



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 03, 2016

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0 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 and 127 Roberts Cut-Off
Mapsco: 61SW

Proposed Use: Amend required site plan for PD-724 for Mixed Use

Companion Cases: ZC-13-179/PD-724

Background:

On September 11, 2012, the City Council approved the rezoning of the property to PD/MU-1. Crystal Springs is proposed to be developed in three phases with commercial and entertainment on the western side near the river and mixed use and multifamily on the center and eastern sections. 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.

The applicant is again amending the site plan for PD-724 for the tract zoned "PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed-Use. The purpose of this amendment is to allow building "B" to be 3 stories. Due to required adjustments in construction technique, the developer is going to be able to provide parking for the apartment building underneath the structure and remove the ground floor garages. The elimination of the garage doors at the ground level is an improvement over the prior design and preferred.

The applicant is proposing two phases. The first phase will consist of approximately 300 units of apartments with two story, 8,000 to 10,000 square feet of retail and restaurant uses along the river as well as a 5,000 square foot pavilion in coordination with the Trinity River Vision. Phase One will include extensive surface parking in the center of the development. Phase Two will consist of a parking garage to accommodate the removed surface parking. The first floor of the parking garage to be mixed use as well as more mixed-use/retail and restaurant uses in the center of the development.

Building	Use	Phase I	Phase II	Previously Approved site plan
A	Restaurant/ Retail/Office	2 story/8,000 sq. ft. per floor Includes Amphitheater		2 story/8,000 sq. ft. per floor
B	Restaurant/ Retail/Office	3 story/13,000 sq. ft. per floor (amended)		2 story/10,000 sq. ft. per floor

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

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.

It is Design staff's opinion that the changes being requested do not deviate from the previously approved design. The removal of the individual parking garage from the bottom floor of the apartment building more closely meets the intent and development principles of the mixed-use ordinance and is preferred over the previous design.

Site Information:

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

Applicant: Richard Smith

Acreage: 13.55 acres

Comprehensive Plan Sector: Northside

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-090 eff. 09/11/2012 amending PD724 and adding additional property; ZC-06-190 original request to PD/MU-1 eff. 10-2006.

ZC-13-179, PD-724 Planned Development for MU-1 uses up to five stories for single use building; site plan required approved by City Council 2/14/14

SP-14-006 Amend site plan to amend the square footage of buildings eff. 09/12/14

SP-15-012 Amend site plan to change building configurations and to include the amphitheater, eff. 12/01/15

Platting History: NA

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

Transportation/Public Works (TPW) site plan comments

1. Public Access Easement - Show the cross-section for the proposed Public access easement(s) and provide a letter of justification to the Director of TPW and the City Plan Commission for the proposed public access easements in lieu of public street right-of-way for access easements that do not meet the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that is open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access.

2. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. (White Settlement Road)
3. Show all sidewalks-Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.
4. Special Needs Note – {Show all building details, and driveway locations}

Parks Department site plan comments

PARD/PDP: This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. We need confirmation on the number of residential Units to be constructed. Any Open Space indicated on this plat MUST be clearly indicated as "PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE".

There is a required \$500.00 PDP 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 PARD fees have been paid. Call Joe Janucik at 817-392-5706 for additional information.

Fire Comments:

Building setbacks, as required in the CFW Fire Code, from an existing gas well site to the north of this site need to be shown on this plan. Those include 300' radii from existing wellbores and 200' radii from tank batteries on the site.

The Public Access Easements and Emergency Access Easement shown on this plan will need to be named and platted

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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.)

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:

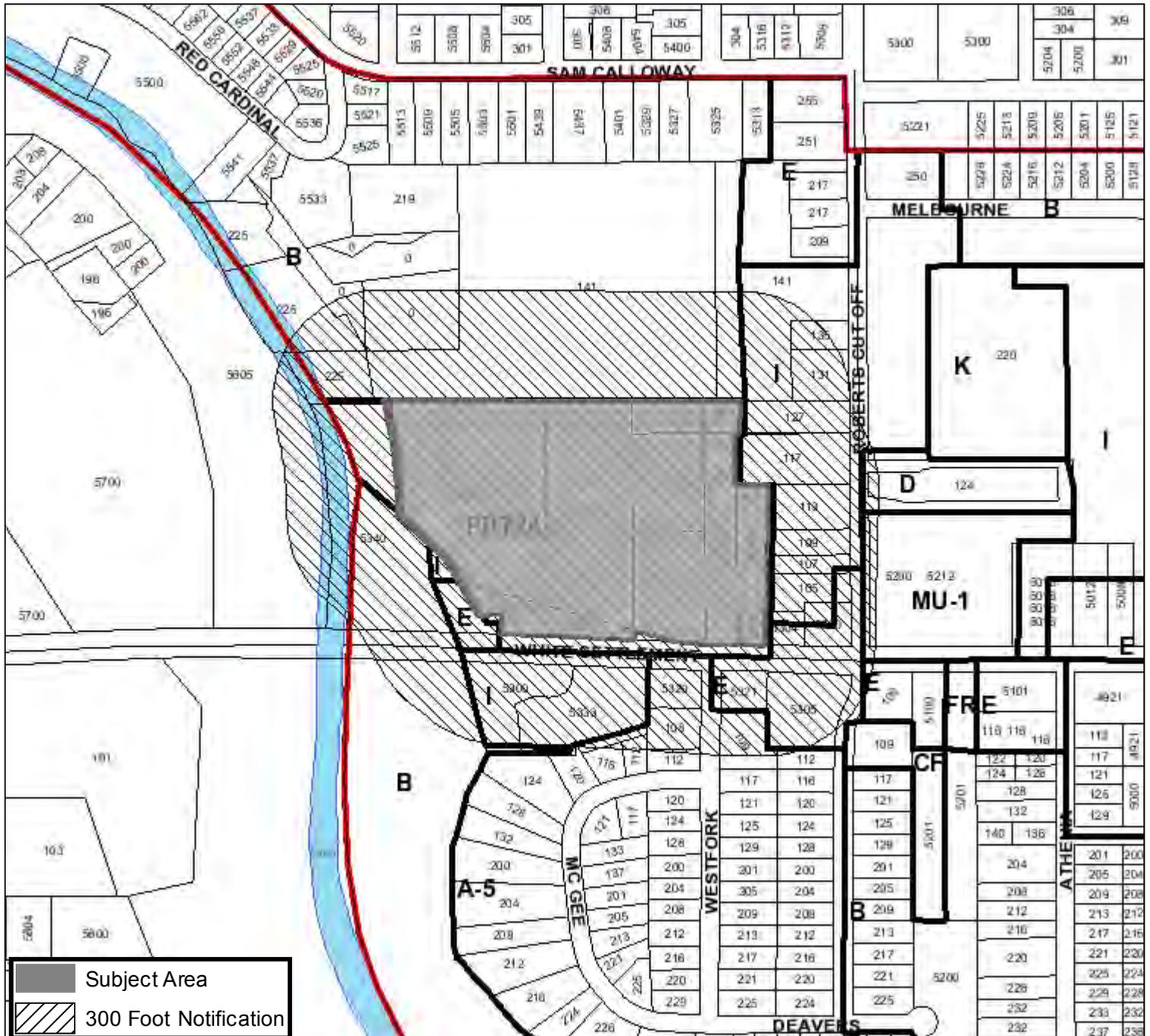
Riverbend	Castleberry ISD
Streams & Valleys, Inc. (West Fork Trinity River	Fort Worth ISD

Attachments:

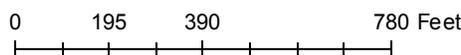
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting

Area Zoning Map

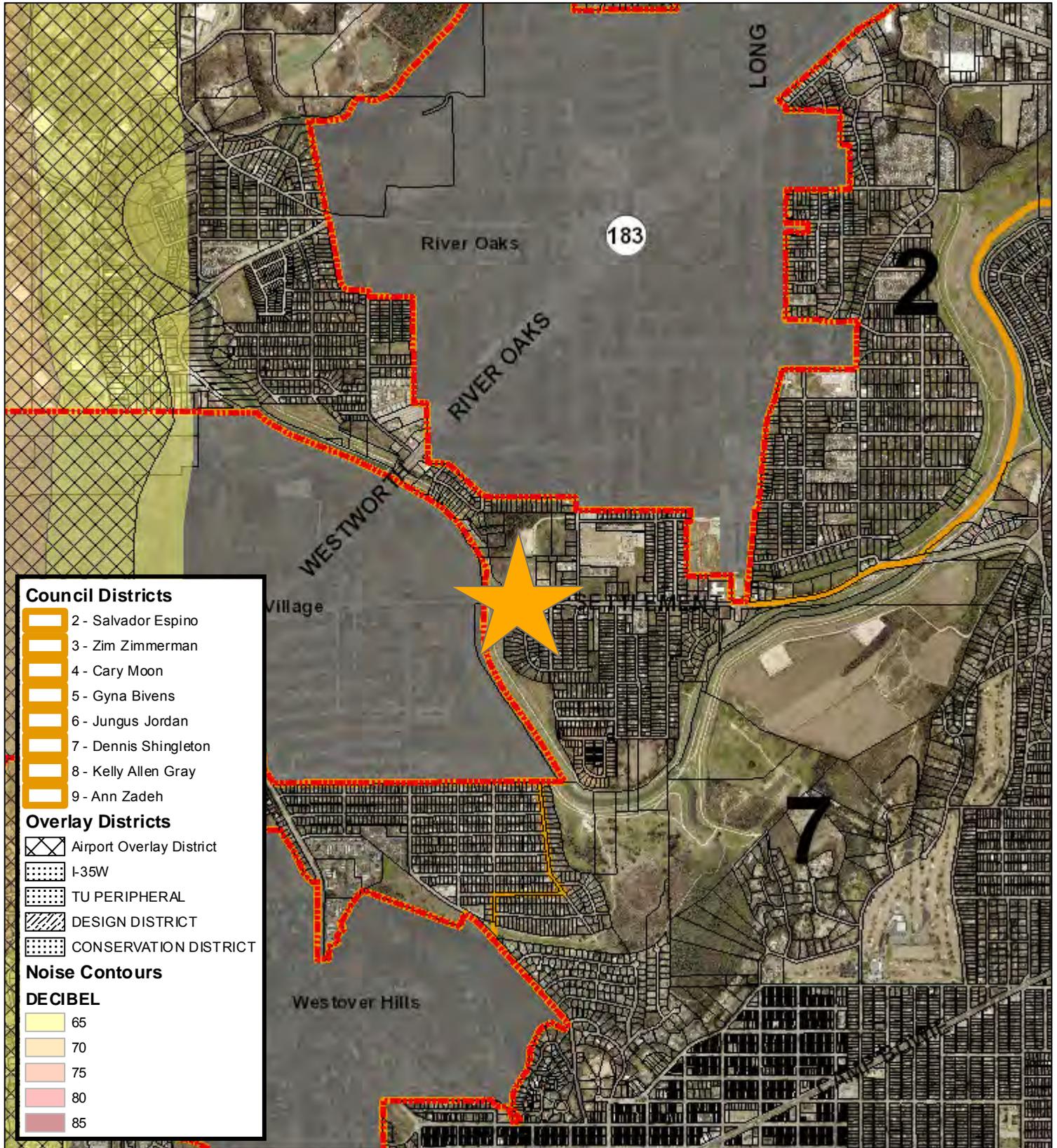
Applicant: LVG Investments
 Address: 5306-5336 (evens) White Settlement Road, 127 Roberts Cut-off Road
 Zoning From: PD 724
 Zoning To: Revise Site Plan for PD 724 PD/MU-1
 Acres: 13.55130916
 Mapsco: 61SW
 Sector/District: Northside
 Commission Date: 4/13/2016
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification



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

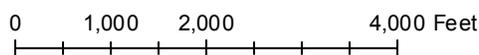
Overlay Districts

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

Noise Contours

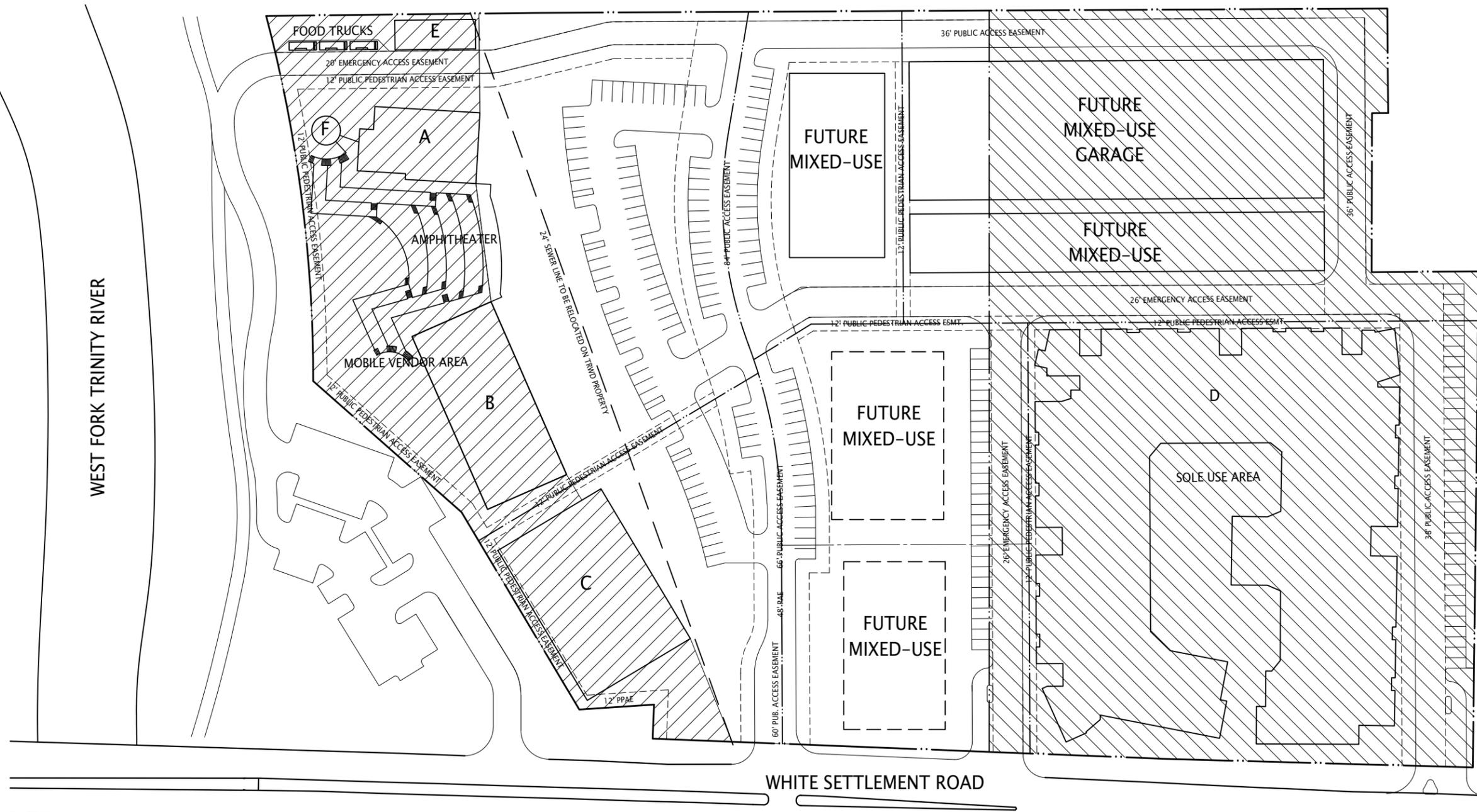
DECIBEL

-  65
-  70
-  75
-  80
-  85



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.

