



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 25, 2019

**Council District** 6

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

**Opposition:** One person spoke; three letters; one notice

**Support:** None Submitted

Continued Yes \_\_\_ No X  
Case Manager Laura Evans  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Denton Texas Venture LTD

**Site Location:** 6001 & 6093 Columbus Trail Mapsco: 102 L, M, Q, R

**Proposed Use:** Retail, Single Family, Multifamily, and Detached Multifamily/Cottage Community

**Request:** From: "C" Medium Density Multifamily, "E" Neighborhood Commercial, and "G" Intensive Commercial

To: "A-5" One Family, "D" High Density Multifamily, "E" Neighborhood Commercial and PD/D Planned Development for all uses in "D" High Density Multifamily with Development Standards plus cottage community; site plan required with waivers to Multifamily Design Standards site plan submission and certain standards for cottage community only

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

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

**Staff Recommendation:** **Approval**

**Background:**

The property is located and the southwest corner of Columbus Trail and Chisholm Trail Parkway. The applicant is proposing a zoning change to create a horizontal mixed-use development in anticipation of a future rail station to the north of the site.

The applicant wants to rezone to "A-5" One Family, "E" Neighborhood Commercial, "D" High Density Multifamily, and "PD/D" Planned Development for all uses in D plus a "cottage community". A cottage community is a multifamily use that includes multiple individual, separate structures. This is considered multifamily because all of the homes are located on one lot, the units share community space, and there is a leasing office on site. As none of the city's districts can accommodate this form at this time, a PD/D is necessary to allow the cottage community form.

The site is located with the Summer Creek Mixed-Use Growth Center. While the proposed zoning categories are not true mixed-use, a horizontal mixed-use development can be designed in such a way that it captures the intent of mixed-use zoning. The proposed rail station is part of the TEX Rail project

connecting far southwest Fort Worth and DFW International Airport. Transit-oriented development typically occurs in a compact area, generally one-quarter mile around a transit stop, and supports ridership on the transit line.

The Master Thoroughfare Plan shows the extension of Brewer Road bisecting the site to connect from Columbus Trail to the north to the residential neighborhood to the south.

During the zoning commission hearing one person spoke in opposition with concerns regarding buffering and screening the adjacent A-5 neighborhood to the south. The applicant stated they will be working with the neighbors and HOA on those issues prior to the council hearing.

**Site Information:**

Owner: Denton Texas Venture Ltd.  
 212 S Palm Ste 200  
 Alhambra, CA 91801  
 Agent: Jerry Sylo / JBI Partners  
 Acreage: 119.53 acres  
 Comprehensive Plan Sector: Wedgewood & Far Southwest

**Surrounding Zoning and Land Uses:**

North "AG" Agricultural and "G" Intensive Commercial / undeveloped  
 East "A-5" One Family / single family and undeveloped  
 South "R1" Zero Lot Line/Cluster and "A-5" One Family / single family  
 West "E" Neighborhood Commercial / railroad and undeveloped

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-14-147 from unzoned to PD/G, PD/MU-2 & A-5; effective 12/1/15 (north of subject site)  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Columbus Trail	Commercial Connector	Commercial Connector	No
Chisholm Trail Parkway	Tollway	Tollway	No

**Bus route:** There is not a bus route in the vicinity of the subject property.

**Public Notification:**

300 foot Legal Notifications were mailed on April 23, 2019.  
 The following organizations were notified: (emailed April 15, 2019)

Organizations Notified	
Summer Creek South HA	Villages of Sunset Pointe HA*
Summer Creek Meadows HA	Summer Creek HA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

\*Closest registered neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “A-5”, “E”, “D”, and “PD/D” Planned Development for D uses for construction of a detached multifamily cottage community. Surrounding land uses are primarily undeveloped to the north and west, and single family to the east and south.

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

## **2. Comprehensive Plan Consistency**

The 2019 Comprehensive Plan designates the subject property as Mixed-Use. The property will access Columbus Trail at the intersection of the Chisholm Trail Parkway, providing the development adequate access to a high capacity road and will not affect any area residential uses. The below Comprehensive Plan policies apply to this proposal:

- Promote commercial, mixed-use, and urban residential development within the Summer Creek TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
- Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road.
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.

### INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

- 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

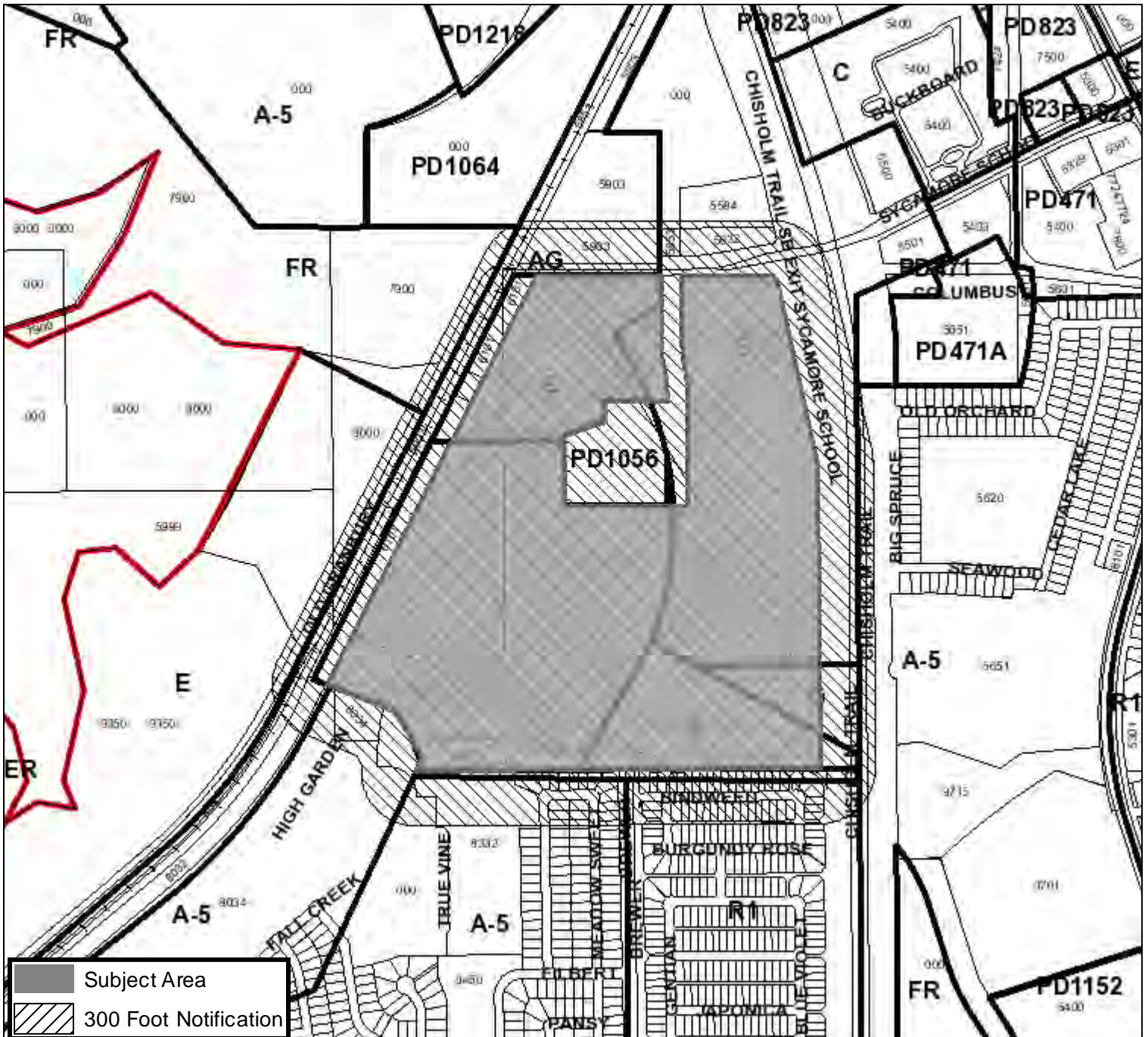
The proposed zoning **is consistent** with the Comprehensive Plan.

