



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 1, 2014

Council District 5

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: City of Fort Worth, Provident Realty Advisors, Inc.

Site Location: 4600 Highway 360, 14105 Trinity Boulevard Mapsco: 55KPQ

Proposed Use: Multifamily

Request: From: "J" Medium Industrial
To: "UR" Urban Residential

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed areas are located at the west of Highway 360, south of DFW Airport, and north of Trinity Boulevard. The applicant is proposing to change the zoning to "UR" Urban Residential for multifamily development. The subject area does fall within the proposed DFW Airport Overlay District which refers to lighting, glare, radar, emissions, wildlife and waste disposal and would not affect the proposed project.

The purpose of the UR district is to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas and promote pedestrian-oriented urban form. UR also encourages a range of housing choices within walking distance to rail transit stations and mixed-use urban villages. A mixture of housing types is present to provide architectural diversity, while shallow front setbacks frame the pedestrian environment with engaging building facades, improve visibility and safety of building entrances, and increase neighborhood vitality.

The proposed area is within the Centreport Mixed-Use Growth Center. Centreport is primarily an industrial development but also includes multi family apartment complexes for employees of the businesses, DFW airport, as well as other residents who prefer the central location it provides. Centreport is working to increase the balance of uses to promote a full mixed use living experience.

Site Information:

Owner: City of Fort Worth Centreport Ventures, Inc.
1000 Throckmorton Street 8115 Preston Road
Fort Worth, Texas 76102 Suite 700
Dallas, Texas 75225

Agent: Provident Realty Advisors, Inc
 Acreage: 41.88 acres
 Comprehensive Plan Sector: Eastside
 Surrounding Zoning and Land Uses:
 North "J" Medium Industrial & "PD-991" Planned Development for multifamily / vacant
 East "J" Medium Industrial / vacant
 South "PD-758" Planned Development for multifamily and "C" Medium Density Multifamily / multifamily
 West Highway 360 and "PD-326" Planned Development for hotel / highway 360 and Hotel

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-019 DFW Airport Overlay District proposed to be heard by City Council March, 4, 2014; PD-326 Planned Development for J uses plus hotel, approved by City Council 04/20/99; PD-748 & 749 Planned Developments for J uses plus hotel, approved by City Council 02/20/07; PD-758 Planned Development for D uses with maximum front yard setback, approved by City Council 05/01/07; PD-904 Planned Development for D uses with development standards, approved by City Council 03/08/11; PD-991 Planned Development for D uses with no minimum front yard setback, approved by City Council 10/07/13

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Centreport Dr	Major Arterial	Major Arterial	No
Trinity Blvd	Principal Arterial	Principal Arterial	No
Sovereign Rd	Major Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
DFW International Airport*	Eastside Sector Alliance*
Hurst Euless-Bedford ISD	

*within this neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "UR" for Urban Residential. Surrounding land uses consist of predominantly multifamily existing and proposed, vacant land and hotels in the general area.

Urban residential is designed to provide a residential density transition zone between low density single-family and higher density commercial areas. The subject area is within the Centreport Industrial Mixed-Use Growth Center

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 Industrial Growth Center. The proposed zoning **is consistent** with the Comprehensive Plan and the following policies.

