

The applicant is requesting a zoning change from “C” Medium Density Multifamily, “E” Neighborhood Commercial, “J” Medium Industrial, and “K” Heavy Industrial to “PD/I” Planned Development for “I” uses including certain uses with development standards.

Several new structures are either under construction or are currently being planned now that Trail Drive, one of the main routes through the complex, is complete. “I” Light Industrial base zoning will allow these uses by right and remove many of the restrictions triggered by the residential zoning, including setbacks, landscaping buffers, signage, and parking. The following table provides the development standards for the site.

Development Standards

Requirement	“I” Light Industrial	Proposed PD/I
Landscaping	10 percent of the net site area	Required plantings shall comply with landscaping for individual projects. If it is not feasible to plant on the construction site due to functional constraints, required plantings may be installed on another location.
Height	45 ft.	120 ft.
Setbacks	0 ft. required unless adjacent One or Two-Family	20 ft. setback along Montgomery Street
Parking	1 space per 4 seats in the main auditorium plus 5 spaces per 1000 sf plus 1 space per 4 employees (minimum standards apply if the site is located within 250 ft. of a One or Two-Family district)	No minimum or maximum parking requirements. Shared parking permitted within the boundaries of the PD/CF and PD/I zoning districts
Signage	Monument signs or Unified Sign Agreement, off premise advertising prohibited	Off premise advertising prohibited except for sponsorships. Sponsorships are allowed on signage, including temporary signs, if less than 15% of sign face.

Site Information:

Owners: City of Fort Worth
 1201 Houston Street
 Fort Worth, TX 76102

Event Facilities Fort Worth, Inc.
 115 W 2nd, Suite 210
 Fort Worth, TX 76102

Acreage: 47.28 ac
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North PD 896 "PD/I" Planned Development/or all uses in "I" Light Industrial, including certain uses with development standards, site plan waived / parking

East “J” Medium Industrial / Botanic Gardens

South “J” Medium Industrial / industrial, Botanic Gardens

West “J” Medium Industrial / commercial

Recent Relevant Zoning and Platting History:

Zoning History: "PD-896" ZC-10-189, from various to PD/I including certain uses with development standards, site plan waived; effective 1/4/11

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed
Trail Dr	Commercial Connector	Commercial Connector
Bryce Ave	Residential	Residential
Montgomery St	Major Arterial	Commercial Connector

Public Notification:

The following organizations were notified:

Organizations Notified	
Westside Alliance	Trinity Habitat for Humanity
Alamo Heights NA	Streams And Valleys Inc.
Arlington Heights NA	Fort Worth ISD
Cultural District Alliance	

*Site is not located within a registered neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The proposed rezoning is for the new arena and parking garage. The proposed development is directly south of the existing Will Rogers Memorial Center, which is anchored by the tower, coliseum and auditorium (built in 1936), animal barns, arenas, and other multipurpose event centers. Surrounding land uses vary with parking to the north, The Botanic Gardens to the east and south, industrial to the south and commercial to the west.

Based on the surrounding land uses, the proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the future land use as Mixed Use. The properties are also part of the Cultural District Growth Center

