



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2015

Council District 7

Zoning Commission Recommendation:
Approval as Amended for accessory structures to have the same architectural design as the main building by a vote of 8-0

Opposition: One letter submitted
Support: North Fort Worth Alliance

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

Owner / Applicant: Thomas Shawn Bailey and Dayton Bailey

Site Location: 11785 & 11815 Alta Vista Road Mapsco: 22F

Proposed Use: Single Family Residential

Request: From: "A-10" One-Family

- To: "PD/A-10" Planned Development for all uses in "A-10" One-Family, site plan included with the following waivers:
- up to 50% percent lot coverage;
 - reduce front yard setback to 20 ft., side yard setback at 5 ft.;
 - increase maximum square feet for accessory buildings up to 1,000 sf and allow accessory buildings in the front yard; and
 - no storage of boats or recreational vehicles.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Background:

The applicant is requesting a zoning change from "A-10" One-Family to "PD/A-10" Planned Development for all uses in "A-10" One-Family to allow for changes in the development standards from the A-10 district. The PD would allow up to 50% percent lot coverage, 20 ft. minimum front yard, 5 ft. rear yard and an accessory building up to 1,000 sf allowed within the front yard with a site plan included.

The applicant is proposing to develop a small subdivision including approximately 30 residential lots with private gated streets with several waivers. The table below provides the differences between the proposed and required A-10 standards. The property is located along Alta Vista Rd., a major arterial. This area was annexed into the City of Fort Worth in January 2011. The North Fort Worth Neighborhood Alliance has expressed support for the development.

The preliminary plat process requires the completion of a traffic study for arterial improvements and proportionality of improvements required. At a minimum, the street right of way fronting the property would be dedicated and the road constructed, plus whatever additional improvements that may be proportional

to the impact of the new residents, including improvements to the intersection. The road development is handled through the preliminary and final plat stages.

Development Standards	A-10	PD/A-10
Lot Area	10,000 sf minimum	10,000 sf minimum
Lot Width	60 ft.	60 ft.
Lot Coverage	40% max	50% max
Front Yard	25 ft. minimum	20 ft.
Rear Yard	10 ft.	5 ft.
Side Yard	5 ft.	5 ft.
Height	35 ft.	35 ft.
Accessory buildings (10,000 sf to 21,779 sf.)	400 sf.	1000 sf
Accessory structures must be located behind the rear wall of the primary residential structure that is furthest from the street or at least 75 feet from the front property line, whichever is the least restrictive.	NA	Allowed in the front yard

At the Zoning Commission, the applicant explained that an accessory building that would be built in front of the main structure would be one story and habitable only and would look the same as the main house; 100% brick and stone. No garage built at the 20 ft. setback will face the street. No storage structures would be built in this location. He explained that while each home would be built at 5 ft. setbacks, no fences would be built between the homes and instead easements would be provided for each home where the neighboring home would maintain the 5 ft. side setback and use it as their side yard/patio area; they would not be zero lotline homes but would function as such.

Site Information:

Owner: Brookstone Development LP
 10501 Alta Vista
 Keller, Texas 76248
 Agent: Dennis Lang
 Acreage: 9.03 acres
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "PD 894" "PD/SU" Planned Development/Specific Use for warehouse , outdoor storage, greenhouse, showroom, retail sales, office, and up to 15 temporary portable storage containers not to exceed six months use in a 12 month period; site plan waived; "PD 895" "PD/SU" Planned Development/ Specific Use for landscaping and construction contractor yard, greenhouse nursery with plant sales, beauty shop and pest elimination services, site plan waived.CF" Community Facilities / daycare, commercial, light industrial
 East "A-5" One-Family / single-family
 South "A-10" One-Family; "E" Neighborhood Commercial / single-family, office
 West "A-43" One-Family / large lot single-family

Site Plan Comments:

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

- 1. 40 percent lot coverage allowed within A-10 (waiver requested, applicant intends to provide 50 percent)**
- 2. 25 ft. front yard setback (waiver requested, applicant intends to provide 20 ft.)**

3. **10 ft. rear yard setback (waiver requested, applicant intends to provide 5 ft.)**
4. **1000 sf accessory building exceed maximums (waiver requested)**
5. **Accessory buildings prohibited within the front yard (waiver requested)**
6. Provide the location of accessory buildings in front yard
7. Structures and accessory building prohibited within easements

Zoning Commission recommended waivers to items 1 through 5 noted above.

