



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 6, 2015

**Council District** 3

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**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:** Edwards Geren Ltd.

**Site Location:** 3051 & 3053 Bryant Irvin Road Mapsco: 74Z

**Proposed Use:** Commercial

**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 maximum 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 and allow for front yard signage; site plan waived.

To: "G" Intensive Commercial

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

**Comprehensive Plan Consistency:** Requested change is consistent.

**Background:**

The proposed site is located north of the Trinity River adjacent the Chisholm Trail Parkway near Edwards Ranch Road. The applicant is proposing a zoning change to "G" Intensive Commercial for the construction of retail and office facilities. The proposed zoning will allow for the construction of commercial development in the standard form instead of the mixed use form required by MU-2. The entire property was zoned to MU-2 in 2005 and was included in a PD to allow for the older MU regulations to apply and to set certain development standards.

The developer intends to develop a more intense mix of commercial and residential uses along the river to emphasize the amenities associated with the Trinity Trails. The proposed site is located adjacent to the Chisholm Trail Parkway therefore the "G" zoning and building form are more appropriate for the highway adjacency.

**Site Information:**

Owner: Edwards Geren Ltd.  
4200 S. Hulen Street  
Suite 614  
Fort Worth, TX 76109  
  
Agent: Travis Clegg  
Acreage: 12.4 acres

Comprehensive Plan Sector: Arlington Heights  
 Surrounding Zoning and Land Uses:  
 North "PD-630" Planned Development for MU-2 uses / vacant  
 East Chisholm Trail Pkwy; "G" Intensive Commercial / vacant  
 South "A-5" One-Family / Trinity River  
 West "PD-630" Planned Development for MU-2 uses / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-05-051 Approved by City Council 03/24/05 for PD/MU-2 uses (subject property)  
 ZC-12-052 Approved by City Council 07/23/12 to provide a maximum 20 ft. front setback and allow for front yard signage

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Edwards Ranch Clear Fork	Collector	collector	Yes
121 Tollway/Chisholm Trail	Toll/Freeway	Toll/Freeway	Yes

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Trinity Habitat for Humanity	Fort Worth ISD
Streams & Valleys, Inc.	

\*Not located within a registered Neighborhood Organization

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zone change from "PD-630" Planned Development for MU-2 uses to "G" Intensive Commercial. Surrounding land uses are primarily vacant with office uses to the west and east of Chisholm Trail Pkwy.

Based on surrounding land uses, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2014 Comprehensive Plan designates the site as Mixed-Use Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policies.

