



ZONING MAP CHANGE

City Council Meeting Date:
January 12, 2016

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Ellesmere Corporation**

Site Location: 7400 NW Highway 287

Mapsc0: 35F

Proposed Use: **Commercial/Industrial**

Request: From: "AG" Agricultural/I-35 Design Overlay

To: "I" Light Industrial/I-35 Design Overlay

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

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

Background:

The site is located northeast of Highway 287 an existing tollway/freeway and south of Tarrant Parkway a proposed principal arterial. The applicant is proposing to rezone from "AG" Agricultural to "I" Light Industrial to have consistent zoning for the property.

The easternmost portion, approximately 745 feet, falls within the I-35W Central Overlay Zone which regulates screening, setbacks, landscaping, lighting, and building orientation.

Site Information:

Owner: Ellesmere Corporation
388 W. 8th Avenue
Suite 201
Vancouver, BC, Canada V5Y-3X2

Acreage: 45.66 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / vacant
- East "I" Light Industrial, PD710 Planned Development / North I-35W, vacant
- South "AG" Agricultural / Highway 287, vacant
- West "AG" Agricultural / Highway 287, vacant

Recent Relevant Zoning and Platting History:

Zoning History: PD710 Planned Development for "E" Neighborhood Commercial plus assisted living, blood bank, nursing facility with full medical services, helipad; site plan approved, effective 12/29/12 (subject area to the east across the freeway).

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Tarrant Pkwy	Minor Arterial	Principal Arterial	No
Highway 287	Tollway/Frwy	Tollway/Frwy	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
*North Fort Worth Alliance	Trinity Habitat for Humanity
Northwest Fort Worth Community Alliance	Streams & Valleys
Fort Worth ISD	Northwest ISD
	Keller ISD

*Located within North Fort Worth Alliance.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the property to "I" Light Industrial to incorporate into the property to the north already zoned "I" Light Industrial. Surrounding land uses are primarily vacant, with I35W to the east and Highway 287 to the west.

The proposed zoning request **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Light Industrial. The proposed zoning is consistent with the following Comprehensive Plan policies:

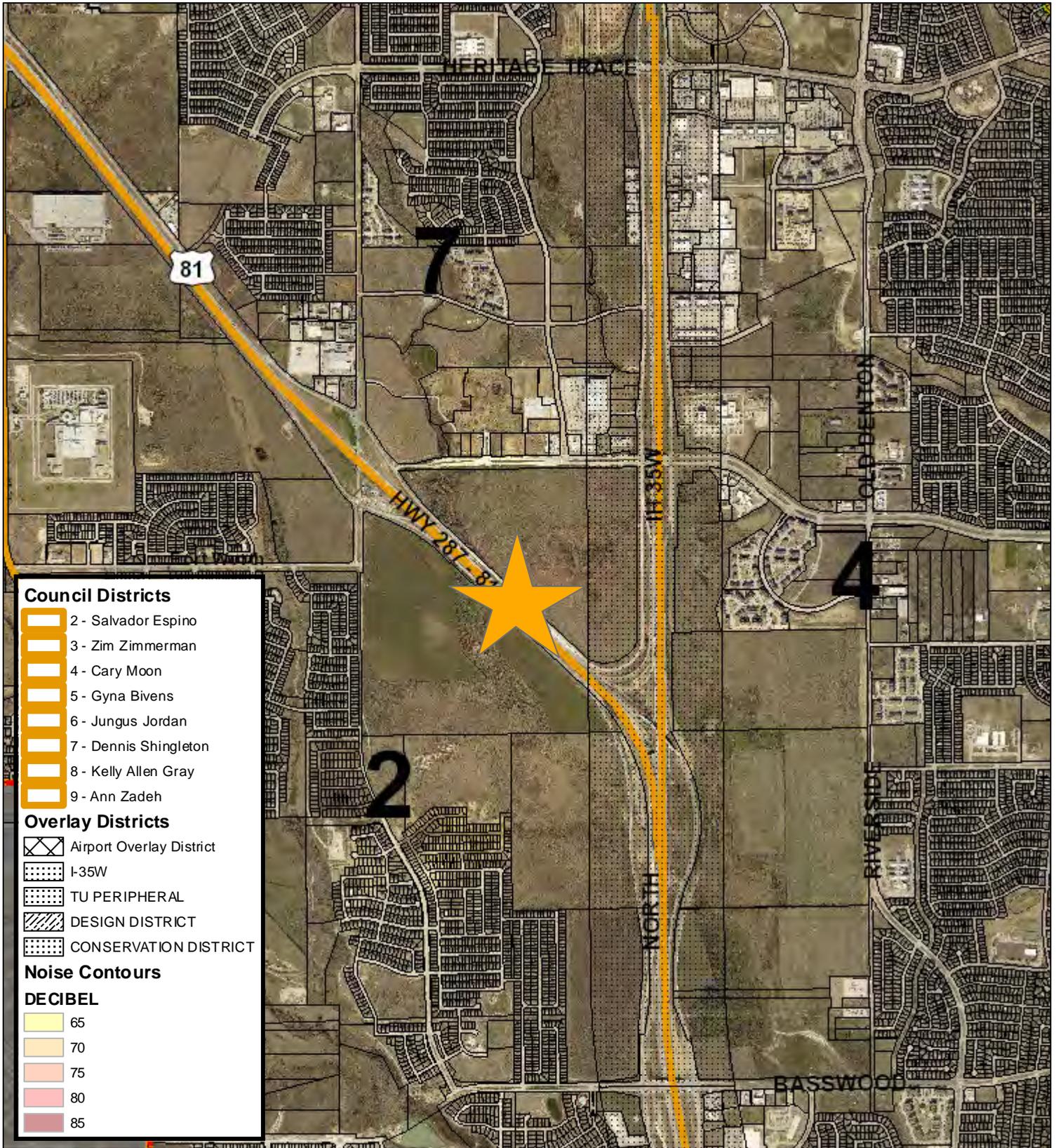
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations (pg. 40).

