



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 5, 2018

Council District 8

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

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: D & KW Properties I, LLC

Site Location: 2101 & 2151 SE Loop 820 (IH 20) Mapsco: 91Q

Proposed Use: Multifamily

Request: From: "I" Light Industrial
To: "D" High Density Multifamily

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

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

Background:

The applicant is requesting a zoning change from "I" Light Industrial zoning district to "D" High Density Multifamily. The property is adjacent to and north of Loop 820/IH 20 near Campus Drive just to the west of the Veterans' Clinic.

The applicant is proposing approximately 240 dwelling units. The development will consist of one and two bedroom units and a community center. The community center will include an office with clubhouse. Other amenities include access gates, swimming pool, playground areas and a dog park.

The primary access to the property appears to be the one-way access highway access road which cannot cross a railroad, requiring a turn around under the highway back to the Campus Drive intersection. The property has access to the southern portion of Resource Drive, a dedicated public right of way. Circle Drive to the north through the county Resource Connection and multiple service buildings is considered a driveway through Tarrant County property and not a street dedicated to the public. The applicant has indicated they will not take access from Circle Drive.

The bus route for this area is S. Riverside/TCC South Campus with a bus stop in front of the VA office facility, approximately 720 ft. to the east. However there is not a direct walking route from the proposed apartments and the bus route, with the VA hospital, car dealership storage and gas well site in between. The bus also serves the Resource Connection to the north but the route ceases at the primary entrance off Campus Dr.

The closest multifamily in the area is to the west approximately 1,100 feet: Highland Hills North multifamily built around 1983. Woodmont Apartments were built in 2009 with 252 units UR-09-002 and Regal Ridge Square built in 1983 with 392 units UR-83-052, just to the northeast.

At the May 9 Zoning Commission meeting the applicant explained there is a bus stop just to the east of them at the VA office facility and will work with the T to possible get another stop. The applicant also mentioned they met with the Highland Hills NA, no opposition was received.

Site Information:

Owner: D & KW Properties I, LLC
 2907 Valley Manor Drive
 Kingwood, Tx 77339
 Agent: Dunaway & Associates/Barry Hudson
 Acreage: 11.26 acres
 Comprehensive Plan Sector: Sycamore
 Surrounding Zoning and Land Uses:
 North "CF" Community Facilities / resource connection
 East "G" Intensive Commercial / VA medical office building
 South "J" Medium Industrial / Interstate 20
 West PD 815 Planned Development / vacant land

Recent Relevant Zoning and Platting History:

Zoning History: PD 815 Planned Development for all uses in "E" Neighborhood Commercial excluding alcohol sales for off premise consumption, eff. 07/08/08, subject property to the west
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Circle Dr.	Two-Way Residential	Two-Way Residential	No
Loop 820 (I-20)	Freeway	Freeway	No
Resource Dr.	Two-Way Residential	Two-Way Residential	No

Public Notification:

300 foot Legal Notifications were mailed on April 20, 2018.
 The following organizations were notified: (emailed April 17, 2018)

Organizations Notified	
Fort Worth League of Neighborhood Assoc.	Highland Hills NA*
Southeast Fort Worth, Inc.	Streams and Valleys Inc.
Trinity Habitat for Humanity	Everman ISD
	Fort Worth ISD

*Closest registered Neighborhood Organization

Development Impact Analysis

1. Land Use Compatibility

The applicant is proposing a zoning change to "D" High Density Multifamily. Surrounding land uses consist of the resource connection center to the north, commercial office building to the east, Loop 820 to the south and vacant land to the west.

The subject property would have access onto the service road which loops around and under Interstate 20. Campus Drive is located further to the east of the site.

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

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as General Commercial. The requested "D" zoning could act as a buffer from the traffic and noise generated from Loop 820. The proposed site is consistent with the following Comprehensive Plan policies:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.
- Encourage new development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy.
- Encourage additional development around the Tarrant County College South Campus and the Veterans Administration clinic.

