

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 5, 2012

Council District 6

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Forestar (USA) Real Estate Group, Inc.**

Site Location: 8808 W Cleburne Rd. Mapsco: 103X

Proposed Use: **Commercial**

Request: From: "A-5" One-Family

To: "PD/SU" Planned Development/Specific Use for all uses in "F" General Commercial with the exception of a tattoo parlor, cocktail lounge, private or teen club, bar and tavern-no auto repair allowed within 200' of the intersection of South Hulen and McPherson; site plan waiver recommended.

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

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

Background:
 The proposed site is located on McPherson Blvd. near the corner of Hulen Street. The applicant is proposing to change the zoning to be consistent with the adjacent commercial zoning approved in August 2003, which is for all uses in "F" General Commercial with the exception of a tattoo parlor, cocktail lounge, private or teen club, bar and tavern, with no auto repair allowed within 200' of the intersection of South Hulen and McPherson; site plan waiver requested. Due to changes in the residential market, the applicant recently abandoned their preliminary plat and is in the process of reconfiguring the area, which includes incorporating additional land into the adjacent commercial PD.

Hulen and McPherson Streets are planned as major arterials which would support more intensive commercial uses. However, the future land use is designated single-family and neighborhood commercial, which promotes lesser commercial and single-family uses.

Site Information:

Owner: Forestar (USA) Real Estate Group, Inc.
 14755 Preston Road #710
 Dallas, TX 75254

Agent: Brent Murphree

Acreage: 7.9 acres

Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:
North "G" Intensive Commercial / vacant

East "A-5" One-Family / vacant
 South "A-5" One-Family / vacant
 West "PD/SU" Planned Development/Specific Use for all uses in "F" General Commercial with the exception of a tattoo parlor, cocktail lounge, private or teen club, bar and tavern-no auto repair allowed within 200' of the intersection of South Hulen and McPherson. Site plan waiver requested / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: Preliminary Plat for single-family lots filed 6/14/06, withdrawn from consideration 4/9/12

Transportation/Access

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

Public Notification:

The following Neighborhood Associations were notified:
 District 6 Alliance Crowley ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "A-5" One-Family to "PD/SU" Planned Development/Specific Use for all uses in "F" General Commercial with the exception of a tattoo parlor, cocktail lounge, private or teen club, bar and tavern with no auto repair allowed within 200' of the intersection of South Hulen and McPherson. Surrounding land uses are primarily vacant with single-family and a school located in close proximity to the site.

The proposed site is located on two arterials, which will support large scale retail development.

As a result, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2012 Comprehensive Plan designates the site as single-family and neighborhood commercial. While the proposed development is not consistent with this designation, the property is located at the corner of two major arterials. The policies below apply to this development:

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

Since the PD is based on the "F" General Commercial district and the property is designated single-family and neighborhood commercial, the zoning change request **is not consistent** with the Comprehensive Plan.

