



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2014

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: none

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

Owner / Applicant: **LVG Investments**

Site Location: 5300 – 5600 Blocks of White Settlement Road Mapsco: 61SW

Proposed Use: **Amend PD-724 to add property and allow 5 story single-use building**

Request: From: “E” Neighborhood Commercial and “PD-724” Planned Development for “MU-1” Low Intensity Mixed-Uses plus bars, farmers market, mobile vendors, hotels, motel within 1,000 from a residential district with development standards; site plan required

To: Amend “PD-724” Planned Development for “MU-1” Low Intensity Mixed-Use plus bars, farmers market, mobile vendors, hotels, motel within 1,000 feet from a residential district, to add property and allow a single use building up to five stories, with development standards; site plan required

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

Comprehensive Plan Consistency: Requested change **is not consistent, (Technical Inconsistency)**

Background:

The applicant is requesting a zoning change to amend “PD-724” a Planned Development for Crystal Springs Entertainment District for “MU-1” Low Intensity Mixed Uses plus bar, club, private or teen, tavern, cocktail lounge, farmers market, and mobile vendors with development standards, to allow a five story single use multifamily building.

Crystal Springs was a historic dance hall that was once on the property. The applicants plan to build an entertainment complex on the property which will include restaurants and an outdoor area along the river where mobile vendors or farmers’ markets may be held. The applicant is in discussions for four or five story apartments on part of the property, and mixed use commercial and residential in the center. A parking garage under the development is planned to accommodate the parking and storm water needs. Fill has been placed on the property for several years, apparently preparing it for development and creating a significant drop off to the west. There is a substantial stand of trees on the lower parts of the property near the river. An Urban Forestry Plan will be necessary.

The property is located on the Trinity River and intends to be accessible and complimentary to the trail and activities on the river. It is also located approximately one mile east from the NAS FW JRB. As such, it may provide entertainment activities for the base personnel. If the residential units are constructed, it could also provide housing choices for the base personnel.

Additional land along White Settlement Road has also been purchased and needs to be rezoned to the same PD district. The applicant is seeking the additional use to be permitted and then submit a site plan as required at a later date to be reviewed by the Zoning Commission and City Council.

Unless noted below, all other MU-1 Requirements apply.

Crystal Springs Entertainment Development Standards	Existing PD-724	Amended
Uses Permitted	Uses as permitted in MU-1 in the form-based district land use chart including hotel, motel or inn less than 1,000 feet from residential district ; plus bars, club- commercial or business, farmers market, vendor, mobile vendors	Add additional property and allow for a 5 story single use building

Site Information:

Owner: LVG Investments
2909 Cole Avenue
Suite 210
Dallas, Texas 75204

Agent: Richard Smith
Acreage: 13.60
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "B" Two-Family / vacant
East "I" Light Industrial / commercial, outside storage, and vacant structures
South "E" Neighborhood Commercial and "I" Light Industrial / commercial and vacant
West Westworth Village / Trinity River

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-090 approved by City Council 09/27/12 amendment to PD language; ZC-06-190 approved by City Council 10/13/06 for mixed use with development standards, subject property

Platting History: None

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*	Streams and Valleys Inc (West Fork Trinity River)
Castleberry ISD	Fort Worth ISD

*closest neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to amend "PD-724" to include additional property and allow for a five story single use building. Surrounding land uses consist of vacant land to the north, outdoor storage and commercial to the east, commercial to the south, and Trinity River to the west.

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 single-family residential and public park. The requested zoning change is not consistent with the following Comprehensive Plan policies:

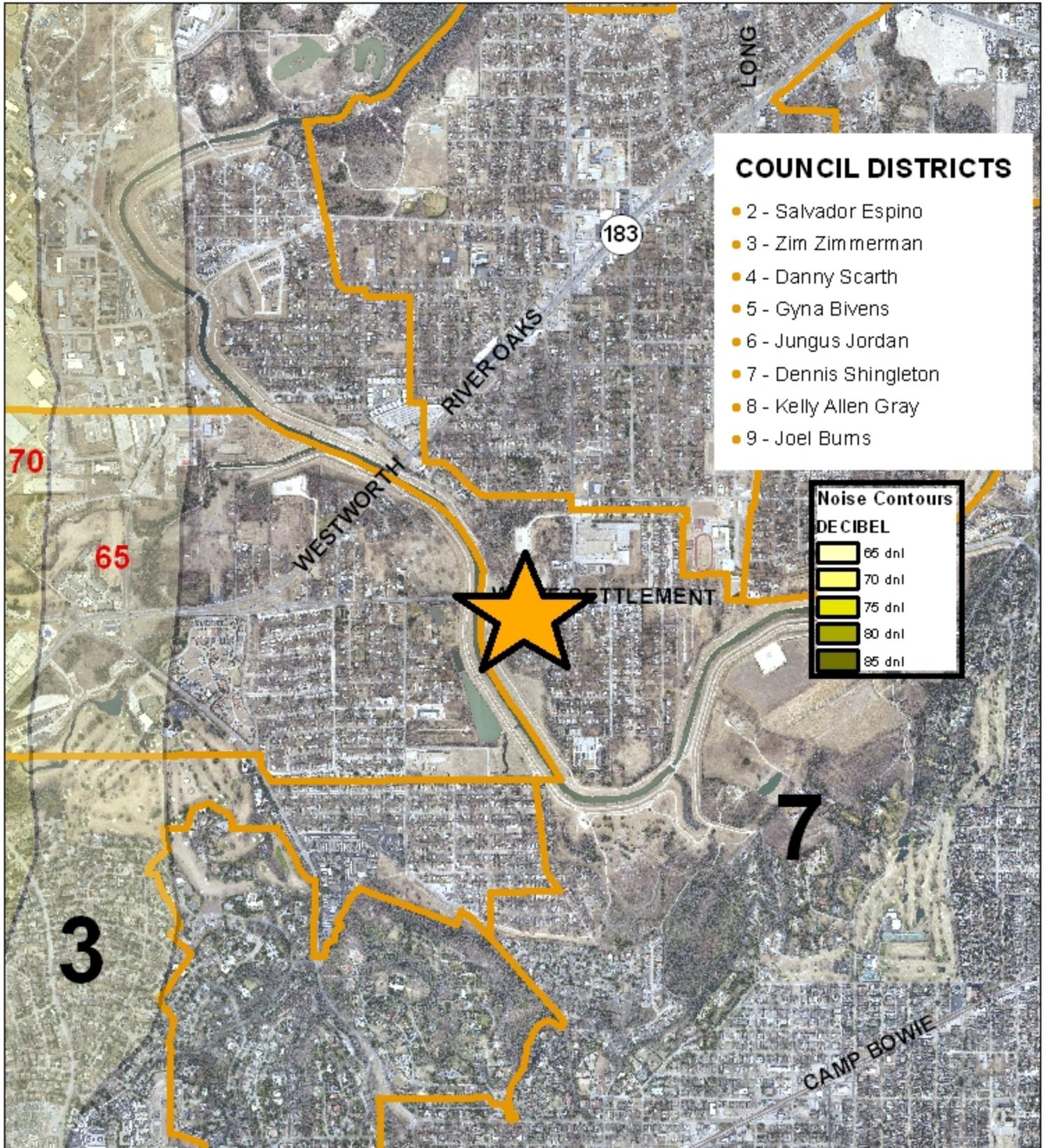
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 38)
- Encourage mixed use projects in mixed use growth centers, transient oriented developments, and urban villages. (pg. 37)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** (*Technical Inconsistency*) with the Comprehensive Plan. However, in 2006 and 2012 when the zoning was changed to MU-1 and amended the Comprehensive Plan should have reflected that the following year.

