



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 11, 2021

Council District 3

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: None submitted Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Arty Wheaton-</u>	
	<u>Rodriguez</u>		
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Waterside Dental Real Estate LLC

Site Location: 4000 Bryant Irvin Road Acreage: 1.67

Proposed Use: "PD 999C" Amend Site Plan for Accessory Structure Location

Staff Recommendation: Approval

Background:

The site is located on the southbound side of Bryant Irvin Rd., between Arborlawn Dr. and Bellaire Dr. S. The site is just south of an existing gas well site. The applicant is proposing to amend the site plan for PD999C PD/G for Planned Development for certain uses in G plus brewpub. This site plan amendment is necessary to show screening and placement of a dumpster enclosure. The plan is to place a dumpster enclosure along Bryant Irvin Rd. and forward of the primary building.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / gas well site
- East "A-5" One-Family/ single-family residential
- South "PD 999C" Intensive Commercial / commercial/office
- West "PD 999D" One-Family / vacant

Zoning History: ZC-18-038, subject site

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

The proposed dumpster location is forward of the primary building. Section 5.302 Accessory Uses on Nonresidential Lots requires that all non-habitable accessory uses must be located behind the front wall of the primary structure that is furthest from the street. It also states that refuse dumpsters shall be installed on concrete pads and be screened on all sides from view of a public street or residential area. The developer needs to move the dumpster to accommodate parking and maneuverability needs on the site. The dumpster is placed within a screened enclosure. Since a PD exists on this site, as well as a site plan, **a waiver is required. Staff is supportive of this waiver as the developer is providing landscaping to screen the area, on top of the requirement for the dumpster to be enclosed. The developer is using Texas Ranger Sage, Mexican Feather Grass, and other plantings to screen the**

enclosure. The developer is also committing to installing mature Texas Sage (3' height when planted) in order to make sure screening occurs at onset.

Public Notification:

300 foot Legal Notifications were mailed on March 25, 2021.

The following organizations were notified: (emailed March 16, 2021)

Organizations Notified	
Riverhills HOA	Tarrant Regional Water District
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

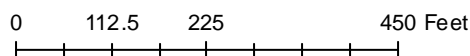
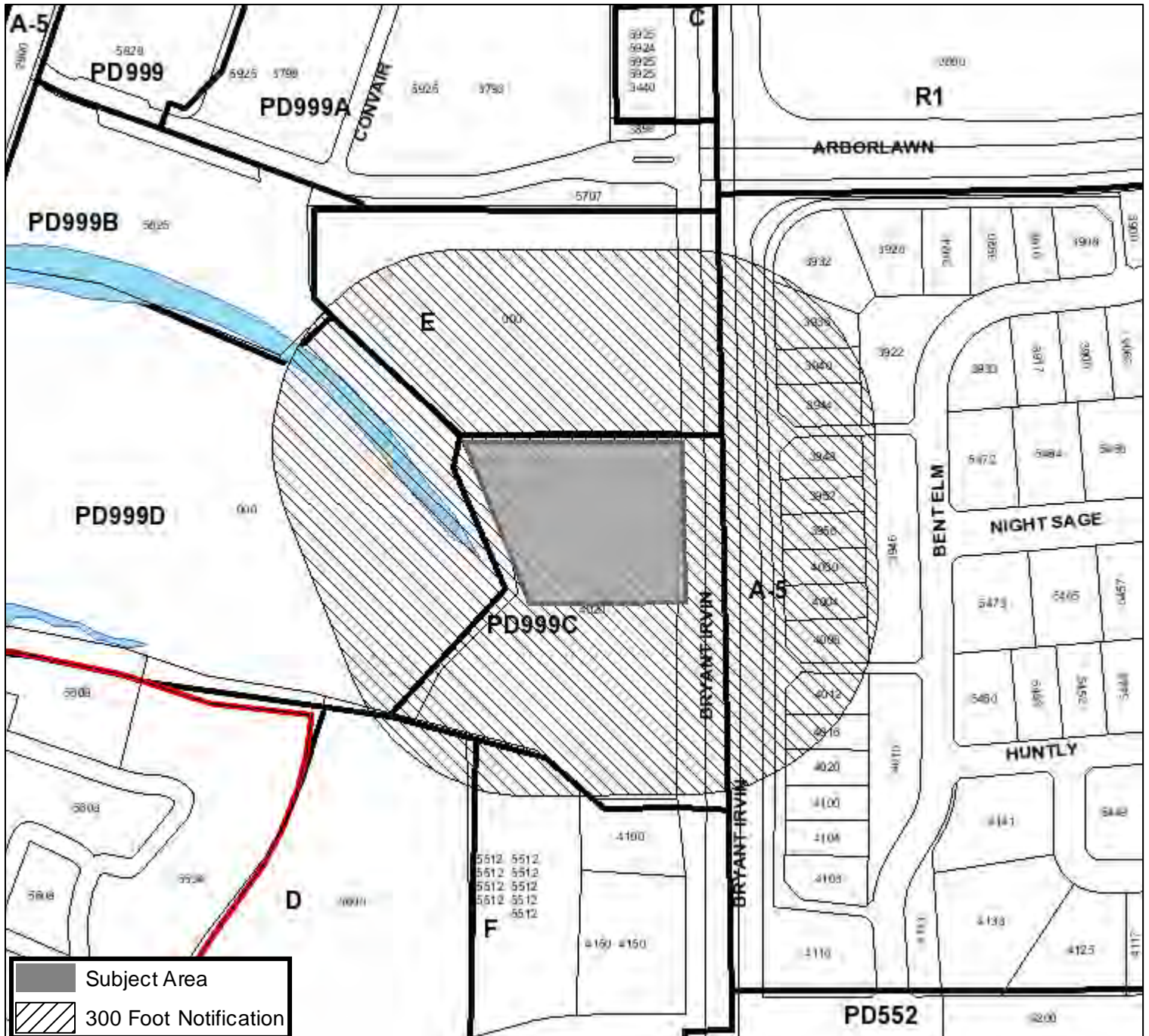
**Located within this neighborhood organization*

