



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2015

Council District 5

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Newport Holdings Inc.

Site Location: 10731 Mosier Valley Road, 10650 Tube Drive Mapsco: 54WX

Proposed Use: Multifamily

Request: From: "AG" Agricultural and "C" Medium Density Multifamily

To: "C" Medium Density Multifamily

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Technical Inconsistency).

Background:

The proposed site is located south of State Highway 10 on Tube Drive south of Trinity Dr. The applicant is requesting a zoning change to "AG" Agricultural and "C" Medium Density Multifamily to "C" Medium Density Multifamily. The applicant would like to rezone approximately 5 acres that will become a part of the parcel to the east which is currently being developed for multifamily uses.

The proposed site has been reconfigured, reclaiming the former sand and gravel mining operation on the site to become a multifamily community. The proposed site was zoned "AG" in 2005 as part of another proposed project. The land was committed to open space in support for the planned project at that time. This project was not constructed. The AG portion is not needed for open space and the applicant would like to add this land to the new proposed project.

Site Information:

Owner:	Newport Holdings Inc. PO Box 200428 Arlington, Texas 76006
Agent:	Bryan Klein
Acreage:	5.09
Comprehensive Plan Sector:	Eastside

Surrounding Zoning and Land Uses:
North "C" Medium Density Multifamily / vacant

East "C" Medium Density Multifamily / vacant
 South "AG" Agricultural / vacant
 West "C" Medium Density Multifamily / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: ZC-05-305, from "C" Medium Density Multifamily to "AG" Agricultural; effective 4/14/06 (subject property)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Valley Vista Dr	Residential	Residential	No
Tube Dr	Residential	Residential	No

Public Notification:

The following organizations were notified:

Organizations Notified	
Eastside Sector Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Hurst Eules Bedford ISD
East Fort Worth, Inc.	

Not located within a registered neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "C" Medium Density Multifamily for a future multifamily development. The applicant would like to bring 5 acres of AG zoned land into the adjoining C zoned property. Surrounding land uses are primarily vacant with a large single-family development ¼ mile to the west and industrial to the east.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

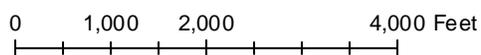
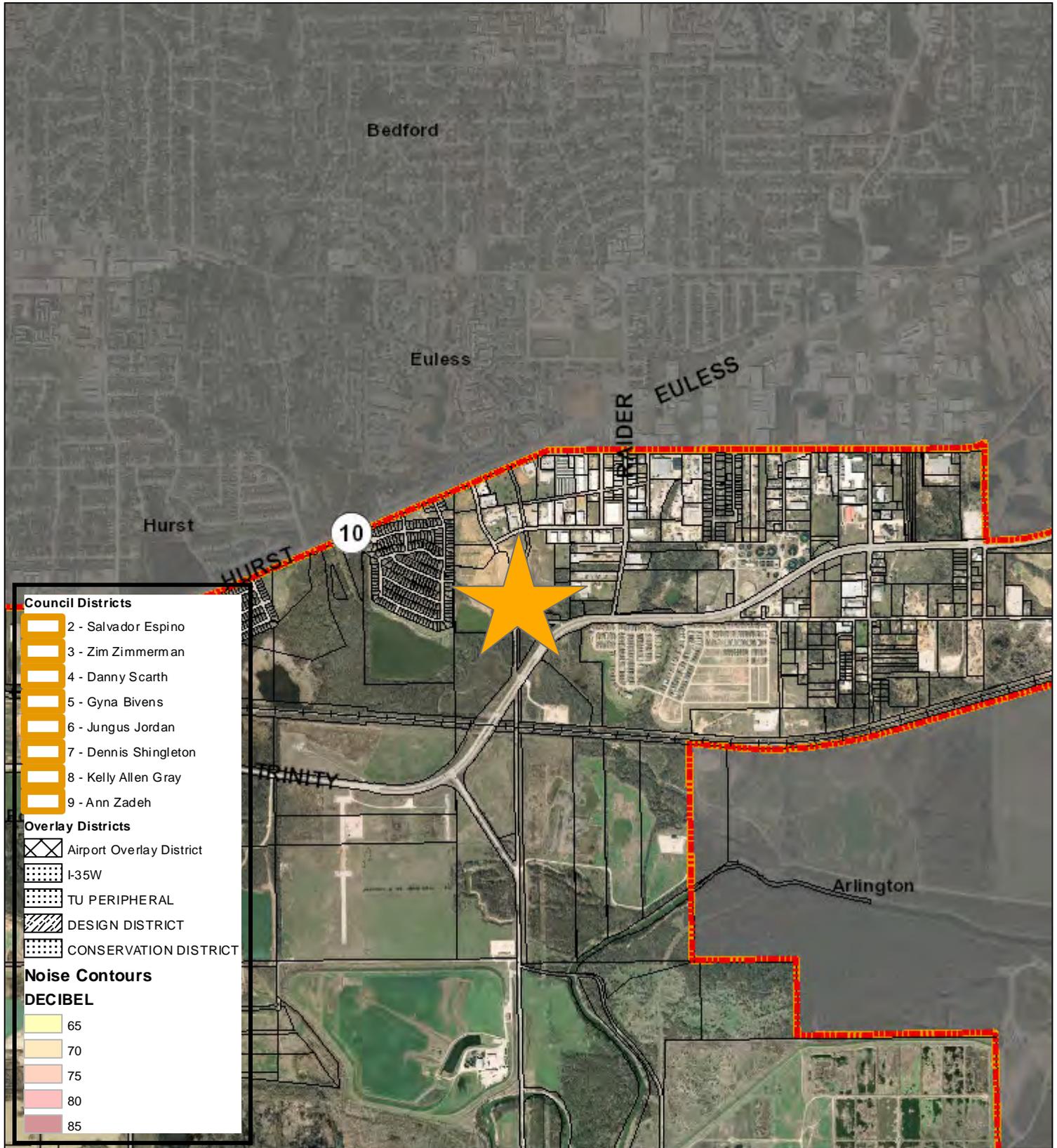
The 2015 Comprehensive Plan designates the subject property as Low Density Residential. The proposed zoning **is not consistent (Technical Inconsistency)** with the future land use map.

