



Zoning Staff Report

Date: March 8, 2022

Case Number: ZC-21-212

Council District: 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Harmon 38 Investments LP / Larkspur Communities at Presidio, LLC

Site Location: 8800 – 8900 blocks Lower Sonoma Lane

Acreage: 10.26 acres

Request

Proposed Use: Multi-Family Dwelling

Request: From: “G” Intensive Commercial

To: “D” High Density Multifamily

Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 7-0**

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Project Description and Background

The subject property is located just east of the intersection of Highway 287 and Harmon Road, and north of Tarrant Parkway. The applicant is proposing to change the zoning of this 10.26-acre site from “G” Intensive Commercial to “D” High-Density Multifamily. If approved, the applicant intends to develop an age-restricted (55+) multifamily apartment complex. Age restrictions are private agreements and are not regulated by zoning.

The majority of property surrounding this site is zoned “G” Intensive Commercial and there is a large-scale commercial development immediately to the east (Presidio Towne Crossing). To the north is a large area of existing multifamily zoning, including 13.49 acres that were rezoned from “G” Intensive Commercial to “D” High Density Multifamily in December 2019.

This case was originally considered by the Zoning Commission on December 8, 2021, where the applicant requested a 60-day continuance.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / automotive repair; and
“D” High-Density Multifamily / vacant
East “G” Intensive Commercial / restaurant and retail uses
South “G” Intensive Commercial / vacant
West “G” Intensive Commercial / automotive repair, car wash, vacant pad sites

Recent Zoning History

- ZC-19-148: Rezoned 13.49-acres north of the subject property from “G” Intensive Commercial to “D” High-Density Multifamily.
- ZC-05-288: Rezoned the subject property from “C” Medium Density Multifamily to “G” Intensive Commercial as part of a larger rezoning request for the Presidio development

Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.

The following organizations were notified: (emailed November 22, 2021)

Organizations Notified	
North Fort Worth Alliance	Ridgeview OA
Chisholm Ridge HOA	Reata Meadows HOA
Quail Grove HOA*	Streams and Valleys, Inc
Trinity Habitat for Humanity	Northwest ISD
Eagle Mountain-Saginaw ISD	

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the subject property from “G” Intensive Commercial to “D” High Density Multifamily. All immediately adjacent properties are zoned “G” Intensive Commercial, and there is a large area of multifamily zoning to the north of this site, across Sonoma Creek Lane.

To the east is Presido Towne Crossing, a large-scale commercial development with various retail and restaurant locations. To the west there are more intensive commercial developments that are not compatible with residential zoning, including a car wash and an automotive repair facility. There is also an automotive repair facility immediately north of this site. The existing pattern of development in this area creates a separation between commercial uses along the North Tarrant Parkway frontage and multifamily development further north.

The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. This designation can include multifamily residential zoning districts, as described below:

COMMERCIAL		
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


The proposed zoning is **consistent** with the land use designations for this area, and aligns with the following policy of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

However, staff contends that the existing “G” Intensive Commercial zoning is more appropriate in this location given surrounding commercial development and the site’s location along an arterial roadway. Tarrant Parkway is designated as a Commercial Connector on the Master Thoroughfare Plan and the Comprehensive Plan supports locating large commercial uses adjacent to arterial roadways.

