



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 17, 2015

Council District 4

<p>Zoning Commission Recommendation: Denial by a vote of 9-0</p> <p>Opposition: Eagle Mountain–Saginaw ISD Support: None submitted</p>	<table> <tr> <td>Continued</td> <td>Yes ___</td> <td>No <u>X</u></td> </tr> <tr> <td>Case Manager</td> <td colspan="2"><u>Stephen Murray</u></td> </tr> <tr> <td>Surplus</td> <td>Yes ___</td> <td>No <u>X</u></td> </tr> <tr> <td>Council Initiated</td> <td>Yes ___</td> <td>No <u>X</u></td> </tr> </table>	Continued	Yes ___	No <u>X</u>	Case Manager	<u>Stephen Murray</u>		Surplus	Yes ___	No <u>X</u>	Council Initiated	Yes ___	No <u>X</u>
Continued	Yes ___	No <u>X</u>											
Case Manager	<u>Stephen Murray</u>												
Surplus	Yes ___	No <u>X</u>											
Council Initiated	Yes ___	No <u>X</u>											

Owner / Applicant: Mercantile Partners, LP

Site Location: 3451 Northern Cross Boulevard Mapsco: 49M,50J

Proposed Use: Multifamily

Request: From: "J" Medium Industrial
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum height of 36 ft. and provide a minimum of 630 parking spaces; site plan included.

Land Use Compatibility: Requested change is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent (Significant Deviation)

Background:

The property is located just south of NE Loop 820 and west of Endicott. The applicant is proposing a zoning change from "J" Medium Industrial to "PD/D" Planned Development for all uses in "D" High Density Multifamily for multifamily uses with a maximum height of 32 ft. and a waiver to reduce the minimum parking requirement; site plan included. The applicant intends to construct 324 multifamily units, at a density of 19 units per acre, and three stories. They are requesting a PD to waive the minimum parking requirements.

The table below describes the differences between the standard "D" district and the proposed PD:

Development Standards	D District	Proposed PD
Units per acre	24 maximum per acre	19.03 units per acre
Parking Spaces	796	630 minimum (waiver requested)
Open Space	35% minimum	36% indicated

The proposed development is located within an Industrial Growth Center. The Comprehensive Plan indicates that intense industrial uses should be located within Industrial Growth Centers that incorporate other compatible uses and are well integrated into the transportation network. Industrial growth centers will primarily consist of industrial and commercial uses, with a high concentration of jobs, mostly industrial

in nature. Other related and supporting uses include office space and services. Multifamily uses are discouraged within these areas. Criteria for designation include:

- A high concentration of employees — 10,000+ employees per square mile, and
- The location nearby of one or more major transportation facilities, such as an airport, railroad, highway, public transit station, and/or arterial roadway.

Other nonresidential uses have been built in the area that includes hotels, a large car sales lot, and other commercial sites. This would be the first multifamily use in the area.

Site Information:

Owner: Mercantile Partners, LP
 2650 Meacham Blvd
 Fort Worth, TX 76137

Agent: Joe Paniagua
 Acreage: 17.3 acres
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North “G” Intensive Commercial; “J” Medium Industrial / hotel
 East “G” Intensive Commercial / vacant
 South “J” Medium Industrial / industrial
 West “J” Medium Industrial / vacant, industrial

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Northern Cross Blvd.	Major Arterial	Major Arterial	No
Altair Blvd.	Residential	Residential	No
Endicott Ave	Collector	Collector	No
Tanacross Dr.	Residential	Residential	No

Public Notification:

Organizations Notified	
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD
Streams And Valleys Inc	Birdville ISD

**Not located within the confines of a registered neighborhood association*

Site Plan Comments:

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

1. Maximum height in “D” is 32 ft. (**waiver is requested**)
2. Required parking 796, provided parking 630 (**waiver requested**)

Compliance with items noted above shall be reflected on the site plan or waivers are required.

Transportation/Public Works (TPW) site plan comments:

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

Emergency Access Easements - Emergency access easements shall not be less than 26’ in width. Show the full 26’ width on the plat. Where emergency access easements intersect, the dedication of a 10’ by 10’ public open space easement (POSE) shall be dedicated for sight visibility shall be required. The emergency access easements shall remain unobstructed at all times.

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. It is recommended that one additional full access entrance be provided for the development to improve access for the future residents.

