



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
April 1, 2014

Council District 4

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

Opposition: None submitted
Support: East Fort Worth Business Association

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

Owner / Applicant: **Handley Oaks Apartments, LLC**

Site Location: 2120 Handley Drive Mapsco: 80A

Proposed Use: **Multifamily**

Request: From: "C" Medium Density Multifamily
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily at 26 units per acre; site plan included

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

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

Background:

The site is located near the corner of Handley Avenue & Meadowbrook Drive. The applicant is proposing to change the zoning to "PD/D" Planned Development for all uses in "D" High Density Multifamily at 26 units per acre; site plan included. The applicant intends to modify the existing complex by internally changing one block of three bedroom units to one block of 16 one bedroom units

Handley Oaks Apartments, built in 1964, is a 106 unit multifamily complex comprised of 51 one bedroom, 40 two bedroom and 15 three bedroom apartments. At the time of initial construction, the "C" zoning category didn't calculate density. The current density for the site is roughly 24 units per acre and as a result, the complex is legal nonconforming. "C" allows 18 units per acre and the proposed completed project will increase the density to 26 units per acre. The "D" multifamily district allows a maximum of 24 units per acre. Mixed Use and form-based districts allow greater densities.

The applicant has opted to include a site plan for the PD to ease neighborhood concerns regarding the proposal. In the future, changes to the site plan will require an amendment and approval through the zoning process.

The site is located on two Fort Worth Transportation Authority (The T) bus routes and the apartments are within walking distance from several commercial businesses.

Site Information:

Owner: Handley Oaks Apartments, LLC

Applicant: 2120 Handley Drive #118
 Fort Worth, TX 76112
 Melville R. Ashdown (Manager)
 Acreage: 4.4 acres
 Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "A-5" One-Family; "C" Medium Density Multifamily / single-family, multifamily
 East "D" High Density Multifamily; PD 262 "PD/SU" for all uses in "E" plus one auto part store
 selling new parts, site plan waived / multifamily, commercial
 South "E" Neighborhood Commercial / Walmart
 West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: FS-14-013 Handley Oaks Addition Block 1, Lot 1 going through review process.

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations. The key deficiency is:

1. Provide width of drives
2. Provide building dimensions and height (table might be easiest)

Compliance with the item noted above shall be reflected on the site plan or a waiver is required.

Transportation/Public Works (TPW) site plan comments

1. Verify right-of-way width on Handley Drive. FS-14-013 shows 58 ft.; the site plan provided shows 70 ft.
2. Sidewalks shall be required for all streets as per City of Fort Worth Standards. Sidewalks must maintain a minimum of 4ft. clear and unobstructed in order to comply with ADA/TAS regulations. Several areas are labeled as sidewalks, but have AC boxes impeding the pedestrian path.
3. Confirm with TPW that the gated entrances into this development are acceptable or if any redesign would be required.
4. Confirm with the Fire Department if the fire lanes as shown will be acceptable since the minimum width for fire lanes or emergency access easement within multi-family development is 26 feet.

Comments made by TPW staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute TPW acceptance of conditions; traffic code will be applied to the project

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Handley Drive	Minor Arterial	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Brentwood-Oak Hills	Ryanwood West Citizens on Patrol
Handley	Historic Handley Development Corporation
Ryanwood	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD
East Fort Worth Business Assn	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/D” Planned Development for all uses in “D” High Density Multifamily at 26 units per acre; site plan included. Surrounding land uses vary with multifamily and single-family to the north, multifamily and commercial to the east, a Walmart store to the south, and single-family to the west.

The proposed site is located along a minor arterial, on two bus routes, and is located in close to commercial. The increase in density will be located within and existing confines of the current buildings and the applicant has provided a site plan for the development.

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

2. Comprehensive Plan Consistency

The 2013 Comprehensive Plan designates the subject property as Medium Density Residential. The proposed zoning **is consistent** with the Comprehensive Plan.

