



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 18, 2011

Council District 3

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

Opposition: None

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

Owner / Applicant: **Cassco Land Company Inc./Edwards Geren Ltd.**

Site Location: 5200 Block of Arborlawn Drive & 3940 International Plaza
Mapsco: 89E

Proposed Use: **Single-family**

Request: From: "A-5" One-Family and "G" Intensive Commercial
To: "A-5" One-Family

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

Comprehensive Plan Consistency: Requested change is **not consistent**.

Background:

The applicant is requesting a zoning change from "A-5" One-Family and "G" Intensive Commercial to "A-5" One-Family residential. The property is currently vacant. The 121 Tollway/Chisholm Trail is proposed to the west; this section of the tollway is in design stages.

The applicant is proposing 59 single-family lots with the average lot size around 10,000 square feet, according to the submitted plat.

In the Fort Worth Zoning Ordinance, Section 6.507.B single-family design standards, a six foot masonry wall (100%) is required along minor arterials or wider streets. The masonry wall would be required along Arborlawn Drive and the new tollway. In a preliminary meeting the applicant mentioned the single-family lots on the south side adjacent to the six story office complex will have rear entry garages with alley access. It is also proposed to have the same type fencing as River Hills Phase One across the street.

Site Information:

Owner: Cassco Land Company Inc./Edwards Geren Ltd.
4200 S. Hulen
Suite 614
Fort Worth, Texas 76109

Agent: Dunaway & Associates
Acreage: 26.82 acres
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

- North "R1" Zero Lot Line/Cluster / single-family/vacant
- East "AR" One-Family Restricted / Crowley High School
- South "AR" One-Family Restricted / Vacant
- West "E" Neighborhood Commercial / Vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-04-100 from A-5 & C to G this particular tract, approved by City Council 06-08-04

Platting History: PP-06-001 Edwards Ranch, approved by City Planning Commission 2-22-06, subject property to the east. PP-11-025, approved by City Planning Commission 9-28-11, subject property

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Arborlawn Dr	Major Arterial	Major Arterial	no
State Hwy 121T	Under const.	Tollway/Frwy	under const.(south)

Considerations: The site's primary access is from Arborlawn Drive which is adequate for traffic generated by the proposed use.

Public Notification:

The following Neighborhood Associations were notified:

- Overton Woods
- Overton West
- Lake Como/Vickery Redev. Org
- Fort Worth ISd

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "A-5" One-Family residential. Surrounding land uses are vacant to the north, single-family and institutional uses to the east, six story office complex adjacent to the south, vacant and State Hwy 121T to the west.

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

2. Comprehensive Plan Consistency

The 2011 Comprehensive Plan designates the subject property as mixed use growth center. The requested zoning change is not consistent with the following Comprehensive Plan policy.

- Locate single-family homes adjacent to local or collector streets. (pg. 37)

Based on non-conformance with the future land use map and the policy stated above; the proposed zoning is **not consistent** with the Comprehensive Plan.

However, the table in the Comprehensive Plan (pg. 35) indicates appropriate zoning classifications within regional and community mixed-use growth centers. Mixed use, multifamily and commercial, it also mentions single-family, low density residential, and commercial to be desirable between growth centers.

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

Attachments:

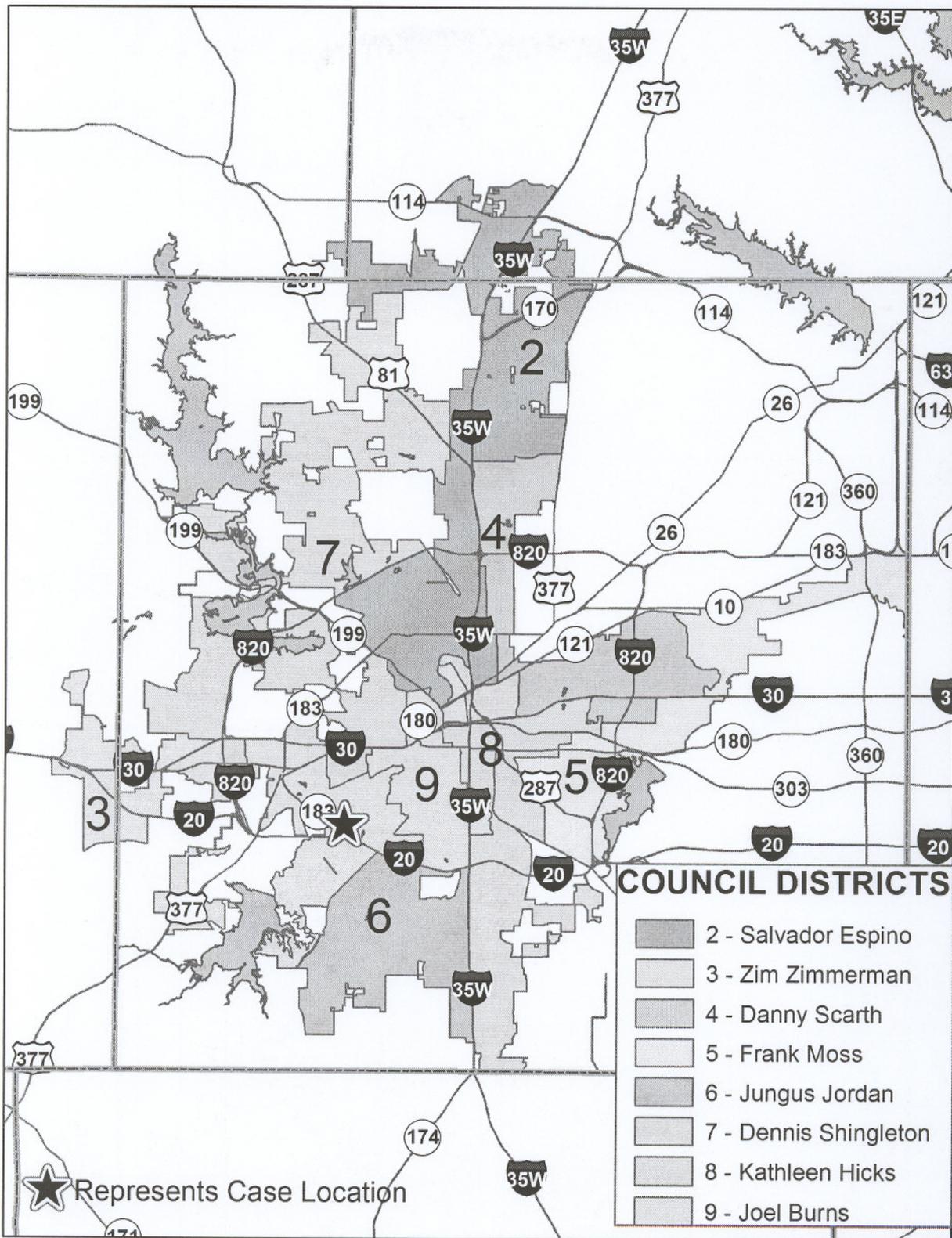
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Conceptual single-family layout
- Zoning Commission minutes

