



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
November 10, 2015

Council District 7

Zoning Commission Recommendation: Approval by a vote of 7-0 Opposition: None submitted Support: None submitted	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: LVG Investments

Site Location: 5306-5336 (evens) White Settlement Road, 127 Roberts Cut-off Road
Mapsco: 61SW

Proposed Use: Site plan for PD-724 for Mixed-Use

Companion Cases: SP-15-004/ZC-13-179/PD-724/SP-14-006

Mixed Use Design Principles Consistency: Requested Site Plan is **consistent**.

Background:

The applicant is amending the site plan for PD-724 for the tract zoned “PD/MU-1” Planned Development for “MU-1” Low Intensity Mixed-Use. The site is north along White Settlement Road a minor arterial. Multiple rezonings have occurred along White Settlement in the past year to Mixed-Use to take advantage of the central city location and proximity to the Trinity River. A site plan has been previously approved for the property; however the layout of the buildings and parking continues to be adjusted.

The applicant is proposing two phases. The first phase will consist of an amphitheater approximately 6,200 ft., 300 units of apartments with two story, 8,000 to 15,000 square feet of retail and restaurant uses along the river as well as a 7,000 square foot pavilion for weddings and special events and a two story, 3,000 sq. ft. tree house. Phase One will include extensive surface parking in the center of the development and to the north of the apartments until such time the parking garage is built. The first floor of the parking garage will be mixed use as well as more mixed-use/retail and restaurant uses proposed for the center of the development.

Building	Use	Phase I	Phase II	Previously Approved site plan
A	Restaurant/ Retail	2 story/8,000 sq. ft. per floor		2 story/8,000 sq. ft. per floor
B	Restaurant/ Retail	2 story/15,000 sq. ft. per floor This phase to include mobile vendor area		2 story/10,000 sq. ft. per floor

D	Apartments	5 story/65,000 sq. ft. per floor, 300 units		5 story/53,000 sq. ft. per floor, 300 units
F	Tree House	2 story/1,500 sq. ft. per floor		Pavilion/1 story/5,000 sq. ft.
C	Restaurant/Retail		3 story/20,000 sq. ft. per floor	2 story/15,000 sq. ft. per floor
E	Pavilion	7,000 sq. ft.		

Design Review Findings:

Below are the four General Development Principles of Mixed Use Districts:

1. Promote a pedestrian-oriented urban form.
2. Require excellence in the design of the public realm and of buildings that front public spaces.
3. Encourage creativity, architectural diversity, and exceptional design.
4. Promote sustainable development that minimizes negative impacts on natural resources.

The applicant is requesting several waivers to the principles and standards for mixed-use and walkability.

It is Design staff’s professional opinion that the applicant has provided an acceptable design solution that will create a walkable pedestrian environment while still accommodating the site’s legitimate topography constraints. Therefore, staff recommends approval of the primary street frontage and front yard setback waiver. Based on this conclusion, design staff **recommends approval** to allow detached garages to be located between the building front and the street be granted but with the assurance that the street/driveways be built to minimize curb cuts and vehicular conflicts, the garages be built with transparency, enhanced street facing pedestrian entrances into the multifamily complex are provided, and the garages be built in a manner that allows them to transition to retail use over time.

Site Information:

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

Agent: Richard Smith

Acreage: 13.55 acres

Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North “B” Two-Family / gas well site and vacant
- East “I” Light Industrial / industrial and commercial use
- South “A-5” One-Family and “I” Light Industrial / bar, automotive and commercial use
- West “B” Two-Family, “E” Neighborhood Commercial, “I” Light Industrial / Trinity River/Trailhead

Site Plan Comments:

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

1. Indicate the dimensions of drive approaches and widths of street row.
2. Label the gas well setback 300’ on the site plan.

Items noted above shall be reflected on the site plan.

Mixed Use Principles and Standards:

A summary list of the requests is below. **Please see the attached chart for detailed analysis.**

1. Proposed 35’ setback from the primary street due to significant topography constraint, (buildings A, B and C). *(waiver requested)*

2. 0% primary street frontage (buildings A, B and C). *(waiver requested)*
3. Proposed to have street-facing, detached garages lining the north, east and west facades of the multifamily block (building E on the site plan). Design staff recommends the waiver to allow detached garages to be located between the building front and the street be granted with the following conditions:
 - A. Streets/driveways be built to minimize curb cuts and vehicular conflicts.
 - B. Garages be built with transparency.
 - C. Provide enhanced street facing pedestrian entrances into the multifamily complex.
 - D. Garages be built in a manner that allows them to transition to retail use over time. *(waiver requested)*

Transportation/Public Works (TPW) site plan comments:

No comments have been made at this time.

