



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 14, 2016

Council District 6

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

Opposition: One person spoke
Support: None submitted

Continued Yes ___ No X
Case Manager Leo Valencia/Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Walton Texas, LP**

Site Location: Generally bounded by Stewart Feltz, Posada, Cleburne Road, Longhorn and Rock Creek
Mapsco: Pg 115/116

Proposed Use: **Single Family, Multifamily, Community Facility, Commercial and Mixed-Use**

Request: From: Unzoned, "A-43" One-Family, "A-5" One-Family, "R2" Townhouse/Cluster, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial and "I" Light Industrial

To: "A-5" One-Family, "D" High Density Multifamily, "CF" Community Facility, "E" Neighborhood Commercial, "F" General Commercial, "G" Intensive Commercial, and "MU-2" high Intensity Mixed-Use

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The proposed annexation site is located west of the intersection of Chisholm Trail Parkway and Granbury Road, east of the Fort Worth and Western Railroad. Part of the property is currently within the city limits and the applicant is requesting approximately 568.14 acres to be annexed into the City of Fort Worth. The rezoning will provide a combination of single-family, community facility, multifamily, neighborhood commercial, general commercial and mixed-use zoning designations.

The overall development consists of 1752.89 acres; 895 acres of single-family, 32 acres of multifamily, 172 acres of mixed-use, 36 acres for commercial/retail, a fire station, two school sites, and a university campus with multifamily student housing and room for future expansion. The university campus would be the first phase of the development consisting of about 80 acres.

The more intense uses, including multifamily and the commercial uses, are aligned along the parkway. These uses provide a buffer to the larger single family tracts further from the road. The proposed university campus will be zoned CF, with mixed use and multifamily zoning in the area to support the commercial and housing needs of the students and employees.

The proposed zoning case is related to annexation case AX-16-002. This is an Owner-initiated annexation and will be timed to be heard by the City Council on the same date as the annexation, June 14, 2016.

At the Zoning Commission meeting one person spoke in opposition to the proposed “E” zoning in the far southeast corner of W. Cleburne Road and Longhorn Trail.

Site Information:

Owner: Walton Texas, LP
 777 Main Street, Suite 600
 Fort Worth, TX 76102

Agent: Walton Texas, LP

Acreage: 1752.89 ac

Comprehensive Plan Sector: Far Southwest

Applicant: Matt Robinson

Surrounding Zoning and Land Uses:

North Unzoned, “A-5” One-Family, “C” Medium Density Multifamily / vacant, single-family, gas well

East Unzoned, “A-43” One-Family, “G” Intensive Commercial / single-family, vacant

South City of Crowley

West ETJ / vacant, gas wells

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Brewer Blvd (north/south)	One-Way	Minor Arterial	No
Chisholm Trail (north/south)	Tollway/Freeway	Tollway/Freeway	No
Cleburne Crowley (east/west)	Residential	Major Arterial	No
Summer Creek	Residential	Major Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
District 6 Alliance*	Trinity Habitat for Humanity
Streams & Valleys Inc	Crowley ISD

*Located within this Neighborhood Alliance

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing various zoning districts to “A-5”, “D”, “CF”, “E”, “F”, “G”, and “MU-2” for a large unified development along the Chisholm Trail Parkway. Surrounding land uses consist of large lot single-family and vacant land to the north and east, City of Crowley to the south, ETJ to the west.

The proposed zoning is **compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Single-Family Residential, Medium Density Multifamily and Mixed-Use. The future land use map was adjusted in 2016 to

prepare for this forthcoming zoning request. The requested zoning is consistent with the following Comprehensive Plan policies.

