



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 9, 2014

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: 1 letter received	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: 4905 White Settlement, LLC

Site Location: 4901, 4905, 4911, 4915 White Settlement Road and 104-106 Nursery Lane
Mapsc0: 61X

Proposed Use: Offices

Request: From: "B" Two-Family and "E" Neighborhood Commercial

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 south of White Settlement Road and west of Nursery lane. This area has had several recent zoning change requests for single-family development.

The applicant is proposing to rezone to MU-1 for an office complex, but would like the flexibility to add residential and or some retail in the future.

Site Information:

Owner: 4905 White Settlement, LLC
 1000 Foch Street
 Suite 100
 Fort Worth, Texas 76107

Agent: Townsite Company/Phillip Poole

Acreage: 1.71

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / commercial
- East "PD-990" Planned Development / vacant
- South "B" Two-Family / single-family and vacant
- West "E" Neighborhood Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: PD-990/ZC-13-119 approved by City Council 10/07/2013 to PD/A-5 with development standards, subject property to the east.

Platting History: PP-13-038 River Crest Addition, Approved by the City Plan Commission 01-22-14, subject property to the east

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 & Valleys, Inc (West Fork Trinity)
Castleberry ISD	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "MU-1" Low Intensity Mixed-Use for an office complex. Surrounding land uses are commercial to the north, vacant to the east and west, single-family to the south.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Neighborhood Commercial and one lot being single-family. The requested zoning change is consistent with the following Comprehensive Plan policies:

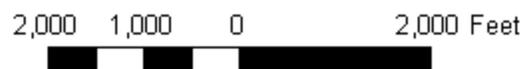
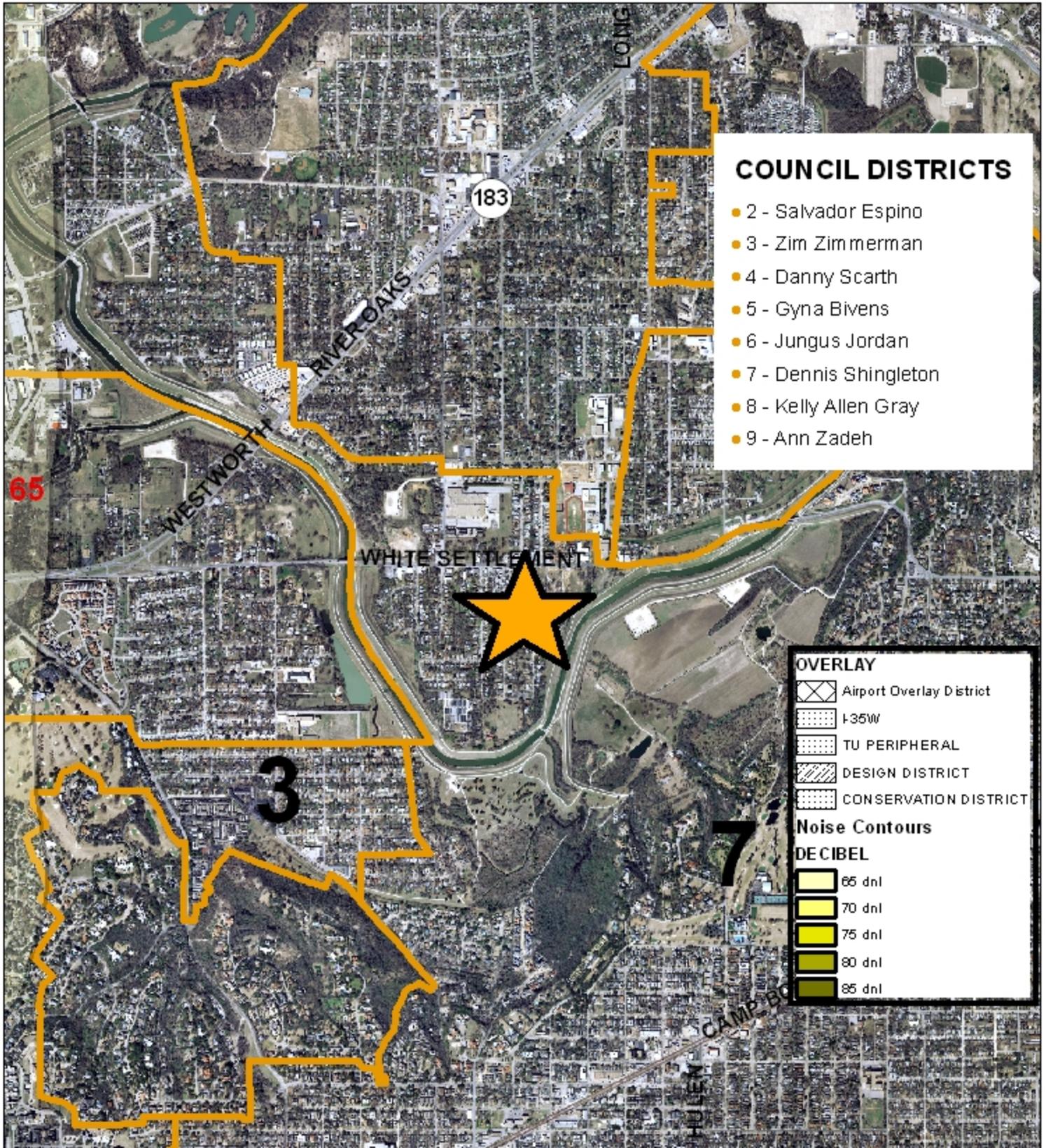
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development. (pg. 37)

