



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 7, 2015

Council District 3

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

Opposition: None submitted
Support: Two letters submitted

Continued Yes X No ___
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: R/P LLC II, LTD

Site Location: 2500 River Park Drive Mapsco: 74Z

Proposed Use: Single-family

Request: From: "G" Intensive Commercial

To: "PD/R1" Planned Development for all uses in "R1" Zero Lot Line/Cluster with the following waivers: less than minimum lot size of 3,300 sf, less than 5 ft. side yard setbacks, and less than 33 ft. lot width at the building line, site plan included

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

Comprehensive Plan Consistency: Requested change is **not consistent**.
(Significant Deviation)

Background:

The proposed site is located at the intersection of Bryant Irvin Rd and River Park Dr. The applicant is proposing a zoning change from "G" Intensive Commercial to "PD/R1" Planned Development for all uses in "R1" Zero Lot Line/Cluster, site plan included. The proposed site is located along two minor arterials. Both the northern and southern corners are zoned commercial, providing a buffer to the residentially zoned land west of the site. Additionally, commercial office uses are located directly west of the site.

The applicant is proposing to construct 54 single-family residences on roughly 2,700 square foot lots with minimal setbacks. The proposal will provide a different type of single-family product than is currently allowed within the standard zoning districts and may be described as detached townhomes. The proposal can be likened to more densely developed residential uses located within the urban villages and form-based districts. The applicant has indicated that the homes will have no more than three bedrooms. Any additional bedrooms will increase the parking requirement which is currently not being met.

One major issue has been identified by city staff and communicated to the applicant through a series of meetings and communications: 1) the private/street easement widths are not adequate to accommodate the water, sewer, private utilities, and drainage that are intended to be included within this area. The applicant is requesting several waivers, as shown in the table and comments below.

The site plan has other comments from Platting, Water, Transportation/Public Works, and Fire due to site constraints and developmental requirements.

Many of the issues identified are based on noncompliance with the Subdivision Ordinance. While the Zoning process cannot waive these items, it is important that they are considered at the time of consideration of the zoning site plan because the site plan is intended to regulate the development of this property. The neighborhood and applicant have been in contact, and the neighborhood has expressed concern about traffic issues related to the site but is generally supportive of the residential use.

The applicant has submitted a Preliminary Plat, which was approved by the Plan Commission on March 25 with all of the requested waivers except for sidewalks. The applicant has submitted a revised site plan that provides the locations of the sidewalks.

The chart below provides the differences between the R1 district and the proposed PD.

Requirement	R1	Proposed PD
Lot size	3,300 sf minimum	2,700 sf
Lot Width	33 ft. minimum at building line	27 ft. minimum at building line
Side yard	5 ft. min. (for detached, center loaded units)	3 ft. for interior lots; 5 ft. adjacent to side street
Front Yard	5 ft.	5 ft.
Height	35 ft.	35 ft.
Parking	Two spaces per dwelling unit behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line	Two spaces per dwelling unit behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line (159 spaces provided, several located within easements; 216 spaces required) Striped fire lanes
Lot coverage	NA	70 percent

Following the Zoning Commission hearing, the neighboring property owner to the west expressed concern regarding the secondary access point into their development. Meetings and discussions have been held during the continuance period.

Site Information:

Owner: R/P LPC II LTD
1017 S. F.M. 5
Aledo, TX 76008

Agent: Larry Jackson

Acreage: 6.55 acres

Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / railroad
- East "G" Intensive Commercial / vacant, office
- South "G" Intensive Commercial; "R-2" Townhouse/Cluster / single-family, vacant
- West "G" Intensive Commercial / office

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: PP-14-058 approved with waivers and to provide sidewalks by City Plan Commission March 25, 2015

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital
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			Improvements Plan (CIP)
Bryant Irvin Rd	Minor Arterial	Minor Arterial	No
Riverpark Dr.	Minor Arterial	Minor Arterial	No

Public Notification:

The following organizations were notified:

Organizations Notified	
River Park Place	Como
Ridglea Hills	Trinity Habitat for Humanity
Ridglea	Streams & Valleys, Inc
Gardens of Westridge	Fort Worth ISD

Not located within a registered Neighborhood Organization

Site Plan Comments:

The site plan as submitted is not in general compliance with the R1 zoning regulations. The applicant is requesting waivers for the following items:

1. Four parking spaces required behind the front build line (on limited local street).
2. Required parking cannot be counted within easements
 - a. Several parking spaces are located within proposed 10' utility easement and 15' drainage easement
3. The minimum lot size for R-1 zoning is 3,000 sf (waiver requested)
4. 5 ft. required rear setback (waiver requested)
5. 33 ft. lot width is required at the building line (waiver requested)
6. Structures are prohibited within easements (i.e. dumpster, single-family) (cannot be waived through the zoning site plan process)

Compliance with the items noted above shall be reflected on the site plan or waivers are required.

Platting:

1. Two access points (ingress and egress) are required when 30 residential units are platted. This proposal for 54 units provides only one access point and an "emergency vehicles only" drive.
2. A limited local street, the narrowest public or private street allowed, requires a 25-foot roadway (back of curb to back of curb) centered in a 40-foot right-of-way rather than the proposed 24-foot roadway (back of curb to back of curb) in a 26-foot right-of-way.
3. A cul-de-sac or series of interconnecting streets that form a closed "circle" in which there is only one outlet shall not serve more than 30 residential units nor exceed the maximum length of 650 feet, rather than the proposed 54 units with a street length in excess of 1,200 feet.
4. Four off-street parking spaces are required for each residential unit on a limited local street (216 spaces including garage parking) rather than the 143 spaces provided.
5. Four-foot concrete sidewalks are required on both sides of all public and private streets. The proposed development does not provide sidewalks.
6. Front entry garages are prohibited for residential lots less than 50 feet in width. Driveways shall be either by rear entry from an abutting side or rear alley or by a common share driveway centered over the common lot line between adjacent dwelling units. The site plan reflects front entry garages each with a 19-foot wide driveway on a 32-foot wide lot.
7. Limited local streets require a paving flare out (28 feet by 40 feet) within the street right-of-way at the midblock location. No flare outs are provided.
8. At least one curb length of not less than 20 feet for every 2 dwelling units on a limited local street is required. The site plan reflects 13 feet of curb length.
9. Additional right-of-way dedication is required for River Park Drive, an arterial street in the Master Thoroughfare Plan.
10. It appears from the site plan that the proposed street design and the location of intersections on River Park Drive do not comply with various technical design criteria. Additional waivers of

these standards by the City Plan Commission would be required following an affirmative recommendation from the Transportation and Public Works Department.

TPW Stormwater

These issues were presented to their Engineer and he never answered or addressed them.

