



**ZONING COMMISSION  
AGENDA**

**Wednesday, December 14, 2016**

**Work Session 11:30 AM**

**City Council Conference Room 290 (formerly Pre-Council Chamber)**

**Public Hearing 1:00 PM**

**Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**1000 Throckmorton St.**

**Fort Worth, Texas 76102**

**COMMISSION MEMBERS:**

Carlos Flores, CD 2, Chair	_____	Sandra Runnels, CD 6	_____
Melissa McDougall, Vice Chair CD 5	_____	John Aughinbaugh, CD 7	_____
Will Northern, CD 1	_____	Wanda Conlin, CD 8	_____
John Cockrell, Sr., CD 3	_____	Leah Dunn, CD 9	_____
Charles Edmonds, CD 4	_____		

**I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290**

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today's Cases Staff
- C. Presentation/Discussion: Planned Development PD Zoning Districts, Cont. Staff

**II. PUBLIC HEARING 1:00 PM Council Chamber**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JANUARY 24, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order Chair
- B. Approval of November 9, 2016 Meeting Minutes \_\_\_\_\_

**To view the docket:** <http://fortworthtexas.gov/zoning/cases/>

**C. CONTINUED CASES**

1. ZC-16-199 CITY OF FORT WORTH PLANNING AND DEVELOPMENT AX-16-013 JACKSBORO HWY/LAKESIDE AREA North and South sides of SH 199 near Surfside, Midland, and Roadrunner Rds. 91.95 ac. CD 7

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From:* "AG" Agricultural *To:* "A-5" One-Family, "A-21" One-Family, "E" Neighborhood Commercial, "FR" General Commercial Restricted and "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus equipment rental with accessory retail concrete batch plant and stone works with outside storage; site plan waiver requested

2. ZC-16-203 VERTEX ASSET PARTNERS, LP 3097 Yuma/ 2942 S. Riverside 8.87 ac. CD 8
- a. Applicant/Agent: Jay O. Oji
  - b. Request: *From:* "UR" Urban Residential *To:* "PD/UR" Planned Development for all uses in "UR" Urban Residential for 272 multifamily units with 4 stories and height limited to 50 ft. and waivers to two design standards: 1) the depth of the façade variations and 2) maximum entry distance of 125 ft.; site plan included
- D. NEW CASES
3. ZC-16-208 AERVAL INVESTMENTS 6617 Dan Danciger 0.71 ac. CD 6
- a. Applicant/Agent: R.D. Howard LLC
  - b. Request: *From:* "C" Medium Density Multifamily *To:* "CF" Community Facilities
4. ZC-16-209 MATT AND MELISSA DAILEY 702 Boland St. 0.13 ac. CD 7
- a. Applicant/Agent: Melissa Dailey
  - b. Request: *From:* "C" Medium Density Multifamily *To:* "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted with waivers to setbacks, maximum lot coverage and parking; site plan waiver requested
5. ZC-16-210 MARCUS GIELOW 5525 Lubbock Avenue 0.27 ac. CD 6
- a. Applicant/Agent: Eddie Bermea
  - b. Request: *From:* "A-5" One-Family *To:* "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted for insurance office building; site plan included
6. SP-16-018 287 WILLOW SPRINGS SELF STORAGE LP 12460 Willow Springs Rd 8.29 ac. CD 7
- a. Applicant/Agent: Chris Ludwig
  - b. Request: *To:* Amend Site Plan for PD 1009 "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouses to reconfigure buildings and driveways
7. ZC-16-211 FREDERICK CHARLES OLSEN, IV 417-433 (odds) Haltom Rd 4.99 ac. CD 4
- a. Applicant/Agent: John Cowan and Associates
  - b. Request: *From:* "B" Two-Family and "I" Light Industrial *To:* "K" Heavy Industrial
8. ZC-16-212 MARIE BELL 5319 Ramey Ave. 0.24 ac. CD 5
- a. Applicant/Agent: Marie Bell
  - b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial
9. ZC-16-213 JAIME VALTIERRA 1300-1302 Homan Ave. 0.39 ac. CD 2
- a. Applicant/Agent: Jaime Valtierra
  - b. Request: *From:* "A-5 One-Family *To:* "PD/A-5" Planned Development for all uses in "A-5 One-Family plus three residential units each on two separate lots; site plan waiver requested

10. ZC-16-214 FORT GROWTH PARTNERS LP 236, 240, and 304 Sunset, 249, 301, 303, 315 Nursery Ln. 2.18 ac. CD 7
- Applicant/Agent: Mary Nell Poole/Townsite Company
  - Request: *From*: "B" Two-Family *To*: "UR" Urban Residential
11. ZC-16-215 FORT GROWTH PARTNERS, LP 113, 119, 205, and 213 Nursery Ln. 1.42 ac. CD 7
- Applicant/Agent: Mary Nell Poole/Townsite Company
  - Request: *From*: "B" Two-Family, PD 1068 "PD/AR" Planned Development for all uses in "AR" One-Family Restricted with waiver to the block pattern; site plan approved *To*: "MU-1" Low Intensity Mixed-Use
12. ZC-16-216 FORT GROWTH PARTNERS, LP 106, 108, 112 Merritt St. and 113, 117, 121, 125 Priddy Ln. 1.33 ac. CD 7
- Applicant/Agent: Mary Nell Poole/Townsite Company
  - Request: *From*: "B" Two-Family and "E" Neighborhood Commercial *To*: "UR" Urban Residential
13. ZC-16-217 DD MOTORSPORTS LLC 2825 and 2837 Whitmore St. 0.66 ac. CD 9
- Applicant/Agent: Mary Nell Poole/Townsite Company
  - Request: *From*: "I" Light Industrial *To*: "UR" Urban Residential
14. ZC-16-218 CARBON EQUITY LP 2700-2800 blocks Westport Parkway (Keller Haslet Rd) 6.52 ac. CD 7
- Applicant/Agent:
  - Request: *From*: "K" Heavy Industrial/I-35 Design Overlay/AO Alliance Airport Overlay; "G" Intensive Commercial/ I-35 Design Overlay/AO Alliance Airport Overlay *To*: "G" Intensive Commercial/ I-35 Design Overlay/AO Alliance Airport Overlay
15. ZC-16-219 NICHOLAS AND ANDREA PADILLA 1906 Belmont Ave. 0.13 ac. CD 2
- Applicant/Agent: Nicholas and Andrea Padilla
  - Request: *From*: "A-5 One-Family *To*: "PD/A-5" Planned Development for all uses in "A-5 One-Family plus three residential units; site plan included
16. ZC-16-220 EFW INC. 4700 Marine Creek Pkwy. 24.38 ac. CD 2
- Applicant/Agent: Chris Puffer
  - Request: *From*: "IP" Industrial Park *To*: "J" Medium Industrial
17. ZC-16-221 DOLABI FAMILY LLC 1200-1214, 1205-1217 S. Henderson, 1120 Magnolia, 1201, 1215 5th Ave. 1.86 ac. CD 9
- Applicant/Agent: Michael Bennett
  - Request: *From*: "NS-T4" Near Southside/General Urban and "NS-T4N", Near Southside/General Urban Neighborhood *To*: "PD/NS-T4" Planned Development for all uses in "NS-T4" Near

Southside/General Urban uses plus hotel with parking garage on separate lot and waivers to garages facing a public street and loading areas; site plan included

**ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**Executive Session.**

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 7

Continued	Yes <u>X</u> No ___
Case Manager	<u>Leo Valencia</u>
Surplus	Yes ___ No <u>X</u>
Council Initiated	Yes <u>X</u> No ___

**Owner / Applicant:** City of Fort Worth Planning & Development/SH 199 Area

**Site Location:** North and South sides of SH 199 near Surfside, Midland, and Roadrunner Roads  
Mapsco: 45P, Q, U

**Proposed Use:** Single-family and General Commercial

**Request:** From: "AG" Agricultural

To: "A-5" One-Family, "A-21" One-Family, "E" Neighborhood Commercial, "FR" General Commercial Restricted and "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus equipment rental with accessory retail concrete batch plant and stone works with outside storage; site plan waiver requested

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

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

**Background:**

On September 27, 2016, the City Council approved M& C L-15954 authorizing an annexation agreement with the Town of Lakeside. The agreement authorizes full-purpose annexation of a portion of an enclave identified as Area 38 in the 2016-2020 annexation program, adopted with the 2016 Comprehensive Plan.

The portion of the enclave identified as Area 38 contains approximately 93.4 acres of land and is located along Jacksboro Highway, north and east of the Town of Lakeside. The site was annexed on November 15, 2016 and was zoned to the default "AG" Agriculture zoning. The area currently consists of single family, commercial, and vacant land and no additional development is anticipated.

The existing land uses consist of residential, recycling facilities, a mobile home park, RV park, used auto sales, auto repair, light equipment rental, propane sales, mini warehouse storage facility, storage building sales, memorial monuments dealer, golf cart dealer, kayak rentals, upholstery shop and a convenience store with alcohol sales. The subject area also falls within the 65-70 dbl airport noise contours of the NASJRB.

The proposed zoning districts reflect the uses as determined on the future land use map in the Comprehensive Plan. Many of the properties have an outside storage and sales component that is not allowed by right in any of the city's commercial districts and are instead considered as industrial uses. The E Neighborhood Commercial districts also were selected due to the very close proximity of the properties to Lake Worth, the city's water supply. All of the existing uses are considered legal

nonconforming, and providing a more restrictive zoning district will generate discussion about any new uses and the effect on the lake.

Opposition has been received from an existing operator of a recycling center on the north side adjacent to the lake and the owner of the RV Park. Recycling uses are allowed only by PD zoning. Long term, the recycling use would not be preferred in close proximity to the lake. Staff also worked with the owner of an equipment rental business between Jacksboro Hwy and Roadrunner St., "PD/FR" is proposed for the existing uses on this property due to the smaller scale of outside storage and display and accessory uses for retail concrete batch plant and metal fabrication tied to the business.

**Site Information:**

Applicant: City of Fort Worth Planning & Development Dept.  
 1000 Throckmorton Street  
 Fort Worth, TX 76102

Acreage: 91.95 ac.

Comprehensive Plan Sector: Far West

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / City of Fort Worth Nature Center  
 East "A-5" One-Family and PD963 "PD/CF" Planned Development for "CF" Community Facilities including public park and indoor and outdoor recreational and entertainment uses and events only with mobile food vendors, and with alcohol sales in the Event Center and adjacent outdoor space and at the Pavilion and adjacent lawn  
 South "A-5" One-Family / Lake Worth  
 West Town of Lakeside

**Public Notification:**

300 foot Legal Notifications were mailed on November 29, 2016.  
 The following organizations were notified: (emailed October 17, 2016)

<b>Scenic Shores*</b>	Streams & Valleys, Inc.
NAS Fort Worth JRB RCC	Trinity Habitat for Humanity
Azle ISD	Fort Worth ISD

Closest registered neighborhood organization\*

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-007, east of site, from "A-5" One-Family, "E" Neighborhood Commercial, and "PD-963" to "PD/CF" Planned Development for "CF" Community Facilities including public park and indoor and outdoor recreational and entertainment uses and events only with mobile food vendors, and with alcohol sales in the Event Center and adjacent outdoor space and at the Pavilion and adjacent lawn; approved by City Council, effective 2/22/13

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Watercress	Collector	Collector	No
Jacksboro Highway/SH 199	Freeway	Freeway	TxDOT maintained
Lupine Circle	Residential	Residential	No
Roadrunner	County Rd	County Rd	No

**Development Impact Analysis:**

1. **Land Use Compatibility**

This Council-initiated zoning change request is intended to align the existing land uses, future land use map, and zoning. The process for Council-initiated rezoning was adopted in November 2000 regarding the procedure for City-Council-initiated rezoning. The procedures include:

- Verifying the zoning changes are consistent with the City's Comprehensive Plan (10/2016); and
- Placing an appropriate Mayor and Council Communication on the agenda for a City Council meeting authorizing the Planning and Development Department to prepare and submit an appropriate rezoning application (11/8/2016), which shall schedule the application for the next available public hearing by the Zoning Commission (11/09/2016).

The subject area covers 93.4 acres and approximately 125 parcels. The request is to rezone the area to correspond to existing land uses, in accordance with the future land use. On the basis of existing land uses, the proposed zoning change **is compatible** with the surrounding land uses.

## 2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family Residential, Neighborhood Commercial and General Commercial. The requested zoning classifications are appropriate for the land use designations.

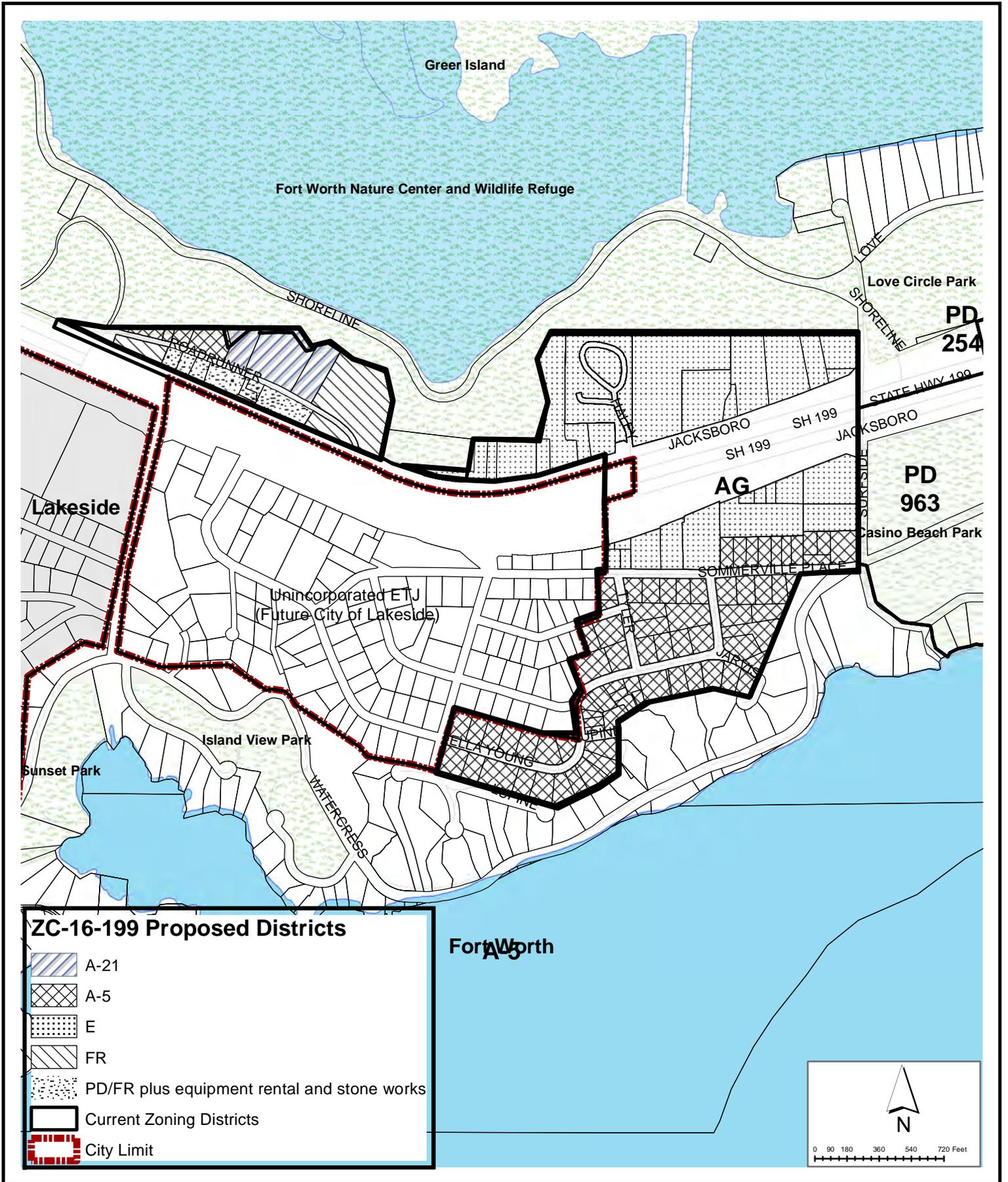
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets Policy.
- Locate single-family homes adjacent to local or collector streets.

Based on conformance with the future land use map, and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

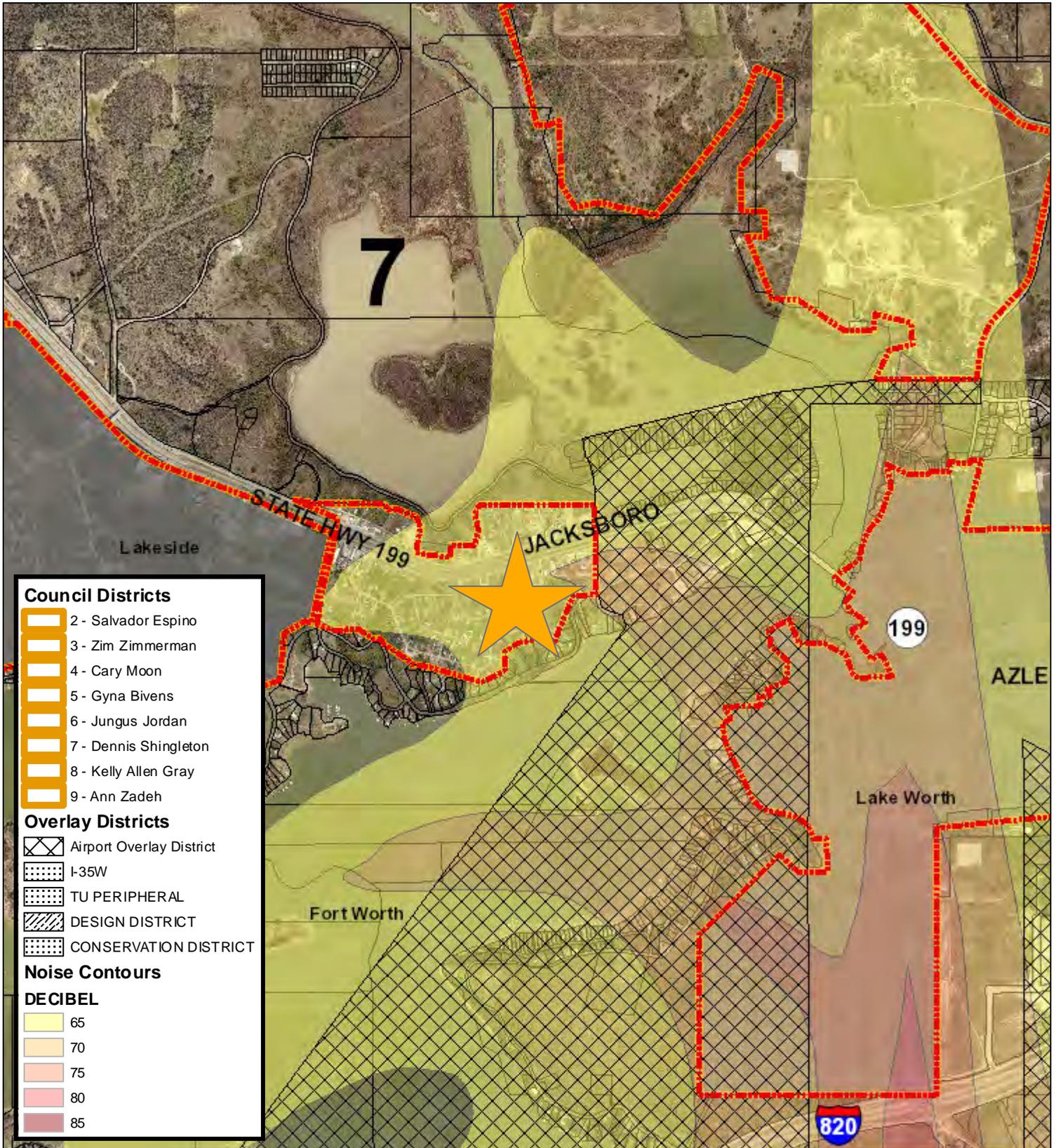
### **Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Zoning exhibit
- Minutes from the Zoning Commission meeting





### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

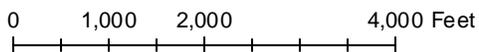
**Overlay Districts**

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

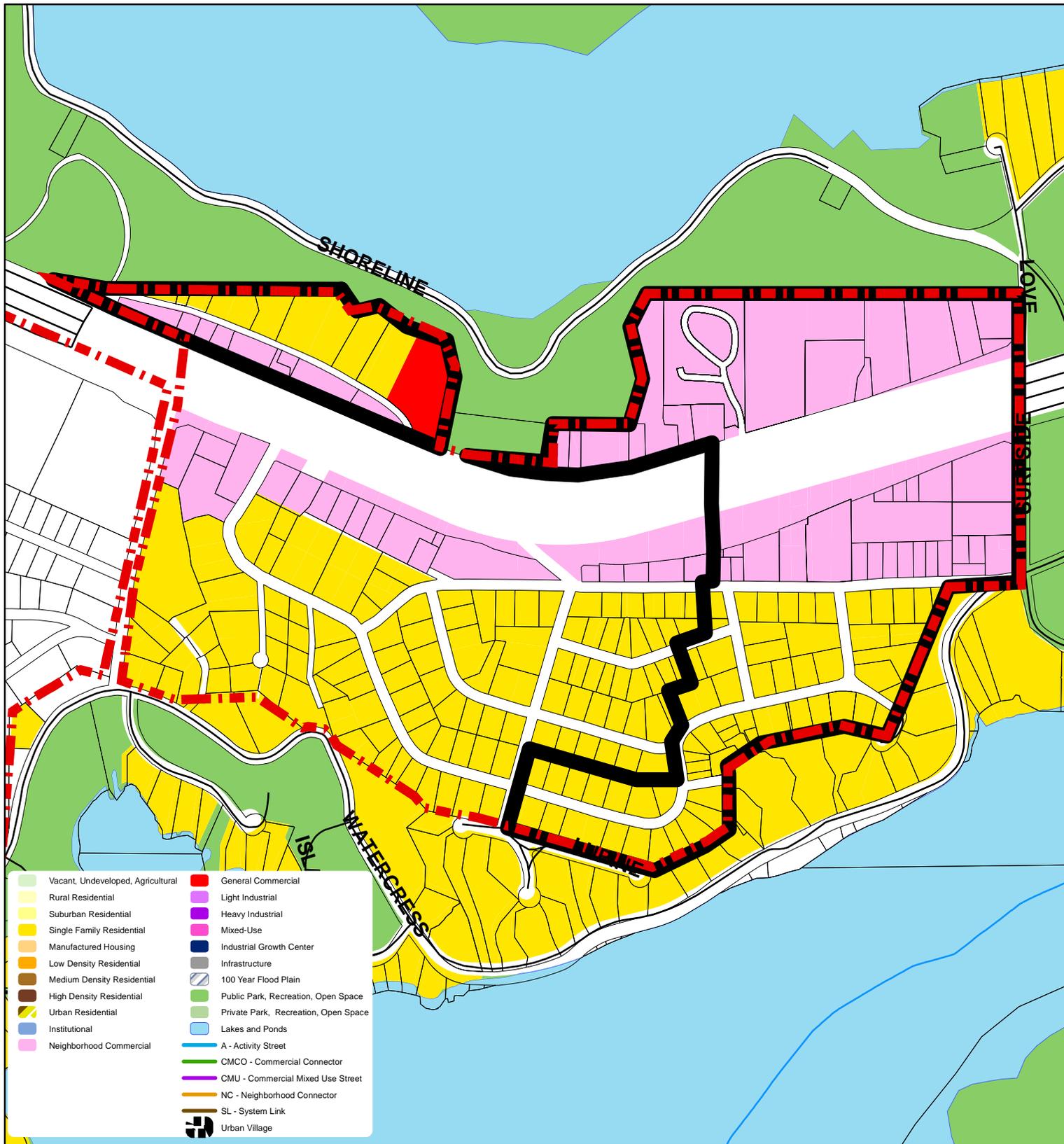
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



## Future Land Use



625 312.5 0 625 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.) Land use designations were approved by City Council on March 29, 2016.



Aerial Photograph



Aerial Photography Date February 2015



Joe Ortiz	2536 Wakecrest	In	Opposition		Sent letter in
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**10. ZC-16-199 City of Fort Worth Planning & Development/AX-16-013/Jacksboro Highway-Lakeside Area (CD 7) – North and south sides of SH 199 near Surfside, Midland and Roadrunner Roads (see addresses in case file, 91.95 Acre): from Unzoned to “A-5” One-Family, “A-21” One-Family, “E” Neighborhood Commercial and “FR” General Commercial Restricted**

Ms. Murphy explained to the Commissioners staff is requesting a 30 day continuance.

Tina Child spoke in opposition. Ms. Child owns property at 8026, 8028, 8100 Jacksboro Highway and the proposed zoning does not match what they actually do on the property. She indicated they have been there for 25 years, they have a batch plant, and do metal fabrication as part of an equipment rental company.

Ms. Burghdoff asked her to identify her property on the screen.

Motion: Following brief discussion, Mr. Aughinbaugh recommended a 30 day Continuance of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-199
Name	Address	In/Out 300 notification area	ft Position on case		Summary
Tina/Tyler Child	8026 Jacksboro Hwy/multiple properties	In		Opposition	Spoke at hearing

**11. ZC-16-200 SGD 121 FW, LLC (CD 8) – 109 N. Chandler (Blandford Addition, Block 7, Lots 22RA & 22RB, 2.84 Acre): from “G” Intensive Commercial and PD 99 Planned Development for all uses in “G” Intensive Commercial and an office warehouse (for package delivery service subject to the site plan submitted) and include warehousing for equipment, supplies and other inert materials and the outdoor storage of landscape trees, plant life, soil/rocks used in landscaping, and other inert landscape materials, to add an 8 ft. red cedar fence on the west and south side property lines; site plan approved to Amend PD 99 to add RV Sales, storage and service; site plan included**

Greg Walker, 5624 Airport Freeway, Haltom City, Texas representing SGD 121 FW, LLC explained to the Commissioners they are expanding their business and are requesting to add RV Sales, storage and service to the existing PD. He explained they attended a neighborhood meeting in early September and hosted an open house in October.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.



**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 8

Continued	Yes <u>X</u>	No ___
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Vertex Asset Partners, LP

**Site Location:** 3097 Yuma Street/ 2942 S. Riverside Mapsco: 77YZ

**Proposed Use:** Multifamily

**Request:** From: "UR" Urban Residential

To: To: "PD/UR" Planned Development for all uses in "UR" Urban Residential for 272 multifamily units with 4 stories and height limited to 50 ft. and waivers to two design standards: 1) the depth of the façade variations and 2) maximum entry distance of 125 ft.; site plan included

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

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

**Background:**

The proposed site is located on the corner of Riverside Dr. and Berry St within the Berry/Riverside Urban Village. The applicant is proposing a zoning change from "UR" Urban Residential to "PD/UR" Planned Development for all uses in Urban Residential for 272 multifamily units with 4 stories and height limited to 50 ft.

The applicant intends to construct a multifamily age restricted independent living complex with a total of 272 multifamily units with 4 stories in height. Urban Residential, currently does not have a density cap, however maximum height is 35 ft. The applicant is requesting a waiver to the height for a maximum of 50 ft. but intends on meeting all other UR standards. No waiver is being requested for the required parking spaces.

This property is located directly north of the Berry/Riverside Urban Village and touches the MU zoned properties along Berry Street. It is in close proximity (easy walking distance) to the Sierra Vista Bus transfer station that is located on the southwest side of the intersection of Berry St. and Riverside Dr., making it an ideal location for seniors that do not or cannot drive to conveniently use public transit.

The proposed PD is requesting waivers as provided below to two design standards in UR. The case was continued so the applicant could present their development to the Urban Design Commission for a recommendation to these waivers. The UDC recommended approval on November 17, 2016.

1. Section 4.713.d.7.c.iv: the two required variations per 100 linear feet along riverside to be 18" deep as opposed to 3'-0" deep

2. Section 4.713.d.7.e.ii: variance from the 125' maximum entry distance as noted on the site plan in order to create appropriate scaled architectural massing and to tie the entry locations together with the massing.

At the Zoning Commission, a neighboring owner at 1511 E. Berry indicated he had not received notice of the change. The address and name was on the list of property owners who received notice mailed on October 21.

**Site Information:**

Owner: Vertex Asset Partners  
3715 Camp Bowie Blvd.  
Fort Worth, TX 76107  
Agent: Jay O.Oji  
Acreage: 8.87 acres  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

North PD 307 "PD-AR" with 40' width minimum 4,000 sq. ft. minimum lots with 5' side yards / residential  
East PD 760 "PD-SU" for "E" excluding many uses included in case file / vacant structure  
South "MU-1" Low Intensity Mixed-Use / commercial  
West PD 307 "PD-AR" with 40' width minimum 4,000 sq. ft. minimum lots with 5' side yards / residential

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations.

1. Maximum permitted height is 35 ft.; proposed height is 50 ft. **(waiver requested)**
2. Provide note stating site will comply with Urban Residential (fenestration, material, point system) standards **(waiver requested for two items after recommendation from UDC)**

**Compliance with the item noted above shall be reflected on the site plan.**

**TPW Comments: TPW (Mirian Spencer, 817-392-8702, [Mirian.Spencer@fortworthtexas.gov](mailto:Mirian.Spencer@fortworthtexas.gov))**

1. Master Thoroughfare Plan (MTP) (Ch. 31-106.C): The project is adjacent to or includes an arterial identified on the MTP. The MTP update was adopted May 3, 2016. The new classification(s) for {Riverside} is {CCO (E)} which means it is a Commercial Connector with existing conditions. No additional right-of-way is necessary to be dedicated.
2. Secondary Ingress and Egress (Ch. 31-101.A) – Subdivisions containing more than thirty (30) one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street.
3. Median Openings (Ch.31-106.C.19) - Median openings must be coordinated with surrounding developments. Proposed median openings along arterial streets may only be shown on preliminary plats where collector and arterial streets intersect. The final spacing of median openings shall be determined by TPW based on projected traffic flow and circulation characteristics of the development. Median openings will be reviewed by TPW at construction plans submittal. There is an existing median opening on Riverside Dr. As such, no additional median cuts will be permitted. Show the alignment of one of the driveway access points to the existing median opening.
4. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
5. Long Blocks (H, MU, UR) (Ch. 31-106.D.2b) - One or more blocks exceed the maximum block length. Block perimeters for H, MU-1, MU-2, or UR shall not exceed 1,600ft. The maximum distance between publicly accessible streets shall be 1,000 ft. The maximum block face is 500ft. The UR zoning has a maximum block perimeter. The site plan as shown appears to exceed the maximum block perimeter.

6. Gated Entrances (Ch. 31-107) - Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a Knox-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW).
7. Dumpster Pickup - Dumpster pickup must be located internal to the site. Show the location of the dumpster on the site plan to ensure the maneuvering and location is not within City right-of-way.
8. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. The minimum sidewalk on Riverside and Yuma are to be 5ft. Show the location of the sidewalks on the site plan.

**Platting Comments:**

1. The property is currently un-platted. The property would have to be platted prior to the issuance of a building permit.

**Fire**

1. No Comments at this time

**Water Comments:**

1. PRV - install pressure reducing valve due to high water pressure. Water pressure exceeds 80psi
2. Over night stay will require dual domestic and fire line
3. Grease trap required for commercial kitchen

\*\*10" and 8" water available in Yuma, 12" in S. Riverside Dr. will require water extension

\*\*18" and 8" sewer line in Yuma, 10" in along frontage in S. Riverside Dr.

\*\*No permanent structures over, under, encroaching lines and their easements

\*\*Impact Fees for 2017 Fiscal Year are currently being assessed

\*\*No private plumbing crossing lot lines

\*\*Pressure guaranteed at ground elevation

**Park Comments:**

PARD/PDP: This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. 272 Residential Units \$136,000.00 Projected Park Dedication Fees required.

Please contact the PARD to confirm the number of residential units to be constructed, so that the appropriate amount of fees can be confirmed prior to you attempting to acquire a building permit. There is a required \$500.00 PDP fee due for each new residential unit to be constructed. All fees must be paid in full, at or before the time of applying for a building permit. No City permits will be issued until the PDP fees have been paid. Call Joe Janucik at 817-392-5706 for additional information.

***(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)***

**Recent Relevant Zoning and Platting History:**

**Zoning History:** ZC-11-049, from PD/E with development standards excluding uses, site plan waived to UR Urban Residential; effective 8/24/11

**Platting History:** None

**Transportation/Access**

Street/Thoroughfare	Proposed
Riverside Dr.	Commercial Connector
Berry St.	Commercial Connector
Yuma Dr	Residential

**Public Notification:**

300 foot Legal Notifications were mailed on October 21, 2016.

The following organizations were notified: (emailed October 17, 2016)

Organizations Notified	
United Communities Association of South Fort Worth	Southeast Fort Worth Inc
Morningside NA	Trinity Habitat for Humanity
Glencrest Civic League NA	Streams And Valleys Inc
<b>Sierra Vista HOA*</b>	Fort Worth ISD

\*Within this neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “PD/UR” Planned Development for all uses in Urban Residential for 272 multifamily units with 4 stories and height limited to 50 ft. Surrounding land uses vary with vacant single-family zoned property to the north and west, commercial to the south, and vacant structure and land to the east.

The proposed zoning change is part of the Berry/Riverside Urban Village that incorporates a mix of uses and the proposed multifamily **is compatible** with surrounding the current and proposed land uses.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Mixed-Use Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City’s future land use maps. (pg. 38)
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents. (pg. 38)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 38)

Based on conformance with the future land use map and policy stated above the proposed zoning **is consistent** with the Comprehensive Plan.