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



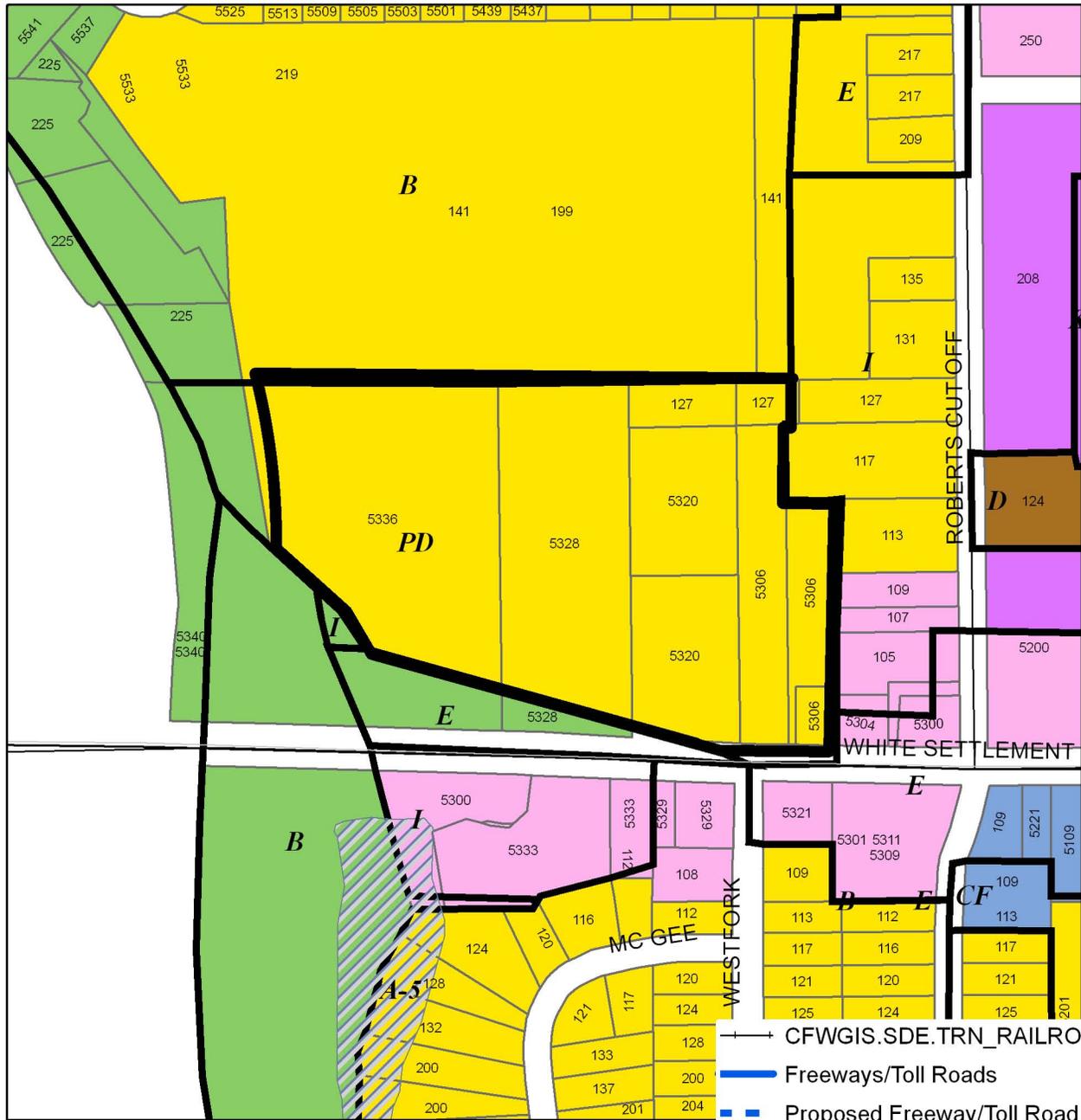
2,000 1,000 0 2,000 Feet



300 - 5600 blocks White Settlement Road

Future Land Use

ZC-13-179



- 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



Price Hulsey, 2205 Winton Terrace West, Fort Worth, Texas the developer for property explained to the Commissioners his purchase of the property and the prior intention for industrial uses. Mr. Hulsey noted that he has worked with Mistletoe Heights neighborhood and that they are in support of his proposal of four attached townhomes at 2200 square feet each with four additional off street parking spaces for guests. Mr. Hulsey noted the residences will have two car garages in the rear of property. Ms. Reed asked if Mr. Hulsey had met with the neighborhood development committee. Mr. Hulsey said he had met with the executive committee and also met with the neighbors. Ms. Reed mentioned a letter of opposition on file.

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

<i>Document received for written correspondence</i>				<i>ZC-13-175</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Thomas Marvelli	2200 W. Magnolia	In		Opposition	Sent letter in

5. ZC-13-179 LVG Investments (CD 7) – 5300 – 5600 Blocks White Settlement Road (N. H. Carroll Survey, Abstract No. 264, 13.60 Acres): from “E” Neighborhood Commercial and “PD-724” Planned Development for “MU-1” Low Intensity Mixed-Use plus bar, farmers market, mobile vendors and hotel, motel within 1,000 feet of residential property with development standards to Amend “PD-724” for same uses, add property and allow single use building up to five stories, with development standards; site plan waiver requested

Richard Smith, 9523 Hillview Drive, Dallas, Texas explained to the Commissioners the proposal of the request and the purchase of the property. Mr. Smith explained that the site will include retail, restaurants and a live music venue and multifamily. Part of the development is planned for a mixed use building with a parking garage.

Mr. Smith mentioned that he has started a traffic study as well as a storm water management plan and is working to get a conceptual plan together. Mrs. Burgdoff asked about the submittal of site plan and Mr. Smith indicated that it would be submitted soon. In response to a question from Mr. Flores, Mr. Smith indicated on the site plan the phases and where parking areas are as well as where the trail head entry would be.

Mr. Flores asked about the time frame of the project. Mr. Smith said that it would take about year between the two phases. Mr. West asked about the parking areas and Mr. Smith explained the surface parking and garages are on the first floor in phase two. He mentioned the average unit is about 850 square feet with a possible 242 units. Mr. West asked if there have been any meetings with the neighborhood about their concerns. Mr. Smith mentioned the neighbors across the street.

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