



**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
January 10, 2012

Council District 9

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

Opposition: none

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Sandage Development Partners LLC

Site Location: 2816-2828 Sandage Avenue Mapsco: 76X

Proposed Use: Site Plan for multifamily development

Companion Cases: ZC-07-199/PD-794

Background:

A site plan was required for this development based on the zoning change ZC-07-199 approved by City Council on 12-04-07. The zoning was approved for PD/MU-1 Planned Development based on MU-1 for residential uses only and limited to 44 units, site plan required.

The applicant is proposing to build four three-story high duplexes intended for TCU student housing. Each structure is 32.6 feet to the top plate. Eight units on approximately 0.57 acres equals just over 14 units per acre. Each unit is expected to include five bedrooms.

Building permits have been submitted for the first phase of the project, which include the two northern duplexes. Since all the units are to be accessed from one central shared access drive, it has been recommended to the applicant to re-plat the property into one lot to provide access to all lots if sold off individually.

Site Information:

Owner: Sandage Development Partners, LLC
500 W. Lookout Dr.
Richardson, Tx 75080

Agent: Timm Baumann
Acreage: 0.57 ac
Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

- North PD-762 Planned Development for MU-1 for residential uses / multi family
- East "B" Two Family, PD-794 Planned Development for MU-1 residential uses only limited to 44 units / single-family
- South "B" Two Family / single-family
- West "B" Two Family / single-family

Site Plan Comments:

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

- The site plan does not show fencing for the property, indicate fence type and height on the site plan

Zoning Commission recommended a waiver to the fence requirement.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-07-199 Approved by City Council 12-04-07 for PD/MU-1 for residential uses only, limited to 44 units.
 ZC-07-010 Approved by City Council 06-05-07 for PD/MU-1 for residential uses, subject property to the north.

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sandage Avenue	2 way, Residential	Residential	No
Lowden Street	2 way, Residential	Residential	No
Cantey Street	2 way, Residential	Residential	No

Considerations: The site will have access from Sandage Avenue, Lowden Street, and Cantey Street, which are adequate for the traffic generated by the proposed use.

Public Notification:

The following Neighborhood Associations were notified:

- | | |
|----------------------------------|---|
| Paschal Area | Berry Street Initiative |
| University Place | Southside Preservation Assoc. |
| Frisco Heights | South University Redevelopment Organization |
| University Neighborhood Alliance | Fort Worth ISD |

Attachments:

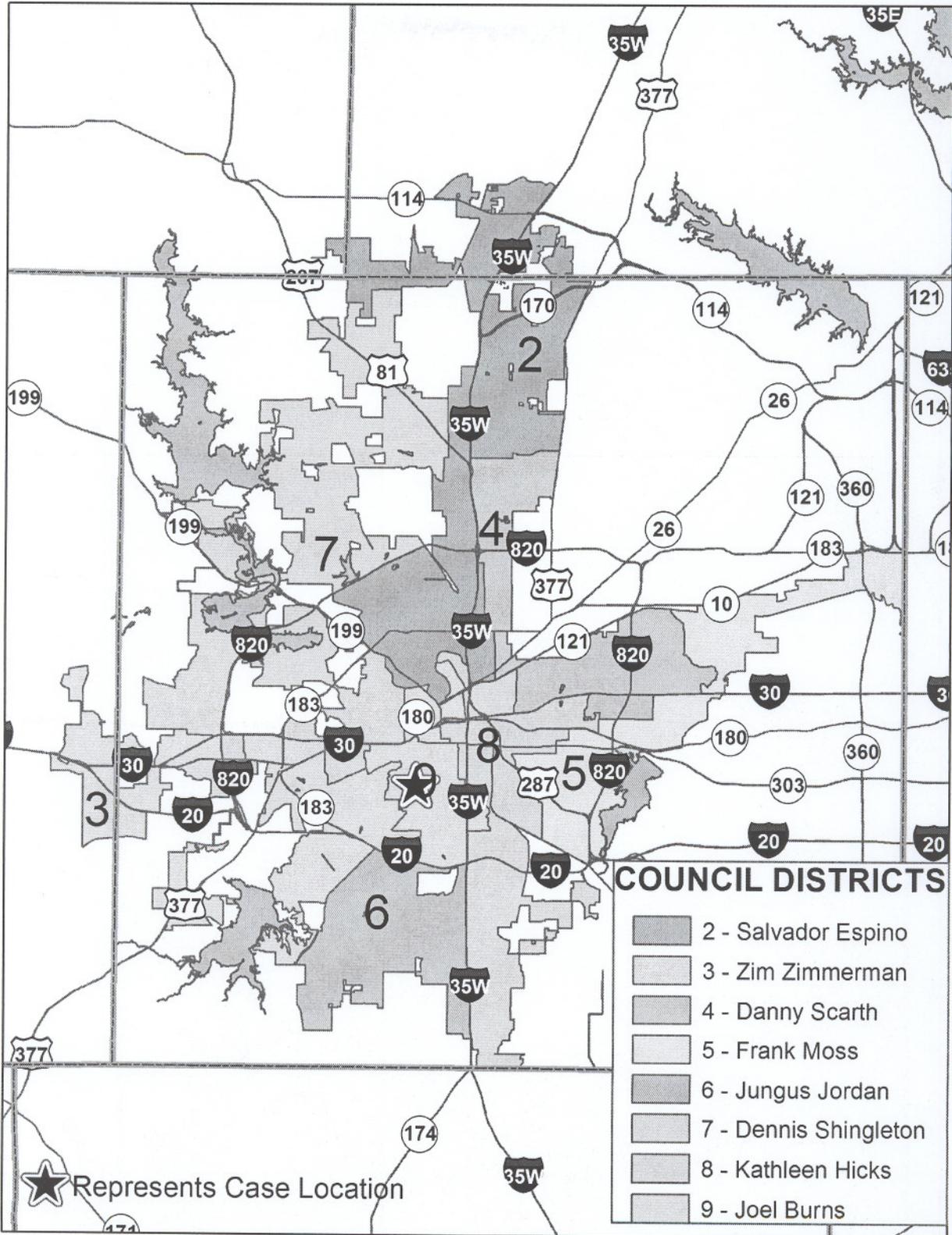
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes of the Zoning Commission meeting

