



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 4, 2013

Council District 8

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

Opposition: none

Continued Yes X No ___
Case Manager Stephen Murray
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: F.W. Mason Heights, L. P.

Site Location: 2600-2700 blocks Moresby, 3700-3801 Mighty Mite, 3801 WG Daniels, 3670 Wichita
Mapsco: 78W, X

Proposed Use: Adjust district boundary lines

Request: From: "PD-913" Planned Development for "A-5" One-Family, "PD-915" Planned Development for "ER" Neighborhood Commercial Restricted, and "PD- 916" Planned Development for "C" Medium Density Multifamily, with development standards; site plan required

To: Adjust the Boundary lines for PD-913, PD-915, and PD-916 with development standards; site plan required

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Minor Boundary Adjustment for Tracts 5-7).

Background:

The proposed site was formerly part of the Masonic Children's Home property and is the remaining site of a major redevelopment effort south of Berry Street near Hwy 287. This proposal located just south of the retail development Renaissance Square along Berry Street, the location of a recently constructed WalMart. This southern section provides for the residential component of the overall development. The applicant intends to adjust district boundary lines for further development.

The subject site was rezoned in 2011. Within the overall development, the applicant intends to construct single-family residential, townhouse and multifamily developments with areas of commercial uses. The commercial uses are based on ER Neighborhood Commercial Restricted uses (no alcohol sales) but are primarily intended for assisted living and medical offices. Site plan waivers were approved for Tracts 1 and 2, the single family and townhouse uses, because the lot layout will be provided at the time of platting and will require approval by the City Plan Commission. Site plans will be provided for approval by the Zoning Commission and City Council for Tracts 3 through 7, the commercial and multifamily tracts, as developers are identified and their individual requirements are determined.

Specific Development Standards are required for each tract development including building standards, new fencing to match the existing fence at the All Church Home and installation of street trees, sidewalks and other enhancements along a proposed collector bisecting the development.

This case was continued from the March hearing because the applicant was unable to attend the meeting.

The following table provides the differences between current zoning standards and proposed standards for each tract.

Tract	Zoning	Current Acreage	Proposed Acreage
Tract 1	PD/A-5	24.6	19.7
Tract 4	PD/ER	14.8	6.4
Tract 5	PD/C	32.8	26.6
Tract 6	PD/ER	3.8	4.1
Tract 7	PD/ER	New Tract (taken out of Tract 1)	4.8
Total Acreage		76	61.6*

*Uplift School site removed from the proposal and accounts for 6.2 acres of the current 32.8 acres

Standards	Zoning Standard
Tract 1: PD/A-5	
Lot Area	5,500 sf minimum
Lot Width	55 feet at building line
Rear Yard	10 feet
Minimum dwelling size	1500 sf
Exterior Façade Building Materials	70% brick and/or stone coverage
Open Space	Community green provided at the entry
Tracts 3, 4, 6 and 7: PD/ER including: Assisted Living, Nursing Home with full medical services, and Massage Therapy and Spa	
Building Size	Proposed uses could exceed building size requirements
Building Height	Not to exceed 35 feet
Landscaping	Enhanced landscaping along drives, buffer areas, and parking areas
Tract 5: PD/C	
Landscaping	45 percent open space in addition to enhanced landscaping along drives and in buffer areas
Parking	Enhanced landscape islands in parking areas

Site Information:

Owner: F.W. Mason Heights, L.P.
 10000 North Central Expressway #1500
 Dallas, TX 75231

Agent: Mike Clark, Winkelmann and Associates

Acreage: 63.4 ac.

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

North "PD 721" for PD/E for retail development plus development standards / commercial
 East "A-5" One-Family / single-family, gas well
 South "B" Two-Family; "E" Neighborhood Commercial / single-family, commercial
 West "PD 722" for PD/A-5DD / single-family, historic Masonic Home site/children's home

Recent Relevant Zoning and Platting History:

Zoning History:

ZC-11-040, FW Mason Heights, Amend development standards for "PD-721" Planned Development; for residential, commercial, and multifamily, site plan waiver requested for single-family tracts; approved 9/13/11. (Subject property)

ZC-09-110, Lockard Construction, Amend development standards for "PD-720" Planned Development; site plan waiver requested; approved 11/10/09. (Subject property and property to the north)

ZC-08-178, City of Fort Worth; rezoning to remove DD from PD 720 and 721; approved 12/2/08
 (Subject property and property to the south)
 ZC-06-189 City of Fort Worth; rezoning to PD/SU/DD for all uses in "E" neighborhood commercial
 (Subject property) and for all uses in "A-5" One Family (property to the south); approved 9/5/06

Platting History: PP-09-013 Shoppes at Renaissance Square Addition approved by the Planning
 Commission 10/28/09

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wichita Street	2 way, Collector	Major Arterial	Yes (2018-2029)
Mitchell Blvd.	2 way, Minor Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Mitchell Blvd NA	Southeast Fort Worth Inc.
Glencrest Civic League	Morningside/Hillside Crime Watch COPS
United Communities Association	FWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to amend zoning boundaries for an overall development. The surrounding land uses vary with a large commercial development to the north, a school and single-family, and a gas well to the west, single-family to the south and the Historic Masonic Home and single family to the east.