Platting site plan comments:

No comments have been made at this time.

Parks site plan comments:

This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. There is a required \$500.00 PACSD fee due for each new residential unit to be constructed. All fees must be paid in full, at or before the time of applying for a building permit. No City permits will be issued until the PACSD fees have been paid. Call Joe Janucik at 817-392-5706 for additional information.

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

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-179, SP-14-006, SP-15-004, PD-724; Planned Development for “MU-1” Low Intensity Mixed-Uses up to five stories for single use building; site plan required and approved by City Council 02/14/14 and 06/16/15.

Platting History: To be submitted September 28, 2015.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Rd	Minor Arterial	Minor Arterial	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
Riverbend NA	
Streams & Valleys, Inc. (West Fork Trinity River)	Castleberry ISD
Trinity Habitat for Humanity	Fort Worth ISD

Attachments:

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

COMPARISON OF MU-1 DEVELOPMENT PRINCIPLES AND PROPOSED PD/MU-1 WAIVERS SP-15-012

Section	MU-1 Standard	PD/MU-1 Waiver	MU-1 Development Principle	Waiver Analysis	Design Staff Recommendation	Y/N
Front Yard 4.1300 C.3	20 ft. maximum setback	Proposed 35' setback from primary street due to significant topography constraint (Buildings A, B and C).	MU-1 Development Principle 1 & 2: Promote a pedestrian oriented urban form and require excellence in design of the public realm.	Design staff considered legitimate topography and site constraints that dictated the need for a setback waiver.	Requested waiver is necessary to accommodate topography. The proposed alternative accomplishes development principles 1 and 2. <u>Design staff recommends waiver approval.</u>	Y
Frontage 4.1300 C.2.a	50% primary street frontage required	Proposed 0% primary street frontage (Buildings A, B and C). Project utilized a listed alternative (plaza) to meet a portion of the requirement.	MU-1 Development Principle 1 & 2: Promote a pedestrian oriented urban form and require excellence in design of the public realm.	Design staff considered legitimate topography and site constraints that dictated the need for a frontage waiver.	Requested waiver uses established alternatives to accomplish development principles 1 and 2. <u>Design staff recommends waiver approval.</u>	Y
Off-Street Parking & Loading 4.1300 D.4.e	Parking is not allowed between the building front and the street unless it functions as on-street parking.	Proposed to have street-facing, detached garages lining the north, east and west facades of the multi-family block (Building E on the site plan).	MU-1 Development Principle 1 & 2: Promote a pedestrian oriented urban form and require excellence in design of the public realm and of buildings that front public spaces.	While working with the applicant, staff able to negotiate incorporating design elements that will help soften the appearance of the garages and create a more attractive streetscape.	<u>Design staff recommends waiver approval with the following conditions:</u> 1) Street/driveways be built to minimize curb cuts and vehicular conflicts. 2) Garages be built with transparency. 3) Provide Enhanced pedestrian entrances into the multi-family 4) Garages be built in a manner that allows them to transition to small retail use over time.	Y

See back of page for design staff findings and recommendations.

Design Staff Findings and Recommendations

Staff findings and recommendation for each individual waiver is listed below.

