



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 2, 2013

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 7-0

Opposition: none

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Armstrong Services & C. Ray Armstrong**

Site Location: 4661 and 4717 White Settlement Road Mapsco: 61X

Proposed Use: **Retail with caretakers quarters and single-family homes**

Request: From: "E" Neighborhood Commercial and "I" Light Industrial

To: "PD/SU" Planned Development/Specific Use for a retail structure with caretaker residence with "E" Neighborhood Commercial development standards and a maximum of three single-family residences; site plan included.

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

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

Background:

The proposed site is located on White Settlement Road north of the Trinity River. The applicant is requesting a zoning change from "E" Neighborhood Commercial and "I" Light Industrial to "PD/SU" Planned Development/Specific Use for a retail structure with caretaker's quarters and up to three single-family residences. The first phase of the development will consist of the retail lot with a 14,000 square foot building, three stories, approximately 4650 square feet per floor. First floor is retail, second floor is storage, and third floor will be for a caretaker's quarters. The single-family development will come at a later phase. The proposed retail lot is for an established operation that is being displaced by the TRV project.

Site Information:

Owner: Armstrong Services & C. Ray Armstrong
2900 McKinnon Street
Dallas, Texas 75201
Applicant: Steve Chojnowski
Acreage: 3.43 acres
Comprehensive Plan Sector: Northside
Surrounding Zoning and Land Uses:
North "E" Neighborhood Commercial and "FR" General Commercial Restricted / commercial, Castleberry ISD
East "FR" General Commercial Restricted / Trinity River
South "E" Neighborhood Commercial / Trinity River
West "A-5" One-Family, "E" Neighborhood Commercial, "I" Light Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: FS-13-042, Northbank, Lots 1 thru 4, administrative process

Site Plan Comments:

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

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Parks & Community Services Department site plan comments

PACSD/PDP: Area is within PPD4 and the Park Dedication Policy applies. There is a required PACS fee of \$500.00 for each new residential unit to be constructed. This fee MUST be paid at or before the time of applying for any building permits. Joe Janucik @ 817-392-5706.

Comments made by Parks Department staff cannot be waived through the Zoning Commission.

Transportation/Access

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

Public Notification:

The following organizations were notified:

Organizations Notified	
Riverbend Trinity Trails	FWISD
Streams & Valleys	Castleberry ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/SU” Planned Development/Specific Use for retail with caretaker’s quarters, storage and a maximum of three single-family residences. Surrounding land uses consist of commercial business to the north of the site, the Trinity River to the south and east, and vacant to the west.

Based on surrounding land uses, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as neighborhood commercial. The requested zoning change for retail use is consistent with the following Comprehensive Plan policies.

- Locate commercial and institutional uses adjacent to arterial streets, preferably at intersections of other arterials and highways (pg. 37)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods (pg. 38)

