



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 15, 2014

Council District 2

Zoning Commission Recommendation:
Denial by a vote of 4-3

Opposition: 7 people spoke, 1 letter submitted
Support: 5 present did not speak, 1 letter submitted

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

Owner / Applicant: **City of Fort Worth Planning and Development- Stockyards Area**

Site Location: Generally bounded by the FW&W RR, NE 28th, N. Main, NE 23rd
Mapsc0: 62GHLM

Proposed Use: **Commercial uses and vacant land**

Request: From: "J" Medium Industrial, "J/DD" Medium Industrial/Demolition Delay, "K" Heavy Industrial, "K/DD" Heavy Industrial/Demolition Delay, "K/HC" Heavy Industrial/Historic & Cultural, "K/HSE" Heavy Industrial/Highly Significant Endangered, and "MU-2/HSE" High Intensity Mixed-Use/Highly Significant Endangered

To: "PD/MU-2" for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery, and other uses as listed below: retaining Historic Overlays

1. Blacksmithing or wagon shop
2. Brewpub
3. Brewery, distillery or winery
4. Circus
5. Feed store, no processing/milling
6. Furniture sales, with outside storage/display (new/used)
7. Livestock auction
8. Manufacture of basket material, bicycles, boots/shoes, boxes, caskets
9. Outdoor sales kiosks
10. Stable, commercial, riding, boarding or rodeo arena
11. Stockyards or feeding pens (commercial and noncommercial)
12. Vehicle sales or rental-including automobiles, motorcycles, boats or trailers-maximum of 6 vehicles for outdoor display
13. Vendor, transient
14. Veterinary clinic w/outdoor kennels

The above regulations will apply within the Stockyards Planned Development/MU-2 District: One-story 18 foot minimum height; site plan required.

All variances and modifications to this PD-MU2 district shall be heard by the Zoning Commission and City Council.

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent**

Background:

This area is comprised of commercial uses, industrial buildings, and vacant land centered around the Historic Stockyards district. The parcels are designated as a Mixed-Use Growth Center in the 2014 Comprehensive Plan.

The subject site contains zoning that was appropriate at a time when the area operated as stockyards and animal processing facilities. However, these uses have ceased. The "K" Heavy Industrial zoning district is more intensive than the developed land uses and has few development standards that are consistent with the historic buildings and pedestrian character.

During the discussion of proposed development in the Stockyards area at the June 10, 2014 City Council hearing, it was determined that a form-based code would be ideal in the area. However, due to the time necessary to organize property owners, hire a consultant, and complete the new form-based standards, the City Council directed staff through M&C C-26829 to initiate the zoning change to PD/MU-2 as an interim district that will help guide new development with the same general standards that the form-based code is expected to require.

The City Council directed in the PD that site plan approval is required for each structure at the time of development. The primary concern is the retention of the historic character of the area and maintaining the quality of the development. The site plan review will allow for flexibility in MU development standards based on each individual site and waivers to individual MU standards may be granted as determined to be appropriate.

The current proposal includes reducing the minimum height to one story (18') and adding several uses that are consistent with Historic Stockyards uses and are pedestrian oriented.

A public meeting was held in the Stockyards on June 26, 2014.

Any properties designated as historic must complete review by the Historic and Cultural Landmarks Commission before construction. This process must be completed before the site plan is brought forward for approval.

No one or two family districts are located within 250 feet, therefore no additional regulations such as supplemental buffers or parking will apply.

The motion made by the Zoning Commission was a recommendation of approval with the language for vehicle sales or rental to read new and limited to 6 vehicles. The vote on the motion was 4-3, thereby resulting in a recommendation of Denial.

This case will be heard by the City Council on July 15, 2014.

