



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 1, 2011

Council District 2

Zoning Commission Recommendation:
Approved by a vote of 8-0

Opposition: One person spoke

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Metroport Cities Fellowship and Transcontinental Realty Investors, Inc.

Site Location: 11001 Old Denton Road & 11501 N. Riverside Drive Mapsco: 21G,L

Proposed Use: Multifamily/Apartments

Request: From: "PD-903" Planned Development for D uses plus assisted living facility with dementia care, site plan approved

To: "C" Medium Density Multifamily

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

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

Background:

The applicant is requesting a zoning change from PD-903 for high density multifamily/independent living plus assisted living with dementia care with a site plan included back to C medium density multifamily. The proposed development is intended not to exceed 2 stories, to include attached garages for each unit, and to have a heavily masonry exterior. At the Zoning Commission hearing, the proposed developer indicated that their company builds and manages their properties; they do not intend to sell it once it is completed.

A portion of Keller Hicks Road running west from Old Denton Road that runs through the development is proposed to be vacated. The development will dedicate property to expand the remaining portion of Keller Hicks that extends north towards Timberland Boulevard to provide access to this development and the neighboring church.

Development Standards	PD District	C
Front Yard	20 ft. minimum	20 ft. minimum
Side Yard	5 ft. minimum	5 ft. minimum
Units per acre	24 units per acre	18 units per acre
Building Height	35 ft. maximum indicated	32 ft. maximum
Open Space	35% indicated	45% minimum

Signage	90 sq. ft.	one sq. ft. per each 10 linear ft of frontage
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Site Information:

Owner: Metroport Cities Fellowship
P.O. Box 1328
Keller, Tx 76244

Transcontinental Investors, Inc.
1800 Valley View Lane
Dallas, Tx 75234

Applicant: Dunaway & Assoc.
Acreage: 13.31 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "C" Medium Density Multifamily & "G" Intensive Commercial / vacant
East "A-5" One-Family / single-family
South "G" Intensive Commercial / church
West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-012 approved by Council 03/18/11 for PD/D plus assisted living with dementia care, site plan approved.

Platting History: PP-11-003 All Storage Old Denton approved by the City Plan Commission 03/23/11. VA-010-024 Vacation of a portion Keller Hicks Road was recommended for approval by the City Plan Commission on 1/26/11.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Riverside Drive	2 lane local	major arterial	2017
Keller Hicks Road	two- county	collector	no
Timberland Blvd. (north)	4 lane divided	major arterial	improved

Considerations: The multifamily development will have direct access to Timberland through the remaining segment of Keller Hicks Road. (The segment of Keller Hicks through the development has been vacated.) The development will also dedicate right-of-way and build the divided section of N. Riverside Drive as proportionate for the demand.

Public Notification:

The following Neighborhood Associations were notified:

Villages of Woodland Springs
North Fort Worth Alliance
Keller ISD

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change back to C for multifamily.

Surrounding land uses are vacant to the north and west, Church and mini-storage units to the south, and single-family to the east.

Based on surrounding land uses, the proposed zoning for this lot is **compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2011 Comprehensive Plan designates the subject property as medium density multifamily. The proposed zoning is consistent with the following Comprehensive Plan policies for institutional uses:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations. (pg.37)

