



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
July 15, 2014

**Council District** 7

<b>Zoning Commission Recommendation:</b> Approval by a vote of 8-0  <b>Opposition:</b> None submitted <b>Support:</b> None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Lynn Jordan</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** LVG Investments

**Site Location:** 5306-5336 (evens) White Settlement Road Mapsco: 61SW

**Proposed Use:** Required site plan for PD-724 for Mixed Use

**Companion Cases:** ZC-13-179/PD-724

**Background:**  
 This case was continued from the May 14 meeting in order for the applicant to revise the site plan based on comments from other departments.

On September 11, 2012 the City Council approved the rezoning of the property to PD/MU-1. Crystal Springs is proposed to be developed in three phases with commercial and entertainment on the western side near the river and mixed use and multifamily on the center and eastern sections.

Phase one consists of retail, restaurants and apartments. Phase two will consist of retail, restaurants and apartments; phase three is undetermined at this time, with future pad sites. See chart below for phasing information.

Due to the acreage and the horizontal mixed use concept instead of mixed uses within each building, a conceptual land use plan will be required. This conceptual plan will be evaluated for consistency with MU development standards prior to building permits.

Building	Use	Phase I	Phase II	Phase III
A	Restaurant/Retail	2 story/25,000 sq. ft. per floor		
B	Restaurant/Retail	2 story/25,000 sq. ft. per floor		
E	Apartments	5 story/64,000 sq. ft. per floor, 380 units		
F	Apartments	5 story/60,000 sq. ft. per floor; total count 280 units		
C	Restaurant/Retail		2 story/25,000 sq. ft. per floor	
D	Restaurant/Retail		2 story/25,000 sq. ft. per floor	

G	unknown	5 story/50,000 sq. ft. per floor		
H/J	To be determined			TBD

**Site Information:**

Owner: LVG Investments  
2909 Cole Avenue  
Suite 210  
Dallas, TX 75204

Applicant: Richard Smith  
Acreage: 13.55 acres  
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:  
North "B" Two-Family / gas well site  
East "I" Light Industrial / industrial and commercial use  
South "A-5" One-Family and "I" Light Industrial / bar, automotive, commercial use  
West "B" Two-Family and "E" Neighborhood Commercial / Trinity River

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-13-179, PD-724 Planned Development for MU-1 uses up to five stories for single use building; site plan required approved by City Council 2/14/14

Platting History: NA

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The deficiencies are:

1. Indicate scale on the site plan
2. Identify any parking structure on the site plan.
3. Provide the square footage of the amphitheater and distance between buildings.
4. Indicate the dimensions of drive approaches and easements.
5. If proposing mobile vendor pad sites, indicate on the site plan where they will be located.

**Compliance with the items noted above shall be reflected on the site plan, informational only.**

**Transportation/Public Works (TPW) site plan comments**

1. Submit a Traffic Impact Analysis (TIA) for TPW approval prior to the submittal of the preliminary plat application.
2. {Public access easements are not permitted to terminate within the development, it must loop back to a dedicated street and must be a minimum of 42 ft. wide. to include the parallel parking shown on the site plan.}
3. {All proposed lots within the development shall have access to a dedicated street and/or a public access easement.}
4. Show distance(s) from property corner(s) to nearest identifiable street, railroad or other intersection.
5. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
6. Dumpster Pickup - Dumpster pickup must be located internal to the site.
7. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat if proposing to gate any portion of the development

**TPW comments cannot be waived through the zoning process. Please contact TPW for additional questions related to this project.**

**Parks Department site plan comments**

This development is within the boundaries of Park Planning District 4 and the Neighborhood and Community Park Dedication Policy applies. There is a required \$500.00 PACSD fee due for each new

residential unit to be constructed. All fees must be paid in full, at or before the time of applying for a building permit. No City permits will be issued until the PACSD fees have been paid. Projected 400 MF Units would be \$200,000.00 in Park Dedication fees. Final UR count would determine exact fees required.

Call Joe Janucik at 817-392-5706 for additional information.