Platting Comments

Planning and Development (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. Need to revise the site plan to indicate the lot widths on the lots. The minimum width for the lots is 65 feet wide at the building line. According to the scale on the site plan these lots are at the most 62 feet wide.

2. Update the lot typical to indicate the location of the structures including the accessory buildings.

3. Remove the secondary entrance it is not necessary since this development has less than 30 units. This secondary access is less than 600 feet from the primary entrance. Per the Subdivision Ordinance local streets intersecting with an arterial must be a minimum of 600 feet apart.

4. FYI--The tracts of land to the north and south are landlocked and access to these properties needs to be provided. The Subdivision Ordinance requires stub-outs to un-platted tracts of land.

5. The purpose statement is unclear. Please define what is meant by "Accessory Buildings to 1000 Square Feet and Allowed in Front". In front of what? This is why it would be helpful to reflect this on the lot typical

Transportation/Public Works (TPW) site plan comments

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

1. Street Centerline Offsets - Street centerlines offset(s) as shown are unacceptable. Centerline offsets shall be at least 600' between local street (s) or collector street(s) and arterial streets. Greater centerline offsets may be required by the City Traffic Engineer. This will require a waiver to be reviewed and approved by the City Plan Commission. Without the waiver approval, the site plan will require major modifications.

2. Cul-de-sac Length - Streets ending permanently in a cul-de-sac shall not exceed 800' for developments with lot sizes less than one acre. For developments with lot sizes of one acre or more, cul-de-sac length shall not exceed 1000'. This will require a waiver to be reviewed and approved by the City Plan Commission. Without the waiver approval, the site plan will require major modifications.

3. Gated Entrances - Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details on final plat.

4. Street Dimensions - Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.

5. Entrance Islands – Entrance islands require separate lot and block numbers and shall be maintained by the Homeowners Association. Call out Entrance Island as an HOA lot.

6. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Parks site plan comments:

PARD/PDP: The Neighborhood and Community Park Dedication Policy will apply.

Neighborhood Park Fees-in-Lieu of Land will be required.

Community Park Fee-in-Lieu of Land will be required.

All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the: City of Fort Worth Parks and Recreation Department, prior to final plat release.

Call Joe Janucik at 817-392-5706 for additional information.

Water site plan comments:

David Hernandez, 817-392-5803 david.hernandez@ForthWorthTexas.gov

1. No direct taps to 30" and 21" water mains in Beach
2. Extend water and sewer to each proposed lot
3. Cut and plug existing unused private plumbing services at property line
4. Cut and plug existing private plumbing services at property line prior to demolition
5. No private plumbing crossing lot lines
6. Auto flusher required for dead end line
7. Encroachment agreement required for entry to maintain water/sewer lines

Comments made by Platting, TPW, Water and Parks staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions. Park fees will be applied to the project.

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-180, from unzoned to "A-10" effective 01/21/11 (subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Alta Vista	Major Arterial	Principal Arterial	NA

Public Notification:

The following organizations were notified:

Organizations Notified	
North Fort Worth Alliance	Streams & Valleys, Inc
Trinity Habitat for Humanity	Keller ISD
Villages of Woodland Springs HOA*	

*Closest neighborhood organization

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/A-10" Planned Development for all uses in "A-10" One-Family with waivers including: up to 50% percent lot coverage, 20 ft. minimum front yard, 5 ft. rear yard and accessory building up to 1,000 sf allowed within the front yard, site plan required for a residential development.

Surrounding land uses vary with a daycare, commercial and industrial uses to the north, single-family to the east, offices and large lot single-family to the south, and large lot single-family to the west. The applicant is proposing to maximize the site and is requesting several waivers to A-10 standards. The site will be located within its own enclave and should not impact surrounding development.

As a result, the proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2015 Comprehensive Plan designates the subject property as Single-Family. The requested zoning change **is consistent** with the following Comprehensive Plan policy:

- Encourage new development adjacent to developed or platted areas in order to utilize existing infrastructure and services, thereby discouraging leapfrog development.

