



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 16, 2015

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: None submitted Support: 2 letters submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Fort Worth Growth Partners, LP

Site Location: 113-129 Athenia, 201 Sunset, 110-204 and 105 Nursery, 4843 White Settlement Rd. Mapsco: 61W,X

Proposed Use: Office and Residential

Request: From: "B" Two-Family and "E" Neighborhood Commercial
To: "MU-1" Low Intensity Mixed-Use

Land Use Compatibility: Requested change **is compatible (Athenia, Nursery east side)**
Requested change **is not compatible (Nursery west side)**

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency)** along Athenia and east side of Nursery)
Requested change **is not consistent (Significant Deviation)** along the west side of Nursery.

Background:

The proposed rezoning is located south of White Settlement Road along Athenia Dr. and Nursery lane. The applicant is proposing to rezone the area from "B" Two-Family and "E" Neighborhood Commercial to "MU-1" Low Intensity Mixed-Use. The applicant would like to rezone the property in order to incorporate property into a larger residential and office project in the area previously approved for MU-1.

Several sites have recently been rezoned to MU-1 along White Settlement Road to take advantage of the Trinity River and possibility of creating a mixed-use corridor. The applicant would like to increase the land area of MU-1 zoning in an effort to create more residential. MU developments of greater than three acres will be required to meet the mixed-use vicinity test of a 70%/30% mix of residential and non residential uses, per a proposed text amendment.

Due to the varied nature of the surrounding area and proposed project, the rezoning has been divided into three sections:

- Athenia Drive
- Nursery East
- Nursery West

Analyses for both land use compatibility and future land use consistency for these sections have been provided further in this report.

Site Information:

Owner: 4905 White Settlement, LLC
 1000 Foch Street, Suite 100
 Fort Worth, Texas 76107
 Agent: Townsite Company/Phillip Poole
 Acreage: 4.23
 Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "MU-1" Low Intensity Mixed-Use; "E" Neighborhood Commercial / RV park office, vacant
 East "B" Two-Family; "MU-1" Low Intensity Mixed-Use; "PD-990" PD/A-5 with development standards / RV park, single-family, vacant
 South "B" Two-Family / single-family
 West "B" Two-Family; "E" Neighborhood Commercial; "MU-1" Low Intensity Mixed-Use / single-family, 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.
 ZC-14-092, from "B" and "E" to "MU-1"; effective 10/7/14 (north of the subject property)
 ZC-14-173, from "B" and "E" to "MU-1"; effective 3/2/15 (north of the subject property)
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
Nursery Ln.	Residential	Residential	No
Athenia Dr.	Residential	Residential	No
Sunset Ln.	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Riverbend NA	Streams & Valleys, Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

*Site not located within the confines of a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "MU-1" Low Intensity Mixed-Use for residential and a previously approved office complex. Surrounding land uses vary with commercial and RV park to the north, vacant and single-family to the east and west, and single-family to the south. The

site has been divided into three sections due to the location, compatibility to the proposed zoning, and surrounding land use. The table below provides this information:

Property area	Zoning Compatibility	Notes
Athenia	Compatible	Rezoning this portion would complete the block area. It will also provide a clear delineation between single-family and MU-1 along Athenia
Nursery East Side	Compatible	Rezoning this portion would provide for congruent previously rezoned MU-1 along the east and west side of Nursery, and would create continuous MU-1 along White Settlement Rd. It will also provide a gateway from White Settlement Rd to the single-family south of the site
Nursery West Side	Not Compatible	Proposed MU-1 encroaches into established single-family neighborhood

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as single-family and neighborhood commercial. The proposed zoning **is not consistent** with the Comprehensive Plan. However, a review of the Comprehensive Plan is necessary for this area. Several sites have already been rezoned to MU-1, which will likely impact the future land use designation. Due to the varied nature of the area, the site has again been divided into three sections. The table below provides this information

