



Zoning Staff Report

Date: Sept. 13, 2022

Case Number: ZC-22-046

Council District: 6

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: R Zeligson & I. Frank Trusts / GCRE Investment Fund LLC, Jordan Snyder

Site Location: 4301 W. Risinger Road & 8701 S. Hulen Street **Acreage:** 6.83 acres

Request

Proposed Use: Apartments (proposed to be privately deed restricted to 55+)

Request: From: “E” Neighborhood Commercial

To: “D” High Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial by a vote of 7-1**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Preliminary Layout
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject site is located near the intersection of South Hulen Street and West Risinger Road in Council District 6. The site has a limited amount of frontage on W. Risinger Road, however a majority of the site faces S. Hulen Street. The main access point will be off S. Hulen Street. A second access point on W. Risinger Road will be right-hand turn only for both ingress and egress. The applicant has stated that they feel the W. Risinger Road access point is far enough to the east to preclude drivers from left-hand turns for either ingress or egress.

The applicant is requesting to change to zoning of this property from “E” Neighborhood Commercial to “D” High Density Multifamily, to accommodate “a proposed affordable housing development targeted towards the elderly population (55+)” according to their rezoning application. If “D” zoning is approved, this would allow densities *up to* 32 dwelling units per acre, or *up to* 218 units on site, with the caveat that the current proposal is not proposed to be built to that level of density.

In addition to density caps, any proposed development will need to meet all other “D” development standards, including minimum 35% open space, 20 foot street side setbacks, 5 foot side and rear setbacks, 48 foot maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

At their **April 13th** meeting, the Zoning Commission voted to continue this case for 60 days in order to give the applicant more time for continued dialogue with the community and to obtain additional letters of support. Four (4) such support letters from nearby organizations were supplied to City staff for the **June 8th** Zoning Commission hearing, as requested by the District 6 Zoning Commissioner.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / retail, fast food, bank
East “E” Neighborhood Commercial / church
South “E” Neighborhood Commercial / undeveloped
West “E” Neighborhood Commercial / auto parts retail, oil change

Recent Zoning History

- ZC-17-015, Request to rezone from “E” Neighborhood Commercial to "PD/E" Planned Development for “E” Neighborhood Commercial uses to add auto parts sales. Request withdrawn prior to Zoning Commission.

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were emailed on March 31, 2022:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Glenwyck HOA	Crowley ISD
Hulen Stone Crossing HOA	Summer Creek Ranch HOA*
Stone Meadow HOA	District 6 Alliance

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses consist of retail establishments, a church to the east, and undeveloped land to the south. A majority of the site is covered by private deed restrictions put in place to limit competition from the established retail businesses at the intersection of W. Risinger & S. Hulen. Access concerns mean that developing the site for retail or commercial uses in line with the current zoning would be challenging, as evidenced by the fact that this portion of the commercial node has remained undeveloped for the 15-year period between construction of the first business in 2007 and the present.

A new apartment community at this site would not be disruptive to existing uses in the vicinity. Proximity to thoroughfares (West Risinger Road and South Hulen Street) is also favorable for multifamily projects. Overall, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The 2022 Comprehensive Plan designates the subject property as future Neighborhood Commercial. Multifamily Residential was explicitly stated as an acceptable zoning designation for Neighborhood Commercial designated areas on the Comprehensive Plan at the time of the writing of this staff report and its first presentation to the Zoning Commission. The proposed zoning **is consistent** with the future land use designation for this area.

Economic Development Plan

The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. The apartment community proposed would fit into this objective.