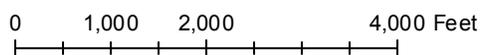
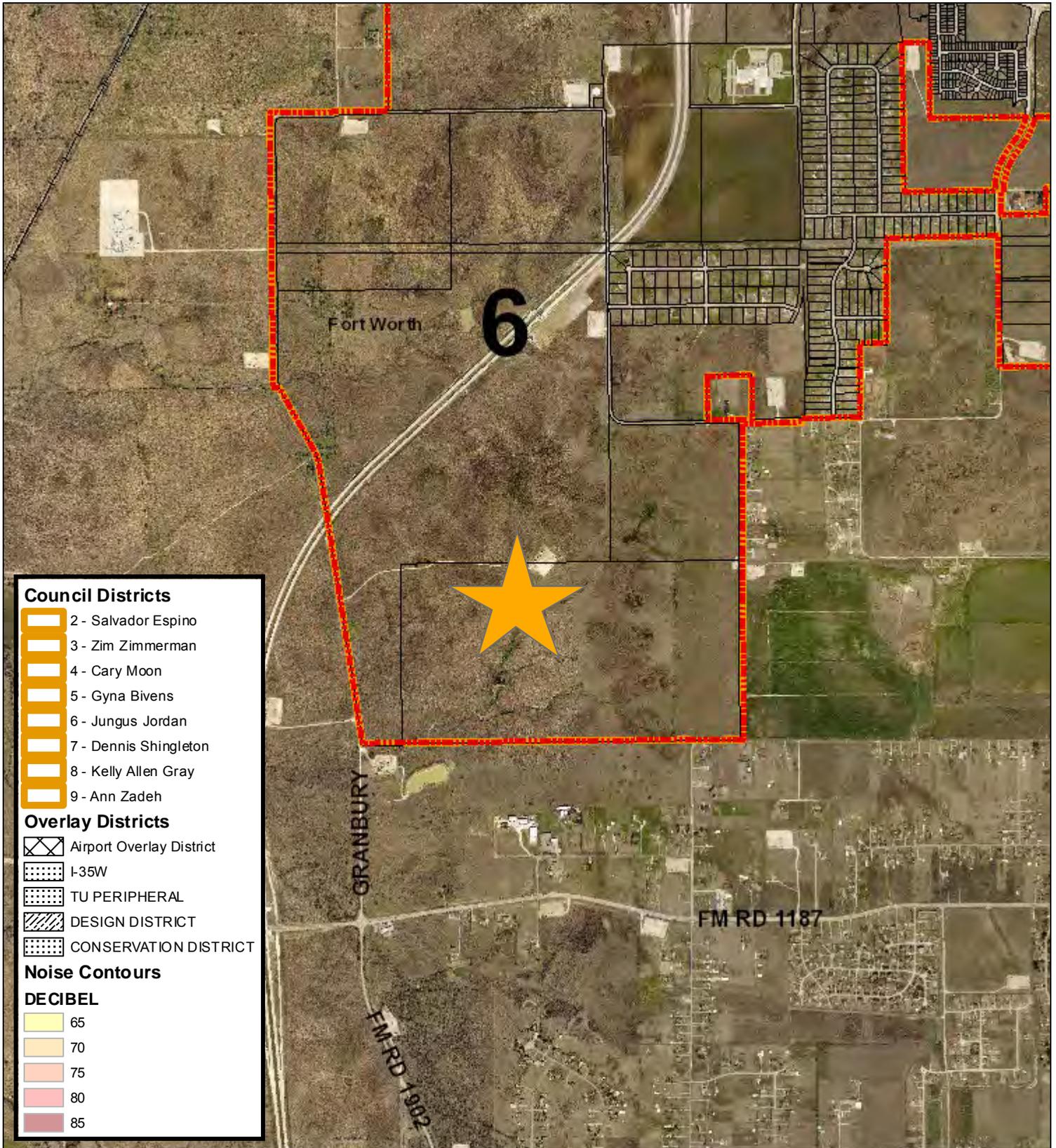
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)

