



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 7, 2019

Council District **5**

Zoning Commission Recommendation:
Denial by a vote of 6-2

Opposition: 2 spoke, several letters submitted
Support: None

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

Owner / Applicant: **Ice Com Enterprises, etal**

Site Location: 901 & 917 John T. White Road N Mapsco: 67T

Proposed Use: **Townhomes**

Request: From: "C" Medium Density Multifamily, "E" Neighborhood Commercial and PD 169 Planned Development/Specific Use for all uses in "E" Neighborhood Commercial plus ice skating ring; site plan required

To: "R2" Townhouse/Cluster

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located east of John T. White Road North and just north of John T. White. The applicant would like to rezone approximately 7.57 acres to "R2" Townhouse/Cluster for townhome development.

The proposed site is located in an area that has been previously developed as multifamily to the north, west and southeast. Homes are under construction in a new single-family development to the northwest. No single family lots are adjacent to the subject property. The townhome development could serve as a transition between any proposed multifamily development to the east.

At the April Zoning Commission meeting the applicant requested a continuance to reach out to the neighborhood. Several letters were submitted in opposition, two people spoke. The main concerns were infrastructure, traffic, too many apartments in the area and property values.

Site Information:

Owner: Robert Gordon
 5776 Fogata Lane
 Fort Worth, TX 76036
Agent: Icon Engineering/David Gregory
Acreage: 7.57 acres

Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / multifamily
- East "C" Medium Density Multifamily and "E" Neighborhood Commercial / vacant
- South "E" Neighborhood Commercial, PD 330 Planned Development for multifamily with maximum square footage for certain uses / vacant, multifamily
- West PD 676 Planned Development for senior housing / multifamily

Recent Relevant Zoning and Platting History:

Zoning History: PD 676 Planned Development/Specific use for senior housing; site plan approved, adopted 02/14/06 subject property to the west; PD 330 Planned Development/Specific Use of multifamily and a maximum of 1,000 square feet of floor area to be devoted to certain uses described in the ordinance with development standards, adopted 06/08/99 subject property to the southeast

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
John T. White	Neighborhood Connector	Neighborhood Connector	No
John T White N	Two-Way Residential	Two-Way Residential	No

Public Notification:

300 foot Legal Notifications were mailed on March 20, 2019

The following organizations were notified: (emailed March 19, 2019)

Organizations Notified	
John T White NA of East Fort Worth*	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Neighborhoods of East Fort Worth	Historic Randol's Mill Valley Alliance, Inc.
East Fort Worth Business Association	Hidden Meadows HOA
Bentley Village-Waterchase NA	
Eastside Sector Alliance	Fort Worth ISD

*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 R2 Townhouse/Cluster for a townhome development. The surrounding land uses are primarily multifamily, single-family to the northwest with vacant land to the east and south. Townhomes can often serve as a buffering use between multifamily and single family uses.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as Low Density Residential. The R2 district is characterized as Low Density Residential.

Therefore, the proposed zoning **is consistent** with the Future Land Use map and the Comprehensive Plan policy below.

