



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 7

Zoning Commission Recommendation: Approval by a vote of 9-0 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: Jeffery Treadwell etal

Site Location: 1812-1814 Montgomery St., 360 Lafayette St., 3605 Harley St.
Acreage: 0.43

Proposed Use: "PD 1077" Amend Site Plan for Permanent Patio Cover and Updated Outdoor Dining Area

Companion Cases: PD-1077, SP-18-004

Staff Recommendation: Approval

Background:

The site is located on Montgomery Blvd. across from Dickies Arena. The applicant is proposing to amend the site plan for PD1077 PD/E Planned Development for all uses in "E" Neighborhood Commercial plus bar in a separate building only as accessory to a restaurant; site plan approved to add a permanent patio cover and updated outdoor dining area.

The PD zoning was approved in 2016 for a restaurant with accessory bar in a separate building, joined by a patio area. This request is to allow for a permanent patio cover and updated seating area. Originally the PD site plan was approved at 1479 sf with 30 parking spaces. The new canopy frees up area taken up by the previously patio cover and increases the dining area to 1900 sf, an increase of 431 sf. This area increase is more than 10% and thus more than the allotted administrative site plan increase. To accommodate this additional space, the applicant is also proposing adding 4 new parking spaces. The additional parking spaces are within the projected front yard of the residential on Harley Avenue and Lafayette Avenue. The original PD 1077 had a waiver to allow parking in the projected front yards and this increases those encroaching spaces to 8, rather than the 4 originally considered.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / commercial
- East "E" Neighborhood Commercial; PD 896 "PD/I" and "PD/I/DD"/ Dickies Arena
- South "E" Neighborhood Commercial / commercial
- West "B" Two-Family / vacant, single-family

Zoning History: ZC-15-170/PD-1077; subject site
SP-18-004 update patio covering

Site Plan Comments:

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

The new patio covering increases the useable outdoor dining area from 1479 sf to 1900 sf. That increase requires approximately 4.3 spaces, which is rounded up to 5, the applicant is providing 4. **A waiver is required. Staff is supportive of this waiver as it provides as much parking on the site as possible with an increase in area associated with a new canopy covering that utilizes the space differently than previously configured.**

The original PD 1077 regulations allowed for parking in the projected front yards associated with the single family on Harley Avenue and Lafayette Avenue. At that time 4 spaces were shown to be in the projected front yard. The current site plan shows 8. A new waiver is not required, but the number of spaces has increased.

(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 October 26, 2020.
The following organizations were notified: (emailed October 19, 2020)

Organizations Notified	
Westside Alliance	Trinity Habitat for Humanity
Arlington Heights*	Streams And Valleys Inc
Cultural District Alliance	Fort Worth ISD
Fort Worth League of Neighborhood Associations, INC.	North Hi Mount NA
Crestline Area NA	Camp Bowie District, Inc