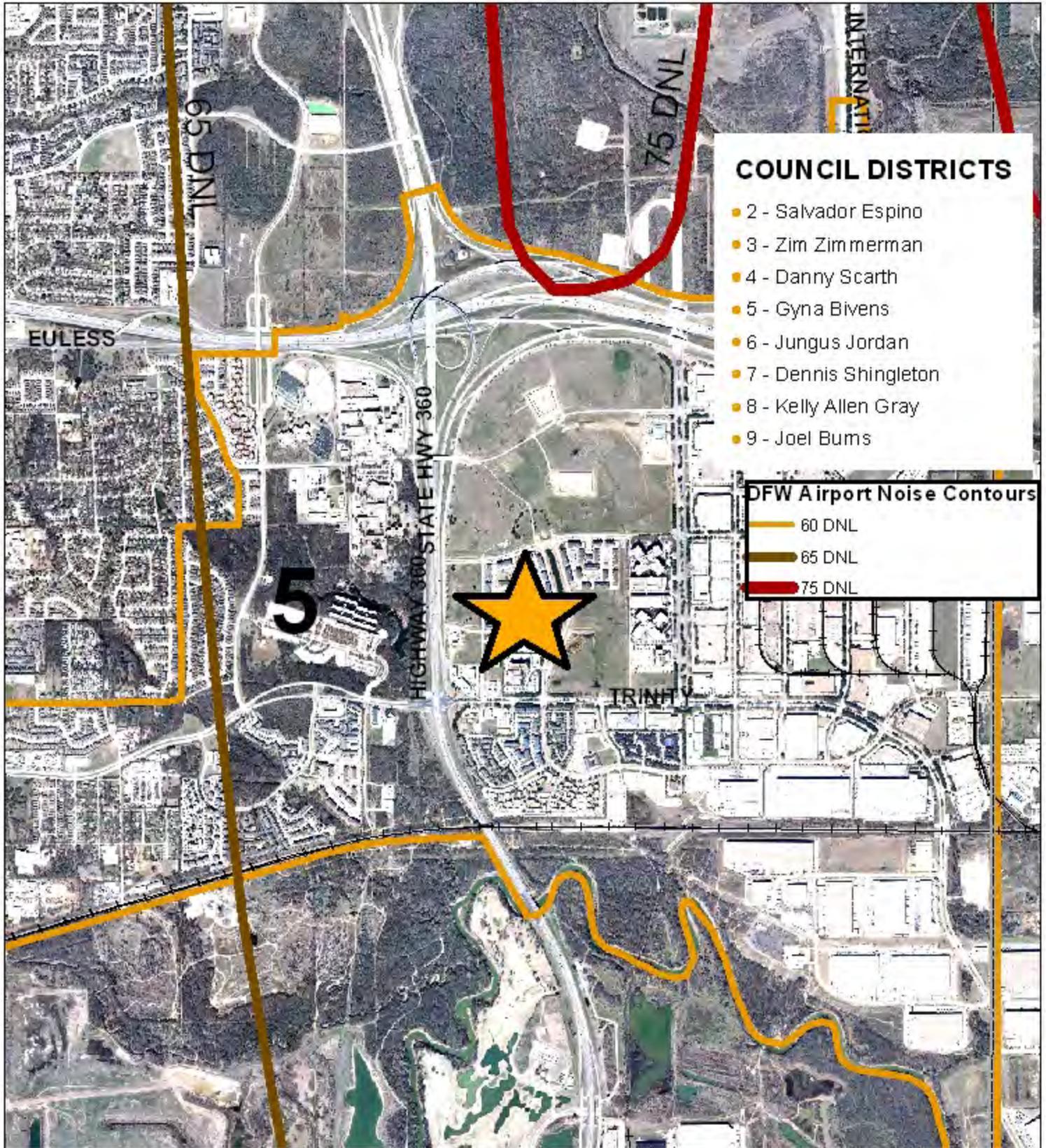
- Locate multifamily unit's adjacent collector streets, arterial streets, or rail transit stations. (Pg. 38)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generations (Pg. 38)

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses (Pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (Pg. 39)

