



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 13, 2015

Council District 8

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

Opposition: None submitted
Support: None submitted

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

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

Site Location: 2701 Moresby Street Mapsco: 78W

Proposed Use: Community Center

Request: From: "PD-915" Planned Development for "ER" Neighborhood Commercial Restricted plus assisted living facility, nursing home with full medical services, massage therapy and spa with development standards; site plan required

To: Amend "PD-915" Planned Development for "E" Neighborhood Commercial with development standards; site plan included

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

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

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 is located just south of the Renaissance Square retail development on the corner of Mitchell Blvd. and Moresby St.

The applicant intends to construct a two-story YMCA with a pool, sports field, workout facilities, and daycare (YMCA). Rezoning is necessary because their current zoning is "ER" based, which does not allow for the size and uses requested and has more strenuous development standards. The table below describes the differences between "ER" and the proposed "E"

Development Standards	PD/ ER	Proposed PD/E
Front Yard	20 ft. minimum	20 ft. minimum
Lot Coverage	30% maximum	NA
Building Size	10,000 sf maximum gross floor area/5,000 sf maximum gross floor area per tenant	NA
Parking	Office buildings/one space per 400 square feet not to be located within the front yard	5 spaces per 1,000 sf, parking allowed in front yard

Landscaping	10 percent of the net site area; street trees along Moresby	10 percent of the net site area; street trees along Moresby
Screening	A minimum six foot screening fence is required along the property line adjacent to A or B district	A minimum six foot screening fence is required along the property line adjacent to A or B district
Signage	No freestanding or roof sign permitted.	Monument sign permitted

The subject site was rezoned in 2011 for 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.

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.

Site Information:

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

Agent: Huitt-Zollars Inc., (Mark Trieb)

Acreage: 5.82 ac.

Comprehensive Plan Sector: Southeast

Surrounding Zoning and Land Uses:

- North "CF" Community Facilities; "PD/ER" plus assisted living facility, nursing home with full medical services, massage therapy and spa with development standards; site plan required / elementary school, vacant
- East "PD/ER" plus assisted living facility, nursing home with full medical services, massage therapy and spa with development standards; site plan required / vacant
- South "PD/ER" plus assisted living facility, nursing home with full medical services, massage therapy and spa with development standards; site plan required / vacant
- West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History:
ZC-13-042, 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; effective 6/6/13 (subject property)

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. (property to the north)

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

Site Plan Comments:

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

Transportation/Public Works (TPW) site plan comments

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)
Wichita Street	Collector	Major Arterial	Yes (2018-2029)
Mitchell Blvd.	Minor Arterial	Major Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
The New Mitchell Blvd. Neighborhood Association	Streams And Valleys Inc
Glencrest Civic League NA	Fort Worth ISD
Southeast Fort Worth Inc	

*Located within the Mitchell Blvd NA

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/E” to allow for a new YMCA. The surrounding land uses vary with a school and large commercial development to the north, single-family to the west, and vacant land south and east.

The proposed site is part of a larger commercial, residential, and educational development and **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed zoning is consistent with the following Comprehensive Plan policies:

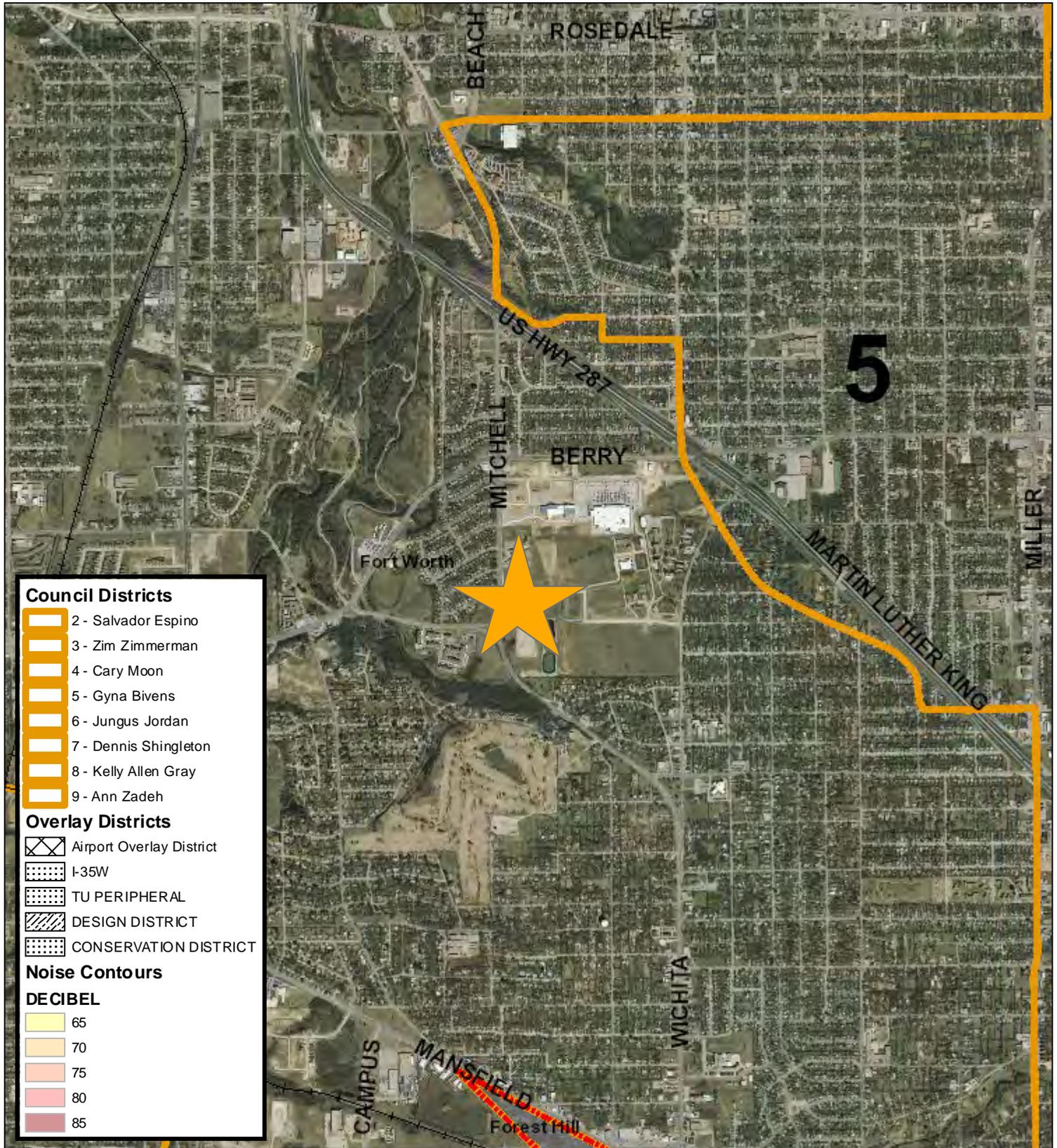
- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

The requested zoning change **is consistent** with the Comprehensive Plan.:

Attachments:

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

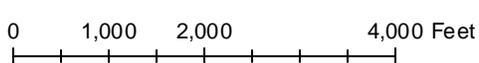
Area Map



Council Districts	
	2 - Salvador Espino
	3 - Zim Zimmerman
	4 - Cary Moon
	5 - Gyna Bivens
	6 - Jungus Jordan
	7 - Dennis Shingleton
	8 - Kelly Allen Gray
	9 - Ann Zadeh

Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

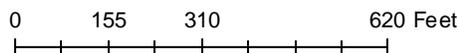
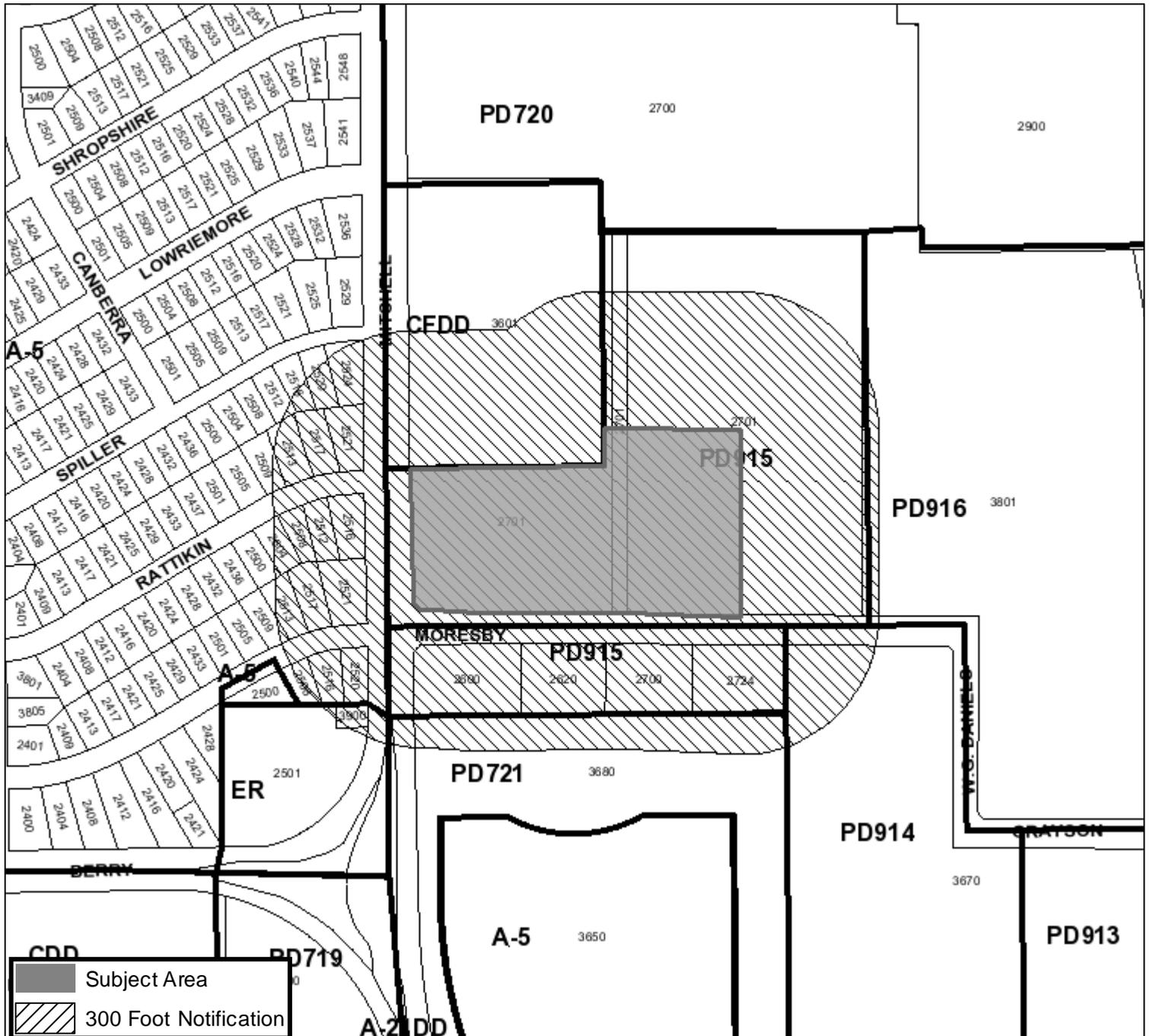
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85