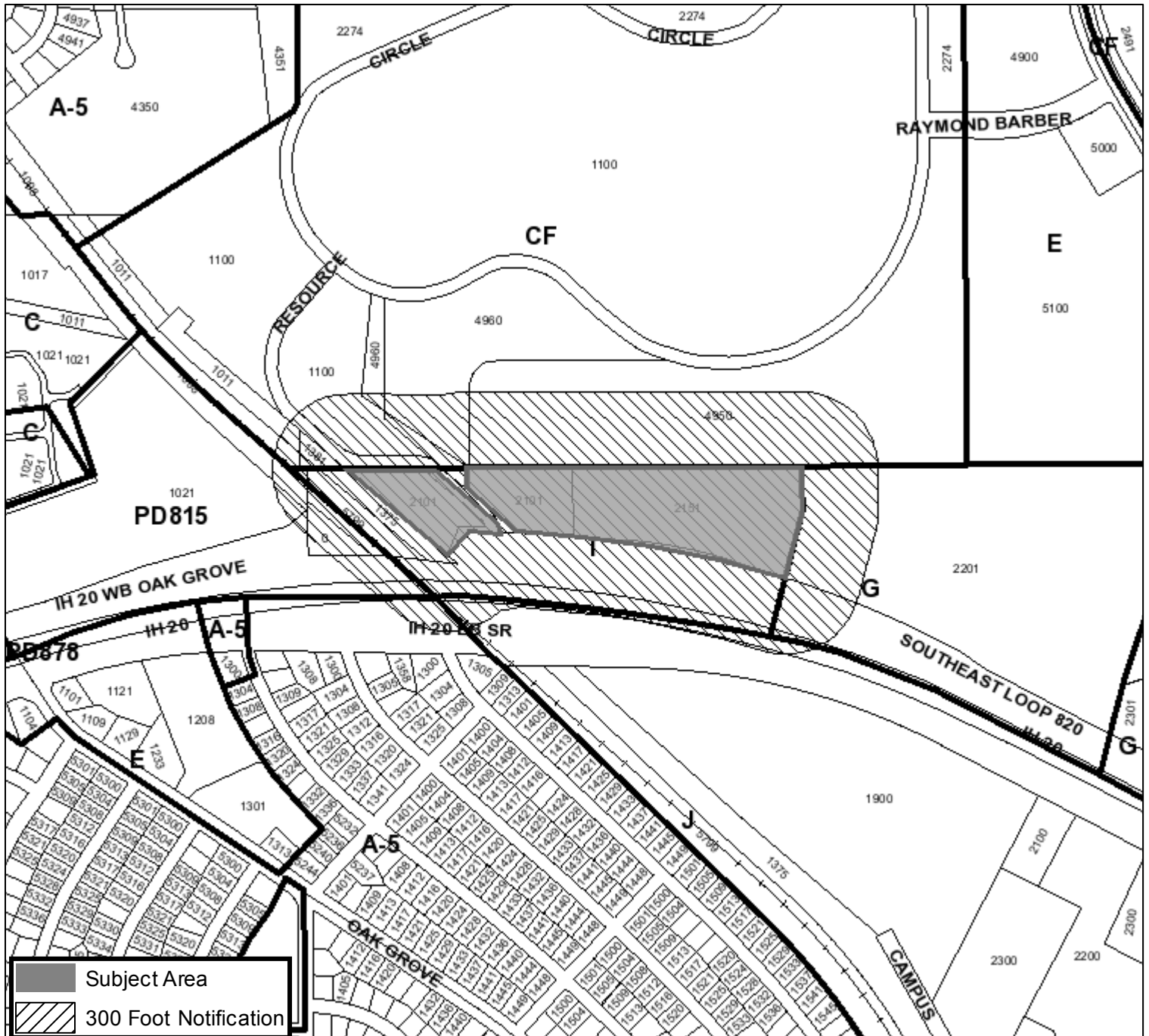
The requested change **is consistent** with the Comprehensive Plan policies stated above.



