Case Number

<u>SP-21-005</u>



ZONING MAP CHANGE STAFF REPORT

City Council Meeting Date:

May 11, 2021

Council District 3

Zoning Commission Approval by a vote of a	n Recommendation: ⁸⁻⁰	Continued Case Manager <u>Rodriguez</u>	YesNo _X_ _Arty Wheaton-
Opposition: None su Support: None submit		Surplus Council Initiated	Yes No _X_ Yes No _X_
Owner / Applicant:	Waterside Dental Real Esta	te LLC	
Site Location:	4000 Bryant Irvin Road	Acreage: 1.67	
Proposed Use:	"PD 999C" Amend Site Location	Plan for Acce	ssory Structure
Staff Recommendation:	Approval		

Background:

The site is located on the southbound side of Bryant Irvin Rd., between Arborlawn Dr. and Bellaire Dr. S. The site is just south of an existing gas well site. The applicant is proposing to amend the site plan for PD999C PD/G for Planned Development for certain uses in G plus brewpub. This site plan amendment is necessary to show screening and placement of a dumpster enclosure. The plan is to place a dumpster enclosure along Bryant Irvin Rd. and forward of the primary building.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / gas well site
- East "A-5" One-Family/ single-family residential
- South "PD 999C" Intensive Commercial / commercial/office
- West "PD 999D" One-Family / vacant

Zoning History: ZC-18-038, subject site

Site Plan Comments:

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

The proposed dumpster location is forward of the primary building. Section 5.302 Accessory Uses on Nonresidential Lots requires that all non-habitable accessory uses must be located behind the front wall of the primary structure that is furthest from the street. It also states that refuse dumpsters shall be installed on concrete pads and be screened on all sides from view of a public street or residential area. The developer needs to move the dumpster to accommodate parking and maneuverability needs on the site. The dumpster is placed within a screened enclosure. Since a PD exists on this site, as well as a site plan, *a waiver is required. Staff is supportive of this waiver as the developer is providing landscaping to screen the area, on top of the requirement for the dumpster to be enclosed. The developer is using Texas Ranger Sage, Mexican Feather Grass, and other plantings to screen the*

enclosure. The developer is also committing to installing mature Texas Sage (3' height when planted) in order to make sure screening occurs at onset.

Public Notification:

300 foot Legal Notifications were mailed on March 25, 2021. The following organizations were notified: (emailed March 16, 2021)

	Organization	s Notified
R	Riverhills HOA	Tarrant Regional Water District
S	Streams And Valleys Inc	Trinity Habitat for Humanity
F	Fort Worth ISD	

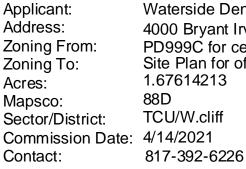
*Located within this neighborhood organization

Attachments:

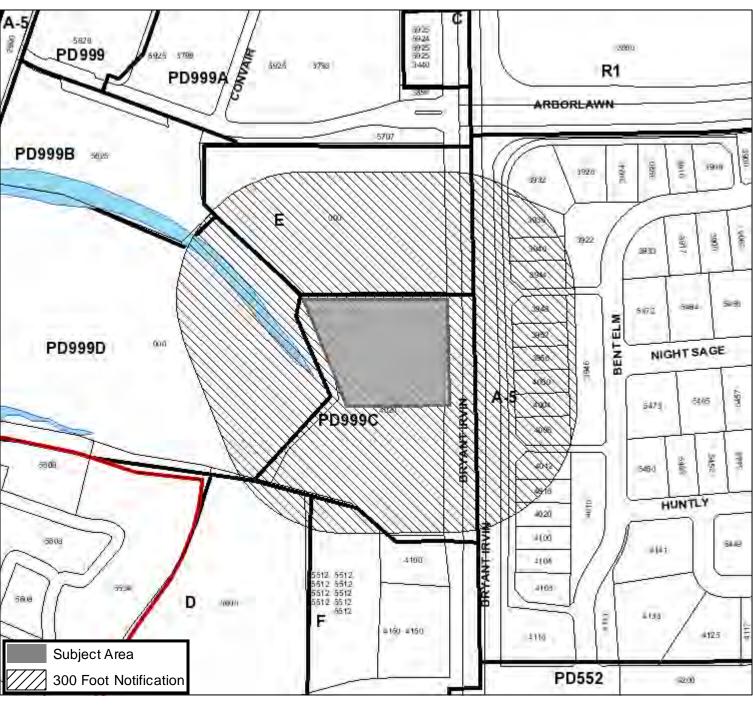
- Area Zoning Map with 300 ft. Notification Area
- Site Plan and Landscaping Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