### ***Attachments:***

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

### Area Zoning Map

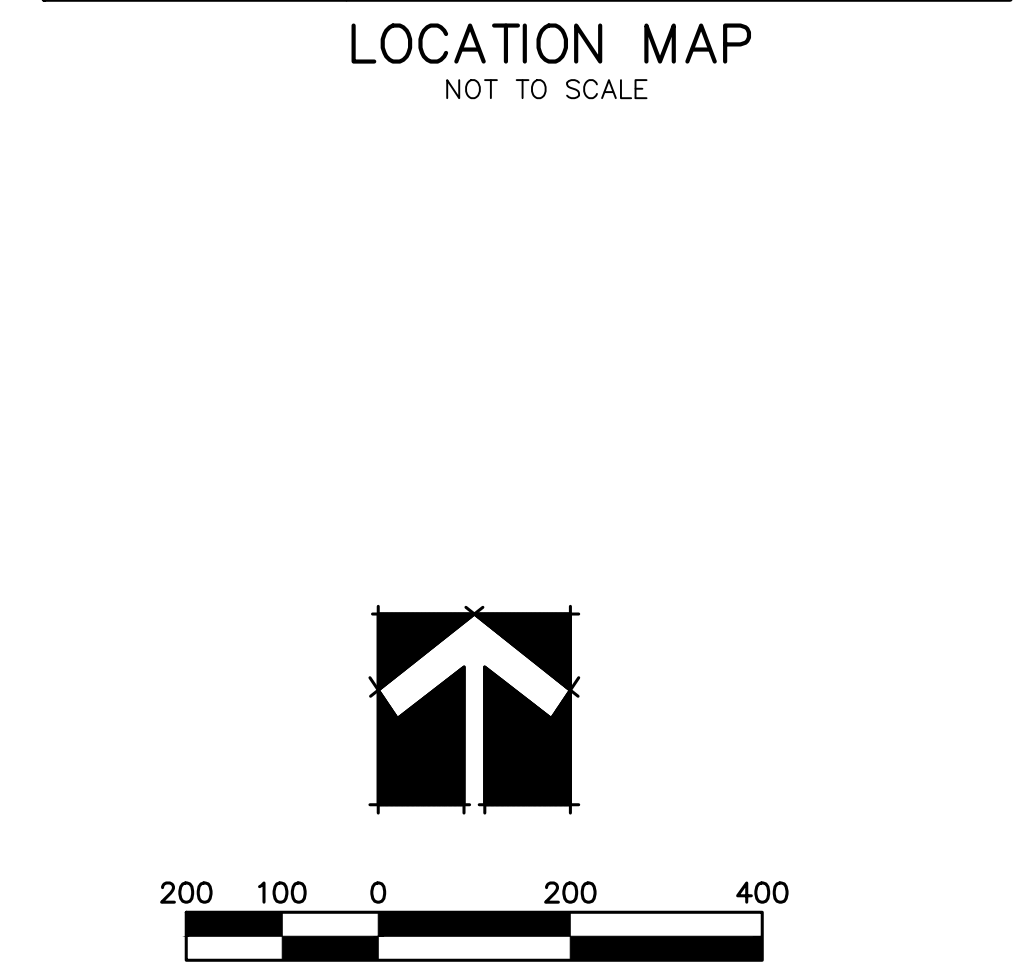
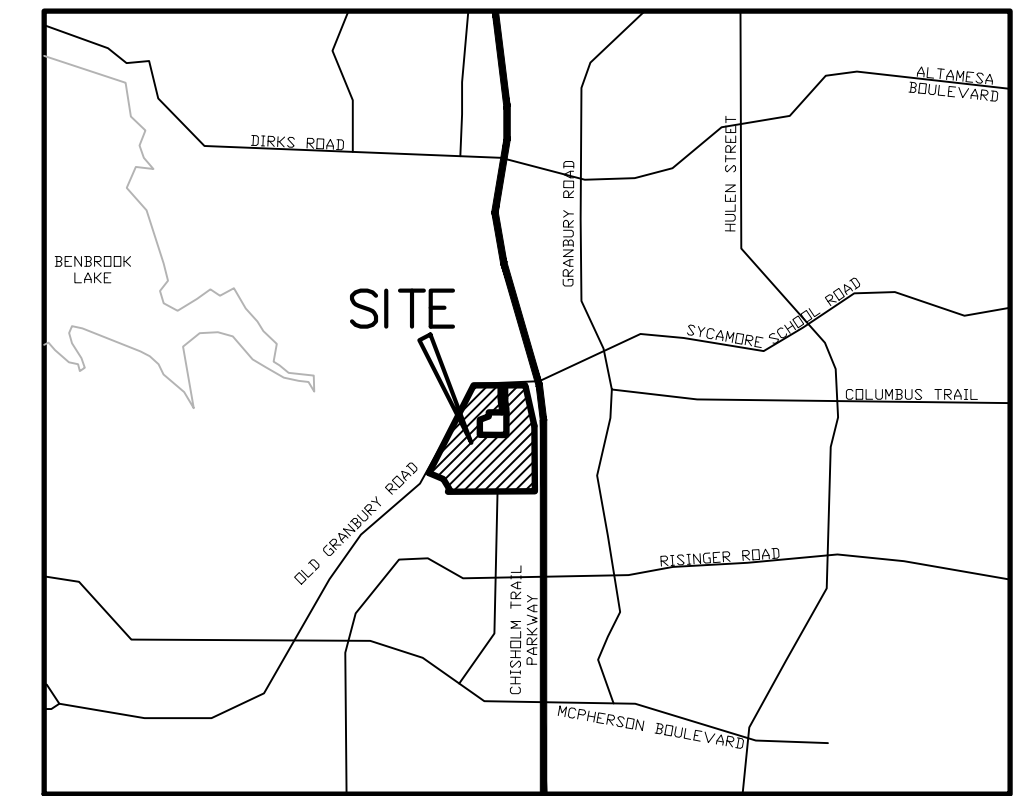
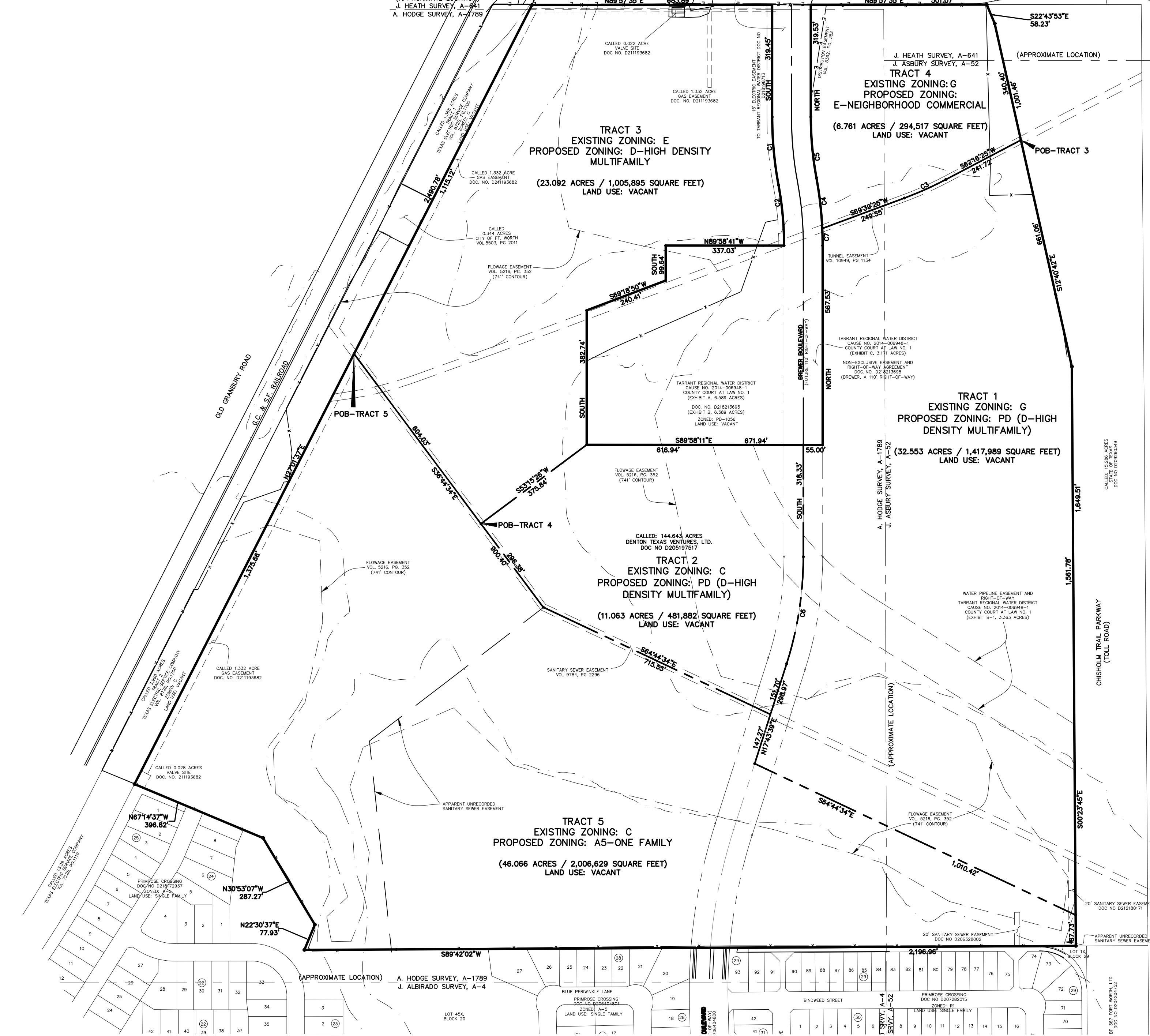
Applicant: Denton Texas Venture Ltd.  
 Address: 6001 & 6093 Columbus Trl  
 Zoning From: E, G, C  
 Zoning To: A-5, E, D, & PD/D plus cottage community, site plan required  
 Acres: 119.53473665  
 Mapsco: 102LMQR  
 Sector/District: Wedgewood & Far SW  
 Commission Date: 5/8/2019  
 Contact: 817-392-8043



