



Zoning Staff Report

Date: December 14, 2021

Case Number: ZC-21-116

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: 1187 Holdings LLC and Larry Gentree, Trustee/Manhard Consulting-Reece Bierhalter

Site Location: 12400-12700 blocks of Ware Ranch Trail

Acreage: 16.27 acres

Request

Proposed Use: Multifamily

Request: From: "J/Spinks Airport Overlay" Medium Industrial/Spinks Airport Overlay

To: "PD/C" Planned Development for all uses in "C" Medium Density Residential with development standards for reduction of open space requirements to 30%, building orientation and screening between buildings and the ROW / Spinks Airport Overlay, site plan included

Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial with Prejudice by a vote of 9-0**

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Project Description and Background

This site is located south of the intersection of Rendon Crowley Road and IH-35W. The applicant is requesting a rezoning from “J” Medium Industrial to Planned Development for all uses in “C” Medium Density Multifamily with development regulations for 30% open space, parking in front of the building, and fencing between the building and right of way; site plan waiver requested / Spinks Airport Overlay. The site is in the immediate vicinity of the Spinks Airport.

This PD is requesting development standards for a reduction in the open space requirement, building orientation, and screening fence.

Below is a table showing the “C” district regulations and the proposed “PD/C” regulations, based on the waivers required for the site plan.

Requirement	C Standards	Proposed PD/C (Provided per site plan)
Density	Maximum 24 units per acre	17.65 units per acre
Height	Maximum height 36'	Will comply
Required Yards	<u>Front Yard</u> : 20' minimum <u>Rear Yard</u> : 5' minimum <u>Interior Side Yard</u> : 5' minimum <u>Corner lot side yard</u> : 20' minimum adjacent to side street	Will comply
Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	<i>(requires Development Regulation Standard)</i>
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 477	Spaces provided: 483
Open Space	Minimum 45%	30% <i>(requires Development Regulation Standard)</i>
Landscaping	Must meet 20 points of enhanced landscaping	Will comply

Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	<i>(requires Development Regulation Standard)</i>
Façade Variation	Must meet selection of façade variation elements.	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	Will comply

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”. Several new commercial sites have been developed along the I-35 frontage over the past few years. Industrial uses have also begun to reach further south with new developments along Risinger Rd and near 1187. Commercial and industrial uses are more compatible at this location due to the proximity to I-35W and Spinks Airport.

Surrounding Zoning and Land Uses

- North “E” Neighborhood Commercial / car wash
- East “J” Medium Industrial / Spinks Airport
- South “J” Medium Industrial / gas well site
- West “J” Medium Industrial / vacant land, commercial

Recent Zoning History

- ZC-13-138 Add airport overlay and Runway Protection zones
- ZC-20-025 Add Conditional Use Permit for car wash in “E” Neighborhood Commercial

Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.
The following organizations were notified: (emailed July 26, 2021)

Organizations Notified	
Crowley ISD	Burleson ISD
Trinity Habitat for Humanity	Streams and Valleys Inc
District 6 Alliance	

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning to “PD/C” Planned Development for all uses in “C” Medium Density Residential with development standards for reduction of open space requirements to 30%, building orientation and screening between building and the ROW / Spinks Airport Overlay, site plan included. Surrounding uses are primarily vacant with a gas well to the south and Spinks Airport to the east.

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

However, Industrial uses have also begun to reach further south with new developments along Risinger Rd and near 1187. Commercial and industrial uses are more compatible at this location due to the proximity to I-35W and Spinks Airport.

Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan currently designates the subject property as General Commercial. The proposed zoning is not consistent with the land use designation of the Comprehensive Plan and aligns with the policies below.