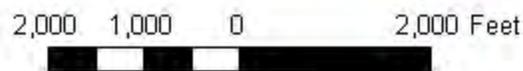
The applicant is not increasing the size of the current structures and the increase in density will take place within the existing buildings by reconstructing walls. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. Locate multifamily units adjacent collector streets, arterial streets, or rail transit stations. (Pg. 38)
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents. (Pg. 38)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (Pg. 39)

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan

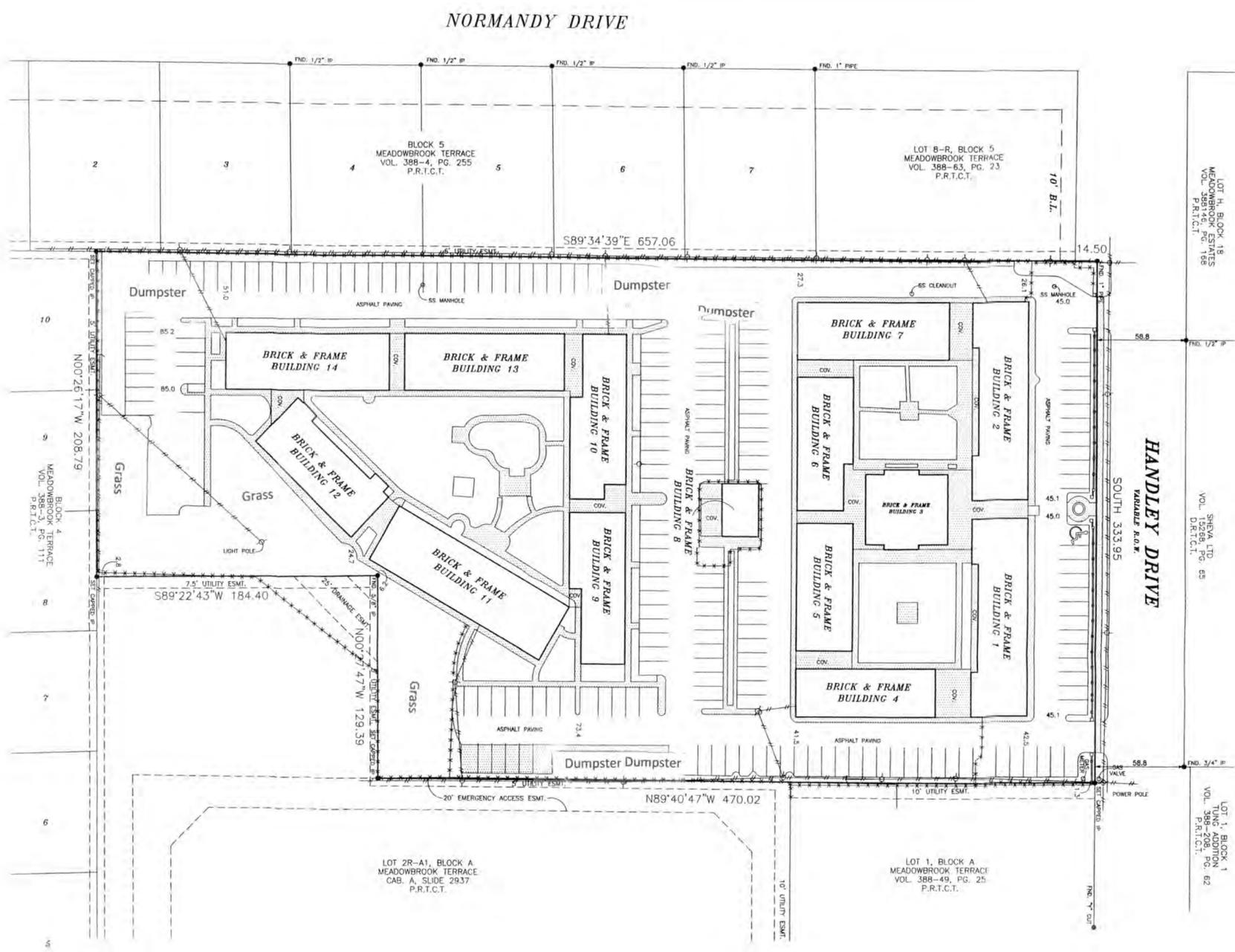
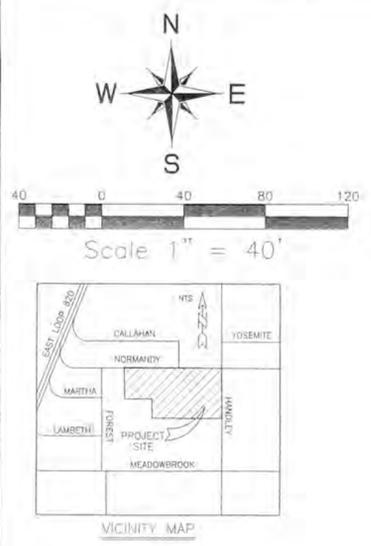
Location Map



