



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 3, 2015

Council District 7

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

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: Triangle I-35 Realty

Site Location: 11200 IH 35 N. and 11228 Timberland Mapsco: 21GL

Proposed Use: Multifamily

Request: From: "G" Intensive Commercial/I-35 Overlay
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum of 118 units; site plan included/I-35 Overlay

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The property is located on Keller Hicks Rd. near the corner of Timberland. The applicant is proposing a zoning change from "G" Intensive Commercial to "PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum of 118 units, site plan included. The proposed site is located within the growing IH 35 N/Alliance area.

Several multifamily units were developed directly east of the site with additional sites planned to the northeast. Also, several commercial tracts are developing along I-35W. Additional multifamily will provide housing alternatives to many of the new employees within the area. An express bus stop is located roughly 1.5 miles along I-35 to the south.

The applicant is developing to roughly 22 units per acre, which is less dense than the maximum of 24 units per acre in "D". The applicant is also requesting two standard waivers and three waivers to the I-35 Overlay.

The site has been reviewed by I-35 Overlay staff who has indicated that the waivers do not need to be reviewed by the UDC and can be provided through the site plan process. Zoning staff has requested comments relating to the appropriateness of the waivers. The property is not adjacent to I-35 and is expected to be blocked from view from I-35 by future commercial development in between.

Standard

- Max height of 32 ft. **(waiver required for 45 ft.)**
- 20 ft. setback along Metroport Way

- o Parking prohibited (**waiver required**)

Overlay

- 50 ft front yard setback (**waiver required**)
- 25 ft. front yard paving setback along Metroport (**waiver required**)
- Wood screening fence in Overlay (**waiver required**)

The site is located within the I-35 Overlay and will be required to comply with those standards. The southern boundary of the Alliance Airport Overlay Zone which restricts residential uses is located north of Keller Hicks Road and does not limit the uses on this property.

Site Information:

Owner: Triangle I-35 Realty
 303 West Wall Street, Suite 1500
 Midland, TX 79701
 Agent: Bradley E. Forslund
 Acreage: 5.88 acres
 Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / vacant
 East "C" Medium Density Multifamily / multifamily
 South "G" Intensive Commercial / auto dealership
 West "G" Intensive Commercial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: ZC-11-110 "C" Medium Density Multifamily, east of the subject property, approved 11/2011
 ZC-15-080, from "G" Intensive Commercial to "C" Medium Density Multifamily, northeast of subject property; effective 6/16/15
Platting History: FS-11-181 Mansions at Timberland, east of the subject property

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Timberland	Major Arterial	Major Arterial	No
Keller Hicks	Collector	Collector	No

Public Notification:

Organizations Notified	
North Fort Worth Alliance	Streams And Valleys Inc
Villages of Woodland Springs HOA	Keller ISD
Northwest Fort Worth Community Alliance	Northwest ISD
Trinity Habitat for Humanity	

Not located within a registered Neighborhood Organization

Site Plan Comments:

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

1. 20 ft. setback along Metroport Way
 - a. Parking prohibited (**waiver required**)
2. Provide note stating site will comply with I-35 overlay
 - a. 50 ft front yard setback (**waiver required**)
 - b. 25 ft. front yard paving setback along Metroport (**waiver required**)
 - c. Wood screening fence in Overlay (**waiver required**)
3. Max height of 32 ft. (**waiver required for 45 ft.**)

Compliance with the items noted above shall be reflected on the site plan.

TPW Comments:

1. Traffic Impact Study - Submit a Traffic Impact Study (TIS) for TPW approval. The most recent study 3/25/15 does not include multi-family within the uses. A technical update of the TIA will be required in conjunction with the replat. FS-15-269 as it incorporates this portion of a lot.
2. Public Access Easement - Access easements shall comply with the requirements of Section 31-106 (Street Standards) I (Access Easement Design Standards (Public Access Easements, Reciprocal access Easements, Private Drives or Ways) of the Subdivision Ordinance. Access easements are privately maintained but constructed to city street standards that are open to unrestricted and irrevocable public access and serve two or more lots each having a minimum of 100 feet of frontage as their primary means of access. The proposed multi-family site includes a portion of a public access easement, however, does not provide the remaining portion of the lot to have public access achieved for it. Show how the public access easement to the south of the project will continue to connect back to Metroport.
3. Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW. Show the widths of Metroport Way and the existing public access easements.
4. Gated Entrances (Ch. 31-107) - 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 in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a knock-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW).
5. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards. Show the sidewalks along Metroport and the public pedestrian access easements proposed on the plat.