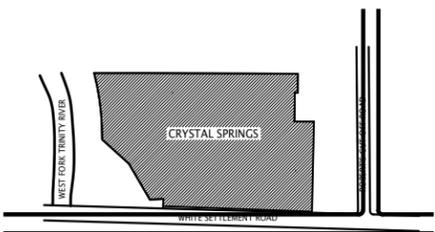


SITE PLAN

BUILDING INFORMATION:

- PHASE I**
 RESTAURANTS, RETAIL AND OFFICE
 A. TWO STORY - 8,000 SF PER FLOOR: TOTAL AREA = 16,000 SF
 B. THREE STORY - 13,000 SF PER FLOOR: TOTAL AREA = 39,000 SF
 TOTAL RESTAURANT, RETAIL AND OFFICE AREA = 55,000 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

14 MARCH 2016

LVG INVESTMENTS, LLC - RICHARD SMITH ARCHITECT, LLC
 2909 COLE AVENUE, SUITE 210, DALLAS, TX 75231

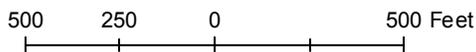
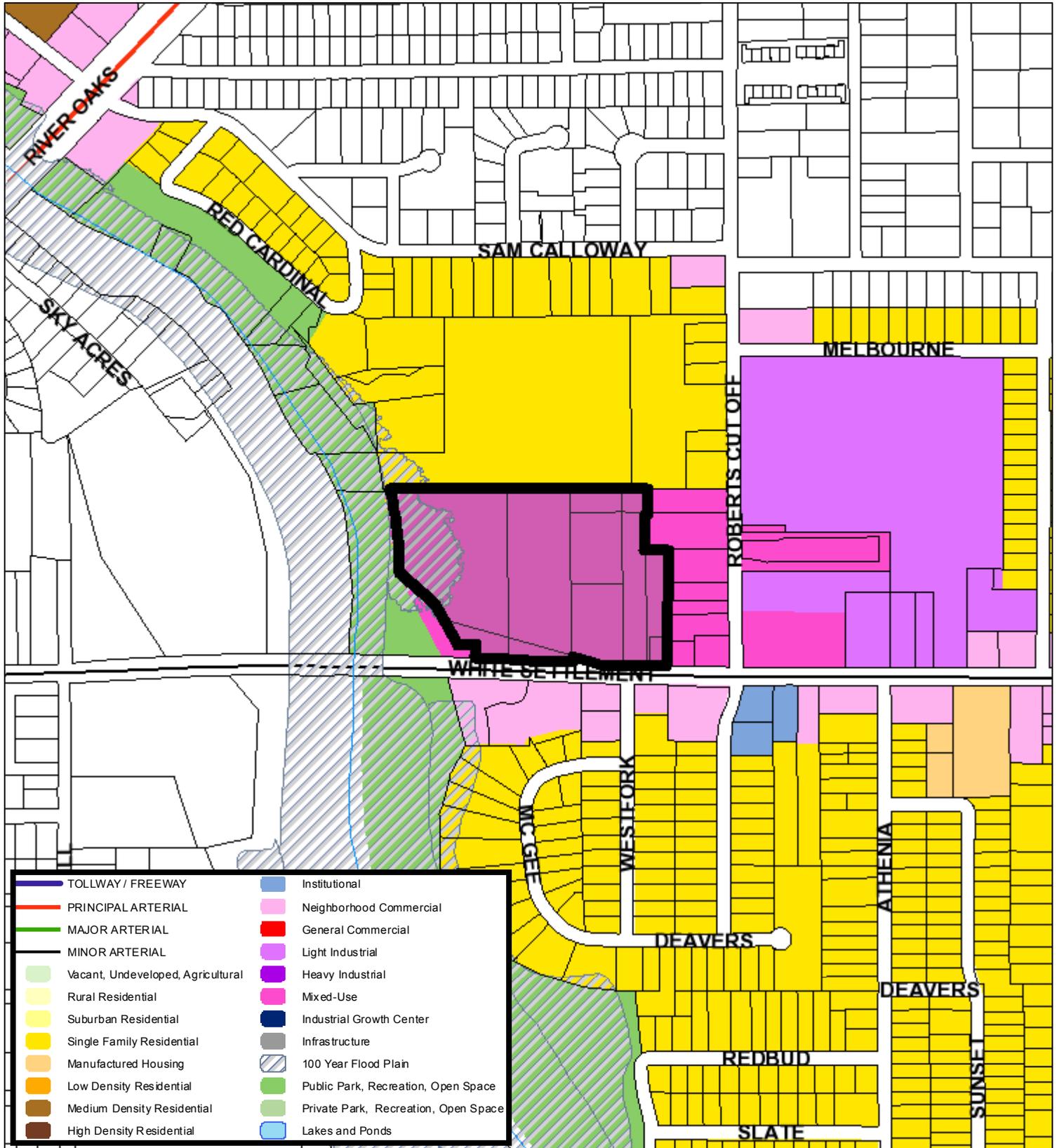
SCALE: 1" = 60' - 0"

SITUATED in the City of Fort Worth, Tarrant county, Texas, and being a tract of land in the N.H. CARROLL SURVEY, 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 12.866 acre tract), and Volume 7689, Page 570 (described as being 7447 square feet) of the Tarrant County Deed Records and portions of an abandoned White Settlement Road right-of-way (described as being 0.652 acres)

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 29, 2016.