Public Open Space Easement - A triangular 10'x10' POSE (Public Open Space Easement), shall be provided at the intersection of an alley and a driveway or an access easement and a street.

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

Platting site plan comments:

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

1. FYI-- A replat of the property will be required before any building permits will be issued for this development.

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.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a multifamily complex with 324 units and maximum density of 19 units per acre. The site plan indicates one to four bedroom units.

Surrounding land uses vary with hotels and vacant land to the north, vacant land to the east and west, and industrial and vacant land to the south. Industrial Growth Centers primarily consist of industrial and commercial uses, with a high concentration of jobs, mostly industrial in nature. Residential uses are discouraged within these areas.

As a result, the proposed zoning **is not compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2015 Comprehensive Plan designates the subject property as Industrial Growth Center. The proposed PD/D zoning is inconsistent with the following Comprehensive Plan policies:

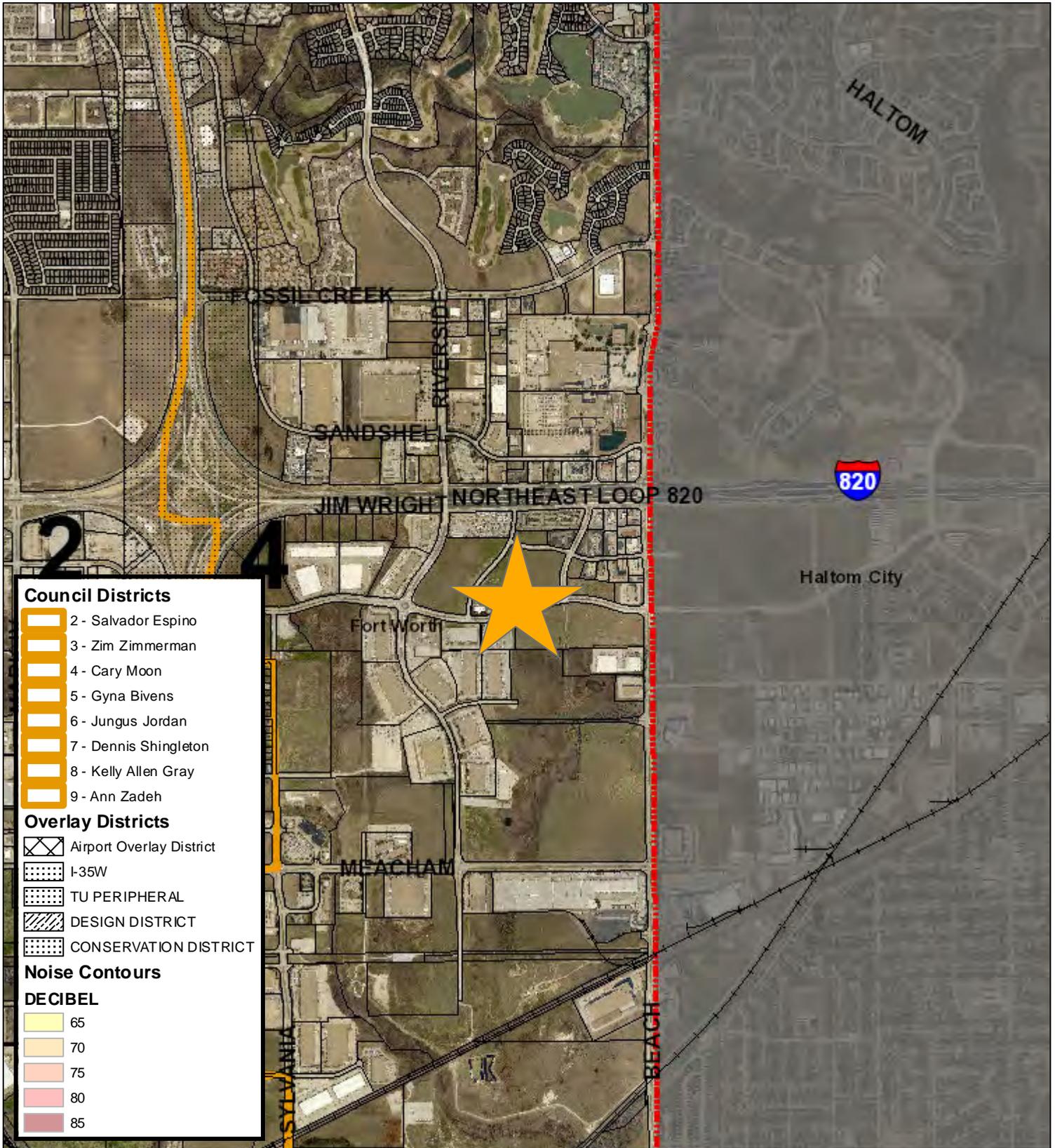
- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps. (pg. 38)
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents. (pg. 38)
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation. (pg. 38)