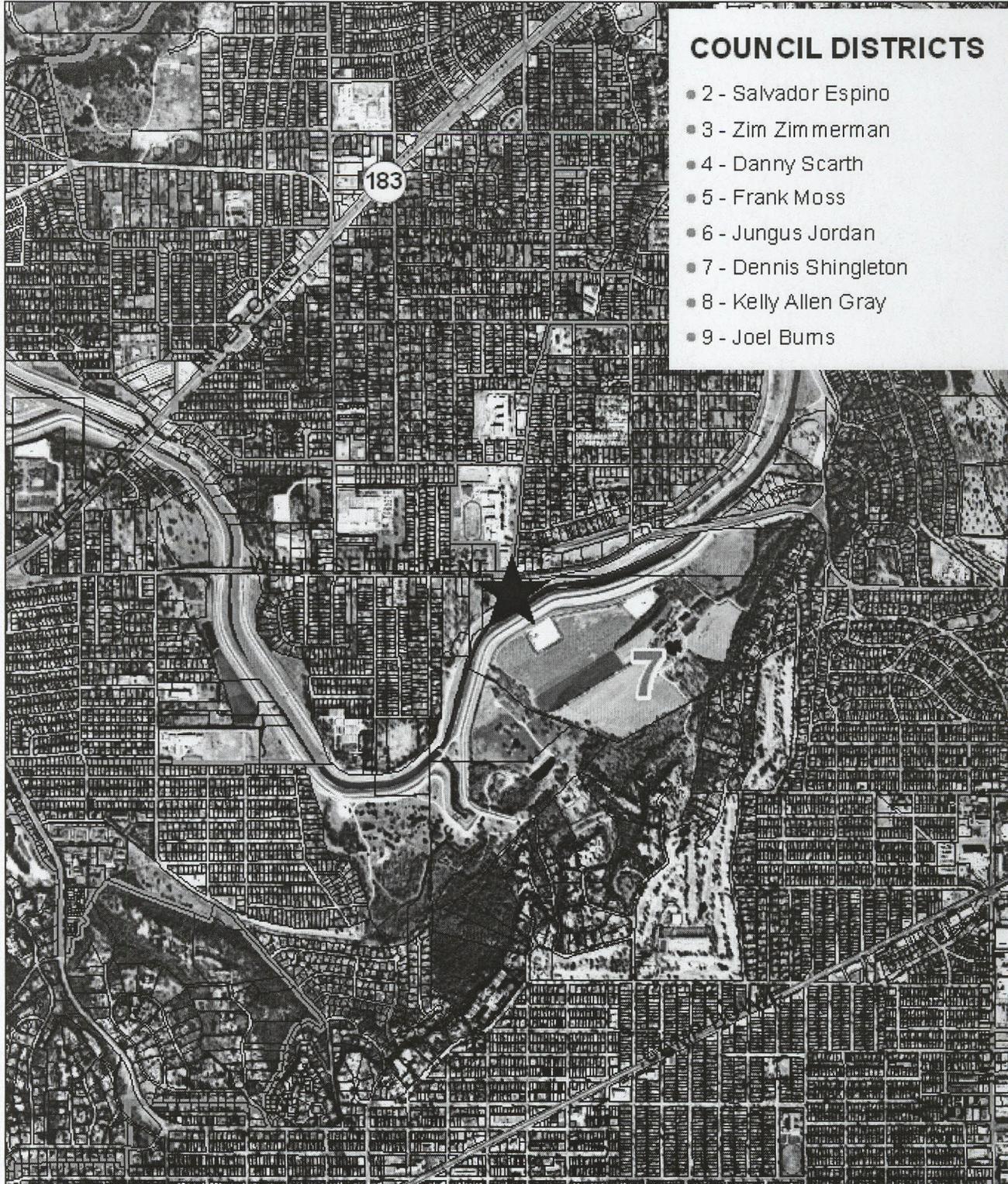
There is a provision in the Comprehensive Plan on pg. 38 that list residential as being an appropriate zoning classification in neighborhood commercial.

Based on conformance with the future land use map and the 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
- Site Plan
- Minutes of the Zoning Commission meeting

