



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 3

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Clearfork Land Co. & Cassco Development Co. Inc.

Site Location: 5600-5400 Edwards Ranch Road Acreage: 15.83

Proposed Use: Multifamily

Request: From: PD630 Planned Development "MU-2" High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a maximum 20 foot front yard setback and a minimum block length of 500 feet, maximum block length 1500 feet, with 20% of the block length allowed between 200 and 500 feet, and allow for front yard signage; site plan waived

To: Amend PD630 Planned Development "MU-2" High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with standards stated above to increase the maximum block length requirement from 1500 linear feet to 3100 linear feet for 15.83 acres; site plan waiver requested

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

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

Staff Recommendation: **Approval**

Background:

The property is located south of Edwards Ranch Road, Mopac Road, and the railroad tracks, which all run parallel to each other. Chisholm Trail Parkway curves along the east/south of the property. The applicant is proposing a zoning change to amend an unplatted 15.83 acre portion of PD630 to allow for an increase in the maximum block length requirement from 1500 linear feet to 3100 linear feet. The property is to be developed as a multifamily development.

"MU-2" High Intensity Mixed-Use district's design standards, including the maximum block length for which the applicant is requesting an increase, are largely to promote a pedestrian-oriented urban form. However, the site is uniquely positioned in that it is surrounded almost entirely by major transportation ways; the portions of the site (west and southwest) that are not bordered by the roadways are the location of a power station and large electrical power lines. The streets, railroad, tollway, and electrical infrastructure that surround the lot make pedestrian activity much less likely, which, in turn, makes the elongating of the block length less of an impediment to the intention of the "MU-2" zoning.

Site Information:

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / Edwards Ranch Road, Mopac Road, railroad tracks
- East "PD630" for MU-2 / Chisholm Trail Parkway
- South "PD630" for MU-2 / Chisholm Trail Parkway
- "G" Intensive Commercial / power lines, commercial
- West "I" Light Industrial / utility facility

Recent Relevant Zoning History:

Zoning History: ZC-12-052 for PD630: PD/MU-2 High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a maximum 20 foot front yard setback and a minimum block length of 500 feet, maximum block length 1500 feet, with 20% of the block length allowed between 200 and 500 feet, and allow for front yard signage; site plan waived; effective 7/23/12; subject site ZC-16-206 from PD630 for MU-2 to "G" Intensive Commercial; effective 1/8/17 ZC-14-158 from PD630 for MU-2 to "G" Intensive Commercial; effective 2/3/15

Public Notification:

300 foot Legal Notifications were mailed on November 18, 2020.
 The following organizations were notified: (emailed November 16, 2020)

Organizations Notified	
Ridglea Area Neighborhood Alliance	Riverhills HOA
River Park Place HOA	Ridglea NA
Como NAC	Overton Woods HA Inc
Sunset Heights NA	Tarrant Regional Water District
Clearfork	Streams and Valleys Inc
Fort Worth ISD	Trinity Habitat for Humanity

Not located within a registered neighborhood organization.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend the development standards of PD630 to increase the maximum block length requirement to 3100 linear feet to build a multifamily development. Surrounding land uses consist of commercial, utility facility, and streets/railroads that create boundaries.

As a result, the proposed zoning amendment **is compatible** at this location.

2. Comprehensive Plan Consistency-Arlington Heights

The 2020 Comprehensive Plan designates the subject property as Mixed Use. The below Comprehensive Plan policies apply to this proposal:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

- 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.