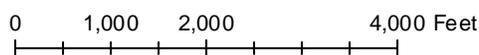
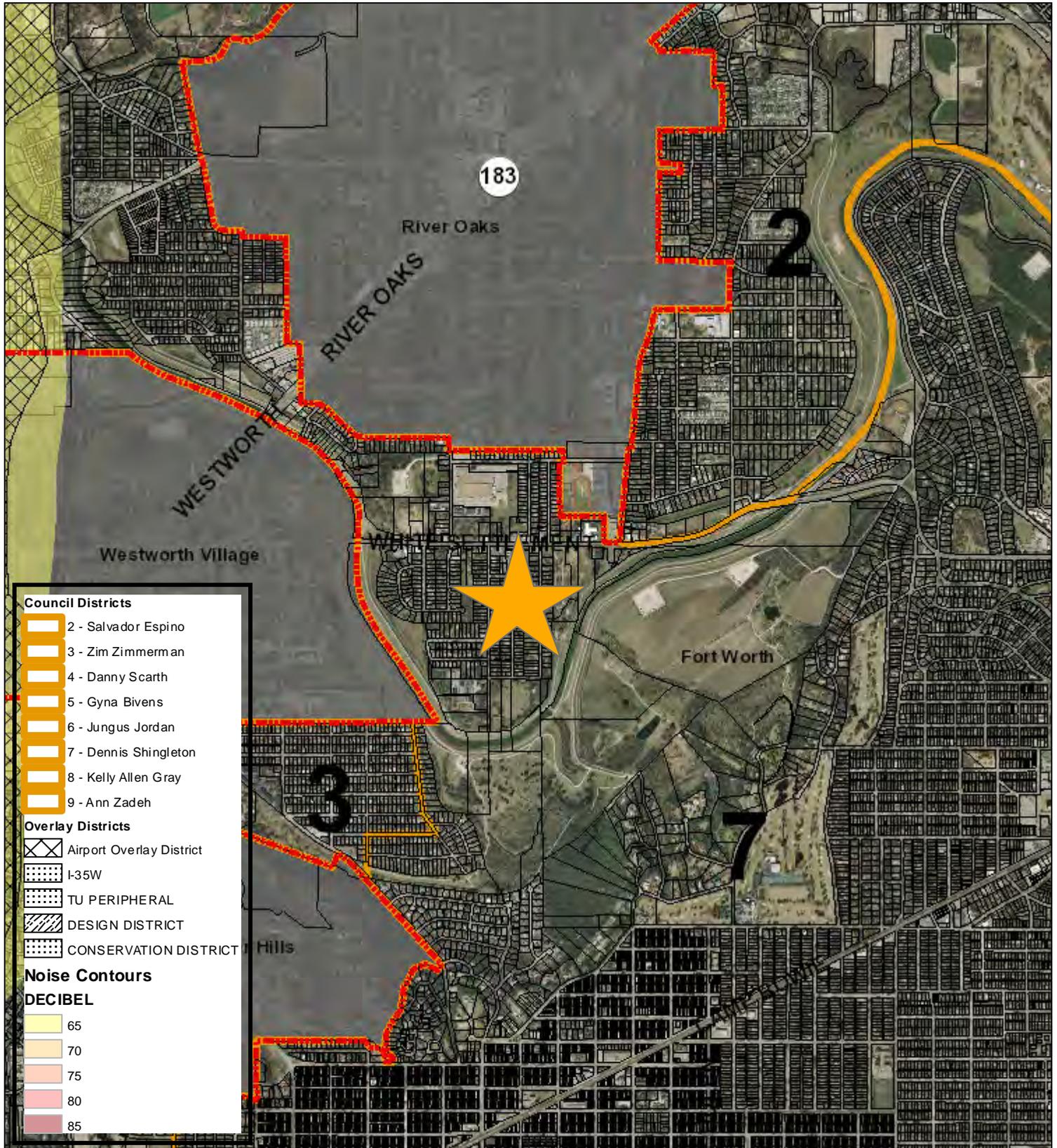
Property area	Comprehensive Plan Consistency	Notes
Athenia	Technical Inconsistency	The future land use will be revisited for this area due to the existing MU-1 zoning
Nursery East Side	Technical Inconsistency	The lot directly fronting White Settlement is currently neighborhood commercial on the future land use map, which is consistent with the Comprehensive Plan, however; the lot to the south is single-family. The overall review of the area will may mitigate this difference
Nursery West Side	Significant Deviation	The requested zoning change is inconsistent 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)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)
- Separate incompatible land uses with buffers and 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. 40)