However, a review of site and surrounding area may be warranted. The surrounding area is currently zoned "C" Medium Density Multifamily which allows 18 units per acre. Low density residential is more typical for duplex, and smaller multifamily projects. The proposed project would provide a buffer for nearby single-family to more intense industrial uses to the east.

Attachments:

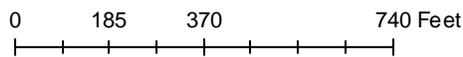
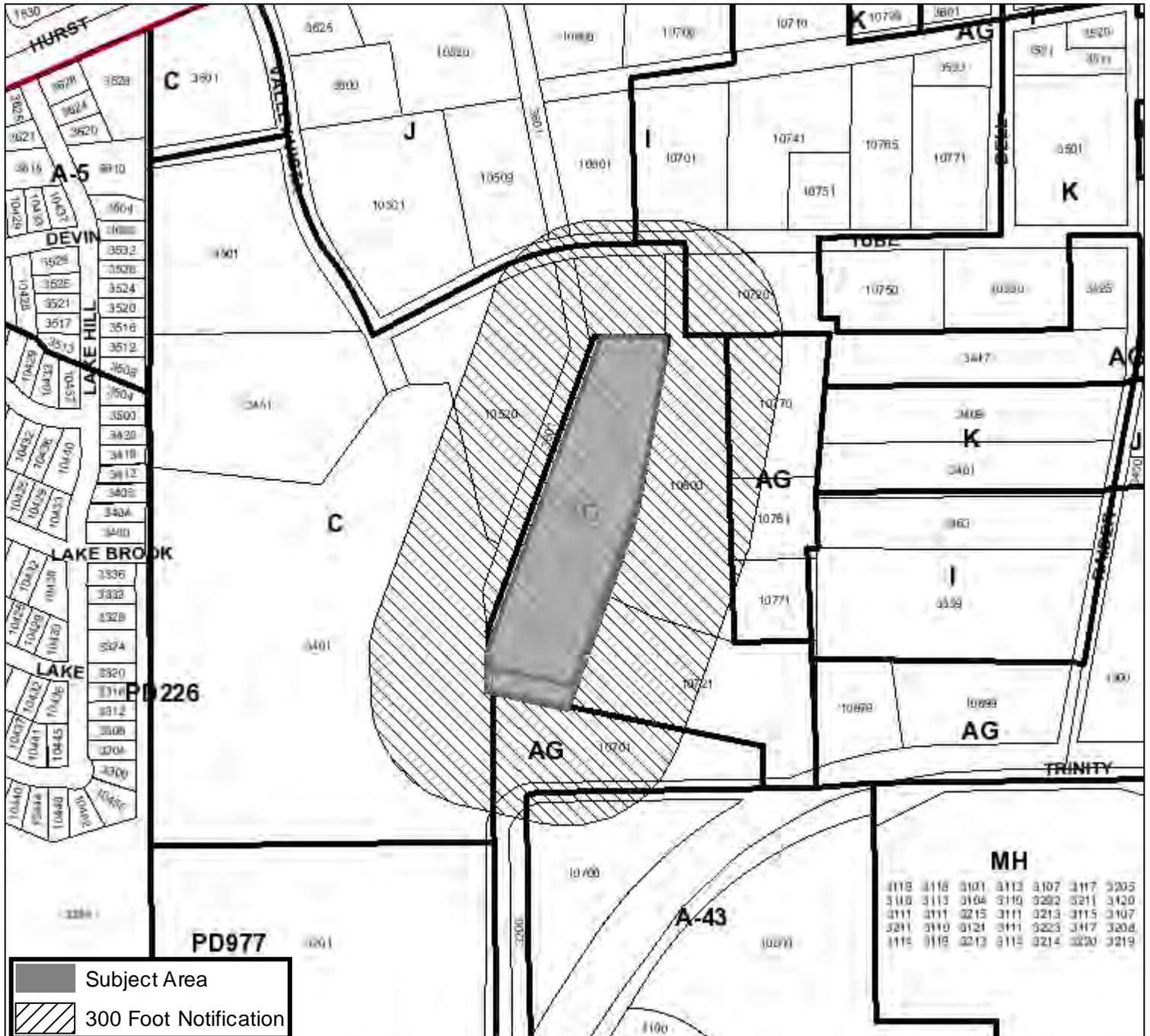
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Map

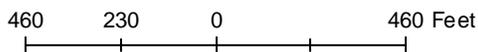
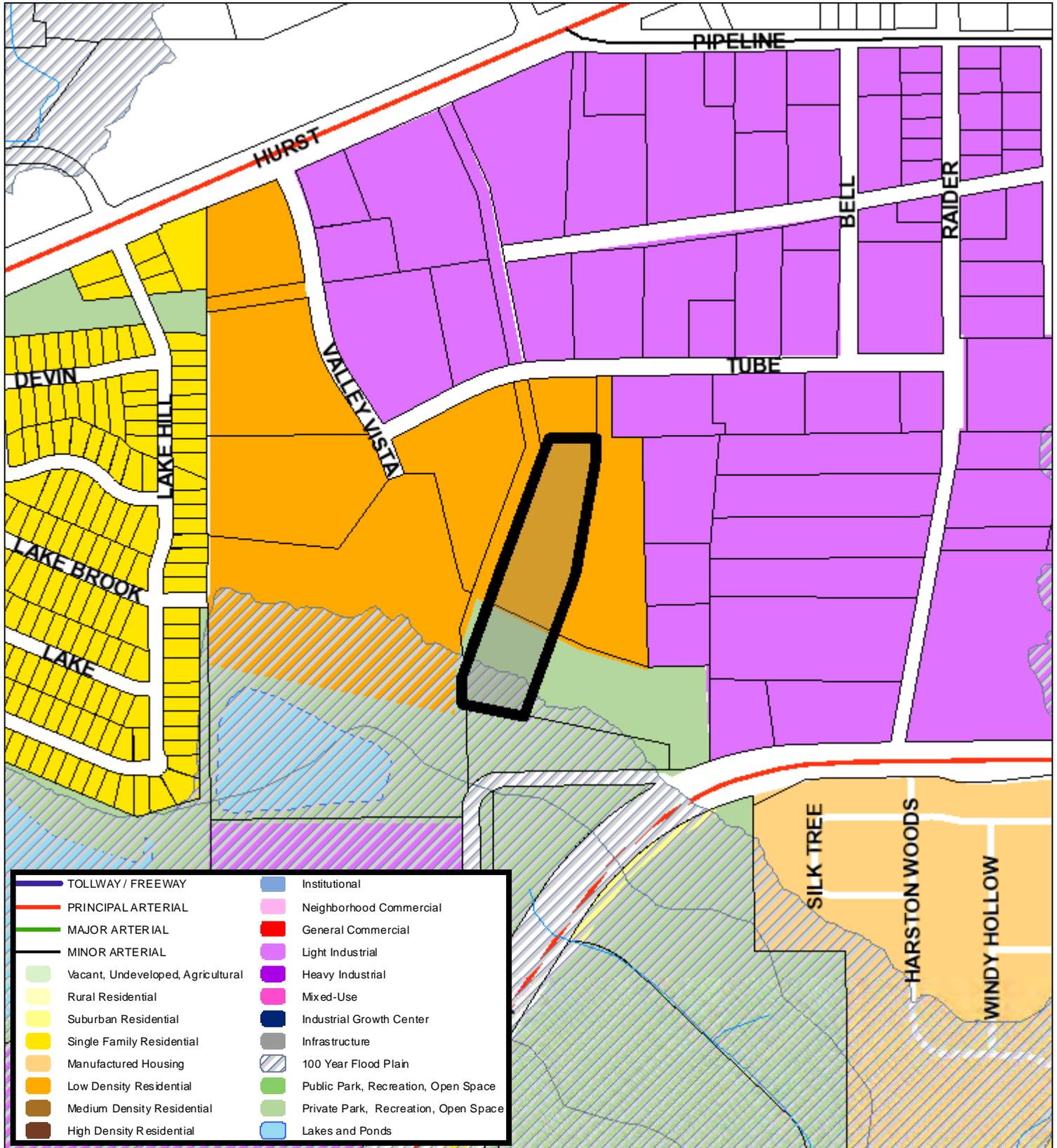


