



# Zoning Staff Report

**Date:** October 12, 2021

**Case Number:** ZC-21-143

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Heart of the Ranch, LTD / Peloton Land Solutions

**Site Location:** 4900 – 5000 blocks Clearfork Main Street

**Acreage:** 14.72 acres

### Request

**Proposed Use:** Commercial Development

**Request:** From: “PD 630” Planned Development for all uses in “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: “G” Intensive Commercial

### Recommendation

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

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

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

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

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## Project Description and Background

The subject property is located at the southeast corner of Clearfork Main Street and Edwards Ranch Road and has approximately 1,300 feet of frontage along the Trinity River. There is a large gravel parking lot and park area on the property which has been used as an outdoor event venue. The current zoning of this site and surrounding properties is Planned Development “PD630” and the applicant is requesting to rezone this 14.72-acre portion to “G” Intensive Commercial.

“PD630” was originally approved by City Council in March 2005 for a 354-acre area along the north side of the Trinity River between Bryant Irvin Road and Hulen Street, and south of Vickery Boulevard. Specifically, “PD630” is a Planned Development/Specific Use for all uses in the “MU-2” District as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with additional setback and block length requirements. Various revisions to this zoning district have been approved over the last two decades, as described in the “Recent Zoning History” section below.

## Surrounding Zoning and Land Uses

North PD 630 / vacant and gas well site  
East PD 630 / vacant  
South Trinity River  
West PD 630 / restaurant, bike shop, and park area

## Recent Zoning History

### Cases that created or amended PD 630:

- ZC-05-051: Established “PD 630” Planned Development / Specific Use for all uses in the “MU-2” District as outlined in the September 30, 2003 Zoning Ordinance with additional standards (eff. 3/24/05)
- ZC-12-052: Amended PD 630 to change the 20-foot minimum front yard setback to a 20-foot maximum front yard setback and also allow for front yard signage (eff. 7/23/12).
- ZC-19-084: Amended certain PD 630 regulations for a 6.10-acre property in the 3000 block of Acme Brick Plaza (did not impact the current subject property).
- ZC-20-172: Amended PD 630 to increase maximum block length requirement for 15.83-acre property in 5400-5600 block of Edwards Ranch Road (did not impact the current subject property).

### Cases that rezoned property out of PD 630:

- ZC-06-182: PD 630 to “FR” General Commercial Restricted; 5.67 ac at 2800 block of Bryant Irvin Road
- ZC-08-157: PD 630 to “G” Intensive Commercial; 10.52 ac at 2801 Bryant Irvin Road
- ZC-12-003: PD 630 to “G” Intensive Commercial; 30.62 ac at SE corner of Vickery Blvd and Bryant Irvin
- ZC-14-158: PD 630 to “G” Intensive Commercial; 12.4 ac at 3051 Bryant Irvin Road
- ZC-16-206: PD 630 to “G” Intensive Commercial; 6.47 ac at 5790 Edwards Ranch Road

## Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.

The following organizations were notified: (emailed August 23, 2021)

Organizations Notified	
The Woods HOA*	Riverhills HOA
Villages of Stonegate Phase II HA	Hartwood Circle RA Inc
Como NAC	Tanglewood NA
Overton Woods HA Inc	Sunset Heights NA
Tarrant Regional Water District	Clearfork Property Owners Association
Streams and Valleys, Inc	Trinity Habitat for Humanity
Fort Worth ISD	

\* This Neighborhood Association is located closest to the subject property

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone from “PD630” for MU-2 as outlined in 2003 with certain modified development standards to “G” Intensive Commercial for commercial development. Surrounding land uses include vacant/undeveloped, the Clear Fork Trinity River, the Shops at Clearfork, multifamily, restaurant, and retail.

The proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as “Mixed Use” on the Future Land Use Map. Specifically, this site is located within the Clearfork Mixed Use Growth Center.

The below table is an excerpt from the Comprehensive Plan’s Ch. 4 Land Use section. All commercial zoning is listed as appropriate for the Mixed-Use designation of Future Land Use. This means the proposed “G” Intensive Commercial zoning is appropriate.

