Case Number **ZC-13-131**

FORT WORTH

ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date: May 20, 2014

Council District 2

Zoning Commission Recommendation:
Denial Without Prejudice by a vote of 9-0

Opposition: One adjacent owner

Continued	Yes X No __
Case Manager	Beth Knight
Surplus	Yes ___ No X
Council Initiated	Yes ___ No X

Owner / Applicant: **Texas American Properties**

Site Location: 6900 - 7000 blocks of Boat Club Road Mapsco: 32UY

Proposed Use: **Single Family, Apartment complex, and Commercial**

Request: From: Unzoned, "PD 670" Planned Development for facility to create manufactured homes

To: "A-5" One-Family, "C" Medium Density Multifamily, and "E" Neighborhood Commercial

Land Use Compatibility: Requested change for single family **is compatible.** Requested change for multifamily and commercial **is not compatible.**

Comprehensive Plan Consistency: Requested change for single family **is consistent.** Requested change for multifamily and commercial **is not consistent *(Significant Deviation).***

Background:
The proposed zoning site covers land inside and outside the existing city limits, located at Boat Club Road and Robertson Road, behind the electrical transmission lines. The applicant proposes to convert vacant land to single family, an apartment complex with 313 units, and commercial uses. The southern half of this site was reviewed for annexation in 2007. In lieu of annexation, the property owner signed a development agreement, on June 8, 2008 (C-22755). As is standard on all development agreements, a condition in the agreement is that the property will develop in accordance the Future Land Use Map, which is single family and reflects the prevailing land uses in the vicinity and the limited access across the electrical transmission lines.

The zoning case site is not adjacent to a roadway. A manufacturing facility is found on the eastern property line, the City's Eagle Mountain Water Treatment facility lies on the southern boundary, and large electrical transmission lines separate the site from Boat Club Road along the west. Access through the industrial site or the city facility is not expected. If access is not granted across the electrical transmission lines, all traffic would be routed northward through an anticipated single family subdivision.

While commercial zoning is found on both sides of Robertson Road at Boat Club Road, the majority of the 34 acres of commercial zoning is still undeveloped. The proposed apartment complex would not be located near transportation alternatives, employment, and retail options. The closest mixed-use growth center is found over 2 miles away to the southeast. On August 28, 2013, the City Plan Commission recommended only "A-5" One-Family be approved, which supports the future land use maps. While

Oncor has noted access through the electrical distribution right-of-way is a possibility, access is not specifically granted for this proposal to date.

At the October 9 Zoning Commission meeting, the applicant's representative indicated discussions have begun regarding access through the Water Department's treatment plant to the south. However, the City has not guaranteed access across property that may need a heighted level of security to safeguard drinking water supplies.

In the intervening months, the property owner has discharged the applicant from the project and is requesting the annexation and zoning proceed as proposed.

Site Information:

Owner: Texas American Properties
205 Pecan Street
Fort Worth, TX 76102

Acreage: 36.42 ac

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "A-5" One-Family / vacant land

East "PD 670" Planned Development / manufactured home industrial facility

South "AG" Agricultural / City water treatment plan

West "AG" Agricultural, "E" Neighborhood Commercial, "PD 55" Planned Development / electrical transmission lines and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-233, east of site, from AG to PD for manufactured home facility, approved; ZC-06-027, north of site, from R2, C, and E to A-5, approved.

Platting History: PP-05-030 Cheyenne Ridge, PP-05-081 Trails of Marine Creek, PP-13-004 Eagle Ranch Business Park III, PP-13-006 The Villages of Eagle Mountain.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Boat Club Road	Major Arterial	Major Arterial	No (FM Road)
Robertson Road	2 lane road	Minor Arterial	No

Other factors to access: Boat Club Road is separated from the zoning site by a large electrical transmission right-of-way. Robertson Road is not planned to continue east of Boat Club Road.

Public Notification:

The following Neighborhood Associations were notified:

Eagle Ranch Property Owners Assoc. Eagle Mt. – Saginaw ISD

Development Impact Analysis:

1. **Land Use Compatibility**

   The applicant proposes single family, a 313-unit apartment complex, and commercial uses on property that is surrounded on three sides by existing non-residential uses which block access to any roadway. The fourth side, along the northern edge, is vacant land proposed for a single family subdivision. The southern half of the zoning case is covered by a development agreement in lieu of annexation. A condition of the development agreement is that the property would develop in accordance to the Comprehensive Plan, which shows single family future land uses. The approximately 16 acres requested for "A-5" One-Family uses could be an extension of the existing or proposed single family uses noted to the north and east.

   Boat Club Road is a Texas Department of Transportation (TXDoT) roadway with controlled driveway spacing north of Robertson Road for the existing commercial uses. Access points for this site are likely to be limited by both TXDoT and the electric company policies. Access to the

multifamily uses is likely to be complicated by the Fire Code which notes 2 points of access with distance requirements and by the Zoning Ordinance that does not allow residential access points across commercial properties. Commercial uses proposed for the northwestern corner of the rezoning request would add to the amount of undeveloped commercial zoning already approved in the vicinity that has better access to the road network.

The existing industrial uses to the east and south do not have any significant screening fences or landscaping at this time. Despite this lack of screening, the Villages of Eagle Mountain preliminary plat for single family uses (PP-13-006) was approved earlier this year directly to the north of the manufactured home industrial facility. Additionally, the Trails of Marine Creek subdivision has been built with single family uses abutting the water treatment plan.