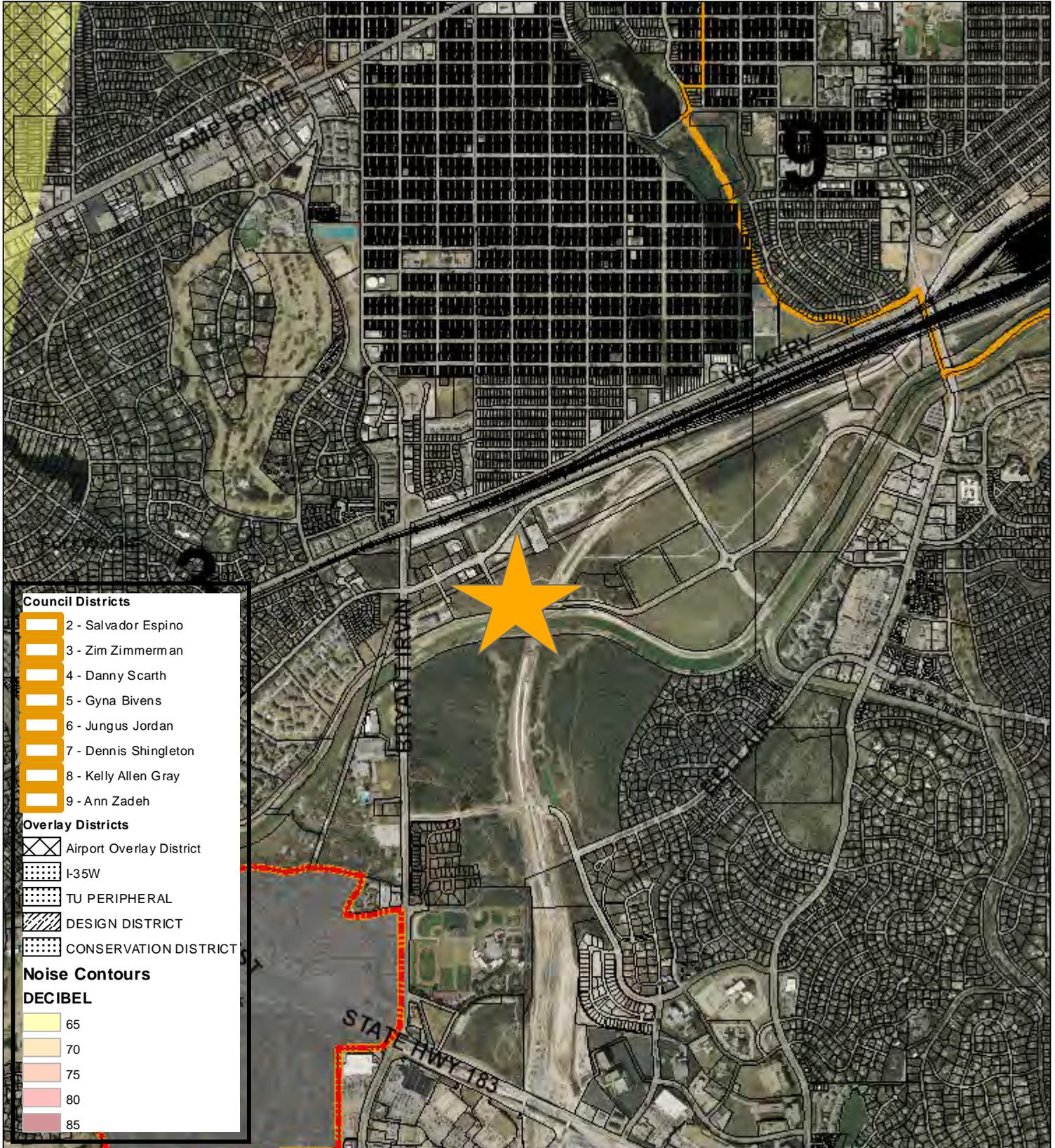
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

While the "G" zoning removes the high density building and public space form constructed for a mixed use area, 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

### Area Map



**Council Districts**

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 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

