



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 3, 2015

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

Opposition: None submitted
Support: One letter submitted

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

Owner / Applicant: 4905 White Settlement, LLC

Site Location: 4921 White Settlement Road and 5000 Sunset Lane Mapsco: 61WX

Proposed Use: Mixed-Use

Request: From: "B" Two-Family and "E" Neighborhood Commercial
To: "MU-1" Low Intensity Mixed-Use

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is not consistent. (Technical Inconsistency)

Background:

The proposed site is located south of White Settlement Road a minor arterial and north of Sunset Lane, a residential street. It includes an existing mobile home park. This area has had several recent zoning change requests to MU and for higher density single-family development. The applicant is proposing to rezone to MU-1 for a mixed-use product.

Site Information:

Owner: 4905 White Settlement, LLC
1000 Foch Street
Suite 110
Fort Worth, Texas 76107
Agent: Townsite Company/Phillip Poole
Acreage: 3.49
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial and "I" Light Industrial / single-family, commercial and vacant
East "MU-1" Mixed-Use / vacant
South "B" Two-Family / single-family
West "B" Two-Family and "E" Neighborhood Commercial / single-family and commercial

Recent Relevant Zoning and Platting History:

Zoning History: ZC-14-092 approved by City Council 09/09/14 to MU-1, subject area to the east; PD-990
 ZC-13-119 approved by City Council 10/07/2013 to PD/A-5 with development standards, subject property to the east one block
Platting History: PP-13-038 River Crest Addition, Approved by the City Plan Commission 01-22-14, subject property to the east across Nursery Dr.

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*	Streams & Valleys, Inc (West Fork Trinity)
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

*within this neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “MU-1” Low Intensity Mixed-Use for mixed-use. Surrounding land uses are commercial to the north, vacant to the east, single-family and commercial to the west, single-family to the south.

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

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as Manufactured Housing and one lot as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

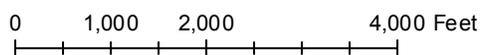
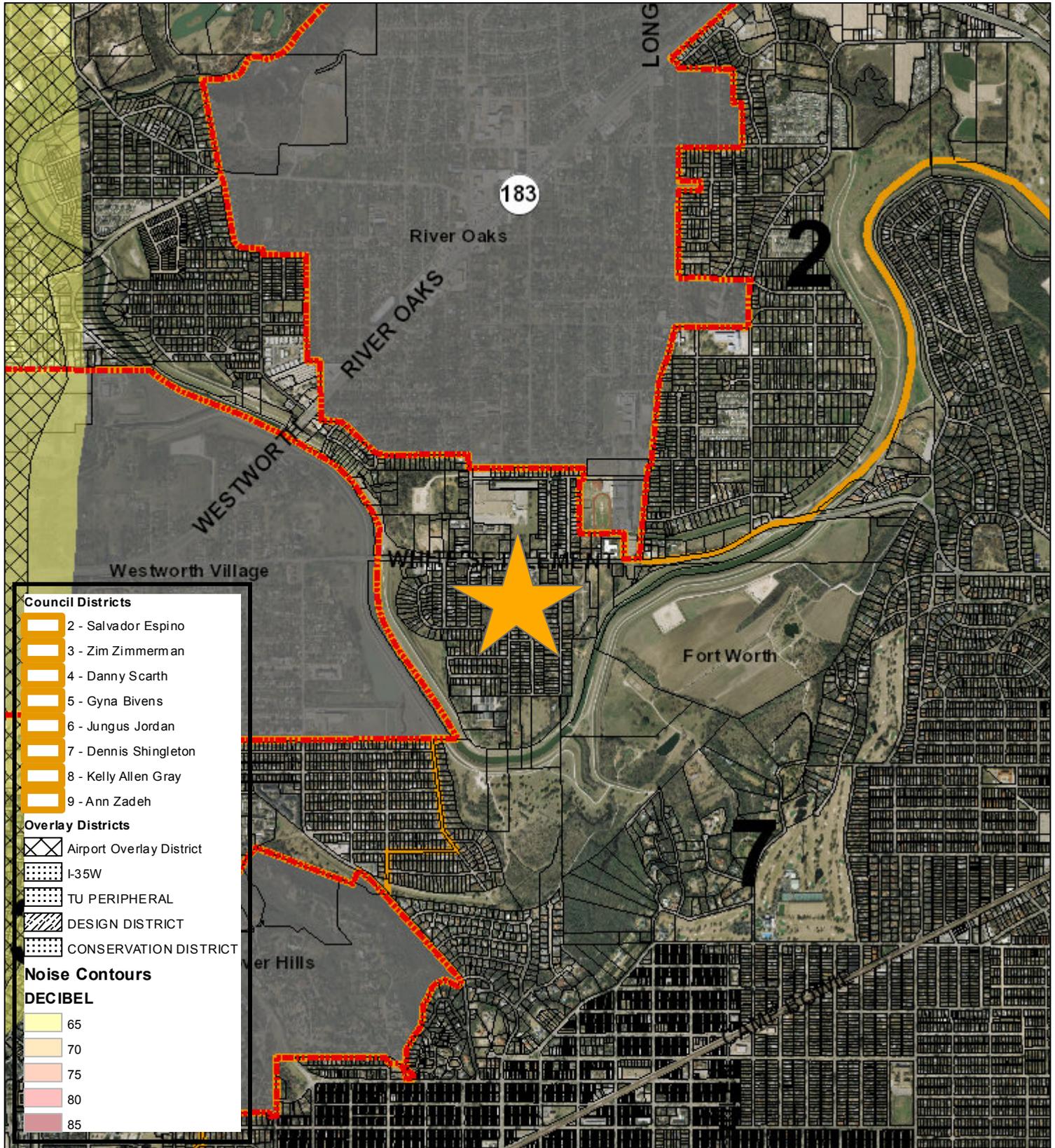
- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development. (pg. 37)