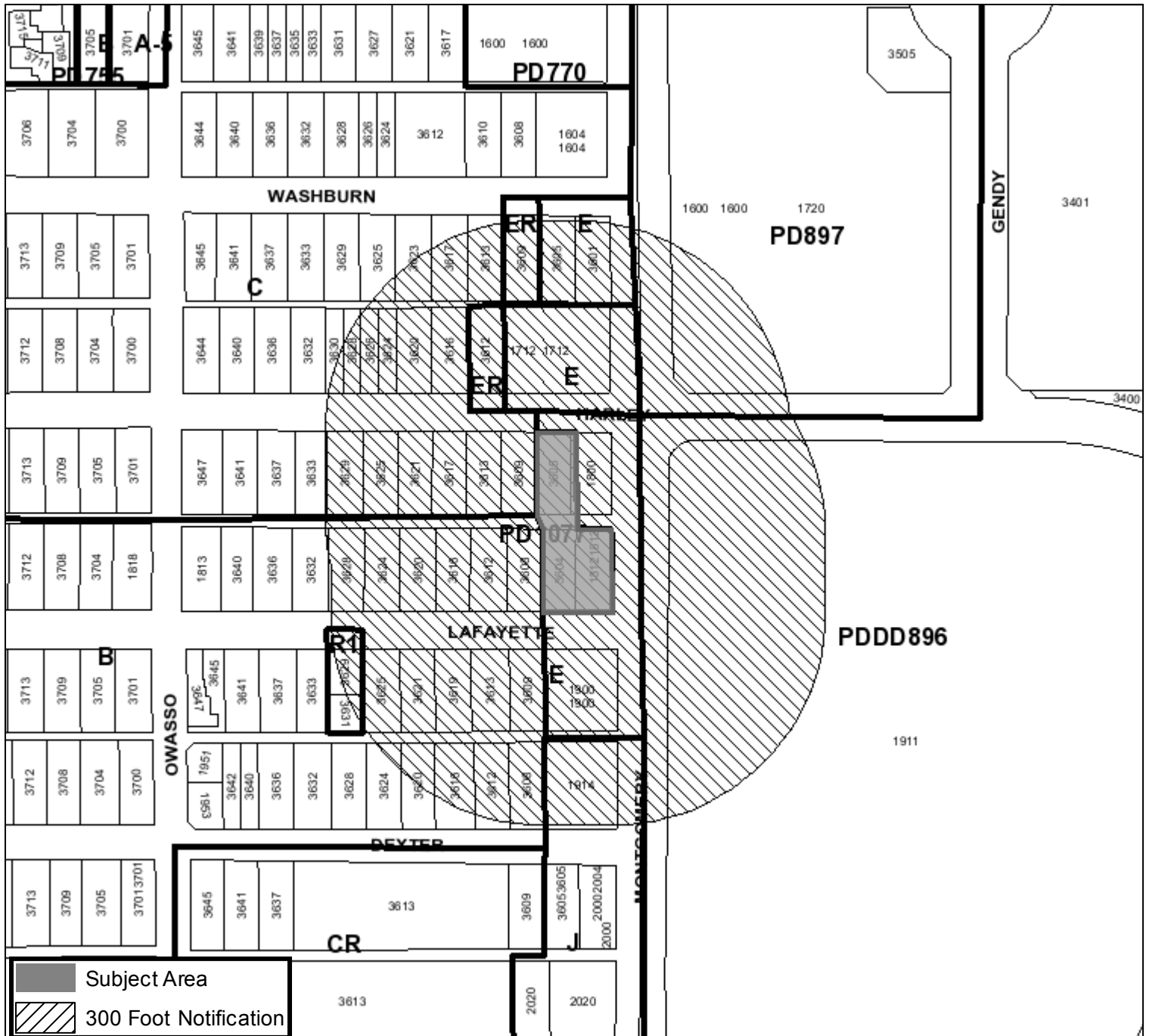
**Located within this neighborhood organization*



Attachments:

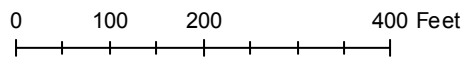
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Treadwell Concepts
 Address: 1812-1814 Montgomery St., 3604 Lafayette St., 3605 Harley St.
 Zoning From: PD 1077
 Zoning To: Amend PD 1077 site plan to increase patio cover size
 Acres: 0.43507289
 Mapsco: 75H
 Sector/District: Arlington Heights
 Commission Date: 11/11/2020
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification



1 2 3 4 5

CONTACT INFORMATION

OWNER:
Rob Harmon
Taco Heads Holdings LP
1956-D Windsor Place
Fort Worth, TX 76102
817-726-9910

ARCHITECT:
CONE VALENTINE
HUITT-ZOLLARS INC.
205 W. 7TH STREET #200
FORT WORTH, TX 76102
817.335.3000

CIVIL ENGINEER:
JORDAN MARJA
HUITT-ZOLLARS INC.
205 W. 7TH STREET #200
FORT WORTH, TX 76102
817.335.3000



VICINITY MAP

SITE INFORMATION

LOCATION	1812 MONTGOMERY STREET FT WORTH, TX 76107
SITE AREA	0.42 ACRES
LEGAL DESCRIPTION	QUEENSBOROUGH HEIGHTS ADDN Block 7 Lot 24
ZONING	PD 1077
ZONING ADJACENT MONTGOMERY ST	E
ZONING ADJACENT RESIDENTIAL	R & C
PROPOSED USE	RESTAURANT
BUILDING AREAS:	
EXISTING RESTROOM / KITCHEN	1050 SF
EXISTING DINING	520 SF
EXISTING OUTDOOR DINING	1900 SF
TOTAL	3470 SF
PARKING REQUIRED:	RESTAURANT 1:100 SF 35 SPACES
PARKING PROVIDED:	34 SPACES
ACCESSIBLE PARKING REQUIRED:	2 TOTAL, 1 VAN ACCESSIBLE
ACCESSIBLE PARKING PROVIDED:	2 TOTAL, 2 VAN ACCESSIBLE
SIGNAGE MUST CONFORM TO ARTICLE 4 SIGNS	