Required Primary Street Frontage and Front Yard Setback

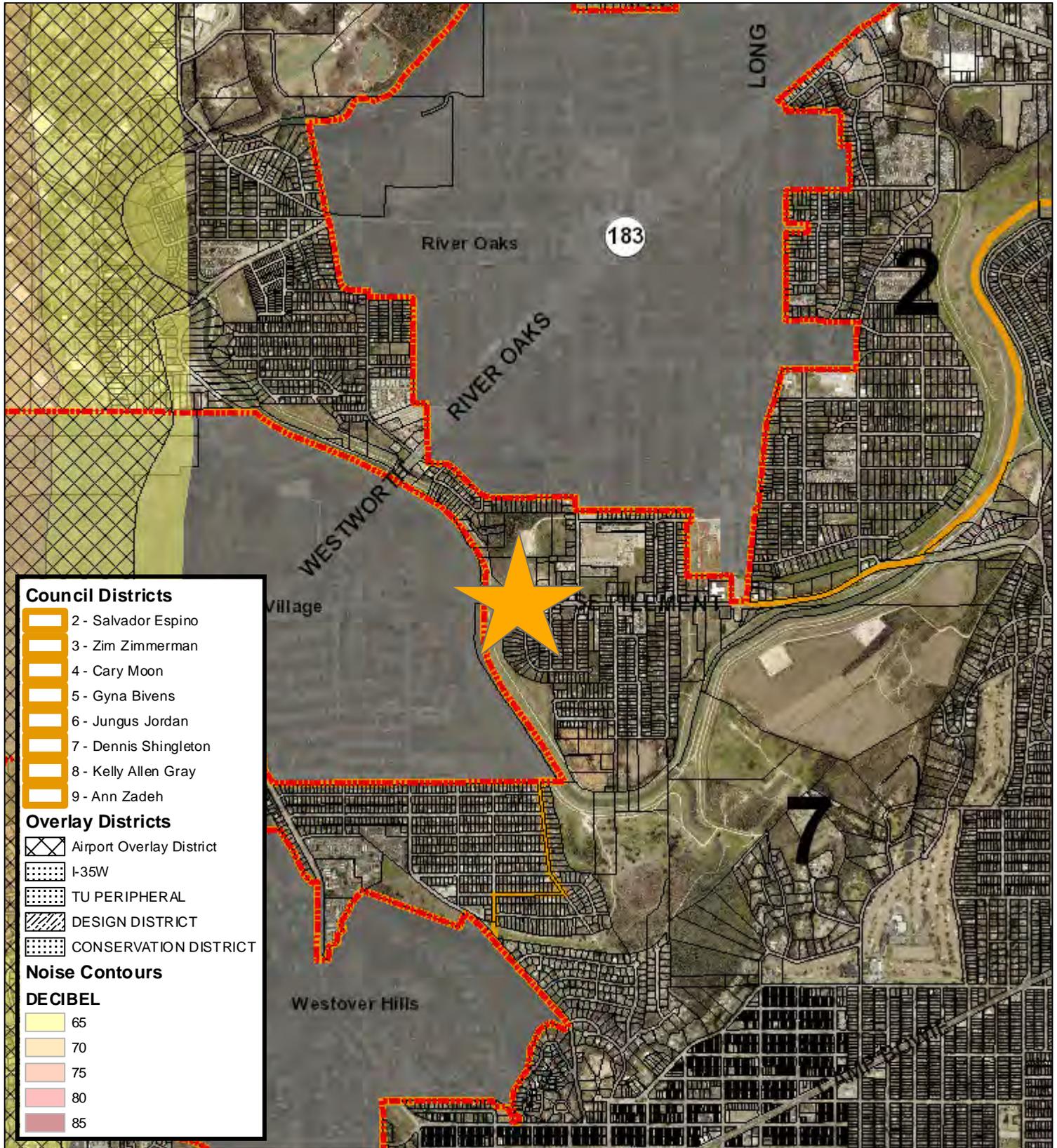
It is design staff's professional opinion that the applicant has provided an acceptable design solution that will create a walkable pedestrian environment while still accommodating the site's legitimate topography constraints. Therefore, **staff recommends approval of the primary street frontage and front yard setback waiver.**

Off-Street Parking and Loading Standards

Design staff recommends that the waiver to allow detached garages to be located between the building front and the street be granted but with the following conditions:

- 1) **Streets/driveways be built to minimize curb cuts and vehicular conflicts**
- 2) **Residential detached garages be built with transparency,**
- 3) **Provide enhanced street facing pedestrian entrances into the multi-family complex**
- 4) **Residential detached garages are built in a manner that allows them to transition to retail use over time.**

