



**SITE PLAN AMENDMENT  
STAFF REPORT**

**City Council Meeting Date:**  
July 21, 2015

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval as Amended to limit sign wall letters to be open type design by a vote of 7-0  <b>Opposition:</b> One person spoke, petition submitted <b>Support:</b> Two persons spoke, petition 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:** Crestmont Management Co., LLC

**Site Location:** 1600 Montgomery Street & 3609-3613 Crestline Road  
Mapsco: 75H

**Proposed Use:** Site plan for PD-770

**Companion Cases:** ZC-15-006/PD-770

**Background:**

The applicant is providing a site plan as required by PD-770 for the tract zoned "PD/SU" Planned Development/Specific Use for camera shop, photography studio, art studio, office, or museum; site plan required. The site is located on the corner of Crestline Rd. and Montgomery Street across the street from the Museum District and will be near the proposed new arena.

The applicant intends to construct a two-story camera shop with rooftop access. The subject site was rezoned in May to allow for a camera shop, photography studio, art studio, office, or museum with a site plan required. Generally, site plans are provided at the time of rezoning, however; a site plan was not fully prepared and the property was nearing the contract deadline so the case was approved as site plan required. The applicant explained that some items may still need further adjustment after additional engineering work is completed.

The rezoning was approved as a PD/SU-Specific Use. A base zoning district was not provided, causing the site plan to regulate all of the development standards. A 20 ft. projected setback from residential uses applies to all nonresidential districts except for MU, and therefore it is being applied to this development along Crestline. The applicant has both parking and structures within this setback. Additionally the applicant is requesting a waiver to the sign requirements and is planning a fence with lettering that is 3' x 50'. Detached monument signs are allowed by right in commercial districts at a maximum size of 8' x 16'. Attached wall signs are allowed at 10% of the wall. A sign on a fence converts the fence to a detached sign structure and is measured as such. The applicant is requesting waivers on these items.

The Arlington Heights Neighborhood Association has expressed support of the case but has requested a 15 ft. setback along Crestline and expressed concerns about setting precedent. Neighboring property owners on Crestline support the proposal. Opposition remains from property owners on Washburn to the south, with concerns about the retaining wall and auto lights from the parking lot.

**Site Information:**

Owner: Crestmont Management Co., LLC  
3100 West 7<sup>th</sup> Ste 400  
Fort Worth, TX 76107  
Agent: Townsite Co  
Acreage: 0.55 acres  
Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

- North PD 393 "PD-SU" for following uses: museum or cultural facility, professional offices, antique shop, book/stationery store, clothing/wearing apparel store, furniture sales, photograph/portrait or camera shop, retail sales/jewelry or art, studio/art/photography; approval subject to conditions listed in case; "C" Medium Density Multifamily / single-family, office
- East PD 897 "PD/CF" Planned Development for all uses in "CF" Community Facilities plus alcohol sales with development standards on file in the Planning & Development Department; site plan waived (museum area) / Museum
- South "C" Medium Density Multifamily / single-family
- West "C" Medium Density Multifamily / single-family

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

- 1. 20 ft. projected building setback along Crestline (waiver requested)
- 2. Parking prohibited within the projected setback (waiver requested for two spaces)
- 3. Monument sign allowed by right 8 X 16 max, based on linear street footage
  - a. 3' X 50' lettering on top of the fence constitutes a sign (waiver required)

**Zoning Commission recommended waivers to the items noted above.**

**Platting Comments**

- 1. The City of Fort Worth does permit construction of buildings across platted lots, however the Water Department will not permit private service lines (even those for irrigation to cross property lines). Re-platting into one lot may be required.

**Transportation/Public Works (TPW) site plan comments**

- 1. Alley widths of 20ft. are required for commercial development. (only if the property is replatted)
- 2. 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 proposed gated entry requires a minimum of three vehicles stacking space off the right-of-way. As shown the proposed gated entry doesn't comply with the minimum stacking distance as shown.
- 3. Dumpster pickup must be located internal to the site.
- 4. Directional handicap ramps are required at the intersection of Crestline and Montgomery as this is an intersection of an arterial and a collector street.}

**Comments made by Platting and TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting and TPW acceptance of conditions.**

**Recent Relevant Zoning and Platting History:**

Zoning History: From "C" Medium Density Multifamily to PD 770, "PD/SU" Planned Development/Specific Use for offices. Site plan approved; effective 7/10/07 (subject property)  
Amend PD 770 "PD/SU" Planned Development/Specific Use for camera shop, photography studio, art studio, office, museum; site plan required; approved 5/5/15 (subject property)