The proposed zoning **is consistent** with the future land use designations.

Attachments:

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

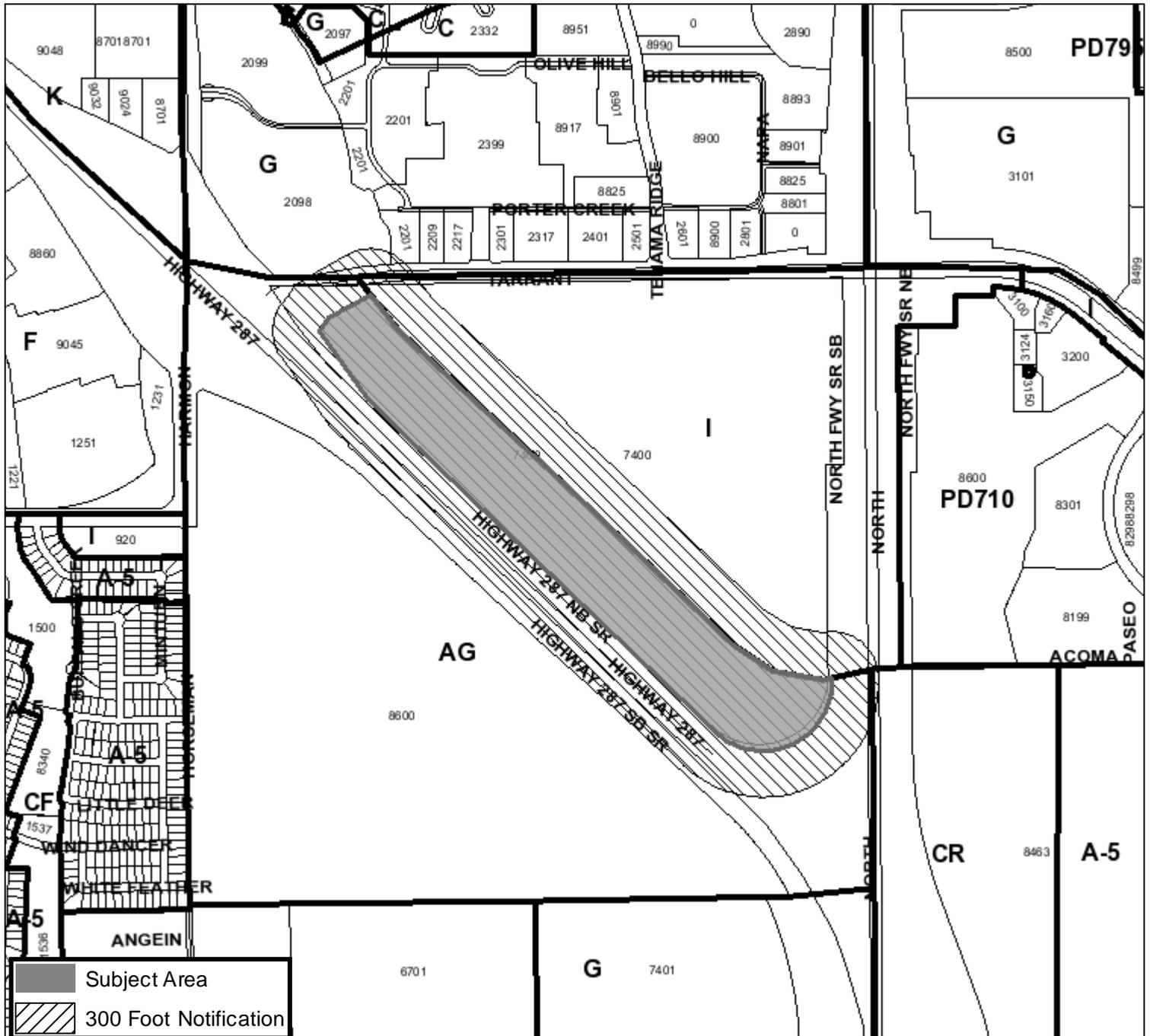
Area Map



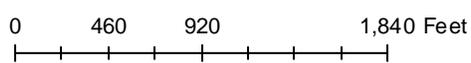


Area Zoning Map