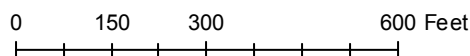
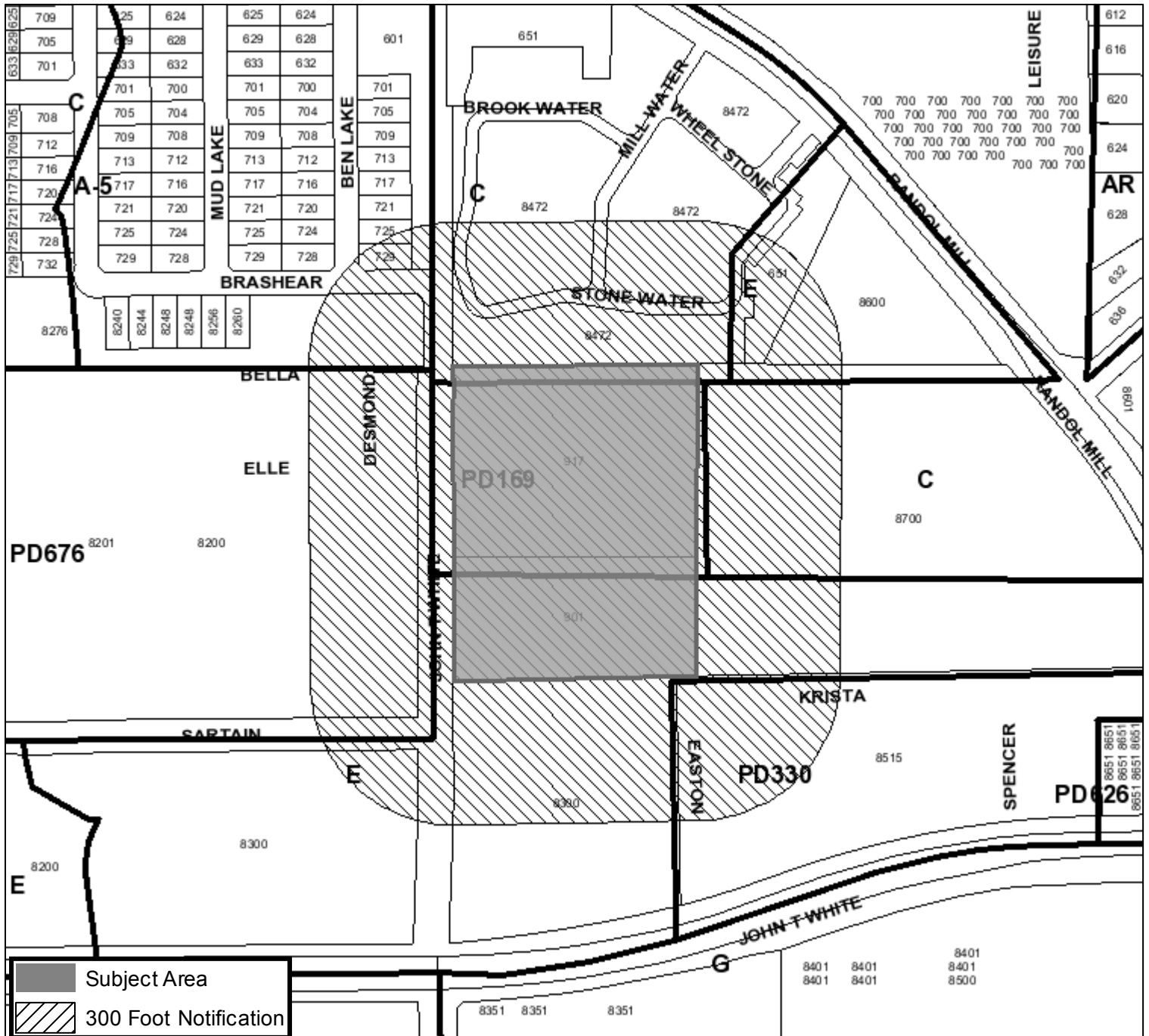
- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses.

Attachments:

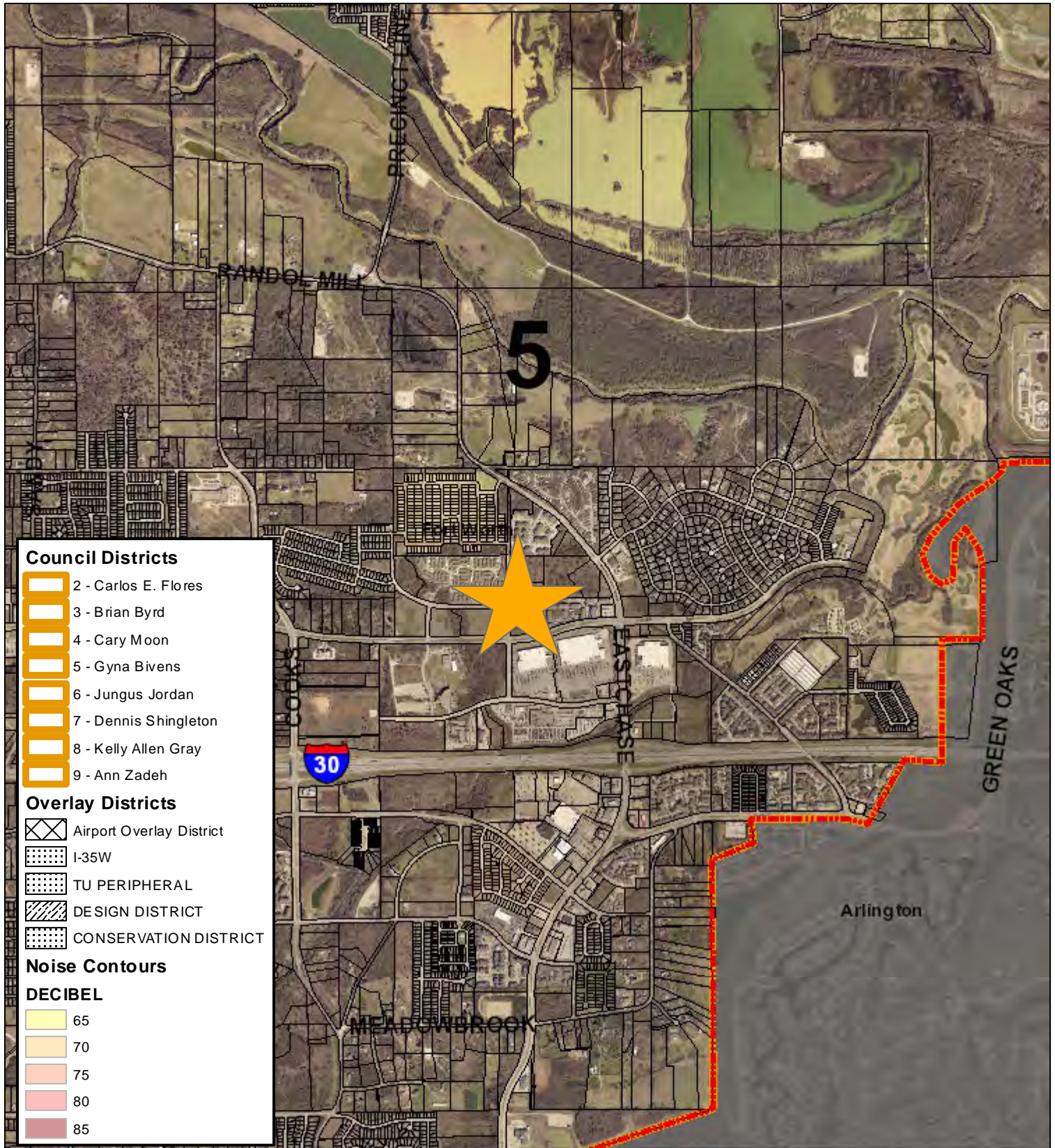
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map









Applicant: Ice Com Enterprises etal
 Address: 901 & 917 John T. White Road N.
 Zoning From: C, E, PD 169 for E uses plus ice rink
 Zoning To: R2
 Acres: 7.57615602
 Mapsco: 67T
 Sector/District: Eastside
 Commission Date: 4/10/2019
 Contact: 817-392-2495








