



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 11, 2021

Council District: 7

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: Mount Olivet Cemetery Association, Inc. / Justin S. Light – Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP

Site Location: 3344 White Settlement Road **Acreage:** 3.65 acres

Proposed Use: Funeral Home

Request: From: "A-5" One-Family and "E" Neighborhood Commercial
To: Amending PD 1195

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located at the northeast corner of White Settlement Road and Boland Street and is part of the Greenwood Cemetery development. The site is currently vacant and the applicant is proposing to change the zoning from a combination of "A-5" One-Family and "E" Neighborhood Commercial to Planned Development PD 1195 to allow construction of a new funeral home.

PD 1195 was originally approved for the property located immediately to the west of this site (3400 White Settlement Road), which is currently developed as administrative offices for the Greenwood Cemetery. The applicant is now requesting that PD 1195 be amended by expanding it to include the subject property. PD 1195 allows all land uses permitted in "E" Neighborhood Commercial zoning, including funeral home, and includes waivers to buffer yard and screening requirements. If the property were developed under typical "E" Neighborhood Commercial development standards, a buffer yard and screening would be required because the surrounding cemetery is zoned "A-5" One-Family.

No other changes are proposed to PD 1195 as originally approved. This request is only to expand the land area covered by the PD to include the subject property. In addition, the applicant has submitted a site plan, as required by PD 1195, that depicts the proposed funeral home.

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / Greenwood Cemetery
- East "A-5" One-Family and "E" Neighborhood Commercial / Greenwood Mausoleum

South PD 412 / automotive service and "E" Neighborhood Commercial / convenience store
West PD 1195 / Administrative Offices for Greenwood Cemetery

Recent Relevant Zoning History:

- ZC-18-079: Established PD 1195 on property located immediately west of the subject property (3400 White Settlement Road). This site was previously zoned a combination of "A-5" One-Family and "E" Neighborhood Commercial as well.

Public Notification:

300-foot Legal Notifications were mailed on March 25, 2021.
The following organizations were notified: (emailed March 15, 2021)

| Organizations Notified | |
|--------------------------------|---------------------------------|
| West 7th Neighborhood Alliance | Westside Alliance |
| Casa Blanca HOA | Sixth & Arch Adams HA |
| Monticello NA | Crestwood NA |
| Linwood NA | Tarrant Regional Water District |
| Streams And Valleys Inc | Trinity Habitat for Humanity |
| Cultural District Alliance | Fort Worth ISD |

Subject property is not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "A-5" One-Family and "E" Neighborhood Commercial to PD 1195 to allow development of a new funeral home. Properties to the north, east, and west are all developed as part of the Greenwood Cemetery, and property to the west is already zoned PD 1195. Property to the south, across White Settlement Road, is developed with an automotive service shop and a convenience store.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as Open Space, which is appropriate for the cemetery use. Although the proposed funeral home represents a higher intensity use than open space, it aligns with the existing pattern of development along the White Settlement Road frontage, which includes several other commercial-type uses that are under common ownership and function as accessory to the Greenwood Cemetery. White Settlement Road is designated as an arterial roadway on the City's Master Thoroughfare Plan.