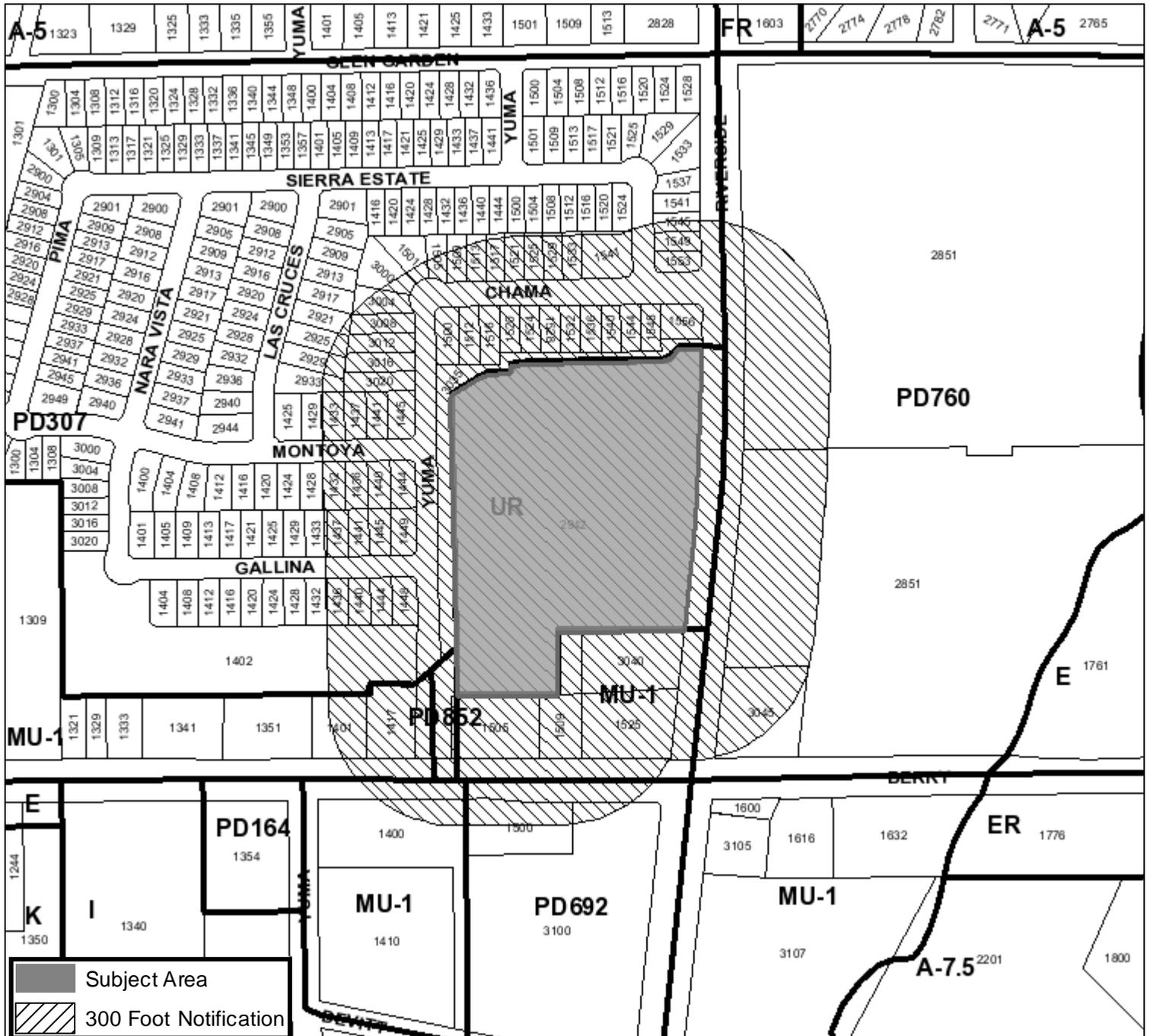
**Attachments:**

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Proposed Zoning Exhibit with Amended Development Standards
- Site Plan
- Minutes from the Zoning Commission meeting

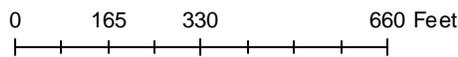


# Area Zoning Map

Applicant: Vertex Asset Partners  
 Address: 3097 Yuma Street, 2942 S. Riverside  
 Zoning From: UR  
 Zoning To: PD for 272 multifamily units with 4 stories and height limited to 50 ft.  
 Acres: 8.87202608  
 Mapsco: 77YZ  
 Sector/District: Southside  
 Commission Date: 11/9/2016  
 Contact: 817-392-8043



Subject Area  
 300 Foot Notification



# DEVELOPER

SPHINX DEVELOPMENT CORP.

JIDEFOR "JAY" OJI, MAI, MRICS  
3030 LBJ FREEWAY, SUITE 1350  
DALLAS, TEXAS 75234  
PHN: 214-342-1400  
FAX: 214-342-1409  
EMAIL: JAY@SDCUS.COM

# PROJECT ARCHITECT

HENSLEY LAMKIN RACHEL, INC.

ROBERT LAMKIN, AIA, NCARB  
14881 QUORUM DRIVE, SUITE 550  
DALLAS, TEXAS, 75254  
PHN: 972-726-9400  
FAX: 972-726-9401  
EMAIL: BOB@HLRINC.NET

# CIVIL ENGINEER

VIEWTECH INC.

VICTOR LISSIAK JR., P.E.  
4205 BELTWAY DRIVE  
ADDISON, TEXAS, 75001  
PHN: 972-661-8187  
FAX: 972-661-8172  
EMAIL: VL@VTINC.NET

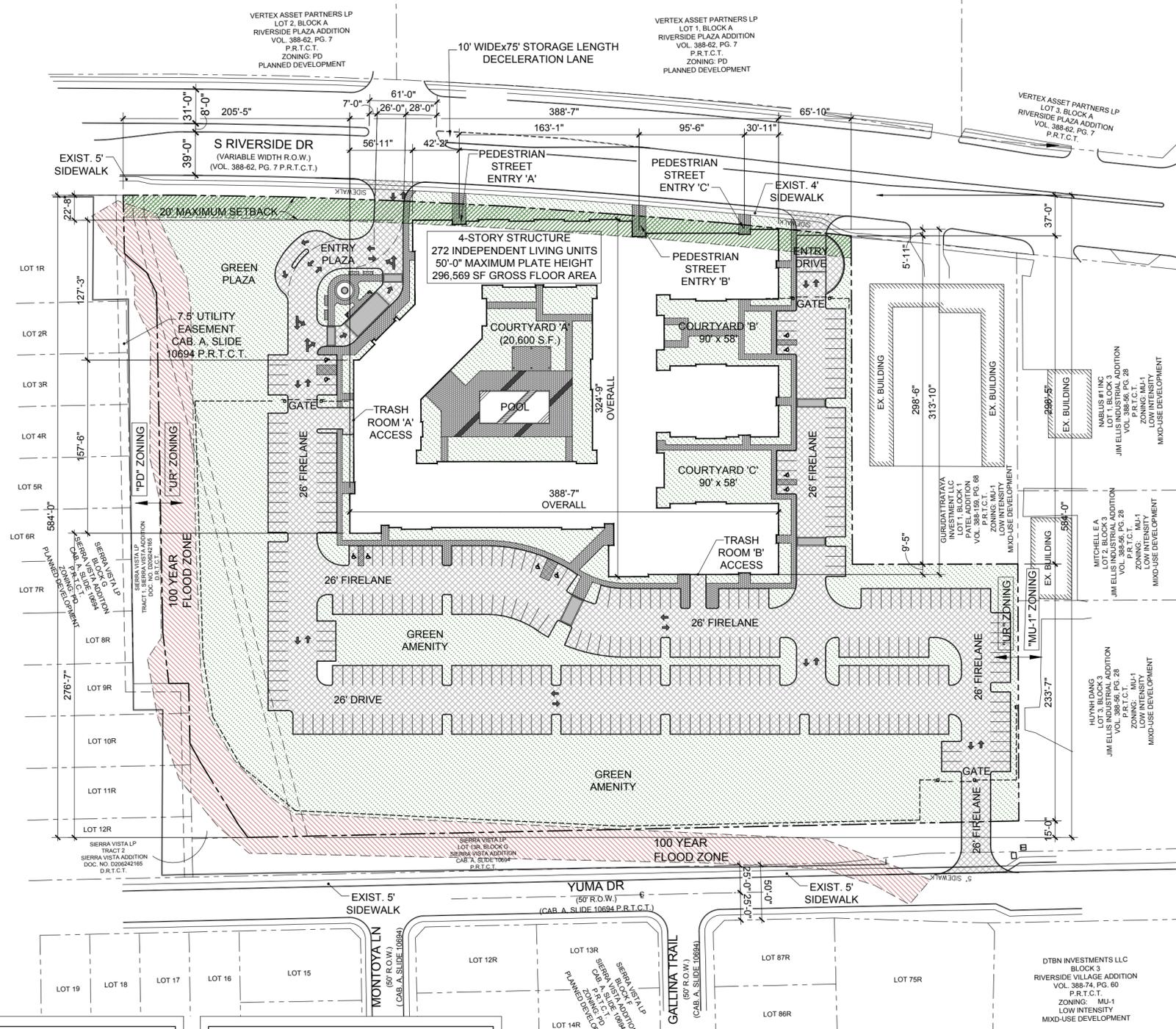
# SURVEYOR

TBD



HENSLEY LAMKIN RACHEL, INC.  
DALLAS • HOUSTON • SEATTLE  
WWW.HLRINC.NET  
PH: 972.726.9400

Revisions



UNIT MIX (INDEPENDENT LIVING = "IL")					
UNIT TYPE:	# OF UNITS	# OF UNITS/LEVEL			
		1	2	3	4
(IL) A1	31	7	8	8	8
(IL) A2	10	4	2	2	2
(IL) A3	30	6	8	8	8
(IL) A4-A	4	4			
(IL) A4-B	9		3	3	3
(IL) A5-A	2	2			
(IL) A5-B	91	19	24	24	24
(IL) A6	4	1	1	1	1
(IL) A7	3	1	1	1	1
(IL) A8	3	1	1	1	1
<b>TOTAL "A"</b>	<b>187</b>	<b>68.8% OF TOTAL</b>			
(IL) B0-S	3	1	1	1	1
(IL) B0.1-A	3	3			
(IL) B0.1-B	18	5	6	7	
(IL) B0.2-A	9	1	2	3	3
(IL) B1-S	3	1	1	1	1
(IL) B1-A	4	4			
(IL) B1-B	18	6	6	6	
(IL) B2-A	5	5			
(IL) B2-B	18	6	6	6	
(IL) B3-A	1	1			
(IL) B3-B	3	1	1	1	1
<b>TOTAL "B"</b>	<b>85</b>	<b>31.2% OF TOTAL</b>			
<b>TOTALS</b>	<b>272</b>	<b>357 BEDS</b>			

SITE INFORMATION	
TOTAL LAND AREA:	8.87 ACRES
ZONING CLASSIFICATION:	UR
DENSITY:	30.66 UNITS/ACRE
GROSS FLOOR AREA:	UP TO 296,569 SF
GREEN SPACE AREA:	173,477 SF: 44.9% (173,477 SF/8.87 AC)
BUILDING HEIGHT:	= 50'-0" (TO T.O. TOP PLATE)
BUILDING MATERIAL:	BRICK/STUCCO
UNITS INCLUDE:	INDEPENDENT LIVING UNITS

PARKING REQUIRED	
TYPE OF PARKING:	SURFACE
MF (NON-SENIORS) OR IL	0.5 TO 1.0 MAX. SPACES ONLY WITHIN 1000' OF TRANSIT STATION (SITE IS WITHIN 1000' OF SIERRA VISTA TRANSIT STATION):
RESIDENTIAL REQUIREMENT:	179 - 357 MAX. SPACES
AMENITY REQUIREMENT:	41 SPACES
TOTAL:	220 MIN. TO 398 MAX. SPACES

PARKING PROVIDED	
STANDARD PUBLIC:	5 SPACES
ACCESSIBLE PUBLIC:	2 SPACES
STANDARD PRIVATE:	297 SPACES
ACCESSIBLE PRIVATE:	8 SPACES
TOTAL:	312 SPACES (1.15/UNIT)

LEGEND	
	GREEN SPACE AREA
	PAVING (CONCRETE) INCLUDING FIRELANE
	WALKS (CONCRETE TYP., PAVERS IN BLDG. COURTYARDS)

**VARIANCE NOTES:**  
THIS PROJECT WILL COMPLY UR (URBAN RESIDENTIAL) ZONING. THE FOLLOWING VARIANCES FROM UR ARE BEING REQUESTED.

- SECTION 4.713.d.7.c.iv: WE ARE REQUESTING THE TWO REQUIRED VARIATIONS PER 100 LINEAR FEET ALONG RIVERSIDE TO BE 18" DEEP AS OPPOSED TO 3'-0" DEEP.
- SECTION 4.713.D.7.e.ii: WE ARE REQUESTING A VARIANCE FROM THE 125' MAXIMUM ENTRY DISTANCE AS NOTED ON THE SITE PLAN IN ORDER TO CREATE APPROPRIATE SCALED ARCHITECTURAL MASSING AND TO TIE THE ENTRY LOCATIONS TOGETHER WITH THE MASSING.
- HEIGHT: WE ARE REQUESTING A VARIANCE TO ALLOW 4 STORIES AND MAXIMUM 50' HEIGHT TO THE TOP OF HIGHEST WALL TOP PLATE.

**NOTES:**

- ALL LIGHTING TO CONFORM TO LIGHTING CODE.
- ALL SIGNAGE, INCLUDING MONUMENT SIGN, TO CONFORM TO ARTICLE 4, SIGNS.
- PROJECT TO COMPLY WITH SECTION 6.301, LANDSCAPING.
- PROJECT TO COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL HC RAMPS TO CONFORM TO ACCESSIBILITY REQUIREMENTS.
- AC CONDENSING UNITS TO BE MOUNTED ON BUILDING ROOF TOP.

01 SITE / ZONING EXHIBIT - PD #:  
SCALE: 1" = 80'



0 40 80

CITY OF FORT WORTH

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE OF APPROVAL

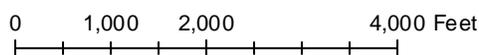
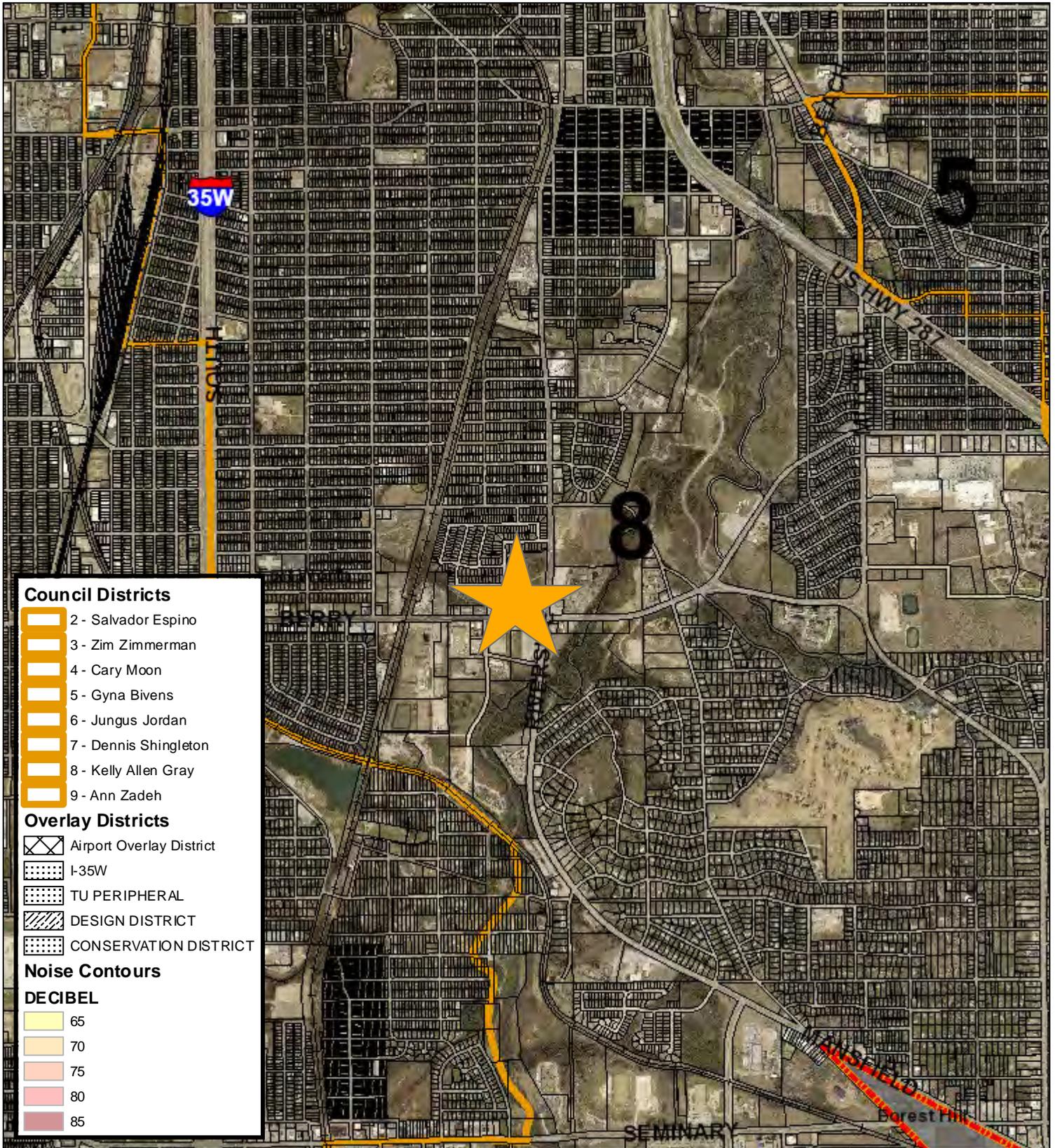
ZC-16-203  
ZONING CASE NUMBER

Project Title:  
**SIERRA VISTA SENIOR LIVING**  
FORT WORTH, TEXAS

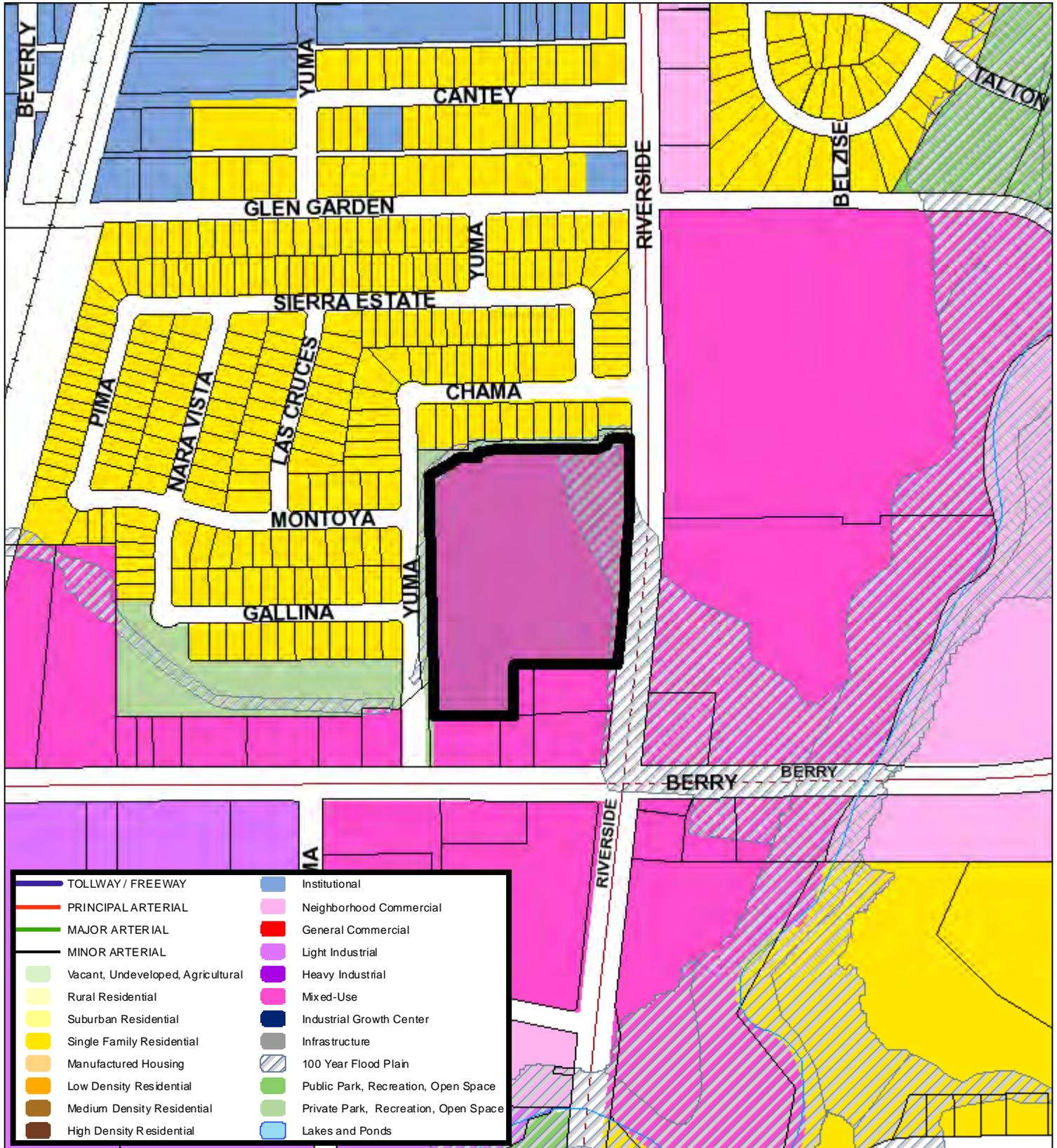
HLR Project ID: 16100  
Issue Date: 10.07.16

SITE / ZONING EXHIBIT  
ZC-16-203  
ZONING CASE NO.

### Area Map



### Future Land Use



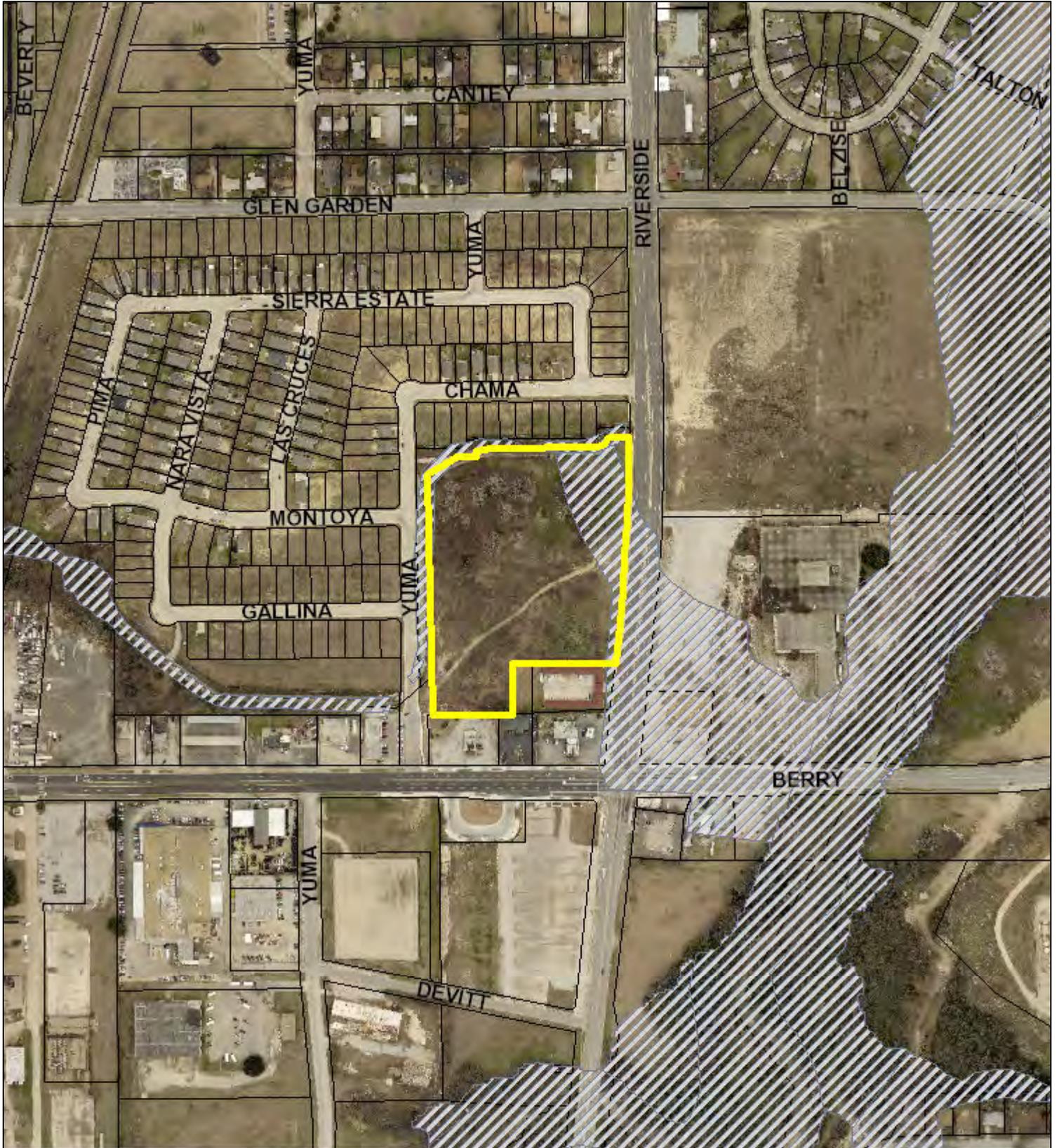
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		

380 190 0 380 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 29, 2016.



**Aerial Photo Map**



0 245 490 980 Feet



A petition was submitted with more than 80 signatures and can be found in the case file.

**14. ZC-16-203 Vertex Asset Partners LP (CD 8) – 3097 Yuma/2942 S. Riverside Drive (S P Loving Survey, Abstract No. 943, 8.87 Acre): from “UR” Urban Residential to “PD/UR” Planned Development for all uses in “UR” Urban Residential for 272 multifamily units with 4 stories and height limited to 50 ft.; site plan included**

Ms. Murphy explained to the Commissioners staff is requesting a 30 day continuance.

Susan Kedron, 777 Main Street, Suite 2100, Fort Worth, Texas representing Vertex Asset Partners LP explained to the Commissioners they do need to go before Urban Design Commission for some UR design waivers to the site plan.

E.A. Mitchell spoke in opposition. He would like to know if letters were sent to the neighborhood. Ms. Burghdoff explained the map and who would have been notified.

In rebuttal Ms. Kedron said she will follow up with Mr. Mitchell.

Motion: Following brief discussion, Ms. Conlin recommended a 30 day Continuance of the request, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-203
Name	Address	In/Out 300 notification area	ft. Position on case		Summary
E. A. Mitchell	1511 E. Berry	In	Opposition		Spoke at hearing
Marie Love/Glencrest Civic League	NA	Out	Support		Sent letter in

Ms. Murphy called SP-16-015 and SP-16-016 together.

**15. SP-16-015 Pate Ranch Commercial, LP/Tavolo Park (CD 6) – 6000-6200 blocks Altamesa Boulevard (J Heath Survey, Abstract No. 641, 13.79 Acre): to Provide required site plan for PD 1064 to add multifamily**

Tom Galbreath, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Pate Ranch Commercial LP explained to the Commissioners the power point presentation and talked about the community outreach with the homeowners association. There was no opposition to the site plan. Mr. Galbreath said they were not asking for a waiver to the parking or to building 6 since it is a mail kiosk and not a habitable building. Ms. Burghdoff said a waiver would not be needed for the kiosk building.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.



**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District 6**

Continued	Yes ___ No <u>X</u>
Case Manager	<u>Jocelyn Murphy</u>
Surplus	Yes ___ No <u>X</u>
Council Initiated	Yes ___ No <u>X</u>

**Owner / Applicant:** AERVAL Investments Inc.

**Site Location:** 6617 Dan Danciger Mapsco: 102D

**Proposed Use:** Offices, Health Services

**Request:** From: "C" Medium Density Multifamily

To: "CF" Community Facilities

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

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

**Background:**

The applicant currently owns two duplex buildings are currently zoned and being used as residential/assisted living for elderly persons. The proposed Community Facilities zoning will be used to convert the duplex buildings to offices, health services, community home or group home as part of their operations. Properties to both the north and south are zoned "CF".

The surrounding uses around the subject property are commercial offices including the Tarrant County Subcourthouse directly across the street, an adult day care for elderly and special needs individuals to the north, medical offices the next two buildings to the north and a full-service nursing home to the south.

**Site Information:**

Owner: AERVAL Investments Inc.  
1180 Crestcove Dr.  
Rockwall, Texas 75087

Agent: R.D. Howard LLC

Acreage: 0.71 ac.

Comprehensive Plan Area: Wedgwood

**Surrounding Zoning and Land Uses:**

North "PD314" "PD/SU" Planned Development/Specific Use for day care centers, care facilities, doctors offices and other health care related services and general office use. Site plan waived / adult day care

East "A-5" One-Family / single-family

South "CF" Community Facilities / assisted living/nursing home

West "C" Medium Density Multifamily, "FR" General Commercial Restricted / multifamily and offices-Tarrant County Subcourthouse

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: FS-012-126 Replat of Wedgwood Addition (north and adjacent to subject property)

**Transportation/Access**

<u>Street</u>	<u>Existing Size</u>	<u>Thoroughfare Plan classification</u>	<u>Current Plans/CIP</u>
Dan Danciger	2 lanes undivided	Collector	none

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.

The following organizations were notified: (emailed November 21, 2016)

<b>Organizations Notified</b>	
Hulen Bend Estates HA	
Wedgwood NA	Streams and Valleys Inc
District 6 Alliance	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

**Development Impact Analysis:**

1. **Land Use Compatibility**

Based on the uses permitted in "CF" including offices and health services which are similar to neighborhood commercial uses, the proposed "CF" Community Facilities district **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the site as Neighborhood Commercial. The proposed zoning conforms to the following Comprehensive Plan policies:

- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

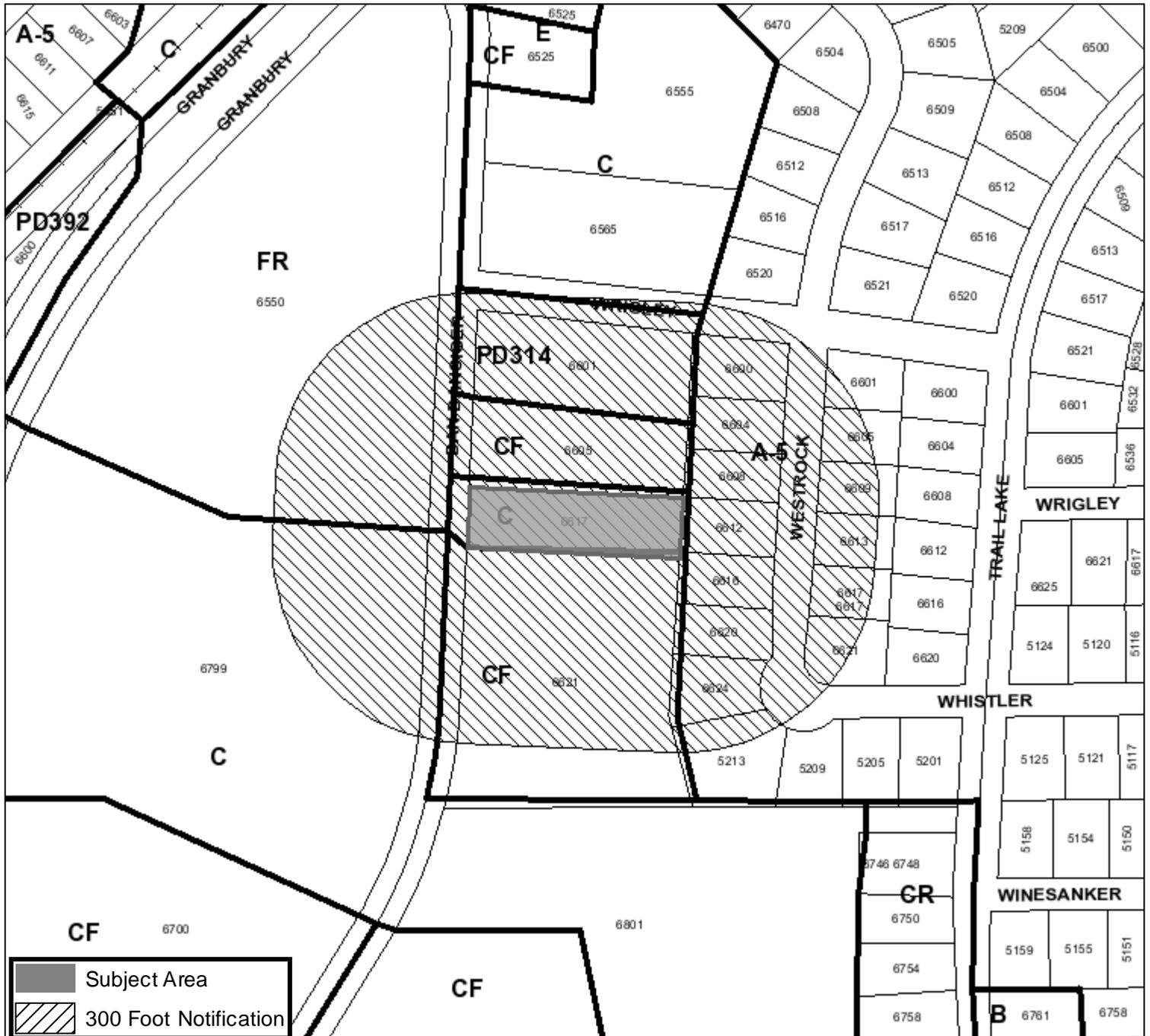
Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2016 Comprehensive Plan.

