



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 25, 2019

Council District 3

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

Opposition: None submitted
Support: None Submitted

Continued Yes ___ No X
Case Manager Arty Wheaton-
Rodriguez
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Cassco Development Co. Inc.**

Site Location: 3000 block Acme Brick Plaza Mapsco: 74Z

Proposed Use: **Multi-Family (senior & assisted living)**

Request: From: "A-5" One-Family, PD 630 Planned Development for "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 a minimum block length of 500 feet, maximum block length 1500 feet, with 20% of the block length allowed between 200 and 500 feet, and allow for front yard signage; site plan waived.

To: Amend PD 630 Planned Development "MU-2" High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance, to increase the maximum front yard setback to 65 feet, to revise block length to a maximum block perimeter of 2,200 feet, and to amend parking standards calculation; site plan waiver requested

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

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

Staff Recommendation: **Approval**

Background:

The property is located along the Trinity River and off of Acme Brick Plaza, south of Edwards Ranch Road. The applicant is proposing a zoning change to amend a 6.11 acre portion of PD 630 (Lot 2, Block 1 on PP-08-030) to allow increased front yard setbacks and maximum block perimeter for the development, while also amending the parking standards for the development. The property is to be developed as Tradition Senior Living (senior and assisted living).

The site has limited street frontage today as there is a drainage channel that separates the development from Clearfork Main St and Acme Brick Plaza currently dead ends at a cul-de-sac at the northwest corner of the property. As other buildings have done within Clearfork, the developer is planning to maintain proximity and orientation towards the Trinity River while also maintaining frontage on existing roadways. These conditions are why the developer is asking to increase the maximum front yard setback to 65 feet as opposed to 20 feet. Also, with the nature of the development, senior living and assisted living

(including memory care) having walkways and other super block breakers is difficult while trying to maintain a secured site for residents; therefore the applicant has also asked to increase the block perimeter to 2,200 feet. The applicant has also requested that parking be calculated in an overall bedroom calculation of .75 spaces per bedroom, inclusive of all room types (senior multi-family, assisted living and memory care) where the ordinance requires additional parking based on gross floor area and employees.

Site Information:

Owner: Cassco Development Co.
 4200 S. Hulen, Suite 614
 Fort Worth, TX 76109
 Agent Peloton Land Solutions
 Acreage: 6.10 acres
 Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "PD 630" / medical office
 East "G" Intensive Commercial / office building, mid-rise
 South "A-5" One Family / undeveloped; Trinity River
 West "FR" General Commercial Restricted / office building, low-rise

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-051 Approved by City Council 03/24/05 for PD/MU-2 uses and holding to the 2003 Comprehensive Zoning Ordinance
 ZC-12-052 amend PD 630 to adjust maximum setback and allow front yard signage
Platting History: PP-08-030, Lot 2 Block 1 Edward Ranch Clearfork Addition

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Edwards Ranch Road	Local	Local	No

Public Notification:

300 foot Legal Notifications were mailed on May 23, 2019.
 The following organizations were notified: (emailed May 20, 2019)

Organizations Notified	
Ridglea Area Neighborhood Alliance	River Park HOA
Plum Valley Place HOA	Riverhills HOA
River Park Place HOA	Ridglea NA
Como NAC	Ridglea Hills NA
Tarrant Regional Water District	Clearfork
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

**Closest registered neighborhood organization*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD 630 to increase maximum setbacks and block perimeter, while also amending parking standards for a senior living multi-family and assisted living project. Surrounding land uses consist of general office and medical office.

