



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
September 13, 2016

**Council District** 7

**Zoning Commission Recommendation:**  
Approval as Amended to "PD/E" excluding alcohol and gasoline sales by a vote of 9-0

**Opposition:** One letter submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** **Bill Bostelmann**

**Site Location:** 4653 and 4661 White Settlement Road Mapsco: 61X

**Proposed Use:** **Commercial**

**Request:** From: PD 972 Planned Development/Specific Use for a retail structure with caretaker's residence with "E" Neighborhood Commercial development standards and a maximum of three single-family residences; site plan approved

To: "E" Neighborhood Commercial (original request; "PD/E" Planned Development for all uses in "E" Neighborhood Commercial excluding alcohol and gasoline sales; site plan waiver recommended (applicant revised request)

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

**Comprehensive Plan Consistency:** Requested change **is consistent.**

**Background:**

The property is located south of White Settlement Road along the Trinity River. The applicant is requesting to rezone two single-family lots to "E" Neighborhood Commercial for a proposed gym.

The property was rezoned in 2013 for one commercial/residential structure and two homes. The retail structure and one single-family residence has been constructed with accessory structures still under construction, however the intent for this lot has changed.

At the Zoning Commission meeting August 10, 2016 the applicant requested "PD/E" excluding alcohol and gasoline sales with a waiver to the site plan in order to accommodate the needs of the adjacent property owner.

**Site Information:**

Owner: Bill Bostelmann  
4701 White Settlement Road  
Fort Worth, TX 76114

Agent: Gerry Curtis  
Acreage: 0.77 acres  
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / commercial
- East "A-5" One-Family / Trinity River
- South "A-5" One-Family / Trinity River
- West PD 972 Planned Development / single-family and commercial

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-048 Council approved for retail structures, caretakers residence with three single-family residences; eff 4/23/13; subject area

Platting History: FS-13-042 River Crest administratively approved

**Transportation/Access**

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

**Public Notification:**

Organizations Notified	
Riverbend NA*	Trinity Habitat for Humanity
Streams & Valleys Inc	Fort Worth ISD
	Castleberry ISD

\* Closest registered neighborhood association

**Development Impact Analysis:**

1. **Land Use Compatibility**

The applicant is proposing a zoning change from PD972 Planned Development/Specific Use for a retail structure with caretaker's residence with "E" Neighborhood Commercial development standards and a maximum of three single-family residences; site plan approved to "E" Neighborhood Commercial. Surrounding land uses consist of commercial to the north, Trinity River to the east and south, and commercial to the west.

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

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed E zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

