



Zoning Staff Report

Date: November 12, 2024

Case Number: ZC-24-098

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Ken Schaumburg

Site Locations: 3500, 3508 & 3518 State Hwy 360

Acreage: 56.9 acres

Proposed Use: Mixed Use- Residential and Commercial

Request

Request: From: "AG" Agricultural

To: "MU-2" High-intensity Mixed-Use

Recommendation

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

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

In a bid to capitalize on this strategic location, the applicant has put forth ambitious plans for development. Their proposal entails the construction of both commercial and multi-family buildings just south of the TRE Centre Point Station. This vision is meticulously outlined in the conceptual site plan accompanying the rezoning case. The applicant is proposing to rezone “AG” Agricultural zoned land to MU-2 for a Transit Oriented Development (TOD). Higher density, mixed-uses, and walkable developments are preferred near major transportation hubs such as the Centreport Station, which is in-between Fort Worth and Dallas and also provides access to DFW Airport.

The overall area is near the Trinity River, heavily treed and encompasses flood plain. The applicant intends to follow all floodplain, Urban Forestry and other development standards. These items will be reviewed under the platting and permitting processes. The proposed new development will also c

The applicant may request a continuance in order to hold a Predevelopment Conference.

Surrounding Zoning and Land Uses

North	“J” Medium Industrial; “C” Medium Density Multifamily / multifamily, industrial, TRE CentrePort Station
East	“J” Medium Industrial / Industrial
South	City of Grand Prairie / undeveloped
West	City of Grand Prairie / US 360

Recent Zoning History

- N/A

Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.

The following organizations were notified: (emailed September 27, 2024)

Organizations Notified	
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	DFW International Airport
Arlington ISD	Hurst Euless Bedford ISD

** Not located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The vicinity is primarily characterized by vacant land and industrial development. The applicant is proposing a rezoning of the property to accommodate specific land uses and adhere to design criteria outlined in the "MU-2" High-intensity Mixed-Use zoning district. This adjustment aims to harmonize the property's classification with the nature of the surrounding area. By doing so, it paves the way for the development of compatible activities that enhance the commercial vitality and diversity of the neighborhood.

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as Agricultural on the Future Land Use Map.

The proposed zoning is **not consistent** with the Comprehensive Plan FLU Map

However, the properties in question are strategically located between two major cities and along the Trinity Railway Express with direct access to the CentrePort Station. The proposed changes in zoning are in harmony with the overarching policies outlined in the Comprehensive Plan, which prioritize fostering economic expansion within the region. In essence, the proposed shift towards mixed-use zoning in this area is well-aligned with the established zoning objectives and urban planning goals. It signifies a strategic step forward in nurturing sustainable economic growth while maintaining synergy with the overarching development strategies in the region.

The proposed rezoning **is compatible** with the following Comprehensive Plan Policies:

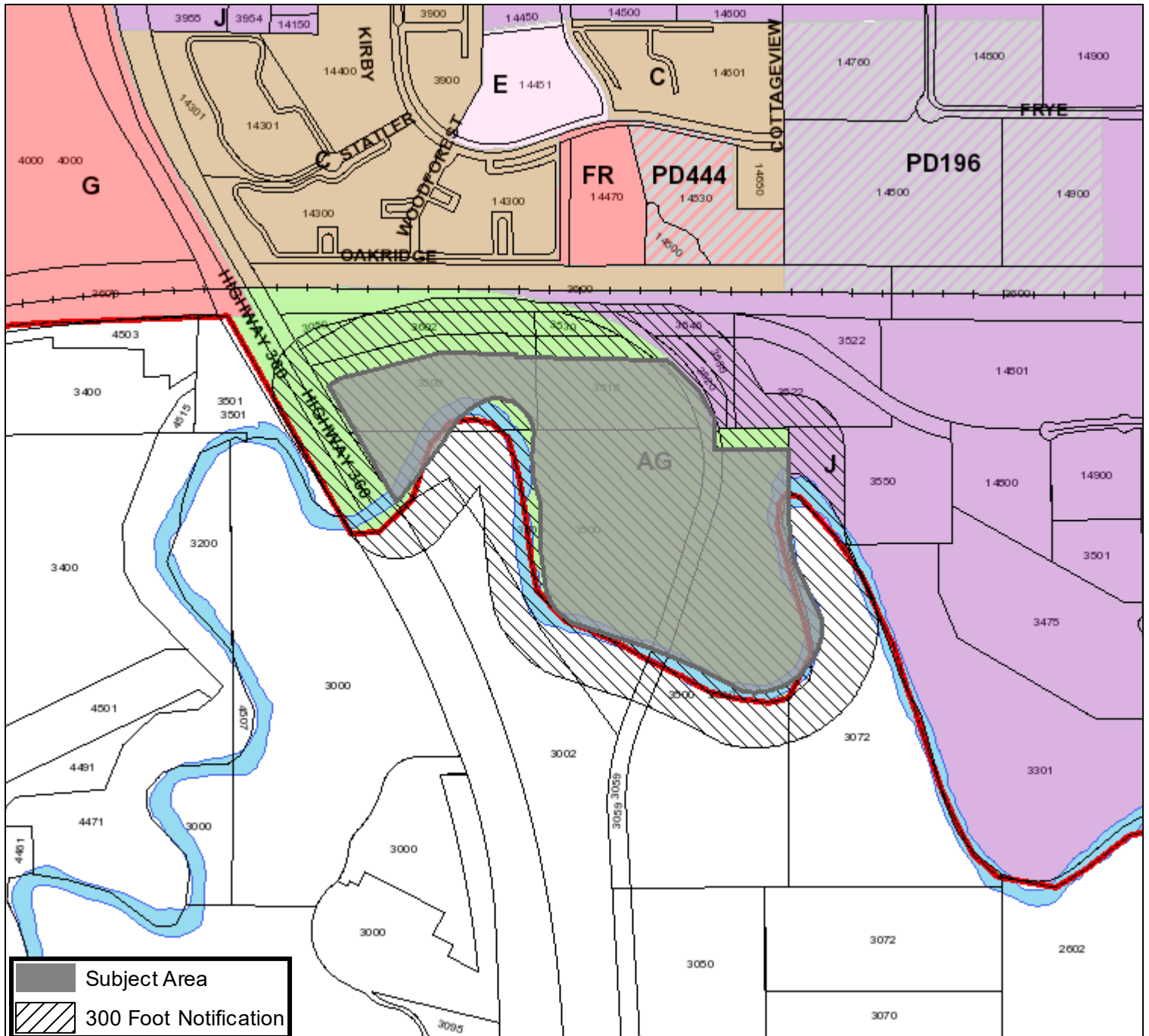
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Plan for, facilitate, and aggressively pursue appropriate transit-oriented development (TOD) at existing and future transit station locations. A TOD encourages compact urban development adjacent to transit stations. Mixed uses in a single building, minimal setbacks, and taller structures help achieve the higher densities necessary to support transit. Retail businesses and services for commuters should be located adjacent to transit stops, between the rail platform and parking facilities.



