



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 13, 2019

Council District **5**

Zoning Commission Recommendation:
Approval as Amended to PD/R2 with a 15 ft. tree buffer as identified on the exhibit by a vote of 8-0

Opposition: One person spoke
Support: None Submitted

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

Owner / Applicant: **Cockrell Hill Partners**

Site Location: 12200 block Trinity Boulevard Mapsco: 55W

Proposed Use: **Townhomes**

Request: From: "J" Medium Industrial and PD 778

To: "R2" Townhouse/Cluster (applicant request); PD/R2 Planned Development for "R2" Townhouse/Cluster uses with a 15 ft. tree buffer as identified on the exhibit; site plan waiver recommended (Zoning Commission recommendation)

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

Comprehensive Plan Consistency: Requested change **is not consistent.**
(Minor Boundary Adjustment)

Staff Recommendation: **Approval**

Background:
The proposed site is located south of Trinity Boulevard. The applicant would like to rezone approximately 4.55 acres to "R2" Townhouse/Cluster for townhome development. The applicant is proposing approximately 35 dwelling units with rear entry access. A Preliminary Plat PP-19-033 has been submitted for review.

Should the zoning be approved the applicant will be required to submit a development plan subject to Sections 4.709 and 6.507 of the Zoning Ordinance for review prior to building permits.

The site is adjacent to an established detached single-family subdivision. The townhome development would act as a buffer from the more intense industrial uses to the east. The site has many significant trees and would be subject to Urban Forestry requirements.

At the July Zoning Commission meeting one person spoke in opposition and asked about a the possibility of a 15' tree screening buffer to screen the existing industrial uses to the east.

Site Information:
Owner: Cockrell Hill Partners Inc.

2667 Northhaven Road
 Dallas, TX 75229
 Winkleman.com/Chase Helm
 Agent: 4.55 acres
 Acreage: Eastside
 Comprehensive Plan Sector:
 Surrounding Zoning and Land Uses:
 North PD 292 Planned Development / Auto Auction yard
 East "J" Medium Industrial / parking lot for auction yard
 South PD 778 Planned Development / single-family
 West PD 778 Planned Development / single-family

Recent Relevant Zoning and Platting History:

Zoning History: PD 778 Planned Development for "R2" Townhouse/Cluster residential with development standards; site plan waived, eff. 01-/21/11 subject property to the west PD 292 Planned Development for "I" Light Industrial uses subject to Section 18.E of the zoning ordinance; site plan approved, eff. 08/25/98 subject property to the north of Trinity Blvd
Platting History: PP-19-033 Trinity Townhomes Addition under review to be heard by the City Plan Commission 07/24/19

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Trinity Blvd	Major Arterial	Major Arterial	No

Public Notification:

300 foot Legal Notifications were mailed on May 21, 2019
 The following organizations were notified: (emailed May 20, 2019)

Organizations Notified	
East Fort Worth, Inc.	
Streams And Valleys Inc	Trinity Habitat for Humanity
Eastside Sector Alliance	Hurst Euless Bedford ISD

Not located within 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 consist of single-family to the west and south, auto pound parking lot to the east and auto auction yard to the north.

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

2. **Comprehensive Plan Consistency** The 2019 Comprehensive Plan designates the subject property as Heavy Industrial. The proposed zoning request **is not consistent** with the Future Land Use map however, the requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage Urban Residential and Low Density Residential as transitional uses between single-family residential and high density uses.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods. (pg. 40)

Based on the lack of conformance with the future land use map and consistent with policies stated above the proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Attachments:

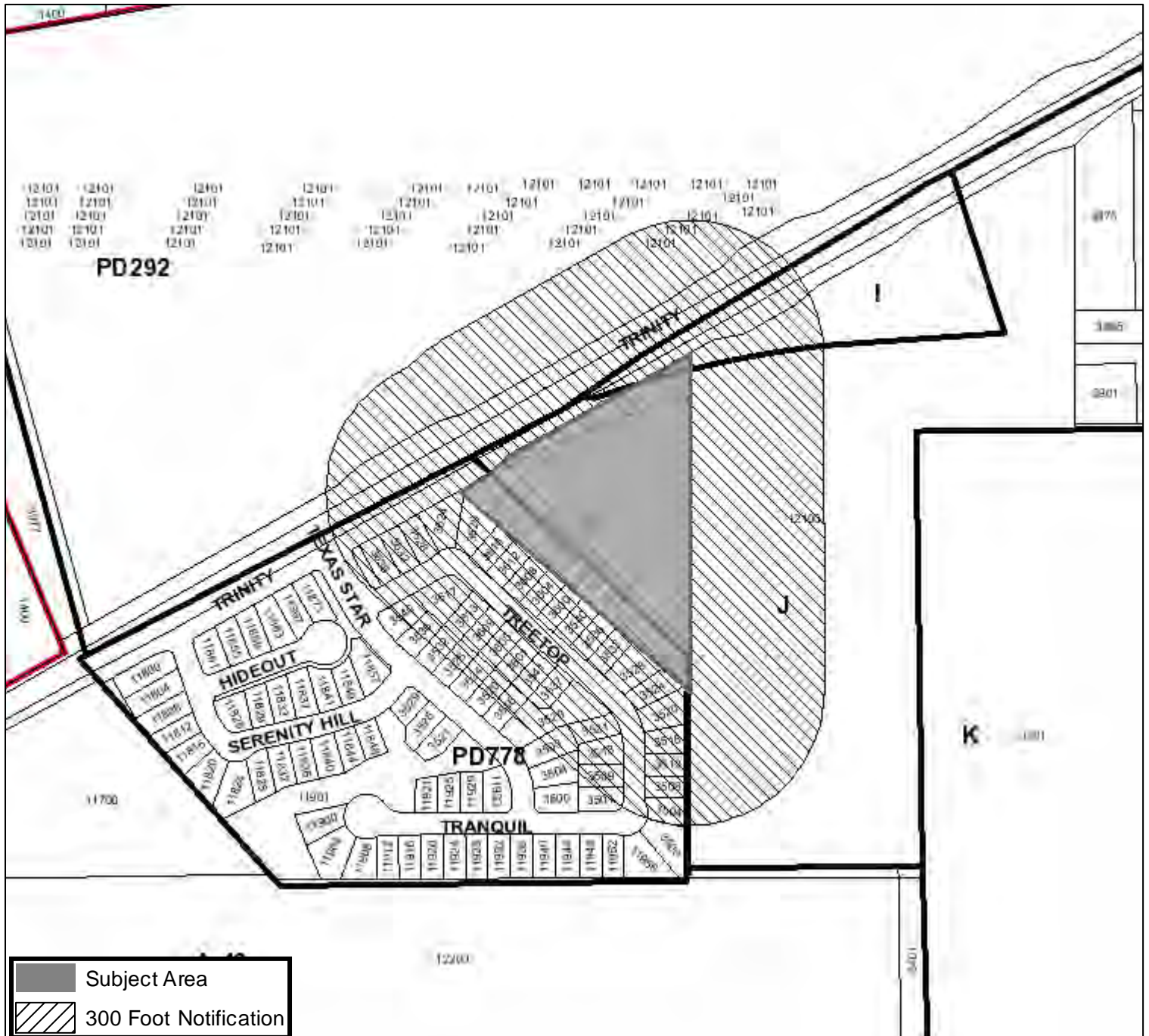
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Preliminary Plat
- Minutes from the Zoning Commission meeting



