



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 2, 2013

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: one person spoke

Continued Yes ___ No X
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: SLV IV/Legacy Capital LP

Site Location: Bounded by Willow Branch Way, Stewart Feltz, Granbury, & Hornbeam
Mapsco: 102TUVXYZ, 103W, 116BC

Proposed Use: Single-family, Multifamily, Commercial

Request: 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

Land Use Compatibility: Requested change is compatible.

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

Background:

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 case was first heard last year and was denied in order for the applicant to continue negotiations with the neighborhoods. The future land use map was also amended in the 2012 update to reflect the proposed configuration. However, the applicant has revised the proposal and several of the amendments are not consistent with the Comprehensive Plan. If approved, the Comprehensive Plan will be amended to reflect the changes.

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 be able to exist if the station is not provided or if it takes an extensive period of time.

The developer has created a set of Master Covenants and associated Design Guidelines that will apply to all developments within the center. These guidelines will not be part of the zoning and will be regulated by

the developer through deed restrictions. Guidelines will include lighting, sidewalks, and trees. Public art will be provided on two roundabouts and a trail system will be developed that connects the two sides of SH-121.

Four parcels total are identified for PD/D zoning and are bisected Summer Creek Drive. The parcels to west of Summer Creek Drive are adjacent SH-121T, while the parcels to east are adjacent floodplain and an existing city park (Chisholm Trail Park). Additional multifamily is also requested west of SH-121T and south of current “G” zoning. This multifamily will provide a buffer to the proposed single-family and more intense commercial uses.

The following table provides the current and proposed zoning with future land use compatibility:

Parcel #	Current Zoning	Proposed Zoning	Future Land Use	FLU Compatible
1	E	A-5	MDR	No
2	AR	A-5	SF, MDR	Yes/No
3	E	A-5	NC, MDR	Yes (MBA)
4	E	E	NC	Yes
5	AR	A-5	SF	SF
6	C	A-5	SF	SF
7	CR	A-5	SF	SF
8	CR	C	SF	Yes (MBA)
9	AR	C	SF	Yes (MBA)
10	G	PD/D	GC	Yes (MBA)
11	C	PD/D	GC	Yes (MBA)
12	C	G	GC	Yes
13	E	G	GC	Yes
14	C	PD/D	HDR	Yes
15	E	PD/D	HDR	Yes
16	C	G	GC	Yes
17	C	E	MDR	Yes (MBA)
18	C	A-5	MDR	Yes (MBA)
19	E	A-5	MDR/SF	Yes (MBA)
20	AR	A-5	SF	Yes

Site Information:

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

Agent: SLF LV/Legacy Capital LP

Acreage: 359.30 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-12-027, from various to A-5, CF, C, D, PD/D, E, and G, denied by Council 2-13-012 (adjacent property)
 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 Organizations were notified:

Summer Creek South HOA	District 6 Alliance
Panther Heights NA	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 developer and the possibility of a future rail station. The higher density commercial and residential uses will be located near intersections of the new SH 121 Tollway and McPherson Rd. and SH 121 Tollway and Summer Creek Drive. 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. However, the case was withdrawn and the proposed zoning is now reconfigured.

As a result, the 2013 Comprehensive Plan use **is consistent (Minor Boundary Adjustment)** in many areas. The table above describes these tracts. 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)

