

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 7, 2013

Council District 7

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

Opposition: none

Continued Yes No
Case Manager Lynn Jordan
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: William Bostleman

Site Location: 4661 and 4717 White Settlement Road Mapsco: 61X

Proposed Use: Amend site plan for one and two family uses

Request: From: "PD-972" Planned Development/Specific Use for a retail structure with caretaker residence with "E" Neighborhood Commercial development standards and a maximum of three single-family residences; site plan approved

To: Amend "PD-972" Planned Development site plan to allow one and two-family uses; site plan included.

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

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

Background:

The proposed site is located on White Settlement Road north of the Trinity River. A recent zoning case was approved for the single commercial structure and single family residences. The applicant is requesting to amend the PD language to allow for one and two-family uses for flexibility of the types of units that can be constructed. The caretaker's/residence building on Lot 2R is under construction.

Site Information:

Owner: William Bostlemann
2110 Westbank Landing
Fort Worth, Texas 76107

Applicant: Steve Chojnowski
Acreage: 3.28 acres
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial and "FR" General Commercial Restricted / commercial, Castleberry ISD
- East "FR" General Commercial Restricted / Trinity River
- South "E" Neighborhood Commercial / Trinity River
- West "A-5" One-Family, "E" Neighborhood Commercial, "I" Light Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-048 approved by City Council 04-02-13 for PD/SU for retail structure plus caretaker's quarters and three single-family residences

Platting History: FS-13-042 Rivercrest, Block 17, Lots 1, 2, 3

Site Plan Comments:

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

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Parks & Community Services Department site plan comments

- PACSD/PDP: Area is within PPD4 and the Park Dedication Policy applies. There is a required PACS fee of \$500.00 for each new residential unit to be constructed. This fee MUST be paid at or before the time of applying for any building permits. Joe Janucik @ 817-392-5706.

Comments made by Parks Department staff cannot be waived through the Zoning Commission.

Transportation/Access

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

Public Notification:

The following organizations were notified:

Organizations Notified	
Riverbend Trinity Trails*	FWISD
Streams & Valleys	Castleberry ISD

*within this neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to amend “PD-972” Planned Development to allow for one and two family uses. Surrounding land uses consist of commercial business to the north of the site, the Trinity River to the south and east, and vacant to the west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

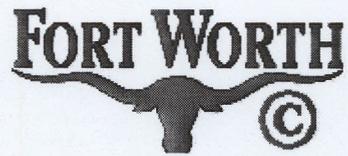
The 2013 Comprehensive Plan designates the subject property as Neighborhood Commercial. The “Land Use and Zoning Classifications” table in the Comprehensive Plan lists residential as an appropriate zoning classification in Neighborhood Commercial. The requested zoning change for retail use is consistent with the following Comprehensive Plan policies.

- Locate commercial and institutional uses adjacent to arterial streets, preferably at intersections of other arterials and highways (pg. 37)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 38)