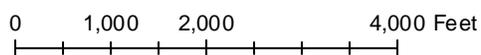
Area Map



Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

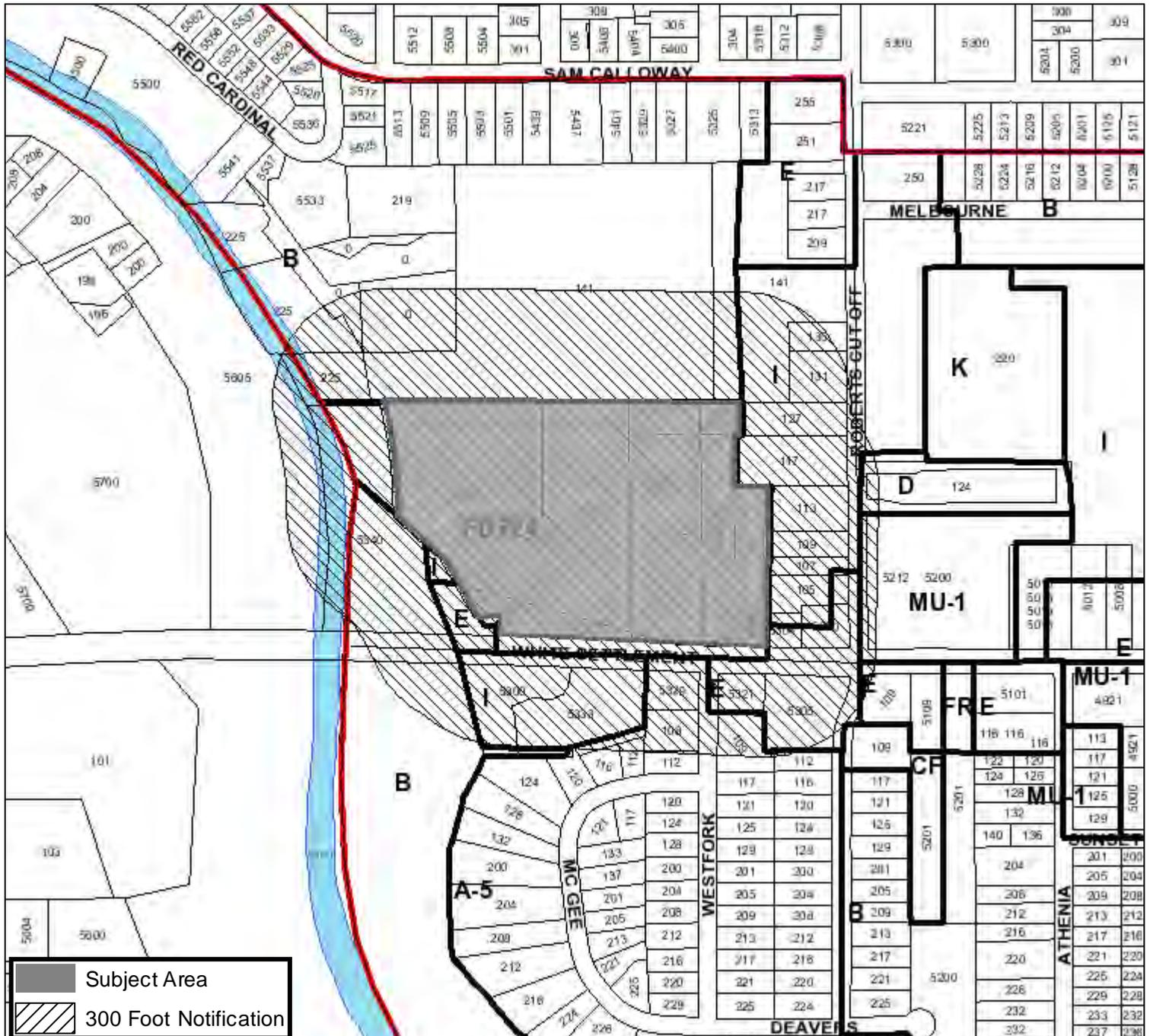
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Area Zoning Map

Applicant: LVG Investments
 Address: 5306-5336 (evens) White Settlement Road, 127 Roberts Cut-off Road
 Zoning From: PD 724
 Zoning To: Revise Site Plan for PD 724 PD/MU-1
 Acres: 13.5612026
 Mapsco: 61SW
 Sector/District: Northside
 Commission Date: 10/14/2015
 Contact: 817-392-2495



0 195 390 780 Feet

NOTES

1. Private garages located within the Allowable Sole Use Area can be converted to the allowable Entertaining and Eating, Office and Retail Sales and Services as allowed in 4.1200 FORM BASED CODE DISTRICT USE TABLE.
2. Buildings A, B and C have no maximum setback.
3. Buildings A, B and C are not required to meet 4.1300 Low Intensity Mixed-Use (MU-1) District, C, Property Development Standards; 2. Required Street Frontage, a. Primary street frontage.
4. Project will comply with 4.1300 Low Intensity Mixed-Use (MU-1) District, D, Off-Street Parking and Loading requirements.
5. Future Parking Garage to be built prior to other future buildings in order to comply with parking requirements.
6. Project will comply with Section 6.400 Signage.
7. Project will comply with 6.300 Urban Forestry and Landscaping.



