



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting
Date: February 16, 2021

Council District 6

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

Opposition: None submitted
Support: 1 person spoke

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Harris Parkway Nursing LLC

Site Location: 5500 - 5600 blocks W. Risinger Road Acreage: 22.52

Proposed Use: Multifamily

Request: From: "A-5" One-Family, "E" Neighborhood Commercial, "FR" General Commercial Restricted

To: "C" Medium Density Multifamily

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

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

Staff Recommendation: Approval

Background:

The property is located at the northeast corner of Chisholm Trail Parkway and Risinger Road. The applicant is requesting a zoning change to "C" Medium Density Multifamily. While the future land use is mostly Neighborhood Commercial, the Comprehensive Plan states that multifamily uses are appropriate within this designation.

Below is a table excerpt from the Land Use chapter of the Comprehensive Plan. It illustrates appropriate uses within each zoning category.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, all Mixed-use/Form-based Code

Site Information:

Surrounding Zoning and Land Uses:

North "A-5" One Family / undeveloped
 East "A-5" One Family, PD 1152 / undeveloped; church
 South "A-5" One Family / undeveloped
 West "A-5" One Family / Chisholm Trail Parkway

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on December 22, 2020.
 The following organizations were notified: (emailed December 21, 2020)

Organizations Notified	
Summer Creek South HOA	Villages of Sunset Pointe HA
Summer Creek HA	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	

Not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to "C". Surrounding uses are primarily undeveloped with a church to the east

The proposed use **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far Southwest

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial and Single Family. The requested zoning change to "C" Medium Density Multifamily is not explicitly consistent with the Comprehensive Plan. However, the requested "C" zoning is an appropriate zoning based on land use policies found within the Comprehensive Plan's Land Use Chapter as multifamily is supportive and compatible with commercial development. The property will have access to Risinger Road, a major arterial on the Master Thoroughfare Plan. The below Comprehensive Plan policies apply to this proposal:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Encourage locating multiple-unit residential structures on corner lots.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

3. Economic Development 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 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

- 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.



Attachments:

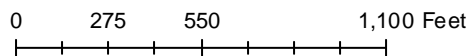
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

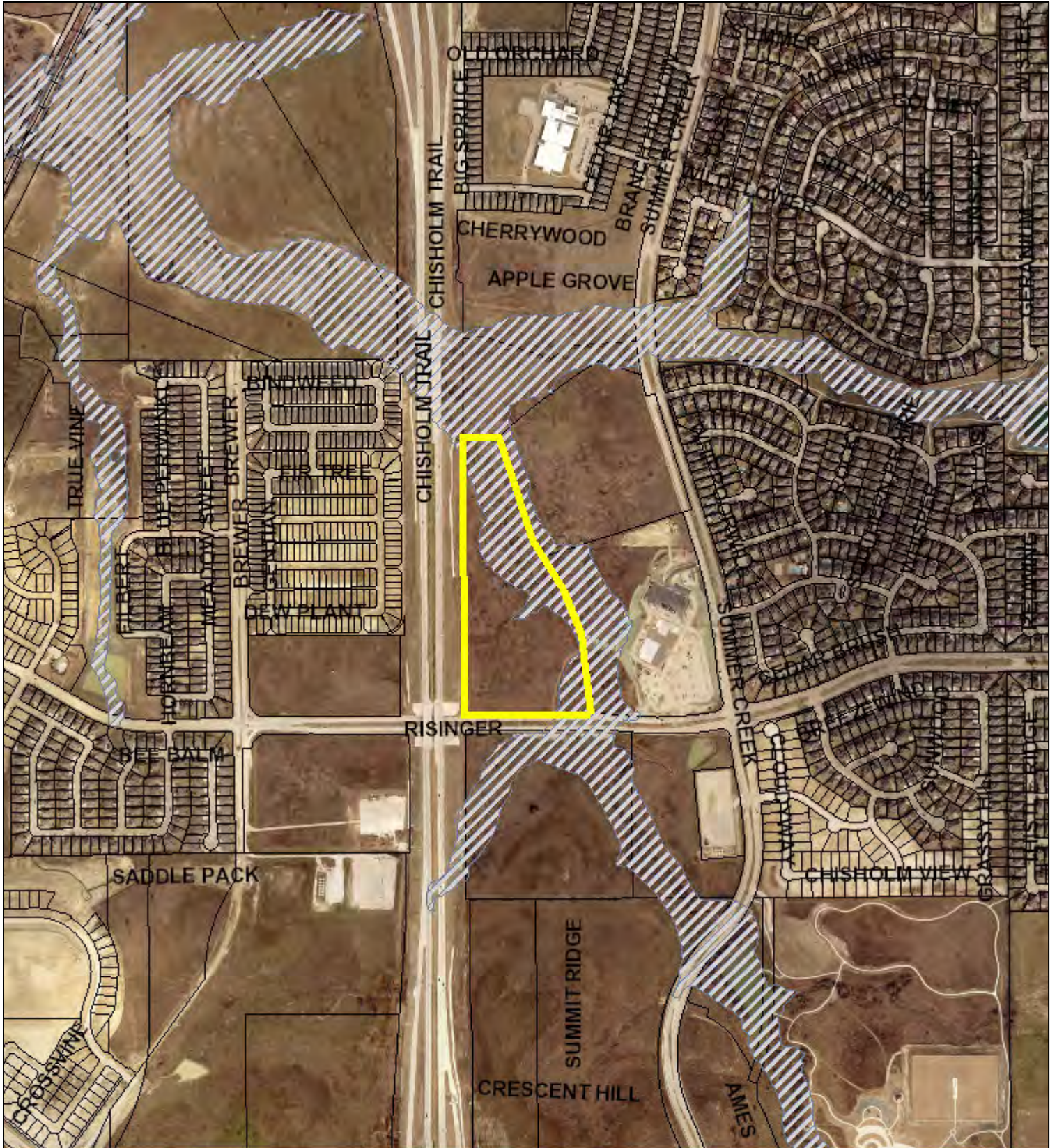
Applicant: Harris Parkway Nursing LLC
 Address: 5500 - 5600 blocks W. Risinger Road
 Zoning From: A-5, E, FR
 Zoning To: C
 Acres: 22.52364508
 Mapsco: 102RV
 Sector/District: Far Southwest
 Commission Date: 1/13/2021
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



