



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
October 20, 2015

**Council District** 7

**Zoning Commission Recommendation:**  
Approval as Amended with conceptual site plan by a vote of 8-0  
  
**Opposition:** None submitted  
**Support:** None submitted

Continued Yes \_\_\_ No X  
Case Manager Stephen Murray  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Fort Worth Growth Partners, LP

**Site Location:** 113-129 (odd) Athenia, 105-112, 204 Nursery, 201 Sunset, 4905 & 4921 White Settlement Mapsco: 61W,X

**Proposed Use:** Multifamily

**Request:** From: "MU-1" Low Intensity Mixed-Use  
To: "PD/UR" Planned Development for all uses in "UR" Urban Residential with a maximum four stories in height, with conceptual site plan.

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

**Comprehensive Plan Consistency:** Requested change is **not consistent (Significant Deviation)**

**Background:**

The proposed rezoning is located south of White Settlement Road along Athenia Dr. and Nursery lane. The applicant is proposing to rezone the site from "MU-1" Low Intensity Mixed-Use to "PD/UR" Planned Development for all uses in "UR" Urban Residential with a maximum four stories in height; site plan waiver requested.

Several sites, including this one, have recently been rezoned to MU-1 along White Settlement Road to take advantage of the Trinity River and possibility of creating a mixed-use corridor. The rezoning to PD/UR would allow for the construction of a four story multifamily complex with no commercial uses. The applicant is rezoning to take advantage of the lack of overall density requirements in UR, to not provide a mix of uses, and to get an additional floor. The rezoning would also remove the Mixed Use Vicinity Test requirement.

The applicant is working to remove deed restrictions from 1946 on a portion of the property. The table below provides the main differences between the current and proposed zoning.

Standards	MU-1	UR	Proposed PD/UR
Density	40 units per acre for single-uses	None	Approximately 40 units per acre
Height	45 ft., or 3 stories for single-fuses	35 ft. maximum	4 stories

**Site Information:**

Owner: 4905 White Settlement, LLC  
1000 Foch Street, Suite 100  
Fort Worth, Texas 76107

Agent: Townsite Company/Phillip Poole

Acreage: 8.39 acres

Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North "MU-1" Low Intensity Mixed-Use; "E" Neighborhood Commercial / commercial  
East "B" Two-Family; "MU-1" Low Intensity Mixed-Use / single-family, vacant  
South "B" Two-Family / single-family  
West "B" Two-Family; "E" Neighborhood Commercial / single-family, commercial

**Recent Relevant Zoning and Platting History:**

Zoning History: PD-990/ZC-13-119 approved by City Council 10/07/2013 to PD/A-5 with development standards, subject property to the east.  
ZC-14-092, from "B" and "E" to "MU-1"; effective 10/7/14 (north of the subject property)  
ZC-14-173, from "B" and "E" to "MU-1"; effective 3/2/15 (subject property)  
ZC-15-077, from "B" and "E" to "MU-1", approved 6/16/15 (subject property)

Platting History: PP-13-038 River Crest Addition, Approved by the City Plan Commission 01-22-14, (property to the east)

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Rd	Minor Arterial	Minor Arterial	No
Nursery Ln.	Residential	Residential	No
Athenia Dr.	Residential	Residential	No
Sunset Ln.	Residential	Residential	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
Riverbend NA	Streams & Valleys, Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

\*Site not located within the confines of a registered Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from "MU-1" Low Intensity Mixed-Use to "PD/UR" for four story apartments and row houses. Surrounding land uses vary with commercial to the north, vacant and single-family to the east, single-family to the south, and single-family and commercial just west.

This site was previously approved to MU-1, which allows similar multifamily products. However, the primary differences are the density allowed within the proposed and current zoning and the vicinity test. UR does not have a density cap, however; MU allows for 40 units per acre for single-uses. Additionally, MU-1 only allows three stories for single-use products. The applicant is requesting an additional story for UR (four stories) with the caveat that they will still maintain the "MU-1" requirement of 40 units per acre.

The proposed zoning **is compatible** with surrounding uses.