FORT WORTH



SP-11-008

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Frank Moss
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kathleen Hicks
- 9 - Joel Burns

★ Represents Case Location

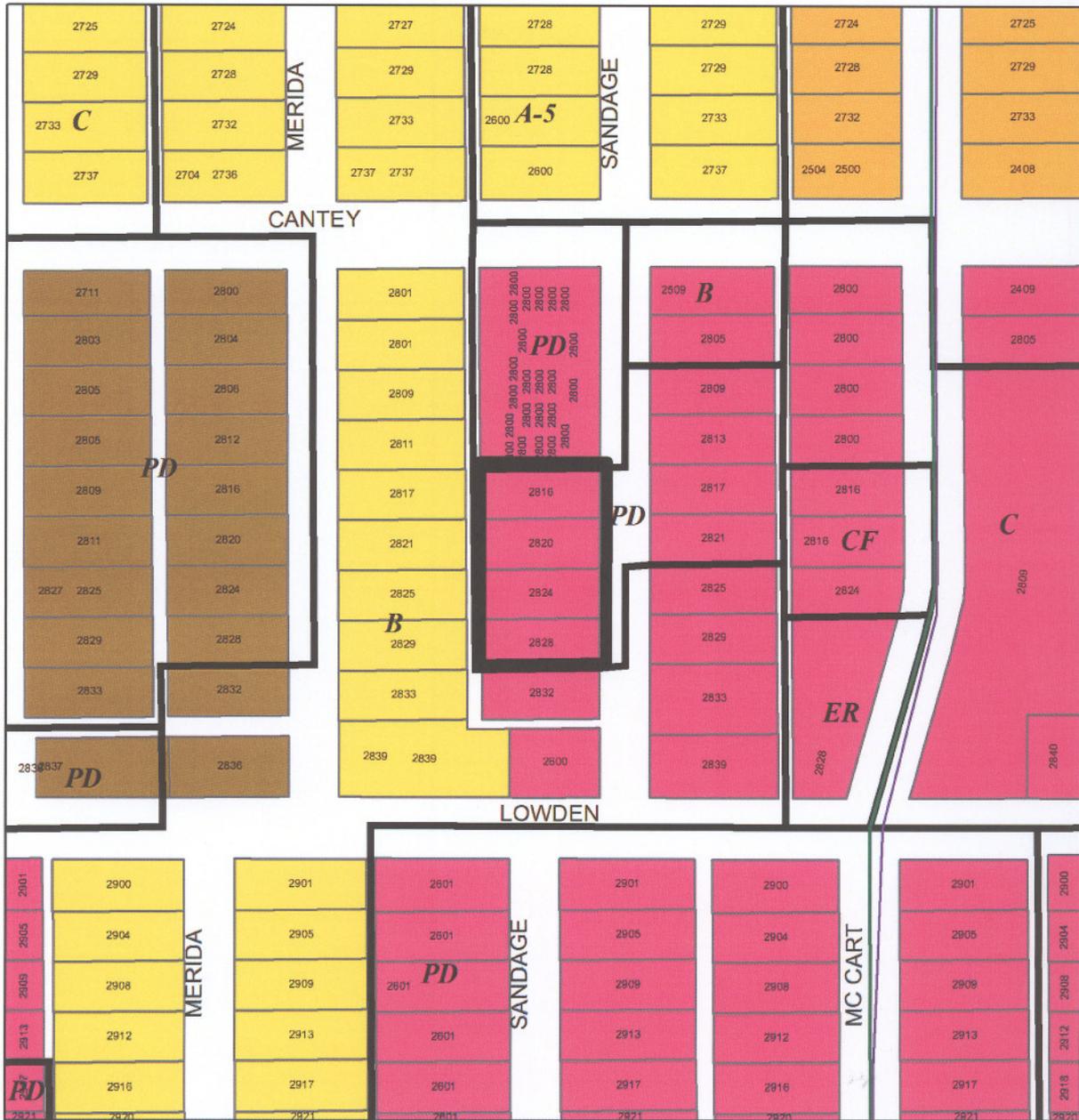




2816 - 2828 (evens) Sandage Avenue

Future Land Use

SP-11-008



- 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



		200 notification area	ft		
Emilio Zubizarreta	6001 Tension Dr	Yes		Support	Sent letter

