



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 3, 2013

**Council District** 7

**Zoning Commission Recommendation:**

Approval by a vote of 9-0

**Opposition:** none

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

**Owner / Applicant:** RC Bluffs II, LP

**Site Location:** 5200 White Settlement Road Mapsco: 61W

**Proposed Use:** Mixed Use/Entertainment Complex

**Request:** From: "E" Neighborhood Commercial, "I" Light Industrial  
To: "MU-1" Low Intensity Mixed-Use

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

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

**Background:**

The proposed site is located on the corner of Roberts Cut Off and White Settlement Road. The applicant is requesting a zoning change from "I" Light Industrial and "E" Neighborhood Commercial to "MU-1" Low Intensity Mixed-Use for additional development associated with the proposed Crystal Springs Entertainment District located to the west of Roberts Cut-Off Rd.

Crystal Springs was a historic dance hall near the Trinity River west of the subject property. The applicants recently rezoned 13 acres to the west to PD/MU-1 and plan to construct a entertainment complex including eating and drinking establishments and nightlife, and plan to build an outdoor area along the river where mobile vendors or farmers' markets may be held. Future plans include mixed use development with ground floor commercial and residential on the upper levels and single use residential apartment buildings. The zoning case subject property is expected to be similarly developed into either a mixed use building or single use multi family structure. The allowed maximum height varies depending on which is constructed.

The uses allowed within the MU-1 district correspond to that of "E" Neighborhood Commercial. In addition, multifamily uses already exist within the area and the proposed zoning would provide the opportunity for new residential development that would complement the proposed Crystal Springs development.

**Site Information:**

Owner:	RC Bluffs II, LP 2930 Bledsoe St. Suite 100 Fort Worth, Texas 76107
Agent:	LVG Investments, LLC

Acreage: 3.8  
 Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

- North "D" High Density Multifamily / multifamily
- East "E" Neighborhood Commercial; "I" Light Industrial / commercial, outside storage, vacant
- South "E" Neighborhood Commercial; "FR" General Commercial Restricted / church, commercial, light industrial
- West "E" Neighborhood Commercial; "I" Light Industrial / commercial

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
 Platting History: None

**Transportation/Access**

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

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Riverbend NA*	Streams & Valleys, Inc (Marine Creek)
Castleberry ISD	

\*Closest neighborhood

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from "I" Light Industrial and "E" Neighborhood Commercial to "MU-1" Low Intensity Mixed-Use. The area is beginning to experience redevelopment, but the existing surrounding land uses vary with multifamily to the north, a church and commercial to the south, commercial to the west, and commercial, outdoor storage just east of the site. The rezoning for two single family residential developments was recently approved on the south side of White Settlement and to the east.

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 neighborhood commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

