

White Settlement Rd. was mentioned. Concern over possible abandonment of existing utility easements that “provide a buffer” between one property owner’s home along Nursery Lane and the proposed development was mentioned.

There were no objections to the zoning change to PD for A-5 uses with 15’ front yard setback and 60% lot coverage. The development of single-family residences is preferred over the uses that could be developed under the current zoning. We hope to have a representative of the HOA at the Zoning Commission hearing to speak in favor of the application.

Site Information:

Owner: Chesapeake Land Development Company, LLC
 P O Box 54853
 Oklahoma City, OK 73154

Agent: J. Ray Oujesky
 Acreage: 14.13 ac.
 Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North “CF” Community Facilities and “E” Neighborhood Commercial / apartments and commercial
 East “E” Neighborhood Commercial / banks of the Trinity River
 South “B” Two-Family / vacant and Trinity River
 West “B” Two-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-048 approved by City Council 04-02-13 for .PD/SU retail structure plus living quarters with E development standards and a maximum of 3 single family residences, subject property to the east.

Platting History: FS-13-042 River Crest subject property to the east

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|-----------------------|---------------------|---------------------|------------------------------------|
| White Settlement Road | Minor Arterial | Minor Arterial | No |
| Nursery Lane | Two-Way residential | Two-Way residential | No |

Public Notification:

The following Organizations were notified:

| Organizations Notified | |
|--|-----------------|
| Riverbend Trinity Trails* | Castleberry ISD |
| Streams and Valleys (West Fork Trinity River | FWISD |

* Within registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting “PD/A-5” Planned Development for A-5 uses with a front yard setback of 15 ft. and 60% lot coverage. The applicant wants to maximize the lot as much as possible based on the topography of the land. Surrounding land uses consist of single-family to the west, commercial to the north, Trinity River and vacant to the east and south.

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

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Manufactured Housing with the three lots fronting nursery designated as Single-Family. The proposed zoning change is not consistent with the Comprehensive Plan, however single family structures are similar to

manufactured housing in density and use and single family homes are a higher and better use of the property near the river.

