



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 6

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

Opposition: none submitted
Support: none submitted

Continued Yes ___ No X
Case Manager Arty Wheaton-
Rodriguez
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Chisholm Trail West, LLC

Site Location: 8800 – 9299 blocks Brewer Boulevard Acreage: 49.167

Proposed Use: Detached Multifamily

Request: From: "PD 1276" and "G" Intensive Commercial
To: Planned Development for all uses in "CR" Low Density Multifamily and "C" Medium Density Residential; site plan required

Land Use Compatibility: Requested change is compatible.

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

Staff Recommendation: Approval

Background:

The requested zoning change is located between Brewer Boulevard and Chisholm Trail Parkway just south of Risinger Road. The applicant is proposing to expand the area included in PD 1276 by rezoning additional adjacent property from "G" Intensive Commercial to "PD/C" Planned Development for all uses in "C" Medium Density Multifamily and to also amend the existing PD/C area of PD 1276 to PD/CR for all uses in "CR" Low Density Multifamily with a site plan being required at a later date.

The applicant is proposing a zoning change to create a detached multifamily development. These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent – to – own or condominium. Like other multifamily developments, they are professionally managed and include amenities. These developments provide renters with an option that looks and feels like a single family neighborhood. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name "Cottage Development" has

been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

As none of the city's districts can accommodate this form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. New development regulations may include open space, landscaping, setbacks, and parking, along with a waiver to the MFD submittal.

At this time, the portion of the PD/CR site is the only portion with a conceptual development plan. At this time the conceptual plan shows approximately 215 possible units.

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: PD1276/ZC-20-001, approved March 3, 2020 by City Council for PD/C for cottage community.

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 October 26, 2020.

The following organizations were notified: (emailed October 19, 2020)

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

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from PD/C to PD/CR and "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 2020 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.

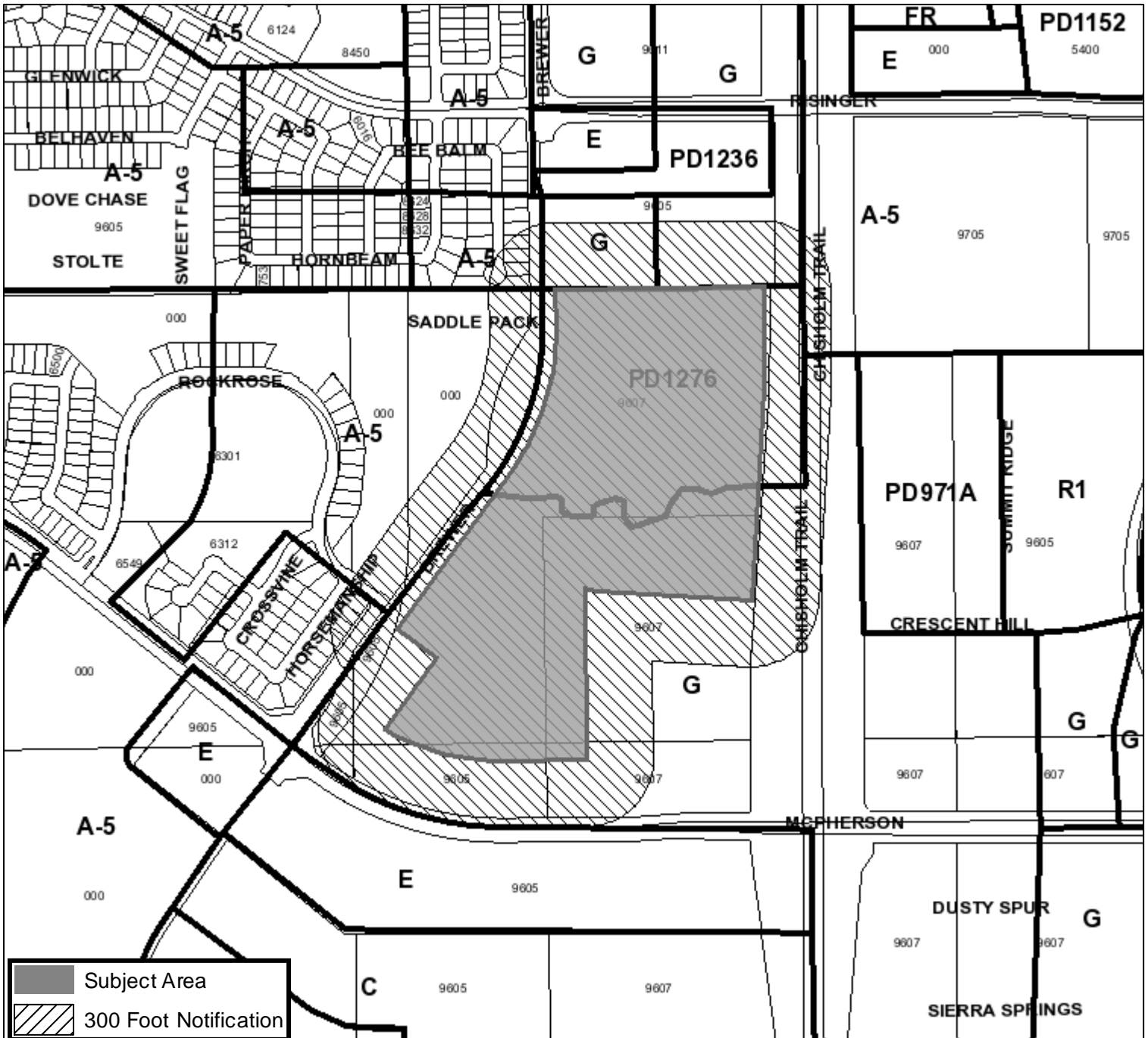
Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.



