



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 5, 2012

Council District 3

Zoning Commission Recommendation:
Approval 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: Edwards Geren Ltd.

Site Location: Southeast corner of Vickery Boulevard & Bryant Irvin Road Mapsco: 75W

Proposed Use: Commercial

Request: From: "PD-630" Planned Development for all uses in "MU-2" High Intensity Mixed Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a minimum 20 foot front yard setback and minimum block length of 500 feet, maximum block length 1500 feet, with 20% of the block length allowed to be between 200 and 500 feet; site plan waived.

To: "G" Intensive Commercial

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

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

Background:

The proposed site is located approximately at the southeast corner of Vickery Boulevard and Bryant Irvin Road. The applicant is proposing a zoning change to "G" Intensive Commercial for the construction of a medical and retail facilities. The project design is not consistent with the intent and regulations of MU-2 and is located adjacent to the 121 Tollway, therefore the "G" zoning is more applicable. The MU-2 zoning will be retained and developed as mixed use to the south, closer to the river.

The proposed site requires access from Edwards Ranch Clear Fork Road. The city and developer are completing the construction of major roadways within the property to provide access to new developments. The southern areas of the development along the river are planned for a higher density mixed use and residential environment that will utilize the trees as gathering areas and emphasize river side activities.

The case was continued from the March meeting in order for the applicant to submit a revised legal description and renotification of the new boundary.

Site Information:

Owner: Edwards Geren Ltd
4200 S. Hulen Street
Suite 614
Fort Worth, TX 76109

Agent: Jacobs Engineering/Travis Pierce
 Acreage: 30.62 acres
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "PD-630" Planned Development for MU-2 uses / vacant & agricultural
 East "PD-630" Planned Development for MU-2 uses / vacant
 South "A-5" One-Family / Trinity River
 West "PD-630" Planned Development for MU-2 uses / proposed 121 Tollway & vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-051 Approved by City Council 03/24/05 for PD/MU-2 uses

Platting History: PP-12-005 Edwards Clear Fork Tract to be heard by the City Planning Commission 05/23/12 one of the subject tracts
 PP-11-029 Edwards Ranch Clear Fork ROW approved by City Plan Commission 10/26/11 adjacent to the west and south

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Edwards Ranch Clear Fork	Near completion and in platting process	collector	Yes
121 Tollway/ Chisholm Trail	Under construction	Toll/Freeway	Yes

Public Notification:

The following Neighborhood Associations were notified:

Overton Woods
 Lake Como/Vickery Redev. Org
 Streams & Valleys Inc
 Fort Worth ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zone change from "PD-630" Planned Development for MU-2 uses to "G" Intensive Commercial. Surrounding land uses are primarily vacant with some agricultural uses to the north.

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

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the site as mixed-use growth center. 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)