ZC-19-087

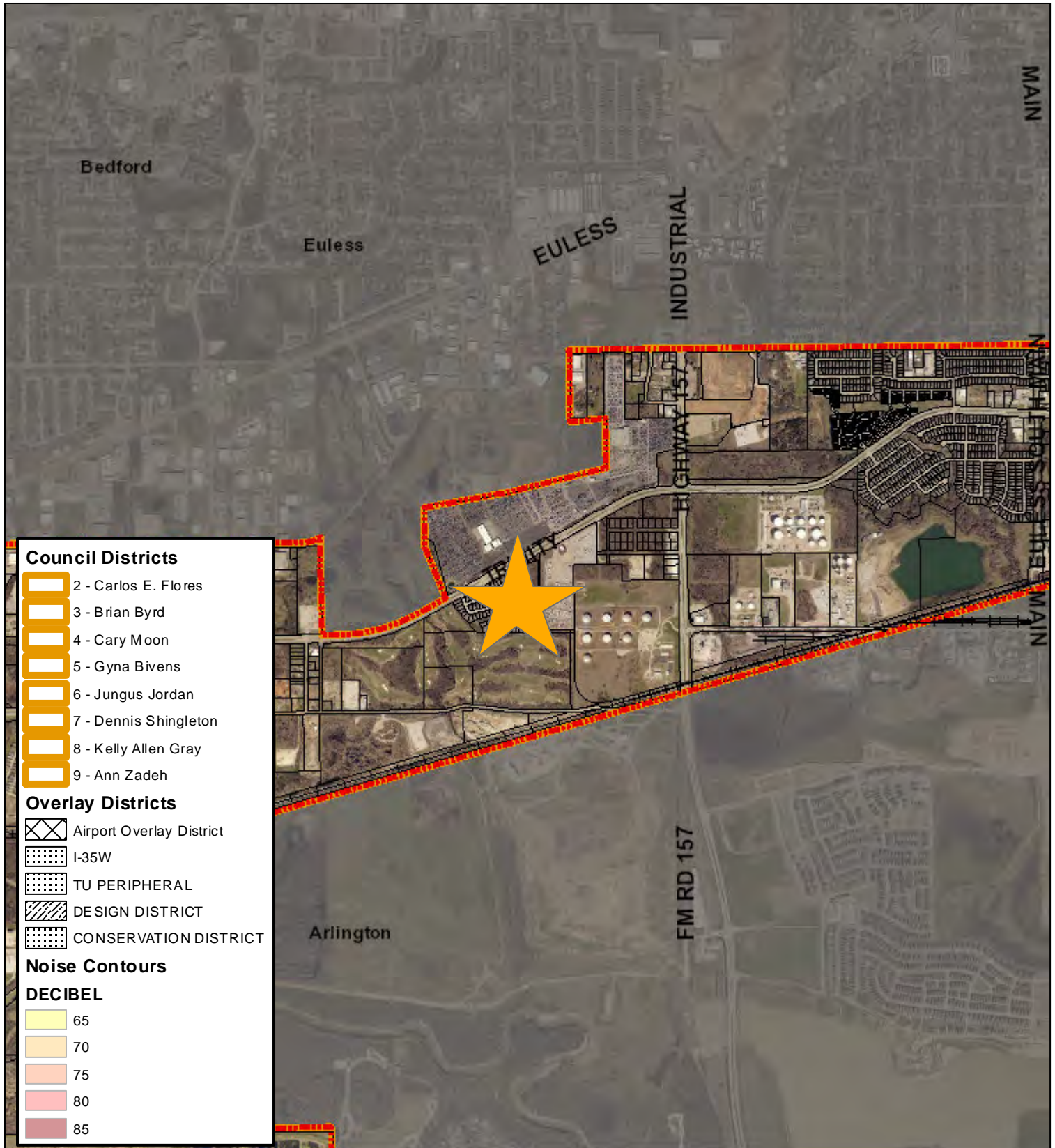
Area Zoning Map

Applicant: Cockrell Hill Partners
 Address: 12200 block Trinity Boulevard
 Zoning From: J, PD 778 for R2 uses
 Zoning To: R2
 Acres: 4.55813647
 Mapsco: 55W
 Sector/District: Eastside
 Commission Date: 6/12/2019
 Contact: 817-392-2495