Based on the existing single family zoning and approved single family plats to the north, and the additional single family uses proposed along the northern rezoning line, the proposed "A-5" One-Family zoning **is compatible** with the neighborhood.

Based on the lack of access for more intensive multifamily and commercial uses, the multi-family uses that are not integrated into the surrounding land uses, and the existing supply of vacant commercial land with better street access, the proposed C zoning for medium density multifamily and E zoning for commercial uses **are not compatible** with the neighborhood.

2. **Comprehensive Plan Consistency**

To ensure compatible land uses, the development agreement requires the property owner to develop the site in accordance with the Comprehensive Plan. The 2013 Comprehensive Plan designates the site as single family. The applicant is requesting single family, multifamily, and commercial uses, and only the single family zoning request **is consistent** with both the future land use map and the following policy found in the Comprehensive Plan:

- Encourage single family residential development outside of growth centers. (pg. 40)

The proposed "C" and "E" zoning is inconsistent to the following Comprehensive Plan policies:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide increased level of transportation services necessary for the greater number of residents. (pg. 38)
- Accommodate higher density multifamily and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 38)
- Encourage development type and intensity appropriate to existing street infrastructure. (pg. 38)
- Support zoning changes that reduce the amount of vacant land zoned for multifamily residential development outside of designated growth centers, urban villages, and transit-oriented developments (TOD). (pg. 39)
- 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 (pg. 40).

Based on the lack of conformance with the existing future land use map and Comprehensive Plan policies, the zoning change request for multifamily and commercial uses **is not consistent *(Significant Deviation)*** with the Comprehensive Plan.

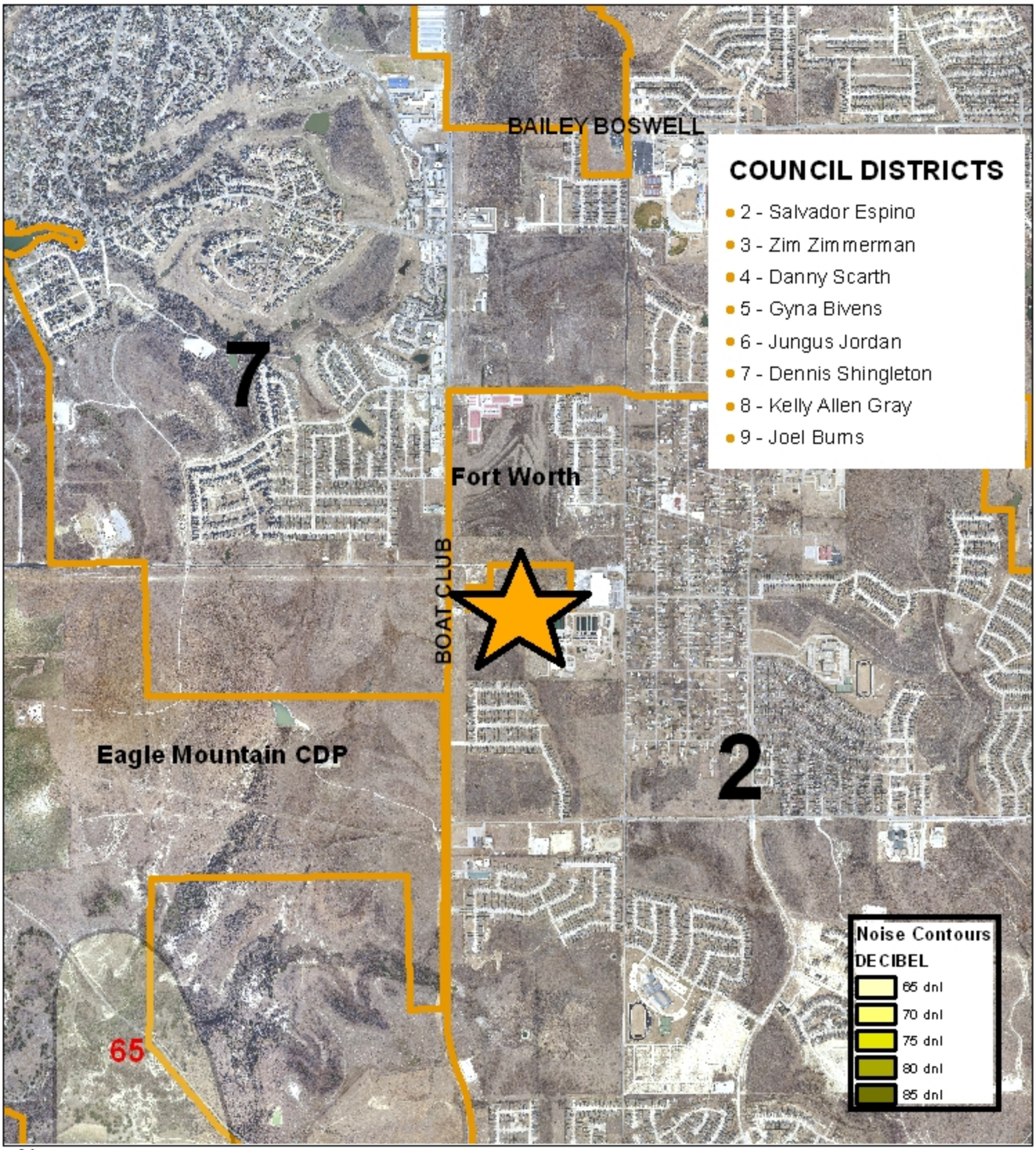
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meetings
- Minutes from the City Council meetings