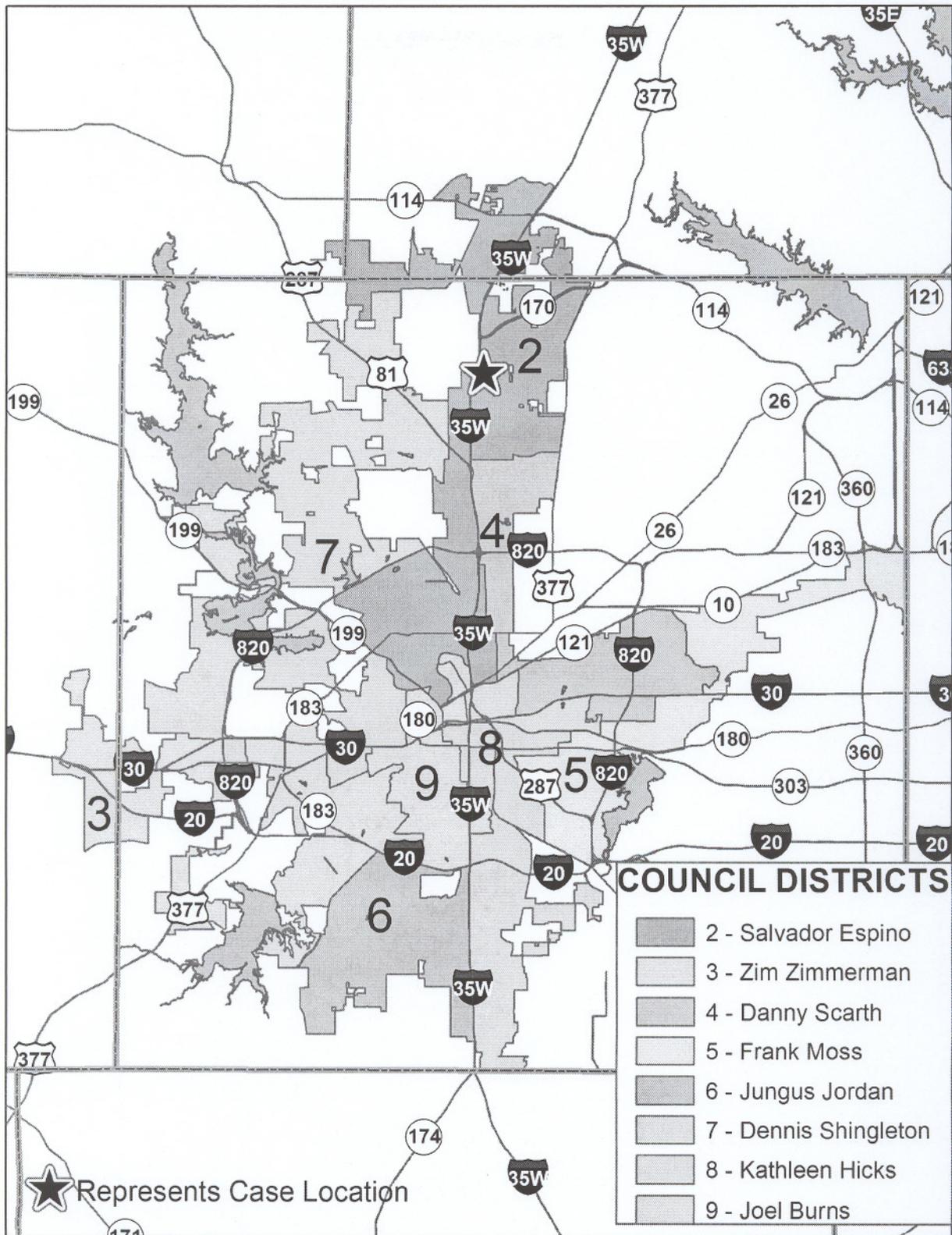
Based on the conformance with the future land use map and policy stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/>

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the zoning Commission meeting