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

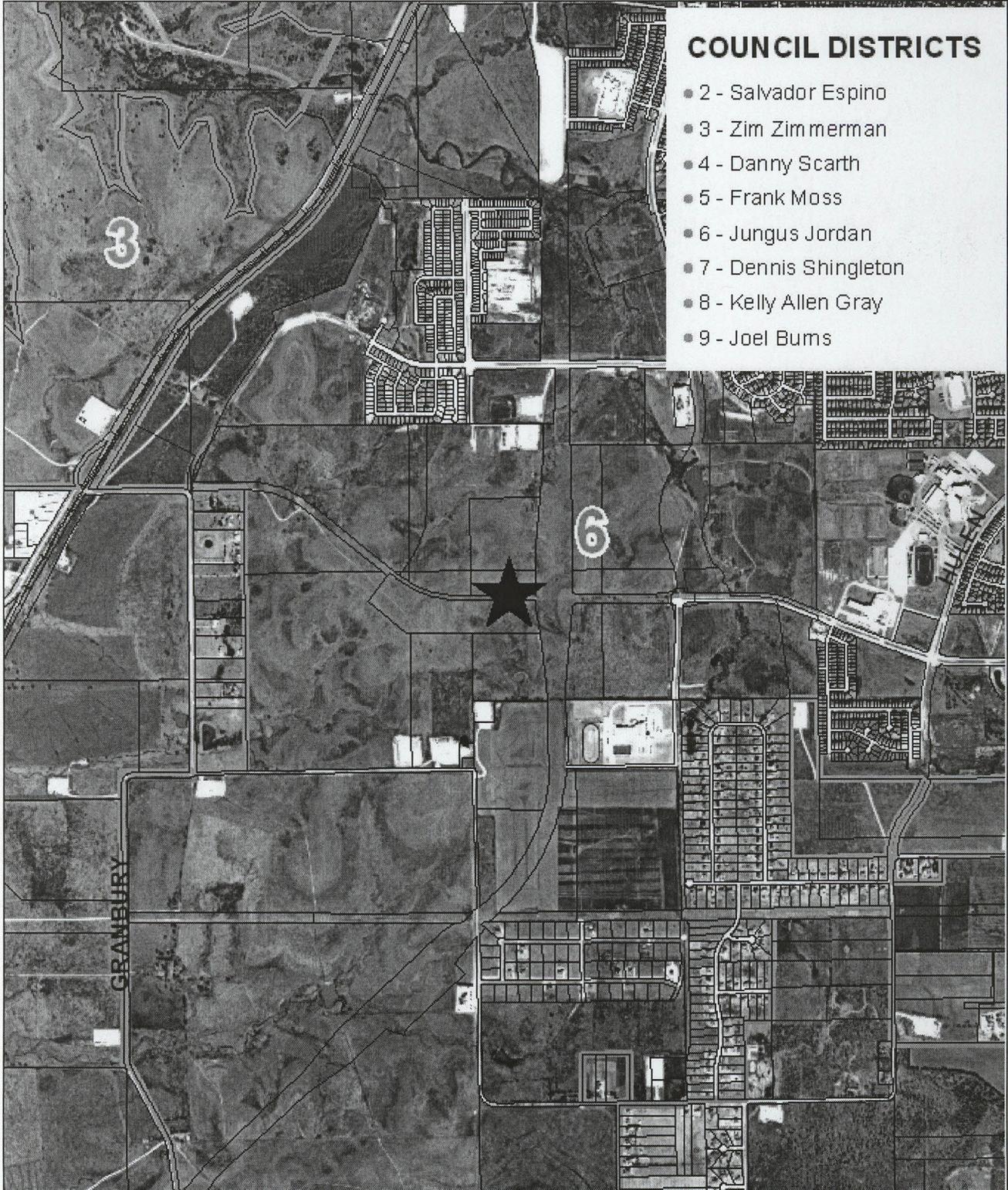
Attachments:

- 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

COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



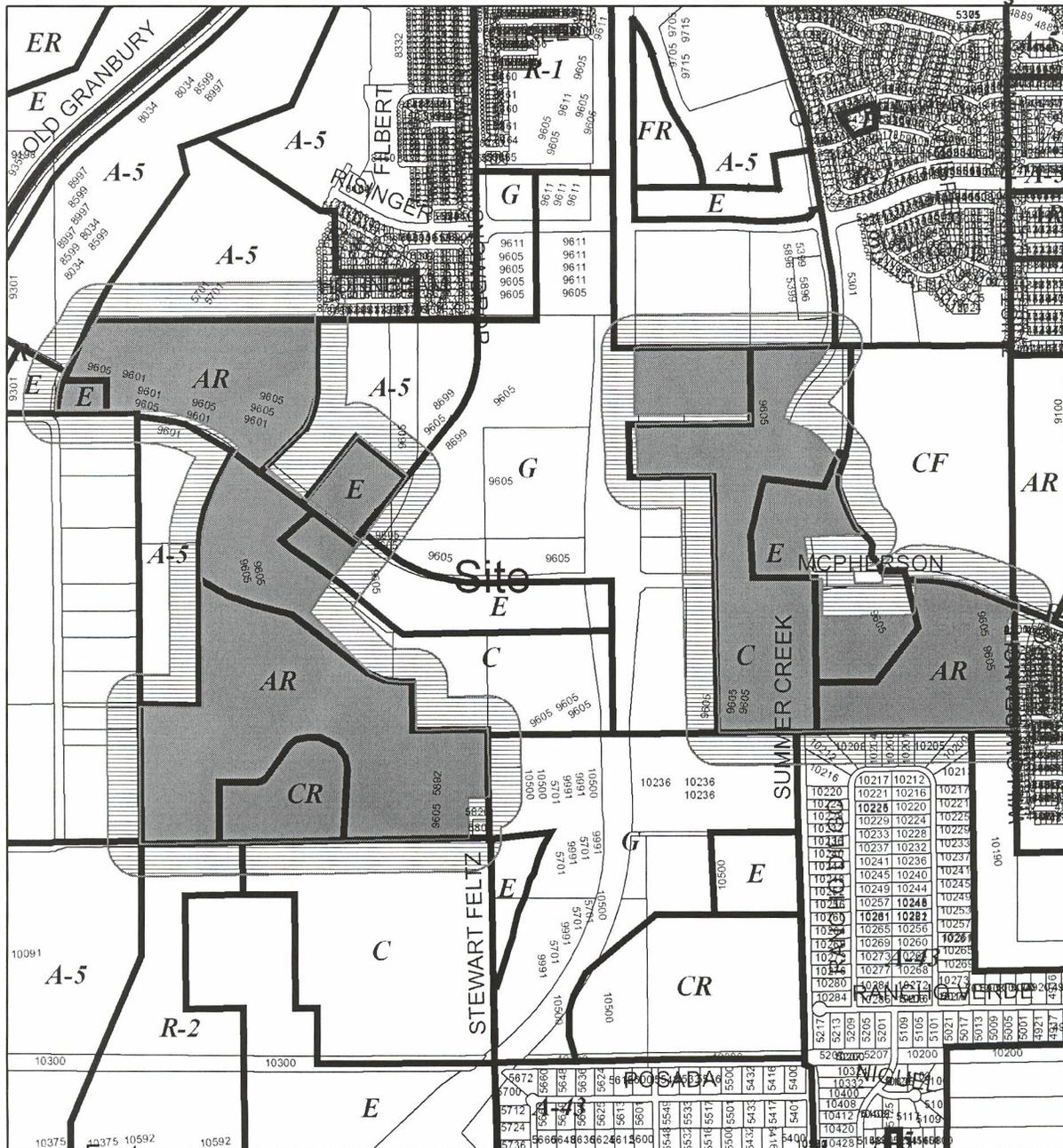
2,000 1,000 0 2,000 Feet



Area Zoning Map

Applicant: SLF LV/Legacy Capital LP
 Address: Bounded by Willow Branch Way, Stewart Feltz, Granbury, & Hornbeam
 Zoning From: AR, CR, C, E, G
 Zoning To: A-5, C, E, G, PD/D
 Acres: 359.33
 Mapsco: 102T-V,X-Z
 Sector/District: Far Southwest
 Commission Date: 03/13/2013
 Contact: 817-392-8043