1. Their initial problem of running the lines in the street were resolved, but after it was pointed out the inlets would be too close to the building they proposed placing a TxDOT inlet. These inlets are basically backwards to our City inlets, but they would work. But now the lines are back in the street and they have not been accounted for since they will again impact the water and sewer. So they have not proven the lateral lines will work and not interfere with the other utilities.
2. The inlets are only 6 feet from the building. This is not enough clearance. Anytime work is done there is a very real possibility of disturbing the foundation of the building. Any crack in a wall will be blamed on the City. There is also the problem of equipment working in that close quarters and the very real possibility of hitting the building. When these machines are about 7'+ wide plus the extension supports, the supports would have to be against the building, which usually mean hitting the building. It is simply not enough room to maneuver equipment to do work behind the back of curb.
3. Since the building is only 5 feet from the ROW, normally the water for the 100 year is carried to the ROW. The criterial says there should be 2' of freeboard above the 100 year flood level, but even we agree that is probably not meant for the street 100 flood level. We do all agree however, 6" above the 100 year is valid and they do have very low flows. Even if they kept all of the water in the gutter line, for it to raise 6" to get the building above the flood level, in 6 feet, you need an 8.3% grade which is very steep for a driveway approach and probably will not work.

TPW Streets

1. Local residential streets require 50' ROW. A limited local street of 40 ft. is permitted in single-family developments; however the maximum units served by a limited local loop street is 30 units.
 - a. Limited local streets shall provide the following:
 1. one length of curb (not less than 20 ft in length, excluding driveways, for every two dwelling units must be available along the limited local street to provide for overflow parking.
 2. A paving flare out of 28 ft. width by 40 ft. long within the right of way shall be provided at the mid-block location not exceeding 500 ft. from the nearest intersecting cross street.
2. The proposed lot coverage does not allow for sight visibility as vehicles exit driveways into the travel path of cars within the subdivision.
3. There are no proposed sidewalks within the residential development.
4. Raised curb and gutter are required for all city streets.
5. Intersections sight distances must be adequate. Horizontal geometry, vertical geometry, and intersection angles must provide adequate sight distance. The grade difference as Bryant Irving approaches River Park Drive may preclude drivers from seeing drivers entering and exiting the proposed first access drive along River Park Drive if vehicles are stacking into River Park right of way as they await vehicles maneuvering within the on-street parking spaces proposed at the entrance of the development.
6. Driveway location must not interfere with intersection function. Ensure adequate visibility is available after lots enter the subdivision and approach vehicles exiting driveways along Street B adjacent to the gated access entry.
7. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat. The access closest to the intersection of Bryant Irving and River Park Drive does not provide stacking space, but is proposed as ingress and egress to the site.
8. Head-in parking must comply with ordinance #17517. The proposed head in parking at the first access (Street D) are located 5ft. from the driveway approach into the subdivision.
9. Dumpster pickup must be located internal to the site.

Fort Worth Fire Department

1. Because parking cannot be continuously enforced, the Fort Worth Fire Department is concerned that the 24' wide drivable portion of the streets are an insufficient width considering the available parking shown in the submitted site plan. Experience has shown that accessibility can be difficult during emergency situations for fire apparatus when cars park along the side of the street. Adding to this, if cars were to park along the side of the street on either side of the 24' wide roadway (as shown in the 'Typical Street Cross Section'), that would reduce the available street width to below the Fire Code minimum of 20' wide unobstructed access.
2. It is a strong concern of the Fort Worth Fire Department that if the eastern secondary access ROW is needed by emergency personnel for access, this will be a hazard to drivers turning right off of the southbound side of Bryant Irvin Road onto River Park Drive as fire apparatus are forced to stop suddenly for a very sharp right turn into the subdivision.
3. The applicant has shown no indication to the Fort Worth Fire Department that unobstructed access, as required by the City of Fort Worth's Fire Code, can be supplied to all residential lots within this subdivision at all times.
4. The 24' Turning Radius shown on the site plan submitted to the Fort Worth Fire Department does not meet the minimum requirement of Section 503.2.4 of the City of Fort Worth Fire Code.

Water

1. Street dedication exclusive for water and sewer easement
2. Encroachment agreement is required for gates, over water and sewer

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/R1" to allow for small lot single-family residential. Surrounding land uses vary with small offices to the west, single-family to the south, railroad right of way to the north and vacant land to the east.

As a result, proposed zoning **is compatible** with surrounding land uses, but the site plan has serious deficiencies based on health and safety concerns.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the site as Intensive Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- 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)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 40)

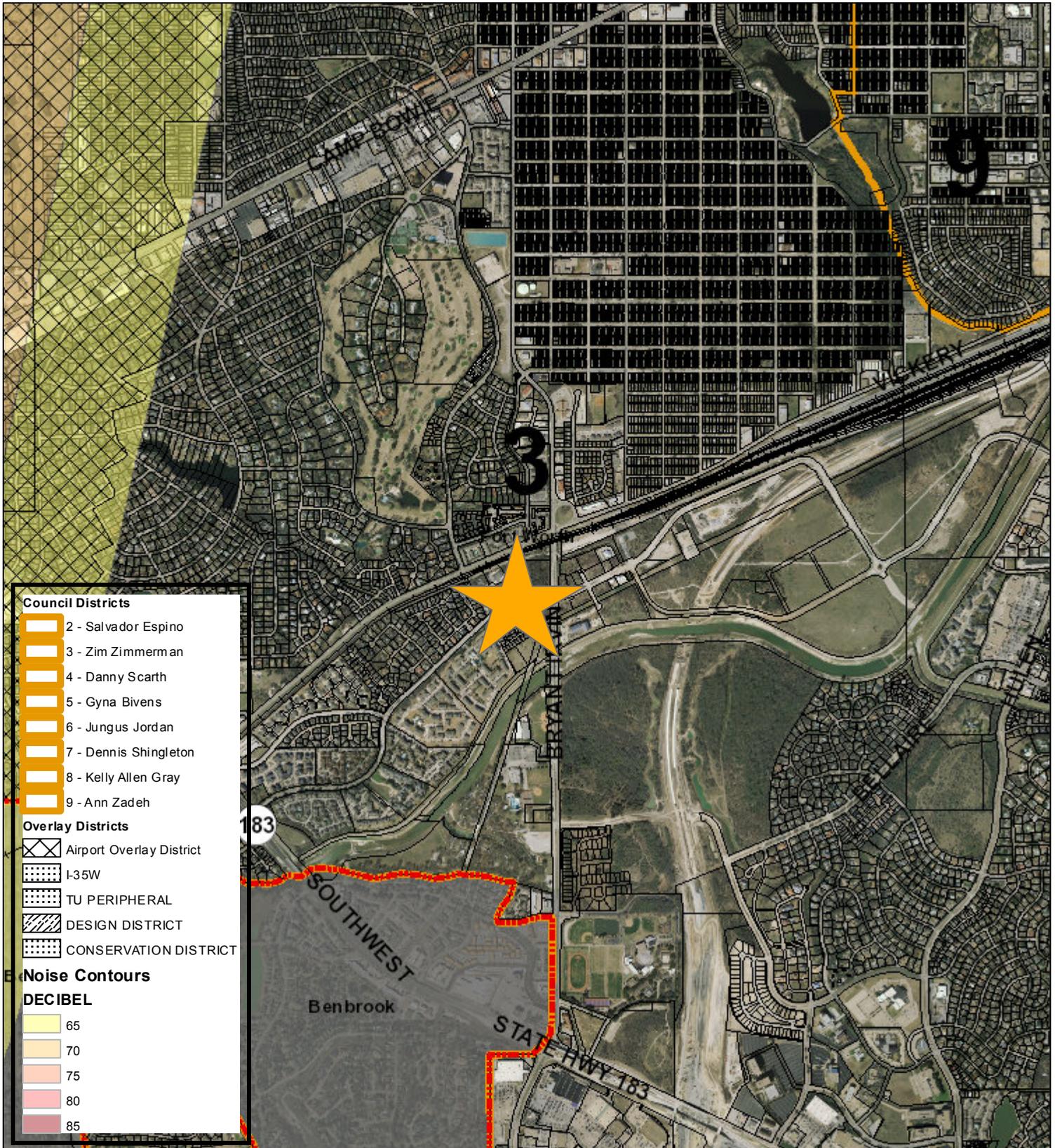
Based on nonconformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. (***Significant Deviation***)

