



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 13, 2016

Council District 7

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

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: **Claudia Hosfelt/Ernest & Diana Gunstream/Jaqualine Young**

Site Location: 11090- 11124 (evens) Alta Vista Road Mapsco: 22-K

Proposed Use: **Single-family**

Request: From: "A-10" One-Family

To: "A-5" One-Family

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

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

Background:

The proposed site is located just north of Golden Triangle and east of Alta Vista. The applicant would like to rezone 11.92 acres from "A-10" to "A-5" One-Family, for approximately 68 single-family units.

The property just to the south was recently rezoned to "A-5", "R1" and "E" Neighborhood Commercial. The applicant has submitted a letter to the surrounding property owners identifying his plans for single-family development.

The preliminary plat process requires the completion of a traffic study for arterial improvements and proportionality of improvements required. At a minimum, the street right of way fronting the property would be dedicated and the road constructed, plus whatever additional improvements that may be proportional, including improvements to the intersection. The road development is handled through the preliminary and final plat stages. The preliminary plat was approved by the City Plan Commission on July 27, 2016.

Site Information:

Owner:	Claudia Hosfelt 11124 Alta Vista Fort Worth, Tx 76244	Ernest & Diana Gunstream 11090 Alta Vista Fort Worth, Tx 76244	Jaqualine Young 11098 Alta Vista Fort Worth, Tx 76244
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Agent: David Washington
Acreage: 11.92 acres
Comprehensive Plan Sector: Far North
Surrounding Zoning and Land Uses:

North PD 478 "PD/SU" for single-family with 7000 sq. ft. average lot size and minimum 6000 sq ft. lot size; site plan waived. / single-family
 East PD 478 "PD/SU" for single-family with 7000 sq. ft. average lot size and minimum 6000 sq ft. lot size; site plan waived / single-family
 South "A-5" One-Family, "R1" Zero Lot Line and "E" Neighborhood Commercial / vacant
 West "AR" One-Family Restricted and "A-10" One-Family / single-family and manufactured housing

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-116 approved for "A-5", "R1, and "E", eff. 6/28/16 subject area to the south
Platting History: PP-14-059 Remington Falls approved by the City Plan Commission on 3/25/15
BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle Blvd	Commercial Conn	Commercial Conn	No
Alta Vista Rd	Collector	Collector	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
North Fort Worth Alliance	Trinity Habitat for Humanity
Big Bear Creek Meadows HOA*	Streams And Valleys Inc.
Villages of Woodland Springs HOA	Keller ISD

*Site located within the confines of a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to "A-5" One-Family. The surrounding uses vary with single-family to the north, east, vacant land to the south, and manufactured housing to the west. The proposed A-5 one-family zoning is compatible with surrounding residential uses.

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 change to "A-5" **is consistent** with the Comprehensive Plan.

- Locate single-family homes adjacent to local or collector streets. (pg. 39)