Platting Comments:

1. FYI--The property must be final platted prior to issuance of a building permit.
2. Cannot leave any remainders of existing final platted lots when platting this lot. Those remainders would have to be included with the final plat.
3. Cannot final plat your property in phases unless the final plat is complying with an approved preliminary plat. Otherwise a new preliminary plat would have to be approved prior to final platting the property in phases.
4. Since this project does not have direct access to a public or private street, then the only option is via a public access easement.
5. Since this project will have more than 100 units two points of access will be required. Both points of access will be for ingress and egress. One of them cannot simply be an emergency access.

Parks Comments:

The Neighborhood and Community Park Dedication Policy will apply.

Fire Comments:

1. The 26' fire lane shown on this site plan will need to be named and platted for addressing and identification requirements per the fire code.
2. Show the FDC connections for the buildings. FDC connections are required to be within 50' of a fire apparatus access road (fire lane or street) and within 300' of a fire hydrant. Building's FDC connect must comply with section 912 of the Fire Code

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing to bring approximately five acres of commercially zoned land to expand multifamily zoning in the area. Surrounding land uses vary with vacant land to the north and west, a large car lot the south, and multifamily the east.

The proposed site is next to existing multifamily. The proposed use is also located between future commercial and the interstate, providing a buffer to single-family uses further east of Old Denton Rd. The location also is appropriate since the primary traffic flow will typically utilize the interstate and should provide a minimal traffic increase to the nearby single family uses.

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

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as General Commercial. The requested zoning change 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)
- 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)

Based on the conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

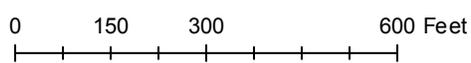
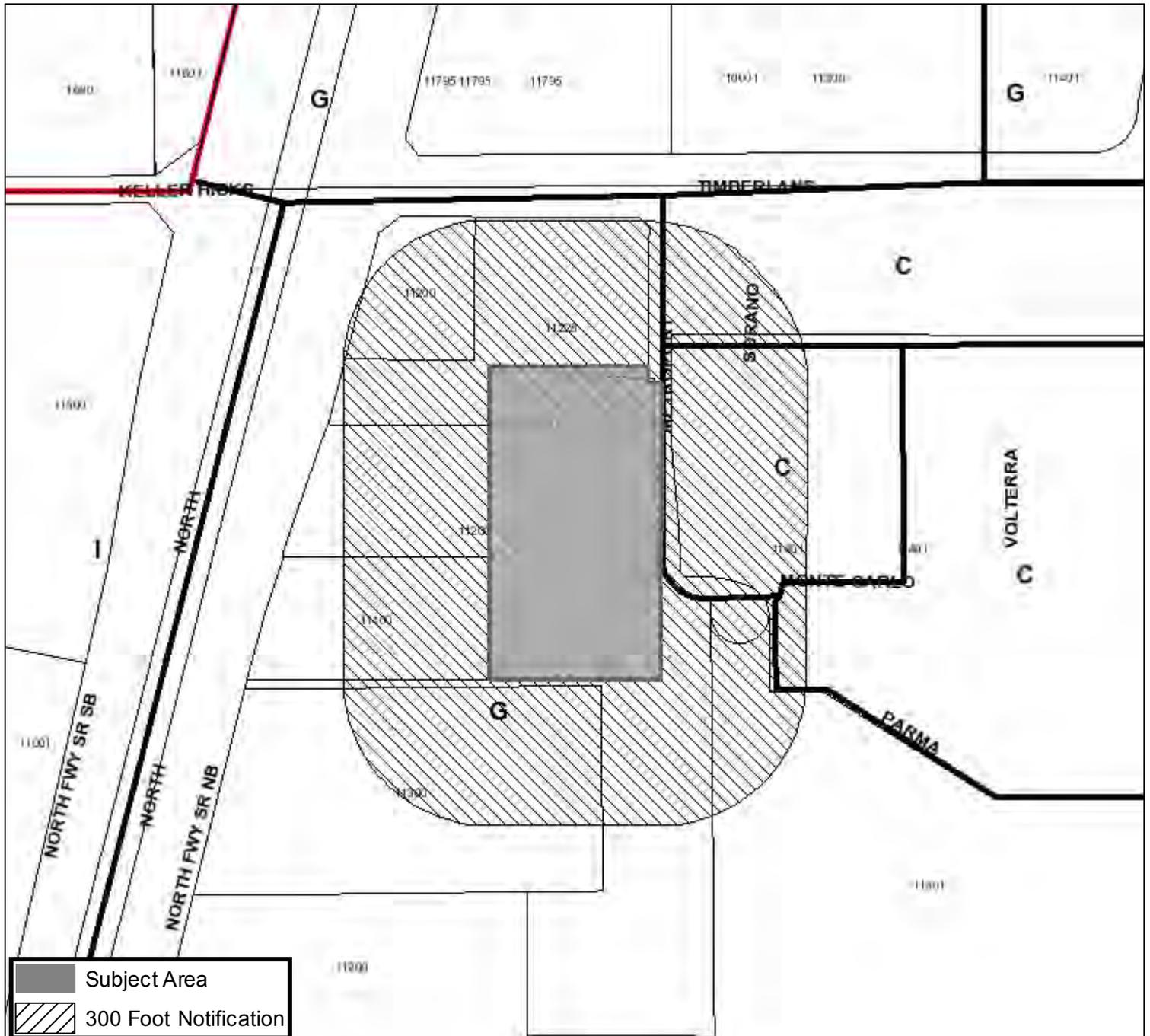
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