Area Zoning Map

Applicant: Newport Holdings Inc.
 Address: 10731 Mosier Valley Road, 10650 Tube Drive
 Zoning From: AG, C
 Zoning To: C
 Acres: 5.09596339
 Mapsco: 54WX
 Sector/District: Eastside
 Commission Date: 5/13/2015
 Contact: 817-392-8043



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 285 570 1,140 Feet



Little Road, traffic, the business not having a sprinkler system and that access should be from Mansfield Hwy. Mr. Flores mentioned to Ms. Weston that the site is constricted and has poor ingress and egress to the site. Ms. Weston said she is concerned about traffic along Collette Little Road.

In rebuttal Ms. Kent said she work with TPW about access and they will share an exit on to Mansfield Hwy. with the VFW if needed.

Ms. Conlin asked about the landscaping. Ms. Kent said they have greenery around the front of building but cannot put trees in the easement.

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

<i>Document received for written correspondence</i>				<i>ZC-15-044</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Vicki Iliffe-Weston	4951 Collett Little	In	Opposition		Spoke at hearing

8. ZC-15-045 Newport Holdings Inc. (CD 5) – 10731 Mosier Valley Road and 10650 Tube Drive (Valley Vista Addition, Block 3, Lot 2B, 5.09 Acres): from “AG” Agricultural and “C” Medium Density Multifamily to “C” Medium Density Multifamily

Bryan Klein, 7075 Twin Hills Avenue, Dallas, Texas representing Newport Holdings Inc., explained to the Commissioners the property is vacant and land locked. Originally this area was proposed to be open space. They are proposing multifamily.

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

9. ZC-15-046 City of Fort Worth Planning & Development (CD 3) Tanglewood & Overton Park NA – Generally bounded by Overton Park Drive East, Autumn, Colonial Hills NA and Villages of Stonegate HOA (see addresses in case file, 208.42 Acres): from “A-5” One-Family to “A-7.5” One-Family and “A-10” One-Family

Cara Kennemer, 3208 Chaparral Lane, Fort Worth, Texas representing Tanglewood NA explained to the Commissioners they are requesting to increase the size of the lots to A-10 & A-7.5. She explained what prompted this request and that they gathered over 100 signatures to rezone the area.

Ted Lange, 3308 Bellaire Park Court, Fort Worth, Texas spoke in support and asked that their area be included in the rezoning. Mr. Genua explained they would have to file the same petition as Tanglewood in order to change the zoning.