3.2.2. Encourage substantial new housing investment and development in the city's under-served neighborhoods.

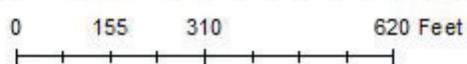
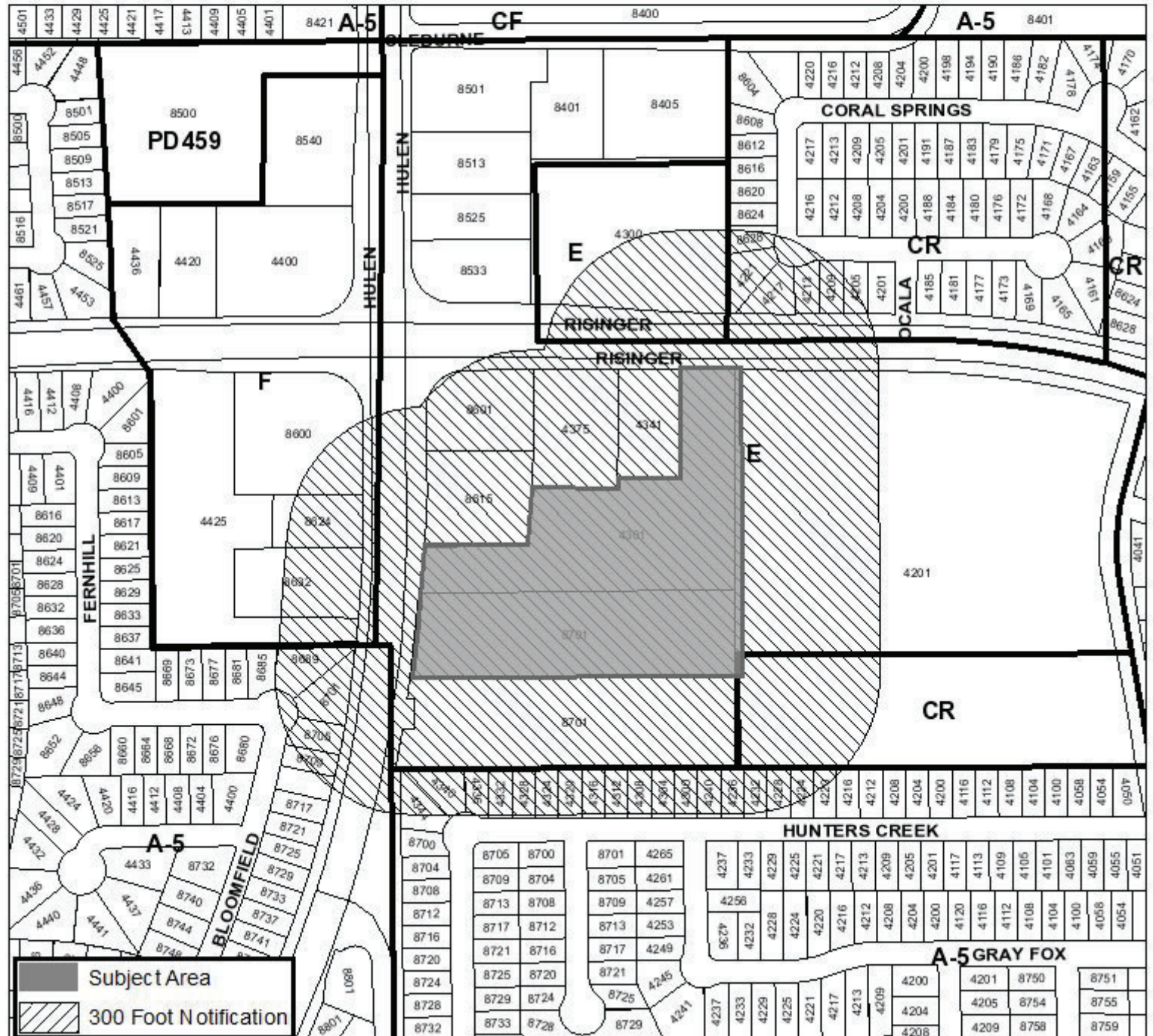
3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units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



