



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2018

Council District 3

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None
Support: None

Continued Yes ___ No X
Case Manager Jocelyn Murphy
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Cook Children's Health Care System**

Site Location: 15500 Block Interstate 30 Mapsco: 761R

Proposed Use: **Medical Facility**

Request: From: PD573 "PD/SU" Planned Development/Specific Use, for all uses in "MU-2" District as outlined in the September 30, 2003 Zoning Ordinance, with a minimum 20 foot front yard setback, and a minimum block length of 500 feet, maximum block length of 1500 feet, with 20% of the block length allowed between 200 feet and 500 feet. (See Attachment A). Site Plan Waived

To: "G" Intensive Commercial

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

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

Staff Recommendation: **Approval**

Background:

The proposed sites are located within the boundaries of the Walsh Ranch Development. Property was originally zoned for MU-2 in 2003 but was rezoned in 2005, identified as District 8 in the zoning case, to allow development to follow the September 2003 MU-2 regulations with waivers. The intention per the minutes of the Zoning Commission hearing was to encourage the mixed use growth.

Cook Children's is proposing an outpatient facility on a recently platted tract as the first phase of development. The site plan in the building permit does not meet most of the standards for a pedestrian oriented mixed use development as required in an MU district, and instead provides that the building will face to an internal driveway and have parking spaces between the building and street. Instead of requesting an amendment to the PD development standards, Staff recommended that they rezone to the "G" district since that is the form that is being built.

Community Facilities Agreements have been executed and construction is underway on the infrastructure and the future Highland Hills Dr. to the south. A shared access agreement on the eastern side of the property will be executed for the access driveway off I-30, as allowed by TxDOT.

Site Information:

Owner: Cook Children's Health Care System
 801 7th Ave.
 Ft. Worth, TX 76104
 Agent: Spencer Seals/Barry Hudson, Dunaway Assoc.
 Acreage: 8.0 ac
 Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:
 North "PD522" for residential uses / I-30 W
 East "PD573" PD/SU/MU-2 / vacant
 South "PD573" PD/SU/MU-2 / vacant
 West "PD573" PD/SU/MU-2 / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-066 MU-2 to PD PD/MU-2 for Districts 7,8,10; effective 5/4/2005, includes subject area
 ZC-03-213, Unzoned to various zoning districts incorporated into the Walsh Ranch Plan; effective 10-14-03, subject area
Platting History: FP-17-086 for 3 lots and the future Highland Hills Dr. right of way; not yet recorded/PP-16-091

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
I-30 Westbound Frwy	Freeway	Freeway	No
Highland Hills Dr.	New	Collector	New

Public Notification:

300 foot Legal Notifications were mailed on October 26, 2018.
 The following organizations were notified: (emailed October 26, 2018)

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Aledo ISD

*Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to Amend PD573 Planned Development for "PD/SU for MU-2 uses with 2003 development standards to "G" Intensive Commercial to allow for the intended site plan layout of a pediatric urgent care center. Surrounding land uses are vacant with access to I-30 to the north.

As a result, the proposed zoning **is compatible** at this site.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Mixed-Use. While the requested zoning change does not meet the intended form of a MU district, the location on the highway access road is appropriate for an intensive commercial district and for the medical service, and therefore **is consistent** with the below policies of the Comprehensive Plan.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

Far West Sector

- Promote commercial, mixed-use, and urban residential development within the Walsh Ranch Mixed-Use Growth Center.

