



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 16, 2013

Council District 6

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: none

Continued	Yes <input checked="" type="checkbox"/>	No <input 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: JCP Trust, et al

Site Location: 9605 Old Granbury Road Mapsco: 102Y

Proposed Use: Commercial

Request: From: "C" Medium Density Multifamily and "E" Neighborhood Commercial
To: "G" Intensive Commercial

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

Comprehensive Plan Consistency: Requested change **is consistent.**
(Minor Boundary Adjustment)

Background:

The subject property is located in far southwest Fort Worth just west of the future SH 121T and south of the future McPherson Blvd. The applicant is proposing a zoning change to "G" Intensive Commercial for a commercial development. The site is currently vacant and is located in an area with the potential for future growth. The property directly north of McPherson road currently has the "G" zoning, and the proposed zoning would enable the entire intersection on the west side of SH 121T to have the same commercial designation.

The site is also adjacent to the proposed Chisholm Trail rezoning that will increase multifamily and single-family residential within the area. The proposed intensive commercial uses are appropriate in close proximity to multifamily and at the intersections of major arterials and freeways.

Site Information:

Owner:	JCP Trust et al 650 Old Authon Road Weatherford, TX 76088
Agent:	Shupe, Ventura, Lindelow & Olson, PLLC/Attn: Marcella Olson
Acreage:	26.54 acres
Comprehensive Plan Sector:	Far Southwest

Surrounding Zoning and Land Uses:

North	"G" Intensive Commercial / vacant
East	"G" Intensive Commercial / Chisholm Trail Parkway ROW
South	"C" Medium Density Multifamily / vacant

West "C" Medium Density Multifamily; "E" Neighborhood Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-027, from various to A-5, CF, C, D, PD/D, E, and G, denied by Council 2-13-012 (adjacent property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
SH 121T	Under Construction	Tollway/Freeway	Under Construction
McPherson Blvd.	Proposed/not constructed	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Panther Heights NA	Crowley ISD
District 6 Alliance	

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting a zoning change to "G" Intensive Commercial. Surrounding land uses are currently vacant and agricultural. The site is located at the future intersections of SH 121T and McPherson Blvd and is located in an area with the potential for heavy growth. The property directly to the north already contains "G" zoning. Additionally, intensive commercial uses are appropriate along major arterials and toll roads.

Based on surrounding land uses and future roadway and highway infrastructure, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2013 Comprehensive Plan designates the subject property as Neighborhood Commercial and Intensive Commercial. While it does not conform with the future land use map, the proposed zoning **is consistent** with the Comprehensive Plan as a **Minor Boundary Adjustment**.

A portion of the site contains the general commercial designation. Additionally, the proposed zoning is consistent with the following Comprehensive Plan policies.

