



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 15, 2014

**Council District** 5

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** One letter submitted (within 200 ft.)  
**Support:** Lakes of River Trails, HEB ISD

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Tarrant Acquisitions, LTD

**Site Location:** 2600 - 2800 blocks Precinct Line Road  
Mapsc0: 67ABEF

**Proposed Use:** Residential Form Base Development

**Request:** From: "O-2" Flood Plain District and "F" General Commercial  
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 the corner of Precinct Line Rd and Trammel Davis road approximately 1.5 miles east of the planned Trinity Lakes development. The applicant would like to change the zoning from "O-2" Flood Plain and "F" General Commercial to "TL-N" Trinity Lakes Neighborhood District in order to expand the residential development that is planned as part of the Trinity Lakes Form Based Code.

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. The proposed TL-N neighborhood district establishes the allowed uses and building standards such as height, bulk, building and parking location, and functional design.

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 need to be drafted and will be heard by the Zoning Commission next month. 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

Acres: 24.5 acres

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "AG" Agricultural; "J" Medium Industrial; "O-2" Flood Plain / industrial, vacant

East "O-2" Flood Plain / vacant

South "I" Light Industrial; "O-1" Flood Plain / vacant, mining

West "CR" Low Density Multifamily; "R-1" Zero Lot Line Cluster; "A-5" One-Family / single-family

**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 (roughly 1.5 miles away)

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 west, vacant floodplain property to the south and east, and vacant and industrial land to the north. The proposed new zoning will serve as a buffer for the existing single-family development to the west and mining operations to the east.

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

**2. Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the subject property as Single-Family and Open Space. 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:

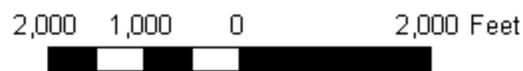
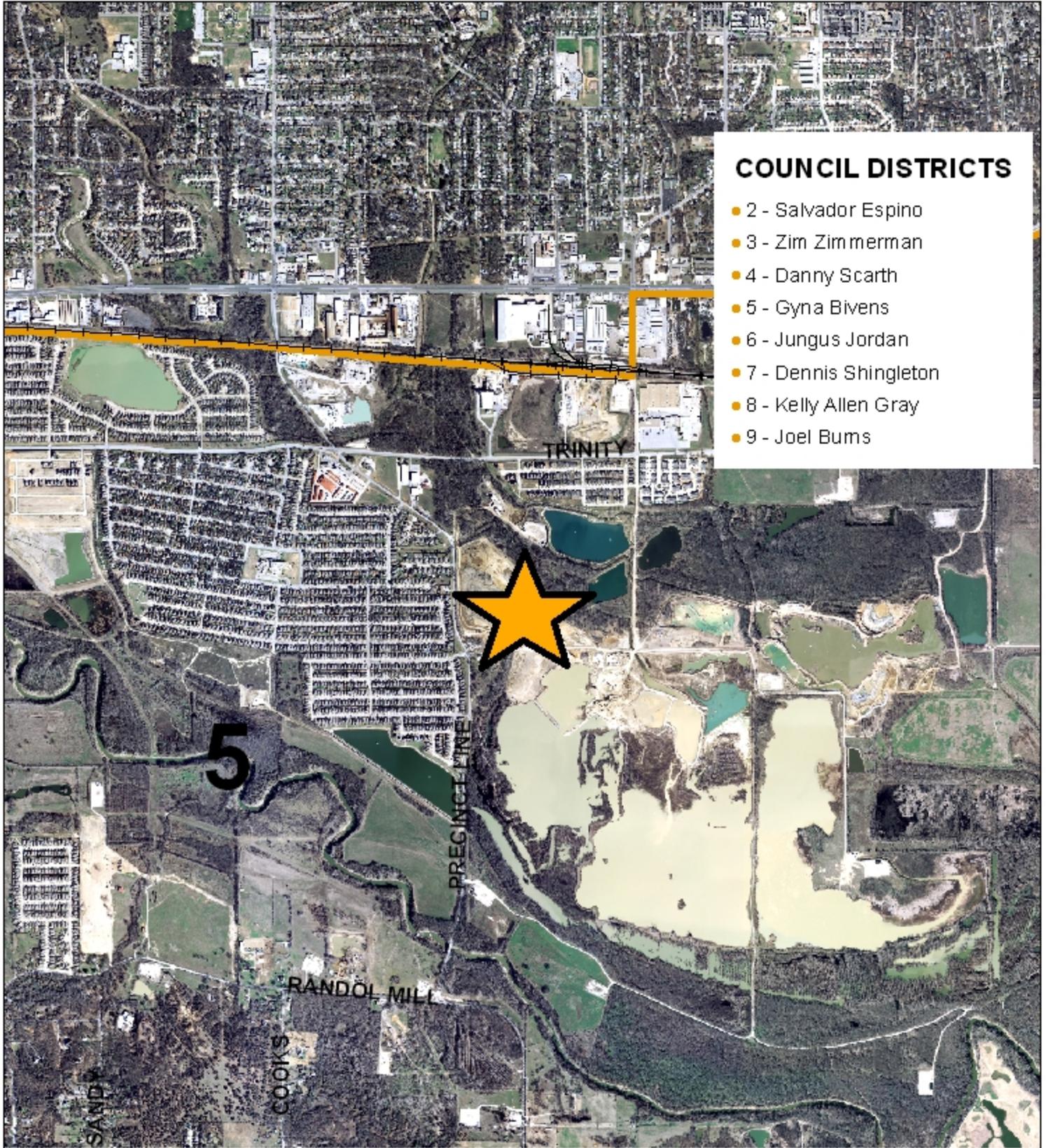
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Due to the single-family designation, the zoning change request **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

