



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 3, 2013

Council District 4

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Blue Maple Group LLC

Site Location: 8463 Old Denton Road Mapsco: 35Q

Proposed Use: Data Center

Request: From: "A-5" One-Family
To: "PD/SU" Planned Development/Specific Use for electronic data storage center; site plan required

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent (*Significant Deviation*)

Background:
The proposed site is located on Old Denton Road north of Basswood. The applicant would like to amend the zoning from "A-5" One-Family to "PD/SU" Planned Development/Specific Use for an electronic data storage center. A site plan will be required and submitted at a future date when plans are confirmed.

Data centers house computer systems and related components and have the capacity to use large amounts of power. The location was identified and selected due to the adjacency to the electric substation. The data centers often require back-up features such as cooling systems and additional fire protection due to large amount of electronic information stored. Most data centers have operational characteristics similar to offices without the daily working commuting trips, however due to the size and architecture of the building, it was determined that a PD/SU would be appropriate in this area.

The agent for the case provided information to the neighborhoods, and the case has received support.

Site Information:
Owner: Blue Maple Group, LLC
59 King Street, Apt. A
Charleston, SC 29401

Agent: James W. Schell
Acreage: 20.24 acres

Comprehensive Plan Sector: Far North
 Surrounding Zoning and Land Uses:
 North "A-5" One-Family / vacant
 East "AR" One-Family Restricted; (PD 360) PD/SU for certain neighborhood commercial uses / single-family, vacant
 South "A-5" One-Family / vacant
 West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Old Denton Road	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Summerfields	Brittany Place*
Fossil Park	Keller ISD

*closest registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/SU" Planned Development/Specific Use for data storage center with a site plan required. Surrounding land uses are primarily vacant with a large single-family development to the east. An electric substation is located to the south. The site is located along Old Denton Road, which is considered a residential street with no plans of expansion on the Master Thoroughfare Plan. The operating characteristics of a data center are minimal and similar to an office, without the daily commute of a large number of workers. However, the proposed use may have other unwanted impacts, such as noise to residential uses across the street.

The proposed zoning **is not compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as single-family. The requested zoning change is not consistent with the following Comprehensive Plan policies

- Encourage development type and intensity appropriate to existing or planned street infrastructure (pg 38)
- Preserve the character of rural and suburban residential neighborhoods. (pg. 39)
- Protect residential land uses from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces (pg 39)
- Locate single-family homes adjacent to local or collector streets (pg 39)

