



# Zoning Staff Report

**Date:** May 14, 2024

**Case Number:** ZC-24-024

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** SJ Rainbow Ridge Development LP/Ben Raef

**Site Location:** 6889 Harris Parkway & 7101 Dutch Branch Road

**Acreage:** 14.087 acres

### Request

**Proposed Use:** Commercial

**Request:** From: "R2" Townhouse/Cluster

To: "E" Neighborhood Commercial

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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

### 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](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The property is located off Harris Parkway just south of Dutch Branch Road in Council District 6. The applicant is seeking to rezone from “R2” Townhouse/Cluster to “E” Neighborhood Commercial, a low intensity non-residential zoning classification. “E” zoning does not require a Site Plan to accompany the application, however providing an exhibit can give staff a better understanding of the intended layout, scope, and function of the proposed development. A significant amount of this site is located within the floodplain.

The proposed “E” Neighborhood Commercial zoning would accommodate future commercial development. No new construction or buildings are planned at this time. The basic “E” development standards are included below for reference:

<b>Neighborhood Commercial, “E” District</b>	
Front yard*	20 feet minimum; 0 feet minimum when fronting an arterial street**
Rear yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment
<b>Notes:</b>	
* Additional setback may be required see Chapter 6, Development Standards, § 6.300, Bufferyard and Supplemental Building Setback.	
** May be subject to projected front yard (§6.101(f))	

The site is located in close proximity to Texas Health Harris Methodist Hospital. Many of the surrounding uses provide ancillary services for the hospital and are medical in nature.

## Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / undeveloped  
 East "PD 545" Planned Development for all uses in "E" Neighborhood Commercial / undeveloped  
 South "F" General Commercial / undeveloped  
 West "E" Neighborhood Commercial & "PD 860" Planned Development for all uses in "E" Neighborhood Commercial / office, medical, vacant

## Recent Zoning History

- ZC-22-181, from F General Commercial to R2 Townhouse/Cluster, approved by City Council Feb, 2023

## Public Notification

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

The following organizations were emailed on March 28, 2024:

Organizations Notified	
Quail Ridge Estates Phase II HOA*	Hulen Bend Estates HA
Park Palisades HA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

\*Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

Surrounding uses are primarily undeveloped to the north and south with the Chisholm Trail Parkway lining their western boundary and office/medical uses to the west. The proposed commercial zoning is appropriate being that the site is located near a major hospital and employment center to the north. The commercial zoning benefits from the proximity of existing arterials and nearby freeway entrances. The proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Wedgwood

The 2023 Comprehensive Plan designates the property as *future neighborhood commercial*. Compatible zoning would be Neighborhood Commercial “E” or “ER”, Mixed Use Low Intensity “MU-1”, or form based codes.

#### FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

#### APPENDIX C: FUTURE LAND USE BY SECTOR

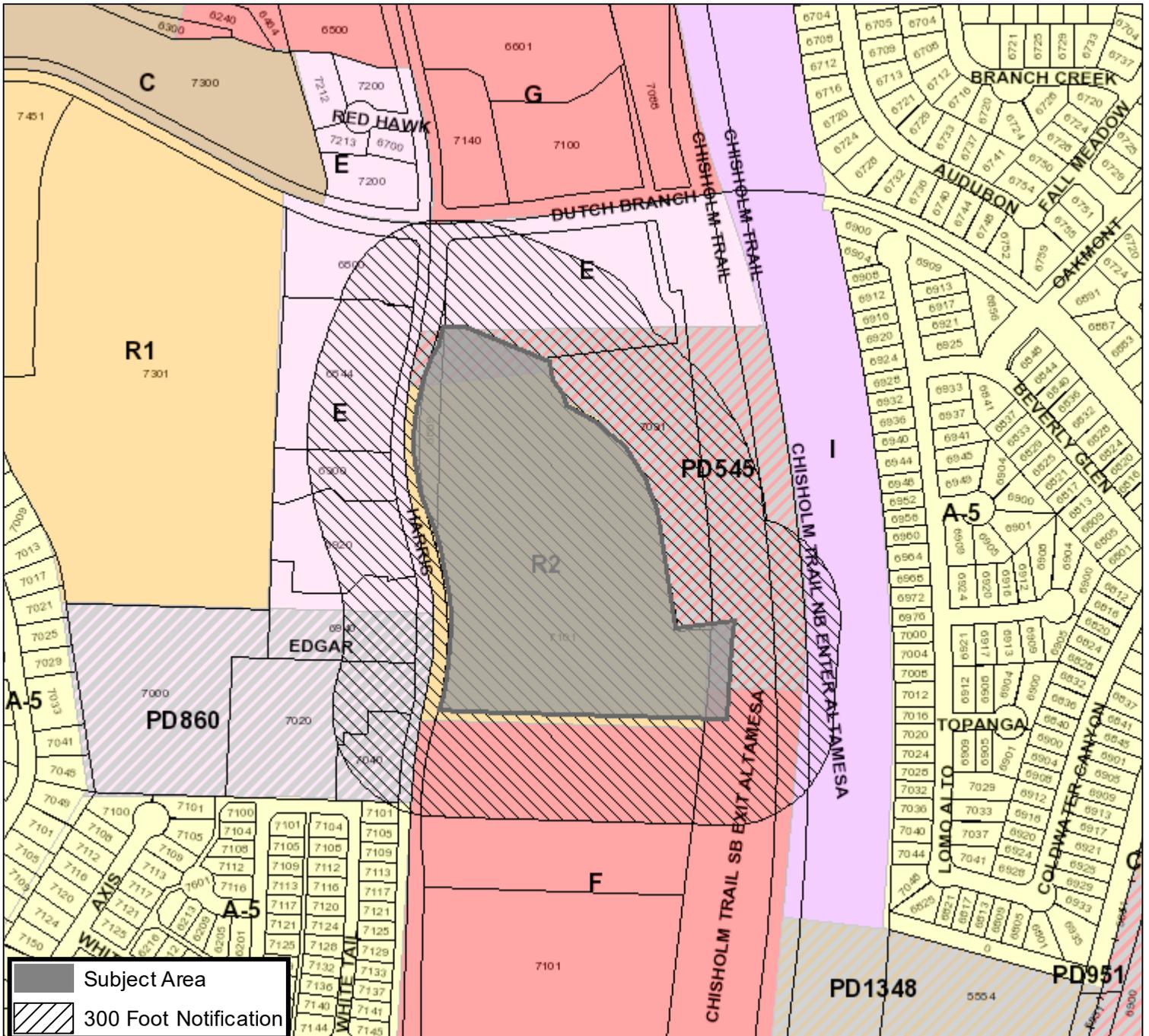
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed zoning of “E” **is consistent** with the Comprehensive Plan.

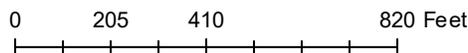
Policy wise this change **is consistent** with the Comprehensive Plan in that will allow for a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. The conversion of this property to a commercial zoning allows for the continued diversification of the tax base and provides nonresidential development areas along a major roadway corridor emanating from the downtown core.

