



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 11, 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: **Brickstone Development LP**

Site Location: 11785 and 11815 Alta Vista Road Mapsco: 22F

Proposed Use: **Single-family**

Request: From: PD1066 Planned Development for all uses in "A-10" One-Family for the accessory structure to have the same architectural design as the main building with the following; up to 50% lot coverage; reduce front yard setback to 20 ft., side yard setback at 5 ft., increase maximum square feet for accessory buildings up to 1,000 sf and allow accessory buildings in the front yard, and no storage of boats or recreational vehicles; site plan approved

To: Amend PD1066 Planned Development to "A-7.5" One-Family retaining development standards; site plan included

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

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

Background:

The proposed site is located west of Alta Vista a neighborhood collector. The applicant would like to rezone 9.03 acres from PD1066 Planned Development for "A-10" One-Family with development standards to Amend PD 1066 to "A-7.5" One-Family, with the same development standards for approximately 27 units.

The applicant is proposing "A-7.5" single-family and to allow the same development standards related to accessory structures up to 1,000 sf, building setbacks, lot coverage and to allow accessory structures in the front yard. The applicant has provided information pertaining to the off-set between lots 10 and 11 stating they will need to provide a privately maintained drainage interceptor flume.

Staff has been working with the applicant for several months to ensure that the site plan provided for Zoning Commission approval, which mirrors the plat, meets the platting requirements. At the City Plan Commission meeting held July 27, 2016 the Commission voted to conditionally approve the plat with waivers to allow local streets to intersect an arterial at an interval that is less than the 600-foot minimum spacing allowed and the required street stub out to the south.

Site Information:

Owner: Brickstone Development, LP
10501 Alta Vista
Keller, Texas 76248

Agent: Dennis Lang/Adams Engineering

Acreage: 9.03 acres

Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

- North PD 894 & PD 895 Planned Development, "CF" Community Facilities /
- East "A-5" single-family /
- South "A-10" One-Family and "E" Neighborhood Commercial /
- West "A-43" One-Family / single-family

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

TPW staff comments:

Comments have been addressed through City Plan Commission meeting held July 27, 2016.

Platting Comments:

Comments have been addressed through City Plan Commission meeting held July 27, 2016.

Water staff comments:

**Revised site Plan reviewed 8/23/2016: Comments still apply
Revised site Plan reviewed 6/27/2016:

Water:

1. Extend water
2. No direct taps to 30" water main
3. PRV due to high water pressure
4. 2 points of connection
5. Provide stub out to possibly west, north and south since not platted
6. Install auto flusher for dead end line or loop line

Sewer:

1. Extend sewer
3. Field verify sewer line S-14635 along frontage, additional easement may be required

** Proposed (Future) 8" water line along frontage

**Encroachment agreement may be required for Gates to allow access to maintain public water/sewer lines.

** Provide exclusive water/sewer easements to match construction plans

**No permanent structures over, under, encroaching lines and their easements

**Impact Fees for 2017 Fiscal Year are currently being assessed

**Cut and plug unused existing services

**Cut and plug existing services prior to demolition

**No private plumbing crossing lot lines

**Pressure guaranteed at ground elevation

**No lines on side or back of lots

TPW/Storm water staff comments:

Site plan shown is different from plan provided regarding Preliminary iSWM, SWM-2015-0523, ER576, for plat case PP-15-075. A revised preliminary iSWM showing the changes is required for additional review.

{new plat PP-16-021, SWM-2016-0213, ER705, PiSWM, accepted}

accepted final iSWM plan required for stormwater release of the future final plat.

stormwater facilities maintenance agreement (SWFMA) required for proposed detention pond

Parks Department staff comments:

PARD/PDP: The Neighborhood and Community Park Dedication Policy will apply.
Neighborhood Park Fees-in-Lieu of Land will be required.
Community Park Fee-in-Lieu of Land will be required.
All Open Space MUST be indicated as "PRIVATE HOA/DEVELOPER OWNED and MAINTAINED OPEN SPACE".
Related case PP-15-075. Need to confirm the number of residential lots.
All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the: City of Fort Worth Park and Recreation Department, prior to final plat release.
Call Joe Janucik at 817-392-5706 for additional information.

