



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
December 1, 2015

**Council District** 7

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

**Opposition:** None submitted

**Support:** Several letters of support from surrounding neighborhood organizations and property owners

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Burleson Land Company**

**Site Location:** 1221 - 1235 (odds) Dorothy Lane, 3736 Camp Bowie Boulevard  
Mapsc0: 75D

**Proposed Use:** **Office and Bank**

**Request:** From: "A-5" One-Family and "C" Medium Density Multifamily  
To: PD/E" Planned Development for all uses in "E" Neighborhood Commercial for office and bank uses only with no drive through or exterior ATM uses; site plan included

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

**Comprehensive Plan Consistency:** Requested change **is not consistent (Minor Boundary Adjustment).**

**Background:**

The proposed site is located north of Camp Bowie Blvd and east of Dorothy Ln. The applicant is requesting a zoning change to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial for office and bank uses only with no drive through or exterior ATM uses; site plan included. The applicant intends to construct a two-story, 17,200 sf office building. The parking lot will separate the building from the single-family residence to the north with approximately 41 parking spaces, and a required landscaped bufferyard.

Traffic will exit out of the parking lot to the east over a dedicated alley out to Camp Bowie. There will be no ingress/egress on Dorothy Lane. The site plan indicates six parking spaces off Dorothy Lane and seven off Camp Bowie Blvd. Additional parking is expected to be provided on the property to the east, zoned F. However, since it is not part of the site plan, this parking cannot be guaranteed and therefore is not counted toward the total required spaces. Issues with an alley on this adjacent property also need to be verified before it is used for parking.

The applicant is requesting several waivers to the site plan. Two parking spaces and an 8 ft. fence are located within the 20 ft. projected front yard along Dorothy. The applicant is also requesting a waiver to

the parking and is deficient roughly nine spaces, based on the parking requirement for an office which requires a total of 50 spaces. Any changes in use in the future will require a zoning change, but will also require a consideration for additional required spaces.

A similar case was brought before the Zoning Commission last year. This proposed case is markedly different, in that it only includes properties on the northeast corner of Dorothy Ln and Camp Bowie Blvd, only neighborhood commercial uses are allowed, and the new proposal does not include more intense uses. The applicant mentioned there have been several meetings with the neighborhood to discuss the project and that the neighborhood is in general approval of the scale and use of the development.

At the Zoning Commission meeting the applicant and the neighborhood agreed to the following items, however, the neighborhood supported not including them in the site plan.

1. "office + bank"
2. "mechanical & green roof"
3. "Existing pole sign will be removed." after "conform to signage code."
4. "Lighting shall be shielded so as not to trespass into residential properties." after "conform to lighting code".

**Site Information:**

Owner: Burleson Land Company  
 101 NW Newton Drive  
 Burleson, Texas 75028

Agent: VFH Development

Acreage: 0.56

Comprehensive Plan Sector: Arlington Heights

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family / single-family  
 East "F" General Commercial / parking lot for Gingerman pub  
 South "E" Neighborhood Commercial / commercial  
 West "A-5" One-Family & "ER" Neighborhood Commercial Restricted / single-family & commercial

**Recent Relevant Zoning and Platting History:**

Zoning History: NA  
Platting History: NA

**Site Plan Comments:**

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

1. The site plan indicates a 20 projected setback along Dorothy Lane in 2 parking spaces are indicated. **(Waiver is required)**
2. The site plan indicates an 8 ft. screen fence is encroaching into the 20 ft. projected setback along Dorothy Lane. **(Waiver is required)**
3. 50 parking spaces are required. Site is deficient 9 spaces **(Waiver is required)**
4. Building encroaches into the 20 setback along Dorothy **(Waiver is required)**
5. Verify with TPW that required parking is allowed along Dorothy, and Camp Bowie

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

**TPW/Transportation and Public Works site plan comments:**

No comments have been made at this time.

**Platting Comments**

No comments at this time.

**Comments made by Platting and TPW staff cannot be waived through the zoning process.**

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital
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			<b>Improvements Plan (CIP)</b>
Camp Bowie Blvd	Major Arterial	Major Arterial	No
Dorothy Ln	Residential, Two-Way	Residential, Two-Way	No

**Public Notification:**

The following Organizations were notified:

<b>Organizations Notified</b>	
Westside Alliance	Cultural District Alliance
Crestline Area NA	Trinity Habitat for Humanity
Arlington Heights NA	Streams And Valleys Inc
North Hi Mount NA*	Fort Worth ISD
Camp Bowie District, Inc.	