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph

- Site Plan
- Minutes from the City Council meeting
- Minutes from the Zoning Commission meeting

Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Danny Scarth
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Singleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

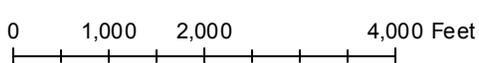
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

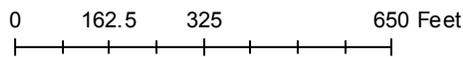
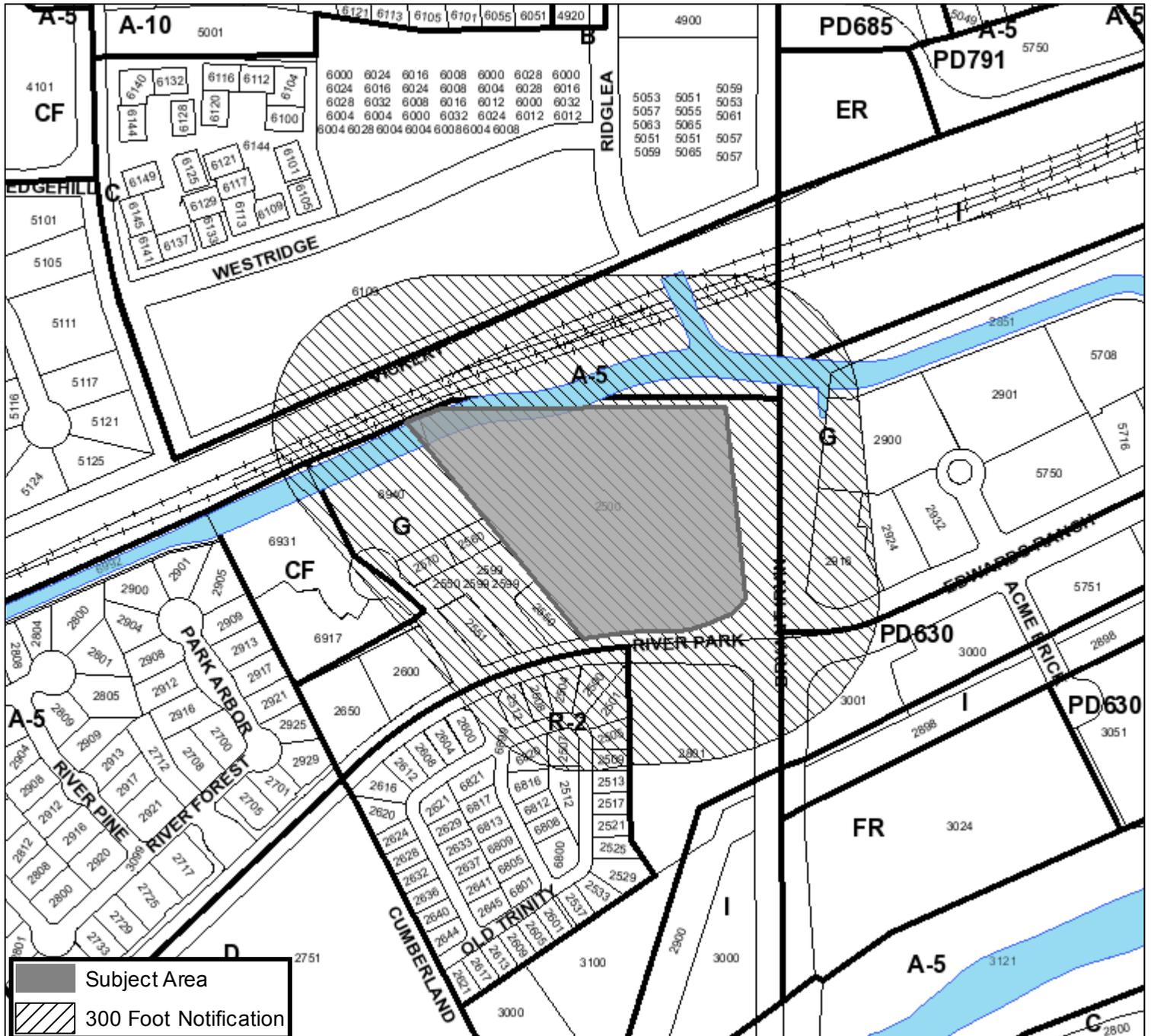
DECIBEL

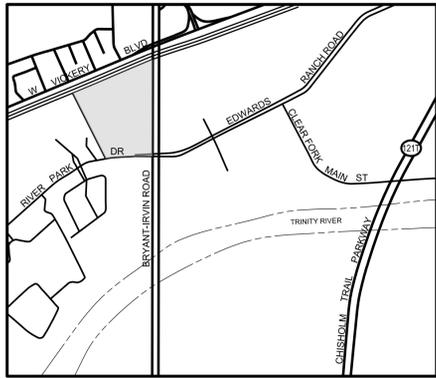
-  65
-  70
-  75
-  80
-  85



Area Zoning Map

Applicant: R/P LLC II, LTD
 Address: 2500 River Park Drive
 Zoning From: G
 Zoning To: PD for R1 uses with site plan and waivers
 Acres: 6.54664022
 Mapsco: 74Z
 Sector/District: W. Hills/Ridglea
 Commission Date: 1/14/2015
 Contact: 817-392-8043





VICINITY MAP
N.T.S.



