



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
November 17, 2015

**Council District** 3

**Zoning Commission Recommendation:**  
Approval as Amended a minimum of 617 parking spaces and no waiver to the height by a vote of 9-0

**Opposition:** None submitted  
**Support:** One person spoke, two letters submitted

Continued Yes \_\_\_ No X  
Case Manager Lynn Jordan  
Surplus Yes \_\_\_ No X  
Council Initiated Yes \_\_\_ No X

**Owner / Applicant:** Land Rover LTD

**Site Location:** 2900 Broadmoor Road Mapsco: 73L

**Proposed Use:** Multifamily

**Request:** From: "D/AO" High Density Multifamily/Airport Overlay and PD57/AO Planned Development for all uses in "ER" Neighborhood Commercial Restricted through "H" Central Business District/Airport Overlay, save and except: apartments, baths, Turkish and similar massage and health treatments, liquor or package store, amusement enterprises, including bars, beer gardens, cocktail lounges, drive-ins, lounges, night clubs, taverns, tea rooms, billiards or pool halls, bowling alleys, dance halls, shooting galleries, skating rinks and similar commercial recreational activities, if conducted wholly within a completely enclosed building; one dwelling unit when part of a business, off-premise signs subject to "S" overlay zoning classification, carpet and rug cleaning, cleaning, dyeing, pressing works, laundry and washateria, coffee roasting, contractors or storage warehouse (no outdoor storage or preparation permitted), electroplating, furniture repair, galvanizing small utensils, etc., ice plants or storage houses (no outdoor storage permitted; manufacture of artificial flowers, ornaments, awnings, tents, and bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade, food products, syrups, fruit juices, extracts, drugs or medicine, except products classified under districts "J" and "K" Heavy Industrial, furniture gas or electric fixtures, ice cream, mattresses or their renovation, peanut and pecan products, potato chips, radio and television sets, signs, including electric, provided power not in excess of fifty (50) horsepower is employed in the operation of any one machine (no outdoor storage or preparation permitted); printing, lithographing, bookbinding, newspapers and publishing, storage in bulk of , or warehouse for, commodities and materials enumerated in districts "ER" Restricted Commercial through "I" Light Industrial, provided that they comply with Fire Ordinance #2470 (no outdoor storage or preparation permitted), wholesale produce market or wholesale houses, electric power substation, any similar uses not included in district "J" Light Industrial and "K" Heavy Industrial which are not noxious or offensive because of odors, smoke, dust, noise, fumes or vibrations (no outdoor storage or preparation permitted), accessory buildings and uses customarily incidental to the above; height and area regulations with development standards, with no vehicular access to El Retiro Drive; site plan required within the Airport Overlay

To: "PD/C/AO" Planned Development for all uses in "C" Medium Density Multifamily with a maximum height of 36 ft. and provide 617 parking spaces; site plan included; within Airport Overlay

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

**Comprehensive Plan Consistency:** Requested change **is consistent.** (West side)  
 Requested change **is not consistent.** (East side)  
**(Technical Inconsistency)**

**Background:**

The property is located just south of Calmont and west of Broadmoor. The applicant is proposing a zoning change from “D” High Density Multifamily and “PD57” Planned Development to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with a maximum height of 32 ft. and reduce the minimum parking requirement; site plan included. The applicant intends to construct 324 multifamily units, up to four bedrooms, density at 12 units per acre, and three stories. They are requesting a PD to waive the minimum parking requirement.

The applicant has been working with the neighborhood, who has indicated support of this request as long as the open space is retained along the southern boundary of the property. The site plan provides this area as open space as well as acreage on the western boundary of the site. A dog park is proposed but may be relocated in the future to another open site on the property; these types of adjustments are permitted within the use. A parking area for the adjacent neighborhood will be provided on the west and the applicant has indicated that the property owners will be allowed access through a code received in the offices of the apartment complex.