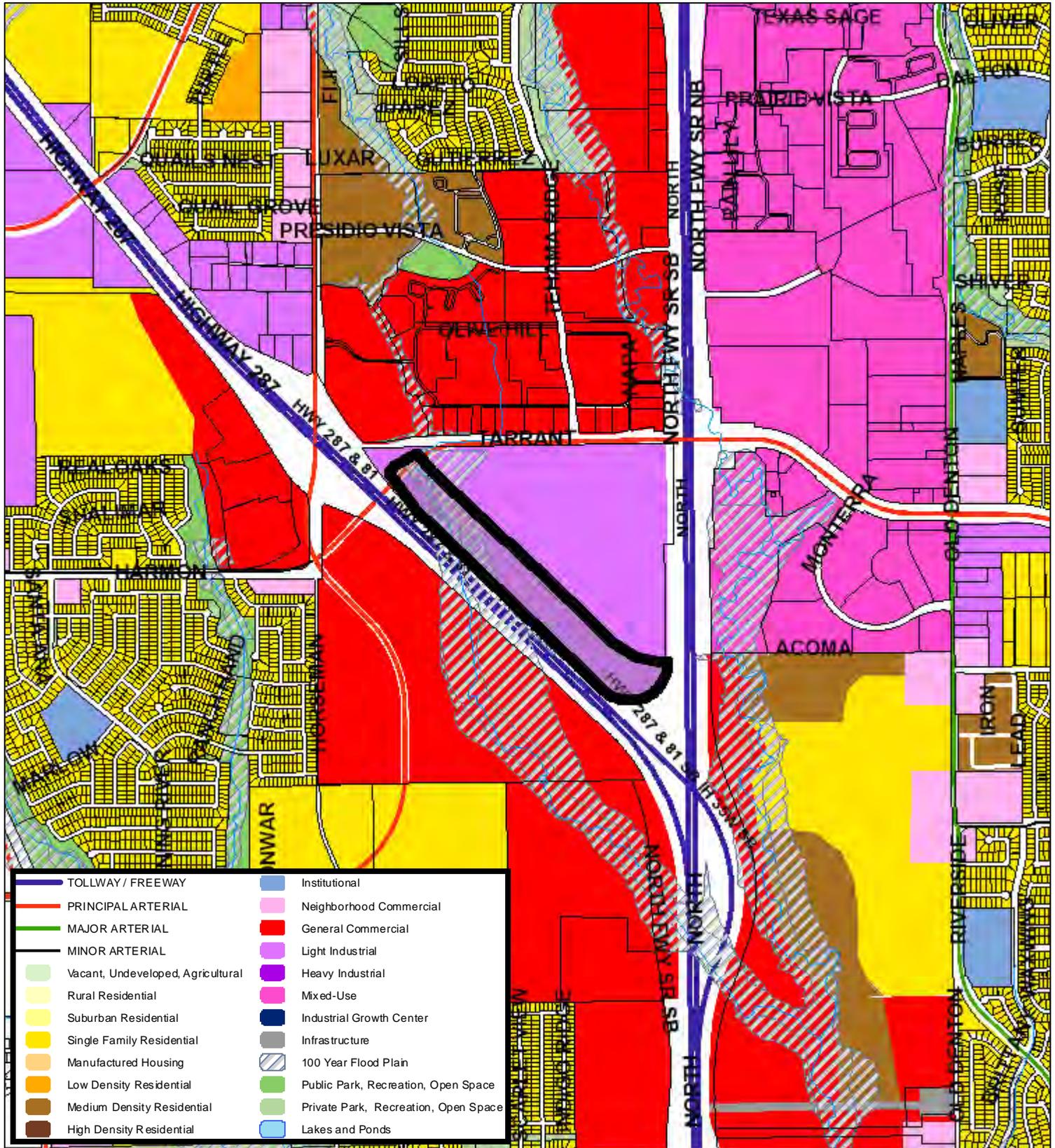
Applicant: Ellesmere Corporation
 Address: 7400 NW Highway 287
 Zoning From: AG/I-35 Design Overlay
 Zoning To: I / I-35 Design Overlay
 Acres: 45.66603567
 Mapsco: 35EF
 Sector/District: Far North
 Commission Date: 12/9/2015
 Contact: 817-392-2495



