



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 3, 2015

Council District 6

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

Opposition: Two letters submitted
Support: One person spoke, two letters submitted

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

Owner / Applicant: **AM Pate, Jr. et al**

Site Location: 6500 - 6800 blocks Dirks Road/Altamesa Boulevard
Mapsco: Multiple

Proposed Use: **Commercial, Single-family and Mixed-Use**

Request: From: Unzoned
To: "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial with excluded uses and development standards to height and commercial lighting adjacent to residential, "MU-2" High Intensity Mixed-Use and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with excluded uses; site plan waiver recommended

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

Comprehensive Plan Consistency: Requested change **is consistent (Tracts 3 and 4); is not consistent - Significant Deviation (Tracts 1 and 2); is partially consistent - Minor Boundary Adjustment (Tract 5)**

Background:

The proposed site is located south of Altamesa/Dirks Rd with the western boundary at Chisholm Trail Parkway. The applicant proposes to rezone 471.9 acres including 5 tracts from Unzoned to "A-5" One-Family, MU-2 High Intensity Mixed-Use, "PD/G" Planned Development for G Intensive Commercial, and "PD/MU-2" Planned Development for MU-2 High Intensity Mixed-Use. The proposed zoning includes development standards and excluded uses in "PD/G" and excluded uses in "PD/MU-2" as a result from neighborhood meetings.

Tract 1, (1A 9.516 acres and 1B 83.471 acres, from Unzoned to "PD-G" Planned Development Commercial with site plan waiver and with the following limitations:

- 1. Tract 1A: Limited to a **maximum height of three (3) stories** or thirty six feet (36'), Tract 1B Limited to a **maximum height of five (5) stories** or sixty feet (60'),

2. Commercial **lighting** will be designed and constructed to not be obtrusive to the adjacent "A-5" single family residential zoning to the north,
3. The below listed "G "uses shall be **excluded**:
 - Probation or parole office
 - Electric power substation
 - Telecommunications tower (allow stealth towers & antennas on buildings)
 - Amusement, outdoor
 - Massage parlor (allow massage therapy)
 - Theater, drive-in
 - Recreational vehicle park
 - Feed store, no processing/milling
 - Mortuary or funeral home
 - Newspaper distribution center
 - Pawn shop
 - Tattoo parlor
 - Taxidermist shop
 - Automotive repair, paint and body shop
 - Vehicle sales or repair; including automobiles, motorcycles, boats or trailers
 - Airport, aviation field, or landing area (allow helistop)
 - Recycling collection facility
 - Batch plant, concrete or asphalt (temporary)
 - Trailer, portable; sales, construction or storage

Tract 2, 43.773 acres and **Tract 3**, 68.748 acres, (112.521 acres total), (west of Chisholm Trail Parkway, SH-121T), from Unzoned to "PD-MU-2" Planned Development Mixed Use with waiver of site plan and with the following limitations:

1. The below listed "MU-2 "uses shall be **excluded**:
 - Community Home
 - Group Home I
 - Group Home II
 - Probation or parole office
 - Electric power substation
 - Telecommunications tower (allow stealth towers & antennas on buildings)
 - Baseball/softball facility (commercial)
 - Massage parlor (allow massage therapy)
 - Mortuary or funeral home
 - Newspaper distribution center
 - Pawn shop
 - Tattoo parlor
 - Taxidermist shop
 - Automotive repair, paint and body shop
 - Recreational vehicle (RV) sales/service
 - Assaying
 - Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes
 - Bottling works, milk or soft drinks
 - Food processing (no slaughtering)
 - Manufacture of artificial flowers, ornaments, awning, tents, bags, cleaning/polishing preparations, boats under 28 feet in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade
 - Monument/marble works, finishing and carving only
 - Monument works, stone
 - Paper box manufacturing
 - Pattern shop
 - Printing, lithographing, book-binding, newspapers or publishing

- Rubber stamping shearing/punching
- Sheet metal shop
- Welding shop, custom work (not structural)
- Airport, aviation field, or landing area (allow helistop)
- Railroad roundhouse or railroad car repair shop
- Recycling collection facility
- Storage outside (display outside allowed)
- Trailer, portable; sales, construction or storage

Tract 4, 23.829 acres, (east of Chisholm Trail Parkway, SH-121T), from Unzoned to “MU-2” Mixed Use

Tract 5, 238.561 acres, from Unzoned to “A-5” Single Family Residential

Annexation is occurring simultaneously, with both items scheduled to be approved on November 3, 2015. The Thoroughfare Plan realignment has been approved.

