



Zoning Staff Report

Date: June 27, 2023

Case Number: ZC-23-067

District: 2

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Angelina Tate / Anastasia and Theodore Phiripes

Site Location: 4570 White Settlement Road

Acreage: 2.95 acres

Request

Proposed Use: Urban Residential

Request: From: “E” Neighborhood Commercial

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 6-1**

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Project Description and Background

The applicant is requesting to rezone the property from “E” Neighborhood Commercial to “UR” Urban Residential. The subject properties in total are 2.95 acres, and both are currently undeveloped. The primary purpose of the rezoning is to place multi-family units, which the current zoning does not allow for this type of development. Under the Urban Residential (UR) zoning, multifamily is permitted but holds special restrictions. The applicant has provided two conceptual site plans. They intend to develop the following:

4570 White Settlement Rd

The proposal includes 90 four story units and 113 parking spaces. This site is located at the corner of White Settlement Road (south of the property) and Isbell Road (east of the property).

4500 White Settlement Rd

The proposal includes 75 four story units and 98 parking spaces. This property is located north of White Settlement Road (south of the property) and west of 4570 White Settlement Rd.

This case was continued due to several neighborhood concerns. The applicant will update the Zoning Commission on progress with discussions.

Surrounding Zoning and Land Uses

Parcel 4570

North “B” Two-Family / single family
East “E” Neighborhood Commercial/Commercial
South “E” Neighborhood Commercial / Recreational Park
West “E” Neighborhood Commercial / Vacant Lot

Parcel 4500

North “B” Two-Family / single family
East “E” Neighborhood Commercial / Vacant Lot
South “D-HR2” / Vacant Lot
West “FR” General Commercial Restricted / Vacant Lot

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2023.
The following organizations were emailed on April 25, 2023:

Organizations Notified	
West Side Alliance	The Grove at the River District HOA
River District NA*	Monticello NA

Tarrant Regional Water District	Streams and Valleys Inc.
Trinity Habitat for Humanity	FWISD

**This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with single-family to the north (separated by large drainage structure) and west, vacant land and residential to the east, and the Trinity River to the south. The proposed “UR” Urban Residential district can serve as a residential buffer between the existing single-family homes to the north and the more pedestrian-friendly areas that connect to the West Fork Trinity River and the White Settlement Trailhead Park to the south.

This area has seen significant change over the past 10 years. The proposed zoning is **compatible** with surrounding land uses. However, this site may be better suited for mixed-use to encourage and maintain a commercial component along White Settlement Rd.

Comprehensive Plan Consistency

The 2022 Comprehensive Plan currently designates the subject property as Mixed Use on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area and aligns with the following policy of the Comprehensive Plan:

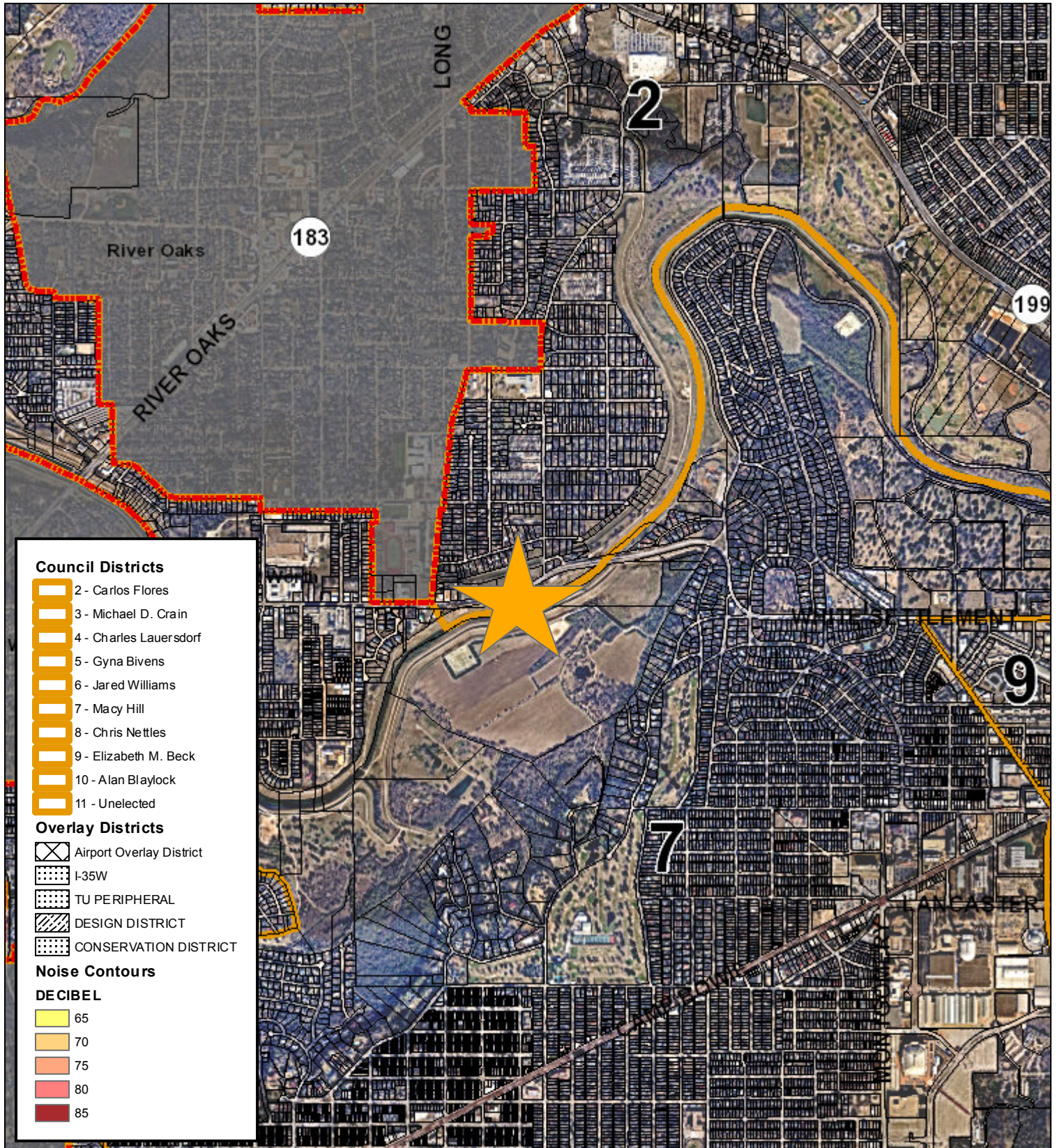
MIXED-USE		Form-Based Codes
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