## **2. Comprehensive Plan Consistency**

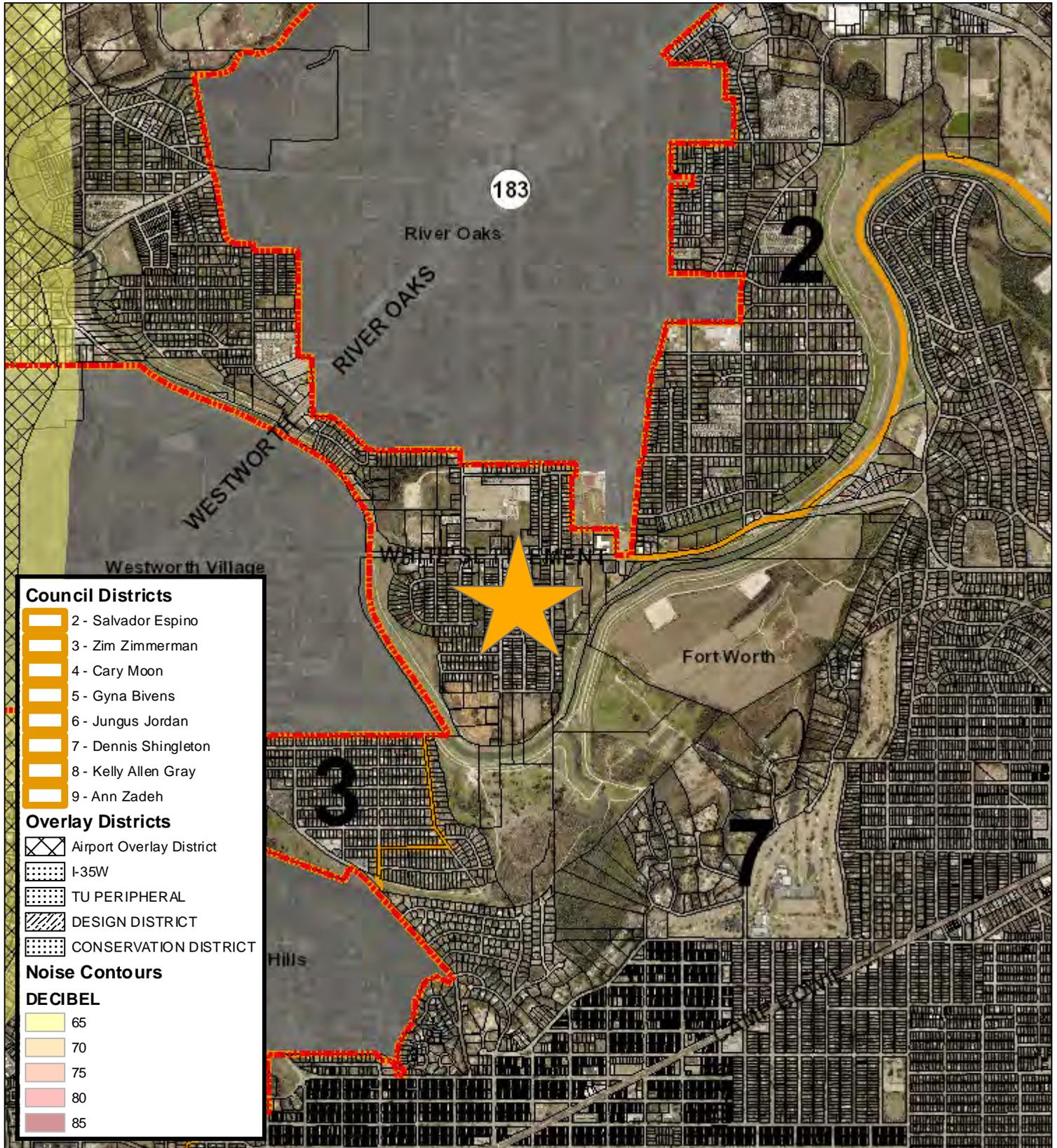
The 2015 Comprehensive Plan designates the subject property as single-family, neighborhood commercial, and manufactured housing. The proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. However, the Comprehensive Plan will likely change in order to respond to recent zoning changes. The proposed site is inconsistent with the following Comprehensive Plan policies:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses. (pg. 38)
- Encourage mixed-use projects in mixed-use growth centers, transit-oriented developments, and urban villages. (pg. 38)
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