Platting History: none

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Montgomery Street	Major Arterial	Major Arterial	No
Crestline Rd	Collector	Collector	No

**Public Notification:**

The following Neighborhood Associations were notified:

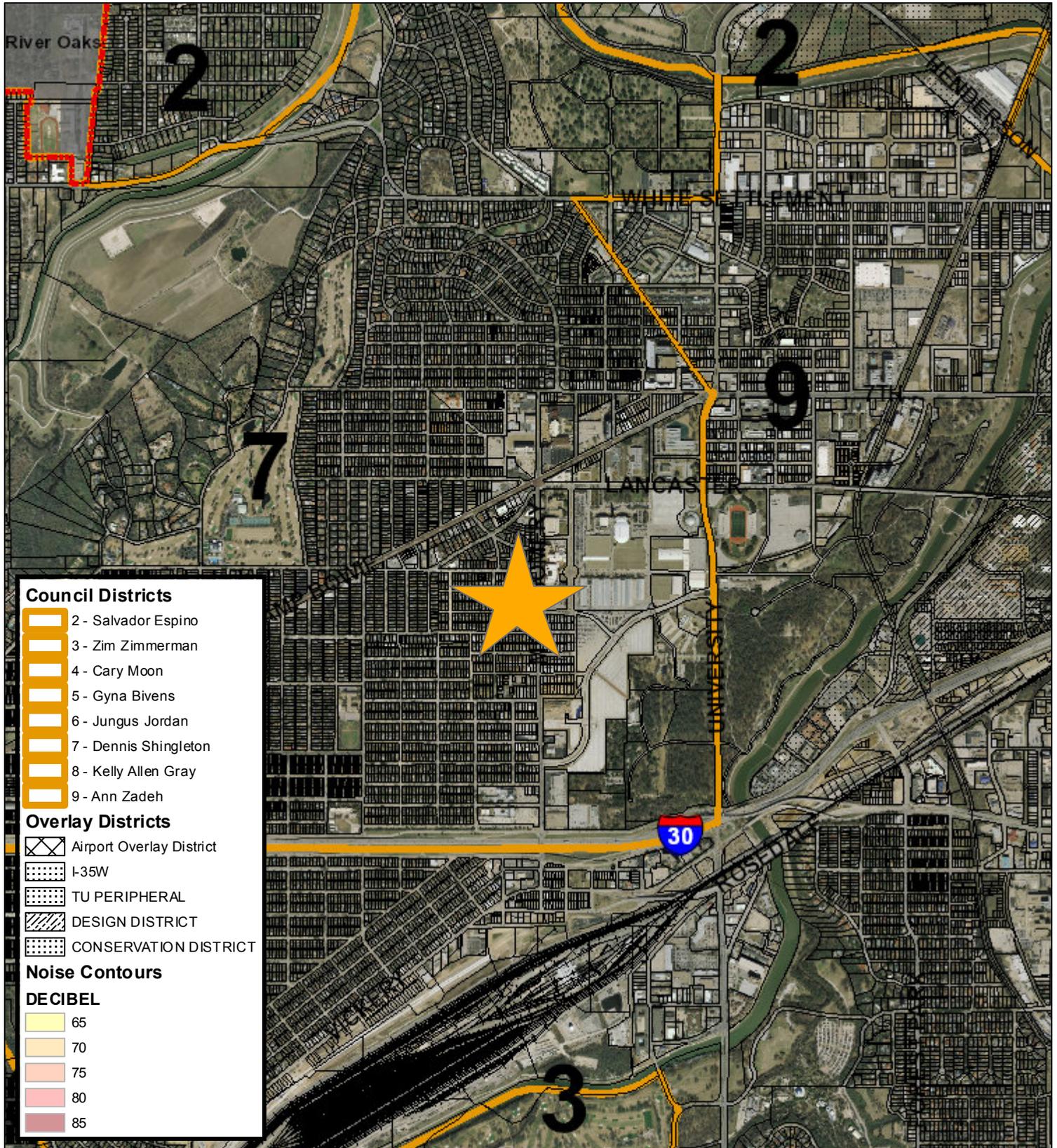
Organizations Notified	
Westside Alliance	Trinity Habitat for Humanity
Arlington Heights*	Streams And Valleys Inc
Camp Bowie District Inc	FWISD
Cultural District Alliance	

