



Zoning Staff Report

Date: February 11, 2025

Case Number: ZC-24-120

Council District: 6

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: DFW Pinnacle Montessori LLC / Zion Capital LLC & Mary Nell Poole, Townsite

Site Location: 5801 W. Risinger Road

Acreage: 5.594 acres

Request

Proposed Use: Duplexes

Request: From: “G” Intensive Commercial

To: “PD-R1” Planned Development for all uses in Zero Lot Line/Cluster housing with development standards for 6 ft. solid wood fence and security gates located within the front yard setback; excluding government office facility, museum and country club; site plan included

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Map Consistency: Requested change **is not consistent**

Comprehensive Plan Policy Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval 7-3**

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Project Description and Background

The applicant is requesting a zoning change from "G" Intensive Commercial to "PD/R1" Planned Development for all uses in R1 Zero Lot Line/Cluster housing with development standards for a 6 ft. solid wood fence and security gates located within the front yard setback, site plan included. The property is located on the north side of West Risinger Road where it crosses under Chisholm Trail Parkway. There is no interchange or direct access at this interchange. Currently the only access is off of westbound Risinger Road, as there is no curb cut or turn lane allowing access from the eastbound direction. This rezoning request would downzone the property from a more intensive, non-residential zoning category to a residential zoning category. The property is currently undeveloped.

Applicant's Proposal

The following narrative was provided by the applicant as part of their submittal package:

The developer would like to rezone the area from G General Commercial to R2 Townhouse/Cluster. The property on the eastern border is adjacent to the Chisholm Trail frontage road, Risinger Road to the south, a Senior Living on the west and R1 residential to the north.

The plan is to construct 48, for sale, townhomes in a combination of 2 and 3 story buildings. Homes will have two or three bedrooms with square footage ranging from 1,750 to 2,200 . Each home will have an attached 2-car garage. The townhomes are attached in variations of 3 and 4 units separated by open green spaces. Homes face a public street and garages are accessed by rear alley.

The developer is proposing a 10' front yard setback to create a unified residential look with sidewalks and street trees. Along with the green spaces dispersed throughout, there will be an HOA amenity area including a dog park.

Site Photos





Surrounding Zoning and Land Uses

North “R1” Zero Lot Line/Cluster / single family residential
East “C” Medium Density Multifamily / Chisholm Trail Parkway & undeveloped
South “PD 1236” Planned Development / self storage/mini-warehouse
West “G” Intensive Commercial / assisted living

Zoning History

The existing “G” zoning has been in place since at least 2004.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 23, 2024.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on December 23, 2024:

Organizations Notified	
Llano Springs HOA*	Chisholm Trail Ranch HOA
Streams & Valleys Inc	Trinity Habitat for Humanity
Summer Creek South HOA	Villages of Sunset Pointe HOA
District 6 Alliance	Crowley ISD

**Located within this registered Neighborhood Association*

Land Use Compatibility

Development Impact Analysis

The applicant is proposing to rezone the site to “PD/R1” for Townhouse Cluster units. The surrounding land uses developed as a mix of uses, with a residential single family neighborhood directly abutting the site on the north, assisted living center directly adjacent to the site on the west, and self-storage across W. Risinger Road. The subject site borders the Chisholm Trail Parkway toll road to the east, but the property beyond the toll road is undeveloped at present (but zoned for multifamily).

With the subject site bordering a high volume roadway to the east, and an existing residential neighborhood to the north that lacks stub-out connections, the proposed rezoning to townhouse **is not compatible** with surrounding land uses. The limited access and circulation to this site are more conducive to non-residential applications.

(Transportation Comments)

FYI

Traffic volumes do not meet the threshold to require a TIA. The site will potentially create illegal u-turns across the painted median on westbound Risinger where the physical median ends during the AM peak hour.