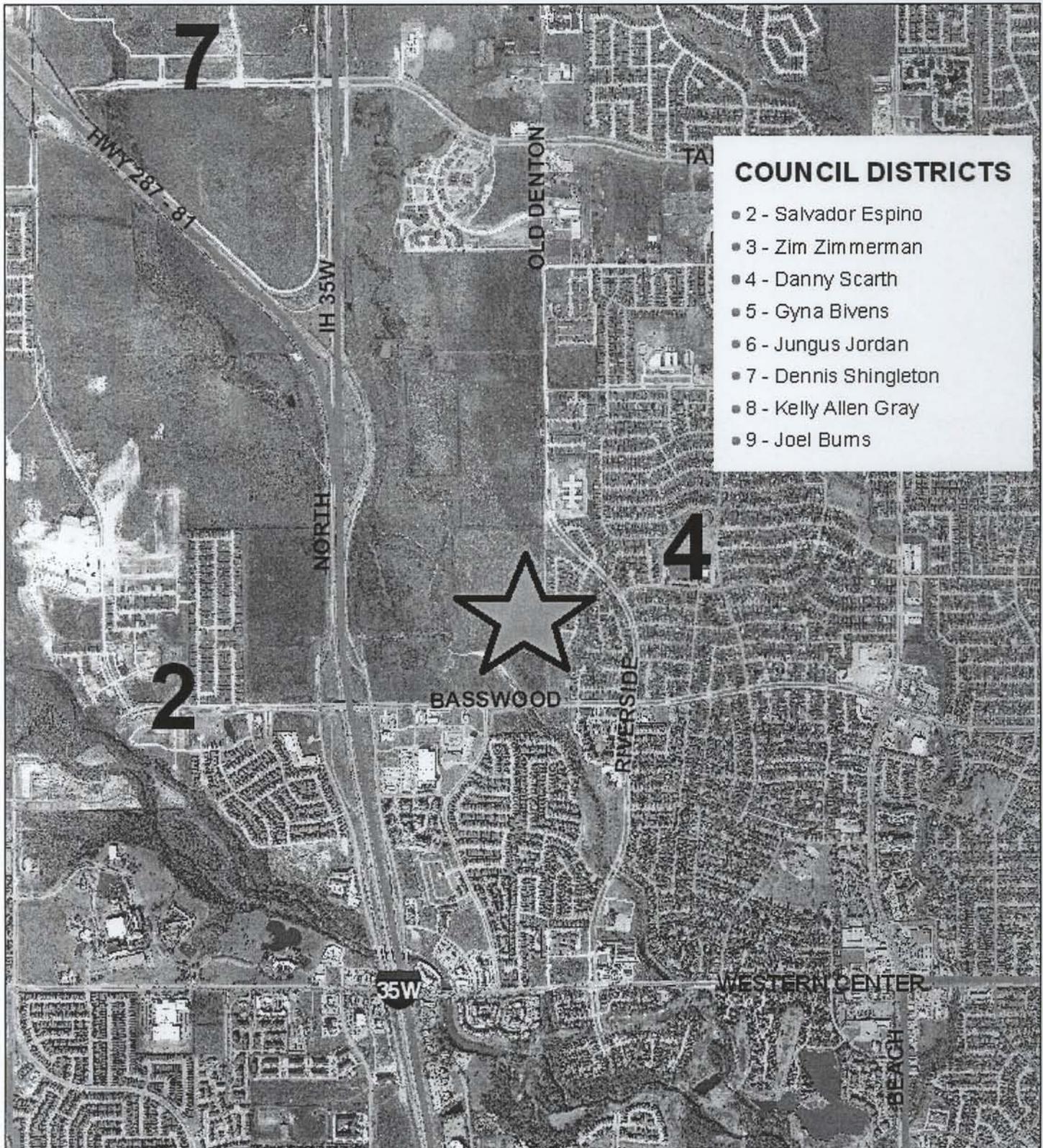
Based on nonconformance with the future land use map and the policies stated above, the proposed zoning **is not consistent (Significant Deviation)**

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 from the Zoning Commission meeting

Location Map



2,000 1,000 0 2,000 Feet





ZC-13-142

Area Zoning Map

Applicant: Blue Maple Group
 Address: 8463 Old Denton Road
 Zoning From: A-5
 Zoning To: PD/SU for data storage center
 Acres: 20.24486557
 Mapsco: 35Q
 Sector/District: Far North
 Commission Date: 10/9/2013
 Contact: 817-392-8043