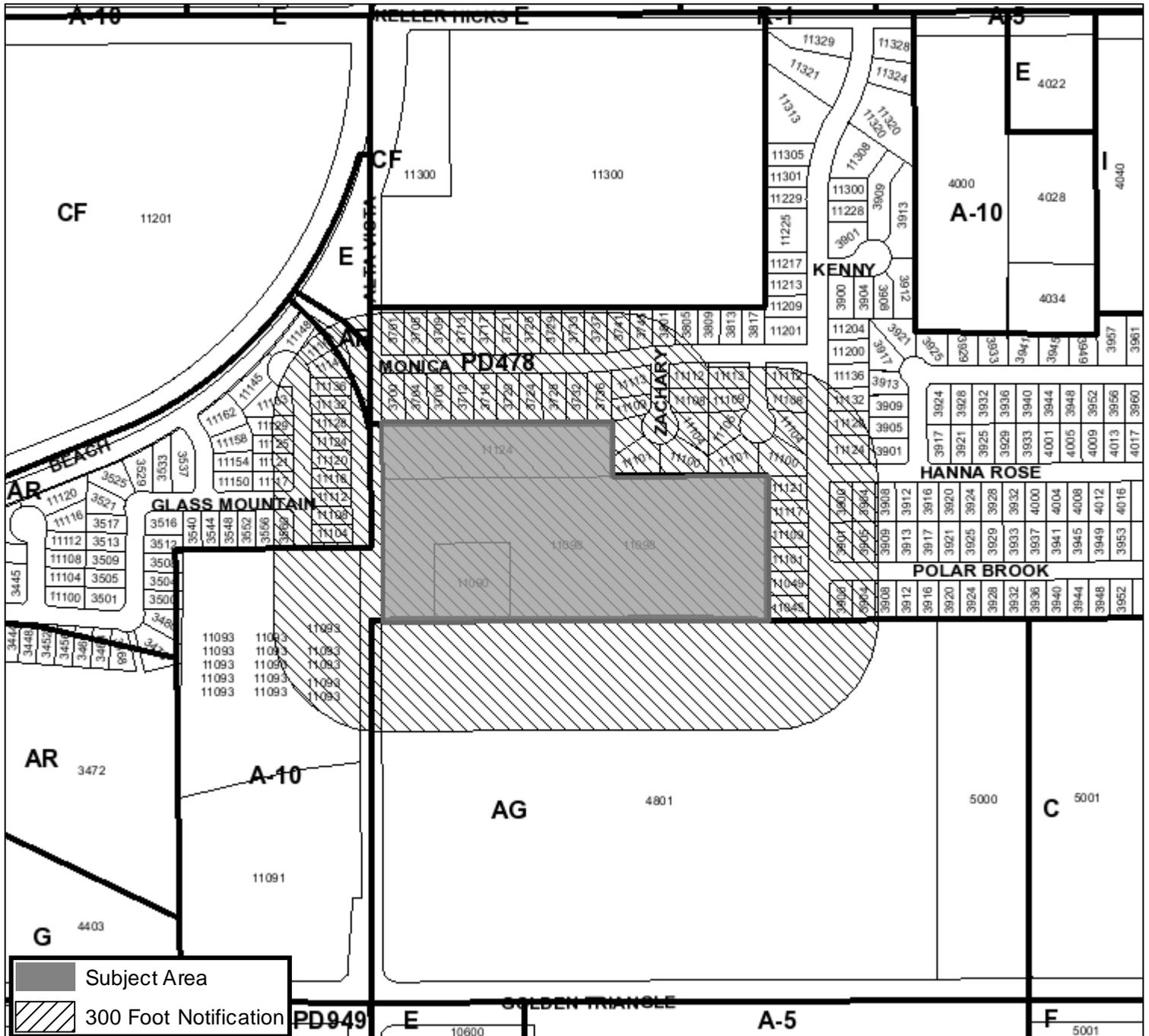
Attachments:

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

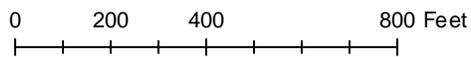


Area Zoning Map

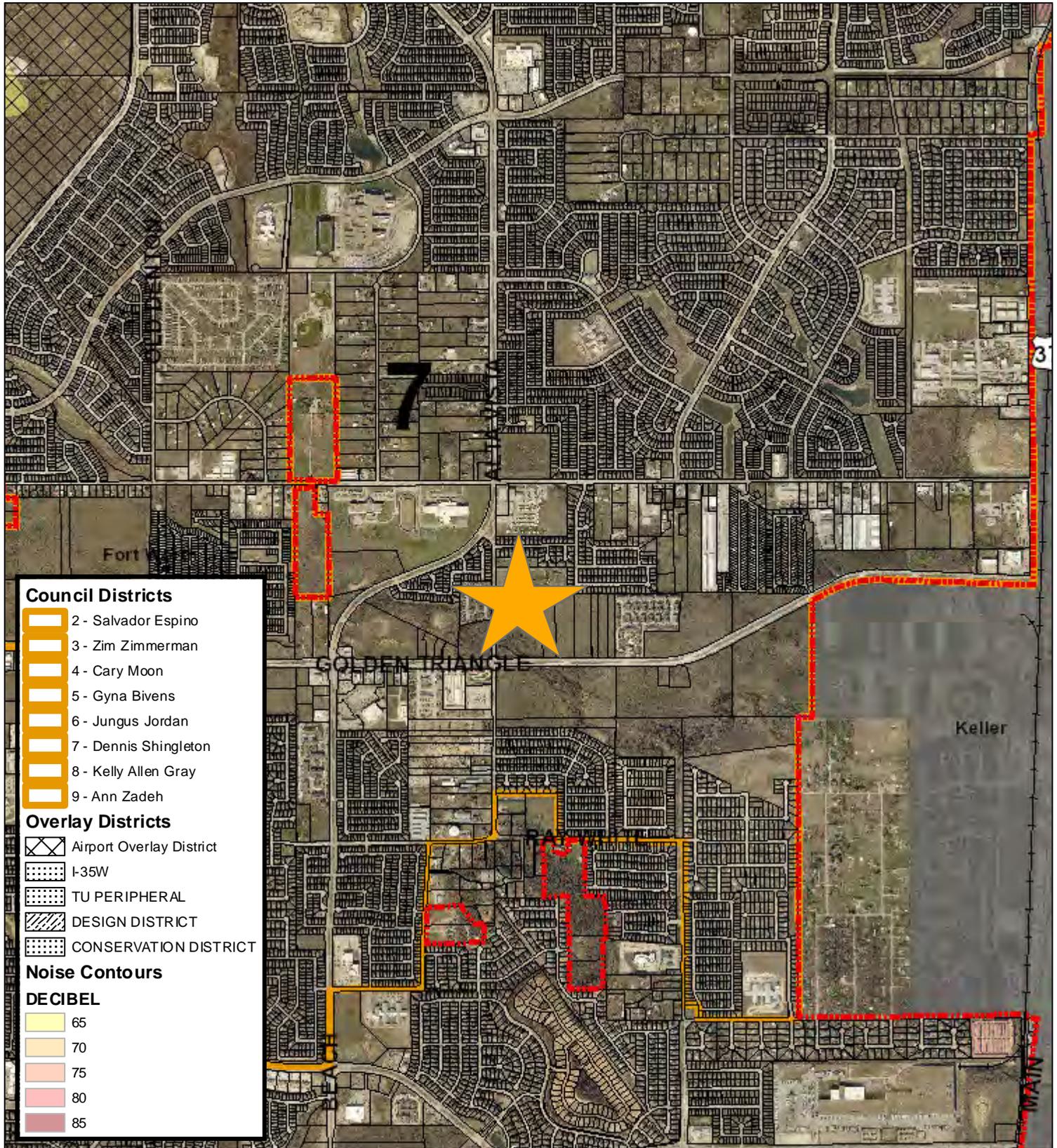
Applicant: Hosfelt/Gunstream/Young
 Address: 11090 - 11124 (evens) Alta Vista Road
 Zoning From: A-10
 Zoning To: A-5
 Acres: 11.92870414
 Mapsco: 22K
 Sector/District: Far North
 Commission Date: 8/10/2016
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



Area Map



Council Districts

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

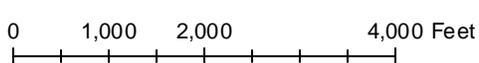
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