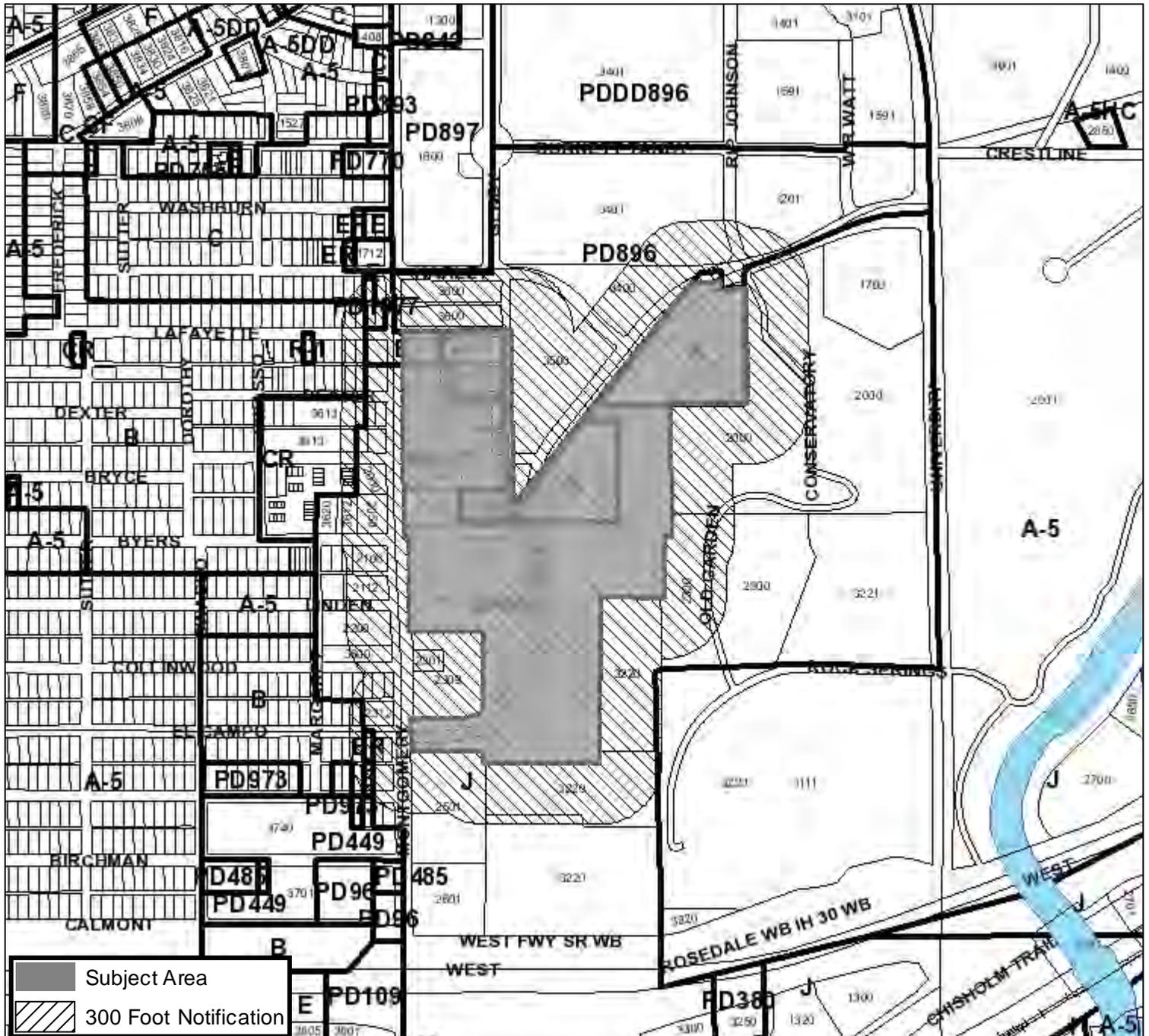
The proposed zoning **is consistent** with the 2016 Comprehensive Plan.

Attachments:

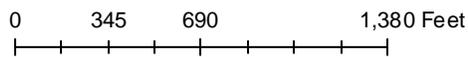
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of September 14, 2016 Zoning Commission hearing