FORT WORTH ©

ZC-13-131

Location Map



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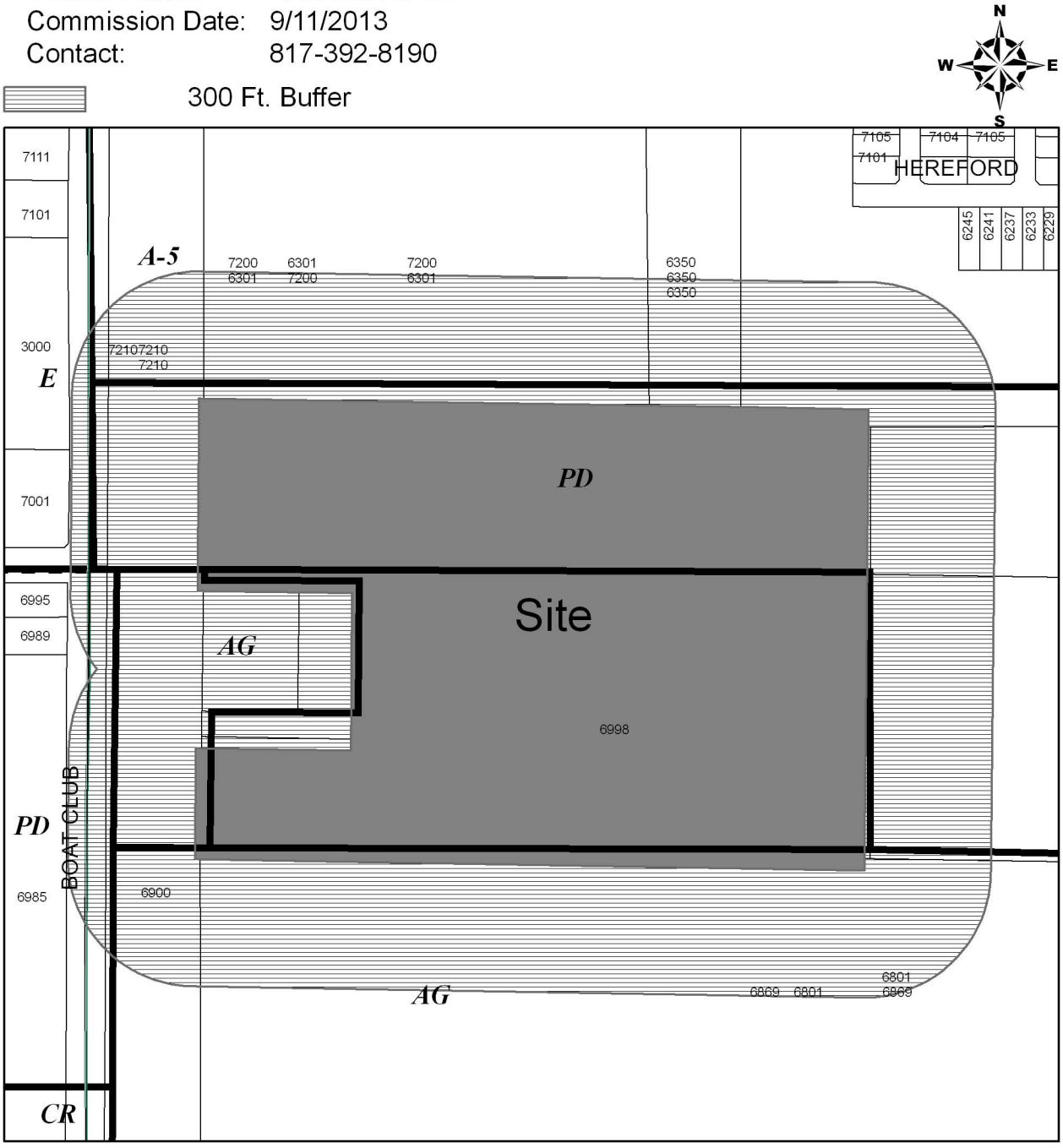
FORT WORTH

ZC-13-131

Area Zoning Map

Applicant: Texas American Properties
Address: 6900 - 7000 blocks of Boad Club Road
Zoning From: PD 670, Unzoned
Zoning To: A-5, C, E
Acres: 36.41961218
Mapsco: 32UY
Sector/District: Far Northwest
Commission Date: 9/11/2013
Contact: 817-392-8190