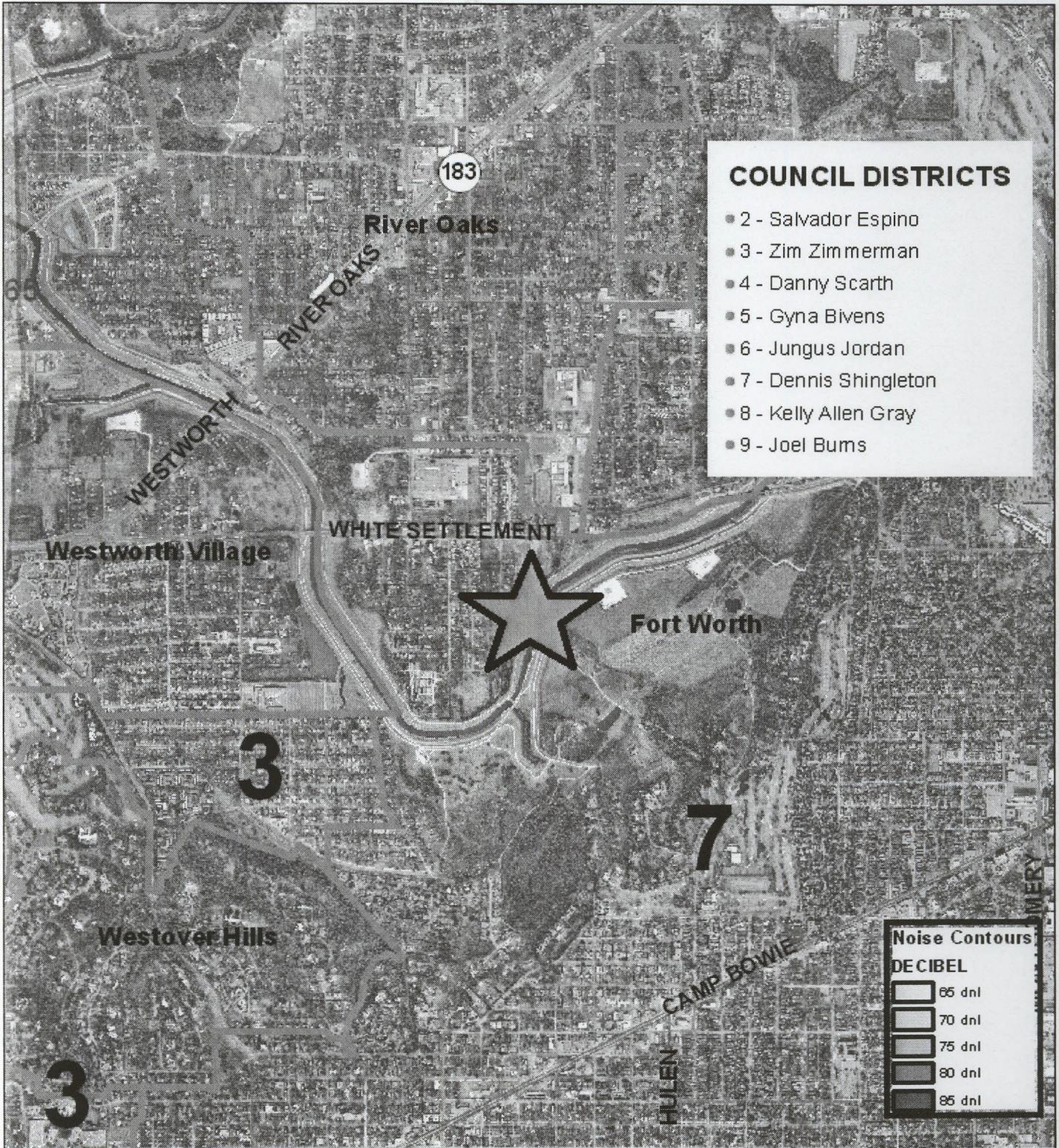
Based on the lack of conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

Attachments:

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

Location Map

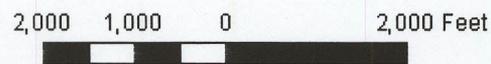


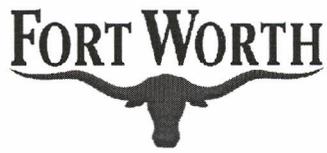
COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums

Noise Contours

| DECIBEL | |
|---------|--------|
| | 65 dnl |
| | 70 dnl |
| | 75 dnl |
| | 80 dnl |
| | 85 dnl |