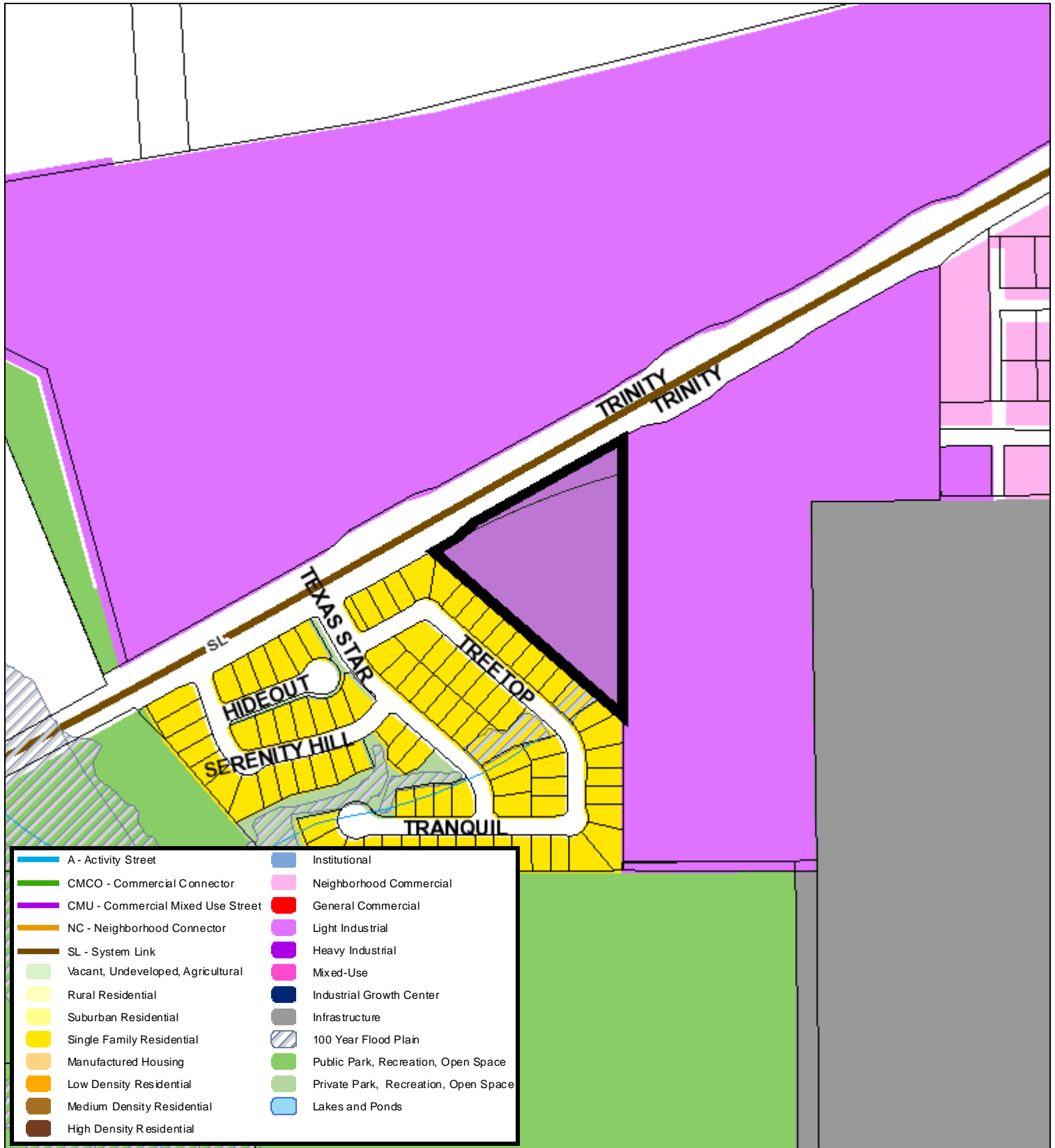
0 162.5 325 650 Feet

Area Map

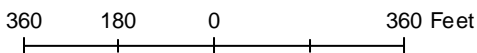


0 1,000 2,000 4,000 Feet

Future Land Use



A - Activity Street	Institutional
CMCO - Commercial Connector	Neighborhood Commercial
CMU - Commercial Mixed Use Street	General Commercial
NC - Neighborhood Connector	Light Industrial
SL - System Link	Heavy Industrial
Vacant, Undeveloped, Agricultural	Mixed-Use
Rural Residential	Industrial Growth Center
Suburban Residential	Infrastructure
Single Family Residential	100 Year Flood Plain
Manufactured Housing	Public Park, Recreation, Open Space
Low Density Residential	Private Park, Recreation, Open Space
Medium Density Residential	Lakes and Ponds
High Density Residential	



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.

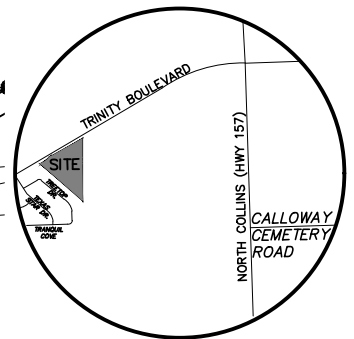
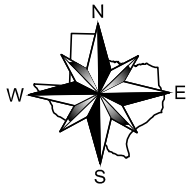


Aerial Photo Map



0 230 460 920 Feet





VICINITY MAP
NOT TO SCALE

**TRINITY BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)**

N 60° 36' 08" E
463.68'

S 00° 05' 55" E
757.19'

**15' LANDSCAPE BUFFER
& TREE PRESERVE**

**TREETOP DRIVE
(50'-RIGHT-OF-WAY)**

N 49° 03' 07" W

BENCHMARKS

- BM#1 Square cut in concrete on the Southerly curb line of Trinity Boulevard 49± feet Southeast of the Centerline of Trinity Boulevard and 54± feet Northeast of the Northeast property corner.
ELEV=530.7'
- BM#2 Square cut in concrete on the Southerly curb line of Trinity Boulevard 51± feet Southeast of the Centerline of Trinity Boulevard and 297± feet Southwest of the Northeast property corner.
ELEV=527.0'



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100866-00
COPYRIGHT © 2019, Winkelmann & Associates, Inc.

PD EXHIBIT ZC19-087

TRINITY TOWNHOMES

TRINITY BLVD. FORT WORTH, TEXAS

SHEET

1

OF

1

Scale : 1"=100' Date : 2019-07-17

Dwg. File : 77303- PD-EXHIBIT-ZC.DWG

Project No. : 77303