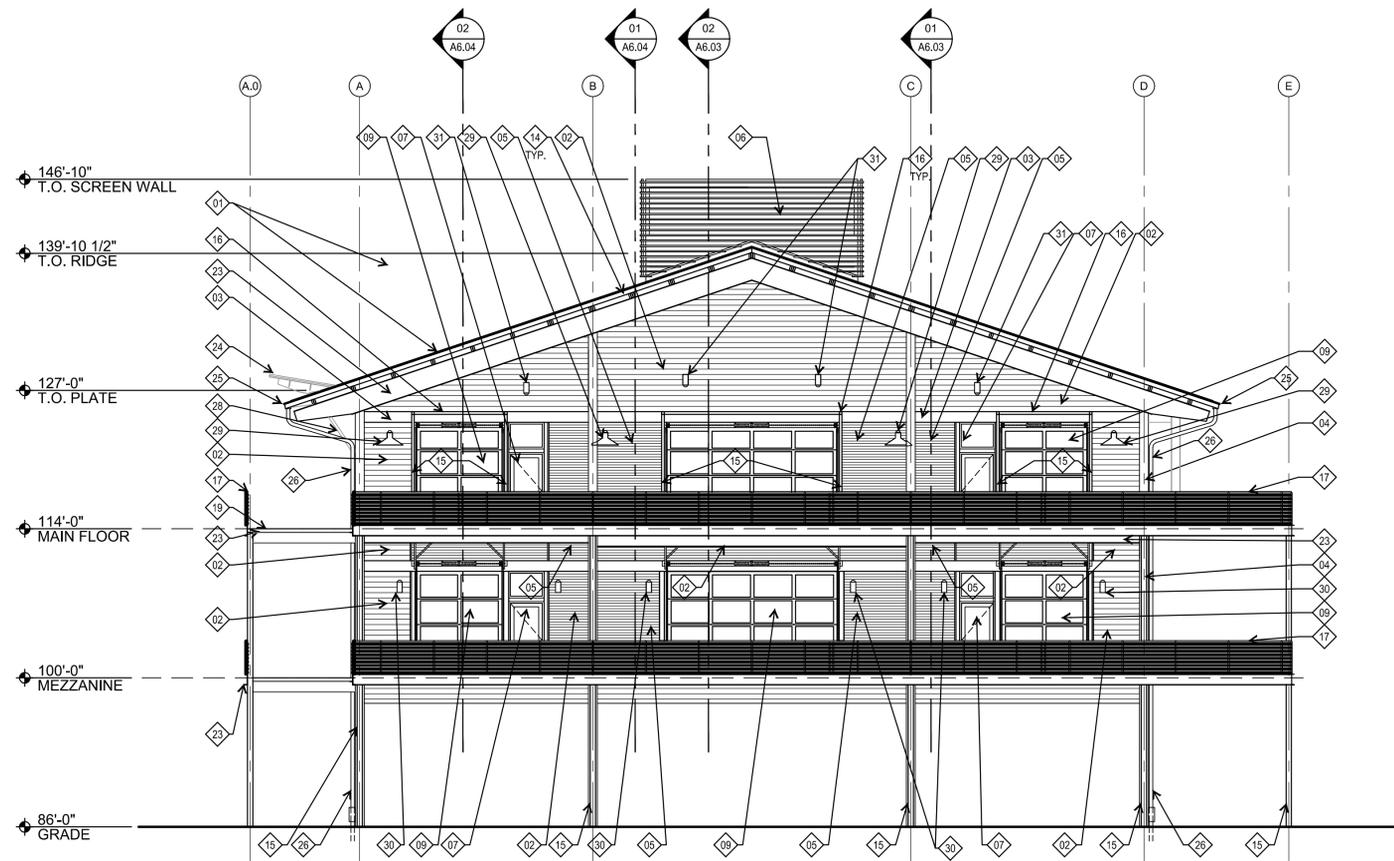


Aerial Photo Map



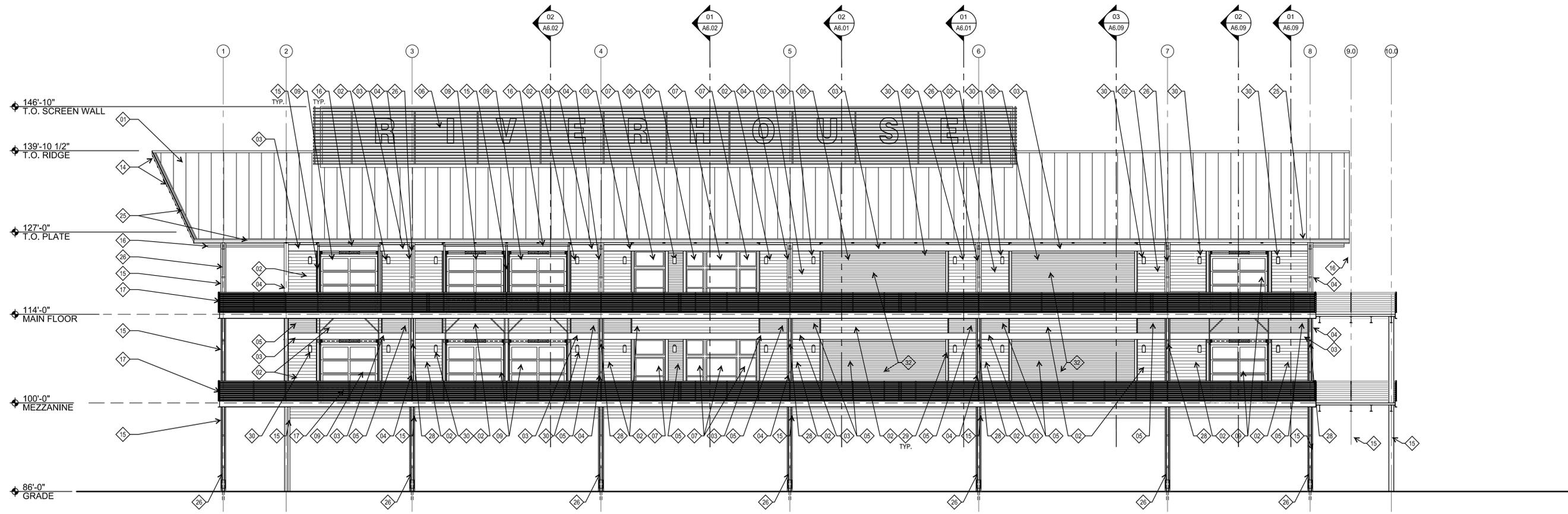
0 312.5 625 1,250 Feet





02 NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



01 SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"

KEYED NOTES

- 01 PREFINISHED STANDING SEAM METAL ROOF
- 02 #2 FIR OR BETTER WOOD SIDING
- 03 #2 FIR OR BETTER WOOD TRIM
- 04 EXPOSED, PAINTED STEEL CHANNEL ATTACHED TO STEEL STRUCTURE, REF. STRUCTURAL
- 05 CORRUGATED METAL SIDING
- 06 SIGN BOX/ SCREEN WALL
- 07 ALUMINUM WINDOW, AS SCHEDULED
- 08 ALUMINUM DOOR, AS SCHEDULED
- 09 OVERHEAD DOOR, AS SCHEDULED
- 10 H.M. DOOR, AS SCHEDULED
- 11 STEEL TRELLIS, REF. STRUCT.
- 12 (1) 2x12 SANDWICHED BETWEEN (2) 2x8 WOOD PURLINS W/ 2x4 ABOVE EACH 2x8. ALIGN TOP OF 2x4 W/ TOP OF 2x12, REF. STRUCT.
- 13 2x WOOD PURLIN, REF. STRUCT.
- 14 (3) 2x8 WOOD PURLINS, REF. STRUCT.
- 15 PAINTED STEEL COLUMN, REF. STRUCT.
- 16 PAINTED H.S.S. STEEL TUBE BEAM, REF. STRUCT. (ALL EXPOSED ENDS TO BE CAPPED AND WELDED CLOSED)