SP-21-005

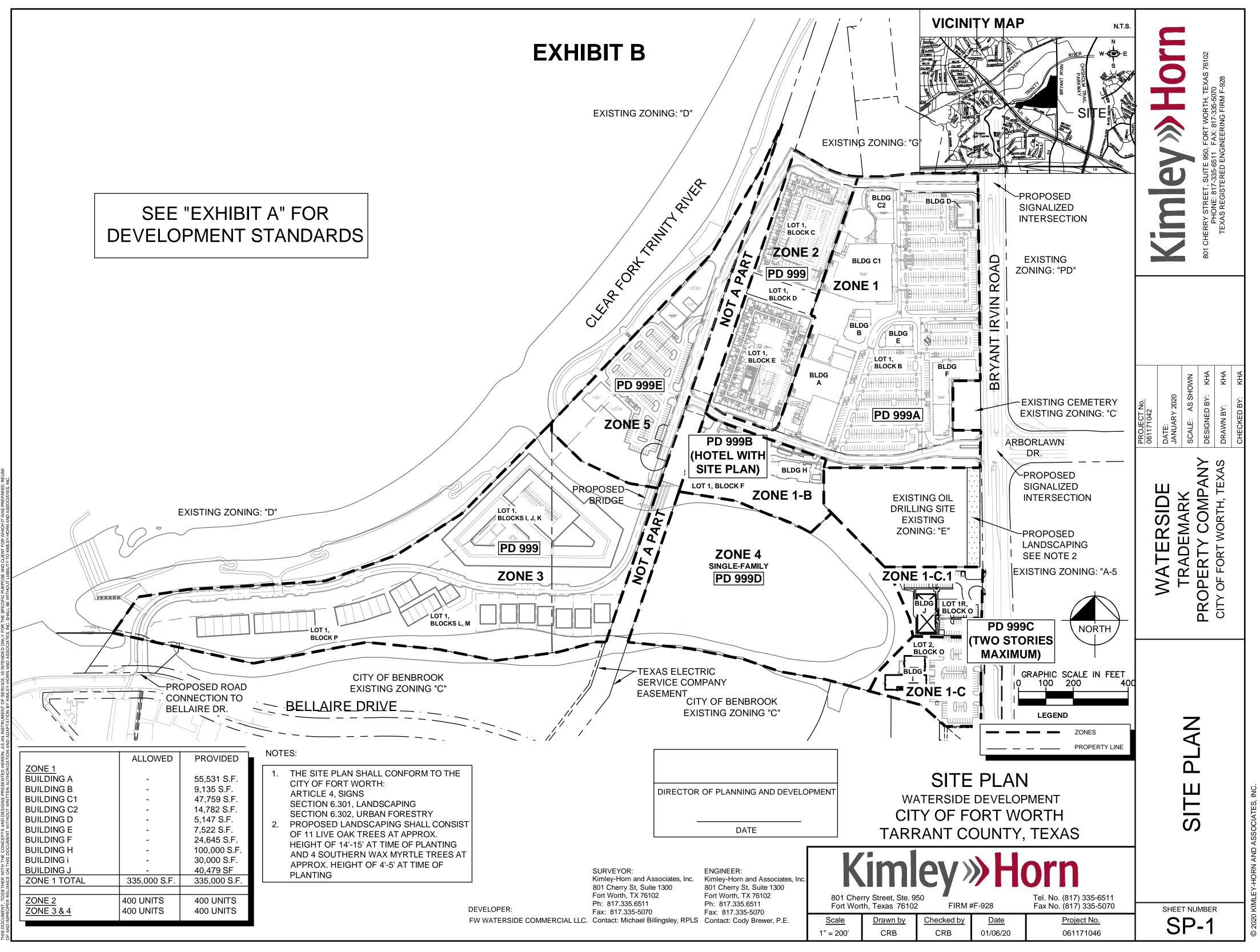


Area Zoning Map Waterside Dental Real Estate LLC 4000 Bryant Irvin Road PD999C for certain G uses plus brewpub Site Plan for office use 1.67614213 TCU/W.cliff



