



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2020

Council District 3

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

Opposition: None submitted
Support: None submitted

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

Owner / Applicant: FW Waterside Land, LLC

Site Location: 3996 Bryant Irvin Road Acreage: 11.2

Proposed Use: Amend Site Plan for PD 999D

Staff Recommendation: Approval

Background:

The applicant is requesting a zoning change to amend the site plan for PD 999D to remove the site lot configuration that is currently approved. The property is located on the south side of Arborlawn Drive near the center of the new Waterside Development.

The applicant intends to develop the site with a smaller lot single family development. The current lot configuration has been an issue while the developer has been working through the platting and infrastructure process. Removing the lot configuration will allow the developer to have more flexibility with the layout of the site and still provide density/lot count information within phase maximums that were previously approved

Site Information:

Surrounding Zoning and Land Uses:

- North PD 999B / undeveloped
- East PD 999C / commercial
- South City of Benbrook / residential
- West PD 999 / multifamily

Zoning History: ZC-18-038 from PD 99A to add hotel; effective 9/15/19; north of subject site
ZC-13-143 from OM, C, E, G to PD/G & PD/MU-2; effective 3/11/14; subject site
and surrounding

Public Notification:

300 foot Legal Notifications were mailed on December 20, 2019.
The following organizations were notified: (emailed December 16, 2019)

Organizations Notified	
River Bend Villas HOA	Riverhills HOA*
Riverwood HA	Ridglea Country Club Estates HA
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD

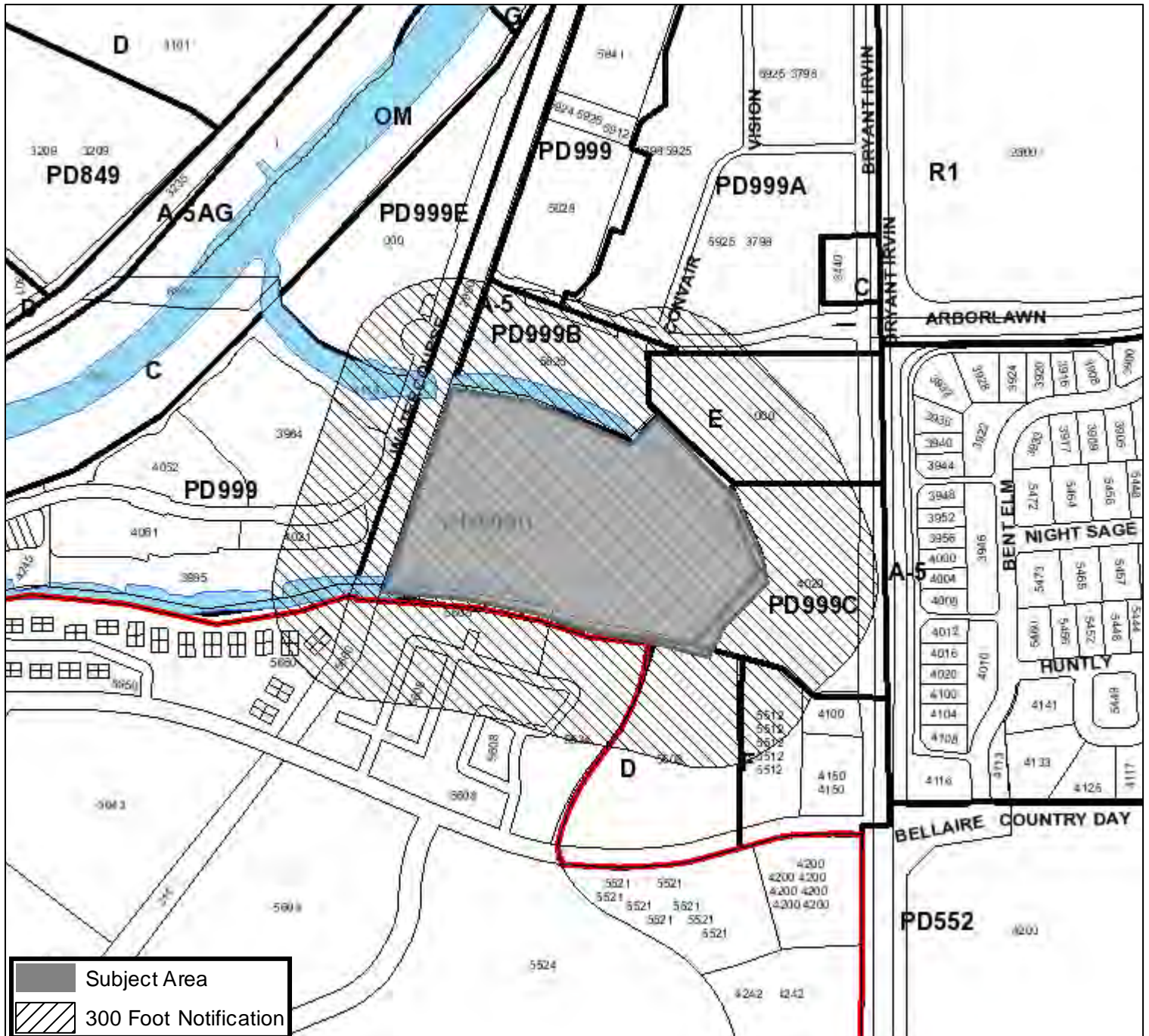
*Closest registered Neighborhood Association