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

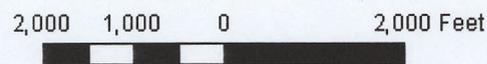
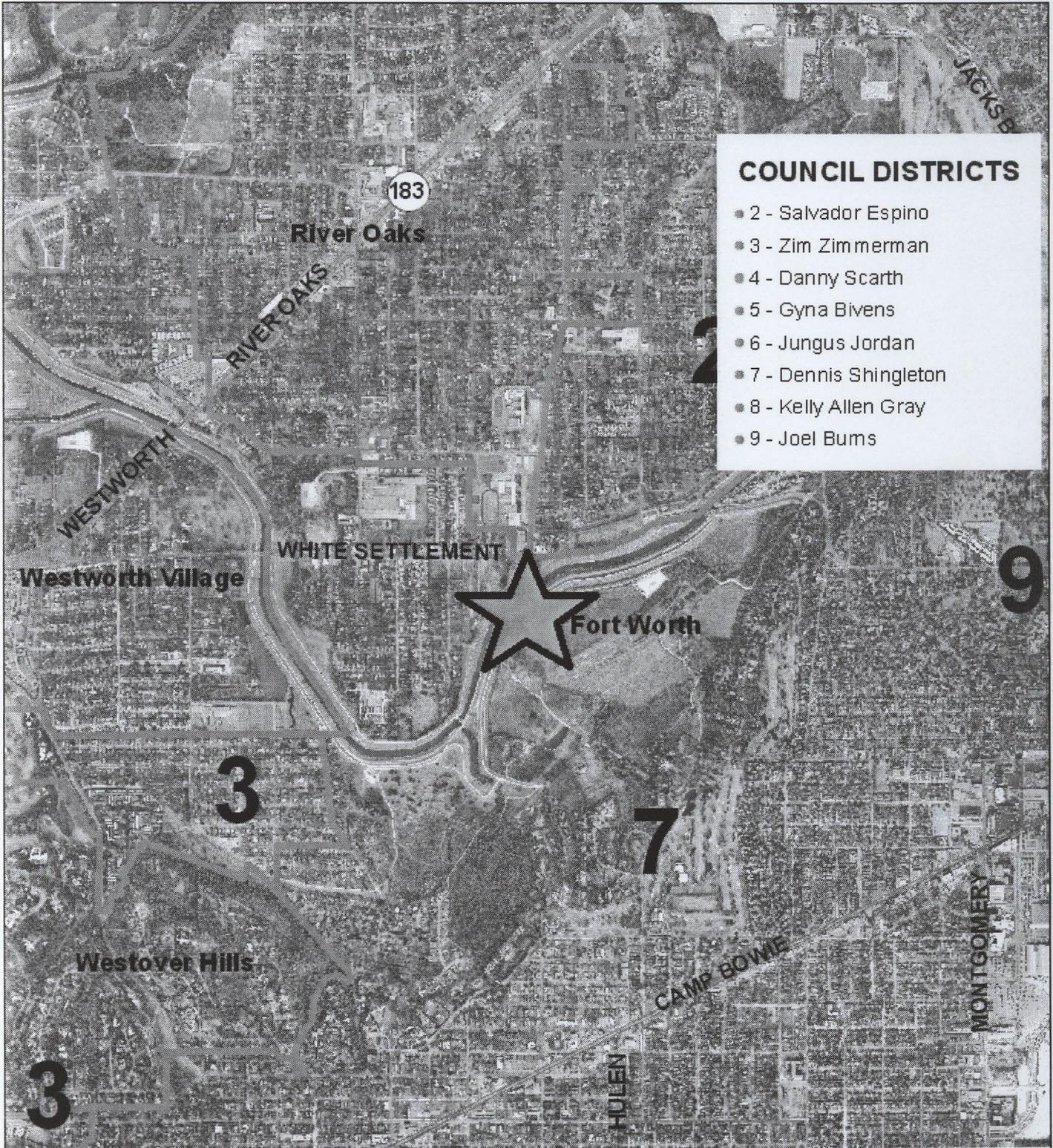
Attachments:

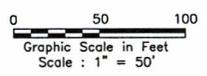
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