Based on conformance with the future land use maps and policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** 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

Area Map

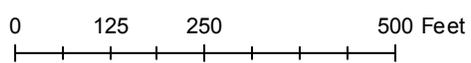


Area Zoning Map

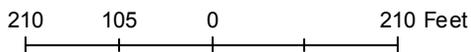
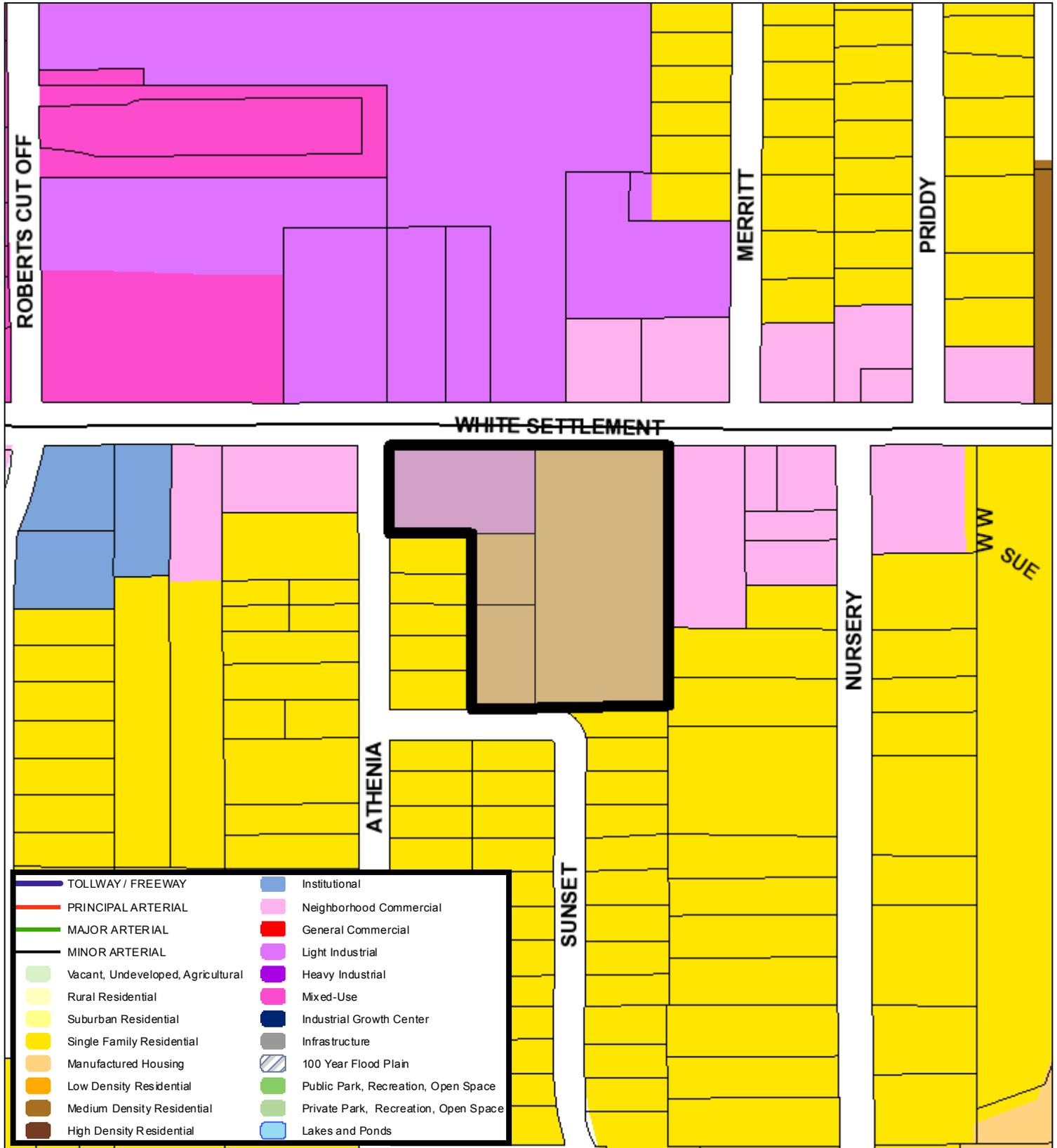
Applicant: 4905 White Settlement, LLC
 Address: 4921 White Settlement Road, 5000 Sunset Lane
 Zoning From: B, E
 Zoning To: MU-1
 Acres: 3.48583329
 Mapsco: 61WX
 Sector/District: Northside
 Commission Date: 1/14/2015
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification



Future Land Use



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



0 135 270 540 Feet



Hestor Martinez, 2405 NW 20th Street, Fort Worth, Texas representing the Baldemar Martinez explained to the Commissioners they are requesting to rezone to E for commercial type business for his father. Mr. Martinez said they did speak to the Far Greater Northside Historical NA and were in favor.

Mr. Edmonds mentioned the property and proximity to Ephriham. Mr. Martinez said they have that setback for extension of Ephriham or a sidewalk possibly. He said they have been cleaning up the property.

Ms. Burghdoff said the aerial displayed shows the property boundaries and appears to be a wide row and is a state highway.