The proposed development is intended to be a mixed-use gateway into southwest Fort Worth, due to its proximity Chisholm Trail Parkway, Bryant Irvin, Altamesa/Dirks Rd and the future proposed commuter rail station at Sycamore School Rd. In addition, the proposed Mixed-Use will provide southwest Fort Worth with an alternative to suburban development by encouraging the following mixed-use principals.

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

The applicant is working through an adjustment of the Bryant Irvin road extension which will include a property swap of approximately eight acres. This will occur after the annexation and zoning is complete, and they will apply as needed for adjustment of the zoning.

Site Information:

Owner: AM Pate, Jr. et al
 Acreage: 471.9
 Agent: Dunaway/Tom Galbreath, Barry Hudson
 Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:

North “A-5” One-Family; “R-1” Zero lot line/Cluster; “F” General Commercial; “G” Intensive Commercial; “I” Light Industrial / single-family, commercial, vacant
 East PD 656 “PD/SU” for all uses in “I” minus certain uses; “AG” Agriculture; “R-2” Townhouse/Cluster; “G” Intensive Commercial / vacant
 South “FR” General Commercial Restricted / vacant
 West “FR” General Commercial Restricted; “C” Medium Density Multifamily / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Chisholm Trail	Tollway/Freeway	Tollway/Freeway	No
Bryant Irvin	Not constructed	Major Arterial	No
Dirks/Altamesa	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Wedgwood	Briarcliff Estates
Vista Ridge Addition	District 6 Alliance
Quail Ridge Estates Phase II	Trinity Habitat for Humanity
Quail Ridge Estates	Streams & Valleys, Inc
Park Palisades	Fort Worth ISD
Mira Vista	Crowley ISD

*Located within this organization’s boundary

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone to “A-5” One-Family, “PD/G” Intensive Commercial; “PD/MU-2” High Intensity Mixed-Use with exclusions and development standards. The surrounding land uses are primarily vacant with single-family and commercial to the north. The applicant intends to develop roughly 471.9 acres for single-family, commercial, and mixed-use zoning.

The majority of the site is compatible with surrounding land uses. The proposed “G” and “MU-2” is designed to provide services to the surrounding single-family and is appropriate along Altamesa/Dirks Rd. and Chisholm Trail Pkwy. The single-family will be interior the overall site.

The table below describes compatibility with the surrounding uses.

Tract	Proposed Zoning	Surrounding Land Uses	Compatibility
Tract 1	G	Vacant, Single-family	Yes
Tract 2	MU-2	Vacant	Yes
Tract 3	MU-2	Vacant	Yes
Tract 4	MU-2	Vacant	Yes
Tract 5	A-5	Single-family	Yes

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as single-family, neighborhood commercial, general commercial, light industrial and general commercial, institutional, and mixed-use. These future land uses were adjusted in the past few years to support the proposed rail station and new tollway. The overall tract encompasses a wide area with various future land use designations. As a result, the table below describes consistencies with the Comprehensive Plan.

Tract	Proposed Zoning	Future Land Use	Compatibility
Tract 1	G	Single-family; Neighborhood Commercial; General Commercial	No-Significant Deviation

Tract 2	MU-2	Single-family; Neighborhood Commercial	No-Significant Deviation
Tract 3	MU-2	General Commercial	Yes
Tract 4	MU-2	General Commercial	Yes
Tract 5	A-5	Institutional, Single-family; Mixed-Use	Partially Consistent-Minor Boundary Adjustment