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

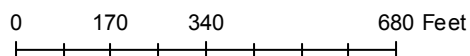
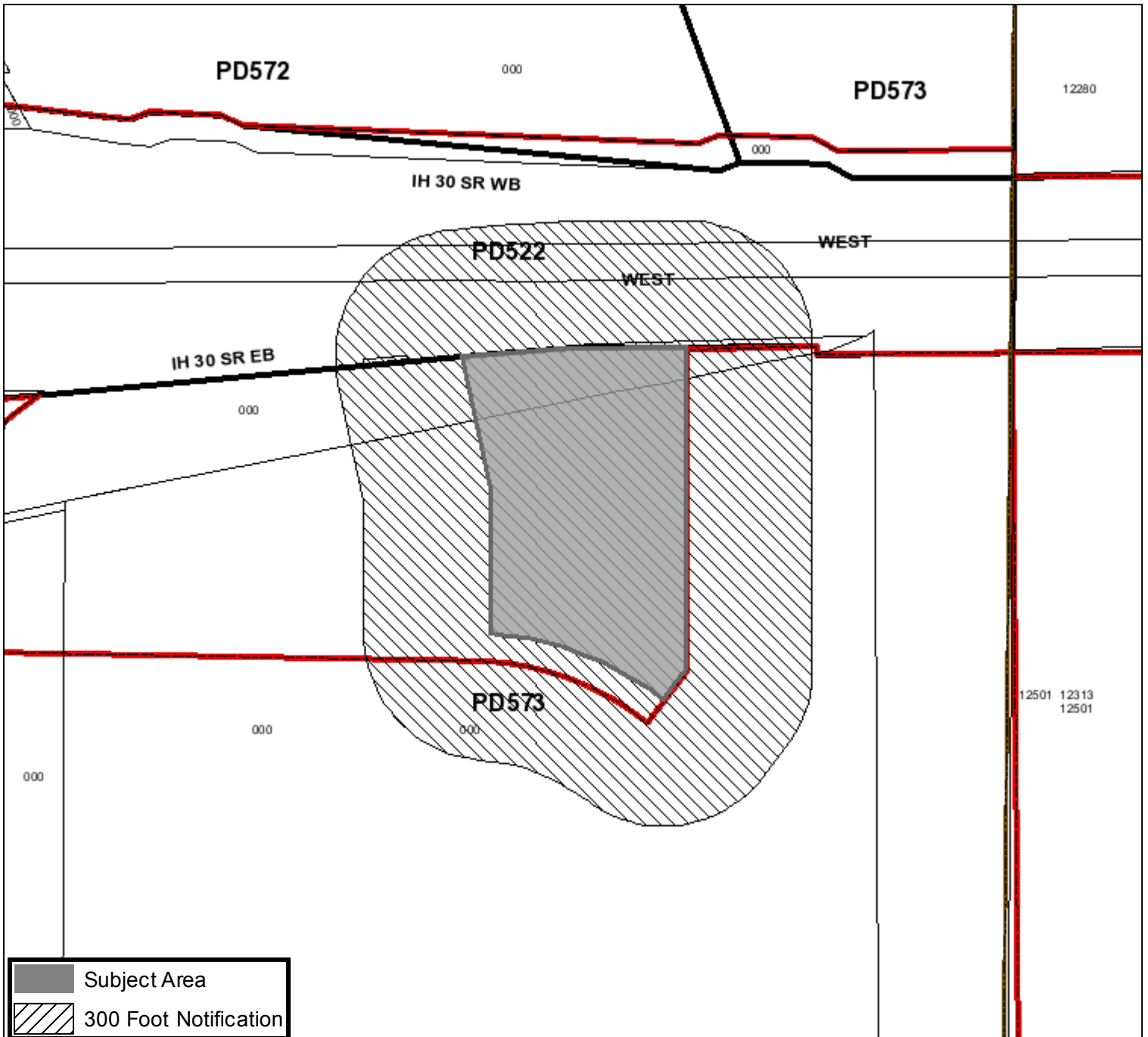
1.3.3.3. Work with the real estate community to preserve strategically located sites within emerging employment/business districts (i.e. Chisholm Trail Parkway, Walsh Ranch) to allow and encourage future development of high-value, high density employment nodes.