WEST FORK TRINITY RIVER

WHITE SETTLEMENT ROAD

SITE PLAN - PHASE I AND II
BUILDING INFORMATION:

PHASE I
RESTAURANTS AND RETAIL

A. TWO STORY - 8,000 SF PER FLOOR: TOTAL AREA = 16,000 SF
 B. TWO STORY - 15,000 SF PER FLOOR: TOTAL AREA = 30,000 SF
 TOTAL RESTAURANT AND RETAIL AREA = 46,000 SF

APARTMENTS

D. FIVE STORY - 65,000 SF PER FLOOR - TOTAL AREA = 325,800 SF
 TOTAL APARTMENTS = 300 UNITS

PAVILIONS

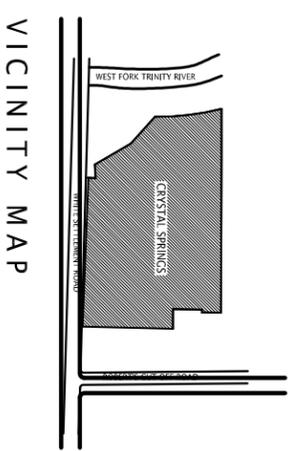
E. ONE STORY = 7,000 SF

TREE HOUSE

F. TWO STORY - 1,500 SF PER FLOOR = 3,000 SF

PHASE II
RESTAURANTS AND RETAIL

C. THREE STORY - 20,000 SF PER FLOOR: TOTAL AREA = 60,000 SF



VICINITY MAP

NTS



CRYSTAL SPRINGS

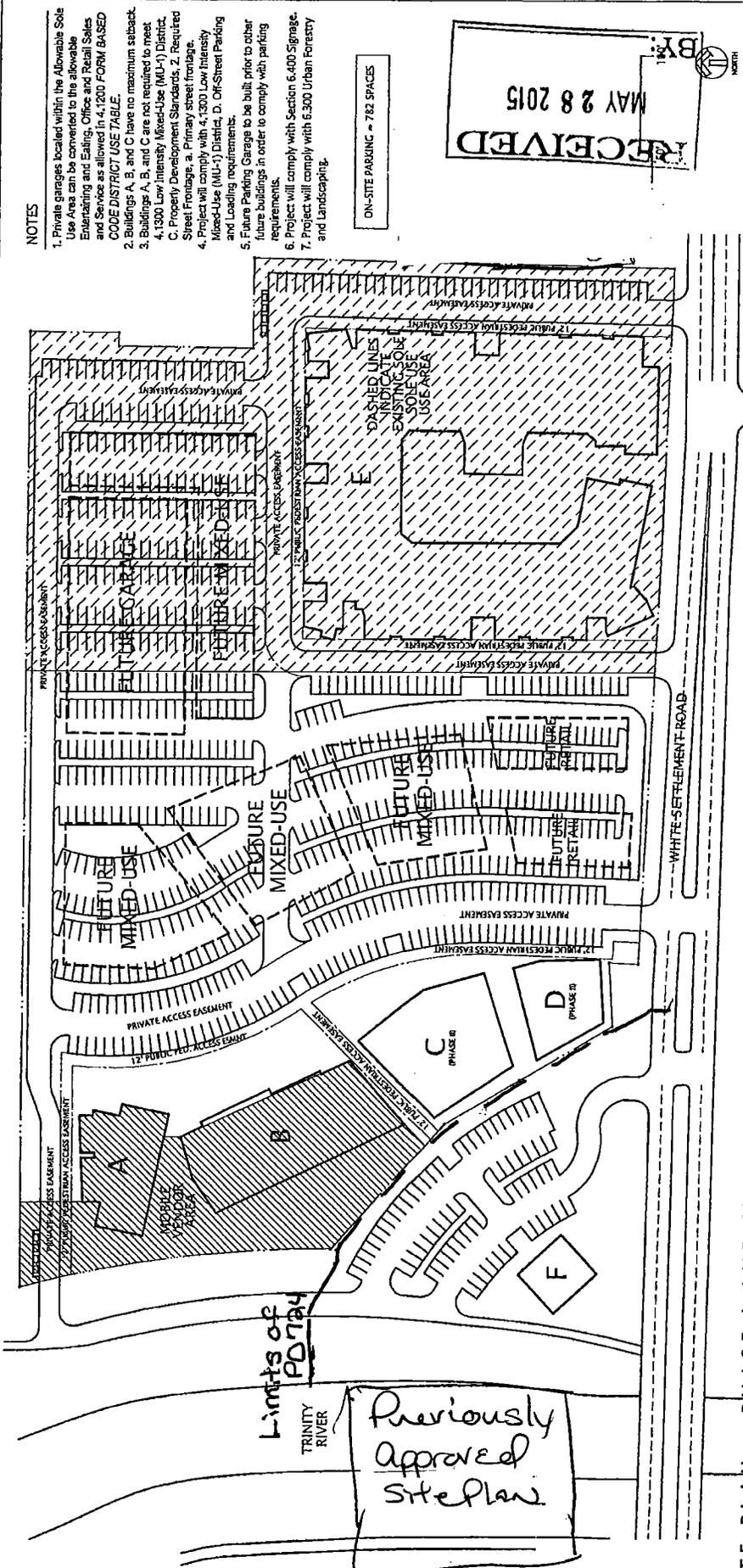
LVC INVESTMENTS, LLC - RICHARD SMITH ARCHITECT, LLC
 23 SEPTEMBER 2014
 2909 COLE AVENUE, SUITE 210, DALLAS, TX 75231
 SCALE: 1" = 0' = 60' - 0"

