



Case Number ZC-18-173

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 4, 2018

Council District 7

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

Opposition: None
Support: 1 person spoke

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: RD Palmer, LLC

Site Location: 100 block Merritt Street

Mapsc0: 61X

Proposed Use: Retail

Request: From: "UR" Urban Residential

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

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The proposed rezoning is located north of White Settlement Road between Merritt Street and Priddy Lane in an area now identified as the Riverdistrict. Several recent zoning cases have changed the zoning to Mixed Use and Urban Residential in the area. The applicant is proposing to rezone the area from "UR" Urban Residential to "MU-1" Low Intensity Mixed-Use to include a parking area into the same zoning district as the use and to additional parking for development to the south.

MU-1 zoning was approved on property directly to the west of the site as well as further west of the site along Roberts Cut Off. Several other 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.

Site Information:

Owner: RD Palmer, LLC
105 Nursey Lane, Ste 200
Fort Worth, Texas 76114
Agent: Shana Crawford
Acreage: 0.35 ac.
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "UR" Urban Residential / undeveloped & single family
- East "E" Neighborhood Commercial / commercial
- South MU-1 Low Intensity Mixed Use / undeveloped
- West MU-1 Low Intensity Mixed Use / undeveloped

Recent Relevant Zoning and Platting History:

- Zoning History: ZC-13-168, from "E" and "I" to "MU-1"; effective 3/1/14 (west of the subject property)
 ZC-14-092, from "B" and "E" to "MU-1"; effective 10/7/14 (south of the subject property)
 ZC-14-173, from "B" and "E" to "MU-1"; effective 3/2/15 (south of the subject property)
 ZC-15-077, from "B" Two-Family and "E" Neighborhood Commercial to "MU-1", effective 6/16/15 (southeast of subject property)
 ZC-16-215, from "B" Two-Family, PD 1068 "PD/AR" to "MU-1", effective 1/24/17, (southeast of subject property)
 ZC-15-172, from "E" to "MU-1"; effective 3/10/16 (west of subject property)

Platting History: FS-16-101 Hassett Gardens Addition, northwest of subject site, zoned MU-1

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
White Settlement Road	Neighborhood Connector	Neighborhood Connector	No
Merritt Street	Residential	Residential	No
Priddy Lane	Residential	Residential	No

Public Notification:

300 foot Legal Notifications were mailed on October 26, 2018.

The following organizations were notified: (emailed October 20, 2018)

Organizations Notified	
FW River Heights HOA	River District NA*
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

* Within registered neighborhood association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "MU-1" Low Intensity Mixed-Use. Surrounding land uses are primarily single family to the north with undeveloped lots and commercial uses fronting White Settlement. The area is experiencing the beginning of redevelopment into higher but still low density, urban residential redevelopment and low intensity mixed-use development.

MU-1 zoning was previously approved on properties along White Settlement to the south and west of the subject property.

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

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan was recently updated to designate the subject property as Mixed Use. The below policies apply to the requested higher density land uses:

- Encourage new 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.

- Encourage new development in character with the existing neighborhood scale, architecture and platting pattern.