### ***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



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

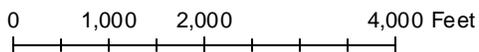
**Overlay Districts**

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

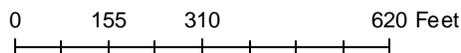
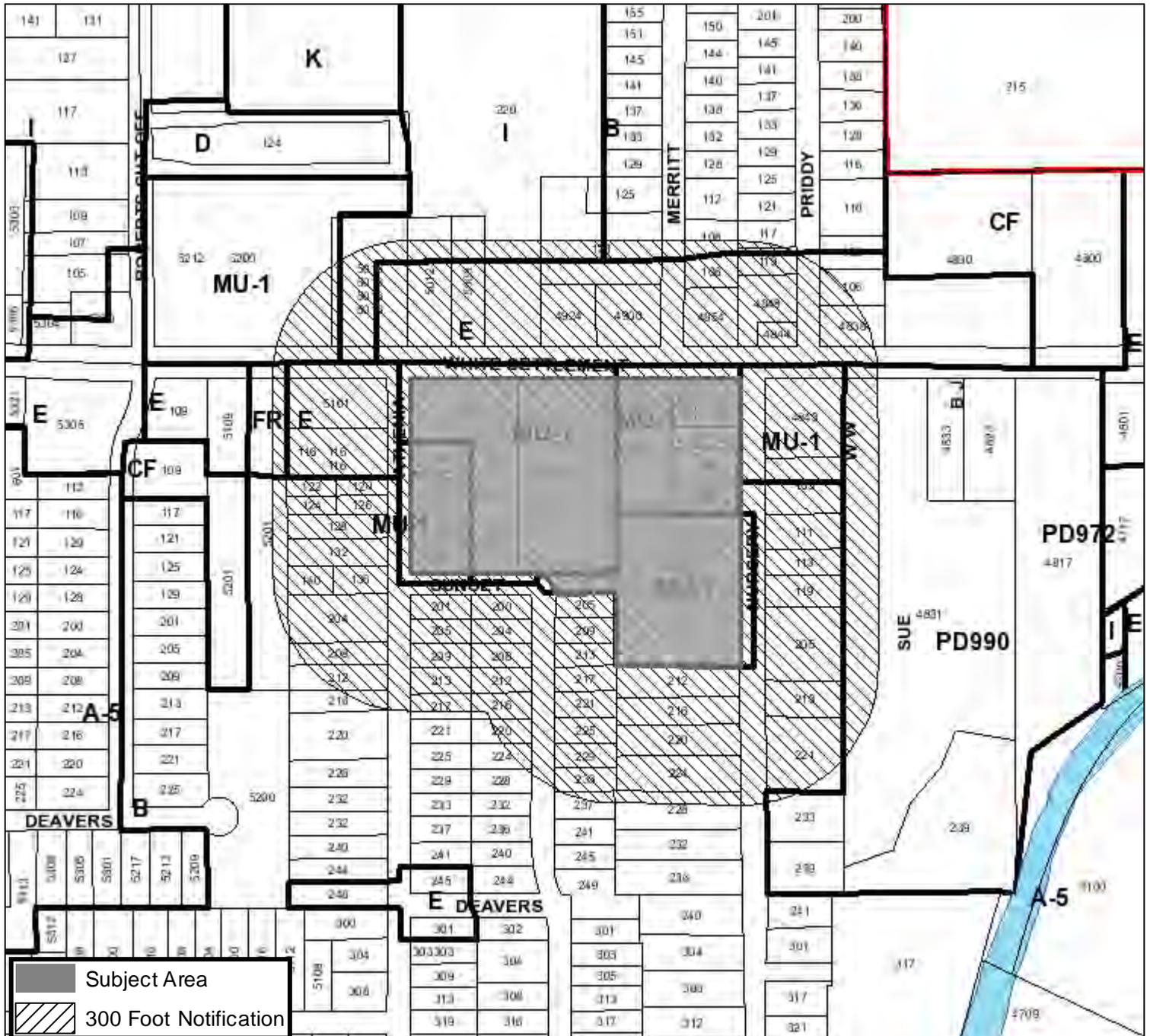
**DECIBEL**