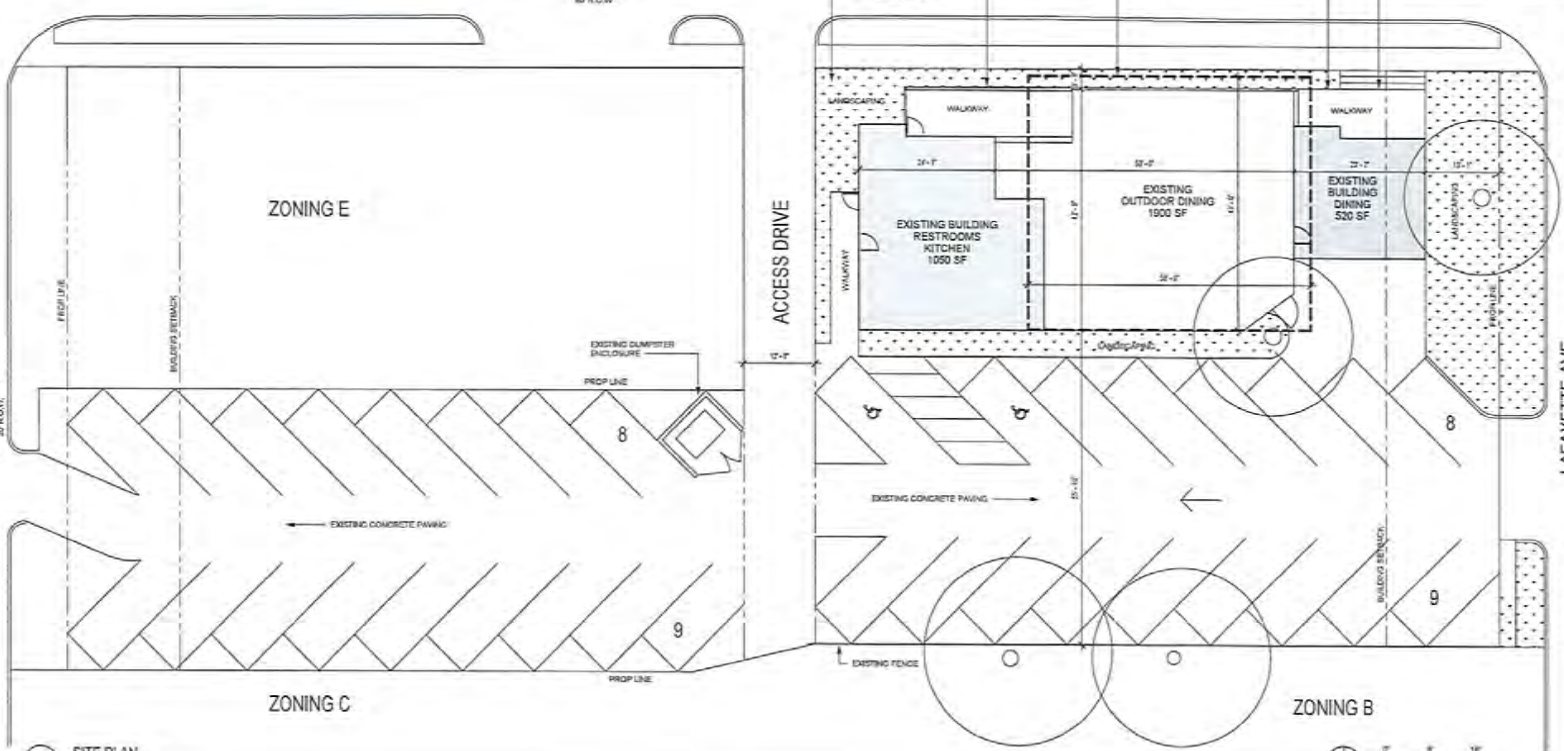
50-20-028
RECEIVED
SEP 25 2020

MONTGOMERY STREET
87 R.O.W.