\*Site located within this neighborhood organization\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from “A-5” One-Family, “C” Medium Density Multifamily to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial for office and bank uses only with no drive through or exterior ATM uses; site plan included. Surrounding land uses are single-family to the north and west with a commercial business, parking lot to the east, and commercial to the south. The proposed site will front on Camp Bowie Blvd, which is a major arterial and contains several commercial uses along the corridor. Parking will be located near the single-family but will be screened by an 8 ft. fence.

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

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Single-Family. Based on the lack of conformance with the future land use map, the proposed zoning **is not consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

However, the property is located on Camp Bowie Blvd., a major arterial, where single family uses are not desirable. Commercial uses and the Comprehensive Plan reflect Neighborhood Commercial on both sides of Camp Bowie in this general area. Consideration of an amendment to the future land use map is likely appropriate. Some of the negative effects may also be mitigated through the site plan process.

The requested zoning change is 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)
- Separate incompatible land uses with buffers or 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
- Site Plan
- Minutes from the Zoning Commission meeting

### 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

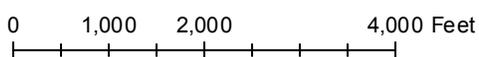
**Overlay Districts**

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

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85







VFH DEVELOPMENT, INC.  
3535 W 7TH ST., STE. B  
FORT WORTH, TX 76107  
817.732.2990

NEW CONSTRUCTION  
**TWO STORY BRICK OFFICE BUILDING**

PROJECT ADDRESS  
**3736 CAMP BOWIE BLVD.**

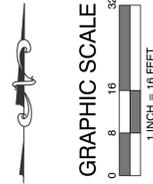
CASE # ZC-15-151

LEGAL DESCRIPTION  
**MATTISON ADDITION  
BLOCK 1, LOTS 18-20  
TARRANT COUNTY TEXAS**

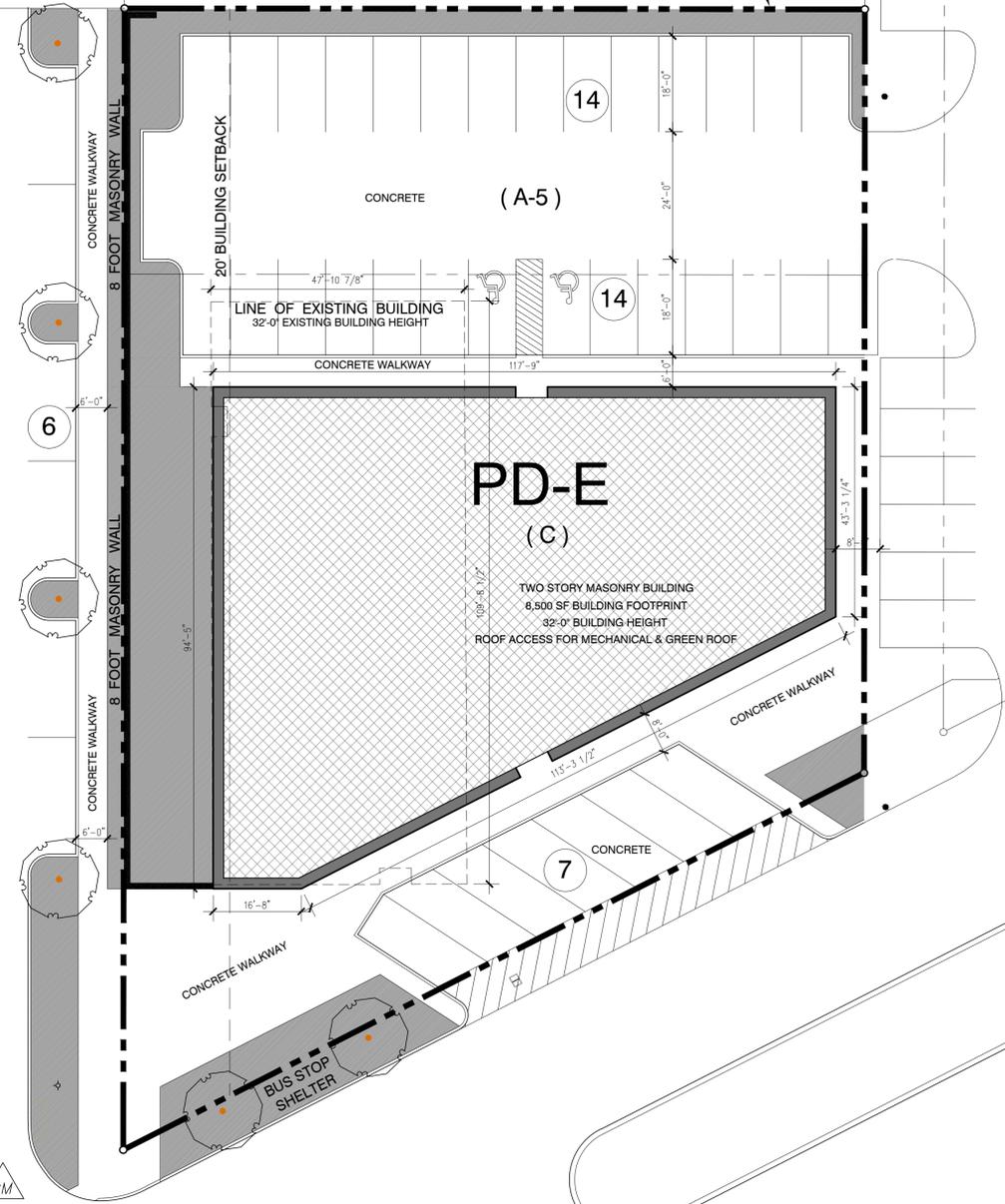
DIRECTOR OF PLANNING & DEVELOPMENT

DATE

DATE OF PREPARATION  
OCTOBER 28, 2015



**DOROTHY LANE**  
(50' R.O.W. - ASPHALT PAVEMENT)



**CAMP BOWIE BLVD.**  
(R.O.W. VARIES - BRICK PAVEMENT)

ZONING	
LAND AREA:	41,077 SF
CURRENT:	C + A-5
REQUESTED:	PD-E
USES:	OFFICE + BANK (INTERIOR ATM + NO DRIVE THRU)
LIGHTING:	ALL LIGHTING WILL CONFORM TO LIGHTING CODE
SIGNS:	ALL SIGNAGE WILL CONFORM TO SIGNAGE CODE
LANDSCAPE:	PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING & SECTION 6.302 URBAN FORESTRY
VARIANCE 1:	SITE IS DEFICIENT 9 PARKING SPACES
VARIANCE 2:	ELEMENTS OF SITE PLAN ENCR OACH INTO THE 20'-0" PROJECTED SETBACK ALONG DOROTHY LANE.

PARKING		
OFFICE	12,000 SF / 400 SF =	30
BANK	5,000 SF / 250 SF =	20
REQUIRED		50
PROVIDED	17,000 SF	41

A-5

A-5

8' HT SCREEN FENCE

14

(A-5)

14

**PD-E**  
(C)

TWO STORY MASONRY BUILDING  
6,500 SF BUILDING FOOTPRINT  
32'-0" BUILDING HEIGHT  
ROOF ACCESS FOR MECHANICAL & GREEN ROOF

