



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 3, 2020

Council District 6

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Chisholm Trail West, LLC

Site Location: 8800 – 9100 blocks Brewer Boulevard Acreage: 23.84

Proposed Use: Multifamily

Request: From: "G" Intensive Commercial
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily, site plan required

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

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation).**

Staff Recommendation: Denial

Background:

The proposed site is located between Brewer Boulevard and Chisholm Trail Parkway just south of Risinger Road. The applicant is proposing to rezone from "G" Intensive Commercial to "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with a site plan being required at a later date.

While the site is visible from the Chisholm Trail Parkway, access is only from Brewer and Risinger streets; the property is not accessible from the parkway nor is there an exit off the parkway to Risinger Rd. The applicant would need to address on the site plan screening, landscaping and signage limitations on the side of the property facing the parkway.

The pad site in the area has a Multiple Gas Well Pad Site Permit which causes required setbacks to be measured from the pad site boundary. Based on Fire Code setbacks, the multifamily facility would be considered a habitable structure with a 300' setback from the pad site boundary.

The case was continued at the January 8 Zoning Commission meeting to allow more time for the applicant to reach out to the neighborhood. At the time of this report the applicant informed staff there is neighborhood meeting scheduled for February 3, 2020.

Site Information:

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / gas well pad site
- East "A-5" One-Family / Chisholm Trail Parkway
- South "G" Intensive Commercial / vacant land
- West "A-5" One Family / single-family

Zoning History: PD 1236/ZC-19-137 Planned Development for G uses plus self-storage facility with development standards along Chisholm Trail Parkway, effective 6/20/19; site plan approved; subject property to the north side of the gas well pad site

Public Notification:

300 foot Legal Notifications were mailed on December 19, 2019.

The following organizations were notified: (emailed December 17, 2019)

Organizations Notified	
Summer Creek South HOA*	District 6 Alliance
Streams and Valleys, Inc.	Trinity Habitat for Humanity
	Crowley ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from "G" Intensive Commercial to PD/C for a multifamily development. Surrounding land uses consist of single-family to the west, Chisholm Trail Parkway to the east, vacant land to the south and north.

The proposed zoning **is compatible** at this site.

2. **Comprehensive Plan Consistency – Southwest**

The 2019 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Preserve and protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, demolition, neglect, and other negative forces.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

3. **Economic Development Strategic Plan**

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

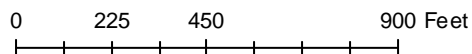
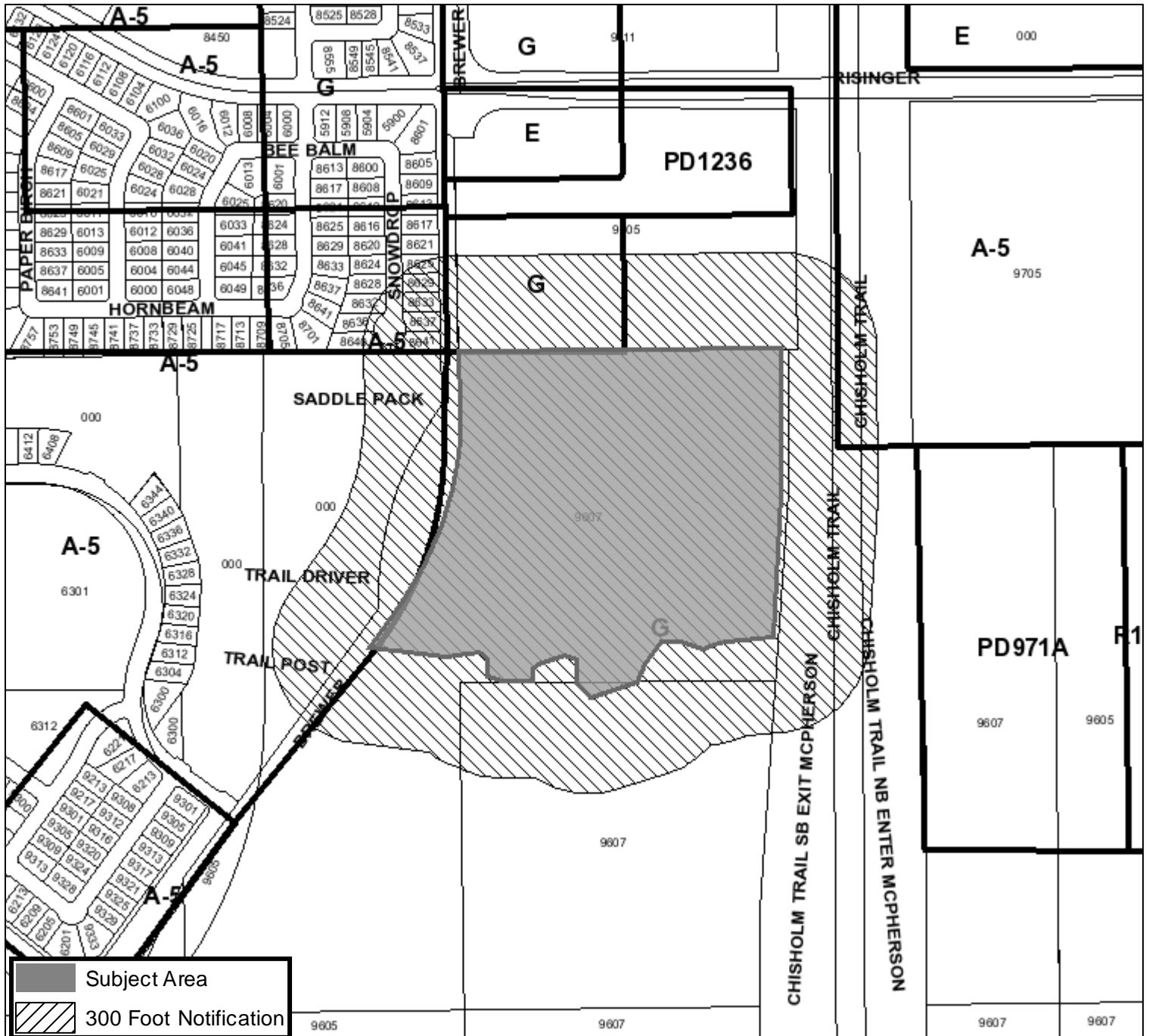
1.3.3.3. Work with the real estate community to preserve strategically located sites within emerging employment/business districts (I.E. Chisholm Trail Parkway, Walsh Ranch) to allow and encourage future development of high-value, high density employment nodes.

