



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 2, 2016

Council District 5

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

Opposition: None submitted
Support: One letter submitted

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

Owner / Applicant: Tara Murphy

Site Location: 13408 S. Pipeline Road Mapsco: 55V, 56S

Proposed Use: Access for Pavement Trucking Company

Request: From: "A-5" One-Family

To: "I" Light Industrial

Land Use Compatibility: Requested change is not compatible.

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

Background:

The proposed site is located south of Pipeline Road a two-lane county road and north of Trinity Boulevard. The applicant is requesting to rezone from "A-5" One-Family to "I" Light Industrial. The remainder of the lot will remain single-family.

The applicant is requesting industrial zoning to construct approximately a 50 ft. wide driveway to provide an additional ingress/egress for trucks from Pavement Service located to the south. The applicant prefers to provide an alternate access point due to the traffic on Trinity Blvd.

Pavement Service currently has a single access point to Tarrant Main St. The new driveway would provide access to Pipeline Road to exit their facility and access American Blvd. and Eules Main. At the current time, this segment of Pipeline is primarily single family residential and mobile homes.

At the two Zoning Commission meetings, the applicant explained the need for another access point to Pipeline Road for his pavement trucking business. They currently exit onto Tarrant Main north to Pipeline Road and east to the next controlled, lighted intersection, American Blvd. in order to safely turn left onto Trinity. A representative from Transportation and Public Works confirmed there is not enough distance between intersections on Trinity Blvd. to warrant another signal light at Tarrant Main St. for the pavement company trucks.

The applicant considered design options for the project but was unable to find other alternatives, and explained that this proposal would affect fewer residential properties. The applicant's agent handed out

letters to the neighbors within the city of Euless with no response, and received a support letter from a resident to the west.

Site Information:

Owner: Tara Murphy
 1600 Wade Drive
 Bedford, TX 76022

Acreage: 0.30 ac

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North City of Euless / single-family
 East "OM" Office-Midrise / vacant
 South "PD-922" Planned Development / outside storage for Pavement Service Company
 West "A-5" One-Family / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-090 approved by City Council 08-04-15 for single-family, subject property; ZC-11-10 PD-922 Planned Development for E uses plus warehouse, inside/outside storage of materials and equipment as related to the pavement services business; site plan waived; effective 12/13/11, subject property to the south

Platting History: FS-14-104 Murphy Pipeline Addition, Block 1, Lots 1 & 2

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Tarrant Main	Collector	Collector	No
S. Pipeline Rd	Two-way County	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Eastside Sector Alliance*	DFW International Airport
East Fort Worth, Inc.*	Trinity Habitat for Humanity
Streams And Valleys Inc	Hurst-Euless Bedford ISD

*Located within the Eastside Sector Alliance and East Fort Worth, Inc.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone a portion of the "A-5" One-Family to "I" Light Industrial to construct a road for large truck traffic.

Surrounding land uses are single-family to the north, vacant lots to the east and west, outside storage of equipment/vehicles to the south. The proposed "I" Light Industrial zoning is **not compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed "I" zoning is not consistent with the following Comprehensive Plan policies.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)

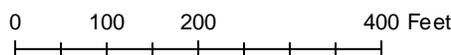
Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