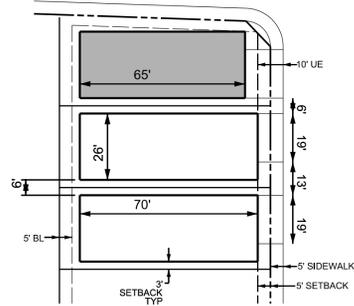
LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED ROW
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 100YR CURRENT FLOODWAY
- 100YR FEMA FLOODPLAIN
- WALL MAINTENANCE EASEMENT

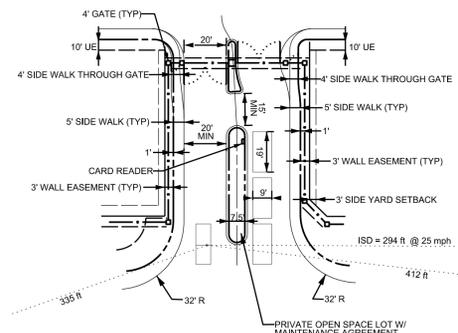
NOTES

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
3. ARCHITECTURAL DESIGN CRITERIA SHALL CONFORM TO R-1 STANDARDS
4. AREA LIGHTING SHALL MEET THE CITY OF FORT WORTH STANDARD LIGHTING FOR RESIDENTIAL DEVELOPMENT
5. STANDARD WIDTH OF PAVED STREETS = 24'
6. STANDARD WIDTH OF RIGHT OF WAY = 34'
7. ALL CURB RADII AND / OR TURNING MOVEMENTS SHALL MEET COWF FIRE CODE
8. THE MAX HEIGHTS OF BUILDINGS IS LESS THAN 35' PER ZONING CRITERIA
9. ENTRANCE CURB RADII = 25' (UNLESS NOTED OTHERWISE) INTERIOR CURB RADII = 15' (UNLESS NOTED OTHERWISE)
10. ALL CURBS SHALL BE COWF STANDARD ROLL OVER CURBS
11. SIDEWALKS SHALL BE PROVIDED PER CITY SUBDIVISION ORDINANCE
12. ALL STREETS AND ACCESS POINTS ON THIS PLAT WILL BE REQUIRED TO BE STRIPED AS FIRE LANES THAT MEET ALL OF THE MINIMUM WIDTH, WEIGHT, AND VISUAL REQUIREMENTS OF THE CITY OF FORT WORTH FIRE CODE.

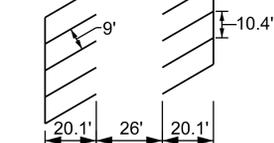
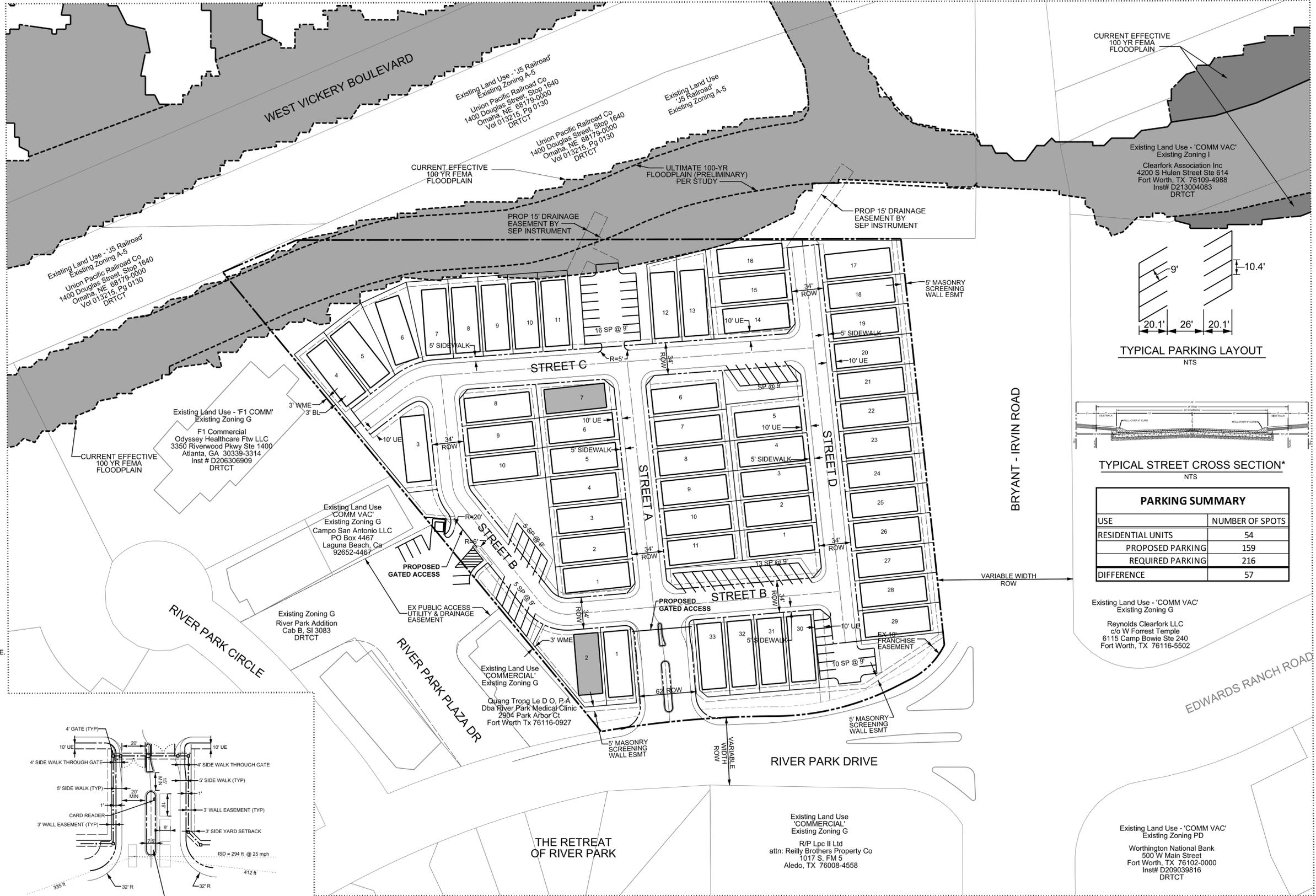
- TYPICAL PAD 26' X 70'
- NON TYPICAL PAD 26' X 65'