***Parks Department comments cannot be waived through the zoning process. Please contact Parks for additional questions related to this project.***

***Transportation/Access***

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

***Public Notification:***

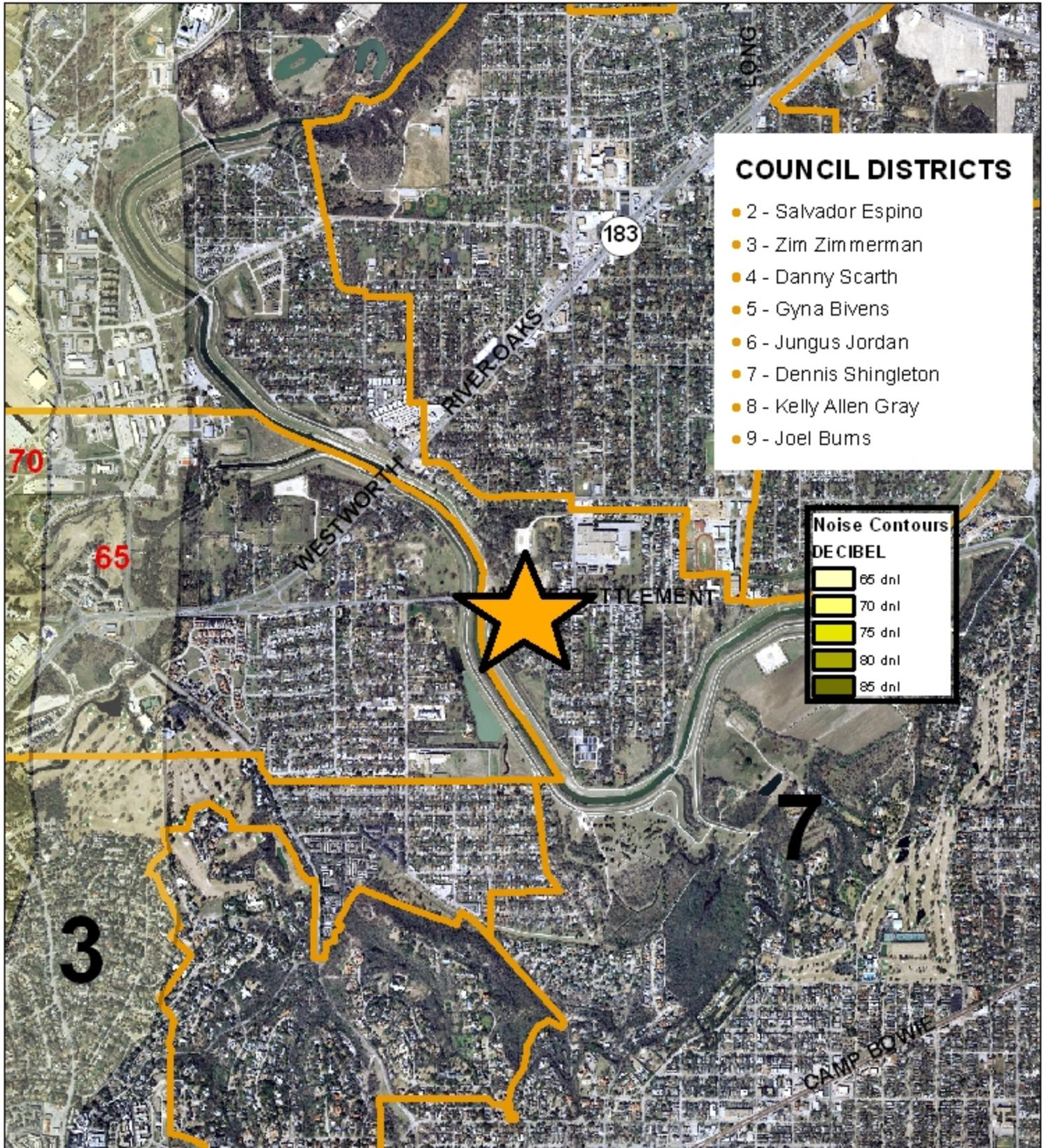
The following Neighborhood Associations were notified:

Riverbend	Castleberry ISD
Streams & Valleys, Inc. (West Fork Trinity River	Fort Worth ISD