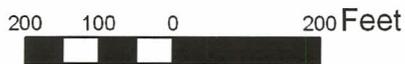




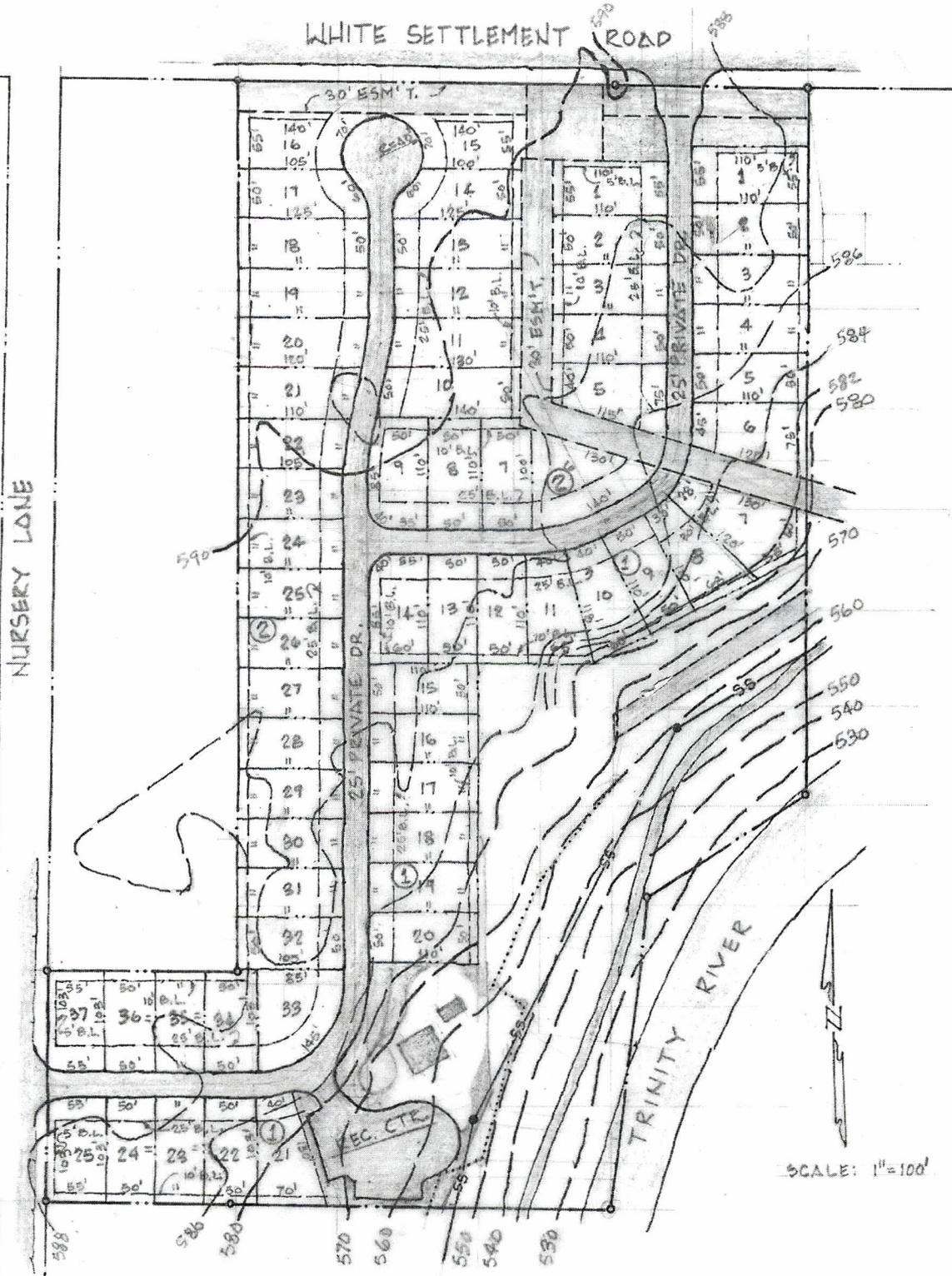
ZC-13-119

Area Zoning Map

Applicant: Chesapeake Land Development Co.
 Address: 4800 blk White Settlement Rd, 233, 239 Nursery Ln
 Zoning From: B, E, I
 Zoning To: PD for A-5 uses with 15' front setback & 60% lot coverage, site plan waived
 Acres: 13.9091726
 Mapsco: 61X
 Sector/District: Northside
 Commission Date: 9/11/2013
 Contact: 817-392-2495