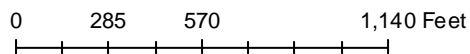
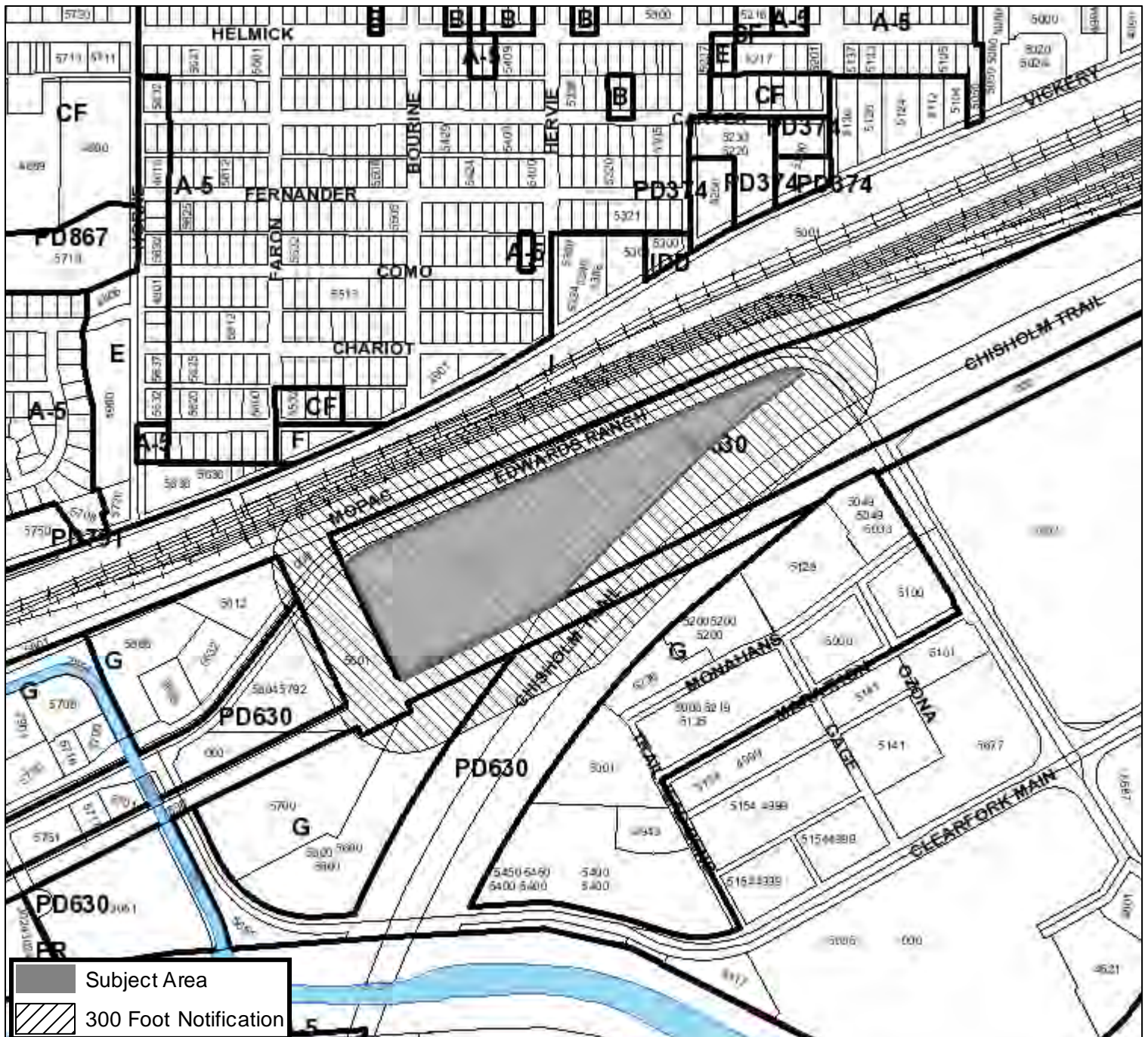
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