Location Map

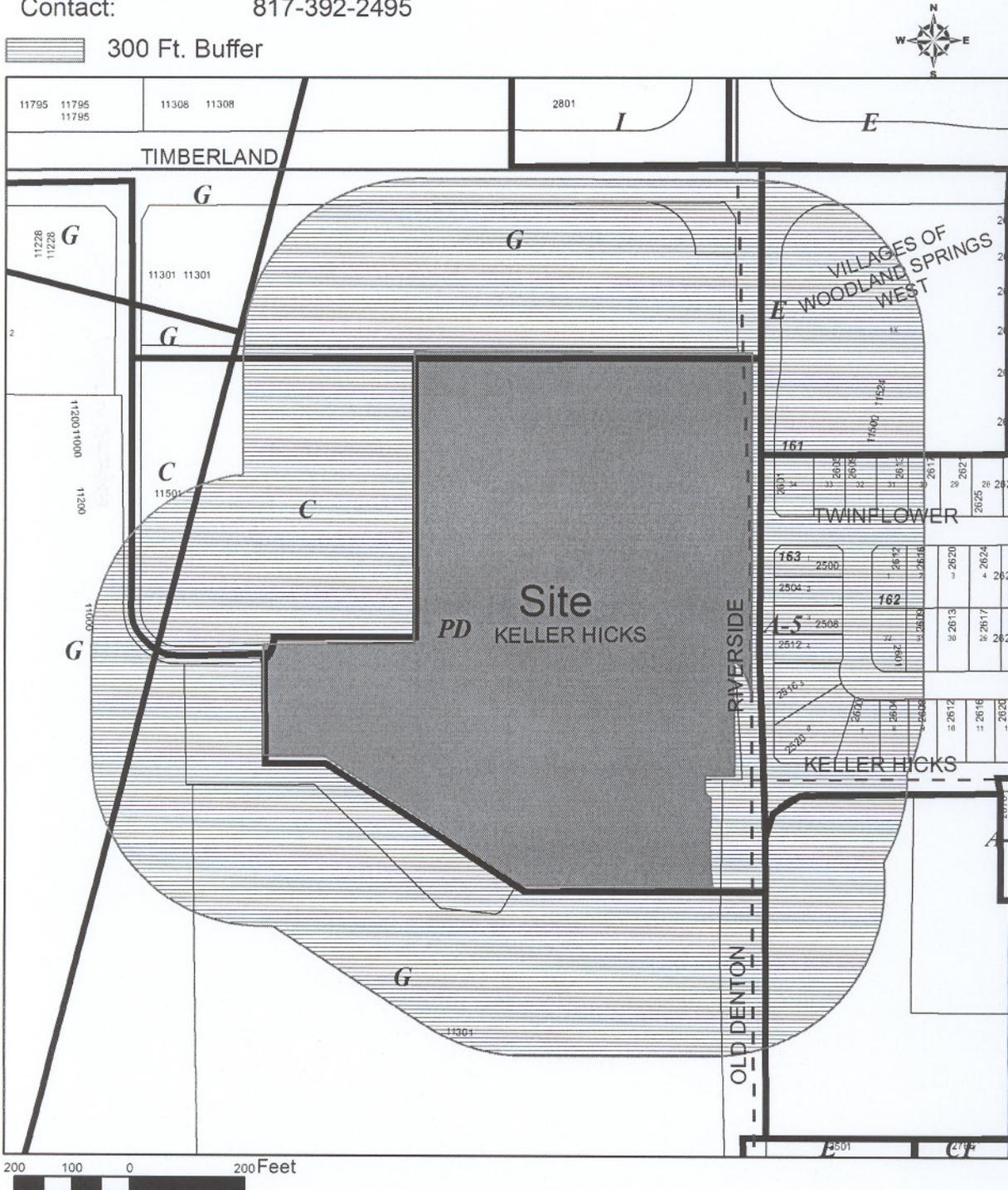




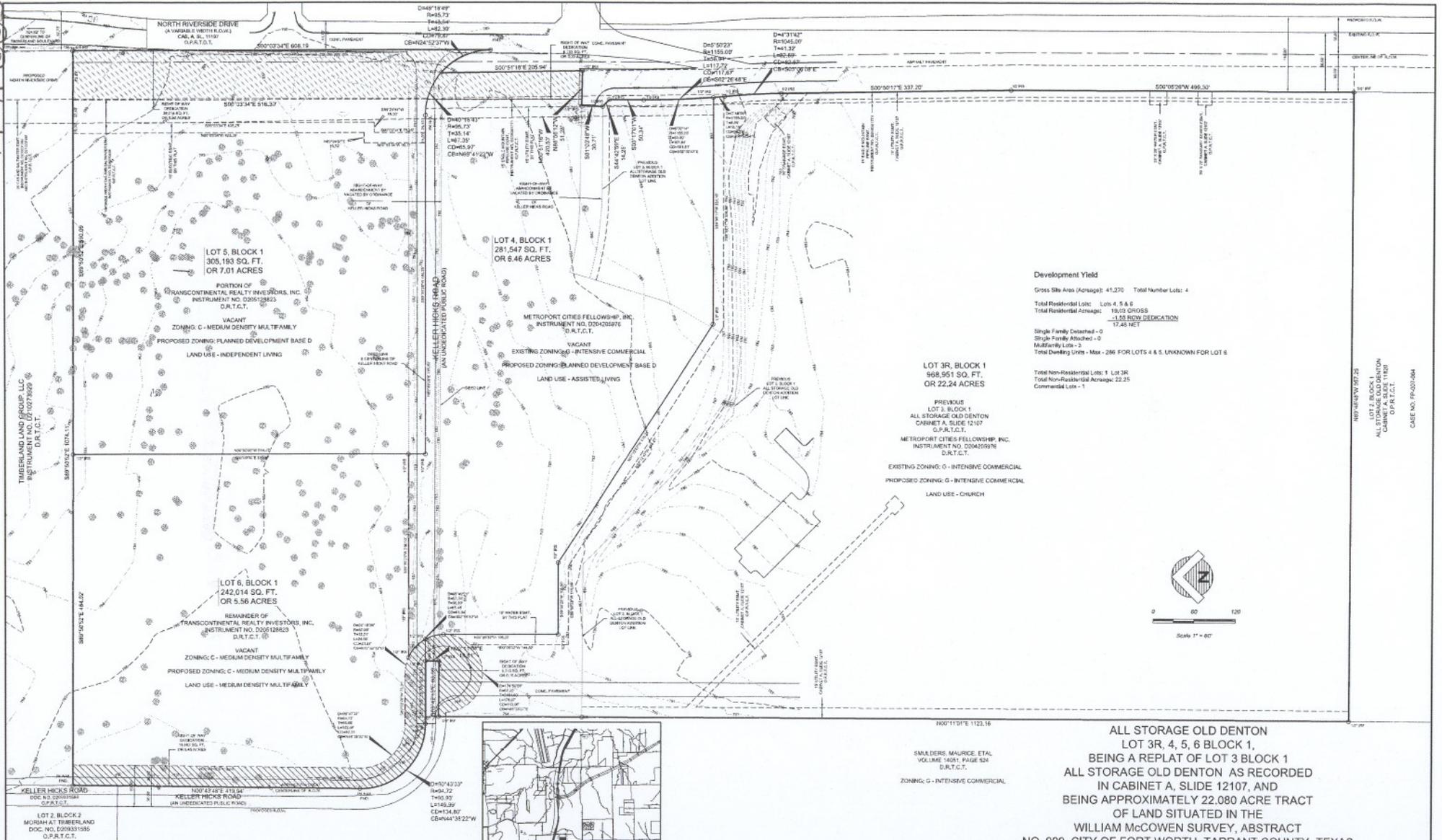
ZC-11-110

Area Zoning Map

Applicant: Metroport Cities Fellowship & Transcont. Realty
 Address: 1101 Old Denton Road & 11501 N. Riverside Drive
 Zoning From: PD 903 for all D uses plus assisted living facility
 Zoning To: C
 Acres: 13.31666495
 Mapsco: 21GL
 Sector/District: Far North
 Commission Date: 10/12/2011
 Contact: 817-392-2495



PP-11-003



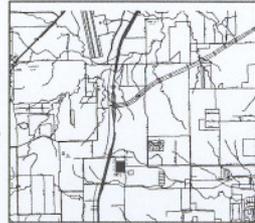
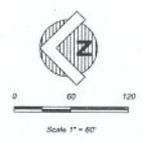
Development Yield
 Gross Site Area (Acres): 41.270 Total Number Lots: 4
 Total Residential Lots: Lots 4, 5 & 6
 Total Residential Acreage: 18.00 GROSS
 -1.55 ROW DEDICATION
 17.45 NET
 Single Family Detached - 0
 Single Family Attached - 0
 Multi-Family Units - 3
 Total Dwelling Units - Max = 286 FOR LOTS 4 & 5, UNKNOWN FOR LOT 6