Attachments:

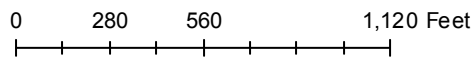
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Area Zoning Map

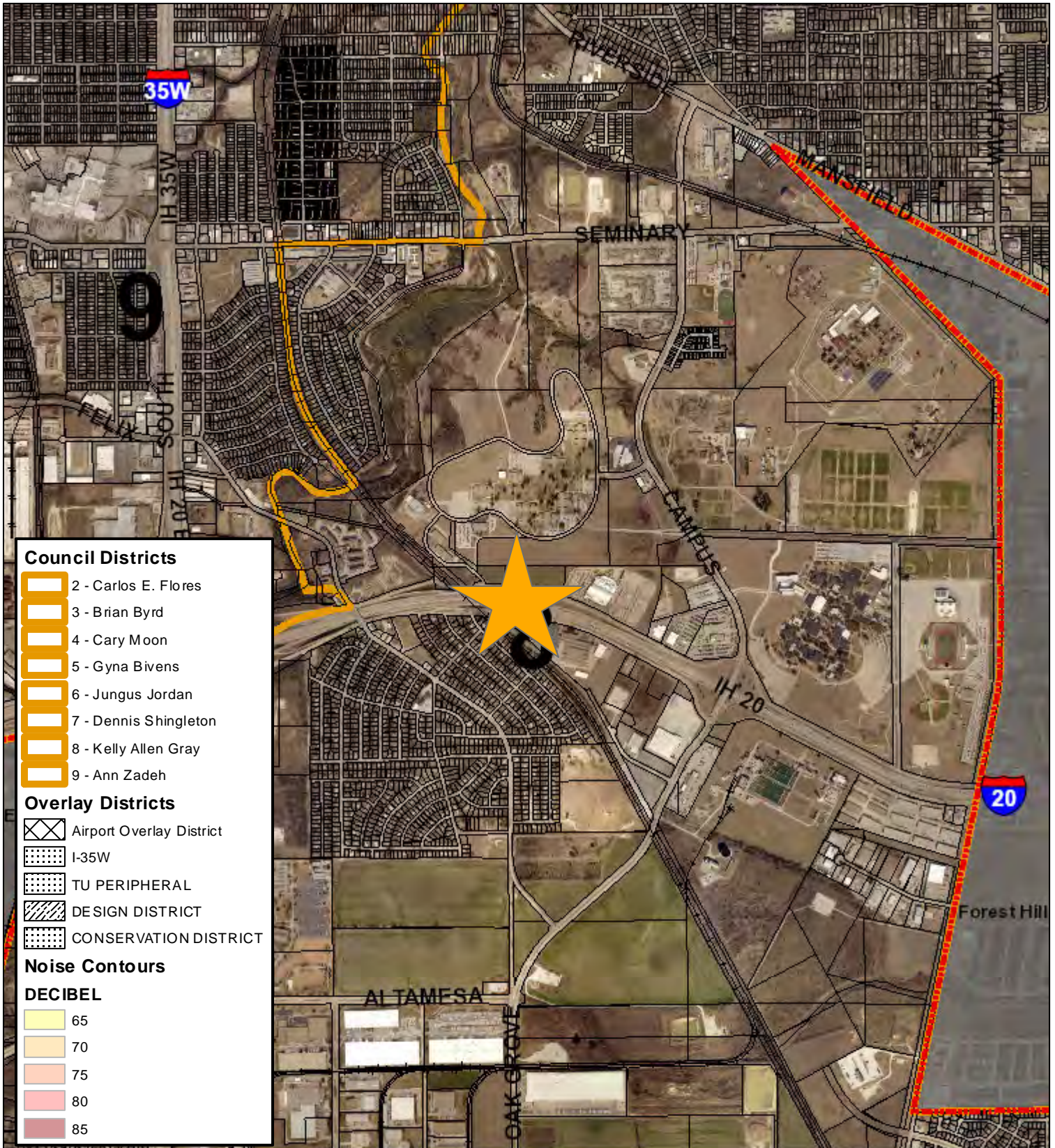
Applicant: D & KW Properties I, LLC
 Address: 2101 & 2151 SE Loop 820 (Interstate 20)
 Zoning From: I
 Zoning To: D
 Acres: 11.26613036
 Mapsco: 91Q
 Sector/District: Sycamore
 Commission Date: 5/9/2018
 Contact: 817-392-2495