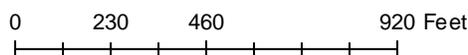
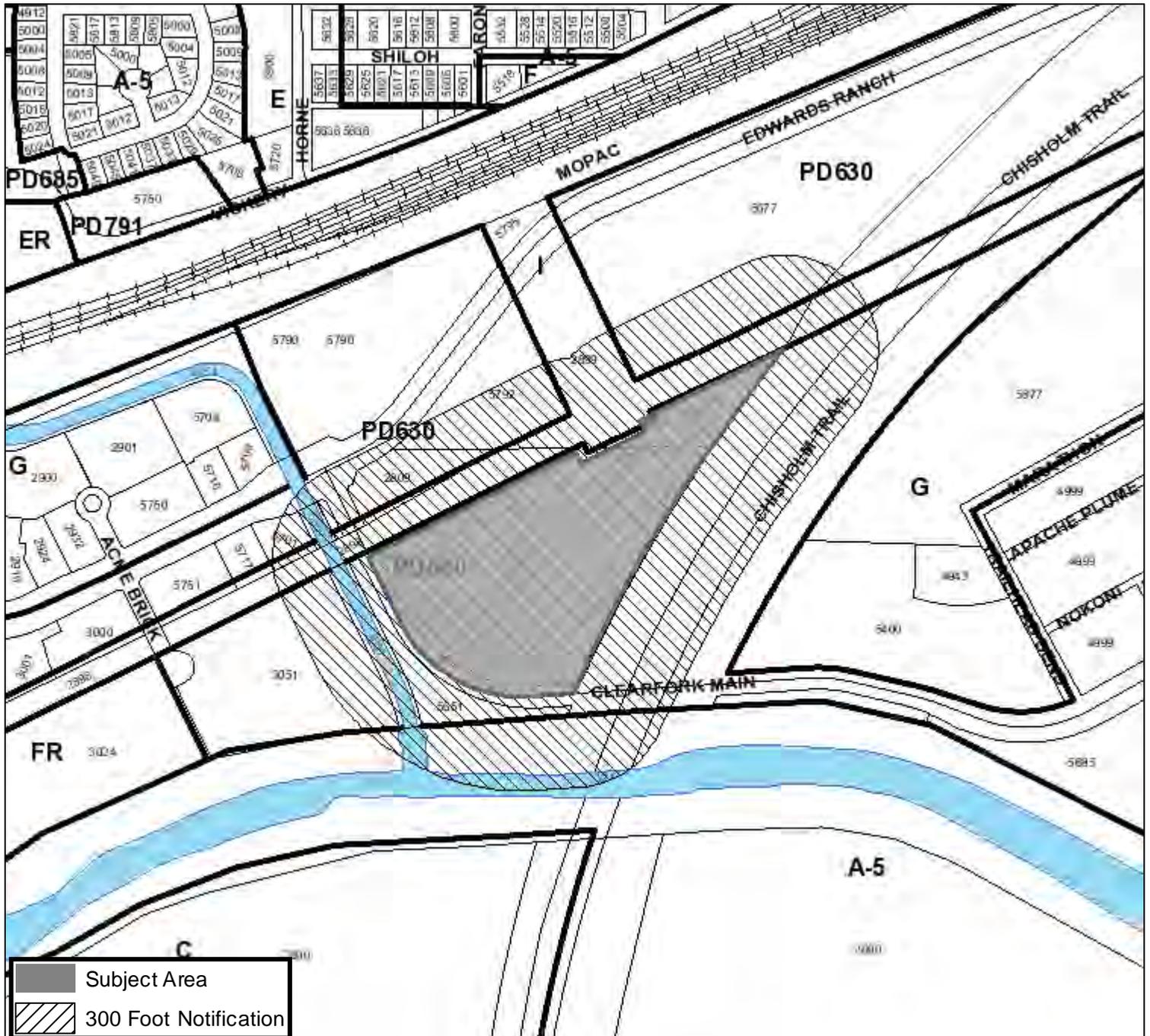
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