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Area Zoning Map

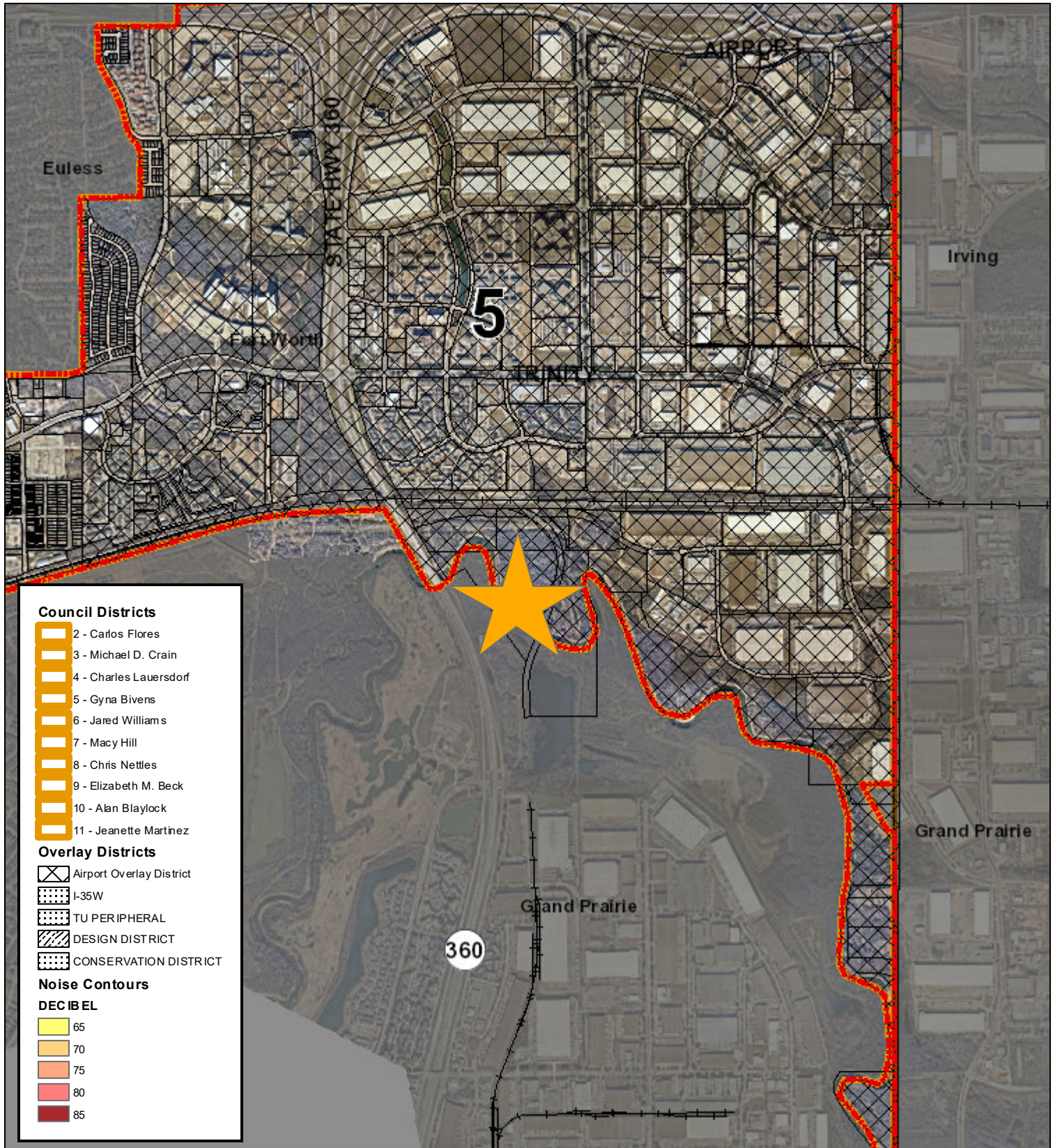
Applicant: Great Southwest 205
Address: 3500, 3508 & 3518 State Hwy 360
Zoning From: null
Zoning To: null
Acres: 56.92372111
Mapsc0: Text
Sector/District: Eastside
Commission Date: 10/8/2024
Contact: 817-392-6226