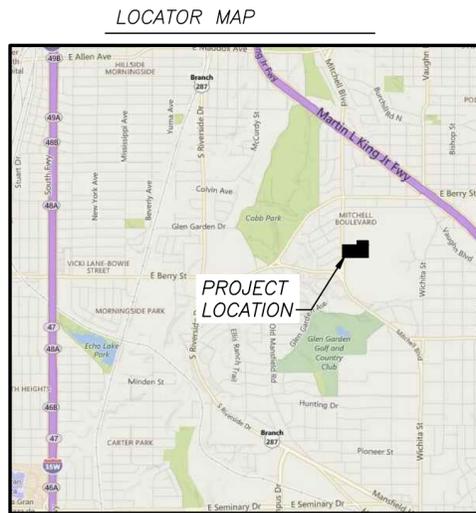
Area Zoning Map

Applicant: Fort Worth Mason Heights, LP
 Address: 2701 Moresby Street
 Zoning From: PD 915 for ER uses
 Zoning To: Amend PD 720 for E uses for community center
 Acres: 5.82761626
 Mapsco: 78W
 Sector/District: Southeast
 Commission Date: 8/12/2015
 Contact: 817-392-8043



Description	Zoning Requirement	Provided
Site Requirements		
Building footprint	60,000 ft ² maximum	34936 ft ²
Front Yard	20 ft minimum	20 ft
Rear Yard	10 ft minimum	10 ft
Side Yard	none required, 3 ft minimum if provided	10 ft
Height	3 stories or 45 ft maximum	2 stories, 30 ft