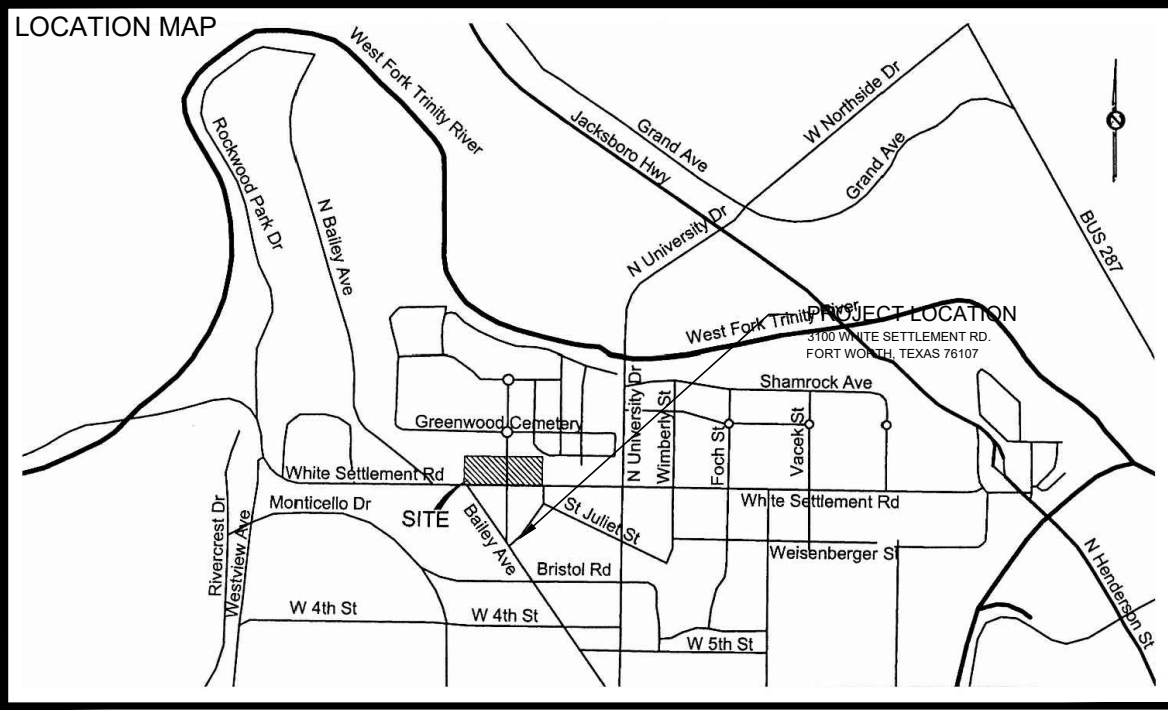
The proposed zoning is consistent with the land use designation of the Comprehensive Plan and aligns with the following policies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Stimulate the redevelopment of the Camp Bowie Boulevard, West 7th Street, White Settlement Road, and Vickery Boulevard/Lovell Avenue commercial, mixed-use, and urban residential districts.

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

Attachments:

- Proposed Site Plan – Greenwood Cemetery Remembrance Center
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



| BUILDING AREA CALCULATIONS: | | |
|-----------------------------|-------|----------------|
| CONDITIONED AREA | | 19,055 SQ. FT. |
| UNCONDITIONED AREA | | 4,050 SQ. FT. |
| | TOTAL | 23,105 SQ. FT. |

| PARKING REQUIREMENTS: | | |
|--|-----------------------|----------------|
| | OCCUPANCY AREA | PARKING SPACES |
| OFFICE PROFESSIONAL (2.5 SPACES PER 1,000 SF) | 13,920 SQ. FT. | 35 |
| PUBLIC ASSEMBLY (1 SPACE EA. 5 PERSONS @ 7SF PER PERSON) | 4,175 SQ. FT. | 120 |
| RETAIL SALES (4 SPACES PER 1,000 SF) | 960 SQ. FT. | 4 |
| | TOTAL SPACES REQUIRED | 159 |