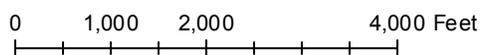
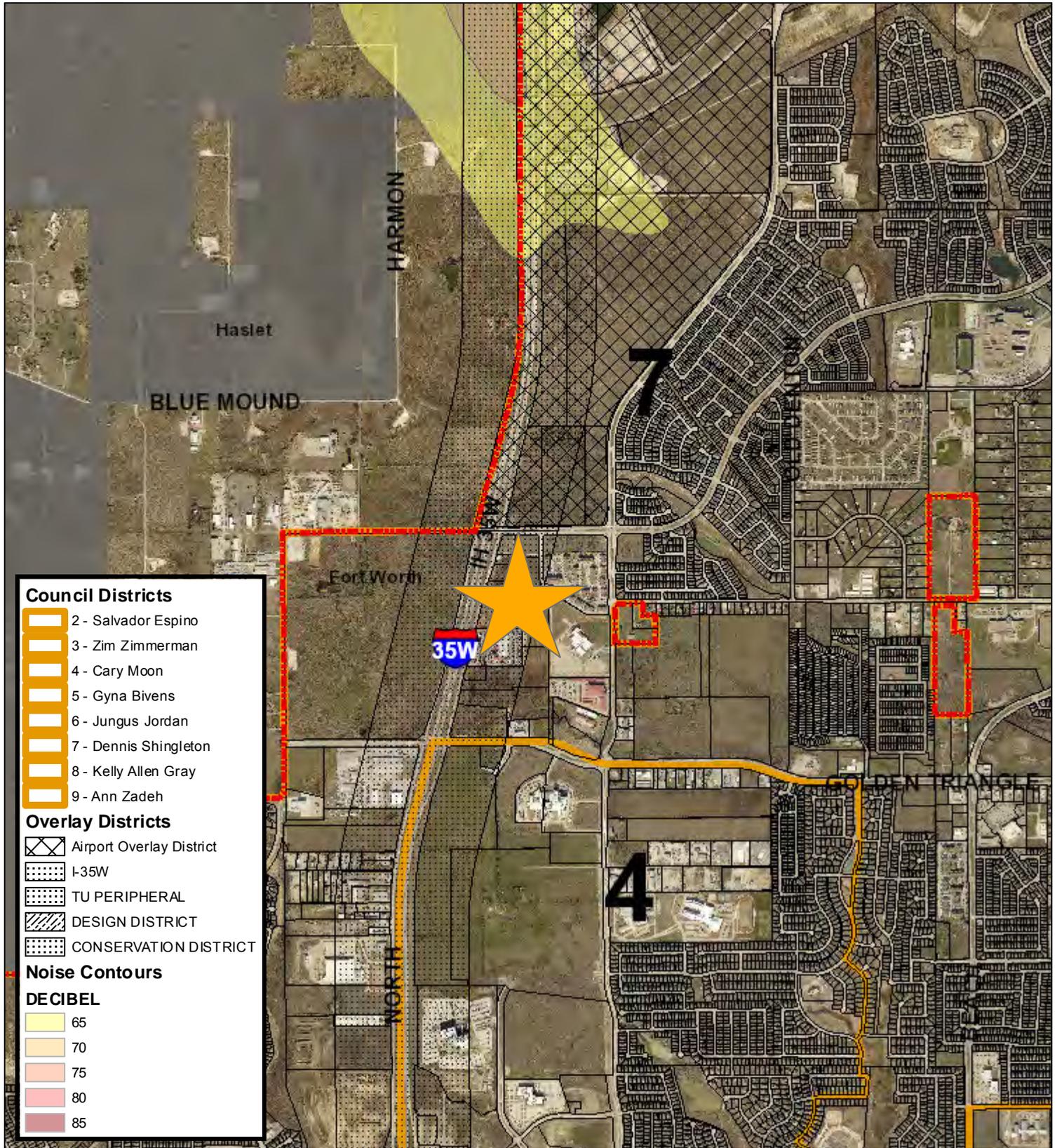
ZC-16-073