*\*Located within this Neighborhood this Neighborhood Association*

**Attachments:**

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

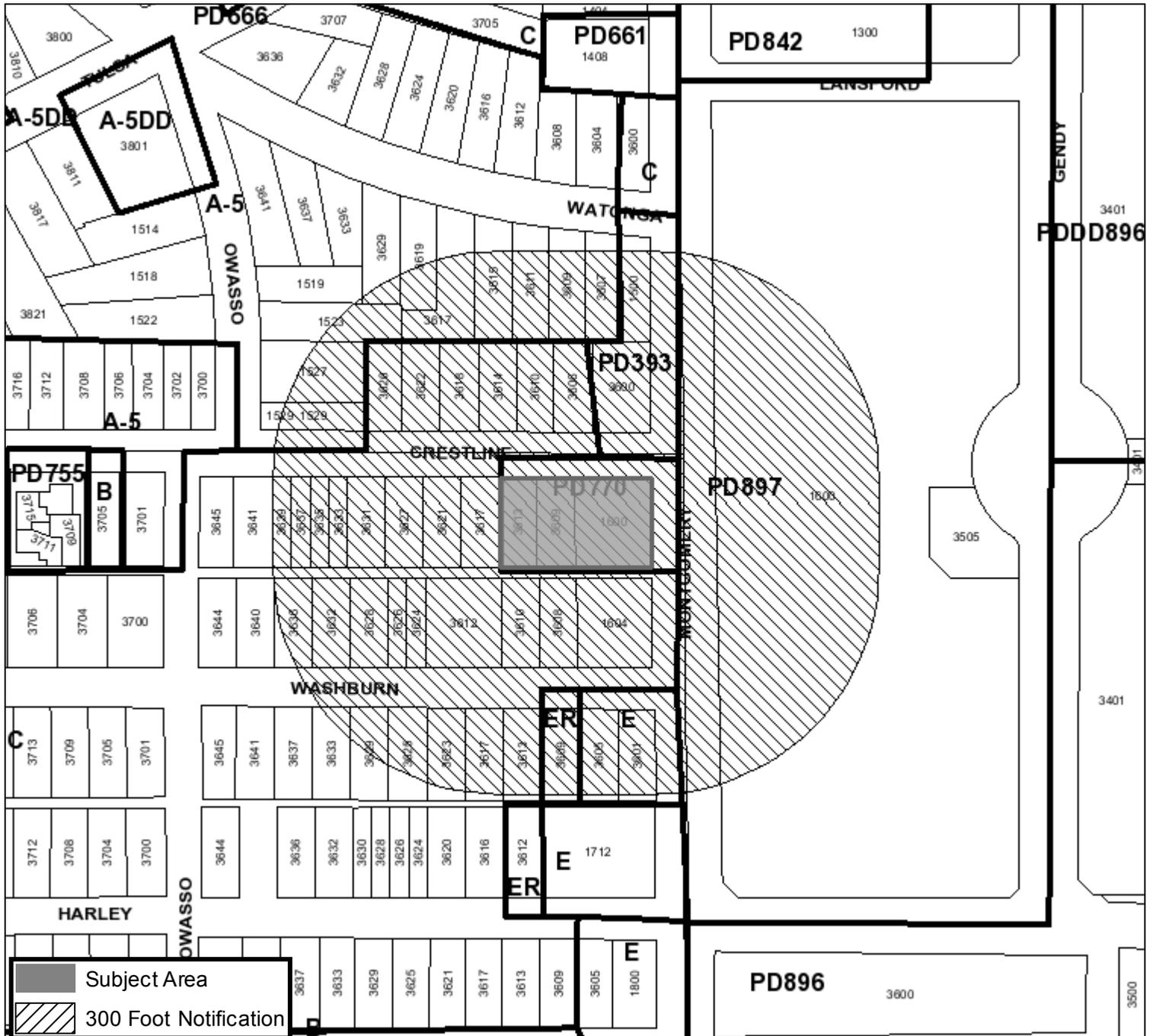
## Area Map



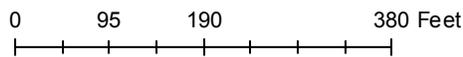
0 1,000 2,000 4,000 Feet

## Area Zoning Map

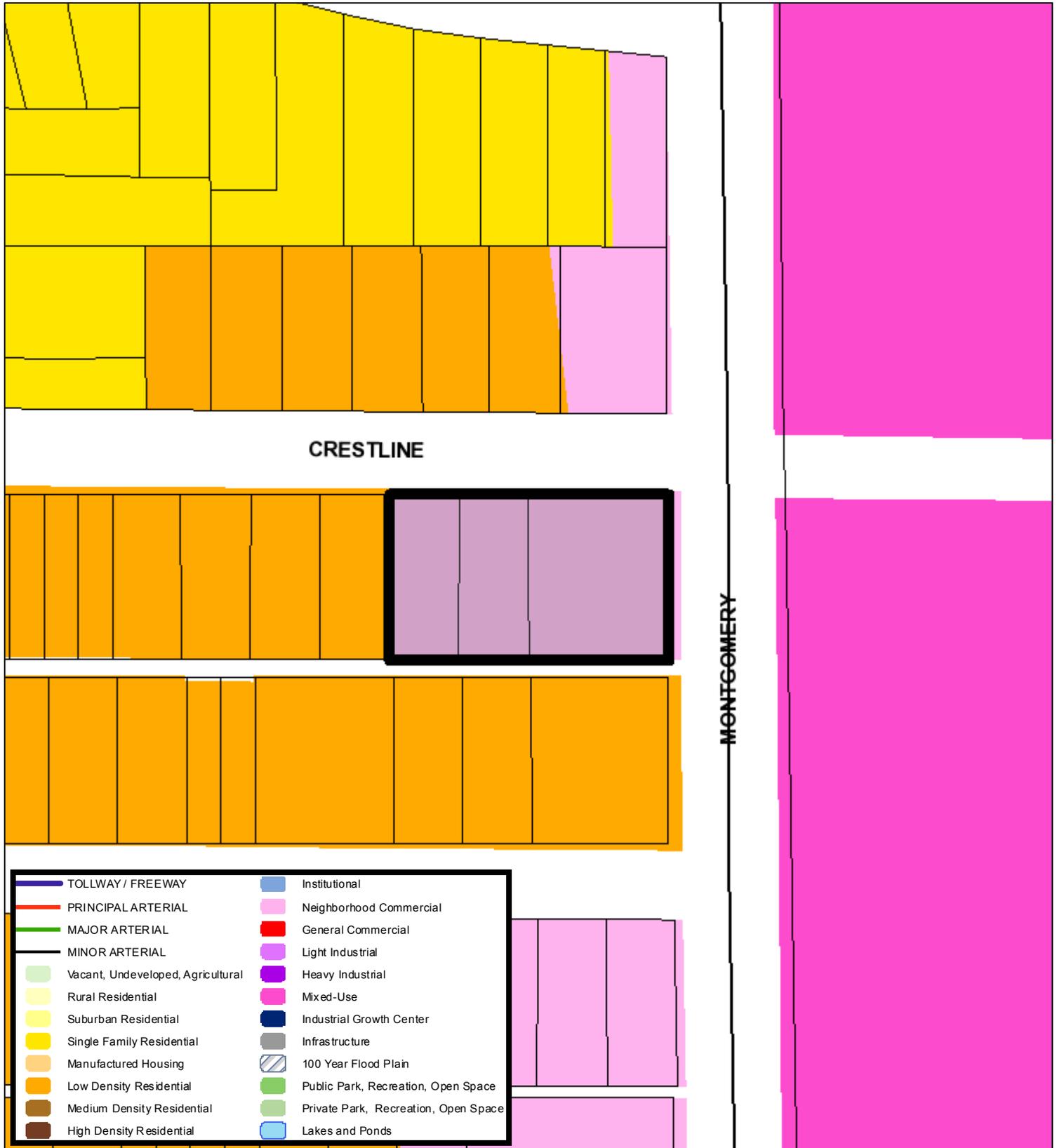
Applicant: Crestmont Management Co., LLC  
 Address: 1600 Montgomery Street & 3609-3613 Crestline Road  
 Zoning From: PD 770  
 Zoning To: Site Plan for PD 770  
 Acres: 0.55750514  
 Mapsco: 75H  
 Sector/District: Arlington Heights  
 Commission Date: 6/10/2015  
 Contact: 817-392-8043



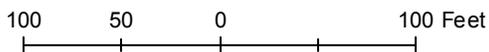
Subject Area  
 300 Foot Notification



### Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 Photo Map**



0 60 120 240 Feet



**3. SP-15-007 Crestmont Management Co LLC (CD 7) 1600 Montgomery Street and 3609-3613 Crestline Road (Queensborough Heights Addition, Block 1, Lots 1-4, 0.56 Acres): from PD770 "PD/SU" Planned Development/Specific Use for camera shop, photography studio, art studio, office, and museum; site plan required to provide required site plan for PD770**