300 Ft. Buffer



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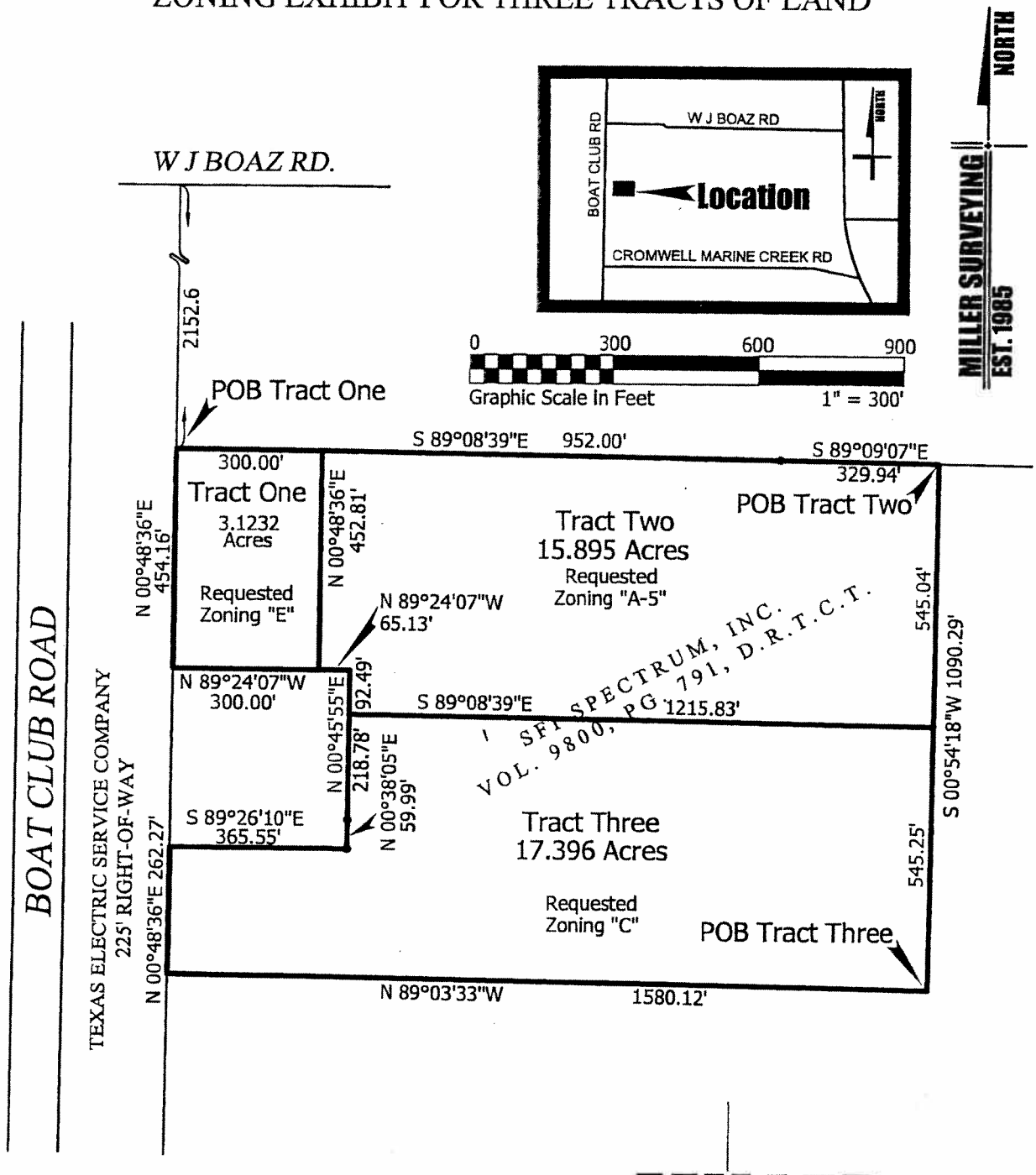
ZONING EXHIBIT FOR THREE TRACTS OF LAND



I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 in the State of Texas, certify that this plat represents an accurate survey made on the ground under my supervision on July 9, 2013 of the three tracts described herein, and that the boundary lines, corners and dimensions shown herein are as indicated.

STATE OF TEXAS
REGISTERED
JASON B. RAWLINGS
5665
PROFESSIONAL
LAND SURVEYOR

MILLER
Surveying, Inc.
Residential · Commercial · Municipal
430 Mid Cities Blvd.
Hurst, Texas 76054
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www.MillerSurveying-Inc.com

