

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 10, 2012

Council District 3

Zoning Commission Recommendation:
Approval as Amended to include original language for block length 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: Edwards Geren Limited

Site Location: Generally bounded by Bryant Irvin Road, W, Vickery Blvd, and the Trinity River
Mapsc0: 74Z, 75STWX

Proposed Use: Mixed-Use

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: Amend PD 630 PD/SU for all uses in MU-2 High Intensity Mixed Use with September 2003 development standards to require a maximum 20 foot front setback, minimum block length of 500 feet, maximum block length 1500 feet with 20% of the block length to be between 200 and 500 feet, and allow front yard signage; site plan waiver recommended

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed site is generally bounded by Vickery Boulevard to the north, the Trinity River to the south, Hulen Street to the east, and Bryant Irvin Road to the west, and is known as Clearfork Ranch. The applicant would like to amend PD 630 with the following development standards.

- Change language to reflect 20 foot maximum front yard setback (instead of 20 ft minimum setback)
- Allow monument signage in the front yard

The zoning was initially changed in 2005 from MU-2 to PD/SU/MU-2 as outlined in the September 2003 Zoning Ordinance because the MU standards were being amended in 2005 and the applicant felt that the new standards could impose a hardship. However, the regulations stated a minimum 20 ft. front setback, where the intent of the MU district is to bring the buildings close to the street and encourage pedestrian activity. The current zoning case will resolve the minimum/maximum setback discrepancy from that case, and allow monument signage in the front of the building.

Site Information:

Owner: Edwards Geren Ltd

4200 S. Hulen Street
Suite 614
Fort Worth, TX 76109

Acreage: 201.6 acres
Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "I" Light Industrial / Rail ROW
East "A-5" One-Family / Trinity River
South "A-5" One-Family / Trinity River
West "G" Intensive Commercial; "FR" General Commercial Restricted / office, 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-11-029 Edwards Ranch Clear Fork ROW approved by City Plan Commission 10/26/11 subject area

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:

Sunset Heights South
Como NA
Overton Woods
River Park Place

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

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is making minor amendments to "PD-630" Planned Development for MU-2 uses. Surrounding land uses are primarily vacant and the Trinity River. The proposed changes will only have minor impacts to the form of the future development, but will not impact the site's allowed uses and compatibility.

As a result, the proposed change **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.

- 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)

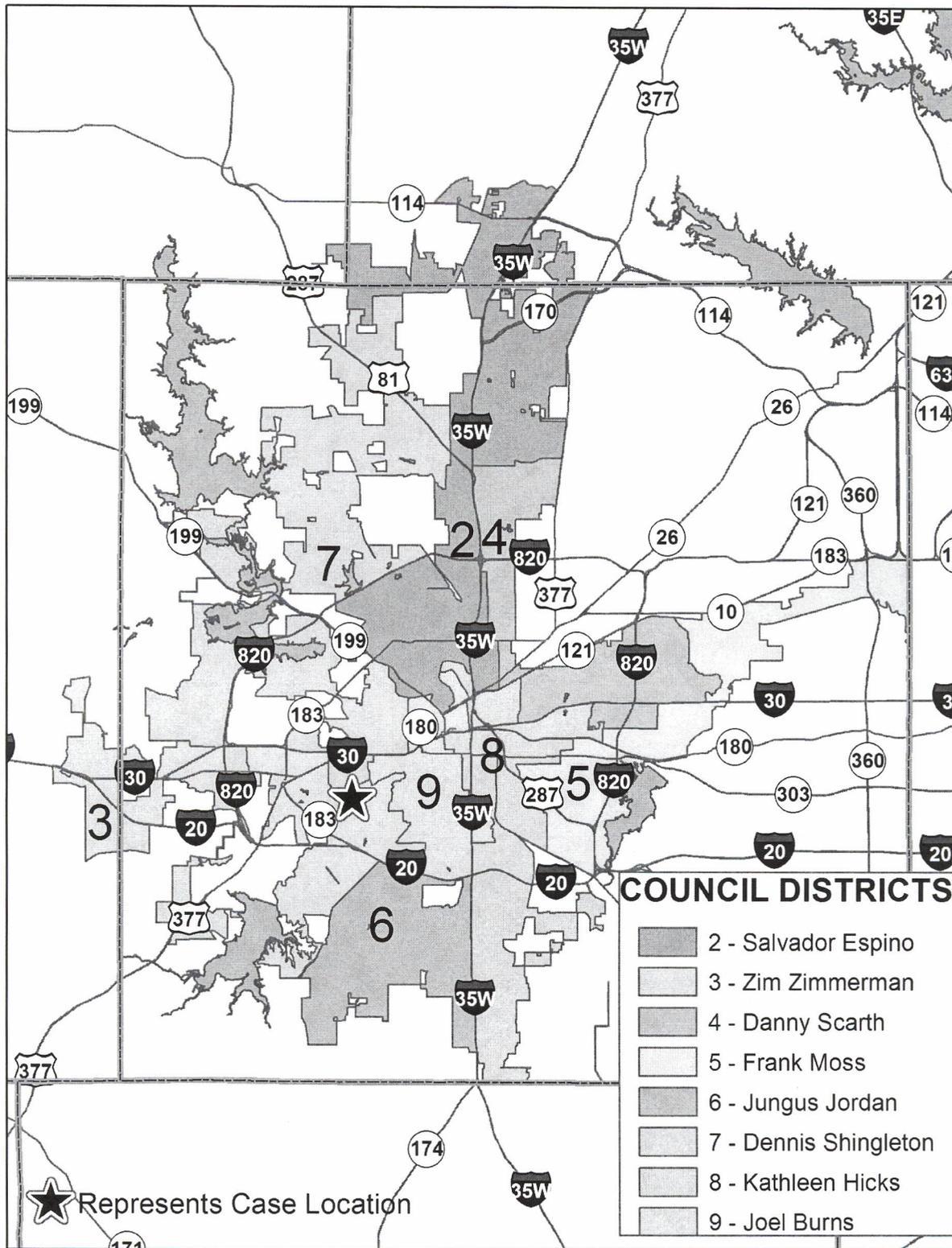
Based on conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