Comprehensive Plan Consistency – Far Southwest

The 2023 Comprehensive Plan currently designates the subject property as *future general commercial* on the Future Land Use Map. Ideal zoning types for areas designated as future general commercial include all commercial zones, “MU-1” and “MU-2” Mixed Use zones, and applicable form based codes. “R2” Townhouse/Cluster is not listed as a compatible zoning category and would not result in development of general commercial in this area.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

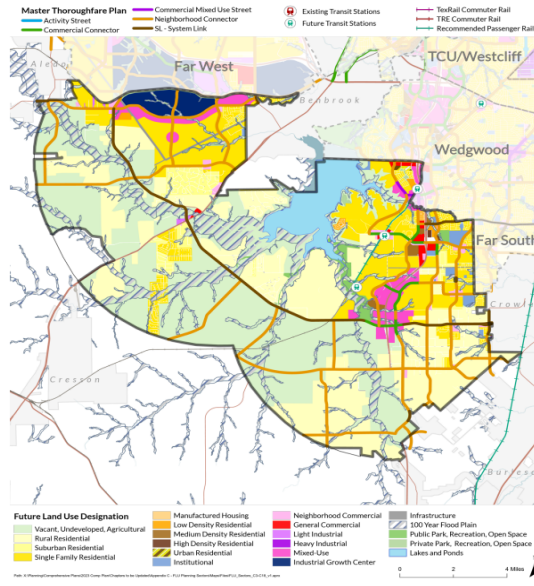
The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use Map designation. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

This rezoning proposal is not supported by any policies, including those specific to the Far Southwest planning sector. Keeping future growth in mind, the City should endeavor to preserve existing vacant commercial land for future growth. Based on these factors, the proposed zoning **is not consistent** with the Comprehensive Plan policies.

FAR SOUTHWEST SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Support the extension of rail transit to the Far Southwest sector.
3. Promote transit-oriented development (TOD) around the planned Summer Creek TEX Rail station.
4. Promote commercial, mixed-use, and urban residential development within the Summer Creek Future TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
5. Within the Lake Benbrook watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
6. Promote only those uses near Lake Benbrook that will ensure protection of water quality, including protection of riparian buffers and use of Green Infrastructure techniques.
7. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains and other open space corridors.
10. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
11. Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road, and the Walsh Ranch and Veale Ranch Growth Centers.
12. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
13. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
14. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
15. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.