Mary Nell Poole, 2918 Wingate, Suite 100, Fort Worth, Texas representing Crestmont Management Co LLC explained to the Commissioners since the last meeting they met with the Arlington Heights Zoning Committee and impacted neighbors. They discussed some of the remaining issues and have come up with a site plan that addresses most of the concerns. The proposed building is to be two stories with the retail portion on the second floor and the approximately 10,000 sq. ft lower floor being office, labs and studio. Ms. Poole explained there is a 19 foot drop from the back of the site to the front. This allows the building at the back to be one story. The main entry will be off Crestline with the majority of the parking being on the side of the building as well as deliveries. The lower parking lot will be for employees and it will be gated. The retaining wall will be along the alley with the highest point being at Montgomery about 15 ft.

Mr. Genua asked Ms. Poole about what the Fort Worth Camera sign sits on, how tall is it and will it be illuminated. Ms. Poole said it will be on an eight foot wall with employee parking behind and the letters will be three ft. tall and open, visible only from Montgomery with uplights. Mr. Genua said he would be opposed to a 53 ft solid sign.

Mr. Northern mentioned the letter received from Arlington Heights NA requesting additional setback along Crestline and asked about the proposed setback. Ms. Poole said they have it set at 5 ft. The reason for this is the orientation of the building, additional parking, the alley and other constraints with the site.

Mr. Flores asked how long is the eight foot fence. Ms. Poole said roughly 100 ft.

Layne McConnell, 3614 Crestline Road, Fort Worth, Texas spoke in support and provided a petition of the neighbors along Crestline in support. They support the latest site plan and feel it will have a positive effect for the area. They reached an agreement on the setbacks, building elevation, height, building façade, parking, lighting, fencing, etc.

Mr. Northern wanted to confirm all the address on the petition are in support. Ms. McConnell said yes as presented today.

Beth Kaufman, 1600 Frederick, Fort Worth, Texas representing Arlington Heights NA spoke in support. She discussed the setback and concern that it may set a precedent in the neighborhood for future development. Ms. Kaufman read into the record the letter that was presented. Mr. Genua explained to state they don't set any precedent with their decisions.

David Berning, 3612 Washburn Avenue, Fort Worth, Texas spoke in opposition. Mr. Berning explained he was representing the neighbors on Washburn who are also in opposition to the setback and sight line. His concern is the lighting which includes five times the fixtures than the

other building in the neighborhood. He indicated with a site map how tall the 18 ft. wall could be and is concerned what he may see from his property.

Mr. Northern asked how he feels about the sign and the parking lot. Mr. Berning said it is too high and not attractive. He said the headlights of the cars coming into the parking lot and backing out will shine into his backyard and their neighborhood.

In rebuttal Ms. Poole mentioned they had the architect prepare a couple of scenarios on where the sight lines would be. An illustration was depicted on the overhead and stated no one will be looking into his backyard nor be able to see headlights. The hours of operation will be open only till 7:00 pm. She said she understands the neighborhood concerns on the setback and that they are looked at on a case by case basis.

Mr. Northern asked if they were to provide a larger setback as requested and if it could be done. Ms. Poole said the grade changes and the amount of parking with circulation, including the alley, are issues they have had to work with.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request as Amended to limit sign lettering to 3 ft. of open type design, seconded by Ms. Moore. The motion carried unanimously 7-0.

<i>Document received for written correspondence</i>					<i>SP-15-007</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Layne McConnell	3614 Crestline	In		Support	Spoke at hearing
Beth Kaufman/AHNA	1600 Frederick	Out		Support	Spoke at hearing
David Berning	3612 washburn Ave	In	Opposition		Spoke at hearing
John & Michelle McCullough	3606 Crestline	In		Support	Signed petition
T. C. Albright	3610 Crestline	In		Support	Signed petition
Donnie & Ginger Stribble	3617 Crestline	In		Support	Signed petition
Jel & Stephanie Voyles	3618 Crestline	In		Support	Signed petition
Ben & Jen Cole	3623 Crestline	In		Support	Signed petition
Bob & Debbie Taylor	3626 Crestline	In		Support	Signed petition
Gina Smith	3630 Crestline & 1529 Owasso	In		Support	Signed petition
Brenda Helmer/President AHNA	NA	Out	Opposition to setback		Sent letter in