ZC-22-046

Area Zoning Map

Applicant: R Zeligson & I. Frank Trusts
 Address: 4300 block W. Risinger Road, 8600 block S. Hulen Street
 Zoning From: E
 Zoning To: D
 Acres: 6.83311757
 Mapsco: 103T
 Sector/District: Far South
 Commission Date: 4/13/2022
 Contact: 817-392-8043



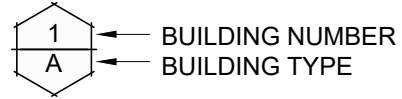
SITE DATA

TOTAL ACREAGE	6.83
MULTIFAMILY	5.83 ACRES
RETAIL/COMMERCIAL	1.00 ACRES
(1) 4 STORY BUILDINGS	
TOTAL UNITS	168
UNITS/ACRE	28.81
OPEN SPACE	2.1 ACRES/ 94,955.6 SQ.FT (36%)

KNOWN EASEMENTS SHOWN
NO KNOWN FLOODPLAIN

- SITE AMENITIES**
- 2 STORY CLUBHOUSE
 - 3,500 SQ FT COMMON AREA
 - POOL
 - DOG PARK

BUILDING KEY



UNIT TABULATION

UNIT TYPE	# UNITS	%	UNIT S.F.	TOTAL S.F.
A1 - ONE BED/ONE BATH	68	41	700 S.F.	35,000 S.F.
B1 - TWO BED/TWO BATH	100	59	890 S.F.	65,860 S.F.
TOTAL	168	100		97,860 S.F.

BUILDING TABULATION

TYPE	# BLDGS.	# STORIES	UNITS/BLDG.
A	1	4	168
TOTAL	1		168

PARKING REQUIRED

1 PER BEDROOM	268
1 PER 250 S.F. COMMON AREA	14
TOTAL	282

PARKING PROVIDED

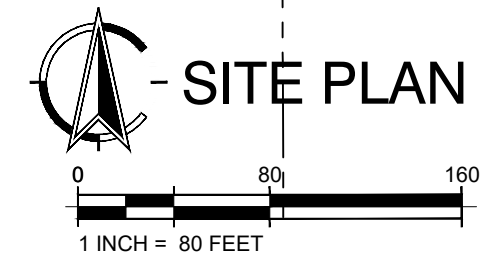
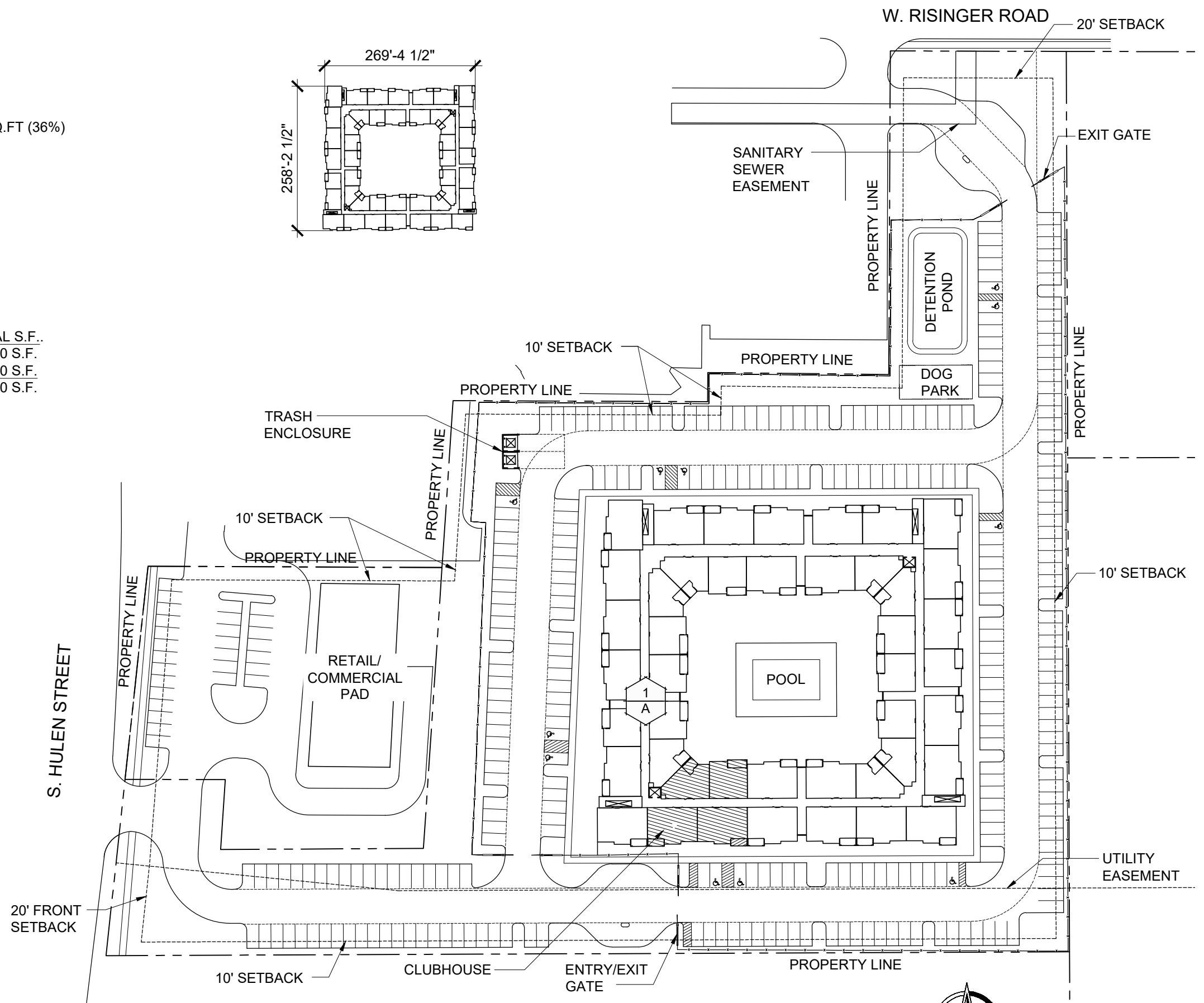
CLUBHOUSE	43
STANDARD SPACES	251
TOTAL	294