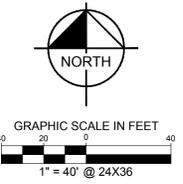
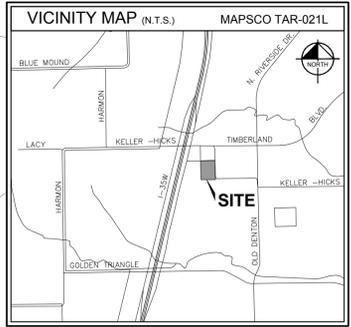
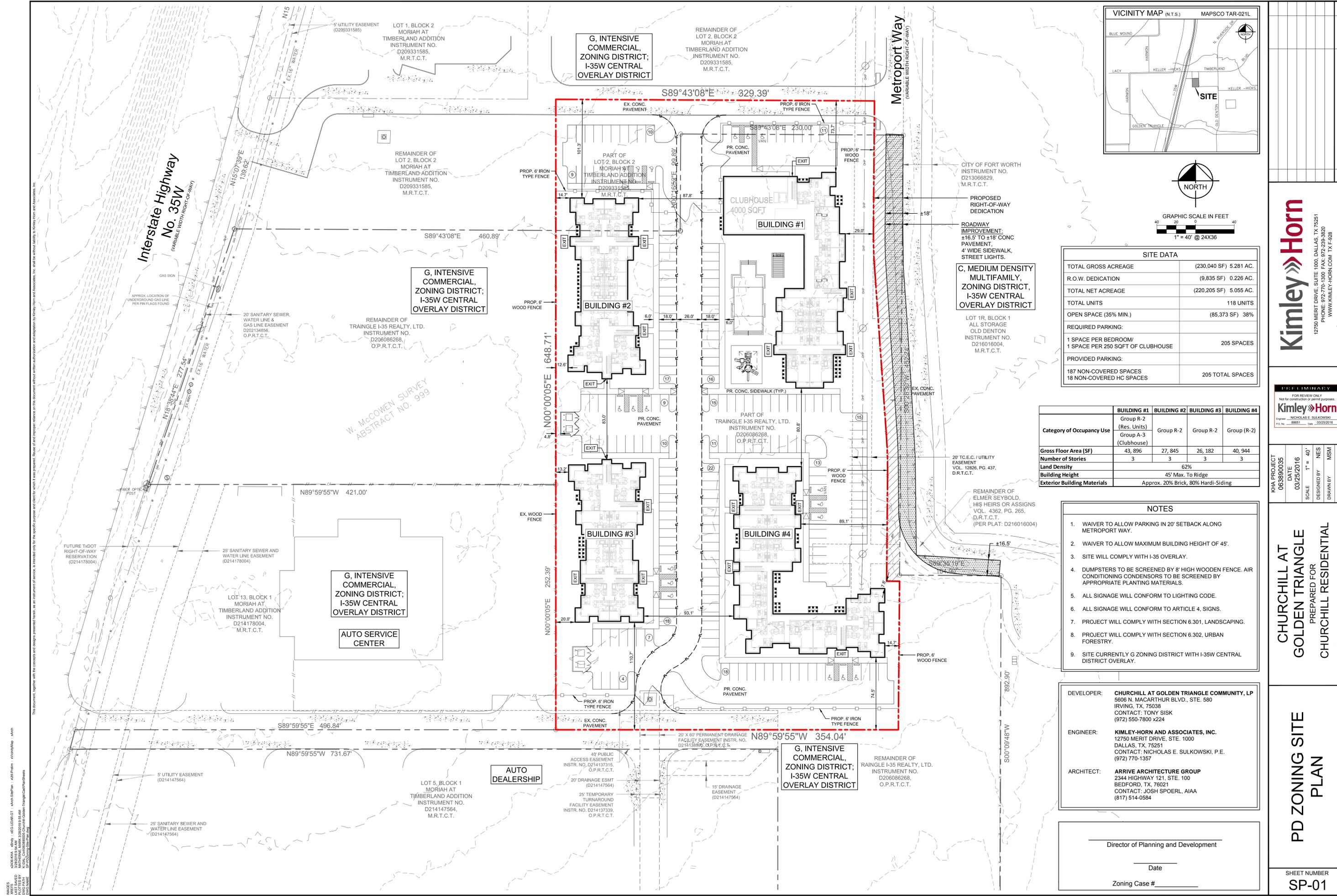
Area Zoning Map