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

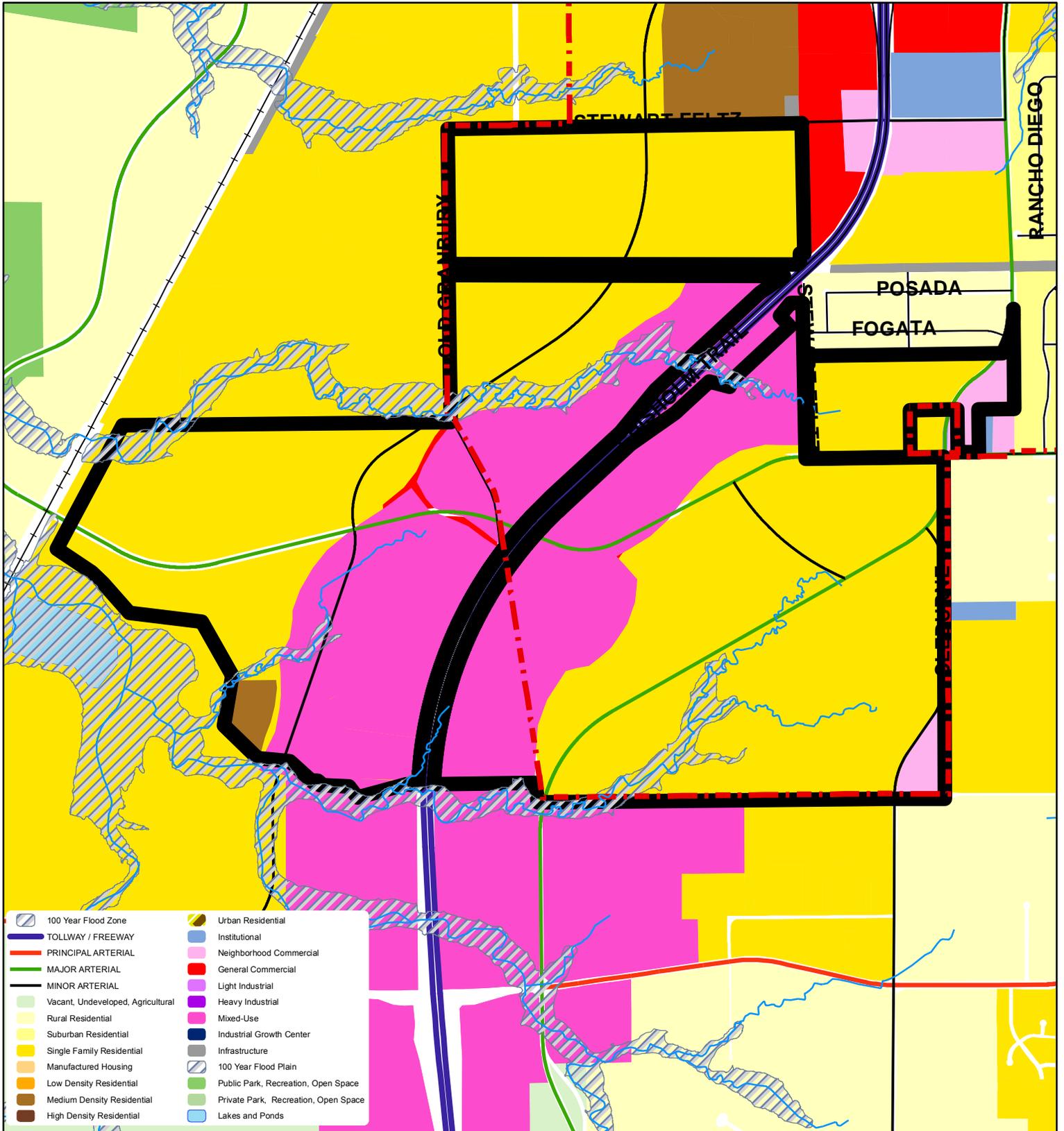
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Exhibit/Development Plan
- Minutes from the Zoning Commission meeting