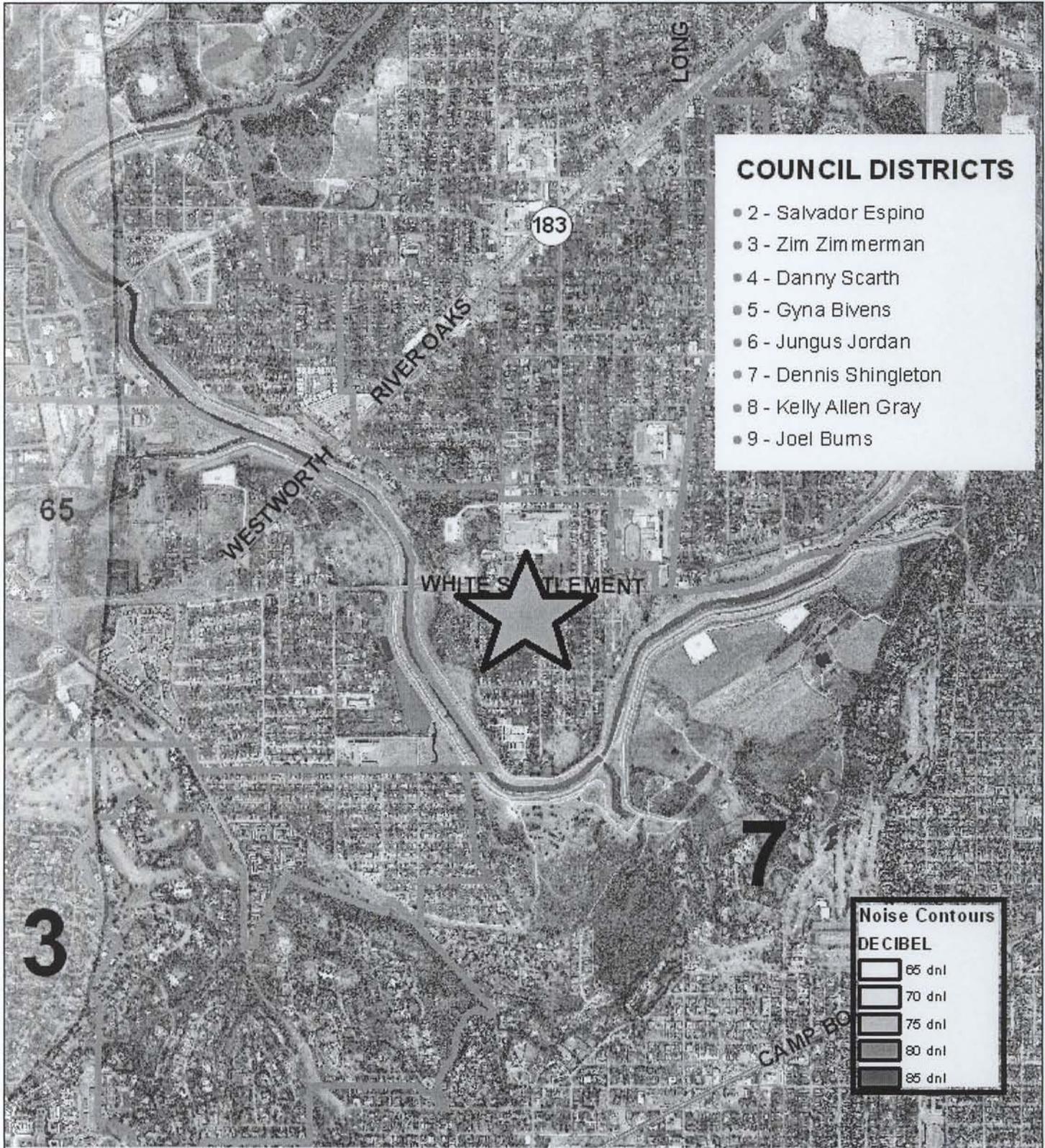
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 39).
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city (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.

Since the uses in the "E" Neighborhood Commercial district are the basis of MU-1, and the proposal is in conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan (pg. 39).

**Attachments:**

- Location Map
- Area 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 Zim merman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet



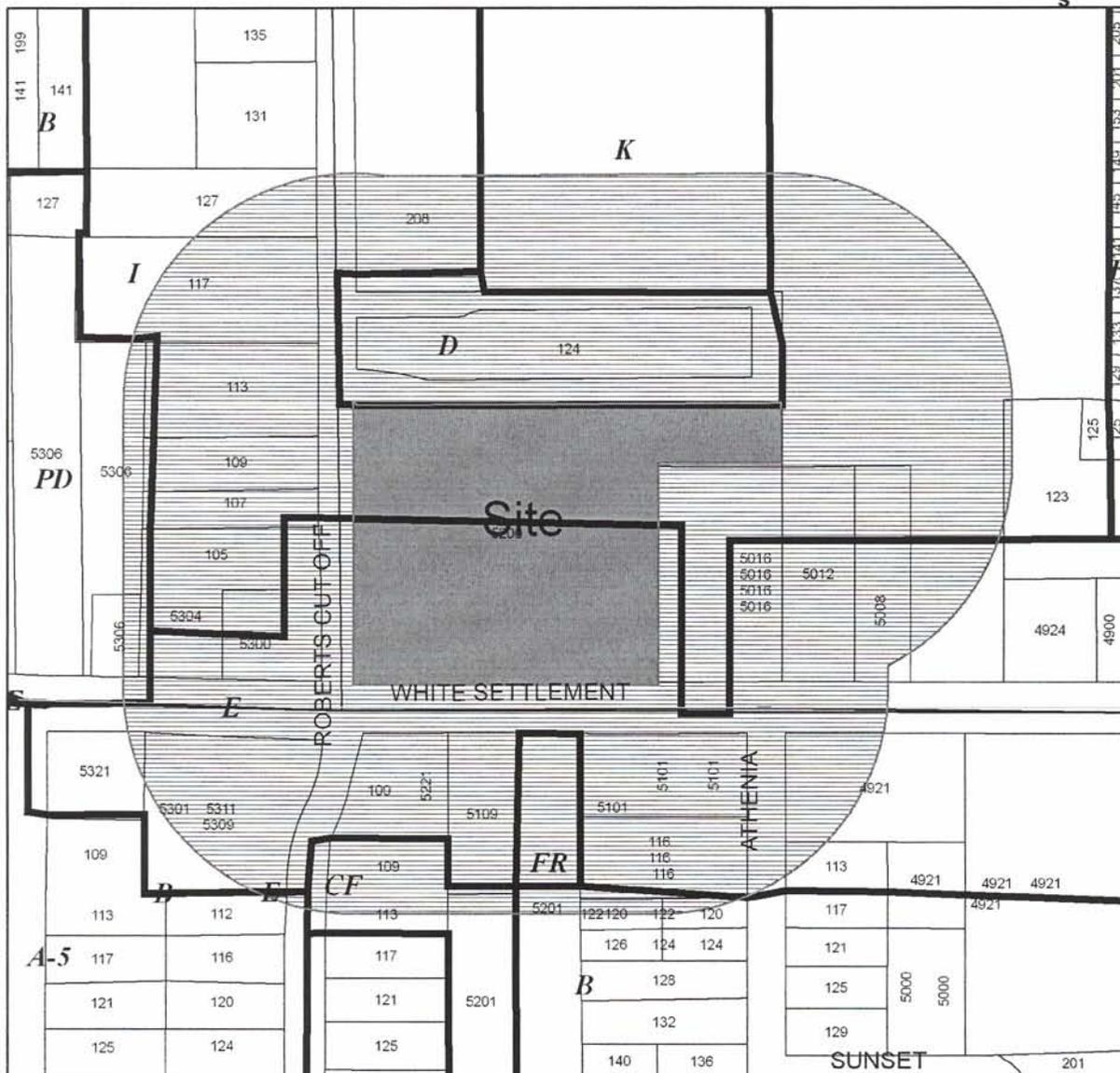


### Area Zoning Map

Applicant: RC Bluff II  
Address: 5200 White Settlement Road  
Zoning From: E, I  
Zoning To: MU-1  
Acres: 3.67326613  
Mapsc0: 61W  
Sector/District: Northside  
Commission Date: 11/13/2013  
Contact: 817-392-8043