[Grey Box] Subject Area  
 [Hatched Box] 300 Foot Notification

0 385 770 1,540 Feet

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	194.37'	010°33'21"	1055.00'	97.46'	S05°16'41"E	194.09'
C2	174.10'	010°33'21"	945.00'	87.30'	S05°16'41"E	173.86'
C3	128.87'	007°23'01"	1000.00'	64.52'	S65°57'55"W	128.78'
C4	145.55'	007°54'17"	1055.00'	72.89'	N06°38'12"W	145.44'
C5	174.10'	010°33'21"	945.00'	87.30'	N05°16'41"W	173.86'
C6	309.40'	017°43'39"	1000.00'	155.95'	N08°51'50"E	308.17'
C7	48.81'	002°39'04"	1055.00'	24.41'	N01°19'32"W	48.81'



DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: \_\_\_\_\_

**ZONING EXHIBIT**

**PRIMROSE STATION**

ZONING CASE NO. ZC-19-074

BEING 5,206,912 SQUARE FEET OR 119.535 ACRES OUT OF THE ABNER HODGE SURVEY, ABSTRACT NUMBER 1789 JOHN ASBURY SURVEY, ABSTRACT NO. 52 JOHN HEATH SURVEY, ABSTRACT NO. 641

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

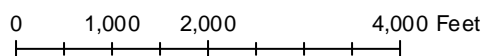
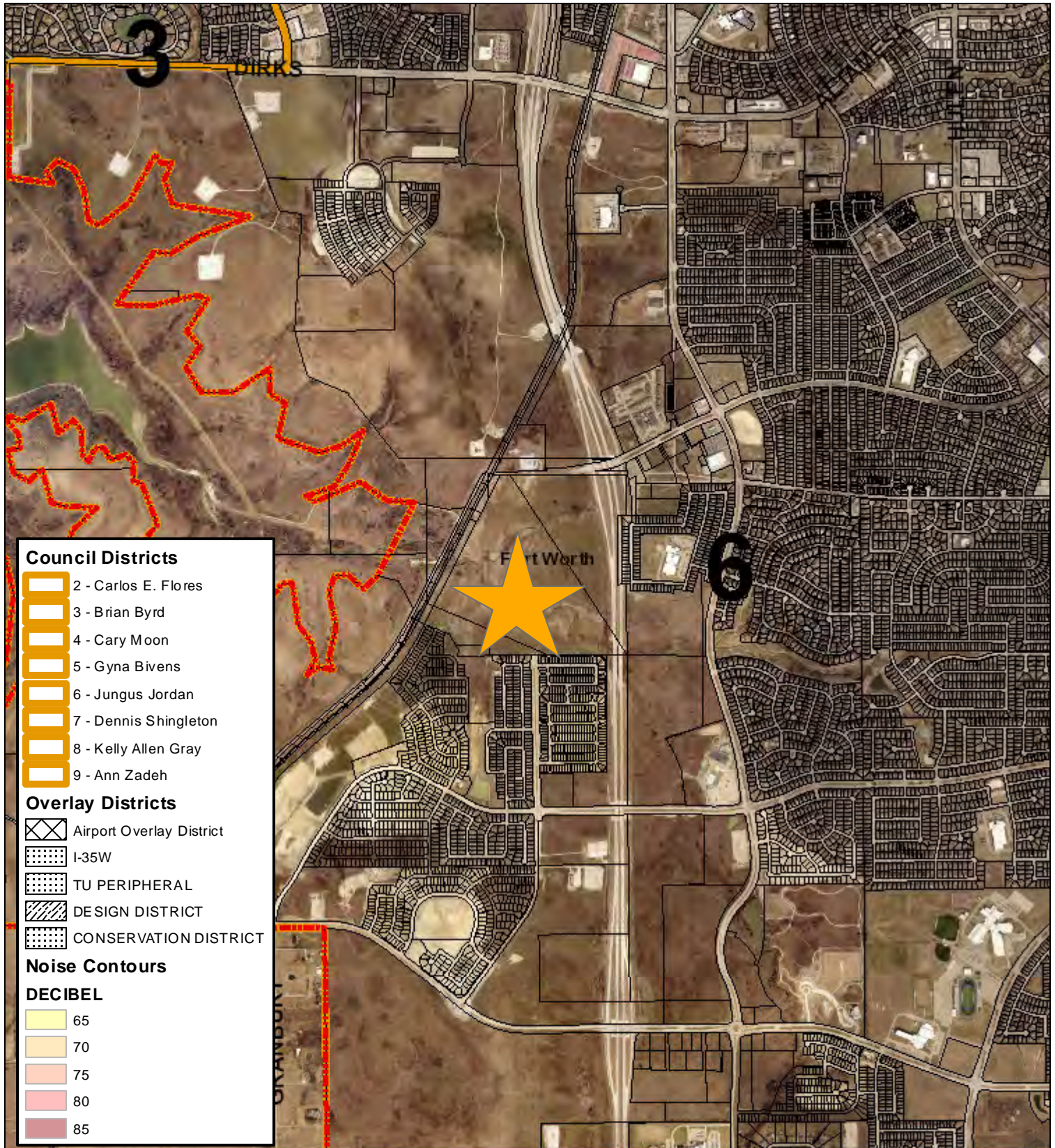
**DENTON TEXAS VENTURE LTD. OWNER**  
212 S. Palm Avenue, Suite 200 (626) 282-3100  
Alhambra, California 91801  
Contact: Robert Yu