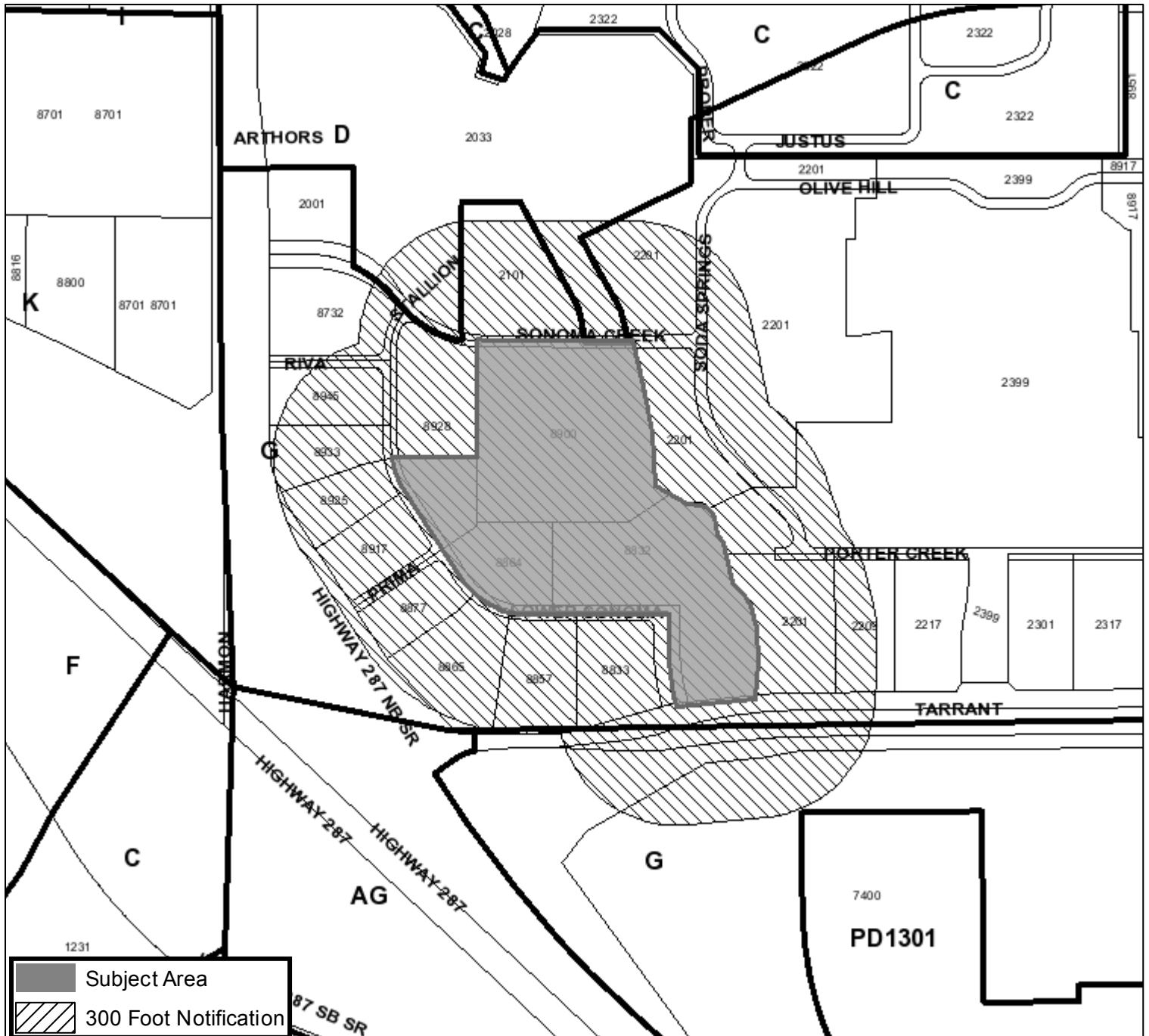
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. One of the intended outcomes of this plan is to promote a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

PERFORMANCE METRICS

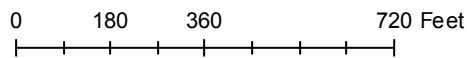
1. High-wage job growth.
 2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
 3. An economy that capitalizes on high-growth industries and the creative individuals who fuel them.
 4. A commitment to “quality of place” throughout the community.
- 