Attachments:

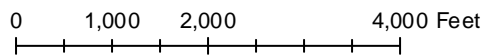
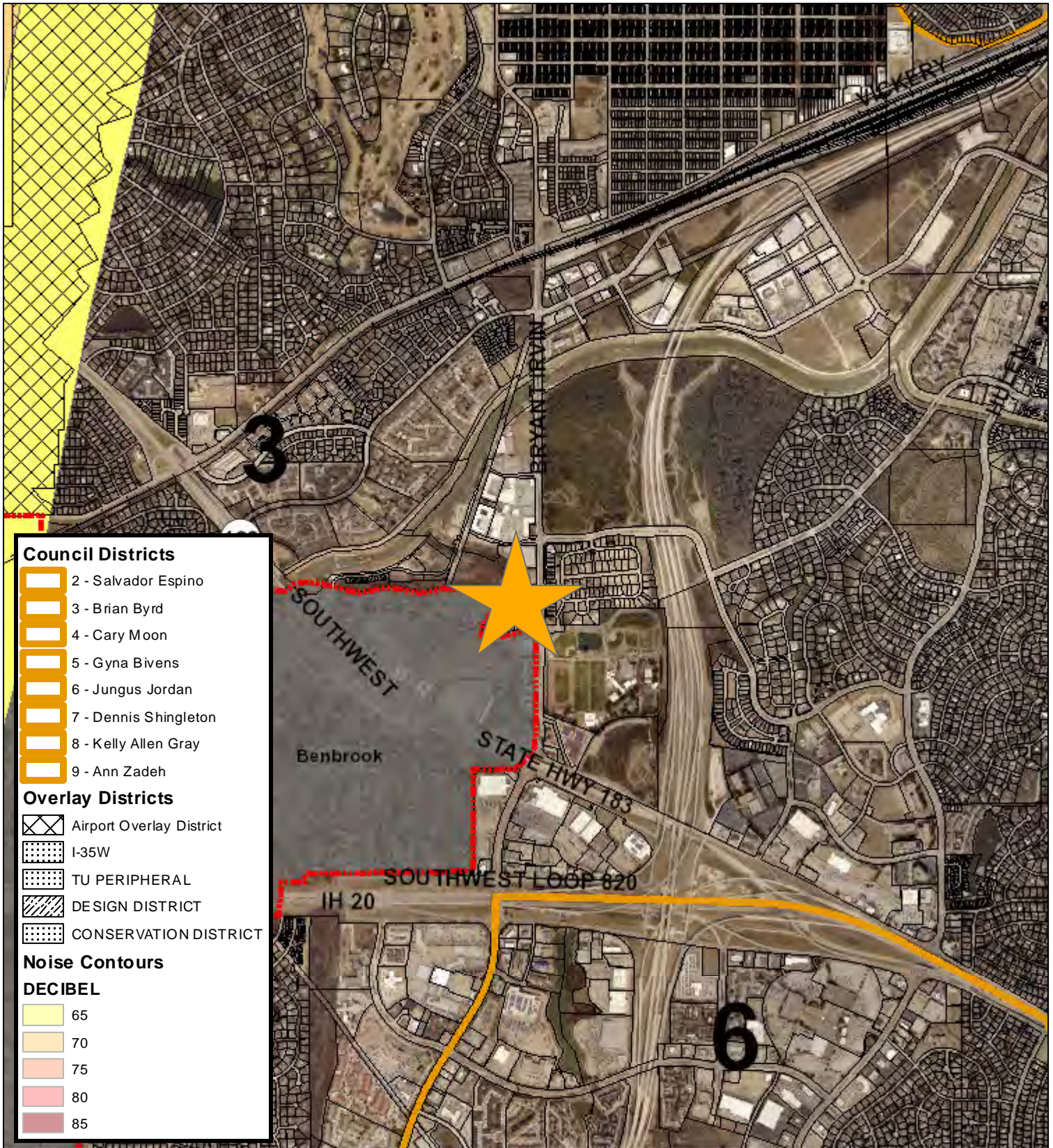
- Area Zoning Map with 300 ft. Notification Area
- Site Plan and Landscaping Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