### Area Zoning Map

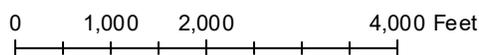
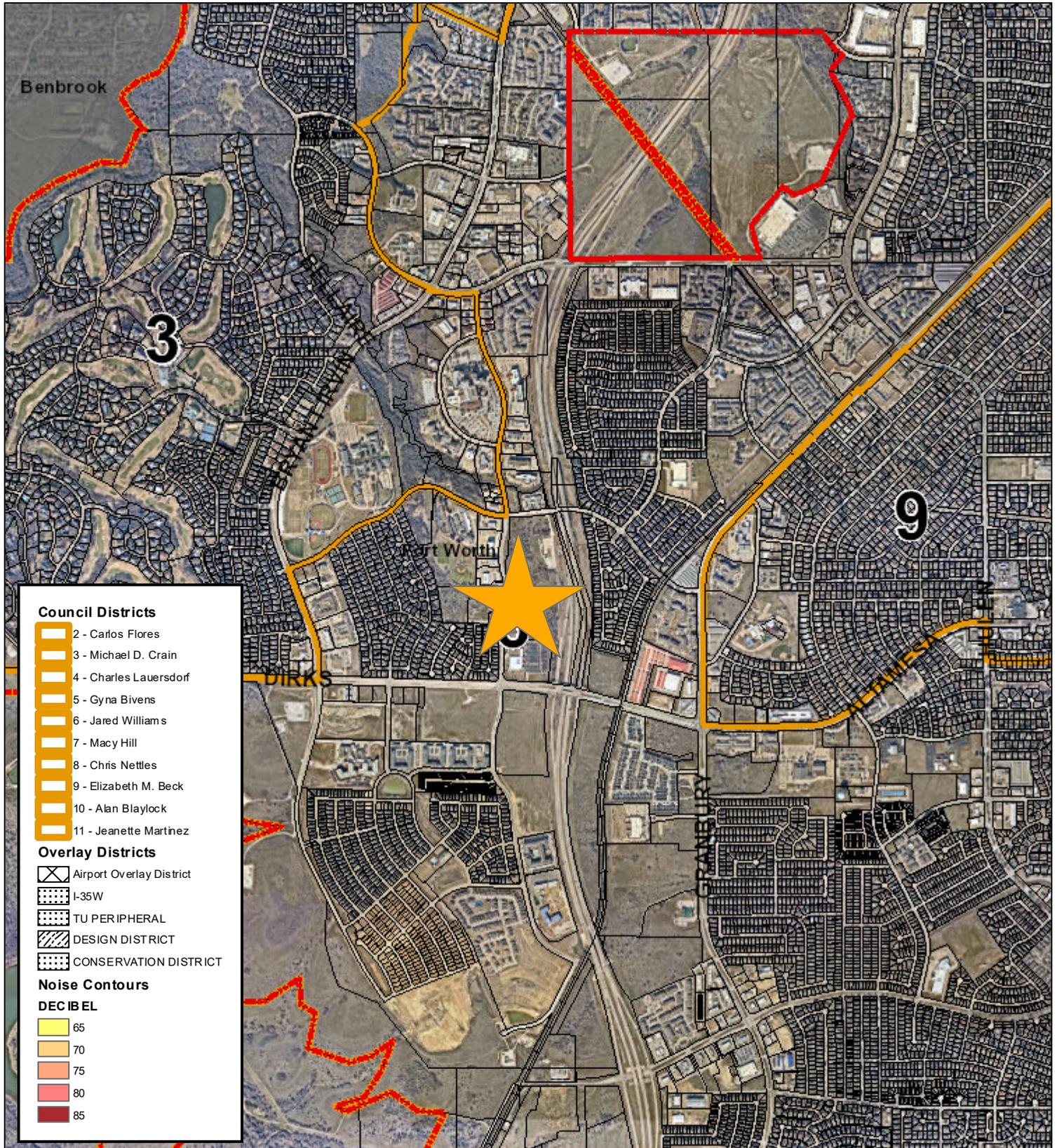
Applicant: SJ Rainbow Ridge Development LP  
 Address: 6889 Harris Parkway & 7101 Dutch Branch  
 Zoning From: R2  
 Zoning To: E  
 Acres: 14.82171425  
 Mapsco: Text  
 Sector/District: Wedgwood  
 Commission Date: 4/10/2024  
 Contact: 817-392-8043



