



# Zoning Staff Report

**Date:** January 11, 2022

**Case Number:** ZC-21-206

**Council District:** 6

## Zoning Map Amendment

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

**Owner / Applicant:** Total Energies E&P USA Barnett 1, LLC / ONM Living, Zac Thompson

**Site Location:** 9705 Old Granbury Road

**Acreage:** 38.77 acres

### Request

**Proposed Use:** Townhomes

**Request:** From: "A-5" One-Family Residential

To: "R2" Townhouse/Cluster

### Recommendation

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

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

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

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

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## Project Description and Background

The property is located west of Summer Creek Drive and south of Risinger Road. The applicant is requesting a zoning change to create a development to accommodate a townhome community tentatively named "Villas at Summer Creek".

While the adopted Comprehensive Plan designation of the site is future Neighborhood Commercial, the absence of an interchange to link Risinger Road with the adjacent Chisholm Trail Parkway makes it less accessible and thus less attractive for commercial developments. There is also a significant floodplain that crosses the property in an upside down V-shape, which further limits the potential for large scale commercial development on this site.

The proposed "R-2" Townhouse/Cluster zoning would accommodate townhouse or rowhouse development. "R-2" zoning allows up to 24 dwelling units per acre.

## Surrounding Zoning and Land Uses

North "C" Medium Density Multifamily and "PD 1152" / undeveloped and church

East "R1" / single family residential

South "PD 971A" and "PD 1293" / multifamily

West "G" Intensive Commercial / undeveloped and Chisholm Trail Parkway

## Recent Zoning History

- ZC-20-174, From "A-5" to "PD/R1"- Withdrawal request accepted administratively prior to public hearings.

## Public Notification

300-foot Legal Notifications were mailed on November 19, 2021.

The following organizations were emailed on November 22, 2021:

Organizations Notified	
Crowley ISD	District 6 Alliance
Trinity Habitat for Humanity	Streams And Valleys Inc
Summer Creek HA	Villages of Sunset Pointe HA
Summer Creek South HOA*	

*\*Located closest to this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to change the zoning to “R2” Townhouse/Cluster. Surrounding uses consist of undeveloped land to the north and west, multifamily residential currently being built to the south, and established single-family residential to the east. There is a small floodplain area that the developer will need to design around. The tollway to the west does not provide direct access to the site, but there are two interchanges equidistant to the site to the north (at Sycamore School Road) and south (McPherson Boulevard) that allow access. There are some active gas wells close to the eastern portion of the site, but these should not create a problem for residential development in the vicinity.

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

## Comprehensive Plan Consistency – Far Southwest

The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial. Compatible zoning would be: small scale retail/office, mixed use, or apartment home developments.

LAND USE	DEFINITION	ZONING
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	<b>B, R1, R2</b>
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
<b>COMMERCIAL</b>		
<b>Neighborhood Commercial</b>	Retail, services, offices and mixed uses serving daily needs for a local market area	<b>Multifamily Residential, ER, E, MU-1</b>
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 property will have access to Risinger Road, a major arterial on the Master Thoroughfare Plan. The below Comprehensive Plan policies apply to this proposal:

- *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.*
- *Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.*
- *Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.*

Although the proposal is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan. If the zoning designation is changed for this property, staff would recommend that the Comprehensive Plan be changed to “Low Density Residential” to reflect this change.

## Economic Development Plan

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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