- Location Map

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

Location Map



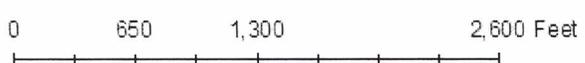
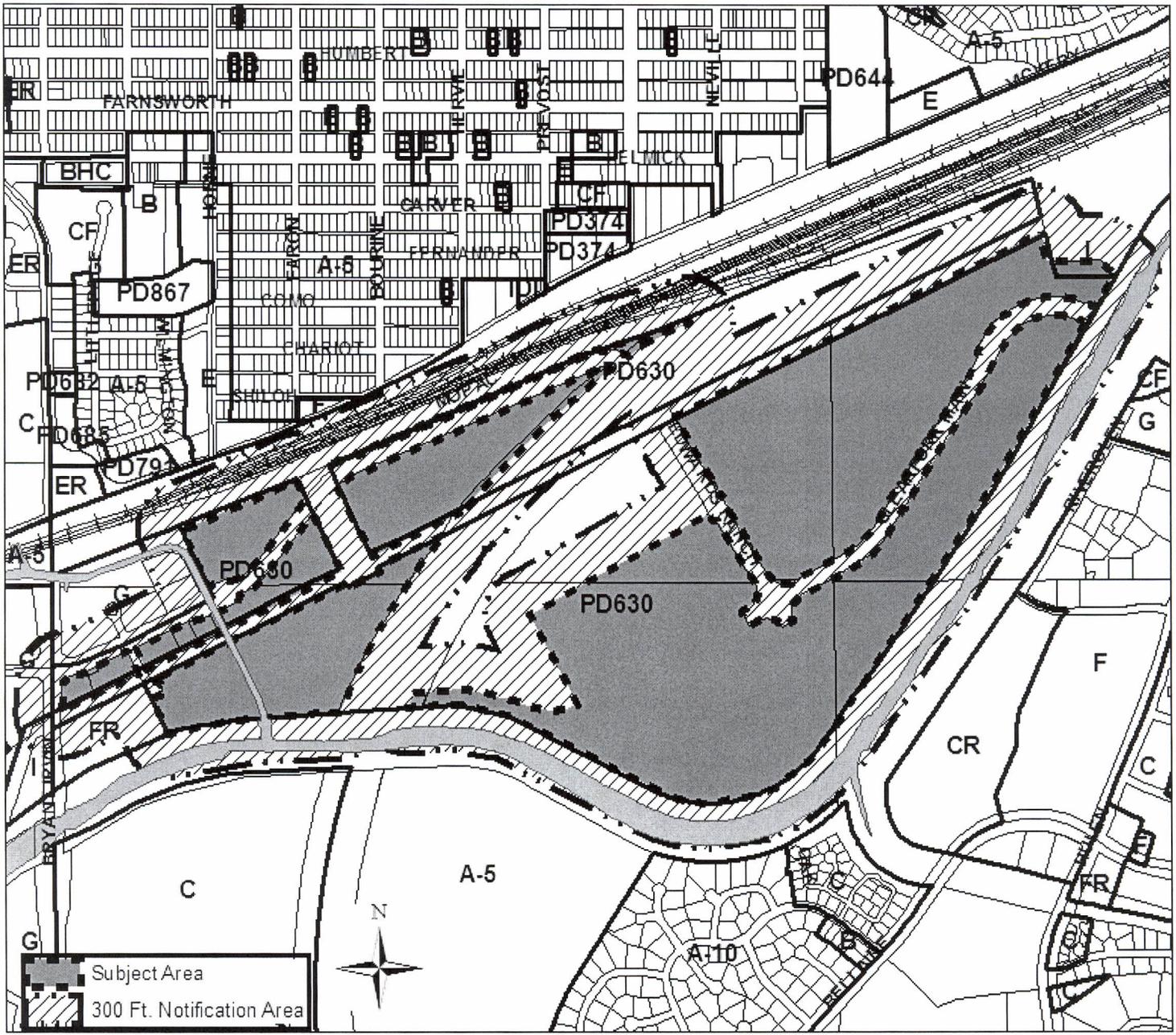
FORT WORTH