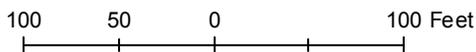
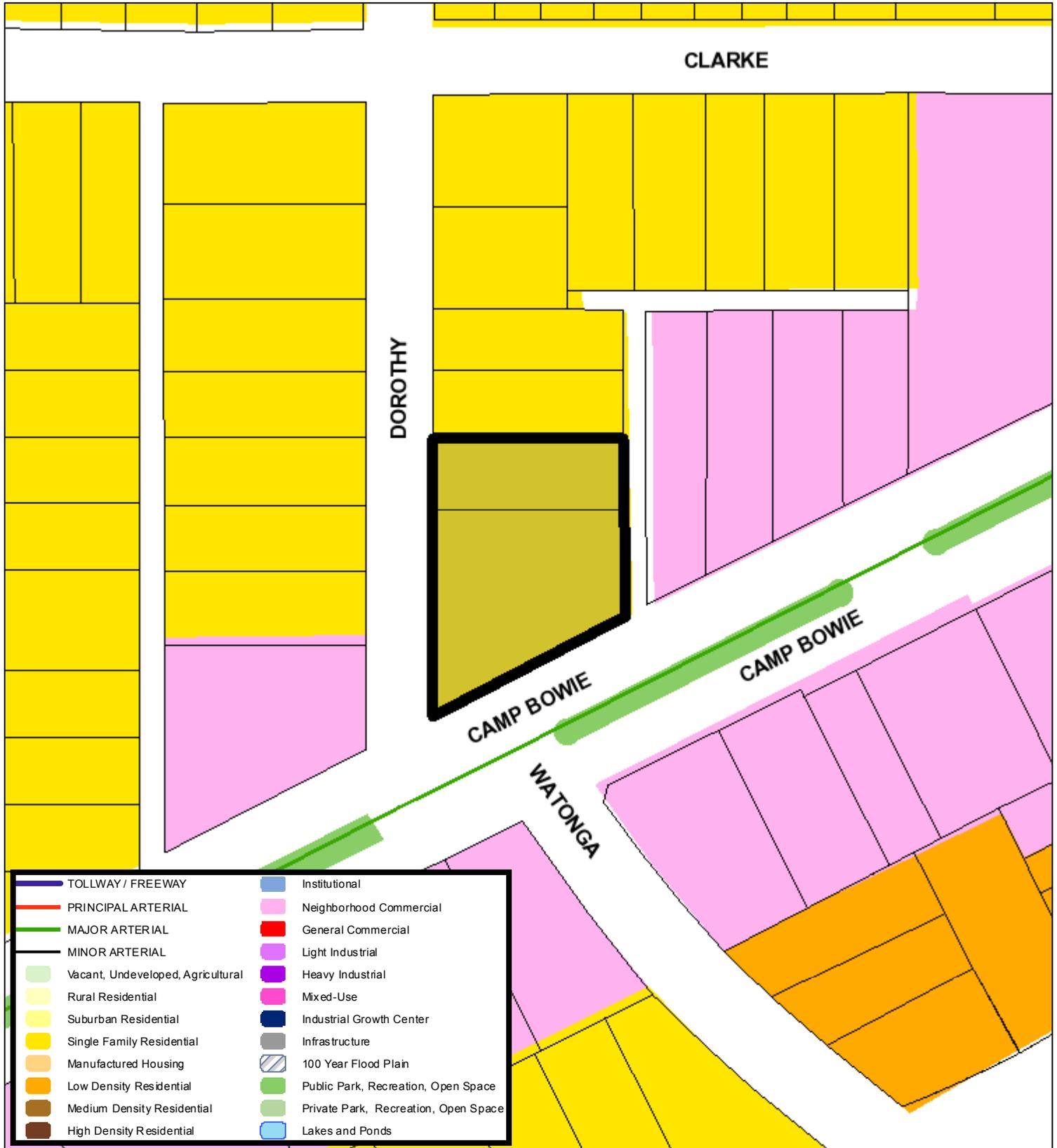
7

F

F



### 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 62.5 125 250 Feet



**13. ZC-15-151 Burleson Land Company (CD 7) 1221-1235 (odds) Dorothy and 3736 Camp Bowie Boulevard (Mattison Addition, Block 1, Lots 18-21, 0.56 Acres): from “A-5” One-Family and “C” Medium Density Multifamily to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial for office and bank uses only with no drive through or exterior ATM uses; site plan included**

Mark Phillips, 3535 W. 7<sup>th</sup> Street, Fort Worth, Texas representing Burleson Land Company explained to the Commissioners they are proposing a two story masonry structure for an office/bank building. He said they have reached out to the neighborhood.

Mr. Northern asked about the correspondence between him and the North Hi Mount NA pertaining to uses, no rooftop access, pole sign to be removed, lighting to be shielded. Mr. Phillips said they have spoken to Susan about this and are ok with it.

Susan Urshel, 1312 Madeline Place, Fort Worth, Texas spoke in support.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Runnels. The motion carried 8-0 with Mr. Genua recussing himself.

<i>Document received for written correspondence</i>					<i>ZC-15-151</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft notification area</b>	<b>Position on case</b>		<b>Summary</b>
Susan Urshel	1312 Madeline Pl	Out		Support	Spoke at hearing
See case file for additional support signatures					

**14. ZC-15-152 ACH Child and Family Services (All Church Home) (CD 9) 1424 Summit Avenue (J.M.C. Lynch Survey, Abstract #555, 6.59 Acres): from “C” Medium Density Multifamily, “D” High Density Multifamily and “H” Central Business District**

Ray Oujesky, 201 Main Street, suite 2500, Fort Worth, Texas representing ACH Chilrens Home explained to the Commissioners they are requesting to rezone to “H” to allow for a multifamily use. The proposed concept plan indicates approximately 370 apartment units with townhomes, approximately 57 units per acre up to five stories and one story being above grade parking. He provided another concept with approximately 380 multifamily uinits with no townhomes because of the topography. They have access to employment centers as well as access to Summit.

Jack Huff, 10300 W. Rocky Creek Road, Crowley, Texas spoke in support.

Jane Schlansker, 1614 Sunset Terrace, Fort Worth, Texas spoke in support. She mentioned they do have a few concerns about Cobbs House which is a historic site and are asking for some protections. She is asking for deed restrictions to height and did receive a letter from the applicant.