Area Map



Future Land Use



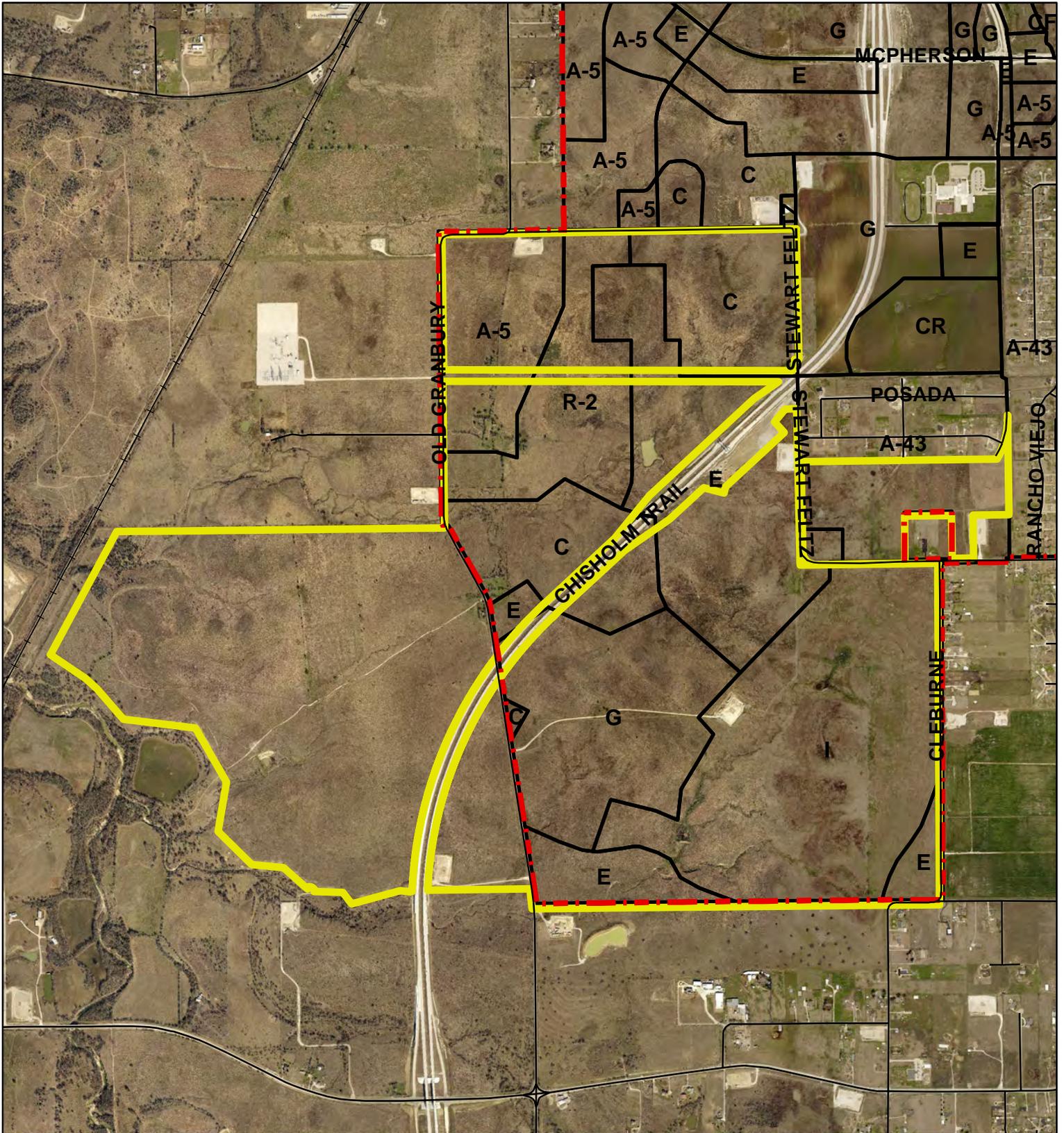
1,700 850 0 1,700 Feet



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 29, 2016.