Attachments:

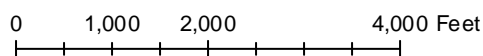
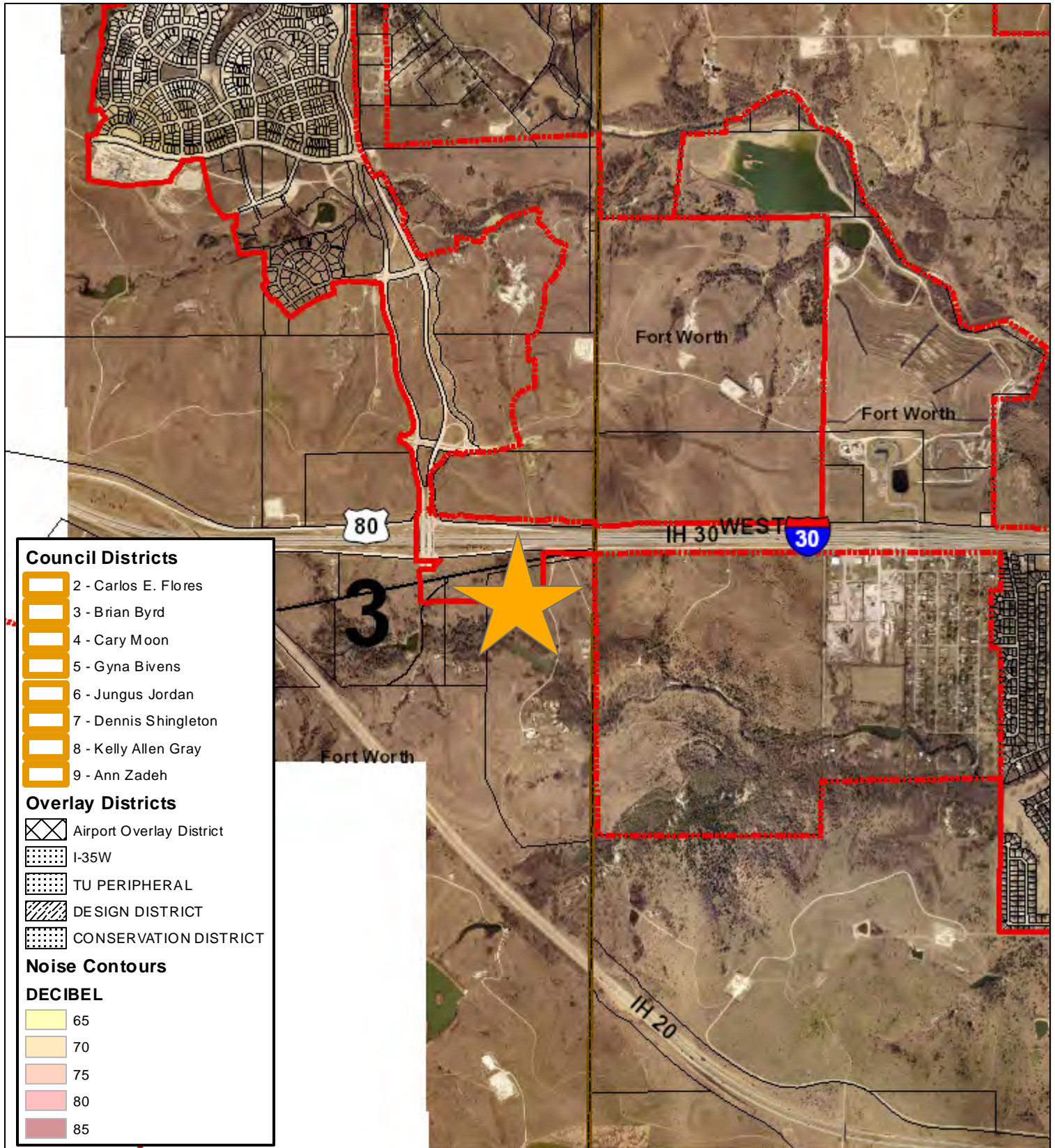
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from November 14, 2018 Zoning Commission hearing