***Attachments:***

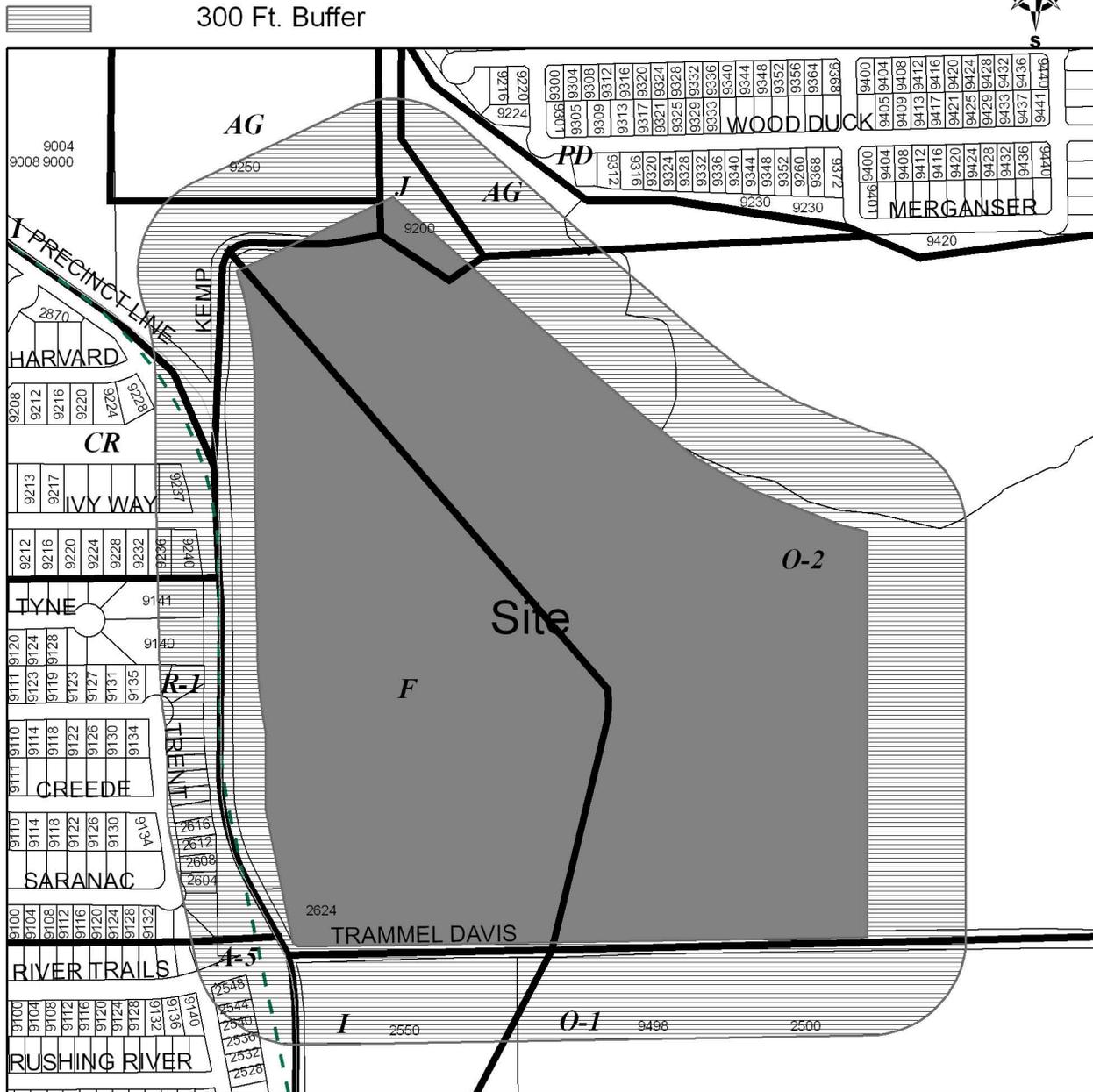
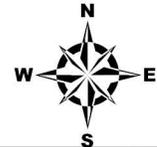
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Location Map