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

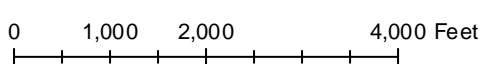
Overlay Districts

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

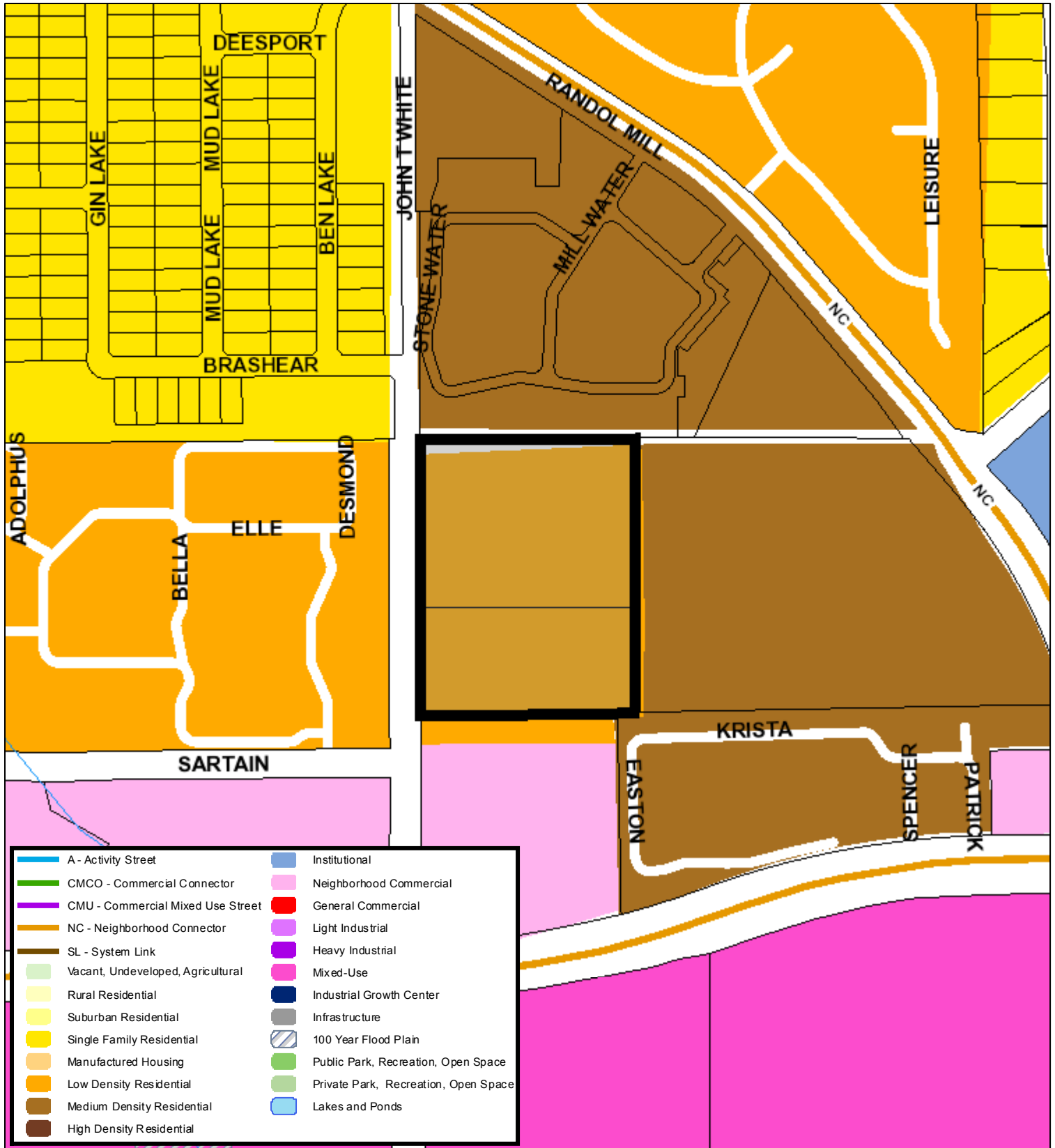
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



310 155 0 310 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 5, 2019.