Area Zoning Map

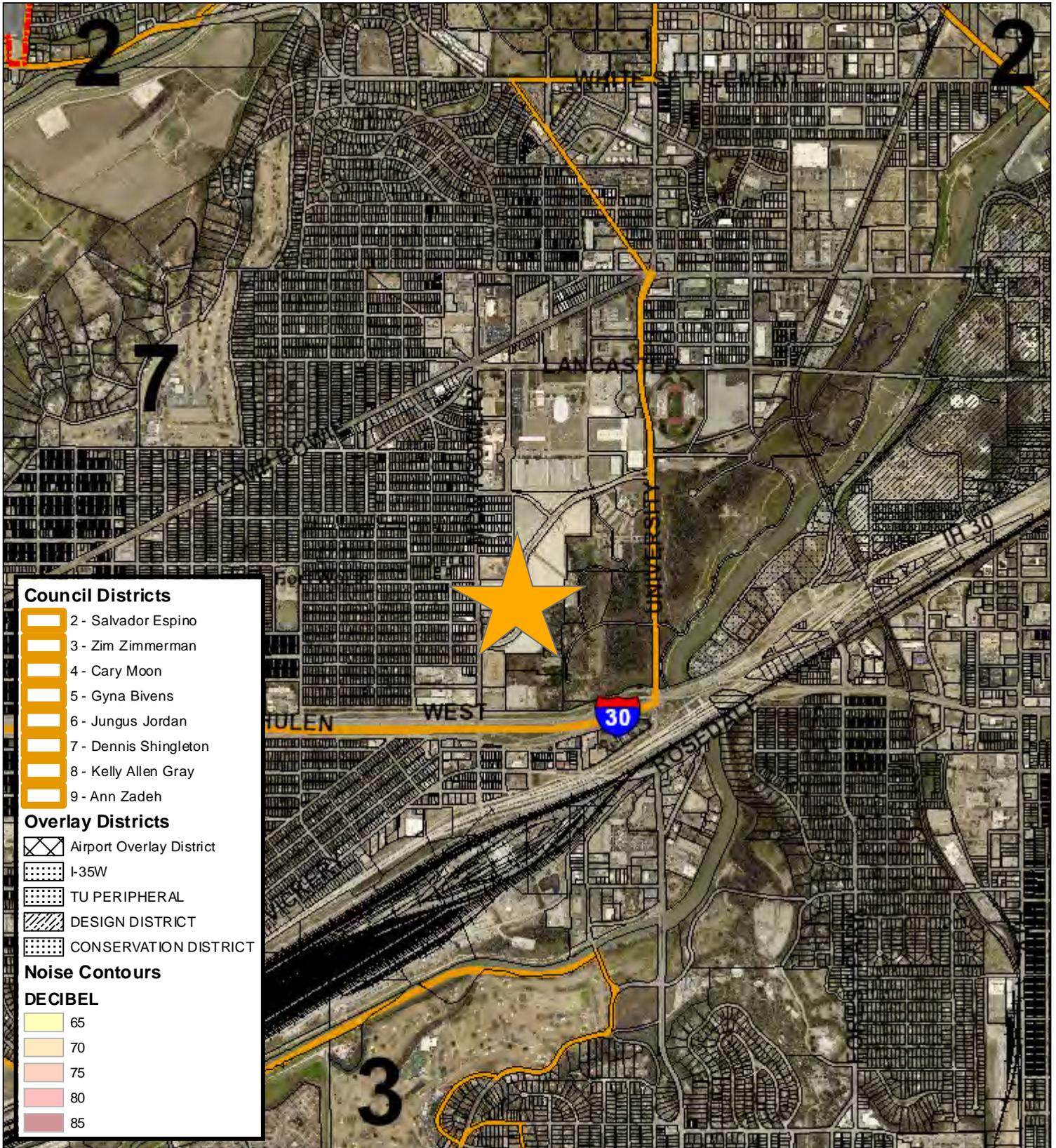
Applicant: Event Facilities FW Inc. & City of Fort Worth
 Address: 1900 - 2400 blocks Montgomery St, 3401 Trail Drive
 Zoning From: C, E, J, K
 Zoning To: PD 896 for certain I uses with development standards for the Will Rogers Complex
 Acres: 47.28978873
 Mapsco: 75HM, 76EJ
 Sector/District: Arlington Heights
 Commission Date: 9/14/2016
 Contact: 817-392-8043