Attachments:

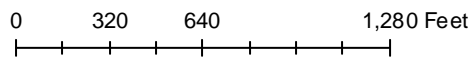
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

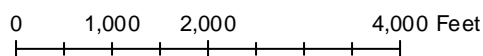
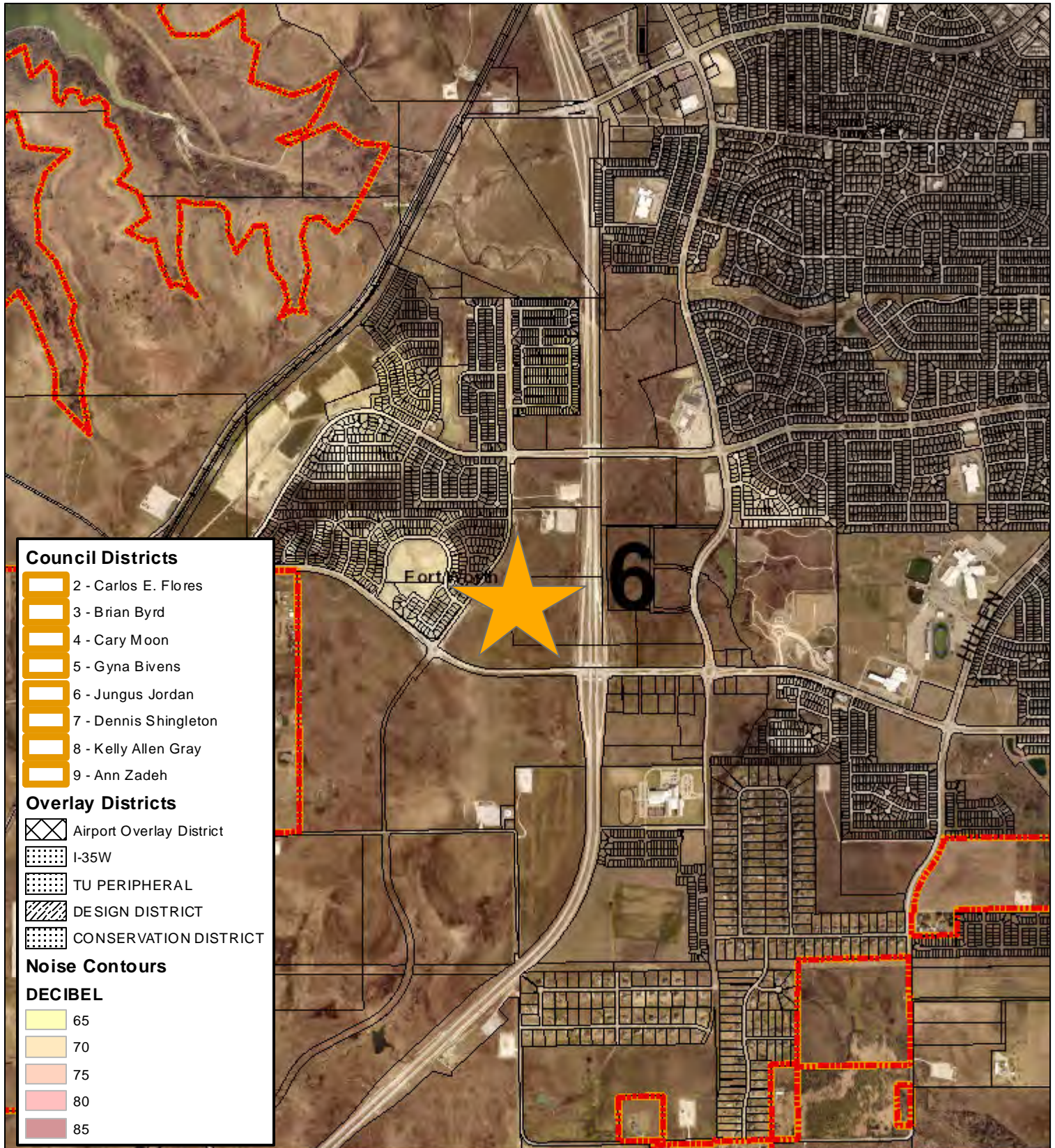
Applicant: Chisholm Trail West LLC
 Address: 8800 - 9300 blocks Brewer Boulevard
 Zoning From: G, PD 1276
 Zoning To: PD for CR and C uses
 Acres: 49.1692554
 Mapsco: 102UT
 Sector/District: Far Southwest
 Commission Date: 11/11/2020
 Contact: 817-392-6226



