

The applicant currently has an understanding with the Parks Department and were approved to use 32 parking spaces located on City property as long as the travel lane was kept clear for access. They are utilizing 18 spaces on City of Fort Worth property. Because there is not room on-site to add additional parking spaces, the applicant is seeking a waiver to the parking requirement.

At the Zoning Commission meeting there were 5 speakers who expressed concerns over parking, traffic, noise, the hotel use and staging area. The applicant did mention in the public meeting he is working on a contract with the adjacent property owner to the west to provide additional parking. The applicant meet with the Crestwood Neighborhood, Rivercrest Bluffs and the River District Neighborhood Association in which several of the neighborhood groups are still in opposition.

At the City Council meeting the case was continued to allow more time for the applicant to reach out to staff and interested stakeholders to address some of the ongoing issues.

Below is a table showing the “E” district regulations and the proposed PD/E regulations.

	E	PD/E with cabin rentals
Height	Maximum height of 45'	Maximum height of 45' (Complies)
Parking	1 space per 100 square feet (restaurant) including outdoor seating areas; 1 space per bedroom unit plus 1 space per 4 patron seats in rooms open to public plus 5 spaces per 1,000 square feet of display/ballroom area (hotel) 59 spaces required	32 spaces provided, 18 spaces are located on COFW property (recommended development regulation standard)
Supplemental Setbacks	Front – 0' fronting arterials Side – 20' Rear – 20'	Front – 14-19' (Complies) Side – 10' – 18' Rear – 5' – 18' (recommended development regulation standard)
Bufferyard requirements	Side – 5' Rear – 5'	Side – 18' Rear – 2'- 5' (recommended development regulation standard)

Dumpster Location	Must be located on subject property, minimum 20' setback from property line	On adjacent property COFW Zoning Commission can't waive this requirement
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Site Information:

Surrounding Zoning and Land Uses:

- North "A-10" One Family / single family
- East "A-10" One Family & "E" Neighborhood Commercial / single family & vacant
- South "I" Light Industrial / entrance to Levee
- West "E" Neighborhood Commercial / vacant

Zoning History: None

Site Plan Comments: The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Parking for hotel is based on one space per bedroom, 1 space per 4 patron seats and 5 spaces per 1,000 sq. ft. display/ballroom area; nine cabins are proposed, 1 bedroom for each; 9 spaces required. The site is deficient by 27 parking spaces. **(recommended development regulation)**
 - **(analysis: The use would be allowed by right through the PD, however, it is adjacent to a residential district boundary requiring a development regulation standard) Staff supports the request based on configuration of the lot.**
2. Parking for restaurant is based on 1 space per 100 sq. ft. plus outdoor seating area; 50 spaces required. **(recommended development regulation)**
 - **(analysis: The restaurant use is allowed by right however, it is adjacent to a residential district boundary requiring a maximum parking count) Staff supports the request based on configuration of the lot.**
3. The site plan does not indicate parking on the south side according to aerials, is that to be included in this site plan?
4. Required rear yard supplemental setback is 20'; 5 - 18' provided. **(recommended development regulation)**
 - **(analysis: Based on the configuration of the property and the adjacent residential zoning district and having to adhere to the supplemental setback) Staff supports the request.**
5. Required side yard supplemental setback is 20'; 10-18' provided. **(recommended development regulation)**
 - **(analysis: Based on the configuration of the property and the adjacent residential zoning district and having to adhere to the supplemental setback) Staff supports the request.**
6. Bufferyard requirements are 5'; 2'-5' provided. **(recommended development regulation)**
 - **(analysis: Based on the configuration of the property and the adjacent residential zoning district and having to adhere to the supplemental setback) Staff supports the request.**

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Public Notification:

300 foot Legal Notifications were mailed on July 29, 2020.
The following organizations were notified: (emailed July 29, 2020)

Organizations Notified

Westside Alliance	Tarrant Regional Water District
FW Rivercrest Bluffs HOA	Streams and Valleys Inc.
River District NA	Trinity Habitat for Humanity
Monticello NA	Fort Worth ISD
Crestwood NA	Castleberry ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/E plus cabin rentals, outdoor stage and bar area with more than 50% enclosed storage area. Surrounding uses consist of residential to the north, commercial structure to the west and Trinity River levee to the north and east, White Settlement Road to the south.