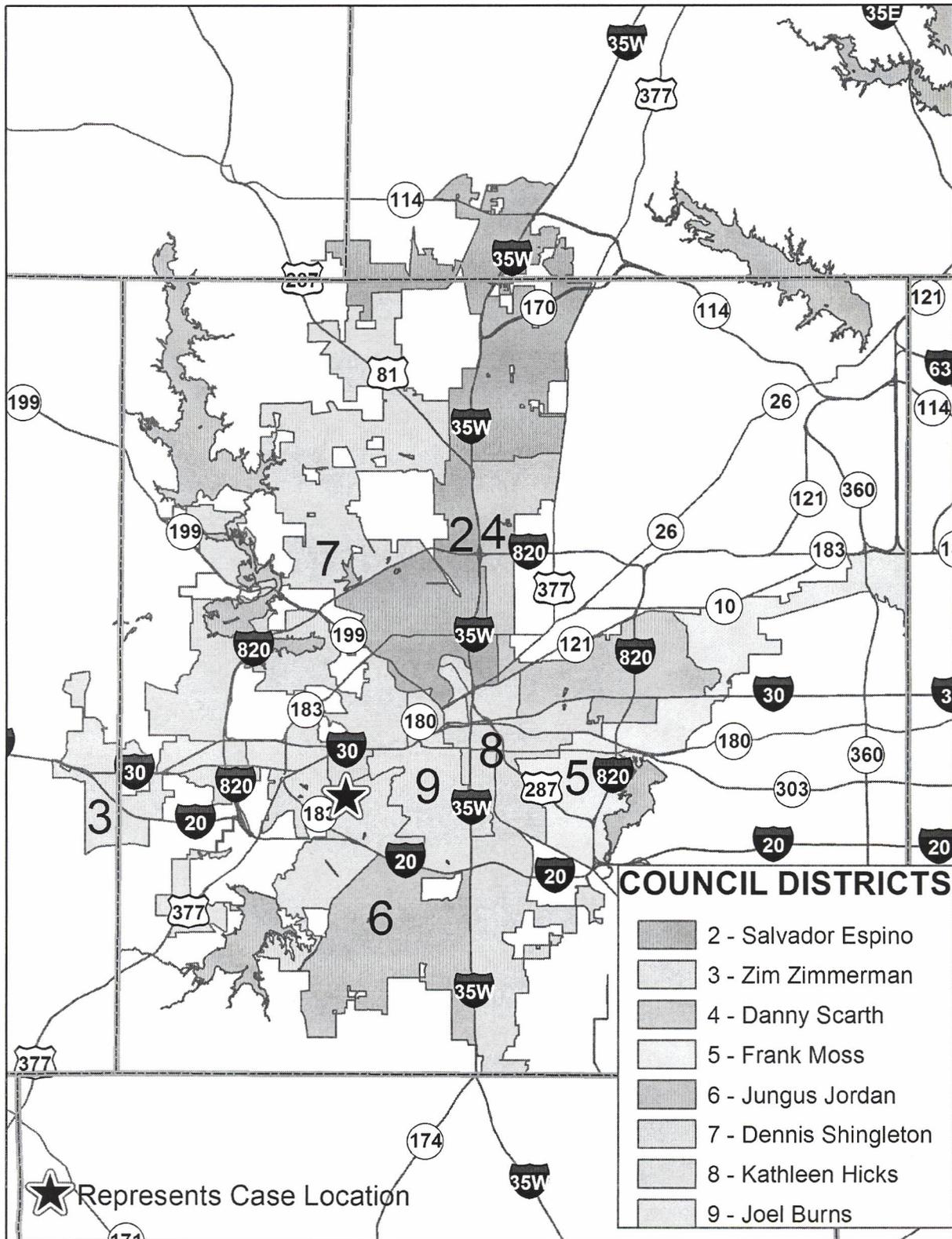
Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