## Area Zoning Map

Applicant: Tarrant Acquisitions, LTD  
 Address: 2600 - 2800 blocks Precinct Line Road  
 Zoning From: F, O-2  
 Zoning To: TL-N  
 Acres: 75.66405627  
 Mapsco: 67ABEF  
 Sector/District: Eastside  
 Commission Date: 6/11/2014  
 Contact: 817-392-8043

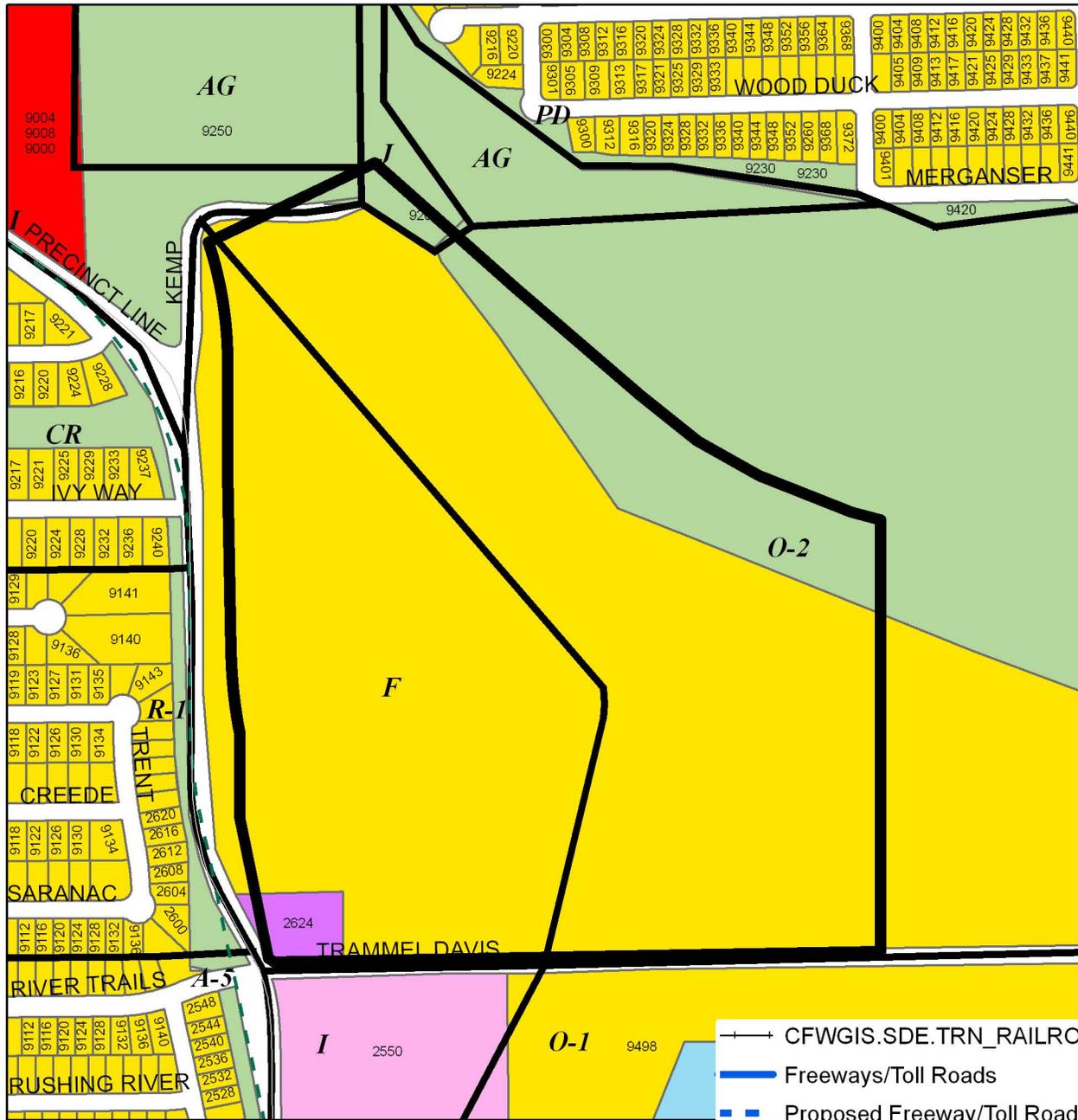




2600 - 2800 blocks Precinct Line Road

# Future Land Use

ZC-14-062



- 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 18, 2014.





## Aerial Photo Map



200 100 0 200 Feet



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

**IV. New Cases**

**2. ZC-14-062 Tarrant Acquisitions LTD (CD 5) –2600-2800 blocks Precinct Line Road (J B Johnson Survey, Abstract No. 855, and Wm. C. Trammel Survey, Abstract 1509, 49.75 Acres): from “O-2” Floodplain District and “F” General Commercial to “TL-N” Trinity Lakes Neighborhood District**

Dennis Hopkins, P. O. Box 637, Arlington, Texas representing Tarrant Acquisitions/Ken Newell explained to the Commissioners the request is to rezone the property to TL-N Trinity Lakes Form Base Code. The development is for approximately 251 residential lots. Mr. Hopkins submitted two letters of support, from the Lakes of River Trails and the Hurst Euless-Bedford ISD.