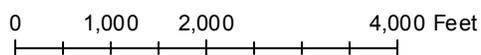
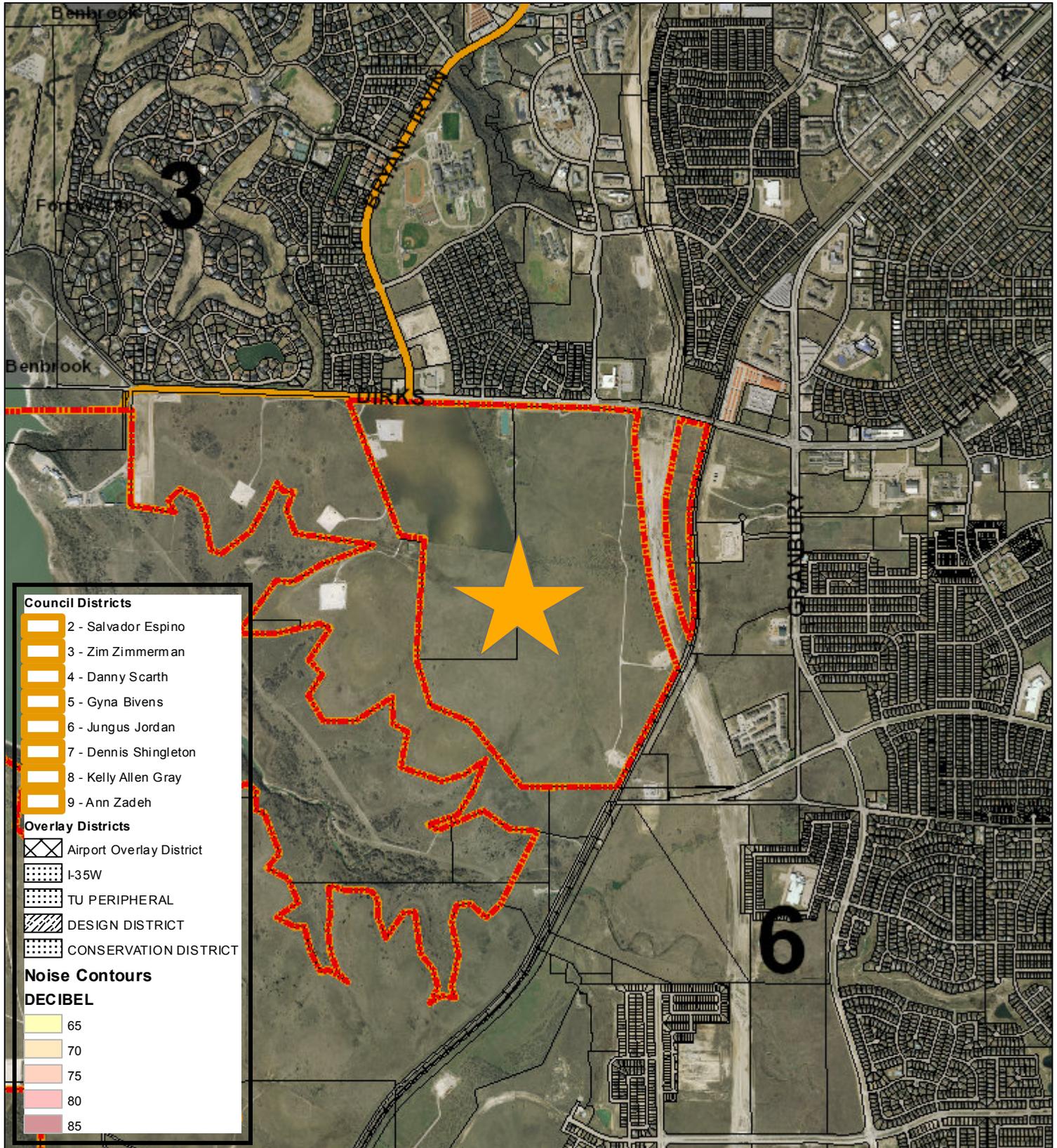
The proposed site is located in close proximity to Chisholm Trail Parkway which provides access to Downtown Fort Worth and the planned Sycamore School Road rail station. This development would provide southwest Fort Worth a growth center that encourages compact development, walkability, and a general shopping and living destination for this part of the region. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Attachments:

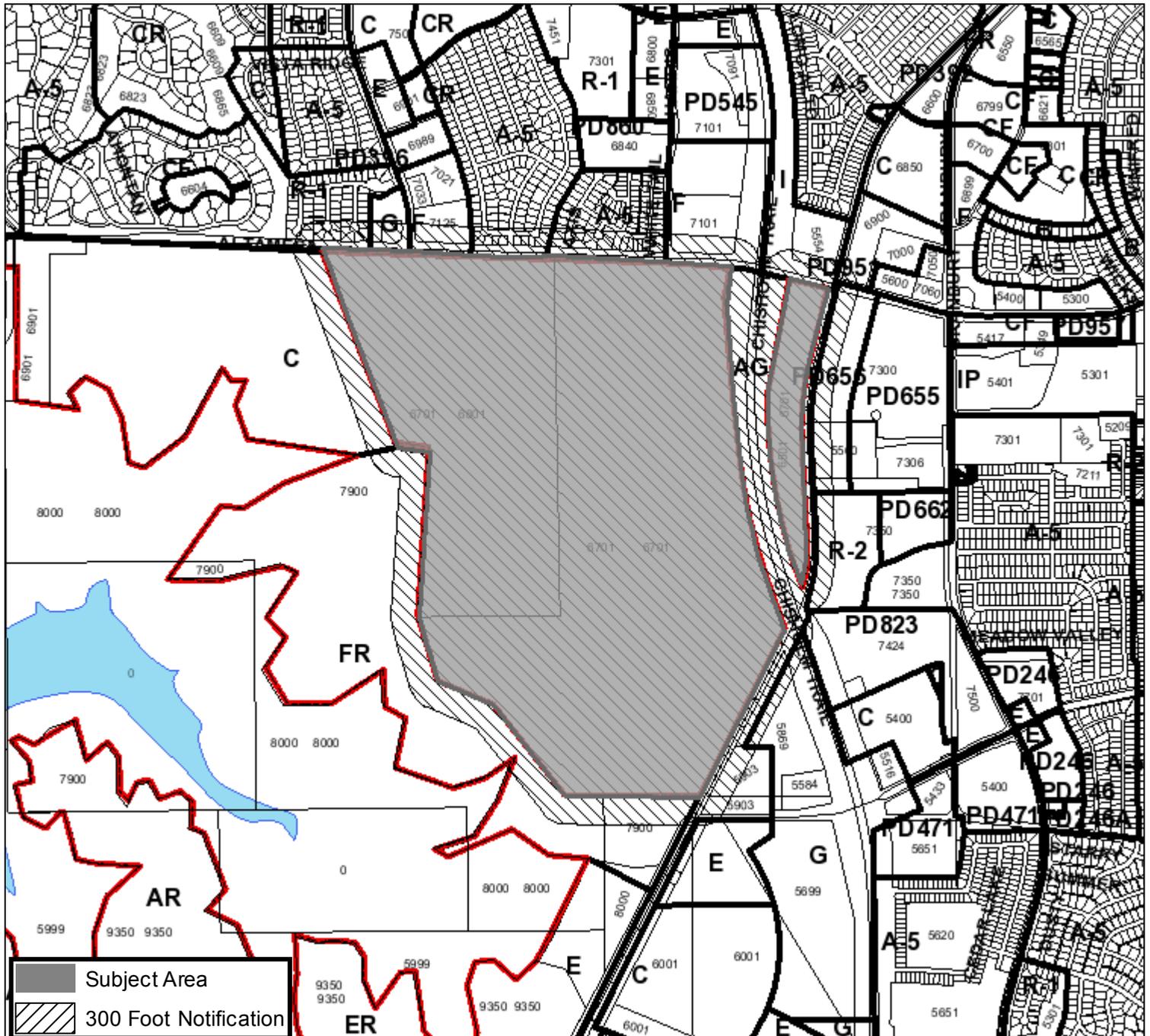
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Development Standards
- Minutes from the City Council meeting
- Minutes from the Zoning Commission meeting

Area Map

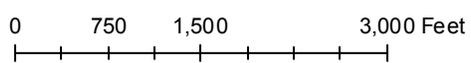


Area Zoning Map

Applicant: AM Pate, Jr. et al
 Address: 6500 - 6800 blocks Dirks Road/Altamesa Boulevard
 Zoning From: Unzoned
 Zoning To: A-5, G, MU-2
 Acres: 471.95528899
 Mapsco: multiple
 Sector/District: Far Southwest
 Commission Date: 11/12/2014
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



TRACT 1A
 'PD-G'
 3-STORY LIMIT
 COMMERCIAL
 (9.516 AC)

TRACT 4
 'MU-2'
 MIXED USE
 (23.829 AC)

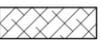
TRACT 1B
 'PD-G'
 5-STORY LIMIT
 COMMERCIAL
 (83.471 AC)

TRACT 2
 'PD-MU-2'
 MIXED USE
 (43.773 AC)