Attachments:

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

Area Zoning Map

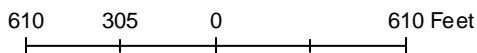
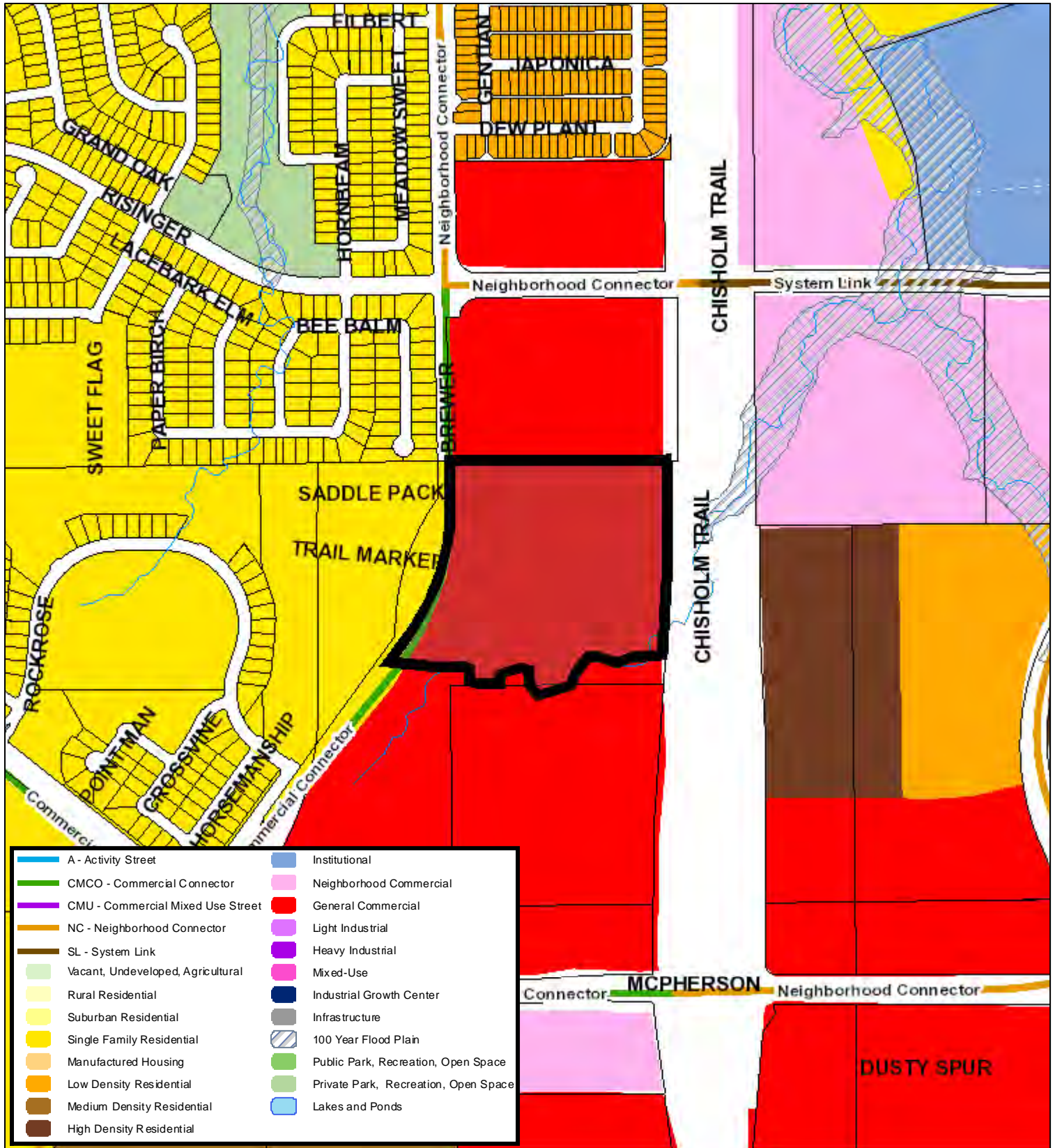
Applicant: Chisolm Trail West, LLC
 Address: 8800 - 9100 blocks Brewer Boulevard
 Zoning From: G
 Zoning To: PD for C uses, site plan required
 Acres: 23.84288764
 Mapsco: 102UV
 Sector/District: Far Southwest
 Commission Date: 1/8/2020
 Contact: 817-392-2495



