



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 1, 2012

Council District 6

Zoning Commission Recommendation:
Denial Without Prejudice by a vote of 9-0

Opposition: none

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

Owner / Applicant: SLV IV/Legacy Capital

Site Location: Generally bounded by Summer Creek Drive, Stewart Feltz Road, Granbury Road and Risinger Road
Mapsc0: 102TUVXYZ, 103W, 116BC

Proposed Use: Single-family, Multifamily, Commercial

Request: From: "AR" One-Family Restricted, "A-5" One-Family, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "D" High Density Multifamily, "E" Neighborhood Commercial, and "G" Intensive Commercial
To: "A-5" One-Family, "CF" Community Facilities, "C" Medium Density Multifamily, "D" High Density Multifamily, "PD/D" Planned Development for all uses in "D" High Density Multifamily with site plan being required, "E" Neighborhood Commercial, and "G" Intensive Commercial

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant has requested that this case be withdrawn for further consideration of the proposed districts. They will resubmit the zoning case at a future time.

The subject properties are in far southwest Fort Worth. The development is bisected by SH 121 and will be the location of the future intersection with McPherson Blvd. While some of the "G" Intensive Commercial zoning along SH 121 will remain, the majority of the case involves a complete configuration of the zoning districts to meet the needs of the current developer. The future land use map was amended in the 2012 update to reflect this new configuration.

The heart of the Summer Creek Mixed Use Growth Center is located approximately one mile to the north of the subject development. Summer Creek is the last planned rail station on the TexRail project and Transit Oriented Development is being planned for that site. Chisholm Trail Ranch would possibly be the next rail station if and when this line is extended further to the south. The zoning proposal adjusts some of the higher density multifamily uses to the west toward the possible station, but with the intention that the development is not dependent on the station and will still able to exist if the station is not provided or if it takes an extensive period of time.

The applicant has been working with the city about possible funding assistance to construct the McPherson intersection.

Two properties identified for PD/D zoning are adjacent to an existing city park (Chisholm Trail Park) and a floodplain. The development is also dedicating 7.8 acres within the floodplain to the city to include into the park. As a result, the PD is being requested to reduce the open space requirement for the "D" High Density Multifamily uses that is being accommodated by the adjacent park and floodplain.

Since the "E" zoned strip of property is not owned by the applicant, labeled "out parcel" on the exhibit, this request does not include this property. It will remain zoned "E".

Site Information:

Owner: SLV IV/Legacy Capital
 5910 N. Central Expressway
 Suite 1250
 Dallas, TX 75206

Agent: Dunaway & Assoc./Barry Hudson
 Acreage: 664.20 acres
 Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:

North "A-5" One-family and "G" Intensive Commercial / vacant & single-family
 East "A-5" One-Family & "CF" Community Facilities / vacant & single-family
 South "A-43" One-Family, "R2" Townhouse, "C" Medium Density Multifamily, and "G" Intensive Commercial / single-family, Crowley Middle School, and vacant
 West "A-5" One-Family, "E" Neighborhood Commercial, and ETJ / vacant & rural residential in Tarrant county

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-073 approved by Council 11/02/11 for CF; ZC-06-120 approved by Council 07/18/06 for A-5, C and E; zoning changes outside this area ZC-06-263 approved by Council 12/16/11 for A-5; ZC-04-085 approved by Council 12/27/06 for A-5, R-1 and G.

Platting History: PP-06-026 Summer Creek Ranch; PP-06-036 Summer Creek Ranch; PP-05-094 Villages of Sunset Point South; PP-06-030 Crowley ISD SE Campus

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Risinger Road	Two-Way Collector & Major Arterial	Same	Yes
Summer Creek Drive	Two-Way Residential	Major Arterial	Yes
McPherson Boulevard	Major Arterial	Principal Arterial	Yes
Stewart Feltz Road	Two-Way County Road	Minor Arterial	No
121 Tollway/ Chisholm Trail	Under construction	Toll/Freeway	Yes

Public Notification:

The following Neighborhood Associations were notified:

Summer Creek South NA
 Panther Heights NA

District 6 Alliance
 Crowley ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing reorganization of zoning districts to match the intentions and needs of the current developer and the possibility of a future rail station. The higher density commercial uses will be located at the intersection of the new SH 121 Tollway and McPherson Rd. Current surrounding land uses are primarily vacant/agricultural uses and some surrounding single family residential subdivisions.