Area Zoning Map

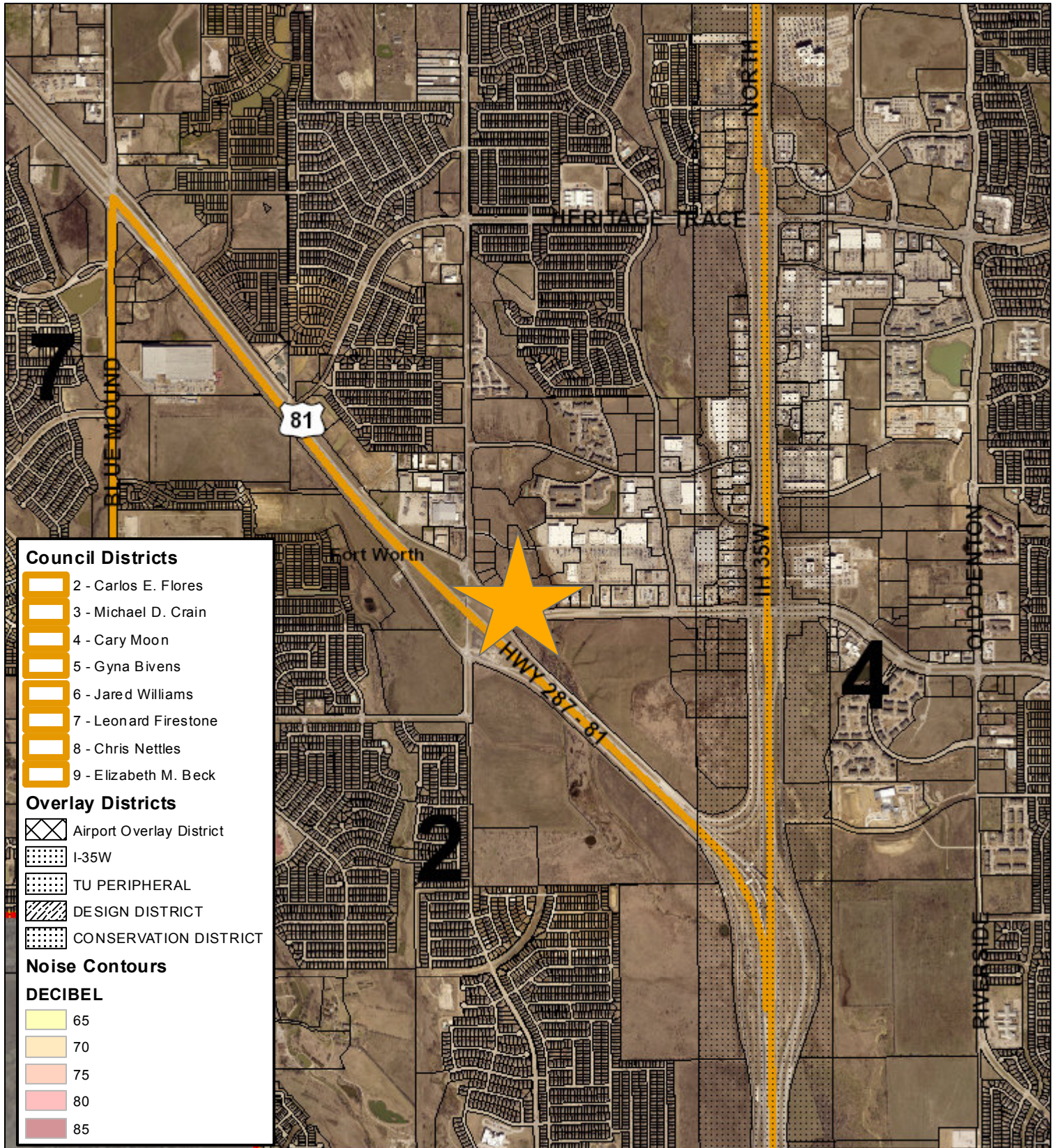
Applicant: Harmon 38 Investments LP
 Address: 8800 - 8900 blocks Lower Sonoma Lane
 Zoning From: G
 Zoning To: D
 Acres: 10.25647856
 Mapsco: 35A
 Sector/District: Far North
 Commission Date: 12/8/2021
 Contact: null