112.5 225 450 Feet

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201 • •	NE 1 -PD/G (PD 999A) MAXIMUM OF 335,000 SF OF COMMERCIAL FOR ALL PD/G PARCELS (ZONE 1, 1B & 1C) MAXIMUM BUILDING HEIGHT = 5 STORIES EXCLUDES MASSAGE PARLORS, TATTOO PARLORS, AUTO USES, BLOOD BANKS, GOLF DRIVING RANGES, O GUNSMITHS, RV SALES/SERVICES, FOOD PROCESSING (NO SLAUGHTERING-GROCERY, SPECIALTY STORE A ORNAMENTS, AWNINGS, TENTS, BAGS, BOATS UNDER 28'ALUMIMUM, BRASS OR OTHER METALS OR FOF
•	ELECTRONIC CIGARETTE AND CIGARETTE SALES ONLY, AND GAME ROOM AS A PRIMARY USE. LOCATIONS AND TYPES OF BUILDINGS HAVE FLEXIBILITY SUBJECT TO PD/G DEVELOPMENT STANDARDS MINIMUM OF 35% BRICK OR STONE EXTERIOR WILL BE REQUIRED FOR ANY HOTEL DEVELOPMENT
ZOI •	NE 1B - PD/G (PD 999B - LOT 1 BLOCK F) HOTEL SITE MAXIMUM OF 335,000 SF OF COMMERCIAL FOR ALL PD/G PARCELS (ZONE 1, 1B & 1C)
•	
••	NUMBER OF WINDOWS SHALL BE LIMITED TO ONE PER ROOM OR CODE MINIMUM, WHICHEVER IS C
•	NE 1C AND 1C.1 - PD/G (PD 999C - LOTS 1R & 2, BLOCK O) 4-ACRE SITE NEXT TO BRYANT IRVIN AND SOUT MAXIMUM OF 335,000 SF OF COMMERCIAL FOR ALL PD/G PARCELS (ZONE 1, 1B & 1C) MAXIMUM HEIGHT OF 2 STORIES
•	LIGHTING SHALL CONSIST OF NO MORE THAN 2-FOOT CANDLES AT THE EASTERLY EDGE EXCLUDES MASSAGE PARLORS, TATTOO PARLORS, AUTO USES, BLOOD BANKS, GOLF DRIVING RANGES, OF GUNSMITHS, RV SALES/SERVICES, FOOD PROCESSING (NO SLAUGHTERING-GROCERY, SPECIALTY STORE A ORNAMENTS, AWNINGS, TENTS, BAGS, BOATS UNDER 28'ALUMIMUM, BRASS OR OTHER METALS OR FOF ELECTRONIC CIGARETTE AND CIGARETTE SALES ONLY, AND GAME ROOM AS A PRIMARY USE. MINIMUM OF 35% BRICK OR STONE EXTERIOR WILL BE REQUIRED FOR ANY HOTEL DEVELOPMENT
ZOI	NE 2 - PD/MU-2 (PD 999) APARTMENTS NEXT TO COMMERCIAL
•	MAXIMUM OF 400 MULTIFAMILY UNITS BETWEEN ZONE 2 AND 5 MAXIMUM BUILDING HEIGHT = 5 STORIES
•	LOCATIONS AND TYPES OF BUILDINGS HAVE FLEXIBILITY SUBJECT TO PD/MU-2 DEVELOPMENT STANDARE MINIMUM OF 35% BRICK OR STONE EXTERIOR WILL BE REQUIRED FOR ANY HOTEL DEVELOPMENT