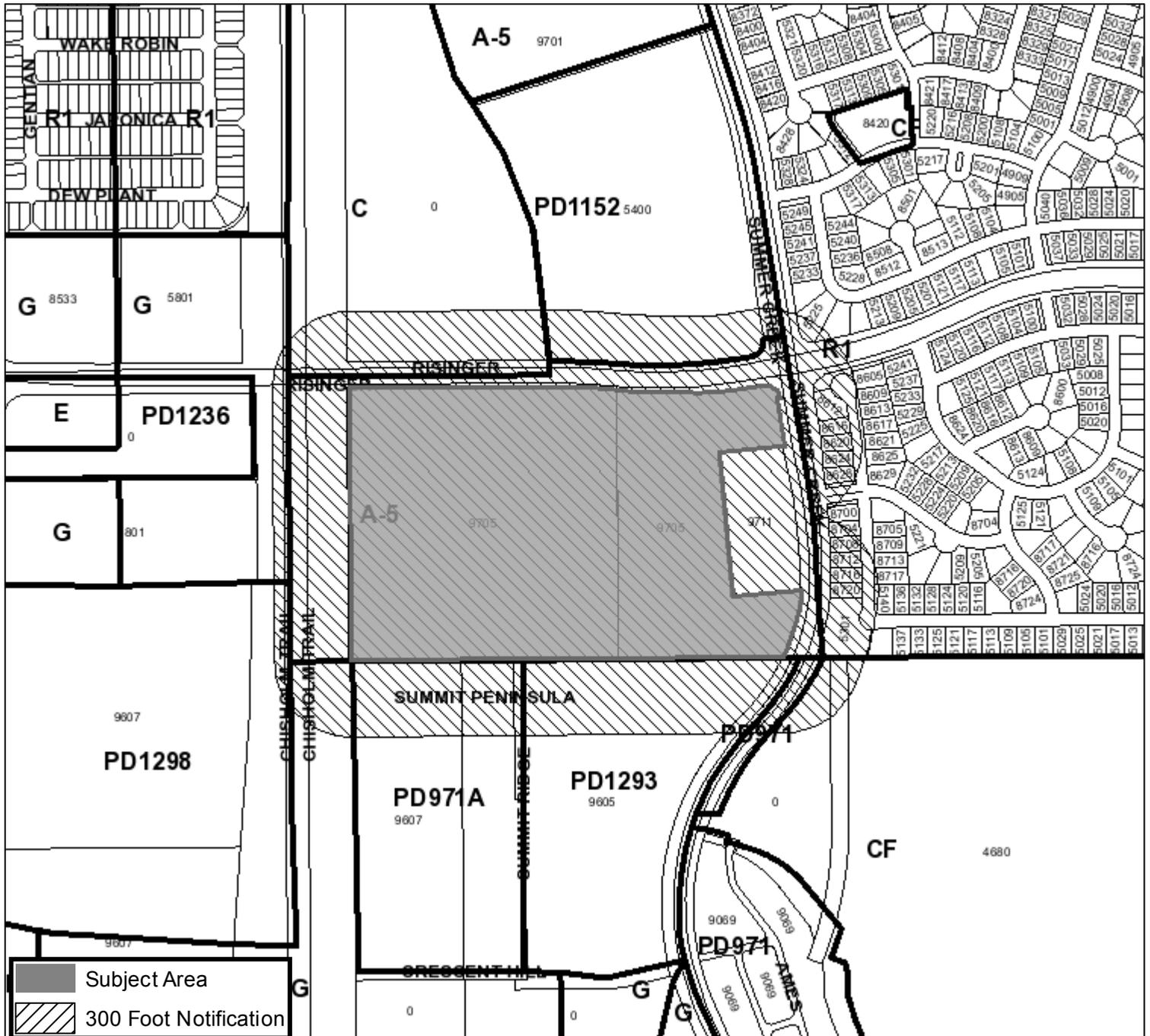
### INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

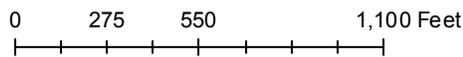
*3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.*

