



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
June 4, 2013

**Council District** 9

**Zoning Commission Recommendation:**  
Approval as Amended for a 30 ft. setback and maximum of two stories within 60 ft. of the northern property line, and to retain trees 2, 3, and 4 as by a vote of 9-0

**Opposition:** One person spoke concerning proximity and tree retention

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

**Owner / Applicant:** Trinity Bluff Development/Reeves/Wallace/Ft. Worth Teen/Ft. Worth City Church

**Site Location:** 633, 637, 703, 705, 715, 727 and 729 Samuels Avenue Mapsco: 63S

**Proposed Use:** Multifamily

**Request:** From: "O-1" Floodplain, "D" High Density Multifamily and "PD-489" Planned Development for all uses in "H" Central Business District excluding the following uses: massage therapy, sexually oriented business, recreational vehicle park, cold storage or ice plant, gunsmithing, repair or sales, home improvement store, mini warehouses, mortuary or funeral home, pawn shop, tattoo parlor, taxidermist shop, auto parts supply, retail, automotive repair, paint and body shop, car wash full or self service, vehicle sales or rental, including automobiles, motorcycles, boats or trailers. Building height shall be restricted to 20 stories; site plan waived

To: "PD/H" Planned Development for all uses in "H" Central Business District, excluding the following uses: massage therapy, sexually oriented business, recreational vehicle park, cold storage plant or ice plant, gunsmithing, repair or sales, home improvement store, taxidermist shop, auto parts supply, rental, automotive repair, paint and body shop, car wash, full or self service, vehicle sales or rental including automobile, motorcycles, boats or trailers. Building height shall be restricted to 20 stories. A transitional height plane of 45 degrees, as measured from the northeast corner boundary of the parcel described as Samuels Avenue Baptist Church Addition, Block 1, Lot 1, shall apply to portions of a building above 45 feet or 3 stories, whichever is greater for buildings along the northern boundary of the parcel; site plan waiver recommended

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

**Comprehensive Plan Consistency:** Requested change is consistent.  
(Minor Boundary Adjustment)

**Background:**



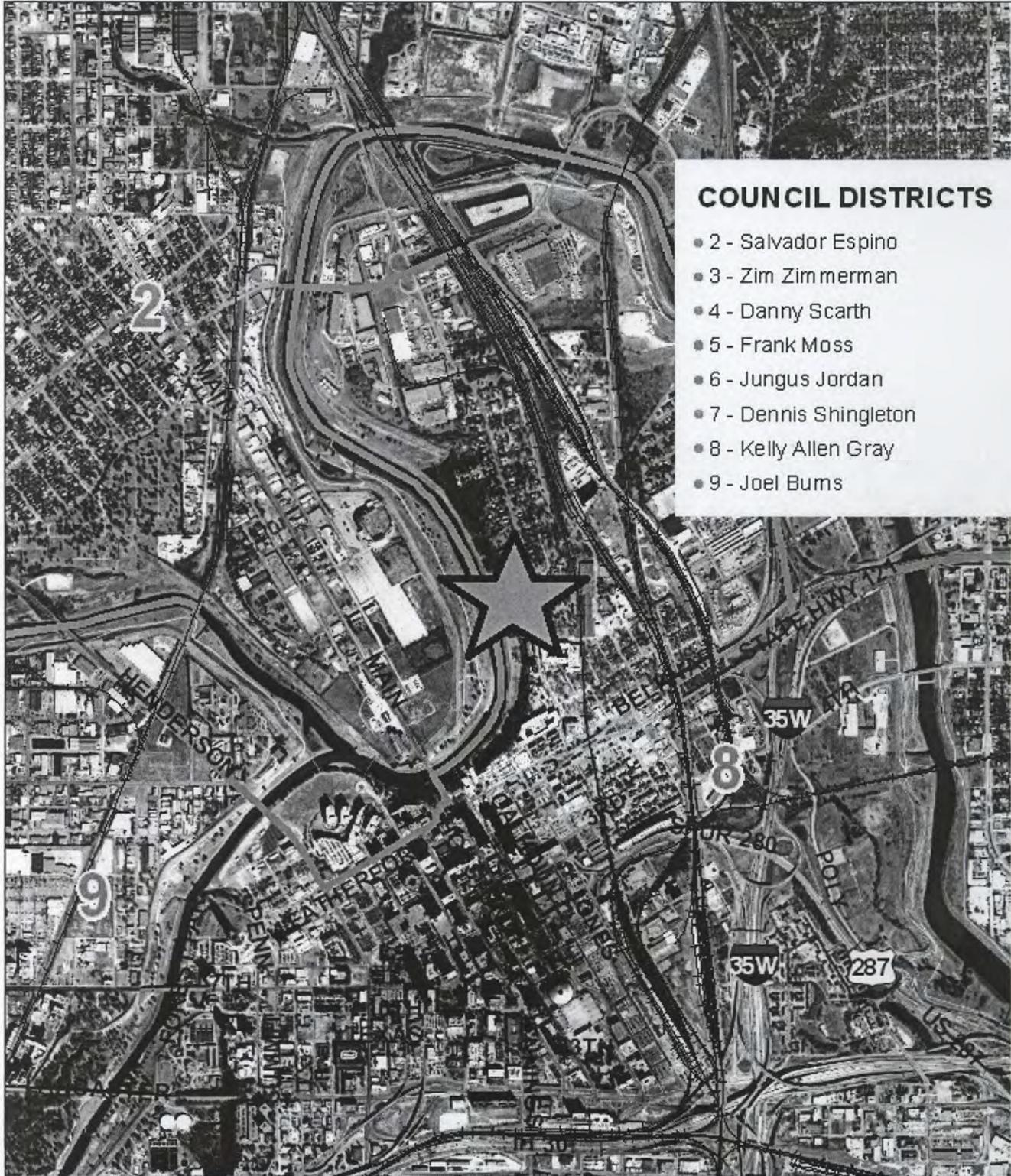
- Accommodate higher density residential and mixed uses in areas designated as mixed-use growth center on the City's future land use maps. (pg. 37)