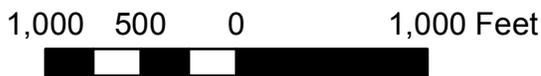
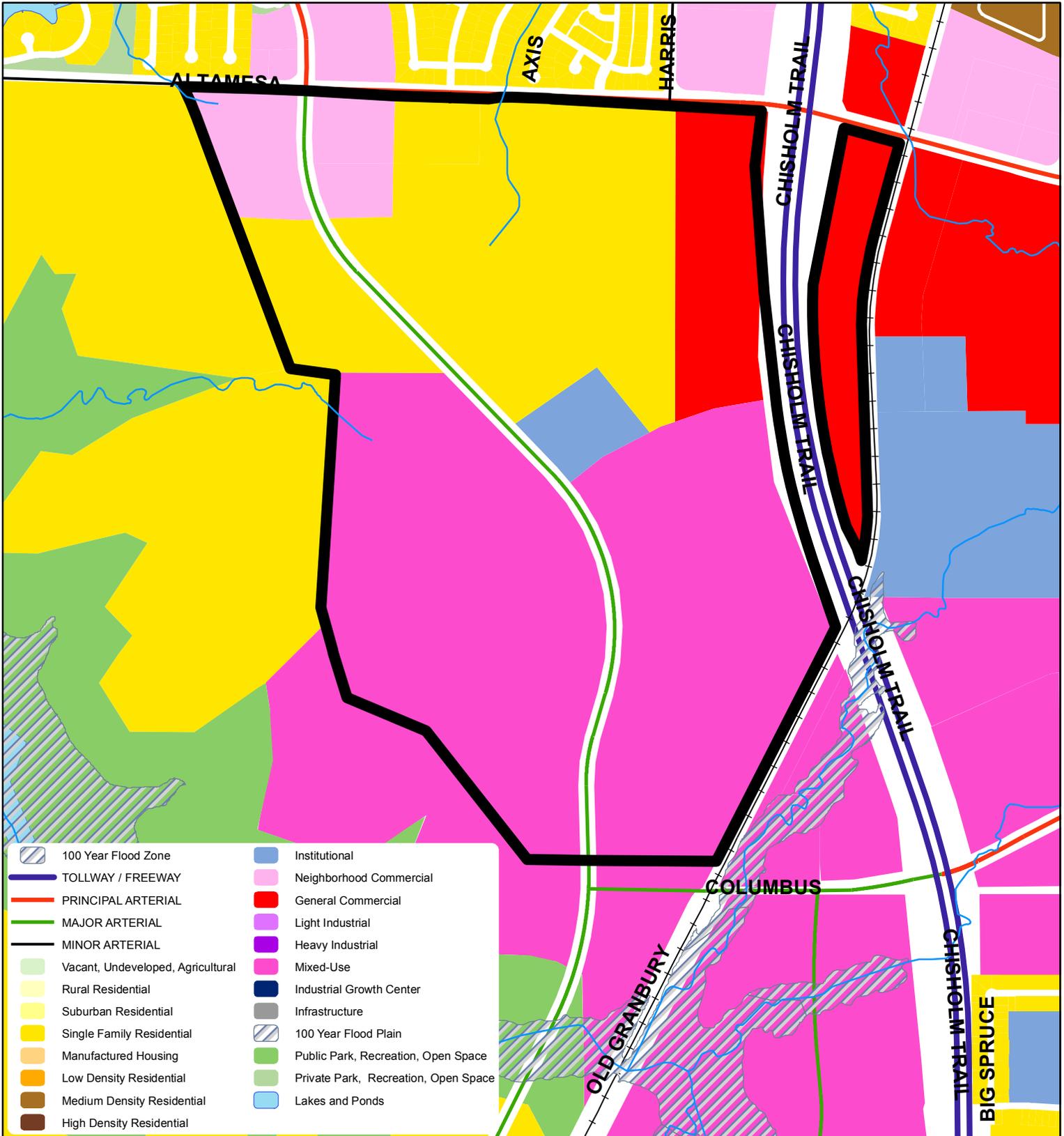
TRACT 5
 'A-5'
 SINGLE FAMILY
 (238.561 AC)

TRACT 3
 'PD-MU-2'
 MIXED USE
 (68.748 AC)

EXIST.
FR

-  **TRACT 1A**
'PD-G' 3-STORY COMMERCIAL
-  **TRACT 1B**
'PD-G' 5-STORY COMMERCIAL
-  **TRACTS 2 AND 3**
'PD-MU-2' MIXED USE
-  **TRACT 4**
'MU-2' MIXED USE
-  **TRACT 5**
'A-5' SINGLE FAMILY

