



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 21, 2016

Council District 6

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

Opposition: One person spoke, Stone Meadow HOA
wants to see landscaping in row
Support: None submitted

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

Owner / Applicant: Dorothy Coulsting Estate

Site Location: 8000 and 8080 W. Cleburne Road

Mapsc0: 103 K, L, P, Q

Proposed Use: Single-family and Neighborhood Commercial

Request: From: "AG" Agricultural

To: "A-5" One-Family; "E" Neighborhood Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change:
Tract 1 (E): is not consistent (Significant Deviation)
Tract 2 (A-5): is consistent

Background:

The proposed site is located on the corner of Hulen Street and Columbus Trail. The applicant would like to rezone over 40 acres from "AG" Agricultural to "A-5" One-Family and "E" Neighborhood Commercial. "AG" zoning is typically a default zoning when the site is annexed.

The applicant is preparing to develop the site for single-family with a 5.7 acre commercial corner. The proposed commercial corner is appropriate adjacent to single-family and will provide a buffer to the proposed development. The commercial tract is also located along Hulen Street, which is designated as a principal arterial.

The table below provides the configuration of the proposed zoning.

Tract	Acres	Current Zoning	Proposed Zoning	FLU	FLU Consistency
1	5.75	AG	E	Single-family	Not Consistent
2	34.55	AG	A-5	Single-family	Consistent

Staff received a letter from the Stone Meadow HOA regarding planting trees in the street median. Trees in the median are not in zoning's purview and under the City Forester. If approved, the developer will have the opportunity to work with the City Forester to discuss this possibility.

Site Information:

Owner: Robert L. Loudermilk, Dependent Administrator of the Estate of Dorothy Coulsting
 PO Box 1479
 Ft. Worth, Texas 76101

Agent: Hillwood Communities-Gena Terrell

Acreage: 40.29 acres

Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "B" Two-Family / single-family, duplex

East "A-5" One-Family; "E" Neighborhood Commercial / single-family, vacant

South "C" Medium Density Multifamily / single-family

West PD 960 "PD/SU" Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; excluding the following: Gasoline Sales, Package or Liquor Store, Auto Parts Store with Accessories, Massage & Tattoo Parlor. With a masonry wall and a 25' setback along the west property line. Site Plan Waived / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None
BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Hulen Street	Principal Arterial	Principal Arterial	No
Columbus Trail	Collector	Collector	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
District 6 Alliance	Trinity Habitat for Humanity
Meadows of Candleridge NA	Streams And Valleys Inc.
Hulen Heights HOA	Crowley ISD
Stone Meadow HA	Fort Worth ISD

*Not located within the confines of a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone portions of a property to "A-5" One-Family an "E" Neighborhood Commercial. Surrounding uses vary with a school to the west, single-family to the north and south, vacant and single-family to the east. The applicant intends to develop roughly 5.7 acres of commercial on the corner of Hulen St. and Columbus Ave with single-family on the remaining tract. The proposed commercial rezoning is appropriate adjacent single-family and along principal arterials.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