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

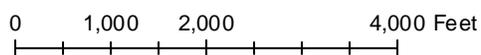
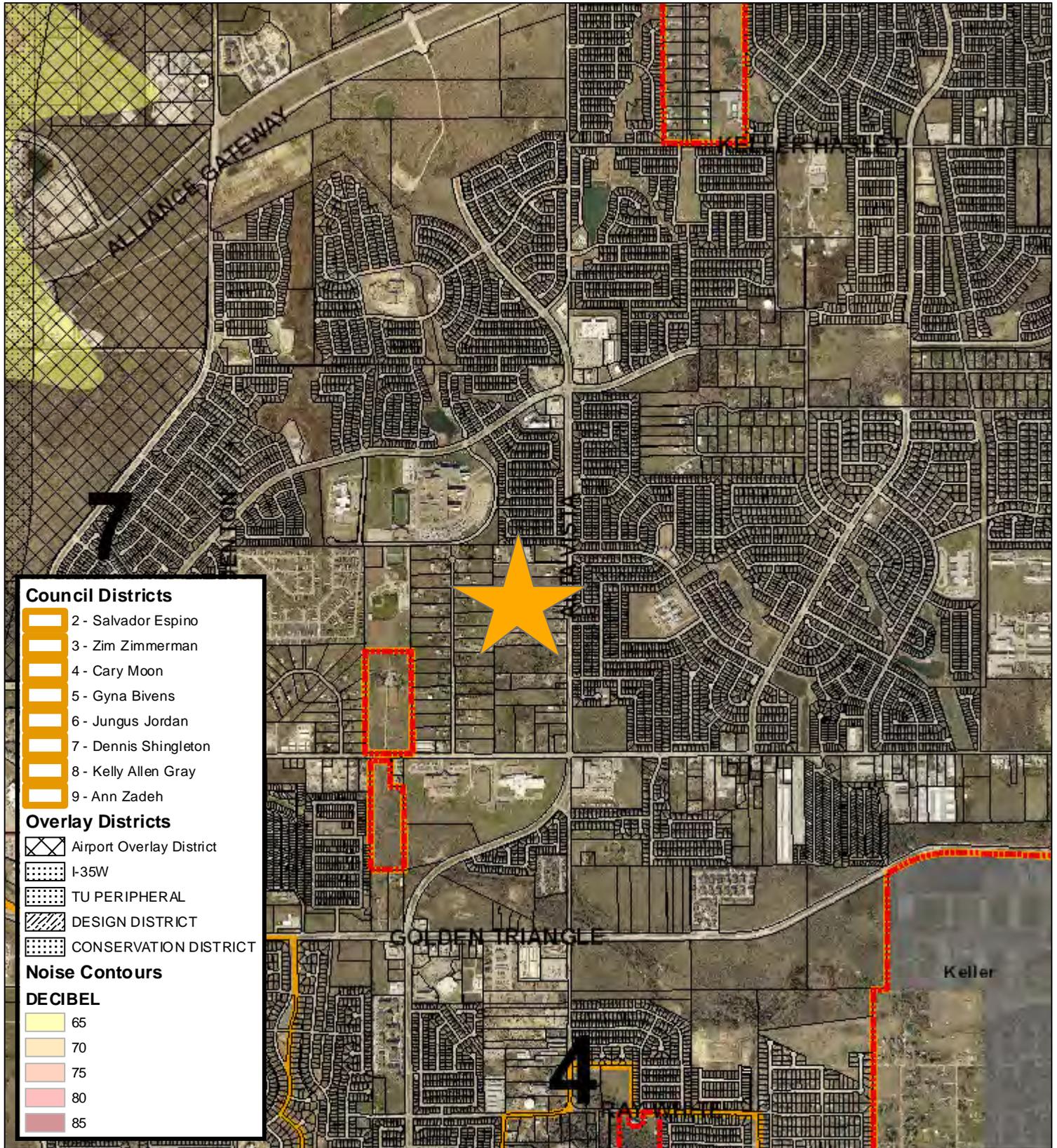
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area