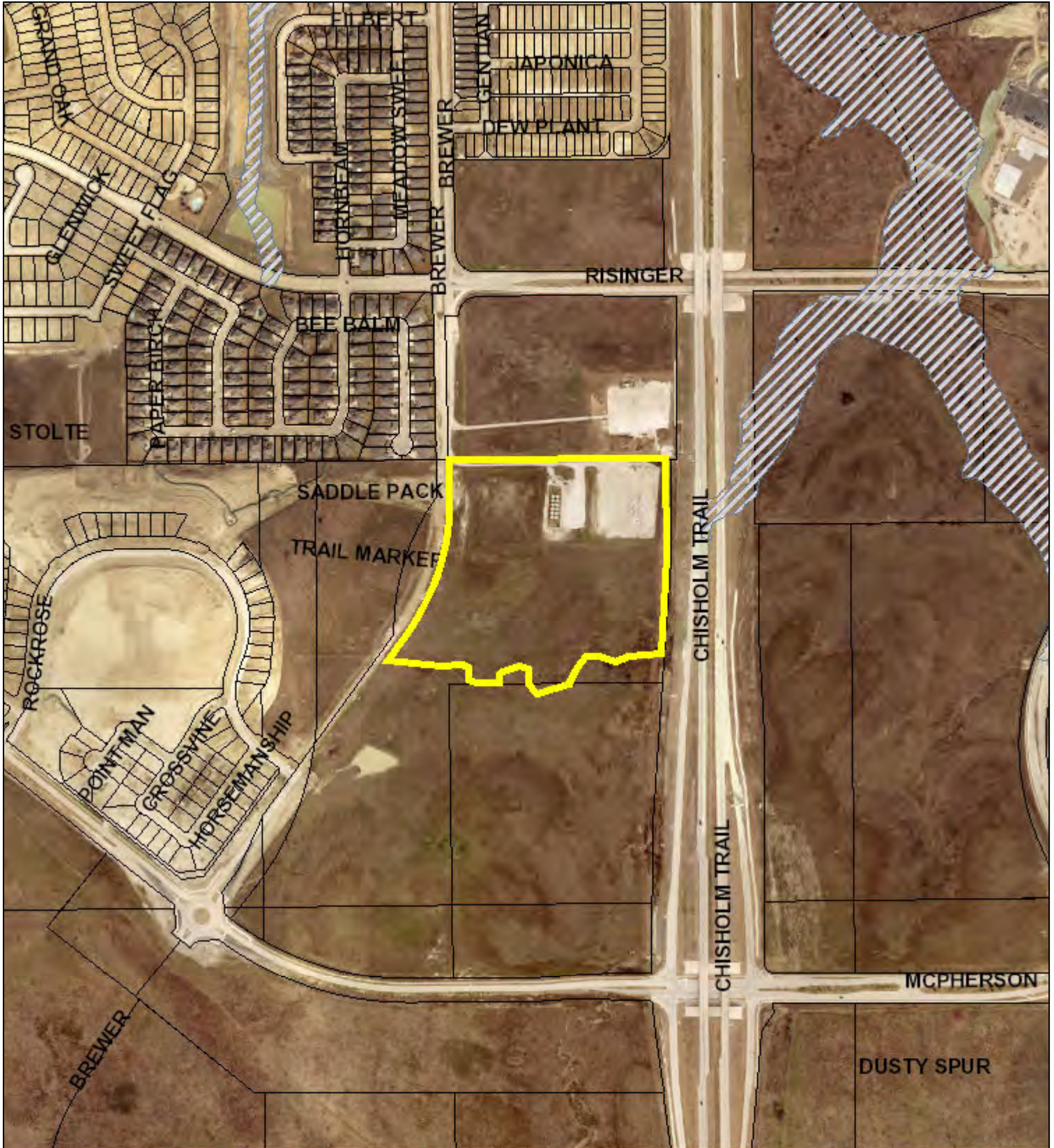
Area Map



Future Land Use



Aerial Photo Map



0 385 770 1,540 Feet