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

2. **Comprehensive Plan Consistency**

Previous Comprehensive Plan Future Land Use maps designated the site with varied uses which reflected the current zoning districts. The Future Land Use map was amended in the 2012 update in anticipation of the new zoning district configuration. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Plan for and facilitate appropriate transit-oriented developments (TOD) at existing and future transit station locations. (pg. 38)

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

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

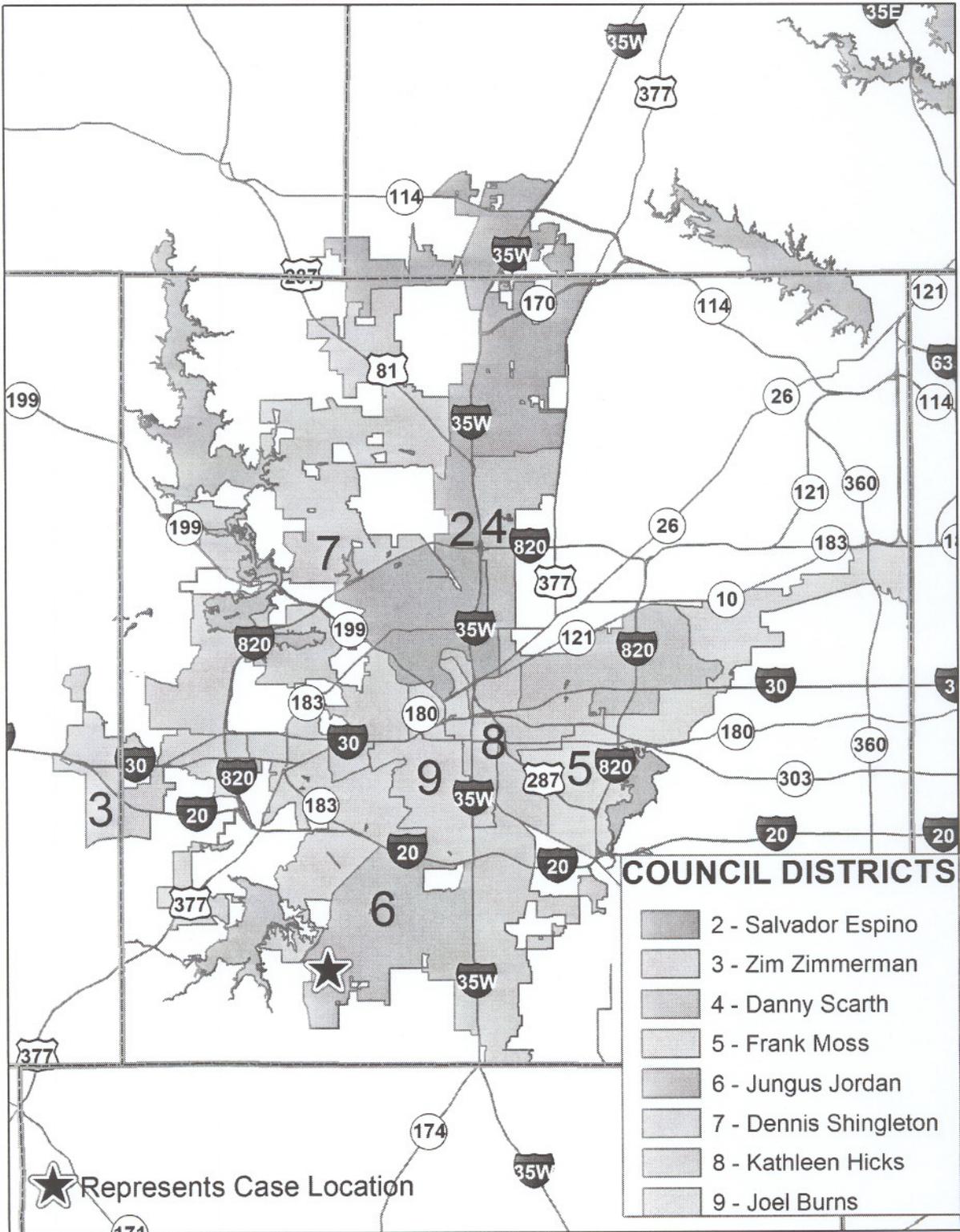
Attachments:

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

FORT WORTH

ZC-12-027

Location Map



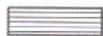
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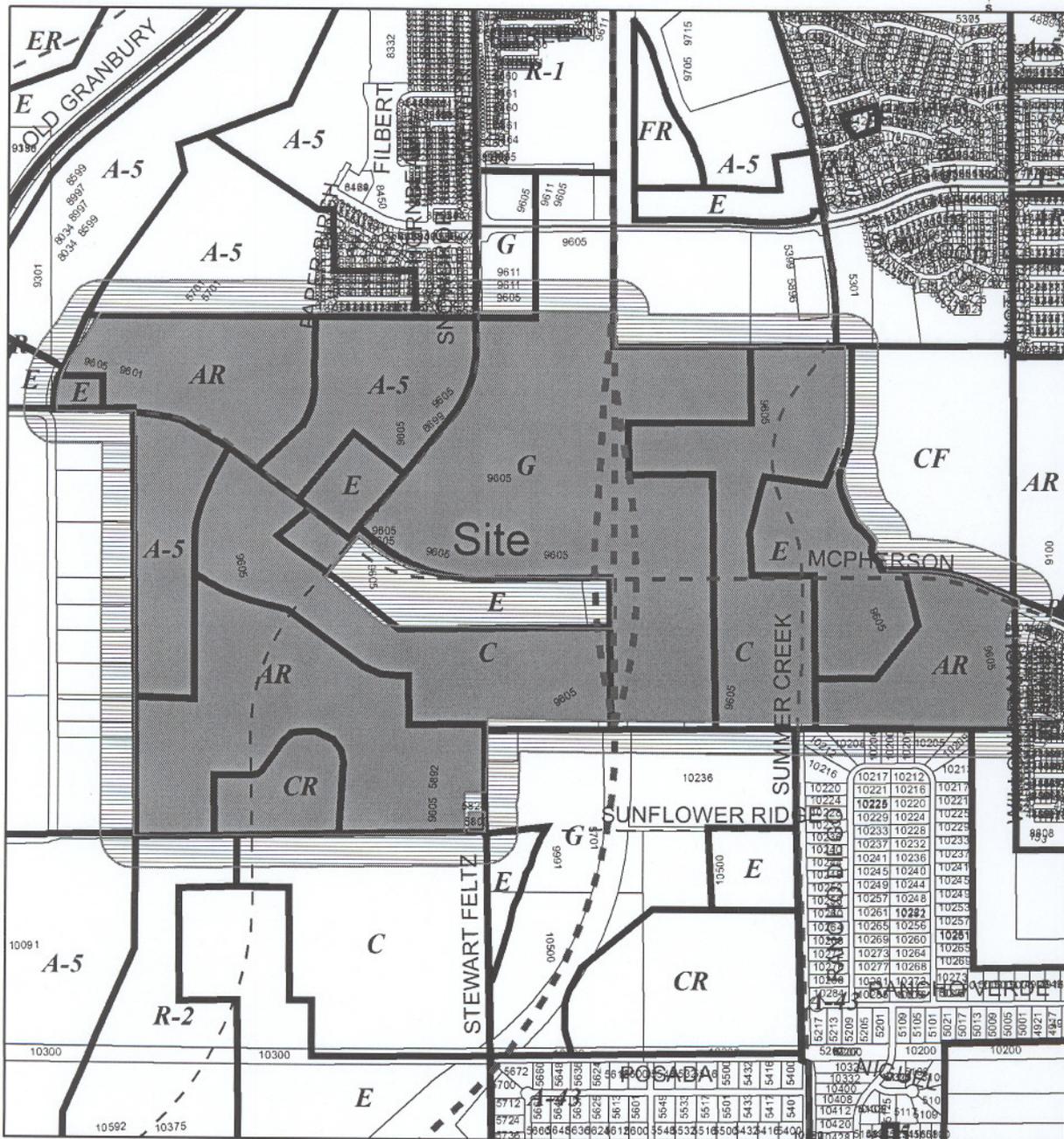