**JIM WILLS APPLICANT**  
14160 North Dallas Parkway, Suite 750 (214) 354-3931  
Dallas, Texas 75254  
Contact: Jim Wills

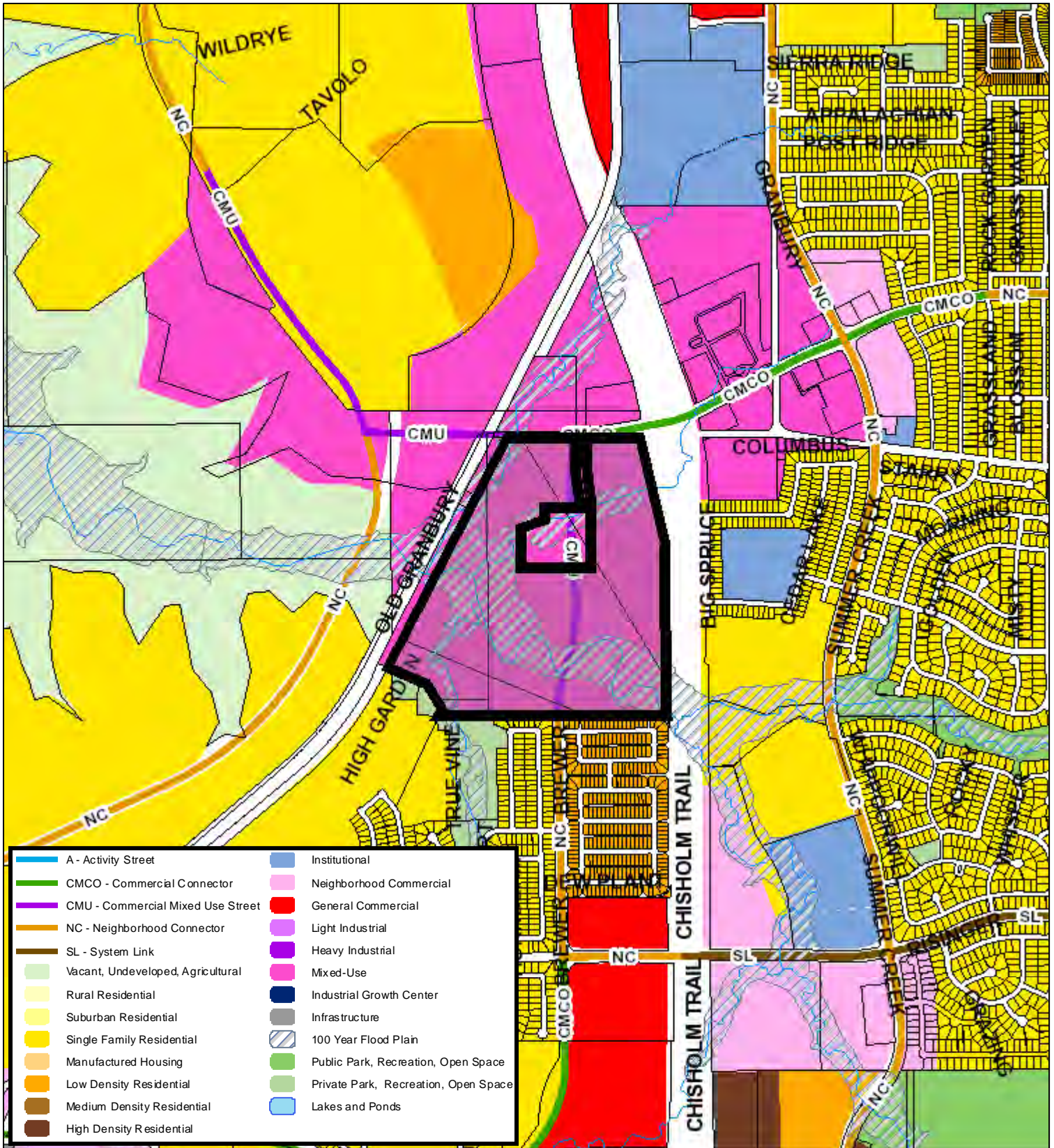
**JBI PARTNERS, INC. PLANNER**  
2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
Contact: Jerry Sylo  
TBPE No. F-438 TBPLS No. 10076000