ZC-13-119
Conceptual

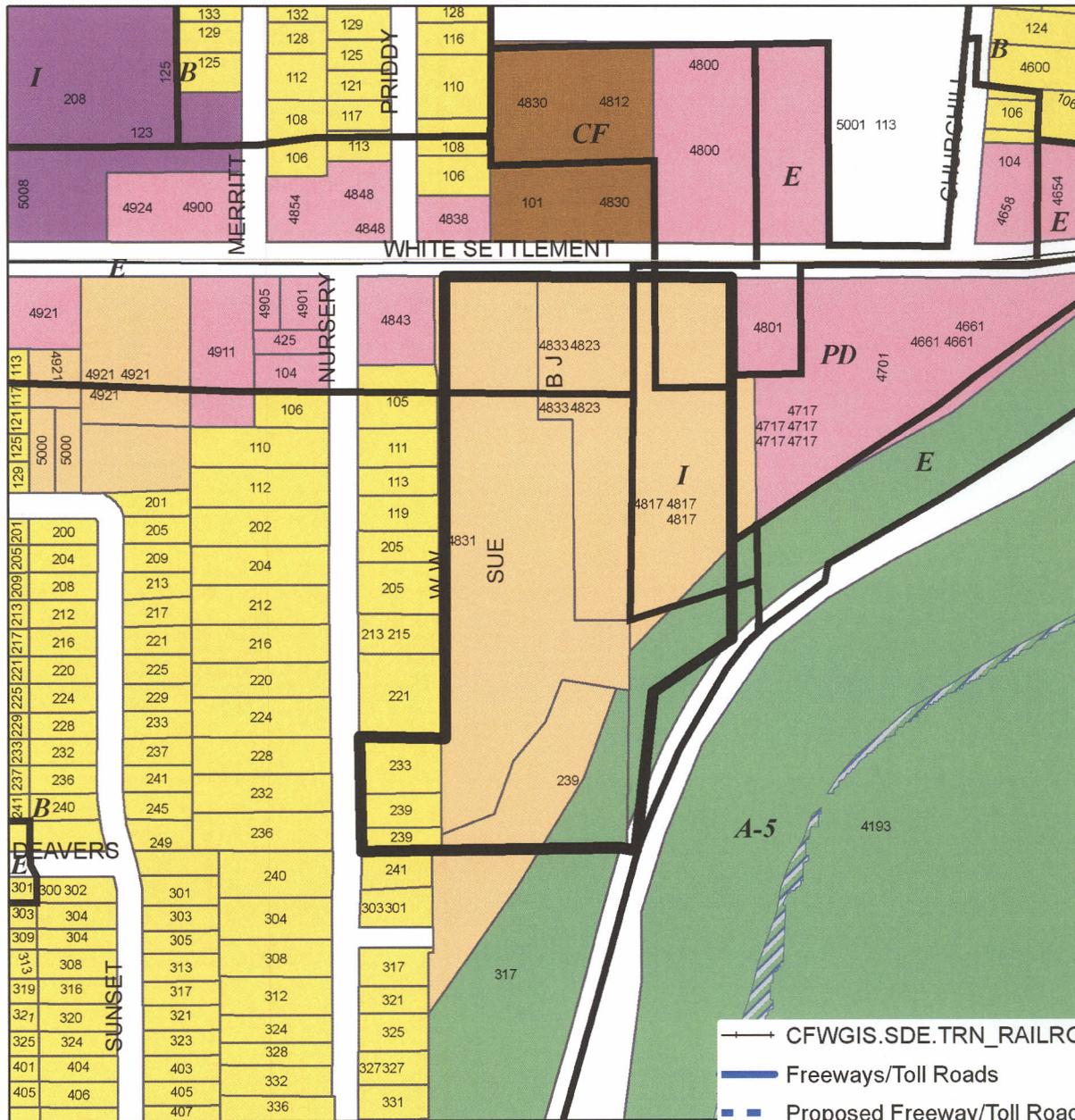




4800 block White Settlement Road

Future Land Use

ZC-13-119



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
 - Freeways/Toll Roads
 - Proposed Freeway/Toll Road
 - Principal Arterial
 - Proposed Principal Arterial
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
- FLD_ZONE**
- Floodplain