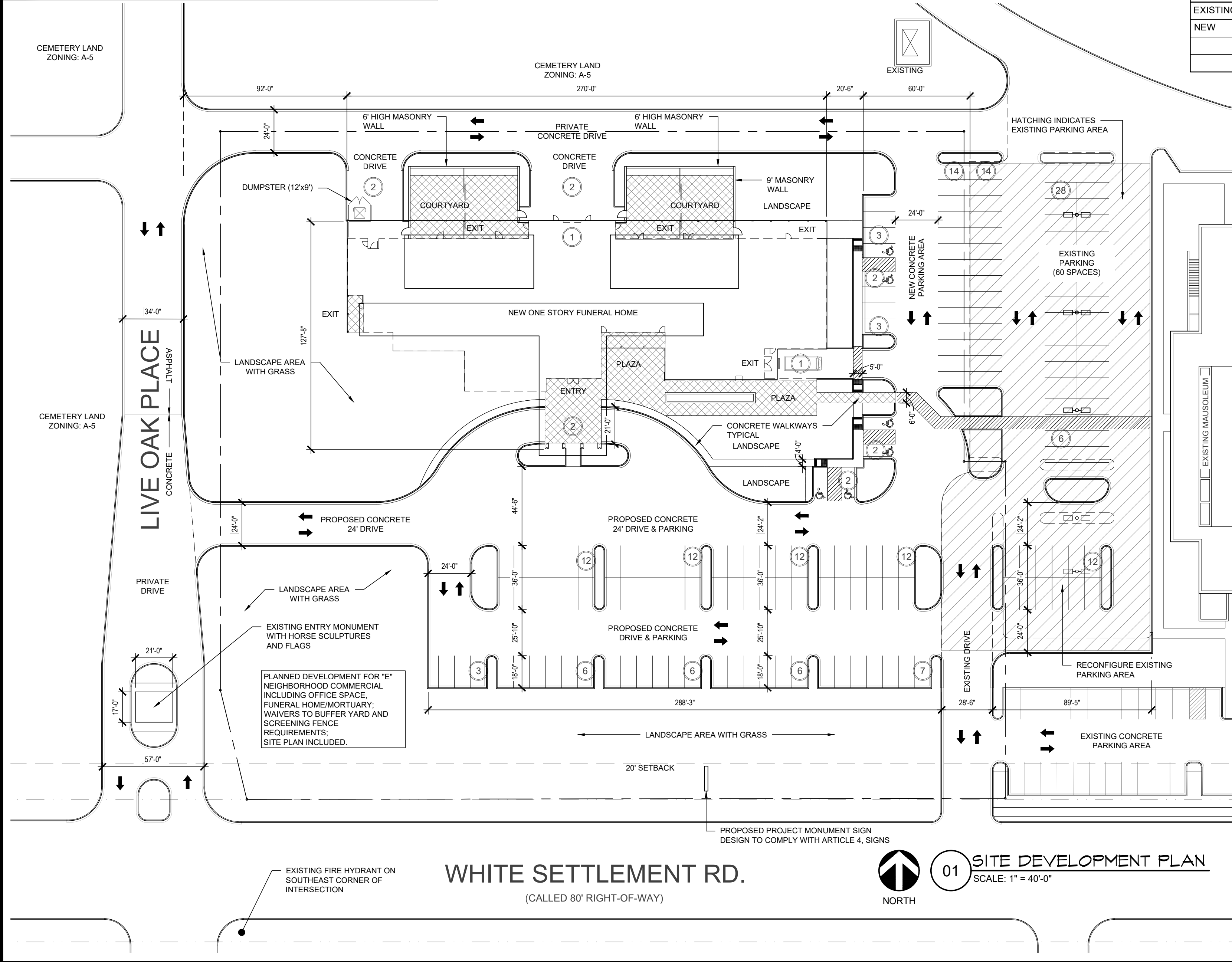
| PARKING PROVIDED: | | |
|-------------------|----------------------------|-----|
| | | |
| EXISTING | | 60 |
| NEW | | 110 |
| | TOTAL SPACES PROVIDED | 170 |
| | ACCESSIBLE SPACES INCLUDED | 6 |

NOTES

PARKING NOTES
ALL PROPOSED LIGHTING WILL CONFORM TO APPLICABLE LIGHTING CODE

LANDSCAPE NOTES:
THE LANDSCAPE DESIGN WILL COMPLY WITH SECTION 6.301 LANDSCAPE AND THE LANDSCAPE DESIGN WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY

BUILDING NOTES:
MATERIALS: STONE VENEER OVER METAL STUD WALLS
HEIGHT: 30-FEET TO THE TOP OF THE PORTE COCHERE ROOF (SINGLE STORY BLDG.)
MECHANICAL EQUIPMENT: ALL EQUIPMENT IS ROOF MOUNTED AND SCREENED FROM VIEW



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THE REMEMBRANCE CENTER
GREENWOOD CEMETERY
FORT WORTH, TEXAS

THE REMEMBRANCE CENTER
GREENWOOD CEMETERY
FORT WORTH, TEXAS
APRIL 06, 2021
OWNER
MOUNT OLIVET CEMETERY ASSOCIATION
3100 WHITE SETTLEMENT ROAD,
FORT WORTH, TEXAS 76107

ARCHITECT
JST ARCHITECTS
4144 N CENTRAL EXPY. SUITE 860
DALLAS, TEXAS 75204

SITE PLAN

JOB NUMBER: 20338

ZC-21- 031

THE REMEMBRANCE CENTER
GREENWOOD CEMETERY
FORT WORTH, TEXAS
APRIL 06, 2021
OWNER
MOUNT OLIVET CEMETERY ASSOCIATION
3100 WHITE SETTLEMENT ROAD,
FORT WORTH, TEXAS 76107

ARCHITECT
JST ARCHITECTS
4144 N CENTRAL EXPY. SUITE 860
DALLAS, TEXAS 75204

WHITE SETTLEMENT RD.
(CALLED 80' RIGHT-OF-WAY)