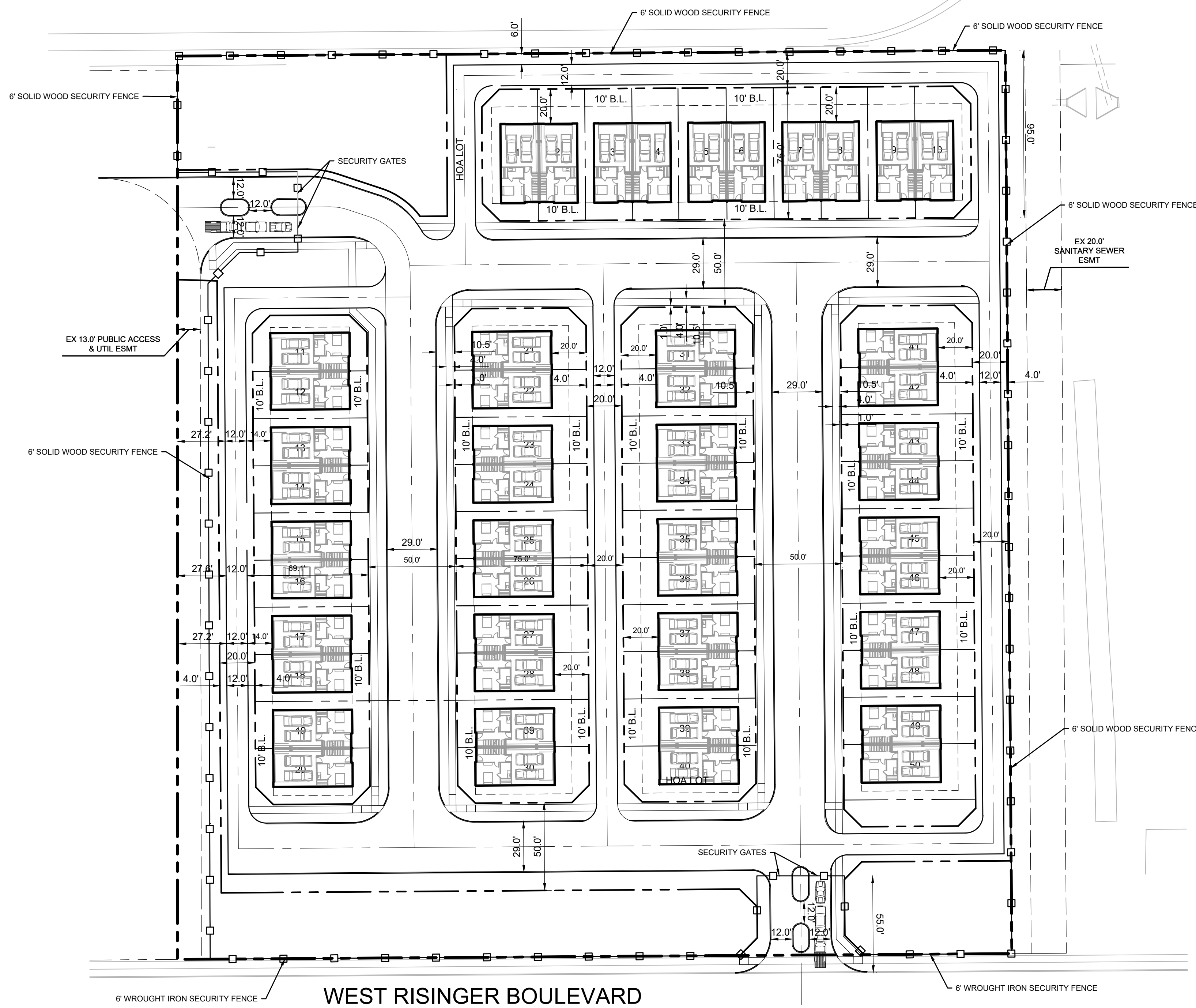


"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." Texas Local Government Code, Section 219.005.

