



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 2, 2016

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 9-0  
  
**Opposition:** None submitted  
**Support:** None submitted

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

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

**Site Location:** 4900 White Settlement Road, 123 & 125 Merritt Street  
MapSCO: 61W,X

**Proposed Use:** Mixed Use Retail/Restaurant/Residential

**Request:** From: "B" Two-Family, "E" Neighborhood Commercial and "I" Light Industrial

To: "MU-1" Low Intensity Mixed-Use

**Land Use Compatibility:** Requested change is compatible (4900 White Settlement)  
Requested change is not compatible (Merritt properties)

**Comprehensive Plan Consistency:** Requested change is not consistent (Technical Inconsistency) 4900 White Settlement  
Requested change is not consistent (Significant Deviation) 123 & 125 Merritt.

**Background:**

The proposed rezoning is located north of White Settlement Road along Merritt Street. The applicant is proposing to rezone the area from "B" Two-Family, "E" Neighborhood Commercial and "I" Light Industrial to "MU-1" Low Intensity Mixed-Use. The applicant would like to rezone the property in order to accommodate a three story residential and potential retail and restaurant project for this area.

Several sites have recently been rezoned to MU-1 along White Settlement Road to the south to take advantage of the Trinity River and toward the possibility of creating a mixed-use corridor. A property directly across White Settlement was recently rezoned to UR. The applicant would like to increase the land area of MU-1 zoning in an effort to create more residential and retail uses.

Due to the varied nature of the surrounding area and proposed project, the rezoning has been divided into two sections:

- White Settlement
- Merritt

Analyses for both land use compatibility and future land use consistency for these sections have been provided further in this report.

**Site Information:**

Owner: Fort Growth Partners, LP  
 1000 Foch Street, Suite 100  
 Fort Worth, Texas 76107  
 Agent: Townsite Company/Phillip Poole  
 Acreage: 1.82  
 Comprehensive Plan Sector: Northside

**Surrounding Zoning and Land Uses:**

North "B" Two-Family, "I" Light Industrial / single-family, vacant  
 East "B" Two-Family, "E" Neighborhood Commercial / single-family, commercial strip center  
 South "UR" Urban Residential, "MU-1" Low Intensity Mixed-Use / RV park, vacant  
 West "E" Neighborhood Commercial, "I" Light Industrial / convenience store, vacant

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-077 "MU-1"; effective 6/16/15 (south of the subject property); ZC-15-134 "PD/UR" with development standards; effective 11/12/15 (south of the subject property)

Platting History: FS-15-219 Elan River District under review (subject property to the south); PP-13-038 River Crest Addition, Approved by the City Plan Commission 01/22/14 (subject property south and to the east)

**Transportation/Access**

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

\*Closest Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "MU-1" Low Intensity Mixed-Use for residential, retail and possible restaurant use. Surrounding land uses vary with single-family and vacant to the north, single-family and commercial to the east, convenience store and vacant to the west, and an RV Park and vacant to the south. The site has been divided into two sections due to the location, compatibility to the proposed zoning, and surrounding land use. The table below provides this information:

Property area	Zoning Compatibility	Notes
4900 White Settlement	Compatible	Rezoning this portion would be compatible for what is zoned on the south side
Merritt	Not Compatible	Proposed MU-1 encroaches into established single-family neighborhood

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as single-family and neighborhood commercial. The proposed zoning **is not consistent** with the Comprehensive Plan. However, a review of the Comprehensive Plan is necessary for this area. Several sites have already been rezoned to MU-1, which will likely impact the future land use designation. The table below provides the information for the two sites.