**Attachments:**

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

### Area Zoning Map

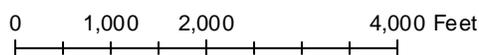
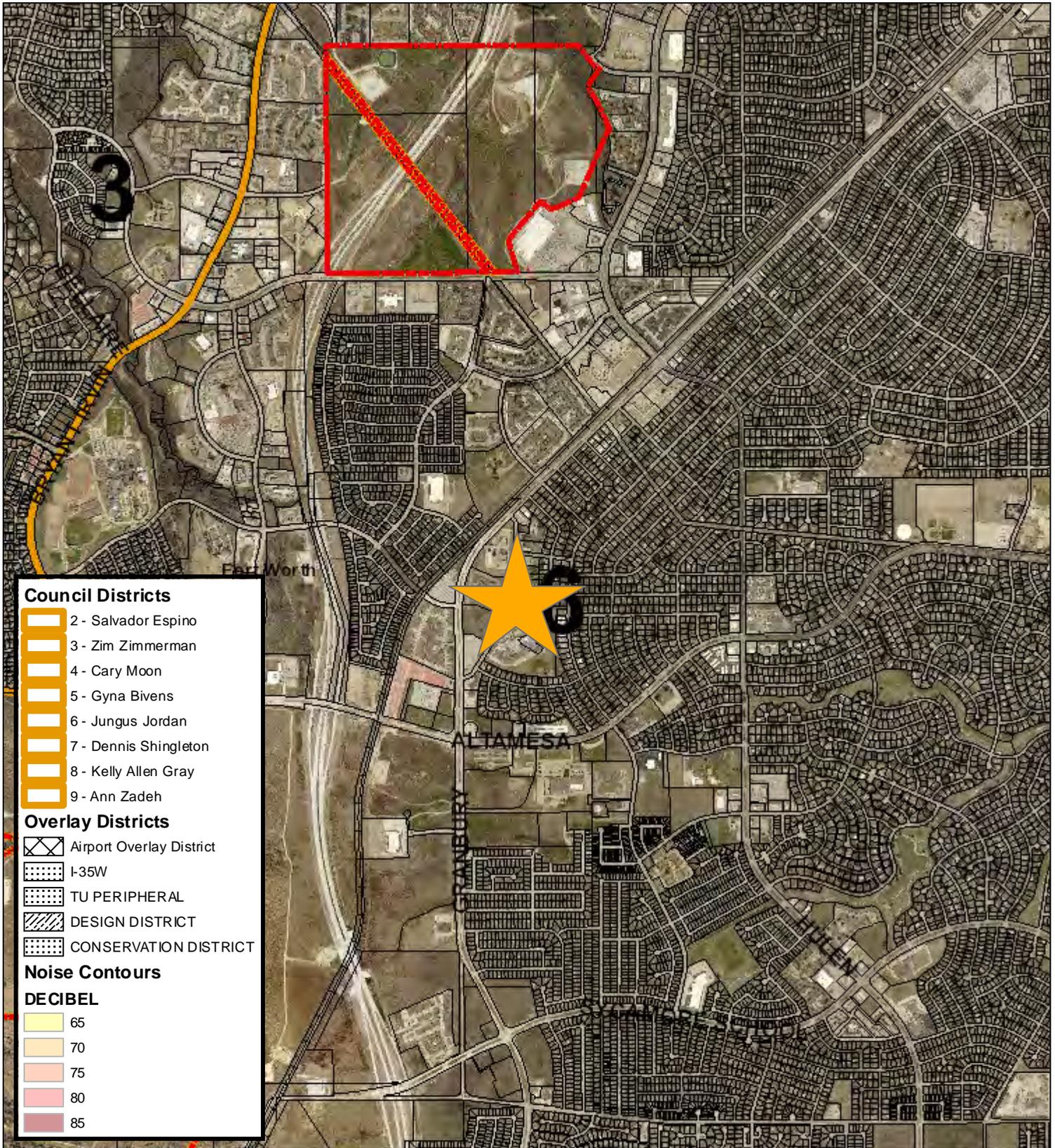
Applicant: AERVAL Investments, LLC  
 Address: 6617 Dan Danciger Road  
 Zoning From: C  
 Zoning To: CF  
 Acres: 0.71366701  
 Mapsco: 102D  
 Sector/District: Wedgwood  
 Commission Date: 12/14/2016  
 Contact: 817-392-6226



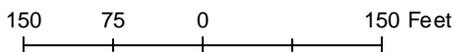
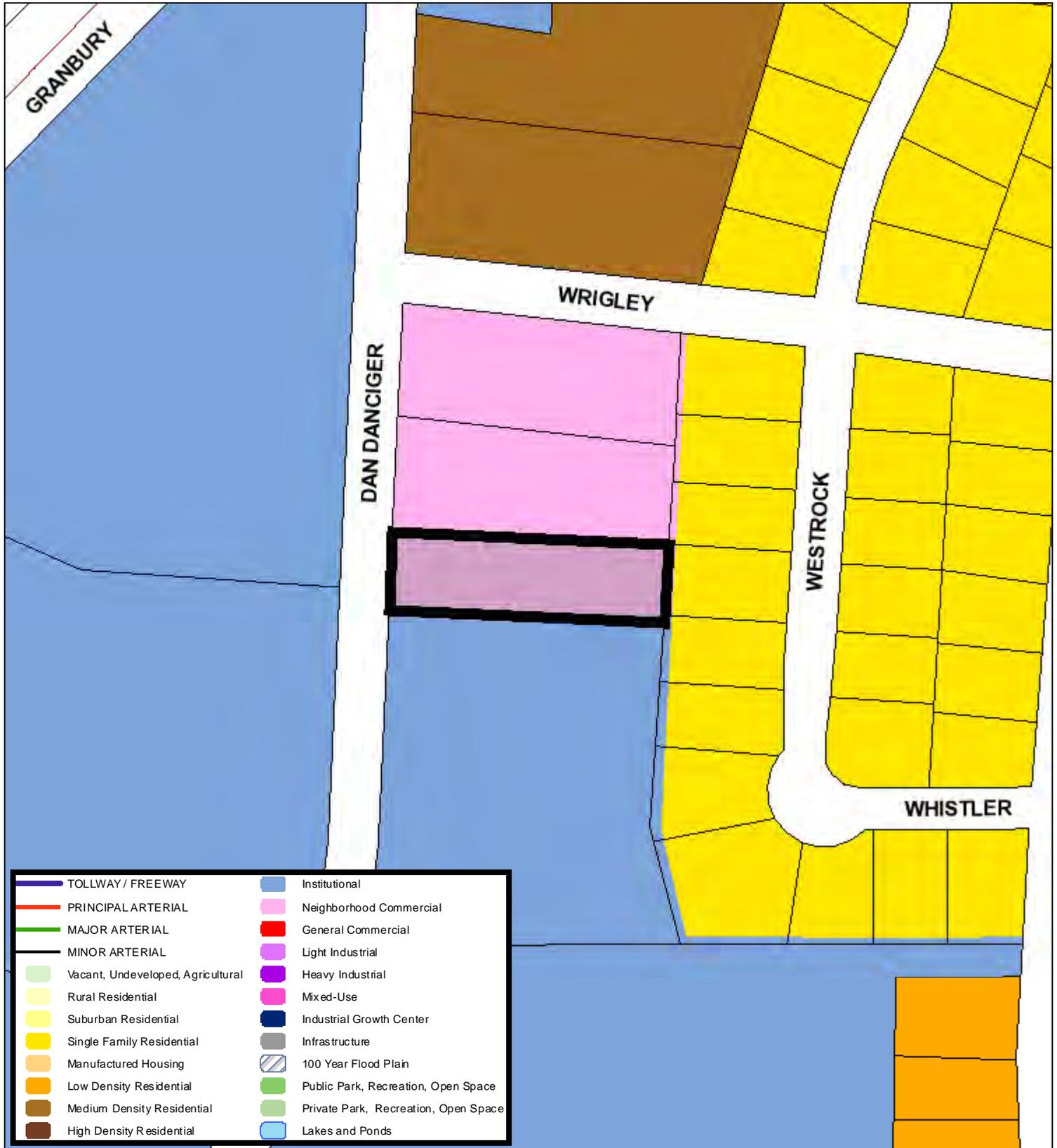
 Subject Area  
 300 Foot Notification

0 110 220 440 Feet

### Area Map



### Future Land Use



**Aerial Photo Map**



0 100 200 400 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 7

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** **Todd & Melissa Dailey**

**Site Location:** 702 Boland Mapsco: 76A

**Proposed Use:** **Office**

**Request:** From: "C" Medium Density Multifamily  
To: "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted with waivers to setbacks, maximum lot coverage and parking; site plan waiver requested

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

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Significant Deviation)**

**Background:**

The proposed site is located on the corner of Boland and Sixth St. The applicant is requesting "PD/ER" zoning, to allow for commercial uses for the rear structures. The property currently includes three residential structures including a detached garage and apartment above. The applicant intends on using the existing rear structures and converting them into an office or boutique retail uses.

The applicant has provided square footages of the existing structures. The residential structure on the north facing Sixth St. which will remain residential, currently appears to be assigned one space in the three car carport or parks only on the street. It is likely that the rear garage with the upper level living unit was built as an accessory to this house and served as the parking. This property Due to the date of construction of this home, this unit would have been required to have one parking space, therefore a minimum of one space would be considered legal nonconforming.

The two southernmost structures are proposed for the commercial zoning. One is 576 sq. ft. and would require at least two parking spaces for a commercial office use. The garage with apartment above is 532 sq. ft. and would also require at least two parking spaces also for the commercial office use, for a minimum of four required spaces. Since there is no site plan, it is not clear at this time if the existing carport will be torn down where they are currently providing three parking spaces. There are no prospective tenants at this time.

Staff had a meeting with the applicant prior to the zoning submittal to talk about challenges and waivers that would be required with the proposed zoning district. It was discussed that the submittal of a site plan would help to determine parking, setbacks and landscaping for the proposed use.

Transportation and Public Works staff has concerns with the waiver request for off-street parking. The redevelopment project for Monticello and 5<sup>th</sup> has brought about neighborhood concerns about the lack of off- street parking.

The table bellows indicates the proposed development standards. The waiver requests were determined based on the exhibit submitted assuming the use of existing structures. The lack of a site plan makes it difficult to enforce any parking, signage or square footage for the existing structures, should they be torn down.

	<b>“PD/ER” Neighborhood Commercial Restricted Proposed Development Standards</b>
<p>Front yard setback along Boland</p> <p>20 ft. minimum setback/<u>no parking, or structures permitted</u>; entire front yard shall be maintained as open or landscape green space; open fence maximum 4 ft. high</p>	<p>Currently providing 3 spaces in front of the structure, however these spaces could be removed with new construction <b>(waiver required)</b></p>
<p>Side yard setback</p> <p>5 ft.</p>	<p>After re-platting side yard setback is <u>4’ 8”</u> <b>(waiver required)</b></p>
<p>Lot Coverage</p> <p>30% maximum</p>	<p>Appears existing structures exceed lot coverage <b>(waiver required)</b></p>
<p>Parking</p> <p>Parking not permitted in the required front yard. Retail buildings require one space per 250 sq. ft. Office or professional buildings one space per 400 sq. ft.</p>	<ul style="list-style-type: none"> <li>• <u>4 parking spaces required</u> for commercial office use; more would be required for retail use.</li> <li>• <u>3 spaces currently provided are not required to remain</u> since no site plan is provided</li> <li>• Parking for the residential unit is currently part of the 3 existing parking spaces. Minimum of one legal nonconforming space required for the residential unit. After platting, the residential unit will be left without a parking space. <b>(waiver required)</b></li> </ul>
<p>Signage</p> <p>No freestanding or roof sign permitted. Signs shall be fastened flat against the wall, shall be non-illuminated. The sign shall cover no more than 15% of the area of the wall or façade, including doors and windows.</p>	<p>No signage proposed through this PD. Sign code applies.</p>

**Site Information:**

Owner: Todd & Melissa Dailey  
704 E. Weatherford  
Fort Worth, Texas 76102

Acreage: 0.13 acres

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily / vacant  
 East "C" Medium Density Multifamily / parking lot  
 South "G" Intensive Commercial / strip center  
 West "C" Medium Density Multifamily / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed
Boland Ave	Residential	Residential
6 <sup>th</sup> St.	Residential	Residential

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.

The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
Westside Alliance	Trinity Habitat for Humanity
<b>Monticello NA*</b>	Streams And Valleys Inc.
Sixth and Arch Adams HA	Camp Bowie District Inc.
Cultural District Alliance	Fort Worth ISD

\*Site is located within the confines of this registered NA

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial restricted for boutique retail and office uses. Surrounding land uses consist of a single-family lot to the north and west, parking lot to the east, commercial/retail to the south.

Despite being located on Boland Ave., no parking is provided for the proposed use or existing single-family structure. Changing the site from residential would result in additional parking demand and commercial encroachment. In addition, there are several obvious necessary waivers, but without the submittal of a site plan there could be other commercial requirements that might constrain the overall development of the site.

As a result, the proposed zoning for this site **is not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Low Density Residential. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- 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. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. (**Significant Deviation**)

**Attachments:**

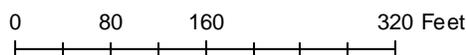
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

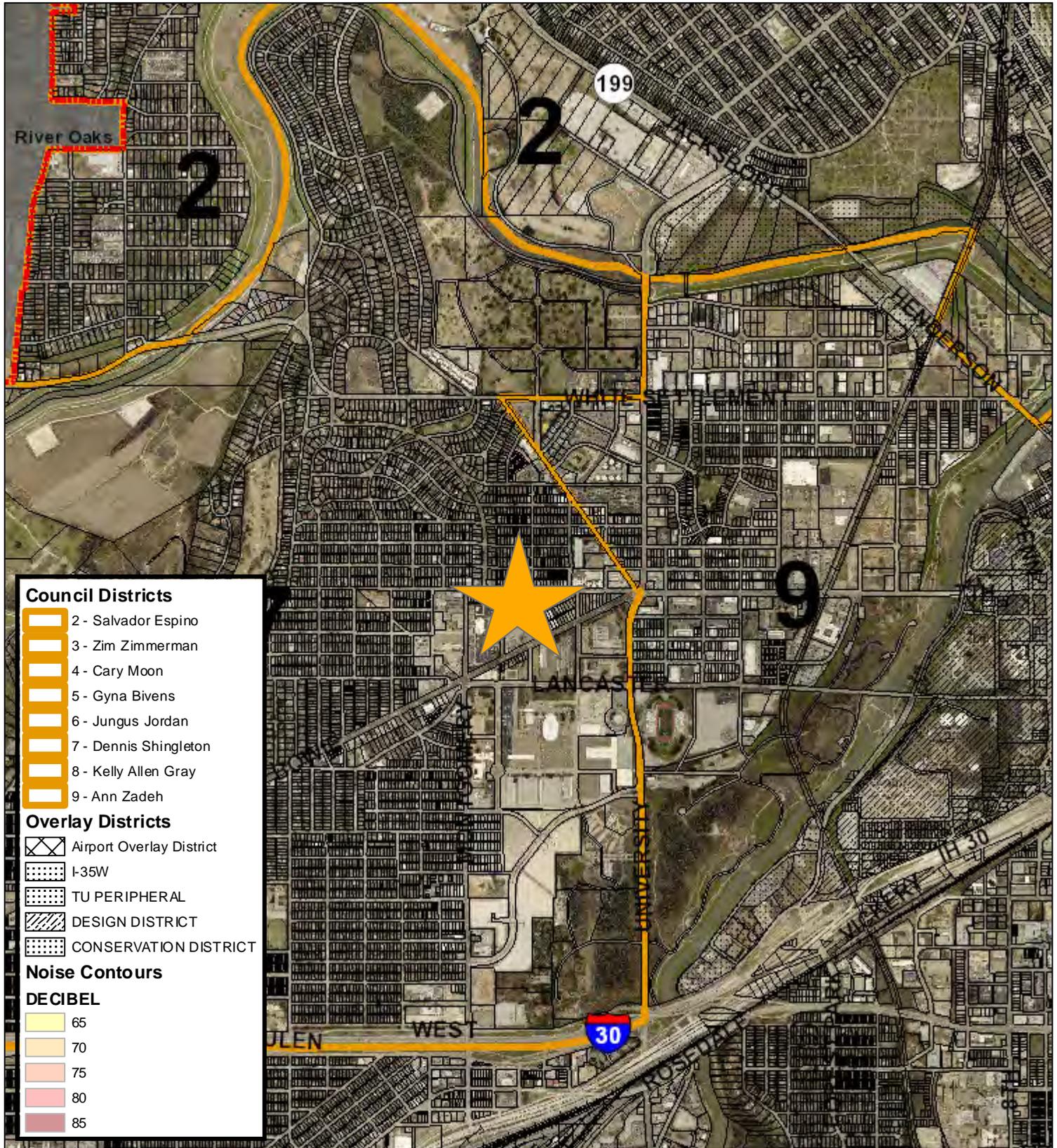
Applicant: Todd and Melissa Dailey  
 Address: 702 Boland Street  
 Zoning From: C  
 Zoning To: PD for ER uses with waivers to setbacks, lot coverage, and parking  
 Acres: 0.07932676  
 Mapsco: 76A  
 Sector/District: Arlington Heights  
 Commission Date: 12/14/2016  
 Contact: 817-392-2495



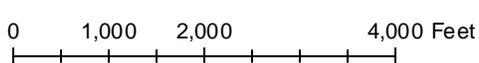
	Subject Area
	300 Foot Notification



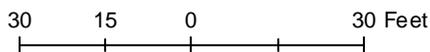
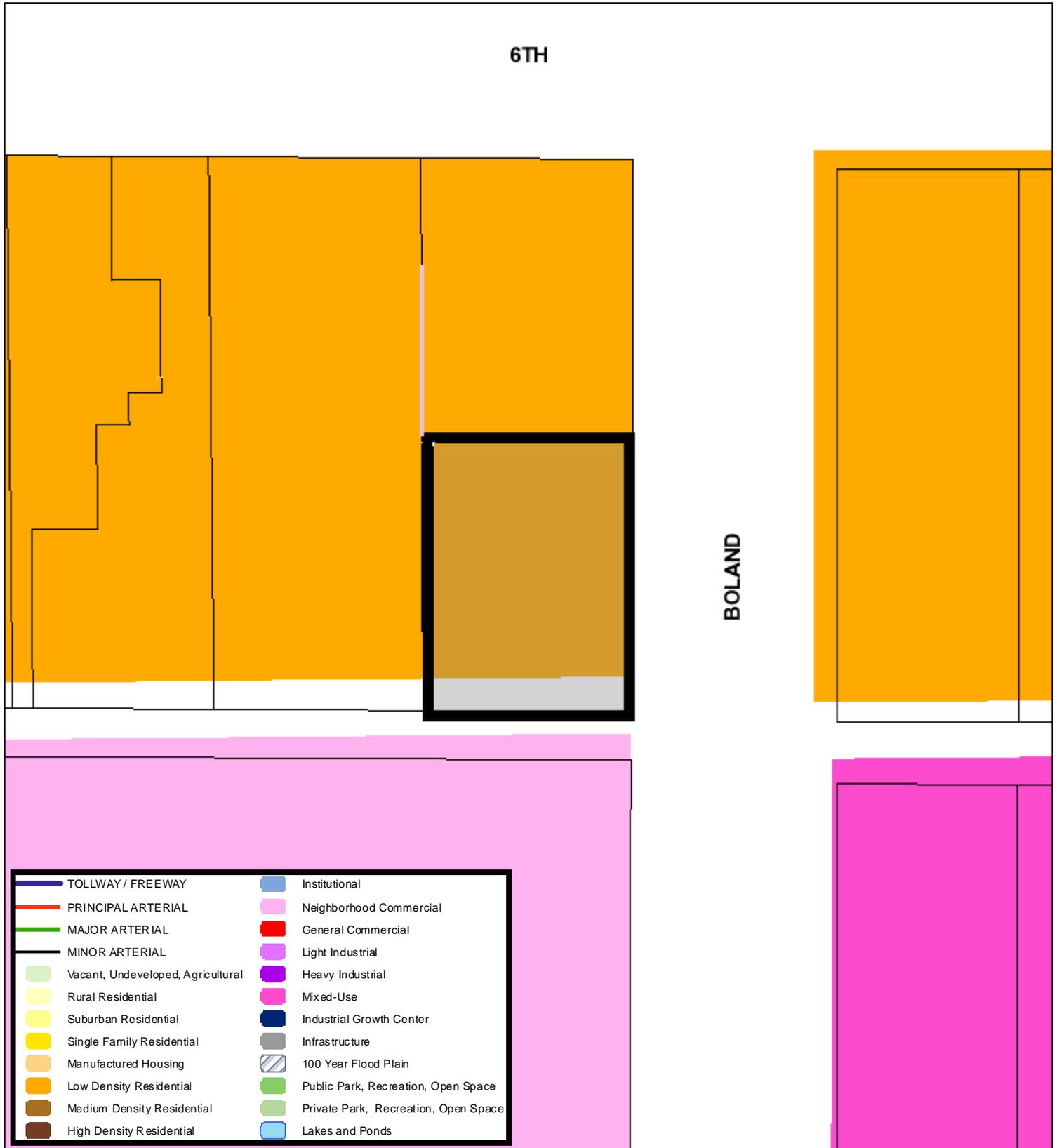
### Area Map



Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh
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 29, 2016.



### Aerial Photo Map



0 20 40 80 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 6

Continued Yes \_\_\_ No X  
 Case Manager Lynn Jordan  
 Surplus Yes \_\_\_ No X  
 Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Marcus Gielow**

**Site Location:** 5525 Lubbock Avenue Mapsco: 90T

**Proposed Use:** **Insurance Office**

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

To: "PD/ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted for insurance office building; site plan included

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

**Comprehensive Plan Consistency:** Requested change **is not consistent. (Significant Deviation)**

**Background:**

The subject property is located north of Walton Avenue, a collector, and west of McCart Avenue, a neighborhood connector. The applicant is proposing a zoning change from "A-5" One-Family to "PD/ER" Planned Development for all uses in "ER" for an insurance office building; site plan included. The applicant is proposing to convert the existing single-family structure into an insurance office.

A site plan is provided because the applicant is requesting several waivers due to the size of the lot and projected, established or platted building line setbacks. The table below depicts the waivers requested.

Development Standards	ER	PD/ER	
Business/Tenant size	5,000 max. gross floor area per tenant	sq. ft. Complies	
Building Lot Coverage	30% maximum	Complies	
Front yard along McCart Ave.	20 ft. minimum, no parking	6 parking spaces in front yard	<b>Waiver required</b>
Projected front yard along Lubbock	Established 25 ft., no parking	2 parking spaces in projected front yard setback	<b>Waiver required</b>
Supplemental setback side yard	20 ft. minimum, no required parking	11.4 ft. provided	<b>Waiver required</b>

Height	35 ft. maximum	Less than 35 ft. Complies	
Signage in front yard setback	20 ft. minimum, no permanent structures	Proposed monument sign	Special Exception required for monument sign
Signage	No freestanding or roof signs, non-illuminated	Proposed monument sign/digital	Special Exception by BOA only

Neighbor opposition has been received concerning this case.

**Site Information:**

Owner: Marcus Gielow  
5525 Lubbock Avenue  
Fort Worth, TX 76133

Applicant: Eddie Bermea  
Acreage: 0.27 acres  
Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family  
East "E" Neighborhood Commercial / commercial strip center  
South "E" Neighborhood Commercial / convenience store  
West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-16-141 from "A-5" to "PD/E" for Quiktrip, subject property further to the north at intersection, approved by City Council on 9/13/16.

Platting History: None

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the zoning regulations.

1. There is a minimum 20 ft. setback along McCart Avenue in which no permanent structures or required parking are permitted, site plan indicates six parking spaces within the setback. **(waiver required)**
2. There is a 20 ft. projected front yard setback on Lubbock Avenue, no parking permitted. **(waiver required)**
3. There is a 20 ft. supplemental setback along the north property line in which no permanent structures or required parking is permitted. **(waiver required)**
4. Indicate on the site plan the square footage of the building to determine the number of parking spaces required.
5. Need to identify what scale the site plan is drawn to.
6. Provide a signature block with date line at the lower left corner.
7. Provide a vicinity map and N arrow on the site plan.
8. Provide the distance from the intersection from where the curb cut starts to determine if it would be permitted along Walton.
9. Indicate on the site plan the type of fence provided.
10. The proposed digital monument sign is not permitted in this zoning district. A Special Exception through the Board of Adjustment would be required.

**Items noted above shall be reflected on the site plan or waivers are required.**

**TPW comments:**

1. Master Thoroughfare Plan (MTP) (Ch. 31-106.C): The project is adjacent to or includes an arterial identified on the MTP. The MTP update was adopted May 3, 2016. The new classification(s) for {McCart} is {NCO (E)} which means it is a Neighborhood Connector with existing conditions. No additional right-of-way is necessary to be dedicated.

2. Sidewalks - Sidewalks and ADA/TAS ramps are required for all public and private streets and public access easements as per City of Fort Worth Standards. Sidewalks of a minimum of 5ft. are required along all street frontages. The site plan provided did not show any sidewalk improvements. Sidewalks will have to be constructed with development construction

**Platting Comments:**

1. The property is an existing platted lot.

**Water Comments:**

- \*\*8" water line in Lubbock
- \*\*8" sewer line L-5730\* along E PL
- \*\*No permanent structures over, under, encroaching lines and their easements
- \*\*Impact Fees for 2017 Fiscal Year are currently being assessed
- \*\*Cut and plug unused existing services
- \*\*Cut and plug existing services prior to demolition
- \*\*No private plumbing crossing lot lines
- \*\*Pressure guaranteed at ground elevation

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
McCart Ave	Neighborhood Connector	Neighborhood Connector	No
Walton	Collector	Collector	No
Lubbock	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.  
 The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
South Hills South NA*	Streams & Valleys Inc
District 6 Alliance	Fort Worth ISD
Westcreek Central NA	

\*Site located within this registered neighborhood association.

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change to "PD/ER" Planned Development for "ER" Neighborhood Commercial Restricted for insurance office facility. Surrounding land uses consist of single-family to the north and west, convenience store to the south and strip center to the east.

The commercial uses are across the street, not within the block face. The proposed zoning request is **not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the lack conformance with the future land use map and the policies stated above; the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan.

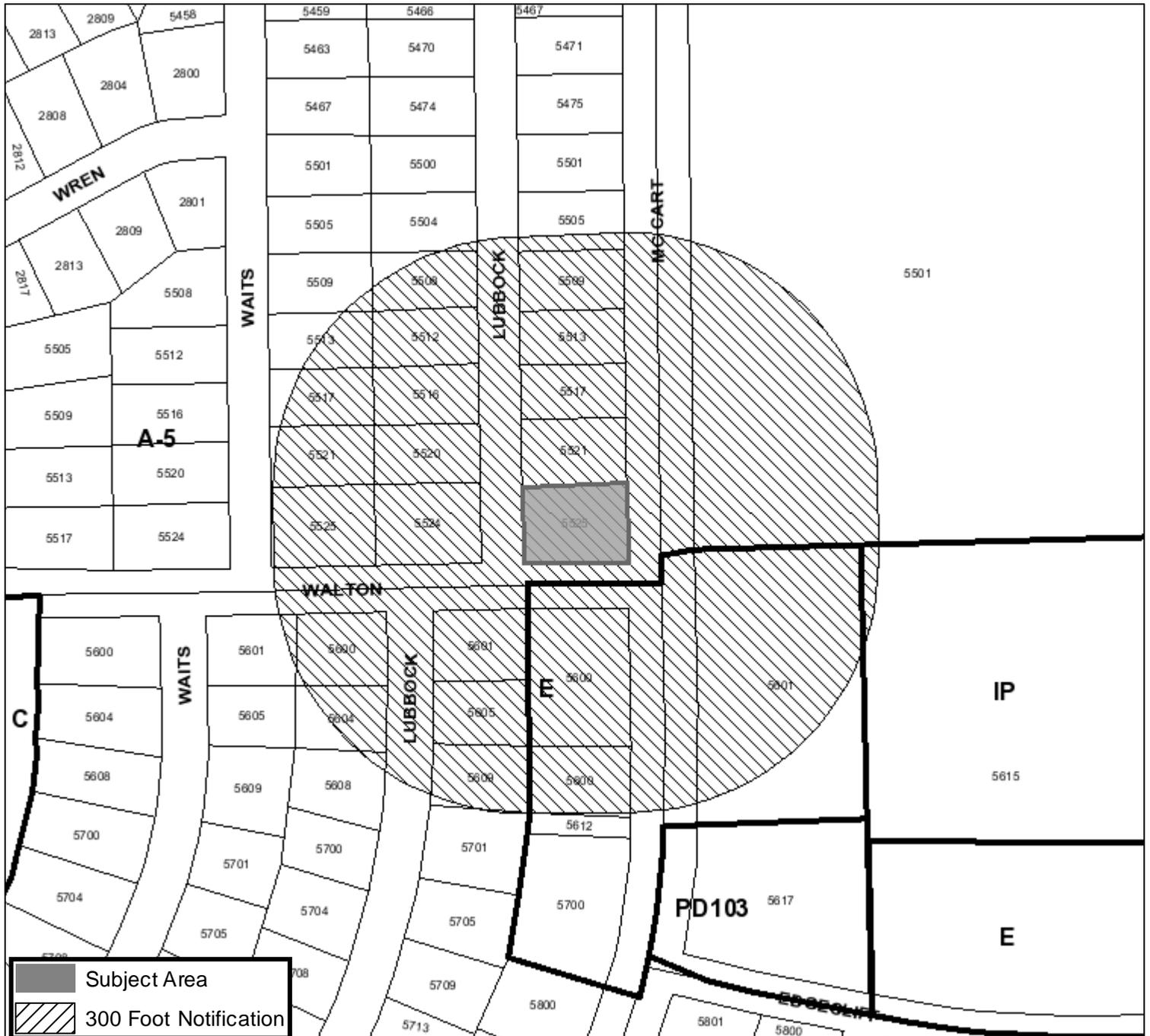
***Attachments:***

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

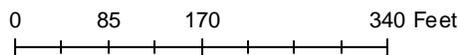


# Area Zoning Map

Applicant: Marcus Gielow  
 Address: 5525 Lubbock Avenue  
 Zoning From: A-5  
 Zoning To: PD/ER for insurance office  
 Acres: 0.27037631  
 Mapsco: 90T  
 Sector/District: Wedgwood  
 Commission Date: 12/14/2016  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification





### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

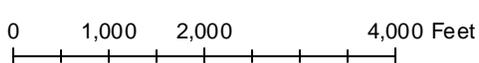
**Overlay Districts**

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

**Noise Contours**

**DECIBEL**

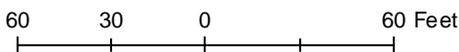
-  65
-  70
-  75
-  80
-  85



### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 29, 2016.



**Aerial Photo Map**



0 37.5 75 150 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 7

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Jocelyn Murphy</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** 287 Willow Springs Self Storage LP

**Site Location:** 12460 Willow Springs Road Mapsco: 19B

**Proposed Use:** Mini-Warehouse with Climate Controlled Units

**Request:** To Amend Site Plan for PD 1009 "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouses to reconfigure buildings and driveways

**Companion Case:** ZC-14-047

**Background:**

The applicant received approval for the mini warehouse development in July 2014. The property is west of Willow Springs and north of Business Highway 287. Access to the site will primarily be off of the service road for Business 287 with an emergency access gate off of Willow Springs Road.

The original site plan provided 11 structures anywhere from 4,600 square feet to 16,300 sq. ft. for climate controlled and non-climate controlled buildings with an office, open stalls and RV/Boat parking and constructed in three phases. The amended site plan combines four buildings, G, H, I, J, and associated fire lanes into one one-story climate controlled storage building.

**Site Information:**

Owner: 287 Willow Springs Self Storage LP  
9004 Belshire Dr.  
North Richland Hills, TX 76182

Agent: Chris Ludwig  
Acreage: 8.29 acres  
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:  
North "I" Light Industrial/ vacant  
East "I" Light Industrial / vacant, farm land  
South "AG" Agricultural / Business Highway 287  
West "I" Light Industrial / vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-04-070 from AG to I, approved by Council 04/27/04, subject area to the north and east; ZC-04-076A from AG to I, approved by Council 05/04/04, subject area

Platting History: PP-12-006 Olivia Addition, three industrial lots, approved by City Plan Commission 06/27/12, subject area to the east

**Site Plan Comments:**

The site plan as submitted is in general compliance with the zoning regulations.

**Platting Comments:**

The property is an existing platted lot.

**Transportation and Public Works:**

No comments at this time.

