



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 23, 2020

Council District 9

Zoning Commission Recommendation: Approval by a vote of 8-0 Opposition: 1 notice Support: none submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: RLS II Properties Management Inc.

Site Location: 451 University Drive Acreage: 0.99

Proposed Use: Required Site Plan for bank/office

Companion Cases: PD 49

Staff Recommendation: Approval

Background:

The proposed site is located on the east side of University Drive, south of Hamilton Avenue. In 1987, the property was rezoned as a Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouse with a maximum height of 45 feet; site plan required. We were unable to find an approved site plan for the development that is currently on the site. If a site plan was attached, the applicant would be requesting to amend the existing site plan. Because a site plan is not attached to the existing PD, the applicant is requesting to add a site plan to the existing PD to construct a one story bank/office building on the site.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / commercial
- East "B" Two Family / residential
- South "E" Neighborhood Commercial; "CF" Community Facilities / commercial
- West "E" Neighborhood Commercial / commercial

Zoning History: ZC-87-129

Site Plan Comments:

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

(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 May 21, 2020.
The following organizations were notified: (emailed May 18, 2020)

Organizations Notified	
West 7th Neighborhood Alliance	Westside Alliance
SO7 Townhome Association	Montgomery Plaza Residential Condominium Association
Casa Blanca HOA	Sixth & Arch Adams HA
Monticello NA	Linwood NA*
Streams And Valleys Inc	Trinity Habitat for Humanity
Montgomery Plaza Master Condominium Association, Inc.	Cultural District Alliance
Camp Bowie District, Inc	Fort Worth ISD

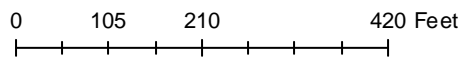
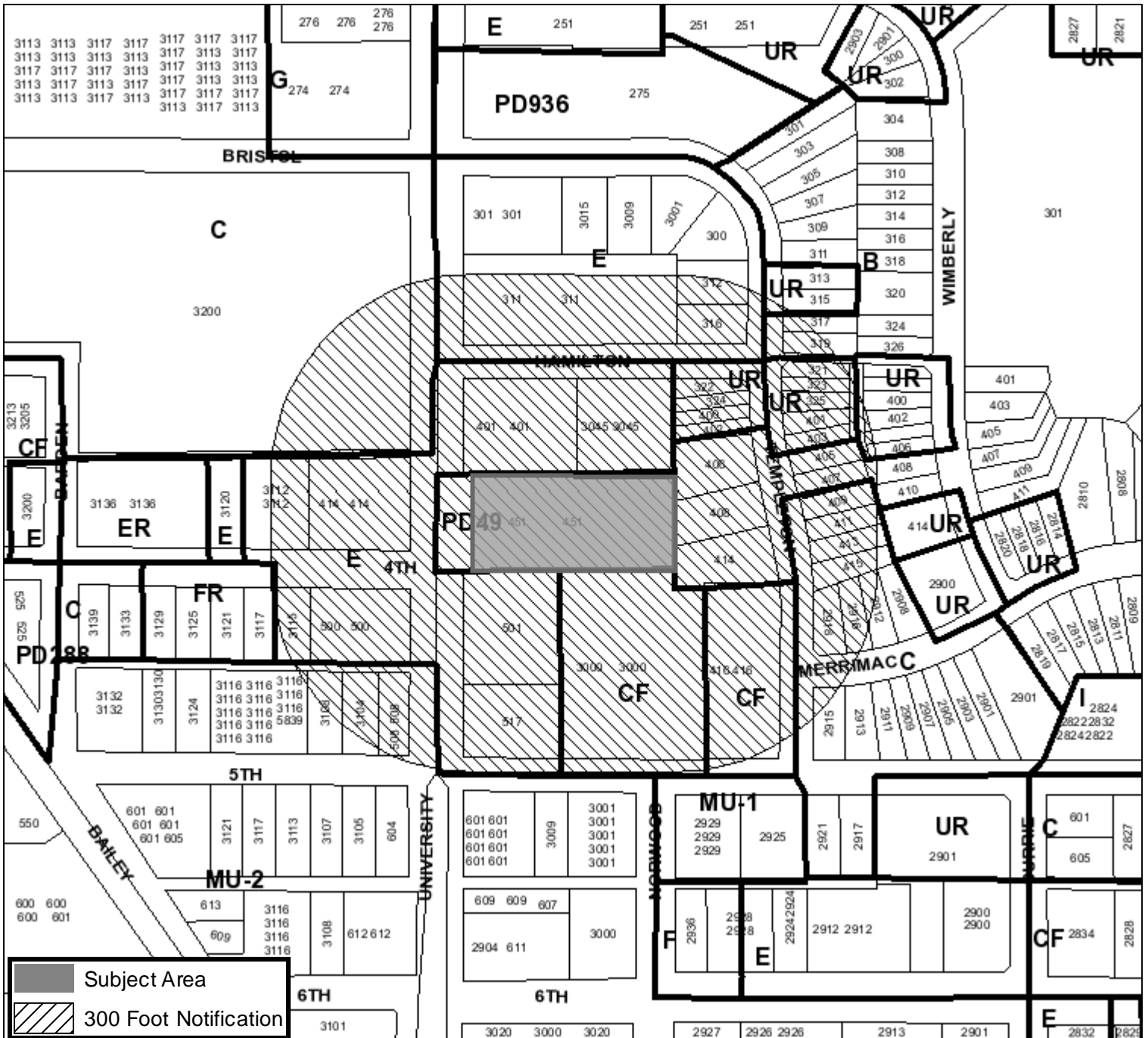
*Located within this Neighborhood Association