NOTE:

THE PROPOSED LANDSCAPE SHALL COMPLY WITH SEC. 4.712.d.6.a OF THE ZONING ORDINANCE.

THE PROJECT SHALL COMPLY WITH SEC. 6.302 URBAN FORESTRY REQUIREMENTS

**SLAB TO T.O.P MAXIMUM HEIGHT- 48 FT (4 STORIES)

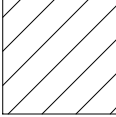




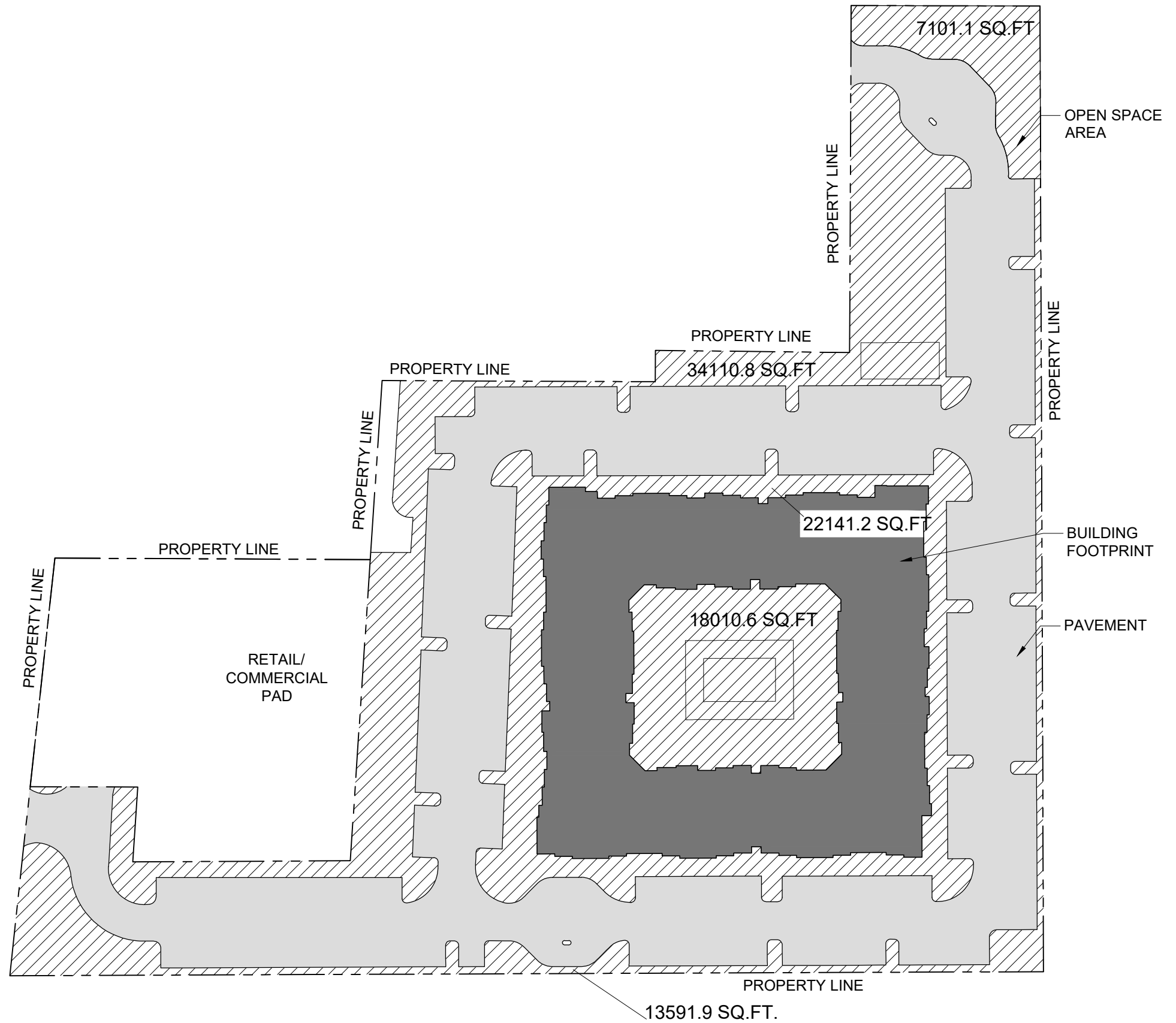
SITE DATA

TOTAL ACREAGE	6.83
MULTIFAMILY	5.83 ACRES
RETAIL/COMMERCIAL	1.00 ACRES
(1) 4 STORY BUILDINGS	
TOTAL UNITS	168
UNITS/ACRE	28.81
OPEN SPACE	2.1ACRES/ 94,955.6 SQ.FT (36%)

KNOWN EASEMENTS SHOWN
NO KNOWN FLOODPLAIN

LEGEND:

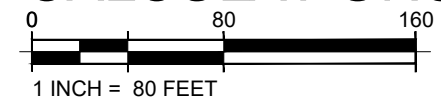
-  OPEN SPACE AREA
-  PAVEMENT
-  BUILDING FOOTPRINT