***Attachments:***

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

## Location Map

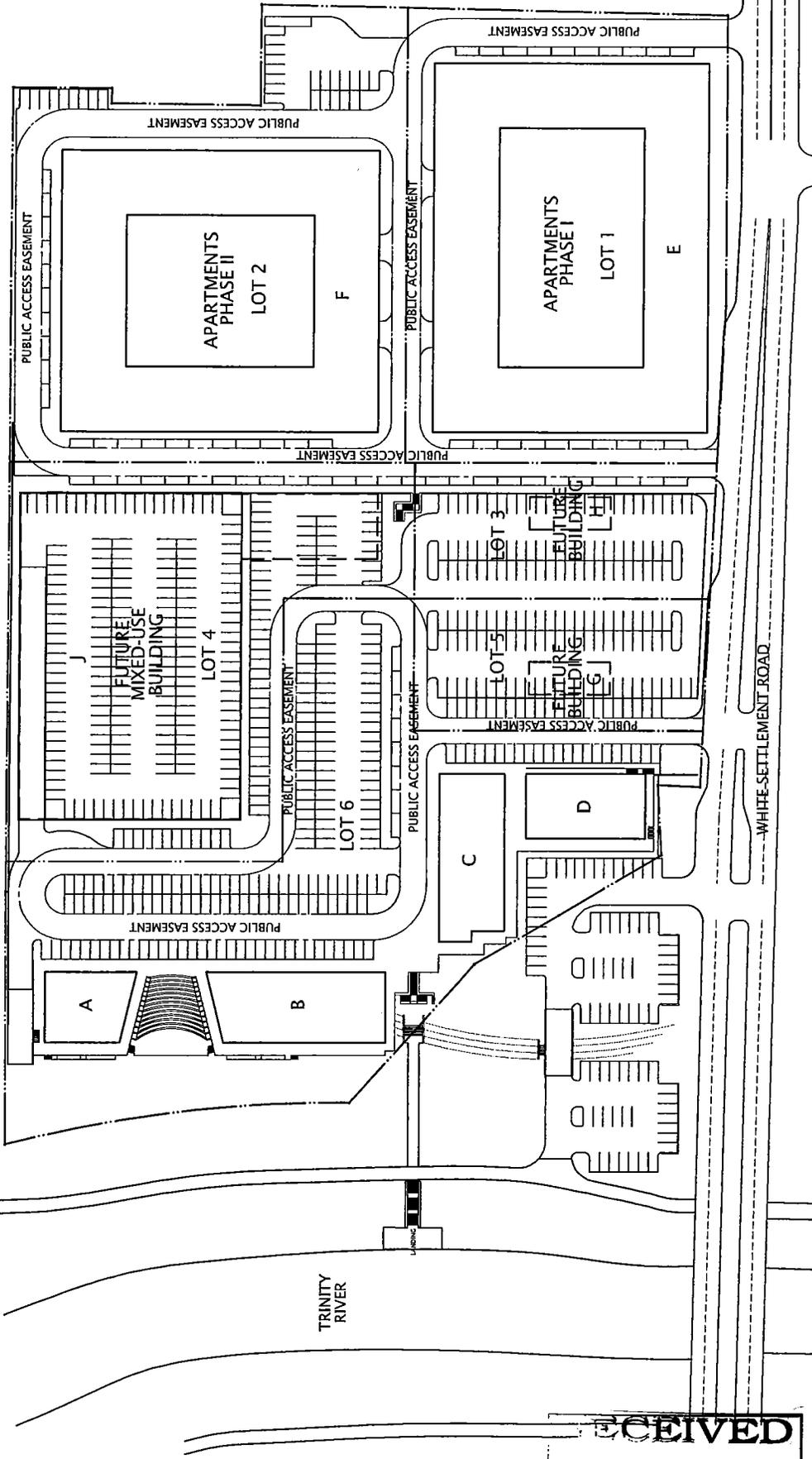


2,000 1,000 0 2,000 Feet





SP-14 006



**SITE PLAN**

NOTE: PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH:  
 1. URBAN FORESTRY REQUIREMENTS  
 2. LANDSCAPING REQUIREMENTS, SECTION 6.301  
 3. SIGNAGE REQUIREMENTS, ARTICLE 4, SIGNS  
 4. PARKING REQUIREMENTS