Attachments:

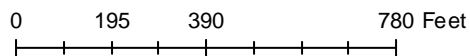
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Location Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: FW Waterside Land, LLC
 Address: 3996 Bryant Irvin Road
 Zoning From: PD 999D for MU-2 uses with exclusions
 Zoning To: Amend site plan for PD 999D
 Acres: 11.20033632
 Mapsco: 88CD
 Sector/District: TCU/W.cliff
 Commission Date: 1/8/2020
 Contact: 817-392-8043



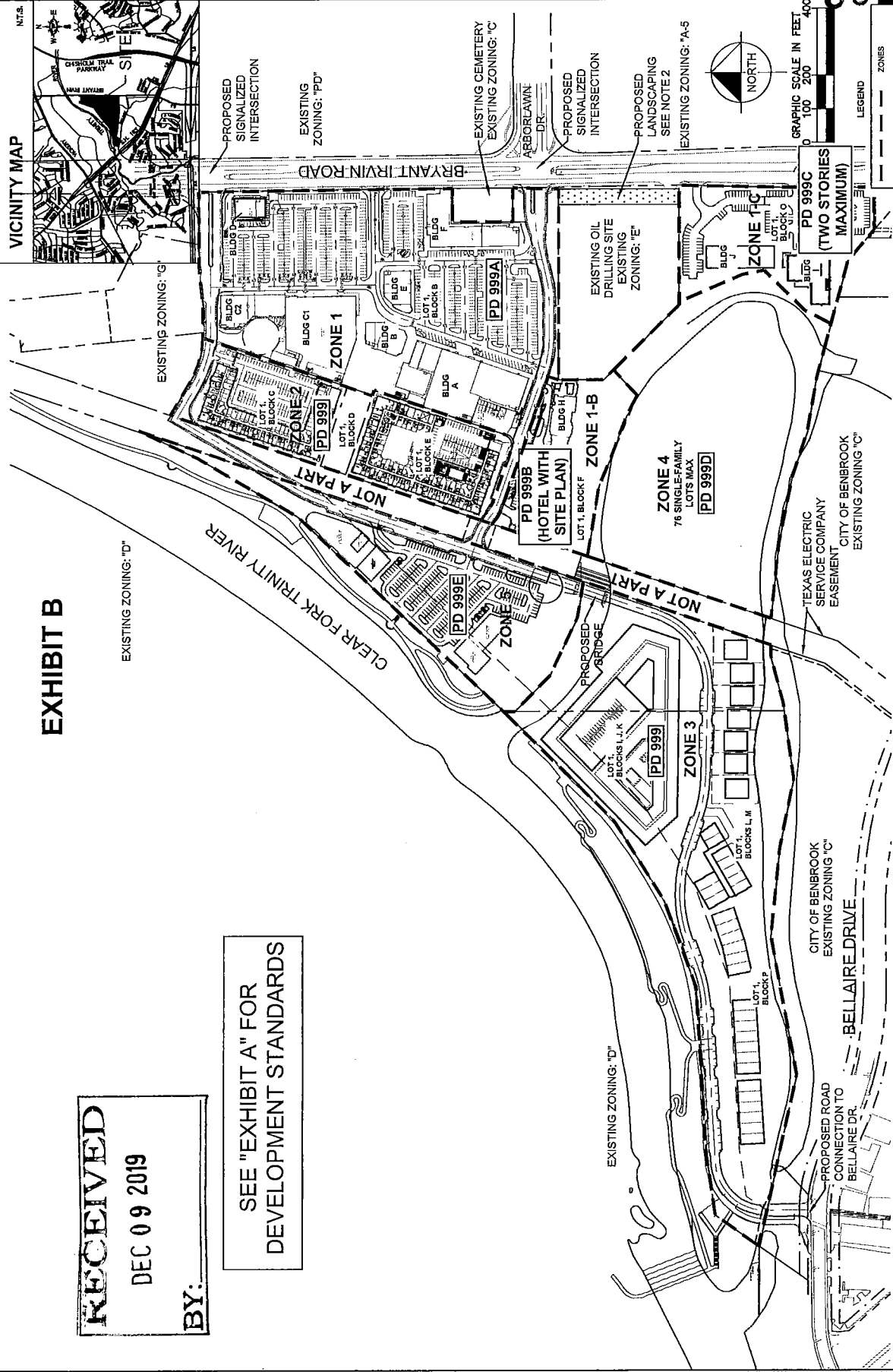
	Subject Area
	300 Foot Notification



RECEIVED
 DEC 09 2019
 BY: _____

SEE "EXHIBIT A" FOR
 DEVELOPMENT STANDARDS

EXHIBIT B



ZONE	ALLOWED	PROVIDED
ZONE 1 BUILDING A	-	55,531 S.F.
ZONE 1 BUILDING B	-	9,135 S.F.
ZONE 1 BUILDING C1	-	47,759 S.F.
ZONE 1 BUILDING C2	-	14,782 S.F.
ZONE 1 BUILDING D	-	5,147 S.F.
ZONE 1 BUILDING E	-	7,522 S.F.