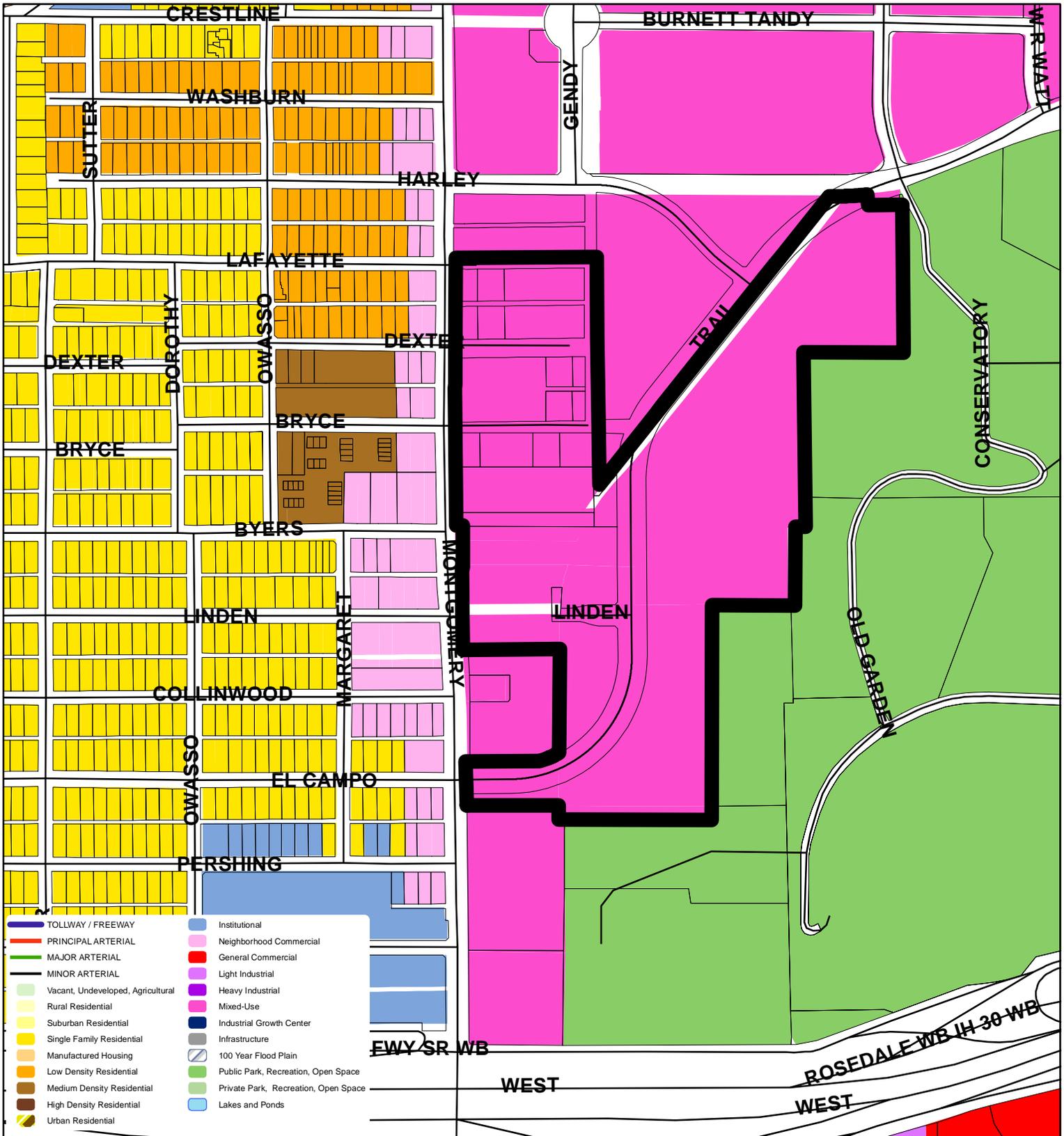
Subject Area
 300 Foot Notification



Area Map



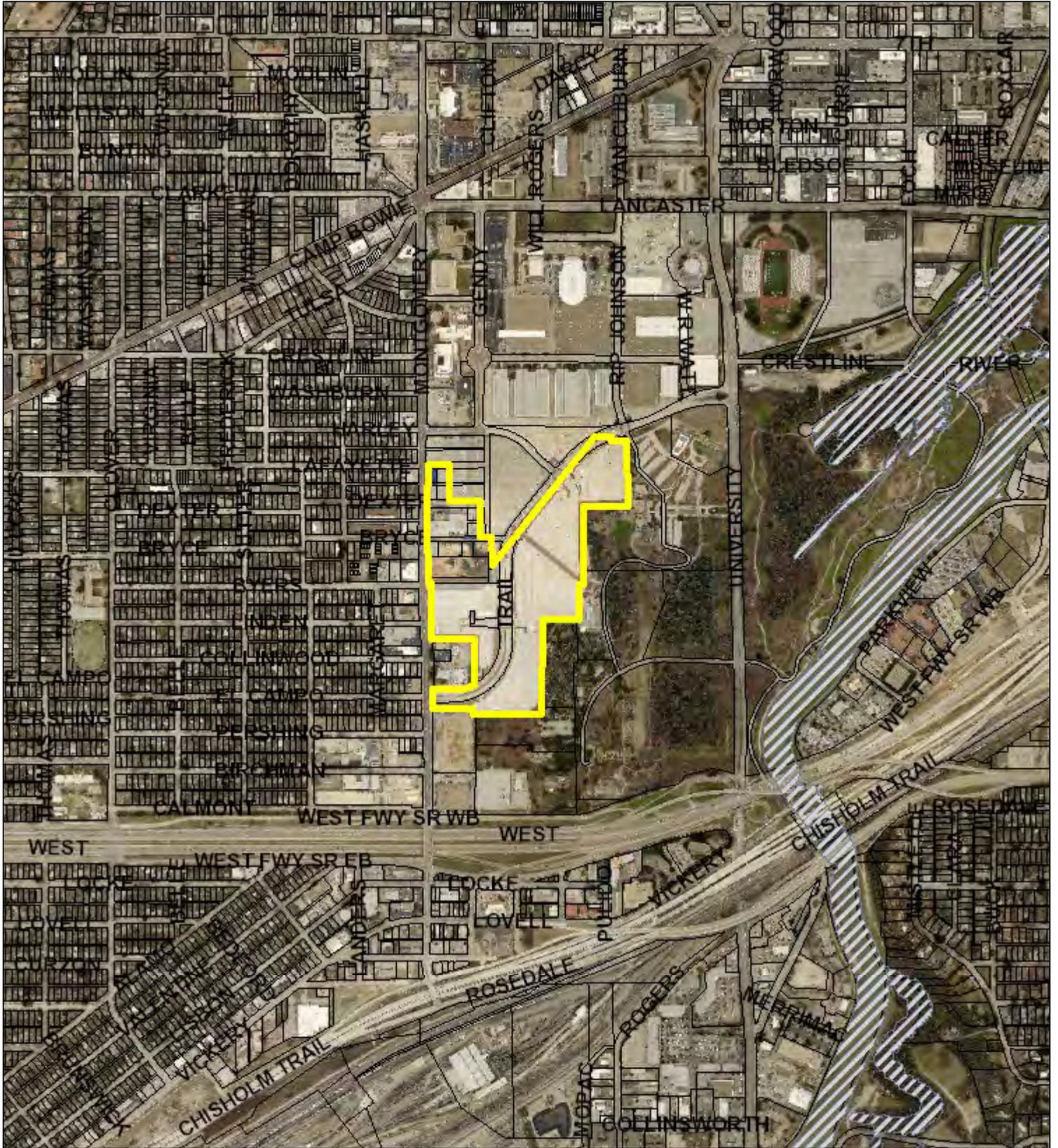
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 29, 2016.



Aerial Photo Map



0 700 1,400 2,800 Feet



12. ZC-16-158 Gospel Kingdom Penecostal Inc. (CD 8) – 4701 (4651) Campus Drive (J. Collett Survey, Abstract 260, 13.39 Acre): from “CF” community Facilities to “C” Medium Density Multifamily

Joe Paniagua, 8125 Mount Shasta Circle, Fort Worth, Texas representing the property owner explained to the Commissioners the request to rezone for “C” zoning for Fort Worth Housing Solutions. Mr. Paniagua explained his powerpoint presentation. They are proposing 224 unit mixed income development, with two and three story buildings, 5% of the units will be market rate, 10% will be RAD units (rental assistance demonstration) and the remaining units will be income restricted and affordable units. Mr. Paniagua also mentioned there will be approximately 32, one bedrooms, 152, two bedroom units and 40, three bedroom units, and gated community.