**HULEN/RISINGER
FORT WORTH, TEXAS**



**- OPEN SPACE
CALCULATIONS**

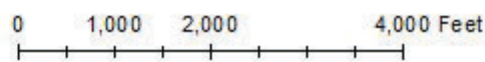
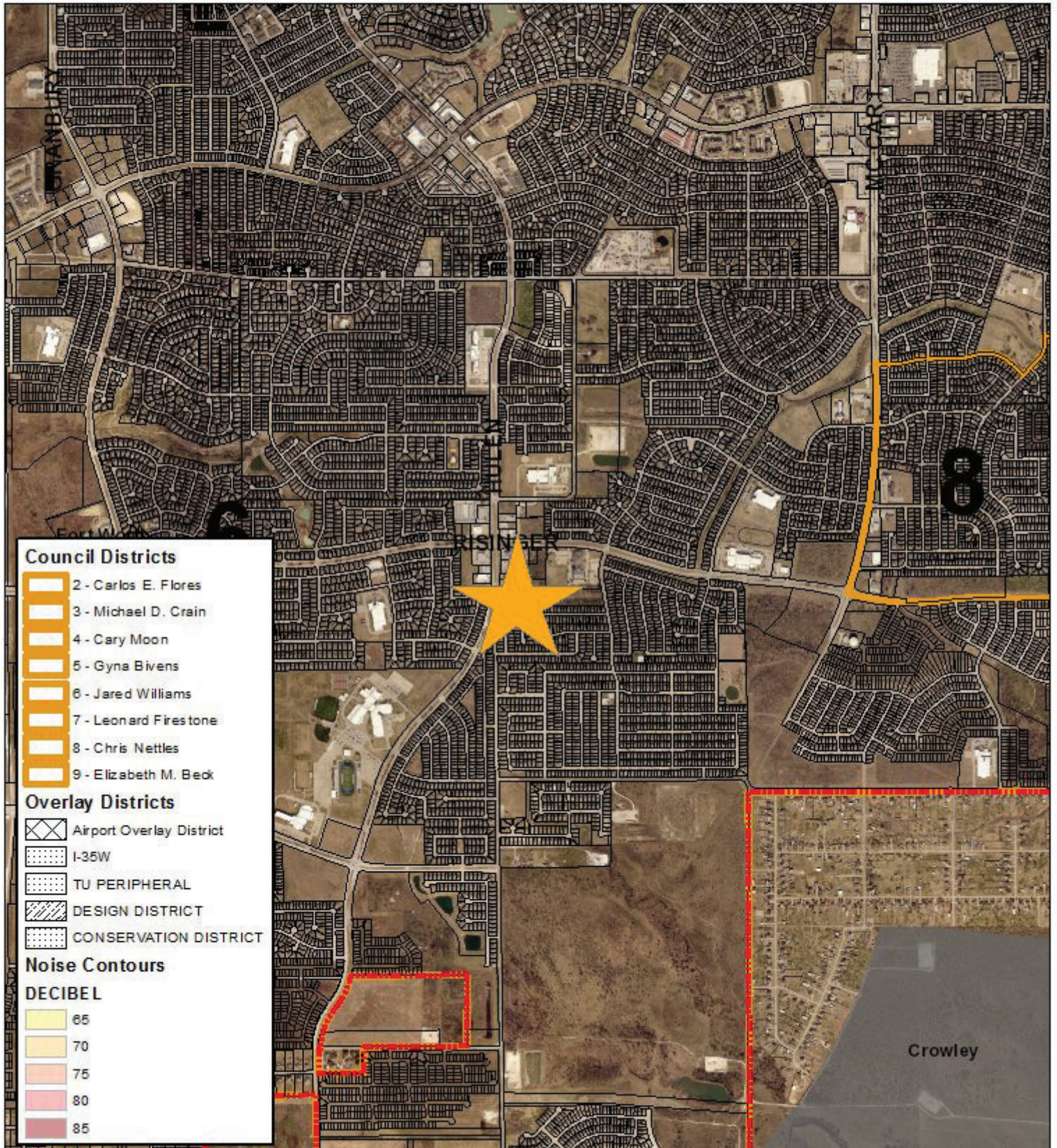