Based on the conformance with the future land use, and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan. The addition of one parcel to the north would be considered a *Minor Boundary Adjustment*.

**Attachments:**

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





ZC-13-064

# Area Zoning Map

Applicant: TrinityBluff/Reeves/Wallace/FWTeen/FWCityChurch  
 Address: 633 - 729 (odds) Samuels Avenue  
 Zoning From: O-1, D, PD 489  
 Zoning To: Amend PD 489 to add property and amend dev standards  
 Acres: 6.38  
 Mapsco: 63S  
 Sector/District: Northeast  
 Commission Date: 05/08/2013  
 Contact: 817-392-2495



 300 Ft. Notification Buffer



# EXHIBIT 1

## ZC-13-064

**D = Distance**

**Tree # 1 D from curb - 22'**

**Tree # 2 D from curb - 32'**

**Tree # 3 D from N. property line - 8'**

**Tree # 4 D from N. property line - 31'**

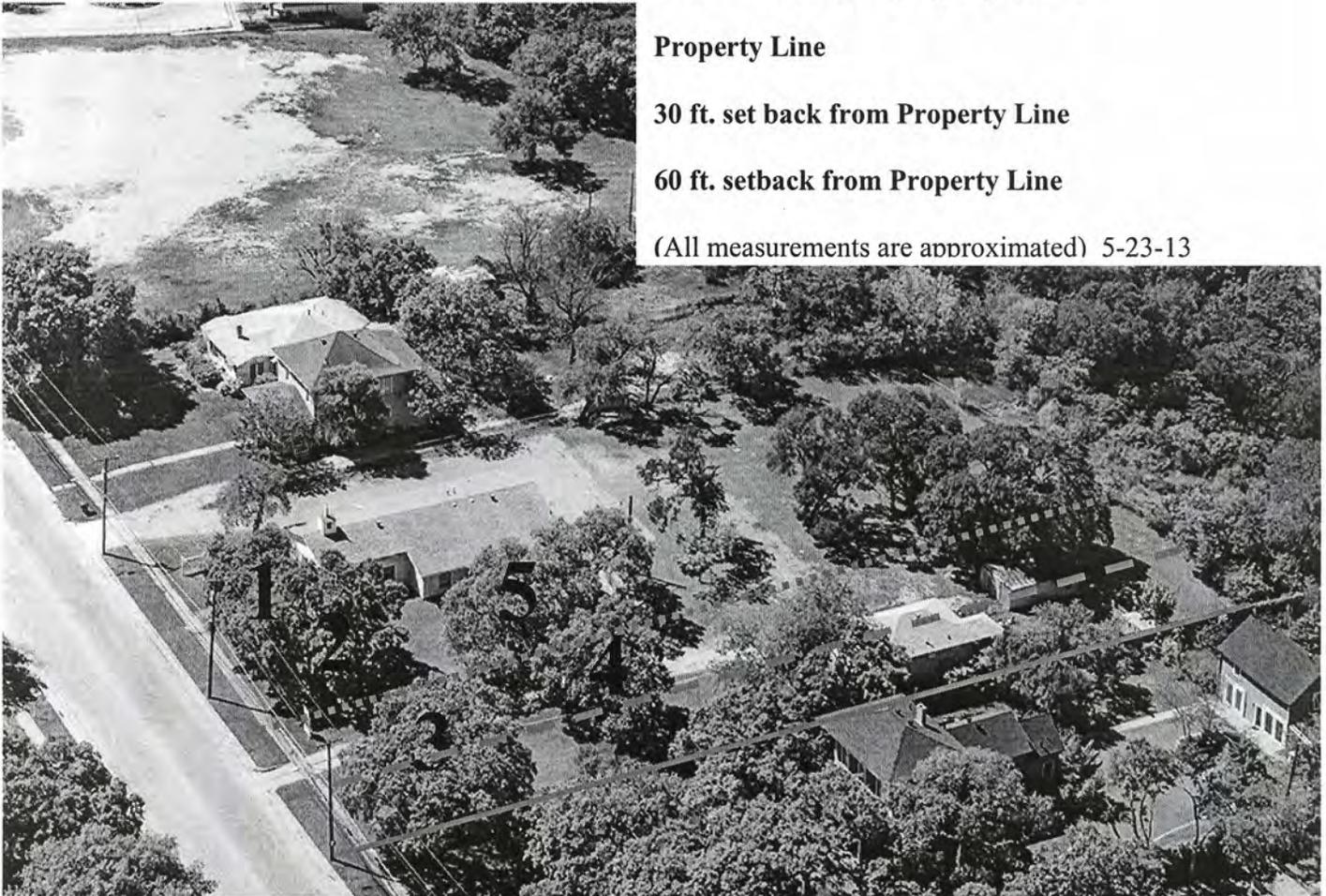
**Tree # 5 D from N. property line - 80'**

