Zoning Staff Report

Date: February 28, 2023 **Case Number: ZC-22-181** **District (old/new): 6 / 6**

Zoning Map Amendment

Case Manager: **Stephen Murray**

Owner / Applicant: Rall Properties LP

Site Location: 6881 Harris Parkway & 7101 Dutch Branch Road ***Acreage:*** 14.8 acres

Request

Proposed Use: Townhomes

Request: From: "F" General Commercial; "PD 545" PD/SU for "G" Intensive Commercial development standards and all uses in "E" Neighborhood Commercial, with additional uses and development standards, site plan required

To: "R2" Townhouse/Cluster

Recommendation

Land Use Compatibility: Requested change **is not compatible**

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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
   c. Economic Development Plan
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 Harris Pkwy just south of Dutch Branch Rd. The applicant is seeking to rezone to "R2" Townhouse/Cluster to accommodate townhouse development. "R2" 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 "R-2" Townhouse/Cluster zoning would accommodate townhouse or rowhouse development. "R-2" zoning allows up to 24 dwelling units per acre. Other "R2" development standards are shown below:

Townhouse/Cluster ("R2") District	
Open space	15% minimum
Units per acre	Maximum number of 24 units per acre on average, unless located in a "C" or "D" district where authorized density shall apply.
Maximum façade length	Maximum building façade length of 250 feet
Front yard*	None required
Side yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Height	35 feet maximum (refer to Development Standards, § 6.100, Height)
Bldg. separation	10 feet minimum
Notes:	
* May be subject to projected front yard (see Chapter 6, Development Standards, § 6.101(f), Yards).	
** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d), Yards).	

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.

This case was continued from October in order for the applicant to have more time to meet with the neighborhood.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / undeveloped
East "A-5" One Family Residential / Chisholm Trail Pkwy
South "F" General Commercial / undeveloped
West "E" Neighborhood Commercial; "PD/E" (Area A) Planned Development for all uses in "E" with development standards and exclusions as described in Exhibit A; site plan waived and "E" Neighborhood Commercial (Area B) / office, medical, vacant

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on October 26, 2022.
The following organizations were emailed on October 26, 2022:

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 within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning to "R2" Townhouse/Cluster. 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 existing 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 **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Wedgwood

The 2022 Comprehensive Plan designates the property as future Neighborhood Commercial. Compatible zoning would be: small scale retail/office developments. Townhomes have been removed as an encouraged land use in commercial districts in accordance with current Zoning policies. Based on the lack of conformance with the future land use map the proposed zoning is **not consistent** with the Comprehensive Plan.

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

PERFORMANCE METRICS

2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

FORT WORTH®

ZC-22-181

Area Zoning Map

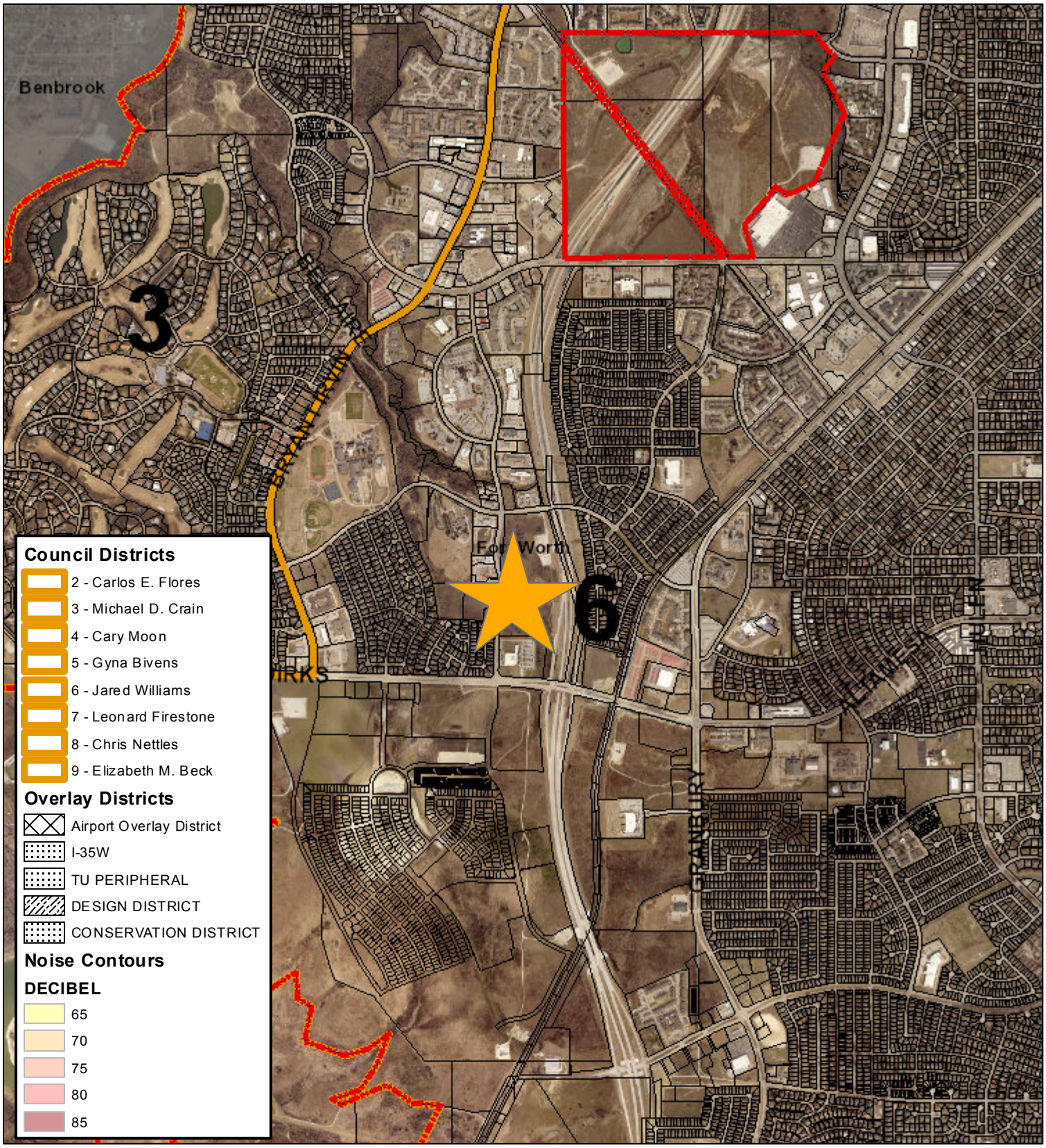
Applicant:	Rall Properties LP
Address:	6881 Harris Parkway & 7101 Dutch Branch
Zoning From:	& PD
Zoning To:	ER
Acres:	14.82171425
Mapsco:	102C
Sector/District:	Wedgewood
Commission Date:	11/9/2022
Contact:	null