 300 Ft. Buffer

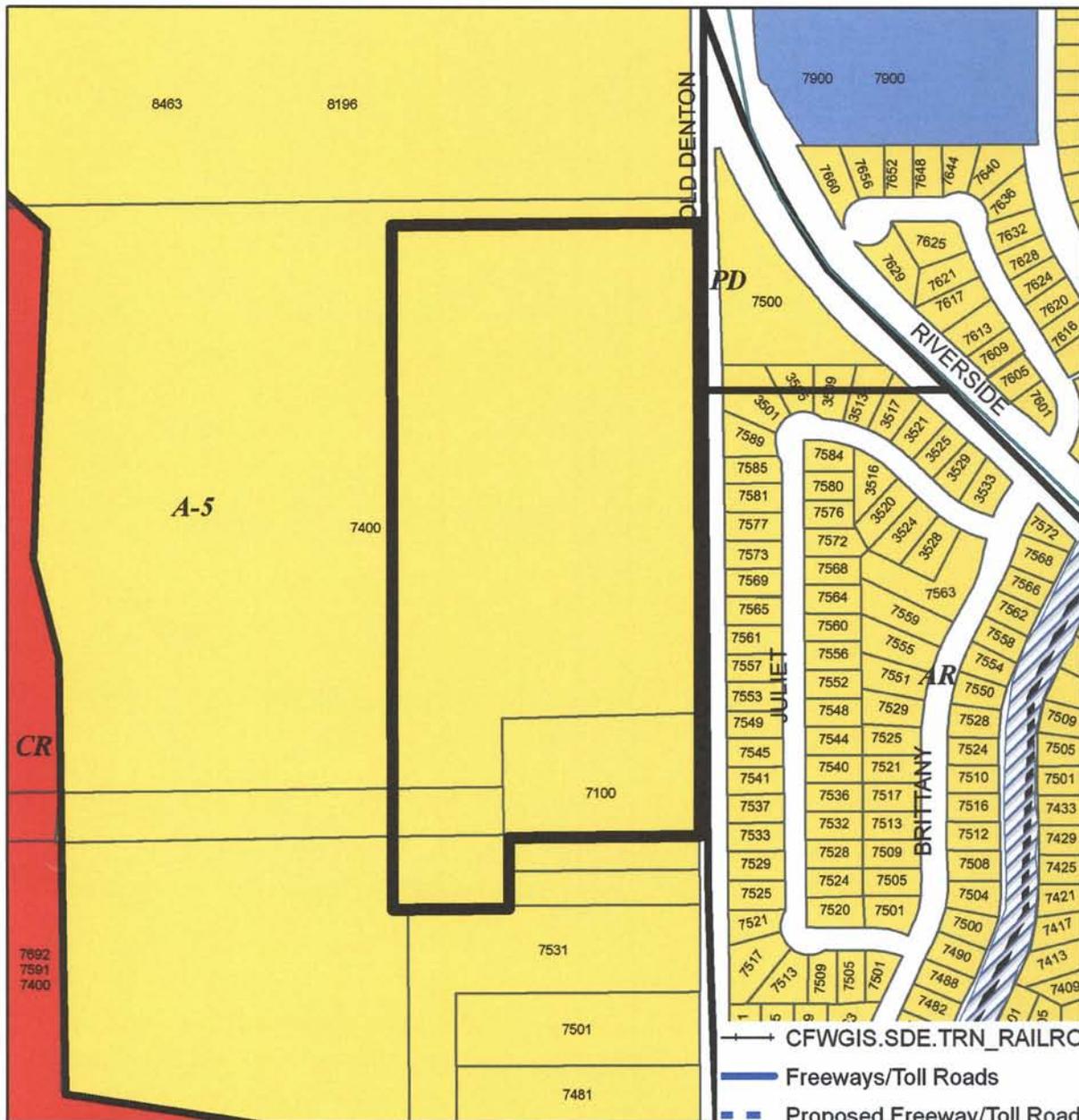




8463 Old Denton Road

Future Land Use

ZC-13-142



- 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 Photo Map



Hudson said it will be delayed about a year because they will need to demo an existing building, but they are not ready to take it off line.

Ms. Reed asked where they will be adding new trees. Mr. Hudson said they will be along Bellaire Drive.

Paul Billman, 3037 Alton Road, Fort Worth, Texas spoke in support. He said moving the structure back and providing more trees will provide a buffer for the neighborhood.

Mr. West asked if the neighborhood is familiar with the plan. Mr. Billman said the last meeting they had was in October with about 50-60 people in attendance. He said they are happier with this layout than the first one presented.

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

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

2. ZC-13-142 Blue Maple Group (CD 4) - 8463 Old Denton Road (Thomas Peck Survey, Abstract No. 1209, 20.25 Acres): from “A-5” One-Family to “PD/SU” Planned Development/Specific Use for electronic data storage center; site plan required

Jim Schell, 500 W. 7th Street, Fort Worth, Texas representing Blue Maple Group explained to the Commissioners the history behind the property owner’s overall development plan. Mr. Schell said they are requesting PD/SU for a data storage center and had some pictures of what a data center might look like. He noted if this is approved a site plan will come back before them for approval. The reason they chose this location is because of the close proximity to the electric power station. He explained there may be anywhere from eight to twelve employees at one time, 8 hour shifts, 24 hours a day which should cause a minimal impact on traffic. Mr. Schell said they did meet with the Summerfield neighborhood and is in support.