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

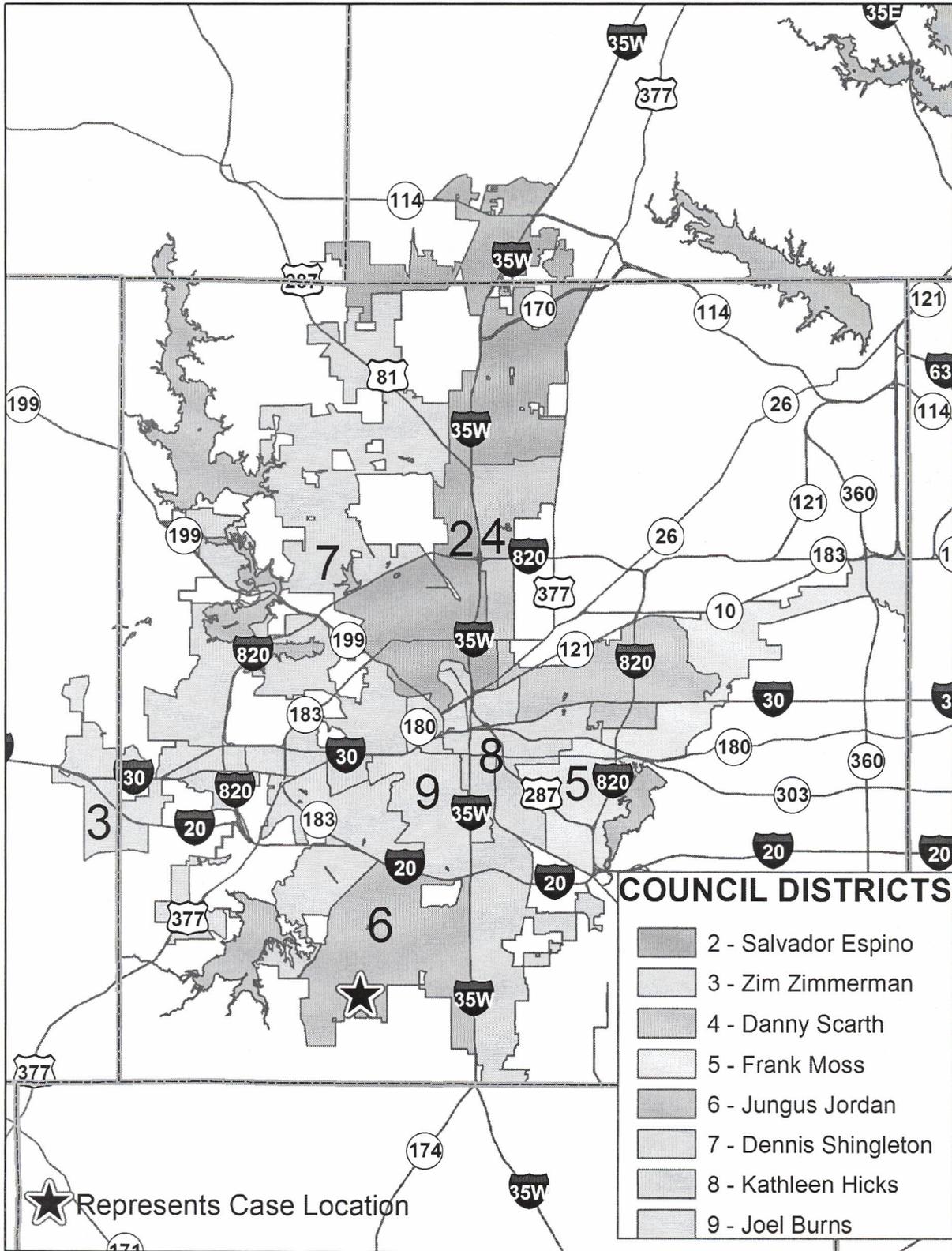
Attachments:

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

FORT WORTH

ZC-12-043

Location Map



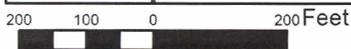


ZC-12-043

Area Zoning Map

Applicant: CL Realty - Forestar Real Estate Group
 Address: 8808 W. Cleburne Road
 Zoning From: A-5
 Zoning To: PD for F uses, minus certain uses, site plan waived
 Acres: 7.95662571
 Mapsco: 103X
 Sector/District: Far Southwest
 Commission Date: 05/09/2012
 Contact: 817-392-8043