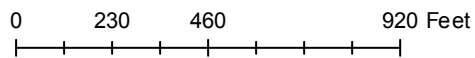
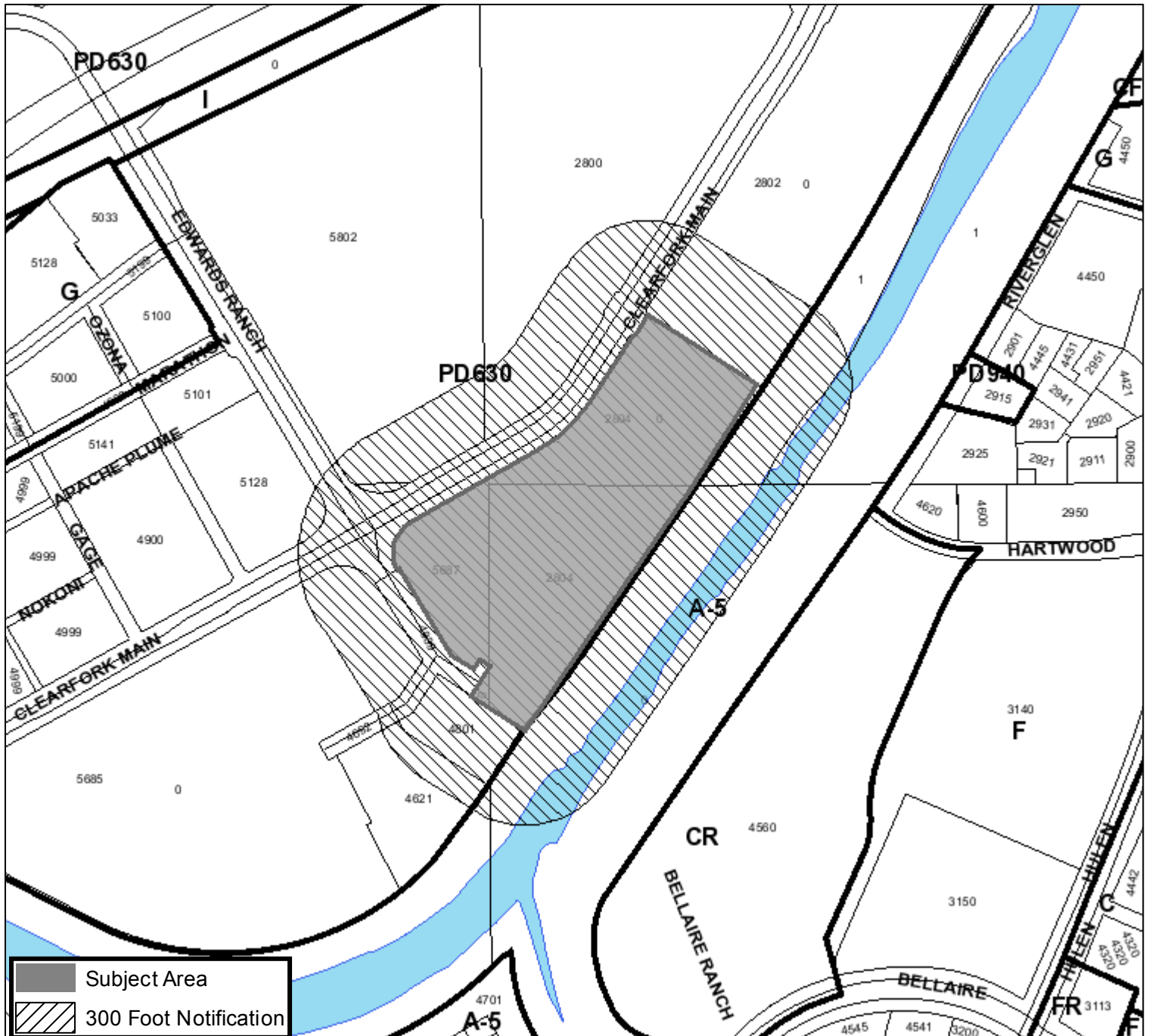
#### LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
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, MU-1, MU-2, Form-Based Codes