Off-Street Parking	175	180
Accessible Parking	6	6
Bicycle Spaces	3	3
Sidewalk	4 ft wide along R-O-W	4 ft along R-O-W, 6 ft on-site
Landscape Setback	10 ft width	10 ft

- NOTES:
1. ALL SIGNAGE WILL CONFORM TO LIGHTING CODE
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 3. THE PROJECT WILL CONFORM WITH SECTION 6.301, LANDSCAPING
 4. THE PROJECT WILL CONFORM WITH SECTION 6.302, URBAN FORESTRY
 5. THE PROJECT WILL COFORM WITH ADDITIONAL STREET TREE REQUIREMENTS ALONG MITCHELL BLVD AND MORESBY ST

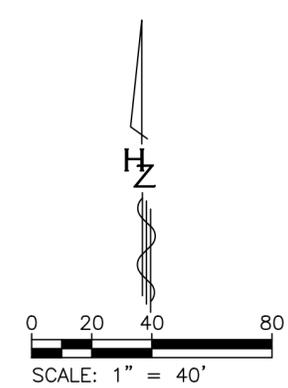
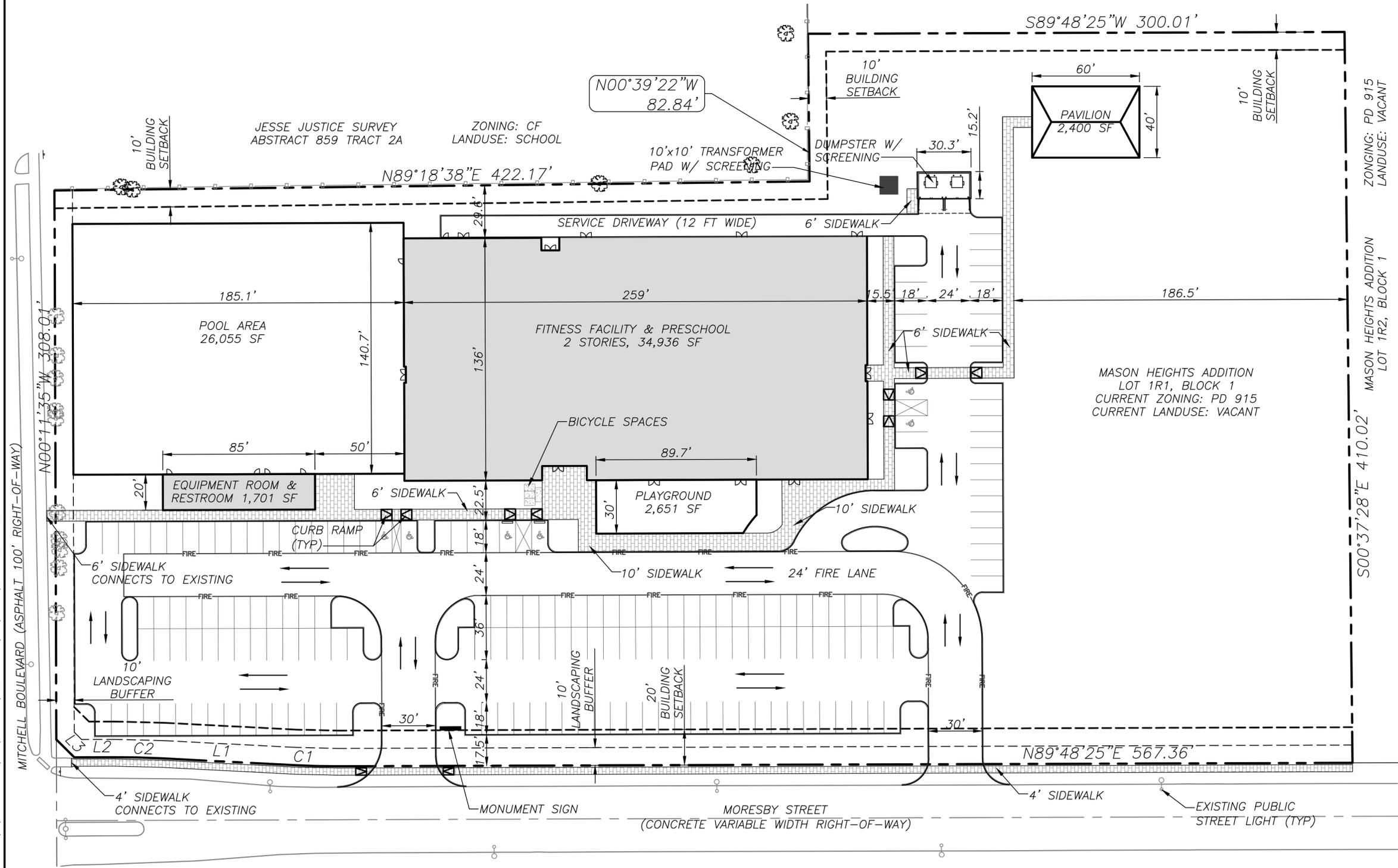