ZOI	NE 3 - PD/MU-2 (PD 999) PLANNED RESIDENTIAL AND MULTIFAMILY UNDER CONSTRUCTION MAXIMUM OF 400 MULTIFAMILY UNITS BETWEEN ZONE 3 AND 4 MAXIMUM BUILDING HEIGHT = 5 STORIES
•	LOCATIONS AND TYPES OF BUILDINGS HAVE FLEXIBILITY SUBJECT TO PD/MU-2 DEVELOPMENT STANDARE MINIMUM OF 35% BRICK OR STONE EXTERIOR WILL BE REQUIRED FOR ANY HOTEL DEVELOPMENT
ZOI •	NE 4 - PD/MU-2 (PD 999D) OXBOW SITE MAXIMUM OF 400 MULTIFAMILY UNITS BETWEEN ZONE 3 AND 4
•	MAXIMUM BUILDING HEIGHT = 5 STORIES LOCATIONS AND TYPES OF BUILDINGS HAVE FLEXIBILITY SUBJECT TO PD/MU-2 DEVELOPMENT STANDARE
•	HOTEL USE NOT PERMITTED NO MULTIFAMILY DEVELOPMENT WITHIN 1000 FEET OF RIVERHILLS ADDITION
•	EXCLUDES MASSAGE PARLORS, TATTOO PARLORS, AUTO USES, BLOOD BANKS, GOLF DRIVING RANGES, OU GUNSMITHS, RV SALES/SERVICES, FOOD PROCESSING (NO SLAUGHTERING-GROCERY, SPECIALTY STORE A ORNAMENTS, AWNINGS, TENTS, BAGS, BOATS UNDER 28'ALUMIMUM, BRASS OR OTHER METALS OR FOR ELECTRONIC CIGARETTE AND CIGARETTE SALES ONLY, AND GAME ROOM AS A PRIMARY USE.
ZOI •	NE 5 - PD/MU-2 (PD 999E) TRIANGLE SITE MAXIMUM OF 400 MULTIFAMILY UNITS BETWEEN ZONE 2 AND 5
•	MAXIMUM BUILDING HEIGHT = 5 STORIES LOCATIONS AND TYPES OF BUILDINGS HAVE FLEXIBILITY SUBJECT TO PD/MU-2 DEVELOPMENT STANDARE
•	ONLY ONE HOTEL ALLOWED SHOULD THE ZONE BE DEVELOPED AS HOTEL USE EXCLUDES MASSAGE PARLORS, TATTOO PARLORS, AUTO USES, BLOOD BANKS, GOLF DRIVING RANGES, OF GUNSMITHS, RV SALES/SERVICES, FOOD PROCESSING (NO SLAUGHTERING-GROCERY, SPECIALTY STORE A ORNAMENTS, AWNINGS, TENTS, BAGS, BOATS UNDER 28'ALUMIMUM, BRASS OR OTHER METALS OR FOR
•	ELECTRONIC CIGARETTE AND CIGARETTE SALES ONLY, AND GAME ROOM AS A PRIMARY USE. MINIMUM OF 35% BRICK OR STONE EXTERIOR WILL BE REQUIRED FOR ANY HOTEL DEVELOPMENT
HO	TEL DEVELOPMENTS EACH HOTEL STRUCTURE SHALL HAVE A MINIMUM 35% MASONRY EXTERIOR