Comments made by Platting, TPW, Water, Fire and Parks staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions. Park fees will be applied to the project.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-132 approved for PD/A-10 with development standards eff. 11/10/15 subject area; ZC-10-180 annexed into City for PD894 Planned Development/Specific Use for warehouse, outdoor storage, greenhouse, showroom, retail sales, office and up to 15 temporary portable storage containers not to exceed six months use in a 12 month period and PD895 Planned Development/Specific Use for landscaping and construction contractor yard, greenhouse nursery with plant sales, beauty shop and pest elimination services; site plan waived, subject properties to the north.

Platting History: PP-16-021 Cottages at Ashton Place approved by the City Plan Commission on 7/27/16

BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Alta Vista Rd	Neighborhood Collector	Neighborhood Collector	No

Public Notification:

The following Organizations were notified:

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

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/A-7.5" Planned Development for all uses in "A-7.5" One-Family with waivers including: up to 50% percent lot coverage, 20 ft. minimum front yard, 5 ft. rear yard and accessory building up to 1,000 sf allowed within the front yard, site plan required for a residential development.

Surrounding land uses vary with a daycare, commercial and industrial uses to the north, single-family to the east, offices and large lot single-family to the south, and large lot single-family to the west. The applicant is proposing to maximize the site and is requesting several waivers to A-10 standards. The site will be located within its own enclave and should not impact surrounding development.

As a result, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Single-Family. The requested change **is consistent** with the Comprehensive Plan.

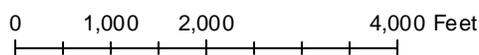
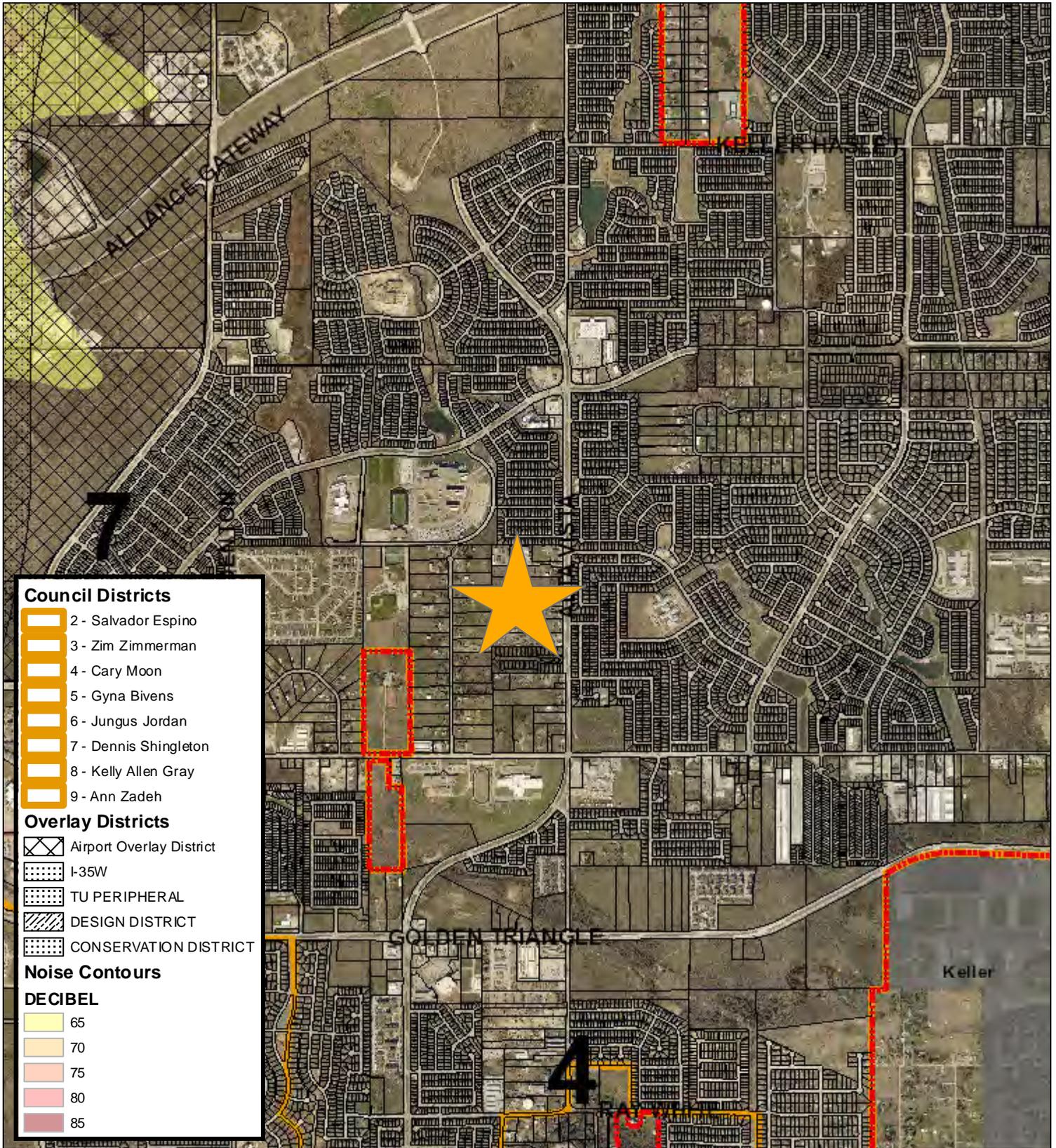
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development.