300 Ft. Notification Buffer



2000 Feet

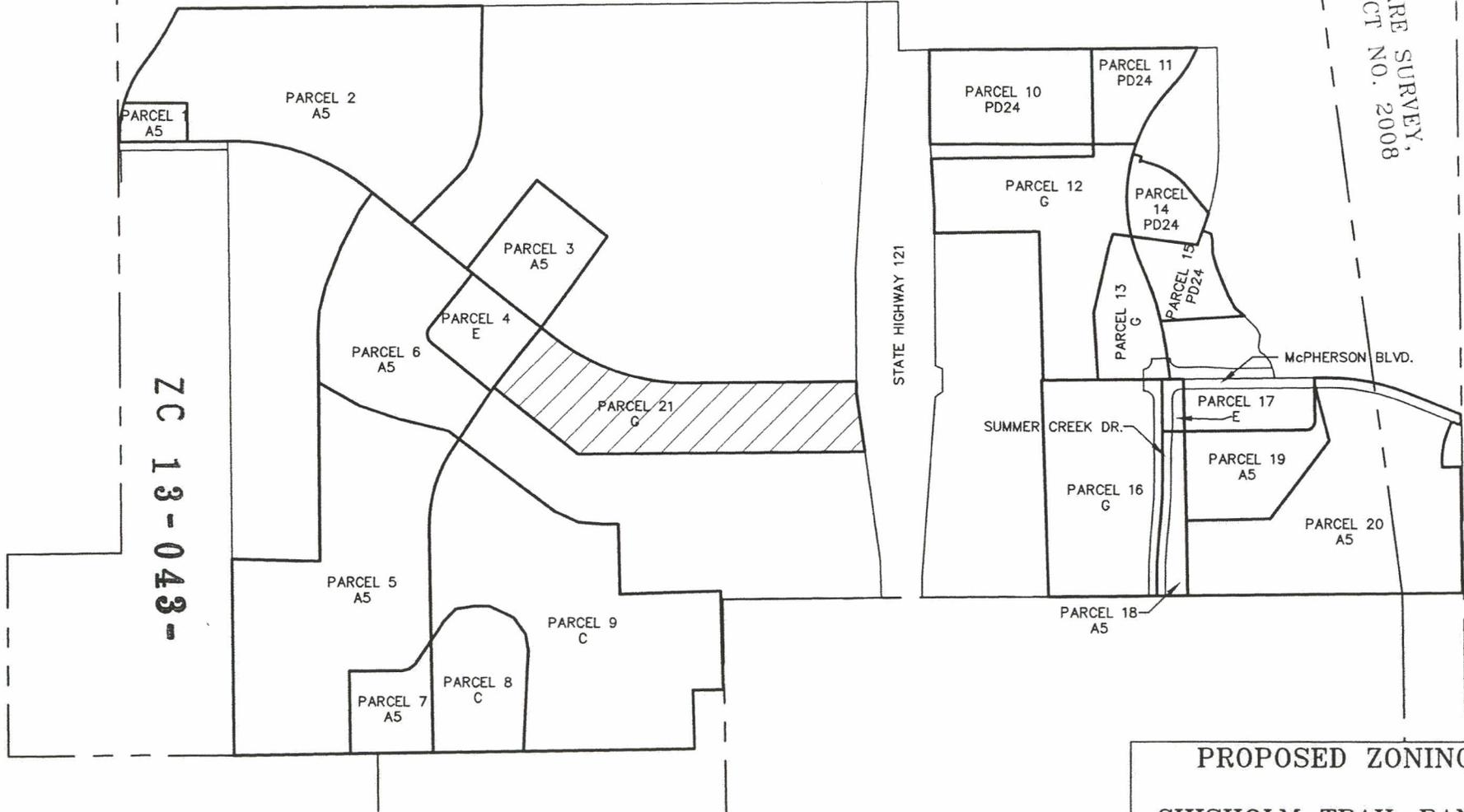




SCALE : 1" = 1000'