- Future Land Use Map
- Aerial Photograph
- Site Plan

- Minutes from the Zoning Commission meeting

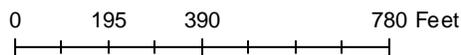
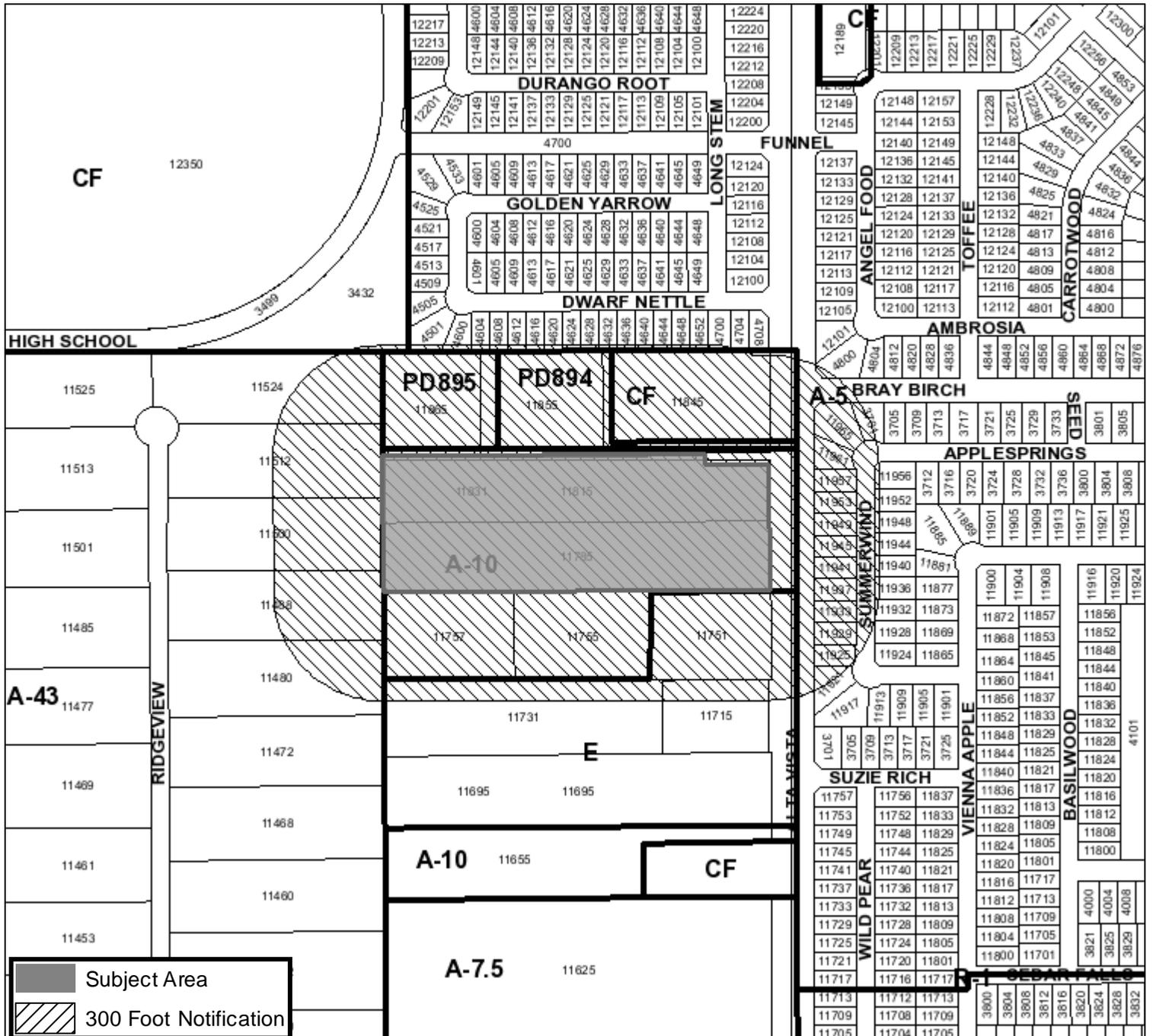
Area Map