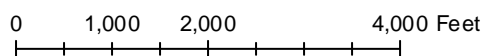
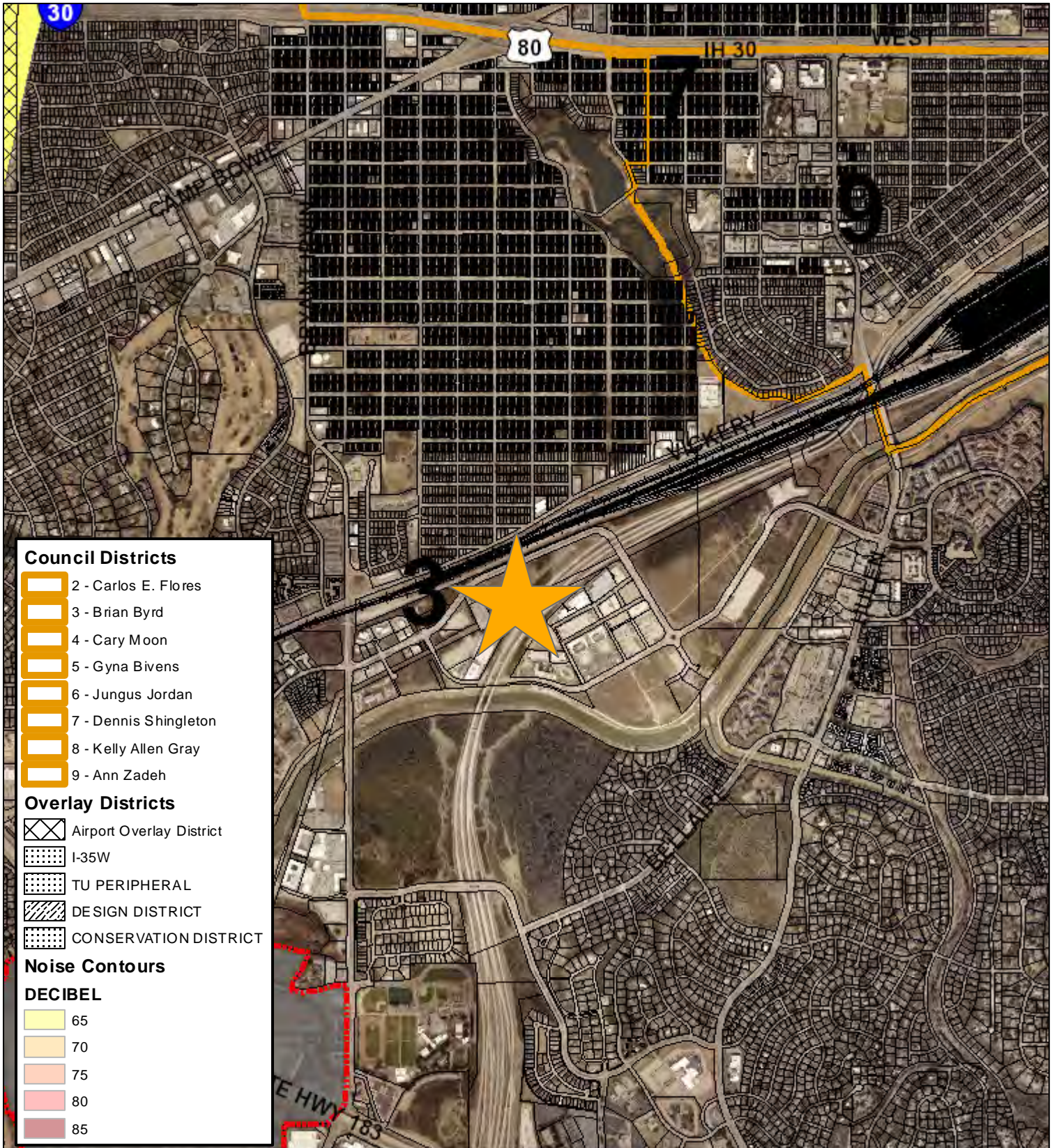
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