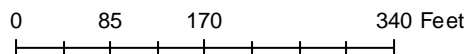
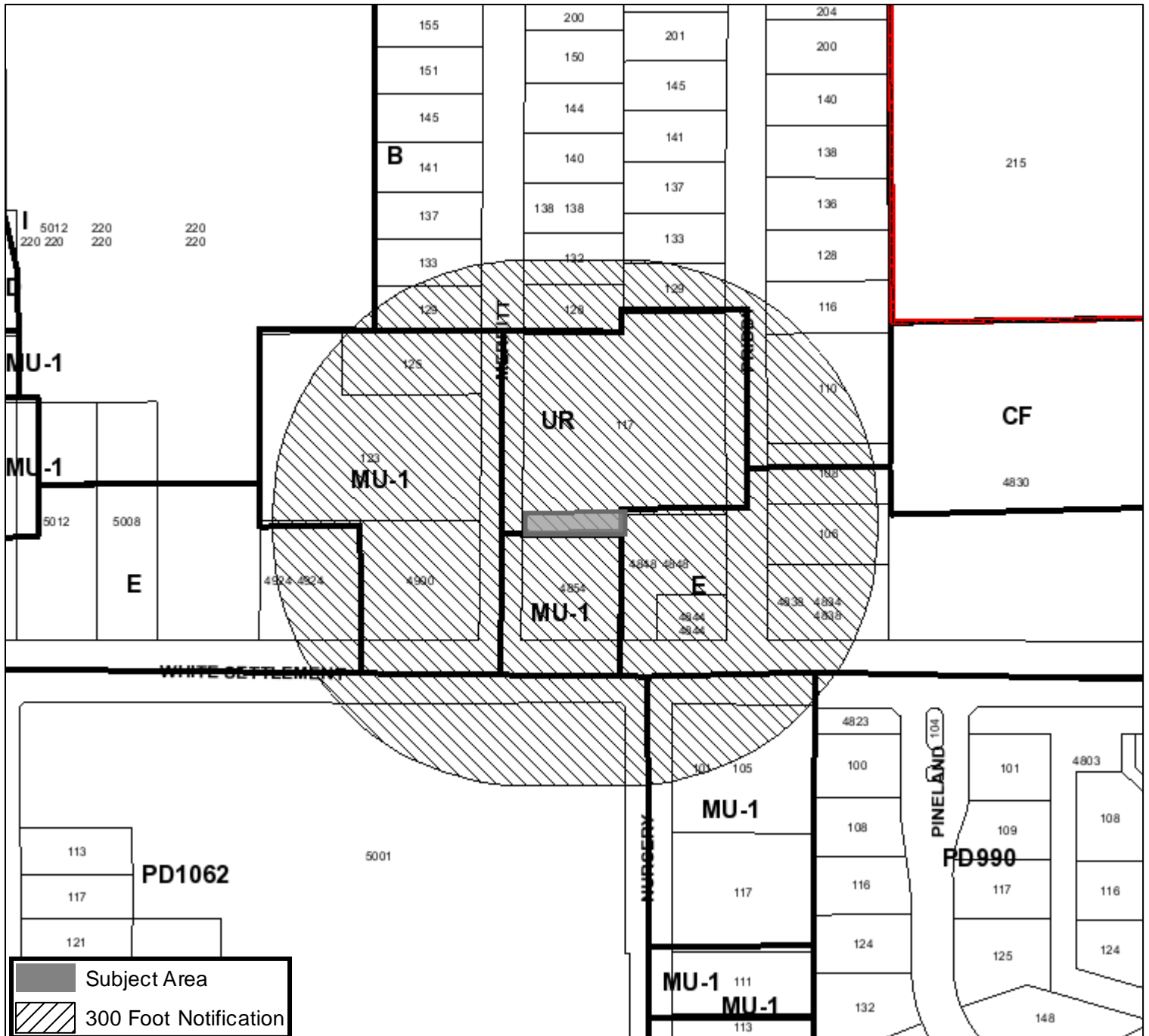
Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