Subject Area
 300 Foot Notification



Future Land Use

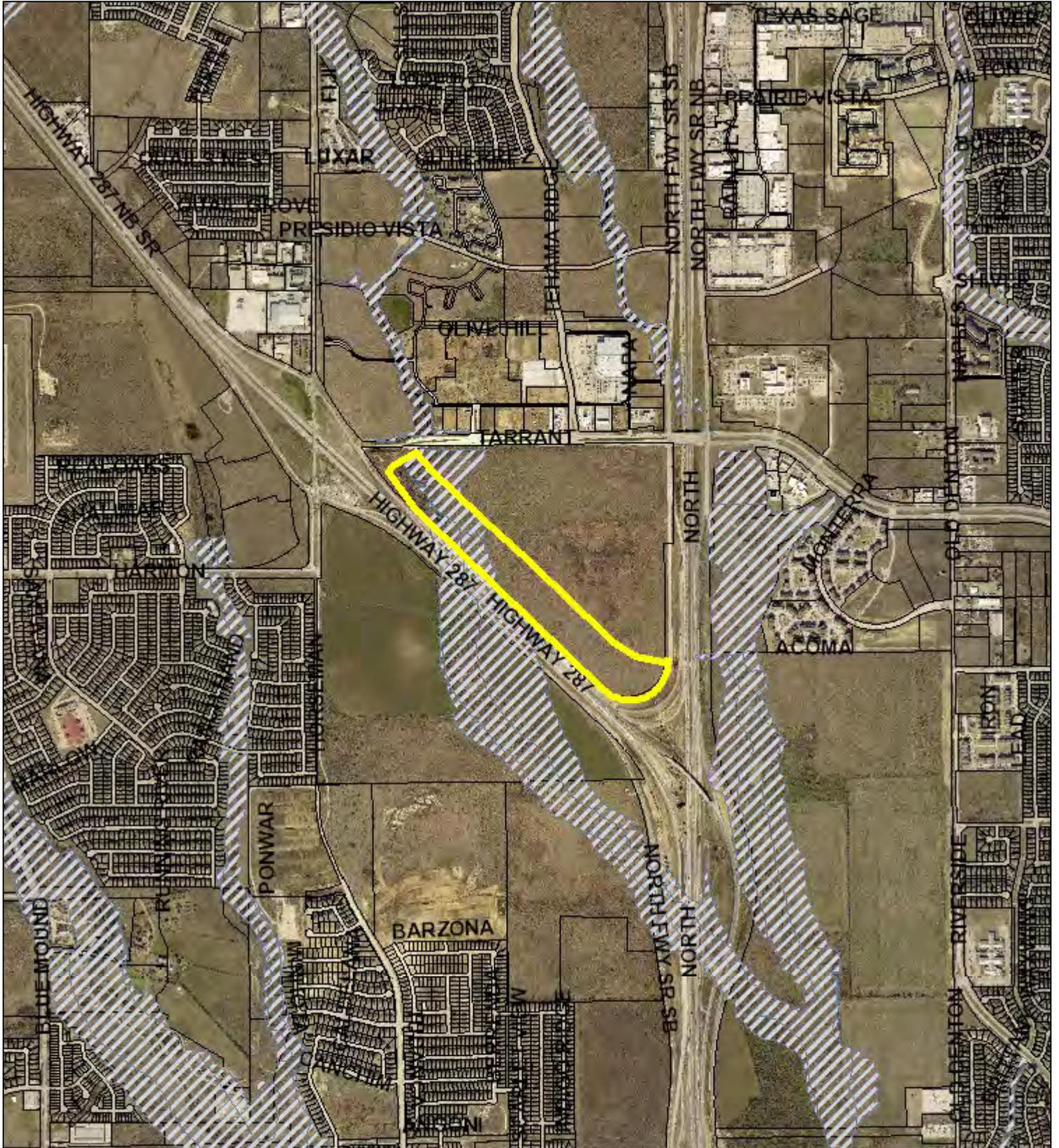


1,500 750 0 1,500 Feet

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 1,000 2,000 4,000 Feet



Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<i>ZC-15-155</i>
Name	Address	In/Out 300 notification area	Position on case		Summary
RCC Review Committee	NA	Out		Support	Sent letter in