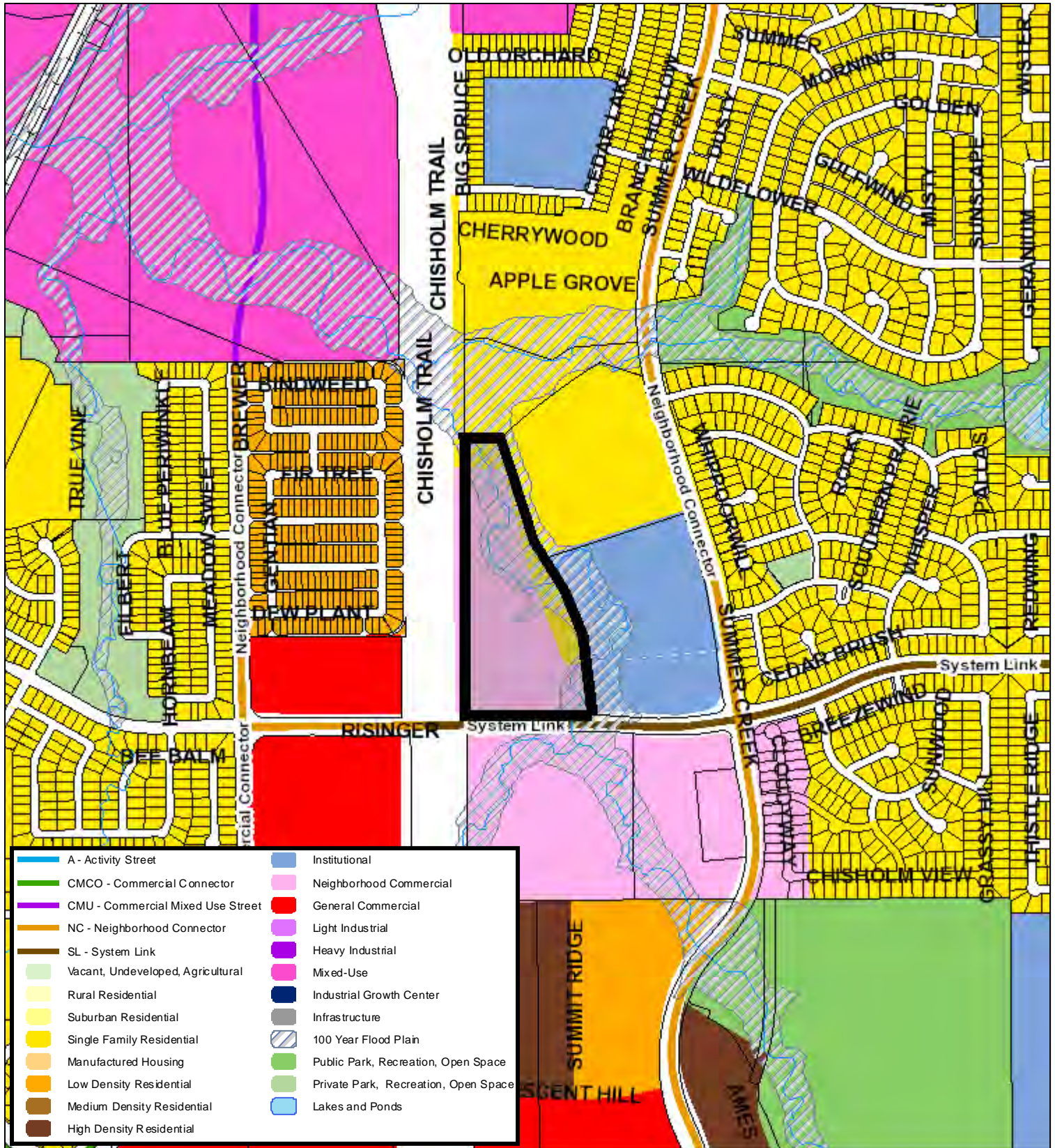
Aerial Photo Map



0 500 1,000 2,000 Feet



Future Land Use



850 425 0 850 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.



Area Map