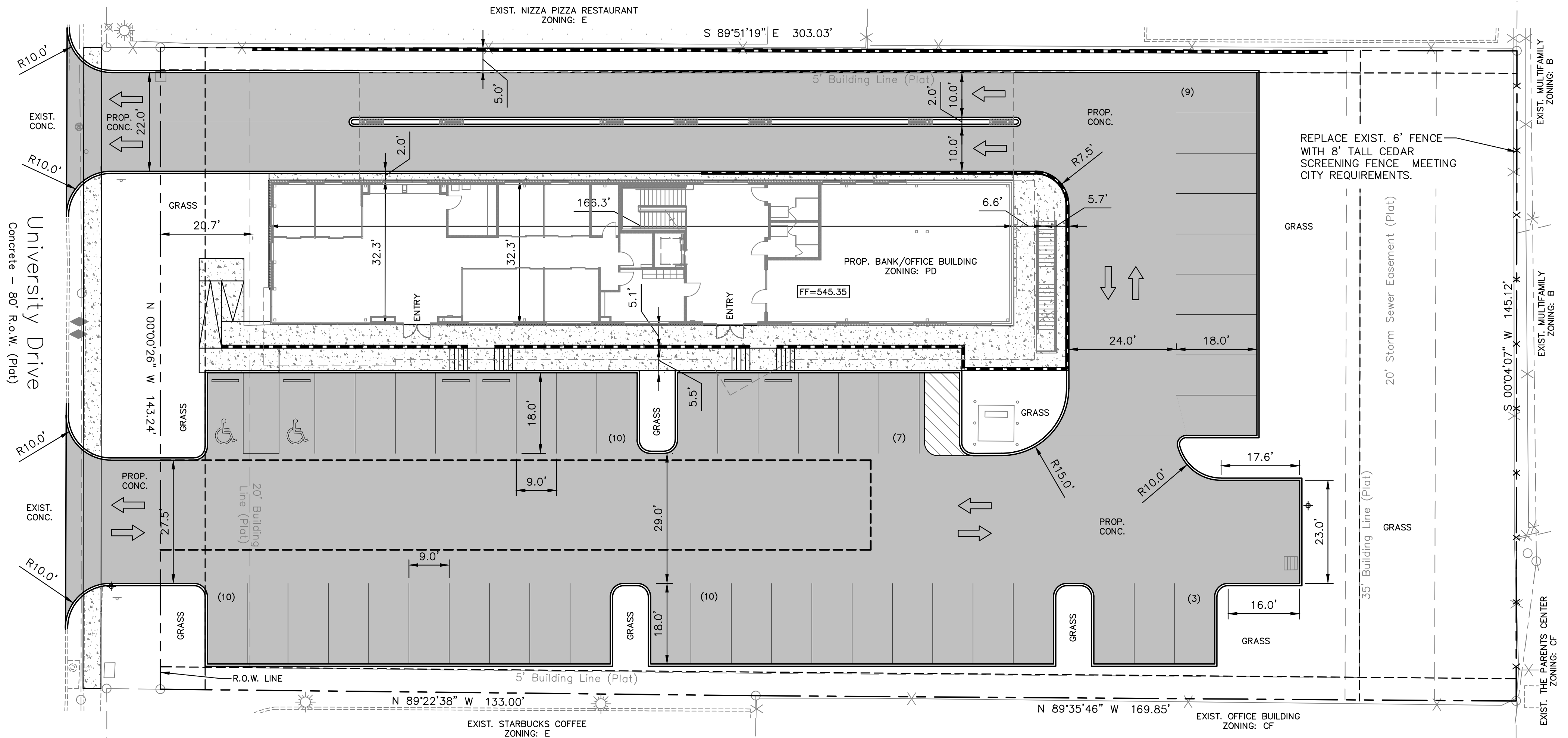
Attachments:

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

Area Zoning Map

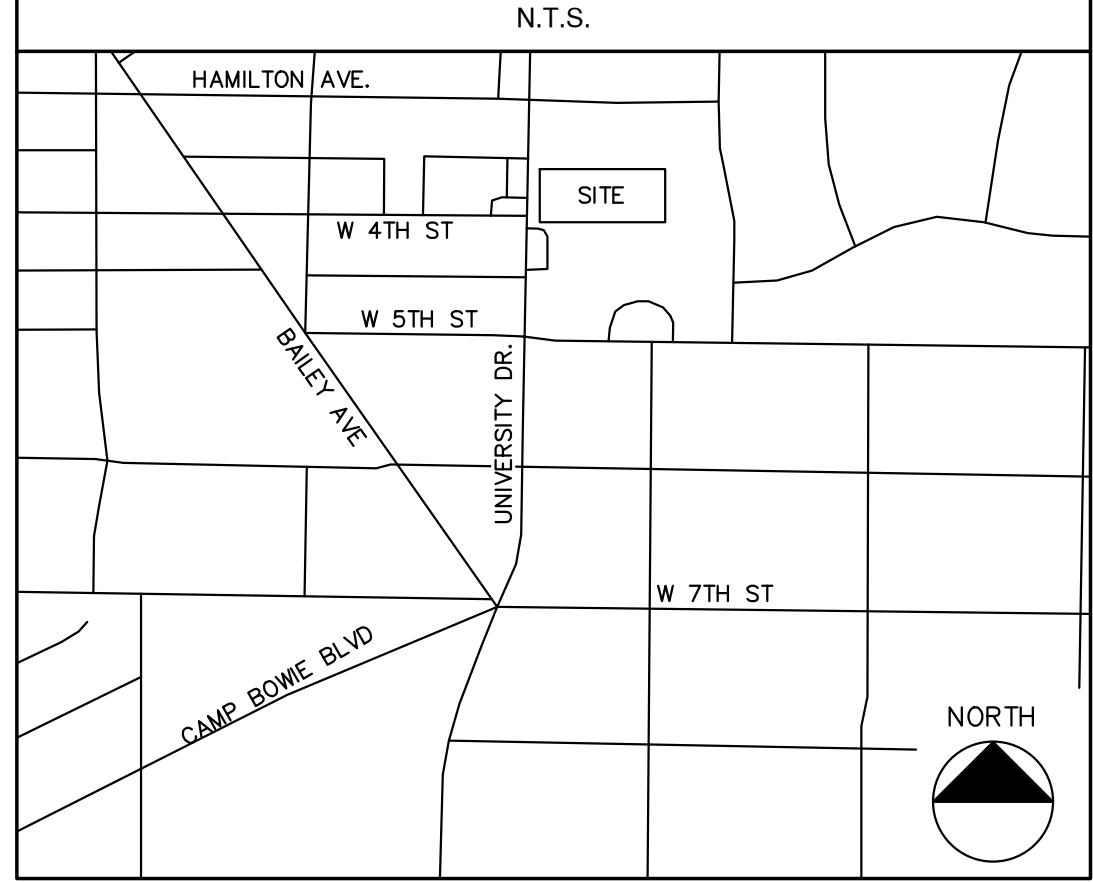
Applicant: RLS II Properties Management Inc.
 Address: 451 University Drive
 Zoning From: PD 49
 Zoning To: Provide required site plan
 Acres: 0.99432734
 Mapsco: 62W
 Sector/District: Arlington Heights
 Commission Date: 6/10/2020
 Contact: 817-392-8043