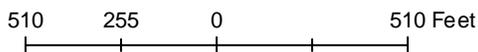
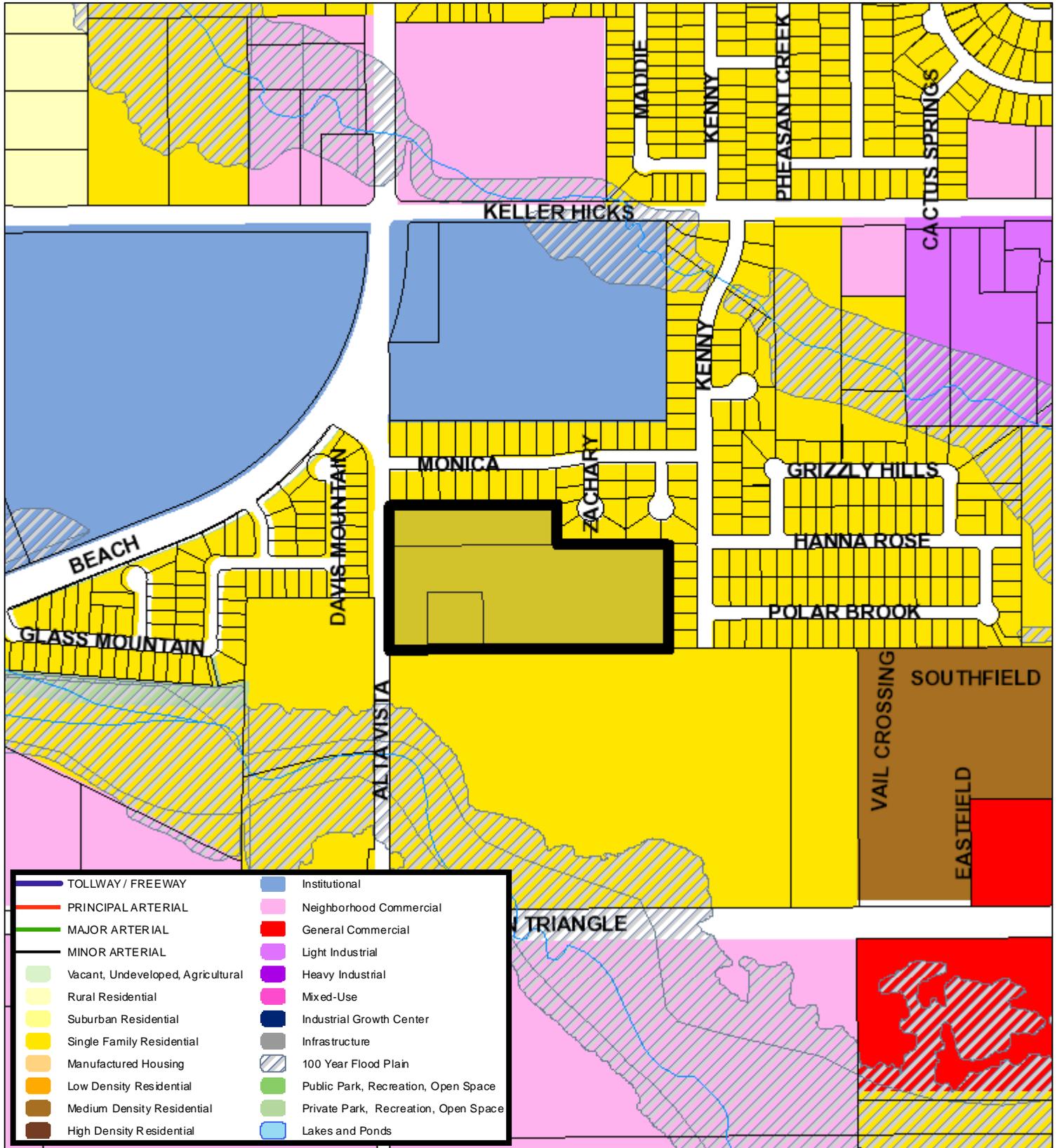
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