Attachments:

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

Area Map

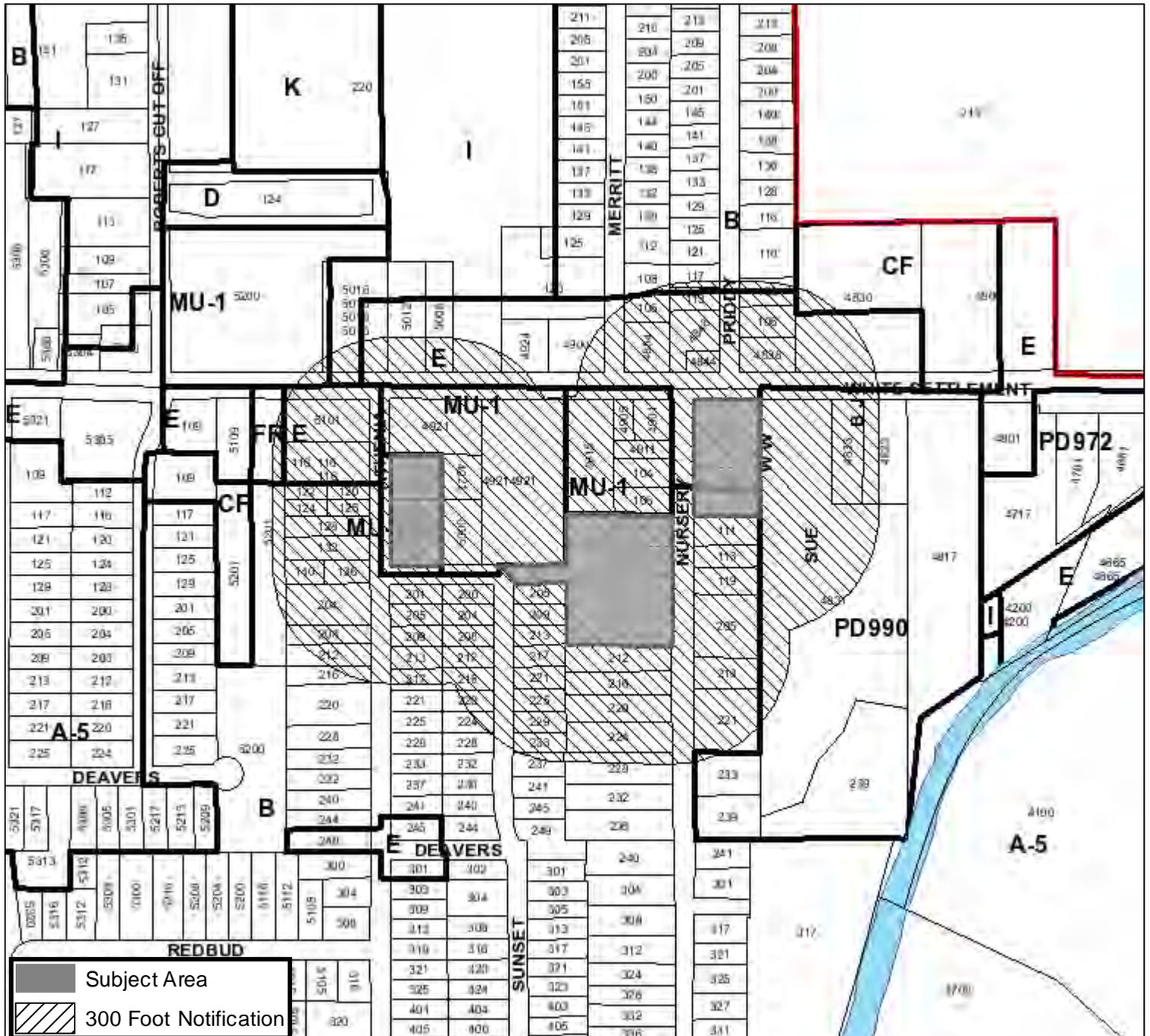




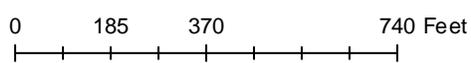
ZC-15-077

Area Zoning Map

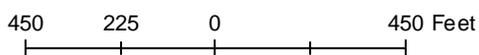
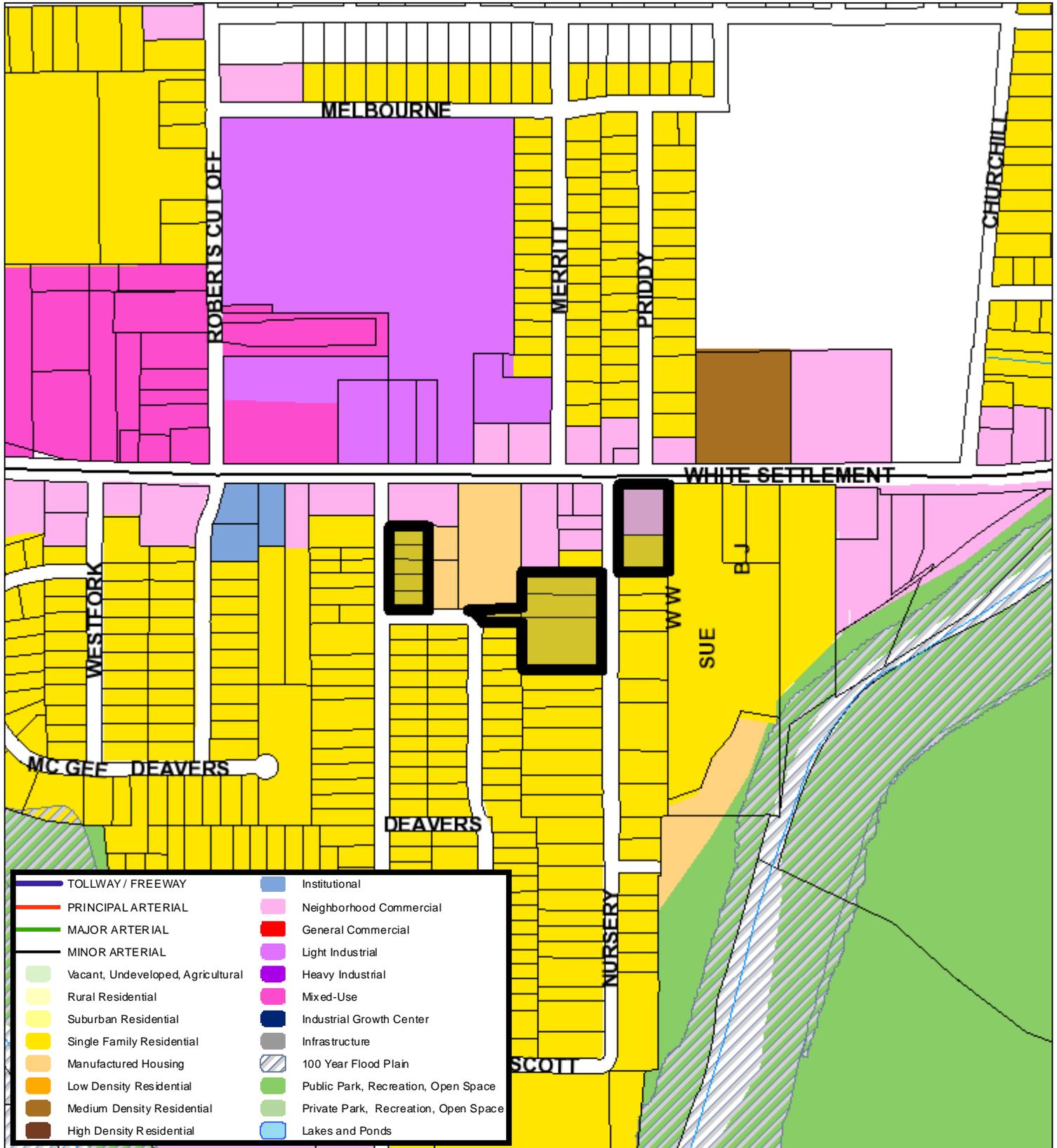
Applicant: Fort Worth Growth Partners, LP
 Address: 113-129 (odd) Athenia, 105-112, 204 Nursery, 201 Sunset, 4843 White Settlement
 Zoning From: B, E
 Zoning To: MU-1
 Acres: 4.23328995
 Mapsco: 61WX
 Sector/District: Northside
 Commission Date: 6/10/2015
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