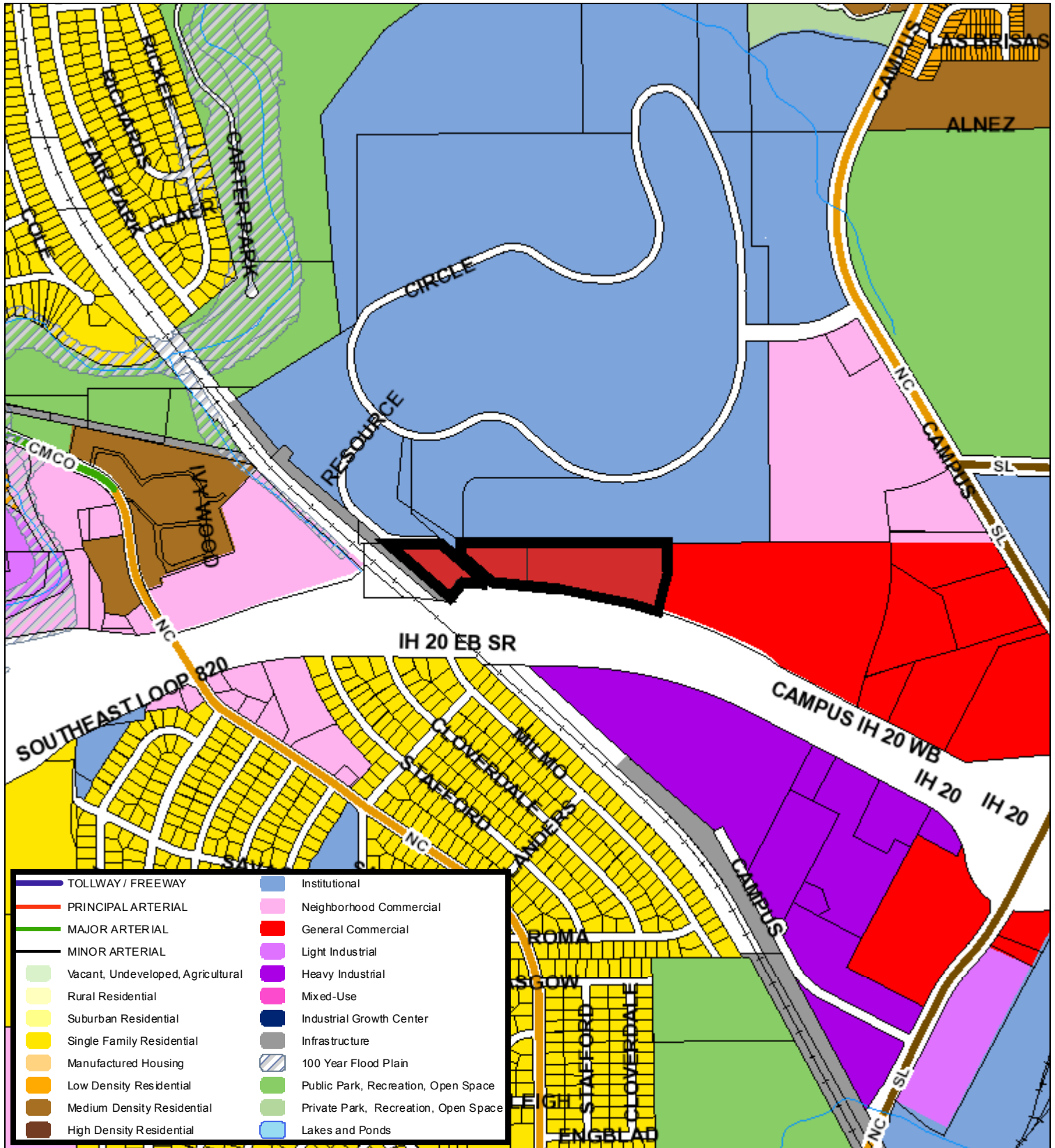
	Subject Area
	300 Foot Notification



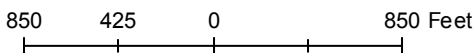
Area Map