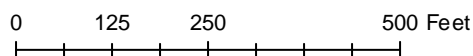
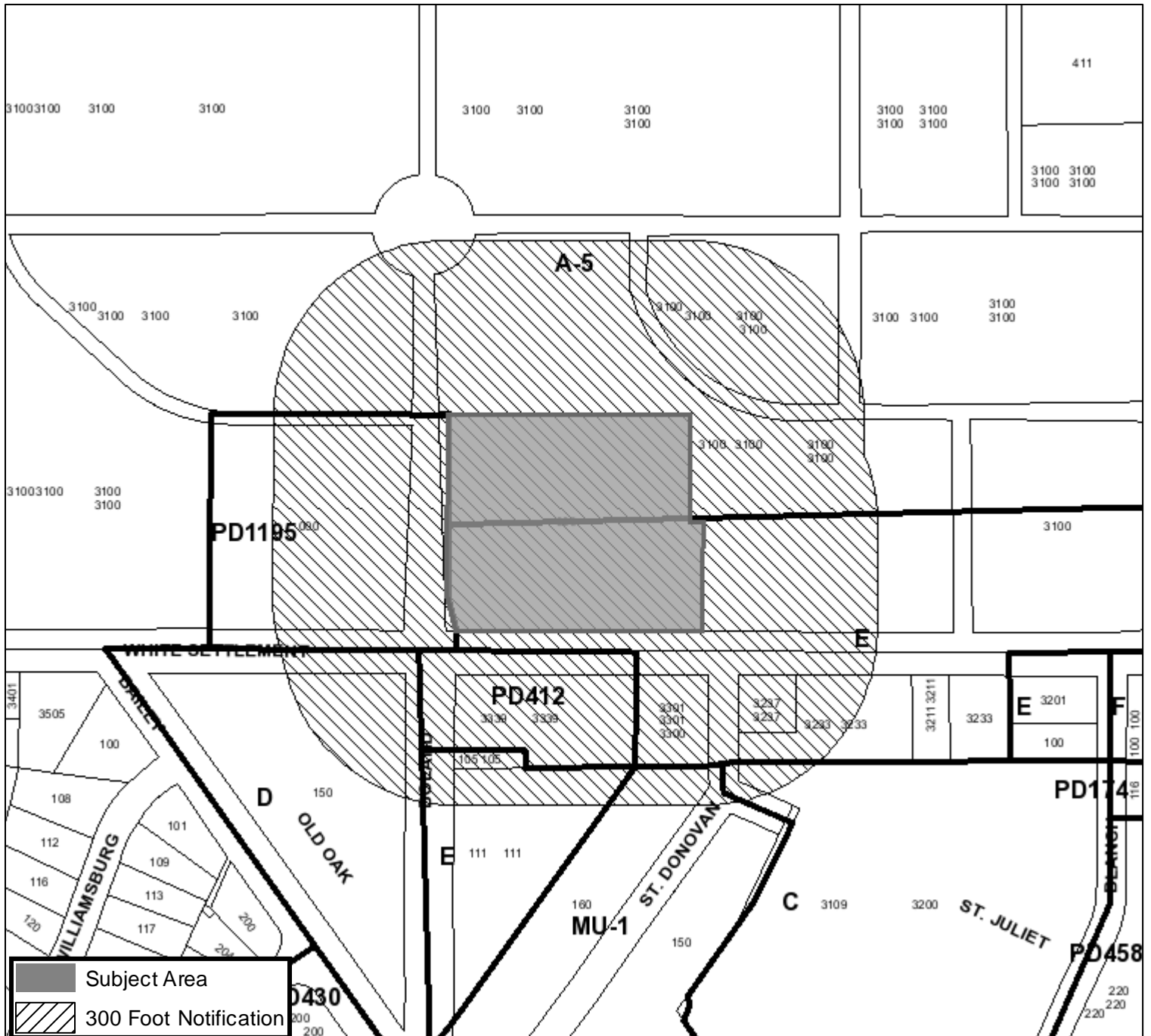
01 SITE DEVELOPMENT PLAN
SCALE: 1" = 40'-0"



ZC-21-031

Area Zoning Map






Applicant: Mount Olivet Cemetery Association, Inc.
 Address: 3344 White Settlement Road
 Zoning From: A-5, E
 Zoning To: Amend PD 1195
 Acres: 3.64848253
 Mapsco: 62W
 Sector/District: Arlington Heights
 Commission Date: 4/14/2021
 Contact: 817-392-8026