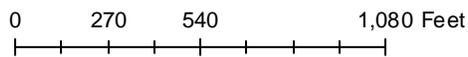
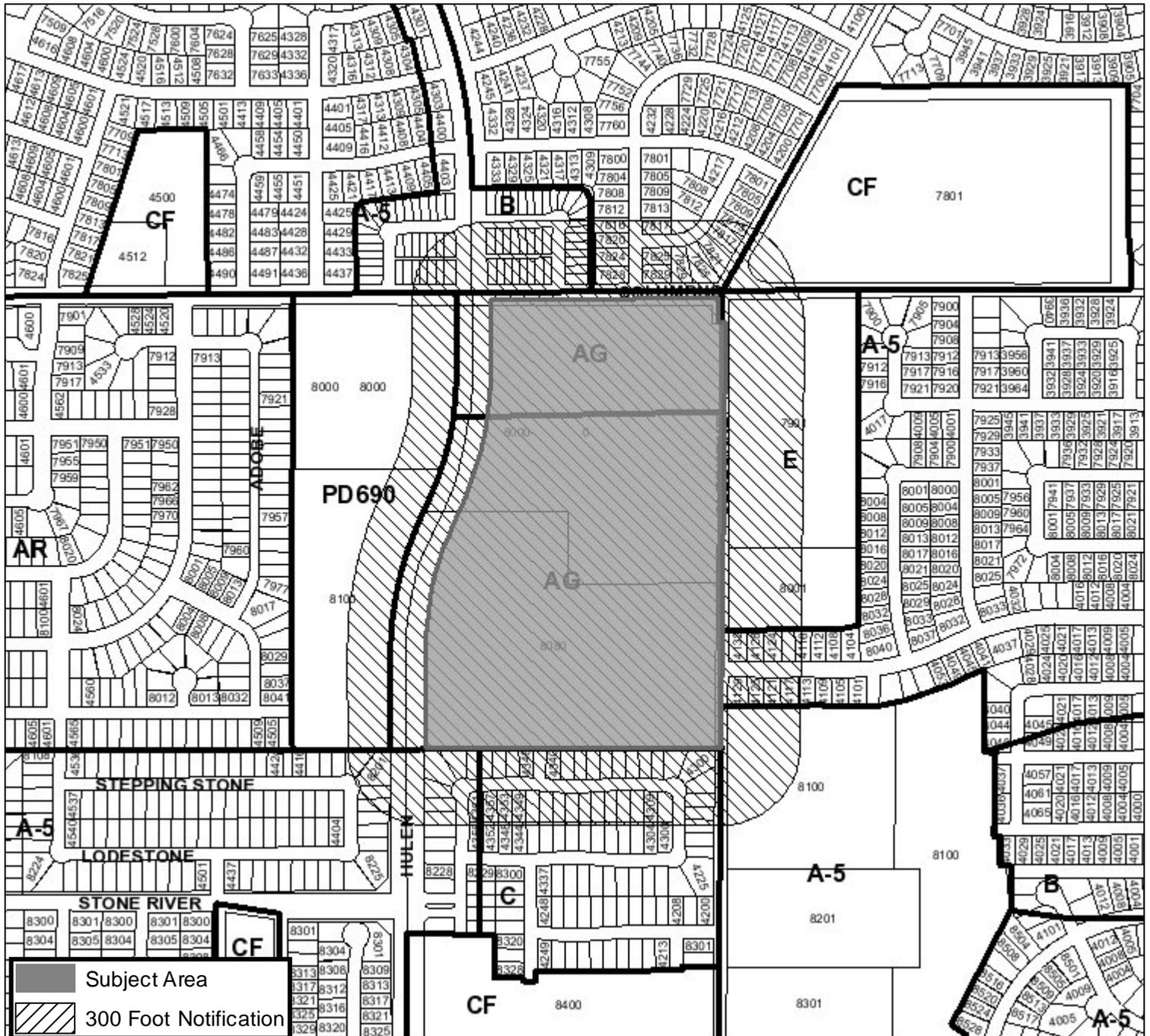
The proposed zoning **is consistent (Tract 1)** and **inconsistent (Significant Deviation) (Tract 2)** with the Comprehensive Plan.

Attachments:

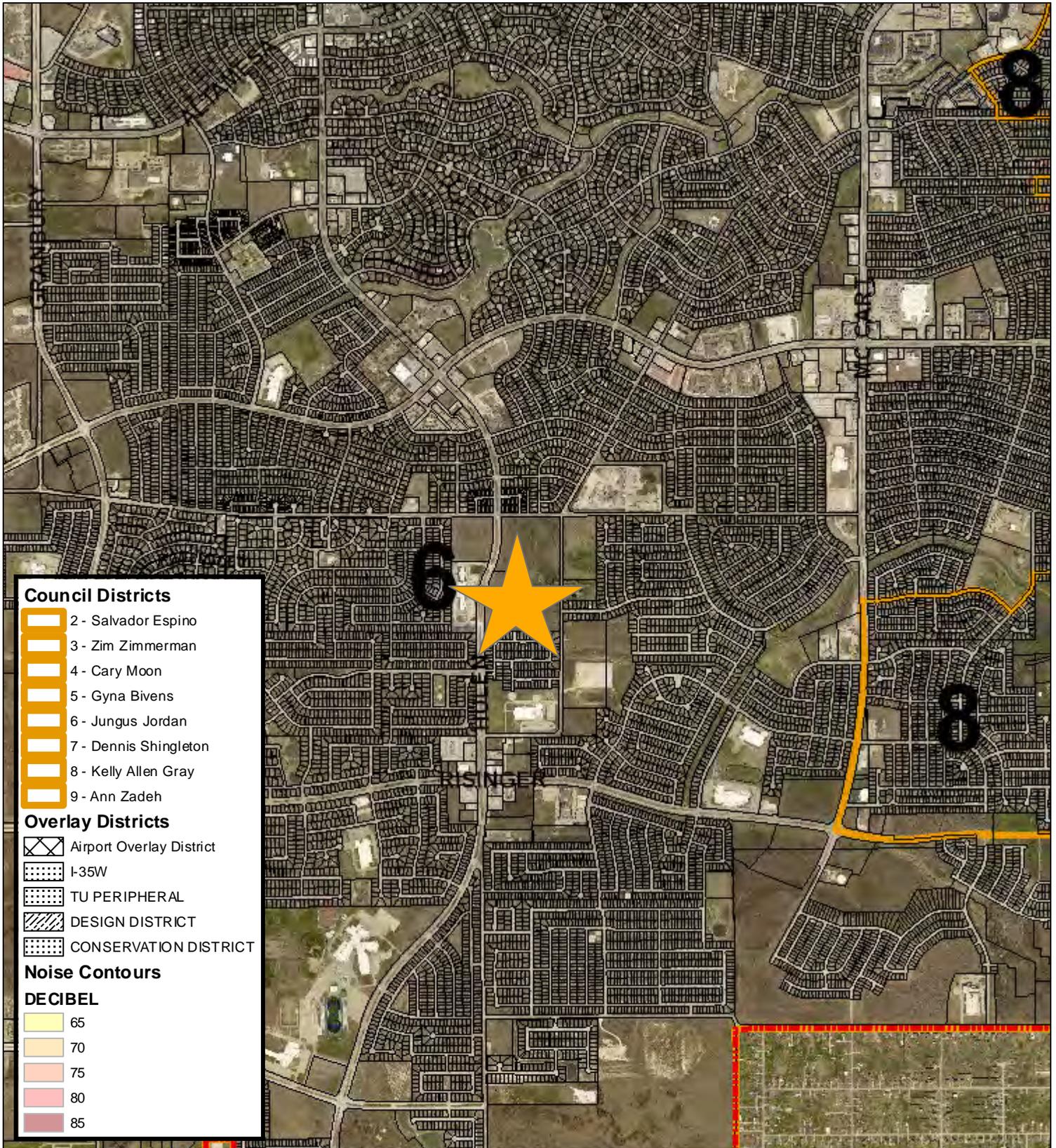
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit
- Minutes from the Zoning Commission meeting

Area Zoning Map

Applicant: Dorothy Coulsting, Est.
 Address: 8000 & 8080 W. Cleburne Road
 Zoning From: AG
 Zoning To: A-5, E
 Acres: 40.29528511
 Mapsco: 103KLPQ
 Sector/District: Wedgwood
 Commission Date: 6/8/2016
 Contact: 817-392-8043