Based on the lack of conformance with the future land use map, and policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

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

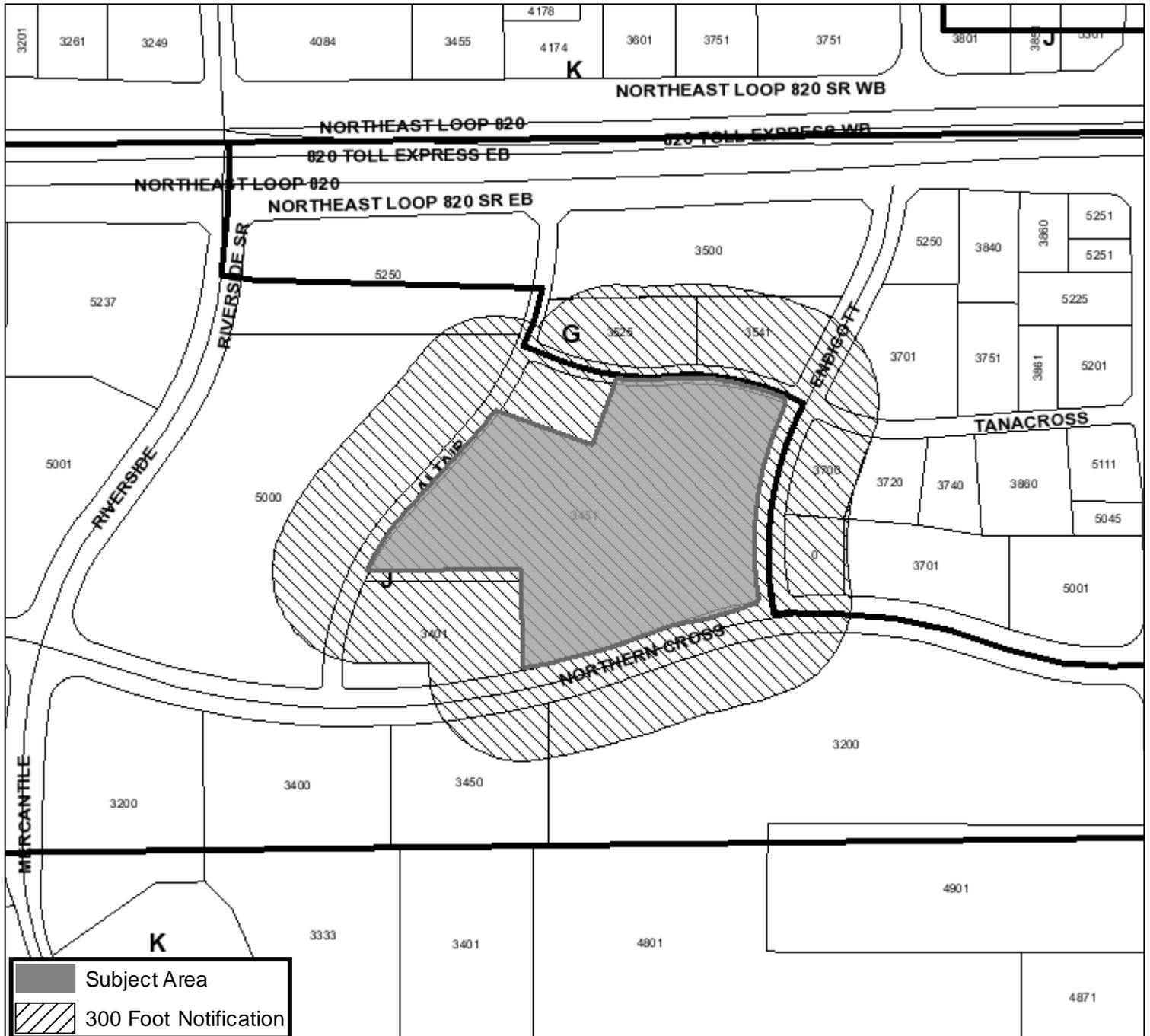
Area Map



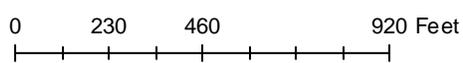


Area Zoning Map

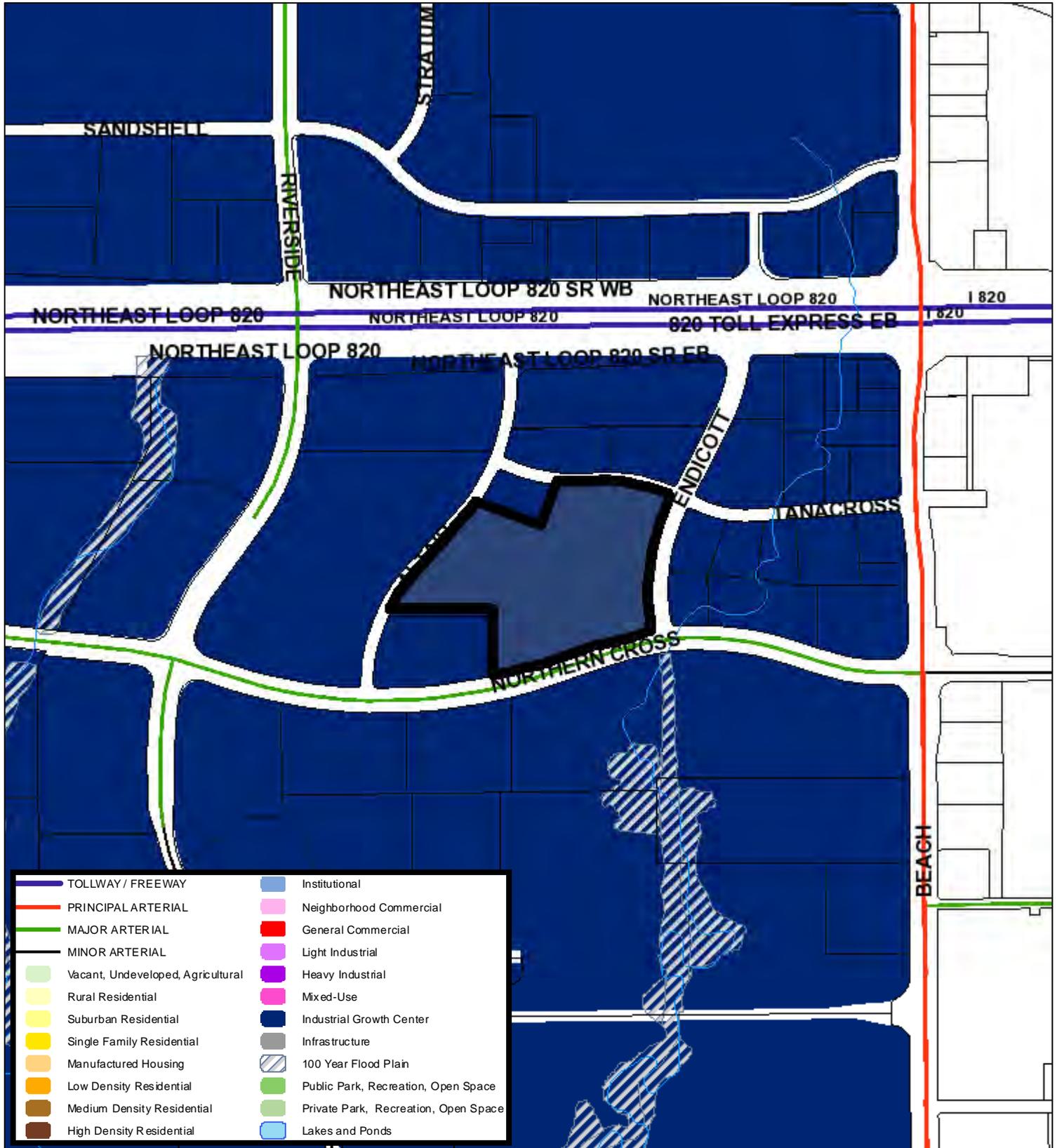
Applicant: Mercantile Partners, LP
 Address: 3451 Northern Cross Boulevard
 Zoning From: J
 Zoning To: PD for D uses with waiver to parking requirements
 Acres: 17.32865209
 Mapsco: 49M, 50J
 Sector/District: Far North
 Commission Date: 11/11/2015
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