SITUATED in the City of Fort Worth, Tarrant county, Texas, and being a tract of land in the N.H. CARROLL SURVEY, Abstracts No. 264, and embracing those certain tracts conveyed to John R. Campbell and Joe Cloud by deeds recorded in Volume 4450, Page 317 (described as being a 12,966 acre tract), and Volume 7689, Page 570 (described as being 7447 square feet), of the Tarrant County Deed Records

ZONING CASE NUMBER: _____ DATE: _____



SP-15-004



NOTES

1. Private garages located within the Allowable Site Use Area can be converted to the allowable Entertaining and Eating, Office and Retail Sales and Service as allowed in 4.1200 FORM BASED CODE DISTRICT USE TABLE.
2. Buildings A, B, and C have no maximum setback.
3. Buildings A, B, and C are not required to meet 4.1300 Low Intensity Mixed-Use (MLU-1) District.
4. 1300 Low Intensity Mixed-Use (MLU-1) District, C. Property Development Standards, 2. Required Street Frontage, a. Primary street frontage.
5. Project will comply with 4.1300 Low Intensity Mixed-Use (MLU-1) District, D. Off-Street Parking and Loading requirements.
6. Future Parking Garage to be built prior to other future buildings in order to comply with parking requirements.
7. Project will comply with Section 6.400 Signage.
8. Project will comply with 6.300 Urban Forestry and Landscaping.

SITE PLAN - PHASE I AND II

BUILDING INFORMATION:

- PHASE I**
- RESTAURANTS AND RETAIL
- A. TWO STORY - 6,000 SF PER FLOOR - TOTAL AREA = 16,000 SF
 - B. TWO STORY - 10,000 SF PER FLOOR - TOTAL AREA = 20,000 SF
 - TOTAL RESTAURANT AND RETAIL AREA = 36,000 SF
- APARTMENTS
- E. FIVE STORY - 53,000 SF PER FLOOR - TOTAL AREA = 265,000 SF
 - TOTAL APARTMENTS = 300 UNITS
- PAVILION
- F. ONE STORY - TOTAL AREA = 5,000 SF

PHASE II

- RESTAURANTS AND RETAIL
- C. THREE STORY - 15,000 SF PER FLOOR - TOTAL AREA = 45,000 SF
 - D. THREE STORY - 6,000 SF PER FLOOR - TOTAL AREA = 18,000 SF
 - TOTAL RESTAURANT AND RETAIL AREA = 63,000 SF