The proposed development is located within the Naval Air Station Airport Overlay which primarily regulating lighting and glare in this noise contour. Multifamily uses are generally permitted within the Airport Overlay with noise mitigation, but not permitted in the APZ1, APZII or Clear Zones which are east of this property. The site is within close proximity to public transportation with three bus routes, two bus stops, all along Calmont Avenue.

At the Zoning Commission meeting the height of the proposed buildings was discussed and determined they would not exceed the maximum height requirement.

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

Development Standards	C District	Proposed PD
Front Yard	20 ft. minimum	Complies
Units per acre	18 maximum per acre	12 units per acre
Building Height	32 ft. maximum	Complies
Open Space	45% minimum	61% indicated
Parking	1 space per bedroom plus 1 space for every 250 sq. ft. of common area (less laundry rooms and storage)	810 spaces required, 617 provided <b>(waiver required)</b>
Building Fenestration	Subject to URD	Mix of masonry (stucco and or stone and brick and cementitious siding)

**Site Information:**

Owner: Land Rover LTD  
 211 N. Collins Suite 323  
 Arlington, TX 76011

Agent: Dunaway & Associates/Tom Galbreath

Acreage: 27.29 acres

Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

- North “D” High Density Multifamily / multifamily
- East “PD57” Planned Development / vacant
- South “B” Two-Family / single-family & duplexes
- West “A-5” One-Family / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: NAS Airport Overlay, effective September 2013

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Broadmoor Dr	Residential	Residential	No
Shenandoah	Residential	Residential	No
El Retiro	Residential	Residential	No

**Public Notification:**

Organizations Notified	
Western Hills North NA*	Streams And Valleys Inc
NAS Fort Worth JRB RCC	
Trinity Habitat for Humanity	Fort Worth ISD

\* Located within this neighborhood organization

**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 "C" zoning is 32 ft., site plan indicates three stories. **(no waiver required)**
2. The minimum parking requirement for apartments is 810 spaces based on the bedroom/common area count. Site plan indicates 617 parking spaces. **(waiver required)**

**Zoning Commission recommended a waiver to the minimum parking count.**

**Transportation/Public Works (TPW) site plan comments:**

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

ROW Vacation: Alternate Access - Vacation or closure of ROW requires alternate public access to be required. The extensions of El Retiro and Shenandoah Rd. are not shown within the development. Show how the two roads will be either redirected or closed.

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.

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

**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, maximum density of 12 units per acre, height of 36 ft., and reduce the minimum parking requirement. The site plan indicates one, two, three and four bedroom units. Surrounding land uses vary with multifamily to the north, vacant land to the east, single-family to the west and single-family with duplexes to the south.

The proposed zoning is **compatible** at this location.