Future Land Use



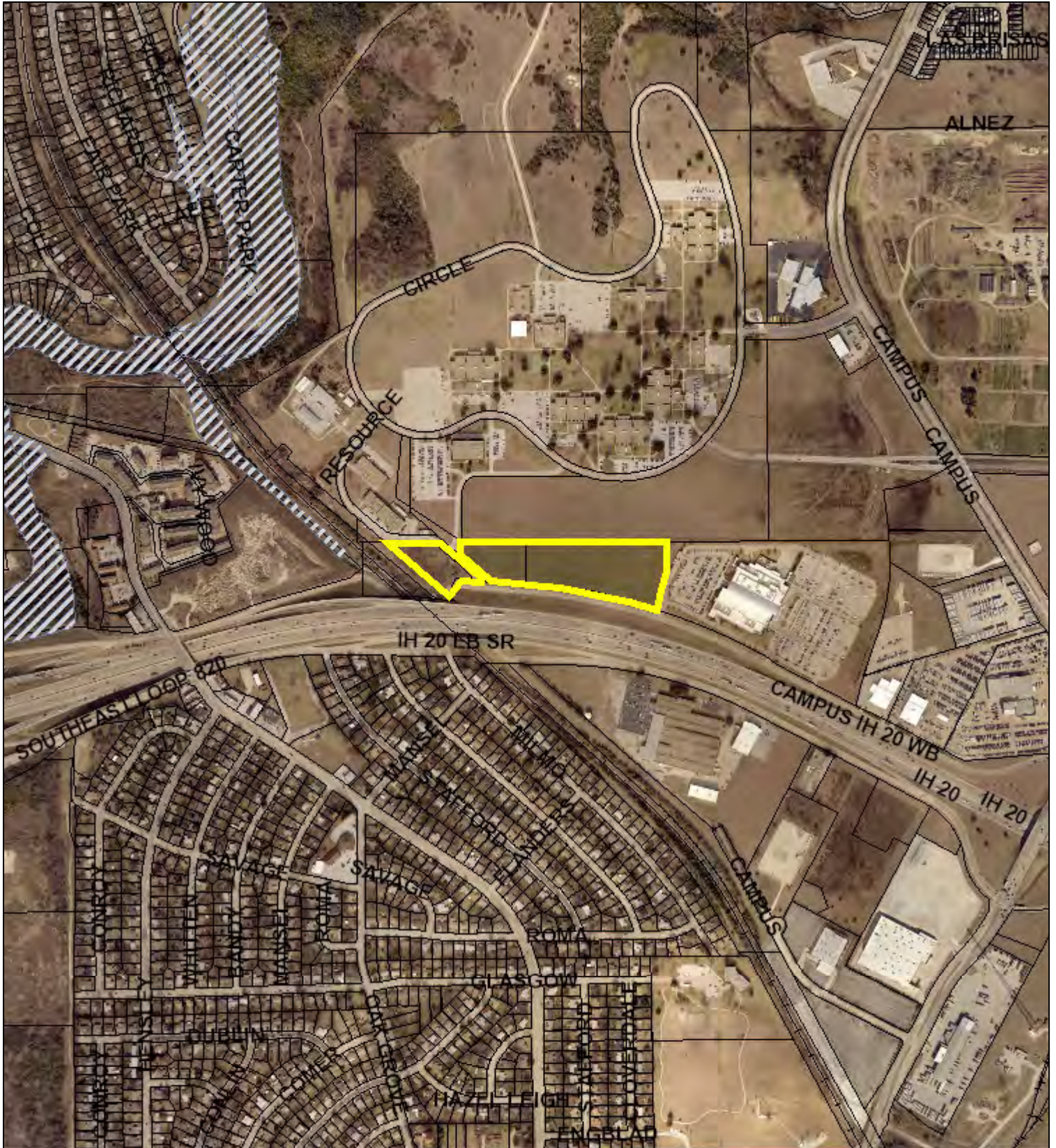
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 6, 2018.