Subject Area
 300 Foot Notification



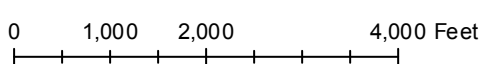
Area Map



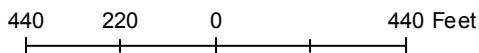
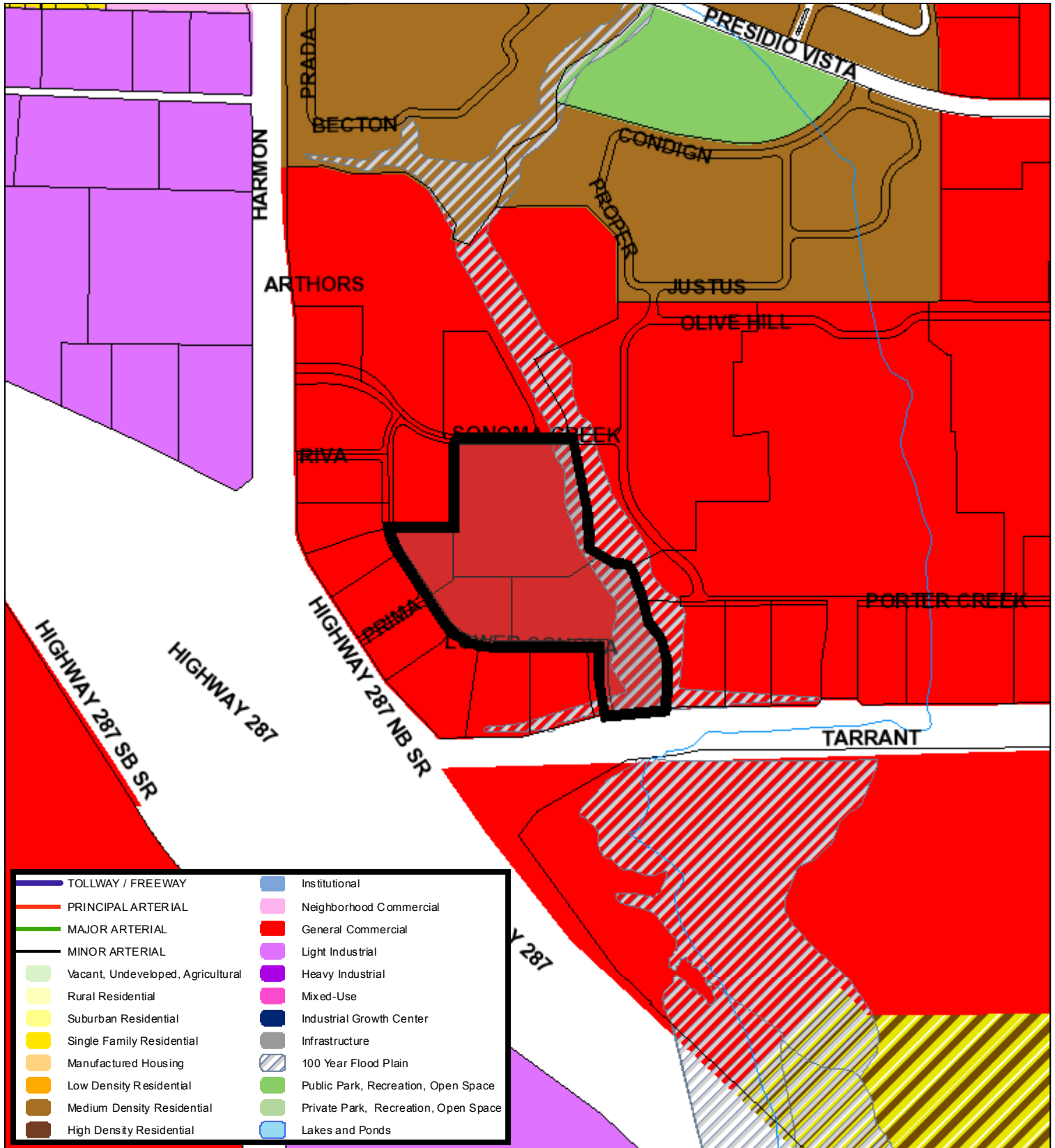
Council Districts	
	2 - Carlos E. Flores
	3 - Michael D. Crain
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Leonard Firestone
	8 - Chris Nettles
	9 - Elizabeth M. Beck

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



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



0 275 550 1,100 Feet