Due to the close proximity to the intense development to the north, the proposed zoning change is **compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

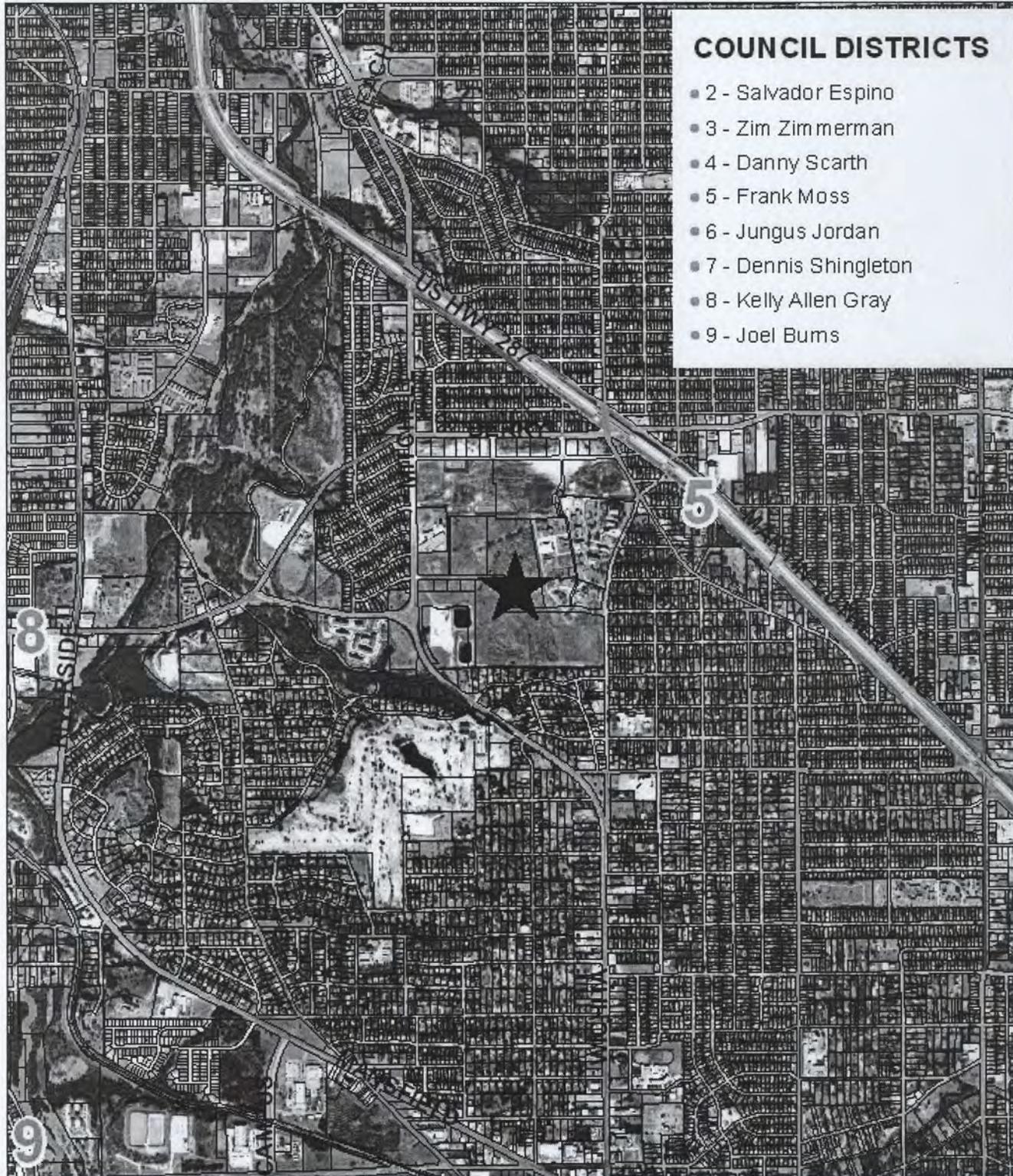
The 2013 Comprehensive Plan has various designations for the site. Please see table below for Comprehensive Plan Consistency:

Tract	Proposed Zoning	Future Land Use	Comprehensive Plan Consistency
Tract 1	PD/A5	Single-family	Yes
Tract 4	PD/ER	Neighborhood Commercial	Yes
Tract 5	PD/C	Medium Density Multifamily; Neighborhood Commercial	Yes (MBA)
Tract 6	PD/ER	Medium Density Multifamily; Neighborhood Commercial	Yes (MBA)
Tract 7	PD/ER	Single-family	Yes (MBA)

Attachments:

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

Location Map



2,000 1,000 0 2,000 Feet





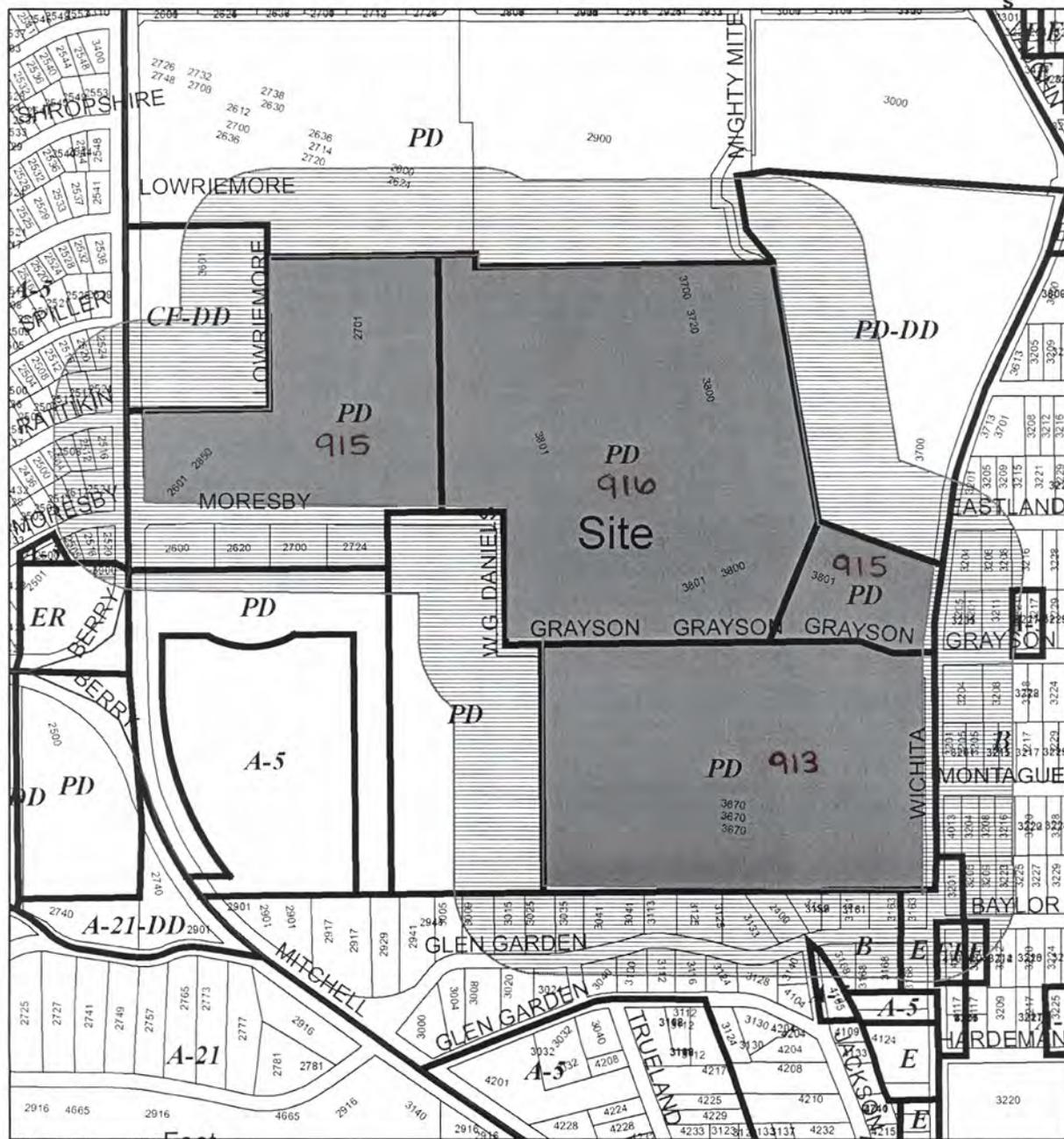
ZC-13-042

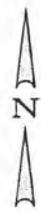
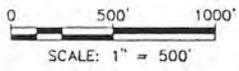
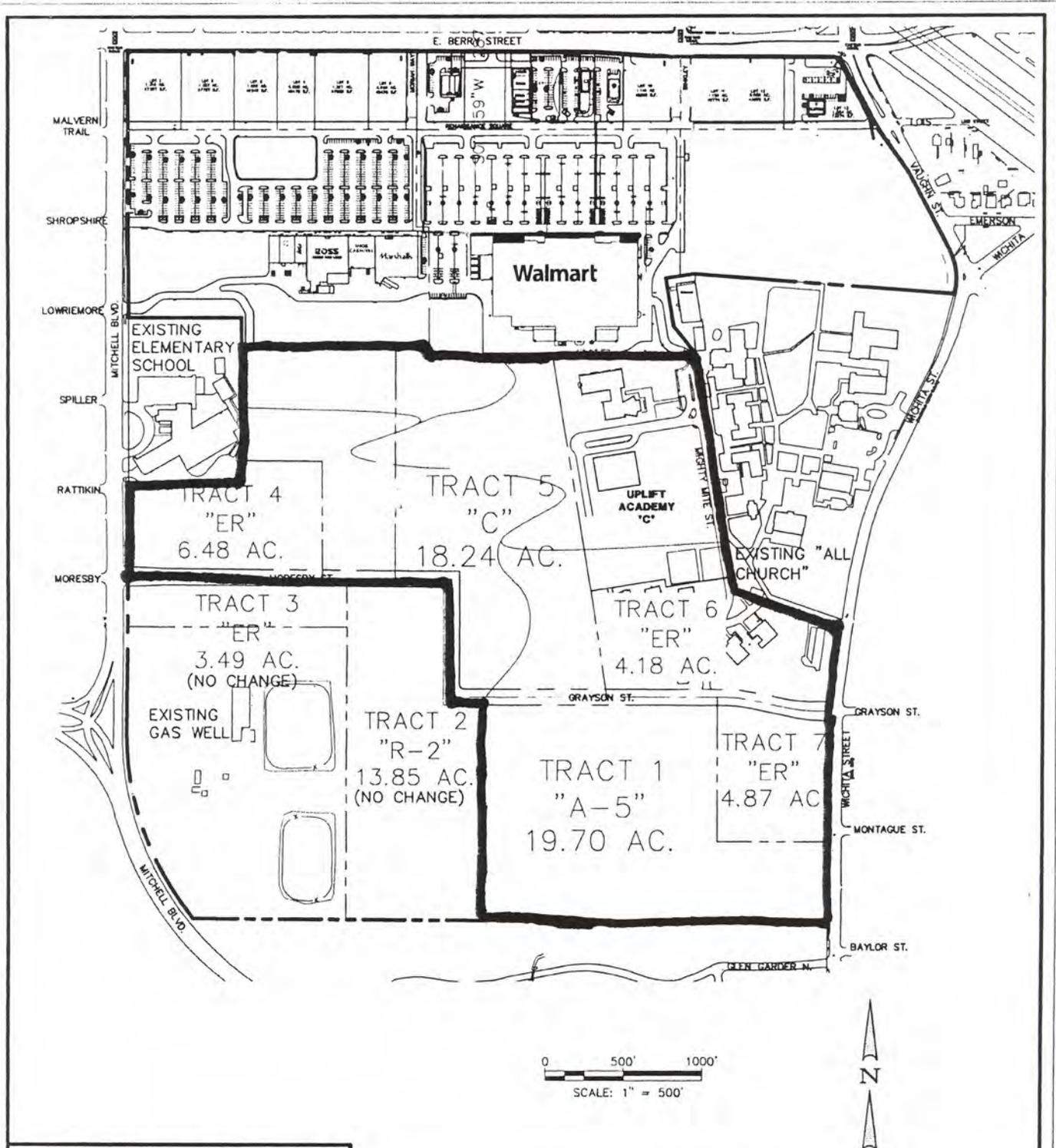
Area Zoning Map

Applicant: FW Mason Heights, Uplift Education
 Address: 2600-2700 blocks Moresby, 3700-3801 Mighty Mite, 3801 WG Daniels, 3670 Wichita
 Zoning From: PDs 913, 915, 916
 Zoning To: Adjust district boundary lines
 Acres: 74.23
 Mapsco: 78WX
 Sector/District: Southeast
 Commission Date: 03/13/2013
 Contact: 817-392-8043



300 Ft. Notification Buffer





Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 8750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230
 (972) 490-7090 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors No. 100866-00
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Scale :
 Date :
 Dwg File :
 Project No. :

seal

ZONING EXHIBIT
 MASON HEIGHTS
 FT. WORTH, TX

SHEET
 OF

Development Standards

ZC-13-042

PD-913

Site Plan Waiver Requested

TRACT 1

"PD A-5" Planned Development for all uses in "A-5" Single Family District as herein modified:.

Lot Area:
5500 SF minimum

Lot Width:
55' minimum at building line

Rear Yard:
10' minimum

Development Standards:
Minimum dwelling size shall be 1500 SF

LANDSCAPING/BUFFERING, SIDEWALKS, AND FORESTRY

Landscaping. Project will comply with Section 6.301, Landscaping.

"A-5" Landscaping Standards. The frontage along "The Collector" and Wichita Street shall provide a landscape buffer adjacent to the right of way in accordance with the following criteria:

- A. 6' Masonry screenwall to match All Church Home
- B. 4' sidewalk shall be located in the right of way
- C. 3" caliper trees at 40' on centers

Trees shall be selected from the following:

- A. Live Oak
- B. Lacebark Elm
- C. Shumard (Red) Oak
- D. Chinese Pistache
- E. Cedar Elm

Shrubs shall be selected from the following:

- A. Dwarf Buford Holly
- B. Dwarf Texas Sage
- C. Indian Hawthorn (Clara)
- D. Abelia
- E. Dwarf Wax Myrtle

Additional Landscaping

Entry Features shall be incorporated per Detail A

A "Community Green" (in general accordance with Detail "D" attached) area shall be provided to allow for pedestrian connectivity from within the residential area to the center of the subdivision which shall connect to the collector road and the public access easement into the commercial area of PD720.

A contiguous "Community Green" area shall be provided within the A-5 development area at a minimum of 15% but no less than 25,000 square feet.

Urban Forestry. Project will comply with Section 6.302, Urban Forestry.

Fencing Perimeter fencing shall be combination of brick columns and wrought iron to match the All Church Home.

LIGHTING

Street lighting. Light poles along the "The Collector" and within the subdivision shall be Black Powder coated.

BUILDING MATERIALS

The exterior façade of all residences shall have not less than 70% brick and/or stone coverage

AMENDMENTS

Amendments to this ordinance shall be processed per Section 4.303 of the Zoning Ordinance.