- 17 STEEL GUARDRAIL
- 18 1x HORIZONTAL WOOD LATTICE
- 19 EXTERIOR DECK
- 20 NOT USED
- 21 CLERESTORY WINDOW BEYOND
- 22 2X4 WWF
- 23 PAINTED STEEL BEAM, REF. STRUCT.
- 24 STEEL CANOPY W/ PREFINISHED STANDING SEAM METAL ROOF
- 25 METAL GUTTER
- 26 PREFINISHED METAL DOWNSPOUT - TIED INTO STORM
- 27 ROOF CHANNEL DRAIN
- 28 PAINTED H.S.S. STEEL TUBE BRACE WELDED TO STEEL PLATE
- 29 TEKA T-21-BEACON WALL MOUNT DECORATIVE LIGHT
- 30 TEKA SCREEN WALL MOUNT (SWM) DOWNLIGHT
- 31 TEKA DWM 51 SERIES - UPLIGHT
- 32 KNOCK OUT PANEL

CRYSTAL SPRINGS BUILDING B



WHITE SETTLEMENT

A DEVELOPMENT OF:
LVG INVESTMENTS

ISSUE LOG

DATE	DESCRIPTION
08-18-15	PRICING SET
10-19-15	ADDENDUM 1
11-11-15	ADDENDUM 2
12-11-15	DD PRICING SET

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION



O'BRIEN

5310 HARVEST HILL RD.
SUITE 136
DALLAS, TEXAS 75230
972.788.1010
www.obrienarch.com

JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE SEAL: ARCH. PROJ. # SCALE:
14054 REF. DRAWING