Property area	Comprehensive Plan Consistency	Notes
<b>4900 White Settlement</b>	Technical Inconsistency	The future land use will be revisited for this area due to the existing MU-1 zoning to the south
<b>Merritt</b>	Significant Deviation	The requested zoning change is inconsistent with the following Comprehensive Plan policies:

- 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)
- Separate incompatible land uses with buffers and transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

**Attachments:**

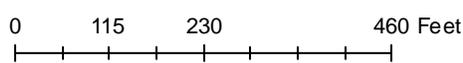
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

## Area Zoning Map

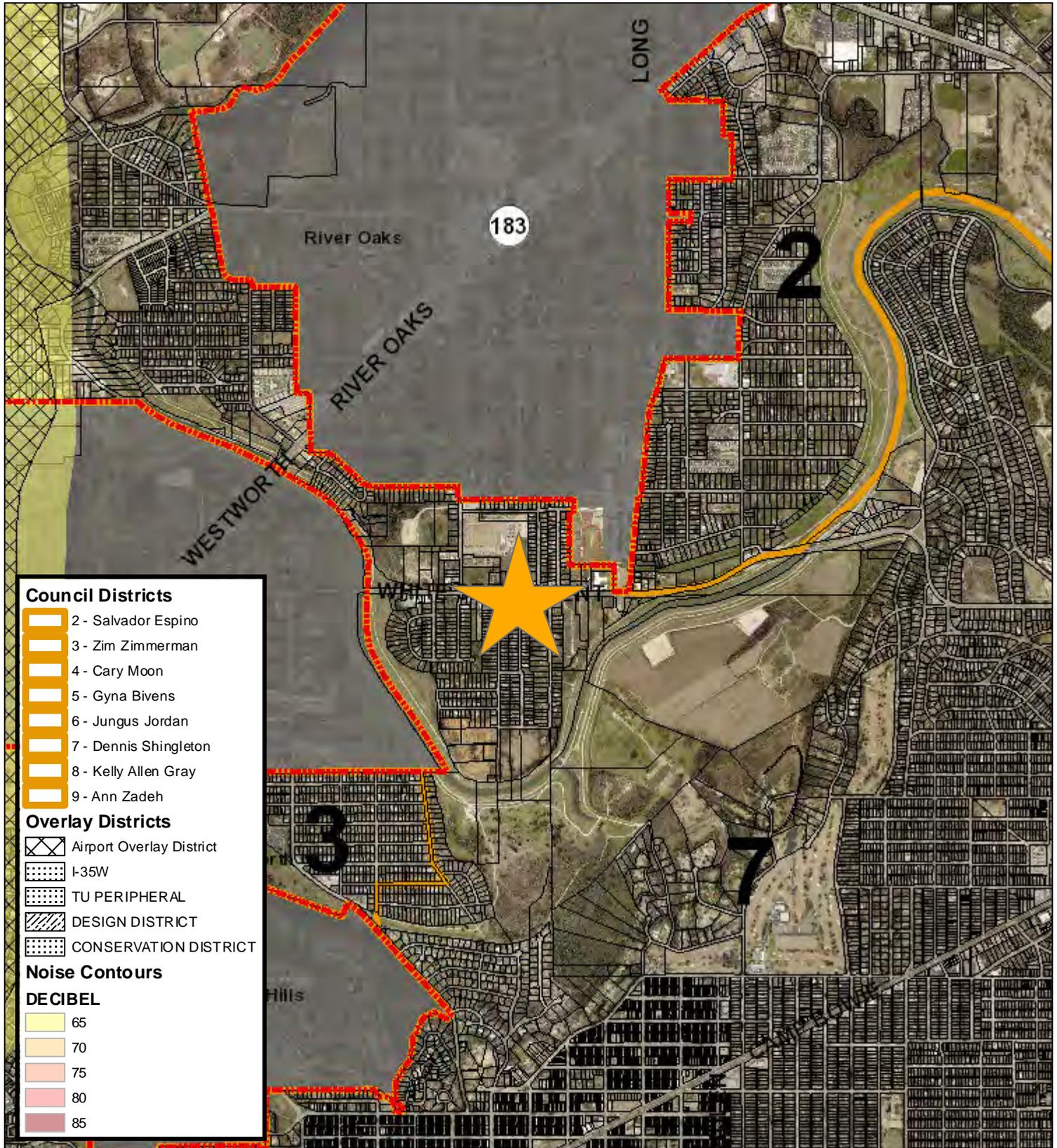
Applicant: Fort Growth Partners  
 Address: 4900 White Settlement Road, 123 & 125 Merritt Street  
 Zoning From: B, E, I  
 Zoning To: MU-1  
 Acres: 1.85813708  
 Mapsco: 61X  
 Sector/District: Northside  
 Commission Date: 1/13/2016  
 Contact: 817-392-2495



