



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 13, 2011

Council District 8

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

Opposition: None

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **F.W. Mason Heights, LP/Renaissance Square LLC**
Site Location: 2600 – 3100 blocks of E. Berry Street & 3670 Wichita Street
Mapsco: 78S, T, W, X
Proposed Use: **Commercial**

Request: From: "PD-720" Planned Development for E uses with exclusions and to include development standards and "PD-721" Planned Development for A-5 uses to include a restricted buffer area for any gas well heads within 600 feet
To: Modify limits of PD-720 to include a portion of PD-721; site plan waiver recommended

Land Use Compatibility: Requested change **is compatible.**
Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The proposed site is part of the Masonic Children's Home property that is part of a major economic development effort on the Southeast side. The boundaries of the PD are being adjusted through this amendment to include approximately one acre out of the northern end of the adjacent PD 721 to allow for a larger commercial development.

The applicant is in the process of constructing a large scale retail, restaurant and office development on the vacant portion on the north end of the property and needs additional property for the chief tenant. As part of this large commercial development, the lot and building layout will not be known until each new tenant is identified and their specific needs are determined. As such, the PD is requested to again be approved with a waiver to the site plan. The zoning district is based on the "E" Neighborhood Commercial district, but removes unwanted uses and provides specific Development Standards for development including orientation of buildings toward Berry Street and installation of street trees and wider sidewalks for a pedestrian environment.

Site Information:

Owner: FW Mason Heights, LP
1000 N Central Expressway #1500
Dallas, TX 75231

Agent: Mike Clark

Acreage: 67.54 ac.
Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "B" Two-Family / single-family
East "E" Neighborhood Commercial; "B" Two-Family; "A-5" One-Family / vacant, church, single-family
South "C/DD" Medium Density Multifamily Demolition Delay; PD 721, PD 722 / Elementary School, Masonic Home, vacant
West "B" Two-Family; "E" Neighborhood Commercial / single-family, church

Public Notification:

The following Neighborhood Associations were notified:

Mitchell Boulevard NA	Morningside/Hillside Crime Watch COPS
United Communities Association	Southeast Fort Worth, Inc.
Eastland NA	Burchill NA
Fort Worth ISD	

Recent Relevant Zoning and Platting History:

Zoning History: ZC-09-110, amend PD 720 and PD 721 to PD/E excluding certain uses, approved 11/24/09 (subject property)
ZC-08-178, City of Fort Worth; rezoning to remove DD from PD 720 and 721; approved 12/2/08 (Subject property and property to the south)
ZC-06-189 City of Fort Worth; rezoning to PD/SU/DD for all uses in "E" neighborhood commercial (Subject property) and for all uses in "A-5" One Family (property to the south); approved 9/5/06

Platting History: PP-09-013 Shoppes at Renaissance Square Addition approved by the Planning Commission 10/28/09

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to provide specific development guidelines for a large tract of land and to bring roughly one acre from PD 721 into PD 720. The applicant intends to construct a large retail development with restaurant, office, and retail. The surrounding land uses vary with primarily single-family, church uses, and a school within close proximity to the site.

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

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the site as Neighborhood Commercial. The proposed zoning change conforms to the following Comprehensive Plan policies:

- Locate commercial and institutional uses adjacent to arterial streets, preferably at the intersection of other arterials and highways (pg. 37).
- Encourage development type and intensity appropriate to existing planned street infrastructure (pg. 38).