9. ZC-11-123 City of Fort Worth Housing & Economic Development (CD 8)- 908, 912, 916, 930, 952, 954, 958, & 962 E. Humbolt Street (McAnulty & Nesbit Subdivision, Block 2, Lot 41, 1.20 Acres): from "A-5/HC" One-Family/Historic & Cultural Overlay to "NST4-R/HC" Near Southside T4 Restricted/Historic & Cultural Overlay

Robin Bentley, 1000 Throckmorton Street, Fort Worth, Texas representing Housing & Economic Development explained to the Commissioners the request is to rezone the property to build a new Community Center.

Motion: Following brief discussion, Mr. Romero recommended approval of the request, seconded by Ms. Reed. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>				<i>ZC-11-123</i>	
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
Daniel Reimer	930 & 954 E. Humbolt St	In		Support	Sent letter

10. SP-11-008 Sandage Development Partners, LLC (CD 9)- 2816-2828 Sandage Avenue (Frisco Heights Addition, Block 14, Lots 5, 6, 7, & 8, 0.57 Acres): site plan for PD-794

Jim Schell, 901 Fort Worth Club Building, Fort Worth, Texas representing Sandage Development explained to the Commissioners this is a site plan that was required from a previous zoning case. They are constructing eight duplexes with 38 bedrooms. They did meet with the neighborhood association who requested there be only one parking space per bedroom and to indicate where they would be keeping the trash receptacle containers which is noted on the revised site plan. Mr. Schell mentioned they are asking for a waiver to the fence requirement because they will be providing a retaining wall that may not be conducive of this.

Mr. West asked if they meet with the neighborhood and was the fence mentioned. Mr. Schell stated they did not bring up the fence.

Ms. Reed asked about the note for dusk to dawn street lighting. Mr. Schell mentioned it is indicated on the site plan. Timm Baumann, 500 W. Lookout Drive, Richardson, Texas spoke to Ms. Reed's question and reiterated is noted on the site plan notes. Mr. West asked him to comment on the neighborhood and the fence. He mentioned the homeowners preferred not to have the fence because it would be too tall.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. West. The motion carried unanimously 9-0.

11. ZC-11-124 City of Fort Worth Planning & Development (CD 3)- 4700 S. Loop 820 W. & 9300 & 9336 Team Ranch Road (Montserrat Addition, Block 6, Lots C1, C2, & C3, 9.87 Acres): from Unzoned to "E" Neighborhood Commercial

Beth Knight, Senior Planner, City of Fort Worth, 1000 Throckmorton Street, Fort Worth, Texas explained the annexation case. It is approximately a 10 acre site that was left out of previous annexations.

Motion: Following brief discussion, Mr. West recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-11-124
Name	Address	In/Out 200 notification area	ft	Position on case	Summary
David Ross	9311 Marbella Dr	Yes		Support	Sent letter
Paulis & Marqaret Erwin	4605 Marbella Circle	Yes		Opposition	Sent letter

12. ZC-11-125 Tarrant County College District (CD 7)- 4801 Marine Creek Parkway (Part of Northwest Tarrant County Junior College Subdivision, A. F. Albright Survey, Abstract 1849, 2.93 Acres): from "AG" Agricultural to "PD/AG" Planned Development for all uses in "AG" Agricultural plus indoor shooting range, site plan included.

Logan McWhorter, 6000 Western Place, Suite 625, Fort Worth, Texas representing Tarrant County College explained to the Commissioners they are requesting to rezone a piece of the Northwest Campus to allow for an indoor shooting range. They currently have an outdoor firing range immediately to the west. The noise from the outdoor range will be drastically reduced.

Mr. Genua asked if this is strictly for students and/or opened to the public. Mr. McWhorter said it is for law enforcement training only and is not opened to the public. He mentioned they have several parking spaces surrounding the building.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Ms. Spann. The motion carried unanimously 9-0.

13. ZC-11-126 Compassionate Church of God (CD 8)- 951-957 Evans Avenue (McAnulty and Nesbitt Subdivision Evans, Block 2, Lots 31, 31A, & 32, 32A, 0.24 Acres): from "NS-T4NR/HC" Near Southside-T4 Neighborhood Restricted/Historic & Cultural Overlay to "NS-T4R/HC" Near Southside-T4 Restricted/Historic & Cultural Overlay