Site Plan Comments

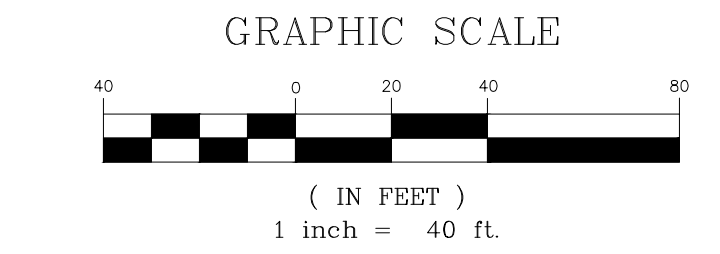
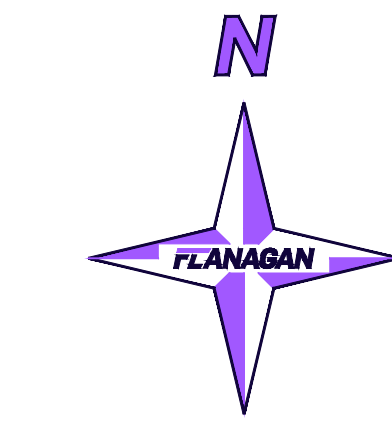
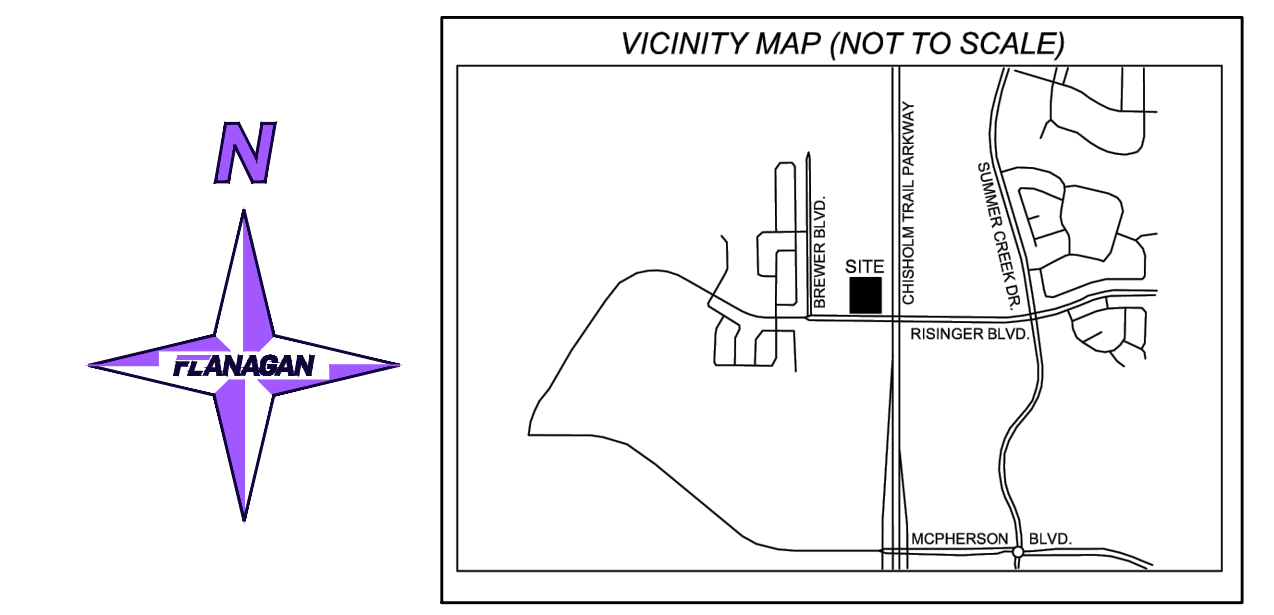
Site plan Comments have been sent to the applicant.