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

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area

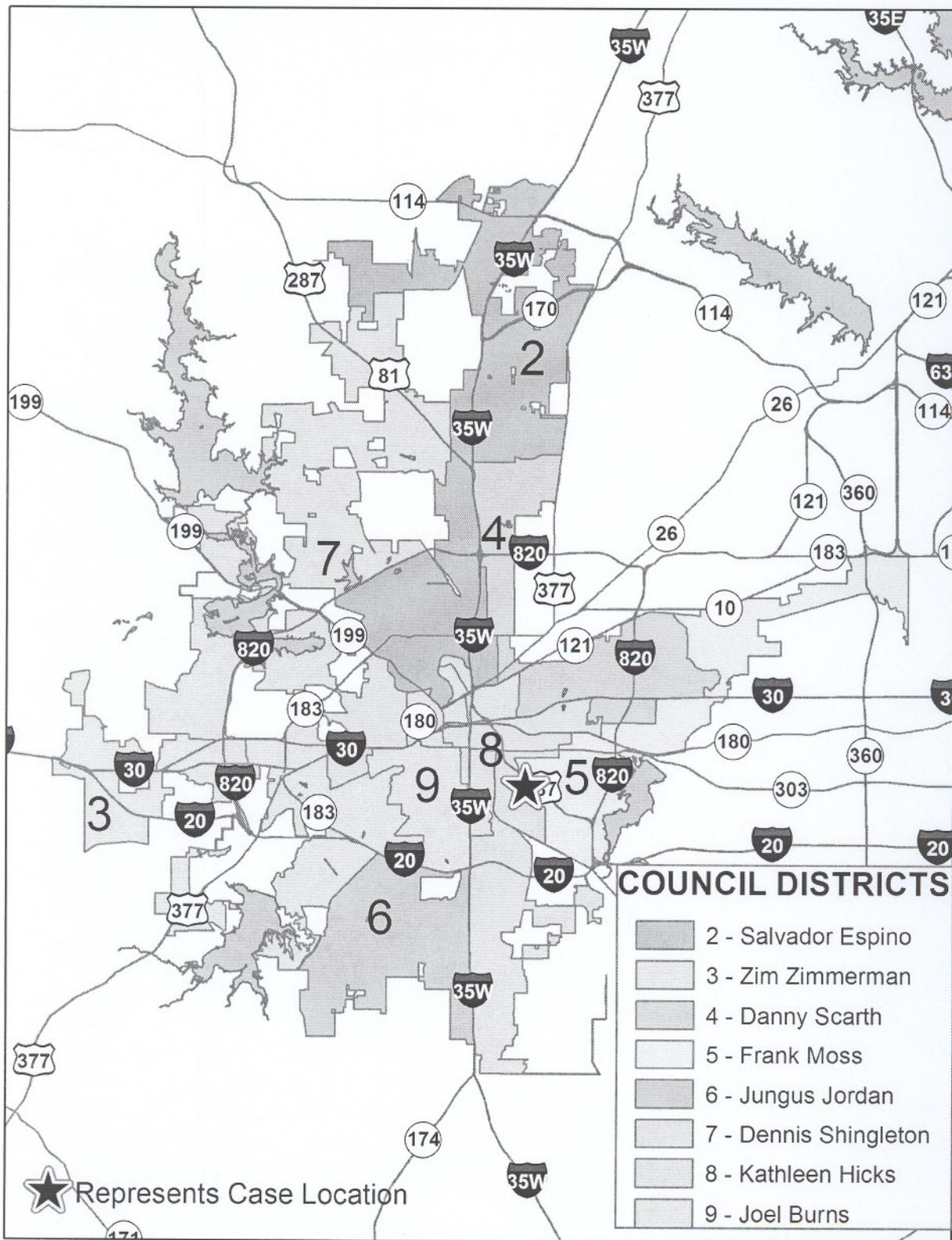
- Future Land Use Map
- Aerial Photograph
- PD Development Standards
- Minutes of the Zoning Commission meeting