April 02, 2013

PD-915

Site Plan Required

TRACTS 3,4,6,7

"PD-ER" Planned Development for all uses in "ER" Neighborhood Commercial Restricted and including the following additional uses:

- Assisted Living Facility
- Nursing Home with full medical services
- Massage Therapy and Spa

LANDSCAPING/BUFFERING, SIDEWALKS, AND FORESTRY

Landscaping. Project will comply with Section 6.301, Landscaping.

Landscaping Standards. Lots with frontage on Mitchell Blvd., Wichita Street and "The Collector" shall provide a landscape buffer adjacent to the right of way in accordance with the following criteria:

- A. Landscape buffer minimum 10 feet in width
- B. 3" caliper trees at 40' on centers
- C. 5 gallon shrubs to screen head in parking
- D. 4' wide sidewalk shall be located in the right of way

Trees shall be selected from the following:

- A. Live Oak
- B. Lacebark Elm
- C. Shumard (Red) Oak
- D. Chinese Pistache
- E. Cedar Elm

Shrubs shall be selected from the following:

- A. Dwarf Buford Holly
- B. Dwarf Texas Sage
- C. Indian Hawthorn (Clara)
- D. Abelia
- E. Dwarf Wax Myrtle

Landscaping In Parking Lot. One three-inch caliper tree within an irrigated landscape island of not less than 150 square feet with live groundcover shall be provided for every 100 parking spaces, or fraction thereof. A separate irrigated landscape island is required for every 100 parking spaces; the required 150-square foot landscape areas cannot be combined to create fewer, larger landscape islands. In addition, each end of a parking strip shall have an irrigated landscape island planted with a minimum of one three-inch caliper tree and three shrubs within an area of not less than 300 square feet with live ground cover.

Urban Forestry. Project will comply with Section 6.302, Urban Forestry.

LOT LIGHTING

Parking lot lighting. Light poles shall be no more than 30 feet in height and painted black, dark gray or have bronze oxidant protective coating. The main entrance shall be lit to be distinguishable from surrounding ambient lighting. Lighting within the bufferyard adjacent to residential property shall not exceed one foot candle at ground level. Light poles within 140 feet of residential property shall not exceed 20 feet in height and shall be shielded away from residential property.

Street lighting. Light poles along the collector street and at the intersection with Mitchell Blvd. or Wichita St. shall be black powder coated.

BUILDING HEIGHT

Maximum height shall not exceed 35 feet.

SIGNS-Per Code

AMENDMENTS

Amendments to this ordinance shall be processed per Section 4.303 of the Zoning Ordinance.

PD-916

Site Plan Required

TRACT 5

"PD/C" Planned Development for all uses in "C" Medium Density Multi-Family District

Building Layout

- A. Multifamily buildings will be situated such that parking is internal to the site. i.e. buildings will be adjacent to the public right-of-way without parking between the buildings and right-of-way.
- B. A public access easement shall be provided to connect the drive at the southeast corner of PD720 (PD-E-Renaissance Square) through tract to the entry to the single-family in tract 1.

LANDSCAPING/BUFFERING, SIDEWALKS, AND FORESTRY

Landscaping. Project will comply with Section 6.301, Landscaping.

"C" Landscaping Standards. Lots with frontage along "The Collector" shall provide a landscape buffer adjacent to the right of way in accordance with the following criteria:

- A. Landscape buffer minimum 10 feet in width
- B. 3" caliper trees at 40 feet on center
- C. 5 gallon shrubs to screen head in parking
- D. 4' wide sidewalk shall be located in the right of way.

"C" uses along "The Collector" shall also include a fence of brick columns and wrought iron to match the All Church Home.

Trees shall be selected from the following:

- F. Live Oak
- G. Lacebark Elm
- H. Shumard (Red) Oak
- I. Chinese Pistache
- J. Cedar Elm

Shrubs shall be selected from the following:

- F. Dwarf Buford Holly
- G. Dwarf Texas Sage
- H. Indian Hawthorn (Clara)
- I. Abelia
- J. Dwarf Wax Myrtle

Landscaping In Parking Lot. One three-inch caliper tree within an irrigated landscape island of not less than 150 square feet with live groundcover shall be provided for every 100 parking spaces, or fraction thereof. A separate irrigated landscape island is required for every 100 parking spaces; the required 150-square foot landscape areas cannot be combined to create fewer, larger landscape islands. In addition, each end of a parking strip shall have an irrigated landscape island planted with a minimum of one three-inch caliper tree and three shrubs within an area of not less than 300 square feet with live ground cover.

Urban Forestry. Project will comply with Section 6.302, Urban Forestry.

Fencing Perimeter fencing shall be required for "C" uses and shall be constructed of brick columns and wrought iron to match the All Church Home.

LOT LIGHTING

Parking lot lighting. Light poles shall be no more than 30 feet in height and painted black, dark gray, or dark green or have bronze oxidant protective coating. The main entrance shall be lit to be distinguishable from surrounding ambient lighting. Lighting within the bufferyard adjacent to residential property shall not exceed one foot candle at ground level. Light poles within 140 feet of residential property shall not exceed 20 feet in height and shall be shielded away from residential property.

Street lighting. Light poles along the collector street and at the intersection with Mitchell Blvd. or Wichita St. shall be black powder coated.