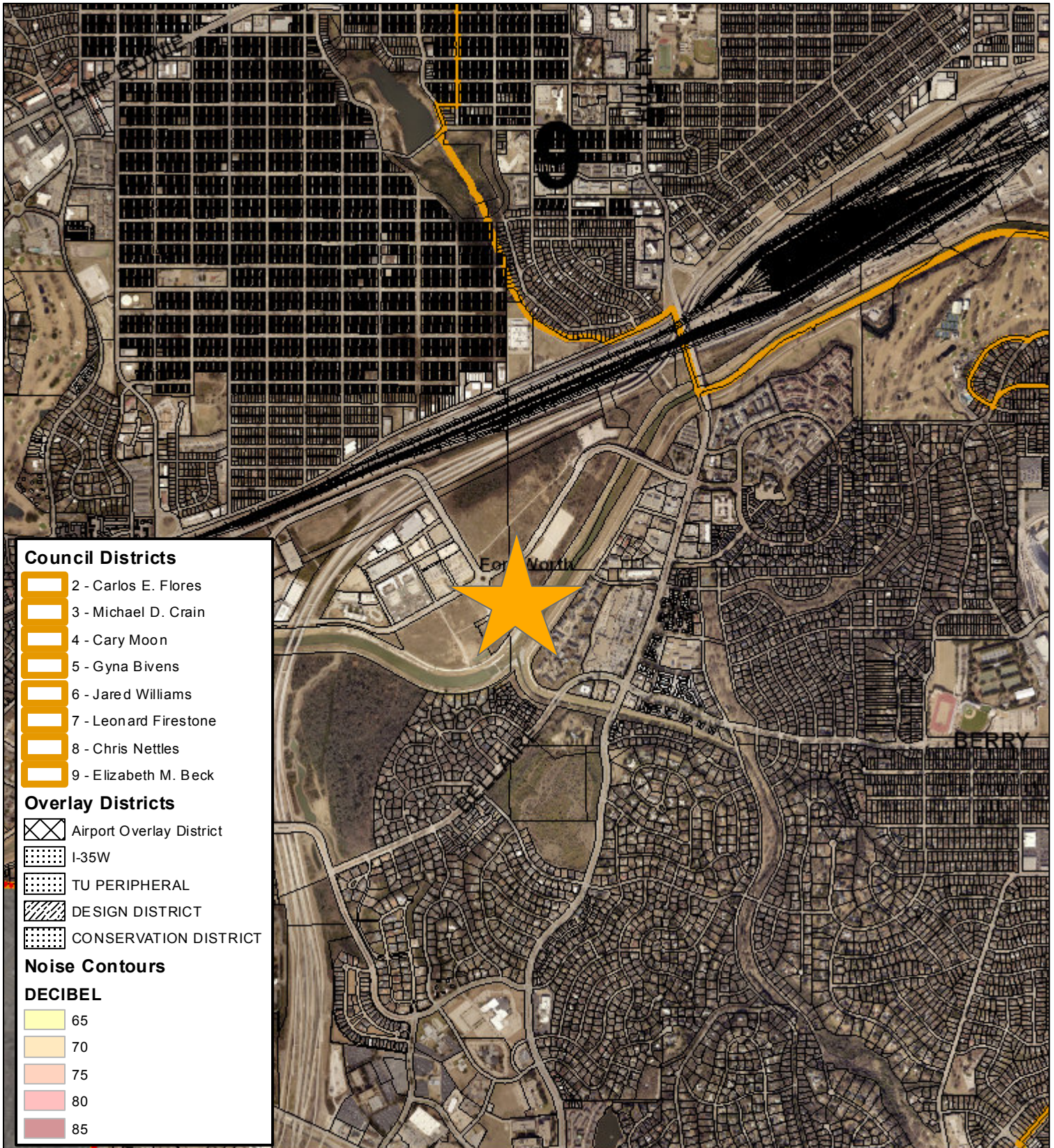
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

### Area Zoning Map

Applicant: Heart of the Ranch LTD  
 Address: 4900 - 5000 blocks Clearfork Main Street  
 Zoning From: PD 630 for MU-2 uses  
 Zoning To: G  
 Acres: 14.71745419  
 Mapsco: 75X  
 Sector/District: Arlington Heights  
 Commission Date: 9/8/2021  
 Contact: null

