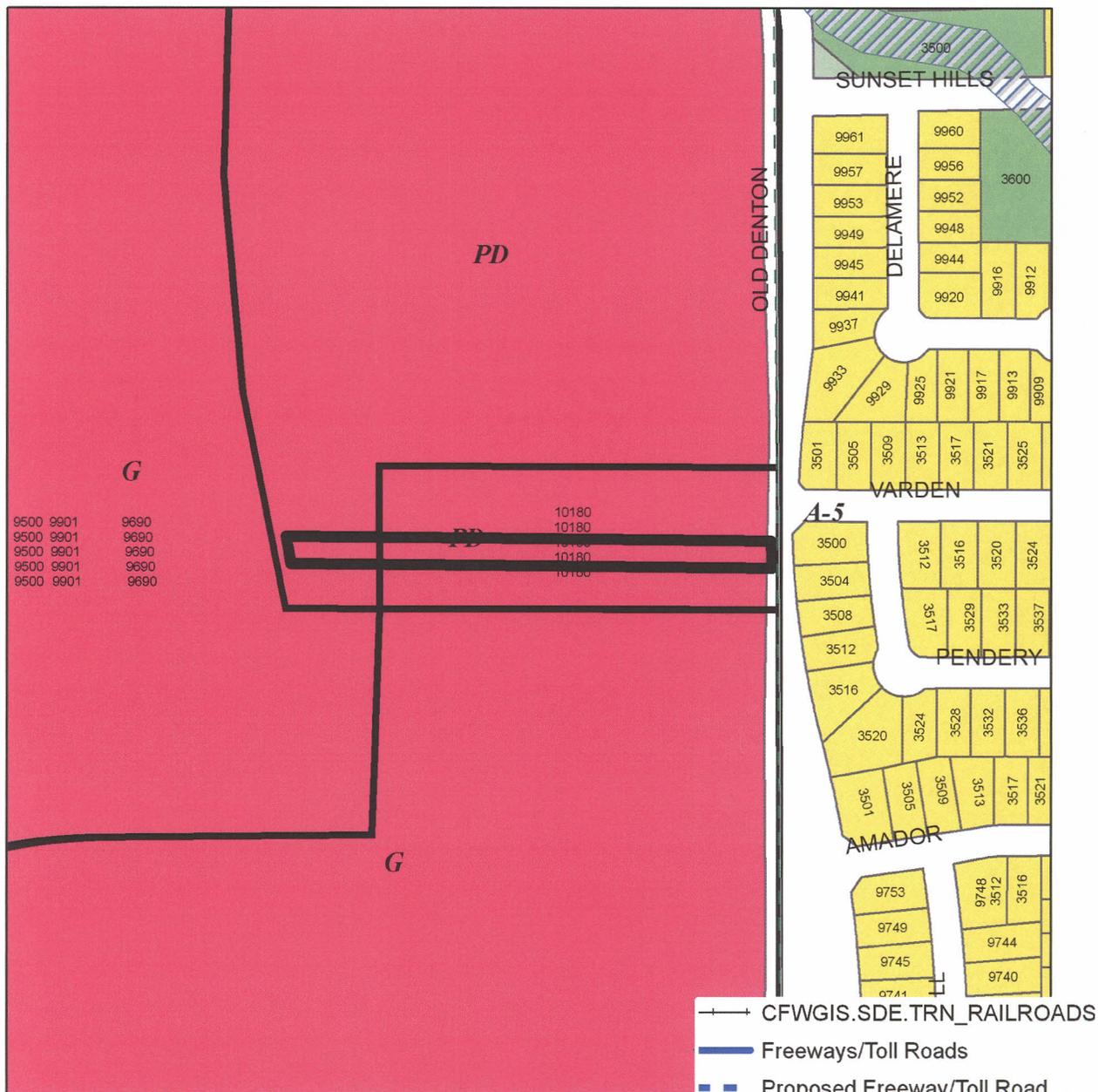




9900 blk Old Denton Rd

Future Land Use

ZC-13-111

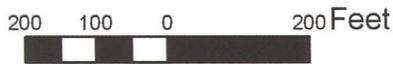


- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- 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



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



the City of Fort Worth and the Naval Air Station which falls within the APZ as part of the Restrictive Easement.

Mr. West asked if he intends on building any barns or other structures. Mr. Mahon said not that he is aware of.

Rachel Wiggins, 1510 Chennault Avenue, Fort Worth, Texas representing the NAS FW JRB spoke in support. She wanted to thank staff in helping to acquire the developer rights on the property and rezone to an appropriate district since it is located within the APZ.

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

<i>Document received for written correspondence</i>				<i>ZC-13-110</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Rachel Wiggins/ NAS JRB	1510 Chennault	In		Support	Spoke at hearing
Pat Hyer/ East Lake Worth NA	6401 Cahoba	In		Support	Sent letter in

7. ZC-13-111 AIL Investments LP (CD 4) - 9900 Block Old Denton Road (WM McCowen Survey, Abstract 999 0.79 Acres): from “PD-961” “PD/D” Planned Development for all uses in “D” High Density Multifamily, a minimum of 35% open space, average of 24 units per acre, maximum height 45’, slab to top plate, 60’ building setback from Old Denton and North Riverside, no fence required if adjacent to single-family district, on-street parking to count towards minimum parking requirement, and with Development Standards; site plan waived to “G” Intensive Commercial

Robert Folzenlogen, 13600 Heritage Parkway, Fort Worth, Texas representing AIL Investments explained to the Commissioners they have proposed a senior living, assisted living, memory care project about to go under construction and realized they needed an additional 30 feet for access easements and setback, in which they are taking it out of the PD/D zoning.

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

8. ZC-13-112 Northside Stockyard Property (CD 2) – 107 NW 28th Street (MG Ellis Addition, Block 41R, Lot 24R, 1.93 Acres): from “MU-2” High Intensity Mixed Use to “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed Use plus car wash; site plan included

Chris Bonilla, 8540 Charleston, Fort Worth, Texas representing Northside Stockyard Property explained to the Commissioners the site is located at the northeast corner of 28th Street and Ellis Avenue and are requesting to change the zoning to PD/MU-2 plus carwash. The site will also have a restaurant and auto lube use. Mr. Bonilla said their project will incorporate a pedestrian