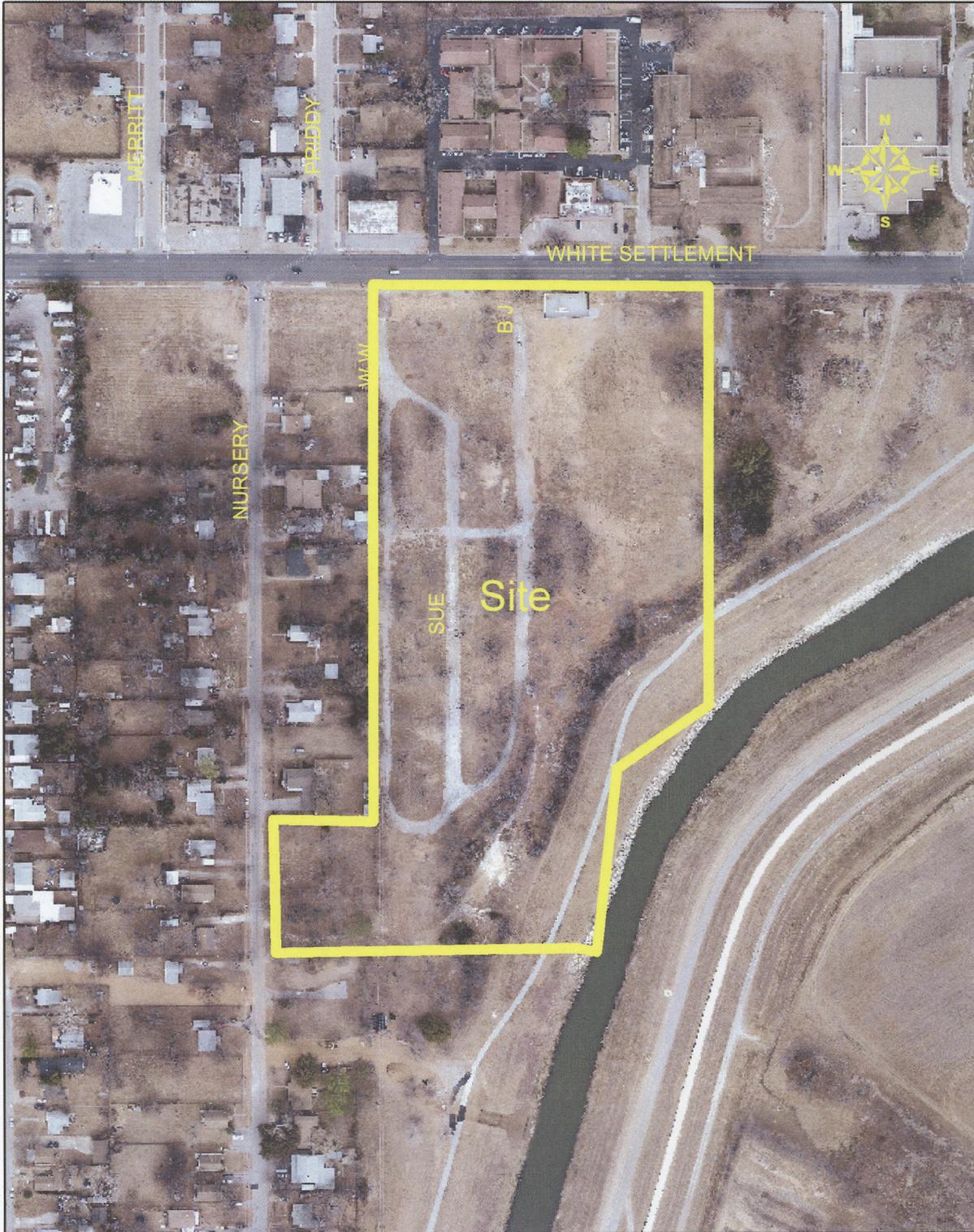


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





Aerial Photo Map



| | | | | | |
|---------------------|----------------------------|-----|------------|--|----------------|
| | Drive | | | | |
| Jim & Daisy McCombs | 9015 Hunters Glen Trail | Out | Opposition | | Sent letter in |
| Chris Windsor | 701 Putter Drive | Out | Opposition | | Sent letter in |
| Brian & Mary Hohman | 8928 Hunters Glen Trail | Out | Opposition | | Sent letter in |