ZONE 1 BUILDING F	-	24,645 S.F.
ZONE 1 BUILDING H	-	100,000 S.F.
ZONE 1 BUILDING I	-	30,000 S.F.
ZONE 1 BUILDING J	-	40,473 S.F.
ZONE 1 TOTAL	335,000 S.F.	335,000 S.F.
ZONE 2	400 UNITS	400 UNITS
ZONE 3 & 4	400 UNITS	400 UNITS

- NOTES:
- THE SITE PLAN SHALL CONFORM TO THE CITY OF FORT WORTH: ARTICLE 4, SIGNS SECTION 6.301, LANDSCAPING SECTION 6.302, URBAN FORESTRY OF 11 LIVE OAK TREES AT APPROX. HEIGHT OF 14'-15' AT TIME OF PLANTING AND 4 SOUTHERN WAX MYRTLE TREES AT APPROX. HEIGHT OF 4'-5' AT TIME OF PLANTING.

DIRECTOR OF PLANNING AND DEVELOPMENT
 DATE _____

SITE PLAN
 WATERSIDE DEVELOPMENT
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

Kimley»Horn
 ENGINEERS:
 Kimley-Horn and Associates, Inc.
 801 Cherry St, Suite 1300
 Fort Worth, TX 76102
 Ph: 817.335.6511
 Fax: 817.335.5070
 Contact: Cory Stover, P.E.