Due to the location and scale of the project, the proposed zoning amendment **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2019 Comprehensive Plan designates the subject property as General Commercial. The below Comprehensive Plan policies apply to this proposal:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

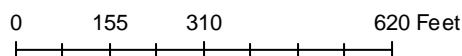
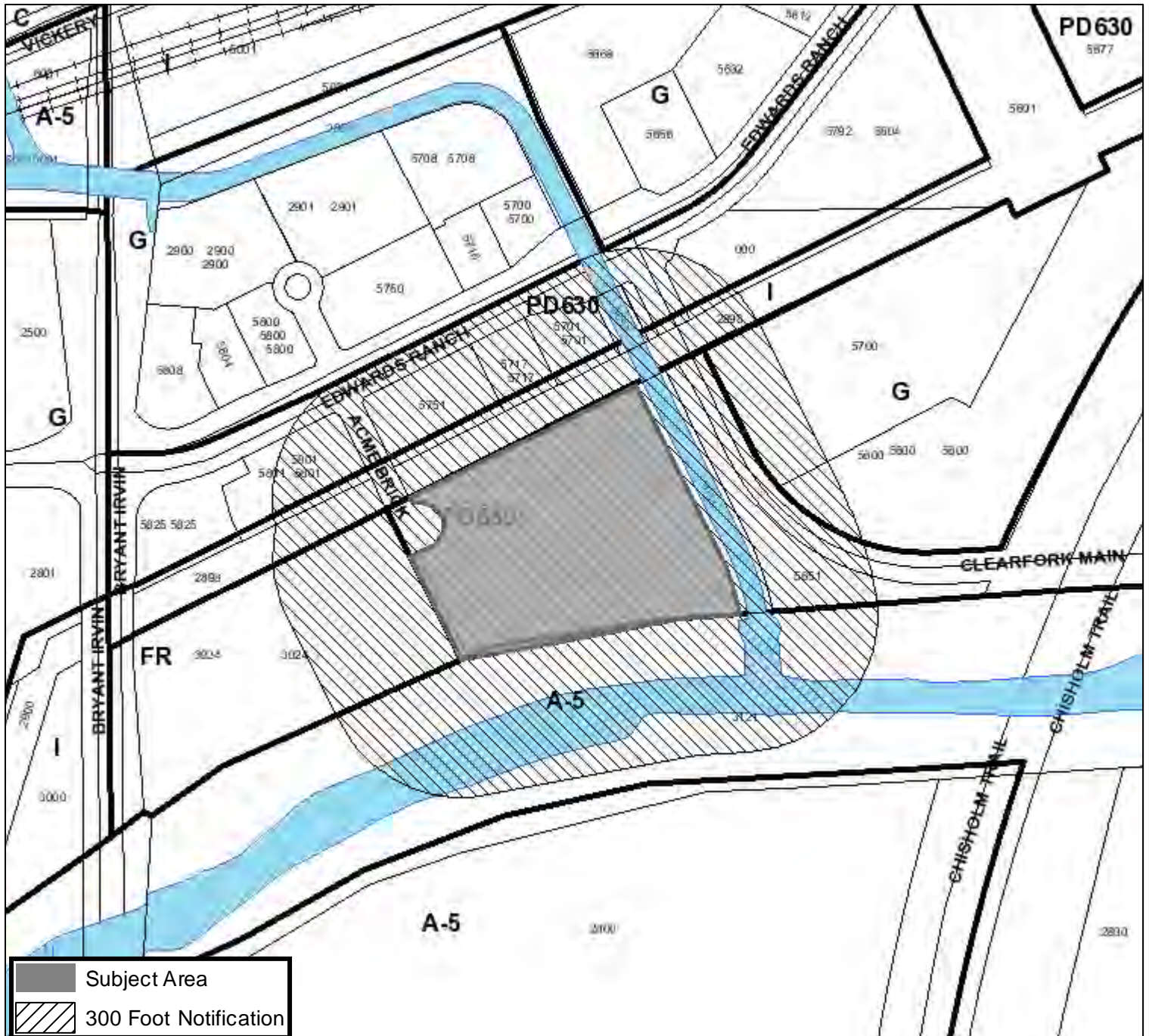
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