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

10. ZC-14-173 4905 White Settlement LLC (CD 7) 4921 White Settlement Road & 5000 Sunset Lane (Britton D. Alford Survey, Abstract 37 and Sunset Ridge Addition, Lots 6-7, 3.48 Acres): from “B” Two-Family and “E” Neighborhood Commercial to “MU-1” Low Intensity Mixed-Use

Phillip Poole, 2918 Wingate, Fort Worth, Texas representing 4905 White Settlement LLC explained to the Commissioners the request to rezone to MU-1 to unify the frontage along White Settlement Road.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Reed. The motion carried unanimously 8-0.

11. ZC-14-174 Jose Armando Valverde (CD 9) 601 E. Mason and 4012 South Freeway (J S Smith Addition, Block 12, Lots 12-14, 0.42 Acres): from “E” Neighborhood Commercial to “FR” General Commercial Restricted

Gonzalo Barajas, 4050 South Freeway, Fort Worth, Texas representing Jose Armando Valverde explained to the Commissioners the request to rezone to FR to expand their existing auto sales business.

Motion: Following brief discussion, Ms. Reed recommended a 30 day Continuance of the request, seconded by Ms. Moore. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>				ZC-14-174	
Name	Address	In/Out 300 notification area	ft	Position on case	
Vickie Bargas/Worth Heights NA	NA	Out		Opposition	Sent letter in