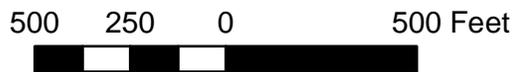
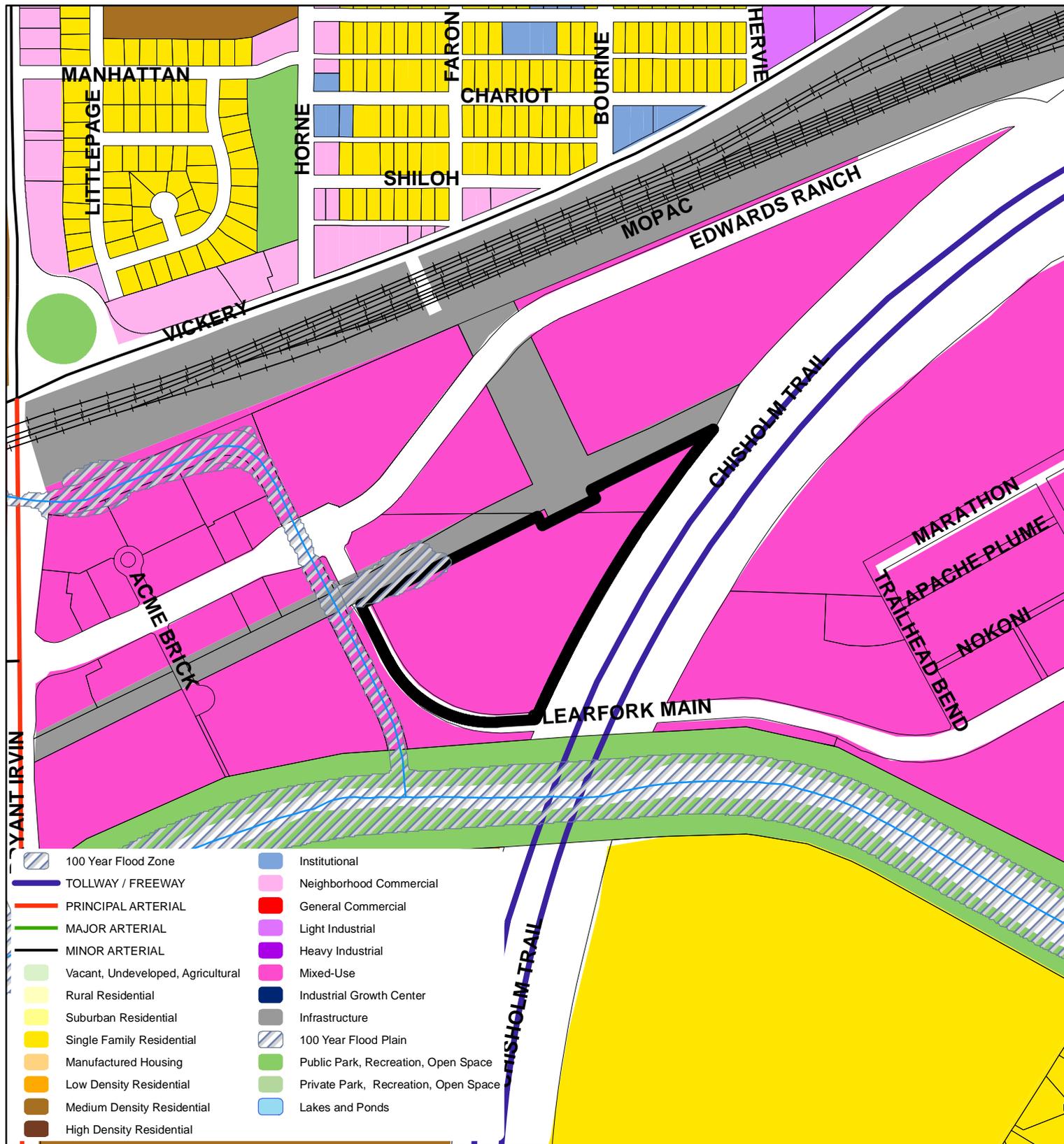
0 1,000 2,000 4,000 Feet