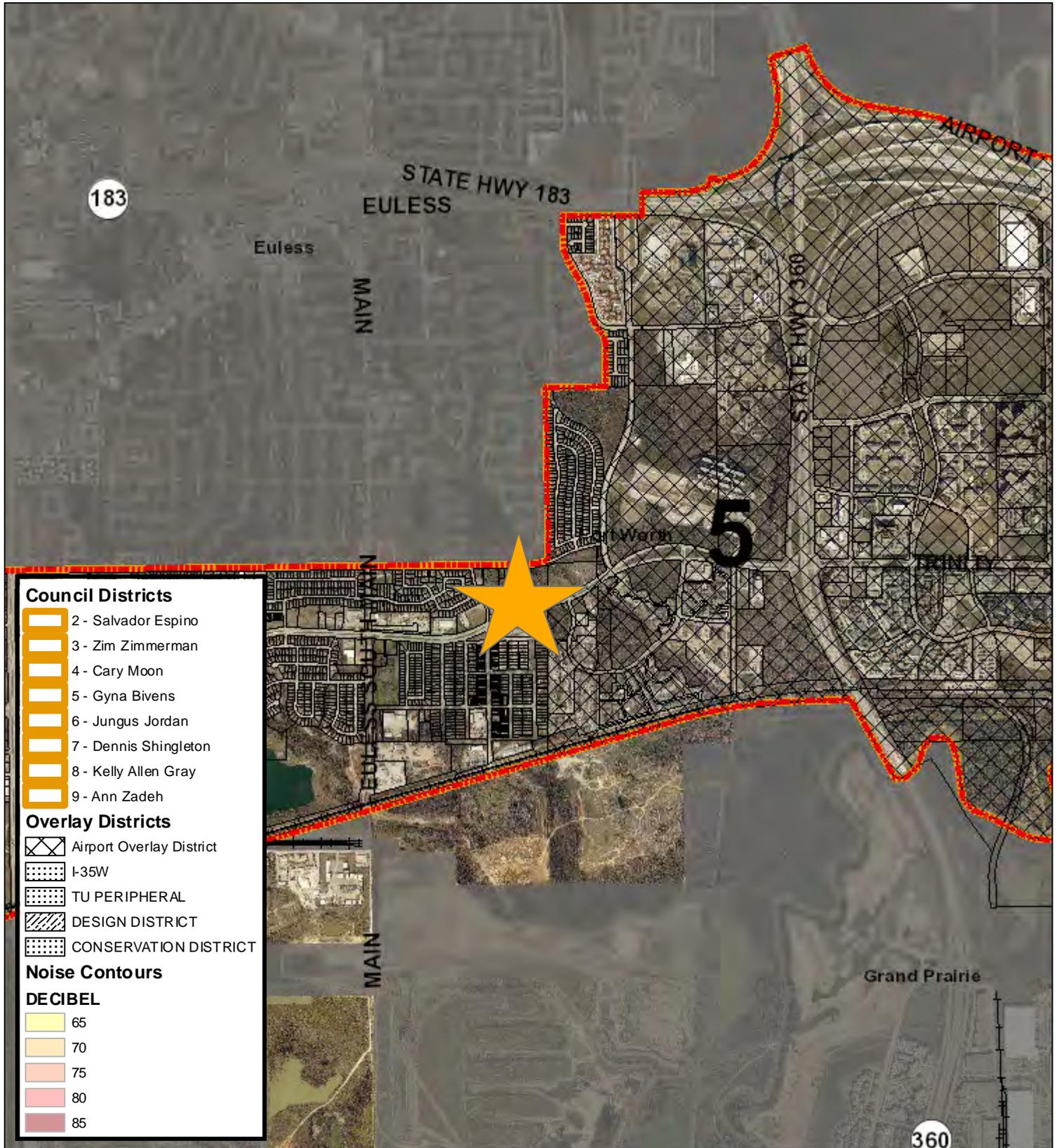
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