Mr. Edmonds mentioned the proximity to the neighborhood and being a better neighbor by making the property attractive. Mr. Schell agreed. Mike Royal, 59A King Street, Charleston, South Carolina, representing the property owner group, said they will have attractive landscaping as well as a nice development.

Ms. Burghdoff mentioned staff would like to meet and discuss the future land use designations in regards to future development for their property.

Mr. West mentioned the undeveloped land to the north and asked who it belongs to. Mr. Schell said it belongs to Oncor.

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

<i>Document received for written correspondence</i>					ZC-13-142
Name	Address	In/Out 300 notification area	Position on case		Summary
Lance Griggs/ Summerfields NA	NA			Support	Sent letter in
Pam Speed	7576 Juliet Ln	In		Support	Sent letter in

IV. New Cases

3. ZC-13-157 Ray and Linda Snider (CD 7) – 9508 Park Drive (Benjamin Thomas Survey, Abstract 1497, 2.50 Acres): from “AG” Agricultural to “A-2.5” One-Family

No one was present when the case was called. On a motion by Mr. Flores, seconded by Ms. Reed the case was moved to the end of the agenda. The motion carried unanimously.

The case was called at the end of the agenda. John Grant, 3244 Hemphill Street, Fort Worth, Texas representing Ray & Linda Snider explained to the Commissioners they are proposing single-family development.

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

4. ZC-13-158 Rita and Blas Rodriquez (CD 2) 2421 Pearl Avenue (Rosen Heights Addition, Block 11, Lot 2, 0.16 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus inside storage of roofing materials only; site plan included

Noel Reyes, 120 Kings Road, Arlington, Texas, representing Rita & Blas Rodriquez explained to the Commissioners the property owner owns JV Roofing and was cited by Code Compliance for storing roofing materials under his carport at his personal home. He currently owns the subject property and has a large storage building of about 1475 sq. ft. in the rear yard. He said there is access to the alley for the storage building. He explained there will be no set business hours, minimal noise, and no office, only storage of materials. Mr. Reyes also said the only access to the storage building would be from NW 25th Street through the alley. They will not be using the neighborhood street.

Mr. Flores asked when his client purchased the property. Mr. Reyes said a few months ago. Mr. Flores also asked what his intentions were for the property. Mr. Reyes said to store materials. Mr. Flores asked about the comment made there being no employees and no specified hours. Mr. Flores also asked about the delivery of materials, the alley being unimproved and what type of vehicles will be delivering materials. Mr. Reyes said the owner has put asphalt down for that

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

<i>Document received for written correspondence</i>					<i>ZC-13-140</i>
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Hemphill Corridor Task Force	NA	Out		Support	Sent letter in

8. SP-13-006 Bear Creek Plaza Ltd. (CD 7) – 10997 Old Denton Road (William McCowen Survey, Abstract 999, 6.48 Acres): site plan to convert parking areas to storage units

Coy Quine, 301 Sherman Street, Richardson, Texas explained to the Commissioners the request is to change the open parking areas to storage units. Mr. Quine said there has been more demand for enclosed units.

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

<i>Document received for written correspondence</i>					<i>SP-13-006</i>
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Russell Fuller/ North Fort Worth Alliance	NA	Out		Support	Sent letter in

9. ZC-13-142 Blue Maple Group (CD 4) - 8463 Old Denton Road (Thomas Peck Survey, Abstract No. 1209, 20.25 Acres): from “A-5” One-Family to “PD/SU” Planned Development/Specific Use for electronic data storage center; site plan required

Jim Schell, 500 W. 7th Street, Fort Worth, Texas representing Blue Maple Group explained to the Commissioners they are requesting a 30 day continuance.

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

<i>Document received for written correspondence</i>					<i>ZC-13-142</i>
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Lance Griggs/ Summerfield's NA	NA	Out		Opposition	Sent letter in
Pam Speed	7576 Juliet Ln	In		Opposition	Sent letter in
Steve Christiana	7541 Juliet Ln	In		Opposition	Sent letter in