Applicant: Triangle I-35 Realty
 Address: 11200 IH 35 N, 11228 Timberland
 Zoning From: G
 Zoning To: PD for D uses with a maximum of 118 units
 Acres: 5.28102578
 Mapsco: 21GL
 Sector/District: Far North
 Commission Date: 4/13/2016
 Contact: 817-392-2495



Area Map





SITE DATA	
TOTAL GROSS ACREAGE	(230,040 SF) 5.281 AC.
R.O.W. DEDICATION	(9,835 SF) 0.226 AC.
TOTAL NET ACREAGE	(220,205 SF) 5.055 AC.
TOTAL UNITS	118 UNITS
OPEN SPACE (35% MIN.)	(85,373 SF) 38%
REQUIRED PARKING:	
1 SPACE PER BEDROOM/ 1 SPACE PER 250 SQFT OF CLUBHOUSE	205 SPACES
PROVIDED PARKING:	
187 NON-COVERED SPACES	205 TOTAL SPACES
18 NON-COVERED HC SPACES	

Category of Occupancy Use	BUILDING #1	BUILDING #2	BUILDING #3	BUILDING #4
	Group R-2 (Res. Units) Group A-3 (Clubhouse)	43, 896	27, 845	26, 182
Number of Stories	3	3	3	3
Land Density	62%			
Building Height	45' Max. To Ridge			
Exterior Building Materials	Approx. 20% Brick, 80% Hardi-Siding			

- NOTES**
1. WAIVER TO ALLOW PARKING IN 20' SETBACK ALONG METROPORT WAY.
 2. WAIVER TO ALLOW MAXIMUM BUILDING HEIGHT OF 45'.
 3. SITE WILL COMPLY WITH I-35 OVERLAY.
 4. DUMPSTERS TO BE SCREENED BY 8' HIGH WOODEN FENCE. AIR CONDITIONING CONDENSORS TO BE SCREENED BY APPROPRIATE PLANTING MATERIALS.
 5. ALL SIGNAGE WILL CONFORM TO LIGHTING CODE.
 6. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 7. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 8. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 9. SITE CURRENTLY G ZONING DISTRICT WITH I-35W CENTRAL DISTRICT OVERLAY.

DEVELOPER: CHURCHILL AT GOLDEN TRIANGLE COMMUNITY, LP
5606 N. MACARTHUR BLVD., STE. 580
IRVING, TX, 75038
CONTACT: TONY SISK
(972) 550-7800 x224

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, STE. 1000
DALLAS, TX, 75251
CONTACT: NICHOLAS E. SULKOWSKI, P.E.
(972) 770-1357

ARCHITECT: ARRIVE ARCHITECTURE GROUP
2344 HIGHWAY 121, STE. 100
BEDFORD, TX, 76021
CONTACT: JOSH SPOERL, AIAA
(817) 514-0584

Director of Planning and Development

Date _____

Zoning Case # _____

Kimley-Horn

12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn

Engineer: NICHOLAS E. SULKOWSKI
P.E. No. 88651 Date: 03/25/2016

KHA PROJECT: 063890035

DATE: 03/25/2016

SCALE: 1" = 40'