Area Zoning Map

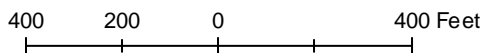
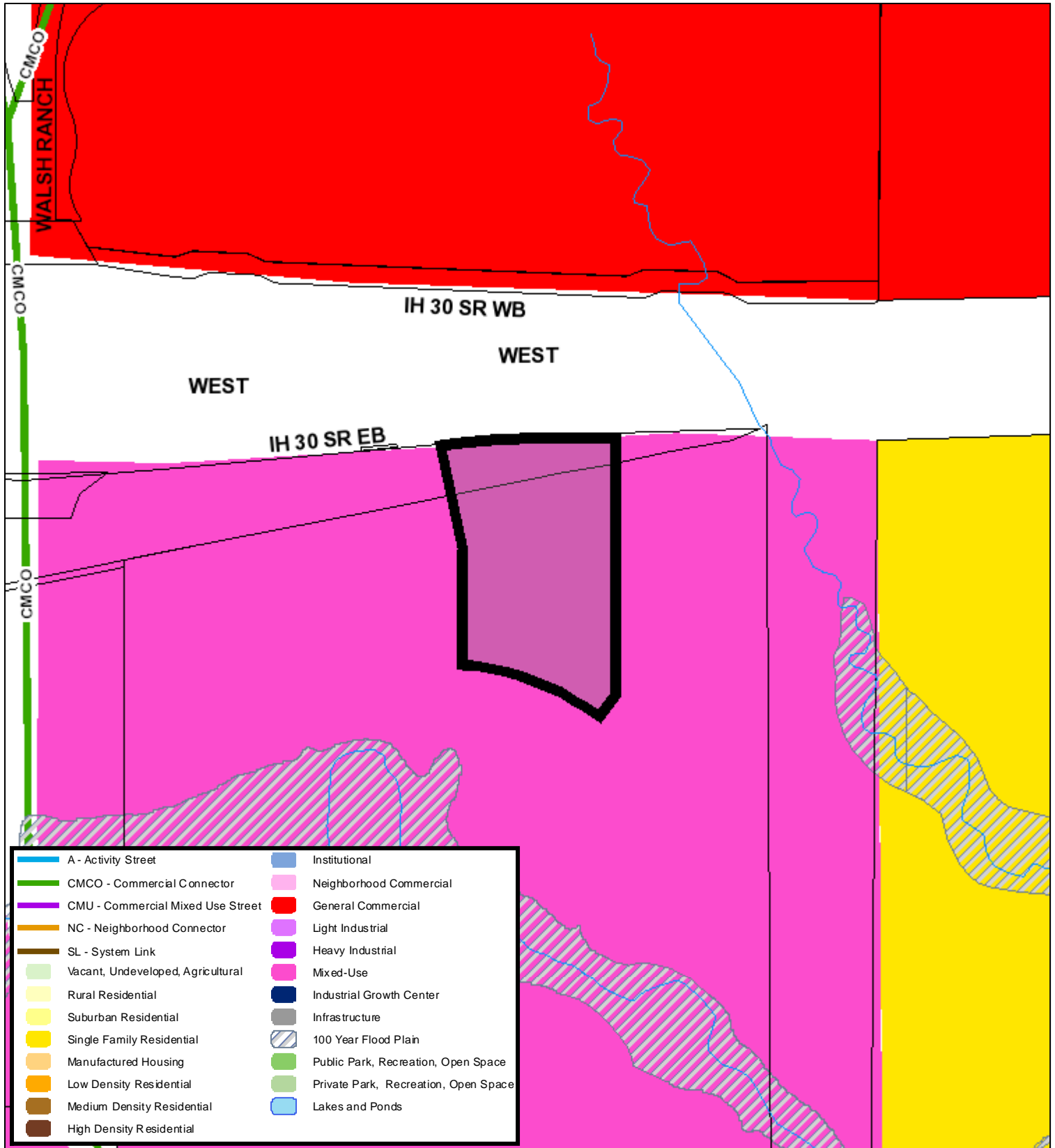
Applicant: Cook Children's Health Care System
 Address: 15500 block Interstate 30
 Zoning From: PD 573 for MU-2 uses
 Zoning To: G
 Acres: 7.99985245
 Mapsco: 761R
 Sector/District: Far West
 Commission Date: 11/14/2018
 Contact: 817-392-6226