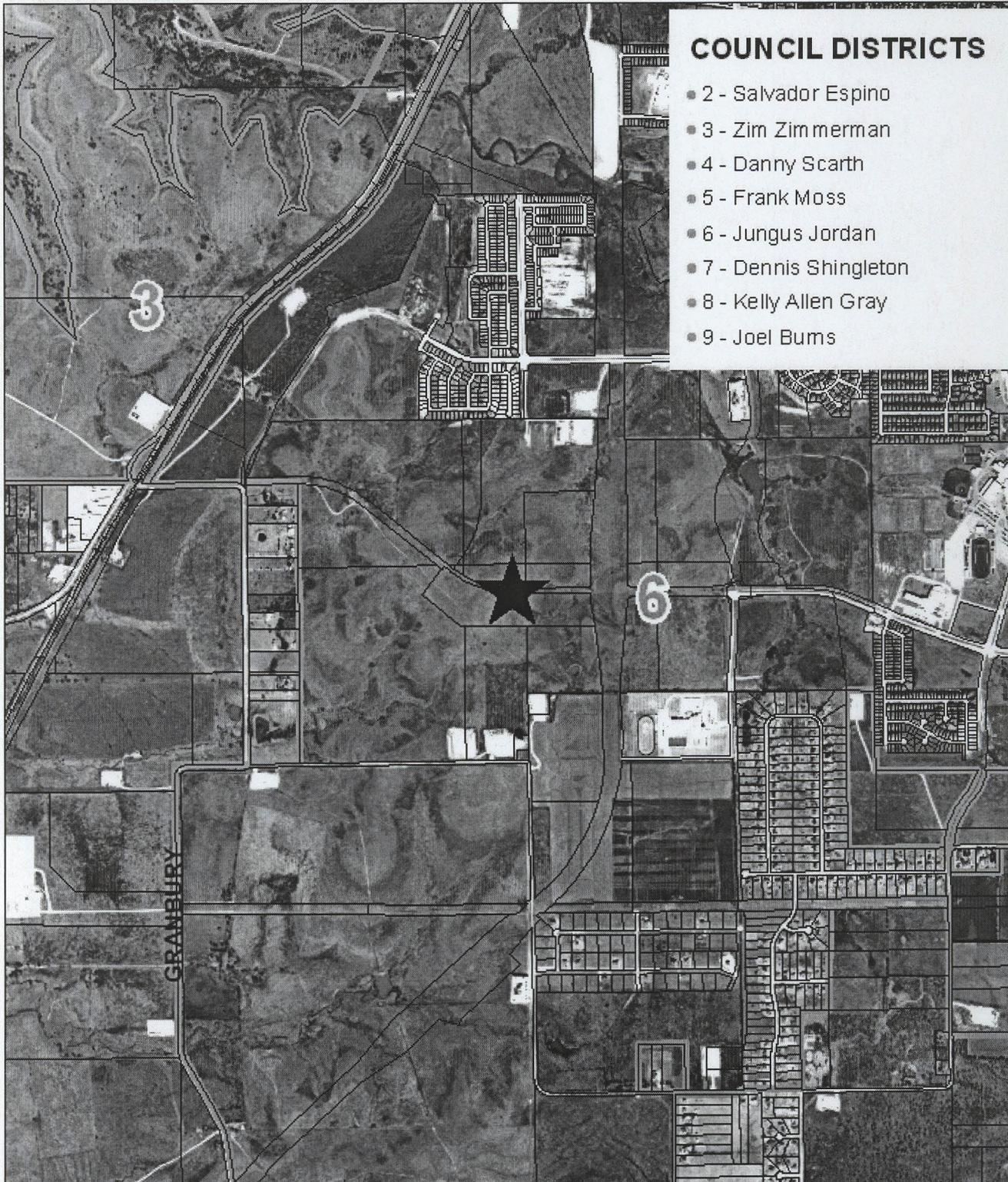
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 37)
- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)

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

Location Map



2,000 1,000 0 2,000 Feet





Future Land Use

ZC-13-041



- 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

200 100 0 200 Feet

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.