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

**Attachments:**

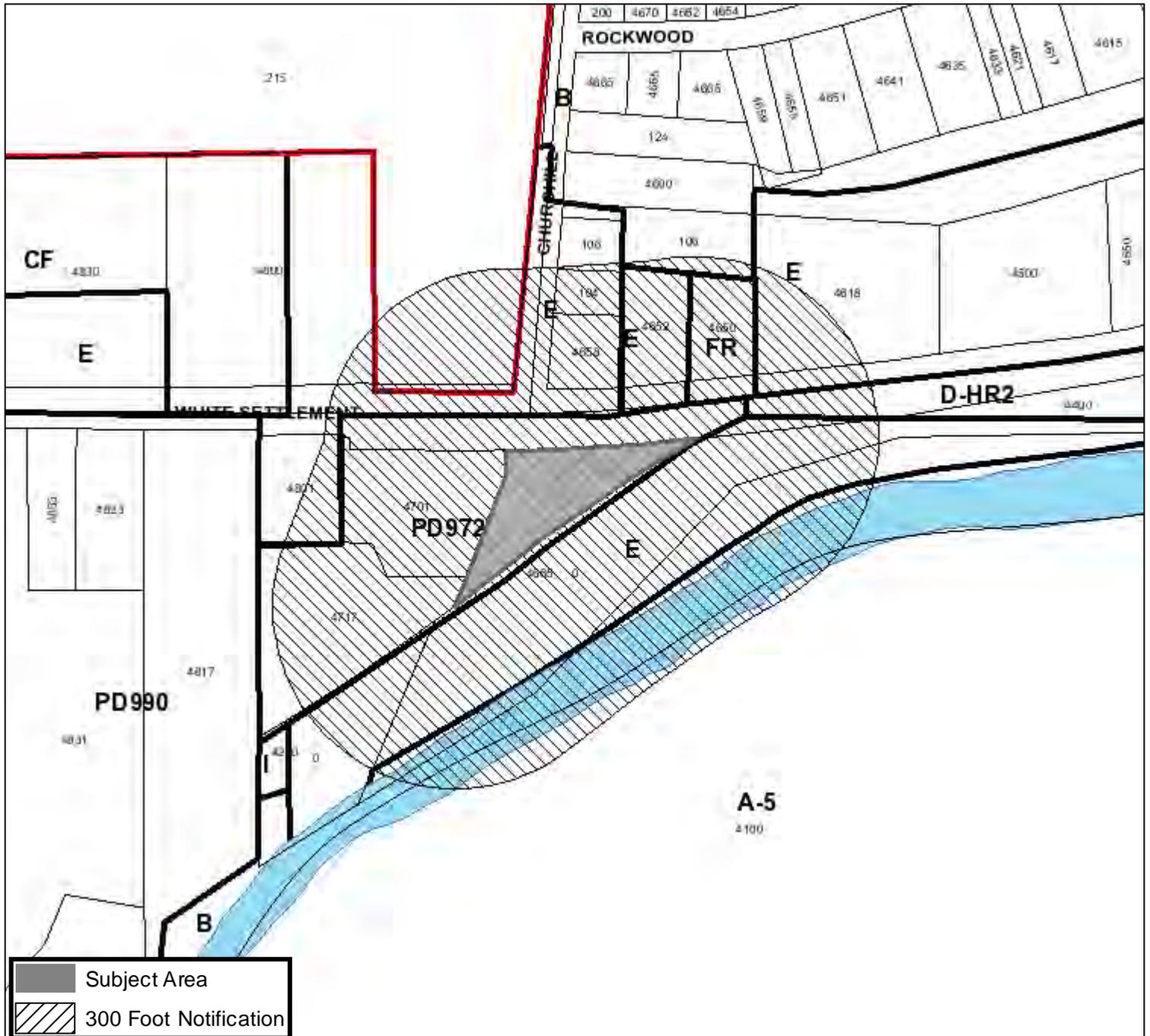
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



ZC-16-139

# Area Zoning Map

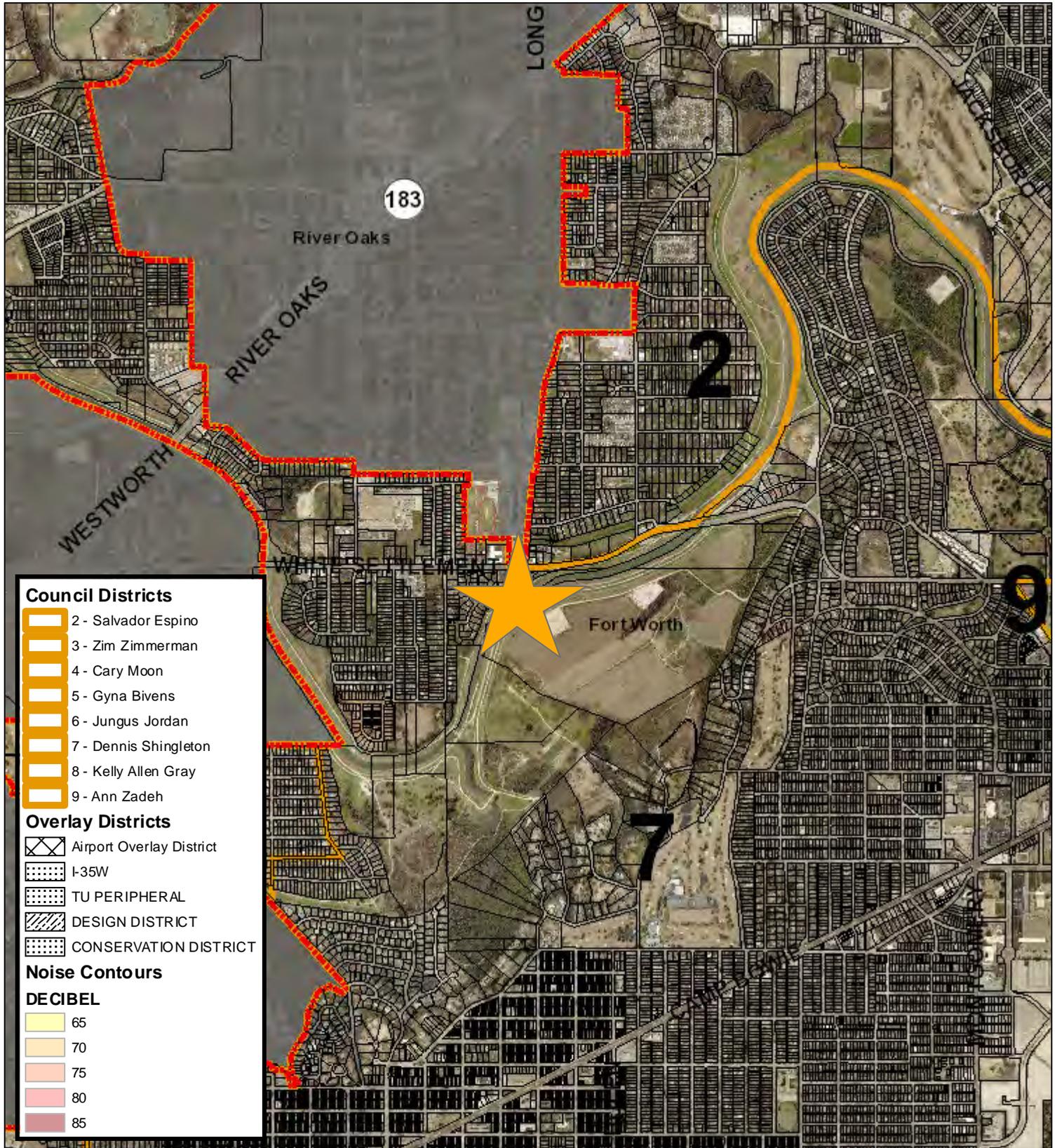
Applicant: Bill Bostelmann  
 Address: 4653 & 4661 White Settlement Road  
 Zoning From: PD 972 for E uses plus 3 residences  
 Zoning To: E  
 Acres: 0.77973203  
 Mapsco: 61X  
 Sector/District: Northside  
 Commission Date: 8/10/2016  
 Contact: 817-392-2495