THE GRANDVIEW
OF CHISHOLM TRAIL

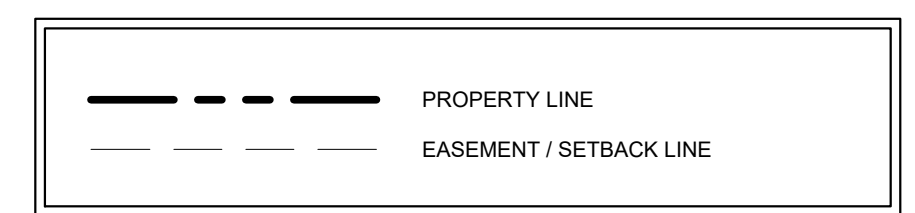


CHISHOLM TRAIL PARKWAY

WEST RISINGER BOULEVARD



LEGEND



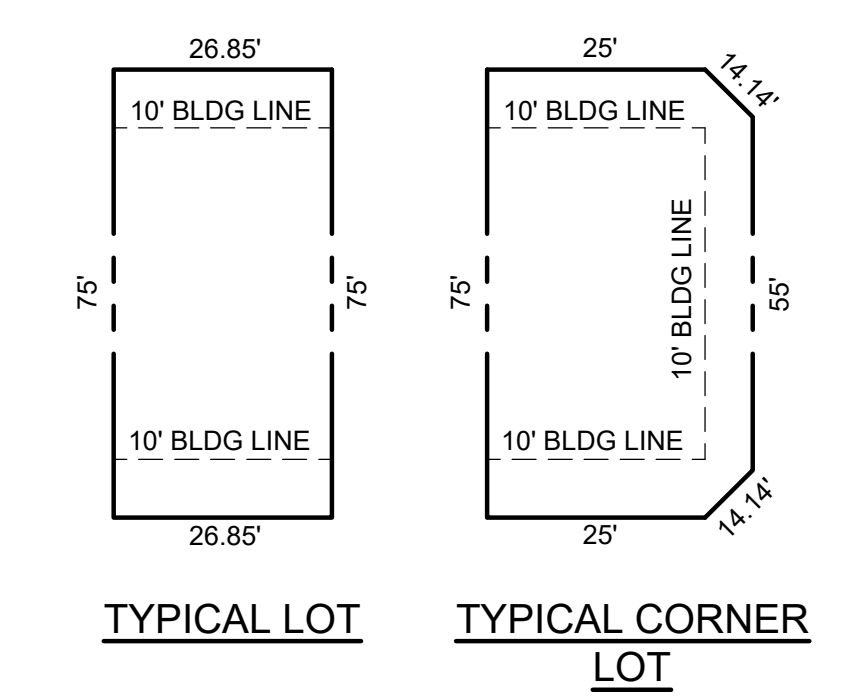
NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

DEVELOPMENT STANDARDS

1. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4. SIGNS.
3. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
4. THIS REQUEST FOR PLANNED DEVELOPMENT IS IN ACCORDANCE WITH R1 CLUSTER HOUSING UNITS FROM SECTION 4.708 OF THE ZONING ORDINANCE WITH THE FOLLOWING EXCEPTIONS.

REQUIREMENT	R1 STANDARD	PROPOSED TO:
SECURITY GATES		SECURITY GATES AND FENCING WILL BE TO FULLY ENCLOSE THE DEVELOPMENT.
FENCING	TWO FEET HIGH IN PUBLIC OPEN SPACE EASEMENT, EIGHT FEET HIGH BEHIND FRONT YARD.	ALLOW 6' SOLID WOOD OR WROUGHT IRON FENCING IN THE FRONT YARD ALONG W. RISINGER ROAD.



Site Plan
for
Zion DUPLEXES

West Risinger Boulevard at Chisholm Trail Parkway
Proposed Zoning
PD (R1) Cluster Housing Units District
Located Near the City of Fort Worth, Texas
in Tarrant County
50 Lots, 4 HOA Lots
Date Prepared: December 27, 2024

