



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 2, 2016

Council District 6

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None Submitted
Support: None Submitted

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

Owner / Applicant: Mayfield-Kiser, LLC

Site Location: 150 Old Highway 1187/12301 South Freeway Mapsco: 119K

Proposed Use: Mixed-Use

Request: From: "E" Neighborhood Commercial
To: "MU-1" Low Intensity Mixed-Use

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is consistent

Background:

The proposed site is located on the corner of the I-35W northbound service road and Old Hwy 1187. The applicant proposes to rezone 7.6 acres of land from "E" Neighborhood Commercial to "MU-1" Low Intensity Mixed-Use. The applicant intends to construct a standard mixed-use development with multifamily on the upper levels and commercial on the bottom floor. In the future, the applicant intends to also develop a hotel. This proposal would provide south Fort Worth a compact development that encourages walkability and a general shopping and living destination for this part of the region.

The proposed site is intended to be a mixed-use gateway into south Fort Worth. In addition, the proposed Mixed-Use zoning will provide south Fort Worth with an alternative to suburban development by encouraging the following mixed-use principals.

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports

sustainable development by providing an alternative to low density development in peripheral areas.

Site Information:

Owner: Mayfield-Kiser, LLC
 Address: 7601 Newhall Lane
 Austin, TX 78746
 Agent: Kenneth Bounds
 Acreage: 7.68
 Comprehensive Plan Sector: Far South

Surrounding Zoning and Land Uses:

North "AG" Agricultural / vacant
 East "E" Neighborhood Commercial / single-family
 South "E" Neighborhood Commercial / vacant, commercial
 West "I" Light Industrial / I-35W

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
I-35W	Interstate	Interstate	No
Old Hwy 1187	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Garden Acres Area NA*	Crowley ISD
Kingspoint HA	Burleson ISD
Trinity Habitat for Humanity	

*Located within this organization's boundary

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "MU-1" Low Intensity Mixed-Use. The surrounding land uses vary with vacant land to the north, a single-family home to the east, vacant and commercial land to the south, and I-35 to the west.

The applicant intends to develop a mixed-use product with multifamily, commercial, and a hotel. The proposed site is located on the corner of an Interstate Freeway and across the highway from a Mixed-Use Growth Center. The proposed site is intended to be a mixed-use gateway into south Fort Worth. In addition, the proposed Mixed-Use zoning will provide south Fort Worth with an alternative to suburban development by encouraging mixed-use principles.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as General Commercial. Both multifamily and commercial uses are appropriate for this future land use category. The requested zoning change is consistent with the following Comprehensive Plan policies:

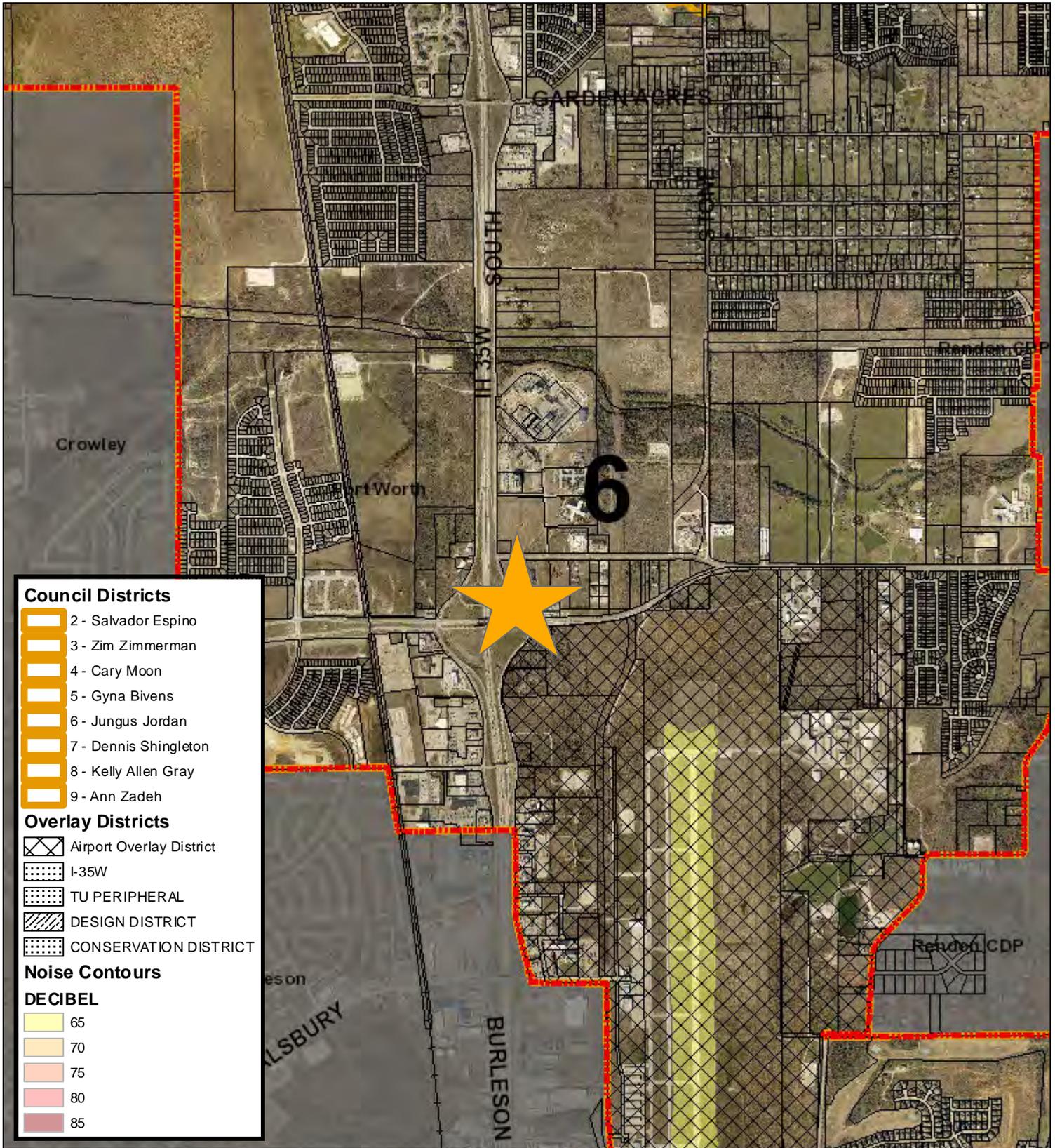
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the 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 from the Zoning Commission meeting

Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

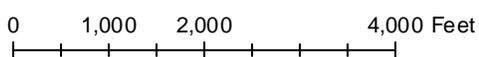
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

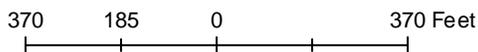
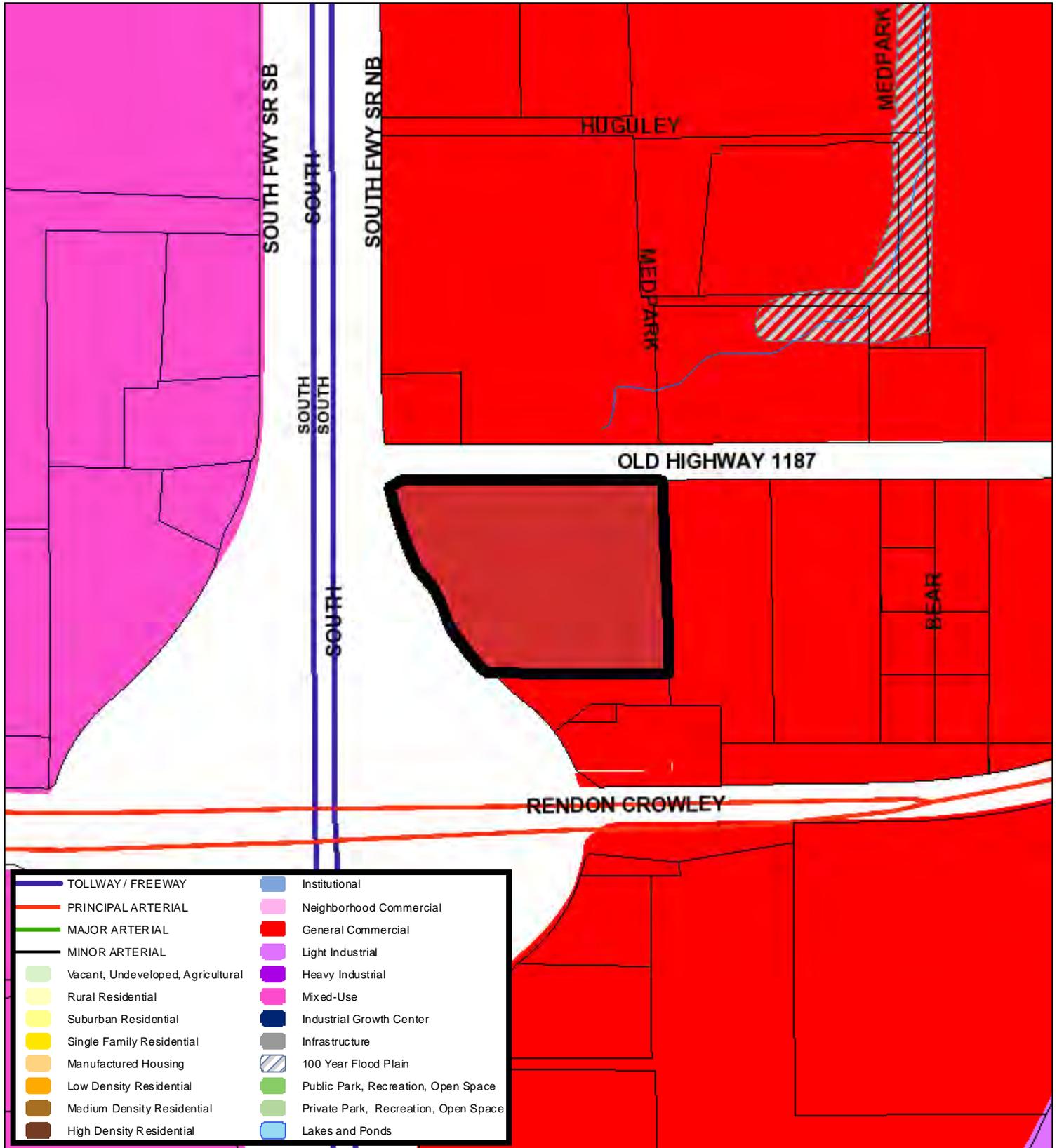
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photo Map



0 235 470 940 Feet