Future Land Use

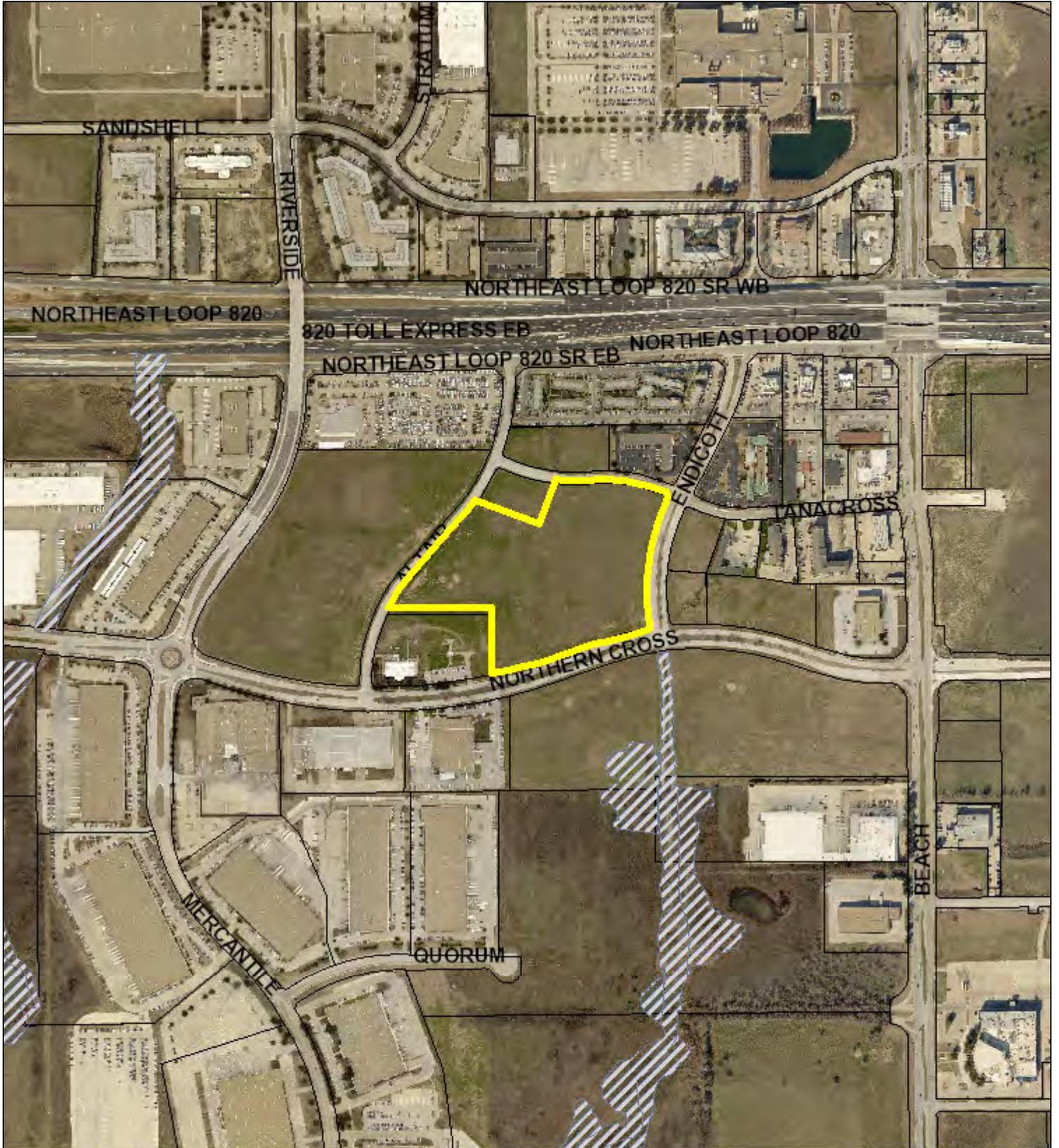


650 325 0 650 Feet

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 Photo Map



0 405 810 1,620 Feet