**4. ZC-15-073 Tarrant Regional Water District (CD 6) 5699 and 6001 Columbus Trail (Abner H Hodge Survey, Abstract 1789 and John W Asbury Survey, Abstract 52, 7.43 Acres): from “C” Medium Density Multifamily, “E” Neighborhood Commercial and “G”**

**20. ZC-15-080 Mansions at Timberland Retail LP (CD 7) 11401 N Riverside Drive (William McCowan Survey, Abstract No. 999, 6.18 Acres): from “G” Intensive Commercial to “C” Medium Density Multifamily**

Jeff Davis, 550 Bailey Avenue, Fort Worth, Texas representing Mansions at Timberland Retail LP explained to the Commissioners the request and mentioned the applicant has meet with Woodland Springs HOA and North Fort Worth Alliance. They are downzoning the property to C to build another phase of the Mansions at Timberland which will consist of ten, two story buildings, two units each with parking garages.

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

**21. SP-15-007 Crestmont Management Co LLC (CD 7) 1600 Montgomery Street and 3609-3613 Crestline Road (Queensborough Heights Addition, Block 1, Lots 1-4, 0.56 Acres): from PD770 “PD/SU” Planned Development/Specific Use for camera shop, photography studio, art studio, office, and museum; site plan required to provide required site plan for PD770**

Mary Nell Poole, 2918 Wingate, Suite 100, Fort Worth, Texas representing Crestmont Management Co LLC explained to the Commissioners they thought they had resolved all the concerns from the neighborhood unfortunately the Arlington heights NA zoning committee was not able to meet on the site plan until this past Monday. Ms. Poole said they asked them to continue the case for another 30 days and have agreed to it and have the case expedited to the next Council meeting.

Mr. Genua asked about the sign. Ms. Poole said they are going to go back and look at it.

Melissa Hunter, 3923 Lafayette, Fort Worth, Texas representing the Arlington Heights NA Zoning Committee mentioned they are in favor of the continuance request.

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

<i>Document received for written correspondence</i>					<i>SP-15-007</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Melissa Hunter	3923 Lafayette	Out		Support of continuance	Spoke at hearing
Richard Chowning/AHNA	NA	In	Opposition		Sent letter in
Patricia Ward	3611 Watonga	In	Opposition		Sent letter in
David Mathews	3610 Washburn	In	Opposition		Signed petition
Karen Berning	3612 Washburn	In	Opposition		Signed petition

Lynda Lankford	3624 Washburn	In	Opposition		Signed petition
Jeff Sanders	3626 Washburn	In	Opposition		Sent letter in
Mark Schneider	3632 Washburn	Out	Opposition		Signed petition
Gail Holmes Allen	3617 Washburn	In	Opposition		Sent letter in
Sanders	3636 Washburn	Out	Opposition		Sent letter in
Brittain	3613 Washburn	In	Opposition		Signed petition
Trudy Sanders	3629 Washburn	Out	Opposition		Signed petition
George Castro	3637 Washburn	Out	Opposition		Signed petition

**22. ZC-15-082 CATI, CATL Properties, L. Espino, H. Herrera, P. Ruiz (CD 9) 2712, 2713, 2723 and 2727 Wingate Street (Linwood Addition, Block 9, Lots 1, 2, 4, 5, 0.94 Acres): from “A-5” One-Family to “UR” Urban Residential**

Mary Nell Poole, 2918 Wingate, Suite 100, Fort Worth, Texas representing the various property owners explained to the Commissioners the request to rezone to Urban Residential after meetings with the Linwood NA and discussions on where the neighborhood is going. They want to see pedestrian friendly, scaled neighborhoods and a plan that calls for multiple types of housing. They like the ideal of having rear loaded garages and a point system that encourages the developer to provide pedestrian scale elements. Some of the lots along Wingate are deeper to allow for rear entry garages. Ms. Poole mentioned at the neighborhood meeting they voted to approve the request as long as they provided sidewalks all along Wingate. They are proposing three story townhomes.

Mr. Flores asked about the sidewalks and will they be contiguous. Ms. Poole said yes as long as the property owners agree to it.

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-15-082</i>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Eva Bonilla/Linwood NA	NA	In		Support	Sent letter in
Antonio Morales	2729 Weisenberger	In		Support	Sent letter in

**23. ZC-15-084 City of Fort Worth Planning & Development: Text Amendment: Amend Land Use Categories for Mixed Use Zoning District Conceptual Land Use Plan (CD All)**