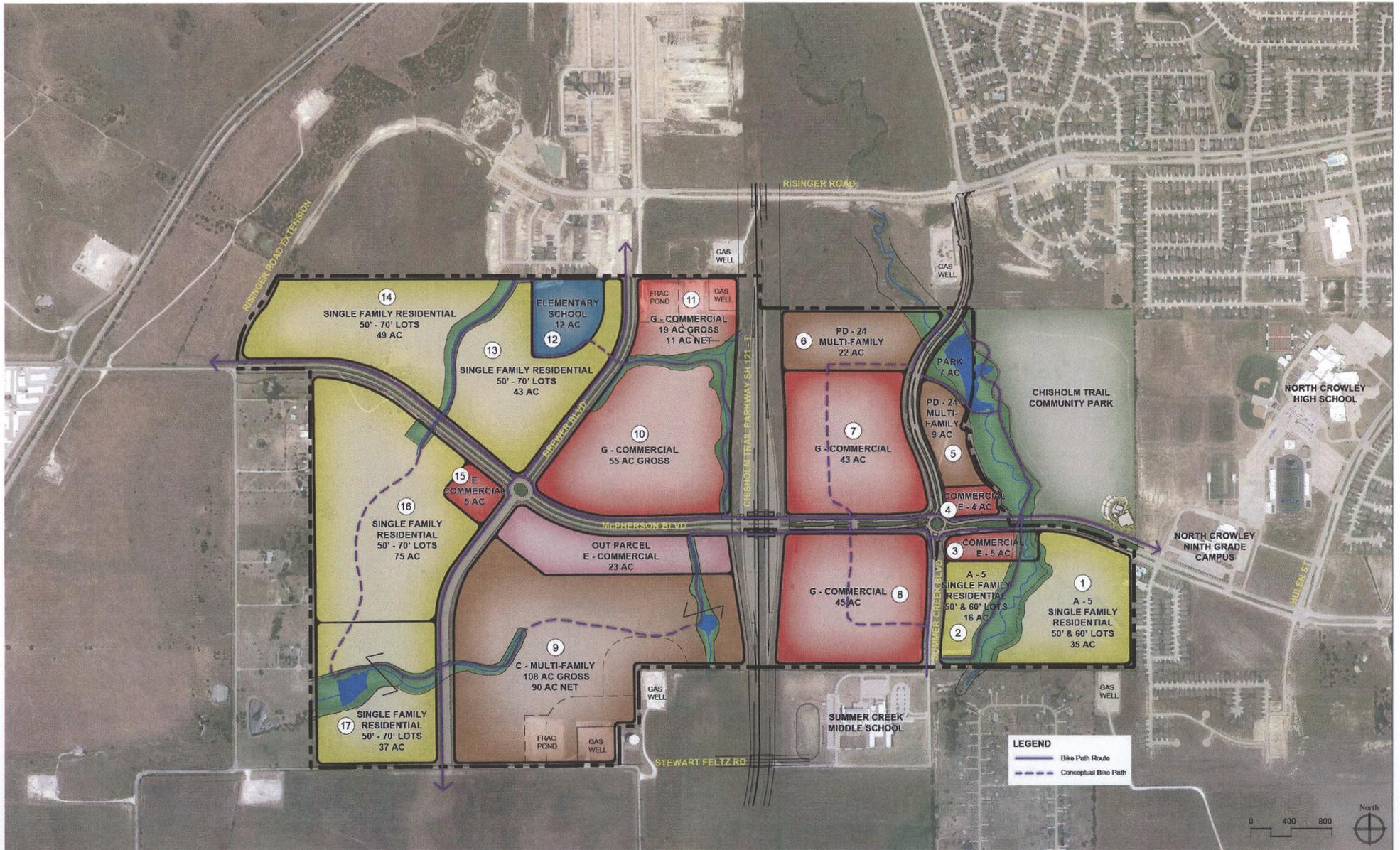
ZC-13-041

Aerial Photo Map



200100 0 200Feet

A scale bar consisting of a black horizontal line with two white rectangular segments, used to indicate distance in feet.



12. ZC-13-041 JCP Trust et al (CD 6)- 9605 Old Granbury Road (Juan Jose Albirado Survey, Abstract No. 4, 26.50 Acres): from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "G" Intensive Commercial

Patricia LaRue, 8001 Redwood Trail, Fort Worth, Texas representing JCP Trust et al explained to the Commissioners they are requesting this change to "G" Intensive Commercial based on anticipated growth in this area and another zoning case that is also proposing G zoning around this intersection. The area is surrounded by the future Chisholm Trail parkway and McPherson Boulevard.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Flores. The motion carried unanimously 7-0.

13. ZC-13-042 FW Mason Heights, Uplift Education (CD 8) – 2600-2700 Blocks Moresby, 3700-3801 Mighty Mite & 3801 WG Daniels and 3670 Wichita (Mason Heights, Block 1, Lots 1-4 and Block 2, Lots 1-4, 63.40 Acres): from "PD-913" Planned Development for "A-5" One-Family, "PD-915" Planned Development for "ER" Neighborhood Commercial Restricted, and "PD- 916" Planned Development for "C" Medium Density Multifamily, with development standards; site plan required to Adjust the Boundary lines for PD-913, PD-915, and PD-916 with development standards; site plan required

Happy Baggett, 2336 Whistler Creek Drive, Fort Worth, Texas with Mason Heights is requesting a 30 day continuance.

Motion: Following brief discussion, Ms. Conlin recommended a 30 day continuance of the request, seconded by Mr. West. The motion carried unanimously 7-0.

14. ZC-13-043 SLF/IV Legacy Capital LP (CD 6) –Bounded by Willow Branch Way, Stewart Feltz, Granbury and Hornbeam (See case file for legal descriptions, 359.30 Acres): from "AR" One-Family Restricted, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "E" Neighborhood Commercial, and "G" Intensive Commercial to "A-5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial; "PD/D" Planned Development for all uses in "D" High Density Multifamily, site plan required

Peter Aberg, 5910 North Central, Suite 1250, Dallas, Texas representing Legacy Capital explained to the Commissioners they have been working on this project for a couple of years. Mr. Aberg mentioned the current zoning has been in place since 1984 and they want to take the opportunity to enhance the Chisholm Trail Parkway into a commercial corridor that would create significant tax revenue for the City. He explained the power point presentation. There have been several meetings on the overall project with the neighborhoods, Crowley ISD and City staff. They will be creating design guidelines for the overall development. There will be an internal trail throughout the development.

Mr. Genua asked about the time frame for the development. Mr. Aberg said there estimations are anywhere between eight and fifteen years, being 100% developed. He noted Chisholm Trail is expected to open in 15 months and at that point would be the determination as when development starts.