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Location Map



2,000 1,000 0 2,000 Feet

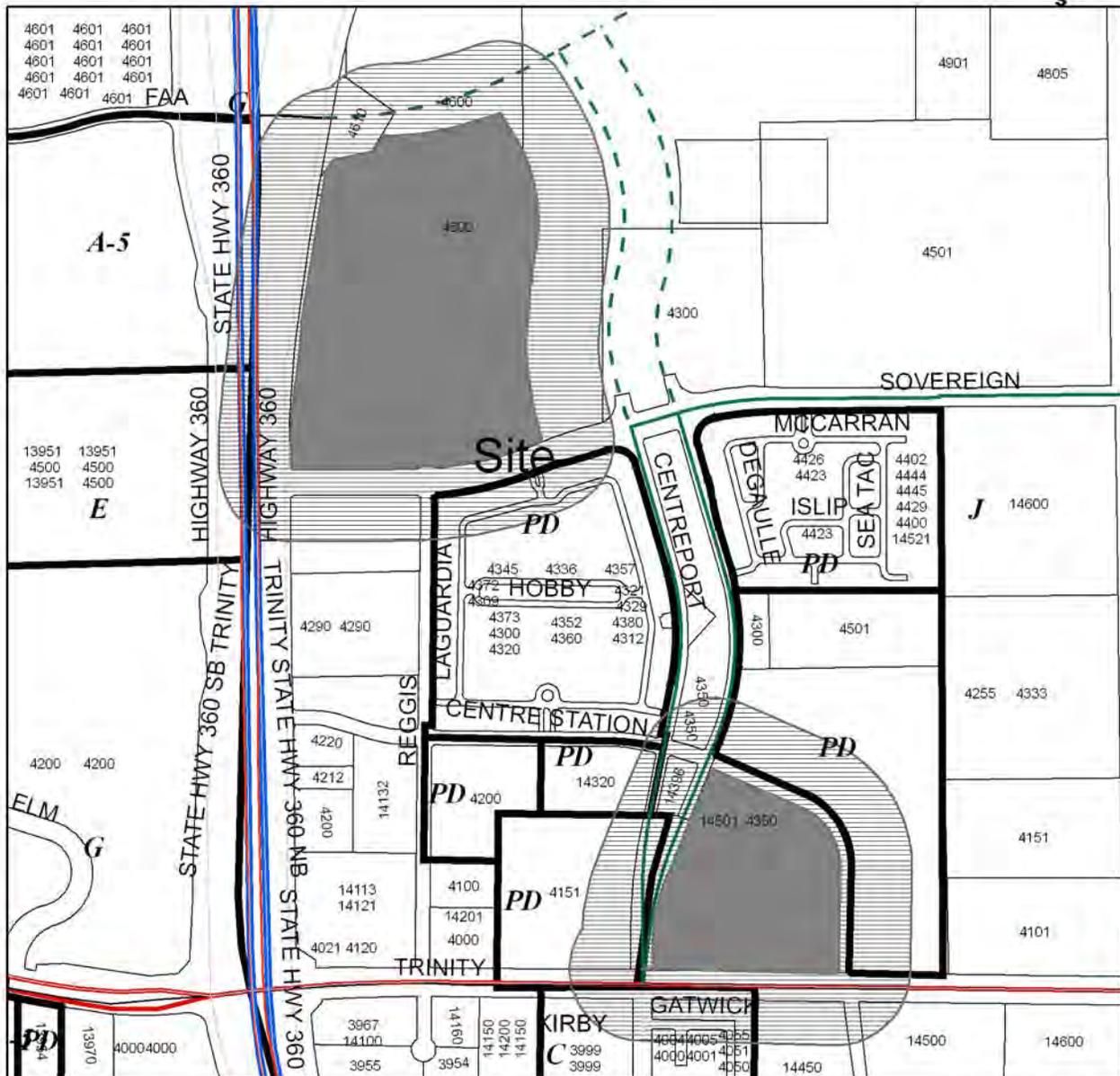


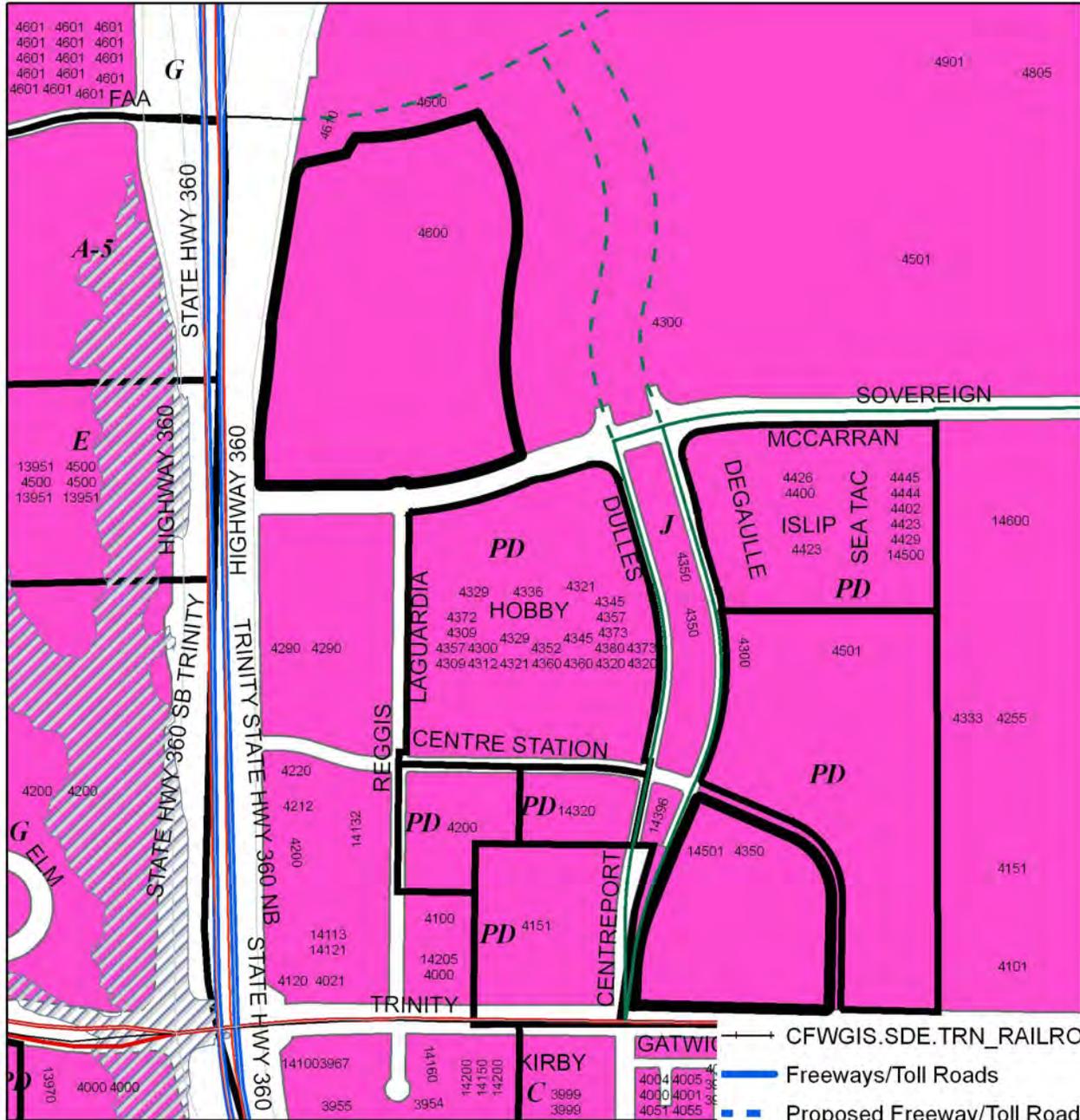
Area Zoning Map

Applicant: City of Fort Worth, Providence Realty Partners
 Address: 4600 Highway 360, 14105 Trinity Boulevard
 Zoning From: J
 Zoning To: UR
 Acres: 41.88264092
 Mapsco: 55KPQ
 Sector/District: Eastside
 Commission Date: 3/12/2014
 Contact: 817-392-2495