FORT WORTH



ZC-11-061

Location Map



5 2.5 0 5 Miles

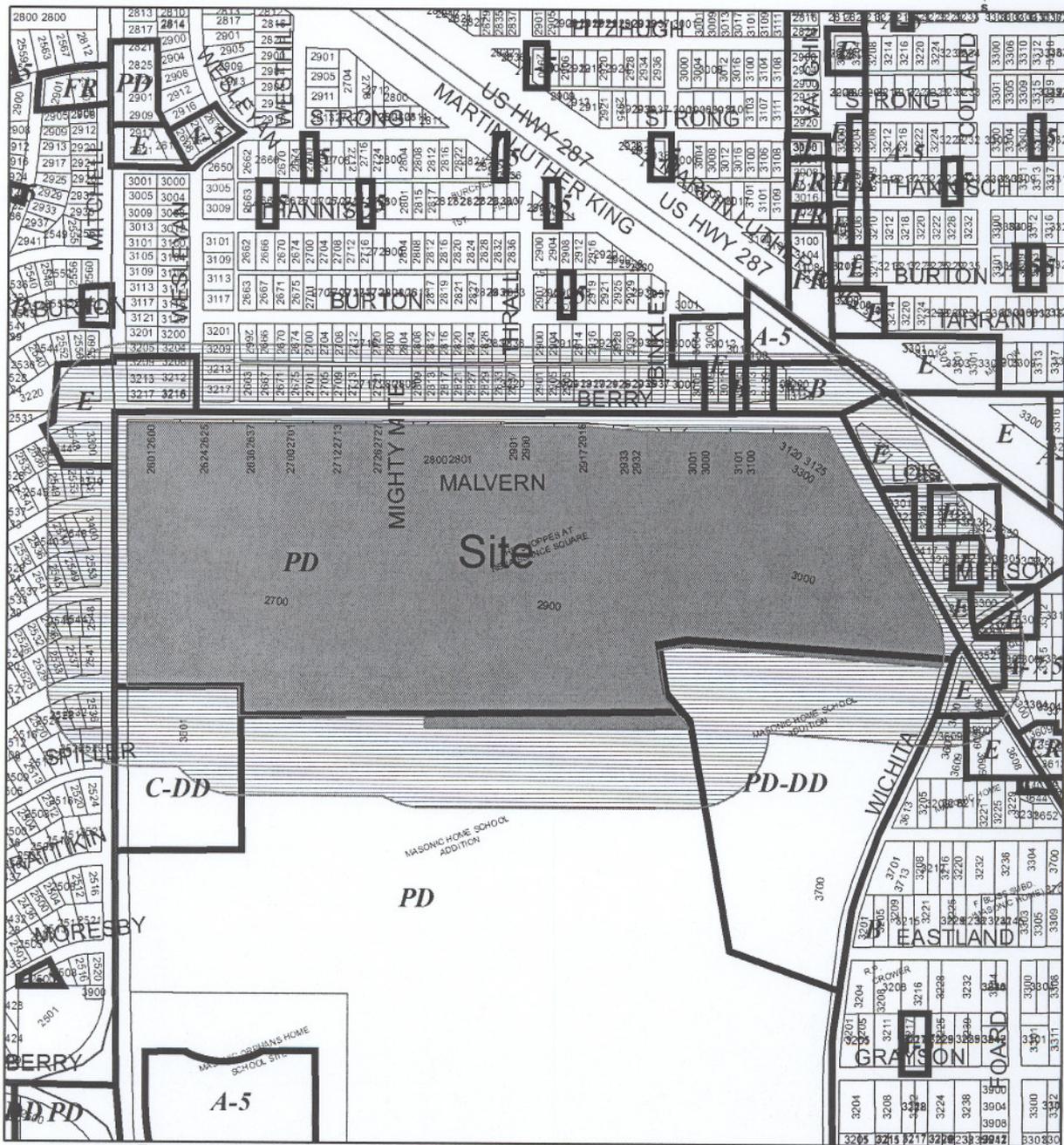


ZC-11-061

Area Zoning Map

Applicant: Renaissance Square, LLC & FW Mason Heights, LP
 Address: 2600-3100 blks E Berry Street, 3670 Wichita St
 Zoning From: PD 720 and PD 721
 Zoning To: Add property to PD 720
 Acres: 67.53
 Mapsco: 78ST, WX
 Sector/District: Southeast
 Commission Date: 08/10/2011
 Contact: 817-392-8043