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

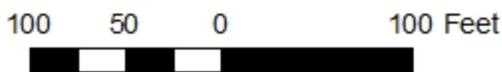
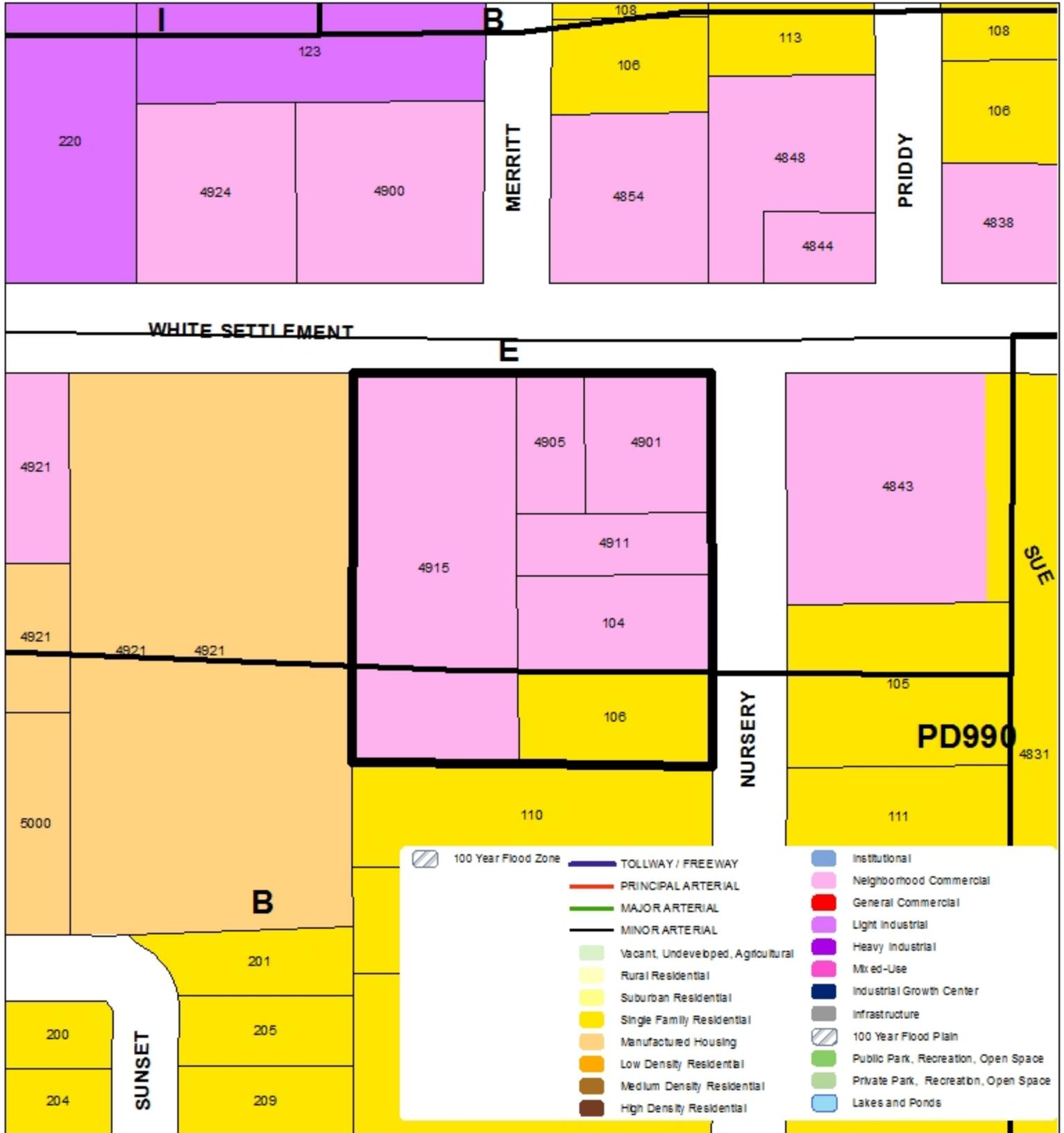
Attachments:

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

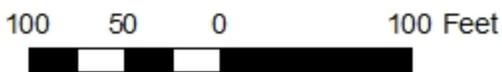
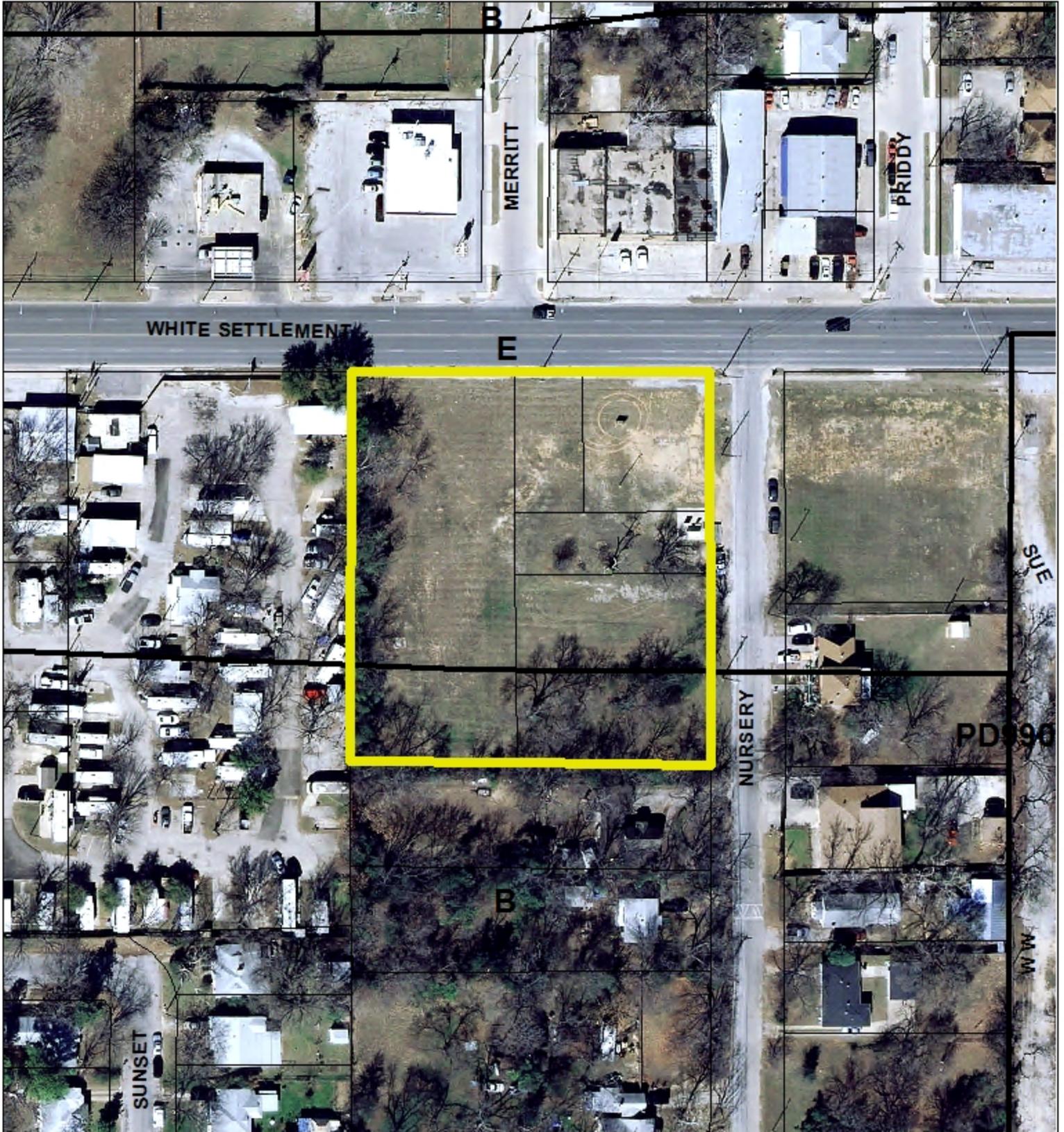
Location Map