Job No. 13005 • Plat File 13005 Zoning Rev

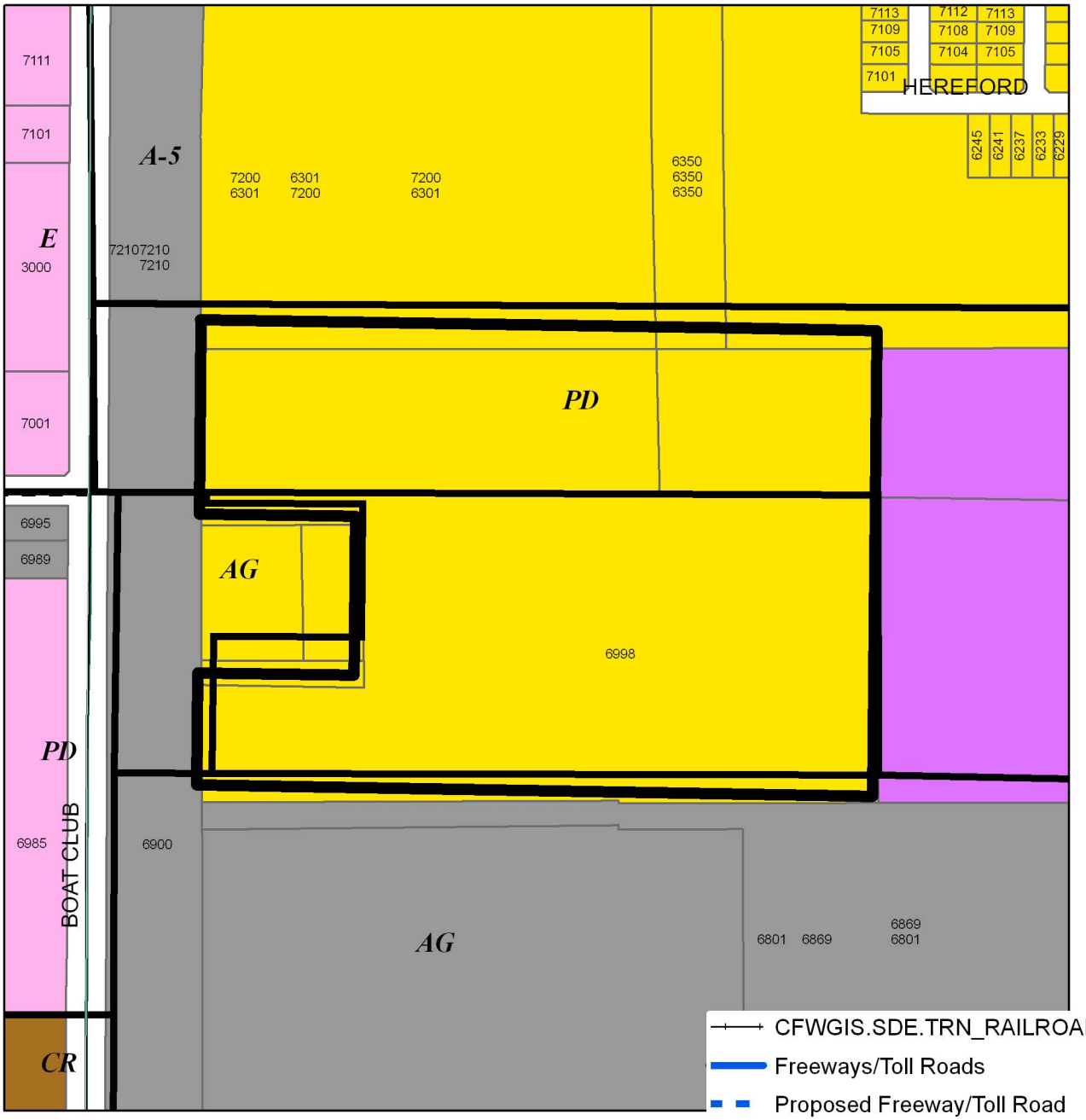
ZC 13-131-

FORT WORTH

6900 - 7000 blocks of Boad Club Road

Future Land Use

ZC-13-131



- 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

- 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

200 100 0 200 Feet

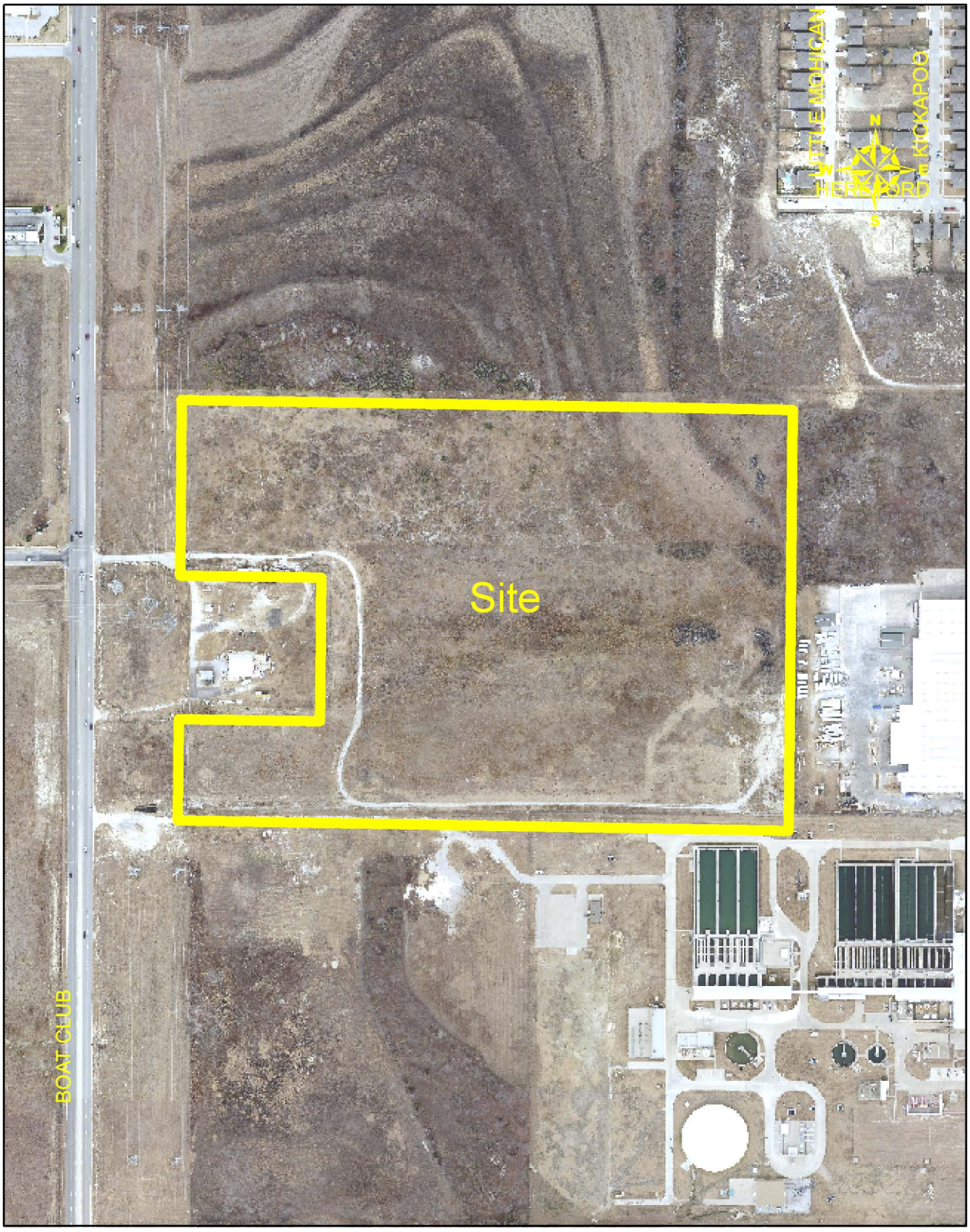
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.