DEVELOPER:
 FW WATERSIDE COMMERCIAL LLC. Contact: Michael Billingsley, RP, S

Scale: 1" = 200'
 Drawn by: CRB
 Checked by: CRB
 Date: 11/18/19
 Project No.: 06117/046

SP-20-002
 SITE PLAN

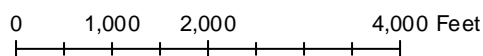
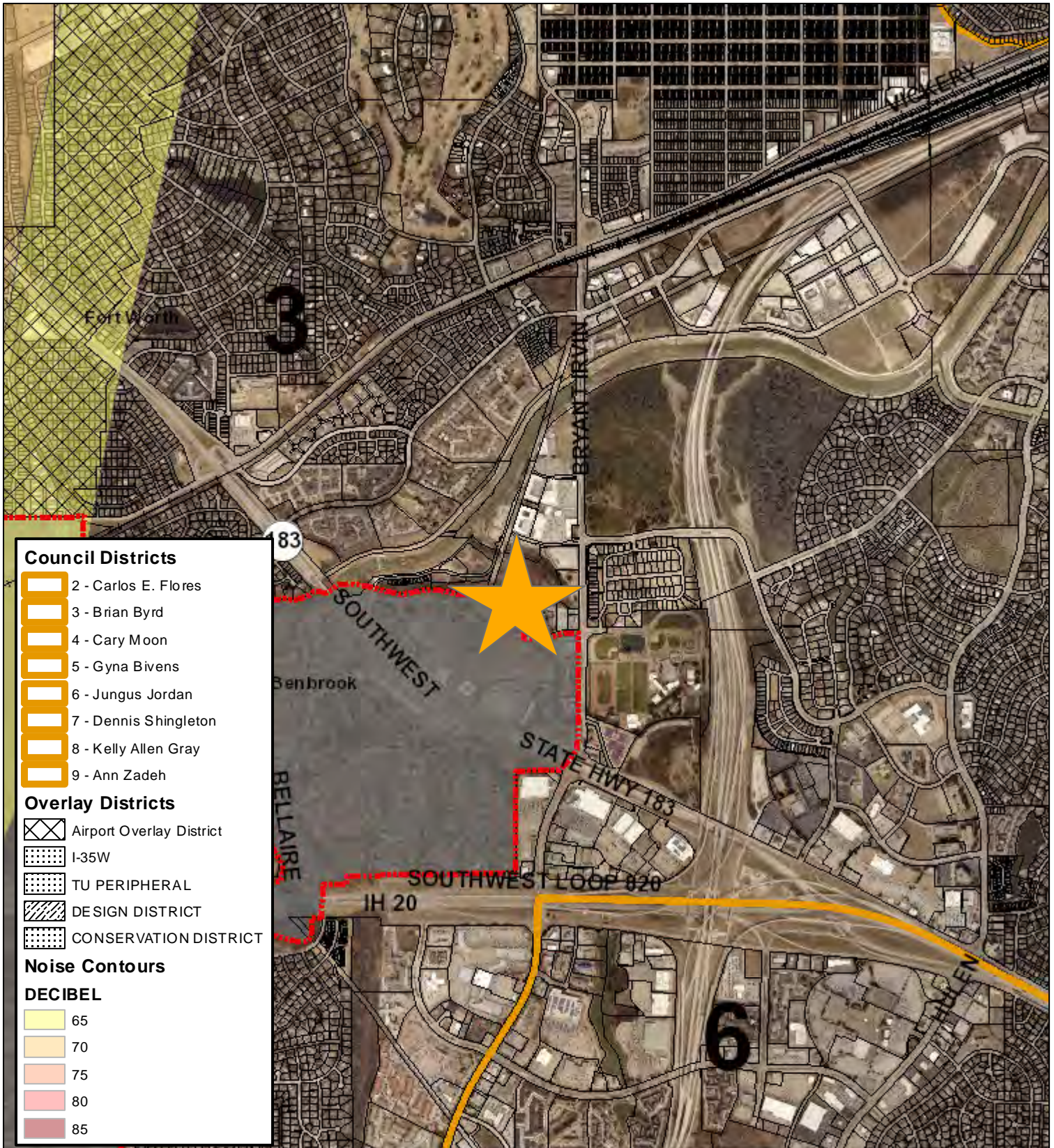
WATERSIDE
 TRADEMARK
 PROPERTY COMPANY
 CITY OF FORT WORTH, TEXAS

PROJECT No. 06117/042
 DATE: JANUARY 2018
 SCALE: AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: KHA