Aerial Photograph



NOTES:

- The Concept Plan is a guide plan and establishes land uses and their general locations. The acreage tabulations shown on the Concept Plan are approximate.
- Road alignments shown are conceptual and subject to further refinement and adjustment at time of preliminary platting and design.
- All streets adjacent to the proposed school site shall be 60' right of way.
- Residential areas and dwelling units as shown may be altered or revised within the development.
- The entire 1,755 acres lies within the City of Fort Worth and is currently vacant.
- The project will utilize City of Fort Worth water and sanitary sewer systems.
- The entire project lies within the Crowley ISD.
- Building lines will be per the City of Fort Worth Zoning Ordinance or Development Design Guidelines whichever is more restrictive.
- Phasing of the property has not been determined and is not shown. Phasing of the property will be determined by future marketing studies and by the completion of proposed Chisolm Trail Parkway.
- According to graphical plotting of the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 410 of 495, Map Number 48439C0410 K, map revised date September 25, 2009, indicates portions of the subject property are located in Zone A, defined as areas inundated by the 100 year flood plain. This statement does not reflect any type of flood study by this firm.
- Areas shown on this exhibit as future Neighborhood Parks shall be suitable for construction of all Phase 1 Neighborhood Park Facilities per the Park, Recreation and Open Space Master Plan. All land proposed as Public Park shall be approved by Parks and Community Services and shown on all plat documents as "Proposed Public Park".
- This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the city of fort worth stormwater criteria manual current at the time the final iswm plan is submitted

Area Development Concept Plan

For 1,755± Acres At

Rock Creek Ranch

in the southwest part of Fort Worth, Tarrant County, Texas

Reference Zoning Case:
TBD

OWNER / DEVELOPER

Walton Development and Management (USA), Inc.
777 Main Street, Suite 600
Fort Worth, TX 76102