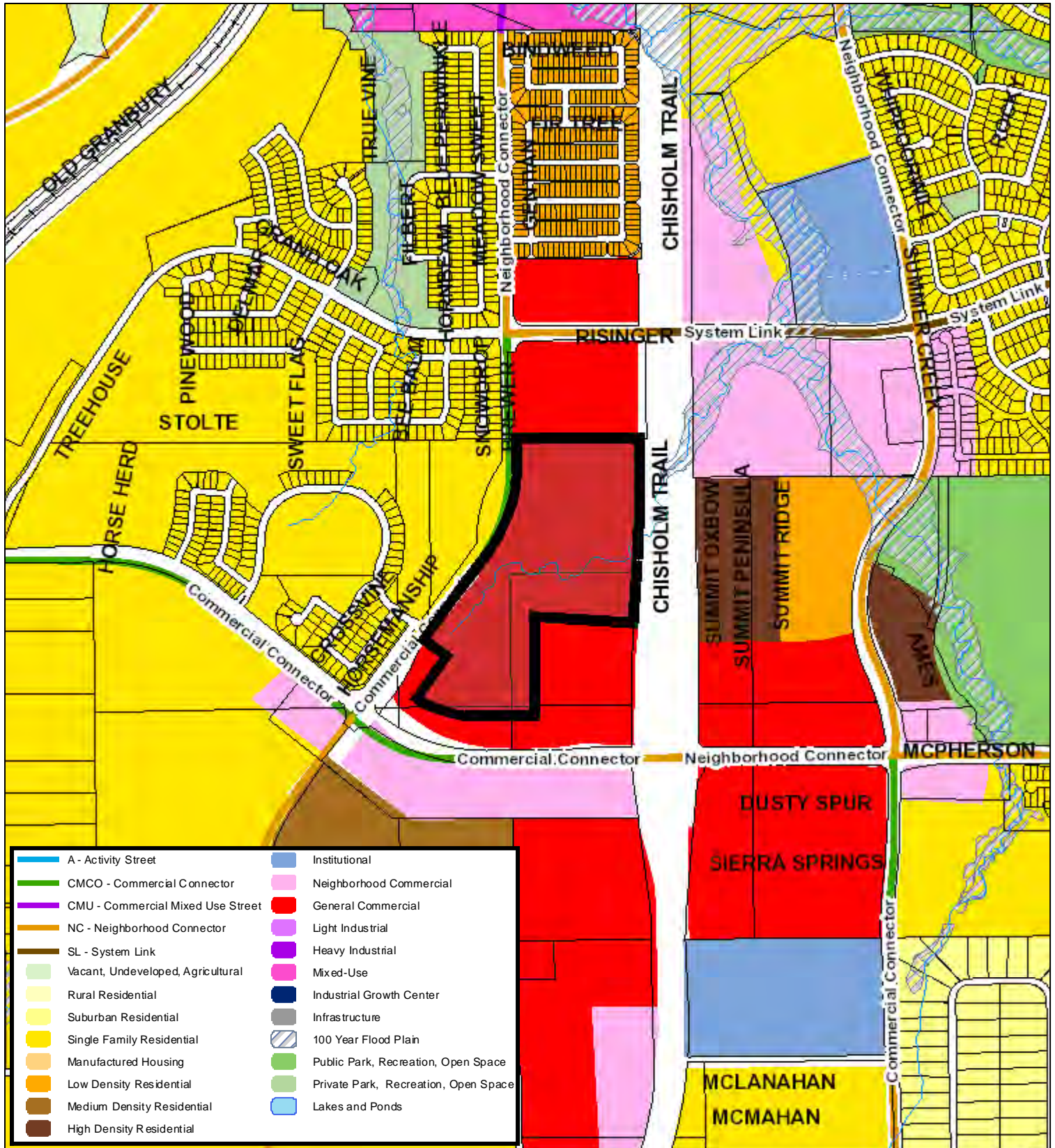
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



1,000 500 0 1,000 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