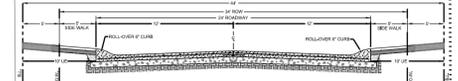
TYPICAL 'PD' LOT LAYOUT*
NTS



MAIN GATED ENTRANCE LAYOUT*
NTS



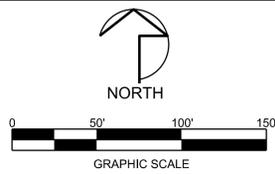
TYPICAL PARKING LAYOUT
NTS



TYPICAL STREET CROSS SECTION*
NTS

PARKING SUMMARY	
USE	NUMBER OF SPOTS
RESIDENTIAL UNITS	54
PROPOSED PARKING	159
REQUIRED PARKING	216
DIFFERENCE	57

Existing Land Use - 'COMM VAC'
Existing Zoning G
Reynolds Clearfork LLC
c/o W Forrest Temple
6115 Camp Bowie Ste 240
Fort Worth, TX 76116-5502



PROJECT NO.	DWH13001
FILE PATH	G:\JOB\DWH13001_River_Park\Enti\PLAT\SitePlan
DRAWN BY	TBB
REVIEWED BY	TDC
DATE	FEBRUARY, 2015
DATE	REVISIONS
3/30/15	PLANNING COMMISSION CHANGES DENOTED WITH ASTERISK *

OWNER
R/P/ LPC II LTD
attn: REILLY BROTHERS PROPERTY CO
1017 S. F.M. 5
ALEDO, TX 76008-4558

DEVELOPER
DAVID WEEKLY HOMES
DAVID WEEKLY HOMES
3301 NORTH I-35
CARROLLTON, TEXAS 75007

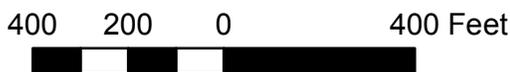
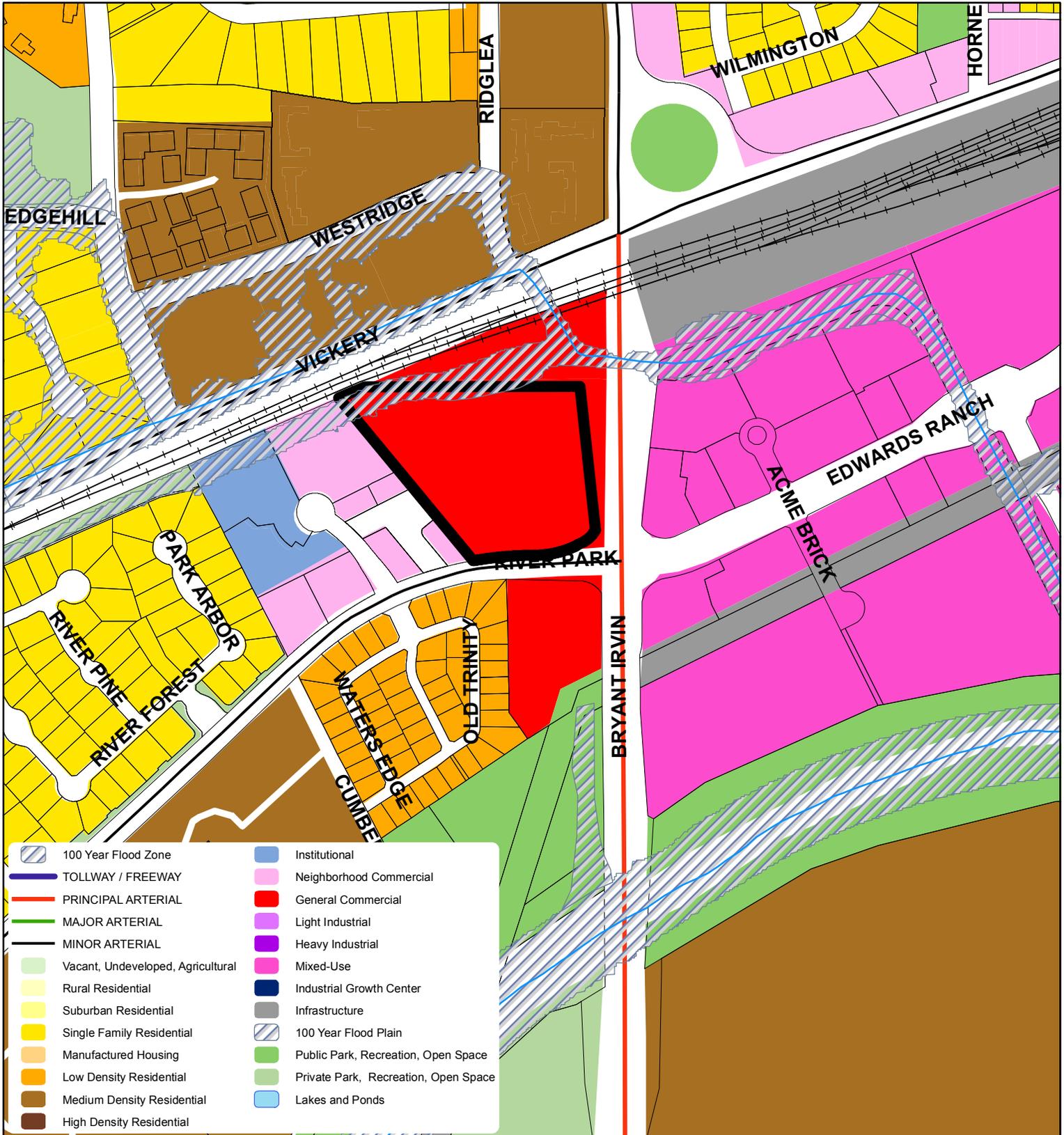
PLANNER / ENGINEER
PELTON LAND SOLUTIONS, INC
5751 KROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 817-562-3350

A PRELIMINARY SITE PLAN FOR
RIVER PARK
CONTAINING BLK 1, LOTS 1X, 1-30; BLK 2, LOTS 1X, 1-3;
BLK 3, LOTS 1X, 1-10 AND BLK 4, LOTS 1X, 5X, 1-11
EXISTING 'G' ZONING
BEING A 6.55 ACRE TRACT OF LAND LOCATED
IN THE E. WILBURN SURVEY, A-1635
SITUATED IN CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

REF. CASE # PP 14-058 Director of Planning and Development Date

G:\JOB\DWH13001_River_Park\Enti\PLAT\SitePlan\DW13001_PP_SitePlan.rvt

Future Land Use



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.