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

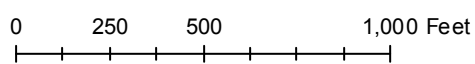
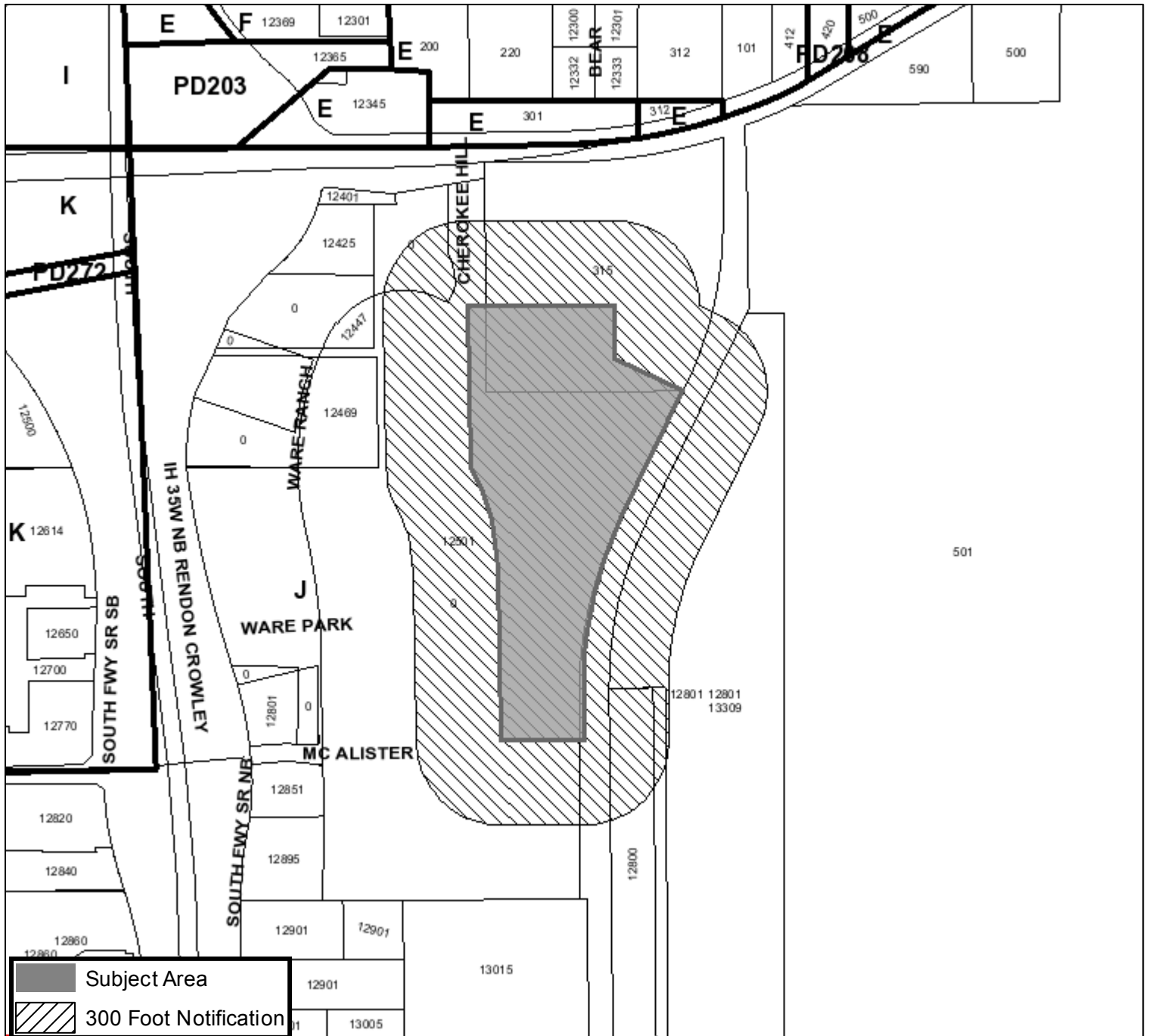
Site Plan Comments