N
W E
S

6900 - 7000 blocks of Boad Club Road

ZC-13-131

Aerial Photo Map



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It was recommended that the City Council authorize the execution of a Five-Year Tax Abatement Agreement with MSRS Lancaster LP, to redevelop an existing building into a medical, dental and chiropractic center on property located at 5651 East Lancaster Avenue in the Historic Handley Neighborhood Empowerment Zone, in accordance with the Neighborhood Empowerment Zone Tax Abatement Policy and Basic Incentives.

Motion: Council Member Bivens made a motion, seconded by Council Member Espino, that Mayor and Council Communication C-26759 be approved. The motion carried unanimously 7 ayes to 0 nays with Mayor Price and Council Member Scarth absent.

2. M&C C-26760 - Authorize Execution of a Contract with Woody Contractors, Inc., in an Amount Up to $1,000,000.00 for Miscellaneous Storm Drain Improvements Contract 2013, Provide for Related Project Costs for a Total Estimated Project in the Amount of $1,500,000.00 and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)

It was recommended that the City Council authorize the transfer of funds from the Stormwater Utility Operating Fund to the Stormwater Capital Projects Fund in the amount of $1,500,000.00; adopt an appropriation ordinance increasing estimated receipts and appropriations in the Stormwater Capital Projects Fund in the amount of $1,500,000.00, from available funds, for the purpose of funding miscellaneous storm drain improvements and related project costs; and authorize the execution of a contract with Woody Contractors, Inc., in an amount up to $1,000,000.00 for the Miscellaneous Storm Drain Improvements Contract 2013.

Motion: Council Member Allen Gray made a motion, seconded by Council Member Espino, that Mayor and Council Communication C-26759 be approved and Appropriation Ordinance No. 21195-04-2014 be adopted. The motion carried unanimously 7 ayes to 0 nays with Mayor Price and Council Member Scarth absent.

XIV. ZONING HEARING

The City Council, at its meeting of March 18, 2014, continued Zoning Docket ZC-13-131:

1. ZC-13-131 - (CD 2) - Texas American Properties, 6900-7000 block of Boat Club Road; from: Unzoned and "PD-670" Planned Development for a facility to create manufactured homes to: "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial (Recommended for Denial without Prejudice by the Zoning Commission) (Continued from a Previous Meeting)

Mr. Jim Schell, 500 West 7th Street, Suite 600, completed a speaker card in support of Zoning Docket ZC-13-131 and was recognized by Mayor Pro tem Zimmerman but was not present in the Council Chamber.

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-13-131 be continued to the April 22, 2014, Council meeting. The motion carried unanimously 7 ayes to 0 nays with Mayor Price and Council Member Scarth absent.

There being no one present desiring to be heard in connection with the recommended changes and amendments pertaining to Zoning Ordinance No. 13896 for the above listed cases, Council Member Espino made a motion, seconded by Council Member Shingleton, that the hearing be closed. The motion carried unanimously 7 ayes to 0 nays, with Mayor Price and Council Member Scarth absent.

XV. CITIZEN PRESENTATIONS

Mr. Don Dougherty, 9131 Watercress Drive, completed a Citizen Presentation card relative to using water from Lake Worth for fracking a gas well located in Lakeside and was recognized by Mayor Pro tem Zimmerman but was not present in the Council Chamber.

Mr. Bob Willoughby, 6731 Bridge Street #125, appeared before Council relative to the Code Compliance Department.

XVI. EXECUTIVE SESSION (PRE-COUNCIL CHAMBER) - SEE ATTACHMENT B

XVII. ADJOURNMENT

There being no further business, Mayor Pro tem Zimmerman adjourned the Regular meeting at 8:28 p.m., in memory former District 2 Council Member Louis J. Zapata, Sr.

These minutes approved by the Fort Worth City Council on the 8th day of April, 2014.

Attest:

Mary J. Kayser
City Secretary

Approved:

Betsy Price
Mayor

City Secretary Kayser stated that Zoning Docket ZC-13-131 was the companion case to Mayor and Council Communication PZ-3049 and would be moved up on the agenda:

The City Council, at its meeting of November 19, 2013, continued Zoning Docket ZC-13-131.