**BUILDING INFORMATION:**  
 RESTAURANTS AND RETAIL

PHASE I A AND B TWO STORY - 25,000 SF PER FLOOR - TOTAL AREA = 50,000 SF  
 PHASE II C AND D TWO STORY - 25,000 SF PER FLOOR - TOTAL AREA = 50,000 SF  
 TOTAL RESTAURANT AND RETAIL AREA = 100,000 SF

**APARTMENTS**

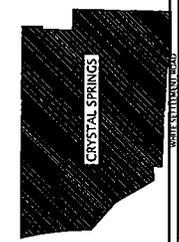
PHASE I E FIVE STORY - 300 UNITS - 64,000 SF PER FLOOR - TOTAL AREA = 200,000 SF  
 PHASE II F FIVE STORY - 280 UNITS - 60,000 SF PER FLOOR - TOTAL AREA = 200,000 SF  
 TOTAL APARTMENT AREA = 400,000 SF  
 TOTAL APARTMENTS = 580 UNITS

**FUTURE MIXED-USE BUILDING**

PHASE III G FIVE STORY - 50,000 SF PER FLOOR - TOTAL AREA = 250,000 SF

**FUTURE PAD BUILDINGS**

H TO BE DETERMINED  
 J TO BE DETERMINED



VICINITY MAP  
 NT3

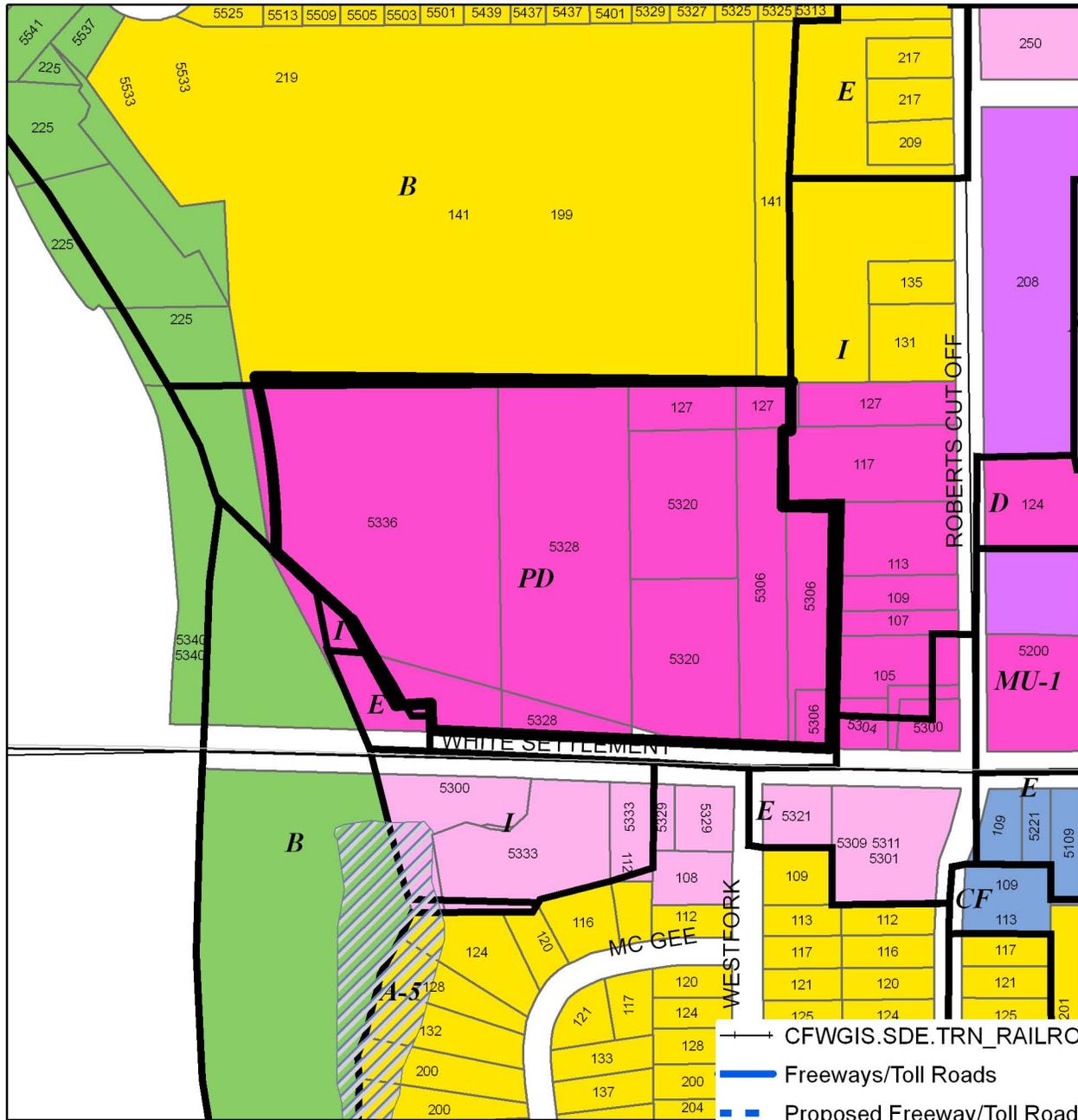
**CRYSTAL SPRINGS**

05 MAY 2014  
 LVG INVESTMENTS, LLC  
 2909 COLLE AVENUE, SUITE 210, DALLAS, TX 75231  
 RICHARD SMITH ARCHITECT, LLC  
 2909 COLLE AVENUE, SUITE 210, DALLAS, TX 75231  
 SCALE: 1" = 60' - 0"

SITUATED in the City of Fort Worth, Tarrant County, Texas, and being a tract of land in the N1/4, CARROLL SURVEY, Abstract No. 264, and embracing those certain tracts conveyed to John E. Campbell and Joe Cloud by deeds recorded in Volume 4450, Page 317 (described as being a 12.866 acre tract, and Volume 7688, Page 570 described as being 7447 square feet), of the Tarrant County Deed Records.  
 ZONING CASE NUMBER: \_\_\_\_\_  
 DIRECTOR OF PLANNING AND DEVELOPMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