The site plan is general compliance with Zoning Ordinance regulations

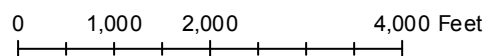
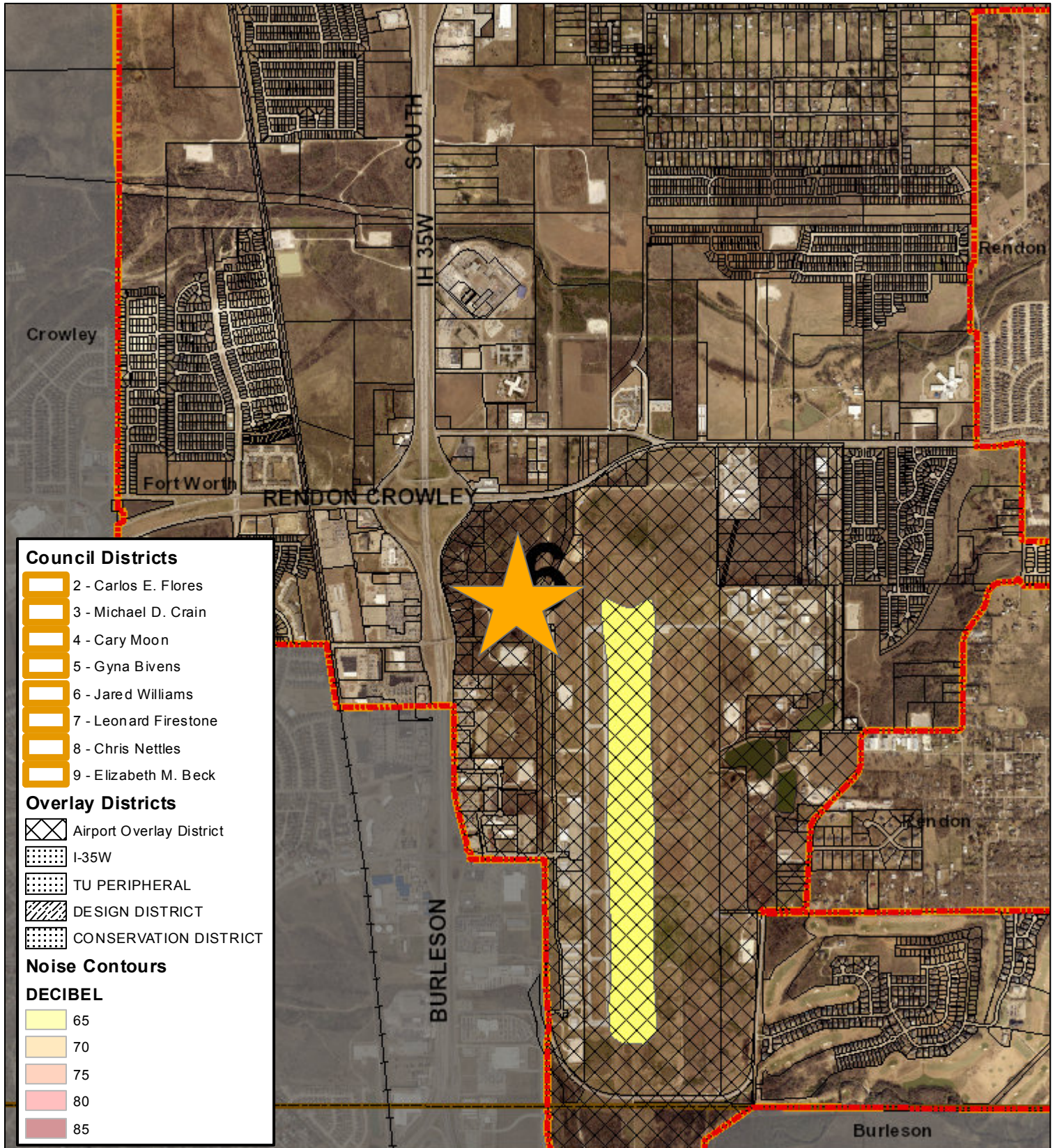
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