ZC-13-129

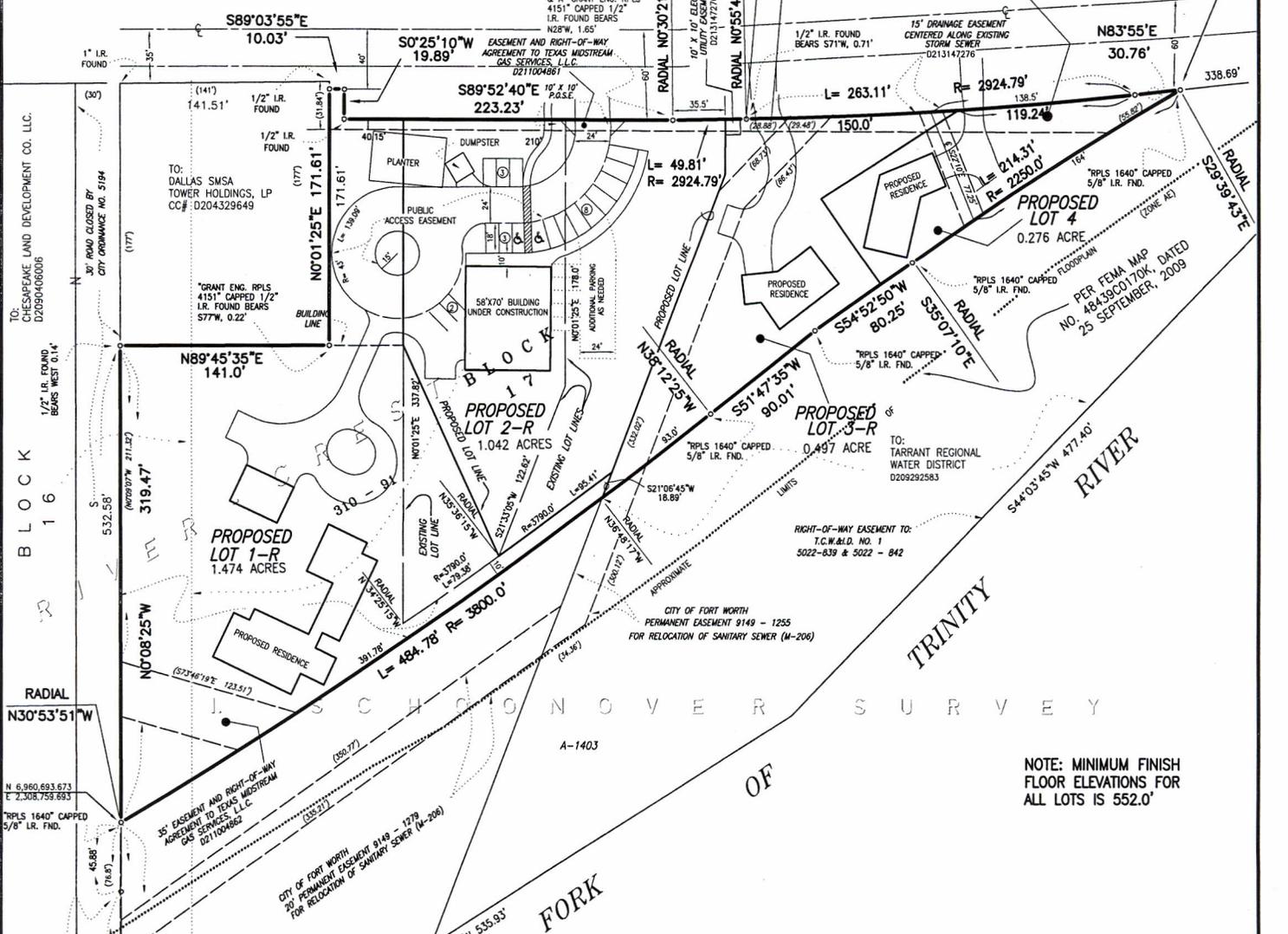
Location Map





WHITE SETTLEMENT ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

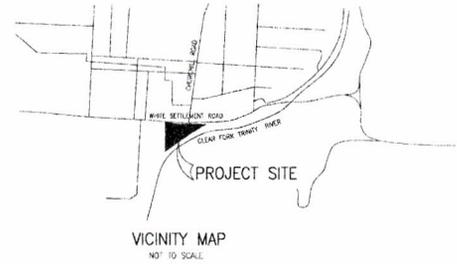
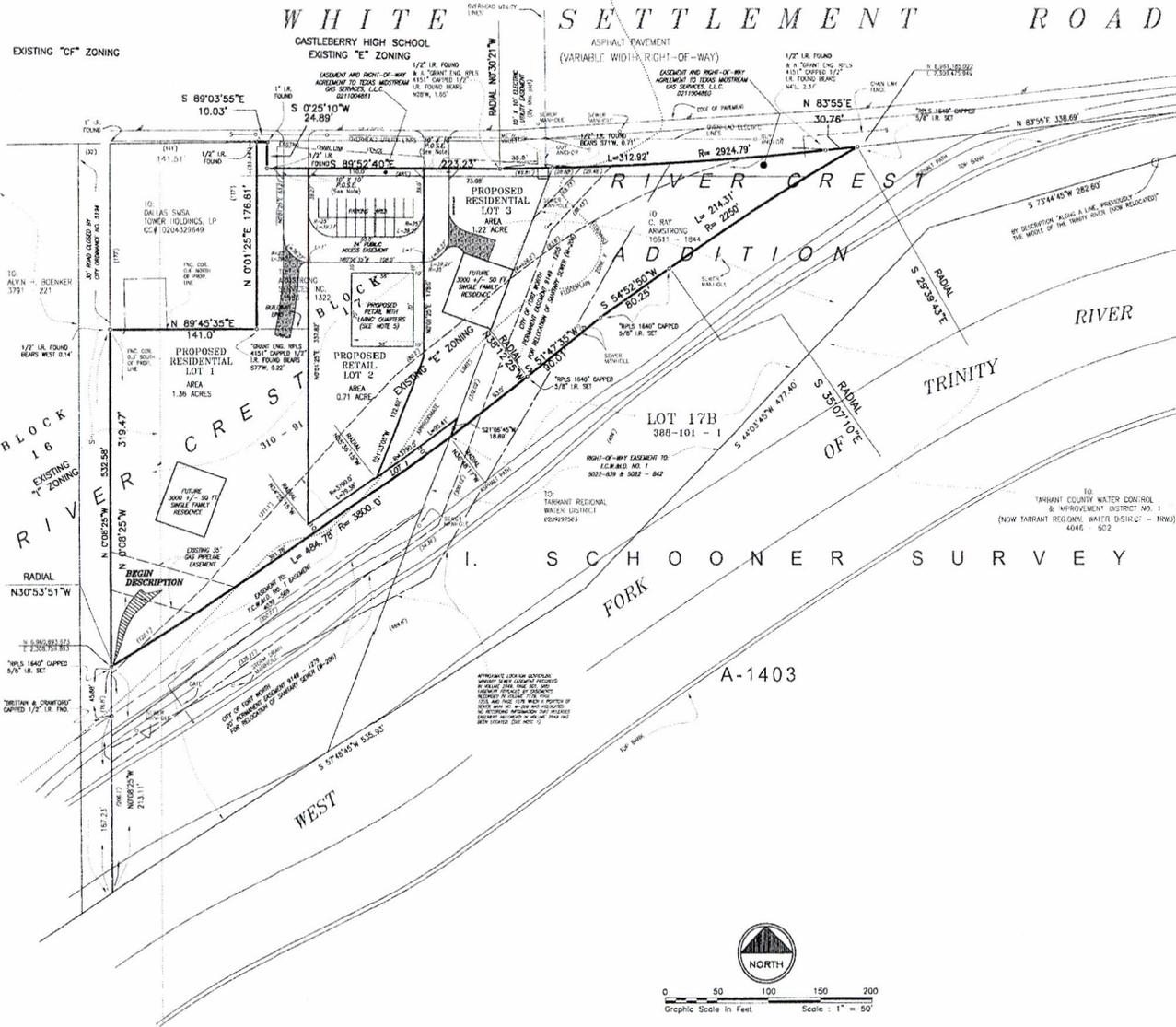


NOTE: MINIMUM FINISH FLOOR ELEVATIONS FOR ALL LOTS IS 552.0'

Sketch showing
Proposed lot revisions of
Lots 1, 2, and 3,
Block 17,
River-Crest,
In the City of Fort Worth,
Tarrant County, Texas,

**RECOMMENDED
FOR APPROVAL**

GCA GERRY CURTIS ASSOCIATES, INC.
Surveyors
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-2668