8. ZC-15-156 Phoenix at Cavile LLC (CD 5) 1712 & 1720 Vincennes Street (Stallcup Addition, Block 1, Lots 4-7, 0.65 Acres): from “A-5” One-Family to “D” High Density Multifamily

Gregory Hill, 1409 S. Lamar, Suite 711, Dallas, Texas representing Phoenix at Cavile LLC explained to the Commissioners they are requesting a continuance for 30 days to re-notice for “UR” zoning.

Motion: Following brief discussion, Ms. McDougall recommended a 30 day Continuance of the request, seconded by Ms. Runnells. The motion carried unanimously 8-0.

9. ZC-15-157 TD Group, LLC (CD 6) 3132 Alta Mesa Boulevard (Woodmont Addition, Block 2, Lot 5R1, 0.52 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted

Anna Blackwell, 201 Main Street, Fort Worth, Texas representing TD Group LLC explained to the Commissioners they are requesting “FR” zoning to allow for minor auto repair and tire sales.

Mr. Flores asked about the minor auto repair and if the cars stay overnight. Ms. Blackwell said it will be limited to tire and rim changes, in and out service.

Ms. Runnells asked where the cars will be parked if there is an influx of cars to get tires changed or minor repair done. Ms. Blackwell said there is room in the back of the property for parking.

Ms. McDougall asked about the hours of operation. Ms. Blackwell said she is not aware of their hours of operation.

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

10. ZC-15-158 Ellesmere Corporation (CD 7) 7400 NW Highway 287 (William McCowan Survey, Abstract #999, 45.66 Acres): from “AG” Agricultural/I-35 Design Overlay to “I” Light Industrial/I-35 Design Overlay

Kyle Salzman, 777 Main Street, Fort Worth, Texas representing Ellesmere Corporation explained to the Commissioners they are requesting “I: zoning to be consistent with the remainder of the property.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 8-0.

11. ZC-15-159 Texas Christain University (CD 9) 2903-2913 (odds) W. Cantey Street (University Place Addition, Block 6, Lots 12-15, 0.71 Acres): from “C” Medium Density Multifamily to PD Planned Development for all uses in “MU-1” Low Intensity Mixed Use excluding ambulance dispatch station, blood bank, electric power substation probation or parole office, auto repair, paint & body shop, boat rental or sales, cold storage or ice plant, gunsmithing, repair or sales, mini-warehouses, newspaper distribution center, assembly of pre-manufactured parts except for vehicle trailers, airplanes, mobile homes, bottling works, milk or soft drinks, manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning or polishing preparations, small boats, novelties and clothing, monument works stone, paper box manufacture, rubber stamp manufacture, sheet metal shop, warehouse or bulk storage, welding shop, custom work (not structural); with the following waivers to the MU-1 standards: 1) front yard setback on Cantey Street greater than 20 feet, 2) to not meet façade or fenestration requirements, 3) to not meet building material masonry requirements, 4) to not provide building entries to the public street, and 5) provide main entrances interior to the property; site plan waiver requested/TCU Overlay

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Texas Christain University explained to the Commissioners they are proposing to build a Fine Arts Building. The PD is base “MU-1” zoning and they are requesting waivers to the front yard setback greater than 20 ft., not to meet façade fenestration requirements, not to meet building material masonry requirements and to provide building entries to the public street. He said they hosted a neighborhood meeting and about 50 neighbors participated from University North NA, University West NA, and Frisco Heights NA. Mr. Hudson presented his power point to the Commissioners and explained the building is oriented back to the campus, not to the neighborhood as requested, and that is why they are requesting waivers to the “MU” requirements.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-15-164	
Name	Address	In/Out 300 notification area	Position on case		Summary
Tammy/Deanna Defferies	2714 Waits	Out	Opposition		Sent letter in

12. ZC-15-160 City of Fort Worth Planning & Development Petition: Ridglea Country Club (CD 3) Generally bounded by SH 183, the Trinity River and Country Club Drive