Resubmitted: April 17, 2019  
Submitted: April 8, 2019

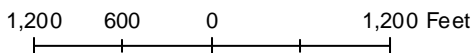
## Area Map



### Future Land Use



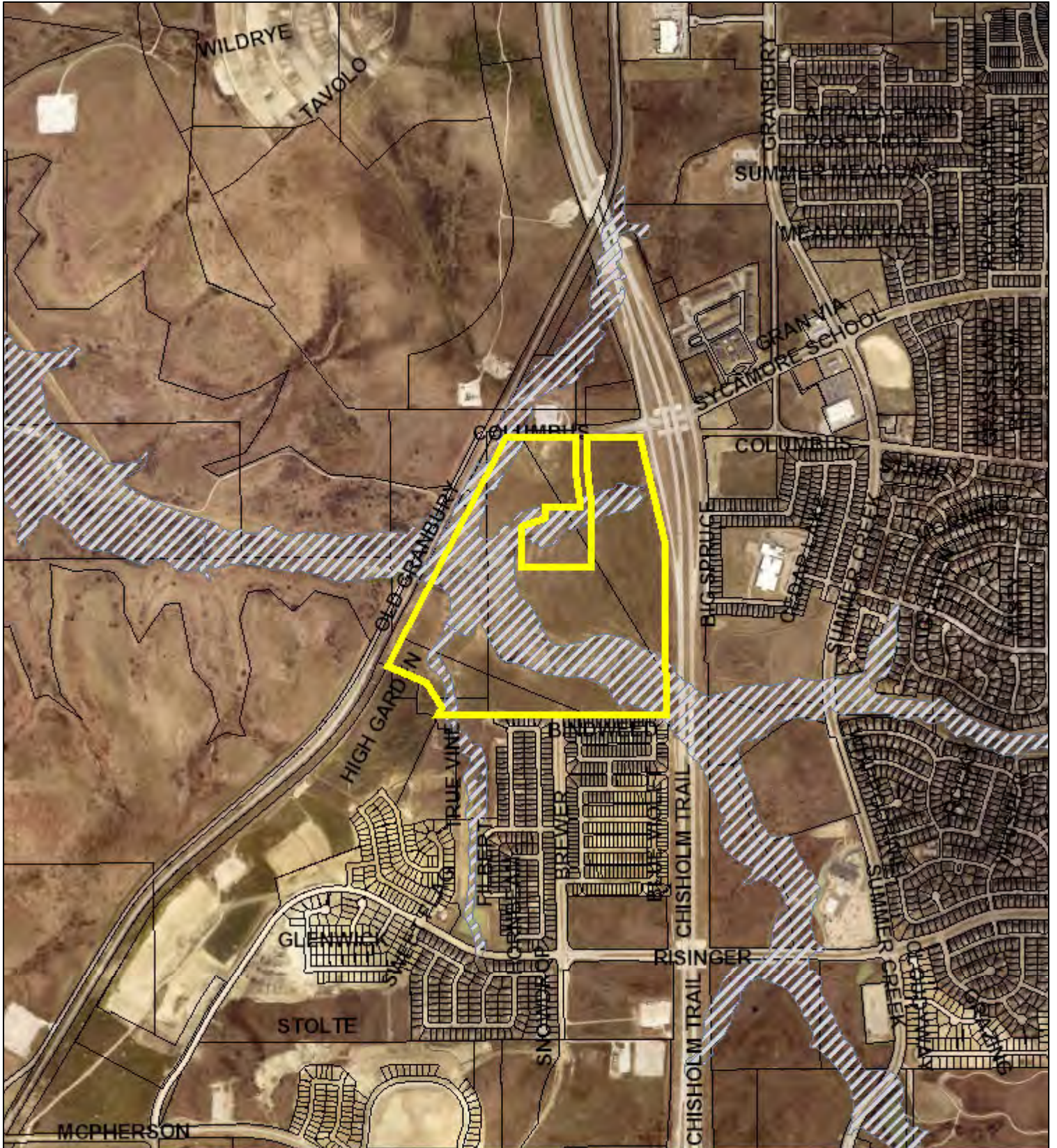
	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		



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 5, 2019.