Aerial Photo Map



0 500 1,000 2,000 Feet



Michael Hayworth, 2908 Carson St, Haltom City, TX, gave a brief presentation over the site. He showed the conditions of the site before it was cleaned up and his proposal for the currently undeveloped lot. He plans to fix up the current building into a four-plex and build a four-plex on the adjacent lot.

Judy Taylor, 2604 Stark St, spoke in support. She stated Mr. Hayworth is trying to make the community look better.

Paul Kerpoe, 6717 Craig St, spoke in support. He stated he is against high density, but wants to honor the history of the area, and the current structure is a 1930's fourplex.

There was some discussion about the existing duplex property at 2928 and whether it needed to be rezoned.

Motion: Following brief discussion, Mr. McDonnell recommended Denial of 2928 Haynie and Approval of the request as amended for PD/C for one fourplex on each lot of 2932 Haynie, seconded by Mr. Buchanan. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-18-082	
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Michael Hayworth	2908 Carson St, Haltom City, TX		Support		Owner
Judy Taylor	2604 Stark St		Support		Representing Handley NA; spoke at hearing and sent letter
Paul Kerpoe	6717 Craig St		Support		Representing Historic Handley Development Corp.; spoke at hearing
Emigidio Torres	3000 Haynie			Opposition	Sent notice and letter

17. ZC-18-083 D&KW Properties I LLC (CD 8) – 2101 & 2151 Southeast Loop 820 (IH 20) (S. Woody Survey Abstract No. 1638, 11.2 acres) From: “I” Light Industrial To: “D” High Density Multifamily

Barry Hudson, 3012 Gunnison Trail, gave a presentation over the project. He showed renderings of the site and the outreach of the neighborhood, as well as the different amenities of the complex as well as nearby. He stated that a majority of units will be workforce housing. He stated that the access easement that is part of the county property to the north is gated in the evenings. He also stated there is an existing bus route nearby, and they are talking to the The T about adding one to their project.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>				ZC-18-083	
Name	Address	In/Out	Position on case		Summary

		300 ft. notification area			
Barry Hudson	3012 Gunnison Trail		Support		Representing applicant
G.K. Maenius (Tarrant County Administrator)					Letter clarifying access

18. ZC-18-050 City of Fort Worth Planning and Development (CD 2) – 4840 Mobile Dr. (Melody Hills N34’ Lot 10; S 32’ Lot 9, Block 5, 0.166 acres) From: “B” Two Family To:”A-5” One Family

Ms. Burghdoff with Planning and Development explained that this is a surplus property being prepared to sell.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. McDonnell. The motion passed unanimously 9-0.

19. ZC-18-051 City of Fort Worth Planning and Development (CD 8) – 2909 Ennis Ave (Riverside Addition E 50’ Lot 5; E 50’ Lot 6 Block 81, 0.11 acres) From: “B” Two Family To:”A-5” One Family

Ms. Burghdoff with Planning and Development explained that this is a surplus property being prepared to sell.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. McDonnell. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-18-051
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Harry Mitchell	600 S Retta	In		Opposition	Sent notice

**Meeting adjourned: 4:43 p.m.
5/9/18**

Will Northern, Chair

Dana Burghdoff, Executive Secretary and
Assistant Director, Planning and Development
Department