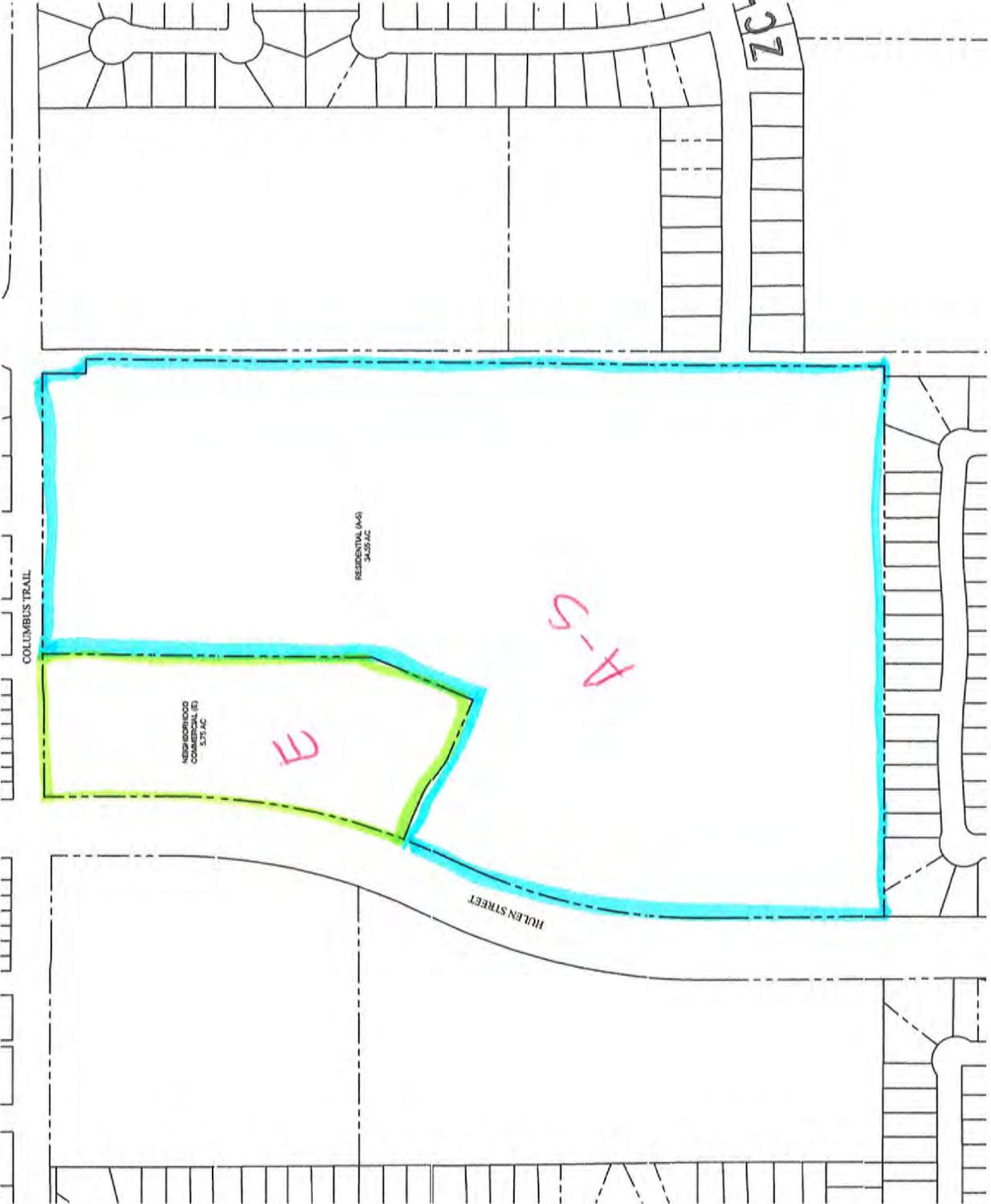
Area Map



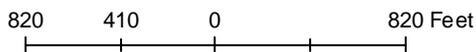
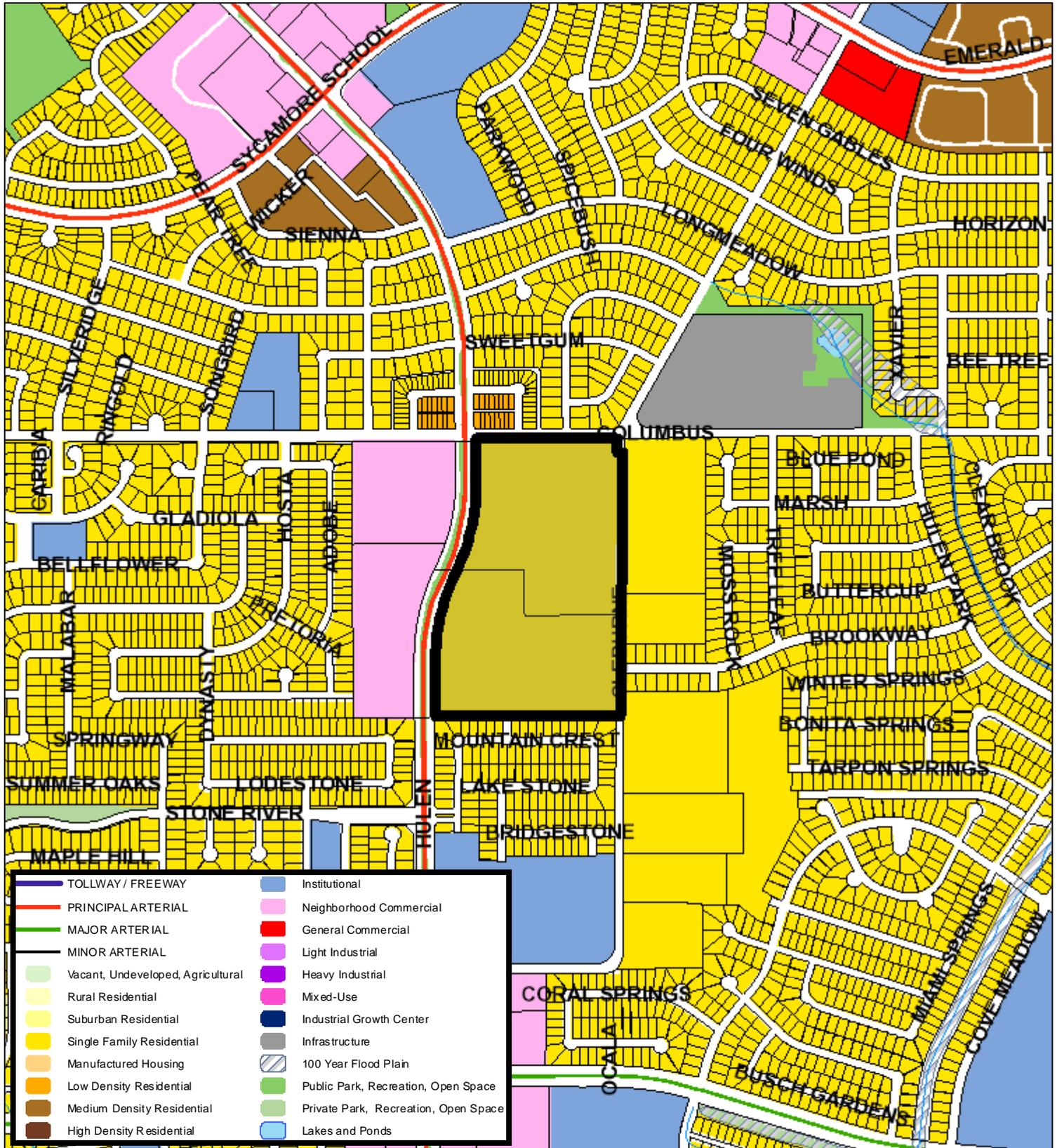


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ZC-16-117-



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 29, 2016.



Aerial Photo Map



0 500 1,000 2,000 Feet



15. SP-16-004 Rock Life Holdings LP (CD 9) – 4841 Locke Ave. (Arlington Heights 1st Filing, Block 128, and Lot 25R): from PD 810 Planned Development for all uses in “E” Neighborhood Commercial; site plan approved to Amend PD 810 site plan for indoor veterinary hospital; site plan included

Dr. Steve Hotchkiss, 3201 Hulen Road, Fort Worth, Texas explained to the Commissioners his position as primary veterinary care provider for the K-9 police officers of the City of Fort Worth. Mr. Hotchkiss explained the planned facility and mentioned he reached out to adjacent neighbors and hosted an informational meeting about the property to address potential concerns.