RECEIVED  
 MAY 30 2014





CFWGIS.SDE.TRN\_RAILROADS  
 Freeways/Toll Roads  
 Proposed Freeway/Toll Road

- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

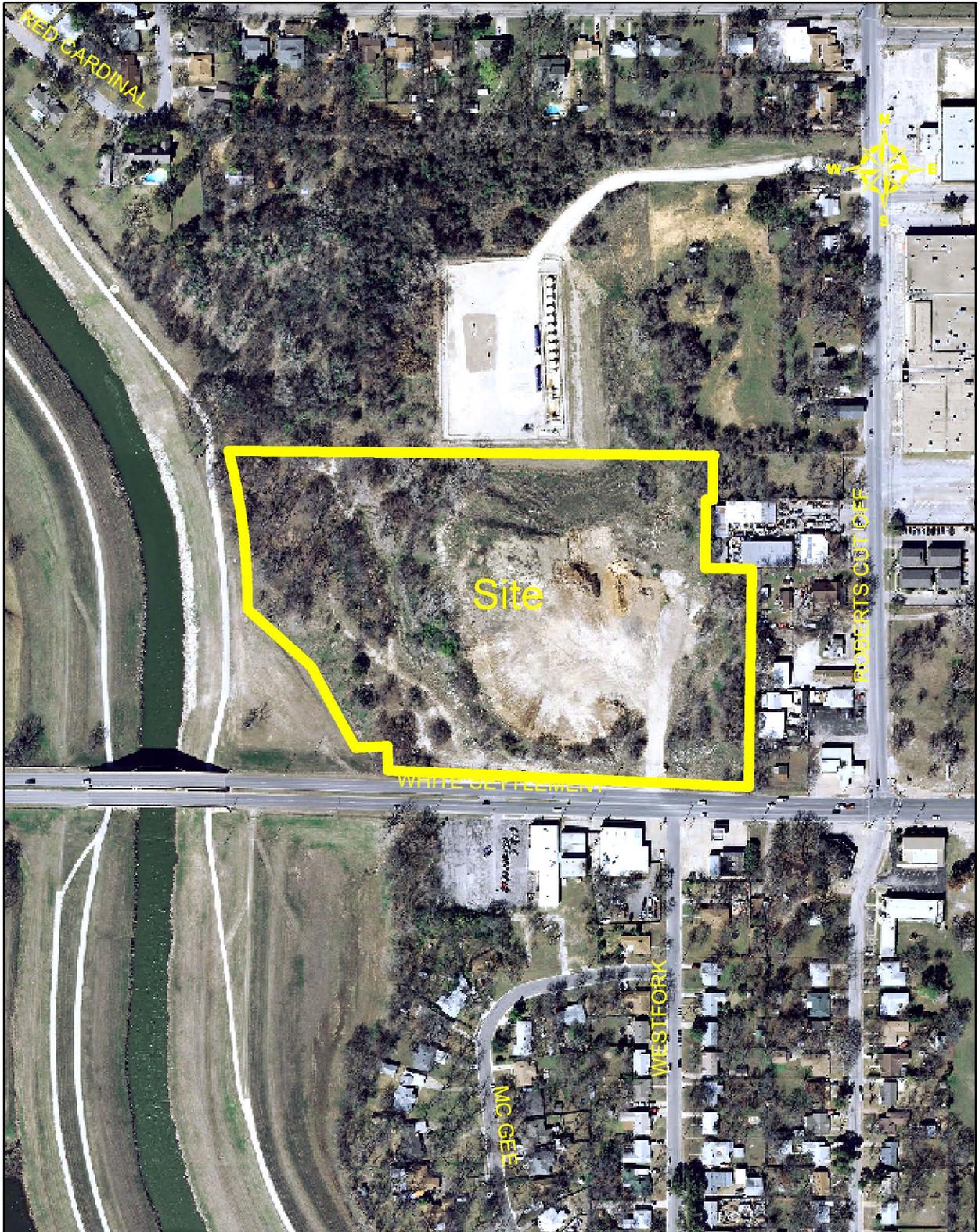
**FLD\_ZONE**  
 Floodplain



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 18, 2014.



## Aerial Photo Map



Motion: Following brief discussion, Mr. West recommended Approval of the request, seconded by Mr. Northern. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-14-057</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
3104 Wabash, Inc	3104 Wabash	In		Support	Sent letter in

**15. SP-14-006 LVG Investments (CD 7) – 5306-5336 White Settlement Road (NH Carroll Survey, Abstract No. 264, 13.55 Acres): to provide required “PD-724” site plan for mixed use**

Richard Smith, 9523 Hillview Drive, Dallas, Texas representing LVG Investments Inc. explained to the commissioners his request to continue the case per staff advise so that changes can be made to the site plan.

Motion: Following brief discussion, Mr. Edmonds recommended a 30 day continuance of the request, seconded by Mr. Flores. The motion carried unanimously 9-0.

**16. ZC-14-058 Burleson Land Company (CD 7) – 1221 Dorothy Lane and 3736 Camp Bowie Boulevard (McCarts & Mattisons Addition to North High Mount, Block 1, Lots 18-21, 0.68 Acres): from “A-5” One-Family, “C” Medium Density Multifamily and “F” General Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar; site plan included**

John Cornelsen, 6709 Georgia, North Richland Hills, Texas representing the applicant explained to the commissioners the request for proposed neighborhood commercial zoning plus a bar. He explained conversations he had with neighbors in the area and believed to have come to a proposal to fit everyone’s needs including the neighborhood. He also mentioned the concern for patio noise by the neighborhood and explained the placement of the patio being between the building and the bricks of Camp Bowie. Mr. Cornelsen explained the elimination of access onto Dorothy Lane to accommodate the neighborhood’s requests.

Susan Urshel, 1312 Madeline Place, Fort Worth, Texas chair to the North Hi Mount NA spoke in opposition. She stated that she has met with the neighbors directly affected on Dorothy Lane and they are opposed to the change in zoning. She stated that the residents to do not want a bar or a retail space encroaching into their neighborhood. Ms. Urshel went on to recognize the persons present in opposition as well as three neighborhood associations opposed to the change which include Crestline NA, Arlington Heights NA and West Byers NA. Ms. Urshel stated that she would like to see more homes or residential uses for that space. Mr. Flores asked for clarification on discussions that took place with the developer. Ms. Urshel stated that there were several meetings with the developer but that there was no agreement to the proposed request. Mr. Flores asked if removing the bar would change Ms. Urshel’s opposition and Ms. Urshel replied no.