Site Information:

Applicant: City of Fort Worth Planning & Development Dept.
1000 Throckmorton Street
Fort Worth, TX 76102

Acreage: 175.42 acres

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "F" General Commercial, "J" Medium Industrial, "K" Heavy Industrial / retail and commercial uses

East "K" Heavy Industrial / railroads and industrial uses

South "J" Medium Industrial, "K" Heavy Industrial / commercial uses, limited industrial uses, and vacant land

West "MU-2" High Intensity Mixed-Use / commercial uses and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-025, within rezoning area, from K/DD to MU-2/HSE, approved; and ZC-10-106, ZC-10-116, ZC-11-06, north, west, and south of site, Council-initiated, approved.

Platting History: None.

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|-------------------------|----------------|----------------|------------------------------------|
| NE 28th St. | Major Arterial | Major Arterial | No |
| N. Main St. | Major Arterial | Major Arterial | No |
| NE 23 rd St. | Collector | Collector | No |

Public Notification:

The following Neighborhood Associations were notified:

| | |
|-------------------------------------|-------------------------------------|
| Far Greater Northside Historical NA | Inter-District 2 Alliance |
| Diamond Hill-Jarvis NA | North Fort Worth Historical Society |
| Northside NA | Streams & Valleys |
| FW Downtown Neighborhood Alliance | Fort Worth ISD |

Development Impact Analysis:

1. **Land Use Compatibility**

The subject area covers 175.42 acres and approximately 94 parcels. Primary uses in the area include restaurants, retail, museums, livestock activity and other functions that emphasize the history of the stockyards. The majority of the existing buildings have been built in the pedestrian oriented form similar to that required of the Mixed Use district development standards.

The proposed zoning for high intensity mixed use **is compatible** with the existing uses and development pattern.

2. **Comprehensive Plan Consistency**

This council-initiated zoning change request aligns the future land uses and zoning. The Stockyards area is also included in the Northside Economic Development Strategy.

The 2014 Comprehensive Plan designates the area as Mixed-Use. The proposed zoning districts are consistent with the following Comprehensive Plan policies:

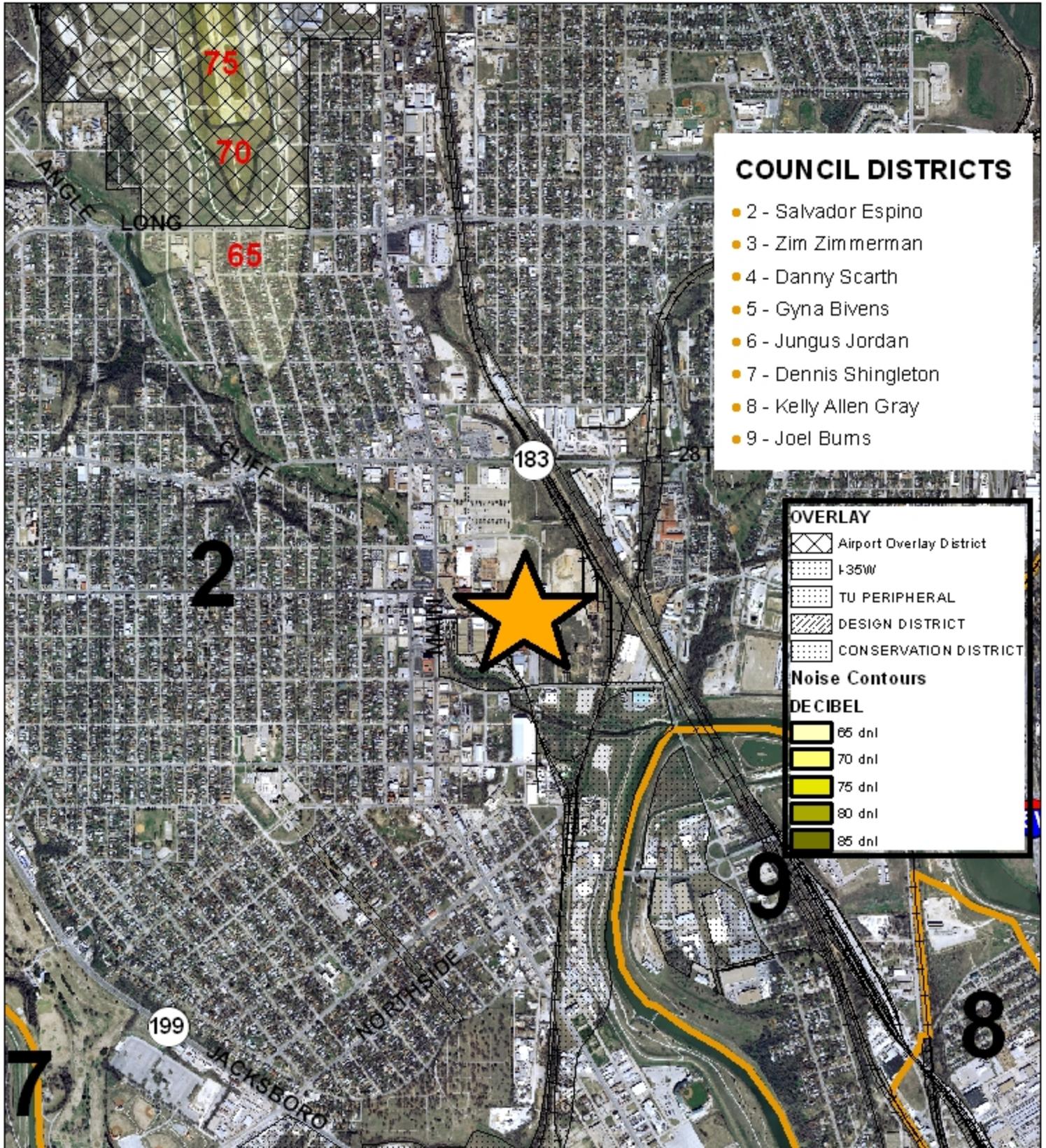
- Encourage appropriate development and redevelopment within the central city commercial districts and neighborhoods. (pg. 39)
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based proximity to future rail transit and key transportation intersections (pg. 39)
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development (pg. 39)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 40)