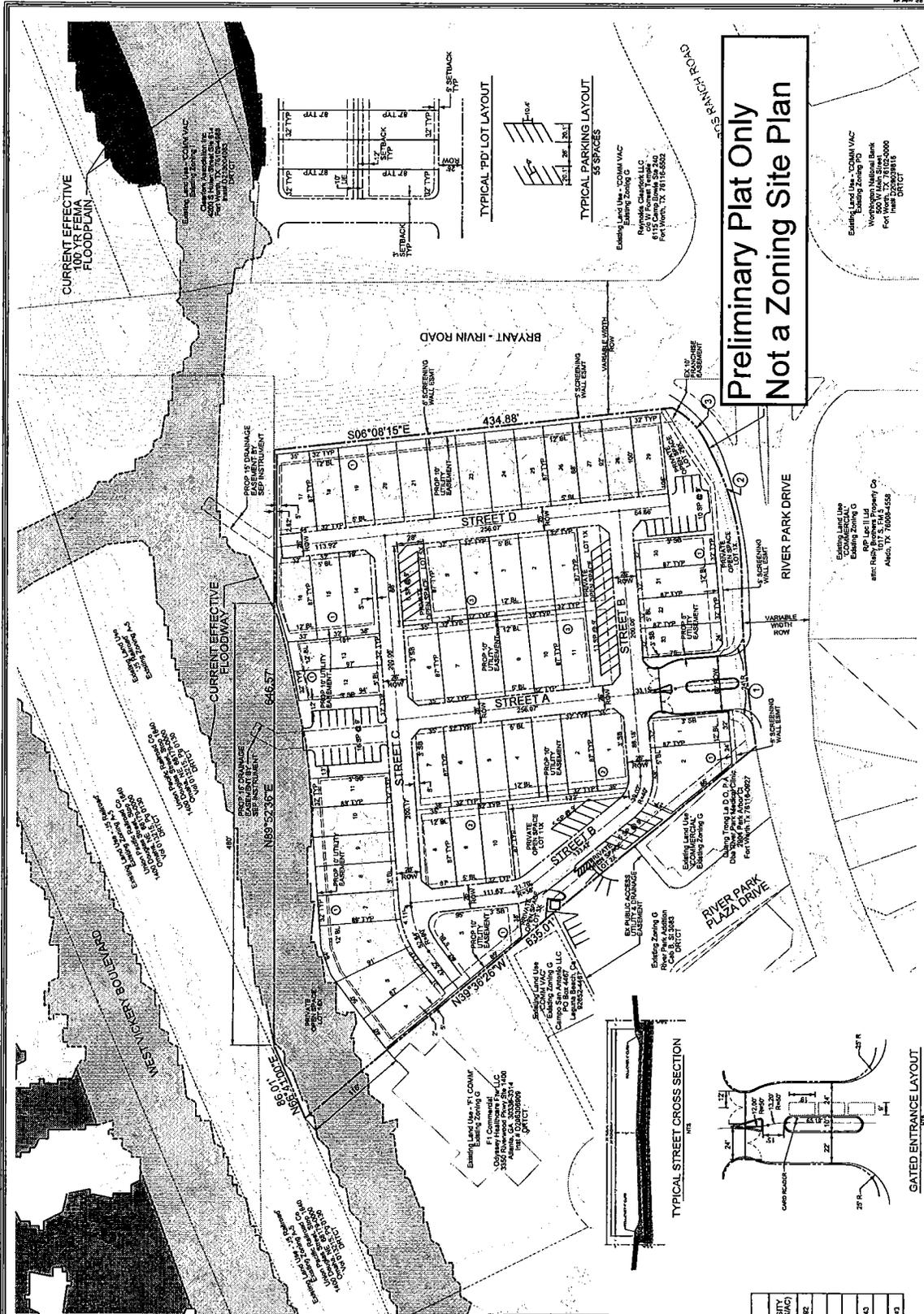


Aerial Photo Map



0 235 470 940 Feet





Preliminary Plat Only Not a Zoning Site Plan

Existing Land Use: COMMERCIAL
 Existing Zoning: G
 Reynolds, Charles LLC
 8155 W. Fort Worth Blvd.
 Fort Worth, TX 76116-6502

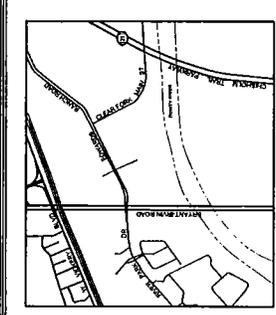
Existing Land Use: COMMERCIAL
 Existing Zoning: G
 Worthington National Bank
 1000 W. Fort Worth Blvd.
 Fort Worth, TX 76102-0000
 Inland 2017021

A PRELIMINARY PLAT FOR
RIVER PARK
 CONTAINING BLK. 1, LOTS 1X, 2X, 3X, 16X, 28X, 1-32;
 BLK. 2, LOTS 11X, 14-20 AND BLK. 3, LOTS 1X, 3X, 1-11
 EXISTING 'G' ZONING
 BEING A 6.45 ACRE TRACT OF LAND LOCATED
 IN THE E. WILBURN SURVEY, A-1625
 SITUATED IN CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

PLANNER / ENGINEER
 PELOTON LAND
 SOLUTIONS, INC
 5751 KROGER DRIVE
 SUITE 195
 KENNESAW, GA 30144
 PHONE: 817-662-3350

DEVELOPER
 DAVID WEEKLEY HOMES
 DAVID WEEKLEY HOMES
 3301 NORTH 135
 CARROLLTON, TEXAS 75007

OWNER
 RPI/LPC II LTD
 10000 RICHMOND AVE
 SUITE 100
 ALEDO, TX 76008-1658



VICINITY MAP
 N.T.S.

- LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED ROW
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - 100% CURRENT FLOODWAY
 - 100% FEMA FLOODPLAIN

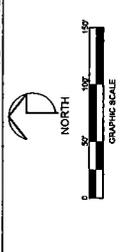
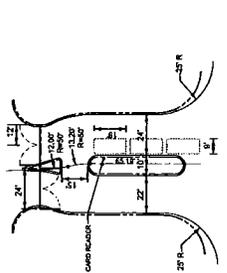
- NOTES:**
- ROADS ARE CONSISTENT WITH CITY OF FORT WORTH M.P.
 - CITY OF FORT WORTH WATER AND SANITARY SEWER.
 - PROPOSED EASEMENTS SHOWN ARE UTILITY EASEMENTS
 - PROPOSED EASEMENTS SHOWN ARE UTILITY EASEMENTS
 - PRIVATE OPEN SPACE WILL BE MAINTAINED BY HOA.
 - MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 6 INCHES ABOVE THE FINISHED GRADE OF THE HIGHEST ADJACENT STREET.
 - THE STREET DESIGN AND FINISHES SHALL BE REQUIRED FOR ALL LOTS WITH LESS THAN 80 PSL.