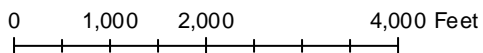
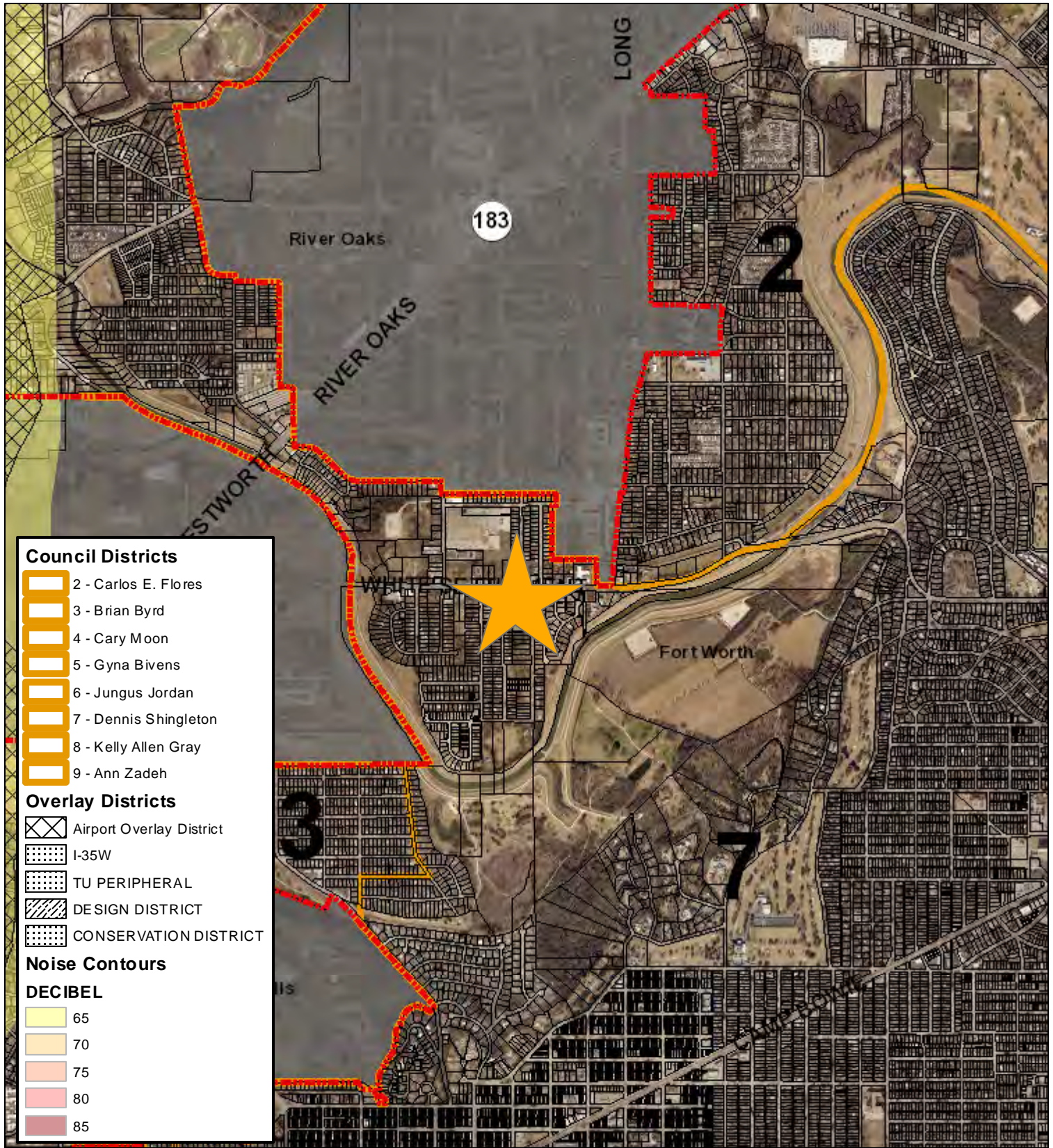
- Location Map
- Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from November 14, 2018
Zoning Commission hearing