 300 Ft. Notification Buffer

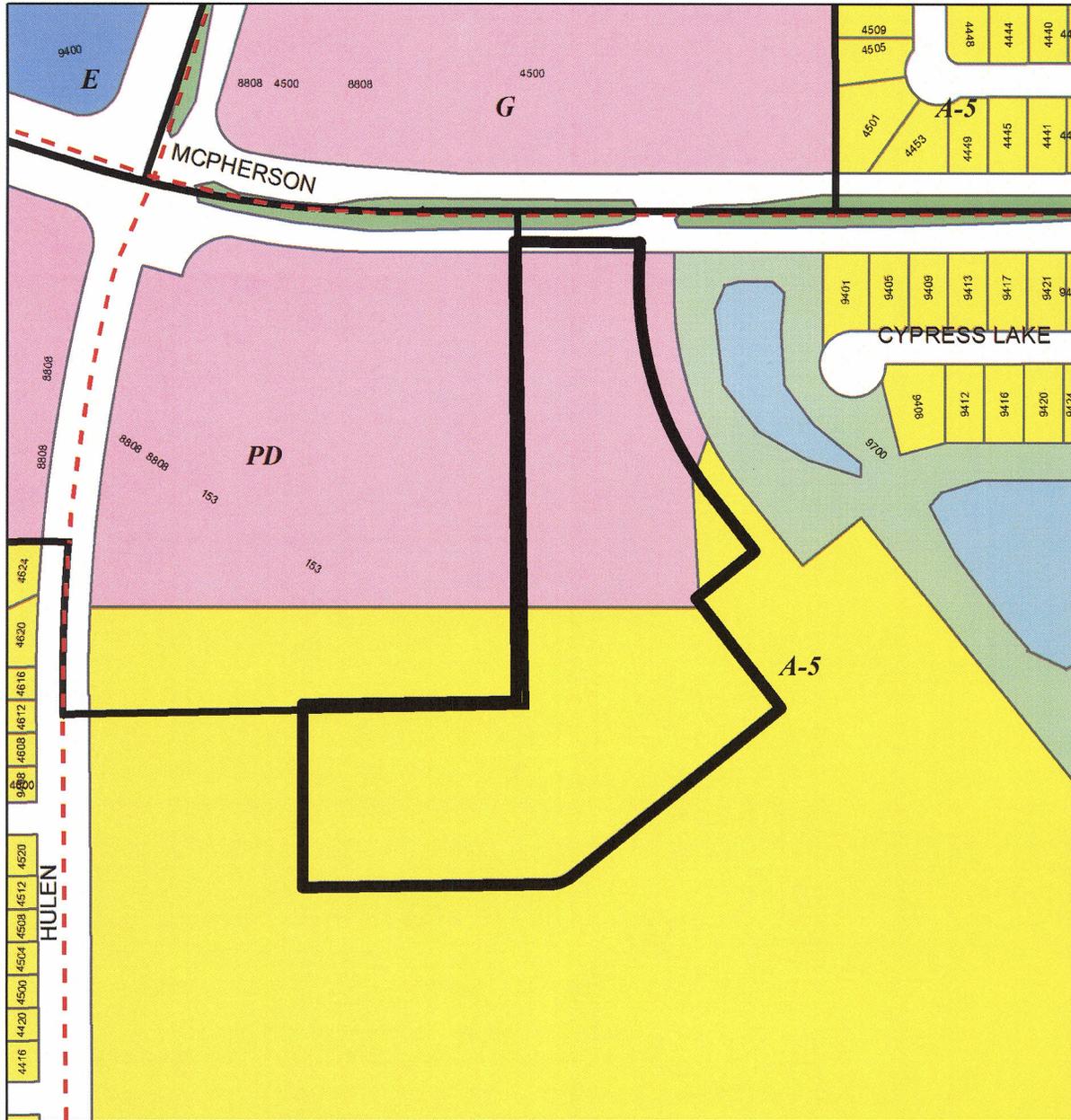




8808 W. Cleburne Road

Future Land Use

ZC-12-043



- | | | |
|-----------------------------------|--------------------------|-----------------------------|
| Vacant, Undeveloped, Agricultural | Neighborhood Commercial | CFWGIS.SDE.TRN_RAILROADS |
| Rural Residential | General Commercial | CFWGIS.SDE.CAD_addresses |
| Suburban Residential | Light Industrial | Freeways/Toll Roads |
| Single Family Residential | Heavy Industrial | Proposed Freeway/Toll Road |
| Manufactured Housing | Mixed-Use Growth Center | Principal Arterial |
| Low Density Residential | Industrial Growth Center | Proposed Principal Arterial |
| Medium Density Residential | Infrastructure | Major Arterial |
| High Density Residential | Lakes and Ponds | Proposed Major Arterial |
| Institutional | Public Park, Open Space | Minor Arterial |
| | Private Park, Open Space | 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 08, 2012