BUILDING HEIGHT

Maximum height shall not exceed 32 feet – slab to top plate 3 stories

BUILDING MATERIALS

The exterior façade of all main and accessory buildings shall have not less than 70% brick and/or stone coverage. No EIFs shall be permitted below 4' above slab.

SIGNS-Per Code

AMENDMENTS

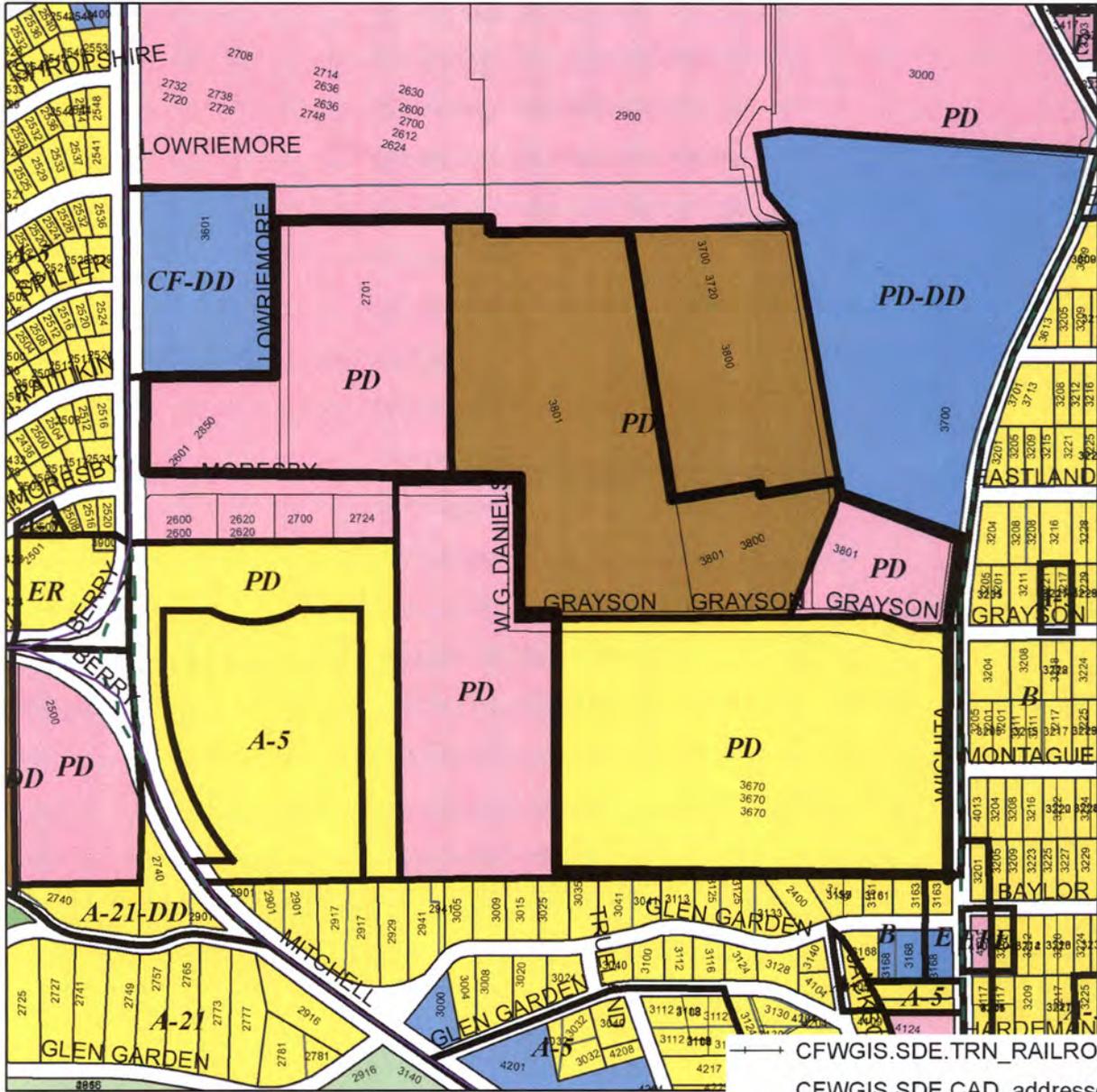
Amendments to this ordinance shall be processed per Section 4.303 of the Zoning Ordinance.