-  65
-  70
-  75
-  80
-  85

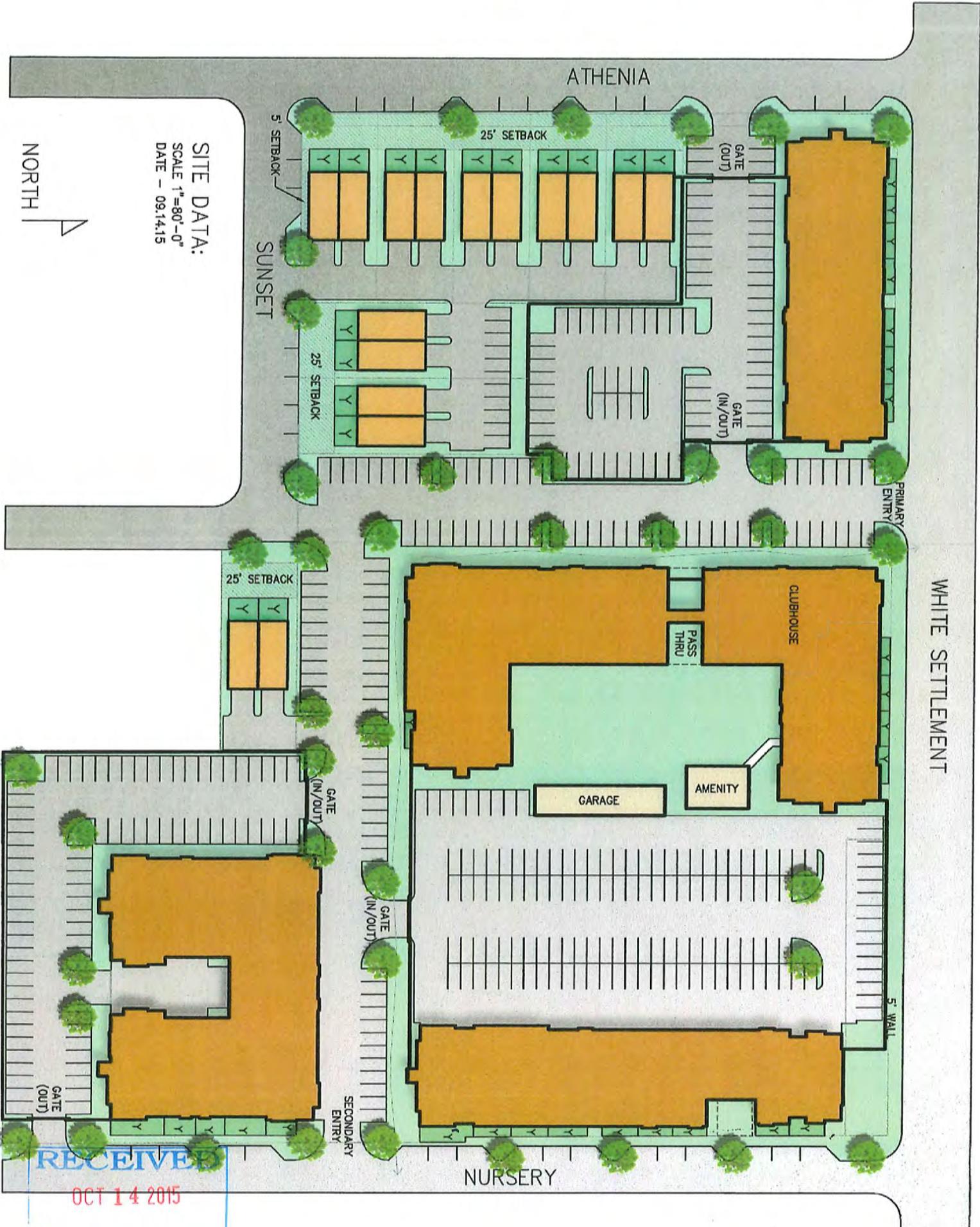


## Area Zoning Map

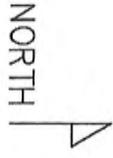
Applicant: 4905 White Settlement, Fort Worth Growth Partners  
 Address: 113-129 (odd) Athenia, 105-112, 204 Nursery, 201 Sunset, 4905 & 4921 White Settlement  
 Zoning From: MU-1  
 Zoning To: PD for UR uses with maximum four stories in height  
 Acres: 8.39916259  
 Mapsco: 61WX  
 Sector/District: Northside  
 Commission Date: 10/14/2015  
 Contact: 817-392-8043