0 380 760 1,520 Feet

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Area Map

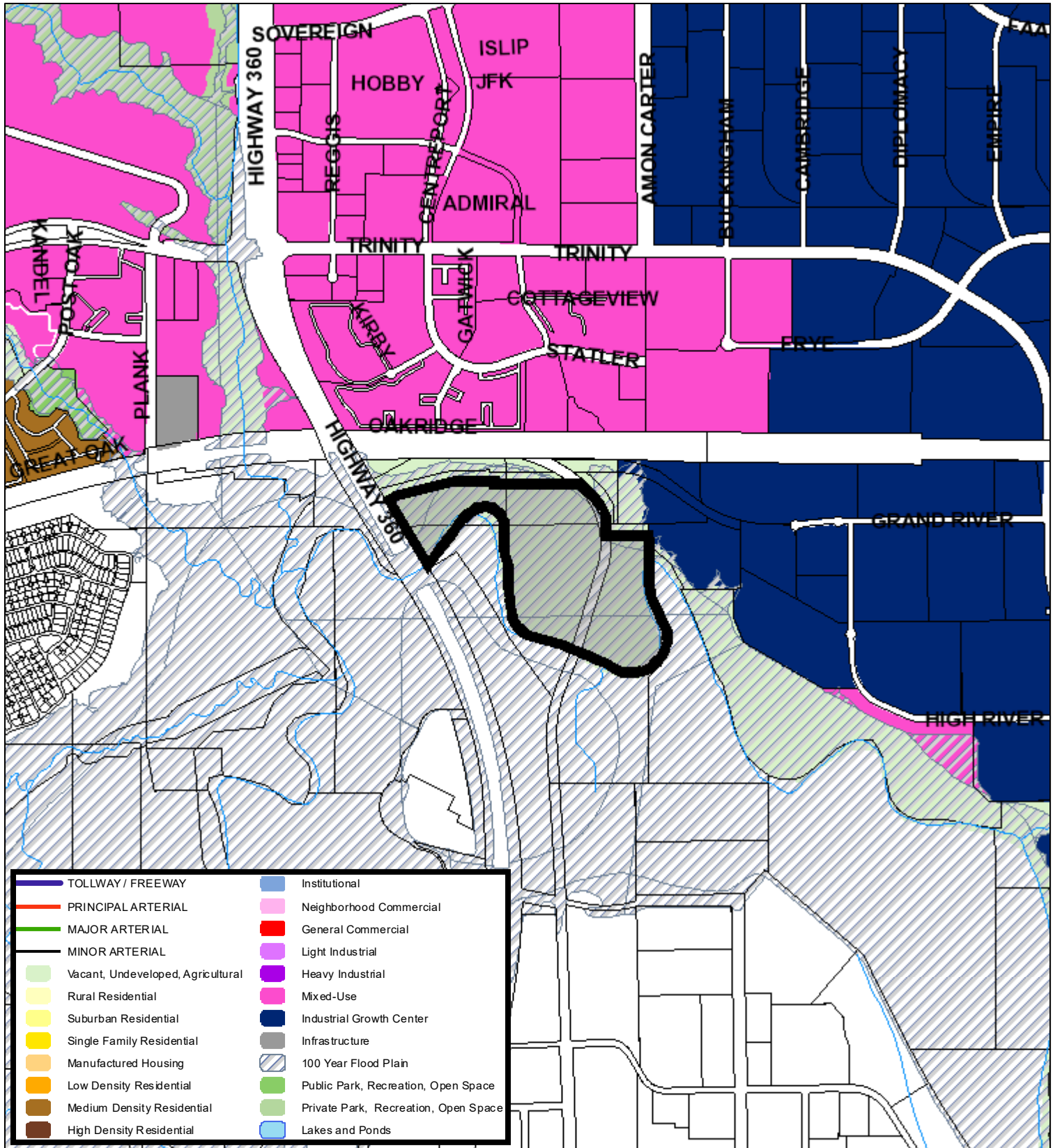


0 1,000 2,000 4,000 Feet



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Future Land Use



1,200 600 0 1,200 Feet

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.



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Aerial Photo Map

