

East PD990 Planned Development for single family / under construction
 South "B" Two-Family / vacant and single family
 West "B" Two-Family / single family

Recent Relevant Zoning and Platting History:

Zoning History: PD990 ZC-13-119 approved by City Council 10-26-13 for "PD/A-5" Planned Development for "A-5" One-Family with Development Standards for 15 ft. front yard setbacks, 60% lot coverage; site plan waived, subject property to the east. PD1068 ZC-15-129 approved by City Council 10-15-15 for "PD/AR" planned Development for all uses in "AR" One-Family restricted with waiver to the block pattern; site plan approved, subject property to the north.

Platting History: PP-13-038 River Crest subject property to the east approved by the City Plan Commission 11-22-13

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Road	Minor Arterial	Minor Arterial	No
Nursery Lane	Two-Way residential	Two-Way residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Riverbend NA*	Castleberry ISD
Streams and Valleys (West Fork Trinity River	FWISD
Trinity Habitat for Humanity	

* Within registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to amend PD 990, "PD/A-5" Planned Development for A-5 uses with a front yard setback of 15 ft. and 60% lot coverage to add property and allow a wall to be constructed within a projected setback.

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

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Single Family with the three lots fronting Nursery designated as Single-Family.

- Encourage new 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 new development in character with the existing neighborhood scale, architecture and platting pattern (pg. 39).

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

Attachments:

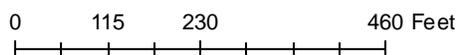
- Location Map
- Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



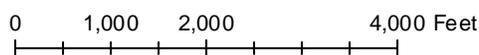
ZC-16-091

Area Zoning Map

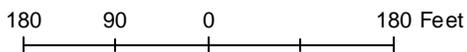
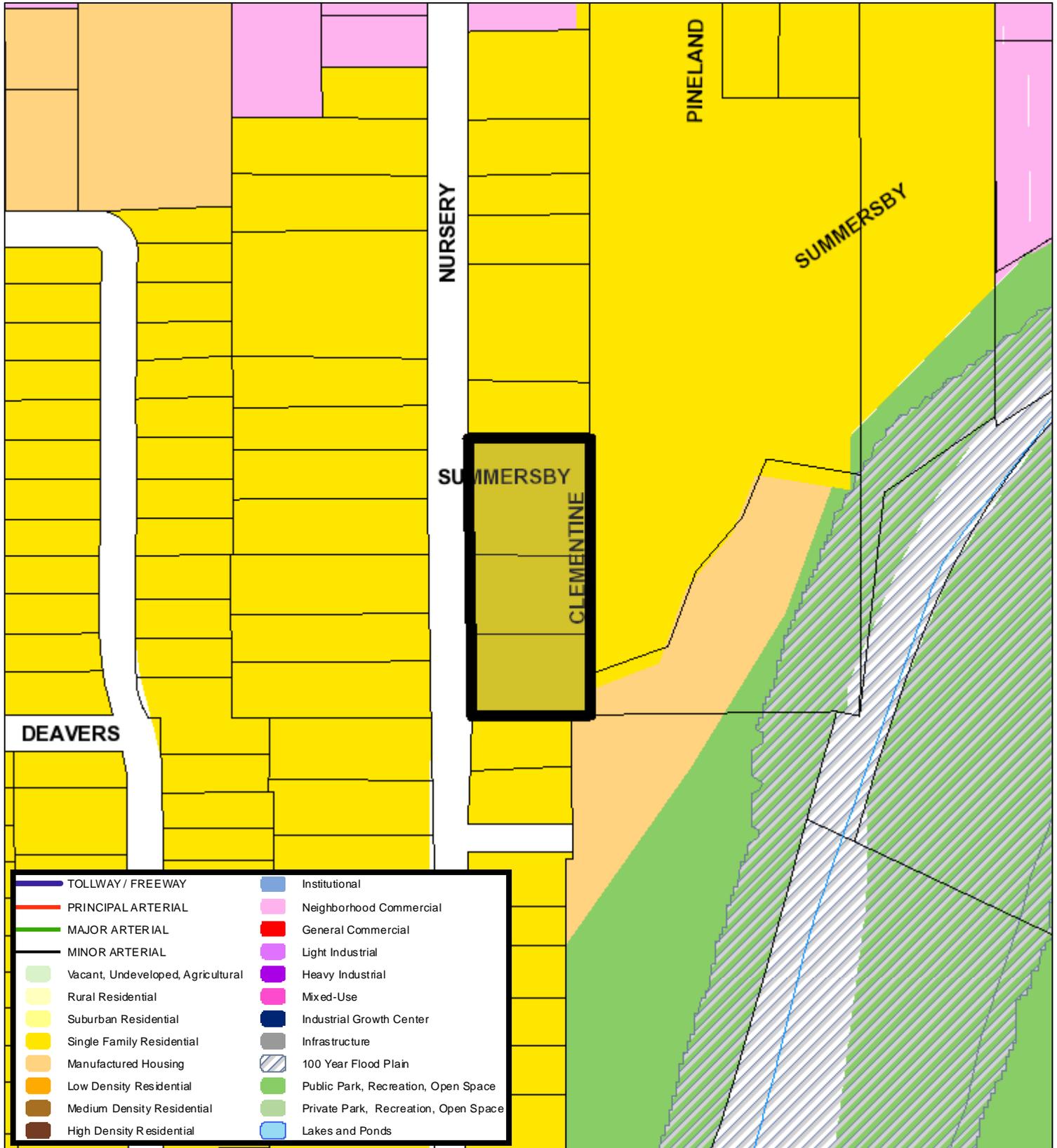
Applicant: FW Rivercrest Bluff, LLC
 Address: 221, 223 and 239 Nursery Lane
 Zoning From: B, PD 990
 Zoning To: Amend PD 990 to add property and allow a screening wall within projected setback
 Acres: 1.47437306
 Mapsco: 61X
 Sector/District: Northside
 Commission Date: 5/11/2016
 Contact: 817-392-2495