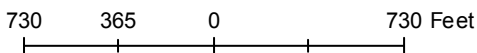
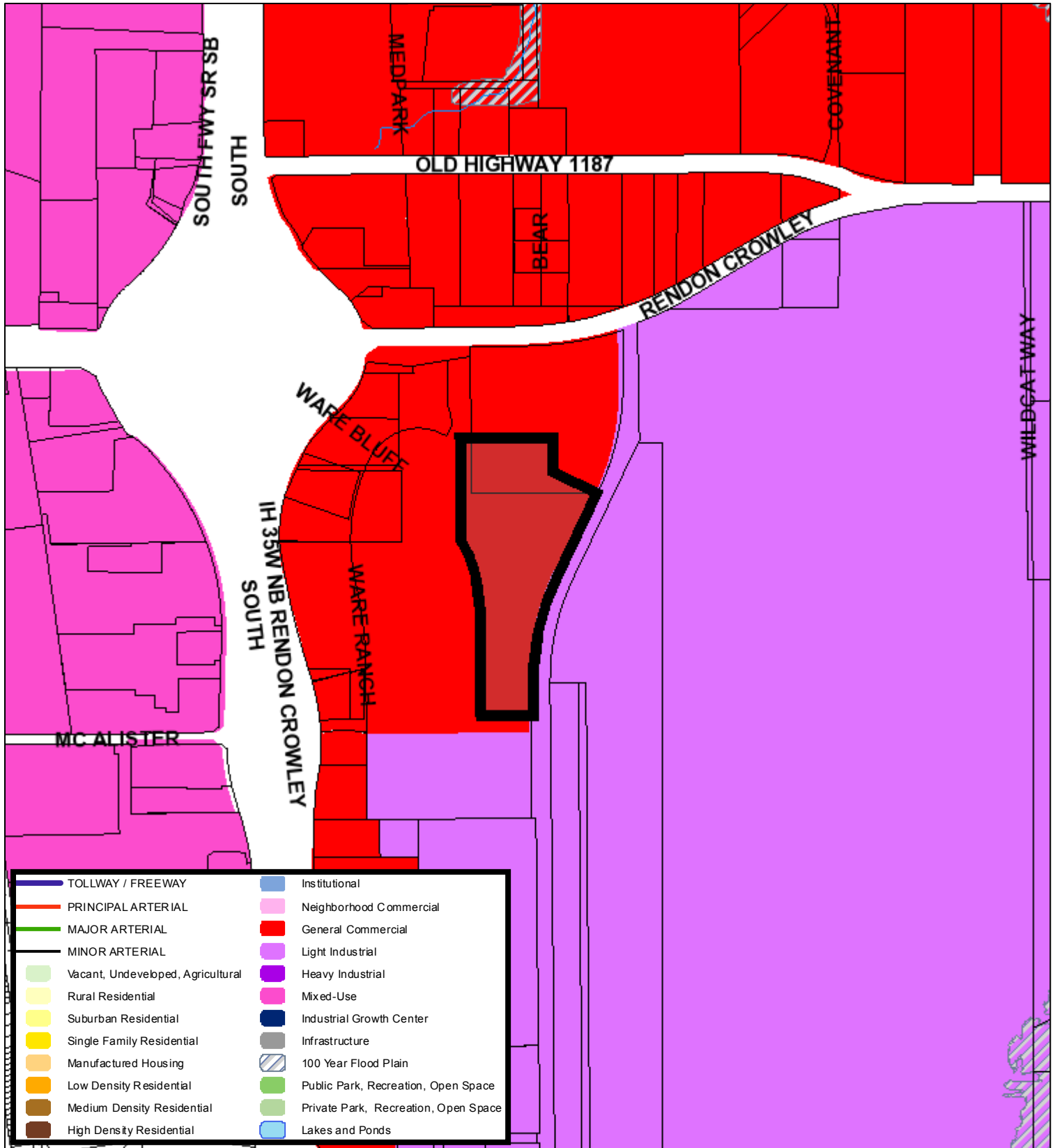
Applicant: 1187 Holdings LLC, Northstar Farms Inc.
 Address: 12400 - 12700 blocks Ware Ranch Trail
 Zoning From: J / Spinks Airport Overlay
 Zoning To: PD/C with dev. regulations / Spinks Airport Overlay
 Acres: 16.27188641
 Mapsco: 119P
 Sector/District: Far South
 Commission Date: 8/11/2021
 Contact: 817-392-8047



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



0 460 920 1,840 Feet