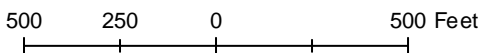
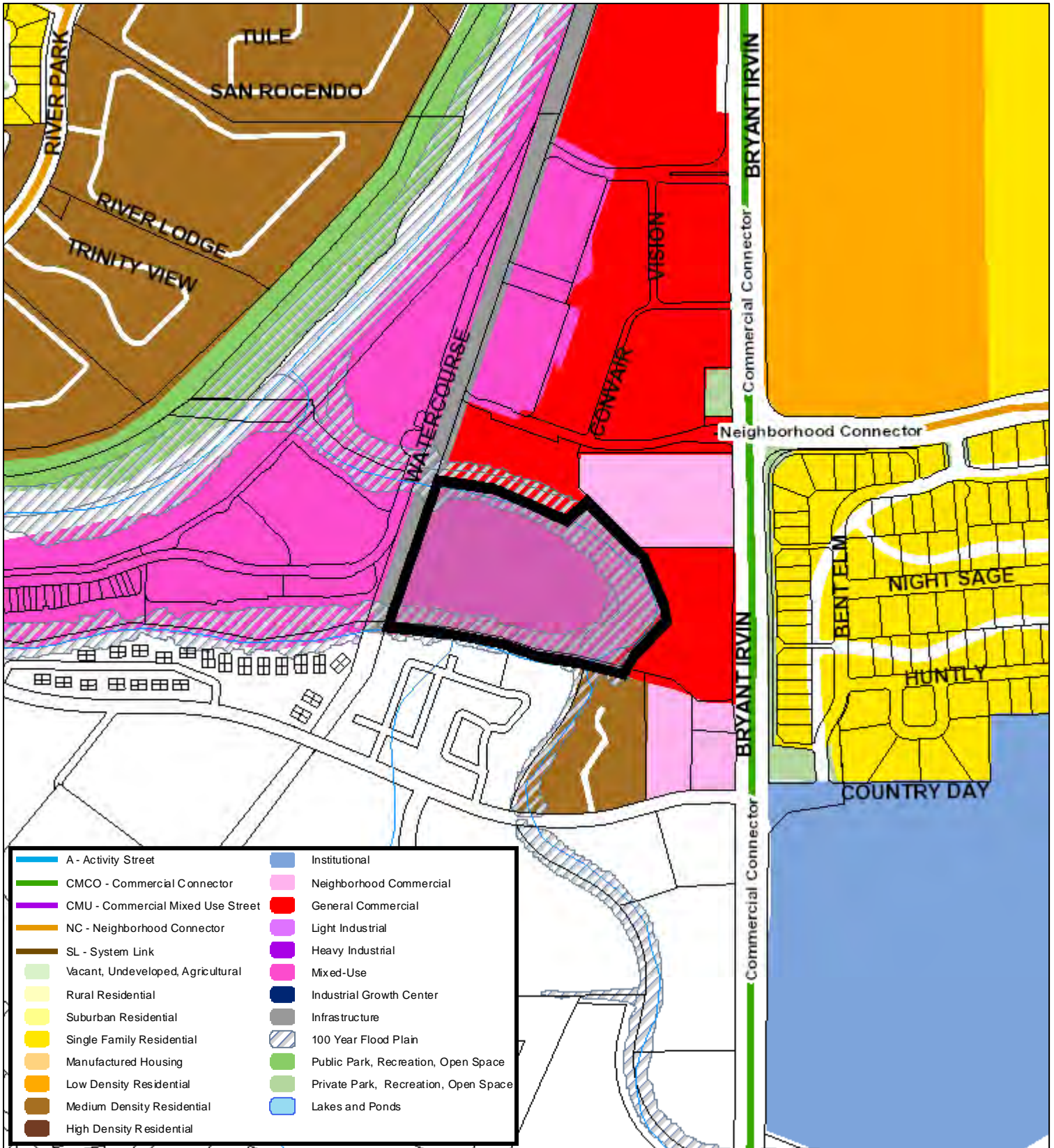
Kimley»Horn
 801 CHERRY STREET, SUITE 950, FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM F-928