REPLACE EXIST. 6' FENCE WITH 8' TALL CEDAR SCREENING FENCE MEETING CITY REQUIREMENTS.

LOCATION MAP

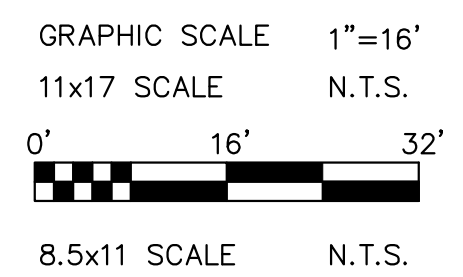
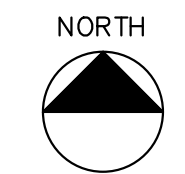


DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

SITE DATA SUMMARY TABLE:	
General Site Data:	
Zoning (Existing & Proposed)	PD
Land Use	R Bank
Total Site Area	1.00 acres or 43,721 S.F.
Parking Lot Surface Material	Concrete
Building Area (1 story, 34'4" height)	15,426 S.F.
Parking:	
Parking Ratio Required (Office)	2.5 Stalls / 1,000 S.F.
Required Parking	39 (49 Max.)
Provided Parking	49 Stalls
Accessible Parking Required	2 Stalls
Accessible Parking Provided	2 Stalls

- CITY NOTES:**
- GARBAGE COLLECTION WILL BE PROVIDED WITH ROLL OUT BINS SINCE THIS IS AN OFFICE BUILDING DEVELOPMENT.
 - ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.



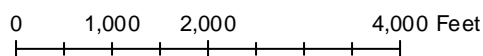
PRELIMINARY
 THIS DOCUMENT IS FOR REVIEW ONLY AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
 JUSTIN S. BRAMMER, P.E.
 LICENSE NO. 103431
 DATE: MAY 27, 2020

LPSE Lobsinger & Potts Structural Engineering, Inc
 1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092
 817.897.3611 Fax 817.488.9937 Firm Reg. # 7290