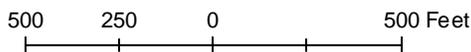
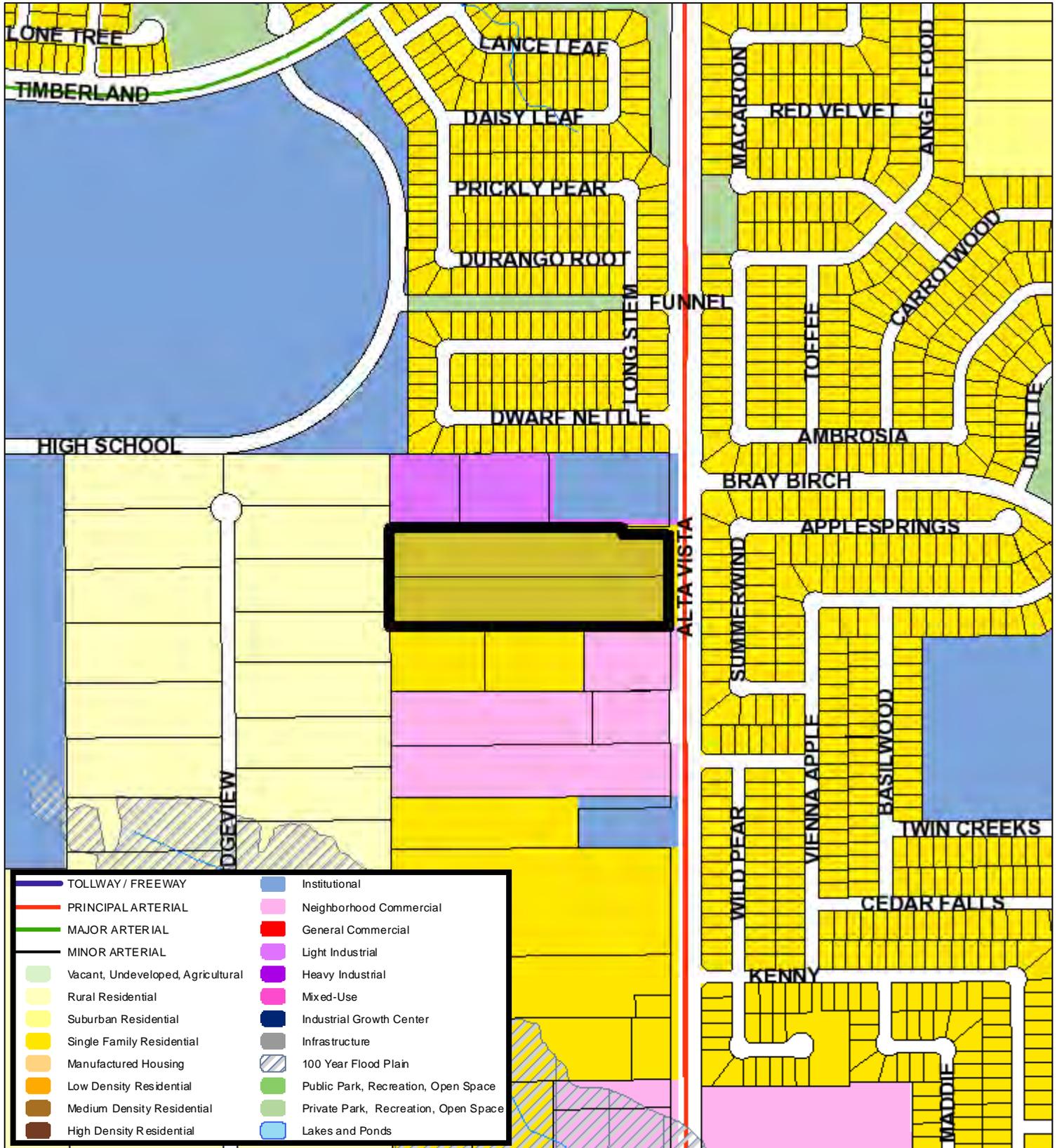


Area Zoning Map

Applicant: Thomas Shawn & Dayton Bailey
 Address: 11785 & 11815 Alta Vista Road
 Zoning From: A-10
 Zoning To: PD/A-10 and up to 50% lot coverage; min 20ft front setback, max 1000 sf for acc. bldgs
 Acres: 9.03980344
 Mapsco: 22F
 Sector/District: Far North
 Commission Date: 10/14/2015
 Contact: 817-392-8043