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>					<i>SP-16-004</i>
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Michael Dimitri/Sunset Heights NA	NA	Out		Support	Sent letter in

16. ZC-16-117 Dorothy Coulsting Estate (CD 6) – 8000 & 8080 W. Cleburne Rd. (Isabel Flores Survey, Abstract No. 507, 40.29 acres): from “AG” Agricultural to “A-5” One-Family and “E” Neighborhood Commercial

Jon Kroehler, 4704 Waterford Drive, Fort Worth, Texas explained to the Commissioners the development site.

Ms. Runnels asked how much single-family versus neighborhood commercial there would be on the property and Mr. Kroehler responded 5.7 acres of the 40.3 acres would be neighborhood commercial with the remaining as single-family. Ms. Runnels asked if they had met with adjoining neighborhood associations and Mr. Craler mentioned the discussions have begun.

Minnie Harris, 4309 Mountain Crest Drive, Fort Worth, Texas spoke in opposition. Her concerns included what type of commercial businesses would be placed in the “E” Neighborhood Commercial lot. Ms. Harris questioned why the tract of land could not be zoned all single-family.

James Harris, 4309 Mountain Crest Drive, Fort Worth, Texas spoke in opposition. His concerns included lighting issues.

In rebuttal Ms. Gena Terrell, Hillwood Communities, explained the research of the development site and how they came to a conclusion on zoning a piece of the property “E” Neighborhood Commercial. Ms. McDougall asked if the developer had any idea on what type of retail would be placed in the location. Ms. Terrell replied she did not know. Mr. Northern explained the Zoning Commission received a letter requesting trees be planted in the medians and questioned if the developer might consider that on Hulen Street. Ms. Terrell explained they would come back

later on that issue but did not believe that would be their responsibility to fulfill. Ms. Murphy commented trees placed in the median are not an urban forestry issues, rather it is separate.

Ms. McDougall and Ms. Runnels commented the applicant should meet with the Harris’ and explain the development site in relation to the family’s home. Ms. McDougall commented there should be no impact on the Harris’ home.

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

<i>Document received for written correspondence</i>					ZC-16-117
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Minnie/James Harris	4309 Mountain Crest	In		Opposition	Spoke at hearing

17. SP-16-005 Ultimate Properties (CD 2) – 2842 Western Center Blvd. (Spindor Addition, Block 1, Lots 1A & 1B, 4.61 Acres): from PD 948 Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse; site plan approved to Amend PD 948 to add mini warehouse building; site plan included

April Young, 2306 Park Place, Fort Worth, Texas explained to the Commissioners the addition of property they wish to include on their existing property.

Mr. Flores asked the applicant to verify they wish to add a building and adding to an existing building. Ms. Young explained they want to add to an existing building and adding a building against the lot line.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Dunn. The motion carried 7-0 with Ms. McDougall being away from the dais.

18. ZC-16-118 Fort Worth and Crowley Partners (CD 6) – 10500 Stewart Feltz Road (John Korticky Survey, Abstract No. 914, 30.93 acres): from “E” Neighborhood Commercial and G Intensive Commercial to “A-5” One-Family

Chuck Stark, 6221 Southwest Boulevard, Fort Worth, Texas with Barren Stark Consulting Engineers, representing the applicant explained to the Commissioners the proposed single-family development. Mr. Stark explained the request will help increase commercial potential for the development. Mr. Stark explained he has been in contact with Crowley ISD and they support the application. Mr. Stark commented they have been in talks with Councilman Jordan and Panther Heights Neighborhood Association.

Mr. Genua commented if the applicant were going to erect sound barriers around the development they would need to pay for those themselves.