## Aerial Photo Map



0 800 1,600 3,200 Feet





	Dr				applicant
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**15. ZC-19-070 Blue Lightning Holdings, Inc (CD 8) – 9325 – 9333 (odds) Crowley Rd, 9324 – 9332 (evens) Parkview Dr (South Seminary Addition Lots 7-9; 28-30 Block 12, 1.14 ac.) From: “FR” General Commercial To: Add Conditional Use Permit for truck parking with setback waivers; site plan included**

The applicant was not present.

Motion: Following brief discussion, Ms. Conlin recommended a 30-day continuance of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 9-0.

**16. ZC-19-071 Ramon Lupian (CD 8) – 804 E Powell (Hyde Park Lots 230-231 Block 12, 0.18 ac.) From: “A-5” One-Family To: “E” Neighborhood Commercial**

Ramon Lupian, applicant, stated he wants to rezone the property for an office.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-071
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Ramon Lupian	4521 Harry Dr		Support		Representing the applicant
Odell and JoAnn Brown				Opposition	Sent letter

**17. ZC-19-074 Denton Texas Venture LTD (CD 6) – 6001 & 6093 Columbus Trail (John W. Asbury Survey Abstract No. 52, 119.53 ac.) From: “C” Medium Density Multifamily, “E” Neighborhood Commercial, and “G” Intensive Commercial To: “A-5” One Family, “D” High Density Multifamily, “E” Neighborhood Commercial and PD/D Planned Development for all uses in “D” High Density Multifamily with Development Standards plus cottage community; site plan required with waivers to Multifamily Design Standards site plan submission and certain standards for cottage community only; site plan required**

Jerry Sylo, representing the applicant, gave a brief presentation over the site and proposed rezoning. He stated there is a large floodplain that bisects the property that splits the development in half. The proposed single family will be adjacent to existing single family homes. The high density multifamily will be closest to the Primrose rail station. A cottage community is proposed for the middle of the development.

Larry Keils, spoke in opposition. He lives in Llano Springs. He thinks there will be opposition to the multifamily. He stated that Fort Worth is vehicle-driven and does not think the rail station will happen any time soon. He requested a continuance.

Michael Bilmore, spoke in opposition. He lives adjacent to the southern boundary. He thinks the residential development will overwhelm school districts. The homes adjacent to the site only have wrought iron fences. He thinks there should be discussions with the HOA and developer. He also requested a continuance.

During the rebuttal Mr. Sylo stated that he met with CM Jordan last year and because of the positive feedback they did not reach out to the HOAs. He stated there is significant floodplain separating the development with the existing single family. He believed there is time between now and council to have conversations and can continue the case at council if needed.

Motion: Following brief discussion, Ms. Runnels recommended a 30-day continuance of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					<b>ZC-19-074</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft. notification area</b>	<b>Position on case</b>		<b>Summary</b>
Jerry Sylo	2121 Midway Rd #300 Carrolton, TX		Support		Representing the applicant
Larry Keils	6036 Lacebark Elm Dr			Opposition	
Michael Bilmore	8328 Blue Periwinkle Ln			Opposition	
Brian T Farda	8316 Blue Periwinkle Ln			Opposition	Sent notice

**18. ZC-19-075 Tom Wittrock (CD 5) – 2905 Miller Ave (Eastwood Lot 1A Block 1, 0.25 ac.) From: “A-5” One –Family To: “ER” Neighborhood Commercial Restricted**

Tom Wittrock, applicant, stated he is requesting a rezoning for an office for his rental properties. He has enough parking on-site and does not think it will negatively impact the area.

Motion: Following brief discussion, Mr. McDonnell recommended Approval of the request, seconded by Ms. Conlin. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					<b>ZC-19-075</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft. notification area</b>	<b>Position on case</b>		<b>Summary</b>
Tom Wittrock	2607 Suzanne		Support		Representing the applicant

**19. ZC-19-076 Lukarh Investments LLC (CD 6) – 9605 Old Granbury Rd (Southeast Corner of Brewer & Risinger) (Juan Jose Albirado Survey, Abstract No. 4, 5.49 ac.) From: “G” Intensive Commercial To: “E” Neighborhood Commercial**