ZC-12-052

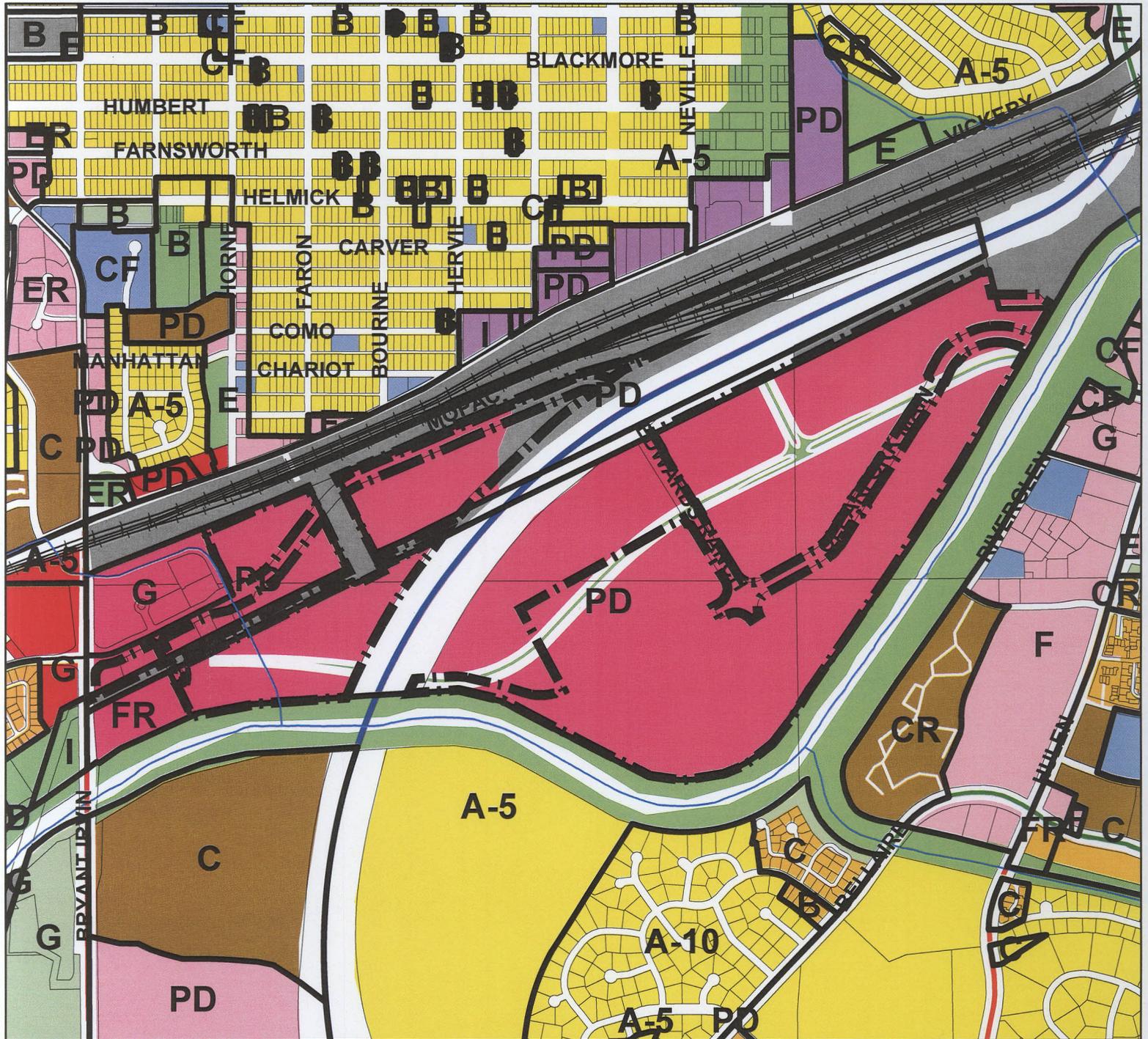
Area Zoning Map

Applicant: Edwards Geren Limited, etc.
Address: Generally bounded by Bryant Irvin Rd, W. Vickery Blvd, and the Trinity River
Zoning From: PD 630 for MU-2 w/block length and site plan waivers
Zoning To: Amend PD 630 with max. 20 ft. front yard setback and front signage
Acres: 201.797727
MapSCO: 74Z, 75STWX
Sector/District: Arlington Heights
Commission Date: 06/13/2012
Contact: 817-392-8043

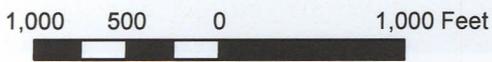




Future Land Use



- | | | |
|--------------------|-----------------------------------|--------------------------------------|
| 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 | |



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

<i>Document received for written correspondence</i>				ZC-12-051	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Cheryl Kepp	na	Out		Opposition	Sent letter in

8. ZC-12-052 Edwards Geren LTD., Et, Al (CD 3)- Generally bounded by Bryant Irvin Road, West Vickery Boulevard and the Trinity River (see metes and bounds, 201.66 Acres): to Amend “PD-630” Planned Development for all uses in MU-2 High Intensity Mixed Use with September 2003 development standards to require a maximum 20 ft front yard setback and to allow front yard signage, site plan waiver requested.

Barry Hudson, 550 Bailey Avenue, Fort Worth, Texas with Dunaway & Associated representing Edwards Geren Ltd., explained the request to the Commissioners. Mr. Hudson explained they are cleaning up the PD language that was put in place in 2003. Mr. Hudson wanted to clarify they are requesting as well to have front yard signage and to include the original language relating to the minimum and maximum block lengths.