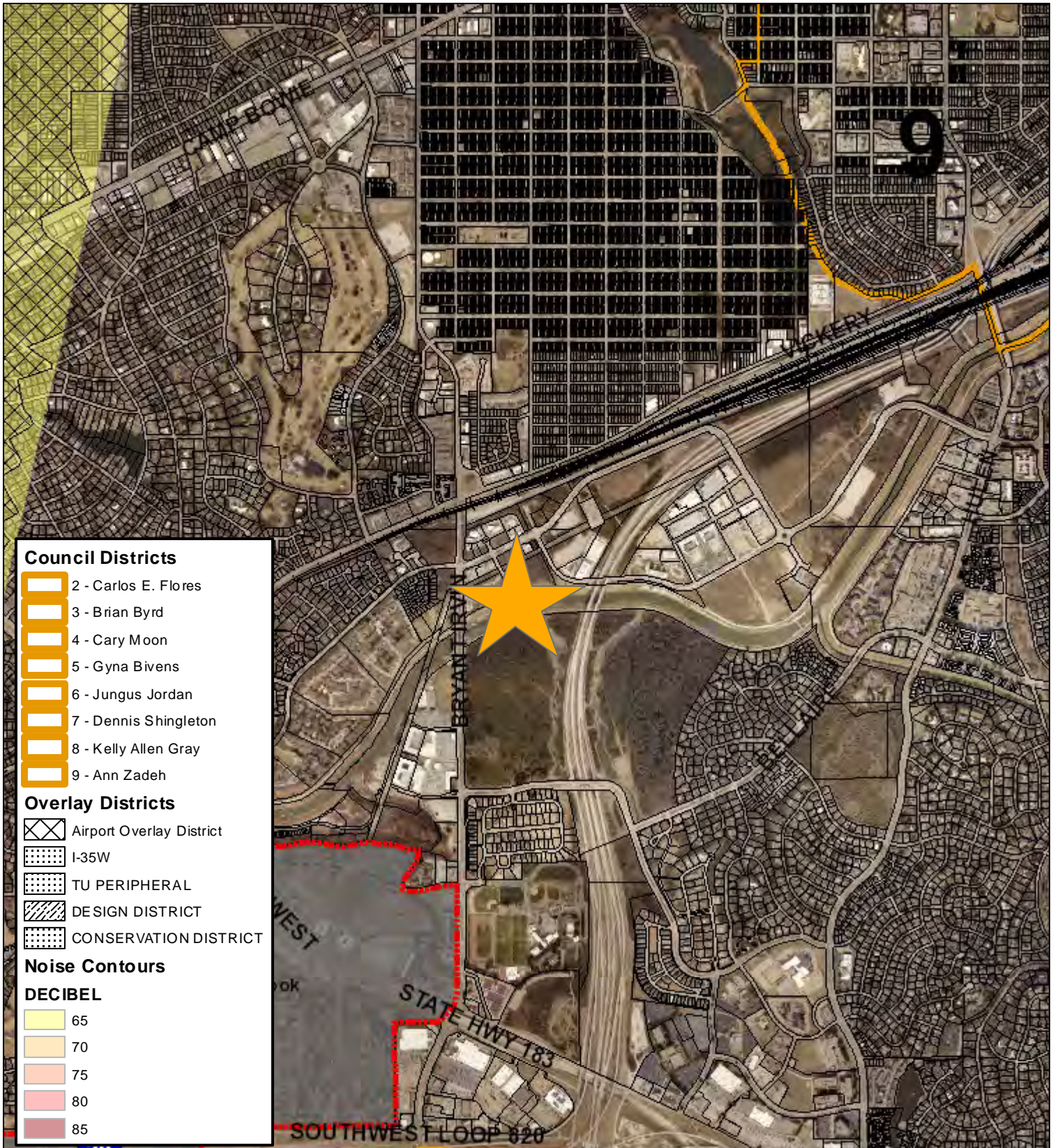
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