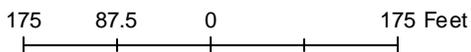
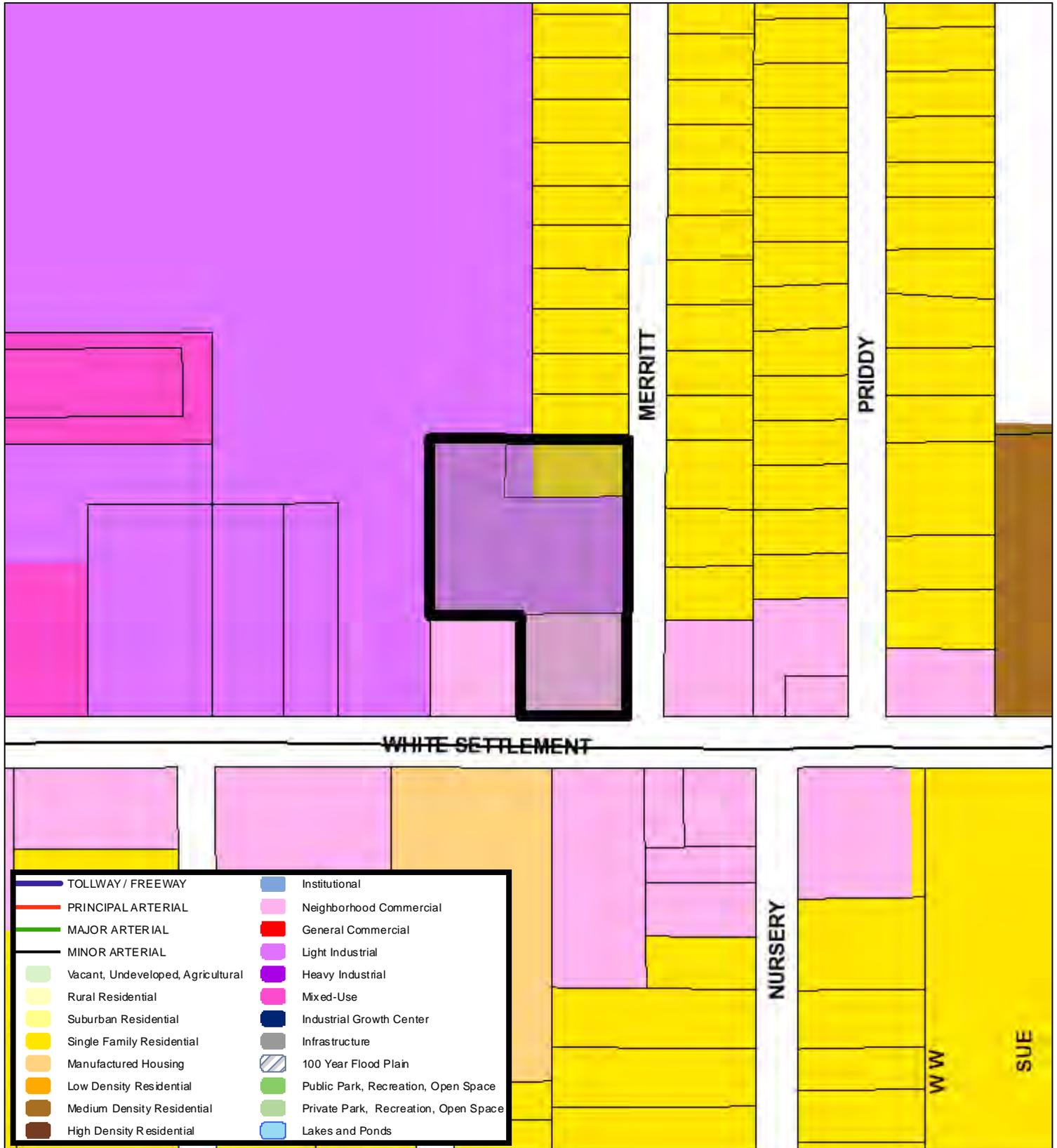
 Subject Area  
 300 Foot Notification



### Area Map



### 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



0 112.5 225 450 Feet