Aerial Photo Map



0 200 400 800 Feet



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

<i>Document received for written correspondence</i>					ZC-19-047
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Lance Hanna	600 E Las Coinas Blvd		Support		Representing the applicant
North FW Alliance			Support		Sent letter

13. ZC-19-048 Texas Christian University (CD 3) – 3301 Bellaire Drive N. (TCU Addition Lot 1 Block 16, 0.14 ac.) From: “BU-IX-6” Berry University/Institutional Mixed-Use with TCU Residential Overlay To: PD/CF Planned Development for all uses in “CF” Community Facilities for TCU facilities; site plan waiver requested with TCU Residential Overlay

Barry Hudson, representing the applicant, stated this is a companion case to ZC-18-046 that is across the street. He stated the site will be used for an electrical transformer. He showed renderings of the overall site plan and how this site fits into it.

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

<i>Document received for written correspondence</i>					ZC-19-048
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Barry Hudson	3012 Gunnison Trail		Support		Representing the applicant

14. ZC-19-049 Ice Com Enterprises Etal (CD 5) – 901 & 917 John T. White Road N. (Eastchase Addition Lot 1 Block 13, 7.57 ac.) From: “C” Medium Density Multifamily, “E” Neighborhood Commercial and PD 169 Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus ice ring; site plan required To: “R-2” Townhouse/Cluster

David Gregory, representing the applicant, requested a 30-day continuance.

DeDe Smith, representing the John T. White NA, spoke in opposition. She stated the area is experiencing a lot of growth with 400 homes being built or getting ready to be built. Sit down restaurants and retail uses are needed in the area, not more multifamily or small lot single family.

Dave Fulson, spoke in opposition. He stated the area is oversaturated with townhomes, multifamily, and A-5 homes. He stated concerns with overcrowding, traffic, and property values. He received an email from the applicant the day before requesting a continuance. He asked the commission to deny request.

During the rebuttal, Robert Gordon stated he has owned the property for 30 years. He wanted to build an ice rink, but the financing fell through. The applicant met with CM Bivens and the neighborhood and all the feedback they received was negative

Motion: Following brief discussion, Mr. McDonnell recommended Denial of the request, seconded by Ms. Conlin. The motion passed 6-2 with Trevino and Welch voting against.

Document received for written correspondence					ZC-19-049
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
David Gregory	2840 W Southlake Blvd Ste 110		Support		Representing the applicant
DeDe Smith	8600 Lowery Rd			Opposition	Representing John T White NA
Dave Fulson	8101 John T White			Opposition	Spoke at hearing
Robert Gordon			Support		Current owner; spoke at hearing
Brad Rhodes				Opposition	Sent letter
Janice Cathey				Opposition	Sent letter
Mary & Roman Palomares	8904 Hunters Glen Trl			Opposition	Sent letter
Jim & Patti Maness	832 Tennis View Ct			Opposition	Sent letter
Gina Nosari				Opposition	Sent letter
Roger Helling	1009 Five River Ln			Opposition	Sent letter
Sheryl Colley	212 Goldeneye Ln			Opposition	Sent letter
Jim Trapp	409 Cooks Ln			Opposition	Sent letter
Daniel Kelly	30 Cooks Ln			Opposition	Sent letter
Todd Milburn				Opposition	Sent letter
James Hook	847 Cooks Ln			Opposition	Sent letter
Michael Shropshire	805 Shady Glen Ct			Opposition	Sent letter
Robert Allen				Opposition	Sent letter
Heather Wilson	8101 John T White			Opposition	Sent letter
Mike Walker	820 Tennis View Ct			Opposition	Sent letter
Rayshel Newman				Opposition	Sent letter
Lynn Cobler	2224 Lake Falls Dr			Opposition	Sent letter
Lee Ellershaw	805 Woodridge Dr			Opposition	Sent letter
Jack Salamone				Opposition	Sent letter
Mark Singletary	7701 Randol Mill Rd			Opposition	Sent letter
Scott Willingham	737 Newport Rd			Opposition	Sent letter
Mary Kelleher	7901 Randol Mill Rd			Opposition	Sent letter
Nedia & Will Dryden	7650 Meadowbrook Dr			Opposition	Sent letter
Suzanne Jones	408 Sandy Ln			Opposition	Sent letter