DATE: 08.05.22

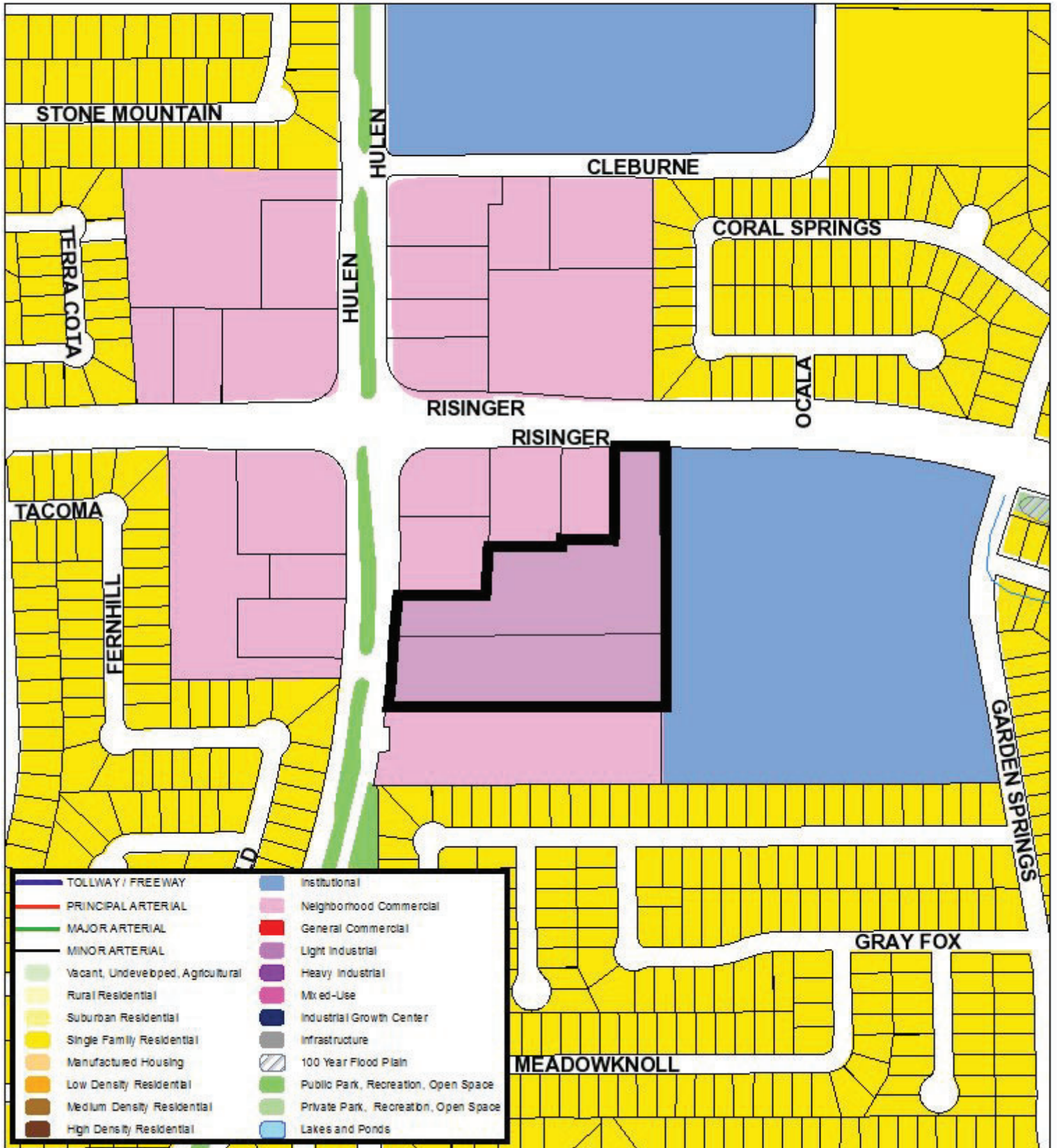
A1.1

OPEN SPACE
CALCULATIONS
Copyright © 2022

Area Map

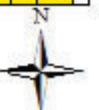


Future Land Use