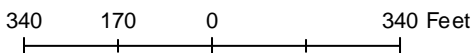
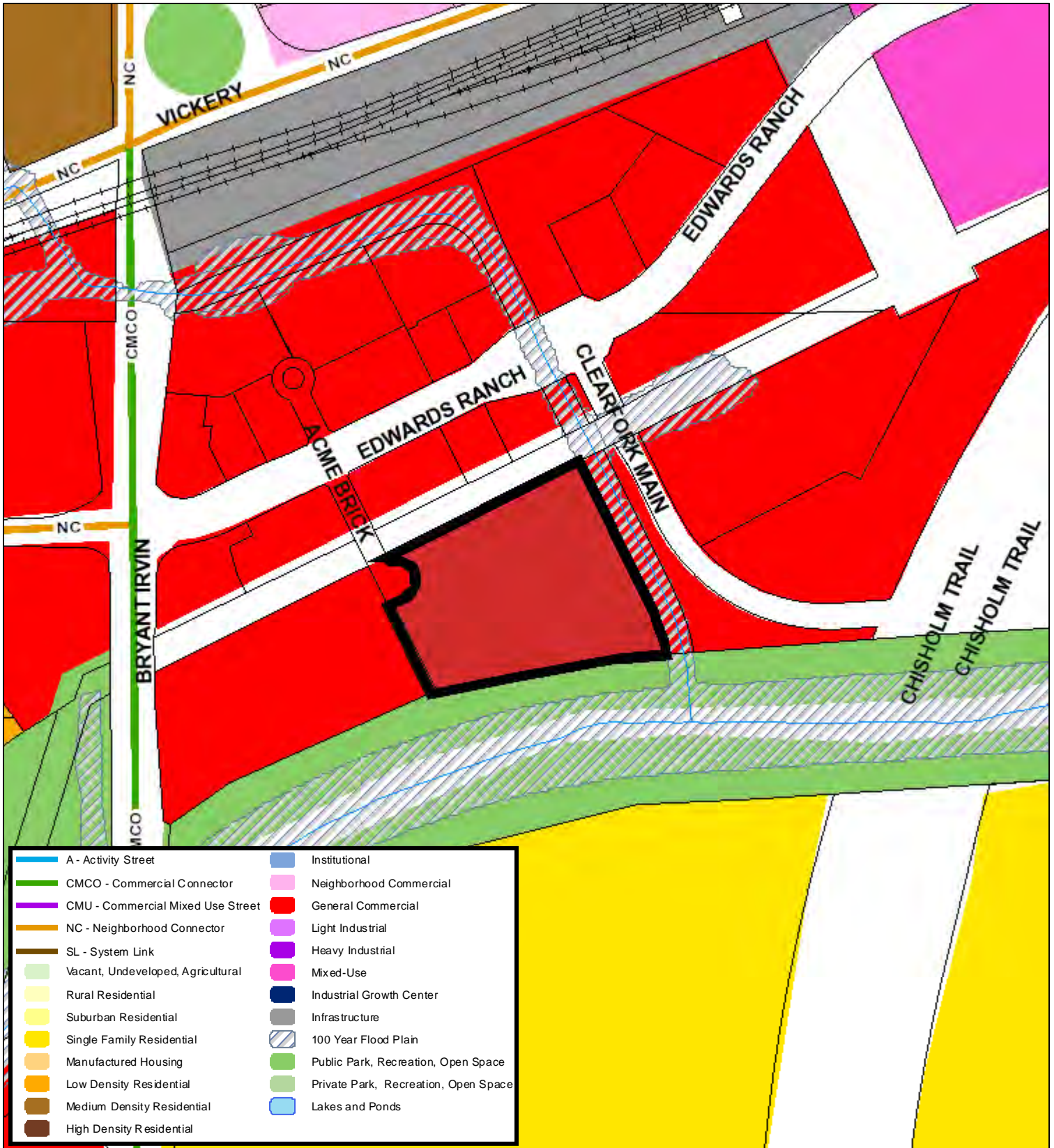
Applicant: Cassco Development Co, Inc.
 Address: 3000 block Acme Brick Plaza
 Zoning From: A-5, PD 630 for MU-2 uses
 Zoning To: Amend development standards for multifamily uses in PD 630
 Acres: 6.10667631
 Mapsco: 74Z
 Sector/District: Arlington Heights
 Commission Date: 6/12/2019
 Contact: 817-392-2495



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 5, 2019.



Aerial Photo Map



0 220 440 880 Feet