1. **ZC-13-131 - (CD 2) - Texas American Properties, 6900-7000 block of Boat Club Road; from: Unzoned and "PD-670" Planned Development for a facility to create manufactured homes to: "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial (Recommended for Denial without Prejudice by the Zoning Commission) (Continued from a Previous Meeting)**

Motion: Council Member Espino made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication PZ-3049 and Zoning Docket ZC-13-131 be continued to the March 18, 2014, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

F. **Award of Contract**

1. **M&C C-26642 - Authorize Execution of a Communications System Agreement with the City of Crowley for Participation in the City of Fort Worth's Two-Way Public Safety Radio System at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)**

It was recommended that the City Council authorize the execution of a Communications System Agreement with the City of Crowley for participation in the City of Fort Worth's Two-Way Public Safety Radio System. The City of Crowley will reimburse its share of operations and maintenance to ensure no cost to the City of Fort Worth with annual reimbursement estimated to be approximately in the amount of $55,584.00. In addition, the City of Crowley will reimburse the City of Fort Worth for its share of the Software Upgrade Agreement.

Council Member Jordan advised that he had filed a Conflict of Interest Affidavit with the City Secretary's Office and would be abstaining from voting on this item.

Motion: Council Member Burns made a motion, seconded by Mayor Pro tem Zimmerman, that Mayor and Council Communication C-26642 be approved. The motion carried 8 ayes to 0 nays with 1 abstention by Council Member Jordan.

2. **M&C C-26643 - Authorize Execution of a Contract with Conatser Construction TX, LP, in the Amount of $1,149,334.00 for Water and Sanitary Sewer Replacement Contract 2003, STM-B on Willis Avenue from Old Benbrook Road to Southwest Boulevard, Provide for Project Costs and Contingencies for a Project Total in the Amount of $1,243,306.00 and Adopt Appropriation Ordinances (COUNCIL DISTRICT 3)**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas, representing TCU explained to the Commissioners they have met with the neighborhood and need to make more changes to their request. Mr. Hudson asked for another 30 day continuance to work with the neighborhood.

Mr. Edmonds wanted to thank him for following up with the neighborhood.

Paul Billman, 3037 Alton Road, Fort Worth, Texas wanted to mention they want the 30 day continuance to come up with a win-win situation for the parking structure.

Mr. West asked if 30 days would be enough time. Mr. Billman said it depends on what TCU submits to them. Mr. West asked about the notice problem presented at the last meeting. Mr. Billman said the people in the immediate area are very aware of what is going on and they are holding a neighborhood meeting.

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

Document received for written correspondence					*ZC-13-127*
Name	**Address**	**In/Out 300 ft notification area**	**Position on case**		**Summary**
Paul Billman	3037 Alton Rd	In	Opposition		Spoke at hearing

3. ZC-13-131 Texas American Properties (CD 2) – 6900 – 7000 Block Boat Club Road (A S Roberts Survey, Abstract No. 1262 & William E. Conwell Survey, Abstract No. 342, 36.41 Acres): from Unzoned and "PD-670" Planned Development for mobile home manufacturing facility; site plan waived to "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial

Jim Schell, 500 W. 7th Street, Fort Worth, Texas representing Texas American Properties explained to the Commissioners this case was continued last month for them to address some items. Mr. Schell mentioned if the zoning is approved they would move forward with a voluntary annexation. At this time, there is a development agreement to keep the property out of the City. Mr. Fleet has a contract on the property contingent on approval of the zoning. Mr. Schell had several photos that were submitted at last month's hearing to display. There are three detention ponds that will separate the proposed multifamily and transmission lines along Boat Club Road. He mentioned that the E zoning will be along Boat Club Road providing true neighborhood commercial uses. Robertson Road will provide access into the apartments and single-family development. Mr. Schell mentioned there was an issue about where the multifamily was being proposed. He said it was to provide a buffer for the single-family. The Water Department facility is located to the south. He said the only neighborhood association is across the street, represented by a property development in Dallas and had no concerns. He also noted there are other area developments that provide access under a major transmission line.

Mr. Flores mentioned his concerns are access to the site. Mr. Flores asked if he had any documentation to better illustrate the communication that took place with the Water Department to develop the road that exists today. Mr. Schell said the engineer for the project was involved

and they are still working on it. He also noted there is a curb cut there now and believes they would be able to get the approach. Mr. Schell mentioned if they seek to replat the property first then the development agreement goes away. Mr. Flores also asked about the comment made in reference to the Comprehensive Plan and the three detention ponds. Mr. Schell said the "C" district would allow for 18 units per acre. The size of the units would eliminate the maximum density.

Jeff Longspaugh, 6954 Boat Club Road, Fort Worth, Texas spoke in opposition. He mentioned that was the building for their plumbing business. He is concerned about the traffic that may be generated. Mr. Longspaugh said there needs to be better access for the multifamily.

Mr. West asked how he gets in and out of his property. Mr. Longspaugh said there is a signal light at his approach to get in and out.

Motion: Following brief discussion, Mr. Florez recommended a denial without prejudice of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

Document received for written correspondence					*ZC-13-131*
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Jeff Longspaugh	6954 Boat Club Rd	In	Opposition		Spoke at hearing

4. ZC-13-136 City of Fort Worth Planning & Development Text Amendment: Create Airport Overlay for Spinks Airport (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by amending:

- **Section 4.405 "Airport/Airfield Overlay" ("AO") District of Article 4 "Overlay Districts", of Chapter 4, "District Regulations" to add a new section, Section 4.405.D, "Spinks Municipal Airport", providing regulations for Airport/Airfield Overlay Zones ("AO") and Runway protection Zone ("AO-RPZ") Restrictions for incompatible uses within Runway Protection Zones for Spinks Municipal Airport; and**
- **To revise Chapter 9, "Definitions" to add definitions related to airports**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the change to the text amendment. She said the overlays will not control land use; they are intended to protect the airport and the pilots' views of the airport as they are coming in, and regulating lighting, glare, water and landfill uses that attract birds.