Based on conformance with the future land use maps and policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

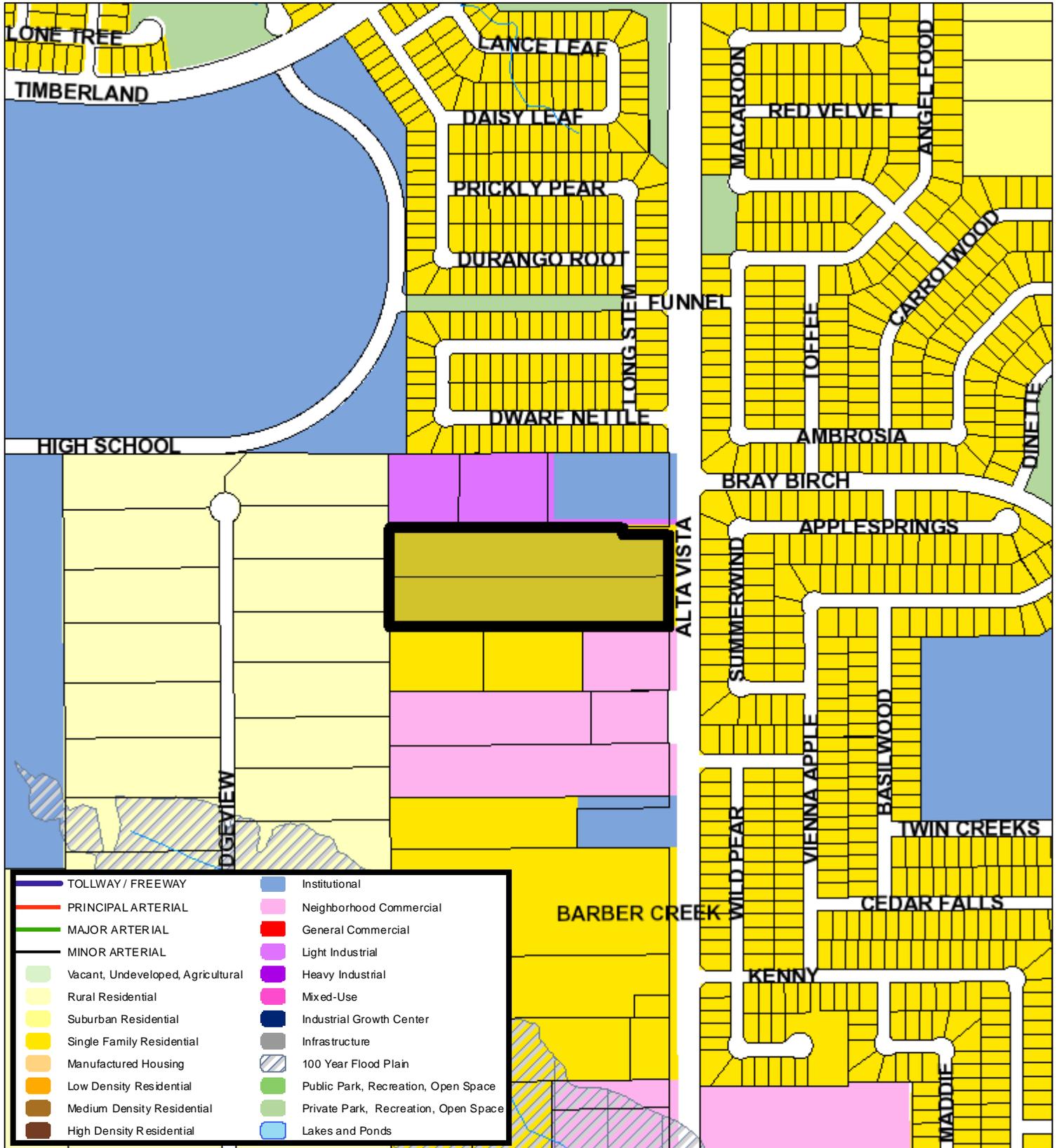
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Preliminary Plat
- Previously approved site plan
- Minutes of September 14, 2016 Zoning Commission hearing