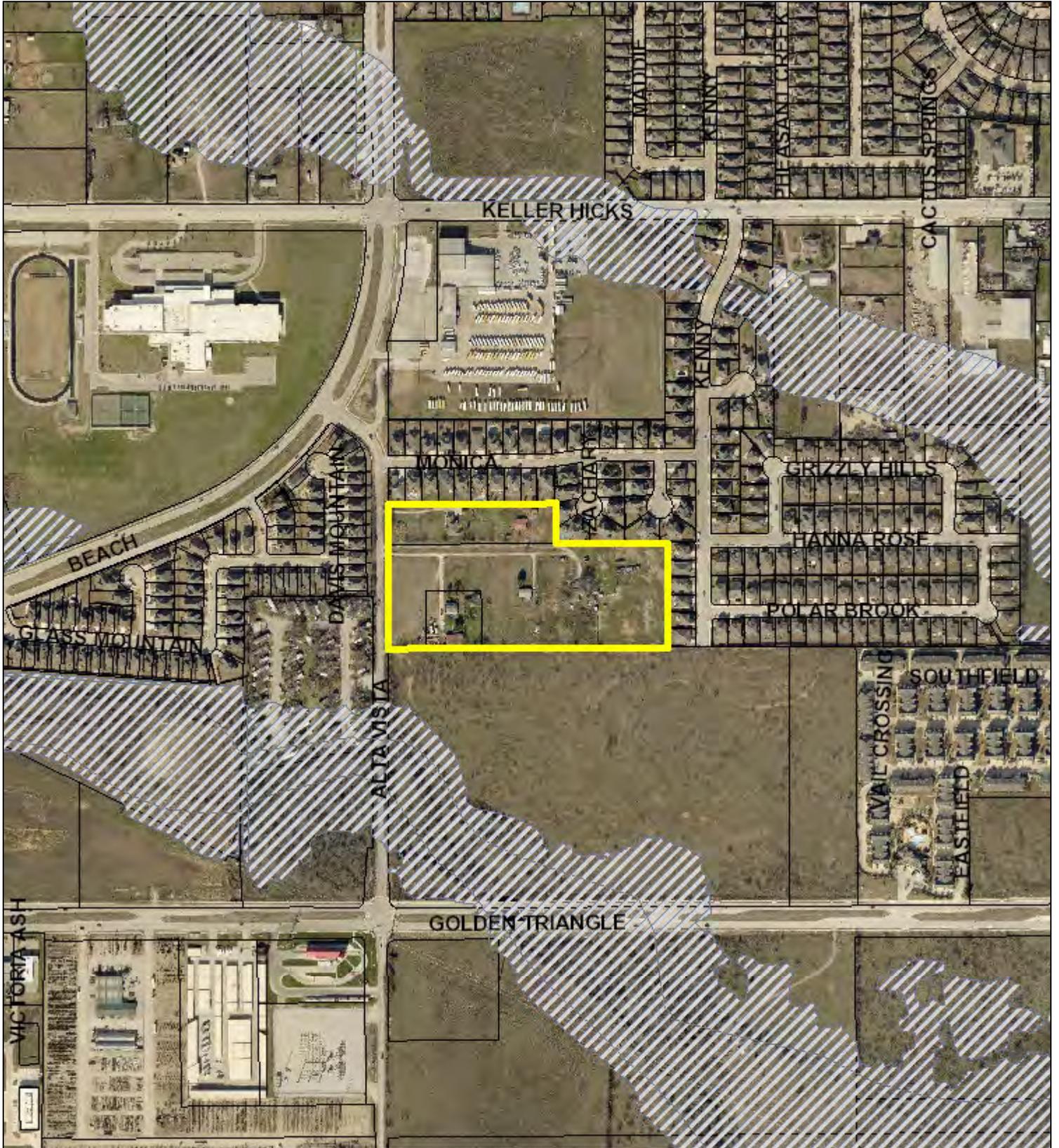
Future Land Use



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.