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

Location Map



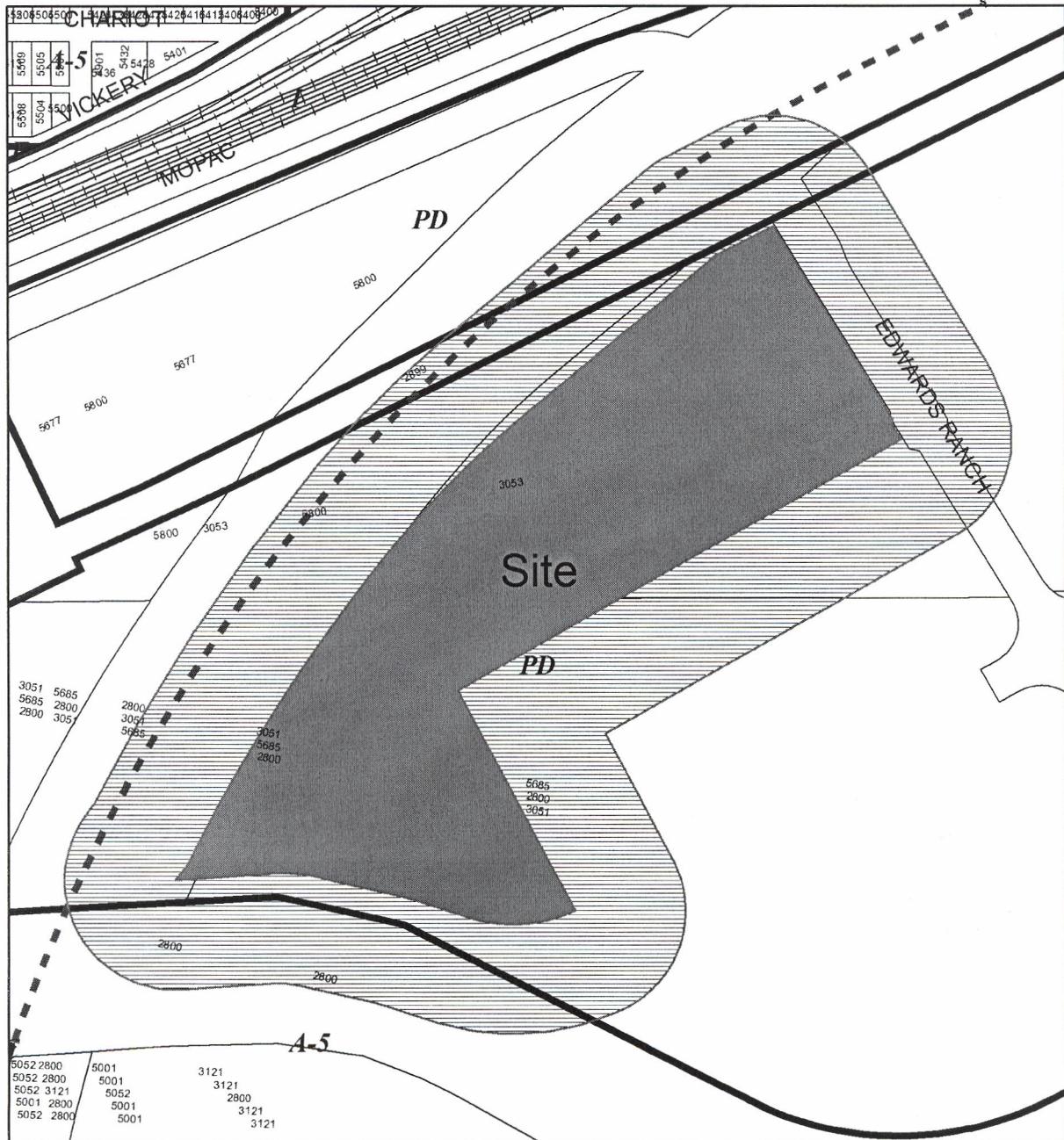


ZC-12-003

Area Zoning Map

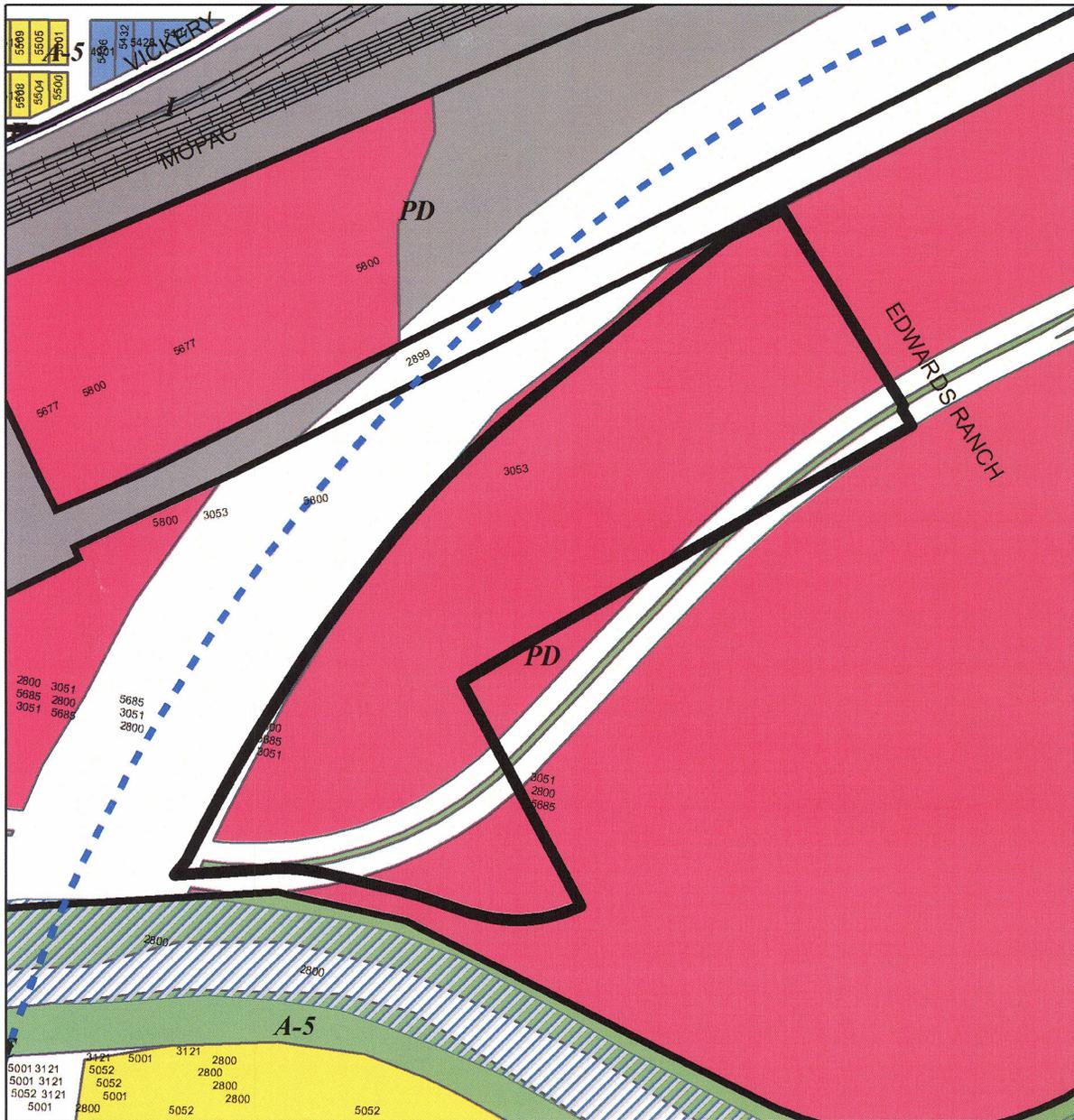
Applicant: Edwards Geren, Ltd.
 Address: 5677 MOPAC RD, SE of Vickery and Bryant Irvin
 Zoning From: PD 630 for mixed-uses
 Zoning To: G
 Acres: 30.38607046
 Mapsco: 75W
 Sector/District: Arlington Heights
 Commission Date: 05/09/2012
 Contact: 817-392-2495

 300 Ft. Notification Buffer



200 100 0 200 Feet





- 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 06, 2012



Aerial Photo Map





IRS = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS"
 IRF = FOUND IRON ROD WITH 2" BLUE PLASTIC CAP STAMPED "COFW GORRONDONA"

CHISHOLM TRAIL PARKWAY
 (STATE HIGHWAY 121)
 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 CCF# D20518475
 C.R.T.C.T.

EDWARDS GEREN, LTD.
 CCF# D197175014
 C.R.T.C.T.

T.E.S.Co.
 VOLUME 2588, PAGE 562,
 C.R.T.C.T.

F.G. BEASLEY SURVEY
 ABSTRACT NO. 135

EDWARDS GEREN, LTD.
 CCF# D197175014
 C.R.T.C.T.