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Business Highway 287	Tollway/Freeway	Tollway/Freeway	No
Willow Springs Road	Two-Way County	Minor Arterial	No

**Public Notification:**

The following organizations were notified:

Organizations Notified	
Northwest Fort Worth Community Alliance*	Northwest ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

Closest neighborhood association\*

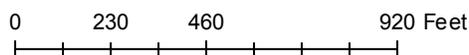
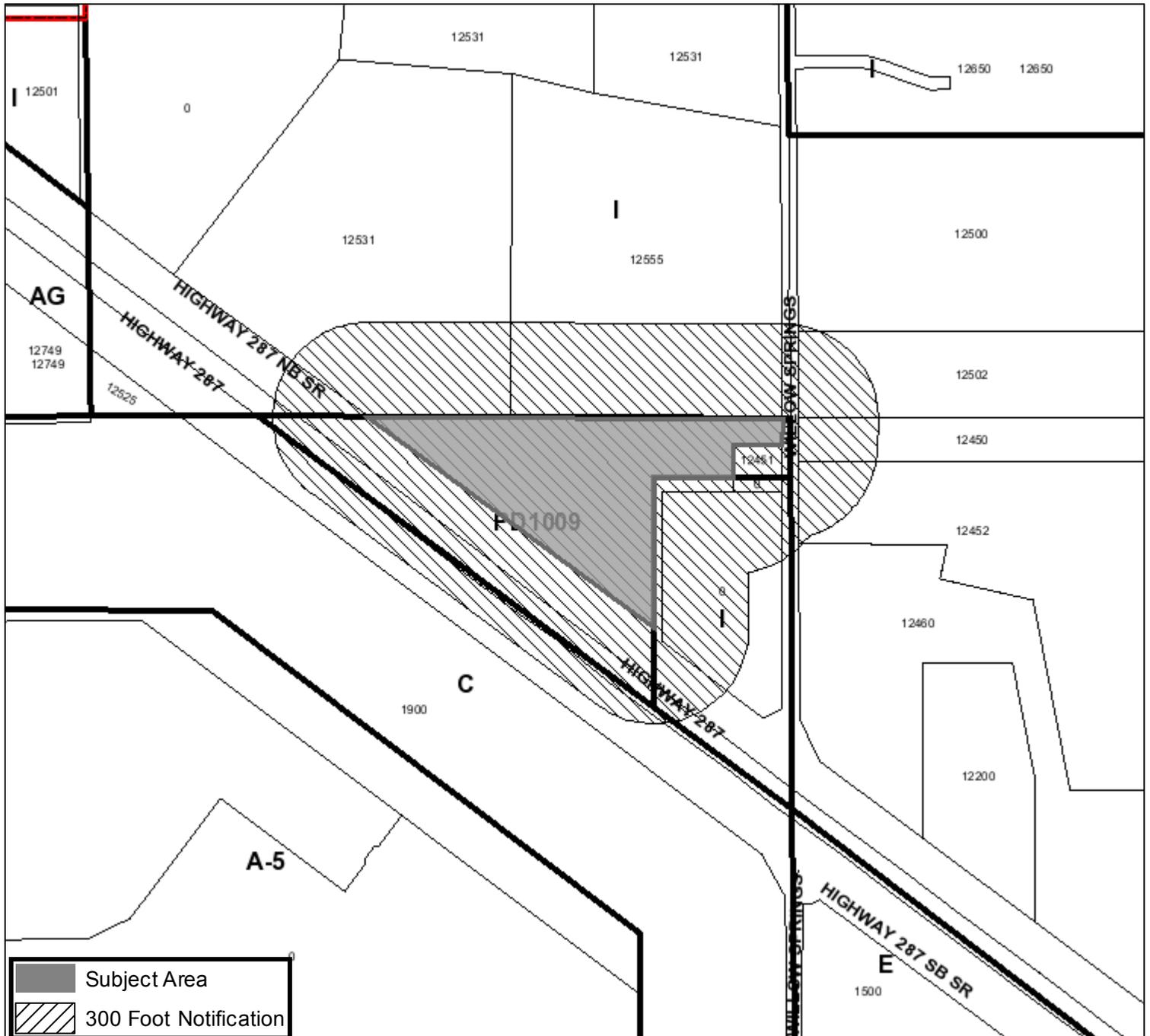
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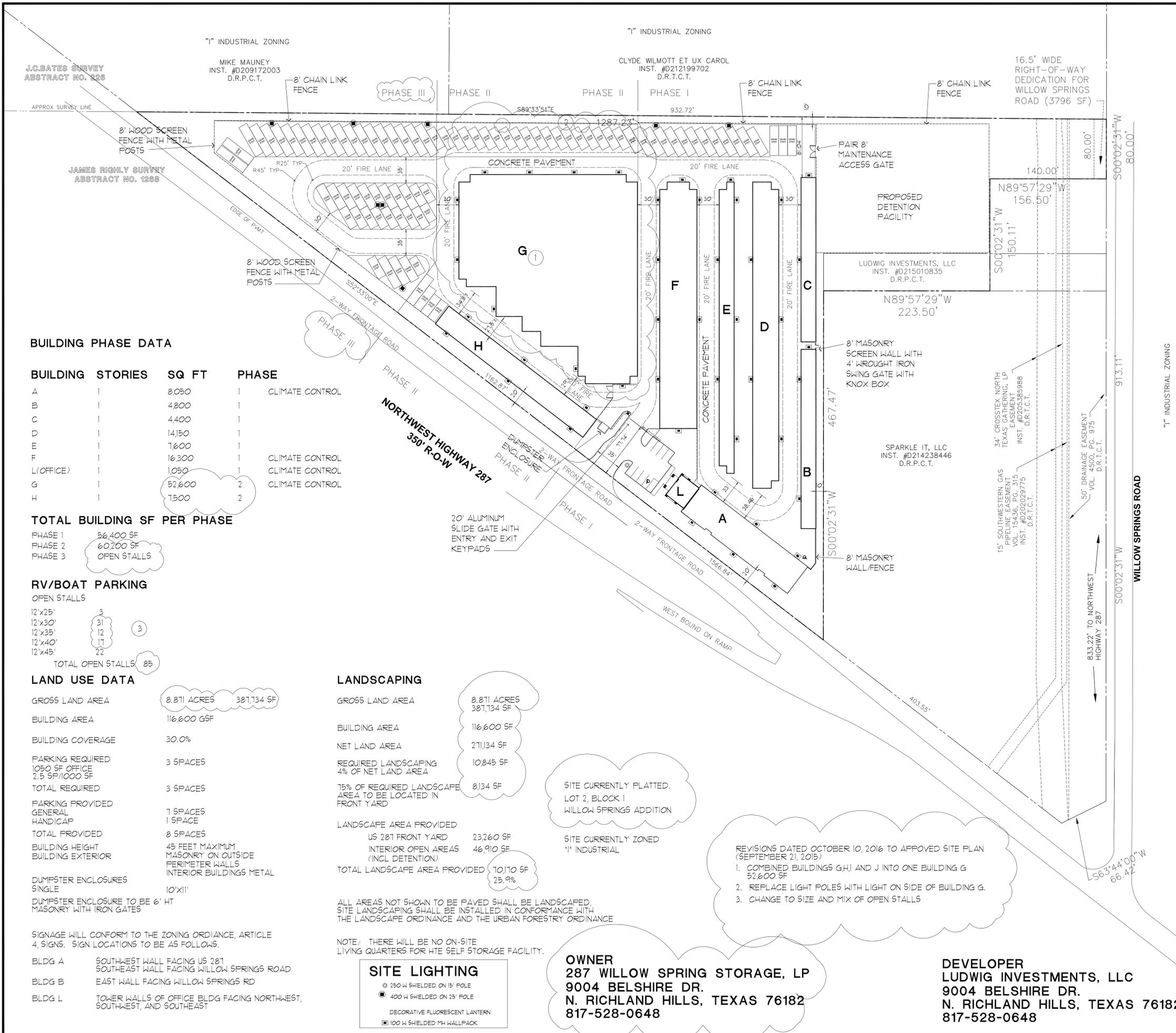
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan



# Area Zoning Map

Applicant: 287 Willow Springs Storage  
 Address: 12460 NW Highway 287  
 Zoning From: PD 1009 for I uses plus mini-warehouses  
 Zoning To: Amend site plan for PD 1009 to reconfigure buildings  
 Acres: 8.29995469  
 Mapsco: 19B  
 Sector/District: Far North  
 Commission Date: 12/14/2016  
 Contact: 817-392-6226





J.C. BATES SURVEY  
ABSTRACT NO. 226

MIKE MAUNEY  
INST. #D209172003  
D.R.P.C.T.

CLYDE WILMOTT ET UX CAROL  
INST. #D212199702  
D.R.T.C.T.

16.5' WIDE  
RIGHT-OF-WAY  
DEDICATION FOR  
WILLOW SPRINGS  
ROAD (3796 SF)

**BUILDING PHASE DATA**

BUILDING	STORIES	SQ FT	PHASE
A	1	8,050	CLIMATE CONTROL
B	1	4,800	
C	1	4,400	
D	1	14,150	
E	1	7,600	
F	1	16,300	CLIMATE CONTROL
L(OFFICE)	1	1,050	CLIMATE CONTROL
G	2	52,600	CLIMATE CONTROL
H	2	1,500	

**TOTAL BUILDING SF PER PHASE**

PHASE 1	56,400 SF
PHASE 2	60,200 SF
PHASE 3	OPEN STALLS

**RV/BOAT PARKING**

OPEN STALLS

12'x25'	3
12'x30'	31
12'x35'	12
12'x40'	17
12'x45'	22

TOTAL OPEN STALLS: 85

**LAND USE DATA**

GROSS LAND AREA	8.871 ACRES	381,134 SF
BUILDING AREA	116,600 GSF	
BUILDING COVERAGE	30.0%	
PARKING REQUIRED	3 SPACES	
1050 SF OFFICE		
2.5 SF/1000 SF		
TOTAL REQUIRED	3 SPACES	
PARKING PROVIDED	7 SPACES	
GENERAL HANDICAP	1 SPACE	
TOTAL PROVIDED	8 SPACES	
BUILDING HEIGHT	45 FEET MAXIMUM	
BUILDING EXTERIOR	MASONRY ON OUTSIDE PERIMETER WALLS	
	INTERIOR BUILDINGS METAL	
DUMPSTER ENCLOSURES	10'x11'	
SINGLE		
DUMPSTER ENCLOSURE TO BE	6' HT MASONRY WITH IRON GATES	

**LANDSCAPING**

GROSS LAND AREA	8.871 ACRES	381,134 SF
BUILDING AREA	116,600 SF	
NET LAND AREA	271,134 SF	
REQUIRED LANDSCAPING	4% OF NET LAND AREA	10,845 SF
75% OF REQUIRED LANDSCAPE AREA TO BE LOCATED IN FRONT YARD		8,134 SF
LANDSCAPE AREA PROVIDED		
US 281 FRONT YARD	23,260 SF	
INTERIOR OPEN AREAS (INCL DETENTION)	46,910 SF	
TOTAL LANDSCAPE AREA PROVIDED	10,170 SF	25.9%

SITE CURRENTLY PLATTED.  
LOT 2, BLOCK 1  
WILLOW SPRINGS ADDITION

SITE CURRENTLY ZONED  
"I" INDUSTRIAL

- REVISIONS DATED OCTOBER 10, 2016 TO APPROVED SITE PLAN (SEPTEMBER 21, 2015)
1. COMBINED BUILDINGS G,H,I AND J INTO ONE BUILDING G 52,600 SF
  2. REPLACE LIGHT POLES WITH LIGHT ON SIDE OF BUILDING G.
  3. CHANGE TO SIZE AND MIX OF OPEN STALLS

ALL AREAS NOT SHOWN TO BE PAVED SHALL BE LANDSCAPED, SITE LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH THE LANDSCAPE ORDINANCE AND THE URBAN FORESTRY ORDINANCE

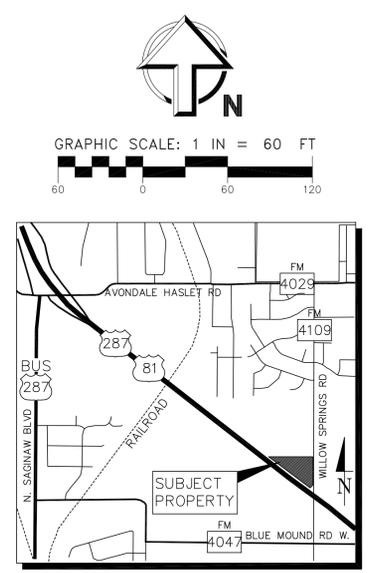
NOTE: THERE WILL BE NO ON-SITE LIVING QUARTERS FOR THE SELF STORAGE FACILITY.

**SITE LIGHTING**

- 250 W SHIELDED ON 15' POLE
- 400 W SHIELDED ON 25' POLE
- DECORATIVE FLUORESCENT LANTERN
- 100 W SHIELDED MH WALLPACK

**OWNER**  
287 WILLOW SPRING STORAGE, LP  
9004 BELSHIRE DR.  
N. RICHLAND HILLS, TEXAS 76182  
817-528-0648

**DEVELOPER**  
LUDWIG INVESTMENTS, LLC  
9004 BELSHIRE DR.  
N. RICHLAND HILLS, TEXAS 76182  
817-528-0648



APPROVED

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: \_\_\_\_\_

**SITE PLAN**  
**Willow Springs**  
**SELF STORAGE**

LOT 2, BLOCK 1  
WILLOW SPRINGS ADDITION  
8.871 ACRES

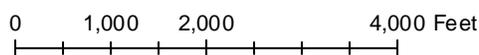
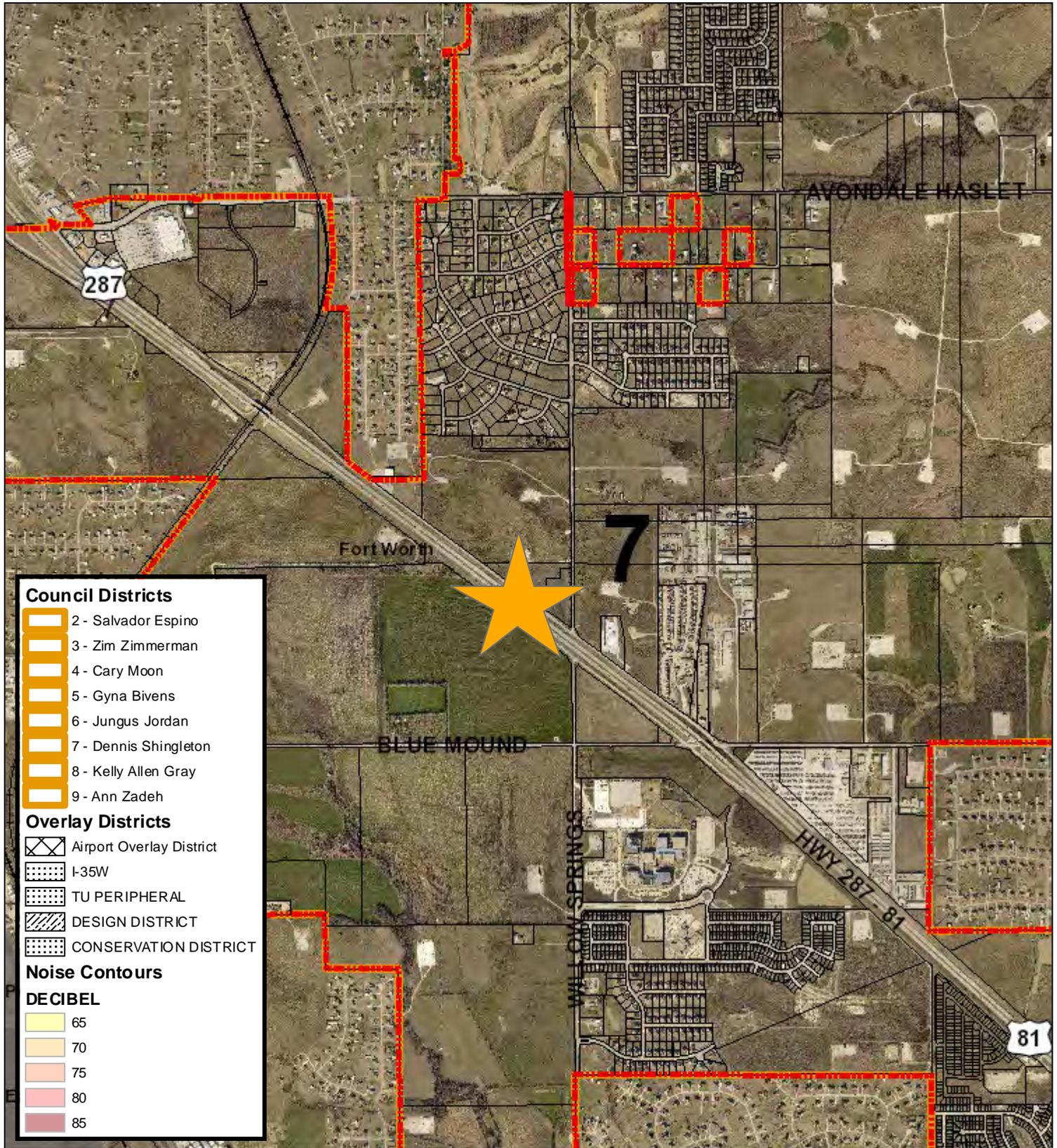
LUDWIG INVESTMENTS, LLC  
INST. #D214123017  
D.R.P.C.T.

PREPARED MARCH 2014  
REVISED MARCH 21, 2014  
REVISED APRIL 8, 2014  
REVISED SEPTEMBER 21, 2015  
REVISED OCTOBER 10, 2016

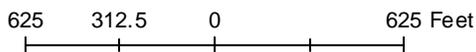
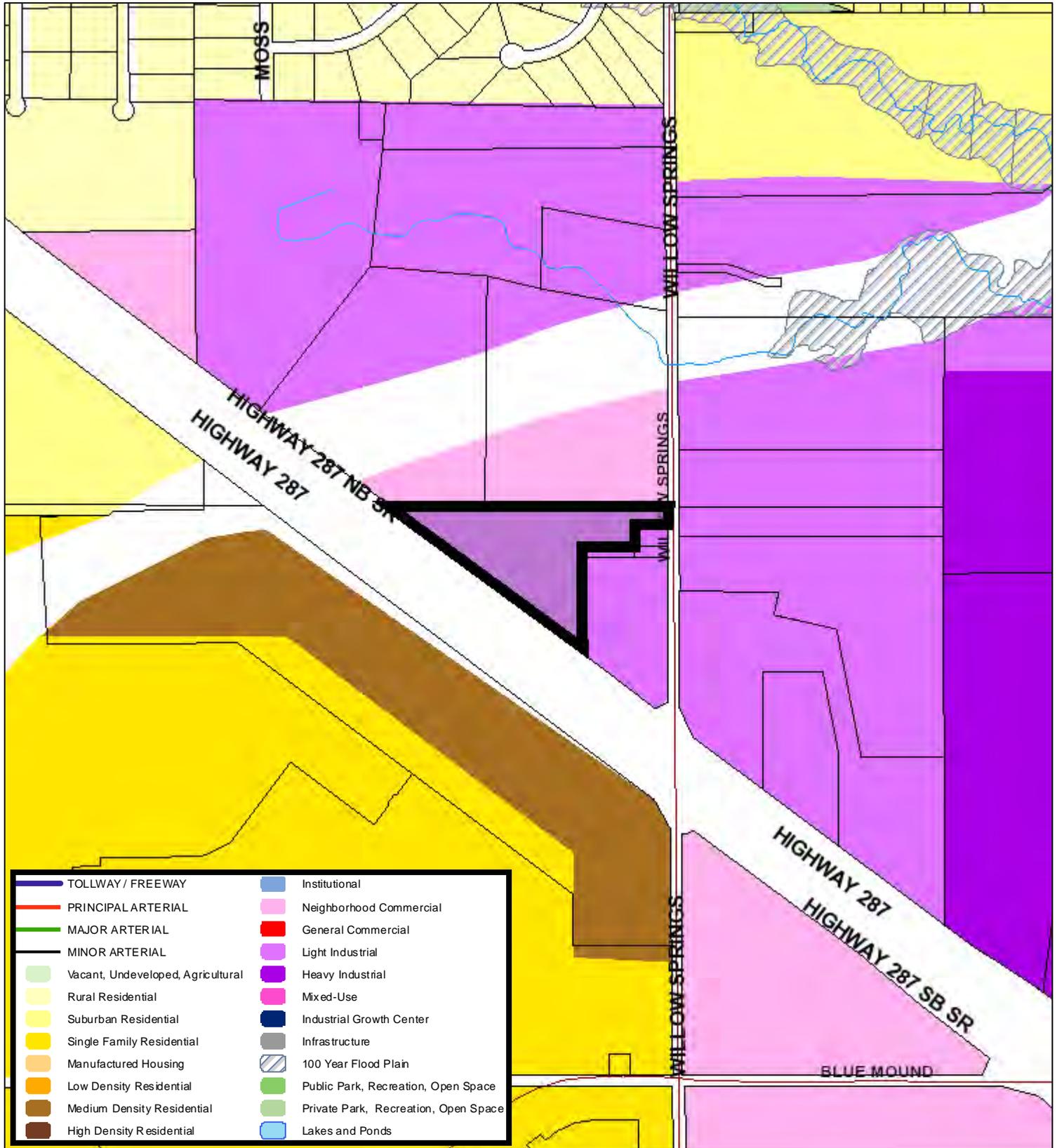
**Kaufman Design Group**  
**ARCHITECTURE**

12371 E. LINCOLN CT.  
WICHITA, KS 67207  
(316) 618-0448  
(316) 618-0048 fax  
skaufman@cox.net

## Area Map



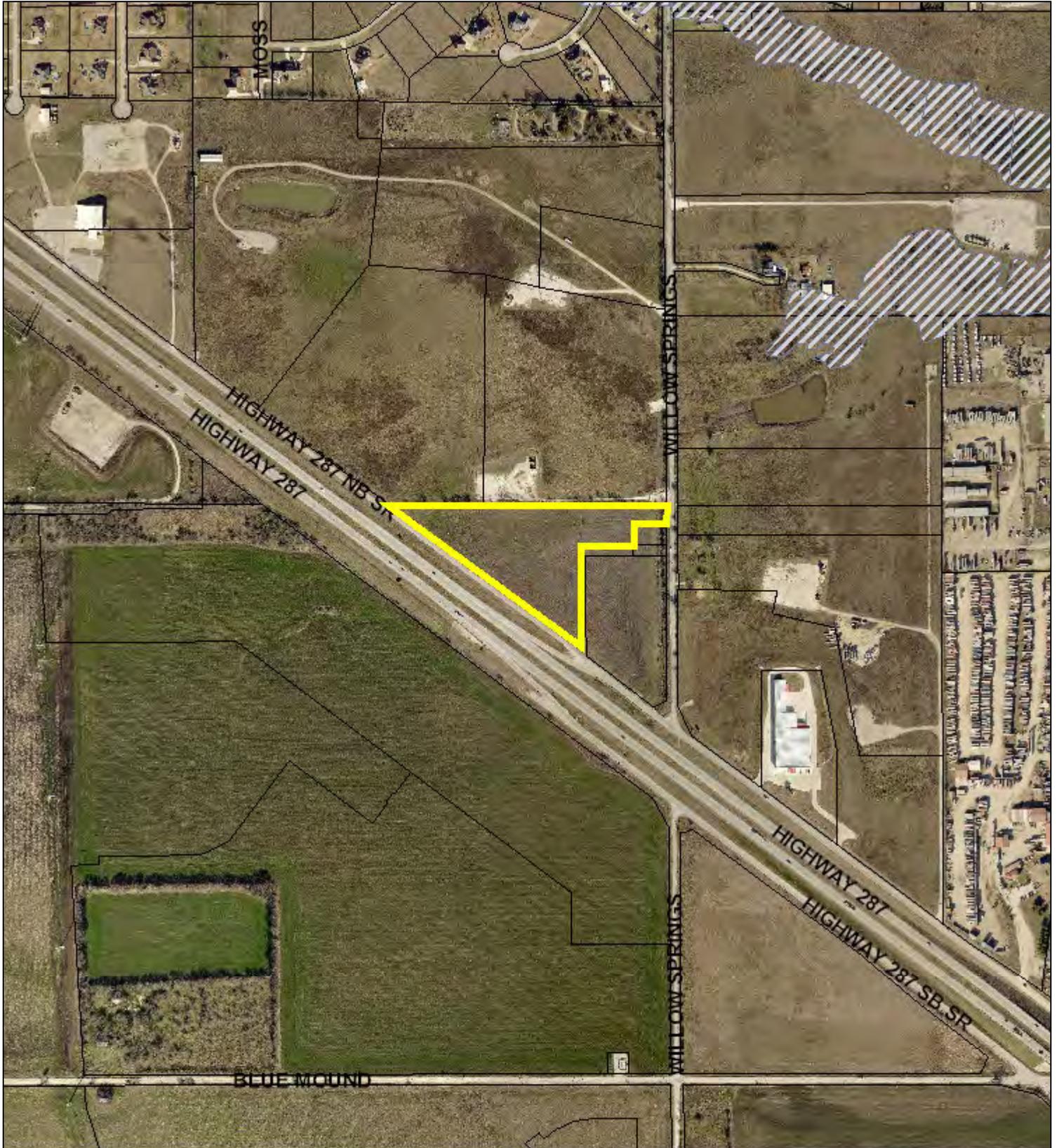
### Future Land Use



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 29, 2016.



## Aerial Photo Map



0 390 780 1,560 Feet





**Recent Relevant Zoning and Platting History:**

Zoning History: none

Platting History: none

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed
Haltom Rd	Collector	Collector

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Neighborhoods of East Fort Worth	Streams And Valleys Inc
Riverside Alliance	East Fort Worth, Inc.
East Fort Worth Business Assn	Fort Worth ISD
Trinity Habitat for Humanity	

*\*Site not located within the confines of a registered Neighborhood Association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is requesting to rezone from “B” Two-Family and “I” Light Industrial to “K” Heavy Industrial for truck loading. Surrounding land uses are single-family to the west, vacant land to the east, residential to the south and industrial to the north. The proposed rezoning would allow more intense uses that could be detrimental to the nearby residential homes. In addition, Haltom Rd. is considered a collector, which is not ideal for heavy truck traffic or industrial uses.

As a result, the proposed "K" Heavy Industrial zoning **is not compatible** at this location.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family. The proposed “K” zoning is not consistent with the following Comprehensive Plan policies.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

**Attachments:**

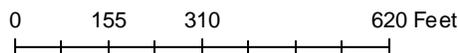
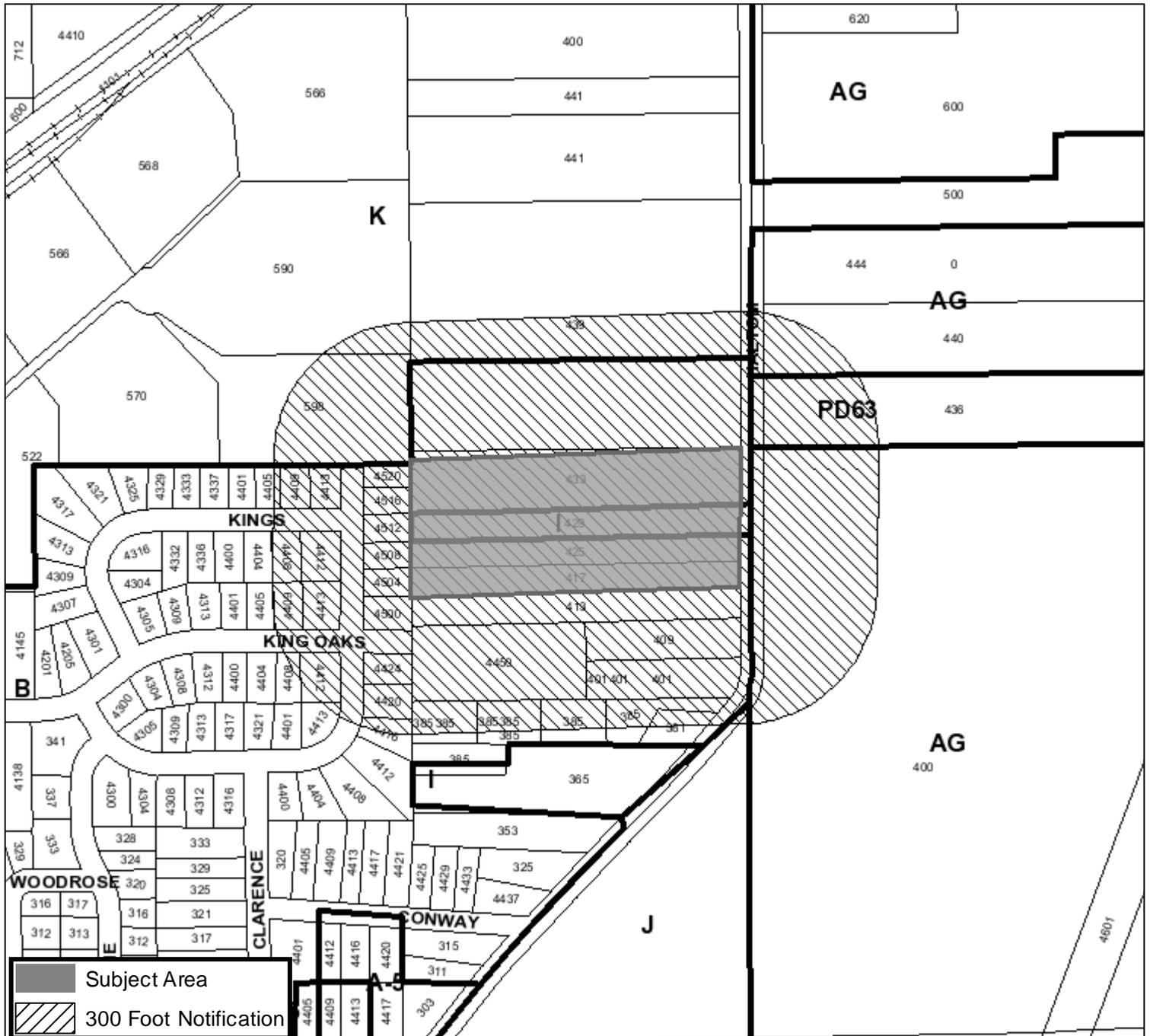
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



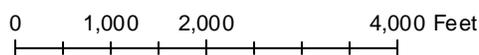
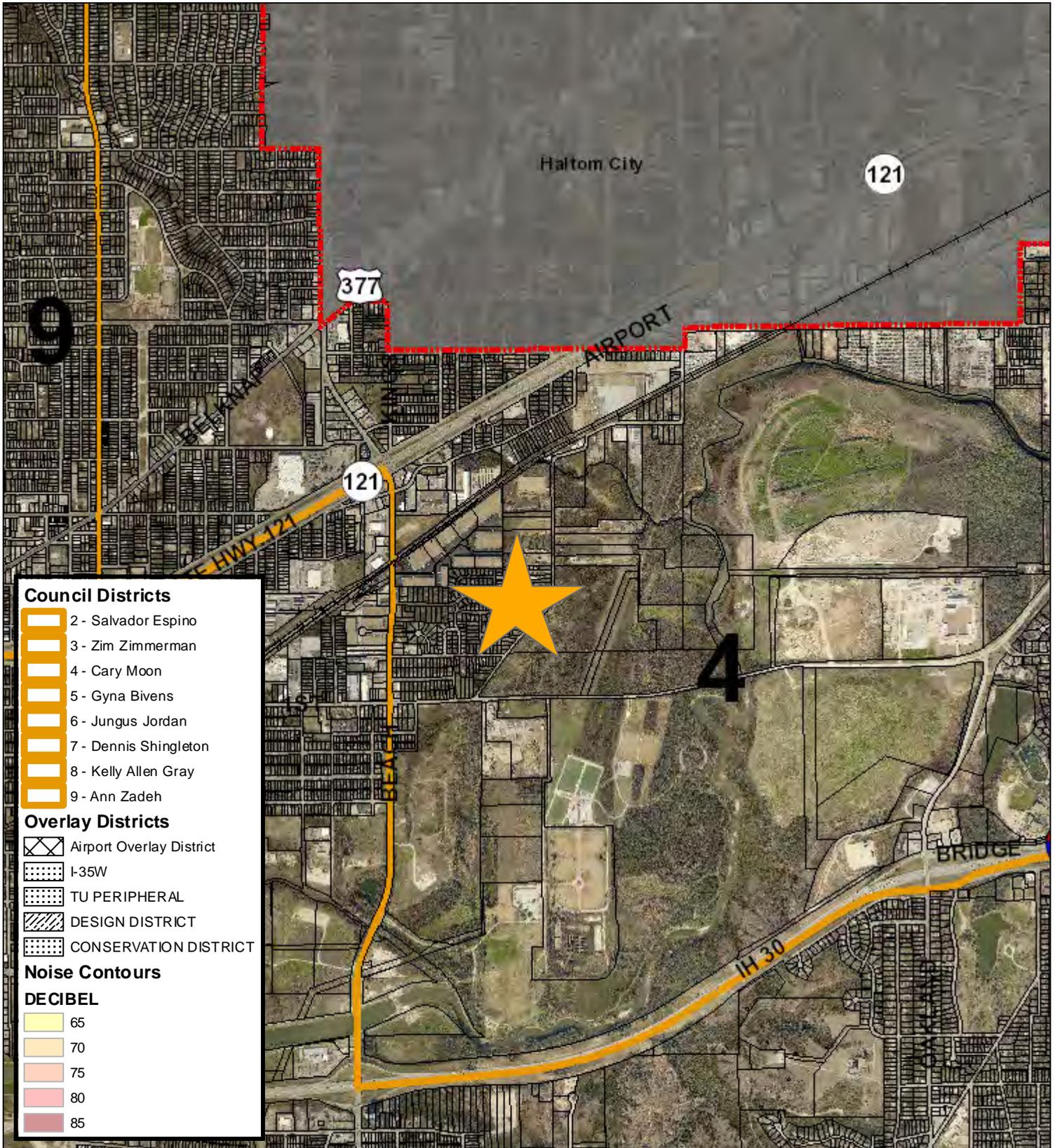
ZC-16-211

# Area Zoning Map

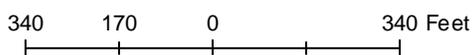
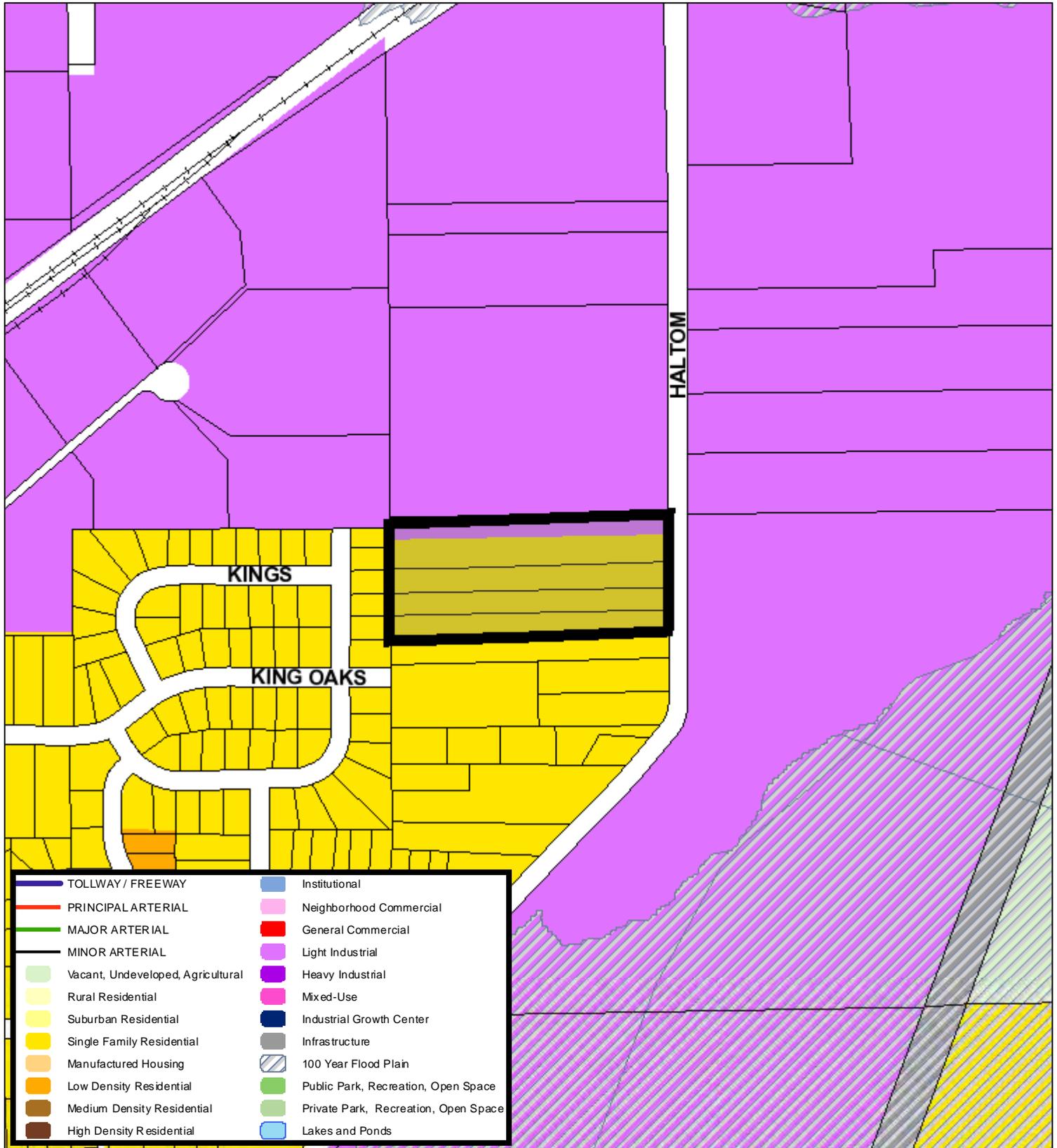
Applicant: Frederick Charles Olsen, IV  
 Address: 417 - 433 (odds) Haltom Road  
 Zoning From: B, I  
 Zoning To: K  
 Acres: 4.99756161  
 Mapsco: 64T  
 Sector/District: Eastside  
 Commission Date: 12/14/2016  
 Contact: 817-392-2883



### 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 29, 2016.



Aerial Photo Map



0 220 440 880 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District**     **5**

Continued            Yes \_\_\_ No X  
Case Manager        Jocelyn Murphy  
Surplus              Yes \_\_\_ No X  
Council Initiated    Yes \_\_\_ No X

**Owner / Applicant:**        **Marie Bell**

**Site Location:**            5319 Ramey Ave.                    Mapsco:        79P

**Proposed Use:**            **Snow Cone sales**

**Request:**        From: "A-5" One-Family  
                      To:    "E" Neighborhood Commercial

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

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

**Background:**

The proposed site is located on Ramey Ave. identified as a collector between Bethune St. and Andrew St. The applicant is requesting commercial zoning with plans to construct a have a snow cone business.