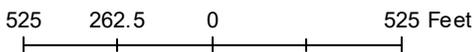
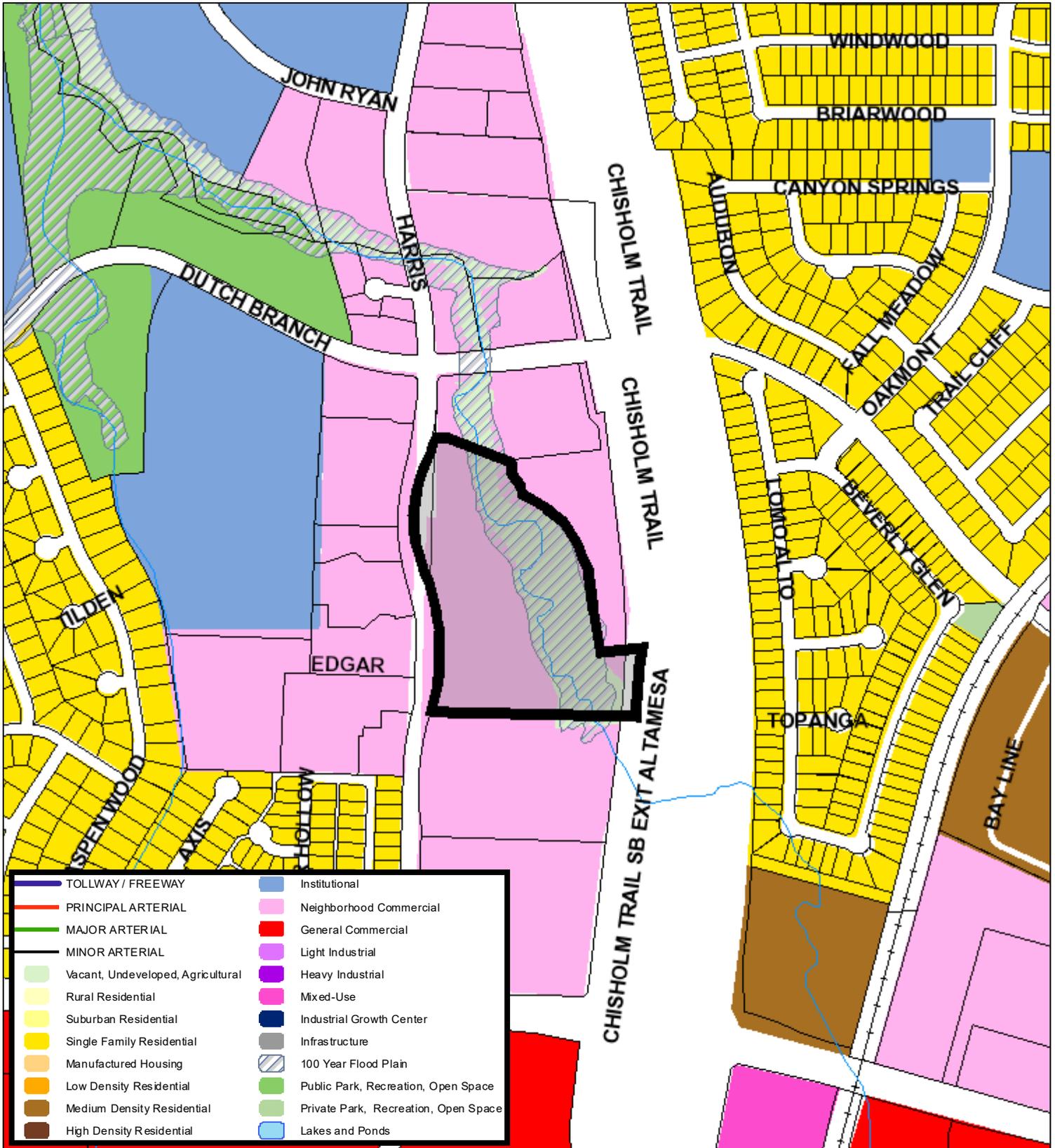
 Subject Area  
 300 Foot Notification