Ms. McDougall asked what they had planned for the area and noted the concerns from the floodplain manager. Mr. Hopkins said this will be a residential development, developed to the form based code and that there has been a lot of work done to the property to bring it out of the floodplain. Ms. McDougall wanted to mention for the record she lives close to this area and that she did reach out to Historic Randol Mill Valley Alliance to see if they were notified of the project; she said they were.

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

<i>Document received for written correspondence</i>				<b>ZC-14-062</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Lakes of River Trails HOA	NA	Out		Support	Sent letter in
HEB Independent School Dist.	NA	Out		Support	Sent letter in

**3. ZC-14-063 JCO Properties L. P. (CD 9) – 3908 and 3912 Locke Avenue (Factory Place Addition, Block 44, Lots 7 & 8, 0.29 Acres): from “A-5” One-Family to “FR” General Commercial Restricted**

Jerry Courter, 3801 West Freeway, Fort Worth, Texas property owner for Techline, explained to the Commissioners they own the property at 3801 West Freeway and have three lease spaces. They have acquired two residential lots and would like to expand. Mr. Courter said he did speak with Arlington Heights, Alamo Heights and West Side Alliance who have not commented on whether they support the zoning or not. He has attended a couple of meetings but has not received any opposition. Mr. Courter handed in letters of support from nearby property owners