**City of Fort Worth, Texas**  
**Zoning Commission**  
**June 11, 2014 – Meeting Minutes**

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**Present:**

Nick Genua, Chair, District 7  
Will Northern, District 1  
Carlos Flores, District 2  
Robert West, District 3  
Charles Edmonds, Jr., Vice Chair, District 4  
Melissa McDougall, District 5  
Wanda Conlin, District 8  
Gaye Reed, District 9

**Staff Members Present:**

Dana Burghdoff, Deputy Director  
Jocelyn Murphy, Planning Manager  
Lynn Jordan, Planner  
Stephen Murray, Planner  
Melinda Ramos, Sr. Assistant City Attorney

**Absent:**

Namon Hollis, District 6

**I. Public Hearing – 10:00 A. M.**

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

**II. Minutes**

The Commission, on a motion by Mr. Edmonds, seconded by Mr. Flores, on a vote of 8-0, voted to approve the Zoning Commission minutes of the May 14, 2014 meeting.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**III. Continued Cases**

**1. SP-14-006 LVG Investments (CD 7) – 5306-5336 White Settlement Road (NH Carroll Survey, Abstract No. 264, 13.55 Acres): to provide required “PD-724” site plan for mixed use**

Richard Smith, 9523 Hillview Drive, Dallas, Texas representing LVG Investments Inc. explained to the commissioners the history of Crystal Springs. Mr. Smith said there are three parts to the site plan. The commercial two-story area will consist of restaurants and music venues with entrances from the river and the lower level with an amphitheater between them. The middle consists of parking with future pad sites for mixed use development and to the east are apartments. Mr. Smith said in the last month they have doubled the number of apartment units. He did note the engineers have completed the storm water and sewer assessment as well as the traffic impact analysis.

Mr. Edmonds asked about the site plan deficiency on the staff report. Mr. Smith said they have addressed most of the items and are trying to justify a traffic signal at this location.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

**IV. New Cases**

**2. ZC-14-062 Tarrant Acquisitions LTD (CD 5) –2600-2800 blocks Precinct Line Road (J B Johnson Survey, Abstract No. 855, and Wm. C. Trammel Survey, Abstract 1509, 49.75 Acres): from “O-2” Floodplain District and “F” General Commercial to “TL-N” Trinity Lakes Neighborhood District**

Dennis Hopkins, P. O. Box 637, Arlington, Texas representing Tarrant Acquisitions/Ken Newell explained to the Commissioners the request is to rezone the property to TL-N Trinity Lakes Form Base Code. The development is for approximately 251 residential lots. Mr. Hopkins submitted two letters of support, from the Lakes of River Trails and the Hurst Euless-Bedford ISD.

Ms. McDougall asked what they had planned for the area and noted the concerns from the floodplain manager. Mr. Hopkins said this will be a residential development, developed to the form based code and that there has been a lot of work done to the property to bring it out of the floodplain. Ms. McDougall wanted to mention for the record she lives close to this area and that she did reach out to Historic Randol Mill Valley Alliance to see if they were notified of the project; she said they were.

Motion: Following brief discussion, Ms. McDougall recommended Approval of the request, seconded by Ms. Reed. The motion carried 7-0-1 with Mr. West recussing.

<i>Document received for written correspondence</i>				<b>ZC-14-062</b>	
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>ft</b>	<b>Position on case</b>	<b>Summary</b>
Lakes of River Trails HOA	NA	Out		Support	Sent letter in
HEB Independent School Dist.	NA	Out		Support	Sent letter in

**3. ZC-14-063 JCO Properties L. P. (CD 9) – 3908 and 3912 Locke Avenue (Factory Place Addition, Block 44, Lots 7 & 8, 0.29 Acres): from “A-5” One-Family to “FR” General Commercial Restricted**

Jerry Courter, 3801 West Freeway, Fort Worth, Texas property owner for Techline, explained to the Commissioners they own the property at 3801 West Freeway and have three lease spaces. They have acquired two residential lots and would like to expand. Mr. Courter said he did speak with Arlington Heights, Alamo Heights and West Side Alliance who have not commented on whether they support the zoning or not. He has attended a couple of meetings but has not received any opposition. Mr. Courter handed in letters of support from nearby property owners