FORT WORTH



ZC-11-067

Location Map



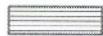


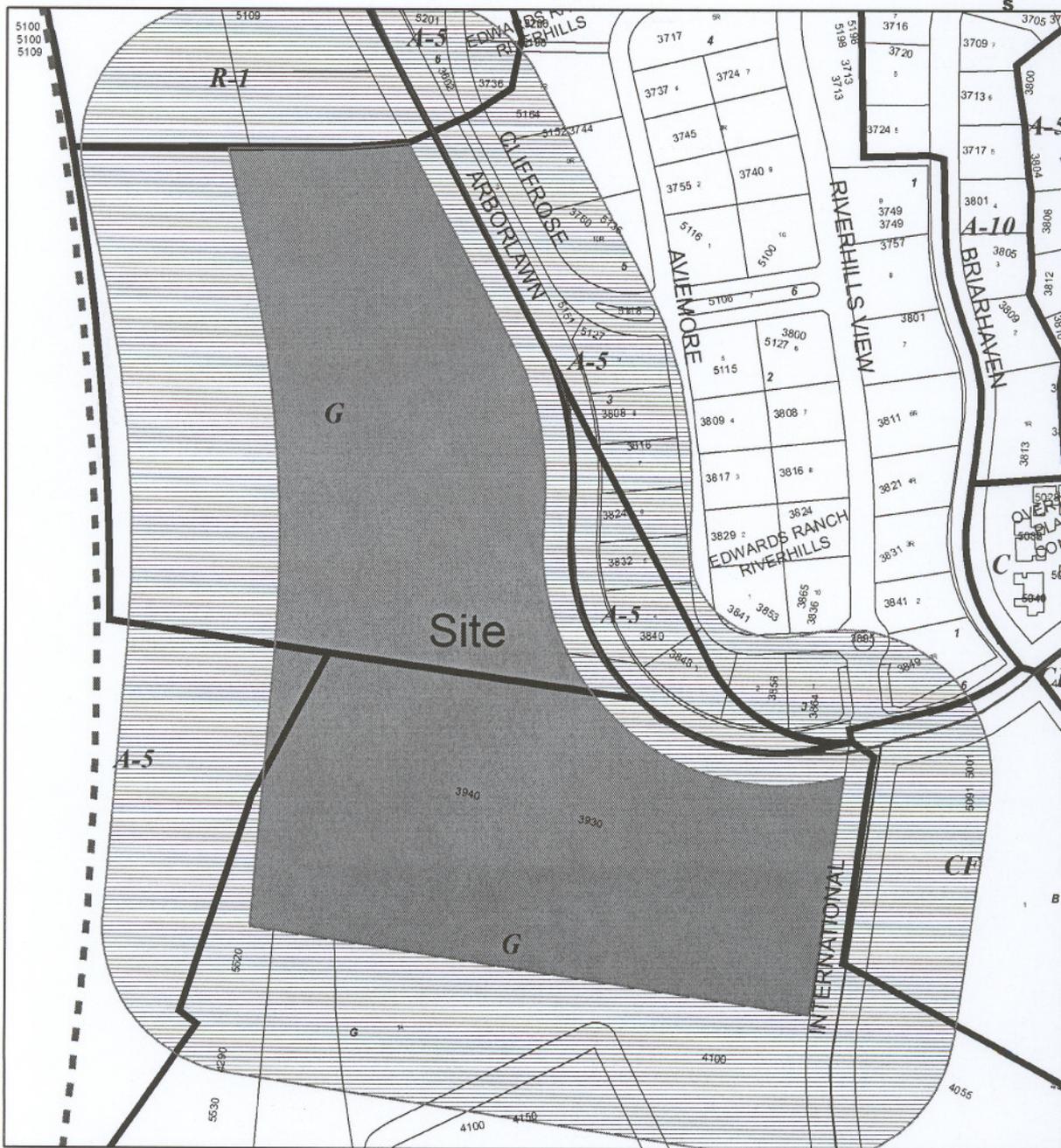
ZC-11-067

Area Zoning Map

Applicant: Cassco Land Co. Inc/Edwards Geren Ltd.
 Address: 5200 blk Arborlawn Dr, 3940 International Plaza
 Zoning From: A-5, G
 Zoning To: A-5
 Acres: 26.82565039
 Mapsco: 89E
 Sector/District: TCU/W.Cliff
 Commission Date: 09/14/2011
 Contact: 817-392-2495



 300 Ft. Buffer



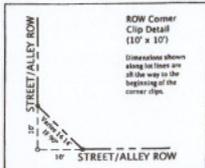
GENERAL NOTES:

- Water will be provided by existing public facilities in Arborlawn Drive and International Plaza.
- Sanitary sewer will be provided by existing public facilities in Arborlawn Drive and International Plaza.
- Lots 36 and 37, Block 1, Lot 18, Block 2, Lots 5 and 6, Block 3 and Lots 4 and 5, Block 4 are open space lots that shall be maintained by the developer or the POA. No building permits shall be issued for Lot 36 and 37, Block 1, Lot 19, Block 2, Lots 5 and 6, Block 3 and Lots 4 and 5, Block 4.
- Front Yard Setback:
"AS" Zoning - 20-foot minimum building setback line along all street frontage.
- Sidewalks shall be required for all streets per City of Fort Worth standards.
- According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Panel 283 of 493, Map Number 4843PC0285 L, map revised date September 25, 2009, the subject property is located in Zone "X", defined as areas to be outside the 100 year flood plain. This statement does not reflect any type of flood study by this firm.
- "AS" zoning as defined in zoning case ZC-011-067.