2. **Comprehensive Plan Consistency**

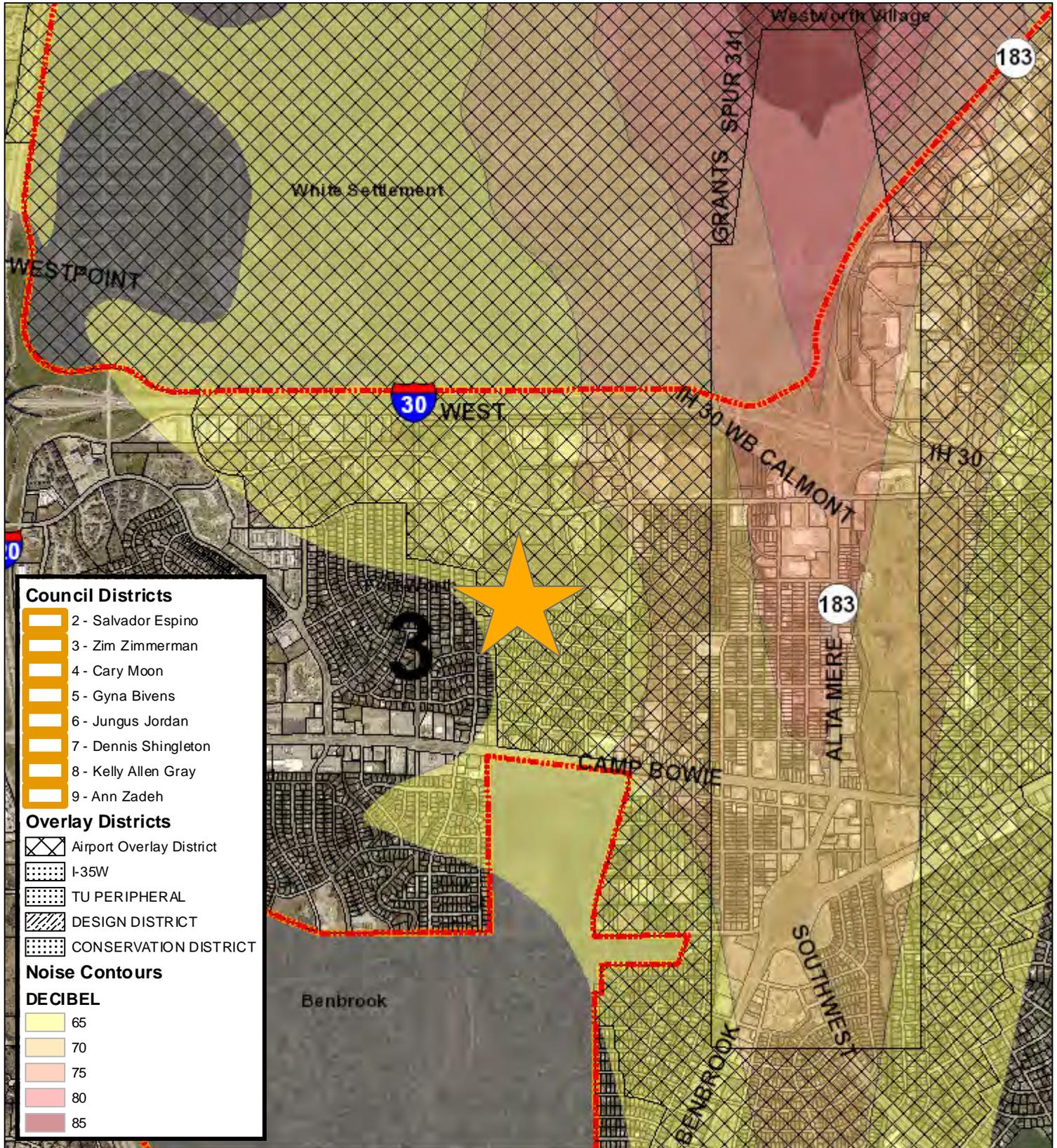
The 2015 Comprehensive Plan designates the subject property as Low Density Residential and Neighborhood Commercial. The requested zoning change to apartments **is consistent** for the Low Density Residential use designation on the west and north side of proposed drainage easement. However the requested zoning change for the east side designated as Neighborhood Commercial, **is not consistent** and considered a **Technical Inconsistency**. The proposed PD/D zoning overall **is consistent** with the following Comprehensive Plan policies:

- 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)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

***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



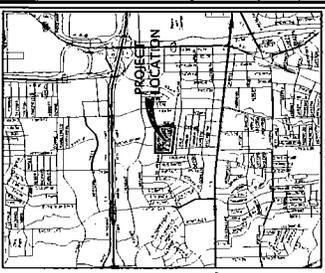
## Area Zoning Map

Applicant: Land Rover, LTD  
 Address: 2900 Broadmoor Drive  
 Zoning From: D, PD 57/AO  
 Zoning To: PD/C/AO uses with site plan and waiver to parking requirements  
 Acres: 27.30005318  
 Mapsco: 73L  
 Sector/District: W.hills/Ridglea  
 Commission Date: 11/11/2015  
 Contact: 817-392-2495



Subject Area  
 300 Foot Notification

0      230      460      920 Feet



**LEGEND**

- PROPERTY BOUNDARY
- EXISTING ZONE LINE
- ADJOINING
- ASPHALT DRIVE
- ASPHALT DRIVE
- PROPOSED RETAINING WALL
- OPEN SPACE
- PROPOSED FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED DECORATIVE METAL FENCE
- PROPOSED WOOD FENCE
- PROPOSED WOOD FENCE