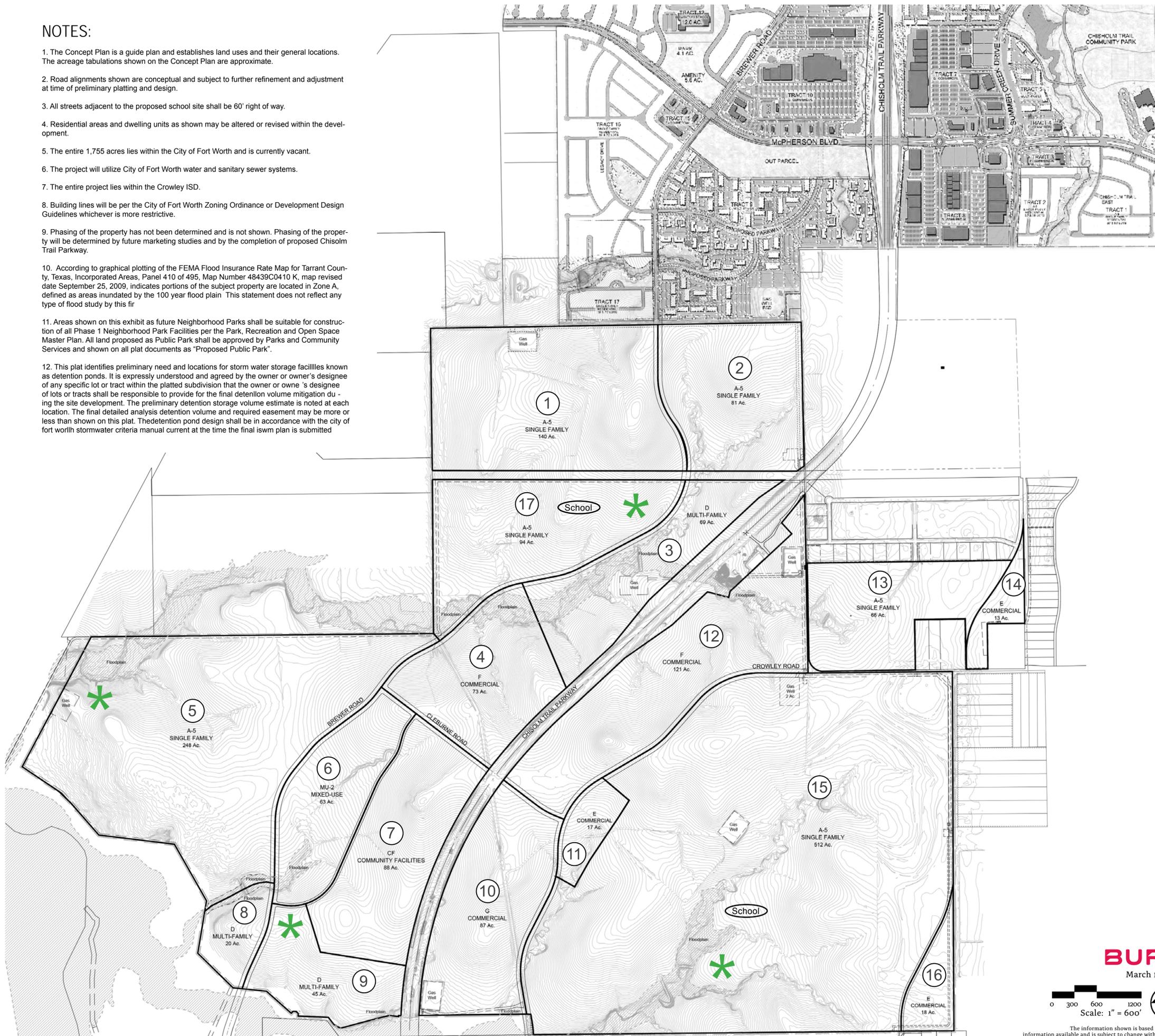
ENGINEER / SURVEYOR

BURY, Inc.
5310 Harvest Hill Road, Suite 100
Dallas, TX 75230
(972) 991-0011

LEGEND

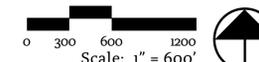
- 1 FT CONTOUR
- FLOODPLAIN
- ZONE BOUNDARY
**ZONE BOUNDARIES ARE FLEXIBLE AND SUBJECT TO CHANGE*
- POTENTIAL SCHOOL
**LOCATION AND NEED TO BE DETERMINED AT LATER DATE*
- NEIGHBORHOOD PARK
**LOCATION TO BE FINALIZED AT LATER DATE*

Tract	± Acres	Land Use	Zoning District
1	140	SF Residential	A-5
2	81	SF Residential	A-5
3	69	Multi-Family	D
4	73	Commercial	F
5	248	SF Residential	A-5
6	63	Mixed Use	MU-2
7	88	Commercial	CF
8	21	Multi-Family	D
9	45	Multi-Family	D
10	87	Commercial	G
11	17	Commercial	E
12	121	Commercial	F
13	66	SF Residential	A-5
14	13	Commercial	E
15	512	SF Residential	A-5
16	18	Commercial	E
17	94	SF Residential	A-5



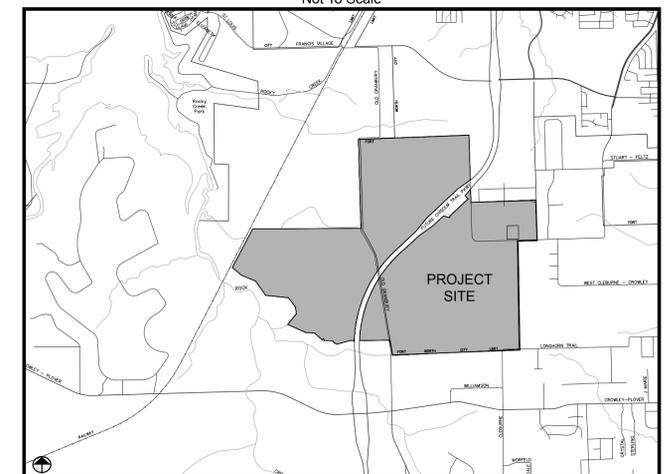
BURY

March 14, 2016



The information shown is based on the best information available and is subject to change without notice.