Area Zoning Map

Applicant: Handley Oaks Apts LLC
 Address: 2120 Handley Drive
 Zoning From: C
 Zoning To: PD for D multifamily uses at 26 units/acre
 Acres: 4.4762767
 Mapsco: 80A
 Sector/District: Eastside
 Commission Date: 3/12/2014
 Contact: 817-392-8043





BEING A TRACT OF LAND OUT OF THE J.E. BRANDON SURVEY, ABSTRACT NO. 209, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D212281847, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE FOUND IN THE WEST LINE OF HANDLEY DRIVE FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED 14.50 FEET SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST FROM THE SOUTHEAST CORNER OF LOT B-R, BLOCK 5, MEADOWBROOK TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-63, PAGE 23, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 333.95 FEET ALONG THE WEST LINE OF SAID HANDLEY DRIVE TO A CAPPED IRON PIN SET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, MEADOWBROOK TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-49, PAGE 25, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 40 MINUTES 47 SECONDS WEST 470.02 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, MEADOWBROOK TERRACE TO A 5/8" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED AND FOR THE MOST NORTH NORTHEAST CORNER OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE;

THENCE NORTH 00 DEGREES 27 MINUTES 47 SECONDS WEST 129.39 FEET ALONG THE EAST LINE OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE TO A 5/8" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED AND FOR THE MOST NORTH NORTHEAST CORNER OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE;

THENCE SOUTH 89 DEGREES 22 MINUTES 43 SECONDS WEST 184.40 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE TO A CAPPED IRON PIN SET IN THE EAST LINE OF LOT 8, BLOCK 4, MEADOWBROOK TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-3, PAGE 111, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED AND FOR THE NORTHWEST CORNER OF SAID LOT 2R-A1, BLOCK A, MEADOWBROOK TERRACE;

THENCE NORTH 00 DEGREES 26 MINUTES 17 SECONDS WEST 208.79 FEET ALONG THE EAST LINE OF SAID BLOCK 4, MEADOWBROOK TERRACE TO A CAPPED IRON PIN SET IN THE SOUTH LINE OF LOT 2, BLOCK 5, MEADOWBROOK TERRACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-4, PAGE 255, PLAT RECORDS, TARRANT COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED AND FOR THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 4, MEADOWBROOK TERRACE;

THENCE SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST 657.06 FEET ALONG THE SOUTH LINE OF SAID BLOCK 5, MEADOWBROOK TERRACE AND LOT B-R, BLOCK 5, MEADOWBROOK TERRACE TO THE POINT OF BEGINNING AND CONTAINING 4.95 ACRES OF LAND, MORE OR LESS

- Fence Information**
- North Side Chain Link with Privacy slats
 - South Side Rod Iron and Chain Link
 - East Side Rod Iron and Brick Pillars
 - West Side Chain link with privacy slats
 - Building 8 Rod Iron
- Parking Spaces**
- Current Parking 170 Spaces
 - Proposed Parking 170 Spaces
 - Required Parking 116 spaces
 - 114 units + 2 Spaces for 500 Sq.Ft. Common Areas
- Unit Density**
- Current 23.6 units/Acre
 - Proposed 25.5 units/Acre

- Notes:**
- All work will comply with lighting, sign, landscaping and Urban Forestry standards
 - All areas marked with letter G are grass surfaces
 - All other areas are paved asphalt or concrete
 - All roadways throughout property are Paved asphalt
 - Dumpster locations are marked with a D

OWNERS:
HANDLEY OAKS APTS LLC
MEL ASHDOWN
2120 HANDLEY DRIVE #118
FORT WORTH, TEXAS 76112
619.277.2712

SURVEYOR:
LOYD BRANDON SURVEYORS, INC.
CHARLES B. HOOKS, JR., RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX: 817.831.9818

13-1008
01-22-14

Director of Planning and Development
Date

EXHIBIT
OF
LOT 1, BLOCK 1
HANDLEY OAKS ADDITION
AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE J.E. BRANDON SURVEY, ABSTRACT NO. 209, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D212281847, DEED RECORDS, TARRANT COUNTY, TEXAS.



THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

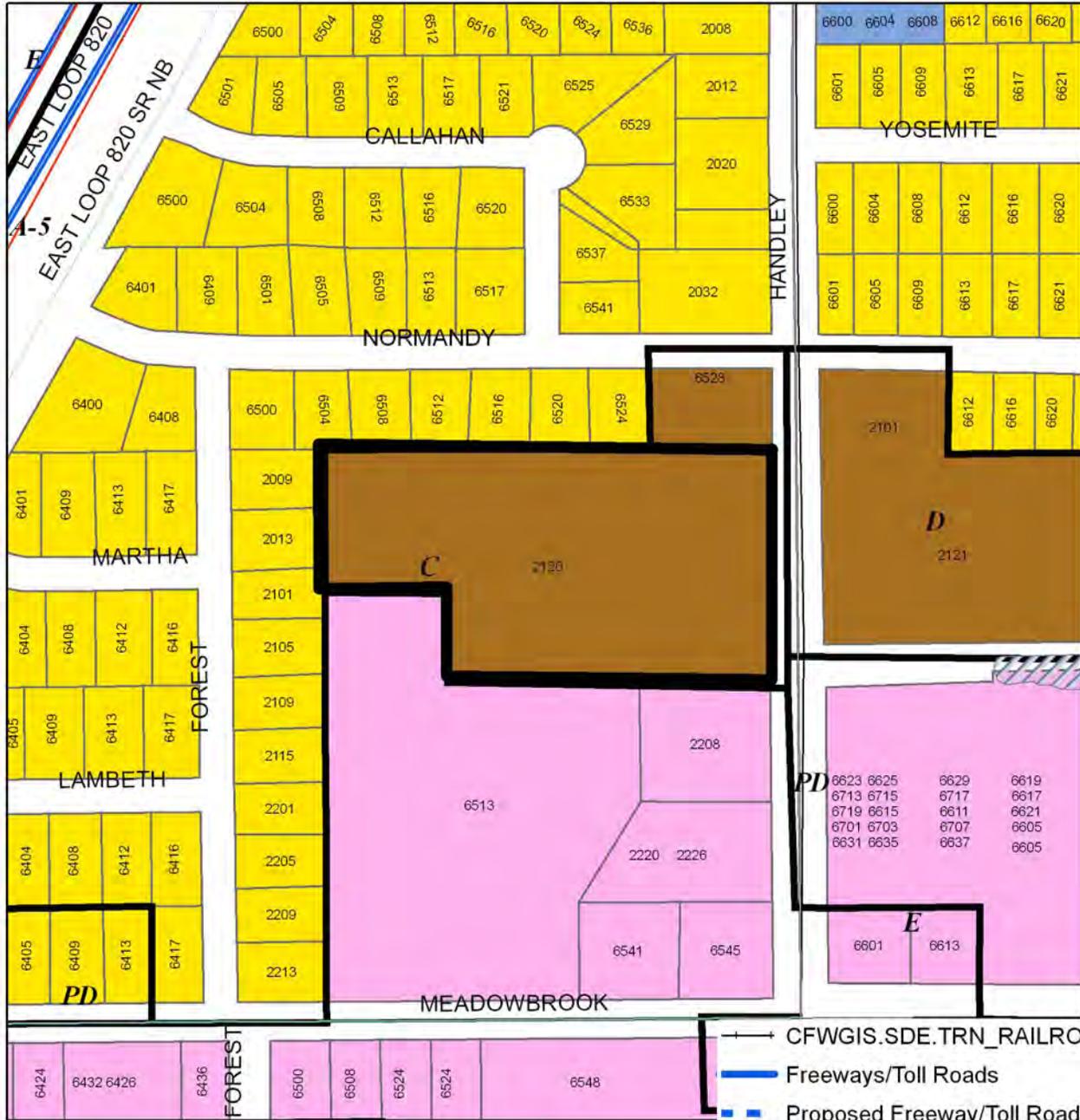
CHARLES B. HOOKS, JR. DATE 01-22-14



2120-2128 Handley Drive

Future Land Use

ZC-14-023



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

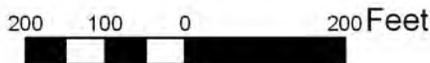
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed Use
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road

- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial

FLD_ZONE

- Floodplain

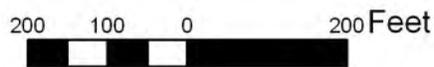
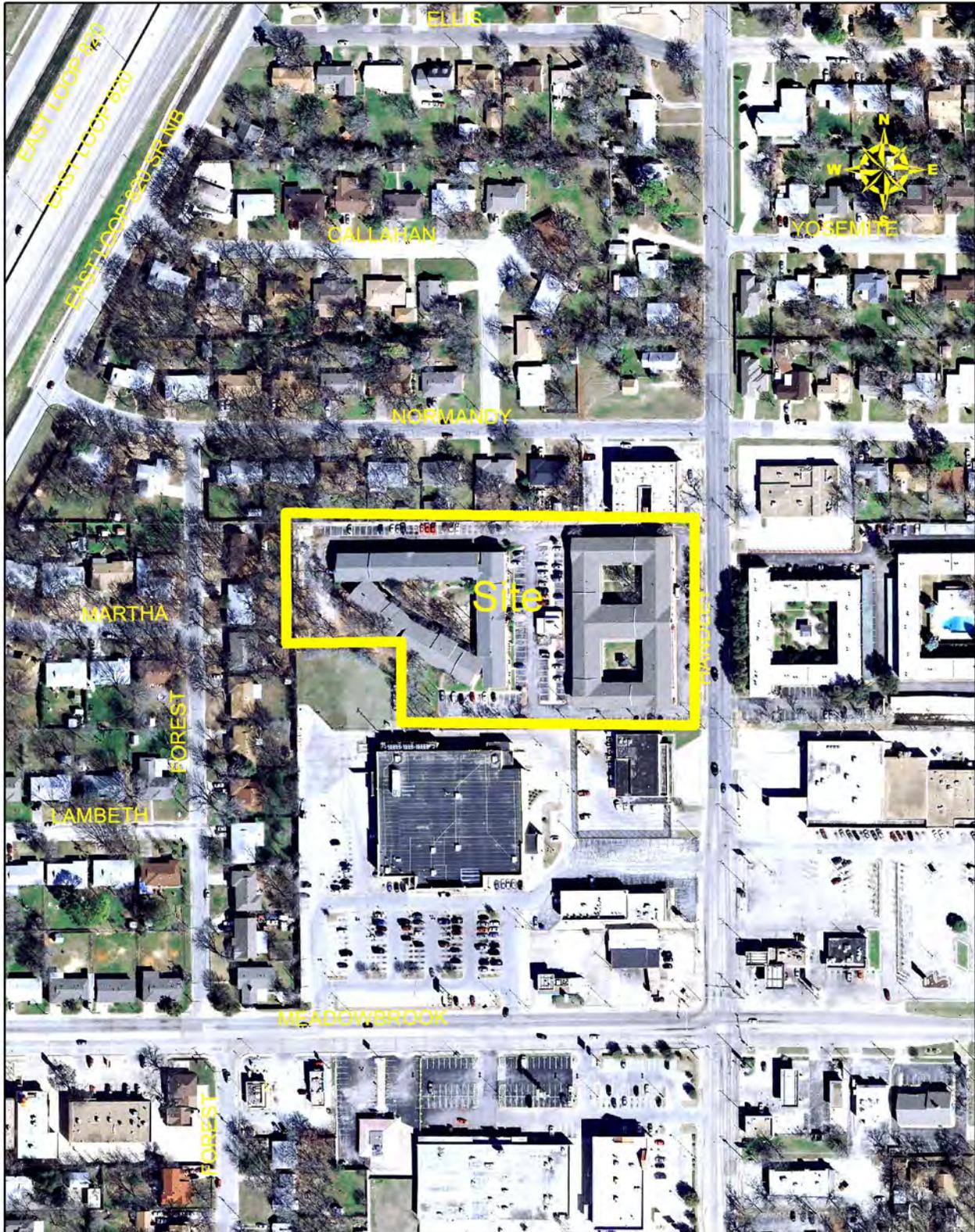


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 5, 2013.





Aerial Photo Map



partnership between the City of Fort Worth and Casino Beach properties. He said they met with all four of the neighborhood associations around the lake and presented to the Lake Worth Regional Coordinating Committee chaired by Councilman Shingleton. Mr. Barnard said the project is consistent with the Lake Worth Vision Plan adopted by Council in 2009. He said they also have support from the NAS/JRB. There was one concern by the Scenic Shores Neighborhood Association about traffic in the area. They did hold separate meetings with the NA and city staff and they worked things out.

