



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
September 11, 2012

Council District 7

Zoning Commission Recommendation: Approved by a vote of 9-0 Opposition: none	Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: LVG Investments

Site Location: 5300 – 5600 Blocks of White Settlement Road Mapsco: 61SW

Proposed Use: Mixed Use/Entertainment Complex

Request: From: "B" Two-Family, "E" Neighborhood Commercial, "I" Light Industrial and "PD-724" Planned Development for all uses in "MU-1" Low Intensity Mixed Use with development standards; site plan required

To: Amend "PD-724" Planned Development for "MU-1" Low Intensity Mixed Uses plus bars, farmers market, and mobile vendors with development standards; site plan required

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent

Background:

The applicant is requesting a zoning change to amend "PD-724" a Planned Development for Crystal Springs Entertainment District for "MU-1" Low Intensity Mixed Uses plus bar, club, private or teen, tavern, cocktail lounge, farmers market, and mobile vendors to include development standards. The applicant is seeking the additional uses to be permitted and then submit a site plan as required at a later date to be reviewed by the Zoning Commission and City Council.

Crystal Springs was a historic dance hall that was once on the property. It is explained that many country music stars back to the 1950's performed at the site. It later burned and no remnants of the structure exist on the property. The applicants plan to construct a dance hall and entertainment complex on the property and include restaurants and an outdoor area along the river where mobile vendors or farmers' markets may be held. A parking garage under the development is planned to accommodate the parking and storm water needs. Future plans include mixed use development with ground floor commercial and residential on the upper levels. Fill has been placed on the property for several years, apparently preparing it for development. There is a substantial stand of trees on the lower parts of the property near the river. An Urban Forestry Plan will be necessary.

The property is located on the Trinity River and intends to be accessible and complimentary to the trail and activities on the river. It is also located approximately one mile east from the NAS FW JRB. As such, it may provide entertainment activities for the base personnel. If the residential units are constructed, it could also help address some of the housing constraints currently experienced by the personnel.

The property was originally zoned to PD/MU-1 in 2006 for similar uses. The needs of the development have changed slightly, but the uses and restrictions of the original PD are being retained.

Unless noted below, all other MU-1 Requirements apply.

Crystal Springs Entertainment Development Standards	Existing PD-724	Amended
Uses Permitted	Uses as permitted in MU-1 in the nonresidential land use chart plus hotel, motel or inn less than 1,000 feet from residential district	Uses as permitted in MU-1 in the form-based district land use chart including hotel, motel or inn less than 1,000 feet from residential district ; plus bars, club-commercial or business, farmers market, vendor, mobile vendors
Front Yard	Campus developments: Interior buildings constructed as part of a <u>campus development</u> may not be set back from the property line more than 20 feet if at least 50 percent of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 feet. Interior buildings set back farther than 20 feet may be constructed unless and until this 50 percent requirement has been satisfied.	Same; building setback within a campus setting may be greater than 20 ft.
Fencing	Walls composed of the same or similar finish materials as the building façade used to create <u>exterior courtyards</u> that have closed perimeters and that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space are allowed to extend beyond building facades, i.e., these walls are allowed to be located in the area between building facades and the property line	Same; Exterior courtyards may be located between a building and a public street/public access easements given that the walls for the courtyard are of the same or similar finish.
Other Requirements	Traffic Study (TIA) and Site Plan required	Same
Temporary Uses		Mobile Vendor Food Truck Park permitted. Configuration of the park must be shown on a site plan with all units parking on an improved surface. All vendors must comply with all regulations of Chapter 16, "Health and Sanitation" of the Fort Worth City Code and Section 5.406 except C 4, C 9, C 11 & C 15. No vending unit shall operate between the hours of 2 am to 6 am. Permanent restrooms must be accessible and permanent water and electric hookups shall be installed.