Due to the proximity to the Trinity, the levee being more than 100 ft. across to the existing residential homes the proposed cabin rentals **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Northside

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed cabin rentals is considered a hotel type use, does not meet the below policies within the Comprehensive Plan:

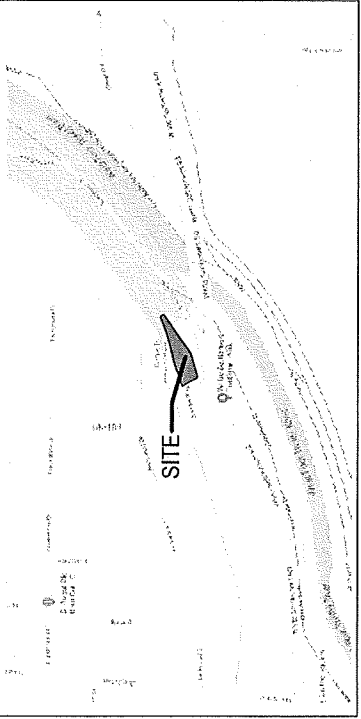
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on lack of conformance with the policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan. With that said, the use is separated by a surface drainage channel and smaller in scale than typical hotel uses. Therefore, this is an appropriate plan for this site.

Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

VICINITY MAP:



AREA DESIGNATION:

MARK	USE	AREA (SQ.FT.)	H.T. OF STRUCT.	PARKS REQ.
A	EXIST. RESTAURANT	2070	20'-0"	21
B	EXIST. BASEMENT	2070	-	-
C	EXIST. COVERED PATIO	920	8'-0"	9
D	EXIST. OPEN DECK	412	-	4
E	GARDEN SEATING	180	-	4
F	EXIST. WET BAR	96	8'-0"	1
G	EXIST. STAGE	250	8'-0"	-
G1	STAGE SEATING	330	-	6
G2	EXIST. CABANA SEATING	240	10'-0"	4
H	TOILET BUILDING	68	9'-0"	-
J	CONTAINER CABINS	1440	10'-0"	9
K				

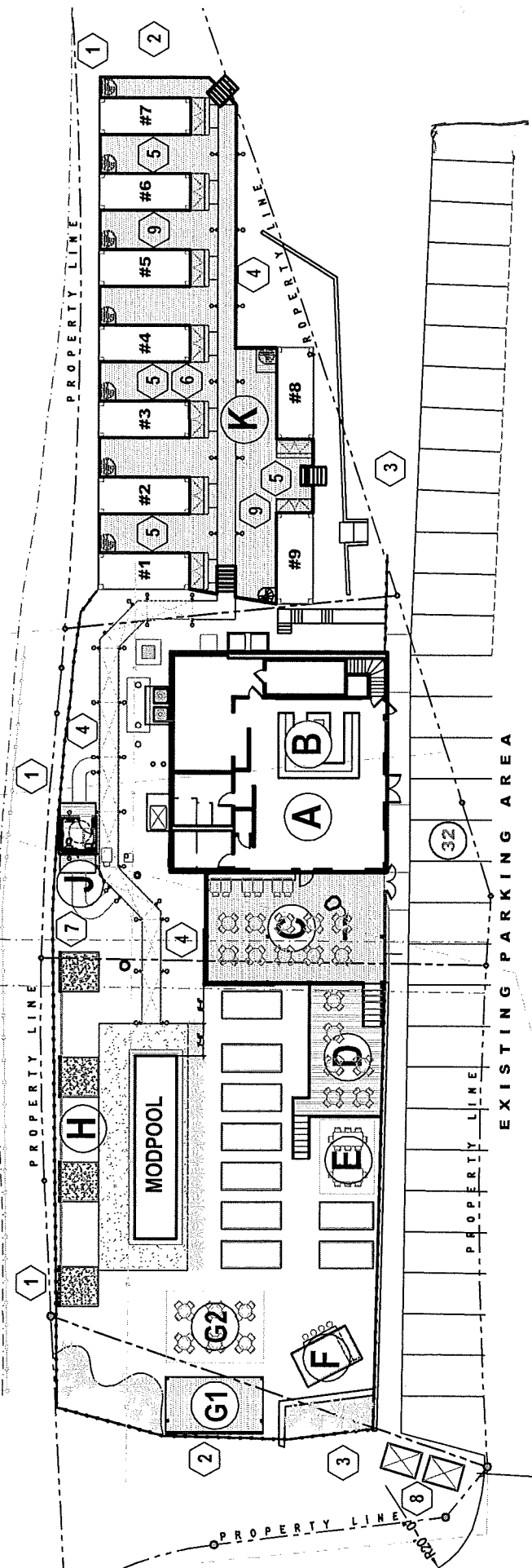
PARKS PROVIDED: 32 PROPOSED PARKS ADDED: 52 PARKS REQUIRED: 58

KEY NOTES:

- 1 REAR YARD SUPPLEMENTAL SETBACK: 2'-0" PROVIDED
- 2 SIDE YARD SUPPLEMENTAL SETBACK: 20'-0" PROVIDED
- 3 BUFFER YARD PROVIDED: 2'-0" PROVIDED
- 4 ALL SITE LIGHTING TO BE DIRECTED AWAY FROM & DOWNWARD FROM ANY RESIDENTIAL DISTRICT
- 5 CARGO (SHIPPING CONTAINER) CABINS TO BE CLAD IN CEDAR WOOD PLANKS
- 6 CARGO (SHIPPING CONTAINER) CABINS WILL HAVE ONE (1) BEDROOM EACH
- 7 EXIST. 8' HEIGHT CHAINLINK FENCE
- 8 EXIST. DUMPSTERS
- 9 4" WOOD DECK W/ CONT. GUARDRAILS
- 10 PROPOSED ADDITIONAL PARKING

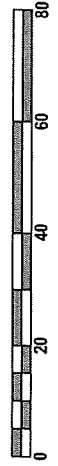
CITY OF FT. WORTH REQUIRED NOTES:

- a. WILL COMPLY WITH URBAN FORESTRY ORDINANCE 6.302
- b. WILL COMPLY WITH LANDSCAPING ORDINANCE 6.301
- c. WILL COMPLY WITH SIGN ORDINANCE 6.400