Area Map



Council Districts






-  2 - Salvador Espino
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

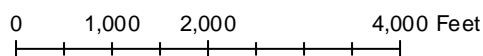
Overlay Districts

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

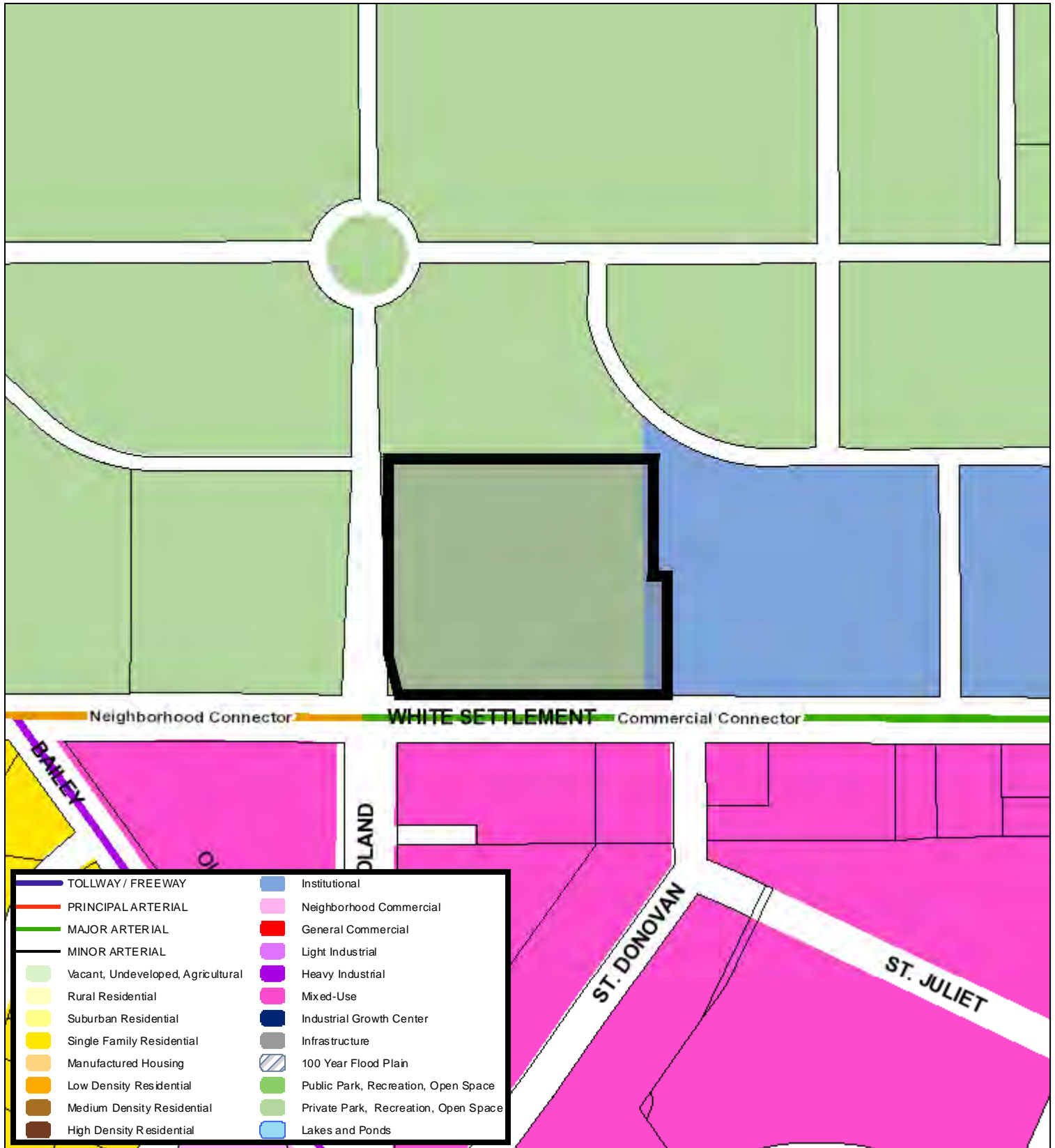
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



210 105 0 210 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.



Aerial Photo Map



0 130 260 520 Feet