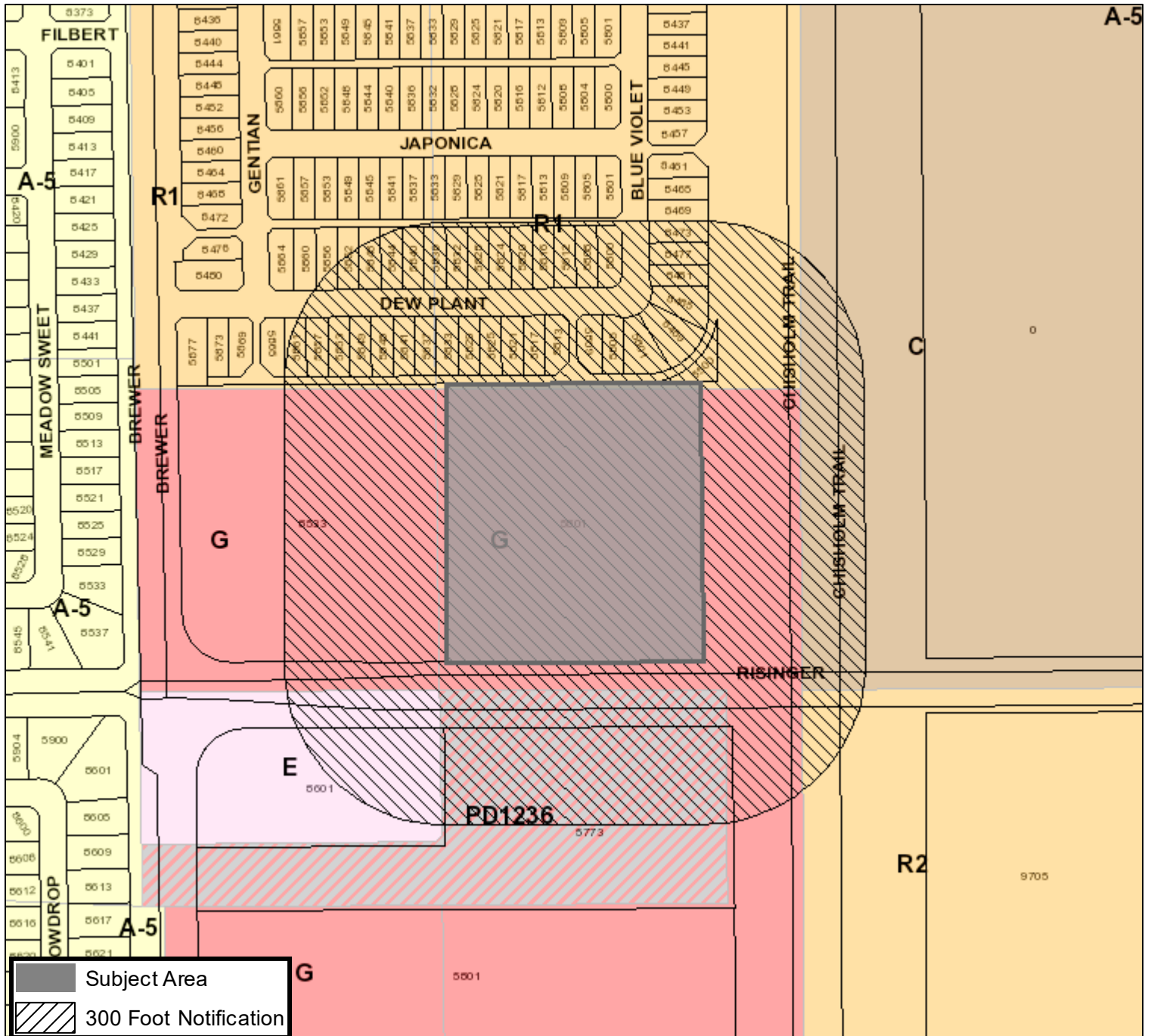
SITE DATA TABLE	
EXISTING ZONING	G
PROPOSED ZONING	PD R1 CLUSTER HOUSING UNITS
LOT AREA	5.5935 ACRES
UNITS PER ACRE	8.94 UNITS/ACRE
OPEN SPACE	0.85 ACRES (37,046 S.F.)
SITE PARKING	50 UNITS x 2 SPACES = 100 SPACES
PROVIDED PARKING	100 SPACES