**SITE DATA**

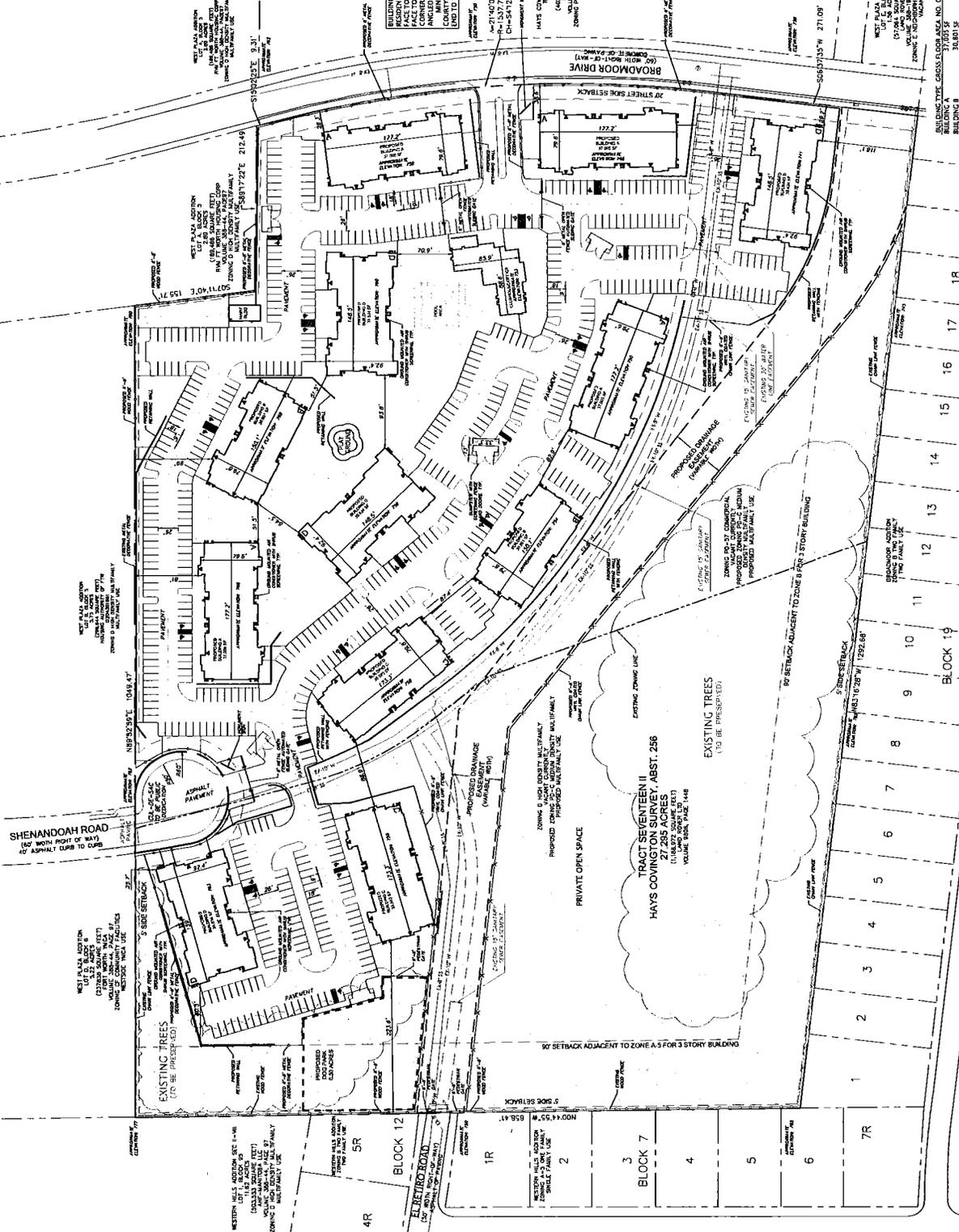
City	MULTIFAMILY
County	TARRANT
Section	10
Block	19
Tract	SEVENTEEN II
Proposed Land Use	MULTIFAMILY
Total Units	234 UNITS
Gross Density	11.87 DU / AC
Open Space Required	12.28 AC (0.58)
Other Space Provided	16.54 AC (0.76)
Required Parking	910 SPACES