Area Zoning Map

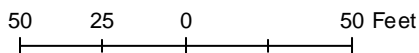
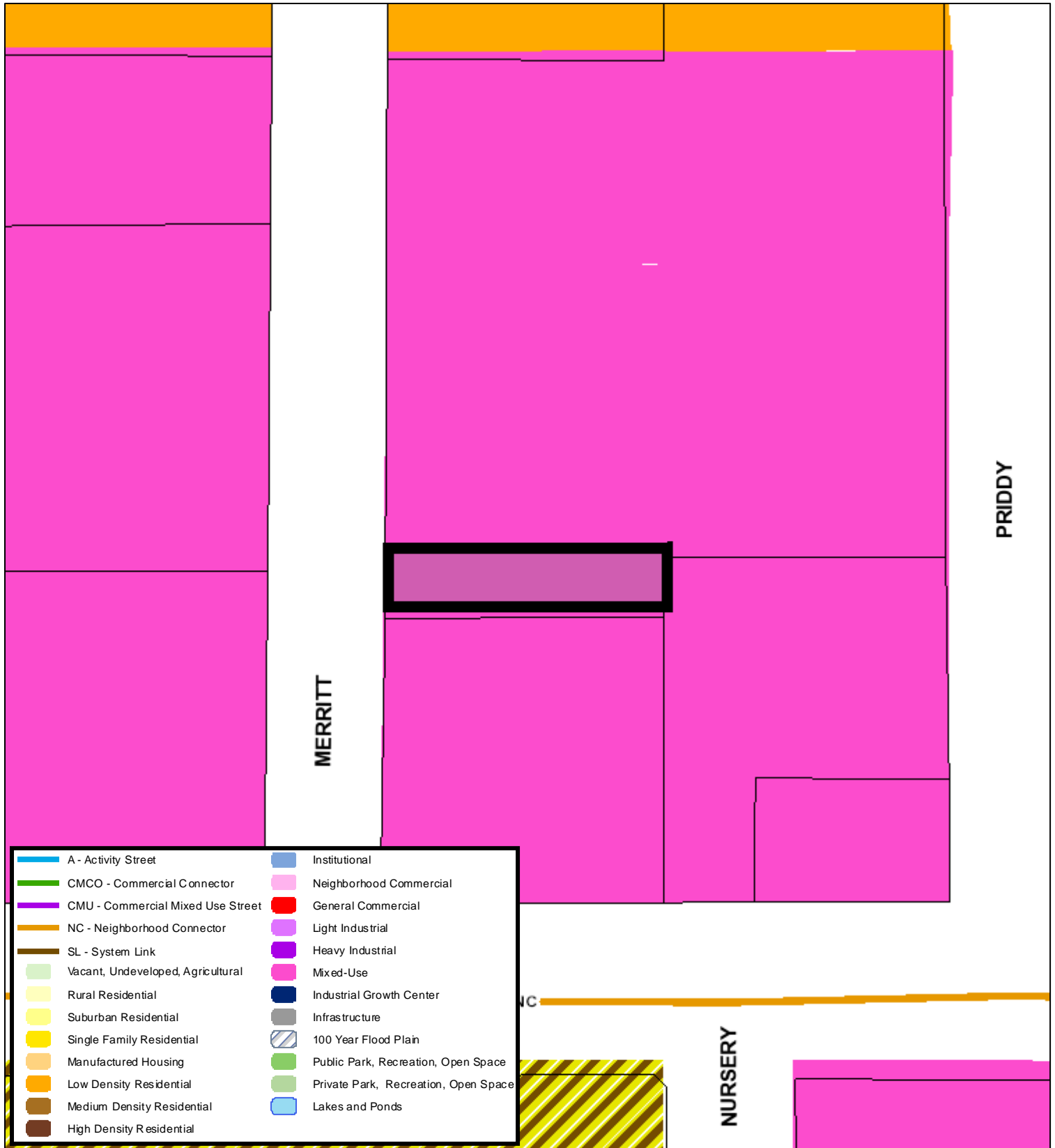
Applicant: RD Palmer, LLC
Address: 100 block Merritt Street
Zoning From: UR
Zoning To: MU-1
Acres: 0.07063135
Mapsc0: 61X
Sector/District: Northside
Commission Date: 11/14/2018
Contact: 817-392-8043



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 6, 2018.



Aerial Photo Map



0 35 70 140 Feet