Aaron Barth, Airport Manager, City of Fort Worth representing Spinks Airport spoke in support.

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

Document received for written correspondence				*ZC-13-136*
Name	Address	In/Out	Position on case	Summary

		300 ft notification area			
Victor Montoya	3735 Thompson Rd	In		Support	Spoke at hearing

14. ZC-13-131 Texas American Properties (CD 2) – 6900 – 7000 Block Boat Club Road (A S Roberts Survey, Abstract No. 1262 & William E. Conwell Survey, Abstract No. 342, 36.41 Acres): from Unzoned and "PD-670" Planned Development for mobile home manufacturing facility; site plan waived to "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial

Jim Schell, 500 W. 7th Street, Fort Worth, Texas representing Texas American Properties explained to the Commissioners there is a piece of property that is in the ETJ proposed to be annexed. Mr. Schell explained why they are requesting three separate zoning districts. The single-family development to the north will extend down to this property. He did explain there is an Oncor transmission line that runs to the west along Boat Club Road. They are proposing neighborhood commercial and multifamily. Mr. Schell also mentioned the City of Fort Worth owns the property to the south. There is a water treatment plant back in this area and a mobile home manufacturing plant as well. They are requesting the C zoning as a buffer for the single-family.

Jeff Longspaugh, 7409 Lockwood Court, Fort Worth, Texas owns property next to this development spoke in opposition. He said when he was approached by the developer the area to the north of him was going to be residential, commercial along Boat Club Road, and multifamily to the back against the mobile home manufacturing. He was upset the plans have changed from the original discussion he had.

Mr. Edmonds asked about the traffic flow and how does he plan to get out of his property. Mr. Longspaugh said he uses the gravel road along the north property line.

In rebuttal, Mr. Schell mentioned that the traffic flow along Robertson Road has a signalized intersection and there is a gravel road to the south of their property which can be another access point. Mr. Schell said their original plan was to have commercial along the front but staff had pointed out they would have access issues for the multifamily. Mr. Schell also mentioned the staff report refers to a development agreement stating the property will be developed in accordance with the Future Land Use Plan. Mr. Schell said that information is not in the development agreement. Mr. Schell said they do have a letter from Oncor and in concept they would have no objections to the proposed subdivision street alignments within electric transmission right-of-way. However, it is not a formal approval from Oncor and each one has to be reviewed individually by several departments.

Mr. Genua asked for clarification on access to the site. Mr. Schell said Robertson Road, which is a signalized intersection, and Oncor has not granted permission for access easement. Mr. Genua said if for some reason you couldn't get access the developer would need to eliminate a row of apartments. Mr. Schell said yes that is possible in order to build a road.

Ms. Burghdoff wanted to clarify that you cannot cross private property with a private driveway to get to the multifamily. If there is a public street proposed then they would be able to access the multifamily.

Mr. Edmonds asked on behalf of Mr. Flores if he had spoken to the neighborhood association. Mr. Schell said he has not spoken to anyone. Mr. Schell said he believes his client spoke with the Chairman of the board with Eagle-Mountain School District.

Mr. Schell said the annexation has to go with the zoning request to Council. Ms. Knight mentioned the property owner turned in a letter waiving the thirty day requirement.

Motion: Mr. Genua recommended approval of the request, seconded by Mr. Ferrell. Following brief discussion, on a substitute motion, Mr. Edmonds recommended a 30 day continuance of the request, seconded by Ms. Conlin. The motion carried 7-1 with Mr. West against.

Document received for written correspondence					*ZC-13-131*
Name	**Address**	**In/Out 300 ft notification area**	**Position on case**		**Summary**
Jeff Longspaugh	6954 Boat Club	In	Opposition		Spoke at the hearing

15. ZC-13-132 City of Fort Worth/AEW/Alliance Realty Partners (CD 5) – 4300 Block Centre Drive (Vincent J Hutton Survey, Abstract No. 681, Tracts 2 and 2EO7, 23.80 Acres): from "J" Medium Industrial to "PD/D" Planned Development for all uses in "D" High Density Multifamily with no minimum front yard setback; site plan included

Karl Crawley, 900 Jackson, Dallas, Texas representing Alliance Realty Partners, explained to the Commissioners this is Phase III of the Centreport development for multifamily.

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

16. ZC-13-133 Ludwig Investments LLC (CD 2) – 5320 Boat Club Road/Lea Crest Lane (Greenfield Acres Addition, Block 1, Lot 10, 1.12 Acres): from "A-5" One-Family to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse; site plan included

Jim Schell, 500 W. 7th Street, Fort Worth, Texas representing Ludwig Investments LLC explained to the Commissioners they are requesting a zoning change for residential mini-warehouse storage. He displayed a picture of where the trade area would be for this area. Mr. Schell displayed an illustration of what the proposed storage units would look like. The side fronting on Lea Crest Lane would look like a house with dormers. Mr. Schell said the property has been vacant since the 1950's and right next to it is a fire station on one side and E zoning on the other side. He doesn't believe single-family would be a good fit between these two uses. He