Indicates Treed Areas

CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Distance
C1	116.23'	200.00'	33°17'47"	589°23'38"E 114.60'
C2	80.23'	150.00'	30°38'18"	588°04'04"E 79.27'
C3	86.24'	64.50'	76°36'31"	N38°18'21"E 79.96'
C4	50.02'	500.00'	5°43'55"	N2°52'03"E 50.00'
C5	50.02'	500.00'	5°43'55"	N2°52'03"E 50.00'
C6	531.68'	375.00'	81°14'06"	N40°36'57"W 488.25'
C7	58.12'	100.00'	33°17'54"	S0°36'18"W 57.30'
C8	47.63'	125.00'	21°49'56"	S5°07'41"E 47.34'
C9	1000.56'	650.00'	38°11'49"	S38°18'37"E 904.66'
C10	54.90'	34.50'	91°10'32"	S36°49'16"E 49.29'
C11	58.83'	36.00'	93°38'09"	N43°11'01"E 52.50'
C12	728.66'	538.00'	77°36'04"	N42°26'05"W 674.23'

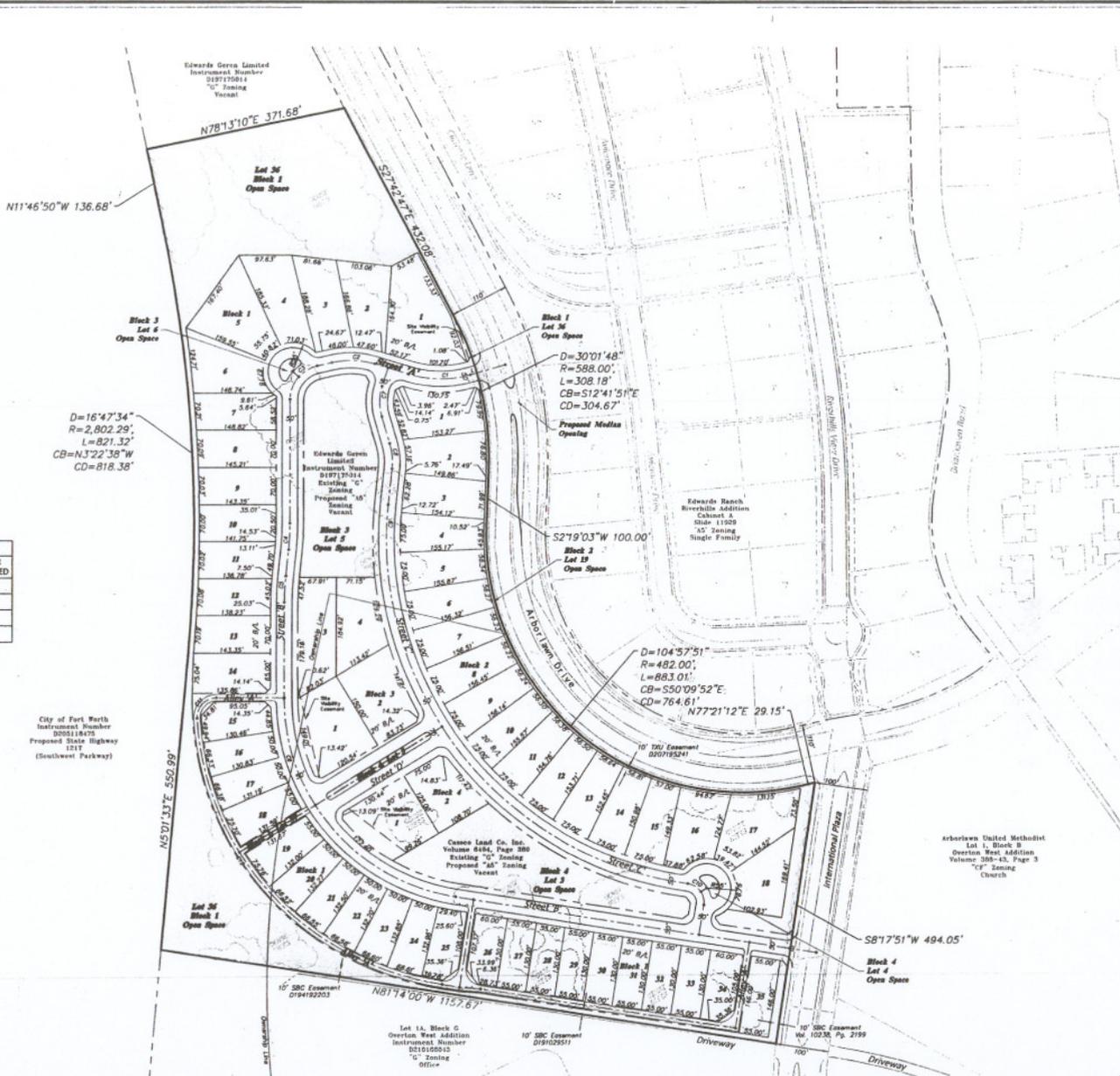
BLOCK LENGTH TABLE				
NAME	BLOCK FACE LENGTH	DESCRIPTION	SHORT/LONG BLOCK	WAIVER REQUESTED
BLOCK 1	2,255 L.F.	ARBORLAWN TO INTERNATIONAL	LONG	YES
BLOCK 2	1,401 L.F.	STREET 'A' TO STREET 'B'	LONG	YES
BLOCK 3	224 L.F.	STREET 'B' TO STREET 'C'	SHORT	YES
BLOCK 4	225 L.F.	STREET 'B' TO STREET 'C'	SHORT	YES