Location Map



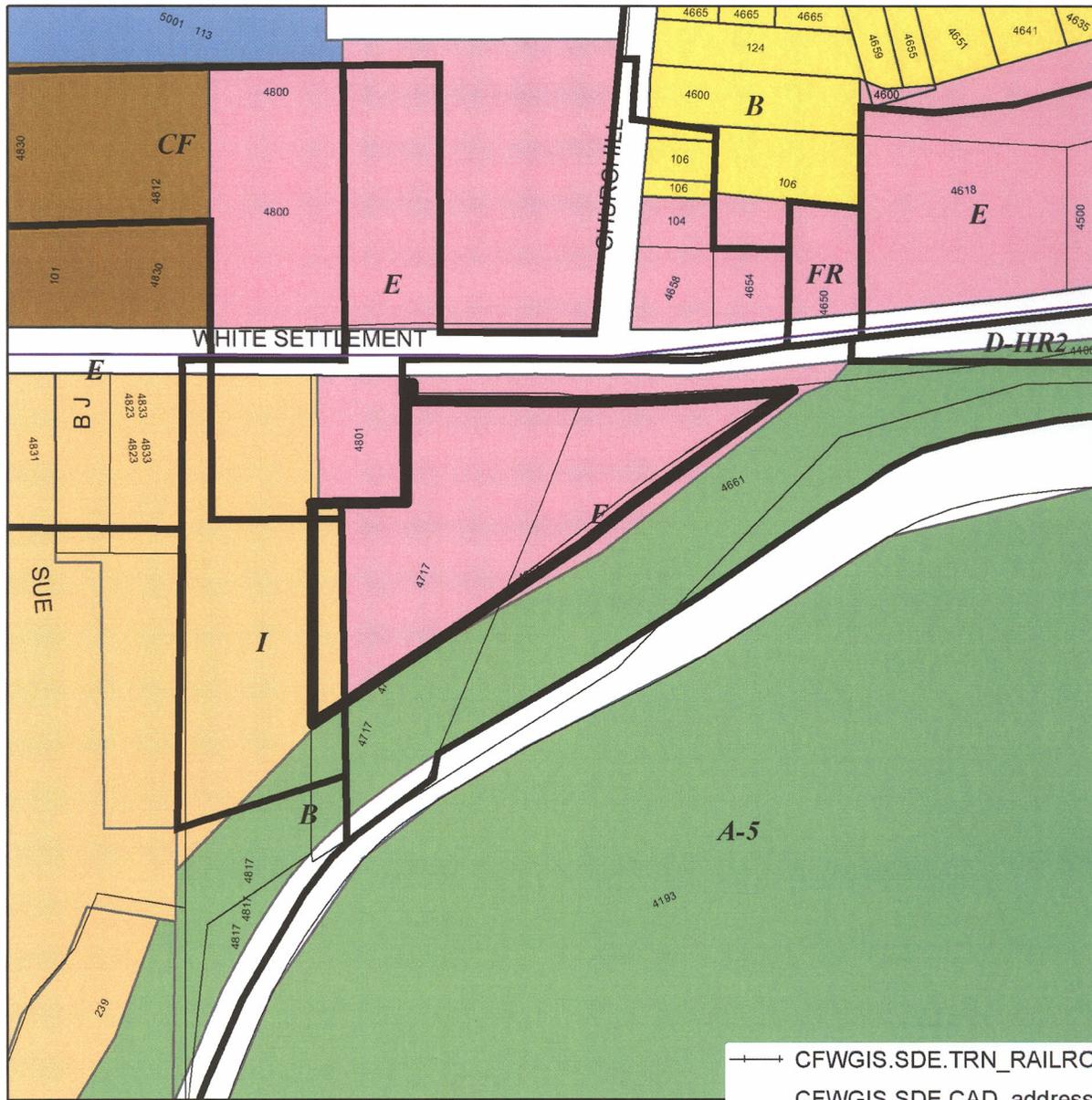
COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums



2,000 1,000 0 2,000 Feet





- 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

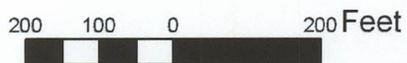
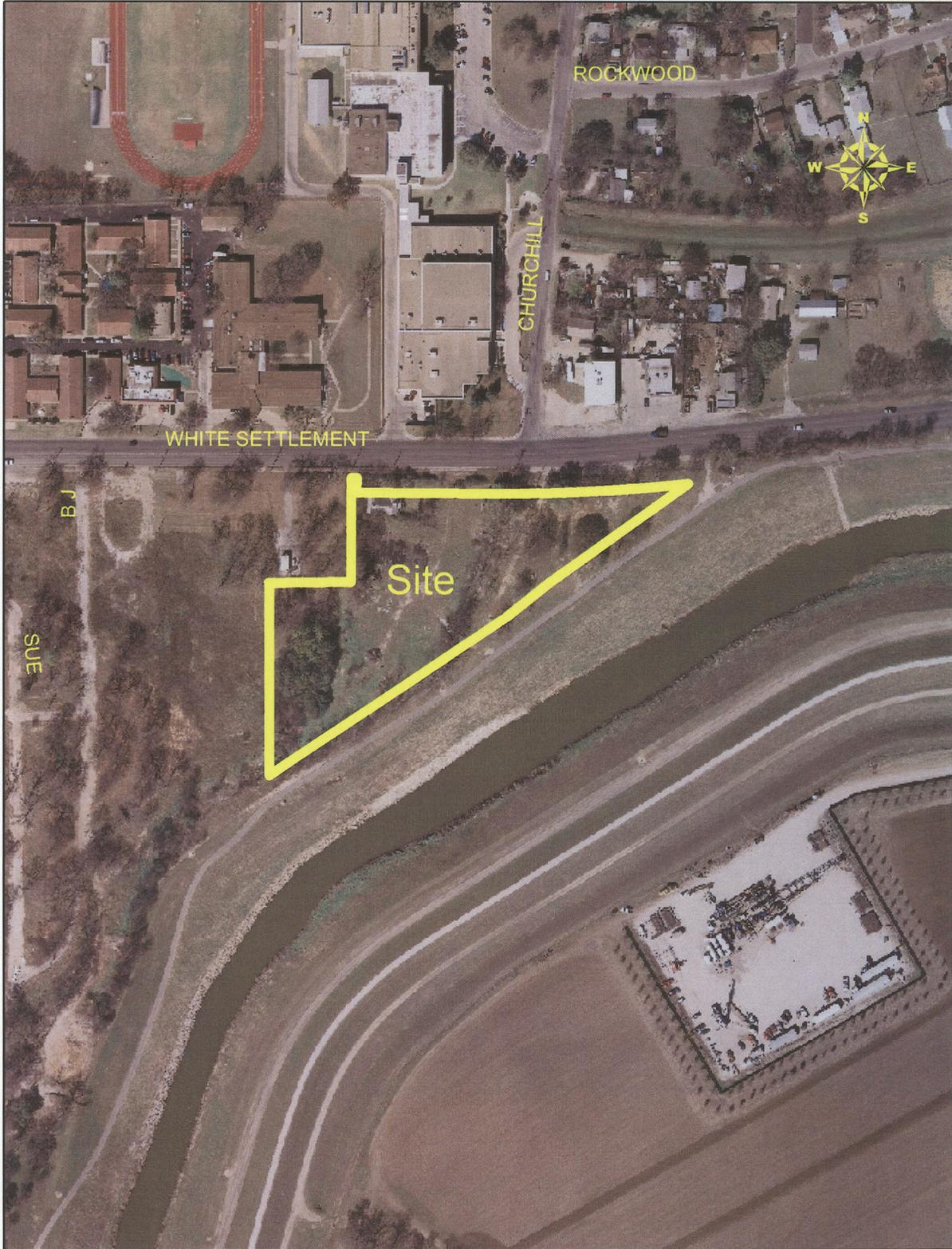
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



Aerial Photo Map



Low Intensity Mixed-Use with a height transitional plane beginning at 2 stories or 35 feet; site plan waiver requested

No information at this time.

Motion: Following brief discussion, Mr. Genua recommended a 60 day continuance of the request, seconded by Ms. Conlin. The motion carried 6-0-1 with Mr. West recussing.

17. ZC-13-046 City of Fort Worth Planning & Development (CD 2) – 3106 Hardy (Shoe & Leather Company Addition, Block 7, Lot 3-5, 0.46 Acres): from “I” Light Industrial to “A-5” One-Family

Jocelyn Murphy, Planning Manager, City of Fort Worth explained to the Commissioners this is a surplus property.

Motion: Following brief discussion, Mr. Flores recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 7-0.

18. ZC-13-047 H/FW Realty Partners, LP (CD 7) – 4652/4654 White Settlement Road (Brookside Acres, Block, Lot 116B1 and 116B2, 0.46 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “E” Neighborhood Commercial

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas explained to the Commissioners the applicant is being relocated from the Trinity River Vision Project and they are adding on the the back of an existing building for antique storage.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.

19. ZC-13-048 CR Armstrong and Armstrong Services (CD 7) – 4661 and 4717 White Settlement Road (Portion Block 16, and 17, Rivercrest Addition, 3.43 Acres): from “E” Neighborhood Commercial and “I” Light Industrial to “PD/SU” 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 included.

Steve Chojnoonski, 5663 Woodway Drive, Fort Worth, Texas explained to the Commissioners they are being relocated due to the Trinity River Vision Project. They are going to relocate their flower shop and add three single-family residences.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 7-0.