ZC-12-027

Area Zoning Map

Applicant: SLF IV/Legacy Capital
 Address: Bounded by Summer Ck Dr, Stewart Feltz Rd, Granbury Rd, & Risinger Rd
 Zoning From: AR, A-5, CR, C, D, E, G
 Zoning To: A-5, CF, C, D, PD for D Uses, E, G
 Acres: 664.13043369
 Mapsco: 102T-V,X-Z
 Sector/District: Far Southwest
 Commission Date: 03/14/2012
 Contact: 817-392-2495

 300 Ft. Buffer



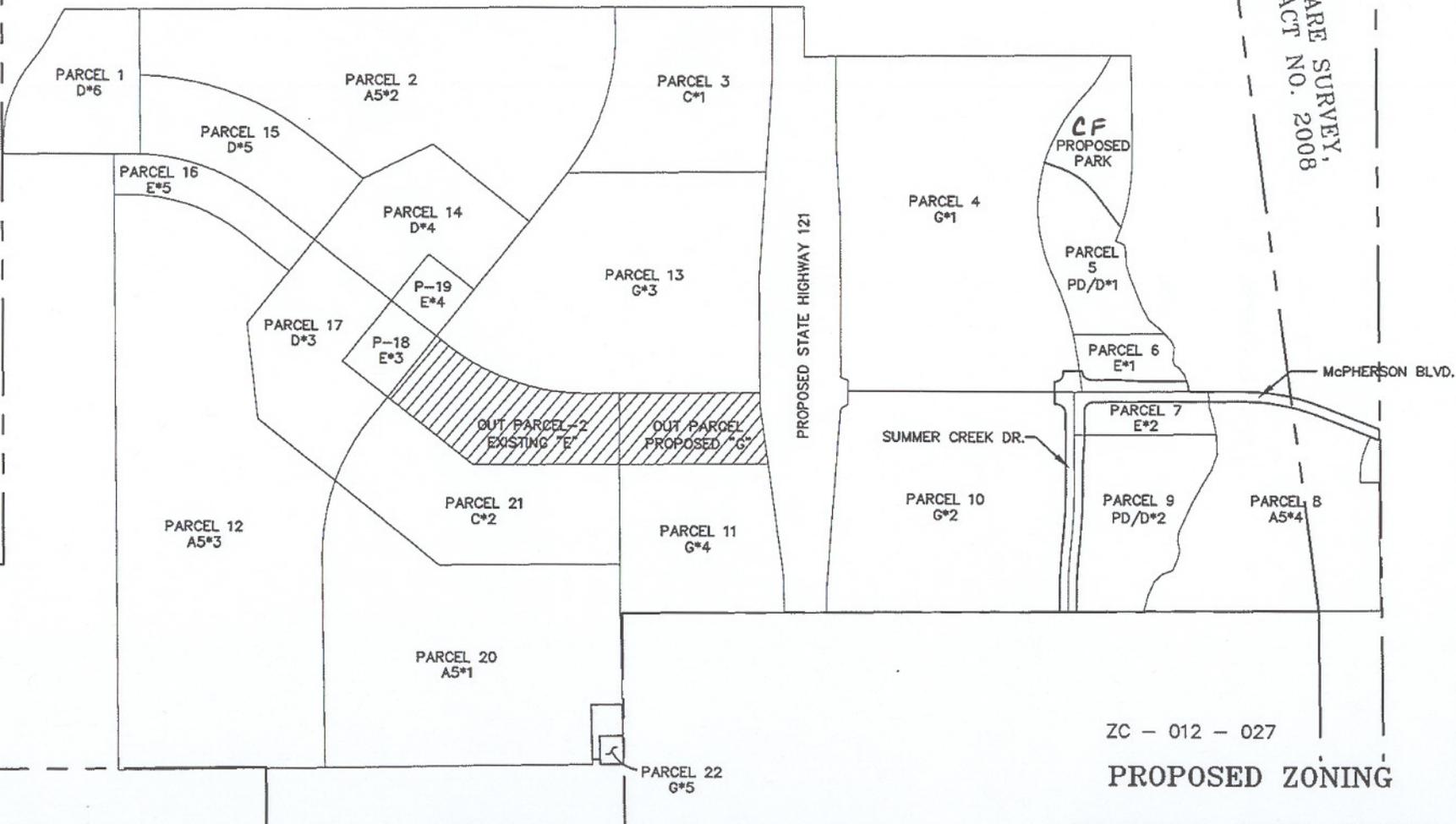
2000 200 Feet



JUAN JOSE ALBRADO SURVEY,
ABSTRACT NO. 4

R.J. WARE SURVEY,
ABSTRACT NO. 2008

SCALE : 1" = 1000'



ZC - 012 - 027

PROPOSED ZONING

CHISHOLM TRAIL RANCH
Situated in the Juan Jose Albrado Survey, Abstract No. 4 and the R.J. Ware Survey, Abstract N. 2008, City of Fort Worth, Tarrant County, Texas

JOB NO. 2007296.011

OUT PARCELS NOT INCLUDED IN ZONING CHANGE REQUEST.