LOT 3R, BLOCK 1
 968,951 SQ. FT.
 OR 22.24 ACRES
 PREVIOUS
 LOT 3, BLOCK 1
 ALL STORAGE OLD DENTON
 CABINET A, SLIDE 1207
 O.P.R.T.C.T.
 METROPOLITAN CITIES FELLOWSHIP, INC.
 INSTRUMENT NO. D20425976
 D.R.T.C.T.
 EXISTING ZONING: O - INTENSIVE COMMERCIAL
 PROPOSED ZONING: G - INTENSIVE COMMERCIAL
 LAND USE - CHURCH

LOT 5, BLOCK 1
 305,193 SQ. FT.
 OR 7.01 ACRES
 PORTION OF
 TRANSCONTINENTAL REALTY INVESTORS, INC.
 INSTRUMENT NO. D20015863
 D.R.T.C.T.
 VACANT
 ZONING: C - MEDIUM DENSITY MULTIFAMILY
 PROPOSED ZONING: PLANNED DEVELOPMENT BASE D
 LAND USE - INDEPENDENT LIVING

LOT 4, BLOCK 1
 281,547 SQ. FT.
 OR 6.46 ACRES
 METROPOLITAN CITIES FELLOWSHIP, INC.
 INSTRUMENT NO. D20425976
 D.R.T.C.T.
 VACANT
 EXISTING ZONING: O - INTENSIVE COMMERCIAL
 PROPOSED ZONING: PLANNED DEVELOPMENT BASE D
 LAND USE - ASSISTED LIVING

LOT 6, BLOCK 1
 242,014 SQ. FT.
 OR 5.56 ACRES
 REMAINDER OF
 TRANSCONTINENTAL REALTY INVESTORS, INC.
 INSTRUMENT NO. D20015863
 D.R.T.C.T.
 VACANT
 ZONING: C - MEDIUM DENSITY MULTIFAMILY
 PROPOSED ZONING: C - MEDIUM DENSITY MULTIFAMILY
 LAND USE - MEDIUM DENSITY MULTIFAMILY



ALL STORAGE OLD DENTON
 LOT 3R, 4, 5, 6 BLOCK 1,
 BEING A REPLAT OF LOT 3 BLOCK 1
 ALL STORAGE OLD DENTON AS RECORDED
 IN CABINET A, SLIDE 12107, AND
 BEING APPROXIMATELY 22.080 ACRE TRACT
 OF LAND SITUATED IN THE
 WILLIAM McCOWEN SURVEY, ABSTRACT
 NO. 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 PLAT NO. PP-011-003

ENGINEER:
 WALTER M.
 905 SCOTTSMAN STREET, SUITE 100
 GROWING, TEXAS 75061
 PHONE: (817) 494-0000
 CONTACT: DWIGHT T. SPENCER, P.E.

OWNER:
 MET CHARGES
 801 KELLER PARKWAY
 KELLER, TEXAS 75248

OWNER:
 TRANSCONTINENTAL REALTY INVESTORS, INC.
 1028 VALLEY VIEW LANE
 DALLAS, TEXAS 75244
 214-627-1122
 214-627-1123

SURVEYOR:
 SURVEY GROUP
 400 SOUTH INDUSTRIAL BLVD., STE 219
 FULSHEA, TEXAS 76040
 PHONE: (817) 354-1445

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NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