Area Map



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.

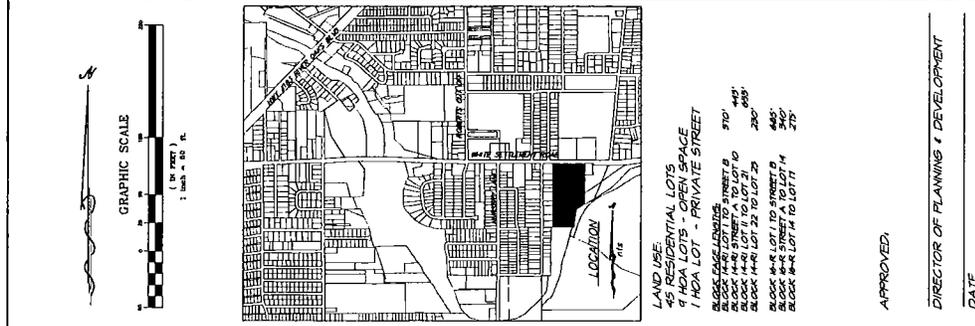


Aerial Photo Map



0 115 230 460 Feet

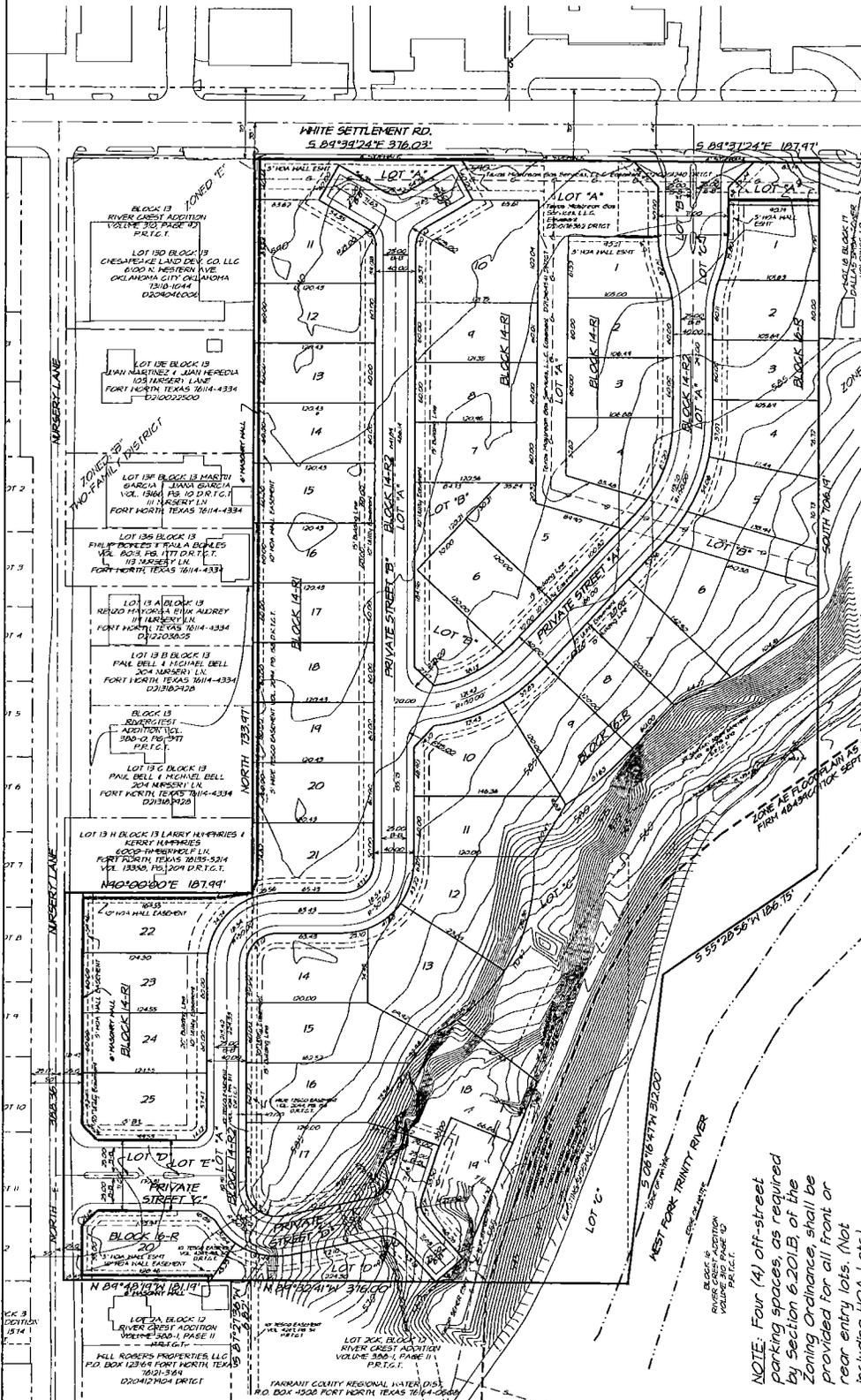




LAND USE:
 45 RESIDENTIAL LOTS
 9 HOA LOTS - OPEN SPACE
 1 HOA LOT - PRIVATE STREET

BLOCK 14A LOT 1 TO LOT 20
 200'
 BLOCK 14B LOT 21 TO LOT 25
 200'
 BLOCK 14C LOT 26 TO LOT 30
 200'
 BLOCK 14D LOT 31 TO LOT 35
 200'
 BLOCK 14E LOT 36 TO LOT 40
 200'

APPROVED: _____
 DIRECTOR OF PLANNING & DEVELOPMENT
 DATE _____



Preliminary Plat PP-13-038
 14-813 ACRES OF LAND BEING ALL OF:
 BLOCK 14-R-1 AND 15-R-1 AND A PORTION OF: BLOCK 13 AND 16 River Crest Addition recorded in
 Vol- 310 Pg 91 & 92 and Vol 388-4 Pg 455 DRCTCT and being in the Schooner Survey, A-1403
RIVER CREST

DECEMBER 2013
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 ZONING CASE # ZG-13-119

DEVELOPER:
 STANLEY Land Venture I
 5, Thomas Mitchell, 200