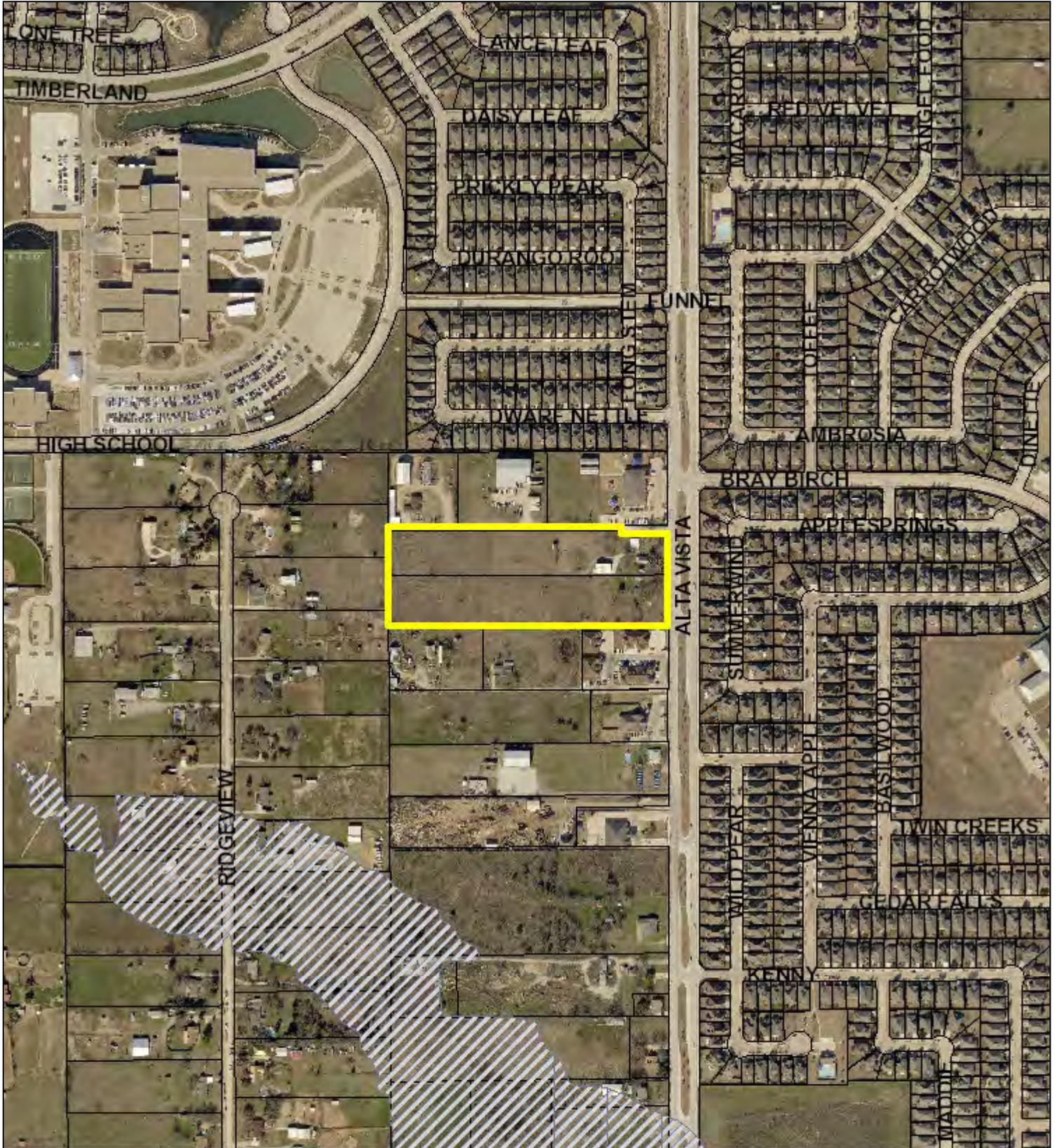
Future Land Use



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 Photo Map



Becky Haskin/ Woodhaven Community Development	NA	Out	Opposition wants to see site plan		Sent letter in
East Fort Worth Business Assoc.	NA	Out		Support	Sent letter in
Reeder Distributing	805 E Loop 820	In		Support	Sent letter in

6. SP-15-011 Rick Scotto (CD 6) – 7200 McCart Avenue (KDR Capital Addition, Block 1, Lot 1, 0.64 Acres): from PD565 ‘PD/SU’ Planned Development/Specific Use for all uses in “E” Neighborhood Commercial plus car wash and excluding pawn shops and tattoo parlors; site plan required to Amend PD565 site plan to rebuild car wash into a semi-automatic car wash; site plan included

Garry Turner, 604 Pheasant Run, Burleson, Texas representing Rick Scotto explained to the Commissioners the request to amend the site plan is to have an automatic carwash. Mr. Turner said he did reach out to the neighborhood. He said they are meeting again and they did not have any concerns at this time.