Area Map



Future Land Use

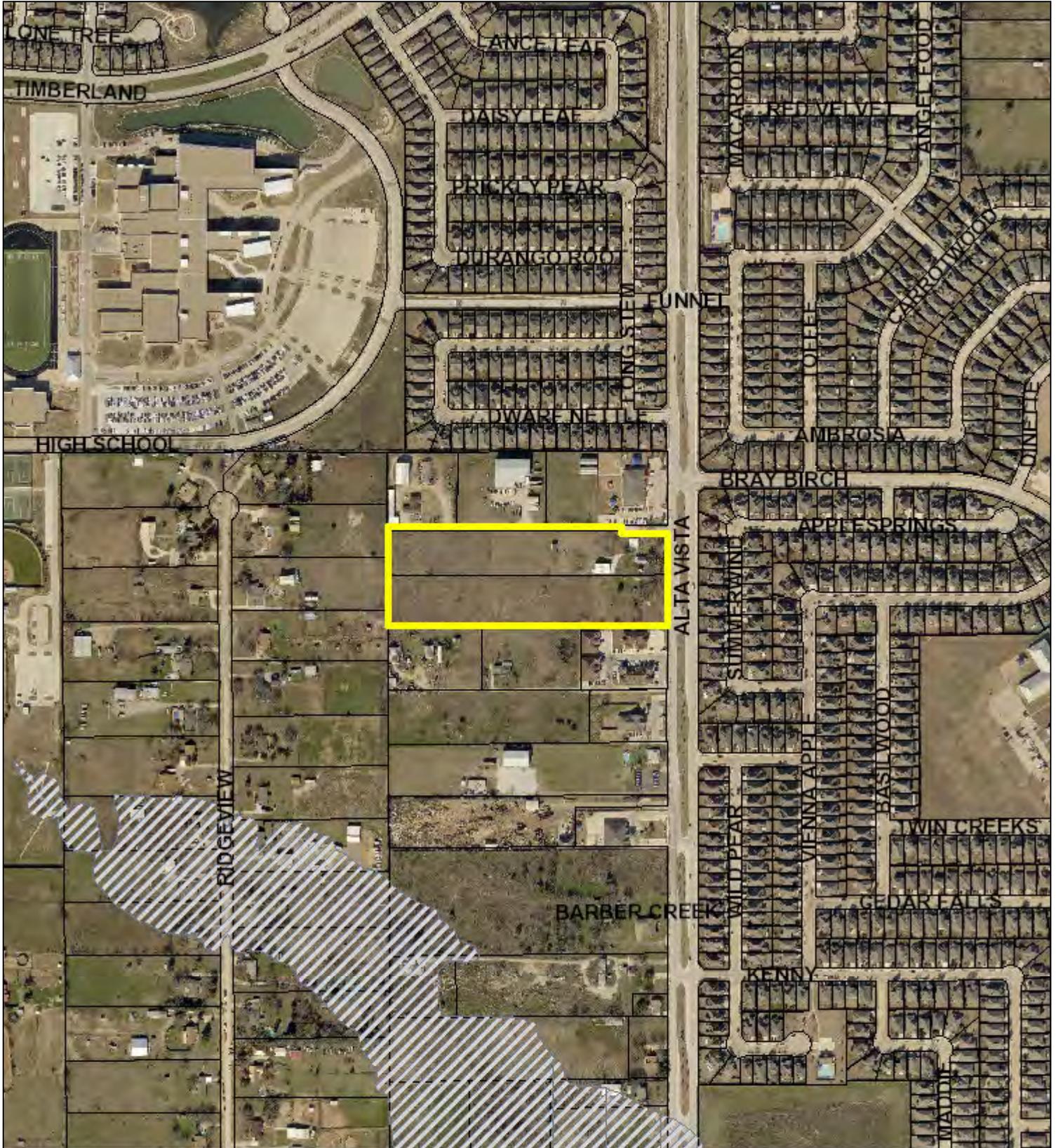


500 250 0 500 Feet

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 29, 2016.



Aerial Photo Map



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

<i>Document received for written correspondence</i>					ZC-16-148
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Gerry Curtis	6700 Calmont Ave	In		Support	Spoke at hearing
NASRCC review	NA	Out		Support	Sent letter in
Debra Pruitt	Calmont	Out		Opposition	Sent letter in

IV. New Cases

5. ZC-16-079 Brickstone Development LP (CD 7) – 11785 and 11815 Alta Vista (JPH Land Surveying, 9.03 Acre): from PD 1066 “PD/A-10” Planned Development for all uses in “A-10” One-Family for the accessory structure to have the same architectural design as the main building with the following; up to 50% percent lot coverage;• reduce front yard setback to 20 ft., side yard setback at 5 ft.;• increase maximum square feet for accessory buildings up to 1,000 sf and allow accessory buildings in the front yard, and no storage of boats or recreational vehicles; site plan approved to add property to Amend PD 1066 to A-7.5 with the same development standards and reconfigure subdivision; site plan included

Ron Lowendowski, 10501 Alta Vista, Fort Worth, Texas property owner explained to the Commissioners he is present to answer any questions.

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

Mr. Genua asked Ms. Murphy to call ZC-16-152 through ZC-16-155 together.

6. ZC-16-152 City of Fort Worth Property Management (CD 5) – 5100 Martin Luther King Freeway (Southeast Service Center Addition, Block 1, Lot 2R, 6.82 Acre): from PD 566 “PD/SU” Planned Development/Specific Use for citizen drop off station for collection of large household waste (non-hazardous); site plan approved to Amend PD 566 to add hazardous household waste drop off/collection and minor site reconfigurations; site plan included

Robert Smouse, City of Fort Worth Assistant Director for Solid Waste explained to the Commissioners adding this use will allow for the Ft. Worth community to bring their household chemicals to one of the four drop off sites for convenience. The household chemicals they are referring to are paints, aerosols and fertilizers.

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