**Property Line**

**30 ft. set back from Property Line**

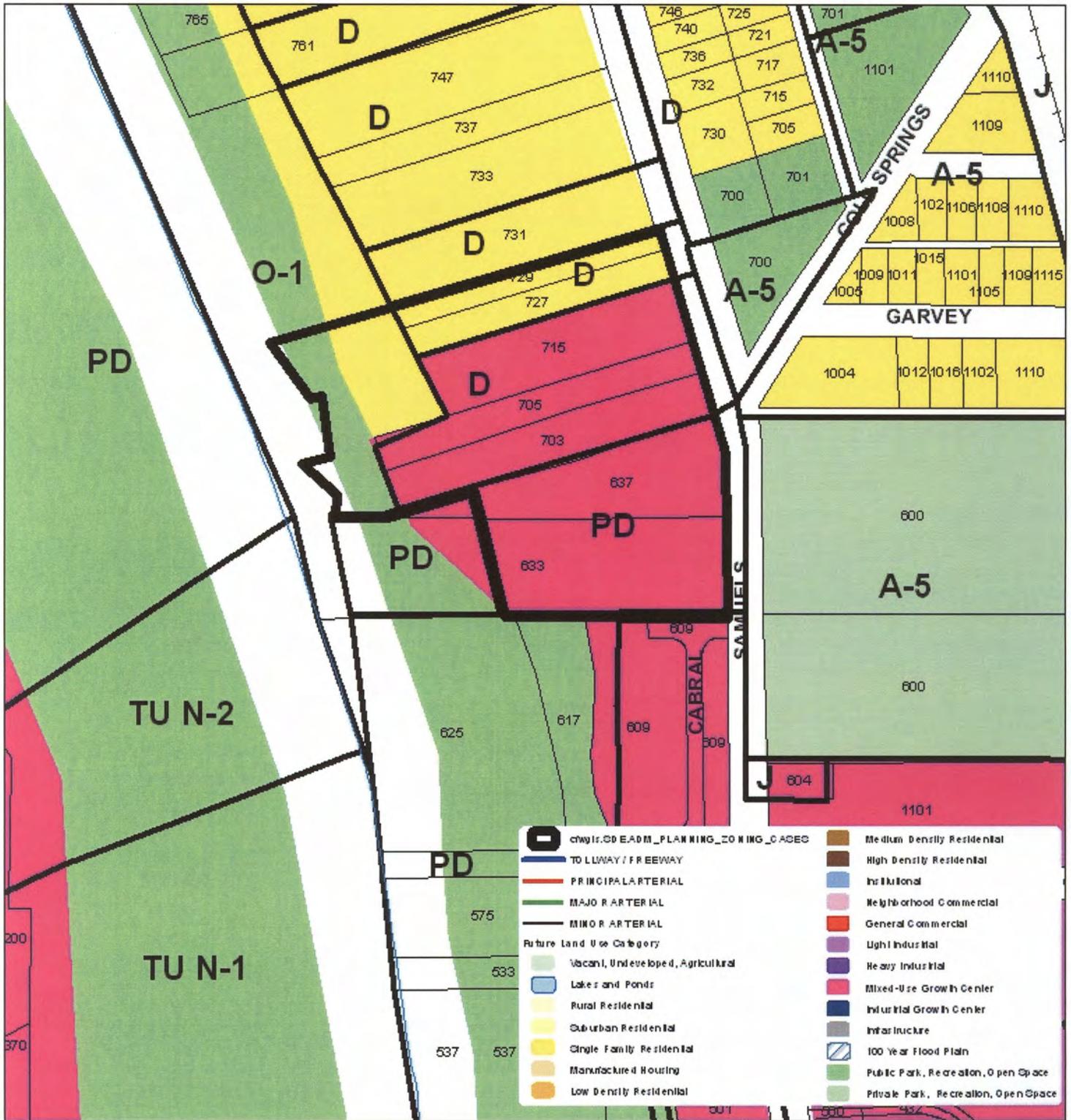
**60 ft. setback from Property Line**

(All measurements are approximated) 5-23-13





### Future Land Use



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



**Requested Zoning Change for:**

- **633 & 637 Samuels Ave. (Elizabeth Gouhenant Addition Block 2 Lot 21R)**
- **703 Samuels Ave. (Mulligan Addition Block 1 Lot 2A)**
- **705 Samuels Ave. (Mulligan Addition Block 1 Lot 2B)**
- **715, 727 & 729 Samuels Ave. (Samuels Avenue Baptist Church Addition Block 1 Lot 1)**

Current Zoning for 633 & 637 Samuels Ave.:

“PD-489” Planned Development for all uses in “H” Central Business District, excluding the following uses: massage therapy; sexually oriented business; recreational vehicle park; cold storage plant of ice plant; gunsmithing, repair or sales; home improvement store; taxidermist shop; auto parts supply, rental; automotive repair; paint and body shop; car wash, full or self service; vehicle sales or rental including automobile, motorcycles, boats or trailers. Building height shall be restricted to 20 stories. Site plan waived.

Current Zoning for 703 Samuels Ave. (Mulligan Addition Block 1 Lot 2A), 705 Samuels Ave. (Mulligan Addition Block 1 Lot 2B), and 715, 727 & 729 Samuels Ave. (Samuels Avenue Baptist Church Addition Block 1 Lot 1):

All uses allowed under “D”

Proposed Zoning Change for all Four Tracts of Land:

PD-489” Planned Development for all uses in “H” Central Business District, excluding the following uses: massage therapy; sexually oriented business; recreational vehicle park; cold storage plant of ice plant; gunsmithing, repair or sales; home improvement store; taxidermist shop; auto parts supply, rental; automotive repair; paint and body shop; car wash, full or self service; vehicle sales or rental including automobile, motorcycles, boats or trailers. Building height shall be restricted to 20 stories. In addition, a transitional height plan of 45 degrees (as measured from the northeast corner boundary of the parcel described as Samuels Avenue Baptist Church Addition Block 1 Lot 1, “The Parcel”) shall apply to portions of a building above 45 feet or 3 stories, whichever is greater, for buildings along the northern boundary of “The Parcel”. Site plan waived.

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

<i>Document received for written correspondence</i>				<i>ZC-13-061</i>	
Name	Address	In/Out 300 notification area ft	Position on case		Summary
Alex Clark/Frisco Heights	2724 Merida	Out		Support	Sent letter in
Anita Horky/Paschal NA	NA	Out		Support	Sent letter in
Keith Ashcraft/University Place NA	2556 Waits Ave	Out		Support	Sent letter in
Frank Ostrowski	2505 Cockrell	Out		Support	Sent letter in
Tim Kuchta	2801 Merida	In		Support	Sent letter in
Michael Stein	2721 Merida	In		Support	Sent letter in
Lloyd Newton	2725 Lubbock	In		Support	Sent letter in
Brandon Tyler	2724 Lubbock	In		Support	Sent letter in
Jake Proctor	2709 Merida	In		Support	Sent letter in
Ann Lesok	NA			Support	Sent letter in
Chris Trigger	2528 Shirley	Out		Support	Sent letter in
Zac Thompson	2023 Glenco Terrace	Out		Support	Sent letter in