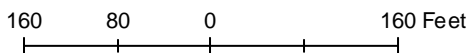
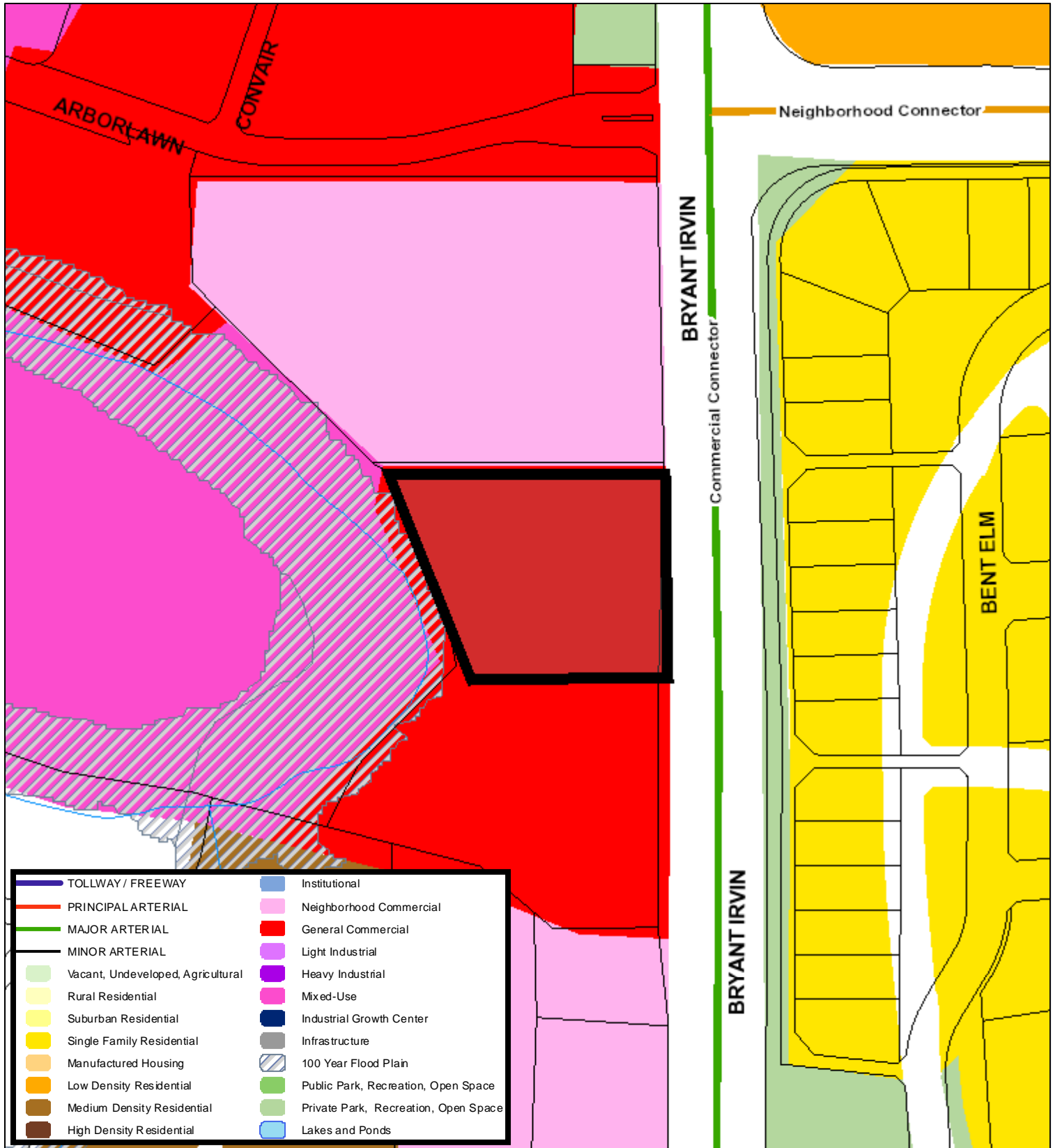
Applicant: Waterside Dental Real Estate LLC
 Address: 4000 Bryant Irvin Road
 Zoning From: PD999C for certain G uses plus brewpub
 Zoning To: Site Plan for office use
 Acres: 1.67614213
 Mapsco: 88D
 Sector/District: TCU/W.cliff
 Commission Date: 4/14/2021
 Contact: 817-392-6226



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



0 105 210 420 Feet