April 02, 2013



Future Land Use

ZC-13-042



- 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

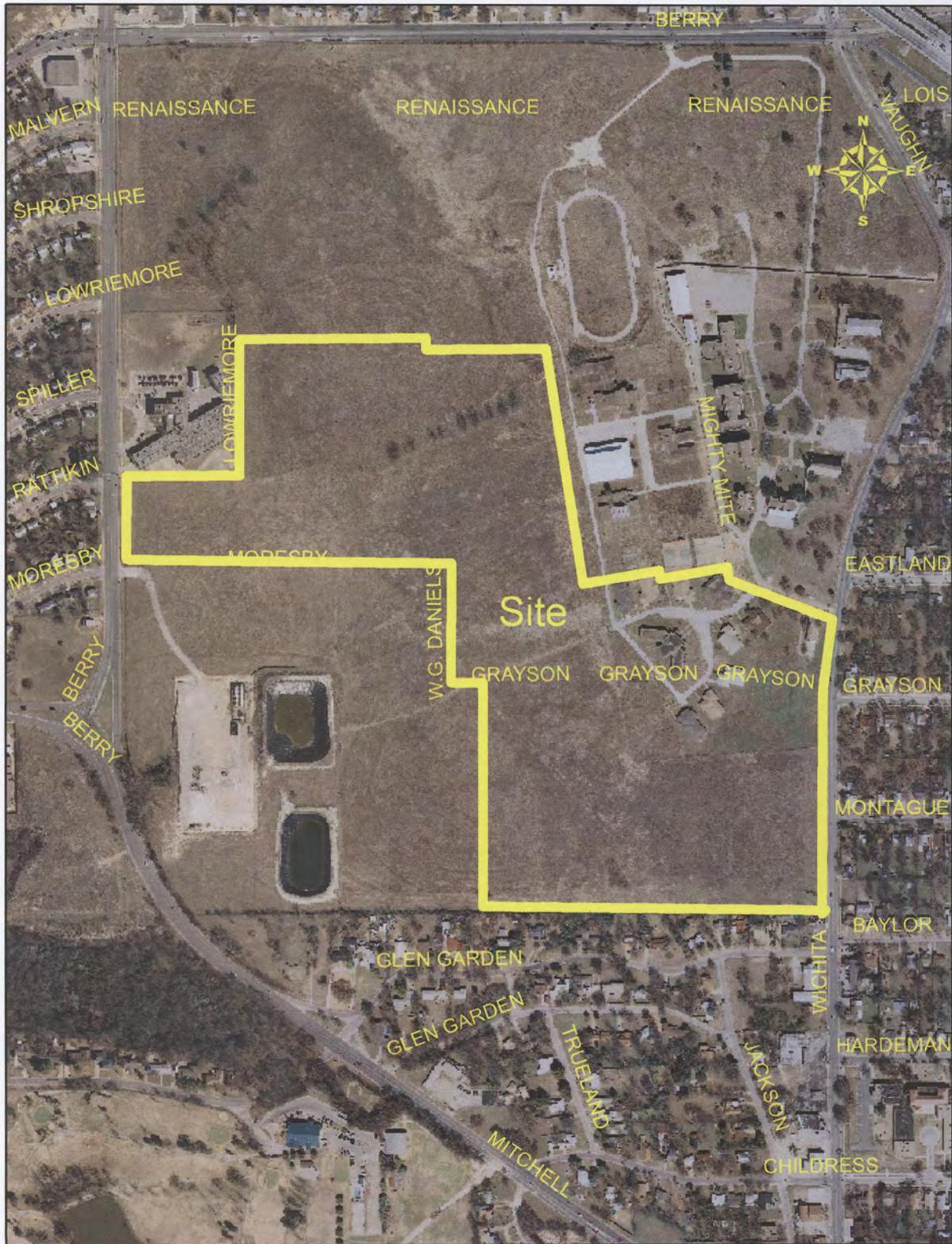
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain

200 100 0 200 Feet

A Comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 5, 2013.



Aerial Photo Map



Mary Kelleher	7901 Randol Mill	Out	Opposition		Spoke at hearing
Rodney Burton	3325 Lake Knoll	In	Opposition		Signed petition
Dennis Thomas	3317 Lake Knoll	In	Opposition		Signed petition
Karakoch Hedges	3309 Lake Knoll	In	Opposition		Signed petition
Victoria Poscharsky	10300 Lake Park	In	Opposition		Signed petition
Lisa Killgore	10320 Lake Park	In	Opposition		Signed petition
Jason Shaw	10400 Lake Park	In	Opposition		Signed petition
Bill Snider	10409 Lake Park	In	Opposition		Signed petition
Sophia Tafesse	10424 Lake Park	In	Opposition		Signed petition
Steve O'day	10428 Lake Park	In	Opposition		Signed petition
Jon Forrest	10316 Lake Park	In	Opposition		Signed petition
Chet Mueller	10304 Lake Park	In	Opposition		Signed petition
Jac Saliba	10309 Lake Park	In	Opposition		Signed petition
Erik Gillespie	3336 Lake Hill	In	Opposition		Signed petition
John Den	3328 Lake Hill	In	Opposition		Signed petition
Marilyn Mayfield	3321 Lake Knoll	In	Opposition		Signed petition
Chykwugen Okticg	10300 Lake Terrace	In	Opposition		Signed petition
Nadine Newton	10313 Lake Terrace	In	Opposition		Signed petition
Vita Stone	10400 Lake Bend	In	Opposition		Signed petition
Abraham Mommou	10432 Lake Bend	In	Opposition		Signed petition
Margaret Mabee	3412 Lake Hill	In	Opposition		Signed petition
Susan Scwertz	10440 Lake Park	In	Opposition		Signed petition
Jody Parish	10412 Lake Park	In	Opposition		Signed petition
Debbie/Rip Campbell	3405 Lake Knoll	In	Opposition		Signed petition
Lita Schutter	3301 Lake Knoll	In	Opposition		Signed petition
Kim Duren	10301 Lake Terrace	In	Opposition		Signed petition
Shawn Mathews	10012 Daly Dr	In	Opposition		Sent letter in