Ramey Ave. is a collector road that serves the adjacent neighborhoods. Existing uses on Ramey include other small commercial uses, churches, and vacant lots. If approved, the site will have to comply with the E Neighborhood Commercial development standards including front setbacks, parking, landscaping, and urban forestry.

**Site Information:**

Owner:                            Marie Bell  
  520 Pineview Ln.  
  Fort Worth, Texas 76140  
Agent:                            Eagle Surveying  
Acreage:                         0.24 acres  
Comprehensive Plan Sector:    Southeast  
Surrounding Zoning and Land Uses:  
  North "A-5" One-Family / vacant  
  East "E" One-Family / small commercial  
  South "E/HC" Neighborhood Commercial/Historic and Cultural Overlay / vacant  
  West "A-5" One-Family / church

**Recent Relevant Zoning and Platting History:**

Zoning History:   None  
Platting History: None

**Transportation/Access**

<b>Street/Thoroughfare</b>	<b>Existing</b>	<b>Proposed</b>
Ramey Ave.	Collector	Collector

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.

The following organizations were notified: (emailed November 21, 2016)

<b>Organizations Notified</b>	
East Fort Worth Neighborhoods Coalition	Trinity Habitat for Humanity
Historic Rosedale Park NA	Streams And Valleys Inc.
Southeast Fort Worth Inc.	Stop Six Sunrise Edition NA
<b>Historic Stop Six NA*</b>	
East Fort Worth Inc.	Fort Worth ISD

\*Located within this neighborhood organization

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "E" Neighborhood Commercial to allow for a snow cone building. Surrounding land uses consist of small retail, churches, and vacant lots.

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

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Neighborhood Commercial and is in the Stop Six NEZ. The requested zoning change is consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.

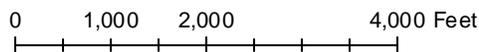
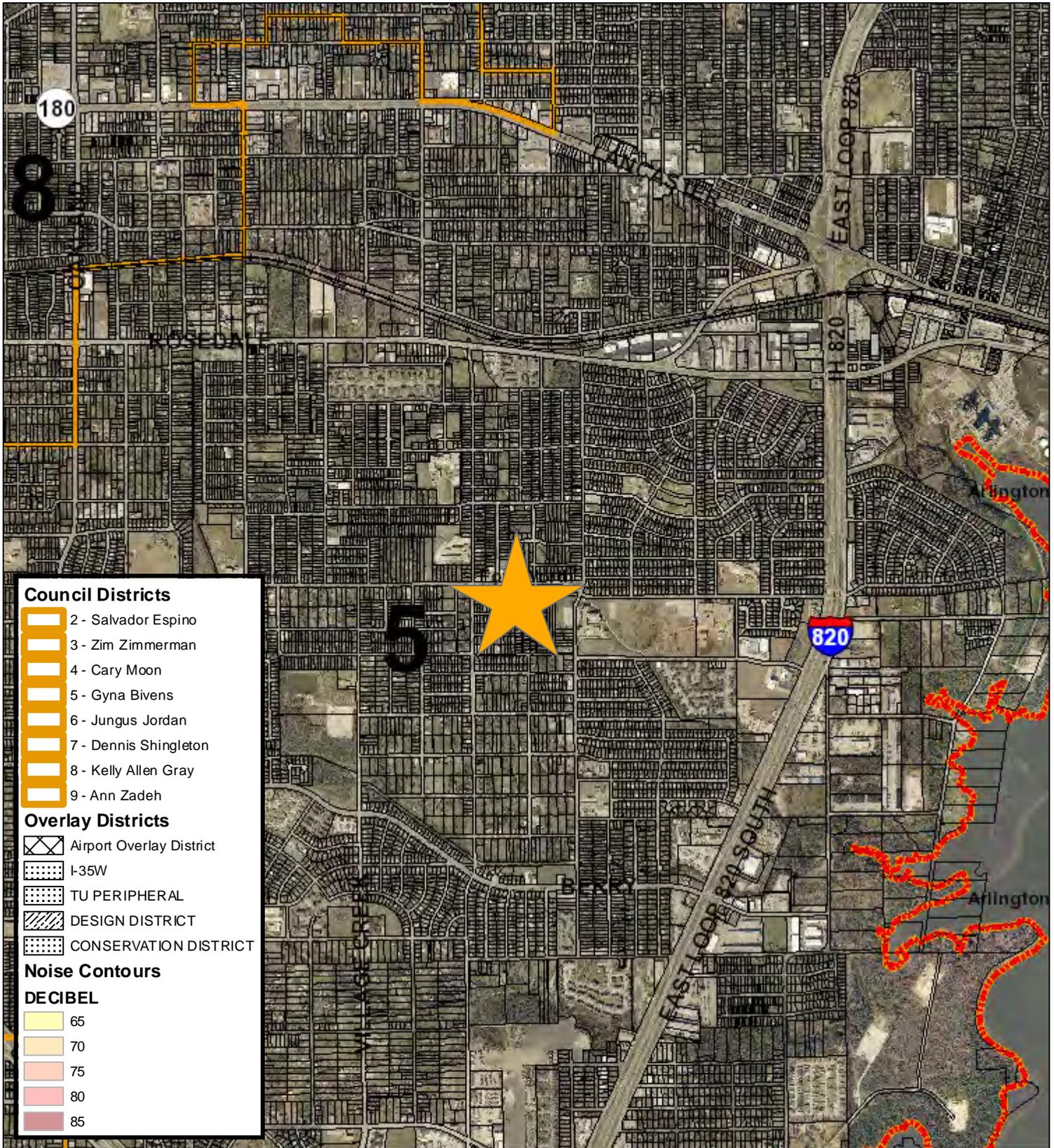
Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

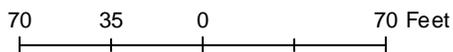
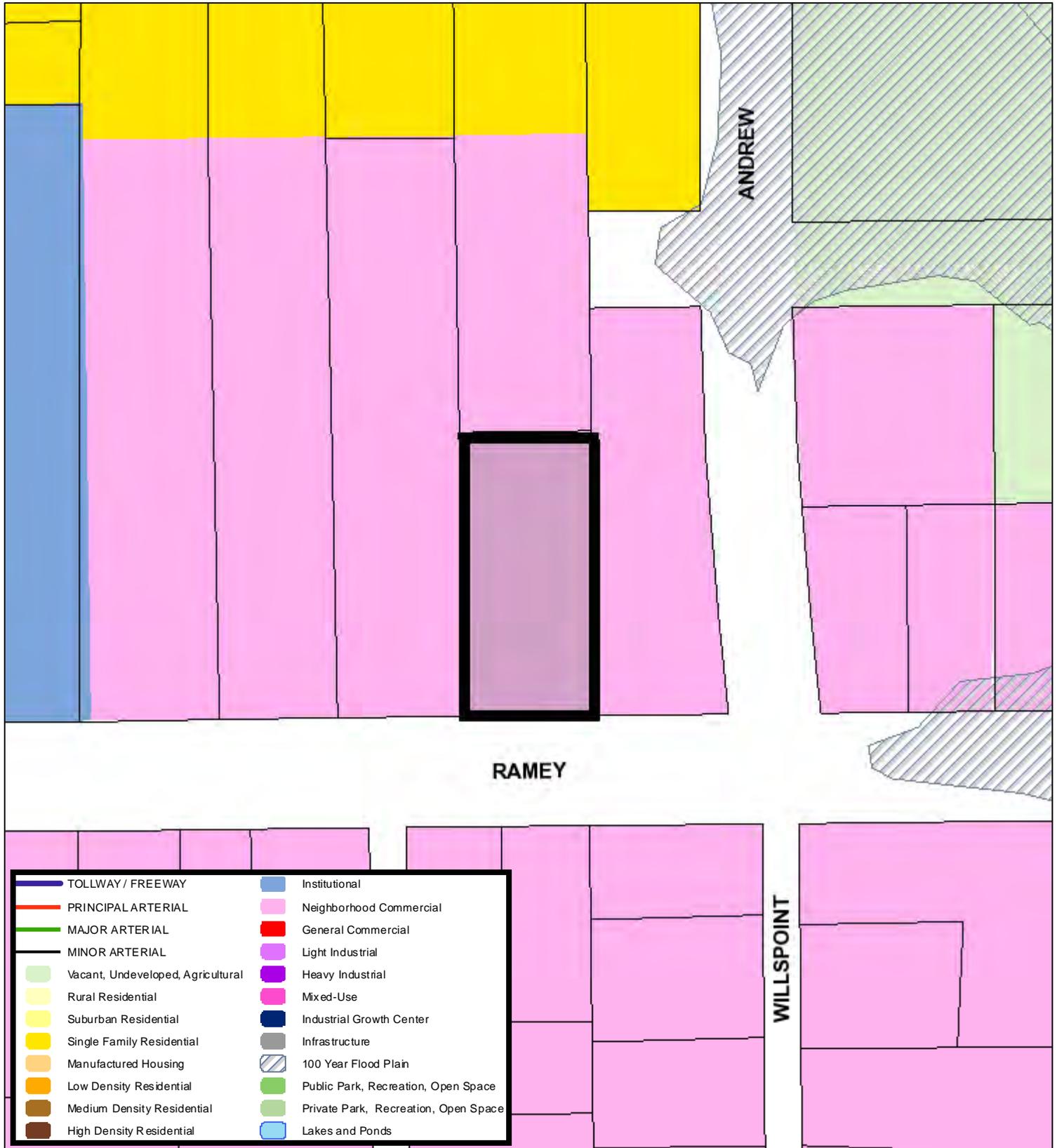
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



### Area Map



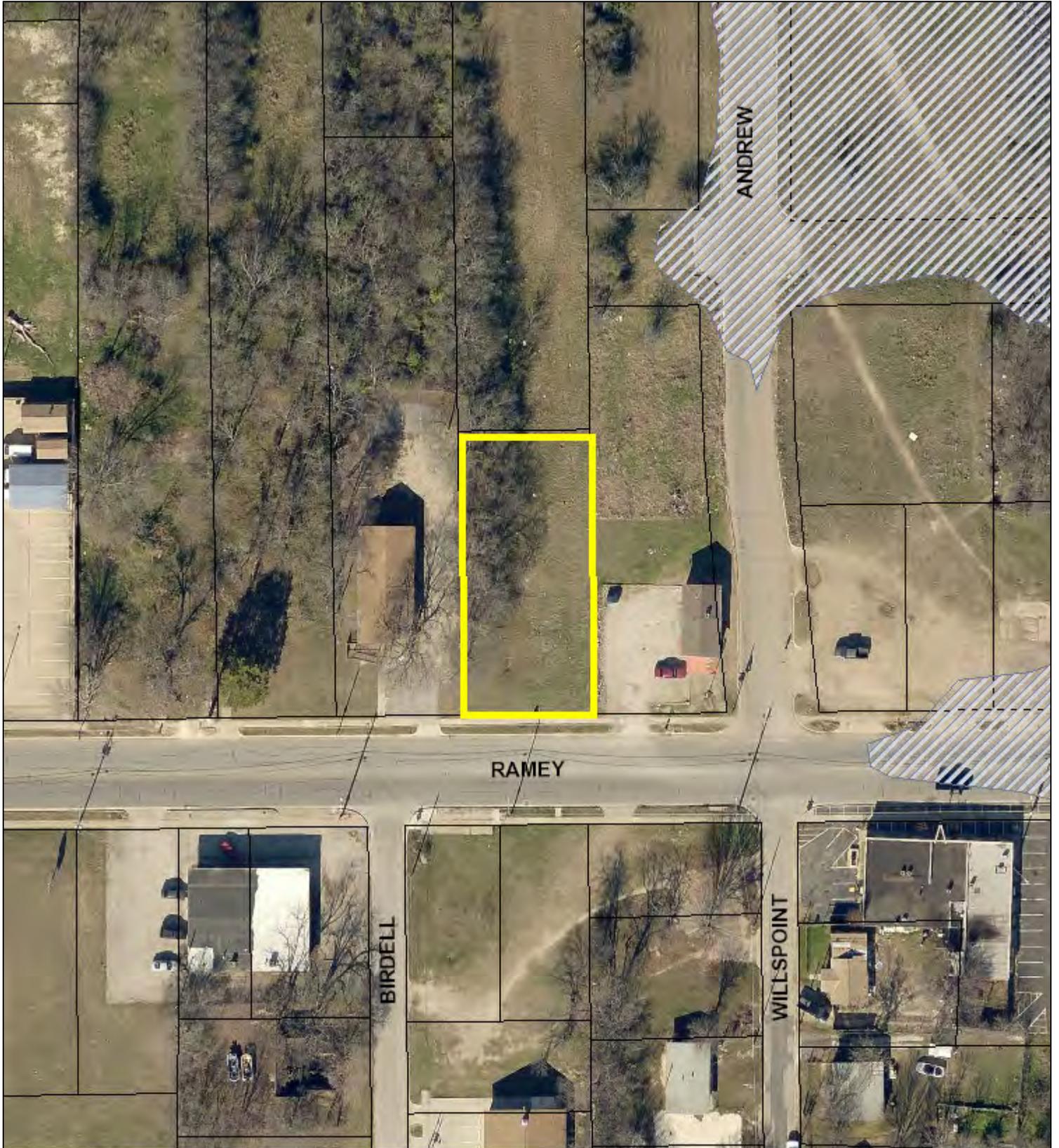
### Future Land Use



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 29, 2016.



**Aerial Photo Map**



0 45 90 180 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:** December 14, 2016      **Council District**      2

Continued      Yes \_\_\_      No X  
Case Manager      Lynn Jordan  
Surplus      Yes \_\_\_      No X  
Council Initiated      Yes \_\_\_      No X

**Owner / Applicant:**      **Jaime Valtierra**

**Site Location:**      1300 and 1302 Homan Avenue      Mapsco:      62T

**Proposed Use:**      **Three residential units on two lots**

**Request:**      From: "A-5 One-Family"  
To: "PD/A-5" Planned Development for all uses in "A-5 One-Family plus three residential units on two separate lots; site plan waiver requested"

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

**Comprehensive Plan Consistency:**      Requested change **is not consistent (Significant Deviation).**

**Background:**

The proposed site is located on the northwest corner of Homan & Northside Drive. The owner purchased the properties in 2015 but could not prove legal non-conforming in order to get a Certificate of Occupancy and is requesting a zoning change from "A-5" One-Family to "PD/A-5" Planned Development for all uses in "A-5" One-Family plus the continued use of three residential units total on two platted lots. The two lots are intended to stand alone, e.g. the parking and uses will be contained on each individual lot which would enable them to be sold separate in the future if desired.

The properties were rezoned from "C" Medium Density Multifamily to "A-5" One-Family by a Council-initiated rezoning in 2010. The main structure for 1300 Homan contains a duplex with a rear apartment, built in 1941 according to TAD. The main structure at 1302 Homan was built in 1929 and contains a single-family residence with two apartments in the rear. Without the submittal of a site plan, it is difficult to determine if there is enough parking for the proposed structures, setbacks, projected setbacks and fencing.

According to the Sanborn map from 1926, the structures on 1300 Homan consisted of a duplex and detached garage. On 1302 Homan, had a single-family dwelling with a detached garage and dwelling unit above.

This is part of a Code Compliance case 15-381615 for a failed multifamily inspection because it could not prove legal non-conforming.

**Site Information:**

Owner:      Jaime and Lucia Valtierra

5116 Walthall St.  
Haltom City, Tx 76117

Acreage: 0.39 ac  
Comprehensive Plan Sector: Northside  
Surrounding Zoning and Land Uses:  
North "A-5" One-Family / single-family  
East "A-5" One-Family / single-family  
South "A-5" One-Family / multiple units  
West "A-5" One-Family / Park

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-181 Council-initiated rezoning of various parcels to various zoning districts, 12/28/2010  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Homan	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.  
The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
Northside NA*	Streams And Valleys Inc
Inter District 2 Alliance*	Trinity Habitat for Humanity
North Fort Worth Historical Society	Fort Worth ISD

\*Located within this neighborhood association.

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "PD/A-5" Planned Development for all uses in "A-5" One-Family plus three residential units total on two platted lots. Surrounding land uses are predominantly single-family with multiple units to the south across Northside Drive.

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

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change for three units for each lot is considered multifamily and is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

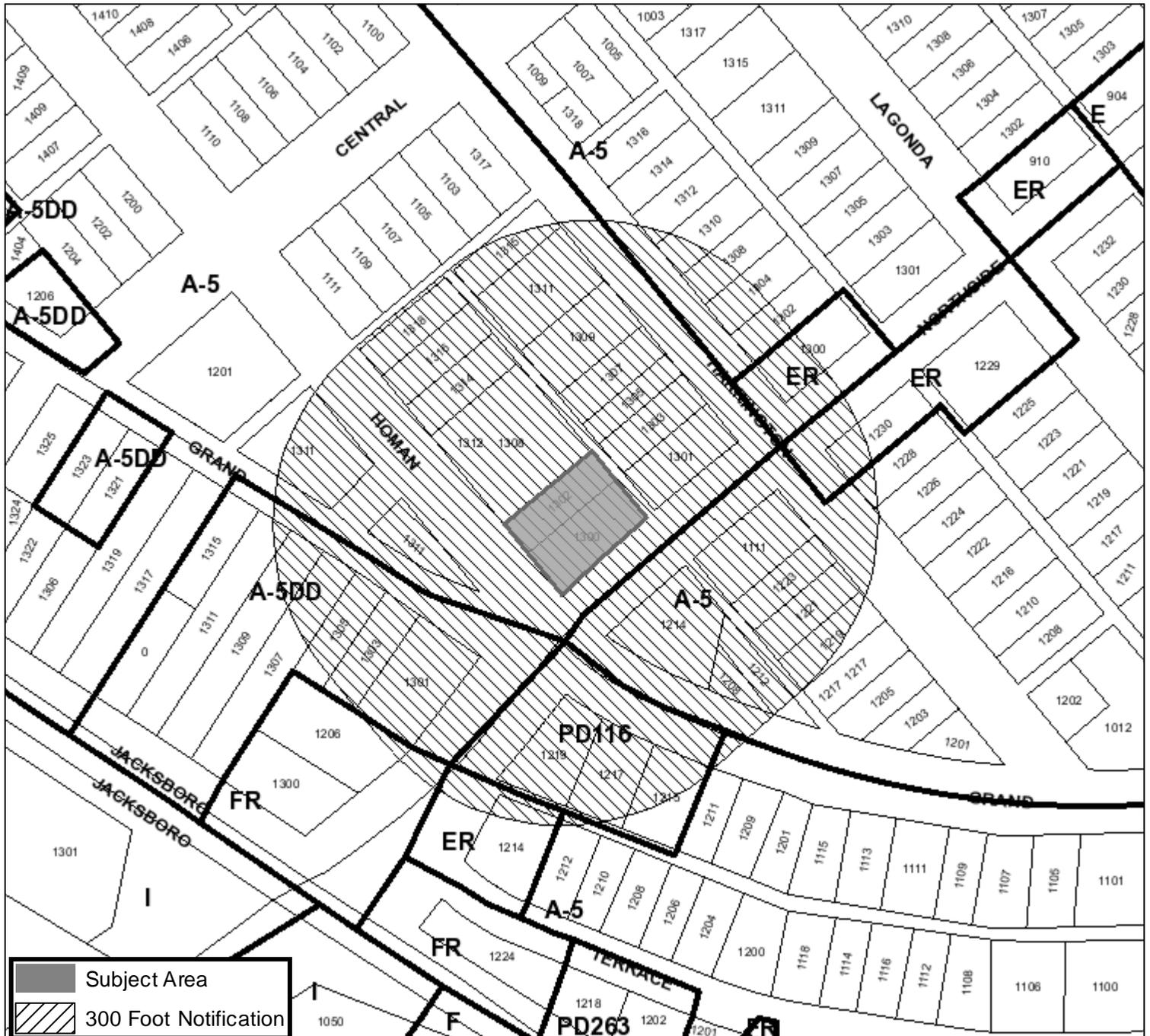
**Attachments:**

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

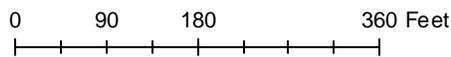


# Area Zoning Map

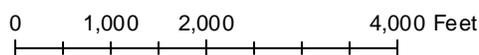
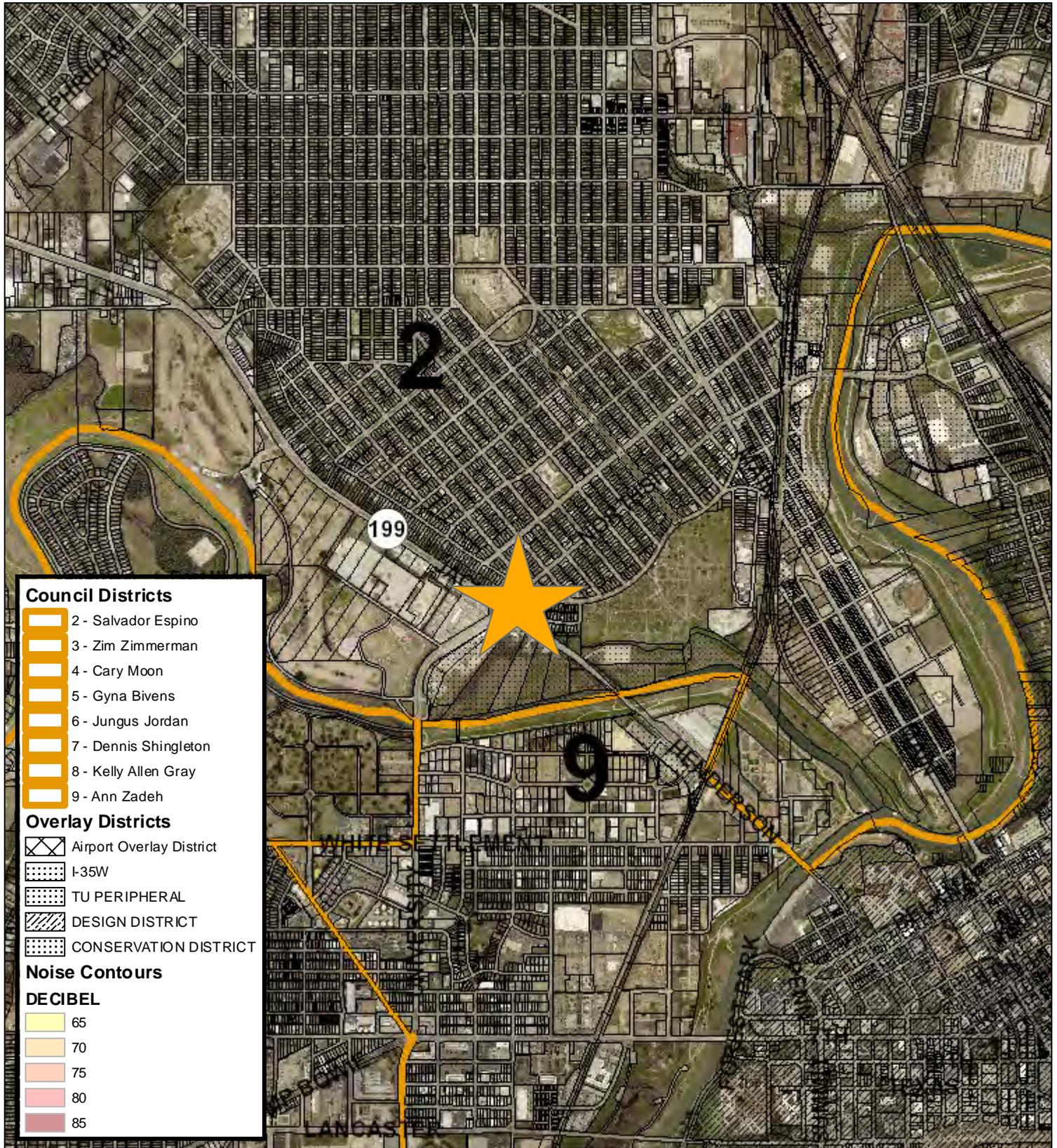
Applicant: Jamie Valtierra  
 Address: 1300 & 1302 Homan Avenue  
 Zoning From: A-5  
 Zoning To: PD for A-5 uses plus 2 triplexes on 2 lots  
 Acres: 0.39177224  
 Mapsco: 62T  
 Sector/District: Northside  
 Commission Date: 12/14/2016  
 Contact: 817-392-2495



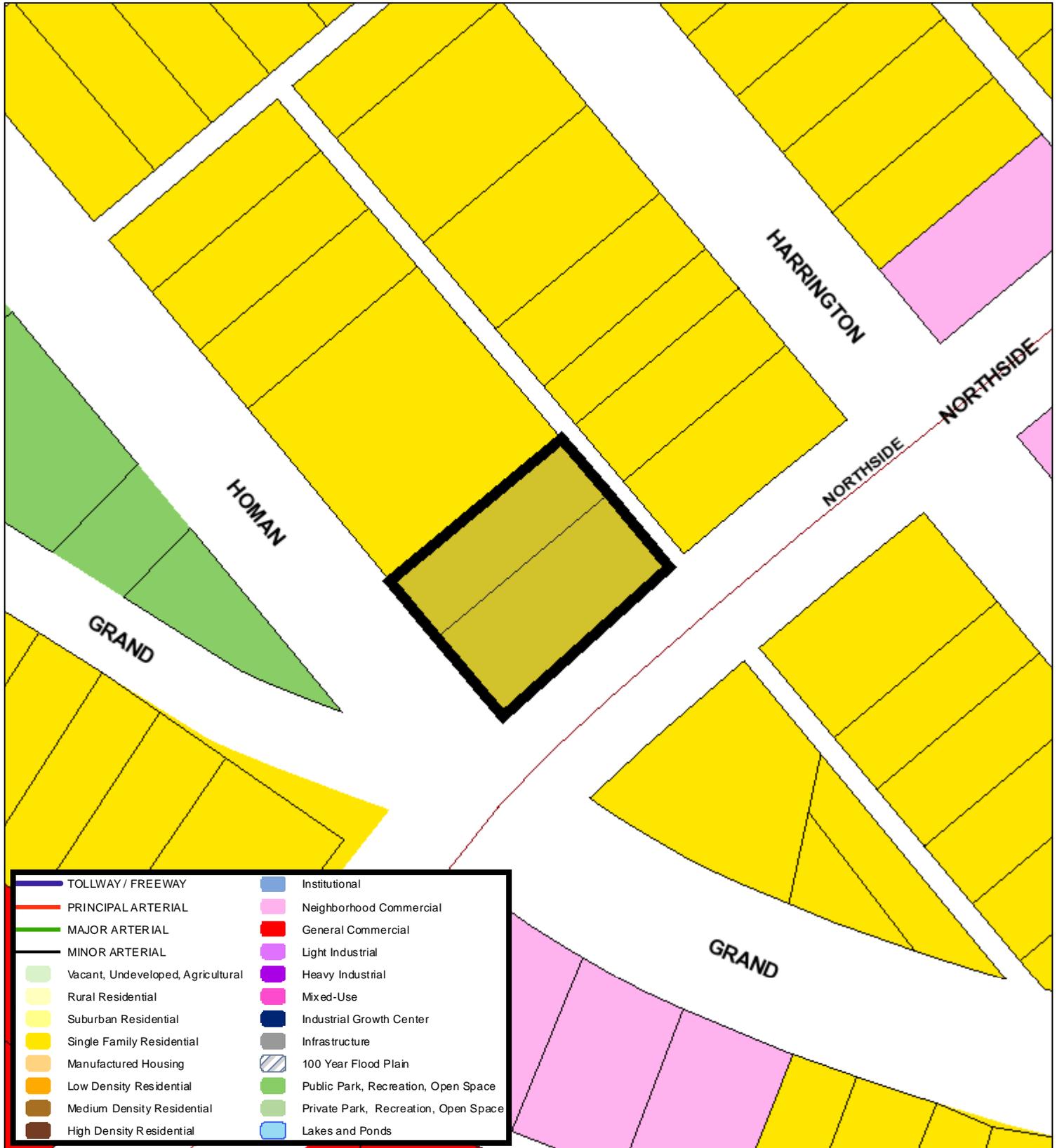
	Subject Area
	300 Foot Notification



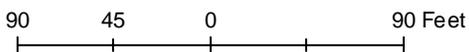
### Area Map



### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 29, 2016.



**Aerial Photo Map**



0 55 110 220 Feet





**Site Information:**

Owner: Fort Growth Partners, LP  
 2712 Weisenberger St.  
 Fort Worth, Texas 76107

Agent: Townsite Company/Mary Nell Poole

Acreage: 2.18 ac.

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "B" Two-Family / single family  
 East "B" Two-Family; PD 990 Planned Development/or all uses in "A-5" One Family with development standards for 15 ft. front yard setbacks and 60% lot coverage; site plan waived / single family development  
 South "UR" Urban Residential / single family  
 West "B" Two-Family / single family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-077 "MU-1"; effective 6/16/15 (north and west of the subject property)  
 ZC-15-134 "PD/UR" with development standards; effective 11/12/15 (north of the subject property)  
 ZC-15-135 "UR"; (south of the subject property)  
 ZC-15-129, ZC-16-091 PD 990 (northeast of the subject property)  
 ZC-12-090, ZC-13-168, SP-14-006, SP-15-004, SP-16-001 "PD/MU-1" Crystal Springs redevelopment; (northwest of the subject property)

Platting History: PP-16-036 UR zoned; (south and adjacent to the subject property)  
 FS-15-219 Elan River District (south of the subject property);  
 PP-13-038 River Crest Addition, Approved by the City Plan Commission 01/22/14 (south of the subject property)

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sunset Ln.	Residential	Residential	No
Nursery Ln.	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.  
 The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
Riverbend NA*	Streams & Valleys, Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

\*Within this neighborhood association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "UR" Urban Residential for urban residential development. Surrounding land uses are primary single-family with the area experiencing the beginning of redevelopment into higher but still low density, urban residential redevelopment.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family. The proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Separate incompatible land uses with buffers and transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

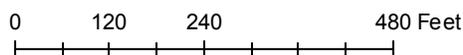
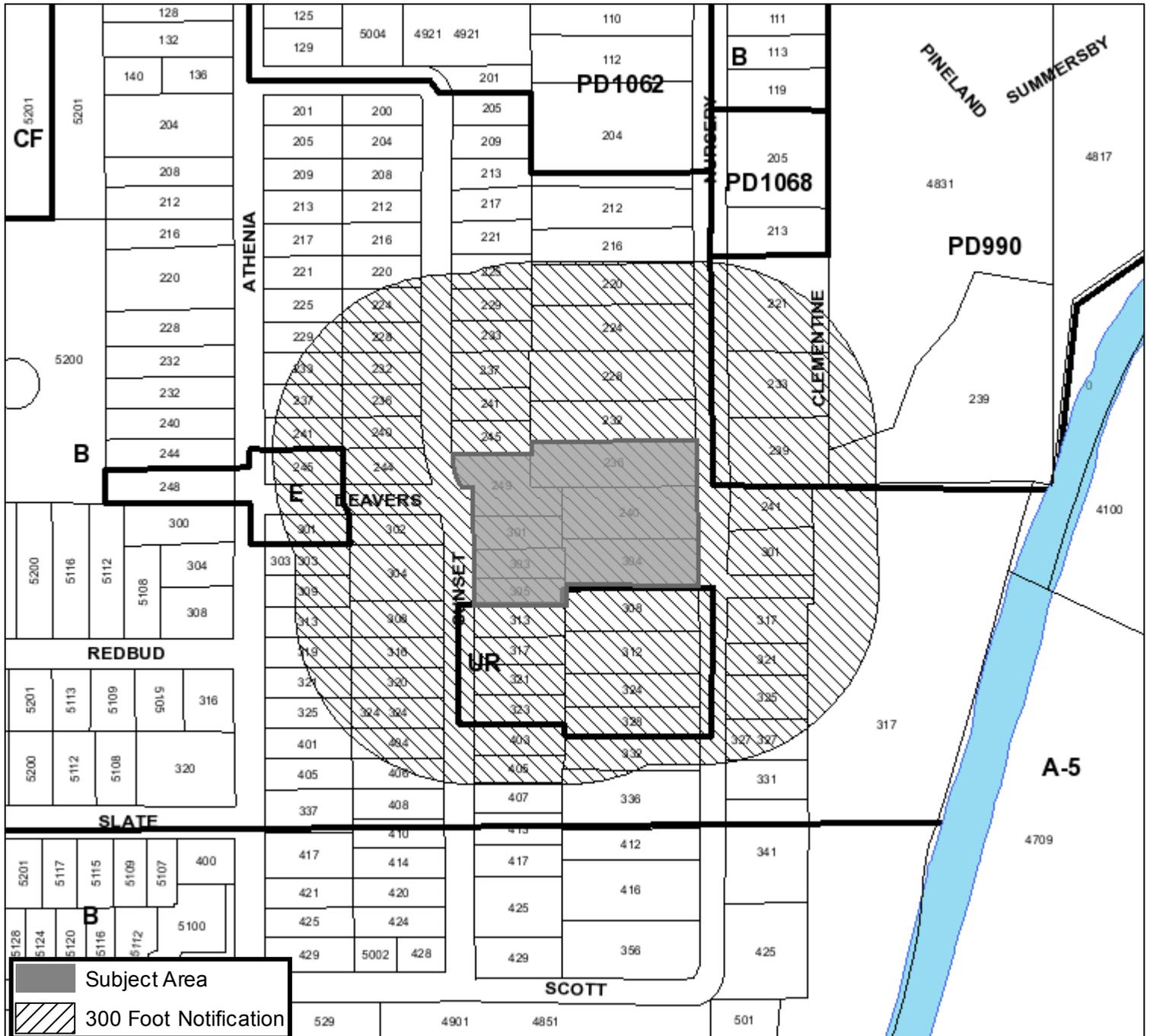
With the developer interest and changes occurring in the neighborhood, a review of the Comprehensive Plan is currently underway for this area with considerations for Low Density Residential or Urban Residential future land uses.