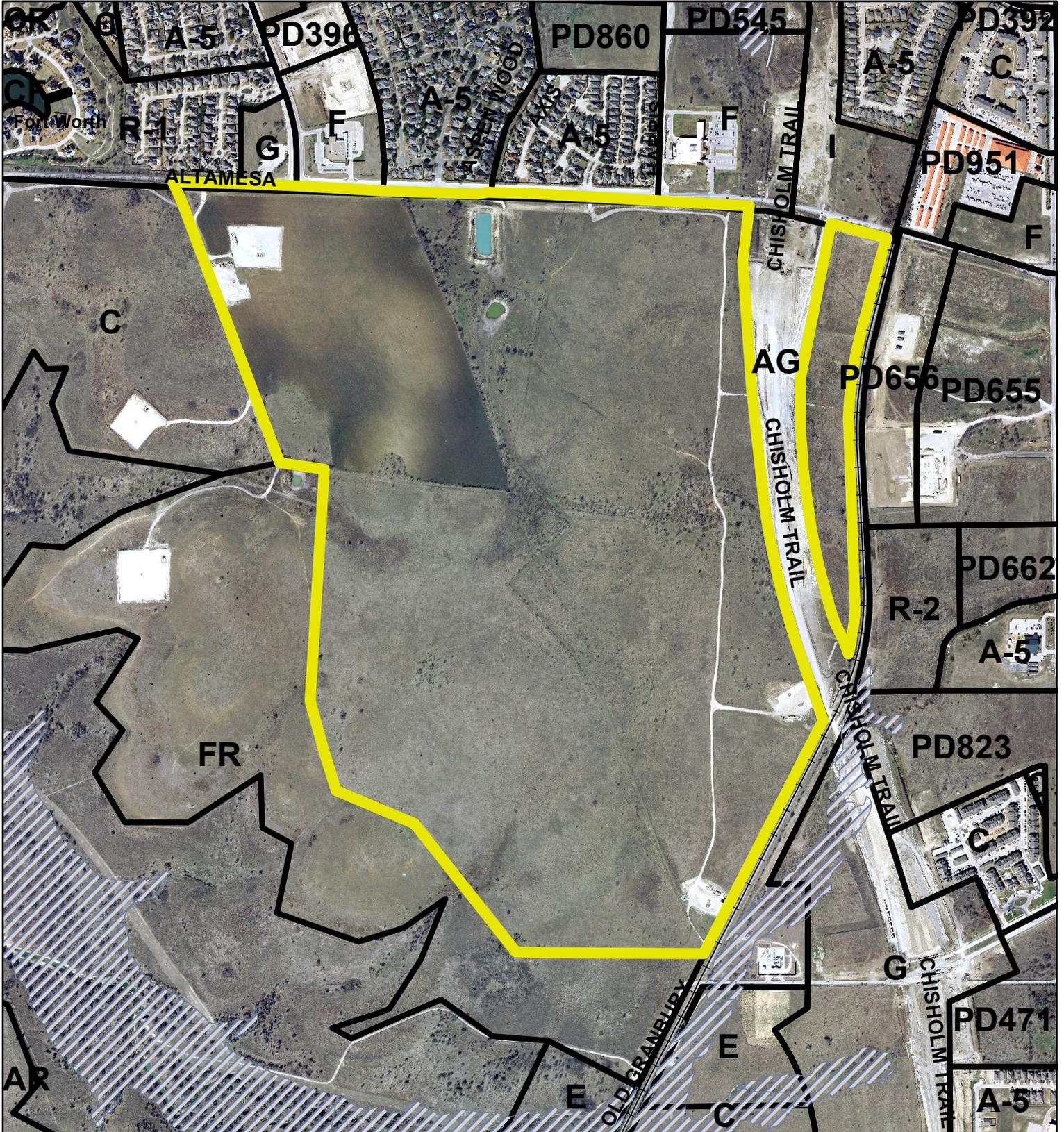
Future Land Use



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



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.



XIV. ZONING HEARING

City Secretary Kayser advised that Mayor and Council Communication L-15771 was a companion of Zoning Docket ZC-14-147 and would be moved up on the Council Agenda and both items would be handled under one motion.

1. **M&C L-15771 - Consider Institution and Adoption of Ordinance for the Owner-Initiated Annexation of Approximately 468.04 Acres of Land, Situated in the John F. Heath Survey, Abstract No. 641, Tarrant County, Texas, Located South of Altamesa Boulevard and West of the Fort Worth and Western Railroad (COUNCIL DISTRICT 6) (Continued from a Previous Meeting)**

The City Council, at its meeting of May 5, 2015, continued Zoning Docket ZC-14-147:

1. **ZC-14-147 - (CD 6) - AM Pate, Jr. et al, 6500-6800 Block Dirks Road/Altamesa Boulevard; from: Unzoned to: "A-5" One-Family, "MU-2" High Intensity Mixed-Use, "PD/G" Planned Development for all uses in "G" Intensive Commercial with exclusions and development standards to height and commercial lighting adjacent to residential and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions; site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission to PD/G and PD/MU-2, tracts 1, 2, 3) (Continued from a Previous Meeting)**

Mr. Tom Galbreath, 550 Bailey Avenue, Suite 400, appeared before Council in support of Mayor and Council Communication L-15771 and Zoning Docket ZC-14-147.