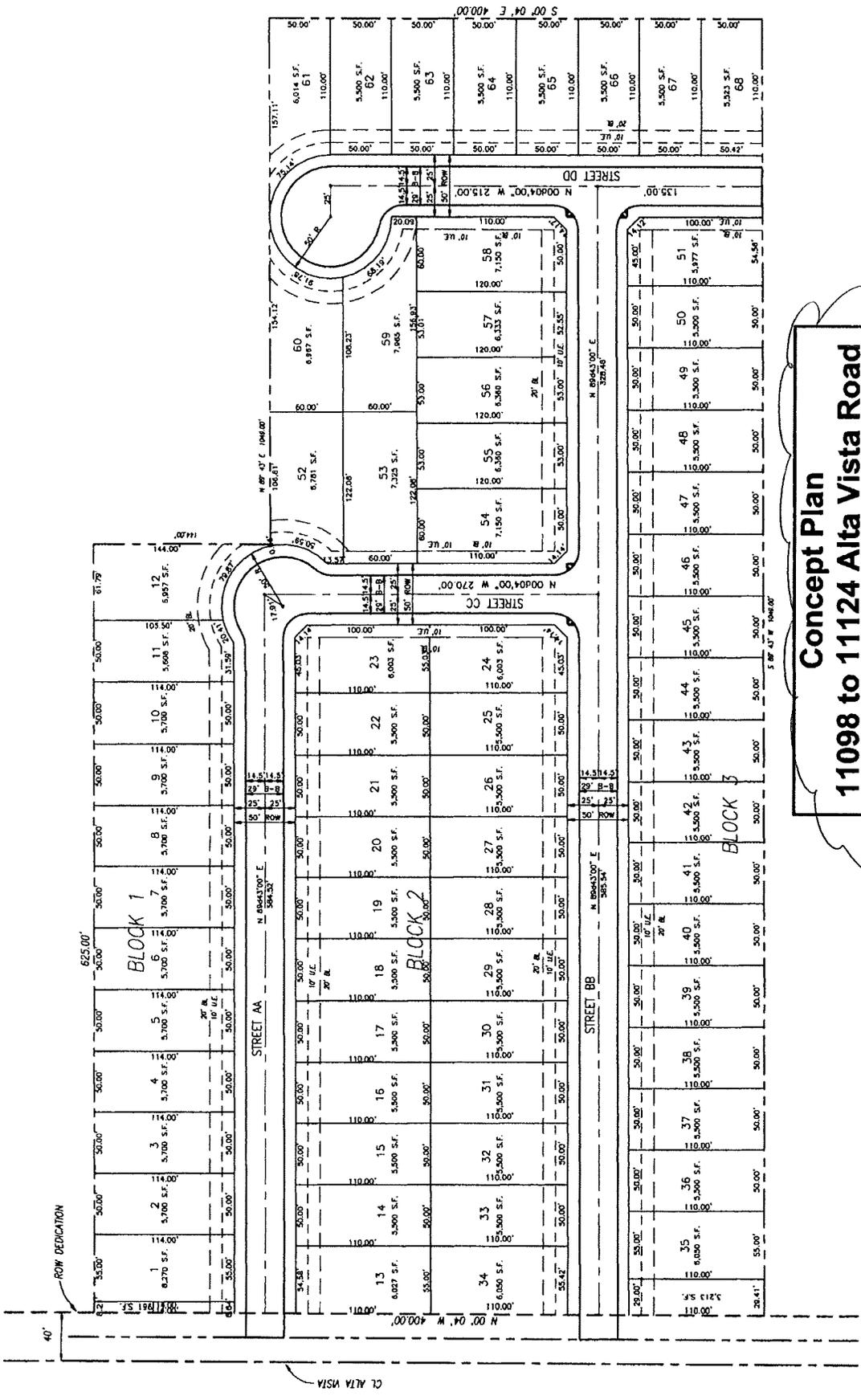


Aerial Photo Map



0 315 630 1,260 Feet





Concept Plan
11098 to 11124 Alta Vista Road

Keaton Mai, 9075 Woodshore Drive, Dallas, Texas representing Prime Rail Interests explained to the Commissioners they are storing petroleum products on-site. He explained the preliminary plat process and the waiver requested for the access easement instead of right of way. Mr. Mai mentioned the opposition and stated he did send out letters to the Chair and Vice-Chair for the Inter-District 2 Alliance and received no response back.

Mr. Flores mentioned comments made in the opposition letter. He asked if he there were any concerns from the neighborhood and if anyone reached out to TPW staff. Mr. Mai said according to the letter they mentioned safety and traffic concerns. He noted someone in their staff talked to TPW prior to the submittal of the plat. Mr. Mai stated at the DRC meeting staff said they would accept an access easement and were ok with not dedicating their half of the right of way.