JUAN JOSE ALBIRADO SURVEY,
ABSTRACT NO. 4

R.J. WARE SURVEY,
ABSTRACT NO. 2008



 OUT PARCEL NOT INCLUDED
IN ZONING REQUEST

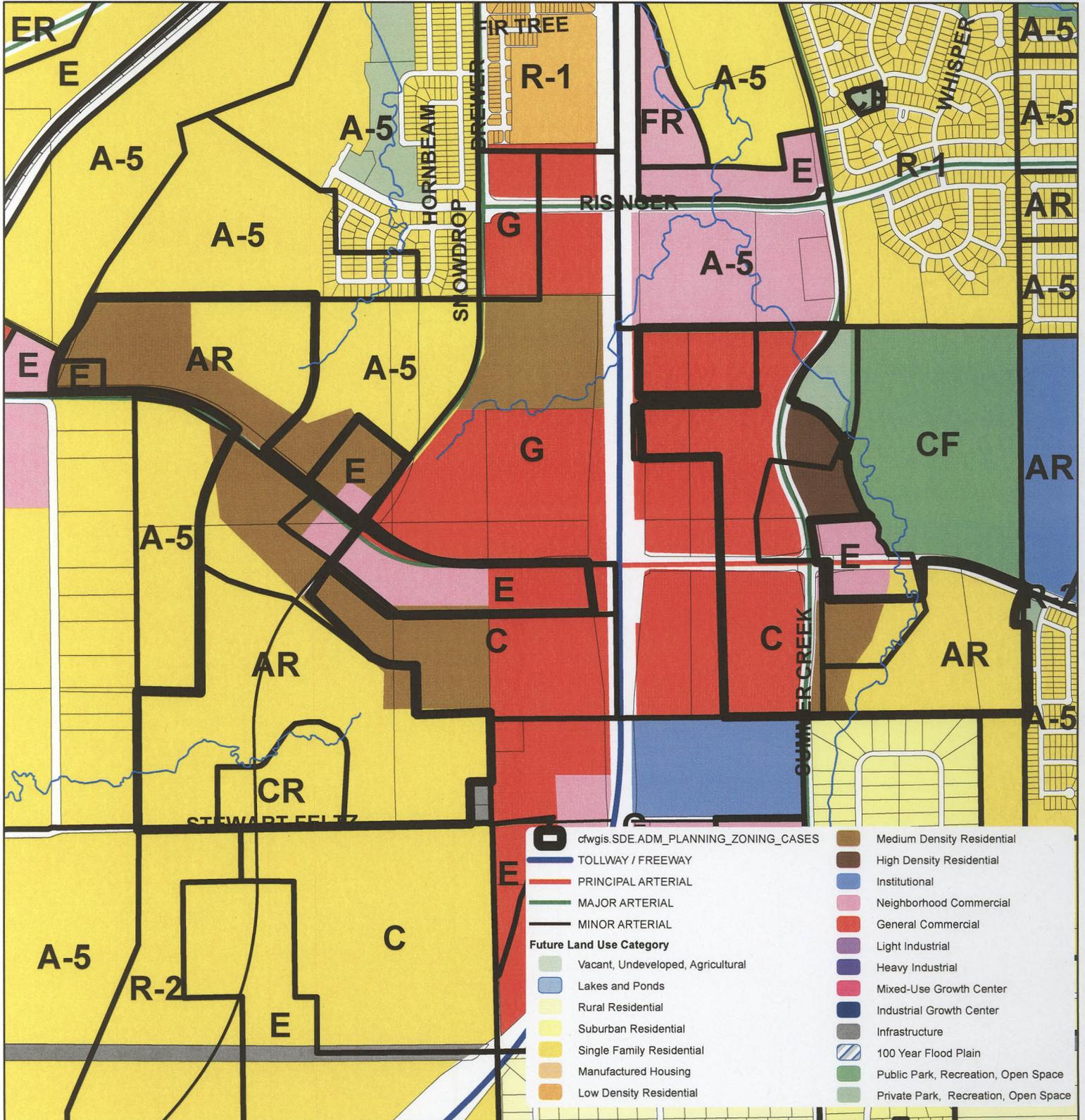
PROPOSED ZONING

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

DATE: Febraury 6, 2013

JOB NO. 2007296.016

Future Land Use



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.





Aerial Photo Map



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.

Dr. Michael Parker, 4824 Grapevine Terrace, Fort Worth, Texas President for the Summer Creek South HOA spoke in opposition. They have had several meetings with the applicant and have listened to their concerns. Mr. Parker said they have several concerns one being light pollution and signage. The topography of the land adjacent to Summer Creek South, the southern edge is high, there are over 360 quality built homes. They would like the lighting to be downward and not upward. Mr. Parker said they would prefer monument signage instead of pole signs. Another concern east of the Toll Road the request for G zoning is very liberal in uses permitted. They are not completely against the project.

In rebuttal Steve Saxon, 5206 Homar Street, Dallas, Texas thanked the neighborhood for their input. He wanted to address the lighting concerns Mr. Parker mentioned. He said they were entering into a pilot program for LED lighting for street lights. They are taking steps to address some of these concerns. They are working on a draft copy for their design guidelines that will incorporate some of the concerns from the neighborhood. He also noted they moved the multifamily away from the school.

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

<i>Document received for written correspondence</i>				<i>ZC-13-043</i>	
Name	Address	In/Out 200 notification area	Position on case		Summary
Michael Parker/Summer Creek HOA	4824 Grapevine Terr.	Out		Opposition	Spoke at hearing

15. ZC-13-044 YMCA (CD 8) – 2300 Block East Berry Street (McDonald Branch of YMCA Addition, Block 1, Lot A, 18.07 Acres): from “R1” Zero Lot Line and “CF” Community Facilities to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with development standards; site plan required.

Happy Baggett, 2336 Whistler Creek Drive, Fort Worth, Texas with Mason Heights explained to the Commissioners they are requesting a 30 day continuance. .

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

16. ZC-13-045 City of Fort Worth Planning & Development Granbury Station Area (CD 6) – Generally bounded by I-20, Woodway, Trail Lake Drive, Wedgemont Circle, and Inverness (See case file for addresses, 102.53 Acres): from “B” Two-Family, “CR” Low Density Multifamily, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, and “PD” Planned Development 93, 175, 218, 348, 542, & 683 for various commercial uses to “R2” Zero Lot Line/Townhouse, “UR” Urban Residential, “MU-1” Low Intensity Mixed-Use, “PD” Planned Development 900 and “PD/ R2” Planned Development Zero Lot Line/Townhouse, “PD/UR” Planned Development Urban Residential, & “PD/MU-1” Planned Development