AND DESIGNS PRE WITHOUT WRITTEN

SEPT(

SURVEYOR: Kimley-Horn a 801 Cherry St Fort Worth, T2 DEVELOPER: FW WATERSIDE COMMERCIAL LLC. SURVEYOR: Kimley-Horn a 801 Cherry St Fort Worth, T2 Ph: 817.335. Fax: 817.335

ul Ward, RPLS Contact: Hugo Morales, P.E.	<u>Scale</u> N/A	<u>Drawn by</u> HRM/HM	<u>Checked by</u> HM	<u>Date</u> 8/2/18	<u>Project No.</u> 061171046	SP-2
R: ENGINEER: n and Associates, Inc. Kimley-Horn and Associates, Inc. St, Suite 950 801 Cherry St, Suite 950 TX 76102 Fort Worth, TX 76102 5.6511 Ph: 817.335.6511 35-5070 Fax: 817.335-5070	801 Che Fort Woi	rry Street, Ste. 9 rth, Texas 76102	50 2 FIRM	#F-928	Offn Tel. No. (817) 335-6511 Fax No. (817) 335-5070	SHEET NUMBER
DIRECTOR OF PLANNING AND DEVELOP		CIT TARF	TERSIDE Y OF F RANT C		^{PMENT} ORTH , TEXAS	NAMER NUMBER SHEET NUMBER SP-2
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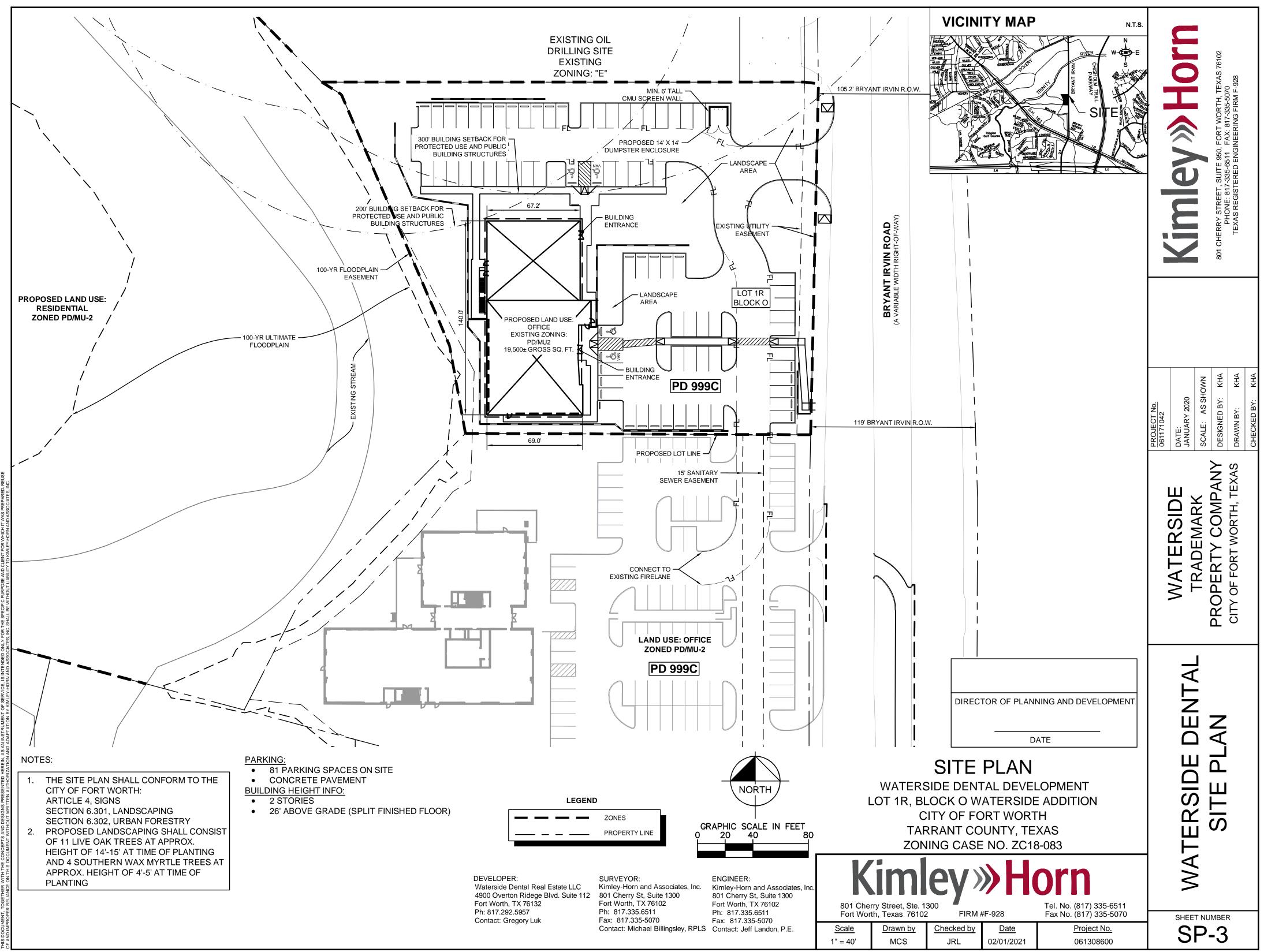
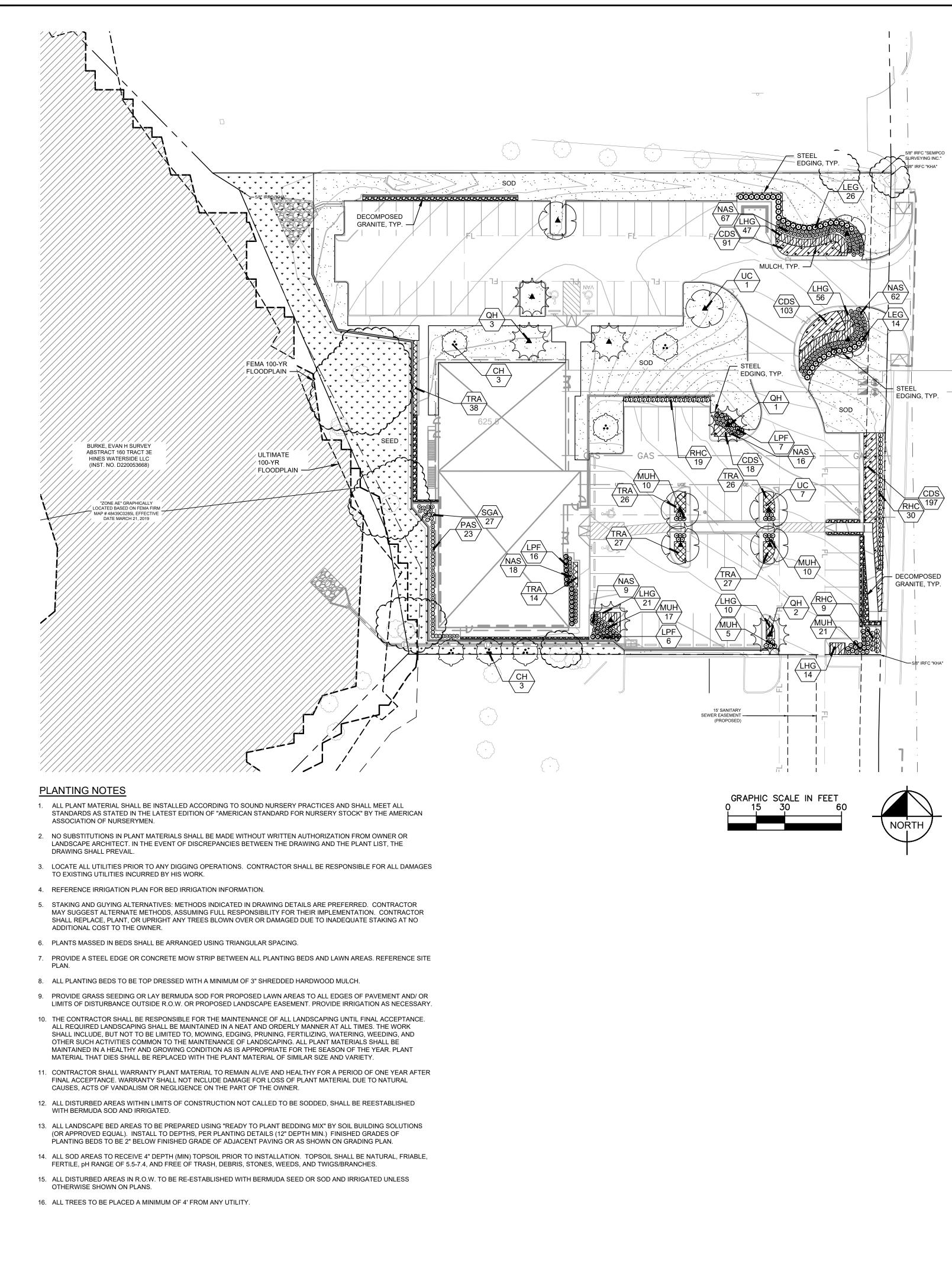