- NOTES
1. This development is intended to provide a replacement retail lot for an established operation that is being displaced, and up to two single-family residential lots. The proposed retail structure is intended to duplicate to the extent possible the owner's existing facility from which he is being displaced.
 2. The circular drive for the retail structure will also provide access to the adjoining single-family residences and at the same time present a need for any backing of vehicles onto White Settlement Road. A waiver to allow access via frontage on a Public Access Easement has been approved by the Plan Commission.
 3. Optional Residential Lot No. 3 from the original submission has been eliminated.
 4. Compliance with Section 6.301, Landscaping, will be covered during development, but will be finalized with construction on each lot.
 5. Buildings and Structures: Residential Lots 1 and 3—size and features appropriate to residences in A-5 zoned property. Retail Lot—three-story retail and residential structure 712,190 gross square feet, approximately 4050 square feet per floor. Retail on ground floor, storage on second floor, residential on third floor. Detailed plans for retail structure available.
 6. Gross land area: 3.089 acres. 1. 1 acres coverage per lot, actual lot size varies (Lot 1=1.3581 acres, Lot 2=0.7131 acres, Lot 3=1.2178 acres).
 7. Access to property is intended to be via a joint use driveway for all lots. Parking for the Retail Lot will comply with minimal parking standards for retail use, including pavements, handicapped spaces, etc.. Drives to Residential Lots will be typical for single family residences, except accessing only via the common use Public Access Easement. Each lot will have legal frontage on White Settlement Road.
 8. All a/c units will be placed typically to residential and free-standing retail locations. Dumpster and compactor units will be in use only by the retail structure and will be placed according to appropriate codes.
 9. White Settlement Road frontages will be lined with a common 4-foot high fence commensurate with single family uses and with common use gates.
 10. Area lighting is subject to final structure designs, incomplete at the time of this preparation.
 11. Other than street numbers, signage will consist of one retail sign of 25 square feet, more or less, unlighted.
 12. Setbacks will comply with applicable minimal setbacks for similar structures. Easements as necessary will be provided on the final plat.

RECEIVED
MAY 21 2015

ZC 13-048

SITE PLAN OF NorthBank
 Being parts of BLOCKS 16 AND 17, RIVER-CREST, as shown on a plat thereof recorded in Volume 310, Page 91, and embracing a part of LOT 17B, BLOCK 17, RIVER CREST ADDITION, as shown on a plat thereof recorded in Volume 388-101, Page 1, both in the Plat Records of Tarrant County, Texas, in the City of Fort Worth, Tarrant County, Texas.
 (See accompanying description)

ZONING CASE NO. ZC-013-
 Director of Planning and Development
 DATE: *[Signature]* 5/21/15

GCA GERRY CURTIS ASSOCIATES, INC.
 Surveyors
 P.O. Box 9668 817/334-0381
 Fort Worth, Texas 76147-2688



Graphic Scale in Feet Scale: 1" = 50'