D
C
A

HARLEY AVE
20' R.O.W.

LAFAYETTE AVE
20' R.O.W.



ZONING E

ZONING C

ZONING B

A1 SITE PLAN
3/2" = 1'-0"



HUITT-ZOLLARS

ADVANCEDESIGN™

Director of Planning and Development Date

NOT FOR CONSTRUCTION



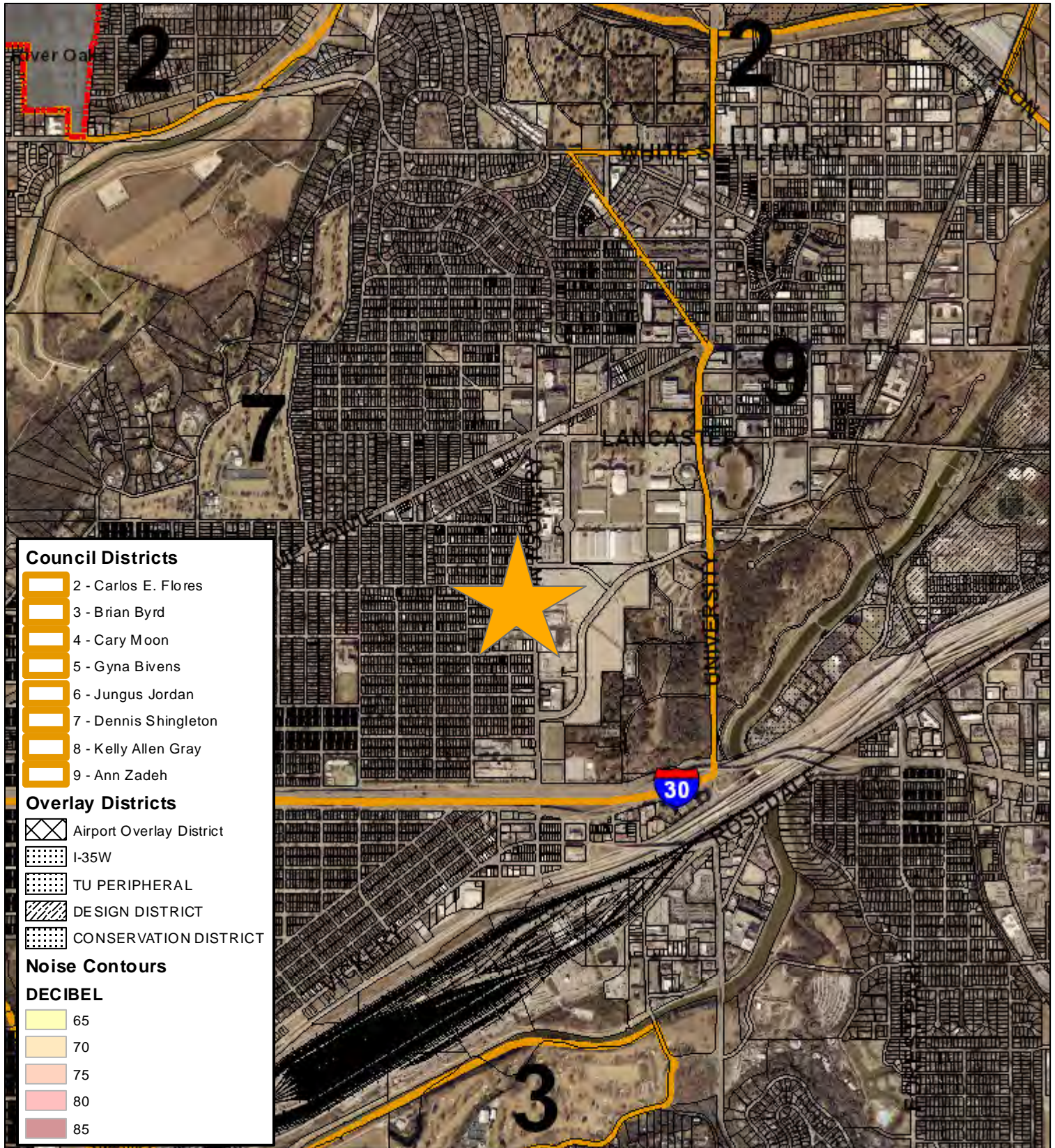
TACO HEADS

09/25/2020

