



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 14, 2014

Council District 7

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

Opposition: two letters submitted
Support: none submitted

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

Owner / Applicant: Phase III Investments, L.P.

Site Location: 12749 NW Highway 287 Mapsco: 4Z, 5W, 18D, 19A

Proposed Use: Single-family and Multifamily

Request: From: "AG" Agricultural
To: "A-5" One-Family, "C" Medium Density Multifamily

Land Use Compatibility: Requested change is compatible.

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

Background:

The proposed site is located on the southwest corners of Bates Aston Rd, Blue Mound Rd, and US Hwy 287. The applicant would like to rezone 150.05 acres from "AG" Agricultural to A-5" One-Family and "C" Medium Density Multifamily.

The surrounding area is generally undeveloped. A few single-family subdivisions are platted nearby and some industrial businesses are located across the highway. There are no concept plans or preliminary plats currently being processed. The table below provides the configuration of the proposed zoning. The proposed zoning is identified as generally not consistent with the future land use plan, but the design and development of the tract as a whole allows for the consideration of each use as a larger planned development.

Tract	Current Zoning	Proposed Zoning	Acres
Tract 1	AG	A-5	139.37
Tract 2	AG	C	10.2

Site Information:

Owner: Phase III Investments, L.P.
6101 Long Pr Road #744-173
Flower Mound TX 75028
Agent: Hanover Property Company c/o Ben Luedtke
Acreage: 150.05 acres

Comprehensive Plan Sector: Far Northwest

Surrounding Zoning and Land Uses:

North "AG" Agricultural; "I" Light Industrial / vacant
 East "I" Light Industrial / vacant
 South "A-5" One-Family; "C" Medium Density Multifamily; ETJ / vacant, industrial
 West ETJ; / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
 Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
State Hwy 287	Tollway/Freeway	Tollway/Freeway	No
Blue Mound Road	County Road	County Road	No
Alliance Gateway	On MTP/ not constructed	Principal Arterial	No
Bates Aston	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance	NWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone portions of a property to "A-5" One-Family and "C" Medium Density Multifamily. The surrounding uses are primarily vacant with single-family to the west and industrial to the south.

The proposed site is a companion to ZC-14-027, which included 611 acres of agricultural land to the southeast and amended the zoning for single-family and multifamily uses. The proposed rezoning is enlarging overall development. The proposed changes are compatible with surrounding land uses and the multifamily located along Hwy 287 and will provide a buffer to the residential uses.

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 suburban residential. The proposed zoning **is not consistent (Significant Deviation)** with the following Comprehensive Plan policies.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses. (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)

The table below describes the future land use for each tract:

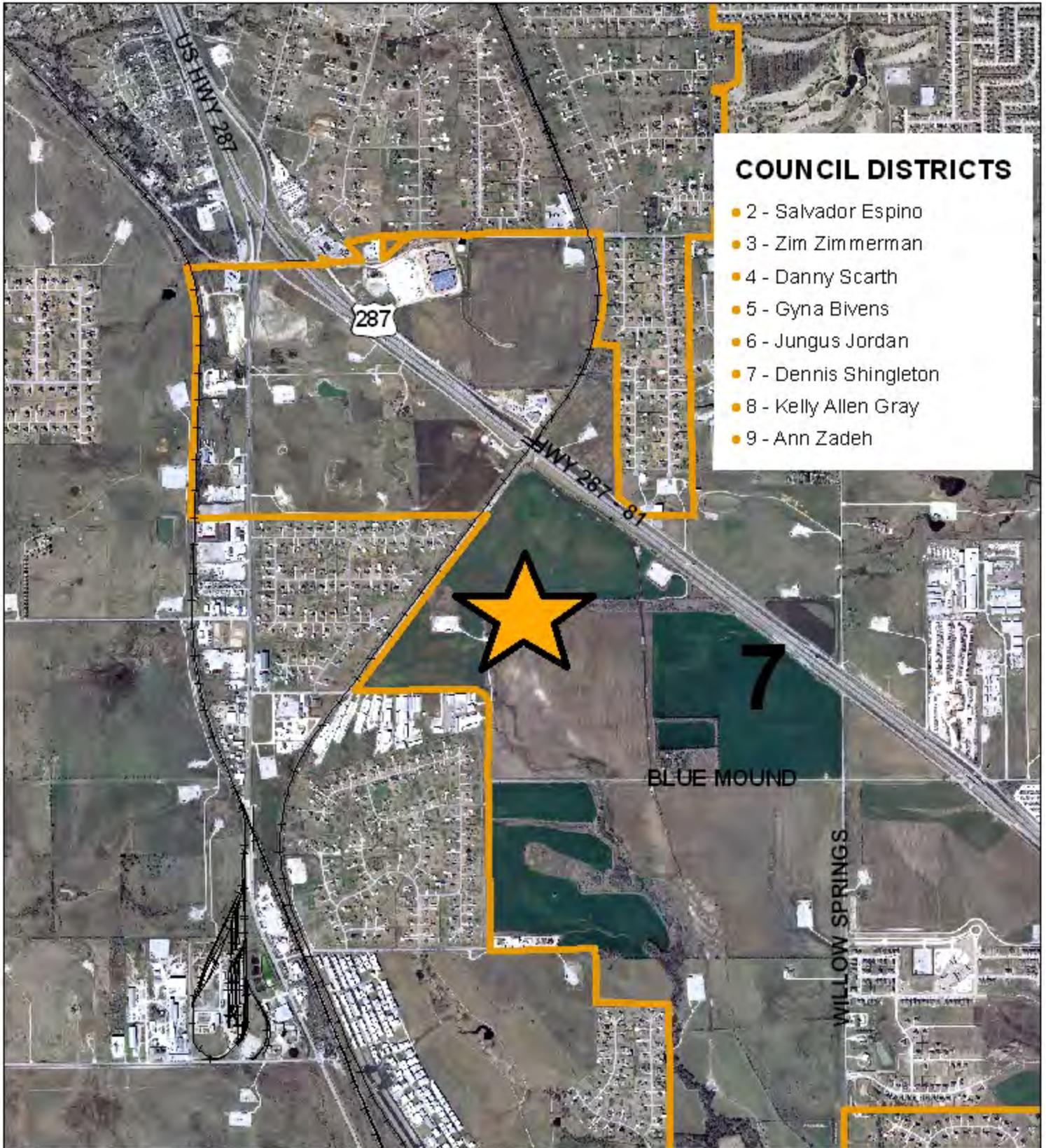
Tract	Proposed Zoning	Future Land Use	Compatibility
Tract 1	A-5	Suburban Residential	Significant Deviation

Tract 2	C	Suburban Residential	Significant Deviation
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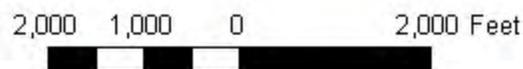
Attachments:

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

Location Map



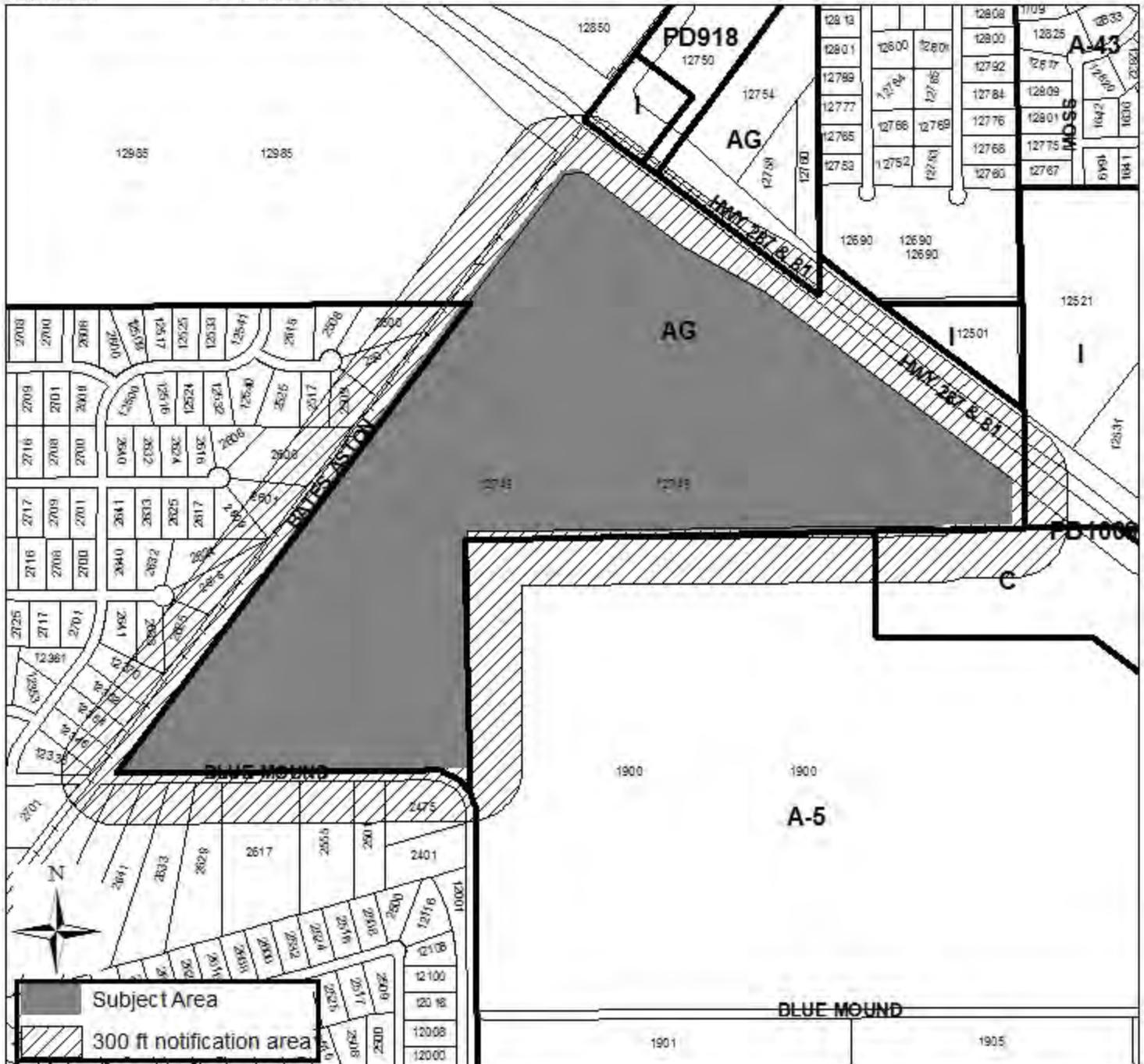
2,000 1,000 0 2,000 Feet





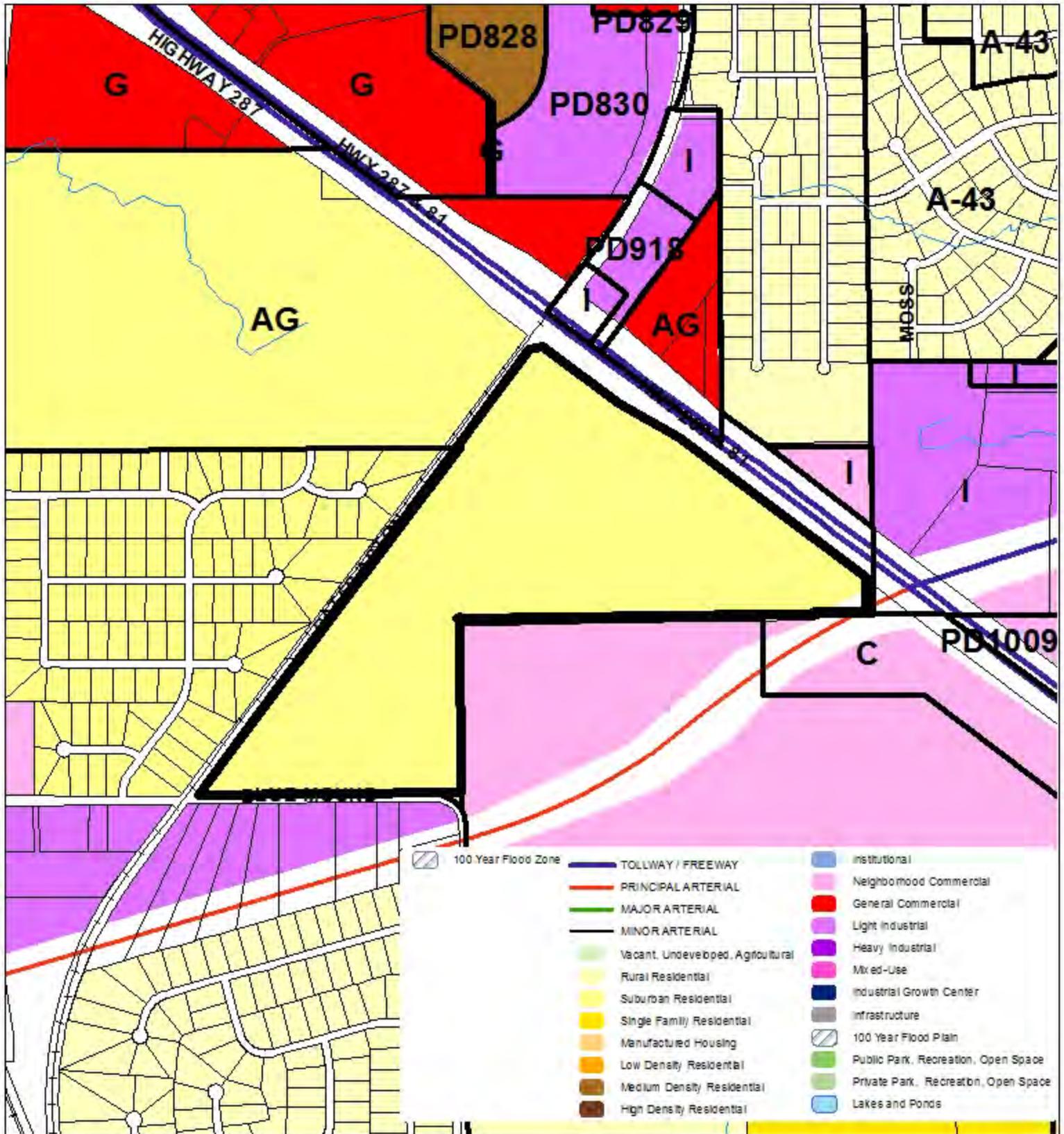
Area Zoning Map

Applicant: Phase III Investments
Address: 12749 NW Highway 287
Zoning From: AG
Zoning To: A-5, C
Acres: 150.051205
Mapsc0: 4Z5W18D19A
Sector/District: Far Northwest
Commission Date: 8/13/2014
Contact: 817-392-8043