***Attachments:***

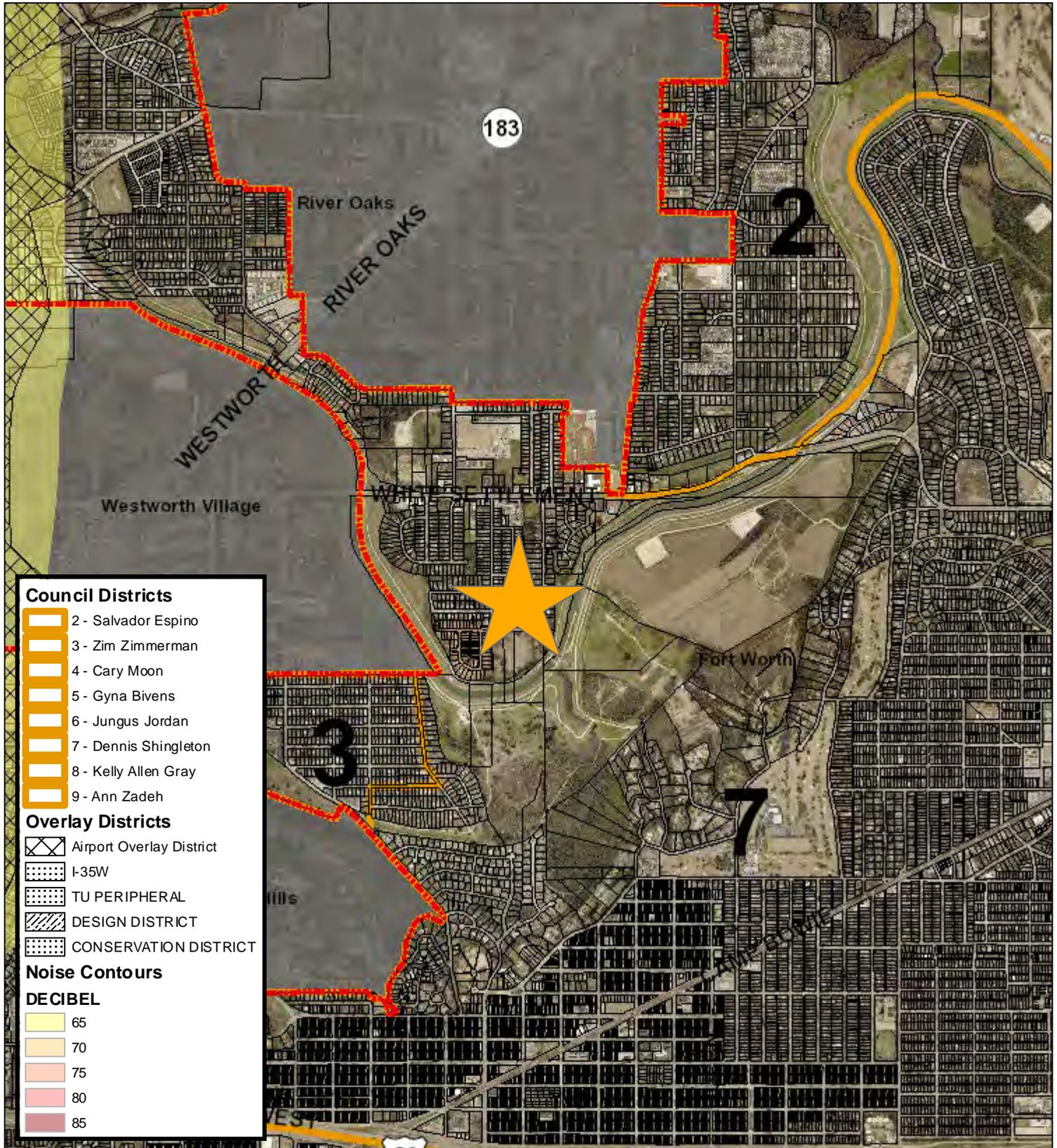
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

### Area Zoning Map

Applicant: Fort Growth Partners, LP  
 Address: 249, 301, 303, 315 Nursery Land and 236, 240, 304 Sunset Lane  
 Zoning From: B  
 Zoning To: UR  
 Acres: 2.18194443  
 Mapsco: 61X  
 Sector/District: Northside  
 Commission Date: 12/14/2016  
 Contact: 817-392-2495



### Area Map



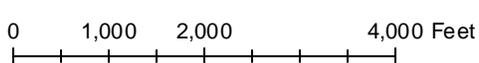
Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

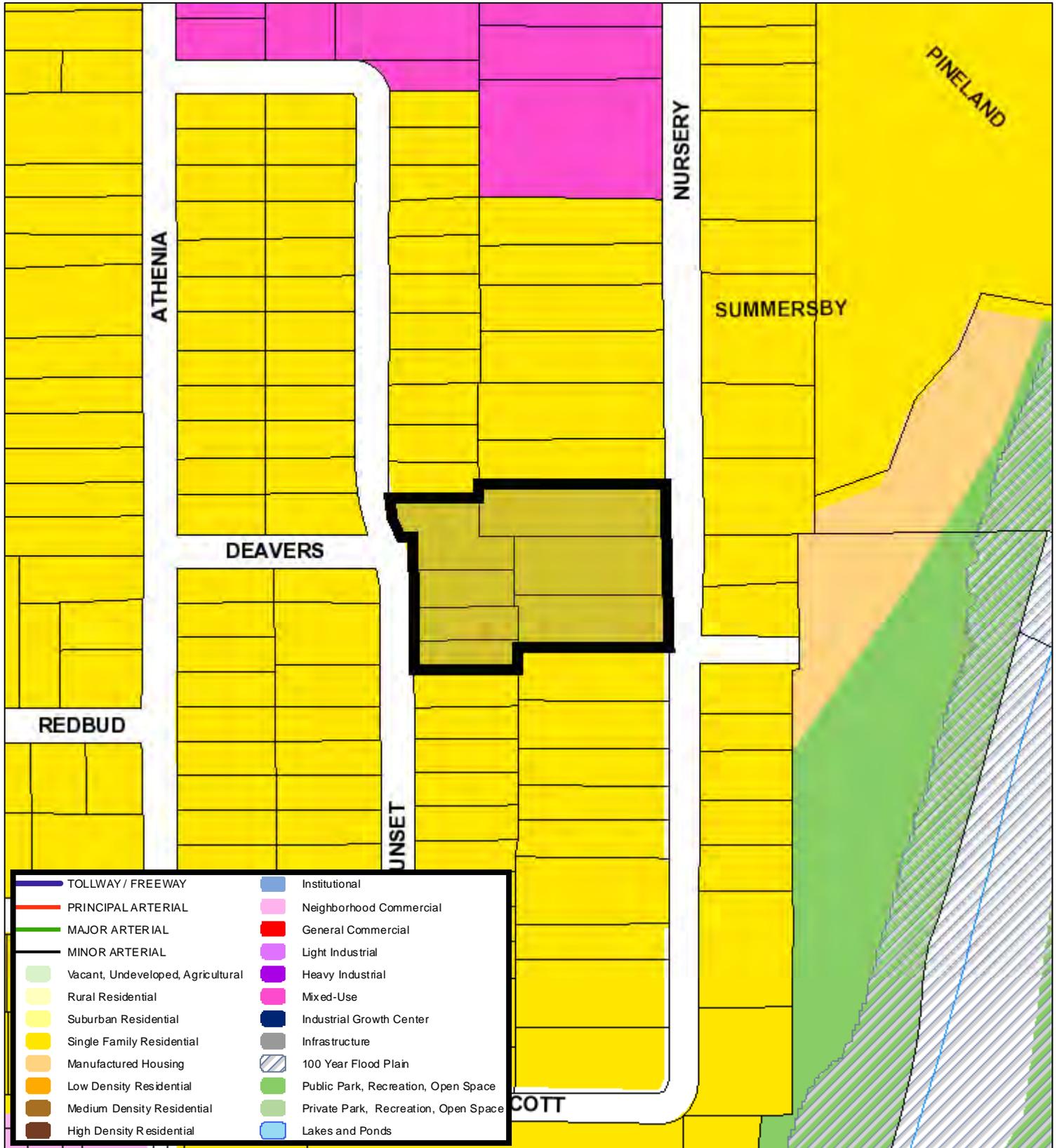
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



190 95 0 190 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 29, 2016.



**Aerial Photo Map**



0 125 250 500 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 7

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Jocelyn Murphy</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Fort Worth Growth Partners, LP

**Site Location:** 113, 119, 205, and 213 Nursery Ln. Mapsco: 61X

**Proposed Use:** Offices

**Request:** From: "B" Two-Family, PD 1068 "PD/AR" Planned Development for all uses in "AR" One-Family Restricted with waiver to the block pattern; site plan approved

To: "MU-1" Low Intensity Mixed-Use

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Significant Deviation).**

**Background:**

The proposed rezoning is located south of White Settlement Road along Nursery Ln. now identified as the Riverdistrict. Several recent zoning cases have changed the zoning to Mixed Use and Urban Residential along both these streets.

The applicant is proposing to rezone the area from "B" Two-Family to "MU-1" Low Intensity Mixed-Use. MU-1 zoning was approved on a property on Nursery to the north with the intention of building offices, similar to this property, however that property fronts White Settlement, an arterial road, which is appropriate for more intensive development including nonresidential and mixed uses. Nursery Lane is a narrow, residential road at the time and only provides access into and out of the subdivision.

Several sites have recently been rezoned to MU-1 along White Settlement Road to the south to take advantage of the Trinity River and toward the possibility of creating a mixed-use corridor. A property to the northwest on White Settlement was recently rezoned to UR Urban Residential and is under construction.

As there are many projects occurring in this neighborhood, Transportation Public Works T/PW staff has been very engaged in the infrastructure needs of the area. Staff provided the following comments:

- TPW has concerns with the capacity of the roadways within this area as there are only three streets that connect the entire development area to White Settlement. We have asked for, but not have been provided with an overall traffic study for the Riverdistrict area to determine if the roadways are sufficient for the development densities proposed. TPW needs to see a traffic study for the entire Riverdistrict based on the new densities proposed.

- There is a concept plan completed by the developers that indicate higher intensities of land uses on existing local residential streets. In addition, reconstruction of several roadways will be necessary including repaving of the streets. On-street parking is likely expected along these streets, but the right-of-way width is limited to accommodate this parking.

**Site Information:**

Owner: Fort Growth Partners, LP  
 2712 Weisenberger St.  
 Fort Worth, Texas 76107

Agent: Townsite Company/Mary Nell Poole

Acreage: 1.42 ac.

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "B" Two-Family / single family

East PD 990 Planned Development/or all uses in "A-5" One Family with development standards for 15 ft. front yard setbacks and 60% lot coverage; site plan waived / single family development

South PD 990 Planned Development/or all uses in "A-5" One Family with development standards for 15 ft. front yard setbacks and 60% lot coverage; site plan waived / single family development

West "B" Two-Family, PD 1062 "PD/UR" Planned Development for all uses in "UR" Urban Residential with a maximum of four stories in height, maximum 40 unit per acre, with a conceptual site plan that includes a 40 ft. maximum building setback and a 25 ft. setback for a wall or fence on Athenia Drive and Sunset Lane, and a 5' front yard wall along White Settlement constructed of at least two different materials with lettering not to exceed 3' in height / single family, urban residential under construction

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-16-214 "UR"; (southwest of the subject property)  
 ZC-15-077 "MU-1"; effective 6/16/15 (north and west of the subject property)  
 ZC-15-134 "PD/UR" with development standards; effective 11/12/15 (northwest of the subject property)  
 ZC-15-135 "UR"; (south of the subject property)  
 ZC-15-129, ZC-16-091 PD 990 (includes subject property)  
 ZC-15-172 "MU-1"; (northwest of the subject property)  
 ZC-12-090, ZC-13-168, SP-14-006, SP-15-004, SP-16-001 "PD/MU-1" Crystal Springs redevelopment; (northwest of the subject property)

Platting History: PP-15-038; FP-16-056, subject property  
 FS-15-207 (north of subject property)  
 FS-15-219 (northwest of the subject property);  
 PP-13-038. FP-14-050 River Crest Addition (subject property to the east)

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Rd	Minor Arterial	Minor Arterial	No
Nursery Ln.	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.  
 The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
Riverbend NA*	Streams & Valleys, Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

\*Within this neighborhood association

***Development Impact Analysis:***

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “MU-1” Low Intensity Mixed-Use for residential, retail and possible restaurant use. Surrounding land uses are primary single-family with the area experiencing the beginning of redevelopment into higher but still low density, urban residential redevelopment.

While the neighborhood is currently experiencing redevelopment, the uses and height possible within a MU-1 district are more intensive than what is appropriate to encroach into a residential neighborhood. MU-1 zoning was approved on a property on Nursery to the north with the intention of building offices, however this property fronts White Settlement which is appropriate for more intensive development including nonresidential and mixed uses.

As a result, the proposed zoning **is not compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family. The proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Separate incompatible land uses with buffers and transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

With the changes occurring in the neighborhood, a review of the Comprehensive Plan is currently underway for this area. While Low Density Residential or Urban Residential future land uses may be appropriate, Mixed Use future land uses and the possible commercial uses and building height would not be appropriate this deep into the neighborhood.

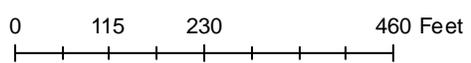
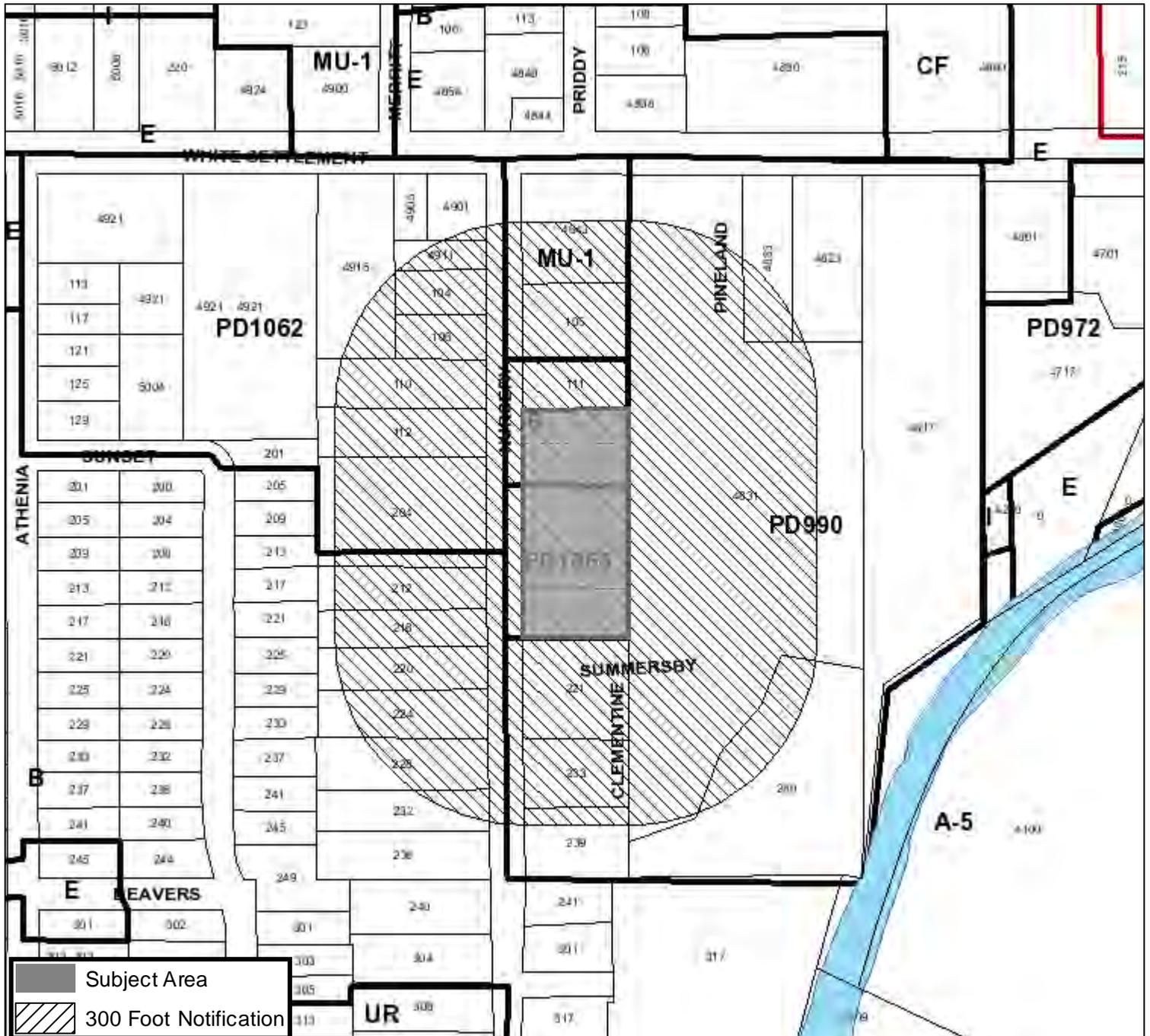
***Attachments:***

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

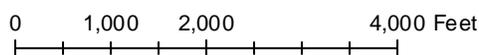


# Area Zoning Map

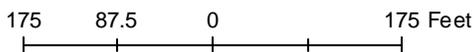
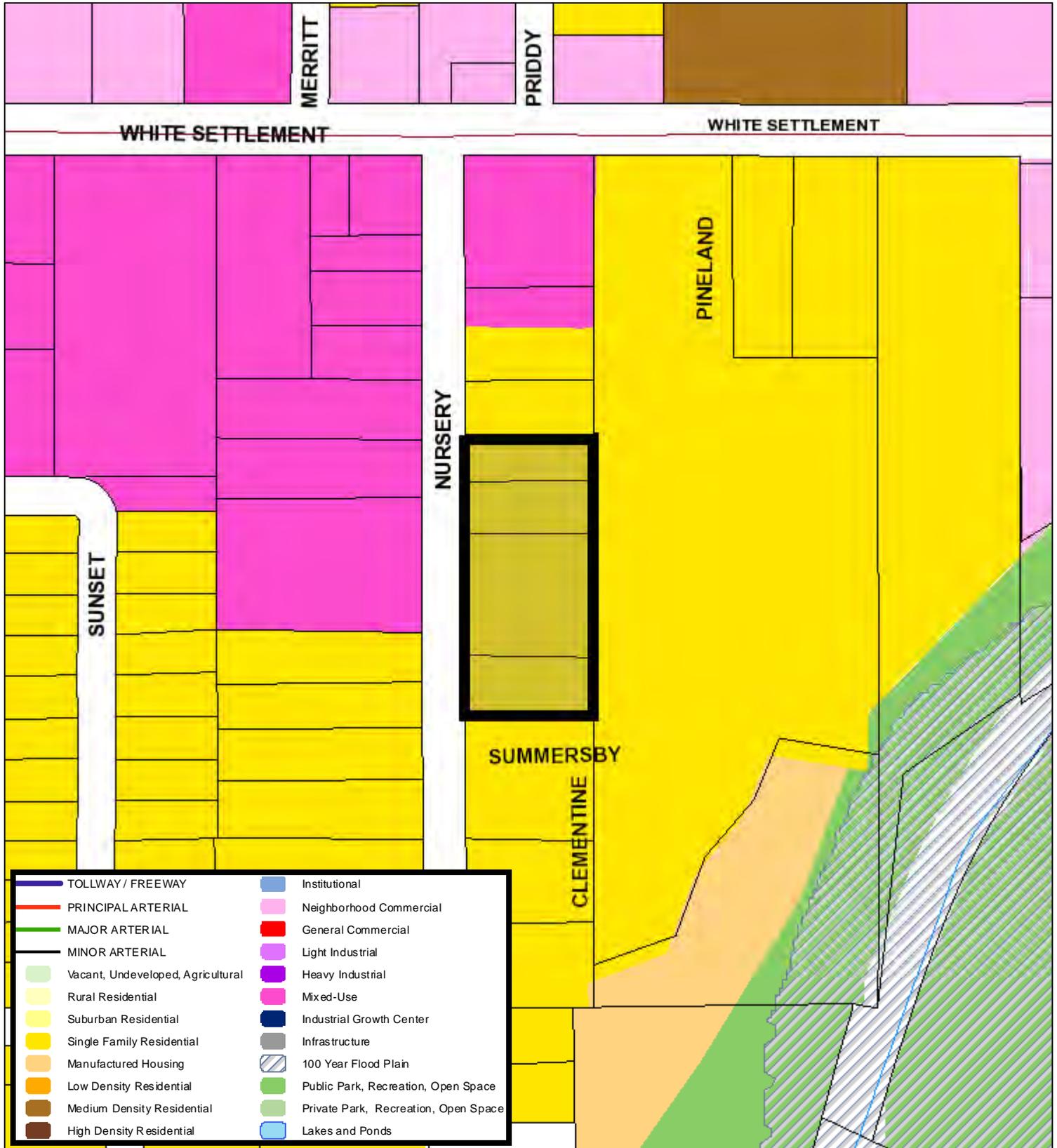
Applicant: Fort Growth Partners, LP  
 Address: 113 - 213 (odds) Nursery Lane  
 Zoning From: B, PD 1068  
 Zoning To: MU-1  
 Acres: 1.42192021  
 Mapsco: 61X  
 Sector/District: Northside  
 Commission Date: 12/14/2016  
 Contact: 817-392-6226



### 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 29, 2016.





0 100 200 400 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 7

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Jocelyn Murphy</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Fort Growth Partners, LP

**Site Location:** 106, 108, 112 Merritt St. and 113, 117, 121, 125 Priddy Lane  
Mapsc0: 61X

**Proposed Use:** Urban Residential

**Request:** From: "B" Two-Family and "E" Neighborhood Commercial  
To: "UR" Urban Residential

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

**Comprehensive Plan Consistency:** Requested change **is not consistent.**  
**(Significant Deviation)**

**Background:**

The site is located between Merritt and Priddy Streets, both considered residential streets and both currently with single family residential homes. The applicant is proposing to rezone from "B" Two-Family and "E" Neighborhood Commercial to "UR" Urban Residential to construct a multifamily development.

The rezoning of the two lots zoned "E" and redevelopment into multifamily residential as part of the proposal would leave a remainder of approximately 125 feet of depth fronting White Settlement, essentially removing the possibility of a larger mixed use development in this area. While "MU-1" is not preferable within neighborhoods, it is appropriate on White Settlement where several rezonings have been approved for "MU-1" and the smaller lot would make this MU form difficult to construct.

TPW staff has expressed concerns about the road right-of-way widths, reconstruction, and other infrastructure concerns related to the redevelopment of the neighborhood south of White Settlement. No known traffic plans or reconstruction plans have been made for Merritt or Priddy Streets to understand the appropriate right of way widths needed to accommodate the intended higher density residential development.

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to

promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.

- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

**Site Information:**

Owner: Fort Growth Partners, LP  
 1000 Foch Street, Suite 100  
 Fort Worth, Texas 76107  
 Agent: Townsite Company/Mary Nell Poole  
 Acreage: 1.33  
 Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses**

North "B" Two-Family / single-family  
 East "B" Two-Family, "E" Neighborhood Commercial / single-family  
 South "E" Neighborhood Commercial / commercial  
 West "MU-1" Low Intensity Mixed Use / single family, vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-172 "MU-1" (west of the subject property)  
 ZC-16-091 Amend PD 990 (south of White Settlement)  
 ZC-16-214 "UR"; (south of White Settlement)  
 ZC-15-077 "MU-1"; effective 6/16/15 (south of White Settlement) ZC-15-134 "PD/UR"  
 with development standards; effective 11/12/15 (south of White Settlement)  
 ZC-15-135 "UR"; (south of White Settlement)  
 ZC-15-129, ZC-16-091 PD 990 (south of White Settlement)  
 ZC-12-090, ZC-13-168, SP-14-006, SP-15-004, SP-16-001 "PD/MU-1" Crystal  
 Springs redevelopment; (northwest of the subject property)  
Platting History: FS-16-101 (west of the subject property)  
 FS-15-219 Elan River District (subject property to the south);  
 PP-13-038 River Crest Addition, Approved by the City Plan Commission 01/22/14  
 (subject property south and to the east)

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Merritt St.	Residential	Residential	No
Priddy Ln.	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 29, 2016.  
 The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
Riverbend NA*	Streams & Valleys, Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

\*Closest Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "UR" Low Intensity Mixed-Use for higher density urban residential development. Surrounding land uses are primarily single-family with some small commercial to the south.

While the White Settlement area is currently beginning to undergo redevelopment, the proposed zoning **is compatible** with current surrounding land uses.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family. The proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Separate incompatible land uses with buffers and transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

The neighborhood south of White Settlement has begun to be planned by the developers and is experiencing rapid redevelopment. However, the neighborhoods north of White Settlement have not yet been planned or consideration given to the effects of redevelopment of the single family neighborhoods in this immediate area. A review of the Comprehensive Plan is necessary for the larger area and consideration can be given to Low Density Residential or Urban Residential future land uses.

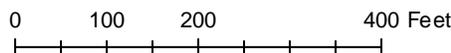
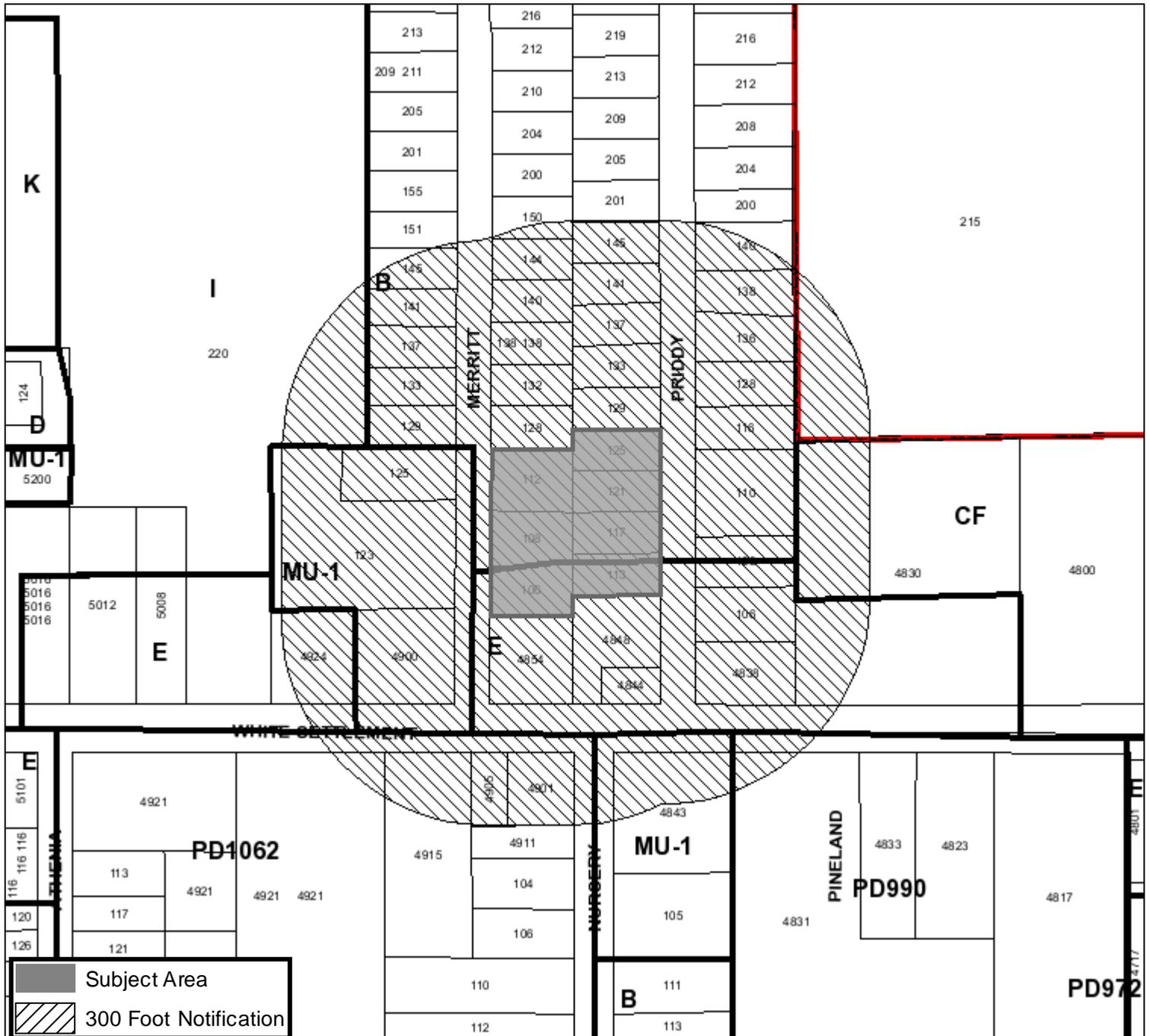
***Attachments:***

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

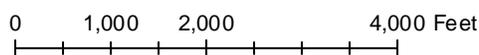
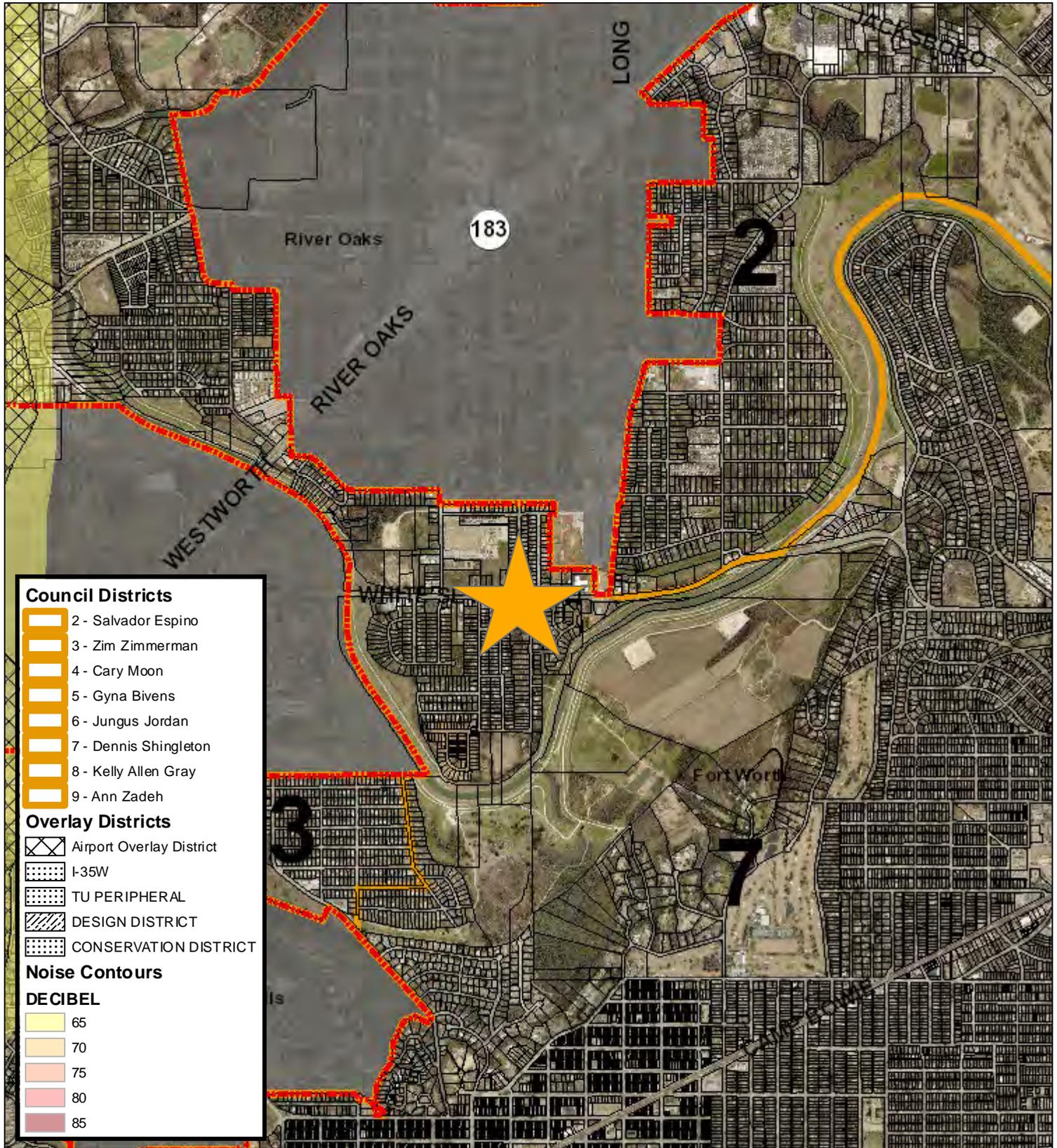


# Area Zoning Map

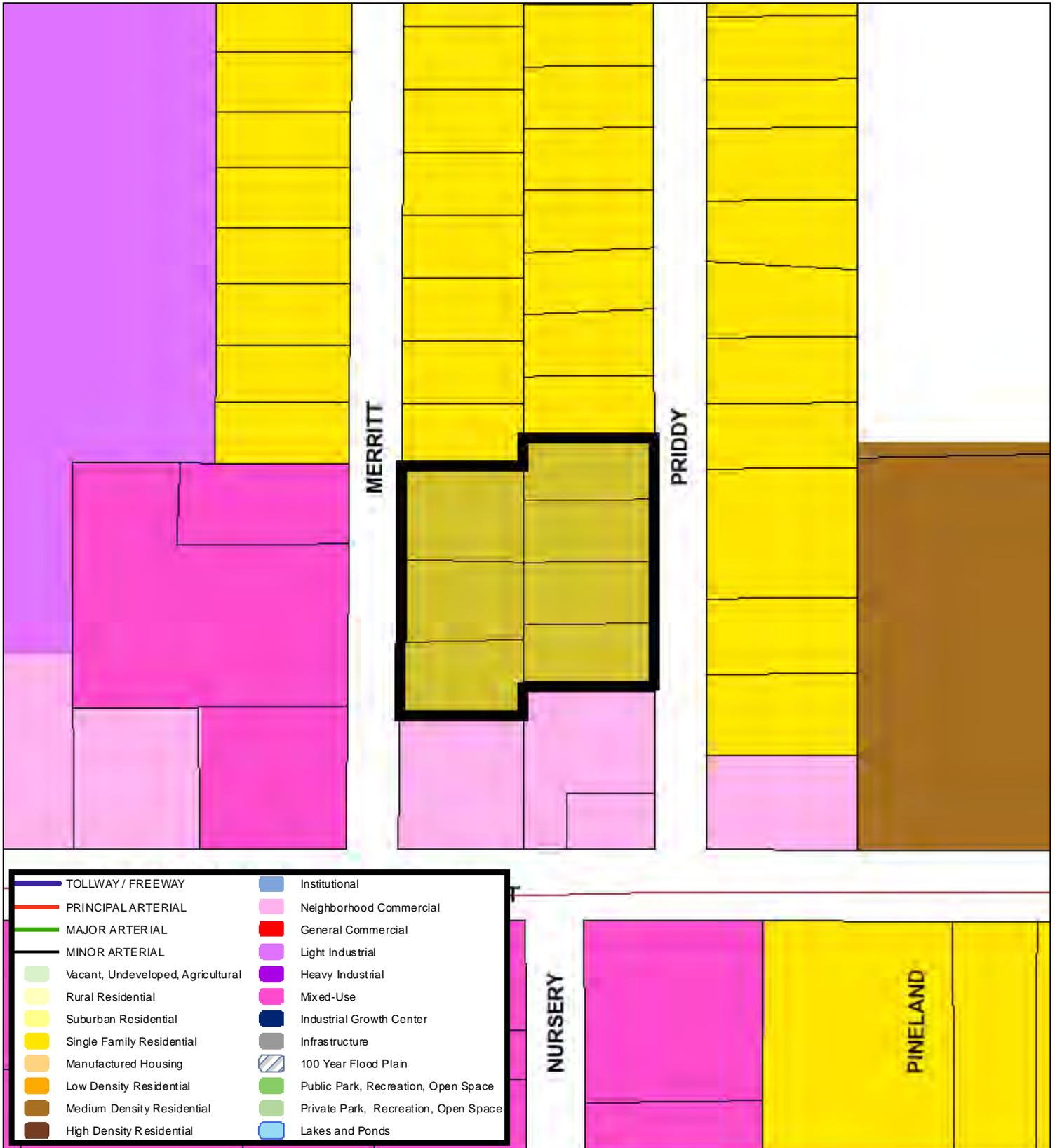
Applicant: Fort Growth Partners, LP  
 Address: 106, 108, 112 Merritt Street and 113, 117, 121, 125 Priddy Lane  
 Zoning From: B, E  
 Zoning To: UR  
 Acres: 1.32788928  
 Mapsco: 61X  
 Sector/District: Northside  
 Commission Date: 12/14/2016  
 Contact: 817-392-6226



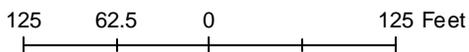
### Area Map



### Future Land Use



125 62.5 0 125 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 29, 2016.