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	23.62'	430.00'	003°08'52"	N88°37'08"W	23.62'
C2	26.92'	490.00'	003°08'53"	N88°37'08"W	26.92'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°02'42"W	74.87'
L2	N89°48'25"E	21.94'
L3	N45°11'35"W	14.14'

LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- - - LANDSCAPE BUFFER
- ▭ BUILDING
- ⊞ EXTERIOR BUILDING DOOR
- ▭ OUTDOOR ACTIVITY OUTLINE
- PAVING CURB
- PAVING STRIPING/MARKING
- FIRE — FIRE LANE
- ▭ SIDEWALK
- ⊞ EXISTING SIGN
- - - PUBLIC STREET CENTERLINE
- PUBLIC STREET CURB
- ⊞ EXISTING TREE
- ⊞ REMOVE EXISTING TREE
- VEHICULAR FLOW



Director of Planning and Development

Date

SITE PLAN

FW MASON HEIGHTS, LP
109 WEST HIGHWAY 114
SOUTHLAKE, TX 76092
(817) 235-6826

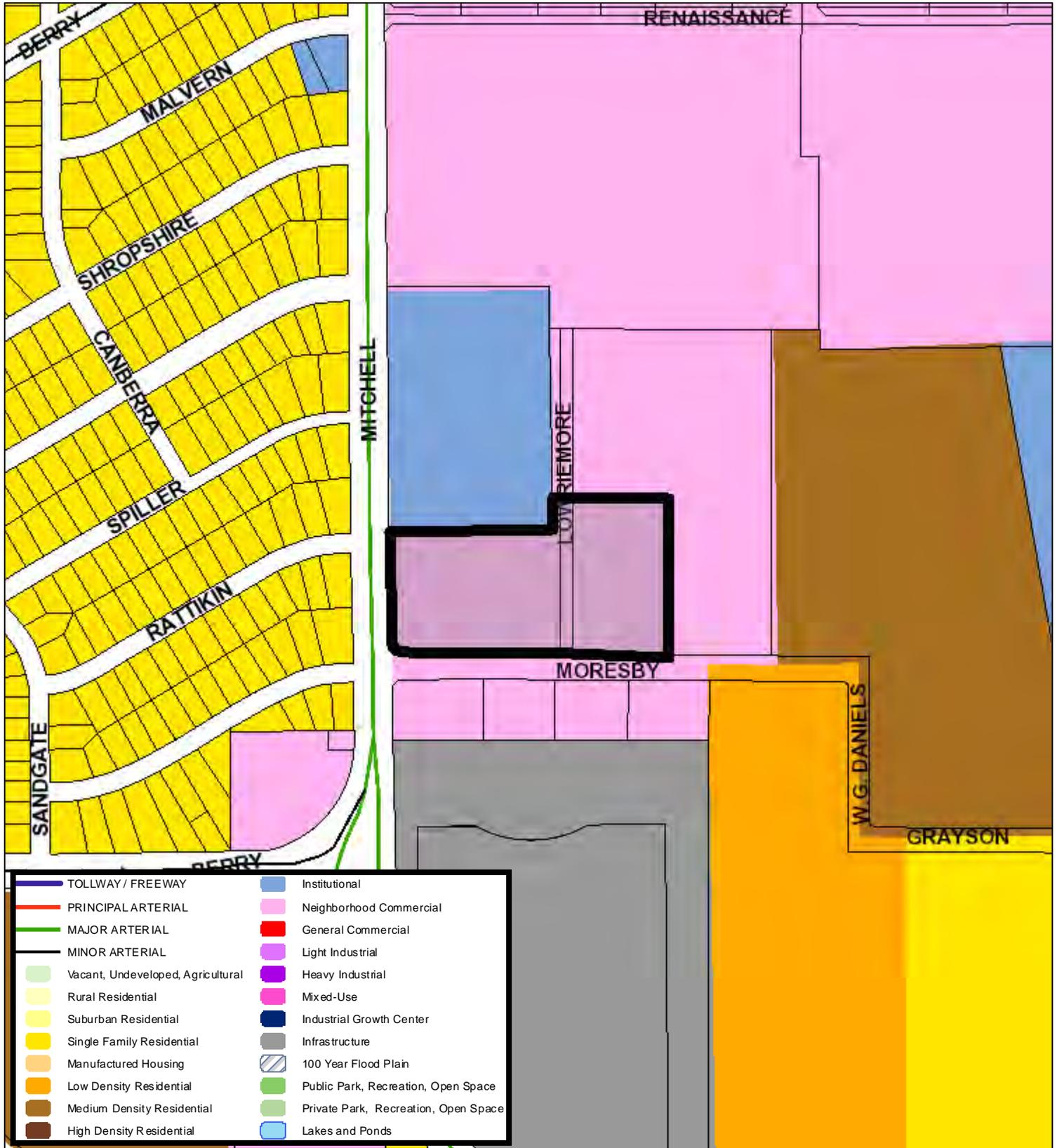
HUITT-ZOLIARS
Huitt-Zoliars, Inc. Fort Worth
500 West 7th Street, Suite 500
Fort Worth, Texas 76102-4728
Phone (817) 335-3000 Fax (817) 335-1025