SITE DATA	
Site Acreage	26.32 Acres
Existing Zoning	"C"
Existing Land Use	Vacant
Proposed Zoning	"AS"
Proposed Land Use	Single Family, Open Space and Right-Of-Way
Single Family Lot Count	59 - 13.82 Acres
Average Lot Size	10,115 Sq. Ft.
Smallest Lot	7,150 Sq. Ft.
Non Single Family Lot Count	8 - 7.56 Acres
Right-Of-Way	4.94 Acres

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)



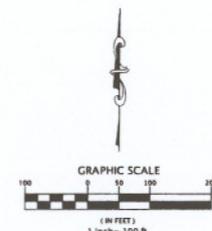
VICINITY MAP
Not To Scale

OWNER:
EDWARDS RANCH LIMITED
4200 S. HULEN STREET
SUITE 614
FORT WORTH, TEXAS 76109
TEL: 817-731-7396
FAX: 817-731-7398

OWNER:
CASCO LAND CO., INC.
4200 S. HULEN STREET
SUITE 614
FORT WORTH, TEXAS 76109
TEL: 817-731-7396
FAX: 817-731-7398

DEVELOPER:
RIVERHILLS RANCH, L.P.
4200 S. HULEN STREET
SUITE 614
FORT WORTH, TEXAS 76109
TEL: 817-731-7396
FAX: 817-731-7398

ENGINEER/SURVEYOR:
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
PH: 817-335-1121
FAX: 817-335-7437



Preliminary Plat Of
**Edwards Ranch
Riverhills Addition**

Encompassing
Lots 1 - 37, Block 1
Lots 1 - 19, Block 2
Lots 1 - 6, Block 3
and
Lots 1 - 5, Block 4

being a part of the
B.B.B. & C. R.R. Co. Survey, Abstract No.
217, situated in the City of Fort Worth,
Tarrant County, Texas