SURVEY GROUP, LLC
 SURVEYING * CONSULTING * MANAGEMENT

400 SOUTH INDUSTRIAL BLVD., STE 219
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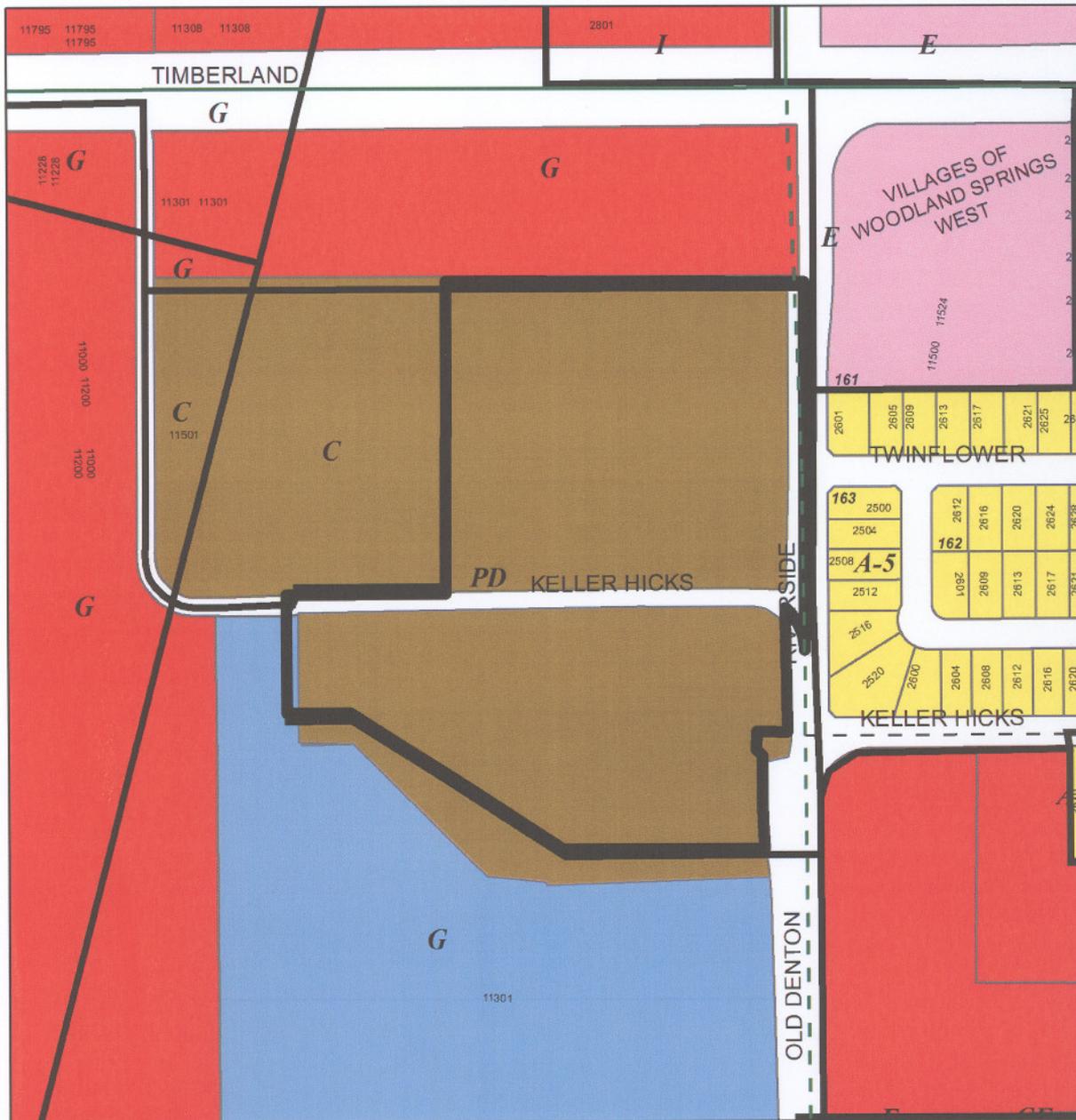
JOB NO.: 10-143
 DATE: JANUARY 20, 2011
 SCALE: 1" = 60'
 DRAWN BY: R.M.