LOT 1R1, BLOCK 1
MASON HEIGHTS ADDITION

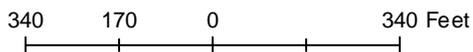
**MCDONALD
SOUTHEAST YMCA**

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Future Land Use



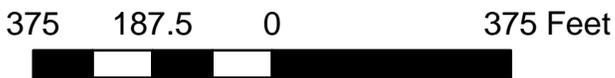
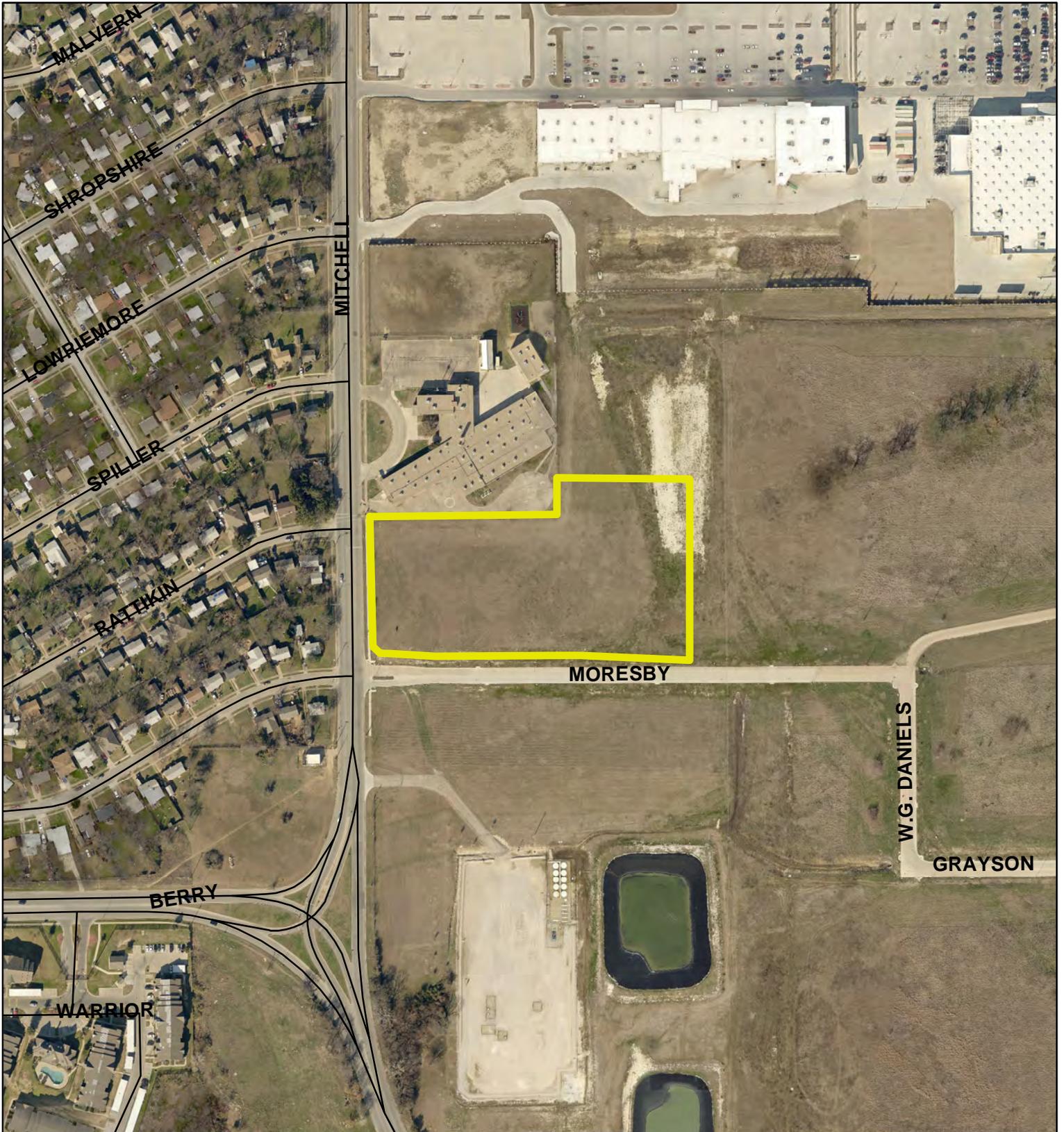
340 170 0 340 Feet



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 17, 2015.



Aerial Photograph



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 18, 2014.