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

<i>Document received for written correspondence</i>					ZC-16-158
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Stelluth Holdings	4535 Alamosa			Support	Sent letter in

13. ZC-16-159 Event Facilities Fort Worth Inc and City of Fort Worth Special Events (CD 7) – 1900-2400 blocks Montgomery Street, 3401 Trail Drive (Thomas White Survey, Abstract 1646 and being portion of Will Rogers Memorial Center Addition, Block 3, Lot 1 and Block 4, Lot 1, 47.29 Acre): from “C” Medium Density Multifamily, “E” Neighborhood Commercial, “J” Medium Industrial and “K” Heavy Industrial to PD 896 "PD/I" Planned Development for all uses in "I" Light Industrial, including: helistop, outdoor sales and storage, yards, contractor storage and all uses customarily associated with the following events: arts, crafts and collectibles, auto/motorcycle/RV/truck shows and events, circus, carnival, midway, conference, concerts, conventions, catering, dances, recitals, dog/cat show, equestrian activities (sales, shows, and housing), emergency shelter, exhibits/booths, farmers'/flea market, gun show, health fairs/classes, livestock activities/stock show (sales, shows, and housing), RV living and trailer parking temporary as associated with events, sporting events (rodeo, boxing, karate, etc.). excluding the following uses: blood bank, sexually oriented business, pawn shop, car wash, manufactured housing sales, vehicle junkyard, assembly of pre-manufactured parts, coal, coke or wood yard, crematorium, electroplating, manufactured home repair (RV repair permitted), paper box manufacture, rubber stamp manufacture, railroad roundhouse or railroad car repair, railroad spur, loading or storage; with development standards for height, setbacks, parking, and signage; site plan waiver requested

Tom Galbreath, 550 Bailey Avenue, Fort Worth, Texas representing Event Facilities Fort Worth explained to the Commissioners they are expanding the existing PD area to incorporate the parking garage and new arena. Mr. Galbreath said they did reach out to Arlington Heights and they had no objection.

Mr. Genua asked Mr. Galbreath when it will be complete. Mr. Galbreath said construction of the arena will begin in February 2017 with completion being in the 4th quarter of 2019.

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

14. ZC-16-160 Hector Maldonado and Rosa Yanci Ramirez (CD 5) – 11479 Mosier Valley Road/3309 Fite Street (J. R. Knight Survey, Abstract 902, 2.09 Acre): from “AG” Agricultural to “PD/SU” for outside storage of semi-trucks and trailers with no primary use and “I” Light Industrial Development standards; site plan included

Chris Bonilla, 3800 Byers Avenue, Fort Worth, Texas representing Hector Maldonado explained to the Commissioners the request to rezone to “PD/SU” to allow for outside storage of tractor/trailers without a primary use. Mr. Bonilla gave a brief history of the surrounding land uses, associated PD’s and stated all truck traffic will come from Trinity Boulevard to House Anderson then Mosier Valley to access the site. Mr. Bonilla said the market demand is still moving toward light industrial in this area. A petition was submitted from some property owners in support.

Ms. McDougall asked Mr. Bonilla how many vehicles will be stored on-site and how many vehicle trips per day. Mr. Bonilla said they will start with five with a capacity for 11 vehicles. He explained there will be daily trips, likely one in the morning and back in the evening. They will be hauling gravel materials, etc.

Mr. Genua asked about the truck traffic using Fite Street. Mr. Bonilla said the drivers will be instructed to not take Fite Street. Mr. Edmonds pointed out how many houses are along Fite Street. Mr. Bonilla acknowledged and explained.

Ms. Dunn asked about the property owners who didn’t sign the petition and are directly adjacent.

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

<i>Document received for written correspondence</i>					ZC-16-160
Name	Address	In/Out 300 notification area	Position on case		Summary
Tucker Seaton	3336 Fite St.	In	Opposition		Sent letter in
Tomika Seaton	3401 Rodolphus	In	Opposition		Sent letter in
Earth Haulers Inc	11429 Mosier Valley	In		Support	Signed petition
Dennis Thornton	11467 Mosier Valley	In		Support	Signed petition
Allen Tucker & Minnie Tucker	3405 Fite	Out		Support	Signed petition
Mariken Holdings	11500 Trinity	Out		Support	Signed petition