## Aerial Photo Map



0 80 160 320 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 9

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** DD Motorsports LLC

**Site Location:** 2825 and 2837 Whitmore St. Mapsco: 62X

**Proposed Use:** Townhomes

**Request:** From: "I" Light Industrial  
To: "UR" Urban Residential

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

**Comprehensive Plan Consistency:** Requested change is not consistent.  
(Significant Deviation)

**Background:**

The site is located on Whitmore Street between Currie and Foch Streets. It is one block south of White Settlement, in the Linwood area. The applicant is proposing to rezone from "I" Light Industrial to "UR" Urban Residential to construct townhomes.

The Linwood neighborhood just north of the West 7<sup>th</sup> Mixed-Use area is experiencing the replatting and construction of townhouses, however most have been in residential areas. The subject property is located within an area that is zoned for Light Industrial and the block is currently used for industrial warehouse. It may be the intention to redevelop this industrial area into higher density residential, however this is the first effort on this industrial block.

The property is also within the floodplain and within the Bailey's sump area/Sump No. 14W. Discussions and studies continue concerning the redevelopment of this area and the related effect on the storm drainage issues that have affected this area.

There have been numerous replats in the Linwood neighborhood to split one lot into two for townhomes which required several variance requests for a reduction in the front yard setback anywhere from 10 to 15 ft. "UR" zoning allows several residential forms including apartments and townhomes that may be built close to the front property line with rear access.

Urban Residential is designed to:

- Promote a pedestrian-oriented urban form. Mixed-use development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding areas

historic urban character. The focus on form promotes buildings that conform to tested urban design principles.

- Require excellence in the design of the public realm and of buildings that front public spaces. Encourage creativity, architectural diversity, and exceptional design. Mixed-use is intended to promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility.
- Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low density development in peripheral areas.

**Site Information:**

Owner: DD Whitmore Property  
 901 Boland  
 Fort Worth, TX 76107

Acreage: 0.66 acres

Agent: Townsite Company/Mary Nell Poole

Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "I" Light Industrial / industrial warehouse/transmission line  
 East "I" Light Industrial / industrial warehouse/body shop  
 South "A-5" One-Family / single-family  
 West "B" Two-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-16-082 B to UR Approved 4/2016 (west of the subject property)  
 ZC-15-109 approved by City Council for UR, effective 8/18/15 (subject property to the east)

Platting History: FS-16-086 (subject property)  
 Multiple plat cases with Linwood Addition; re-plats for townhomes

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Whitmore St.	Residential	Residential	No
Currie St.	Residential	Residential	No
Foch St.	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.  
 The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
Linwood NA*	Trinity Habitat for Humanity
Westside Alliance	University Park Owners Association
Camp Bowie District Inc.	West 7 <sup>th</sup> Neighborhood Alliance
Cultural District Alliance	
Streams and Valleys Inc.	Fort Worth ISD

\*Located within the Linwood NA.

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to rezone the property to "UR" Urban Residential to build townhomes. The surrounding land uses are predominantly light industrial on the block, single family to the south, and proposed and/or redevelopment of townhomes in the general area.

As a result, the proposed zoning is **not compatible** with surrounding land uses.

## 2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as General Commercial. It is in the Trinity Park NEZ. The proposed zoning is not consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Encourage Development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and adopted Complete Streets policy. (pg. 39)

Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

If this industrial area is intended to be redeveloped into a higher density urban residential form, consideration should be made as to the appropriate boundaries between the industrial and residential uses. As this is the first request to change an industrial property to residential, this change has not been considered for the 2017 future land use map update.

### ***Attachments:***

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



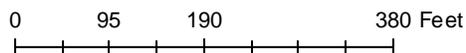
ZC-16-217

# Area Zoning Map

Applicant: DD Motorsports LLC  
 Address: 2825 & 2837 Whitmore Street  
 Zoning From: I  
 Zoning To: UR  
 Acres: 0.66167618  
 Mapsco: 62X  
 Sector/District: Arlington Heights  
 Commission Date: 12/14/2016  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

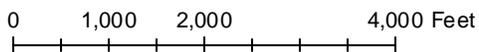
**Overlay Districts**

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

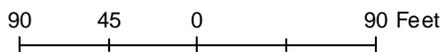
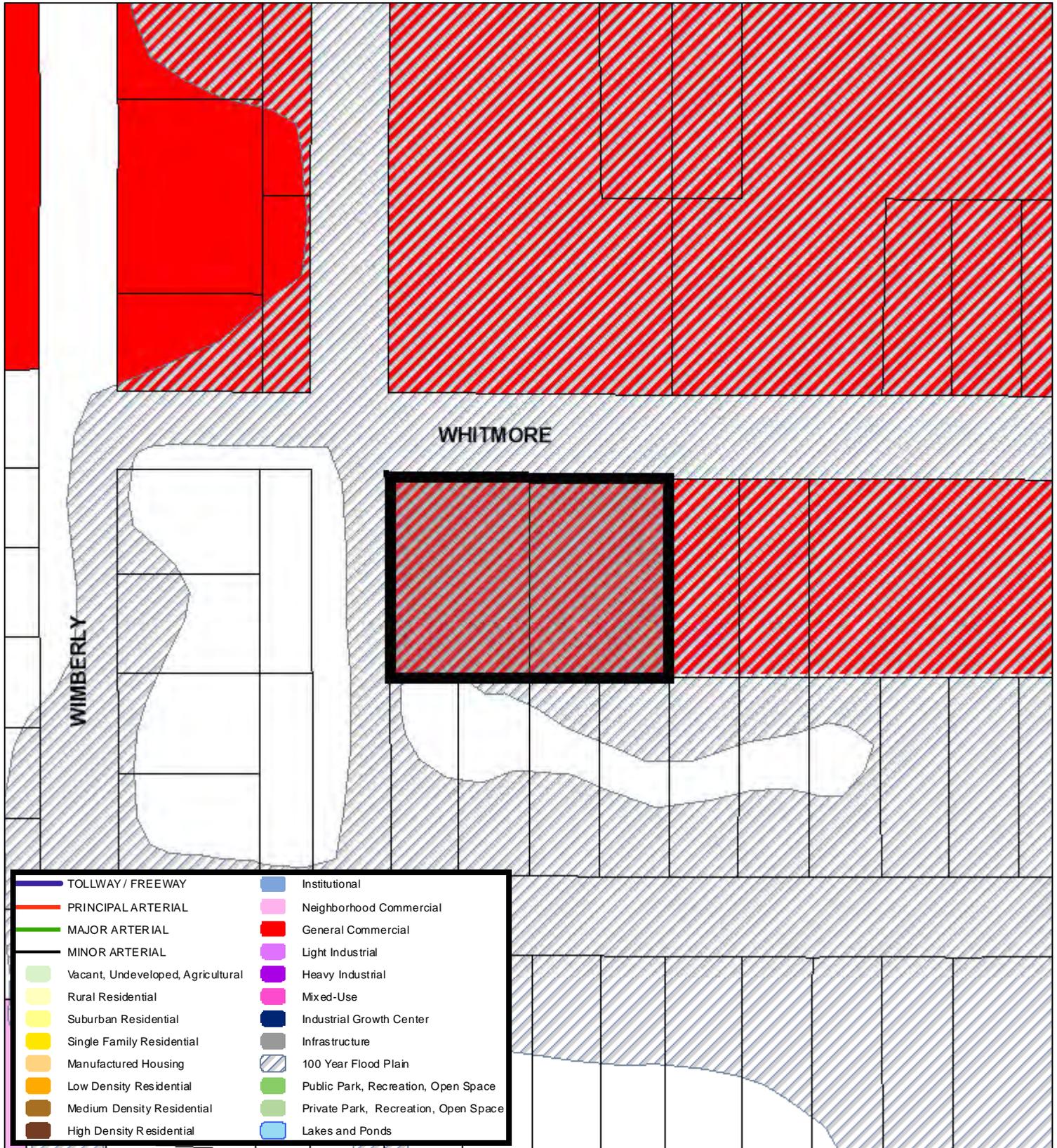
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85

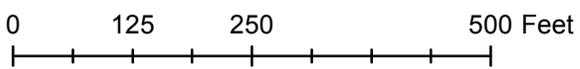


### Future Land Use



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 29, 2016.







**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:** December 14, 2016      **Council District** 7

Continued      Yes \_\_\_ No X  
Case Manager      Stephen Murray  
Surplus      Yes \_\_\_ No X  
Council Initiated      Yes \_\_\_ No X

**Owner / Applicant:**      **Carbon Equity LP**

**Site Location:**      2700 - 2800 blocks Westport Parkway (Keller Haslet Road)  
Mapsc0:      7UV

**Proposed Use:**      **Hotel**

**Request:**      From:      "K" Heavy Industrial/I-35 Design Overlay/AO Alliance Airport Overlay; "G"  
Intensive Commercial/ I-35 Design Overlay/AO Alliance Airport Overlay  
To:      "G" Intensive Commercial/ I-35 Design Overlay/AO Alliance Airport Overlay

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

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

**Background:**

The proposed site is located near the corner of Interstate 35W and Keller Haslet Rd. The applicant is requesting a zoning change from "K" Heavy Industrial and "G" Intensive Commercial to "G" Intensive Commercial. The site is currently vacant and the applicant intends to construct a hotel. If the zoning is approved the site would also have to comply with the I-35 Overlay Design Standards.

"K" Heavy Industrial allows the proposed use by right, however, the applicant is downzoning to a more appropriate zoning designation. The existing zoning also requires larger infrastructure that is not necessary for commercial uses. The proposed rezoning would permit the construction of adequate infrastructure for the proposed uses. The property is within the Alliance Airport Growth Center.

The property is within the Alliance Airport Overlay (AO) and directly south of and in the flight path of the Alliance Airport runway. Due to the predominant winds, approximately 75% of the departures/take offs from the airport occur in this direction, loaded with cargo and fuel. As a primary tenant of the Alliance Airport, FedEx has frequent activity. In addition to regulating light and glare, the AO also regulates certain land uses. The Alliance AO does not permit new residential uses, educational uses and child care, hospitals and other residential medical care. Hotels are permitted in this AO.

**Site Information:**

Owner:      Carbon Equity, LP, Max Reising  
2221 E. Continental Blvd, Suite 140  
Southlake, TX 76092  
Agent      Evolving Texas (Samantha Renz)  
Acreage:      6.51 ac

Comprehensive Plan Sector: Far North  
 Surrounding Zoning and Land Uses:  
 North "G" Intensive Commercial; "K" Heavy Industrial / hotel  
 East "K" Heavy Industrial / vacant  
 South "K" Heavy Industrial / vacant  
 West "K" Heavy Industrial / vacant, bank

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
 Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed
Keller Haslet	Collector	Collector
IH-35W	Interstate Hwy	Interstate Hwy

**Public Notification:**

300 foot Legal Notifications were mailed on November 29, 2016.  
 The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
North Fort Worth Alliance	Streams And Valleys Inc.
Northwest Fort Worth Community Alliance	Northwest ISD
Trinity Habitat for Humanity	

\*Site not located within a registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "G" Intensive Commercial for a hotel development. Surrounding land uses vary with a hotel to the north, and vacant land to the north, south, and west. The proposed site is located near the corner of Interstate 35W and Keller Haslet Rd, which is appropriate for more intense commercial uses.

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

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as General Commercial and is in the Alliance Airport Growth Center. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within the central city commercial districts and neighborhoods. (pg. 39)
- 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 (pg. 39)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways (pg. 40)

Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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



ZC-16-218

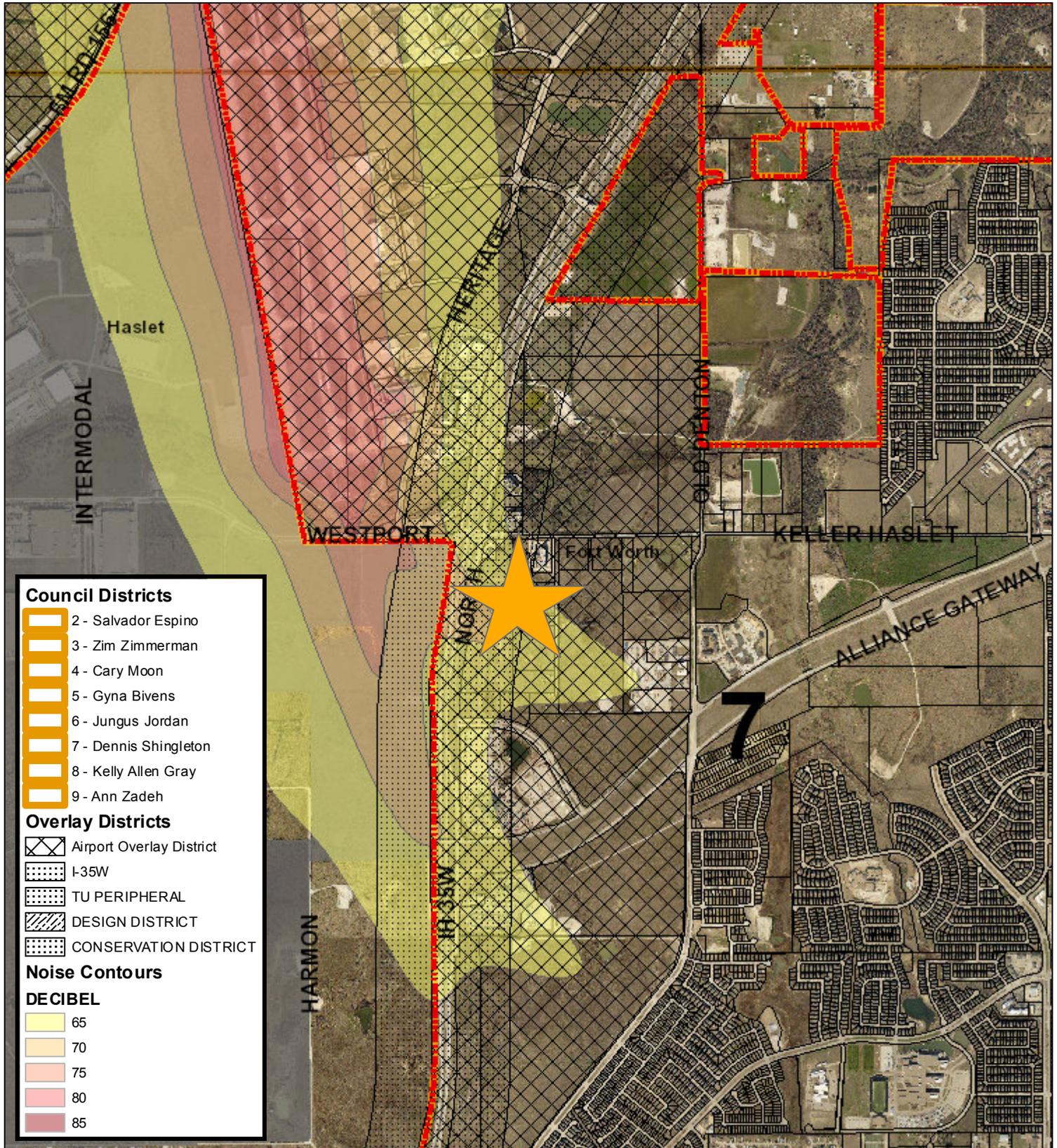
## Area Zoning Map

Applicant: Carbon Equity LP  
Address: 2700 - 2800 blocks Westport Parkway (Keller Haslet Road)  
Zoning From: K/I-35 Design Overlay/AO Alliance Airport Overlay  
Zoning To: G/I-35 Design overlay/AO Alliance Airport Overlay  
Acres: 6.51894453  
Mapsc0: 7UV  
Sector/District: Far North  
Commission Date: 12/14/2016  
Contact: 817-392-2495



0 150 300 600 Feet

### Area Map



**Council Districts**

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

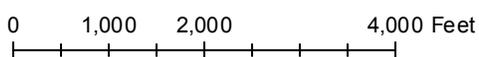
**Overlay Districts**

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

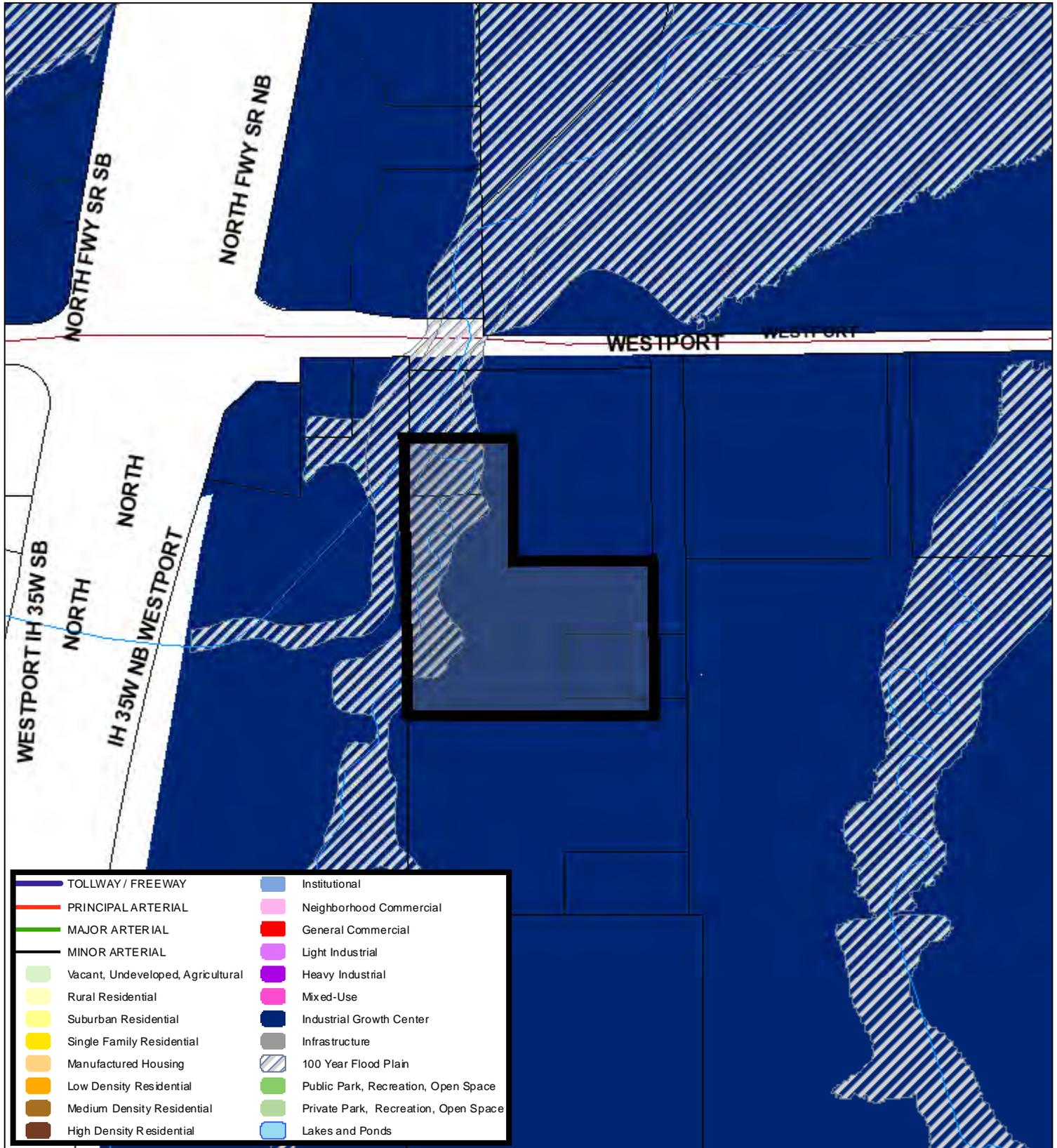
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use



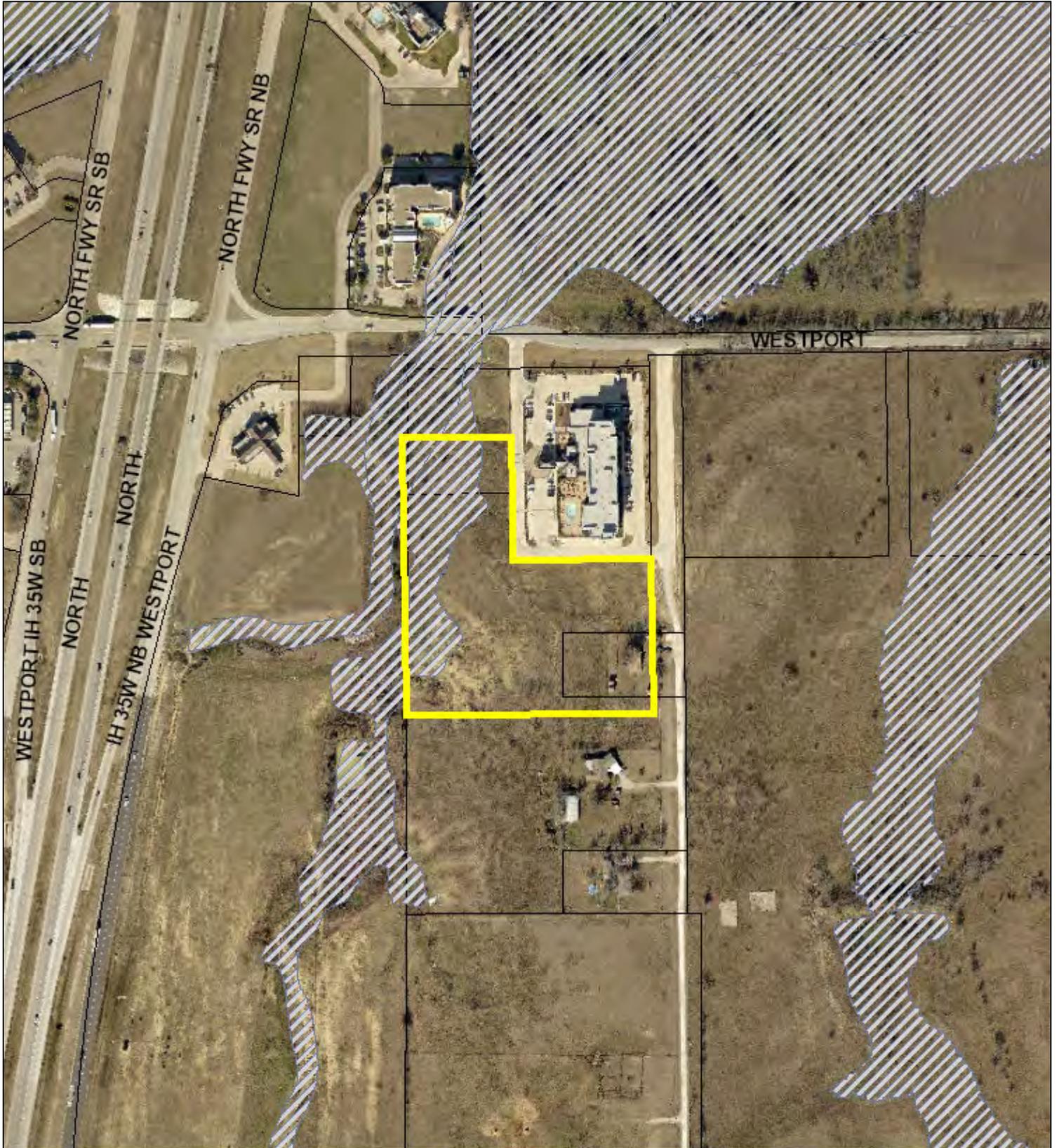
310 155 0 310 Feet



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 29, 2016.



**Aerial Photo Map**



0 200 400 800 Feet





South "A-5" One-Family / duplex  
 West "A-5" One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-10-188 Council-initiated rezoning of various parcels to various zoning districts, approved by City Council 1/21/2011.  
Platting History: None

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. Parking shall be behind the front building line. Two spaces are within the 20 ft. front yard setback. **(waiver required)**
2. There is a required 5 ft. side and rear yard setback in which the rear unit encroaches into. **(waiver required)**
3. All required parking shall be a minimum hard, dust free surface. **(waiver required for rear unit)**

**Comments made shall be addressed on the site plan or waivers are required.**

**TPW Comments:**

No comments have been made at this time.

**Platting Comments:**

No comments have been made at this time.

**Fire Comments:**

No comments have been made at this time.

**Parks Comments:**

No comments have been made at this time.

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Belmont	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.  
 The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
Northside NA*	Streams And Valleys Inc
Inter District 2 Alliance*	Trinity Habitat for Humanity
North Fort Worth Historical Society	Fort Worth ISD

\*Located within this neighborhood association.

**Development Impact Analysis:**

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/A-5" Planned Development for all uses in "A-5" One-Family plus three residential units. Surrounding land uses are predominantly single-family with duplexes and a few triplexes within the vicinity and throughout the block face.

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

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change for three residential units is considered multifamily and is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

However the submittal of a site plan may help with neighborhood concerns related to parking and density.

**Attachments:**

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

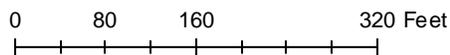


# Area Zoning Map

Applicant: Nicholas & Andrea Padilla  
 Address: 1906 Belmont  
 Zoning From: A-5  
 Zoning To: PD for A-5 uses plus triplex  
 Acres: 0.1326343  
 Mapsco: 62J  
 Sector/District: Northside  
 Commission Date: 12/14/2016  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification

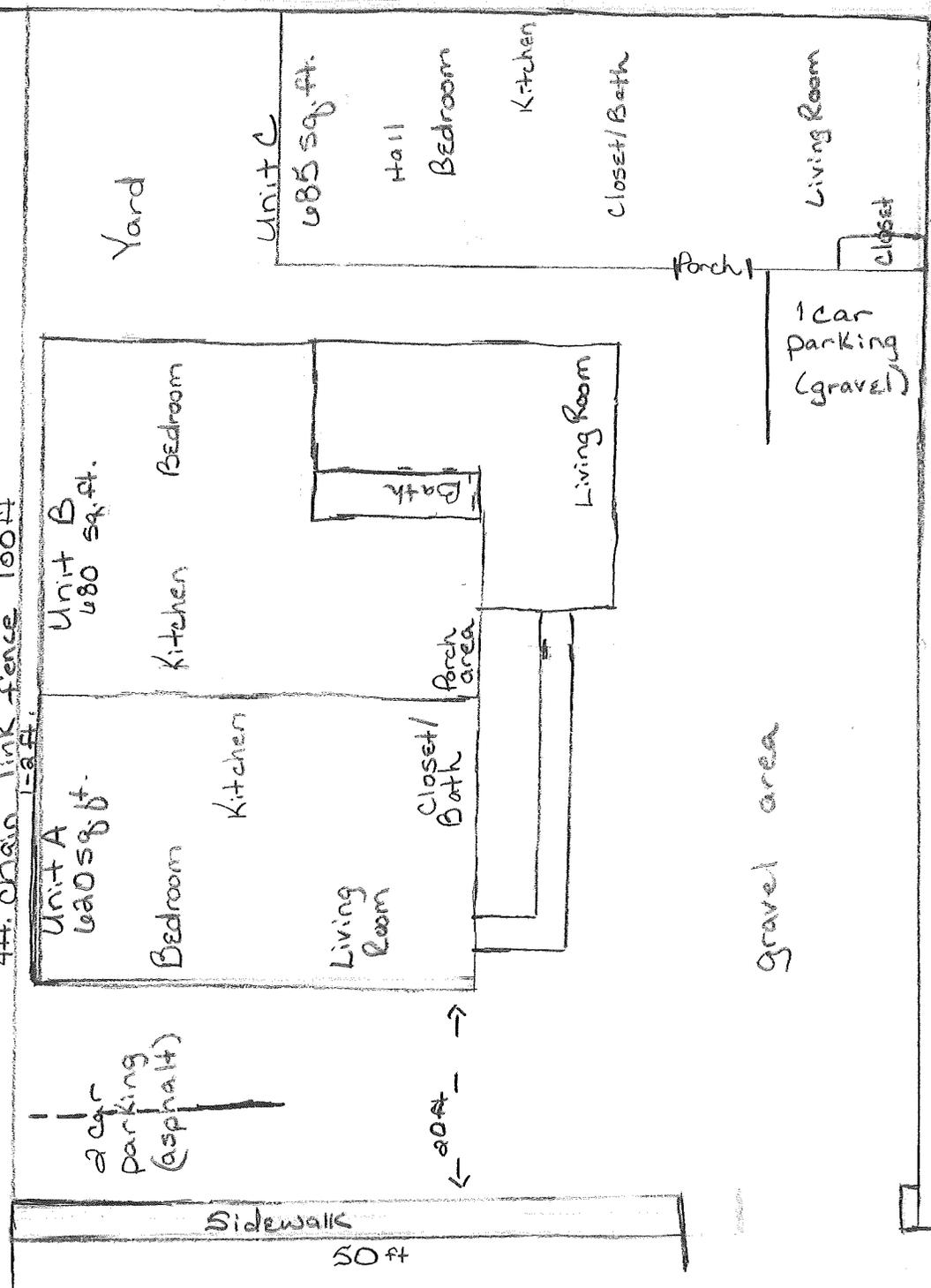




Lot 5

ZC-16-219

4ft. chain link fence 100ft  
1-8 ft.



Notes:

- Unit A = 620 sq. ft. -- 1 bdrm, kitchen, bath
- Unit B = 680 sq. ft. -- 1 bdrm, kitchen, bath
- Unit C = 685 sq. ft. -- 1 bdrm, kitchen, bath

Will comply with Urban Forestry

Will comply with Landscaping

Will comply with Signage

Unimproved Alley

1906 Belmont  
 North Ft Worth  
 Block 219 Lot 4

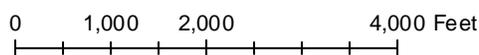
4ft. chain link fence  
grassy area

Lot 3

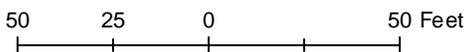
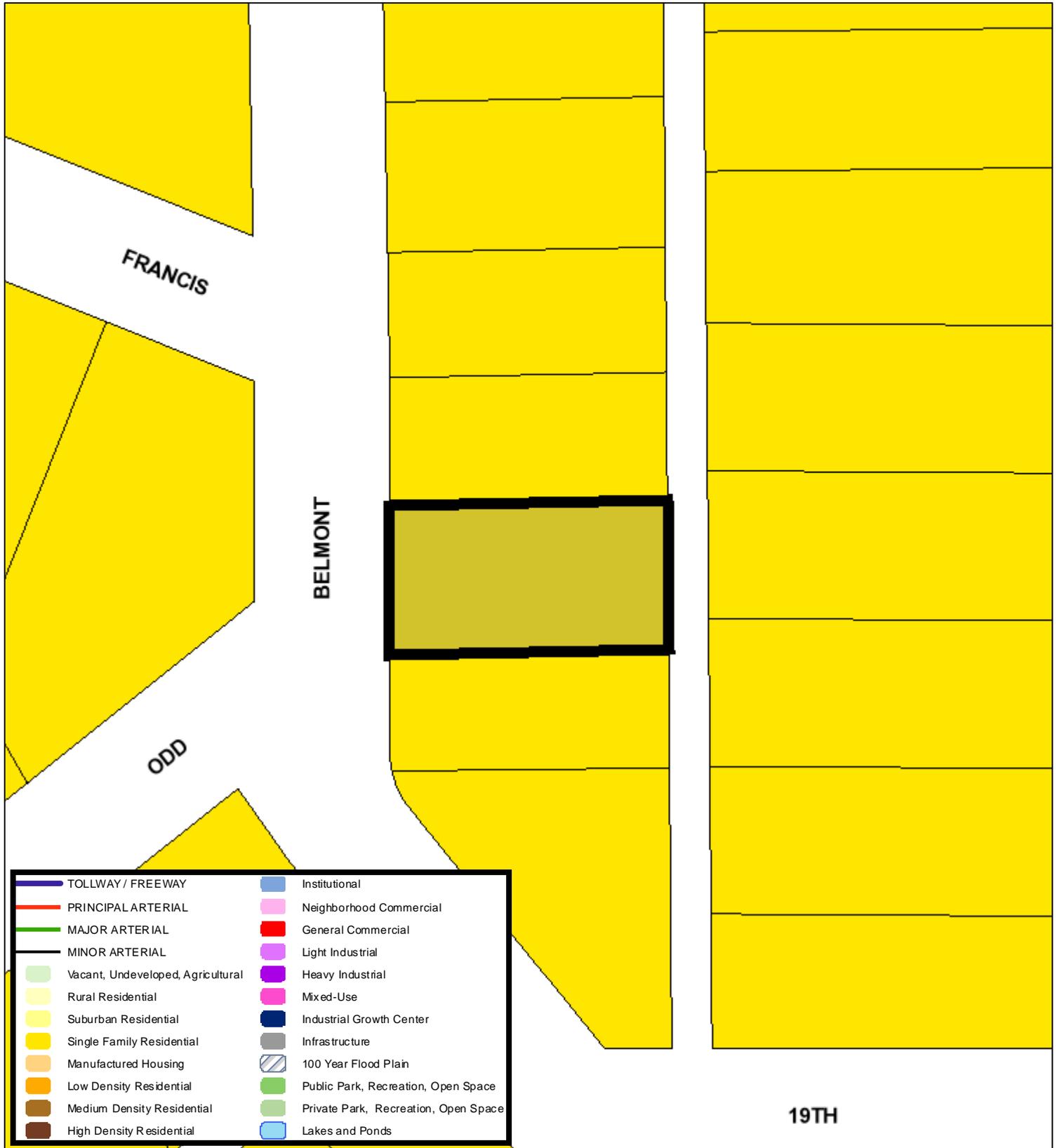
Director of Planning & Development

Date \_\_\_\_\_

### 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 29, 2016.



**Aerial Photo Map**



0 30 60 120 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 2

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** EFW, Inc.