Mr. Ortiz asked about the signage and tying it to the west side only since they are asking for a waiver to the site plan. Mr. Hudson said they want to have the flexibility of a monument sign for the overall property. Mr. West asked if he is ok with the MU-2 and if they are asking for a monument sign to be allowed in the 20 ft setback. Mr. Hudson said yes.

Motion: Following brief discussion, Mr. West recommended approval as amended to include the original block length language of the request, seconded by Ms. Conlin. The motion carried unanimously 9-0.

9. ZC-12-053 SMRP Real Estate Ltd (CD 7)- 6200 Block of W. Bailey Boswell Road (R. Whitley Survey, Abstract 1672, 4.27 Acres): from: “A-5” One-Family to: “E” Neighborhood Commercial

Steve Moore, 1800 Regee Road, Fort Worth, Texas introduced himself as the owner of the property. Mr. Ortiz asked if they have talked to the neighbors. Mr. Moore said no he hadn’t but the engineer did receive a letter in opposition from City Staff. He purchased the property back in 2003 to develop single-family homes. Mr. Moore mentioned the property next door was rezoned in order to allow for a large grocery store and that he had been approached by a couple of individuals who would like to put a pad site in for possibly a bank and a doctor’s office. The best use of the property would be for commercial uses. He developed properties to the east and south for single-family. He mentioned one of the concerns was increased traffic on Sika Deer Run and that he would be limiting the traffic coming through the neighborhood by taking it to commercial.