300 Ft. Buffer

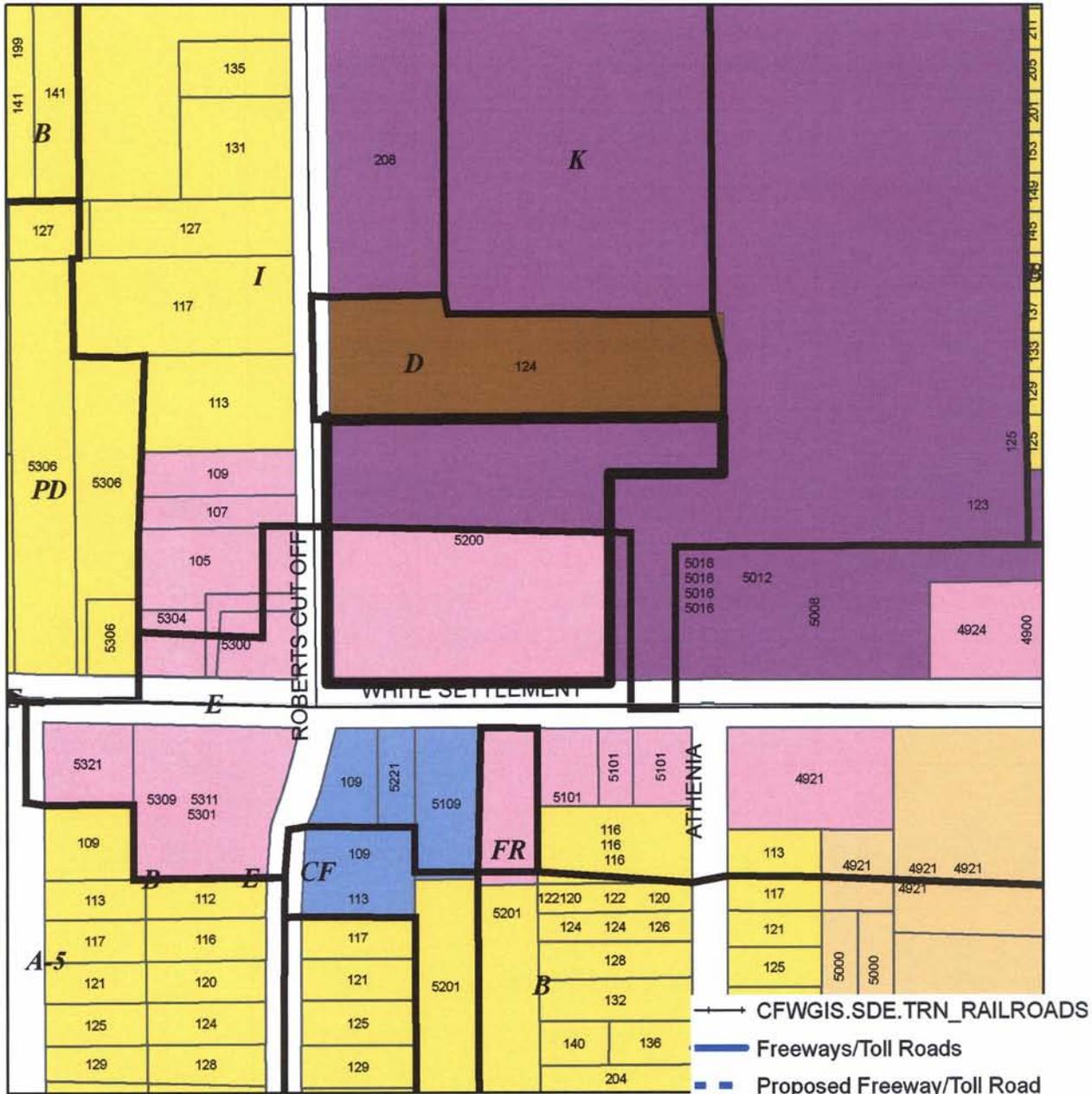




5200 White Settlement Road

# Future Land Use

ZC-13-168



- 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

- 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



the Comprehensive Plan as a Major Arterial however, there are no plans in the CIP for improvements in the near future.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

**13. ZC-13-168 RC Bluffs II, LP (CD 7) – 5200 White Settlement Road (B D Alford Survey, Abstract No. 37, 3.89 Acres): from “E” Neighborhood Commercial and “I” Light Industrial to “MU-1” Low Intensity Mixed-Use**

Richard Smith, 2539 Cole Avenue, Suite 210, Dallas, Texas introduced himself as a limited partner and architect for a couple of projects in this area. He explained to the Commissioners they have been looking at this area for some time and have been trying to develop something. This particular property will be an outgrowth of what they are doing at Crystal Springs for mixed-use development.

Mr. Genua mentioned he has some concerns about traffic. Mr. Smith did mention it is a concern and they will have to address it.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

**14. ZC-13-169 City of Fort Worth Planning & Development (CD 7) – 2400-2800 blocks SH 114 (Richard Matany Survey, Abstract No. 878, 36.44 Acres): from Unzoned to “I” Light Industrial**

Beth Knight, Senior Planner, City of Fort Worth explained to the Commissioners this property was originally proposed for annexation in 2009. The site had an agricultural exemption at the time and signed a Development Agreement. The property owner has ceased their Ag exemption which cancels their Development Agreement and triggers annexation. The surrounding zoning is I Light Industrial.

Edward Eckart, 2405 Mustang Drive, Grapevine, Texas representing the property owner IDI spoke in support.

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

<i>Document received for written correspondence</i>					<b>ZC-13-169</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Eddy Eckart	2405 Mustang Dr.	Out		Support	Spoke at hearing
Industrial Development International	16101 Three Wide Dr.	In		Support	Sent letter in