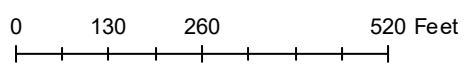


Area Zoning Map

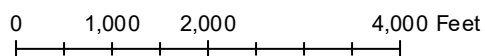
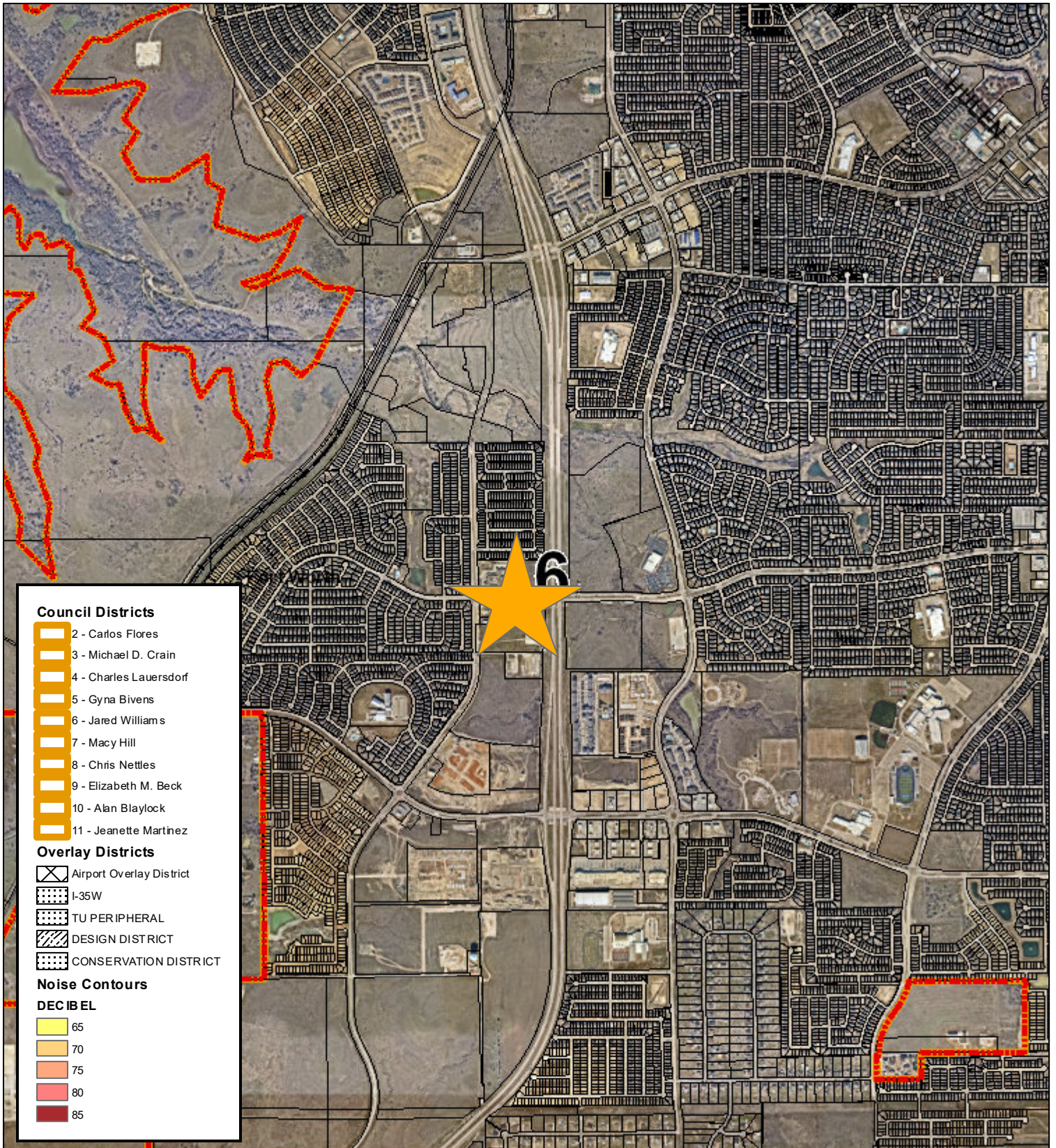
Applicant: DFW Pinnacle Montessori, LLC / Mary Nell Poole
 Address: 5801 W Risinger Road
 Zoning From: G
 Zoning To: PD/R1 for cluster housing w/dev. standards for gates and fencing in front yard; site plan inc
 Acres: 5.59347212
 Mapsco: Text
 Sector/District: Far_Southwest
 Commission Date: 1/8/2025
 Contact: 817-392-8043