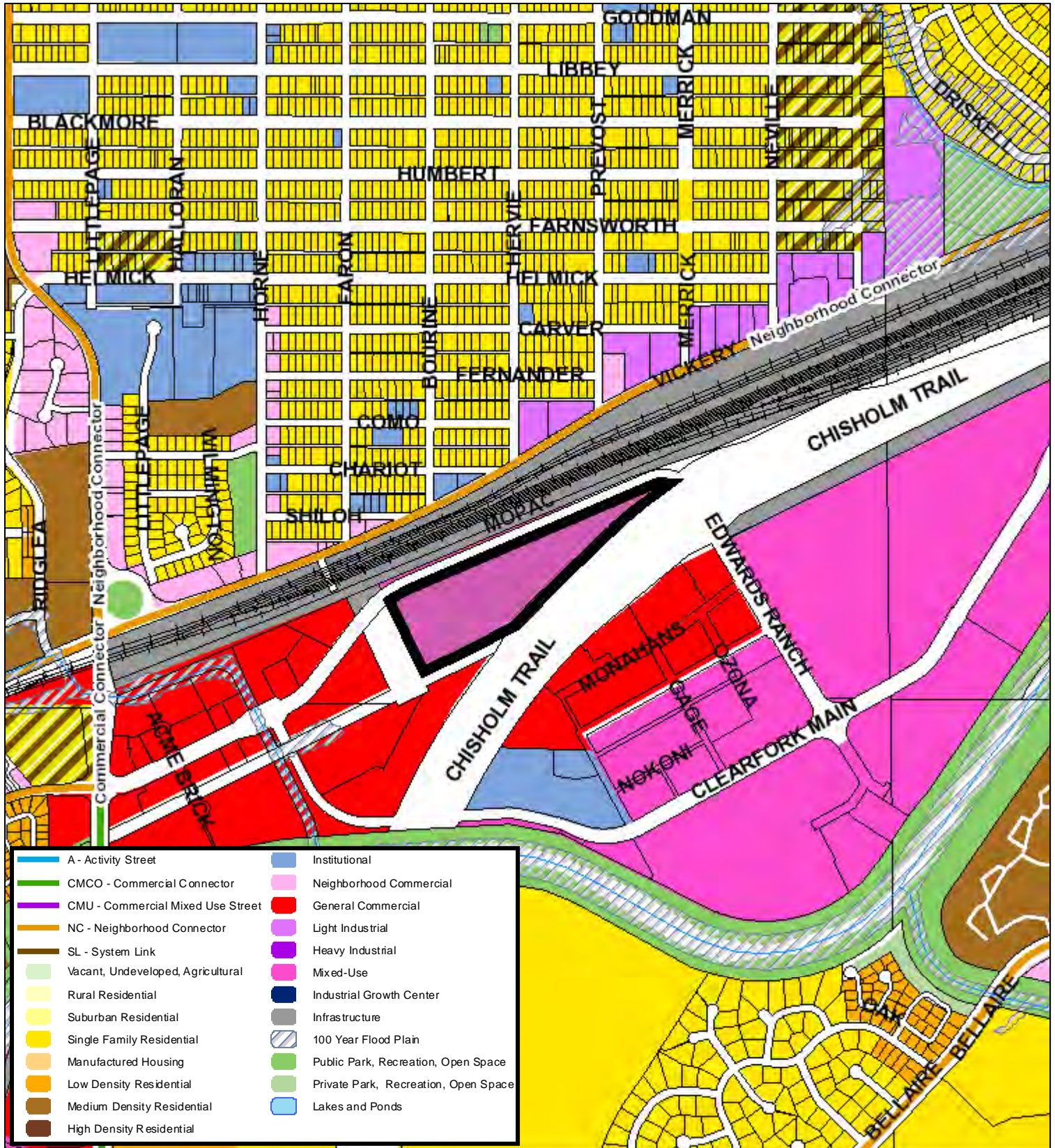
Applicant: Cassco Development Co. & Clearfork Land Co.
 Address: 5400 - 5600 blocks Edwards Ranch Road
 Zoning From: PD 630
 Zoning To: Amend PD 630 for Multifamily uses with dev, standards for block length perimeter
 Acres: 15.83782839
 Mapsco: 75SW
 Sector/District: Arlington Heights
 Commission Date: 12/9/2020
 Contact: 817-392-2806



Area Map



Future Land Use



890 445 0 890 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.