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication L-15771 and Zoning Docket ZC-14-147 be continued to the November 3, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

The City Council, at its meeting of August 4, 2015, continued Zoning Docket ZC-15-047:

2. **ZC-15-047 - (CD 9) - MF Advisory Services, Inc., 4529 & 4533 Houghton Avenue; from: "B" Two-Family to: "ER" Neighborhood Commercial Restricted (Recommended for Approval as Amended by the Zoning Commission to "ER" Neighborhood Commercial Restricted) (Continued from a Previous Meeting)**

Motion: Council Member Zadeh made a motion, seconded by Council Member Zimmerman, that Zoning Docket ZC-15-047 be denied without prejudice. The motion carried unanimously 9 ayes to 0 nays.

XII. PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS, COMMISSIONS AND/OR CITY COUNCIL COMMITTEES

There were no presentations and/or communications from boards, commissions and/or City Council committees.

XIII. ZONING HEARING

The City Council, at its meeting of April 7, 2015, continued Zoning Docket ZC-14-147:

- 1. ZC-14-147 - (CD 6) - AM Pate, Jr. et al, 6500-6800 Block Dirks Road/Altamesa Boulevard; from: Unzoned to: "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards; site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission to PD/G and PD/MU-2) (Continued from a Previous Meeting)**

Mr. Tom Galbreath, 550 Bailey Avenue, Suite 400, appeared before Council in support of Zoning Docket ZC-14-147.

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-147, be continued to the September 1, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on April 17, 2015.

- 2. ZC-15-006 - (CD 7) - Crestmont Management Co., LLC, 1600 Montgomery Street and 3609-3613 Crestline Road; from: "PD-770" Planned Development/Specific Use for offices; site plan approved to: Amend "PD-770" PD/SU Planned Development/Specific Use for camera shop, photography studio, art studio, office, museum; site plan required. (Recommended for Approval by the Zoning Commission)**

Mr. Phillip Poole, 2918 Wingate, appeared before Council in support of Zoning Docket ZC-15-006.

XII. PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS, COMMISSIONS AND/OR CITY COUNCIL COMMITTEES

There were no presentations and/or communications from boards, commissions and/or City Council committees.

XIII. RESOLUTION

1. A Resolution Adopting Rules for the Administration of the City of Fort Worth Relocation Assistance Program

It was recommended that the City Council adopt a resolution adopting rules for the administration of the City of Fort Worth Relocation Assistance Program.

Ms. Amy Bernoski-Ebnet, 6824 Bernadine Drive, Watauga, Texas, appeared before Council undecided relative to the resolution.

Motion: Council Member Jordan made a motion, seconded by Council Member Bivens, that Resolution No. 4430-04-2015 be adopted. The motion carried unanimously 9 ayes to 0 nays.

XIV. ZONING HEARING

The City Council, at its meeting of March 3, 2015, continued Zoning Docket ZC-14-147:

1. ZC-14-147 - (CD 6) - AM Pate, Jr. et al, 6500-6800 Block Dirks Road/Altamesa Boulevard; from: Unzoned to: "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards; site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission to PD/G and PD/MU-2) (Continued from a Previous Meeting)

Mr. Tom Galbreath, 550 Bailey Avenue, Suite 400, completed a speaker card in support of Zoning Docket ZC-14-147 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Espino, that Zoning Docket ZC-14-147 be continued to the May 5, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

The City Council, at its meeting of February 3, 2015, continued Zoning Docket ZC-14-147:

- 3. ZC-14-147 - (CD 6) - AM Pate, Jr. et, al, 6500-6800 Blocks Dirks Road/Altamesa Boulevard; from: Unzoned to: "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards; site plan waiver recommended (Recommended for Approval by the Zoning Commission)**

Mr. Tom Galbreath, 550 Bailey Avenue Suite 400, completed a speaker card in support of Zoning Docket ZC-14-147 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-147 be continued to the April 7, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on February 16, 2015.