Original
 PD-948

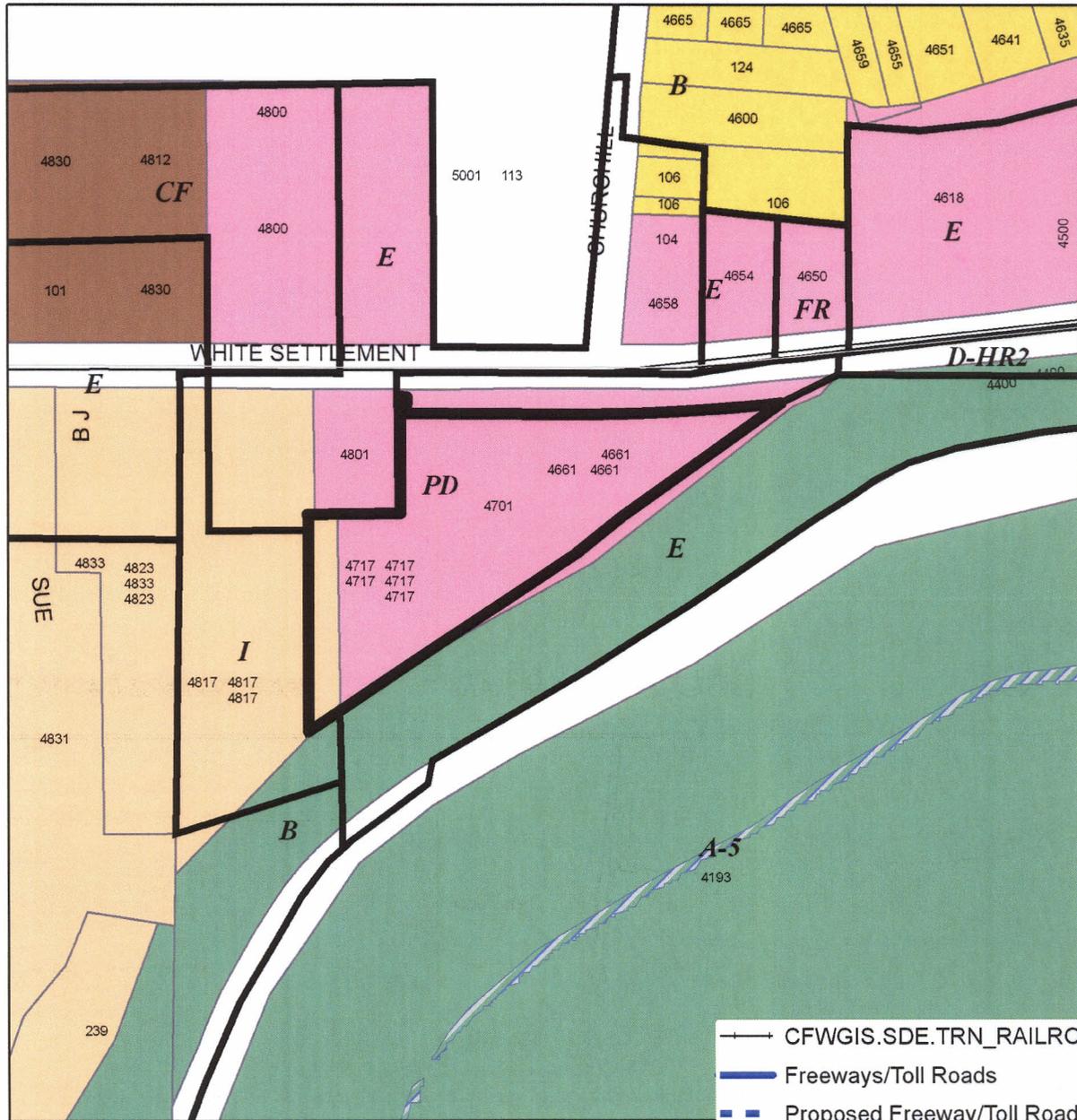
FORT WORTH



4661 & 4717 White Settlement Road

Future Land Use

ZC-13-129



- 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

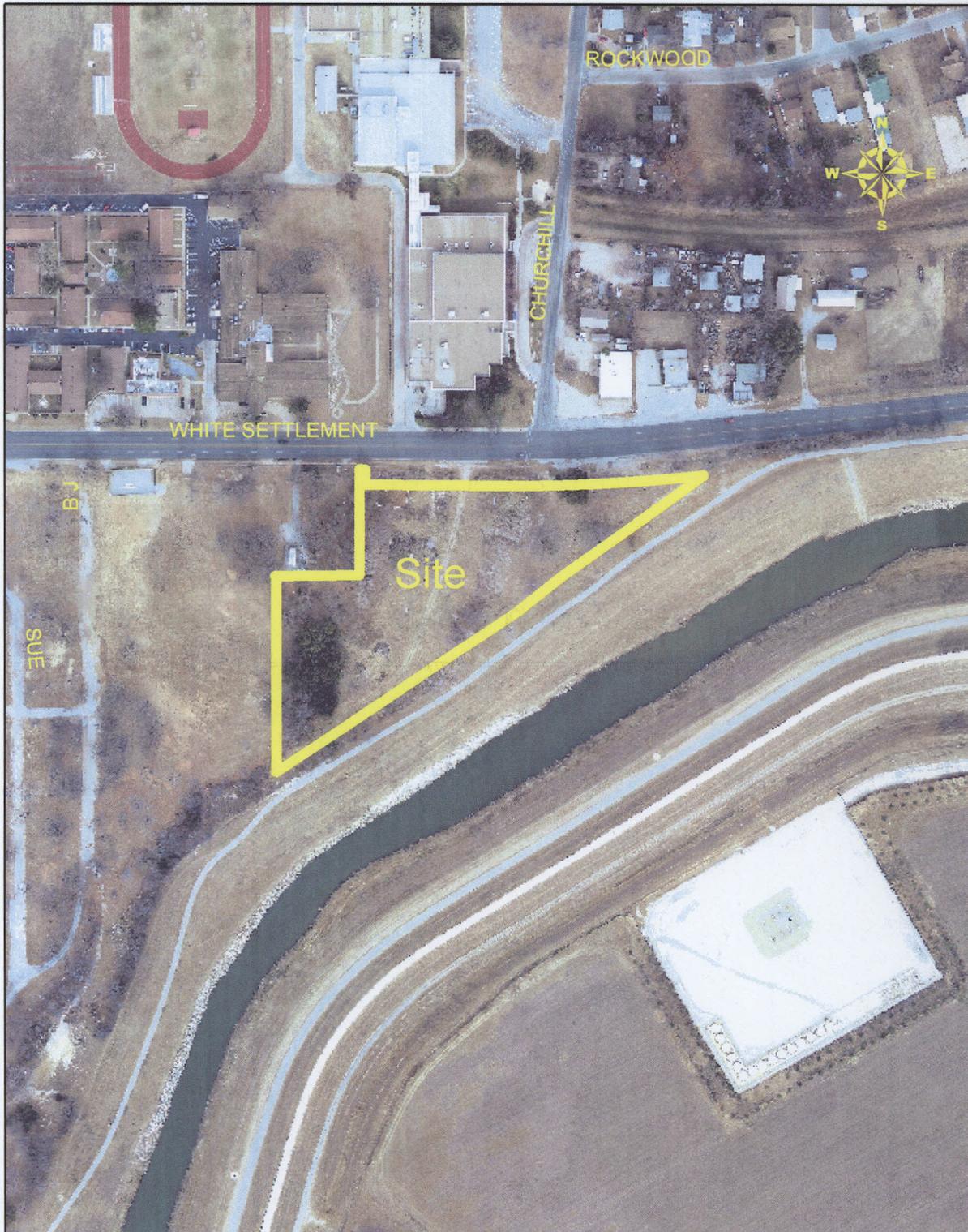
- Floodplain



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



Gladys Jo Lilly	4213 Avenue N	In	Opposition		Sent letter in
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12. ZC-13-129 William Bostlemann (CD 7) – 4661 and 4717 White Settlement Road (Rivercrest Addition, Block 17, Lots 1, 2, 3, 3.29 Acres): from “PD-972” Planned Development/Specific Use for a retail structure with caretaker residence with “E” Neighborhood Commercial development standards and a maximum of three single-family residences; site plan approved to Amend “PD-972” Planned Development site plan to allow one and two-family uses; site plan included

The applicant was not present at the time the case was called. Mr. Hollis recommended it be moved to the end of the agenda, seconded by Mr. Genua. The motion carried unanimously.

Steve Chojnonski, 5663 Woodway, Fort Worth, Texas representing William Bostlemann explained to the Commissioners they originally had four homeowners to build homes on the original site plan, however that didn’t happen and they are requesting to amend the site plan to allow one single-family house and a couple of duplexes.

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