## Area Zoning Map

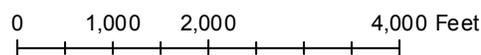
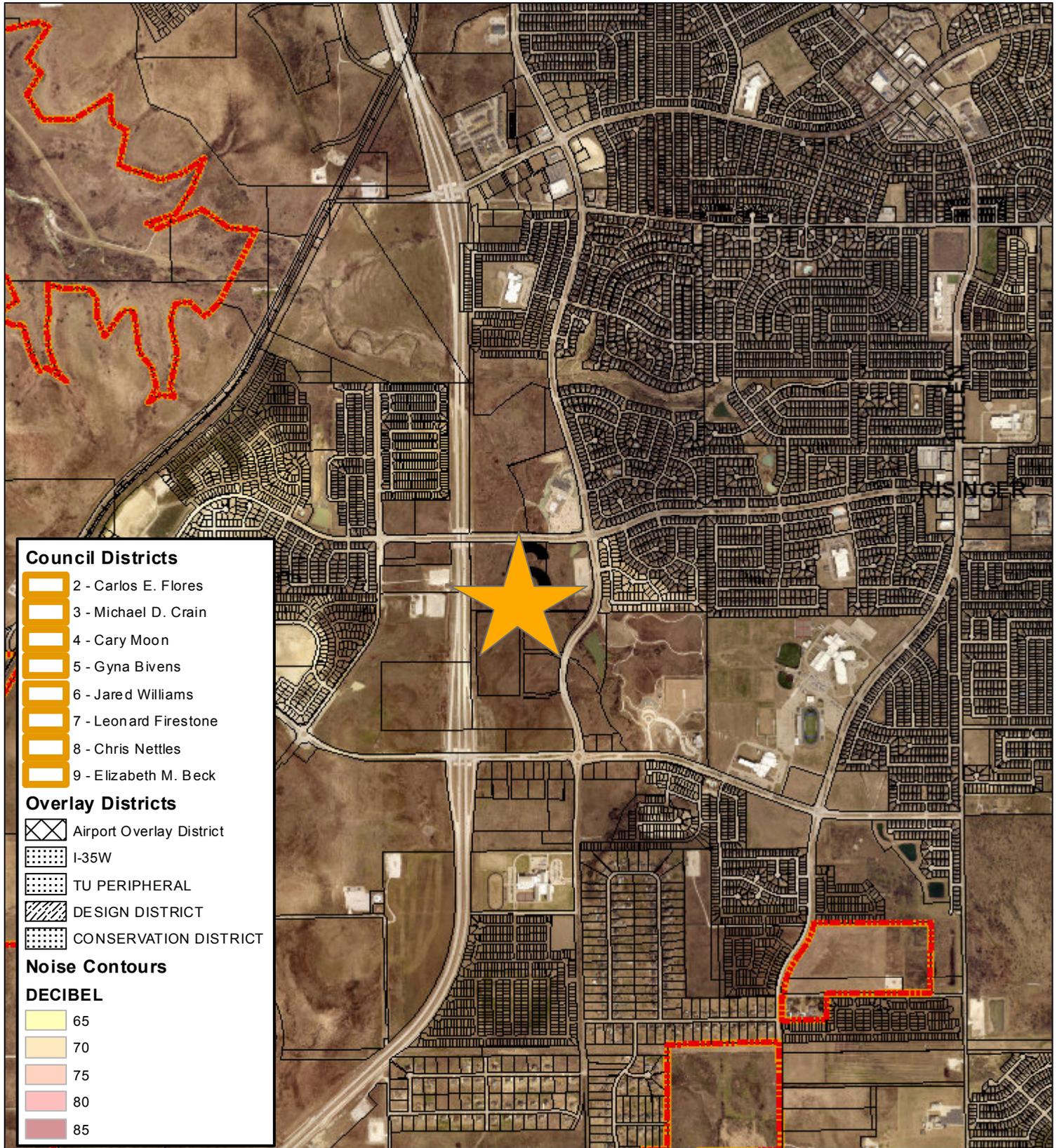
Applicant: Total E&P USA Barnett LLC  
 Address: 5400 - 5600 blocks W. Risinger Road  
 Zoning From: A-5  
 Zoning To: R2  
 Acres: 38.76691452  
 Mapsco: 102V  
 Sector/District: Far Southwest  
 Commission Date: 12/8/2021  
 Contact: 817-392-8043