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH
C1	09°50'32"	1084.00'	83.33'	186.21'
C2	29°25'56"	290.00'	65.15'	133.87'
C3	37°12'49"	81.00'	26.83'	51.58'

LAND USE SUMMARY

USES	RESIDENTIAL UNITS	RESIDENTIAL LOTS	+/- ACRES	DENSITY (LOTS/AC)
100% OPEN SPACE	54	0	3.88	13.92
PARKING	7	1.36	0.34	
ROW		1.07	0.25	
SUBTOTAL	61	0	4.47	13.65
TOTALS	61	0	4.47	13.65



PROJECT NO. DW18001
 SHEET NO. 0001 DW18001ENTPLAT
 DRAWN BY TDC
 CHECKED BY TDC
 DATE DECEMBER 28, 2014
 REVISIONS

The City Council, at its meeting of February 3, 2015, continued Zoning Docket ZC-14-147:

- 3. ZC-14-147 - (CD 6) - AM Pate, Jr. et, al, 6500-6800 Blocks Dirks Road/Altamesa Boulevard; from: Unzoned to: "A-5" One-Family, "PD/G" Planned Development for all uses in "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with exclusions and development standards; site plan waiver recommended (Recommended for Approval by the Zoning Commission)**

Mr. Tom Galbreath, 550 Bailey Avenue Suite 400, completed a speaker card in support of Zoning Docket ZC-14-147 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-147 be continued to the April 7, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on February 16, 2015.

- 4. ZC-14-159 - (CD 3) - R/P LLC II, Ltd., 2500 River Park Drive; from: "G" Intensive Commercial to: "PD/R1" Planned Development for all uses in "R1" Zero Lot Line/Cluster with the following waivers: less than minimum lot size of 3,300 sf, less than 5 ft. side yard setbacks, and less than 33 ft. lot width at the building line, site plan included. (Recommended for Approval by the Zoning Commission)**

Mr. Robert ("Bob") West, 301 Commerce Street, Suite 3500, completed a speaker card in support of Zoning Docket ZC-14-159 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Zimmerman made a motion, seconded by Council Member Scarth, that Zoning Docket ZC-14-159 be continued to the April 7, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

5. **ZC-14-167 - (CD 2) - Northwest Bible Church, Inc. (Texas), 5025 Jacksboro Highway, from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus funeral home; site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission for PD/A-5 plus funeral home)**

Mr. James Richard (JR) Olmstead, 2315 Westbrook Avenue, appeared before Council in support of Zoning Docket ZC-14-167.

Motion: Mayor Pro tem Espino made a motion, seconded by Council Member Shingleton, that Zoning Docket ZC-14-167 be continued to the April 7, 2015, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

The City Council, at its meeting of February 3, 2015, continued Zoning Docket ZC-14-169:

6. **ZC-14-169 - (CD 5) - Prosper Bank, 15239 FAA Boulevard; from: "J" Medium Industrial to: "PD/J" Planned Development for all uses in "J" Medium Industrial plus game room; site plan included. (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**

Motion: Council Member Bivens made a motion, seconded by Council Member Scarth, that Zoning Docket ZC-14-169 be approved. The motion carried 8 ayes to 1 nay, with Council Member Jordan casting the dissenting vote.

7. **ZC-14-171 - (CD 5) - Cooks/Tarrant 11.7 JV, 7901 Ederville Road; from: "G" Intensive Commercial to: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included. (Recommended for Denial by the Zoning Commission)**

The following individuals appeared before Council in opposition to Zoning Docket ZC-14-171:

Ms. Jackie Barnd, 7249 Specklebelly Lane
Mr. Scott Willingham, 737 Newport Road
Ms. Judy Taylor, 2604 Stark Street

The following individuals completed comment cards in opposition to Zoning Docket ZC-14-171:

Ms. Lottie Fowler, 817 Sylvan Drive
Ms. Laura Adams, 1024 Fox River Lane
Mr. Byron Masters, 845 Hunters Glen Trail
Ms. Vanessa Carpenter, 850 Hunters Glen Trail
Mr. Jim McCombs, 9015 Hunters Glen Trail

City of Fort Worth, Texas
Zoning Commission
February 11, 2015 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, District 2
Justin Reeves, District 3
Charles Edmonds, Jr., Vice Chair, District 4
Melissa McDougall, District 5
Natalie Moore, District 6
Wanda Conlin, District 8
Gaye Reed, District 9

Staff Members Present:

Dana Burghdoff, Deputy Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 10:03 A. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Edmonds, seconded by Ms. McDougall, on a vote of 8-0, voted to approve the Zoning Commission minutes of the January 14, 2015 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-14-159 R/P LPC II LTD. (CD 3) – 2500 River Park Drive (Edward Wilburn Survey, Abstract No. 1635, 6.54 Acres): from “G” Intensive Commercial to “PD/R1” Planned Development for all uses in “R1” Zero Lot Line/Cluster with the following waivers: less than minimum lot size of 3,300 sq. ft.; less than 5 ft. side yard setbacks, and less than 33 ft. lot width at the building line; site plan included

Robert West, 301 Commerce Street, Suite 3500, Fort Worth, Texas representing R/P LPC II LTD, explained to the Commissioners they are proposing a residential development. Mr. West said they are presenting the case today even though they still have some platting issues but need a decision today for contract purposes. Mr. West said the current zoning allows for all types of commercial uses. They are proposing residential and have support from property owners.

Travis Clegg, 5751 Kroger Drive, Keller, Texas explained the zoning portion of the request. He said they have a 24 ft. wide street section that was approved by the Fire Department. At their request there will be no parking on the street and will be marked as a fire lane. Mr. Clegg said they do have a second point of access and provided a traffic impact analysis to TPW which was not required. There are two gated access locations; one to the commercial and one at the entry of

the development. Three waivers are being requested; side yard setback, front yard setback, and the maximum square footage of a lot. They are asking for 2,700 sq. ft. and current standards are 3,300 sq. ft.

Mr. Reeves asked what has been discussed about the utilities. Mr. Clegg said it is a maintenance issue because the utilities run down the streets. There will be no storm drain lines below the surface of the street. Water and sewer will be the only utility in the street which will be 24 feet wide.

Mr. Genua asked about how big the units will be. Mr. Clegg said about 2500 sq. ft.

Ms. Moore asked about parking for visitors. Mr. Clegg said they provided additional parking spaces (57) as indicated on the site plan.

Ms. Reed asked about the maximum bedroom count. Mr. Clegg said there will be three bedrooms.

Mr. Reeves asked staff to explain the process as it relates to the preliminary plat.

Ms. Murphy explained the platting process and how the PD site plan relates to it. She said the site plan needs to mirror the plat. Mr. Clegg said they believe the land plan won't change and no changes are expected with the plat.

Mr. Reeves for the record also asked staff if the recommendation for approval or denial is made today that it will not address any access or turning radius issues. Ms. Murphy said zoning approval does not trump any health, safety issues such as traffic, fire, and building code.

Mr. Edmonds asked if there will be more than three bedrooms per unit and the proposed height. Mr. Clegg said there will not be any more than three bedrooms per unit and the height is proposed to be 27 ½ ft.