# Conceptual Site Plan ZC-15 134



SITE DATA:  
SCALE 1"=80'-0"  
DATE - 09.14.15

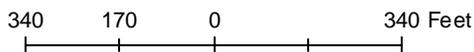
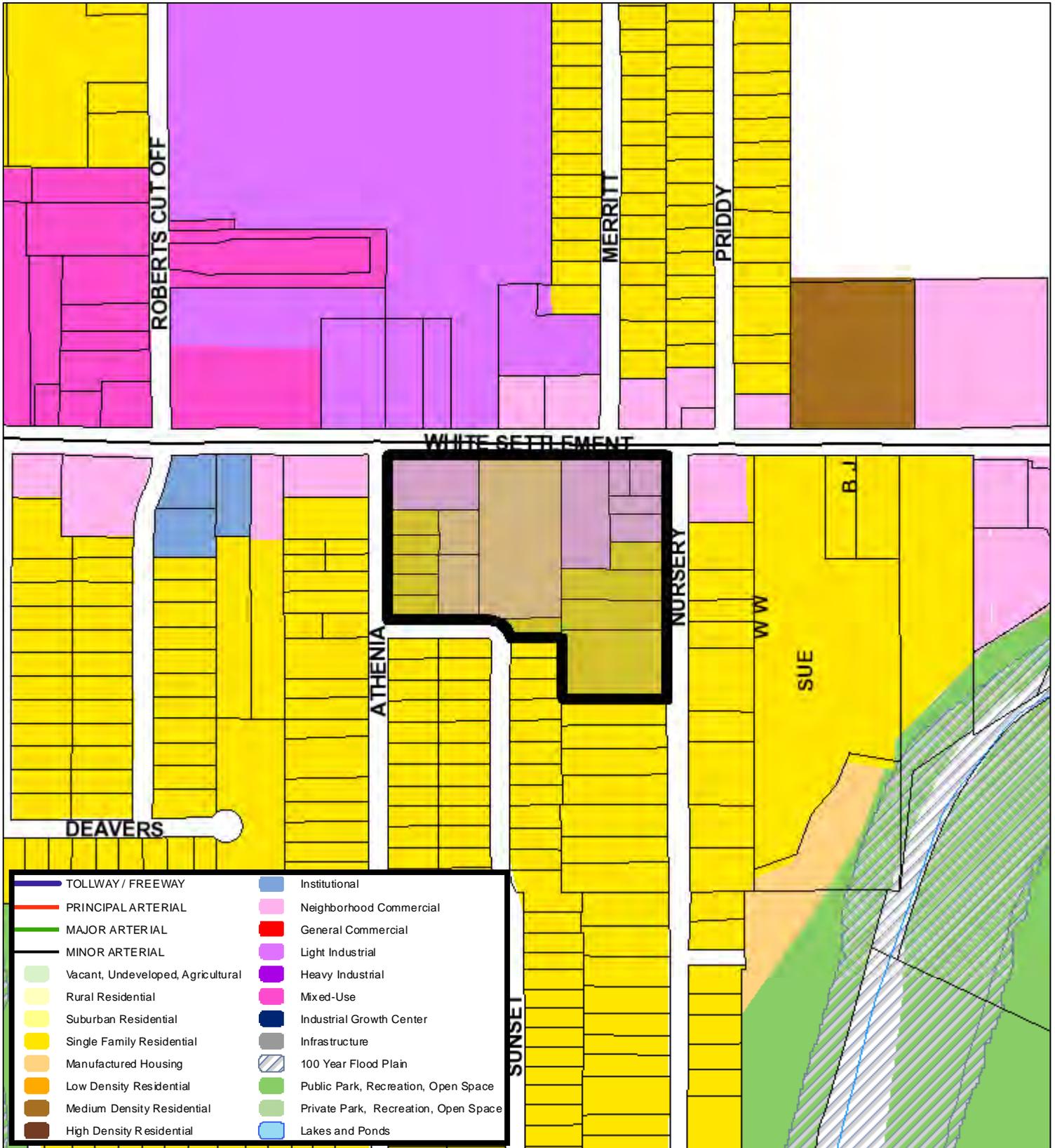


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BY:

### Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



**Aerial Photo Map**



0 220 440 880 Feet