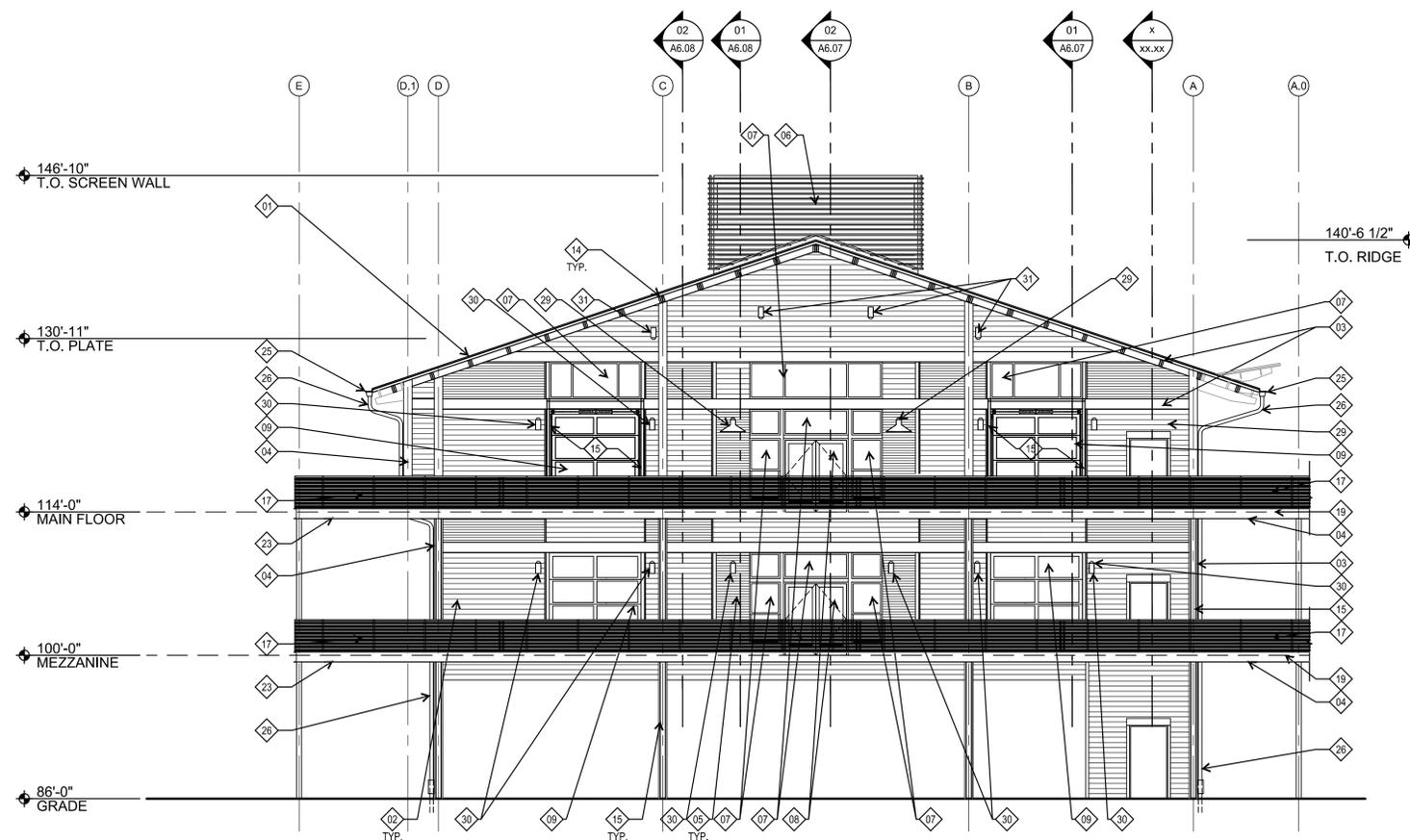
SHEET NO.

A5.01

EXTERIOR ELEVATIONS

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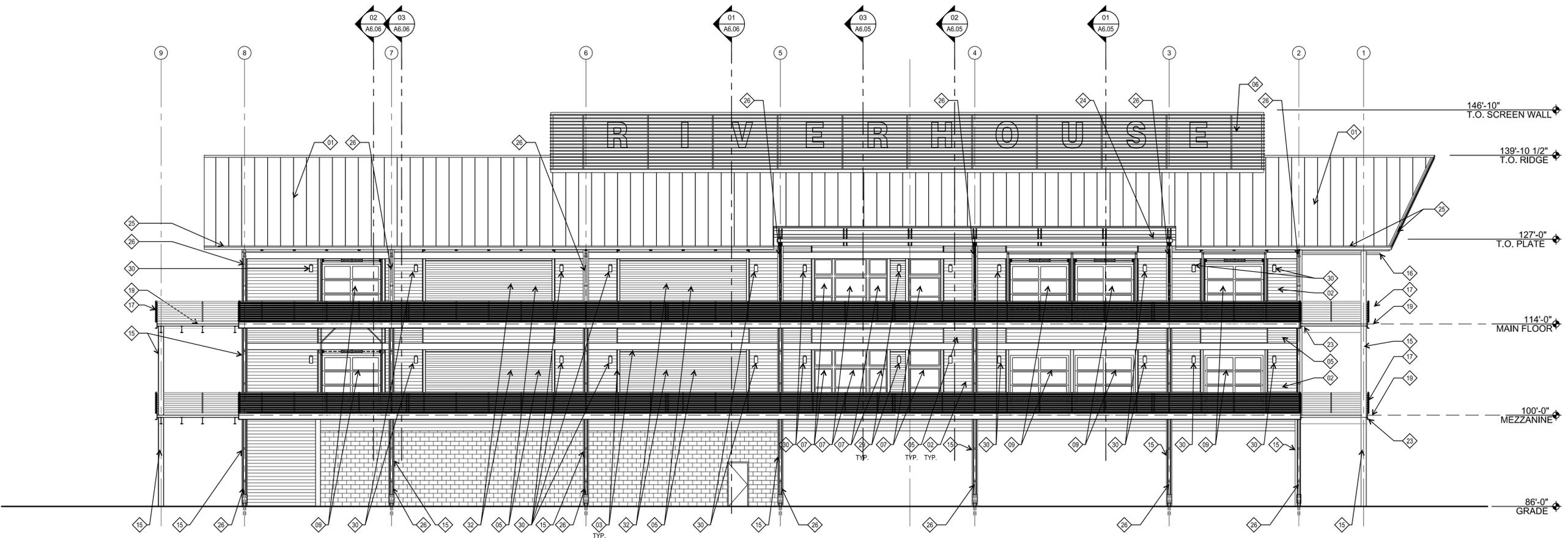
NOT FOR CONSTRUCTION - FOR PRICING ONLY - DEC. 11, 2015