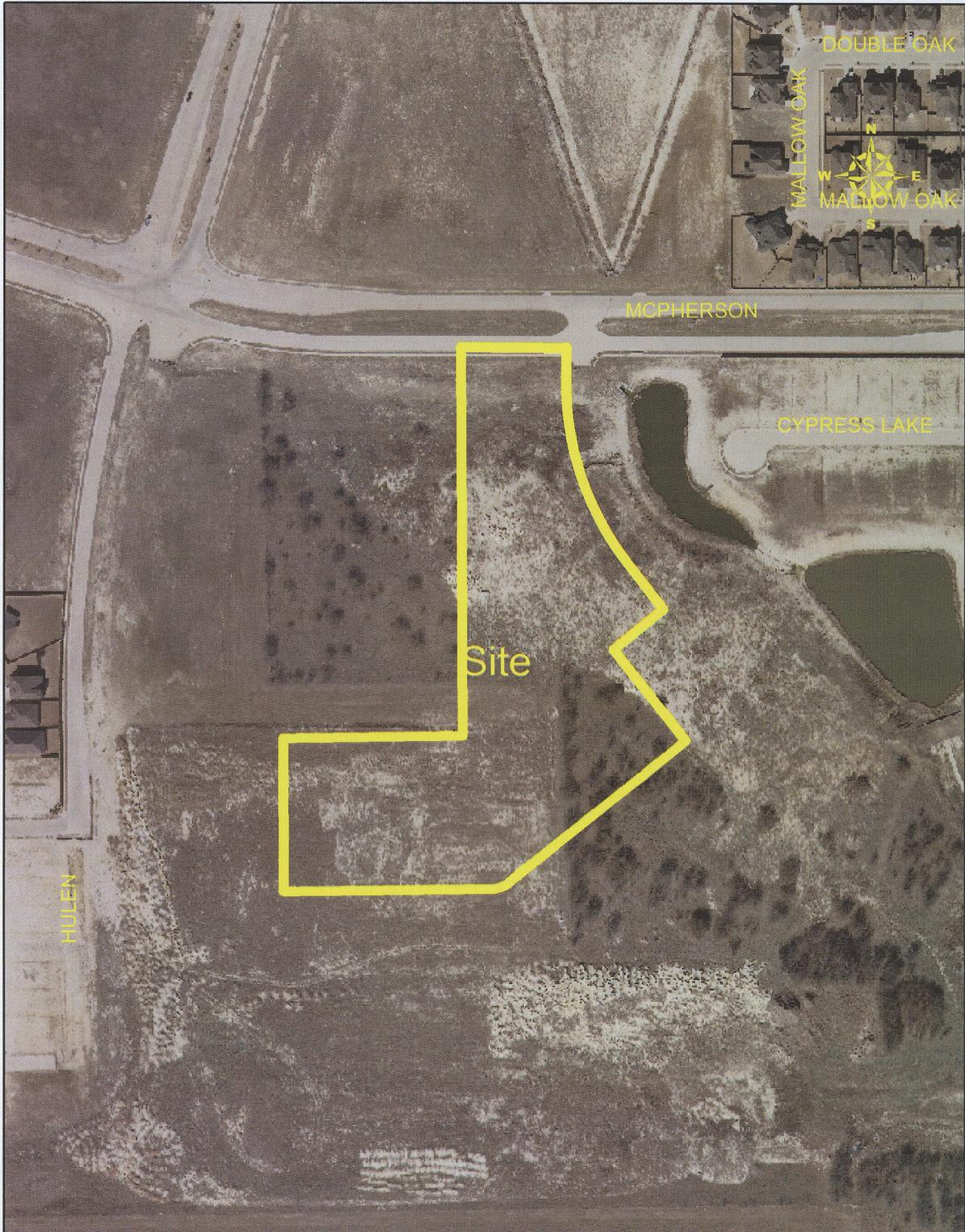




8808 W. Cleburne Road

ZC-12-043

Aerial Photo Map



200 100 0 200 Feet

7. SP-12-005 Dan Vo (CD 4)- 6705 Meadowbrook Dr. (Tung Addition, Block 1, Lot 2, 0.48 Acres): to: Amend “PD-612” site plan to add 900 sq. ft.