 Cellerville, Texas 76034
 PH: 817-912-3131
 FAX: 817-907-5959
 tom@stanley.com

RECORD OWNER:
 Chesapeake Land Dev. Co. LLC
 6100 N. Western Ave.
 Oklahoma City, Oklahoma 73118-1044

NOTE: Direct access from
 single duplex residential drives onto
 Nursery Lane and White Settlement
 Road is prohibited.
 Parkway improvements such as curb &
 gutter, pavement tie-in, drive
 approaches, sidewalks and drainage
 shall be required at line of
 utility easement via a
 parkway permit.

- HOA PRIVATE STREET
 LOT 1A BLOCK 1A-1E
- PRIVATE HOA OPEN SPACE
 LOT 1A BLOCK 1A-1E
- LOT 1A BLOCK 1A-1E

NOTE: Four (4) off-street
 parking spaces, as required
 by Section 6.20(B), of the
 Zoning Ordinance, shall be
 provided for all front or
 rear entry lots. (Not
 including HOA Lots)



A TEXAS REGISTERED ENGINEER WITH A SEAL
 NUMBER 11874
 JOHN STANLEY, P.E.
 STANLEY ENGINEERING, INC.
 1100 W. 14TH STREET, SUITE 100
 FORT WORTH, TEXAS 76102