### Area Map



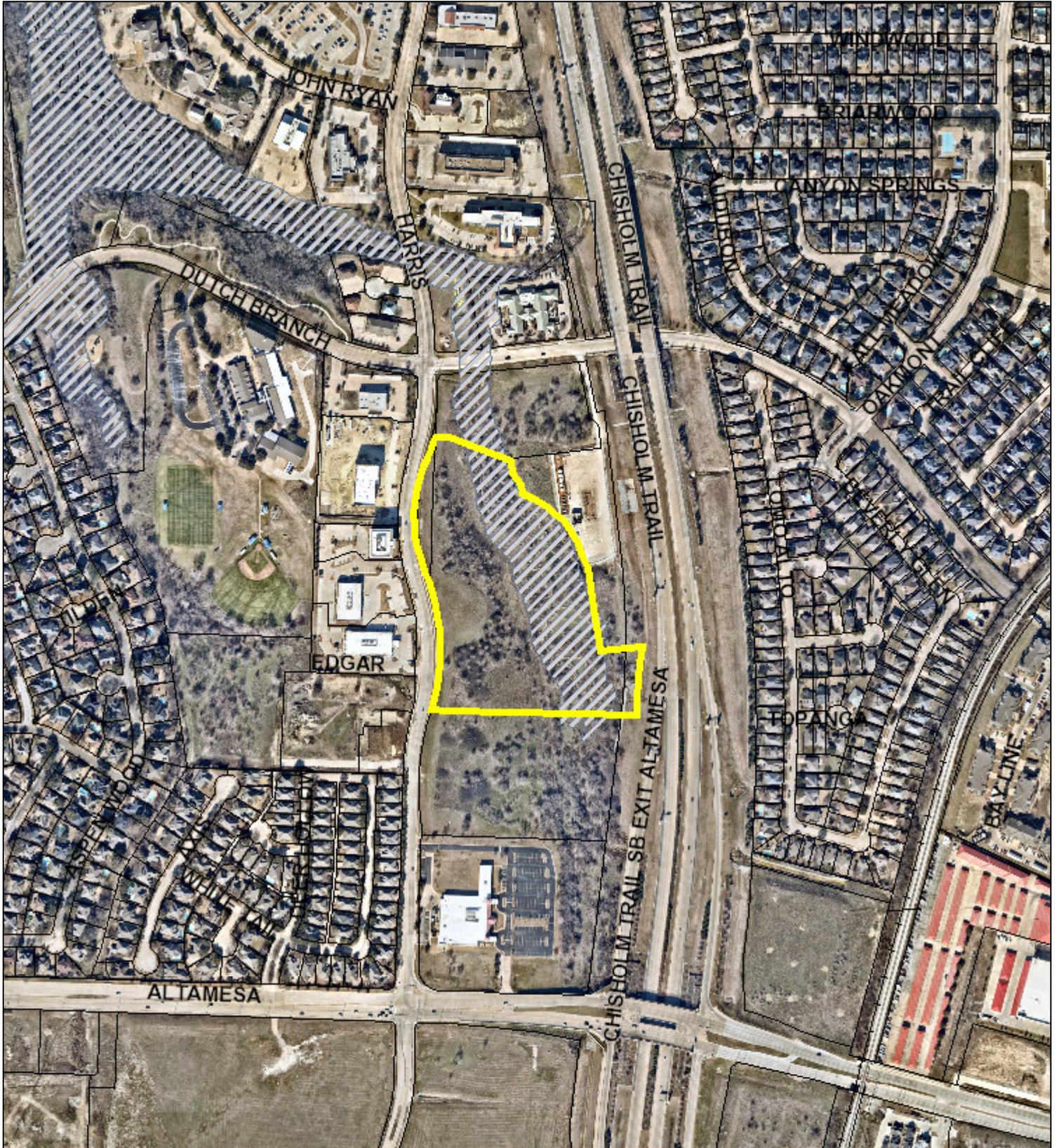
### Future Land Use



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



0 330 660 1,320 Feet