Roger Griffin, 313 Pinnacle Court, League City, Texas representing Musket Corporation responded to Mr. Flores comment about the petroleum process. Mr. Griffin said they plan to bring in biodiesel, a vegetable oil based fuel that is used in their truck stops to meet environmental regulations. Mr. Flores asked if he had any contact with the neighborhood, Mr. Griffin said no.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 9-0. Mr. Flores asked that the applicant reach out to the Inter-District 2 Alliance prior to City Council.

<i>Document received for written correspondence</i>					ZC-16-137
Name	Address	In/Out 300 notification area	Position on case		Summary
Ron Shearer/Inter-District 2 Alliance	NA		Opposition		Sent letter in
Bob Riley	4117 Walnut Ct	Out		Support	Present did not speak

10. ZC-16-138 Hosfelt, Gunstream, Young (CD 7) – 11098-11124 (evens) Alta Vista (Jesse Billings Survey, Abstract 70, 11.93 Acre): from “A-10” One-Family to “A-5” One-Family

Benjamin Mikesell, 12750 Merit Drive, Suite 425, Dallas, Texas representing DW Commercial on behalf of Hosfelt, Gunstream and Young explained to the Commissioners they are requesting “A-5” zoning to reduce the setback requirements for single-family development. Mr. Mikesell stated they sent out to 104 letters to surrounding property owners, HOA and North Fort Worth Alliance and received only two letters back with concerns about a connection to the street and a fence.

Mr. Northern asked Mr. Mikesell the total lot count. Mr. Mikesell said there are 68 proposed lots. Mr. Genua asked how long the street is. Mr. Mikesell responded each lot is 50’ wide.

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

Document received for written correspondence					ZC-16-138
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Kim Holly	11113 Monica Ct	In		Opposition	Sent letter in

11. ZC-16-139 Bill Bostelmann (CD 7) – 4653-4661 White Settlement Road (Rivercrest Addition, Block 17, Lots 3R and 4, 0.78 Acre): from “PD 972 Planned Development/Specific Use for a retail structure with caretaker’s residence with “E” Neighborhood Commercial development standards and a maximum of three single-family residences; site plan approved to “E” Neighborhood Commercial

Gerry Curtis, 1107 E. 1st Street, Fort Worth, Texas representing Bill Bostelmann explained to the Commissioners the original PD request was for single-family residences. They are requesting PD/E excluding alcohol and gasoline sales with a request to waive the site plan based on input received from the adjacent property owner.

Motion: Following brief discussion, Mr. Northern recommended Approval as Amended of the request to PD/E excluding alcohol and gasoline sales with a waiver to the site plan, seconded by Ms. Dunn. The motion carried unanimously 9-0.

12. ZC-16-140 Lang Oleander LLC, Washington Adams property LLC, Blue Dragon 1130 LLC, TCIDA Real Estate Holdings LLC and Allen P. Schuster (CD 9) – 1001, 1003 and 1005 W. Rosedale Street and 1100 blocks Adams, College and Washington Avenues (McAnaulty and Nesbits Subdivision, Block 1, Lots 1-13R and Block 2, Lots 1R and 15, 3.28 Acre): from “NS-T4” and “NS-T4N” Near Southside/General Commercial and Near Southside/General Commercial Neighborhood to “PD/NS-T4” Planned Development for all uses in “NS-T4” Near Southside/General Commercial with a maximum of six story multifamily and parking garage; site plan included

Justin Light, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Lang Oleander LLC explained to the Commissioners the request is for an upscale apartment building, 391 units with 541 parking spaces in a garage that will be connected by a sky bridge. Mr. Light explained the apartment building will be four stories and the garage six stories and provided an elevation drawing. The proposed developer has met with the neighborhood several times with support from Fort Worth South. Mr. Light mentioned some of the neighborhood concerns were traffic along Oleander. They have made some concessions based on feedback from the neighborhood. The sixth floor is mainly parking and the mezzanine along Rosedale.

In response to Ms. Dunn’s questions, Mr. Light said the parking garage contained parking only and that there are apartments that outline the garage. He said Adams will not be one-way but commented they will put signs out so those exiting the garage can only go north. The neighborhood concerns have been the height and the traffic.