Future Land Use

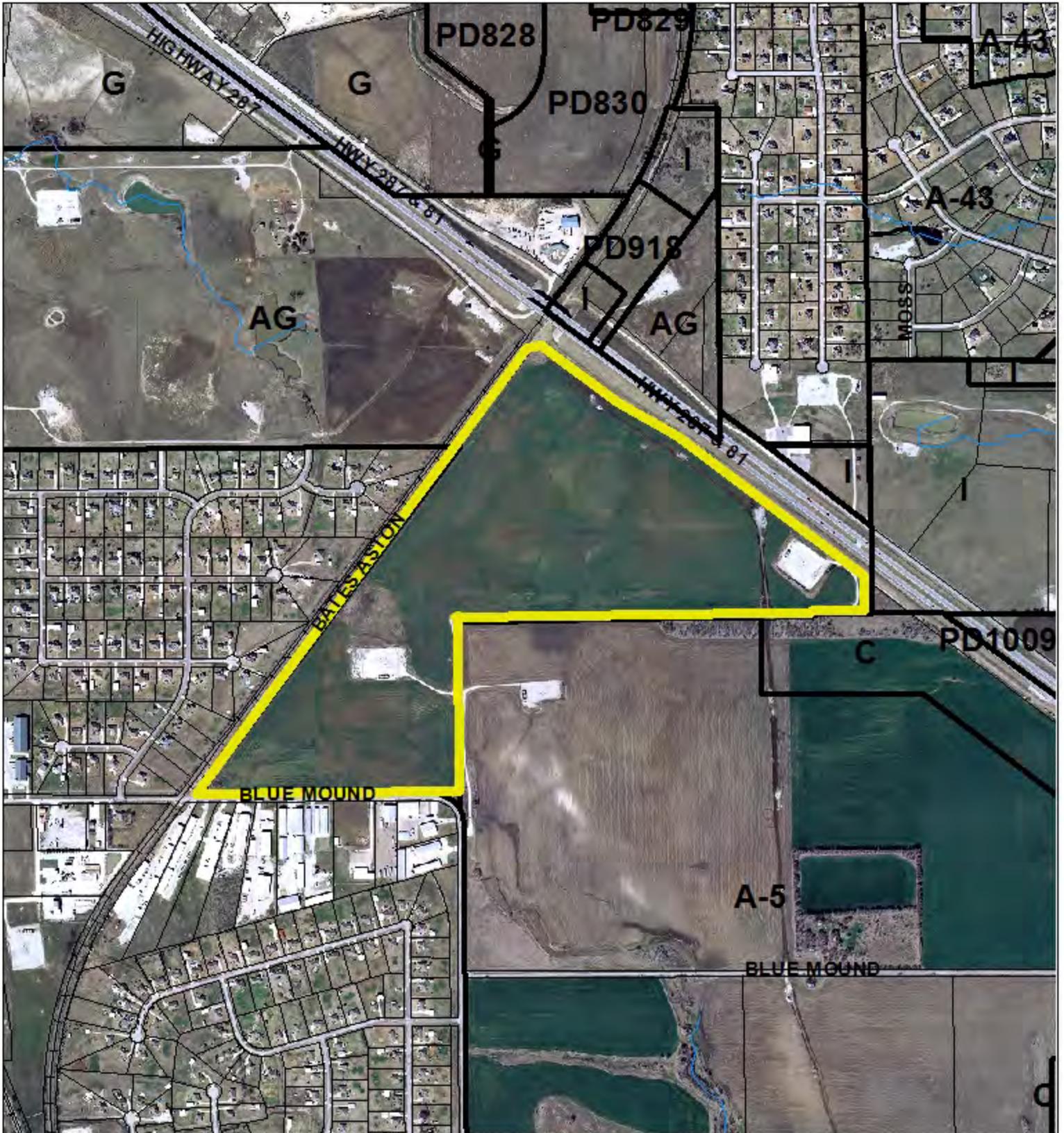


1,000 500 0 1,000 Feet

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 18, 2014.



Aerial Photograph



1,000 500 0 1,000 Feet



100 Year Flood Zone

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.002) Land use designations were approved by City Council on March 18, 2014.



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Mr. Karl Stauss, 3767 Forest Lane, Dallas, Texas, completed a speaker card in support of Zoning Docket ZC-14-090 and was recognized by Mayor Pro tem Zimmerman but did not wish to address Council.

Ms. Judith Crowder, 901 North Throckmorton Street, appeared before Council in support of Zoning Docket ZC-14-090.

Motion: Council Member Allen Gray made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-14-090 be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Price absent.

4. ZC-14-091 - (CD 6) - Tarrant County, 800 E. Rendon Crowley Road; from: "AG" Agricultural and "I" Light Industrial to: "I" Light Industrial (Recommended for Approval by the Zoning Commission)

Mr. James Wu, 500 West 7th Street, Suite 350, completed a speaker card in support of Zoning Docket ZC-14-091 and was recognized by Mayor Pro tem Zimmerman but did not wish to address Council.

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-091 be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Price absent.

5. ZC-14-092 - (CD 7) - 4905 White Settlement, LLC, 4901, 4905, 4911 and 4915 White Settlement Road & 104-106 Nursery Lane; from: "B" Two-Family and "E" Neighborhood Commercial to: "MU-1" Low Intensity Mixed-Use (Recommended for Approval by the Zoning Commission)

Motion: Council Member Shingleton made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-14-092 be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Price absent.

6. ZC-14-094 - (CD 7) - Phase III Investments, L. P., 12749 NW Highway 287; from: "AG" Agricultural to: "A-5" One-Family and "C" Medium Density Multifamily (Recommended for Approval by the Zoning Commission)

Mr. Justin Light, 500 West 7th Street, Suite 600, completed a speaker card in support of Zoning Docket ZC-14-094 and was recognized by Mayor Pro tem Zimmerman but did not wish to address Council.