## Area Zoning Map

Applicant: Edwards Geren LTD  
 Address: 3051 & 3053 Bryant Irvin Road  
 Zoning From: PD 630  
 Zoning To: G  
 Acres: 12.40224272  
 Mapsco: 74Z  
 Sector/District: Arlington Heights  
 Commission Date: 12/10/2014  
 Contact: 817-392-8043



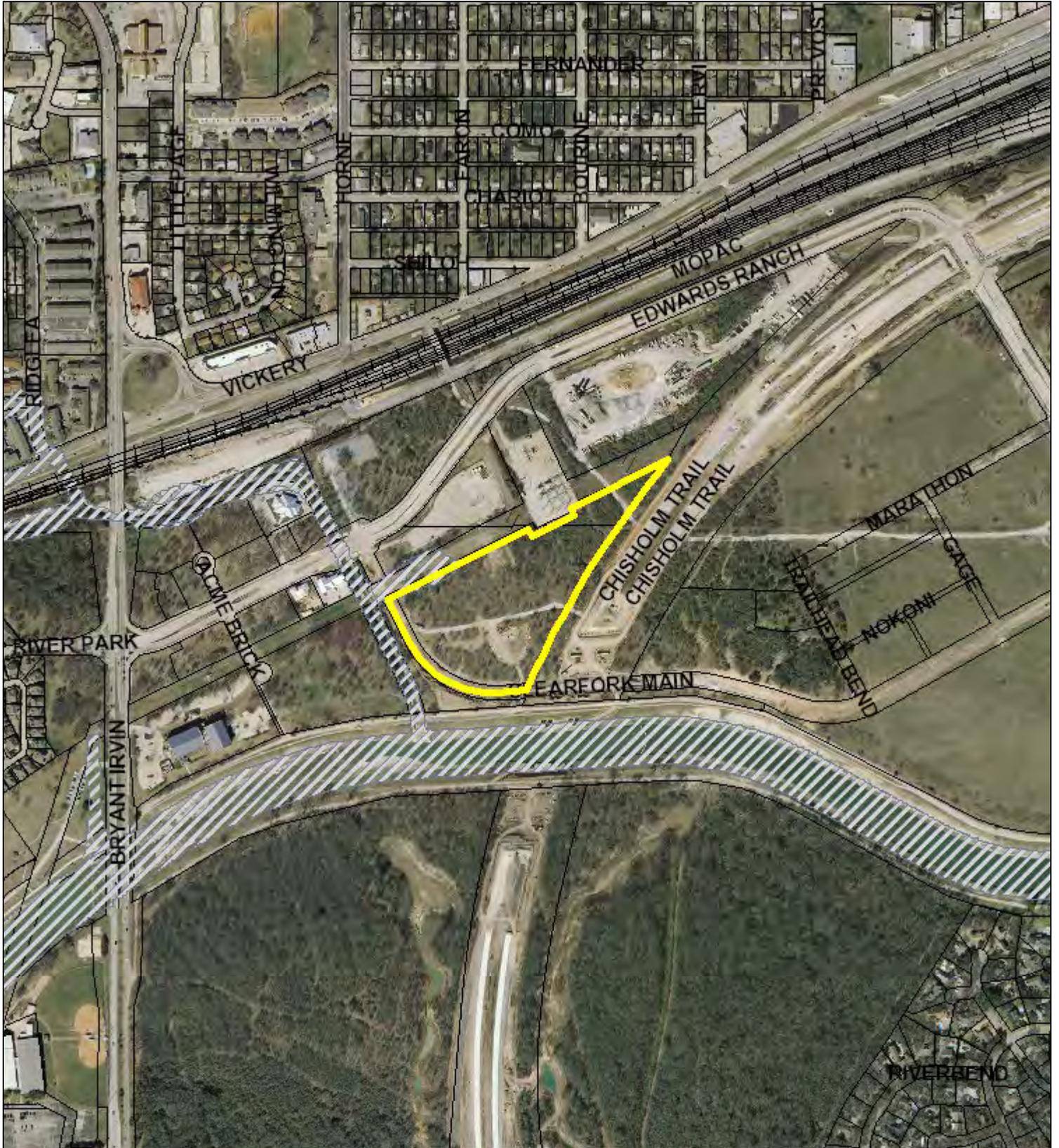
## Future Land Use



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 18, 2014.



**Aerial Photo Map**



0 395 790 1,580 Feet



**5. ZC-14-157 Sutton Field Investments LLC (CD 7) – 10600 Alta Vista Road (J. Billingsley Survey, Abstract No. 747, 33.37 Acres): from “E” Neighborhood Commercial to “A-5” One-Family**

Travis Clegg, 5751 Kroger Drive, Fort Worth, Texas representing Sutton Field Investments, LLC explained to the Commissioners the request to rezone to A-5 One-Family to develop approximately 78 residential lots due to the large floodplain within the site.

Mr. Northern asked if he had a chance to speak to the neighborhood, there was one letter of opposition submitted. Mr. Clegg said no he did not and explained why he would be supportive of residential zoning.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-14-157</i>	
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Gerald Tarleton	10557 Bear Creek	In	Opposition		Sent letter in

**6. ZC-14-158 Edwards Geren LTD (CD 3) – 3051 and 3053 Bryant Irvin Road (F. D. Beasley Survey, Abstract No. 135 and L. J. Edwards Survey, Abstract No. 464, 12.40 Acres): 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 ft. front yard setback and a minimum block length of 500 ft., maximum block length 1500 ft., with 20% of the block length to be allowed between 200 and 500 ft.; site plan waived to “G” Intensive Commercial**

Travis Clegg, 5751 Kroger Drive, Fort Worth, Texas representing Edwards Geren LTD explained to the Commissioners they do not need large mixed use retail at this site since the surrounding primary uses are offices.

Paxton Metheral, 4200 S, Hulen, Suite 200, Fort Worth, Texas spoke in support.

Motion: Following brief discussion, Mr. Reeves recommended Approval of the request, seconded by Ms. Conlin. The motion carried 7-0 with Mr. Edmonds stepping away from the dais.

**7. ZC-14-159 R/P LPC II LTD. (CD 3) – 2500 River Park Drive (Edward Wilburn Survey, Abstract No. 1635, 6.54 Acres): from “G” Intensive Commercial to “PD/A-5” Planned Development for all uses in “A-5” One-Family with the following waivers: less than minimum lot size of 5,000 sq. ft.; greater than 50 percent maximum lot coverage; less than 20 ft. front yard setback, 5 ft. side yard setback for interior lots and 10 ft. on side streets, and 5 ft. rear setback; less than 50 ft. lot width at the building line site plan included**