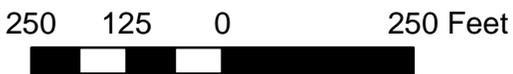
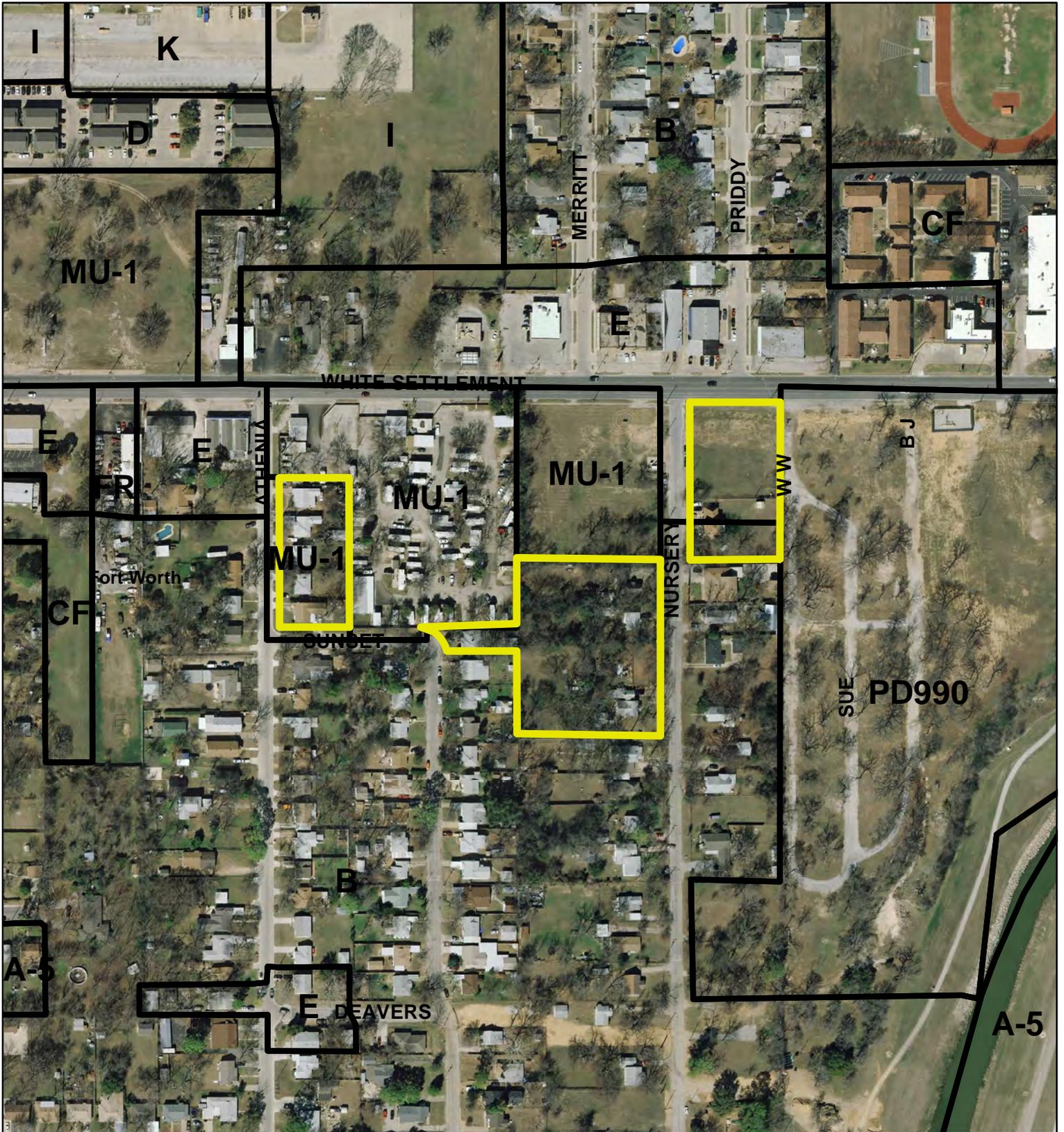
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



Aerial Photograph



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.