13. ZC-13-130 D. U. and Pamela R. Christensen, Bill J. Markham SR., Dale and Shelley Heflin, Victor and Maria Montoya, Tina Moore, Jacklyn Williams Messer, Michael and Mary Mitchell, Steve Bontragger/Four Square Gospel Church (CD 4) – 3500-3700 Block Thompson Road (See addresses in case file, 33.42 Acres): from “PD-427” Planned Development for FR uses plus veterinary clinic with outdoor livestock pens; Planned Development/Specific Use for agricultural and residential uses with a minimum ½ acre lots including guest cottages; the remainder of property to allow 32 retail/commercial uses with seven light uses as outlined, subject to a 4.5 feet maximum sign height, 36 square feet maximum area. Business structures must be set back 200 feet from the existing north right of way line of Thompson Road. Parking lots must be set back 75 feet from existing north right of way line of Thompson Road. Open storage areas must maintain solid wood, metal and/or masonry walls to the height of the products being stored, but no higher than 12 feet. Lighting no higher than 24 feet. Any temporary buildings must meet City restrictions; site plan waived to “A-5” One-Family

Scott Sandlin, 5709 Morlax Ct, Colleyville, Texas representing the various property owners explained to the Commissioners they are requesting to rezone the property to A-5 for residential homes.

Victor Montoya, 3735 Thompson Road, Fort Worth, Texas property owner spoke in support.

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

Document received for written correspondence				ZC-13-130
Name	Address	In/Out	Position on case	Summary