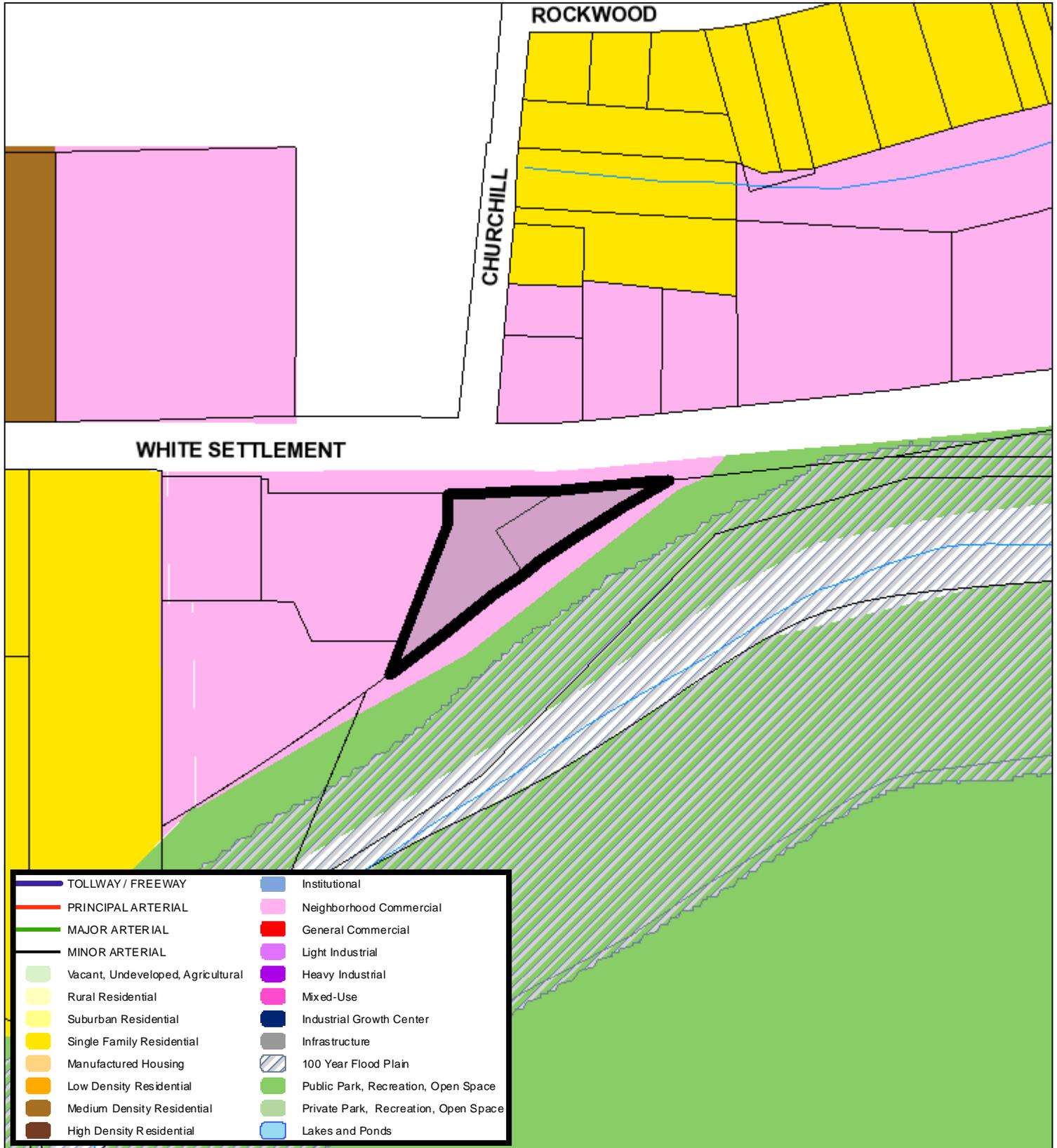
 Subject Area  
 300 Foot Notification

0 115 230 460 Feet

### Area Map



### Future Land Use



190 95 0 190 Feet

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**



0 120 240 480 Feet



Document received for written correspondence					ZC-16-138
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Kim Holly	11113 Monica Ct	In		Opposition	Sent letter in

**11. ZC-16-139 Bill Bostelmann (CD 7) – 4653-4661 White Settlement Road (Rivercrest Addition, Block 17, Lots 3R and 4, 0.78 Acre): from “PD 972 Planned Development/Specific Use for a retail structure with caretaker’s residence with “E” Neighborhood Commercial development standards and a maximum of three single-family residences; site plan approved to “E” Neighborhood Commercial**

Gerry Curtis, 1107 E. 1<sup>st</sup> Street, Fort Worth, Texas representing Bill Bostelmann explained to the Commissioners the original PD request was for single-family residences. They are requesting PD/E excluding alcohol and gasoline sales with a request to waive the site plan based on input received from the adjacent property owner.

Motion: Following brief discussion, Mr. Northern recommended Approval as Amended of the request to PD/E excluding alcohol and gasoline sales with a waiver to the site plan, seconded by Ms. Dunn. The motion carried unanimously 9-0.

**12. ZC-16-140 Lang Oleander LLC, Washington Adams property LLC, Blue Dragon 1130 LLC, TCIDA Real Estate Holdings LLC and Allen P. Schuster (CD 9) – 1001, 1003 and 1005 W. Rosedale Street and 1100 blocks Adams, College and Washington Avenues (McAnaulty and Nesbits Subdivision, Block 1, Lots 1-13R and Block 2, Lots 1R and 15, 3.28 Acre): from “NS-T4” and “NS-T4N” Near Southside/General Commercial and Near Southside/General Commercial Neighborhood to “PD/NS-T4” Planned Development for all uses in “NS-T4” Near Southside/General Commercial with a maximum of six story multifamily and parking garage; site plan included**

Justin Light, 500 W. 7<sup>th</sup> Street, Suite 600, Fort Worth, Texas representing Lang Oleander LLC explained to the Commissioners the request is for an upscale apartment building, 391 units with 541 parking spaces in a garage that will be connected by a sky bridge. Mr. Light explained the apartment building will be four stories and the garage six stories and provided an elevation drawing. The proposed developer has met with the neighborhood several times with support from Fort Worth South. Mr. Light mentioned some of the neighborhood concerns were traffic along Oleander. They have made some concessions based on feedback from the neighborhood. The sixth floor is mainly parking and the mezzanine along Rosedale.

In response to Ms. Dunn’s questions, Mr. Light said the parking garage contained parking only and that there are apartments that outline the garage. He said Adams will not be one-way but commented they will put signs out so those exiting the garage can only go north. The neighborhood concerns have been the height and the traffic.