SHEET NUMBER
 SP-1

Area Map



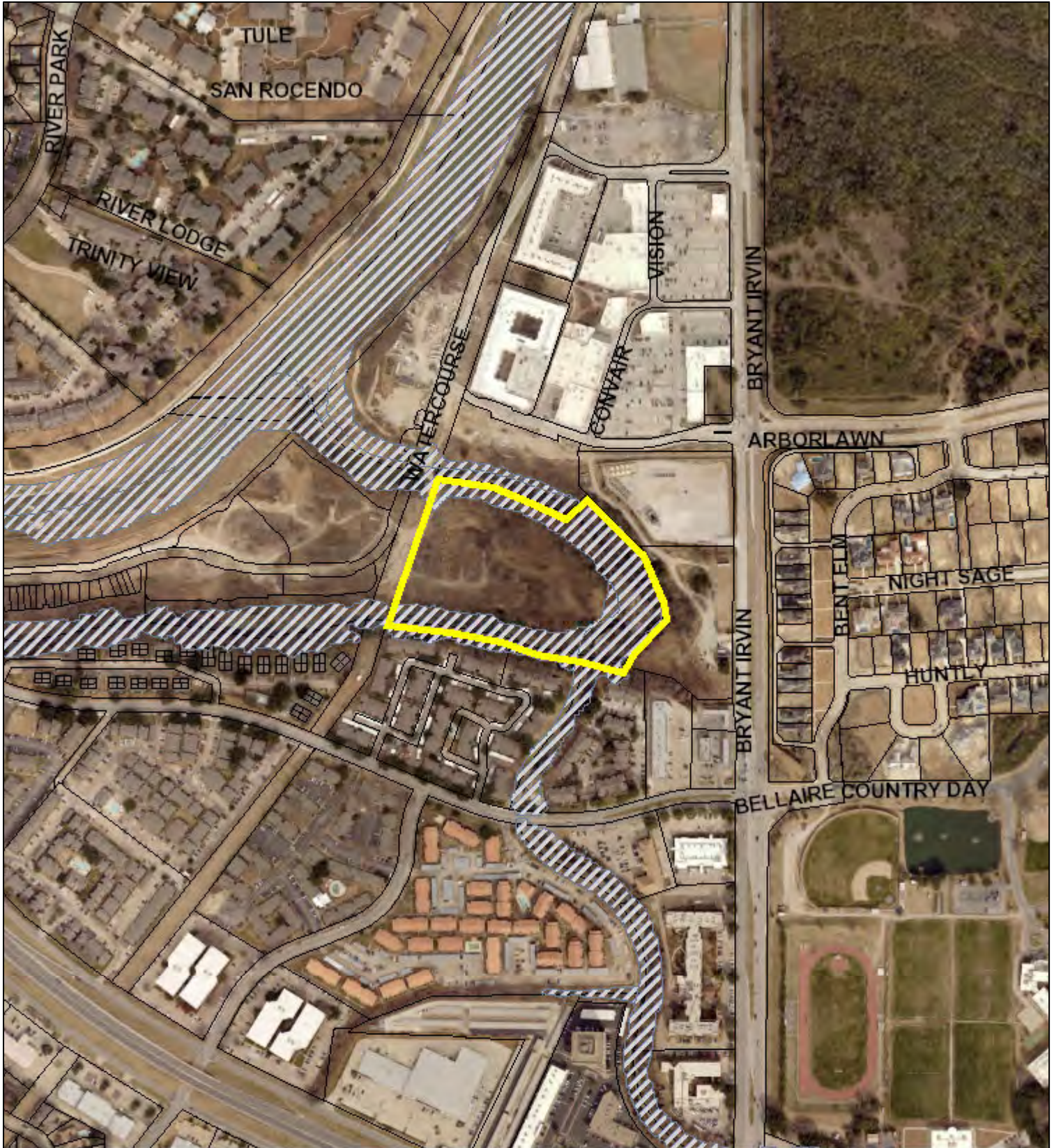
Future Land Use



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 5, 2019.



Aerial Photo Map



0 310 620 1,240 Feet