30.632 ACRES
 (1,334,324 SQUARE FEET)

APPROXIMATE SURVEY ABSTRACT LINE

$\Delta = 13^\circ 27' 37''$
 $R = 4,643.00'$
 $L = 1,090.76'$
 $LC = N33^\circ 17' 41'' E$
 $1088.26'$

$\Delta = 04^\circ 59' 33''$
 $R = 489.50'$
 $L = 42.65'$
 $LC = N74^\circ 36' 08'' W$
 $42.64'$

$\Delta = 16^\circ 48' 02''$
 $R = 489.50'$
 $L = 143.53'$
 $LC = N85^\circ 29' 55'' W$
 $143.02'$

$\Delta = 42^\circ 30' 07''$
 $R = 408.00'$
 $L = 302.65'$
 $LC = S86^\circ 39' 02'' W$
 $295.76'$

$\Delta = 01^\circ 28' 59''$
 $R = 4,643.00'$
 $L = 120.17'$
 $LC = N25^\circ 49' 23'' E$
 $120.17'$

$S86^\circ 06' 04'' W$
 $255.38'$

$N77^\circ 05' 54'' W$
 $222.53'$

$N72^\circ 05' 56'' W$
 $154.00'$

POINT OF COMMENCING

TRINITY RIVER
 TARRANT COUNTY WATER CONTROL
 AND IMPROVEMENT DISTRICT NUMBER ONE
 VOLUME 4559, PAGE 1
 C.R.T.C.T.

L. J. EDWARDS SURVEY
 ABSTRACT NO. 464

CLEARFORK MAIN STREET
 (PROPOSED VARIABLE WIDTH RIGHT-OF-WAY)

EDWARDS GEREN, LTD.
 CCF# D197175014
 C.R.T.C.T.

EXHIBIT OF 30.632 ACRES OF LAND

SITUATED IN THE L.J. EDWARDS SURVEY, ABSTRACT NUMBER 464,
 AND THE F.G. BEASLEY SURVEY, ABSTRACT NUMBER 135,
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SHT. NO. 4 OF 4

CHECKED CDW

DRAWN: DLF

DATE 04-04-12

JOB # WF XH5900

JACOBS

777 MAIN STREET
 FORT WORTH, TX 76102
 (817) 735-6000

J:\JOB\WF\XL5900\700 CADD\713 Survey\713.6 Mapping\WF\XL5900\Z\02.dgn
 4/4/2012 4:48:03 PM

ZC-19-003

City of Fort Worth, Texas
Zoning Commission
May 09, 2012 – Meeting Minutes

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
Lynn Jordan, Planner
Stephen Murray, Planner
Beth Knight, Senior Planner
Melinda Ramos, Assistant City Attorney

Absent:

Jocelyn Murphy, Planning Manager

I. Public Hearing – 10:02 A. M.

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

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Ms. Conlin, on a vote of 9-0, voted to approve the Zoning Commission minutes of the April 11, 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-12-003 Edwards Geren LTD (CD 3)- Southeast corner of Vickery Boulevard and Bryant Irvin Road (L. J. Edwards Survey, Abstract No.464 and the F. G. Beasley Survey, Abstract 135, 30.62 Acres): from “PD-630” Planned Development for all uses in MU-2” High Intensity Mixed Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a minimum and maximum block length with 20% allowed to be between 200 and 500 feet; site plan waived to “G” Intensive Commercial

Travis Pierce, 777 Main Street, Fort Worth, Texas representing Edward Geren Ltd., explained to the Commissioners the subject property is generally bounded by the Chisholm Trail Parkway, Edwards Ranch Road and north of the Clear Fork Trinity River.

Mr. West mentioned the case has been on the agenda for several months in order for the applicant to make revisions to the proposed site. Mr. West asked if he could comment on the proposed use planned for the north easterly tract. Mr. Pierce mentioned they are proposing a potential large grocery store to the northern tract and possibly a theater in the middle.

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