Old Denton Road & 11501 N. Riverside Drive Future Land Use

ZC-11-110



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

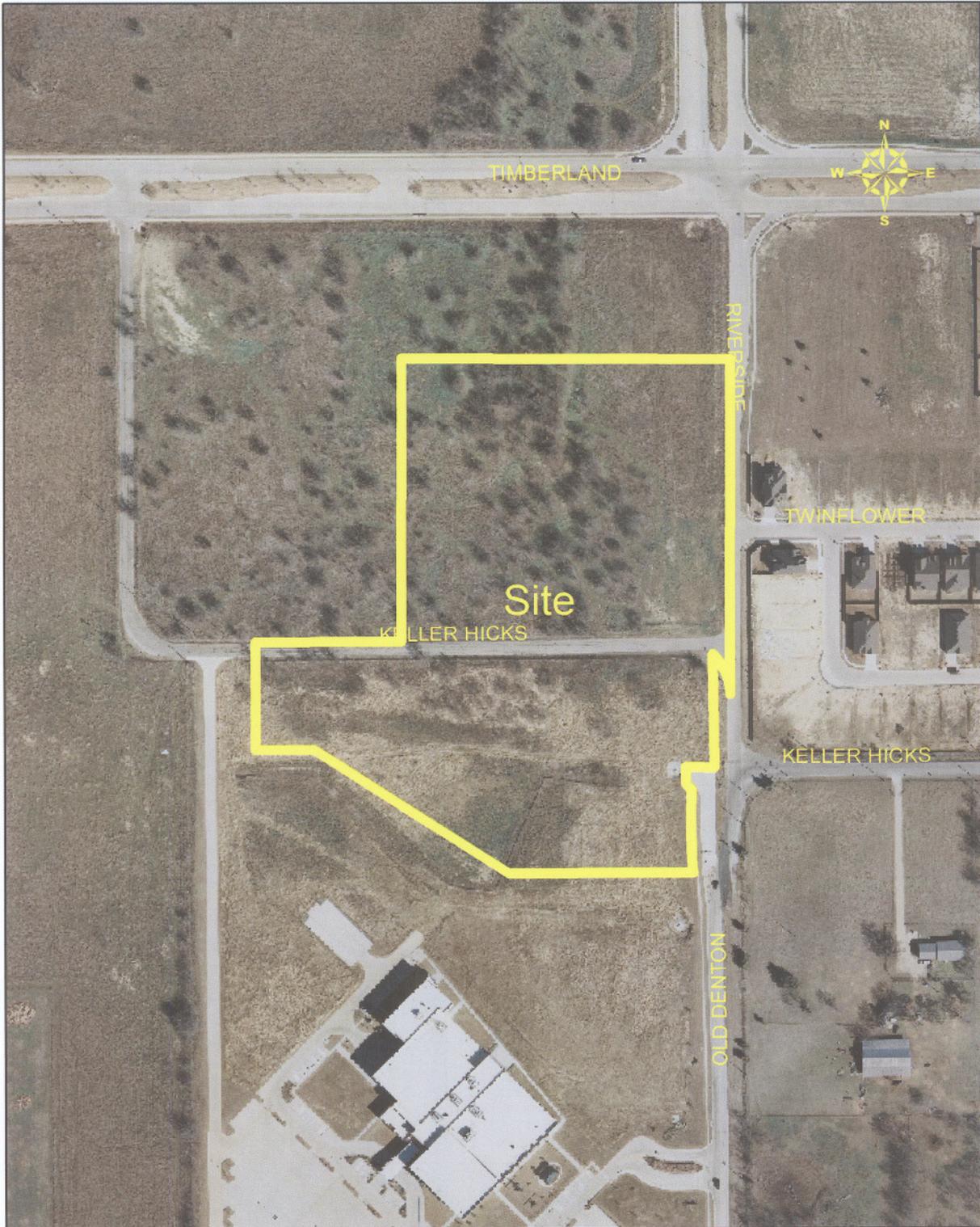
- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 01, 2011



Aerial Photo Map



was resolved with TCU. He stated he is not going to sell his property and TCU is not interested in it. He is concerned with some uses permitted in CF being built and adjacent to his property and what kind of setbacks will they have.