**PD Site Plan of BROADMOOR MULTIFAMILY TRACT SEVENTEEN II**  
 being a part of the Hays Covington Survey, Abstract No. 256 City of Fort Worth, Tarrant County, Texas  
 1 Lot: 427,295 Acres  
 Prepared on October 14, 2015  
 ZC-015-149

**DUNAWAY**  
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
 Phone: (817) 552-1201  
 Fax: (817) 552-1114

- NOTES:**
- ALL SIGNAGE AND LIGHTING WILL CONFORM TO THE LIGHTING CODE.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, CHARTER.
  - PROJECT WILL COMPLY WITH SECTION 5.01, LANDSCAPING.
  - PROJECT WILL COMPLY WITH SECTION 5.02, URBAN FORESTRY.
  - PROPOSED SIGNAGE SHALL BE CONSTRUCTED INTERCONNECTING ALL BUILDINGS AND STREET ROW.
  - LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORTH WORTH CODE.
  - FIRE HYDRANTS WILL BE LOCATED IN ACCORDANCE WITH THE CITY OF FORTH WORTH CODE.
  - PROPOSED FENCING SHALL BE LOCATED ON THE INSIDE OF THE PROPERTY AND OUTSIDE OF THE ASPHALT DRIVE AND OUTSIDE OF THE ASPHALT DRIVE.
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**BUILDING SEPARATION TO CONFORM TO UNIFORM FIRE CODE CALCULATIONS:**  
 FACE TO FACE 30 FT MINIMUM  
 ANGLD CORNERS TO FACE 60 TO 90° ANGLD=20 FT MINIMUM  
 CORNER TO CORNER TO FACE 30 FT MINIMUM  
 END TO END=15 FT MINIMUM



**BUILDING TYPE, GROSS FLOOR AREA, NO. OF BLDG., SUBTOTAL**

BUILDING A	2	14,870 SF
BUILDING B	2	61,422 SF
BUILDING C	2	34,534 SF
BUILDING D	2	14,235 SF
CLUBHOUSE	1	4,935 SF
MAINTENANCE	1	859 SF
<b>TOTAL</b>	<b>14</b>	<b>138,855 SF</b>

**BUILDINGS A, B, C & D LAND USE IS MULTIFAMILY.**  
 ALL BUILDINGS ARE THREE STORIES.  
 BUILDING E IS A MIX OF MASSARY, STYLED AND/OR STONE AND/OR BRICK AND ORNAMENTOUS SIDING.

**ARCHITECT:**  
 WOLKOFF + HAMPTON ARCHITECTS, L.L.C.  
 1100 W. WOODLAND AVENUE  
 SUITE 50, LOCK BOX 3  
 DALLAS, TX 75219  
 214.251.9000

**LANDSCAPE ARCHITECT:**  
 LEE AND ASSOCIATES  
 1100 W. WOODLAND AVENUE  
 SUITE 50, LOCK BOX 3  
 DALLAS, TX 75219  
 512.245.8477