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Mr. Jim Schell, 500 West 7th Street, Suite 600, completed an undecided speaker card relative to Zoning Docket ZC-14-094 and was recognized by Mayor Pro tem Zimmerman but was not present in the Council Chamber.

Motion: Council Member Shingleton made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-14-094 be continued to the October 14, 2014, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Mayor Price absent.

7. ZC-14-096 - (CD 9) - Will Ed Wadley, 120 University Drive; from: "E" Neighborhood Commercial to expand "PD-458" for additional acreage and open air storage buildings; site plan included. (Recommended for Approval as Amended by the Zoning Commission to include wrought iron fence with masonry columns and remove two driveways)

Motion: Council Member Zadeh made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-14-096 be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Price absent.

8. ZC-14-097 - (CD 9) - Legacy Capital Investment, Gibson Lewis & Jennifer Dennis, Generally portions of the 2300-2400 blocks of McLemore, Race, Akers, Marshall, Gillis and Belknap; from: "A-5" One-Family, "B" Two-Family, "C" Medium Density Multifamily, "I" Light Industrial, "J" Medium Industrial to: "UR" Urban Residential, "MU-1" Low Intensity Mixed-Use and "MU-2" High Intensity Mixed-Use (Recommended for Approval by the Zoning Commission)

Mr. Tom Galbreath, representing Dunaway Associates, 550 Bailey Avenue, Suite 400, appeared before Council in support of Zoning Docket ZC-14-097.

The following individuals completed speaker cards in support of Zoning Docket ZC-14-097 and were recognized by Mayor Pro tem Zimmerman but were not present in the Council Chamber:

- Ms. Janice Michel, 2115 Primrose Avenue
- Mr. Don Szczesny, representing Dunaway Associates, 550 Bailey Avenue, Suite 400

The following individuals completed comment cards in support of Zoning Docket ZC-14-097:

- Mr. Greg Reynolds, 2311 Daisy Lane
- Mr. Aaron Latchaw, 2105 Morning Glory
- Mr. Jarrett Michel, 2115 Primrose Avenue
- Ms. Sheri Meyers, 2515 Primrose Avenue
- Mr. Michael Spencer, 3024 Goldenrod Avenue
- Mr. Sam Stavron, 1202 Bluebonnet Drive

floor and living units above. Mr. Poole said they did meet with the Riverbend NA and adjacent property owners who are in support.

Mr. Genua asked about properties along White Settlement on the south side and if they have curb and gutter. Mr. Poole said they do and they will provide it on their property.

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

6. ZC-14-094 Phase III Investments, L. P. (CD 7) – 12749 NW Highway 287 (J. C. Bates Survey, Abstract No. 226 and the MEP & PRR Co. Survey, Abstract No. 1131, 139.75 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 Phase III Investments LP explained to the Commissioners they are requesting A-5 zoning for 140 acres and C zoning for the remainder 10 acres that surrounds a gas well site. Mr. Schell said this is part of a larger development of about 600 acres that was rezoned back in March. The overall development was displayed on the overhead.

Mr. Genua asked about their having no access from the frontage of SH 287 for the single-family and where will the multifamily get access. Ben Luedtke, 3001 Knox Street, Dallas, Texas said there is no access from the frontage road along 287. The access will come from the west, east and/or Willow Springs Road.

Mr. West asked about the different colors indicated on the map and the school to the southwest. Mr. Schell said it represents the different size lots. Mr. Luedtke said the school proposed to the southwest is Northwest ISD and that both well sites are in use; one of them is a multi-well site.

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-14-094
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Mike Stewart	2649 Blue Mound	In	Opposition	Sent letter in

7. ZC-14-095 FM 1187 Partners, LP (CD 6) – 401 W. Rendon Crowley Road (John Steele Survey, Abstract No. 1381, 5.47 Acres): from “A-5” One-Family and “PD-548” Planned Development for “FR” General Commercial Restricted uses excluding tattoo parlors and pawn shops; site plan waived to amend “PD-548” Planned Development to include mini-storage; site plan included for mini-storage use