Created: 10/19/2022 2:46:31 PM

FORT WORTH®

ZC-22-181

Area Map



N

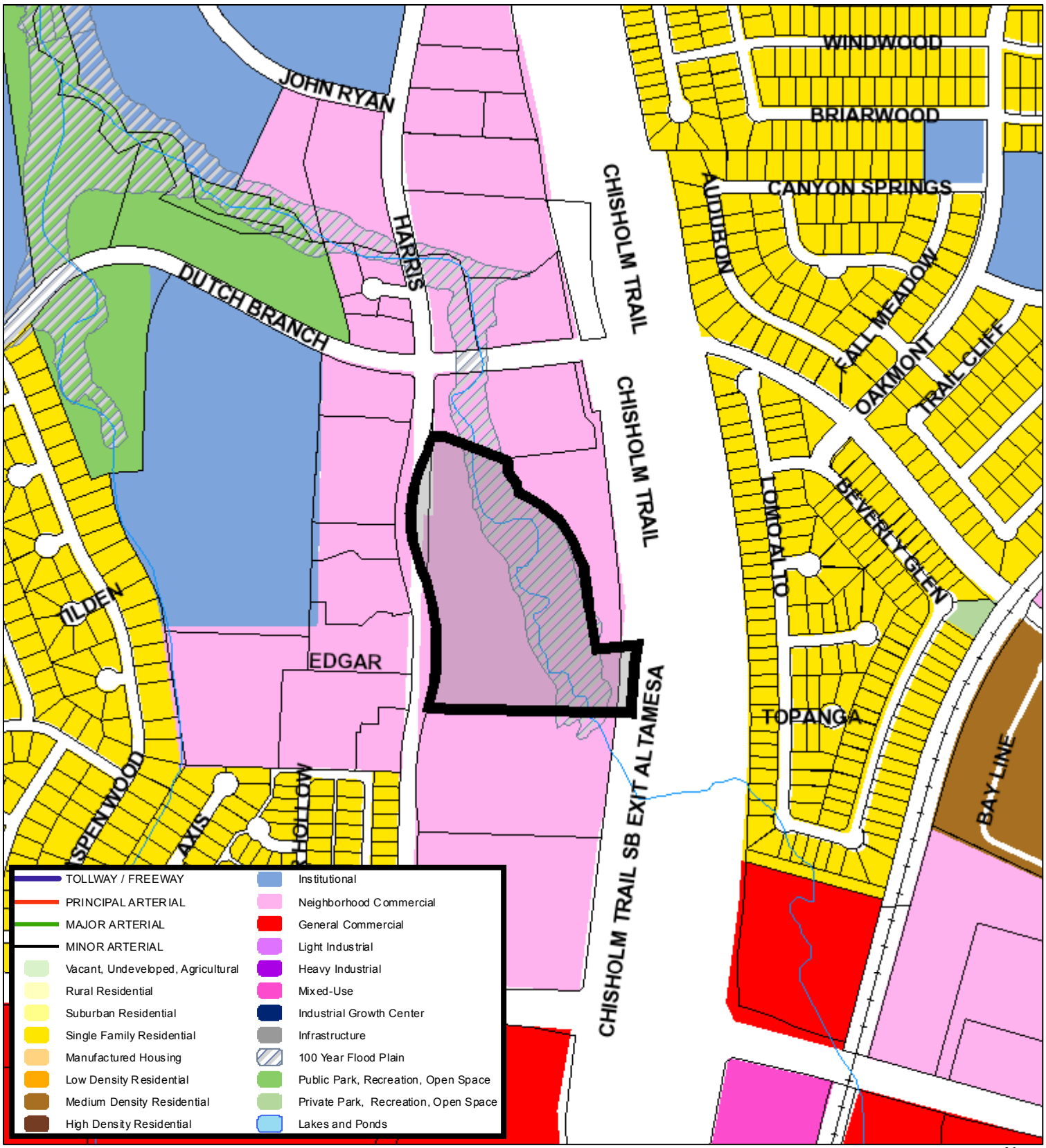
0 1,000 2,000 4,000 Feet

Created: 10/19/2022 2:48:48 PM

FORT WORTH®

ZC-22-181

Future Land Use



525 262.5 0 525 Feet

N

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.

Created: 10/19/2022 2:47:50 PM

FORT WORTH®

ZC-22-181

Aerial Photo Map

0 330 660 1,320 Feet

N