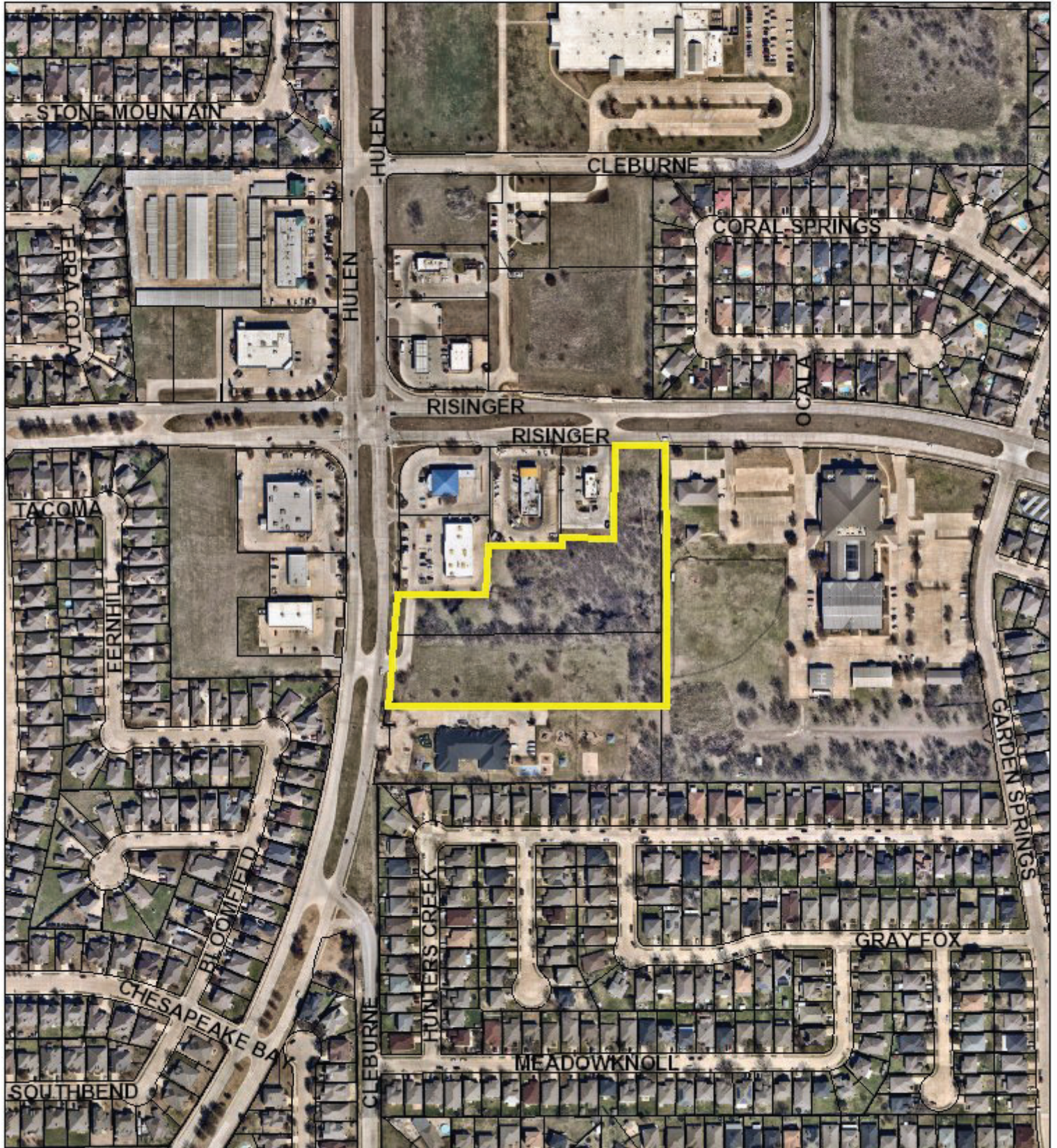


340 170 0 340 Feet

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.



Aerial Photo Map



0 220 440 880 Feet