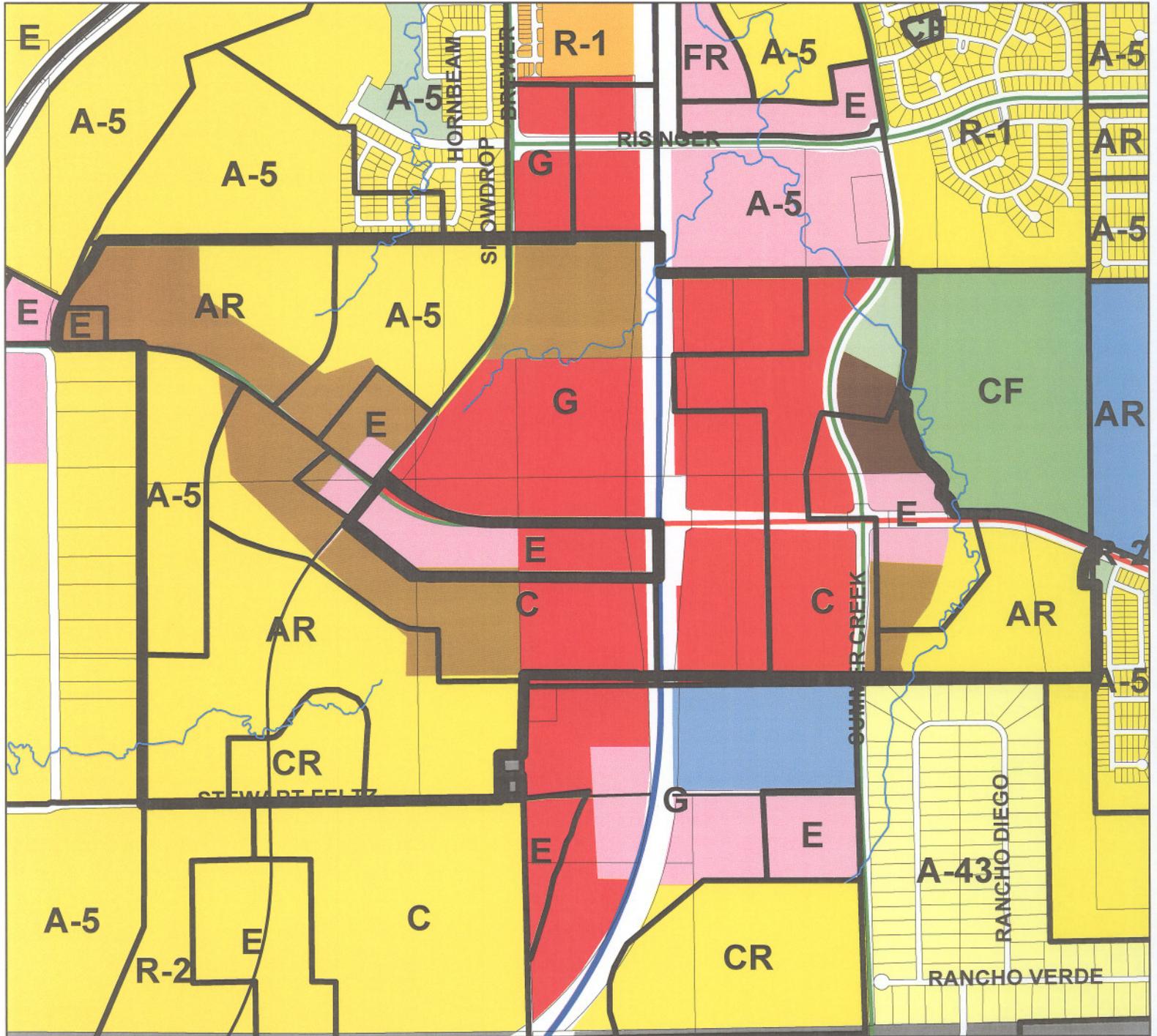


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

DATE: JANUARY 20, 2012

Exhibit

Future Land Use



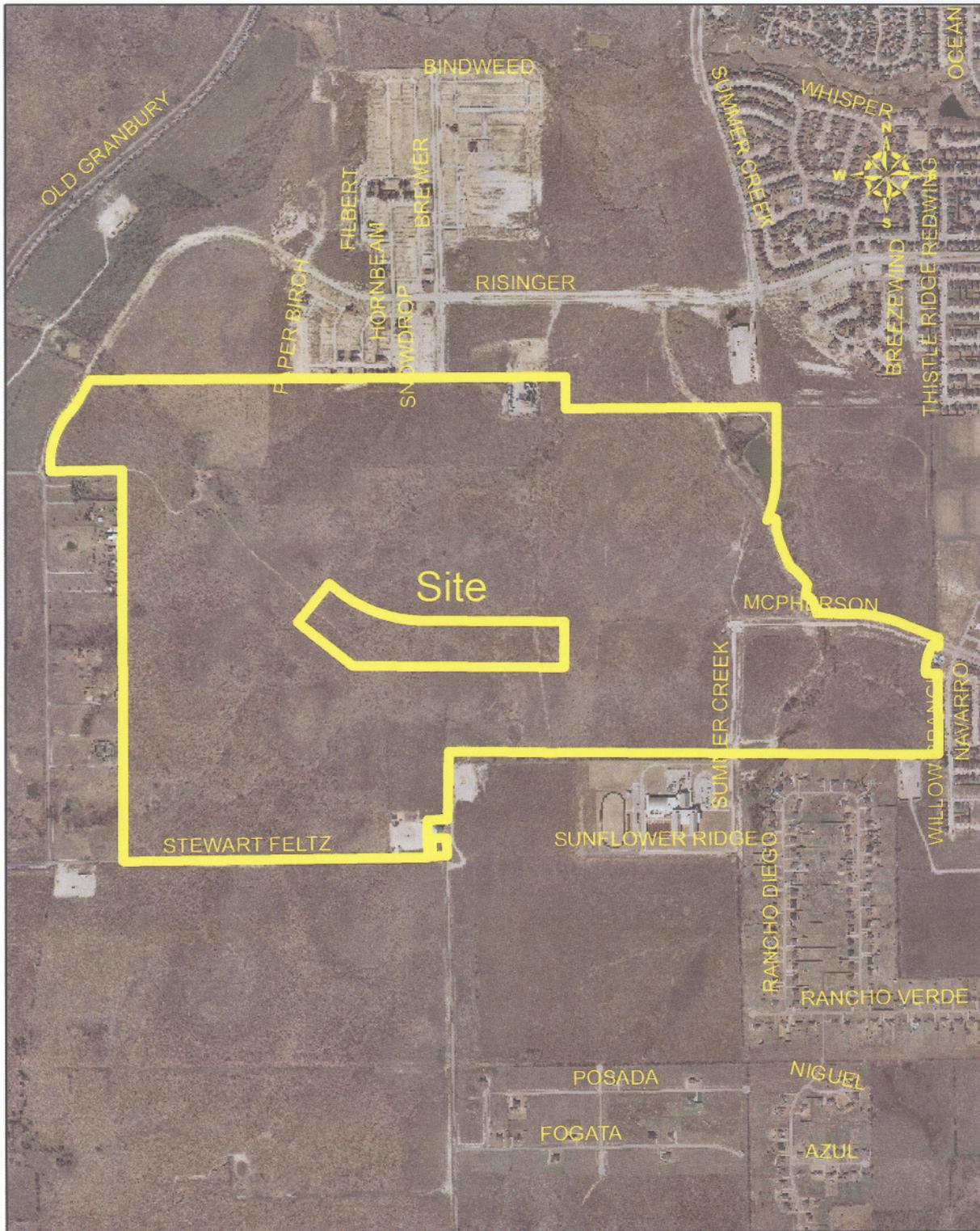
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|--------------------|-----------------------------------|--------------------------------------|
| TOLLWAY / FREEWAY | Future Land Use Category | Neighborhood Commercial |
| PRINCIPAL ARTERIAL | Vacant, Undeveloped, Agricultural | General Commercial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



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 6, 2012



Aerial Photo Map



City of Fort Worth, Texas
Zoning Commission
April 11, 2012 – Meeting Minutes

DRAFT

Present:

Neftali Ortiz, Chair, District 2
Ann Zadeh, Vice- Chair, District 1
Robert West, District 3
Charles Edmonds, Jr. District 4
Hugh Ferrell, District 5
Stephanie Spann, District 6
Nick Genua, District 7
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Assistant City Attorney

Absent:

none

I. Public Hearing – 10:00 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Mr. West, on a vote of 9-0, voted to approve as amended the Zoning Commission minutes of the March 14, 2012 meeting.

Video on individual cases can be viewed at the following website.
http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

— **1. ZC-12-027 SLF IV/Legacy Capital (CD 6)- Generally bounded by Summer Creek Drive, Stewart Feltz Road, Granbury Road, and Risinger Road (see addresses in case file, 664.13 Acres): from: “AR” One-Family Restricted, “A-5” One-Family, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “D” High Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial to: “A-5” One-Family, “CF” Community Facilities, “C” Medium Density Multifamily, “D” High Density Multifamily, “PD/D” Planned Development for all uses in “D” High Density Multifamily with site plan being required, “E” Neighborhood Commercial, and “G” Intensive Commercial**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing SLF IV/Legacy Capital explained to the Commissioners they are requesting to withdraw the case at this time.

Motion: Following brief discussion, Ms. Spann recommended a Denial Without Prejudice of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.