Figure 1: Draft Comprehensive Plan 2023- Ch. 4, page 5

- Promote traditional neighborhoods and other pedestrian-oriented developments, encouraging human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage locating multiple-unit residential structures on corner lots.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban and Low Density Residential as transitional uses between Single-Family Residential and high-density uses.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comp. Plan.

Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Unelected

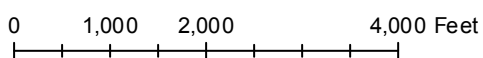
Overlay Districts

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

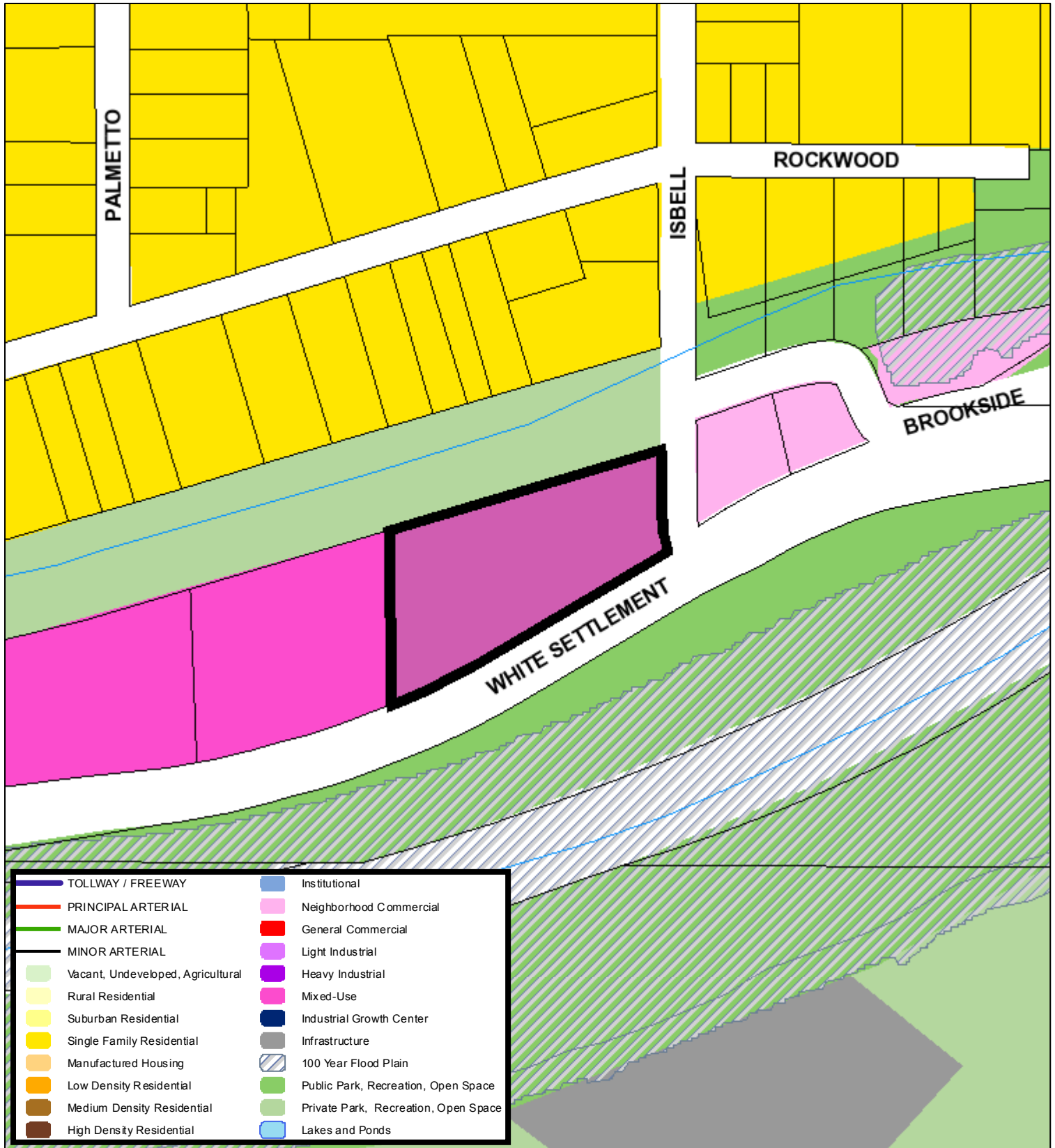
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85




Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds

190 95 0 190 Feet



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.