1812 MONTGOMERY ST
FORT WORTH, TX 76107

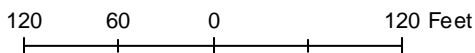
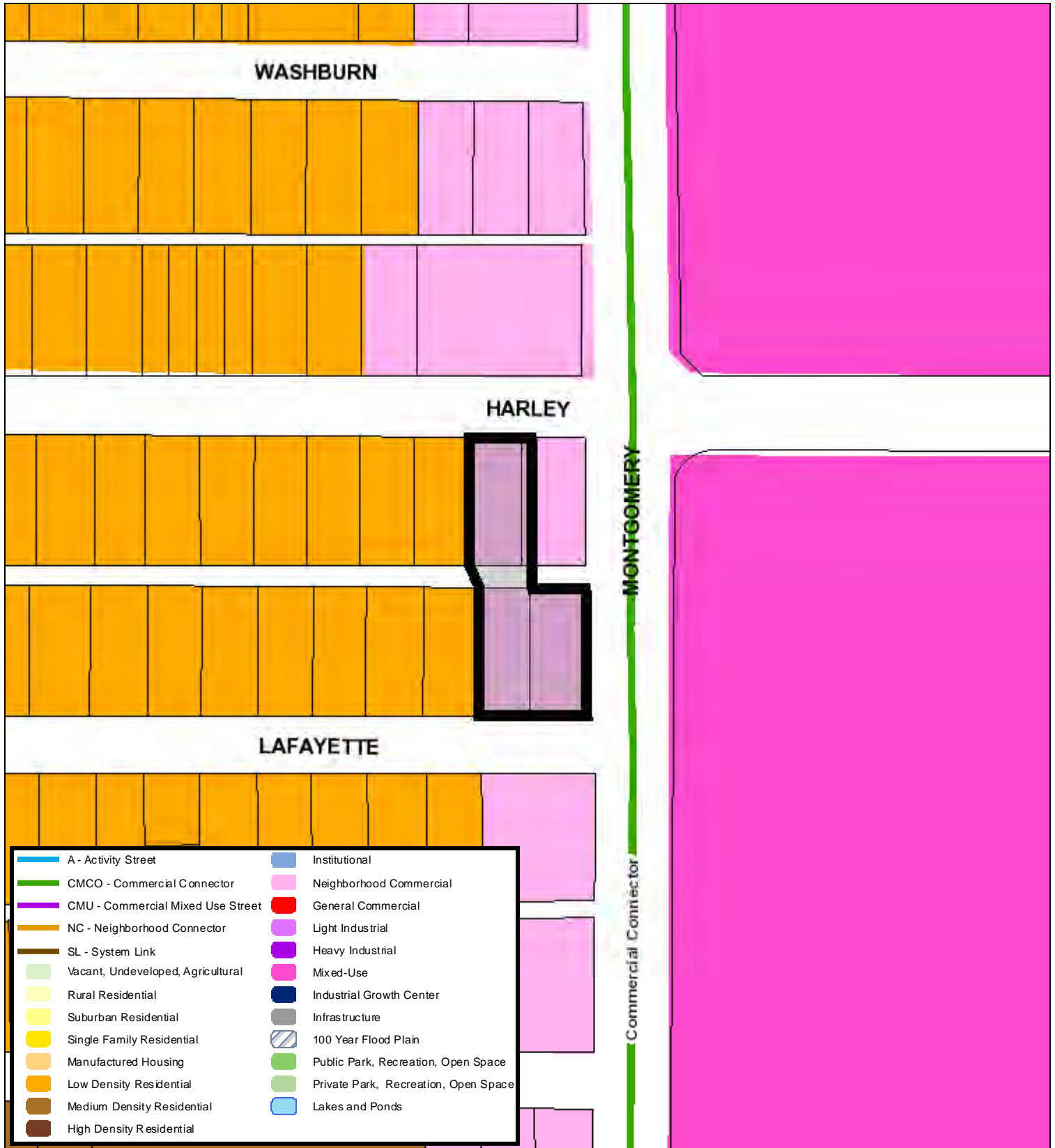
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Area Map



0 1,000 2,000 4,000 Feet

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 75 150 300 Feet