VICINITY MAP

REGISTERED SURVEYOR
STATE OF TEXAS
13000
EXP. MAR

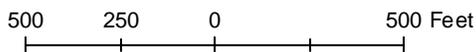
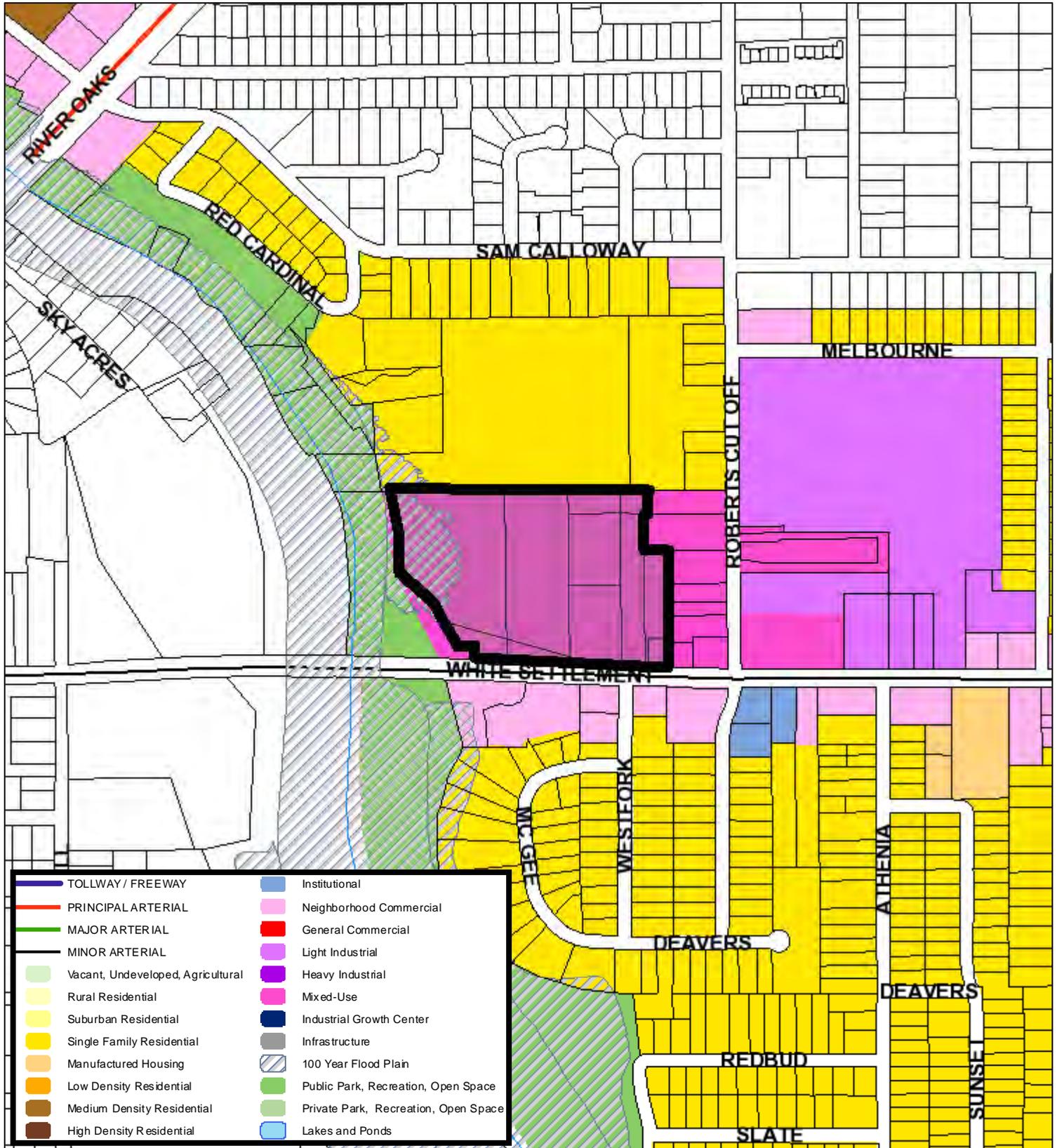
CRYSTAL SPRINGS

28 MAY 2014
LVG INVESTMENTS, LLC-RICHARD SMITH ARCHITECT
 2909 COLE AVENUE, SUITE 210, DALLAS, TX 75231
 SCALE: 1" = 60' - 0"

SITUATED in the City of Fort Worth, Tarrant county, Texas, and being a tract of land in the N.H. CARROLL SURVEY, AUSTIN and embracing those certain tracts conveyed to John R. Campbell and Joe Cloud by deeds recorded in Volume 4450, Page 317 (describee and Volume 7689, Page 570 (describee as being 7447 square feet), of the Tarrant County Deeds Records