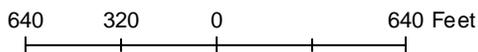
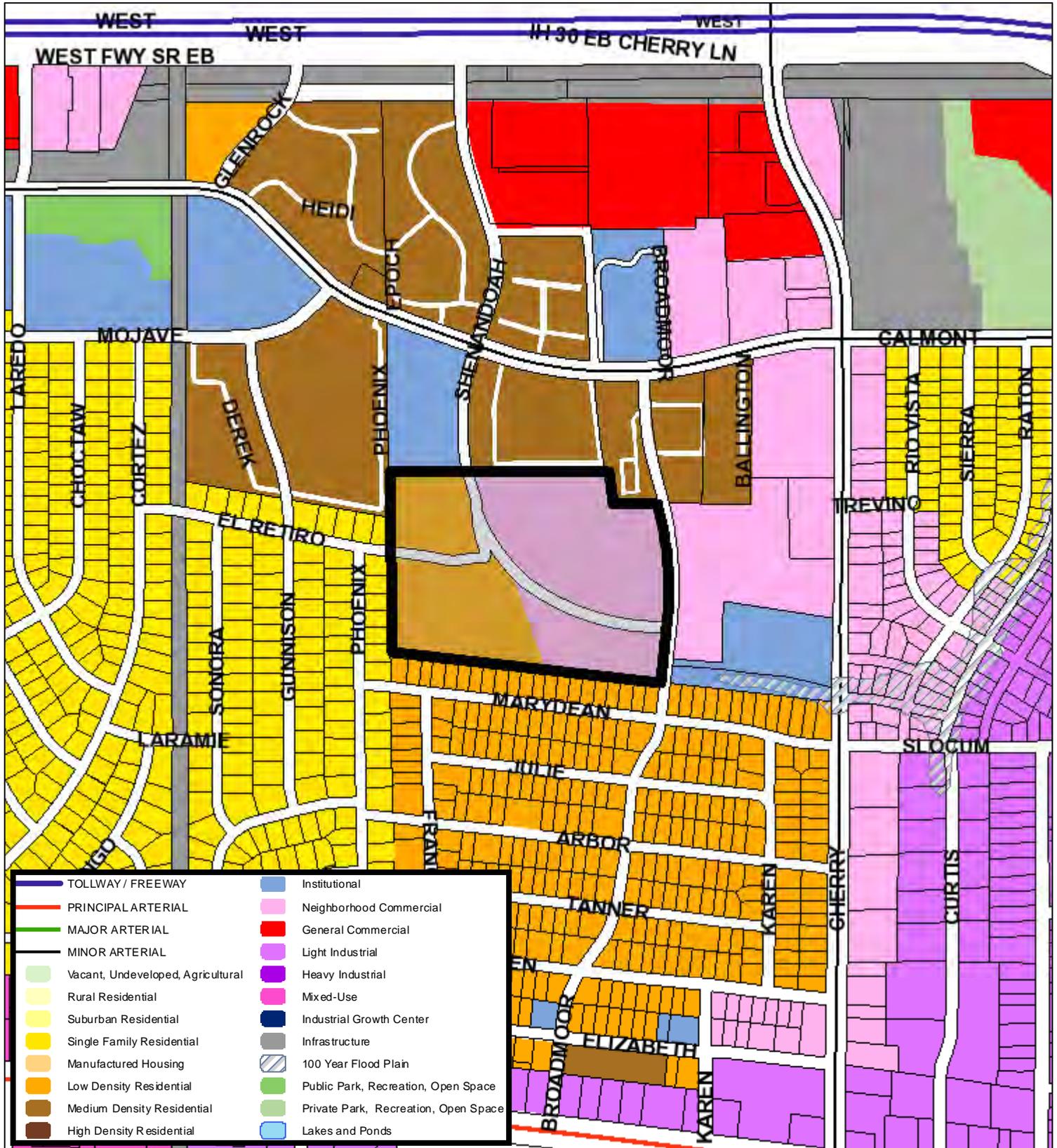
**ENGINEER/SURVEYOR/  
 PLANNER/ZONING AGENT:**  
 CUNNINGHAM ASSOCIATES, L.P.  
 200 CONCORD PLAZA  
 SUITE 400  
 FORT WORTH, TX 76107  
 817.351.1121

**DEVELOPER:**  
 THE HRP GROUP  
 200 CONCORD PLAZA  
 SUITE 400  
 FORT WORTH, TX 76107  
 817.461.2232

Director of Planning and Development

Signature \_\_\_\_\_ Date \_\_\_\_\_

### 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