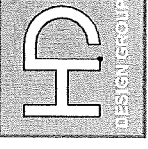


BROOKSIDE DRIVE

01 SITE PLAN
SCALE: 1/32" = 1'-0"



GEMELLE
4400 WHITE SETTLEMENT ROAD
FORT WORTH, TEXAS 76114

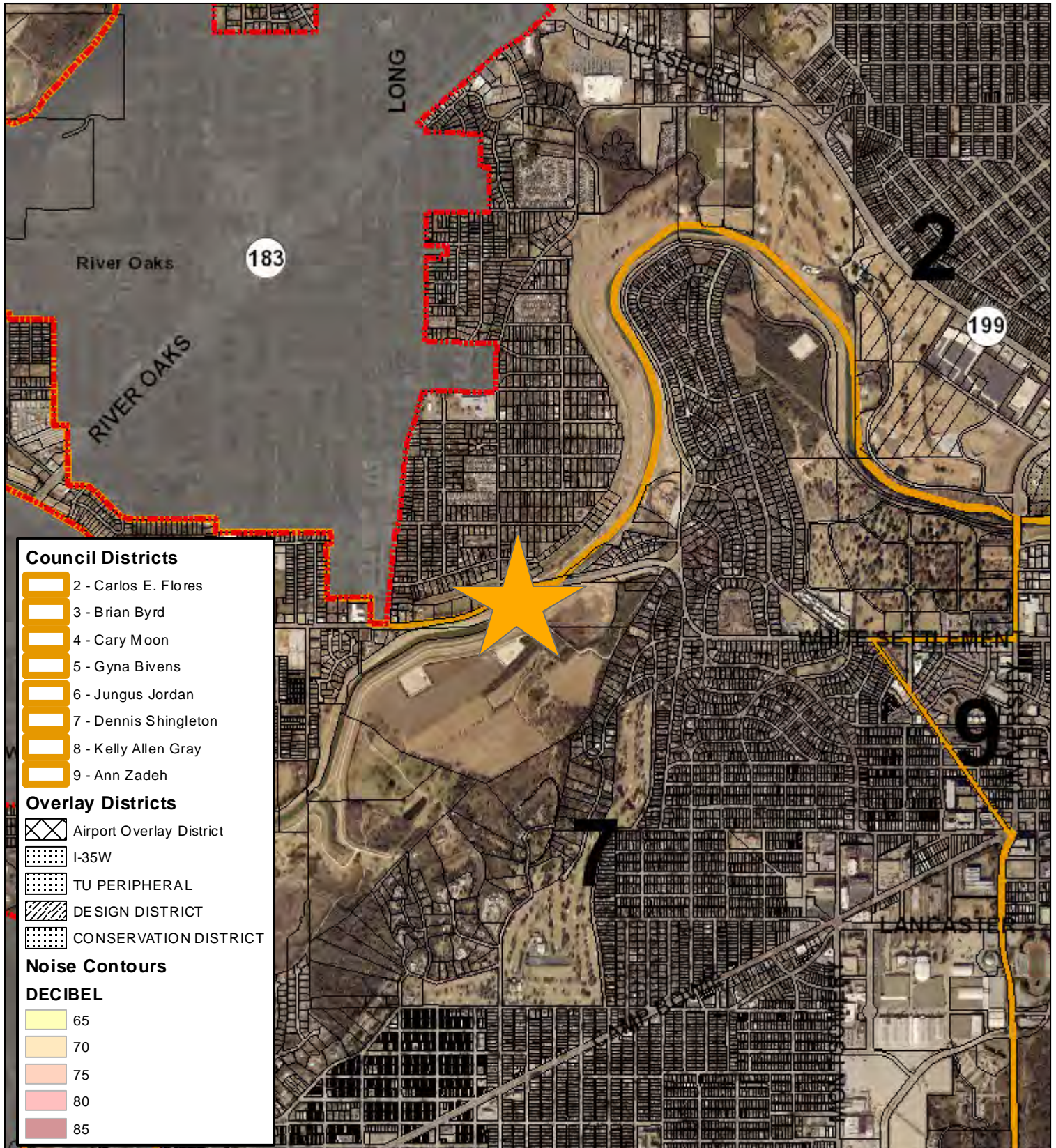


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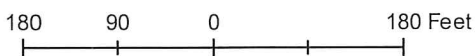
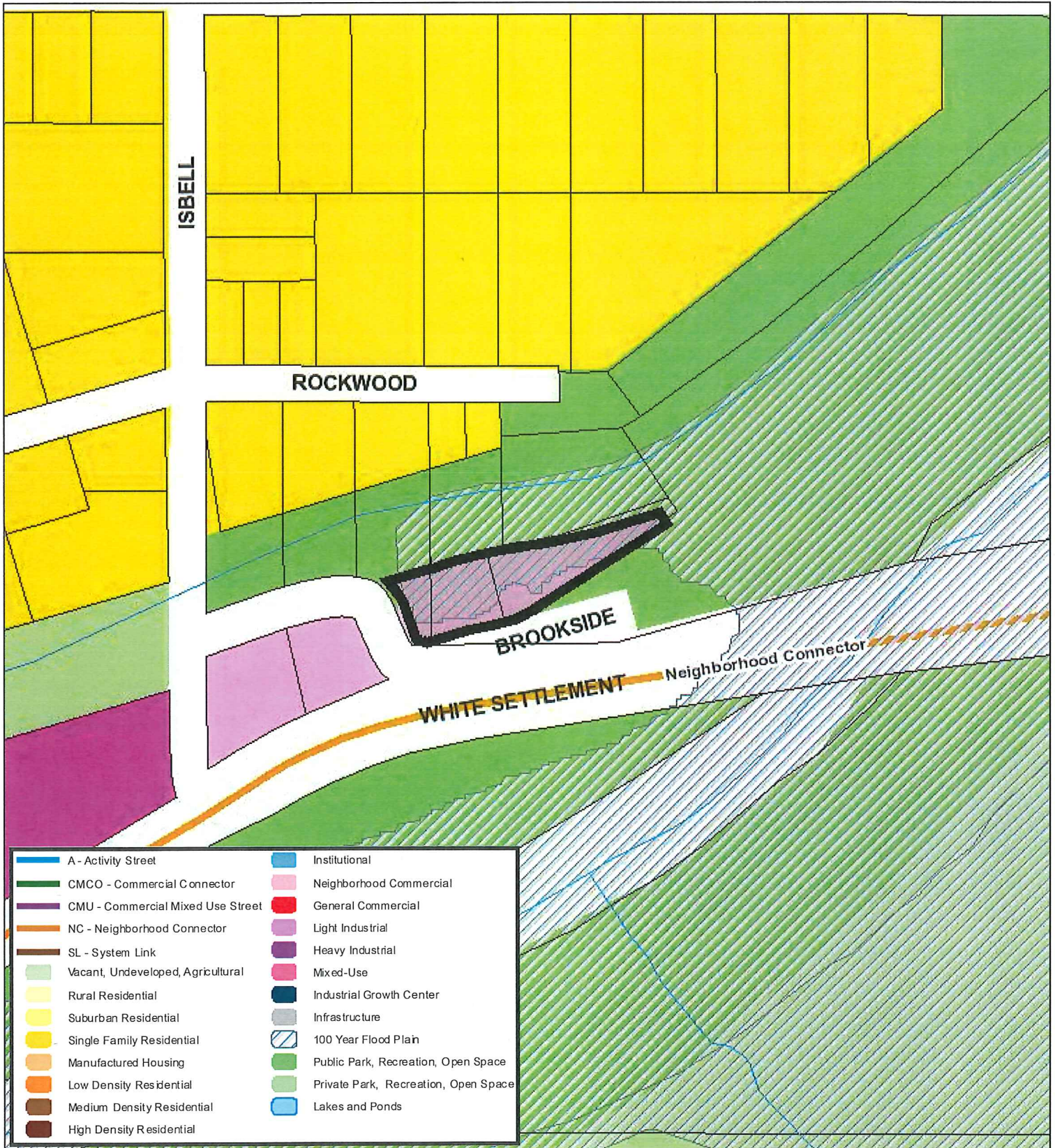


ZONING CASE NO: _____
DEVELOPMENT SERVICES DIRECTOR: _____
DATE: _____

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 3, 2020



Aerial Photo Map



0 115 230 460 Feet