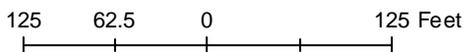
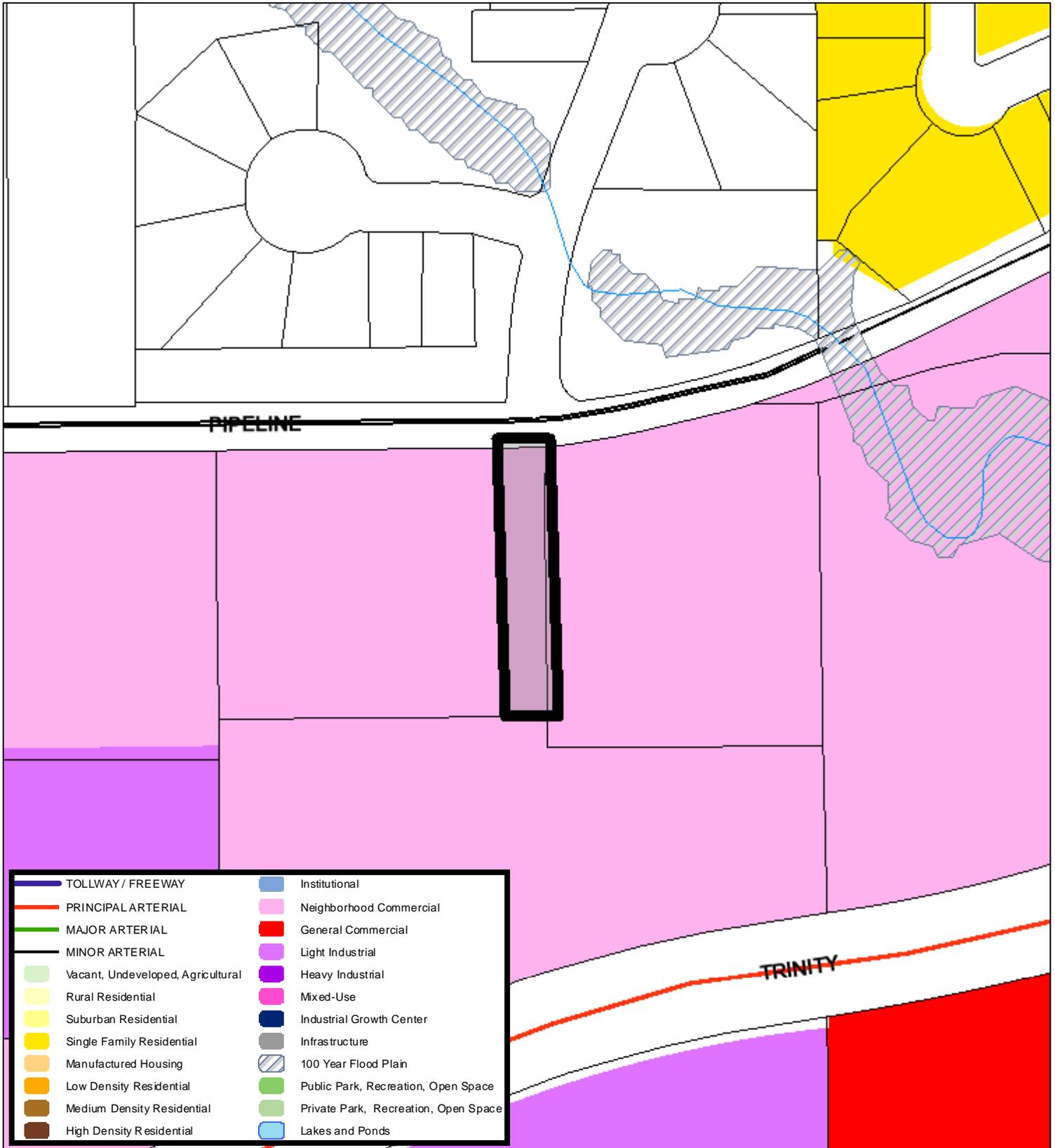
Applicant: Tara Murphy
 Address: 13408 S. Pipeline Road
 Zoning From: A-5
 Zoning To: I
 Acres: 2.00722087
 Mapsco: 55V, 56S
 Sector/District: Eastside
 Commission Date: 5/11/2016
 Contact: 817-392-2495



Area Map



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 80 160 320 Feet



Mr. Flores asked staff about moving forward with the zoning case knowing a revised site plan will come in at a later date. Ms. Murphy explained it is not uncommon for people to come back with revised site plans and as long as the Commissioners are comfortable moving it forward.

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

2. ZC-16-098 Tara Murphy (CD 5) – 13408 S. Pipeline Road (G. W. Couch Survey, Abstract No. 279, 0.30 Acres): from “A-5” One-Family to “I” Light Industrial

Jennifer Cobbs, 908 W Main Street, Arlington, Texas, speaking behalf of the owner, Mr. Tony Givens, explained to the Commissioners at the last Zoning Commission meeting it was suggested they look into putting a signal at Tarrant and Main. They confirmed with City Staff that a signal at that intersection is not feasible. Ms. Cobbs mentioned on May 3rd they sent letters out to the three organizations provided by the Neighborhood Community Engagement office and only one response was received. She mentioned they also sent letters to the Trinity Glen NA and as of July 11th only one letter was received in support. She was not able to get a direct contact with the Park Hollow neighborhood to the north in Euless, but they did hand out letters to those directly affected.