Mr. West mentioned his concern about this area being in the flight path and quoted the base is in support of the change. Mr. Barnard said at the last meeting in January they came in support of the changes as reflected in the site plan. Ms. Murphy, Planning Manager, said when they did the original site plan there was discussion about a lawn area and making sure there was nothing permanent there or that they did not barricade off a more amphitheater type area, and that this did carry over into the new amendment. Mr. West said he did remember representatives from the JRB present and spoke at that meeting when we considered the original plan. Mr. Barnard said the issue was the developer wanted fencing and the base didn't want fencing and it was removed from the plan.

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

7. ZC-14-023 Handley Oaks Apartments, LLC (CD 4) – 2120 Handley Drive (J. E. Brandon Survey, Abstract 209, Tract 4C, 4.47 Acres): from “C” High Density Multifamily to “PD/D” Planned Development for all uses in “D” High Density Multifamily at 26 units per acre; site plan included

Melvo Ashdown, 2120 Handley Drive, #118, Fort Worth, Texas property owner explained to the Commissioners the zoning change application is primarily concerned for the safety of the residents and any nuisance issues of this particular area. Handley Oaks is a 106 apartment unit complex built in the 1960's. There are 51 one bedroom units, 40 two bedroom units, and 15 three bedroom units built in the Historic Handley District.

They have security devices, cameras and institute a courtesy patrol from 9 pm to 3 am. Mr. Ashdown said they have managed to reduce crime in this area by 90%. He mentioned the rental for a three bedroom unit is about the same as buying a house. Most of his tenants are stable and reliable and are low income. Most of his three bedroom apartments are rented by grandmothers and or families with several children and or fathers, or those shared by many families to reduce costs. He is requesting to change three bedroom units into one bedroom units, increasing the density from about 24 to 26 units per acre. He said in reality there will be less people living there. They have 171 parking spaces and about 50 to 60 residents who actually have cars, parking is not an issue. There will be no external changes made everything will be internal.

Mr. West asked Mr. Ashdown how many three bedroom units are being converted. Mr. Ashdown said of the 15 three bedroom units, eight of them will be converted and the remaining seven will remain as three bedroom units. Mr. West asked when the units were built did they have their own separate bathrooms. Mr. Ashdown said there will be no bathrooms added. They were three

bedrooms, two bathroom units with two front doors. He will convert one bedroom to a kitchen unit.

Ms. Conlin asked how much more money will he have to spend to convert the units. Mr. Ashdown said about \$100,000 to \$200,000. Ms. Conlin wanted to mention he has worked very closely with crime free multifamily housing to make this unit as crime free as it can be and definitely surrounded by other apartments that aren't crime free.

Ms. McDougall wanted to mention the crime free housing and to make sure it gets introduced in the future when they have apartment complexes come to their area. Ms. McDougall asked if that was part of their solution to go from three bedrooms to one bedroom. Ms. Ashdown said he pioneered the program with Officer Speed and has become a city ordinance since January 1, 2014. To make it successful the owner needs to be on board as well as the police and local judicial.

Tim Morton, 1501 Handley Drive, Fort Worth, Texas, President of East Fort Worth, Inc. spoke in support.

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

<i>Document received for written correspondence</i>					ZC-14-023
Name	Address	In/Out 300 notification area	Position on case		Summary
Tim Morton/ East Fort Worth, Inc.	1501 Handley	Out	Support		Spoke at hearing
Lesley McCurly	3407 Pleasant valley W	Out	Support		Present did not speak
East Fort Worth Business Assoc	NA	Out	Support		Sent letter in

8. ZC-14-024 Liberty Crossing Residential, LP (CD 7) – 9051 block Blue Mound Road (George Matthews Survey, Abstract 1078, Tract 1J, 1.38 Acres): from “E” Neighborhood Commercial to “A-5” One-Family

Eric Loshelder, 2405 Mustang Drive, Grapevine, Texas representing Liberty Crossing Residential LP explained to the Commissioners they are requesting to rezone to A-5 to match the rest of the zoning surrounding the property.

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

9. ZC-14-025 City of Fort Worth Housing & Economic Development (CD 2) – 1720 NW 25th Street (Rosen Heights First Filing Addition, Block 36, Lots 8-12, 0.45 Acres): from “E” Neighborhood to “CF” Community Facilities