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

Attachments:

- Location Map
- Exhibit "A"/Development Standards
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Location Map



ZC-14-085
Zoning Commission 7/9/14

EXHIBIT "A"

The below regulations will apply within the Stockyards Planned Development/MU-2 District:

Minimum Height One Story, 18 feet

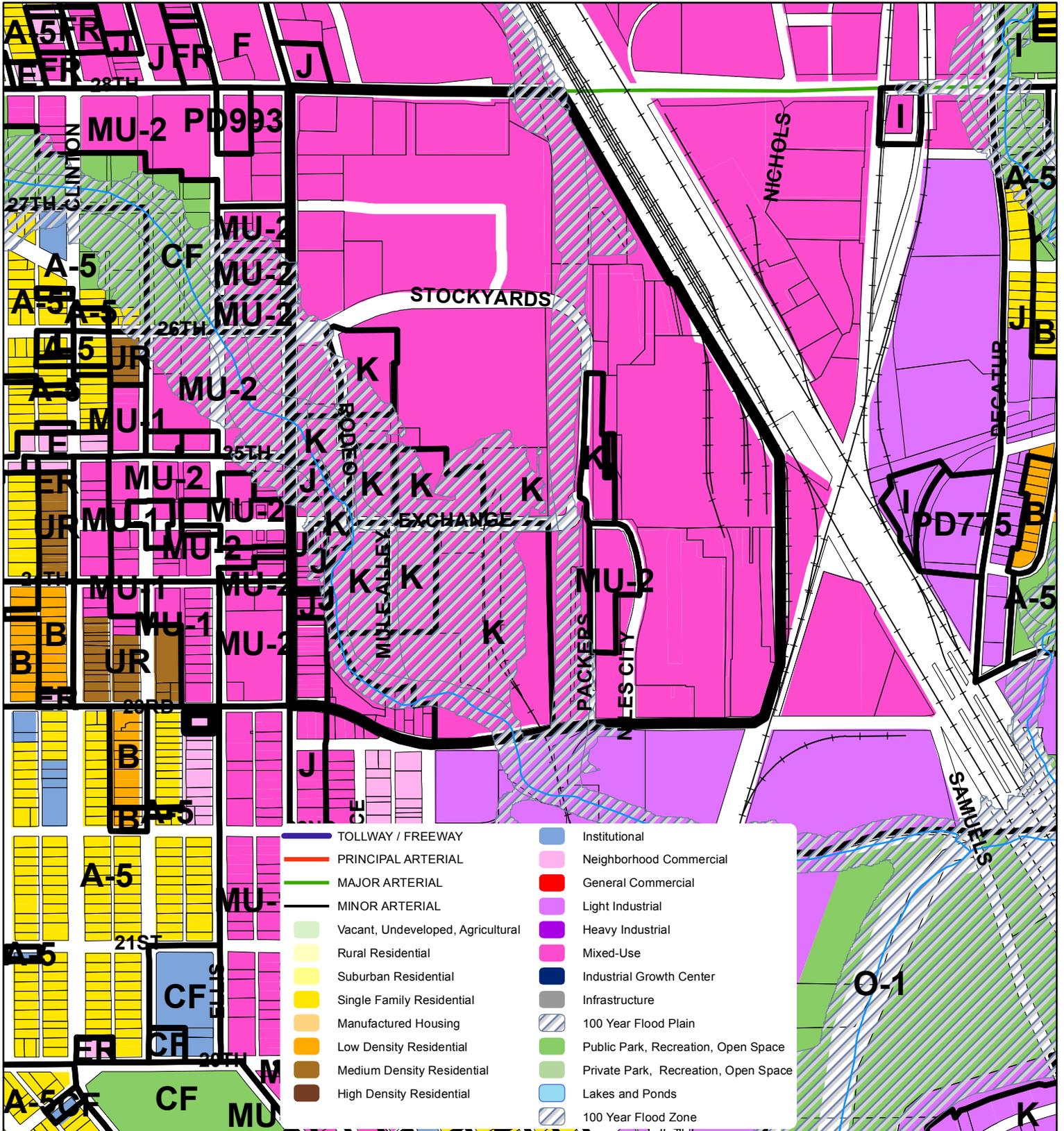
The below uses are added as permitted in the PD/MU-2 district:

1. Blacksmithing or wagon shop
2. Brewpub
3. Brewery, distillery or winery
4. Circus
5. Feed store, no processing/milling
6. Furniture sales, with outside storage/display (new/used)
7. Livestock auction
8. Manufacture of basket material, bicycles, boots/shoes, boxes, caskets
9. Outdoor sales kiosks
10. Stable, commercial, riding, boarding or rodeo arena
11. Stockyards or feeding pens (commercial and noncommercial)
12. Vehicle sales or rental showrooms or kiosks
13. Vendor, transient
14. Veterinary clinic w/outdoor kennels

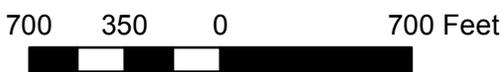
Site plan required.