67 Lots 26.32 Acres

Prepared in August 2011
CP-011-?? / ZC-011-067

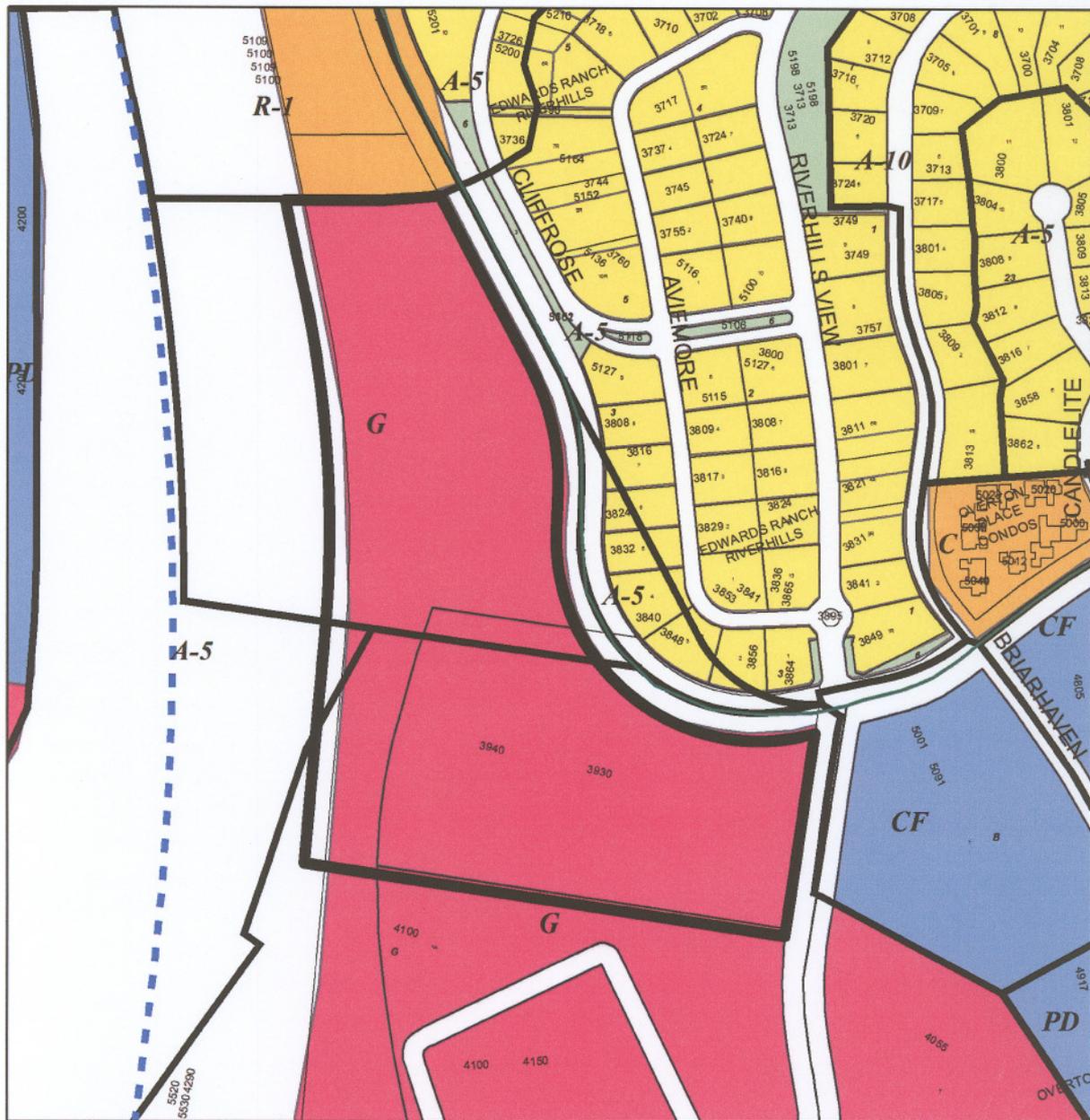
PP-11-025



10 blk Arborlawn Dr, 3940 International Plaza

Future Land Use

ZC-11-067



- 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



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 01, 2011



Aerial Photo Map



Ms. Zadeh asked about the items not being in compliance. Ms. Murphy mentioned items two and three have been addressed. Ms. Zadeh asked if they are providing an eight foot fence to indicate it on the site plan. She also asked if they could landscape above and beyond what's required.

Bryan Morland, 5605 N. MacArthur Boulevard, Irving, Texas, representing Cobalt Capital Partners mentioned the purchase agreement under contract and wanted to address the good stewardship for LKQ and being green in nature as to recycling and raising everything and raising the bar for future recyclers.

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

IV. New Cases

4. ZC-11-067 Cassco Land Company/Edwards Geren LTD (CD 3)- 5200 Block of Arborlawn Drive and 3940 International Plaza (L. J. Edwards Survey, Abstract 464, BBB & C. R. R. Co Survey, Abstract 217, 26.82 Acres): from "A-5" One-Family & "G" Intensive Commercial to "A-5" One-Family

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Cassco Land Company explained to the Commissioners this property is next to Chisholm Trail, the proposed 121 Tollway. They are proposing 59 single-family lots, averaging 10,000 square feet with the smaller lots to the south about 7, 133 square feet with rear access from the alley. Mr. Hudson mentioned the topography grade change from the 121 Tollway and the single-family; they would be saving a majority of the trees for buffering along that side.

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

5. ZC-11-068 Patriot Bank (CD 7)- 6000 Cromwell Marine Creek (A. S. Roberts Survey, Abstract 1262, 26.71 Acres): from "A-5" One-Family to "E" Neighborhood Commercial

Jonathan Ragsdale, 5751 Kroger Drive, Keller, Texas, representing Patriot Bank explained to the Commissioners they are requesting to rezone to E for neighborhood commercial uses.

John Moe, 6351 Twilight Circle, spoke in opposition. He mentioned they tried to change this site several years ago.

Mr. Wilson asked what type of street is Cromwell Marine Creek. Mr. Moe mentioned it is a two lane road in need of repair.

Ellen Rainville, 6355 Twilight Circle also spoke in opposition. She mentioned Cromwell Marine Creek is heavily traveled and would create more traffic if it goes to commercial.

Ms. Zadeh asked about the Comprehensive Plan and how far east does the commercial go. Mr. Ragsdale mentioned it extends a little bit further to the east. She also asked how the City of Fort