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CITY OF FORT WORTH LANDSCAPE REQUIREMENTS	
TOTAL SITE AREA: 74,445 SF	
LANDSCAPE AREA	REQUIRED
LANDSCAPE AREA TO BE 10% OF TOTAL SITE AREA 74,445 X 10% = 7,444 SF	7,444 SF
75% OF LANDSCAPE AREA TO BE LOCATED IN FRONT YARD 7,444 X 75% = 5,583 SF	5,583 SF
(5) GAL. SHRUB REQUIRED PER 50 SF OF LANDSCAPE AREA 7,444 / 50 = 149 SHRUBS	149 SHRUBS
75% OF 5 GAL. SHRUBS TO BE LOCATED IN FRONT YARD 149 X 75% = 112 SHRUBS	112 SHRUBS

PLANT SCHED	ULE		
TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME
	QH	6	Quercus muehlenbergii / Chinkapin Oak
3	UC	8	Ulmus crassifolia / Cedar Elm
ORNAMENTAL TREE	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME
(··)	СН	6	Chilopsis linearis / Desert Willow
<u>SHRUBS</u>	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
Ð	LEG	40	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas I
Contraction of the second s	LPF	29	Loropetalum chinense `Shang-hi` / Purple Diamond Fringe Flower
	PAS	23	Perovskia atriplicifolia / Russian Sage
$\langle \! \rangle$	RHC	58	Rhaphiolepis indica `Clara` / Indian Hawthorn
\odot	SGA	27	Salvia greggii / Autumn Sage
GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
(+)	MUH	63	Muhlenbergia capillaris / Pink Muhly
(+)	NAS	172	Nassella tenuissima / Mexican Feather Grass
GROUND COVERS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	CDS	409	Carex divulsa / Berkeley Sedge
	LHG	148	Lantana x `New Gold` / New Gold Lantana
	TRA	158	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine
MISCELLANEOUS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME
	SOD	TBD	Cynodon dactlyon / Common Bermuda Sod
* * * * * * * * * *	SEED	TBD	Cynodon dactlyon / Common Bermuda Seed
	DG	TBD	Decomposed Granite
	05	TOD	Steel Edging

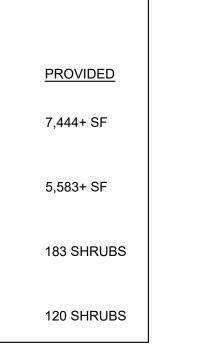
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE. NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT

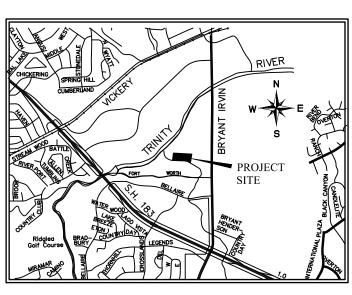
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SE TBD Steel Edging

MULCH TBD Shredded Hardwood Mulch

CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.





	SPECIFICATIONS	REMARKS
	3" cal, 14` ht, 5`-6` spr	Full, Straight, Single Leader
	3" cal, 14` ht, 6` spr	Full, Straight, Single Leader
	SPECIFICATIONS	REMARKS
	8` ht, 6` spr	Full, Multi-Trunk, 3 cane minimum, 1" cal. per cane minimum
	SPECIFICATIONS	REMARKS
is Ranger	24" ht, 24" spr, 36" oc	Full
er	18" ht, 18" spr, 30" oc	Full
	18" ht, 18" spr, 24" oc	Full
	24" ht, 18" spr, 30" oc	Full
	18" ht, 12" spr, 18" oc	Full
	SPECIFICATIONS	REMARKS
	24" ht, 30" oc	Full
	18" ht, 24" oc	Full
	SPECIFICATIONS	REMARKS
	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	SPECIFICATIONS	
	Solid sod, rolled tight wit 100% weed, disease, an	

Hydroseed area, reference specifications

1/4" minimum to 3/4" maximum diameter river rock mulch, color to match building, decomposed granite to be laid at a density so that the filter fabric is not visible.