Area Map



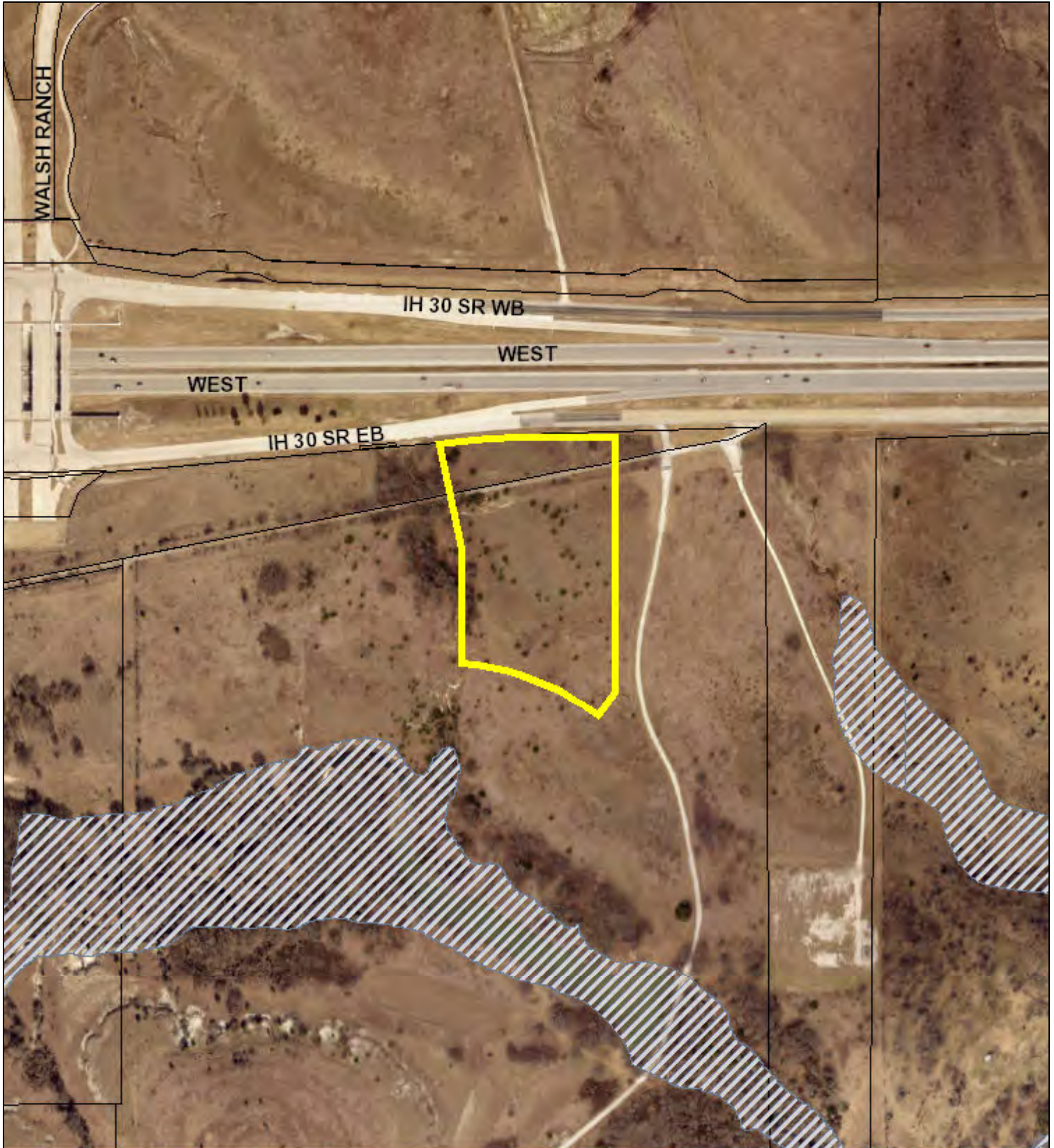
Future Land Use



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 6, 2018.



Aerial Photo Map



0 245 490 980 Feet