3. ZC-13-116 City of Fort Worth Planning & Development (CD 6) – 801 and 851 W. Rendon Crowley Road (John Steele Survey, Abstract 1381, Tracts 1E & 1F, 48.16 Acres): from “C” Medium Density Multifamily to “A-5” One-Family

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this case was continued from the last meeting for one of the property owners in opposition. Ms. Knight mentioned there are several impediments related to development associated with this property. One being the majority of the land is within the floodplain and is also impacted by Oncor transmission lines crossing the property. The City of Crowley is not providing access to the site. Ms. Knight said there has been no new information at this time.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

4. ZC-13-118 City of Fort Worth Planning & Development Text Amendment: Remove Front Yard Setbacks in “E” Neighborhood Commercial Districts along Arterial Streets (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (1986), to amend:

- **Chapter 4 “District Regulations”, Section 4.901 Neighborhood Commercial (“E”) District to remove the minimum front yard setback requirement along arterial streets**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the change to the text.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Genua. The motion carried unanimously 8-0.

5. ZC-13-119 Chesapeake Land Development Company (CD 7) 4800 Block White Settlement Road and 233, 239 Nursery Lane (River Crest Addition, Blocks 13, 14-R-1, 15-R-1, and 16, 14.13 Acres): from “B” Two-Family, “E” Neighborhood Commercial and “I” Light Industrial to “PD/A-5” Planned Development for all uses in “A-5” One-Family with development standards for 15 ft. front yard setbacks and 60% lot coverage; site plan waiver requested

Ray Oujesky, 201 Main Street, Suite 2500, Fort Worth, Texas representing STMNNM Land Ventures No. 1 LLC on behalf of Chesapeake Land Development explained to the Commissioners they are proposing 62 single-family lots as shown on the conceptual layout. Mr. Oujesky said because of the steep elevation the land is only 64% developable. He said they are requesting to have a minimum 15 ft. front yard with 60% lot coverage in order to maximize the lot for a larger home. Mr. Oujesky said they did meet with the River Bend Trinity Trails NA and were in support.

Mr. Genua asked if there were two access points. Mr. Oujesky said yes there are. Mr. Genua asked staff if two points of access were enough. Ms. Burghdoff said yes platting would require two points of access above 30 lots.

Ms. Burghdoff mentioned on the conceptual layout shown said there are two lots that would project and need to be 15 ft. side yards.

Mr. Genua asked if this was a gated community. Mr. Oujesky said it is and the primary access would be off of White Settlement Road with access from Nursery Lane being emergency access only. Mr. Genua is concerned about traffic turning onto White Settlement Road.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Hollis. The motion carried 7-0-1 with Mr. West recussing.

6. ZC-13-122 City of Fort Worth Planning & Development Text Amendment: Residential Front Yard Setbacks (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), to amend:

- **Chapter 6 "Development Standards", Article 1, "General", Section 6.101 "Yards", Subsections D. "Front Yard Setbacks" and E. "Established Front Yard Setbacks" to revise the Front Yard Setback Regulations; and Renumber**

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners the change to the text.

Motion: Following brief discussion, Mr. Hollis recommended approval of the request, seconded by Mr. West. The motion carried unanimously 8-0.

7. ZC-13-123 City of Fort Worth Planning & Development Text Amendment: Gas Line Compressors (CD All) An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), to amend:

- **Chapter 4, "District Regulations", Article 3 "Planned Development ("PD") District to add line compressors in Section 4.305, "Uses";**
- **Chapter 5 "Supplemental Use Standards", Section 5.140 "Natural Gas Compressor Stations" to remove Subsection 2.C. "Line Compressors";**