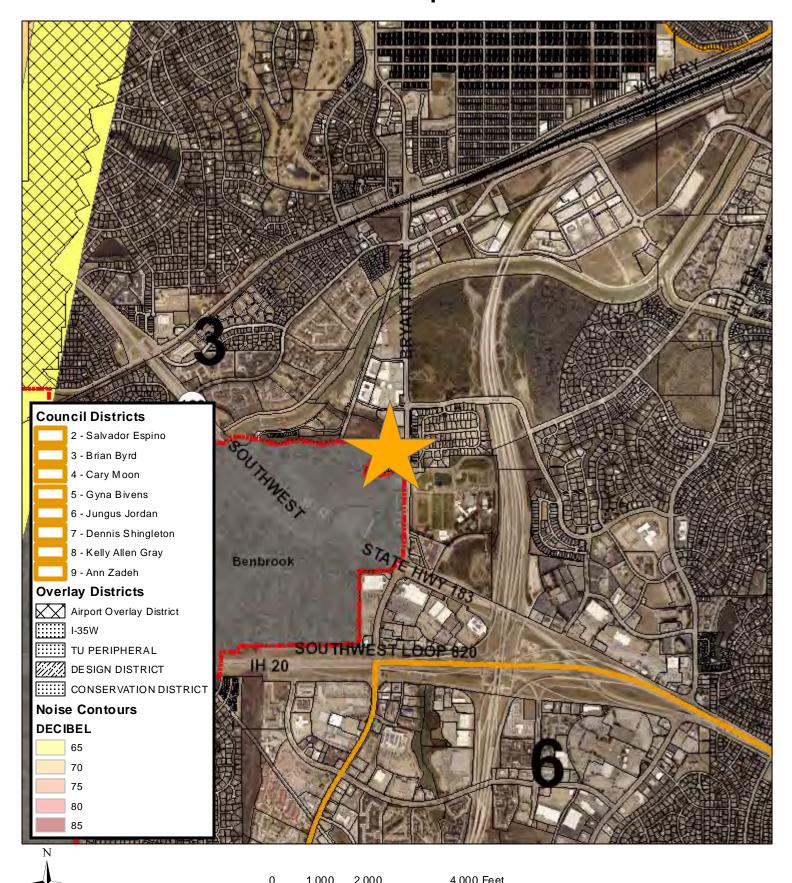
3/16", black

3" depth, all trees in sod to receive 4' dia. mulch ring

			PROJECT No. 061305600				
SHEE"		WATERSIDE DENTAL	DATE: DATE: 2010/00/00/00/00/00/00/00/00/00/00/00/00/	VIDIE V			
	LANDSCAPE PLAN		SCALE: AS SHOWN 10 20 20 20 20 20 20 20 20 20 20 20 20 20				
мве .0			DESIGNED BY: MER 2/2020	801 CHERRY ST, UNIT 11, STE 1300, FORT WORTH, TX 76102 DHONE: 817-335-6511 EAX: 817-335-6070			
		IAKKANI COUNIY, IEXAS	DRAWN BY: MER 00.5 x Setting	TEXAS REGISTERED ENGINEERING FIRM F-928			
			CHECKED BY: JRC		No.	REVISIONS	DATE BY



SP-21-005

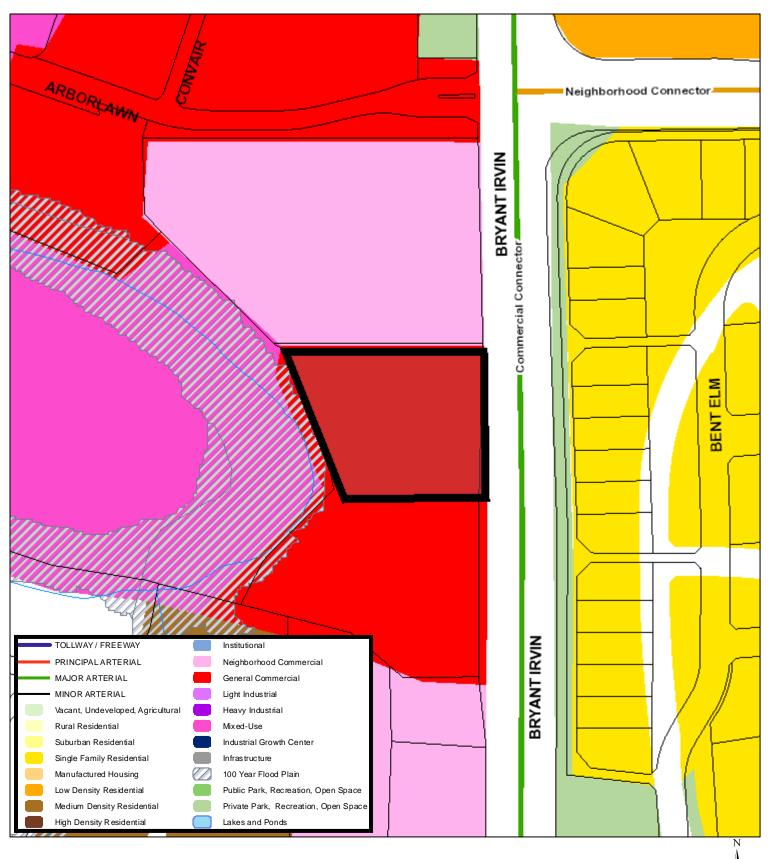


1,000 2,000 4,000 Feet

FORT WORTH®

SP-21-005

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.

FORT WORTH®

SP-21-005

Aerial Photo Map