Site Information:

Owner:

LVG Investments
2909 Cole Avenue
Suite 210
Dallas, Texas 75204

Agent: Richard Smith
 Acreage: 13.03
 Comprehensive Plan Sector: Northside
 Surrounding Zoning and Land Uses:
 North "B" Two-Family / vacant
 East "I" Light Industrial / commercial, outside storage, and vacant structures
 South "E" Neighborhood Commercial and "I" Light Industrial / commercial and vacant
 West Westworth Village / Trinity River

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-190 approved by Council 10/13/06 for mixed use with development standards, subject property
Platting History: None

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
 Streams & Valleys
 Castleberry ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to amend "PD-724" to include bars/nightclubs, etc. with development standards.

Surrounding land uses consist of vacant land to the north, outdoor storage and commercial to the east, commercial to the south, and Trinity River to the west.

As a result, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as single-family residential. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- 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. 38)
- Encourage mixed use projects in mixed use growth centers, transient oriented developments, and urban villages. (pg. 37)

Based on the lack of conformance with the future land use map and the policies stated above; the proposed zoning **is not consistent** with the Comprehensive Plan. However, in 2006 when the zoning was changed to MU-1 the Comprehensive Plan should have reflected that the following year.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

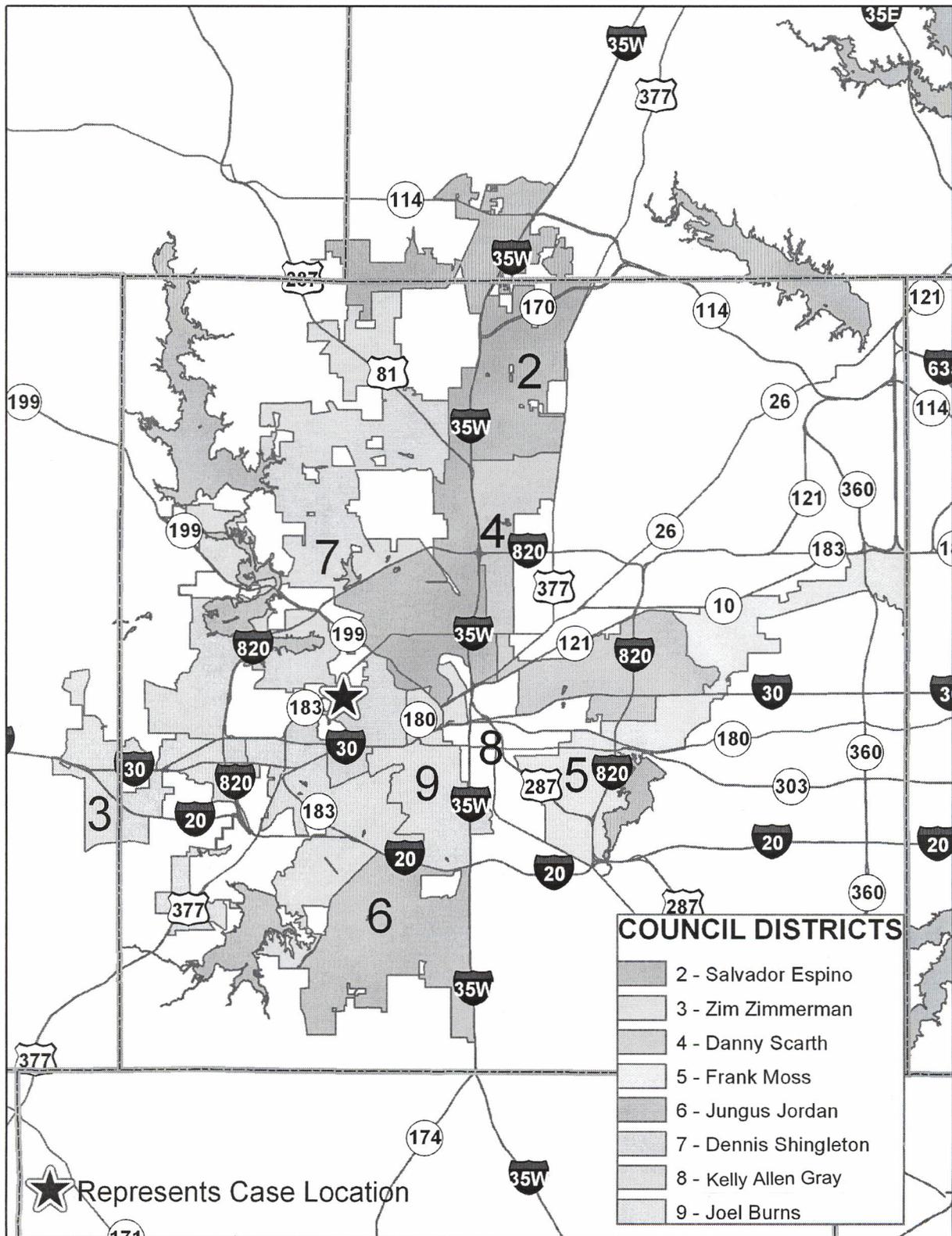
Attachments:

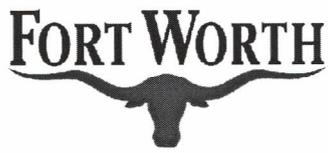
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH

ZC-12-090

Location Map





ZC-12-090

Area Zoning Map

Applicant: LVG Investments
 Address: 5300 - 5600 blocks White Settlement Road
 Zoning From: B, E, I, PD 724
 Zoning To: Amend PD 724 dev standards and add property
 Acres: 12.98558278
 Mapsco: 61SW
 Sector/District: Northside
 Commission Date: 8/8/2012
 Contact: 817-392-2495



 300 Ft. Notification Buffer

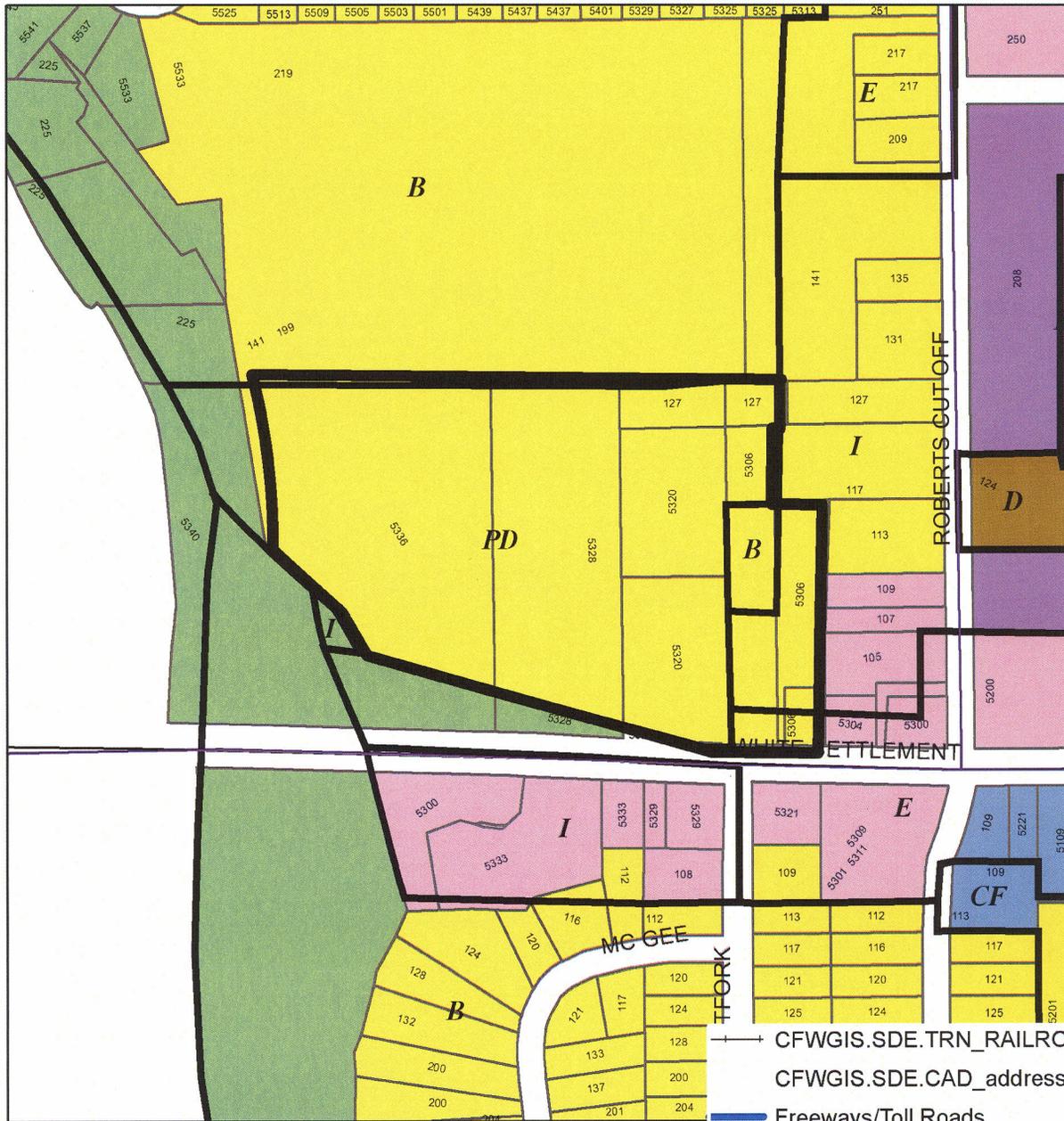




300 - 5600 blocks White Settlement Road

Future Land Use

ZC-12-090



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 06, 2012



Aerial Photo Map



200 100 0 200 Feet



Jesus Rangel Jr., 6407 Lucerne Drive, Fort Worth, Texas explained to the Commissioners the property is owned by TCU and surrounded by existing parking. They are incorporating this lot into the parking area.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

14. ZC-12-090 LVG Investments (CD 7)- 5300 – 5600 Block of White Settlement Road (Nathan H Carroll Survey, Abstract No. 264, Tracts 66A, 67B, 67C, 67E, 67F, 68, 69, and 70, 12.98 Acres): from “B” Two-Family, “E” Neighborhood Commercial, “I” Light Industrial, and “PD-724” Planned Development for all uses in “MU-1” Low Intensity Mixed Use with development standards to Amend “PD-724” Planned Development for all uses in “MU-1” Low Intensity Mixed Use plus bars, farmers market, and mobile vendors with development standards; site plan required

Louis Gennarelli, 2909 Cole Avenue, Dallas, Texas, explained to the Commissioners this is a property they bought six years ago and were intrigued by the history of Crystal Springs. Mr. Gennarelli explained the slide show presentation. He also noted this was a major music venue in the 1920's attracting people from all over the country. Sam Cunningham built a dance pavilion with a water feature in the middle where people could come and swim. Milton Brown was credited to be the pioneer of Texas swing music. Mr. Gennarelli said one of the performers who played there was