3. ZC-13-042 FW Mason Heights, Uplift Education (CD 8) – 2600-2700 Blocks Moresby, 3700-3801 Mighty Mite & 3801 WG Daniels and 3670 Wichita (Mason Heights, Block 1, Lots 1-4

and Block 2, Lots 1-4, 63.40 Acres): from “PD-913” Planned Development for “A-5” One-Family, “PD-915” Planned Development for “ER” Neighborhood Commercial Restricted, and “PD-916” Planned Development for “C” Medium Density Multifamily, with development standards; site plan required to Adjust the Boundary lines for PD-913, PD-915, and PD-916 with development standards; site plan required

Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas with Winklemann & Associates explained to the Commissioners they are making a slight modification to the existing PD for Renaissance Square. There will be no changes to the existing language in the PD’s.

Happy Baggett, 2336 Whistler Creek Drive, Fort Worth, Texas with Mason Heights, mentioned they are 100% leased. Uplift Academy is adding another 84,000 square feet. They are also requesting ER zoning at Grayson for medical facilities. The YMCA is proposing to re-locate to Renaissance and rezone their current site. The proposed zoning would reduce the multifamily density by 378 units to accommodate the Uplift Academy, YMCA and proposed medical facilities.

Todd Baker, 801 Slaughter Lane, Euless, Texas spoke in support. Mr. Baker is with the YMCA Metropolitan Fort Worth and said this change would allow them to move from their current location.

Cleveland Harris, 1037 Colvin, Fort Worth, Texas with Morningside NA spoke in support. He said they need quality services in this area.

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

<i>Document received for written correspondence</i>				<i>ZC-13-042</i>	
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Mike Clark	6750 Hillcrest	Out		Support	Spoke at hearing
Happy Baggett	2336 Whistler Creek	Out		Support	Spoke at hearing
Todd Baker	801 Slaughter Ln	Out		Support	Spoke at hearing
Cleveland Harris	1037 Colvin	Out		Support	Spoke at hearing

4. ZC-13-044 YMCA (CD 8) – 2300 Block East Berry Street (McDonald Branch of YMCA Addition, Block 1, Lot A, 18.07 Acres): from “R1” Zero Lot Line and “CF” Community Facilities to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with development standards; site plan required.

Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas with Winklemann & Associates explained to the Commissioners the YMCA is looking to move to the Renaissance location as mentioned in the previous presentation.

12. ZC-13-041 JCP Trust et al (CD 6)- 9605 Old Granbury Road (Juan Jose Albirado Survey, Abstract No. 4, 26.50 Acres): from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "G" Intensive Commercial

Patricia LaRue, 8001 Redwood Trail, Fort Worth, Texas representing JCP Trust et al explained to the Commissioners they are requesting this change to "G" Intensive Commercial based on anticipated growth in this area and another zoning case that is also proposing G zoning around this intersection. The area is surrounded by the future Chisholm Trail parkway and McPherson Boulevard.

Motion: Following brief discussion, Mr. Genua recommended approval of the request, seconded by Mr. Flores. The motion carried unanimously 7-0.

13. ZC-13-042 FW Mason Heights, Uplift Education (CD 8) – 2600-2700 Blocks Moresby, 3700-3801 Mighty Mite & 3801 WG Daniels and 3670 Wichita (Mason Heights, Block 1, Lots 1-4 and Block 2, Lots 1-4, 63.40 Acres): from "PD-913" Planned Development for "A-5" One-Family, "PD-915" Planned Development for "ER" Neighborhood Commercial Restricted, and "PD- 916" Planned Development for "C" Medium Density Multifamily, with development standards; site plan required to Adjust the Boundary lines for PD-913, PD-915, and PD-916 with development standards; site plan required

Happy Baggett, 2336 Whistler Creek Drive, Fort Worth, Texas with Mason Heights is requesting a 30 day continuance.

Motion: Following brief discussion, Ms. Conlin recommended a 30 day continuance of the request, seconded by Mr. West. The motion carried unanimously 7-0.

14. ZC-13-043 SLF/IV Legacy Capital LP (CD 6) –Bounded by Willow Branch Way, Stewart Feltz, Granbury and Hornbeam (See case file for legal descriptions, 359.30 Acres): from "AR" One-Family Restricted, "CR" Low Density Multifamily, "C" Medium Density Multifamily, "E" Neighborhood Commercial, and "G" Intensive Commercial to "A-5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial; "PD/D" Planned Development for all uses in "D" High Density Multifamily, site plan required

Peter Aberg, 5910 North Central, Suite 1250, Dallas, Texas representing Legacy Capital explained to the Commissioners they have been working on this project for a couple of years. Mr. Aberg mentioned the current zoning has been in place since 1984 and they want to take the opportunity to enhance the Chisholm Trail Parkway into a commercial corridor that would create significant tax revenue for the City. He explained the power point presentation. There have been several meetings on the overall project with the neighborhoods, Crowley ISD and City staff. They will be creating design guidelines for the overall development. There will be an internal trail throughout the development.

Mr. Genua asked about the time frame for the development. Mr. Aberg said there estimations are anywhere between eight and fifteen years, being 100% developed. He noted Chisholm Trail is expected to open in 15 months and at that point would be the determination as when development starts.