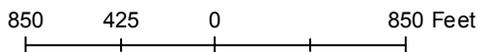
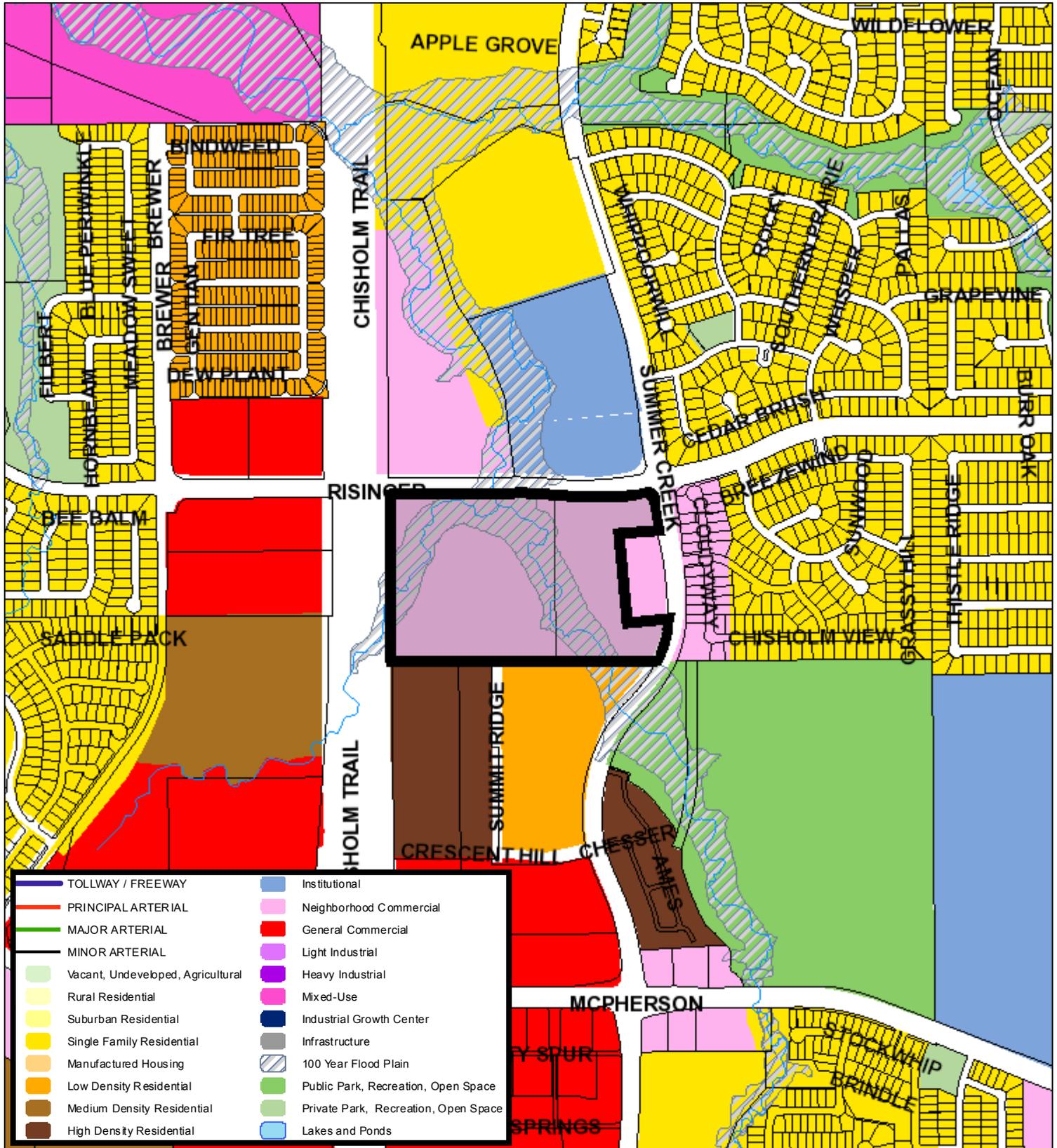
Subject Area  
 300 Foot Notification



### 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



0 500 1,000 2,000 Feet