300 Ft. Buffer





- 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

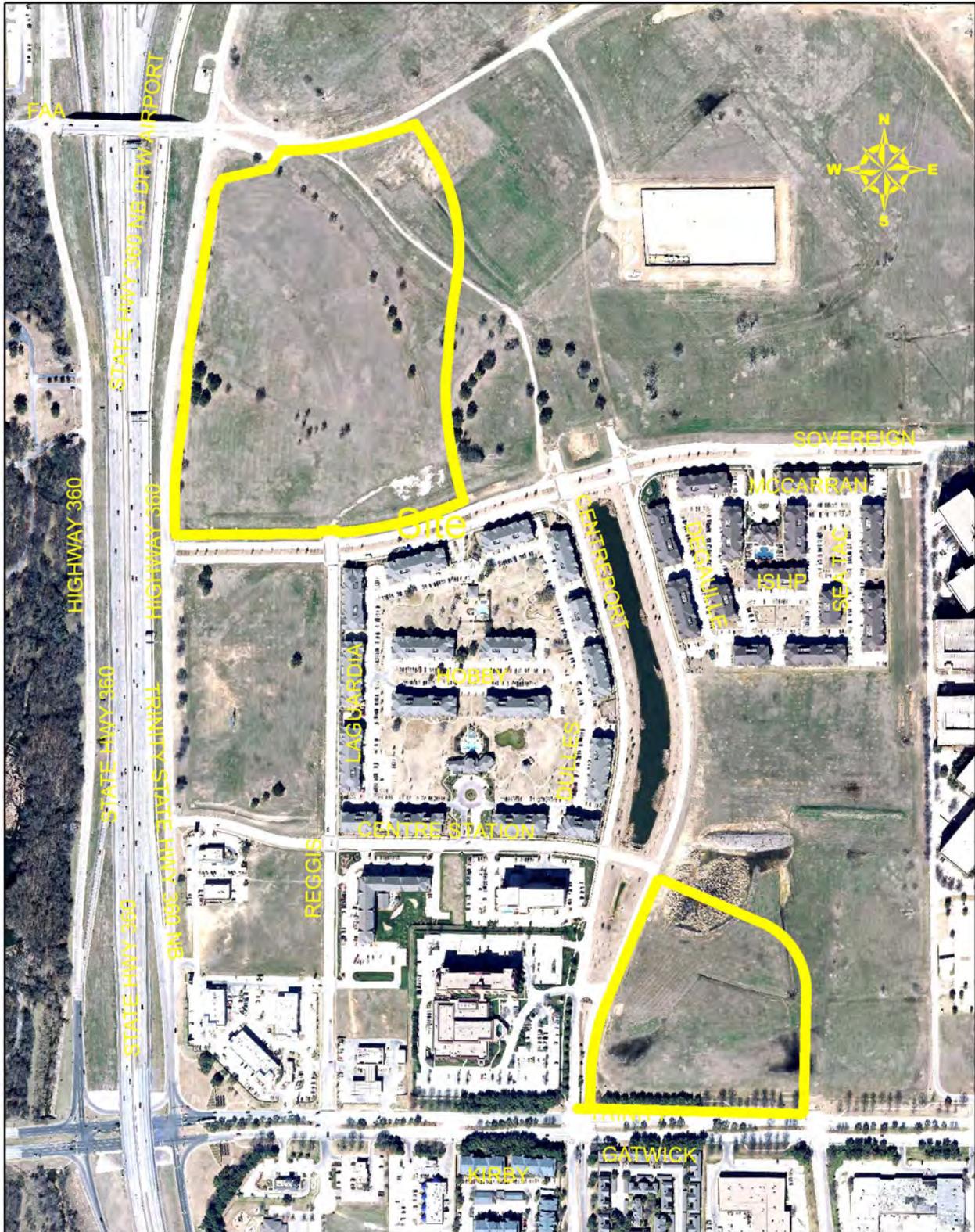
20000 0 200 Feet

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 Photo Map



Aurora Espinoza	2403 Roosevelt	Out	Support		Signed petition
Raymundo Flores	2509 Roosevelt	In	Support		Signed petition

11. ZC-14-026 Kenneth Smith (CD 5) – 8636 Meadowbrook Drive (William Welch Survey, Abstract No. 1668, 7.36 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the applicant has requested the case be withdrawn.

Motion: Following brief discussion, Ms. McDougall recommended Denial without Prejudice of the request, seconded by Ms. Conlin. The motion carried 8-0 with Mr. West stepping away from the dias.

<i>Document received for written correspondence</i>					ZC-14-026
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Michael Jameson	8600 Meadowbrook DR	In		Opposition	Sent letter in

12. ZC-14-027 Jason Development Company Inc. (CD 7) – 1600 – 2100 blocks Blue Mound Road (J. Rightly Survey, Abstract No. 1268, M. E. P. & P. R. R. Co. Survey, Abstract No. 1111, 610.10 Acres): from “AG” Agricultural to “A-5” One-Family and “C” Medium Density Multifamily

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Hanover Property Company, the applicant explained to the Commissioners they are seeking A-5 zoning on about 87% of the property and the remainder will be C to act as a buffer. Mr. Schell explained the concept plan with the exception of two drill sites provides his client the opportunity to put in some upper scale amenities for this development.

Mr. Schell said the primary entrance will be off of Blue Mound Road with water features, heavy landscaping, and roundabouts. There are pocket parks that could be used as activity centers, and an elementary school location. The purple area indicated on the map is proposed for an amenity center. The proposed multifamily will act as a buffer from Highway 287 and a former drill site. He noted the Alliance Gateway will no longer be a part of this development per TPW.

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

<i>Document received for written correspondence</i>					ZC-14-027
Name	Address	In/Out 300 ft notification area	Position on case		Summary