Future Land Use



Aerial Photograph



 100 Year Flood Zone

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 18, 2014.



property owners who provided support for the proposal. She said they are heavily regulated by various state entities.

Ms. Conlin mentioned there will be changes they will have to adhere to based on the new location.

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

<i>Document received for written correspondence</i>					<i>ZC-14-090</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
George Westhoff Jr.	4800/4890 Esco	In		Support	Sent letter in
Lucy Faram	7317 Anglin	In		Support	Sent letter in
Joan Benton	4750 Esco	In		Support	Sent letter in
Terry Benton	4725 Esco	In		Support	Sent letter in
Ralph Romero Jr	4760 Freeman	Out		Support	Sent letter in
James Dunnagan	7233 Anglin	In		Support	Sent letter in

4. ZC-14-091 Tarrant County (CD 6) – 800 East Rendon Crowley Road (Precinct 1 Addition, Block 1, Lot 1, 15.35 Acres): from “AG” Agricultural and “I” Light Industrial to “I” Light Industrial

James Yu, 500 W. 7th Street, Suite 350, Fort Worth, Texas representing Tarrant County explained to the Commissioners this is the county facility for Precinct 1. When it was annexed into the City of portion of it remained AG. They are proposing to expand, including an 8,400 sq. ft. building on the north side of the center.

Mr. West asked if they reached out to the neighborhood that is to the east of them. Mr. Yu said no since they weren’t changing the use.

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

5. ZC-14-092 4905 White Settlement LLC (CD 7) – 4901, 4905, 4911, 4915 White Settlement Road and 104-106 Nursery Lane (The Ridge, Lots A, B, & C, 1.70 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “MU-1” Low Intensity Mixed-Use

Phillip Poole, 2918 Wingate, Fort Worth, Texas representing White Settlement LLC explained to the Commissioners that they are requesting MU-1 to allow for the flexibility of retail on the first

floor and living units above. Mr. Poole said they did meet with the Riverbend NA and adjacent property owners who are in support.

Mr. Genua asked about properties along White Settlement on the south side and if they have curb and gutter. Mr. Poole said they do and they will provide it on their property.

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

6. ZC-14-094 Phase III Investments, L. P. (CD 7) – 12749 NW Highway 287 (J. C. Bates Survey, Abstract No. 226 and the MEP & PRR Co. Survey, Abstract No. 1131, 139.75 Acres): from “AG” Agricultural to “A-5” One-Family and “C” Medium Density Multifamily

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Phase III Investments LP explained to the Commissioners they are requesting A-5 zoning for 140 acres and C zoning for the remainder 10 acres that surrounds a gas well site. Mr. Schell said this is part of a larger development of about 600 acres that was rezoned back in March. The overall development was displayed on the overhead.

Mr. Genua asked about their having no access from the frontage of SH 287 for the single-family and where will the multifamily get access. Ben Luedtke, 3001 Knox Street, Dallas, Texas said there is no access from the frontage road along 287. The access will come from the west, east and/or Willow Springs Road.

Mr. West asked about the different colors indicated on the map and the school to the southwest. Mr. Schell said it represents the different size lots. Mr. Luedtke said the school proposed to the southwest is Northwest ISD and that both well sites are in use; one of them is a multi-well site.

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

<i>Document received for written correspondence</i>				<i>ZC-14-094</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mike Stewart	2649 Blue Mound	In		Opposition	Sent letter in

7. ZC-14-095 FM 1187 Partners, LP (CD 6) – 401 W. Rendon Crowley Road (John Steele Survey, Abstract No. 1381, 5.47 Acres): from “A-5” One-Family and “PD-548” Planned Development for “FR” General Commercial Restricted uses excluding tattoo parlors and pawn shops; site plan waived to amend “PD-548” Planned Development to include mini-storage; site plan included for mini-storage use