**IV. New Cases**

**7. ZC-13-064 Trinity Bluff/Reeves/Wallace/F W Teen/F W City Church (CD 9) – 633, 637, 703, 705, 715, 727, and 729 Samuels Avenue (Elizabeth Gouenant Addition, Block 2, Lot 21R, Mulligan Addition, Block 1, Lots 2A & 2B, Samuels Avenue Baptist Church Addition, Block 1, Lot 1, 6.38 Acres): from “O-1” Floodplain, “D” High Density Multifamily and “PD-489” Planned Development for all uses in “H” Central Business District excluding the following uses: massage therapy, sexually oriented business, recreational vehicle park, cold storage or ice plant, gunsmithing, repair or sales, home improvement store, mini warehouses, mortuary or funeral home, pawn shop, tattoo parlor, taxidermist shop, auto parts supply, retail, automotive repair, paint and body shop, car wash full or self service, vehicle sales or rental, including automobiles, motorcycles, boats or trailers. Building height shall be restricted to 20 stories; site plan waived to “PD/H” Planned Development for all uses in “H” Central Business District, excluding the following uses: massage therapy, sexually oriented business, recreational vehicle park, cold storage plant or ice plant, gunsmithing, repair or sales, home improvement store, taxidermist shop, auto parts supply, rental, automotive repair, paint and body shop, car wash, full or self service, vehicle sales or rental including automobile, motorcycles, boats or trailers. Building height shall be restricted to 20 stories. A transitional height plane of 45 degrees, as measured from the northeast corner boundary of the parcel described as Samuels Avenue Baptist Church Addition, Block 1, Lot 1, shall apply to portions of a building above 45 feet or 3 stories,**

**whichever is greater for buildings along the northern boundary of the parcel; site plan waiver requested.**

Ramon Guajardo, 4400 Northview Court., Aledo, Texas representing Trinity Bluff etal, explained to the Commissioners this request is to allow the development of multifamily to the north along Samuels Avenue to continue. Mr. Guajardo said he has contacted the school district and informed them of the proposed zoning. They asked if it would increase the traffic on Samuels Avenue and he said yes it probably would. A traffic study has been done to see if a traffic signal is warranted at Cold Springs Road and Samuels Avenue and it was determined one was not needed.

Mr. West asked where Nash Elementary School is. Mr. Guajardo said it is further to the south.

Ms. Reed asked about the historic property to the north. Mr. Guajardo said it was a two story house. Ms. Reed asked if he would be able to save any of the trees. Mr. Guajardo said there are five significant trees. The developer has not designed the footprint but he thinks they may be able to save tree number three, four and possibly five as depicted on the overhead. He said tree number one and five are further into the property.

David Shanahan, 731 Samuels Avenue, Fort Worth, Texas owner of the property just to the north of this development. He is also concerned about them saving the trees. He is also concerned about a three or four story structure next to his home. Mr. West asked the proximity of his house in relationship to the garden. Mr. Shanahan said the garden will not be affected his home sits on the side adjacent to the development.

Ms. Burghdoff asked what the setback was for his property. Mr. Shanahan said roughly thirty feet. Mr. Genua clarified 2 stories from his house and thirty feet from the property line.

Mr. Flores asked staff for clarification. Ms. Burghdoff said there is no setback in H zoning and historic overlays do not impose setbacks.

In rebuttal Jeff Fullencheck, 720 Livingston Drive, Prosper, Texas explained they are the developer for the site. He showed a survey of the properties and offered a 30 foot setback from the property line within the hatched area and limited to two stories within the 60 foot setback, which should help resolve any issues.

Ms. Reed asked where the trees are. Mr. Fullencheck said they should be able to save three of them. Ms. Reed said verified trees numbers two, three and four and can they save one as well. Mr. Fullencheck said he will try to save as many as he can they are still designing this.

Mr. West asked if this is similar to what is out there now. Mr. Fullencheck said yes it will be high end apartments.

Motion: Following brief discussion, Ms. Reed recommended approval as amended for a 30 ft. setback and no more than two stories in the 60 ft. setback and to save a minimum of trees two, three, and four as depicted of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.