Chris Bonilla, 8540 Charleston Avenue, Fort Worth, Texas representing Dan Vo explained to the Commissioners they would like to request a 30 day continuance in order to speak with the neighborhood.

Ms. Reed asked if he had received any opposition. Mr. Bonilla said no. Ms. Reed asked if he still wanted to continue the case. Mr. Bonilla mentioned last month his son represented for him and was grilled about not talking to the neighborhood. He didn’t want to repeat that. Mr. Bonilla went on to mention the owner has a very good standing with the neighborhood. They are adding 900 sq. ft. to the building to provide for two bay doors that will be located behind the screen fence.

Ms. Conlin mentioned they have not heard from the neighborhood and would like for him to present the case.

Mr. Bonilla explained the request again to amend the site plan and add two bay doors, approximately 900 square feet, to be located behind the screening fence

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

<i>Document received for written correspondence</i>				<i>SP-12-005</i>	
Name	Address	In/Out 200 notification area ft	Position on case		Summary
Billie Moore	2312 Halbert	In	Support		Sent letter in

8. ZC-12-043 Forestar USA/Real Estate Group (CD 6)- 8808 W. Cleburne Rd. (Summer Creek Ranch, Block 247R, Lot 1A, 7.97 Acres): from “A-5” One-Family to “PD/F” Planned Development for all uses in “F” General Commercial with the exception of a tattoo parlor, cocktail lounge, private or teen club, bar and tavern, no auto repair allowed within 200’ of the intersection of South Hulen and McPherson; site plan waiver requested.

Brent Murphree, 5225 Village Creek Drive, Suite 200, Plano, Texas representing Forestar USA/Real Estate Group explained to the Commissioners the request to amend PD-508. Mr. Murphree mentioned in 2003, 23 acres were zoned PD/F with exclusions and 132 acres were zoned A-5. A preliminary plat was processed for the entire site in which only half has been developed as single-family. They are getting interests to develop the commercial property. The southern tract south of McPherson is too small to develop. They want to revise the boundary of the PD for possibly some large retail development. Mr. Murphree said they have met with the HOA and Councilman Jordan.

Ms. Spann asked what type of businesses they were considering. Mr. Murphree said a large grocery store, but the current zoning configuration was too small. Ms. Spann asked if they have

heard from the neighborhood association. Mr. Murphree said everyone was supportive of the concept.

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

9. ZC-12-044 BR2R1: Tarrant Opportunity Fund, Ltd. (CD 6)- 2101 Sycamore School Road (Sycamore Pointe Addition, Block 1, Lots BR2 pt & B3 pt, 9.59 Acres): from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial with a building greater than 60,000 square feet; site plan included.

Charles Hodges, 5426 Lobollo, Dallas, Texas representing BR2R1: Tarrant Opportunity Fund, Ltd. explained the request to the Commissioners. Mr. Hodges said they need to be able to accommodate for a large grocery store about 94,800 square feet. He explained the surrounding land uses and noted they did meet with the Hallmark neighborhood association who supports the project. They also met with the multifamily tenants on the west and south side of their property and who also support the project. Mr. Hodges mentioned there is one tree on the lot which they plan to save.

Ms. Spann asked what kinds of borders are proposed between their site and the multifamily. Mr. Hodges mentioned there is a security fence in place from the multifamily. They do plan for a landscape buffer bordering the multifamily. Ms. Span asked how soon they will see the new business. Mr. Hodges said time is of the essence and they are going to move forward quickly.

Ms. Zadeh asked if there was a need for the additional 100 parking spaces. Mr. Hodges stated they operate 80 facilities in six other states and they actually wanted more than 500 parking spaces. Ms. Zadeh also asked about the increase in signage. Mr. Hodges mentioned it is more of a scale appropriate decision on their behalf based on the size of the store.

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

<i>Document received for written correspondence</i>				ZC-12-044	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Jeff Hamrick	2312 Halbert	In		Opposition	Sent letter in