Mr. Edmonds asked Mr. Grisham what is his concern and what he is seeking. Mr. Grisham explained the drawing he received from TCU on placement of the dorms. He did mention he has no problem with the dorms just concerned about the CF zoning request.

Dr. Barnes asked what his worse fear is. Mr. Grisham explained any building taller than his house.

In rebuttal, Mr. Hudson explained the residence halls are on the eastern side and they intend to keep as much parking as possible. They want to keep as many students living on campus as much as possible. He explained the aerial site plan and the concept proposed for the dormitories as displayed to the Commissioners. They are proposed for four stories.

Mr. Edmonds reiterated the concerns of Mr. Grisham. Mr. Grisham spoke on this as well.

Ms. Burghdoff mentioned the height limit in CF is based on the most restrictive adjacent district and setbacks would be five feet.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Wilson. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					ZC-11-109
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Terry Grisham	3559 Grisham way	Yes		Opposition	Spoke at hearing

13. ZC-11-110 Metroport Cities Fellowship/Transcontinental Realty Investors, Inc. (CD 2)-1101 and 11501 North Riverside Drive (William McCowans Survey, Abstract 999, Tracts 9A02 and 10, 13.45 Acres): from "PD-903" Planned Development for all uses in "D" High Density Multifamily plus assisted living with dementia care to "C" Medium Density Multifamily

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Metroport Cities Fellowship explained to the Commissioners the request to rezone the property back to C for multifamily. Mr. Hudson explained there is a pending sale for a developer to build 300 multifamily units, 30 buildings, 10 units per building. Every unit will have an attached garage some units will have two garages. They will be two stories and will not be age restricted.

Gene Carlcheon, 1440 Carrollton Parkway, Carrollton, Texas spoke in support. He is the buyer/developer of the property and mentioned these are high end apartments with full masonry and garages within each unit. They are building another complex like this in Carrollton.

Rob Johnson, 11301 Old Denton Road, representing MET church also spoke in support.

Justin Lahue, 2008 Spinnaker Lane, Azle, Texas representing the Management Company for The Villages of Woodland Springs HOA spoke in opposition. He said they had a meeting with the developers of the site and noted it is a nice product. Their concerns are the increased traffic and potential impact to the neighborhood. Mr. Lahue stated the neighborhood was ok with the current PD zoning because there would be less traffic based on the uses.

Mr. Edmonds asked if Keller Hicks Road terminates. Ms. Burghdoff explained the street was vacated by plat just recently.

In rebuttal, Mr. Hudson mentioned the recent master thoroughfare change to Keller Hicks Rd. He also explained the vacation of the prescriptive ROW. It was noted Riverside Drive will be dedicated and improved as part of the re-platting process and would benefit the neighborhood. Mr. Hudson explained the pictures displayed.

Mr. Edmonds asked if they were improving Riverside Drive. Mr. Hudson said yes they are. He also asked about traffic counts. Mr. Hudson was not sure on that.

Mr. Edmonds asked Mr. Lahue based on the comments made by the applicant if there still was a concern on traffic. Mr. Lahue mentioned the concern is on Keller Hicks and Timberland Boulevard. He mentioned there are no street lights and traffic backs up substantially this development will only increase the traffic.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Wilson. The motion carried 7-1 with Mr. Edmonds against.

<i>Document received for written correspondence</i>					<i>ZC-11-110</i>
Name	Address	In/Out 200 ft notification area	Position on case		Summary
Gene Carlcheon	1440 Carrollton Pkwy	No	Support		Spoke at hearing
Rob Johnson	11301 Old Denton Rd	No	Support		Spoke at hearing
Justin Lahue	2008 Spinnaker Lane	No		Opposition	Spoke at hearing

14. ZC-11-111 International Union of Operating Engineers Chapter 178 (CD 7)- 6200 Block of Cromwell Marine Creek Road (J. H. Conwell Survey, Abstract 343, 7.03 Acres): from "AG" Agricultural to "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus heavy equipment training and a height maximum of 120 feet for training equipment, site plan included.