- 4. ZC-14-159 - (CD 3) - R/P LLC II, Ltd., 2500 River Park Drive; from: "G" Intensive Commercial to: "PD/R1" Planned Development for all uses in "R1" Zero Lot Line/Cluster with the following waivers: less than minimum lot size of 3,300 sf, less than 5 ft. side yard setbacks, and less than 33 ft. lot width at the building line, site plan included. (Recommended for Approval by the Zoning Commission)**

Mr. Robert ("Bob") West, 301 Commerce Street, Suite 3500, completed a speaker card in support of Zoning Docket ZC-14-159 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Zimmerman made a motion, seconded by Council Member Scarth, that Zoning Docket ZC-14-159 be continued to the April 7, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

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Motion: Council Member Bivens made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication C-27165 be approved and Appropriation Ordinance No. 21620-01-2015 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

XV. ZONING HEARING

The City Council at its meeting of December 2, 2014, continued Zoning Docket ZC-14-147:

- 1. ZC-14-145 - (CD 7) - 156 Holdings LLC, and Kenneth, Mary and Samuel Leporis, 10365 Blue Mound Road and 600 Bonds Ranch Road; from: "I" Light Industrial to: "PD/I" Planned Development for all uses in "I" Light Industrial plus mini warehouse; site plan included. (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**

Mr. Coy Quine, 301 South Sherman, Suite 100, Richardson, Texas, completed a speaker card in support of Zoning Docket ZC-14-145 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Shingleton made a motion, seconded by Council Member Zimmerman, that Zoning Docket ZC-14-145 be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

The City Council at its meeting of December 9, 2014, continued Zoning Docket ZC-14-147:

- 2. ZC-14-147 - (CD 6) - AM Pate, Jr. et al, 6500-6800 Block Dirks Road/Altamesa Boulevard; from: Unzoned to: "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards; site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission to PD/G and PD/MU-2) (Continued from a Previous Meeting)**

Mr. Tom Galbreath, 550 Bailey Avenue, Suite 400, completed a speaker card in support of Zoning Docket ZC-14-147 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-147 be continued to the March 3, 2015, Council meeting. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

XV. ZONING HEARING

The City Council at its meeting of December 2, 2014, continued Zoning Docket ZC-14-103:

- 1. ZC-14-103 - (CD-ALL) - City of Fort Worth Planning & Development: Text Amendment: Urban Forestry; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of the City of Fort Worth (1986), by amending: Chapter 6, "Development Standards" of Article 3, "Landscaping, Buffers, and Urban Forestry" to revise Section 6.302 "Urban Forestry" Regulations Relating to Tree Coverage, Preservation, Planting and Maintenance; and Amend Chapter 9, "Definitions," Section 9.101, "Defined Terms" to Revise and add Definitions related to Urban Forestry (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**

Motion: Council Member Zimmerman made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-14-103 be continued to the February 3, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on November 21, 2014.

- 2. ZC-14-147 - (CD 6) - AM Pate, Jr. et al, 6500-6800 Block Dirks Road/Altamesa Boulevard; from: Unzoned to: "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards; site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission to PD/G and PD/MU-2)**

Mr. Tom Galbreath, 550 Bailey Avenue, Suite 400, completed a speaker card in support of Zoning Docket ZC-14-147 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-147 be continued to the January 27, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

		notification area			
Wanda Chang	NA	Out	Opposition		Sent letter in

8. ZC-14-147 A. M. Pate Jr. etal (CD 6) – 6500-6800 Block Dirks Road/Altamesa Boulevard (W. Redfield Survey, Abstract No. 1348, 471.95 Acres): from Unzoned to “A-5” One-Family, “PD/G” Planned Development for all uses in “G” Intensive Commercial and “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed-Use with exclusions and development standards; site plan waiver requested

Tom Galbreath, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing A. M. Pate Jr., etal explained to the Commissioners the request and presented a power point presentation. Mr. Galbreath said they held a meeting with the neighborhood on November 5, 2014 to hear the concerns from about possible uses, lighting and height. They have amended their request based on that meeting to change two areas to PD for G and PD for MU-2, excluding uses with development standards. The slide indicated future land uses for the project with the lifestyle center at the northern boundary, apartments with parking garages below, then residential detached two story homes. There will be mixed use along the eastern side adjacent to the Tollway.

Ms. Reed asked about the lifestyle center. Mr. Galbreath said it is the idea where you can live, work and play; a true mixed-use.

Mark Brister, 7905 Vista Ridge Drive North, Fort Worth, Texas spoke in support as long as the changes were made to a PD.

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

Document received for written correspondence					ZC-14-147
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Terry Quail HOA	Jobe/Ridge 7162 White Tail Ct	In		Support	Sent letter in
Mark Brister	7905 Vista Ridge	In		Support	Spoke at hearing

9. ZC-14-148 B.N.M. Properties (CD 7) – 8701 Old Decatur Road (Heirs of Benjamin Thomas Survey, Abstract No. 1497, 14.57 Acres): from “C” Medium Density Multifamily, “E” Neighborhood Commercial, and “PD-544” Planned Development for one-family residential with forty foot lots and five foot side yards to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus grocery store over 60,000 square feet; site plan included