ZONING CASE NUMBER _____
 DIRECTOR OF PLANNING AND DEVELOPMENT _____
 DATE _____

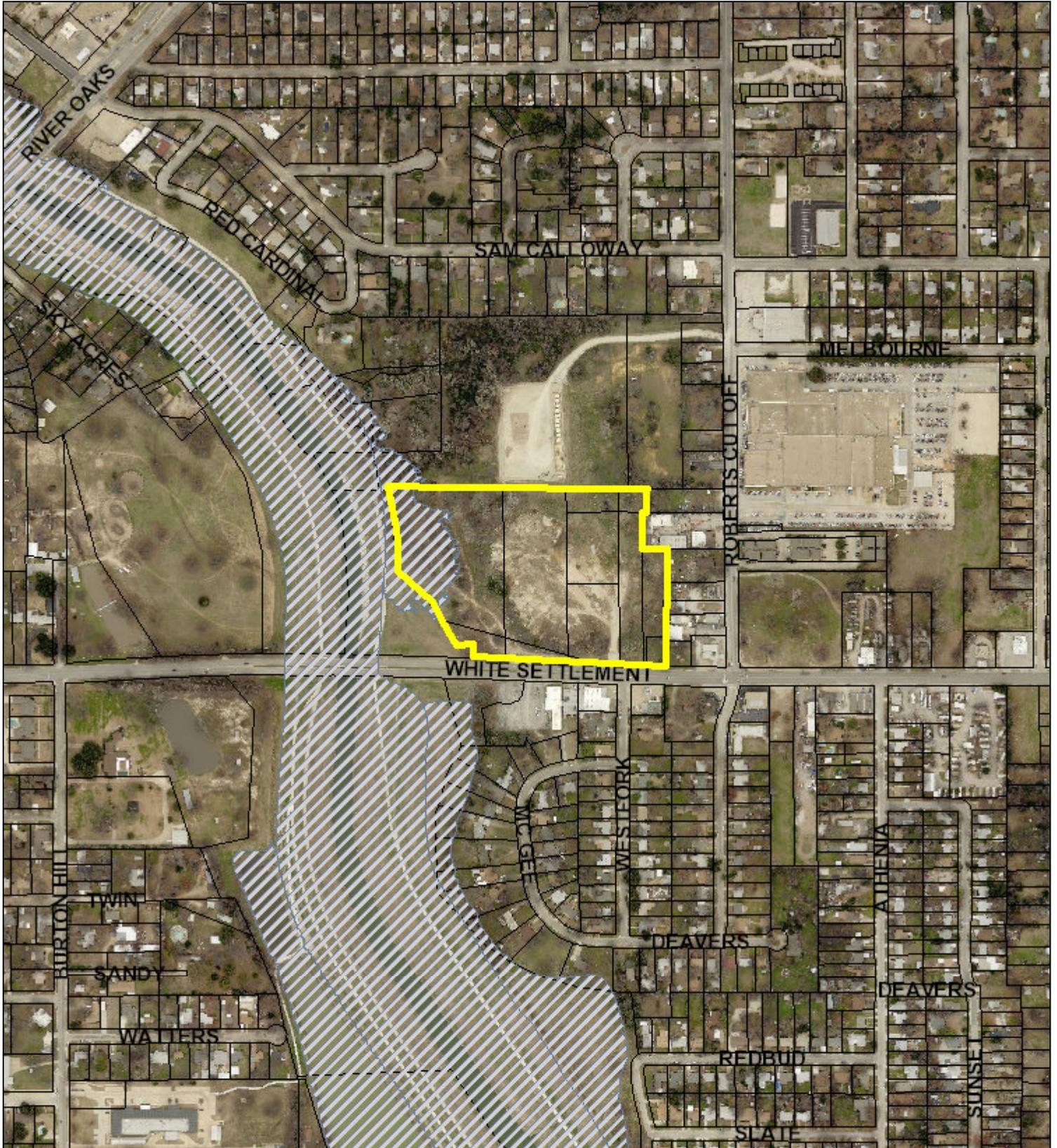
Future Land Use



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 Photo Map



0 312.5 625 1,250 Feet



was lighting. He mentioned they have a lighting package and added louvers over the netting poles.

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

<i>Document received for written correspondence</i>					ZC-15-133
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Belinda Norris/ Scenic Bluff	NA	Out		Support	Sent letter in
East Fort Worth Business Assoc.	NA	Out		Support	Sent letter in

9. SP-15-012 LVG Investments LLC (CD 7) – 5306-5336 White Settlement Road and 127 Roberts Cutoff (NH Carroll Survey, Abstract No. 264, 13.56 Acres): from PD724 ‘PD/MU-1’ Planned Development/Low Intensity Mixed Use plus bars, farmers market, and mobile vendors with development standards; site plan required to Amend site plan for PD724 to reconfigure buildings and parking and to include amphitheater site

Richard Smith, 9523 Hillview Drive, Dallas, Texas with LVG Investments LLC explained to the Commissioners the request to amend the previous site plan will include the amphitheater and reconfigure some of the buildings to reduce overall square footage, increase the multifamily building to include more units and rearrange the parking areas.

Mr. Northern asked about the waivers and to identify where the tuck-in garages are located. Mr. Smith indicated on the site plan the setbacks in relation to buildings and wanting to save as many trees as they can. The riverbank will be where they hold festivals.

Mr. Flores asked about the construction of the garage doors and how they will be converted to commercial use. Mr. Smith said they will have some type of opaque covering on them and at some point when they have enough demand they can be converted to retail spaces and can be changed out if they did not want the overhead garage.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Flores. The motion carried 7-0 with Mr. Genua abstaining.

<i>Document received for written correspondence</i>					SP-15-012
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Fort Growth Partners, LP	NA	Out		Support	Sent letter in