02 SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

- KEYED NOTES**
- 01 PREFINISHED STANDING SEAM METAL ROOF
 - 02 #2 FIR OR BETTER WOOD SIDING
 - 03 #2 FIR OR BETTER WOOD TRIM
 - 04 EXPOSED, PAINTED STEEL CHANNEL ATTACHED TO STEEL STRUCTURE, REF. STRUCTURAL.
 - 05 CORRUGATED METAL SIDING
 - 06 SIGN BOX/ SCREEN WALL
 - 07 ALUMINUM WINDOW, AS SCHEDULED
 - 08 ALUMINUM DOOR, AS SCHEDULED
 - 09 OVERHEAD DOOR, AS SCHEDULED
 - 10 H.M. DOOR, AS SCHEDULED
 - 11 STEEL TRELLIS, REF. STRUCT.
 - 12 (1) 2x12 SANDWICHED BETWEEN (2) 2x8 WOOD PURLINS W/ 2x4 ABOVE EACH 2x8. ALIGN TOP OF 2x4 W/ TOP OF 2x12, REF. STRUCT.
 - 13 2x WOOD PURLIN, REF. STRUCT.
 - 14 (3) 2x8 WOOD PURLINS, REF. STRUCT.
 - 15 PAINTED STEEL COLUMN, REF. STRUCT.
 - 16 PAINTED H.S.S. STEEL TUBE BEAM, REF. STRUCT. (ALL EXPOSED ENDS TO BE CAPPED AND WELDED CLOSED)
 - 17 STEEL GUARDRAIL
 - 18 1x HORIZONTAL WOOD LATTICE
 - 19 EXTERIOR DECK
 - 20 NOT USED
 - 21 CLERESTORY WINDOW BEYOND
 - 22 2X4 WWF
 - 23 PAINTED STEEL BEAM, REF. STRUCT.
 - 24 STEEL CANOPY W/ PREFINISHED STANDING SEAM METAL ROOF
 - 25 METAL GUTTER
 - 26 PREFINISHED METAL DOWNSPOUT - TIED INTO STORM
 - 27 ROOF CHANNEL DRAIN
 - 28 PAINTED H.S.S. STEEL TUBE BRACE WELDED TO STEEL PLATE
 - 29 TEKA T-21-BEACON WALL MOUNT DECORATIVE LIGHT
 - 30 TEKA SCREEN WALL MOUNT (SWM) DOWNLIGHT
 - 31 TEKA DWM 51 SERIES - UPLIGHT
 - 32 KNOCK OUT PANEL



01 NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

CRYSTAL SPRINGS BUILDING B



WHITE SETTLEMENT

A DEVELOPMENT OF:
LVG INVESTMENTS

ISSUE LOG

DATE	DESCRIPTION
09-18-15	PRICING SET
10-19-15	ADDENDUM 1
11-11-15	ADDENDUM 2
12-11-15	DD PRICING SET

REVISION LOG

DATE	DESCRIPTION	REV. NO.

- ISSUED FOR:**
- PRELIMINARY - NOT FOR CONSTRUCTION
 - BIDDING / PERMIT
 - REVISION / ADDENDUM
 - FOR CONSTRUCTION



O'BRIEN
5310 HARVEST HILL RD.
SUITE 136
DALLAS, TEXAS 75230
972.788.1010
www.obrienarch.com

JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE SEAL	ARCH. PROJ. #	SCALE

14054 REF. DRAWING

SHEET NO.

A5.02

EXTERIOR ELEVATIONS

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NOT FOR CONSTRUCTION - FOR PRICING ONLY - DEC. 11, 2015



01 BUILDING B - WEST ELEVATION

SK-03

04 MARCH 2016

CRYSTAL SPRINGS ON THE RIVER

LVG INVESTMENTS, LLC
2909 COLE AVENUE, SUITE 210
DALLAS, TEXAS 75204
214-521-8520

Ben Raef, 5751 Kroger Drive, Fort Worth, Texas representing VLMC explained to the Commissioners they are requesting A-5 zoning to match the preliminary plat. They are wanting to maintain the character of the single-family that already exists.

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

19. ZC-16-084 Realty Capital Golden Triangle LP (CD 7) – 5601 Golden Triangle Blvd (Jesse Billingsley Survey, Abstract No 70, 17.19 Acres): from “E” Neighborhood Commercial to “PD/D” planned Development for all uses in “D” High Density Multifamily plus assisted living and nursing home; site plan included

Kenneth Farnborough, 3110 W. Southlake Boulevard, Southlake, Texas representing Realty Capital Golden Triangle LP explained to the Commissioners he is here to answer any questions.

Rebecca Everett, 909 Lake Carolyn Parkway, Irving, Texas with Realty Capital explained to the Commissioners they did reach out to the Villages of Woodland Springs NA, finally met with them and there didn't seem to be any issues. She did say one concern was how this development would impact the School system. Ms. Everett said she reached out to Keller ISD and they had no problem at this time, so they are ready to move forward.

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

20. SP-16-001 LVG Investments (CD 7) – 5306-5336 (evens) White Settlement Rd and 127 Roberts Cut Off (N H Carroll Survey, Abstract No. 264, 13.55 Acres): from PD 724 “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 PD 724 to add a story to Building B and change parking configurations

Richard Smith, 9523 Hill View Drive, Dallas, Texas representing LVG Investments explained to the Commissioners they are amending the site plan for building B, increasing the square footage and height and eliminating parking garages in front of the apartments.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Conlin. The motion carried 8-0-1 with Mr. Genua recusing himself.

**Meeting adjourned: 6:10 p.m.
4/13/16**

Dana Burghdoff, Executive Secretary and Assistant Director, Planning and Development Department