Mr. Flores agreed that an additional traffic light between the two existing traffic lights would not be a proper alternative in accordance to TPW. Mirian Spencer, City of Fort Worth provided that traffic control issues and other conflicts were currently controlled via stop sign with no traffic lights. Mr. Flores asked Ms. Cobbs how many residents are affected by the current route. Ms. Cobbs explained via the overhead the route highlighted in yellow is the current route; what is highlighted in red is what they are proposing and the houses along Tarrant Main are most directly affected. The letter submitted was from one of the property owners that lives along Tarrant Main who supports the change.

Mr. Flores asked if the am traffic is greater than the pm traffic. Austin Givens, 4000 Tarrant Main Street, Fort Worth, Texas responded it is heavier in the morning and noted the letter of support was from one of the property owners along Tarrant Main.

Mr. Genua mentioned the backup issues caused by cars and asked if there were long lines from people wanting to get in. Mr. Givens said no and noted there are two lanes of traffic. Mr. Givens highlighted on the map the traffic pattern being used now and what they are proposing.

Mr. Edwards expressed his concerns and asked why they need another exit. Ms. Cobbs explained there is a signal at American Boulevard and Euless Main at Trinity Boulevard. She explained cars are accelerating quickly down Trinity Boulevard as their trucks are trying to exit. Ms. Spencer reiterated it is not feasible to put another traffic signal at that location.

Mr. Flores asked if they could use the route marked in red for exiting only and the return route along Trinity Boulevard. Mr. Givens said that would require some work with the drivers and will do what they can. Down the road they hope to have an entrance only along Trinity.

Motion: Following brief discussion, Mr. Flores recommended a Denial of the request, seconded by Mr. Edmonds, motion failed. On a substitute motion Mr. Flores recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-098
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Kevin & Gracie Burluson	13325 Spinning Glen	In		Support	Sent letter in

3. ZC-16-110 Jag Endeavors LLC (CD 2) - 1222 Clinton Ave. (North Fort Worth Addition, Block 60, Lot 13, 0.16 Acres): from “A-5” One-Family to “E” Neighborhood Commercial

Justin Light, 500 W 7th Street, Fort Worth, Texas on behalf of Jag Endeavors LLC explained to the Commissioners the original proposal was for “E” zoning for a Law and CPA office and his client is requesting “PD/E” excluding alcohol sales.

Ms. Burghdoff wanted to confirm the applicant does not want “ER” zoning. Mr. Light said that is correct due to the size of the building (It would be greater than 5,000 sq. feet).

Mr. Flores asked what information was discussed with the neighbor about the retaining wall. Mr. Light replied that he did discuss the screening wall with the neighbor and that a screen fence would be put up. Mr. Flores asked staff if the zoning was approved would the property have to be replatted. Ms. Murphy explained she thinks they intend on replatting, but it doesn’t have to be.

Robert Alijandro, 1222 Clinton Avenue, Fort Worth, Texas spoke in support of the “PD/E” plan. One of their concerns is the traffic on Clinton Avenue where children reside and if that will be a problem for the kids. After speaking with Mr. Light, the entrance and exit will be along Northside Drive. He mentioned they will be working with the applicant on the retaining wall.

In rebuttal, Mr. Light wanted to mention they want the grading to remain the same but is not confirmed yet. All traffic will be entering and exiting on Northside.

Mr. Flores mentioned to Mr. Light to keep an open conversation with the neighbor on the retaining wall and neighborhood lighting so that there’s no spillover into the neighboring homes. Mr. Light said at the neighborhood meeting that was one of the concerns and will be working with them on that.

Motion: Following brief discussion, Mr. Flores recommended Approval as Amended of the request to PD/E minus alcohol sales; site plan waived, seconded by Ms. Runnels. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-16-110
Name	Address	In/Out 300 notification	ft	Position on case	Summary