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

<i>Document received for written correspondence</i>					ZC-14-159
Name	Address	In/Out 300 notification area	Position on case		Summary
Reilly Brothers	1017 South FM 5	Out		Support	Sent letter in
David Mocio/ Worthington National Bank	500 Main St	Out		Support	Sent letter in
Rick Kubes/ Retreat at River Park	NA	Out		Support	Sent letter in

Ms. Burghdoff asked if he needed a waiver for the additional parking spaces. Mr. Quine said they will provide the additional tree required.

Motion: Following brief discussion, Mr. Northern made a motion to Approve the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-145
Name	Address	In/Out 300 ft notification area	Position on case	Summary
Kevin Jones	648 E Bonds Ranch	In	Support	Sent letter in

2. ZC-14-159 R/P LPC II LTD. (CD 3) – 2500 River Park Drive (Edward Wilburn Survey, Abstract No. 1635, 6.54 Acres): from “G” Intensive Commercial to “PD/R1” Planned Development for all uses in “R1” Zero Lot Line/Cluster with the following waivers: less than minimum lot size of 3,300 sq. ft.; less than 5 ft. side yard setbacks, and less than 33 ft. lot width at the building line; site plan included

Robert West, 7012 Allen Place Drive, Fort Worth, Texas representing R/P LPC II LTD, explained to the Commissioners they are requesting a 30 day continuance in order to submit a preliminary plat and get comments back as well as submit a site plan.

Motion: Following brief discussion, Mr. Reeves recommended a 30 day Continuance of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

IV. New Cases

3. ZC-14-151 James Austin Jr. (CD 8) – 3220 Mitchell Boulevard (J W Haynes Survey, Abstract No. 779, 1.15 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “FR” General Commercial Restricted

Mike Chapman, 1425 Holly Ridge Drive, Keller, Texas representing James Austin Jr., explained to the Commissioners the request to rezone for an O’Reillys auto parts store. Mr. Chapman did mention after speaking with staff, that PD/E plus auto parts might be a better zoning district for the neighborhood. Pollard Rogers with O’Reilly was present at the meeting. Mr. Chapman said they did reach out to the neighborhood in October but have not heard back from them.

Everette Carpenter, 7332 Normandy Road, Fort Worth, Texas spoke in support. Mr. Carpenter is Pastor for the Church located across the street from this location and feels this will benefit the economic growth they are experiencing.

Tim Williams, 2401 Scott Avenue, Fort Worth, Texas spoke in support. He did mention Mr. Hank Robertson; a resident behind the property could not be here but is in support.

Mary Bailey-Williams, 2533 Malvern Trail, Fort Worth, Texas spoke in opposition. Ms. Williams said she is the in-coming President for the Mitchell Boulevard NA; they took a vote at

5. ZC-14-157 Sutton Field Investments LLC (CD 7) – 10600 Alta Vista Road (J. Billingsley Survey, Abstract No. 747, 33.37 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Travis Clegg, 5751 Kroger Drive, Fort Worth, Texas representing Sutton Field Investments, LLC explained to the Commissioners the request to rezone to A-5 One-Family to develop approximately 78 residential lots and confirmed that it is a difficult site due to the large floodplain.

Mr. Northern asked if he had a chance to speak to the neighborhood and that there was one letter of opposition submitted. Mr. Clegg said no he did not and explained why he would be supportive of residential zoning.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Reeves. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				<i>ZC-14-157</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Gerald Tarleton	10557 Creek	Bear	In	Opposition	Sent letter in

6. ZC-14-158 Edwards Geren LTD (CD 3) – 3051 and 3053 Bryant Irvin Road (F. D. Beasley Survey, Abstract No. 135 and L. J. Edwards Survey, Abstract No. 464, 12.40 Acres): from “PD-630” Planned Development for all uses in “MU-2” High Intensity Mixed-Use as outlined in the September 30, 2003 Comprehensive Zoning Ordinance with a minimum 20 ft. front yard setback and a minimum block length of 500 ft., maximum block length 1500 ft., with 20% of the block length to be allowed between 200 and 500 ft.; site plan waived to “G” Intensive Commercial

Travis Clegg, 5751 Kroger Drive, Fort Worth, Texas representing Edwards Geren LTD explained to the Commissioners they do not need large mixed use retail at this site west of Chisholm Trail Parkway since the surrounding primary uses are offices and the mixed use is primarily east of the parkway.

Paxton Motheral, 4200 S, Hulen, Suite 200, Fort Worth, Texas spoke in support.

Motion: Following brief discussion, Mr. Reeves recommended Approval of the request, seconded by Ms. Conlin. The motion carried 7-0 with Mr. Edmonds stepping away from the dais.

7. ZC-14-159 R/P LPC II LTD. (CD 3) – 2500 River Park Drive (Edward Wilburn Survey, Abstract No. 1635, 6.54 Acres): from “G” Intensive Commercial to “PD/A-5” Planned Development for all uses in “A-5” One-Family with the following waivers: less than minimum lot size of 5,000 sq. ft.; greater than 50 percent maximum lot coverage; less than

20 ft. front yard setback, 5 ft. side yard setback for interior lots and 10 ft. on side streets, and 5 ft. rear setback; less than 50 ft. lot width at the building line site plan included

Travis Clegg, 5751 Kroger Drive, Fort Worth, Texas representing R/P LPC II LTD, explained to the Commissioners they are requesting a 30 day continuance in order to submit a preliminary plat and get comments back as well as propose zoning to PD/R2.

Ms. Reed asked if 30 days would be enough. Ms. Burghdoff mentioned he will know by the January meeting if they need to continue it. Ms. Burghdoff mentioned his site plan would need to be submitted by end of December.

Motion: Following brief discussion, Mr. Reeves recommended a 30 day Continuance of the request, seconded by Mr. Northern. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-14-159
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Cassco Land Co	4200 S Hulen			Support	Sent letter in
Max Wayman & Assoc	2650 River Park Dr	In		Support	Sent letter in

8. ZC-14-161 City of Fort Worth Planning & Development (CD 9) 919 W. Mason Street (South Fort Worth Addition, Block 46, N 100' Lot 2, 0.11 Acres): from "B" Two-Family to "A-5" One-Family

Ms. Murphy called the surplus case.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Moore. The motion carried unanimously 8-0.

9. ZC-14-162 City of Fort Worth Planning & Development (CD 2) 4620 Tidwell Drive (Tidwell Subdivision-River Oaks, Lot 45, 0.218 Acres): from "B" Two-Family to "A-7.5" One-Family

Ms. Murphy called the surplus case.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Moore. The motion carried unanimously 8-0.

10. ZC-14-163 City of Fort Worth Planning & Development (CD 4) 3000 Elinoor Street (Harlem Gardens Addition, Lot 9C, 0.37 Acres): from "B" Two-Family to "A-5" One-Family

Ms. Murphy called the surplus case.