**Site Location:** 4700 Marine Creek Pkwy. Mapsco: 47LQ

**Proposed Use:** Observation Platform

**Request:** From: "IP" Industrial Park  
To: "J" Medium Industrial

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

**Comprehensive Plan Consistency:** Requested change is not consistent (Significant Deviation).

**Background:**

The proposed site is located on NW Loop 820 between Old Decatur and Marine Creek Pkwy. The applicant is proposing to change the zoning from "IP" Industrial Park to "J" Medium Industrial to allow for the construction of a platform non communications tower. The current and future use of the building is manufacturing and assembly of circuit boards. The tower will be used for an observation platform for testing long range ground surveillance radars and cameras.

The current "IP" zoning district is an inactive district but sites zoned "IP" must follow the regulations of the district. While towers are allowed in other districts by Special Exception by the Board of Adjustment, the IP regulations as written do not specifically include towers as a use allowed by SE.

**Site Information:**

Owner: EFW, Inc.  
4700 Marine Creek Pkwy.  
Fort Worth, TX 76179  
Agent: Chris Puffer  
Acreage: 24.38 acres  
Comprehensive Plan Sector: Far Northwest

**Surrounding Zoning and Land Uses:**

North "J" Medium Industrial / vacant; gas pad site  
East "J" Medium Industrial / vacant  
South "G" Intensive Commercial / NW Loop 820; vacant  
West "E" Neighborhood Commercial, "AG" Agricultural / vacant; NW TCC Campus

**Recent Relevant Zoning and Platting History:**

Zoning History: PD917 Planned Development for K uses plus metal recycling facilities approved by City Council 9-20-2011, subject property south and east across NW Loop 820

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
NW Loop 820	Freeway	Freeway	No
Marine Creek	Neighborhood Connector	Neighborhood Connector	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.

The following organizations were notified: (emailed November 21, 2016)

Organizations Notified	
<b>Terrace Landing HOA*</b>	
Inter-District 2 Alliance	Streams And Valleys Inc
Far Greater Northside Historical NA	Lake Worth ISD
Trinity Habitat for Humanity	Keller ISD

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to “J” Medium Industrial to allow for the construction of a platform tower on the property. Surrounding land uses are primarily vacant land with the Northwest TCC campus to the west.

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

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Mixed Use and within the Marine Creek Community Growth Center. The proposed “J” zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

However, the Growth Center designation is intended to encourage a variety of uses. As the existing manufacturing company is not intended to change and the rezoning is to allow the construction of a tower to benefit the business, the zoning change is not expected to negatively impact the surrounding area based on the height, operational characteristics, appearance or traffic generated usually associated with industrial type uses. The policies below apply to this development.

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 40)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

**Attachments:**

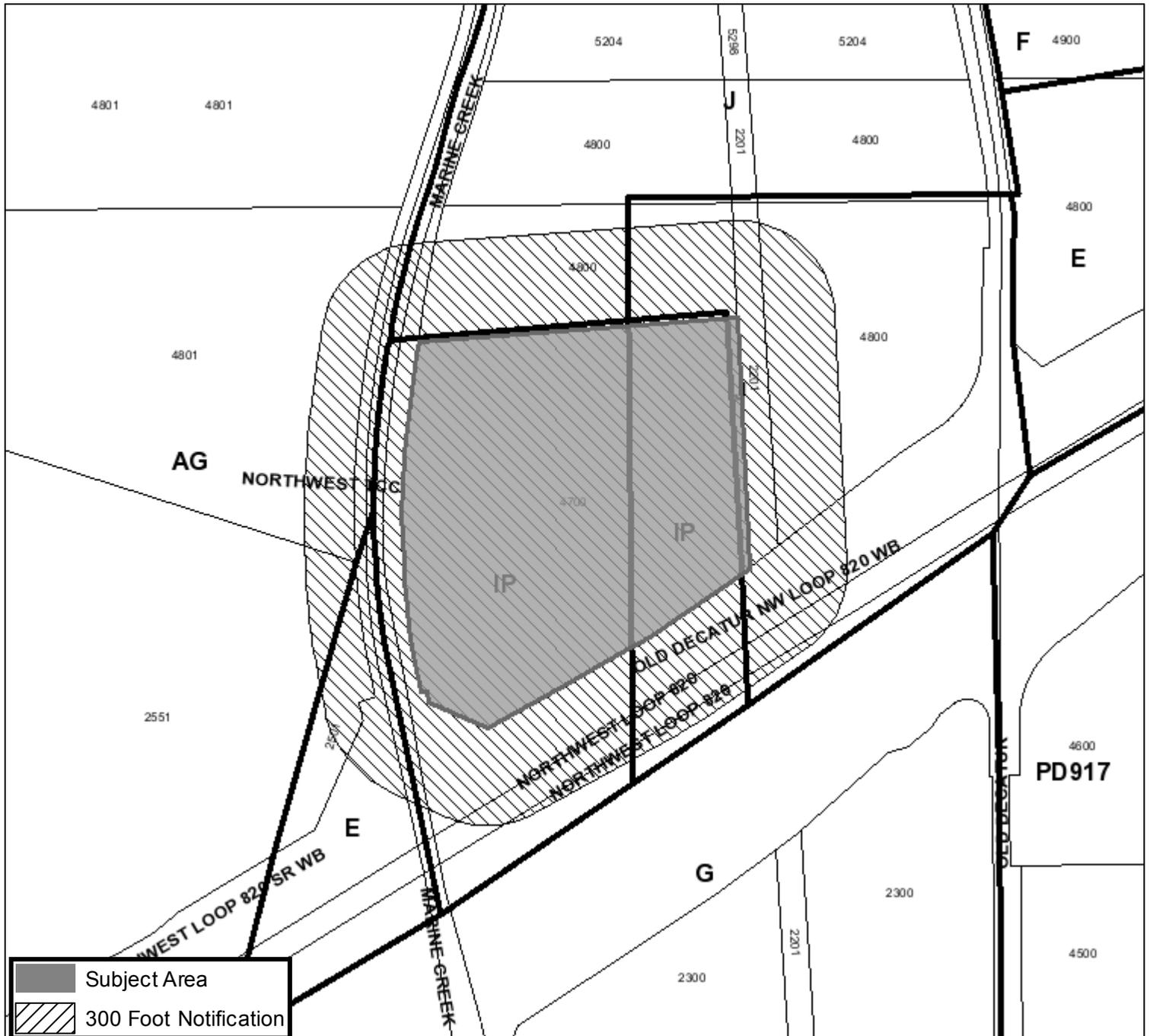
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-16-220

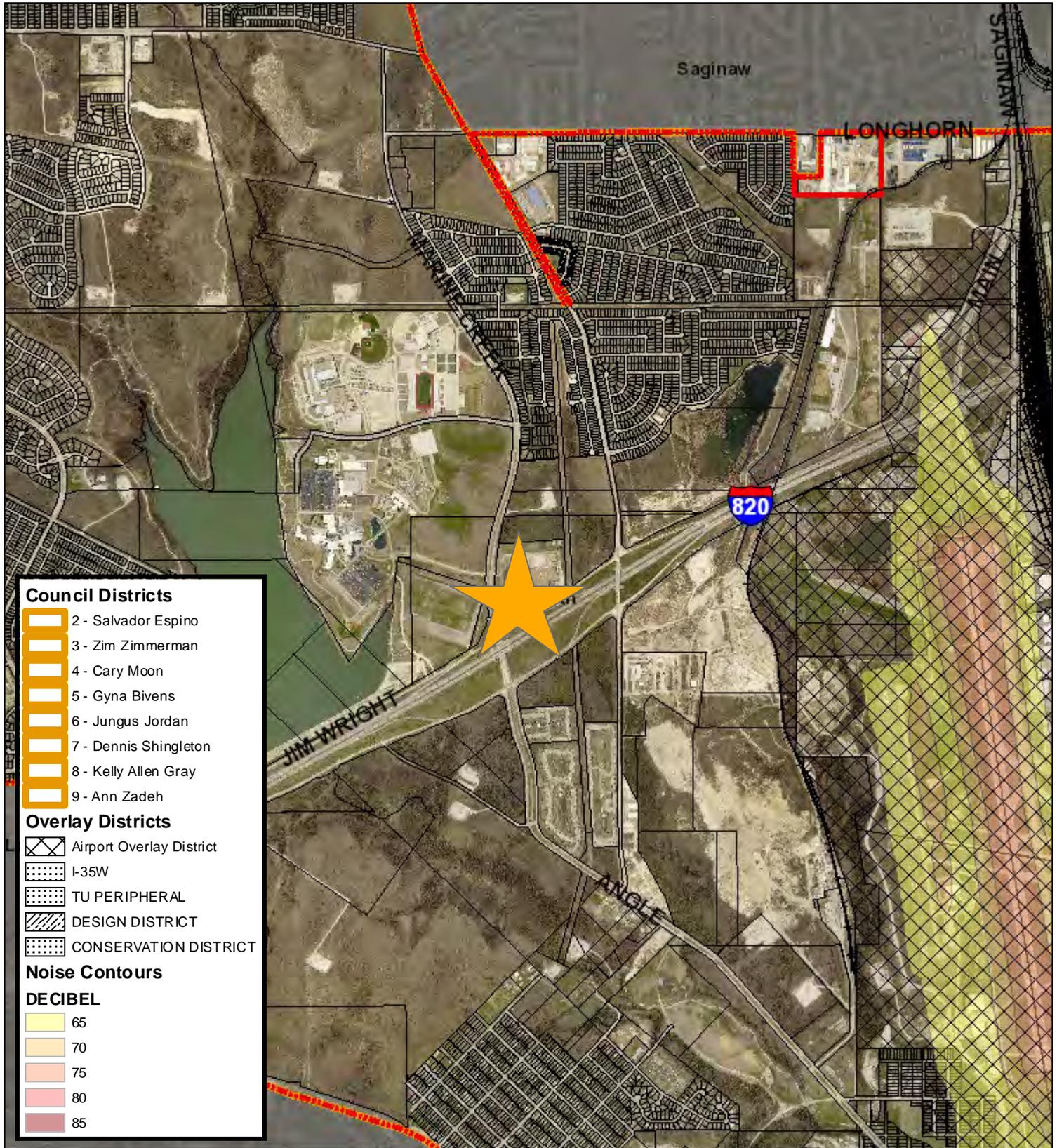
# Area Zoning Map

Applicant: EFW, Inc.  
 Address: 4700 Marine Creek Parkway  
 Zoning From: IP  
 Zoning To: J  
 Acres: 24.38063771  
 Mapsco: 47LQ  
 Sector/District: Far Northwest  
 Commission Date: 12/14/2016  
 Contact: 817-392-2495



0 220 440 880 Feet

### Area Map



**Council Districts**

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Ann Zadeh

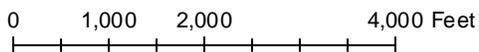
**Overlay Districts**

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

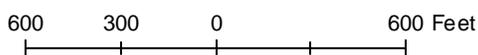
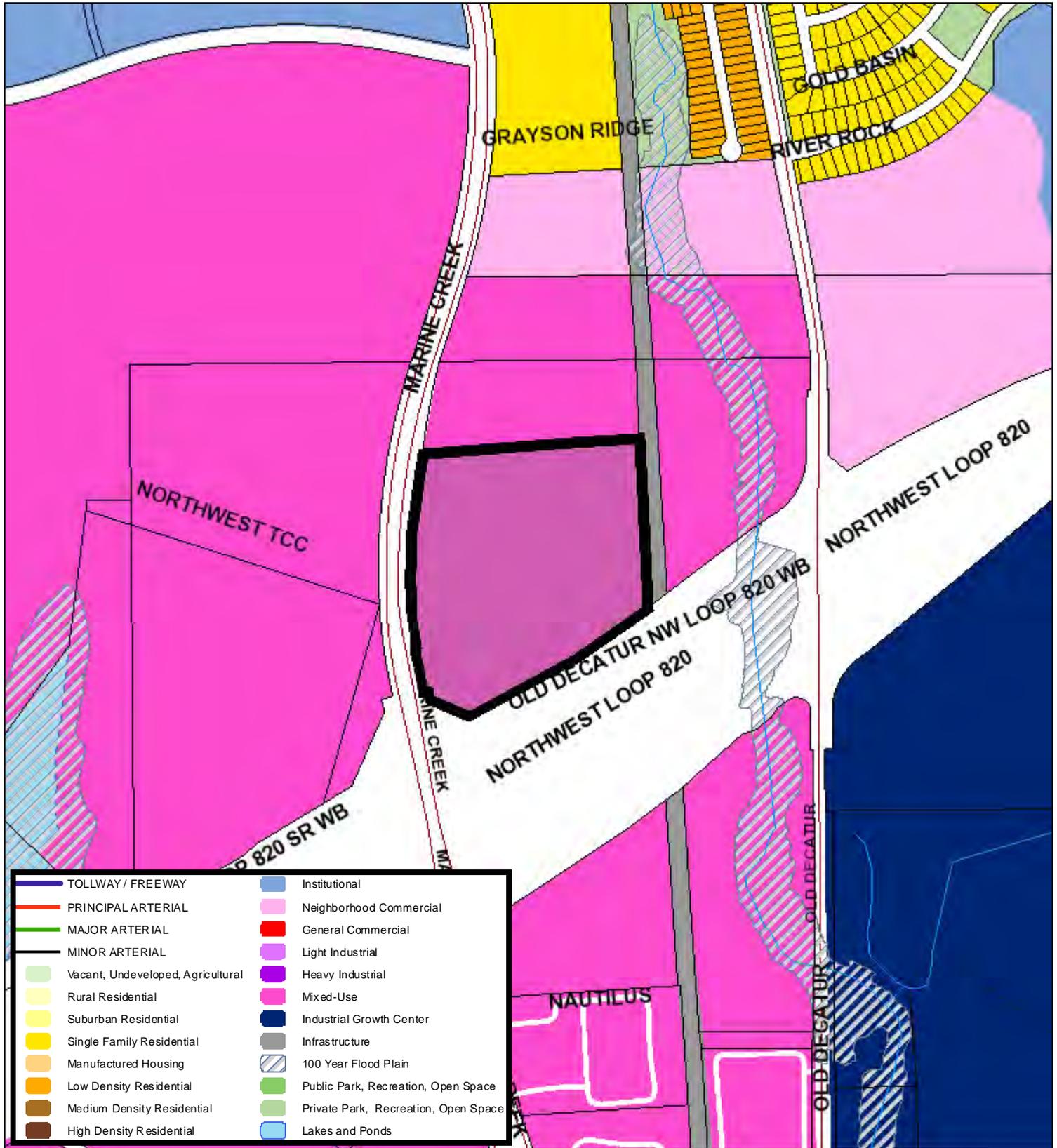
**Noise Contours**

**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 29, 2016.



## Aerial Photo Map



0 375 750 1,500 Feet





**ZONING MAP CHANGE  
STAFF REPORT**

**Zoning Commission Meeting Date:**  
December 14, 2016

**Council District** 9

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Jocelyn Murphy</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Owner / Applicant:** Dolabi Family LLC

**Site Location:** 1200-1214, 1205-1217 S. Henderson, 1120 Magnolia, 1201, 1215 5th Ave.  
Mapsco: 76M

**Proposed Use:** Hotel and Multifamily with parking garage

**Request:** From: "NS-T4" Near Southside/General Urban; "NS-T4N" Near Southside/General Urban Neighborhood

To: "PD/NS-T4" Planned Development for all uses in "NS-T4" Near Southside/General Urban uses plus hotel with parking garage on separate lot and waivers to garages facing a public street and loading areas; site plan included

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

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

**Background:**

The proposed site is located on both sides of Henderson, north of Magnolia, within the Near Southside form-based district. The applicant is proposing to change the zoning from "NS-T4" Near Southside/General Urban to "PD/NS-T4" Planned Development to allow the construction of a boutique hotel and residential units with parking garage. The Near Southside district staff has been closely involved in the design and review of this project.

On the eastern block, the hotel will be constructed to six stories on the south side fronting Magnolia and four stories on the north side fronting Oleander Way, with residential units overlooking Oleander. On the western block, a parking garage and residential units with a four story building height will be built, with the residential units (to be sold as condominiums) also overlooking Oleander Way. The hotel will have 138 rooms. The rental units are expected to be one to two bedroom and the condominium mix is estimated to be two and three bedrooms.

Commercial space will be provided on the ground floor along Magnolia. The spaces will be accessed from the street and open to the public. A restaurant and possibly retail are expected. A minimum of two courtyards open to the public will be provided along Henderson St. which will provide open space.

Henderson Street travels between the two properties. The street would be redeveloped with roll curbs and reconstructed to encourage slower traffic and pedestrian activity. Since the garage will be across the street, much pedestrian activity is expected along Henderson. The developer worked to acquire additional property along 5<sup>th</sup> St. in hopes to orient the garage differently but was not successful.

The parking garage will provide separate access to the public/hotel parking on Henderson and private access to the restricted residential areas on the west side on 5<sup>th</sup> St. Two driveways are proposed on Henderson; one for the valet parking area and one for the public/hotel parking areas. The separate driveways on Henderson is intended to minimize the use of Oleander St. to the north as a cut through to the hotel since Oleander is a narrow, one-lane street that also functions as a pathway in the area. Further discussion will continue with TPW concerning the spacing of these driveways, however the developer feels the expected low speeds on Henderson will provide for safe movements.

The two properties to the east and west on Magnolia have historic designations. The architecture of the hotel is being designed to be complimentary to these buildings. It is planned to be 100% brick masonry along Magnolia except for minor variations around windows. While the historic buildings are 3 stories and the hotel will be 6 stories along Magnolia, the top floor is designed to be setback from the façade of the building, providing an outdoor space but primarily to reduce any visual impact to the two historic buildings.

Townhouses to the east are accessed through an existing alley. After discussions with owners of the townhouses, the developer has agreed to offset the building 18 inches to the west and install wall security lighting. This will provide additional maneuvering space for the townhouses and increase the safety of the alley/driveway area. Reconfiguration of this alley and the abandonment of other alleys within the development will be necessary through platting and continue to be worked through. The façade of this east side of the hotel will follow the Near Southside requirements.

The table below describes the standards for NS-T4. The proposed site will follow these development principals. The table below describes the requested development standards to be waived through this PD.

NS-T4/NS-T4N	Proposed PD
<p><b>Uses</b></p>	<p>Add hotel use.</p> <p>(Amendments to the Near Southside Form Based Code are expected in Spring 2017 to add hotel to all the NS districts.)</p>
<p><b>Height</b> Sect. 5.D Building Height</p> <p>Permitted maximum heights/stories T4:</p> <p>Three (3) Single use Five (5) with one of: a) mix of use, b) public space, and/or c) structured parking <b>Six (6) with at least two of: a) mix of use, b) public space, and c) structured parking</b></p>	<p>Meeting Height Bonus; providing 2 of 3:</p> <p>Mix of uses (hotel, residential, and commercial) and structured parking garage. Open space courtyards shall be provided but will not have public access easements.</p> <p>6 stories for hotel on south side along Magnolia 4 stories on north sides for garage and multifamily units <b>(no waiver required)</b></p>
<p>Sect. 5.E. Parking and Driveways</p> <p>5.E.7. COMMERCIAL OR PUBLIC PARKING GARAGES shall be located at the interior of a block or underground and <u>shall not be visible from public rights-of-way</u>, unless the UDC approves an exception.</p> <p><b>Parking</b></p> <p><b>Structured parking garage visible on two right-of-ways</b></p> <p>Located 236 ft. from B district to the south therefore parking count is required. Reduced by 25%.</p>	<p>The Near Southside Design Review Committee and the Urban Design Commission have reviewed the project and recommended approval as proposed.</p> <p>The parking garage will provide additional spaces above those required for the development to be used by the public and area businesses.</p> <p>Allow parking garage to front two public streets <b>(waiver required)</b></p> <p>Green screens will be provided on the 5<sup>th</sup> St. (west) side and the south side. Architecture on the west side facing Henderson and the hotel will</p>

<p>Hotel Commercial Retail Restaurant Residential Additional public spaces</p> <p><b>Street Facing Garage Door</b></p>	<p>be consistent with that of the hotel.</p> <p>Allow garage door for the hotel loading zone to be visible from Henderson St. <b>(waiver required)</b></p>
<p>Sect. 5.E. Parking and Driveways</p> <p>9. DROP-OFF AND LOADING AREAS – On-street drop-off and loading areas support a pedestrian-oriented district and may be approved by the City’s Traffic Engineer.</p> <p><b>Off-street loading and drop-off areas that are located between the building and the sidewalk</b> are allowed in T4-I and T5-I zones if a continuous sidewalk is provided adjacent to the street.</p>	<p>Allow off-street drop-off and loading area in T4 on the west side of Henderson, and classify the drop-off area on the east side of Henderson as an “on-street drop-off” <b>(waiver required)</b></p>

The Near Southside district is form based; focusing on the form of future development rather than the tradition focus on land use. Form based codes provide property owners and developers with a wider range of development options while insuring development that engages public areas. The following principles serve as the basis for the standards and guidelines. Development projects are evaluated with respect to these principles:

- Promote a pedestrian-oriented urban form.
- Maximize connectivity and access.
- Require excellence in the design of the public realm (building on Fort Worth’s history of civic art) and of buildings that front public spaces.
- Promote the preservation and creation of distinctive neighborhoods that provide diverse urban housing options.
- Support existing Near Southside businesses.
- Encourage adaptive reuse and support the preservation of historically significant buildings.
- Encourage creativity, architectural diversity, and exceptional design.
- Promote sustainable development that minimizes negative impacts on natural resources.
- Encourage the integration of public art into public and private development.

**Site Information:**

Owner: Dolabi Family LLC  
3515 Indian Trail  
Fort Worth, TX 76016

Agent: Michael Bennett

Acreage: 1.86 acres (not including right-of-way)

Comprehensive Plan Sector: Southside

Surrounding Zoning and Land Uses:

North “NS-T5” Near Southside General Urban / office, commercial  
East “NS-T4” Near Southside General Urban / medical office and parking  
South “NS-T4N” Near Southside General Urban Neighborhood / vacant, residential  
West “NS-T4” Near Southside General Urban; “NS-T4N” Near Southside General Urban Neighborhood / multifamily, medical office

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The deficiencies are:

1. Allow parking garage to front two public streets. **(waiver required)**
2. Allow garage door for the hotel loading zone to be visible from Henderson Street. **(waiver required)**
3. Allow off-street and loading area in T4 on the west side of Henderson, and classify the drop-off area on the east side as an on-street drop-off. **(waiver required)**

**Compliance with the items noted above shall be reflected on the site plan or waivers are required.**

**TPW Comments:**

1. Master Thoroughfare Plan (MTP) (Ch. 31-106.C): The project is adjacent to or includes an arterial identified on the MTP. The MTP update was adopted May 3, 2016. The new classification(s) for {Magnolia} is {ACT (E)} which means it is an Activity Street with existing conditions. No additional right-of-way is necessary to be dedicated.
2. Alley Width (31-106.G.2) - Multi-family and non-residential = 20ft. with 20ft. paving edge to edge. The existing alley does not comply with the alley width requirements. Additional right-of-way dedication will be required to meet the alley width requirement.
3. ROW Dedication: Partial - Dedicate ½ of {10ft.} ROW for {the alley}
4. ROW Vacation: Alternate Access - Vacation or closure of ROW requires alternate public access to be required. The site plan shows an alley and several access easements being abandoned. These abandonments/vacations will have to be approved prior to recording of the plat.
5. Vacation Ordinance - Show City Ordinance Number for {the alley and the access easements} to be Vacated.
6. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
7. Dumpster Pickup - Dumpster pickup must be located internal to the site. The site plan does not show the location for any dumpster/trash removal.
8. Special Needs Note – {The site plan shows several terraces encroaching into the right-of-way on Henderson and Magnolia. Encroachment agreements are required for these improvements}.
9. Special Needs Note – {The valet/check in stand along Henderson shall include space for a minimum of three vehicles to ensure that the vehicle stacking is not occurring within the street right-of-way.}

**Platting Comments:**

No comments have been made at this time.

**Water Comments:**

No comments have been made at this time.

**Comments made by Fire, Platting, and TPW staff cannot be waived through the zoning process.**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed
South Henderson	Major Arterial	Major Arterial
Magnolia	Residential	Residential
5 <sup>th</sup> Ave	Residential	Residential
Oleander	Residential	Residential

**Public Notification:**

300 foot Legal Notifications were mailed on November 28, 2016.

The following organizations were notified: (emailed November 22, 2016)

<b>Organizations Notified</b>	
Near Southside Neighborhood Alliance	NUP- Neighborhood Unification Project
Fairmount NA*	Trinity Habitat for Humanity
Fort Worth South Inc.	Streams And Valleys Inc.
Hemphill Corridor Task Force	Fort Worth ISD

**Development Impact Analysis:**

**1. Land Use Compatibility**

“PD/NS-T4” Planned Development for all uses in “NS-T4” Near Southside/General Urban uses plus hotel and parking garage on a separate lot; site plan included. Surrounding land uses vary with office and commercial to the north, townhouse residential and offices with parking to the east, vacant and residential to the south and multifamily and medical office to the west.

NS-T4 allows a maximum of three stories for a single use. The applicant is requesting six stories. Surrounding structures are primarily one to two stories. However, the NS-T4 district allows up to six stories, by right, with a mix of uses and public spaces.

The proposed zoning will comply with the overall Near Southside Development Standards and **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Mixed Use Growth Center, is in the Medical District Growth Center and the Magnolia NEZ. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

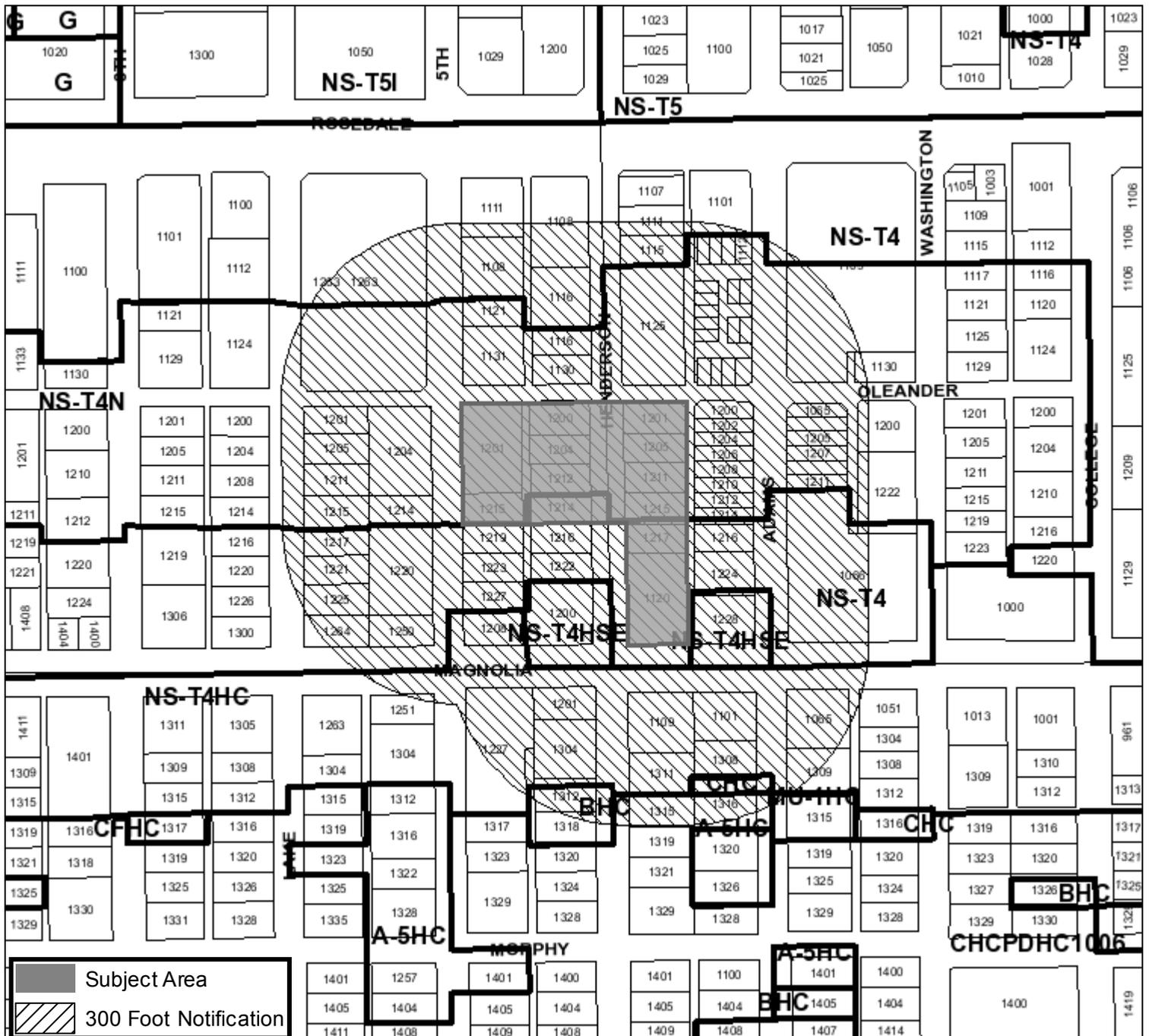
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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

### Area Zoning Map

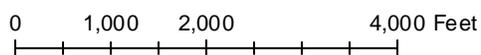
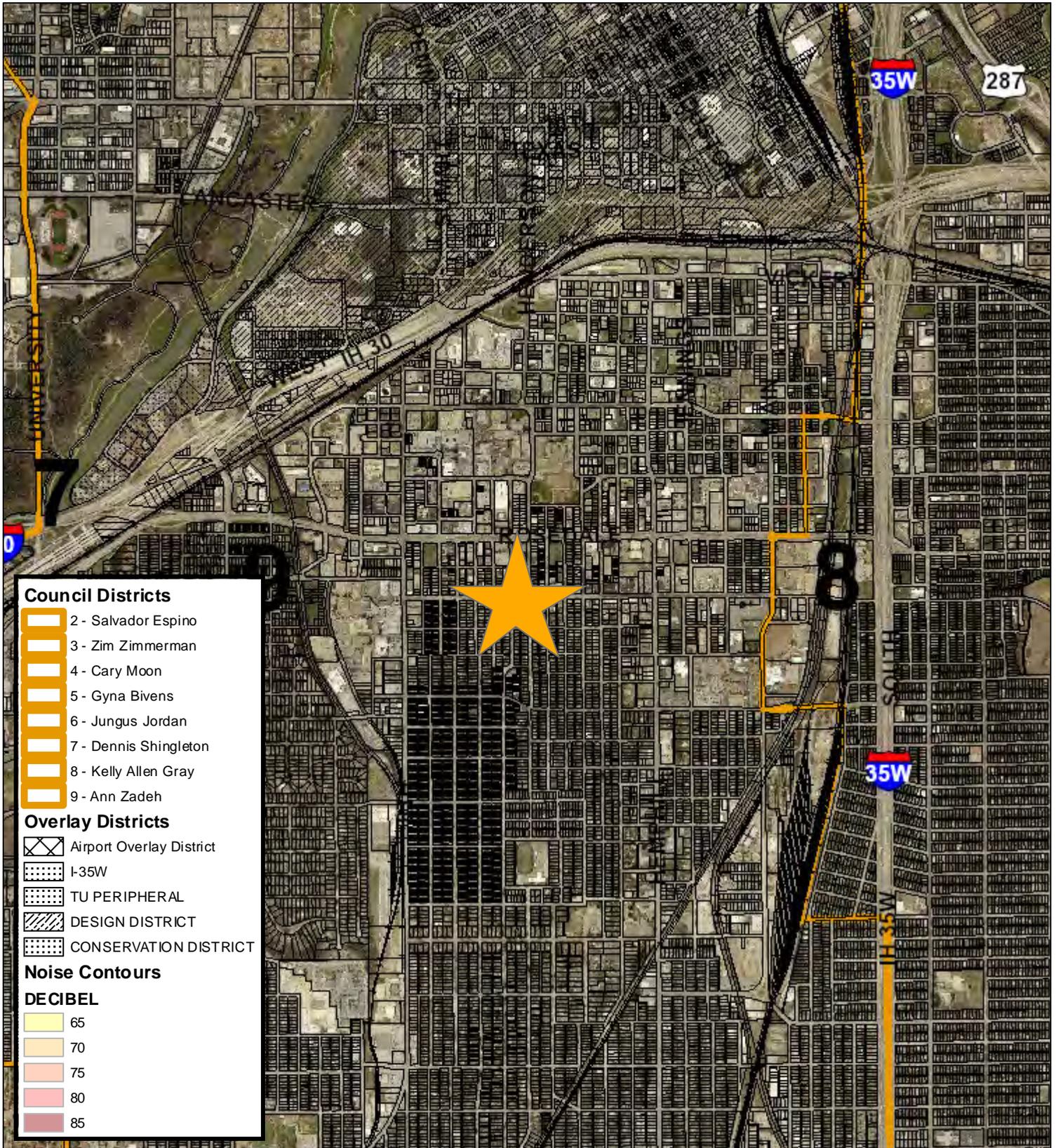
Applicant: Dolabi Family LLC  
 Address: 1200-1214, 1205-1217 S. Henderson, 1120 Magnolia, 1201, 1215 5th Ave.  
 Zoning From: NS-T4, NS-T4N  
 Zoning To: PD/NS-T4 plus hotel with waiver to 6 stories on the southern hotel building  
 Acres: 2.17238617  
 Mapsco: 76M  
 Sector/District: Southside  
 Commission Date: 12/14/2016  
 Contact: 817-392-6226



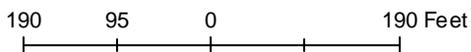
0 120 240 480 Feet



### 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 29, 2016.



**Aerial Photo Map**



0 120 240 480 Feet