Revised 6/27/14

Future Land Use



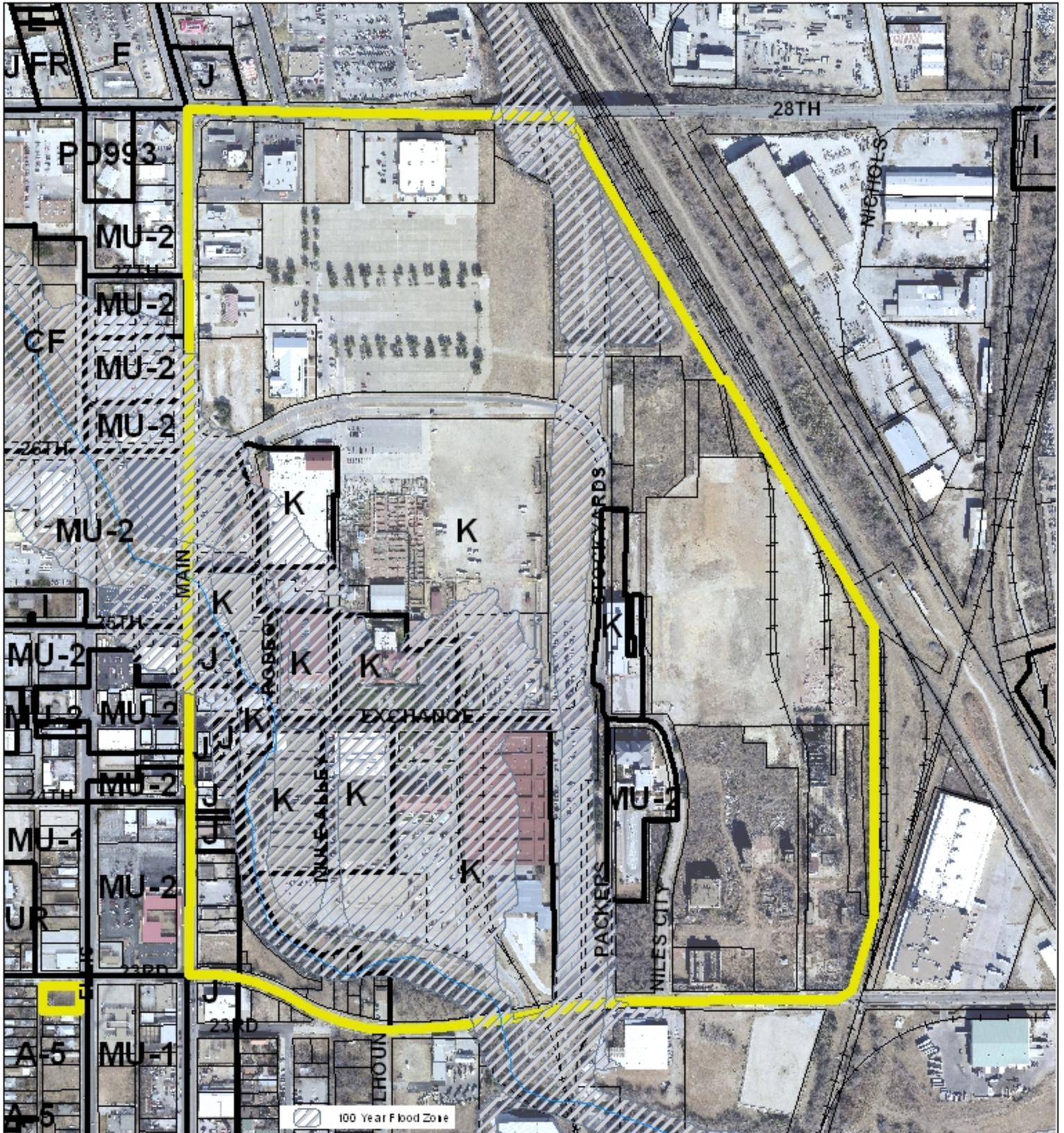
| | | | |
|--|-----------------------------------|--|--------------------------------------|
| | TOLLWAY / FREEWAY | | Institutional |
| | PRINCIPAL ARTERIAL | | Neighborhood Commercial |
| | MAJOR ARTERIAL | | General Commercial |
| | MINOR ARTERIAL | | Light Industrial |
| | Vacant, Undeveloped, Agricultural | | Heavy Industrial |
| | Rural Residential | | Mixed-Use |
| | Suburban Residential | | Industrial Growth Center |
| | Single Family Residential | | Infrastructure |
| | Manufactured Housing | | 100 Year Flood Plain |
| | Low Density Residential | | Public Park, Recreation, Open Space |
| | Medium Density Residential | | Private Park, Recreation, Open Space |
| | High Density Residential | | Lakes and Ponds |
| | | | 100 Year Flood Zone |



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 Photograph



500 250 0 500 Feet

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