Bob Wills and the Texas Playboys. He mentioned the time table for development is being worked on right now. The mixed use venue will consist of live music and entertainment with residential. They would like to be able to move forward with the project within the third or fourth quarter of 2013. He went on to say they are working with various tenants and users to make this work.

Ms. Burghdoff asked if he could explain what they are proposing. Mr. Gennarelli explained the area to the west and along the river is proposed for entertainment; they will have food trucks and events planned once a month. Phase Two will be for restaurants and retail possibly. Toward the east, they see a major anchor for live venues; this will be Phase One. Along the front they would like to have an apartment complex or mixed use. The last aspect would possibly be a boutique hotel.

Ms. Zadeh asked if the venue proposed will be inside or outside and have they spoken with the neighborhood since they are proposing alcohol sales. He said yes the venue will be inside. He noted they have not talked with the neighborhood. The operators of the establishments will hire an off-duty police officer to direct traffic and make sure there are no improper activities on site.

Mr. Edmonds mentioned issues with parking and access to the north property.

Mr. Hughes asked why they haven't had contact with the neighborhood. He explained the surrounding land uses and that this was not in a neighborhood, but has not spoken to the residential property owners.

Mr. West made a comment about parking and traffic control and this can be addressed with the site plan.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Zadeh. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					<i>ZC-12-090</i>
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
JD Granger	TRWD/800 E. Northside Dr	No		Support	Sent letter in
Dean Kuhn	TRWD/800 E. Northside Dr	No		Support	Sent letter in

Meeting adjourned: 1:07 p.m.
08/08/12

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

Neftali Ortiz, Chair