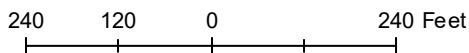
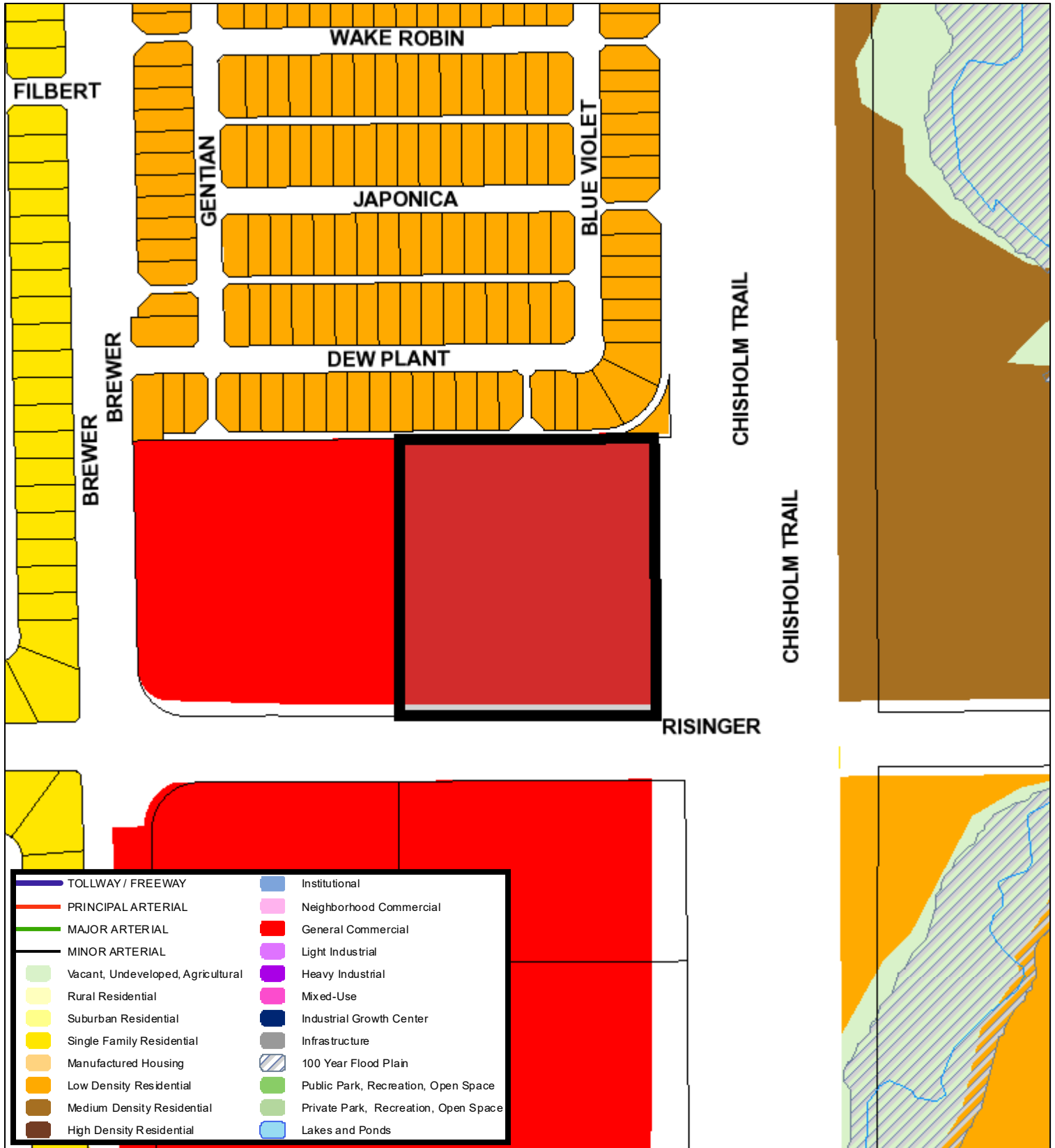
 Subject Area
 300 Foot Notification



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



0 155 310 620 Feet