Mr. Flores asked where the closest residential is and to point out on the site plan where the vacuum bays are located. He also asked what type of physical barriers will be provided to separate the vacuums from the residential, how many vacuums bays are there, and what are the noise decibel levels and has this been discussed with the neighborhood. Mr. Turner said the closest residential is to the east and the vacuum stations are between the building and the street on the east side. They will be removing the existing structure. Mr. Turner said there is a greenbelt behind them with a drainage ditch. There will be a total of 19 vacuum stations, all centralized. He said the vacuums that are there now are much louder than the ones being proposed.

Ms. McDougal asked Mr. Turner if they were looking at the most current site plan and what is the small area labeled inside the building. Mr. Turner said they should be the same. They have a proposed storage and mechanical room.

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

7. ZC-15-132 Thomas Shawn Bailey & Dayton Bailey (CD 7) – 11785 & 11815 Alta Vista (Francisca Cuella Survey, Abstract # 266, 9.04 Acres): from “A-10” One-Family to PD/A-10 Planned Development for all uses in “A-10” One-Family with up to 50% lot coverage, reduce front yard setback to 20 ft., side yard setback at 5 ft., increase maximum square feet for accessory buildings to 1,000 sq. ft., and allow accessory buildings in the front yard, no storage of boats or recreational vehicles; site plan included

Phil Chaffins, 925 Glenhurst Road, Keller, Tx representing Brickstone Development explained to the Commissioners the request to rezone to PD/A-10 for a particular type of single-family development with a “man cave”. The drawing submitted indicates a single-family dwelling with

a detached accessory structure with living area (man cave) and second two car garage. There is also a social area located between the two structures and room for a swimming pool. Mr. Chaffins said the reason for the waivers is they need at least 50% coverage for the man cave. They are targeting the older generation, age restricted, and it will be a gated community. They would like to have the front setback line at 20 ft. in order to accommodate the courtyard but no garages will face the street at the 20 ft setback. The rear yard is requested to be at 5 ft.

Mr. Edmonds asked if it would be a gated community and will there be a private street. Mr. Chaffins said yes to both questions.

Mr. Northern asked what type of exterior materials will be on the accessory structure and how far will it setback from the street. Mr. Chaffins said brick and stone and that they are requesting a 20 ft. setback from the street.

Mr. Flores asked how many stories it will be. Mr. Chaffins said one story. Mr. Flores asked about the lot coverage and what is the size limit. Ms. Burghdoff explained there is lot coverage for any structure and the size limit is for non-habitable structures only.

Ms. Dunn asked if there will be windows on the east side. Mr. Chaffins said you can get more privacy by having side yards than back yards. He explained their HOA stipulations and side yard landscape maintenance agreements to the Commissioners

Mr. Edmonds asked where will the guests park and if the street will be wide enough for emergency vehicles. Ms. Burghdoff said 50 ft. will accommodate parking on the street and emergency vehicles, to be approved by TPW as part of the plat.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request as Amended for the architecture to match the exterior of the main structure, seconded by Ms. McDougall. The motion carried unanimously 8-0.

<i>Document received for written correspondence</i>					<i>ZC-15-132</i>
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Harminder Dhaliwal/ Tree House Family LLP	11751 Alta Vista	In	Opposition		Sent letter in
Russell Fuller/ North Fort Worth Alliance	NA	Out		Support	Sent letter in

8. ZC-15-133 Chesapeake Land Development Company LLC (CD 8) 2001 E. 4th Street (Chamberlain Arlington Heights 1st Addition, Block 6, Lots 1-6; Block 68, Lots 21-26 and Block 69, Lots 10-20, 2.97 Acres): from PD310 “PD/SU” Planned Development/Specific Use for multifamily and commercial use subject to 37 acres multifamily residential at a density of 30-36 units per acre, 7 acres of multifamily residential at a density of 30-50 units per acre, and 12.5 acres of retail, restaurant and commercial; site plan required to PD/F