300 Ft. Buffer



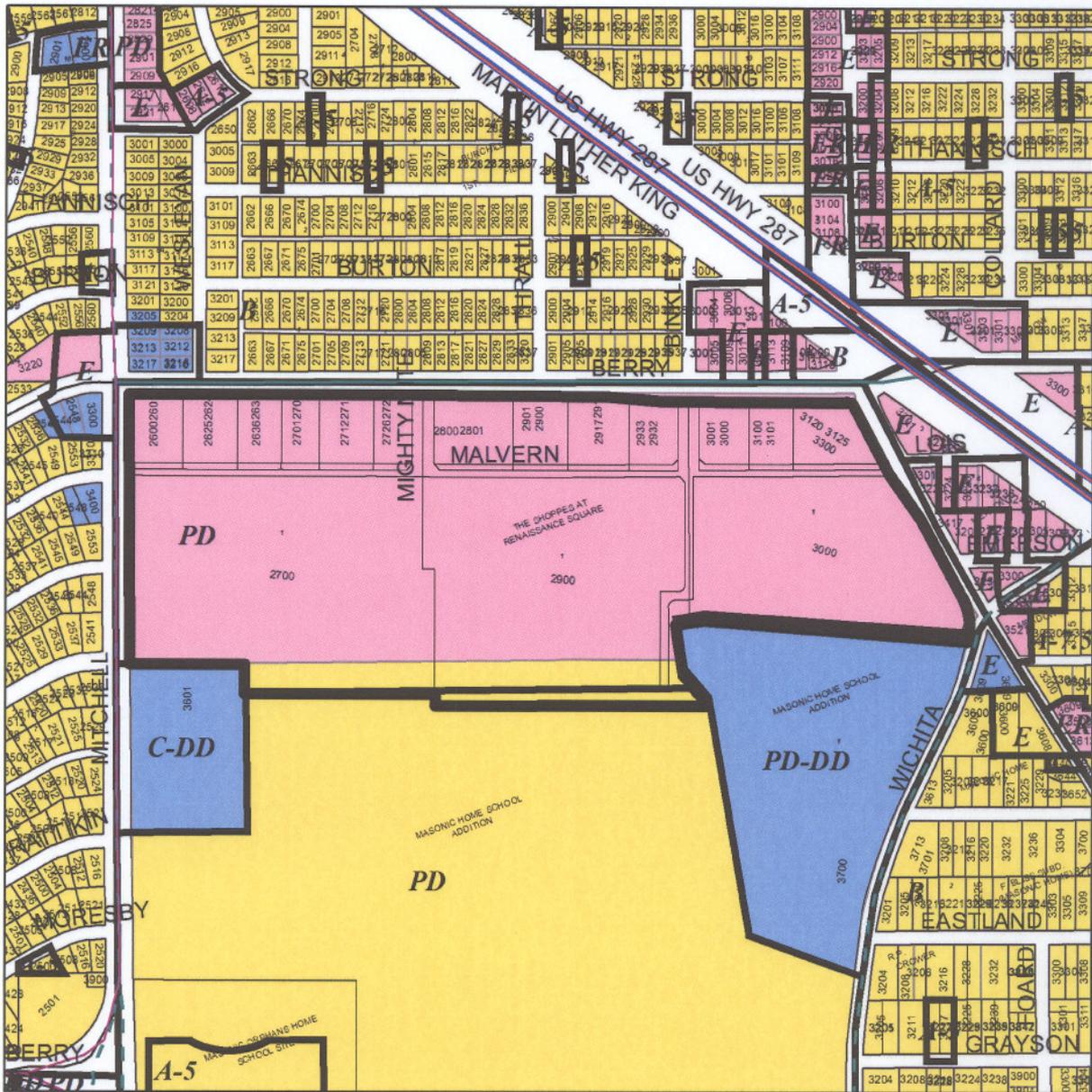
200 100 0 200 Feet

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Future Land Use

ZC-11-061



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

200 100 0 200 Feet

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 1, 2011.





Aerial Photo Map



the proposed development #7 related to recycling for which a site development plan will be required for administrative review by the Planning & Development Department.

Mr. Wilson asked about height restrictions. Mr. Schell noted he could not answer that. Ms. Murphy explained an airport overlay that is being proposed for all airports. The overlay will add additional review and protection for projects in close proximity to airports. Mr. Edmonds mentioned the east/west runway which is primarily used by flight schools. Mr. Schell mentioned they did meet with Aviation on this and had no concerns.

Mr. Genua asked about access from the service road of 820. Mr. Schell responded Old Decatur is proposed to be a minor arterial and Loop 820 is one way.

Mr. Schell explained there is a strip of land zoned A-5 to the west they do not own. They have approached the owner to sell this property to them so as to keep a natural buffer transition.

Ms. Zadeh asked about the natural buffer. Mr. Schell responded by stating they would retain the tress.

Burl Hampton, 2902 LuLu Street, Fort Worth, Texas, representing the Far Greater Historical Northside spoke in opposition. He explained they had a meeting a few months ago and the vision for this land was for a college. He said he would like to see a site plan. Ms. Burghdoff, Deputy Direct, City of Fort Worth explained to Mr. Hampton that there was also property to the west that could accommodate a college campus.

In rebuttal Mr. Schell explained this site was never mentioned to be a college. It used to be a landfill and was remediated; all environmental issues have been resolved.

Motion: Following brief discussion Mr. Wilson recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

5. ZC-11-061 F. W. Mason Heights LP/Renaissance Square (CD 8)- 2600-3100 blocks of Berry & 3670 Wichita Street (J. Justice survey, Abstract No. 859 and the R. Ramey Survey, Abstract No. 1342 and being a portion of Lot 1, Block 1 of Masonic Home and School Addition, 67.54 Acres): from "PD-720" Planned Development for E uses with exclusions and to include development standards and "PD-721" Planned Development for "A-5" uses to include a restricted buffer area for any gas well heads within 600 feet to Modify limits of "PD-720" to include a portion of "PD-721" site plan waiver recommended.

Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing Mason Heights explained to the Commissioners this case is the northern portion of a previous case ZC-11-040. They need additional acreage of about an acre for the proposed Wal-Mart.

Motion: Following brief discussion Mr. Romero recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.