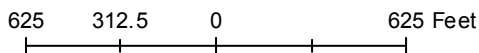
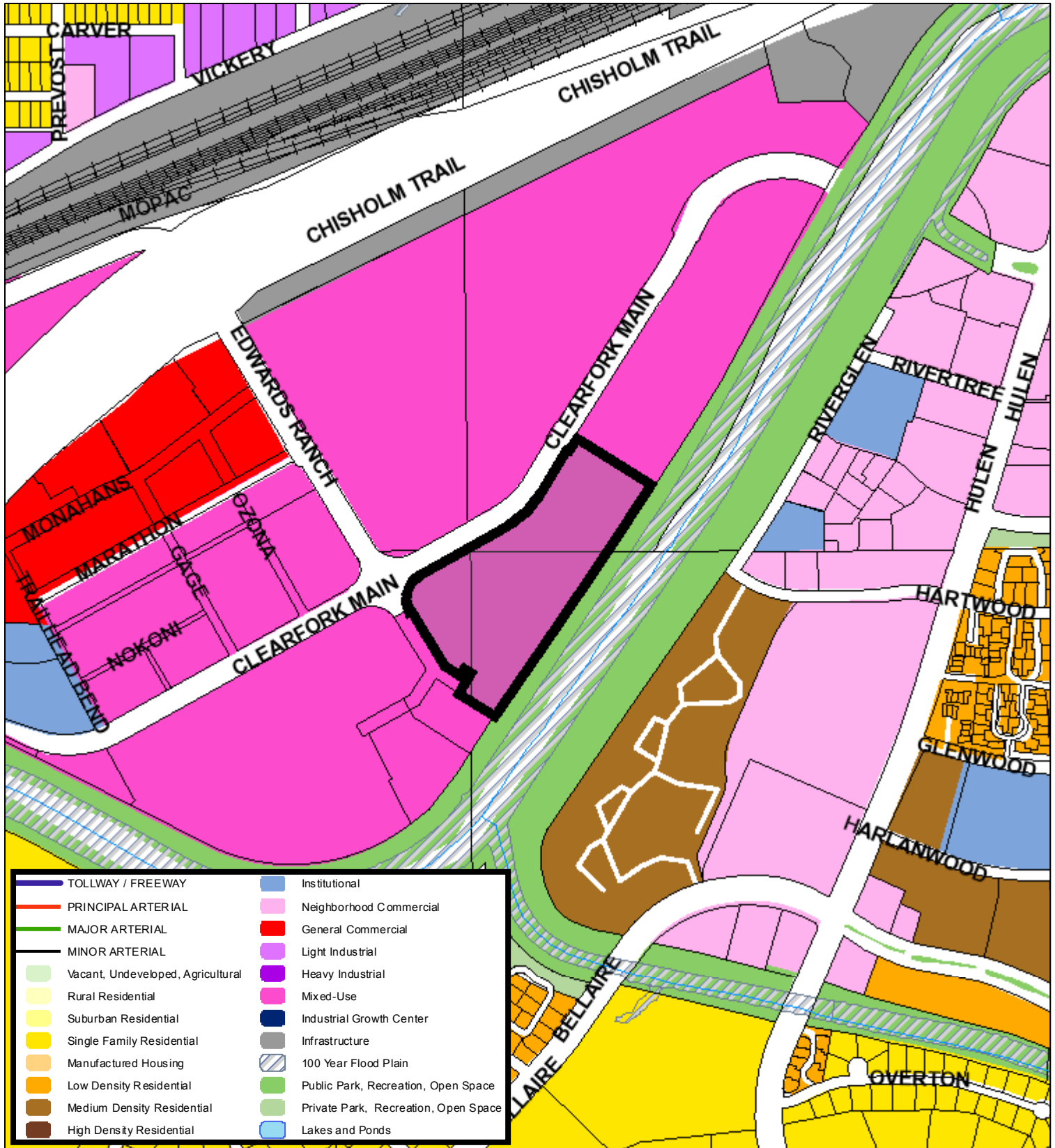


### Area Map



0 1,000 2,000 4,000 Feet

### 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



0 395 790 1,580 Feet