VICINITY MAP
Not To Scale



Paul O'Brien	6136 Tilapia	Out	Opposition		Spoke at hearing
Mr. & Mrs. Madison	NA	Out	Opposition		Sent letter in
Jeffrey Wilson	5705 Spirit Lake	Out	Opposition		Sent letter in
Loyd Steadman	NA	Out	Opposition		Sent letter in
Sarah Nolley	NA	Out	Opposition		Sent letter in
Autumn Wood	5621 Coletto Creek	Out	Opposition		Sent letter in
Adam Siegel	NA	Out	Opposition		Sent letter in
Beth Epps	5613 Sleepy Creek	Out	Opposition		Sent letter in
Walter & Kathleen Catrett	6020 Warmouth	Out	Opposition		Sent letter in
Lisa Hawkins	6013 Union Valley Ct	Out	Opposition		Sent letter in
Jack Calbow	5717 Spirit Lake	Out	Opposition		Sent letter in
Virginia Parrish	NA	Out	Opposition		Sent letter in
Stacy Walker	5828 Red Drum	In	Opposition		Sent letter in
Krista Schroeder	5609 Spirit Lake	Out	Opposition		Sent letter in
Tyler Trembley	5421 Ayers Island	Out	Opposition		Sent letter in
Christine Koepp	5624 Coletto Creek	Out	Opposition		Sent letter in
Brandy Frawley	6133 Perch	Out	Opposition		Sent letter in
Hugo Caballero	NA	Out	Opposition		Sent letter in

IV. New Cases

3. ZC-16-085 Walton Texas LP (CD 6) – Generally bounded by Stewart Feltz. Posada, Cleburne Road, Longhorn and Rock Creek (See legal descriptions in case file, 1752.89 Acres): from Unzoned, “A-43” One-Family, “A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and “I” Light Industrial to “A-5” One-Family, “D” High Density Multifamily, “CF” Community Facilities, E” Neighborhood Commercial, “F” General Commercial and “MU-2” High Intensity Mixed-Use

James Knight, 777 Main Street, Suite 600, Fort Worth, Texas representing Walton Texas LP explained to the Commissioners the request to rezone the existing 1200 acres to various districts and annexing another 500 plus acres into the City of Fort Worth. He explained Tarleton State University will become the anchor for this Master Plan development.

Calvin Smalls, 10727 W. Cleburne Road, Crowley, Texas spoke in opposition. He favors the plan except for the 16 acre tract recommended for “E” zoning in the southeast corner near his home. Mr. Smalls said all the parcels to the east are zoned single-family.

Ms. Runnels asked if they had contacted the applicant. Mr. Smalls said he has not reached out to them nor has the applicant reached out to him.

In rebuttal Mr. Knight said they did not reach out to the individuals but did reach out to the registered neighborhood organizations. This is a long term plan and this zoning is intended to service the single-family proposed for this area.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-085
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Calvin Smalls	10727 W. Cleburne Rd	In		Opposition	Spoke at hearing

4. ~~ZC16-088 XTO Energy Inc. (CD 9) 4025 Hemphill Street (E P Parris Survey, Abstract No. 1222, 1.14 Acres): from “FR” General Commercial Restricted to “E” Neighborhood Commercial~~

Melissa Huffman, 1618 Rogers, Fort Worth, Texas with Omni Group, representing XTO Energy Inc. explained to the Commissioners they are proposing “E” zoning for a convenience store.

Ms. Conlin complimented the applicant for reaching out to the neighborhood groups.

Robert Snoke, 3826 6th Avenue, Fort Worth, Texas representing Rosemont NA spoke in support.

Reynaldo Rosas, 3821 Bryan Avenue, Fort Worth, Texas spoke in support. He read into the record a letter submitted to the Commissioners.

Motion: Following brief discussion, Ms. Dunn recommended Approval of the request, seconded by Ms. Runnels. The motion carried 8-0-1 with Mr. Flores recusing himself.

<i>Document received for written correspondence</i>					ZC-16-088
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Robert Snoke/ Rosemont NA	3826 6 th Ave	Out		Support	Spoke at hearing
Reynaldo Rosas	3821 Bryan Ave	Out		Support	Spoke at hearing
Jim Johnson	3224 Rogers Ave	Out		Support	Present did not speak