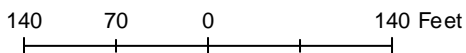
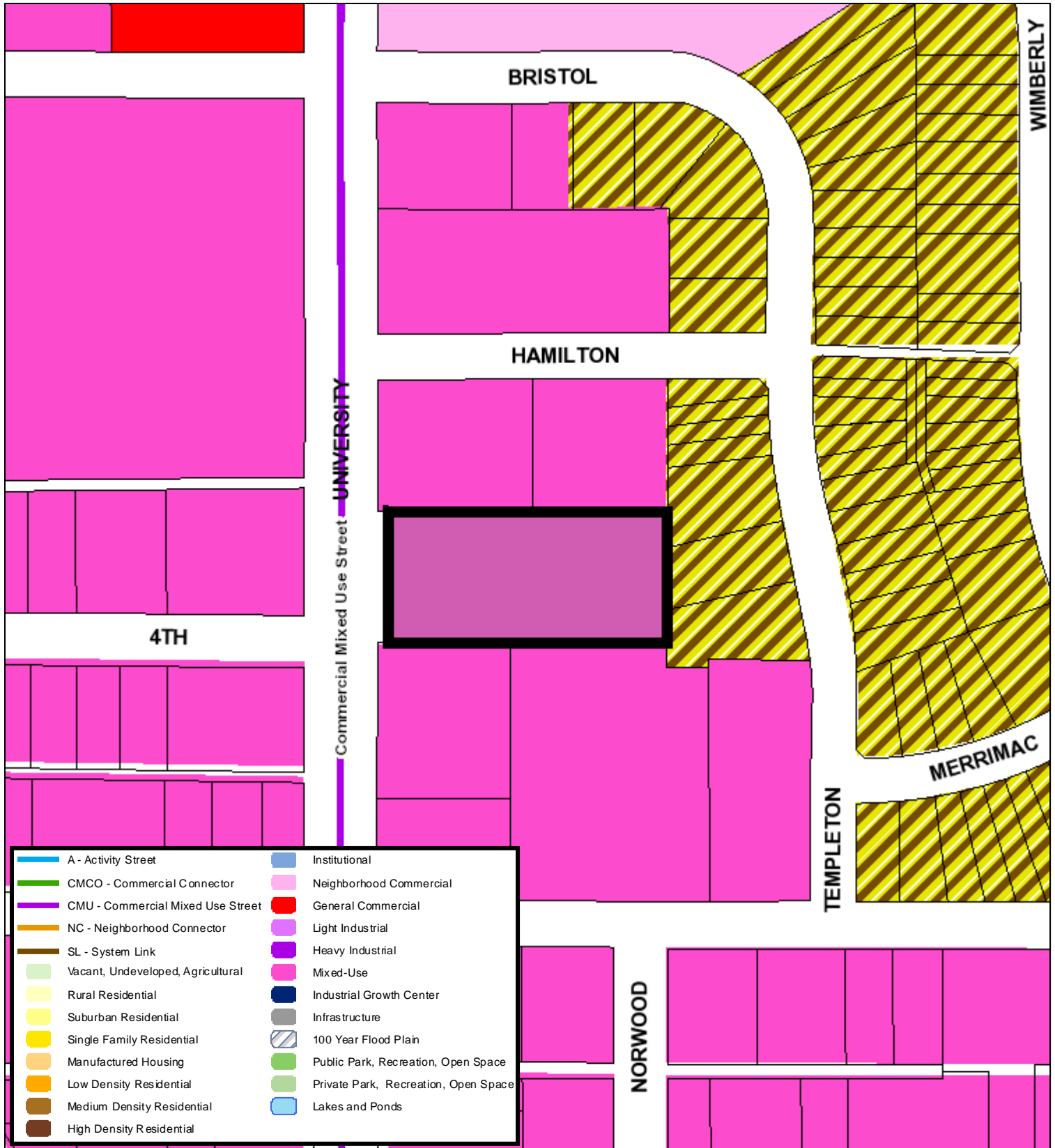
OWNER/DEVELOPER:
 RLS II PROPERTIES MANAGEMENT, INC.
 TEMPLE ADAY
 PO BOX 1690
 WEATHERFORD, TX 76086
 (817) 988-1140

SITE PLAN EXHIBIT FOR:
R BANK/OFFICE
 1.00 ACRES
 LOT 1, BLOCK1
 METROPLEX FOODS ADDITION
 THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 DATE: 5/27/2020
 ZONING CASE #: SP-20-012

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 90 180 360 Feet