Bill Newsome 2737 Merida, Fort Worth, Texas speaking on behalf of Sandage Properties explained to the Commissioners they are requesting PD/UR in order to move the buildings closer to the street to get all the parking in the rear of the lot. They are proposing one- four bedroom unit and four- one bedroom units. Mr. Newsome said they met with Frisco Heights NA and University Place and received no opposition. He explained that there are twelve investor owned properties along the block and three properties are being redeveloped. He said they have had discussions with Dr. Coleman, the adjacent neighbor who submitted a letter, and do not believe the concerns are zoning related.

Ms. Reed asked staff if the windows and setbacks are code or site plan issues. Ms. Burghdoff said they are both. She explained setbacks are required when an abutting existing building has windows facing to the side; any new development shall provide 10 ft. of separation. Mr. Murray said it appears from the survey on the south side the house is right on the property line and would not be meeting the required setback. Ms. Reed asked about windows on the south side. Mr. Newsome said the window is a new issue and may be difficult to meet code requirements; they will work with Ms. Coleman on this.

Motion: Following brief discussion, Ms. Reed recommended Approval of the request with no waivers, seconded by Mr. Flores. With a vote of 4-4, the motion failed for lack of 5 votes, with Mr. Northern, Mr. Edmonds, Ms. McDougall and Ms. Conlin against. Legal staff confirmed the vote is a Denial.

<i>Document received for written correspondence</i>					<i>ZC-15-114</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Catherine Coleman/ Professor- TCU	2628 Lubbock	In	Opposition		Sent letter in
Betty Richards	2717 Sandage	In		Support	Sent letter in
Paula Traynham	2624 Lubbock	In		Support	Sent letter in
Carol Stalcup/ Member of Frisco Heights NA	2729 Sandage	In		Support	Sent letter in
Tim in Ft Worth	2801 Merida	Out		Support	Sent letter in
Linda Bridwell	2936 Forest Park	Out		Support	Sent letter in
Carl & Betsy Crum	2700 Lubbock	In		Support	Sent letter in

3. ZC-15-115 FW Mason Heights (CD 8) 2701 Moresby Street (Mason Heights Addition, Block 1, Lot 1R, 5.83 Acres): from PD915 “PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus assisted living facility, nursing home with full medical services, massage therapy and spa with development standards; site plan required to Amend PD915 Planned Development for “E” Neighborhood Commercial with development standards; site plan included

Kimberly Cole, 500 W. 7th Street, Suite 300, Fort Worth, Texas representing FW Mason Heights explained to the Commissioners she is here to answer any questions.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.

4. ZC-15-116 David & Denise Greenwood (CD 4) 4809 Ray White Road (All American Farms, Block 1, Lot 3, 7.19 Acres): from “A-10” One-Family to “A-5” One-Family

Denise Greenwood, 1212 Ruby Lea Lane, Fort Worth, Texas property owner, spoke in support of the request.

Mr. Genua asked if she was asking for a continuance. Ms. Greenwood said no.

John Pitstick, 700 W. Harwood Road, Hurst, Texas representing David & Denise Greenwood explained to the Commissioners they were thinking they would need to postpone the case, but after working with the neighborhood they want to move forward. They did meet with the adjacent property owner last night and mentioned staff should have received a letter of support.

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

<i>Document received for written correspondence</i>					<i>ZC-15-116</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Patrick Samples/ Hillsborough HOA	NA	Out		Support	Sent letter in

IV. New Cases

5. ZC-15-119 Sangalli Private Ventures (CD 9) 2945 South Hills Drive (Bluebonnet Hills, Block 24, Lot 37, 0.18 Acres): from “A-5” One-Family/TCU Overlay to “B” Two-Family/TCU Overlay

Burke Taylor, 3805 Bellaire Drive S., Fort Worth, Texas representing Sangalli Private Ventures explained to the Commissioners they would like to put a duplex on a single-family lot. They’ve had conversations with some of the neighbors and local organizations. There is some concern because the area is mostly single-family.

Alonzo Aguilar, 3725 Stuart Drive, Fort Worth, Texas representing Neighbors Working Together spoke in opposition. Mr. Aguilar asked the applicant if this property is for students to rent and he said no. When asked if the students applied to rent would he allow them, the applicant said yes.