DESIGNED BY: NES

DRAWN BY: MSJ

CHECKED BY: NES

TEXAS

CHURCHILL AT GOLDEN TRIANGLE

PREPARED FOR

CHURCHILL RESIDENTIAL

FORT WORTH

PD ZONING SITE PLAN

SHEET NUMBER

SP-01

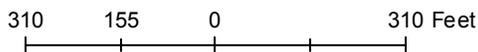
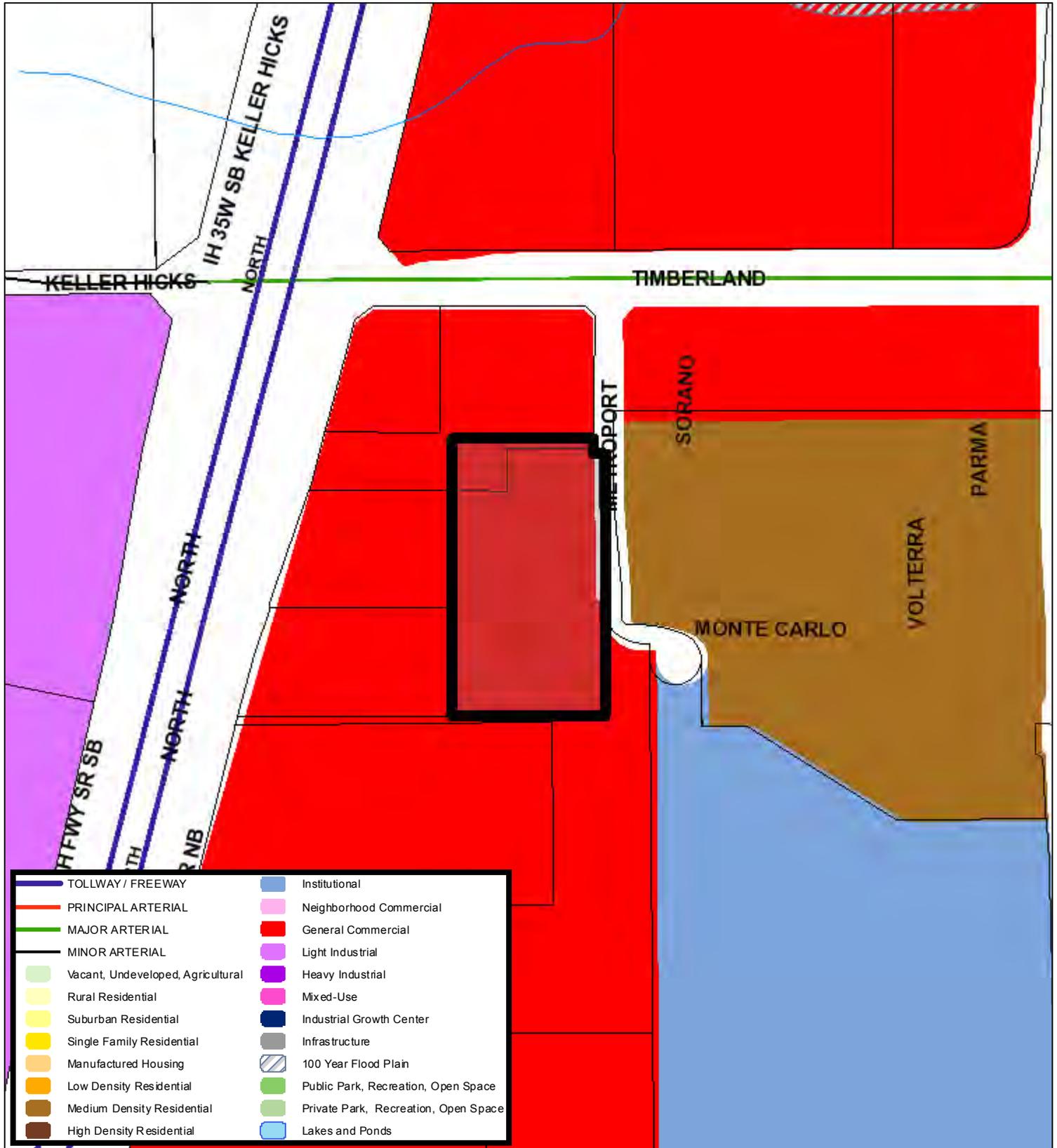
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REVISIONS

DATE

BY

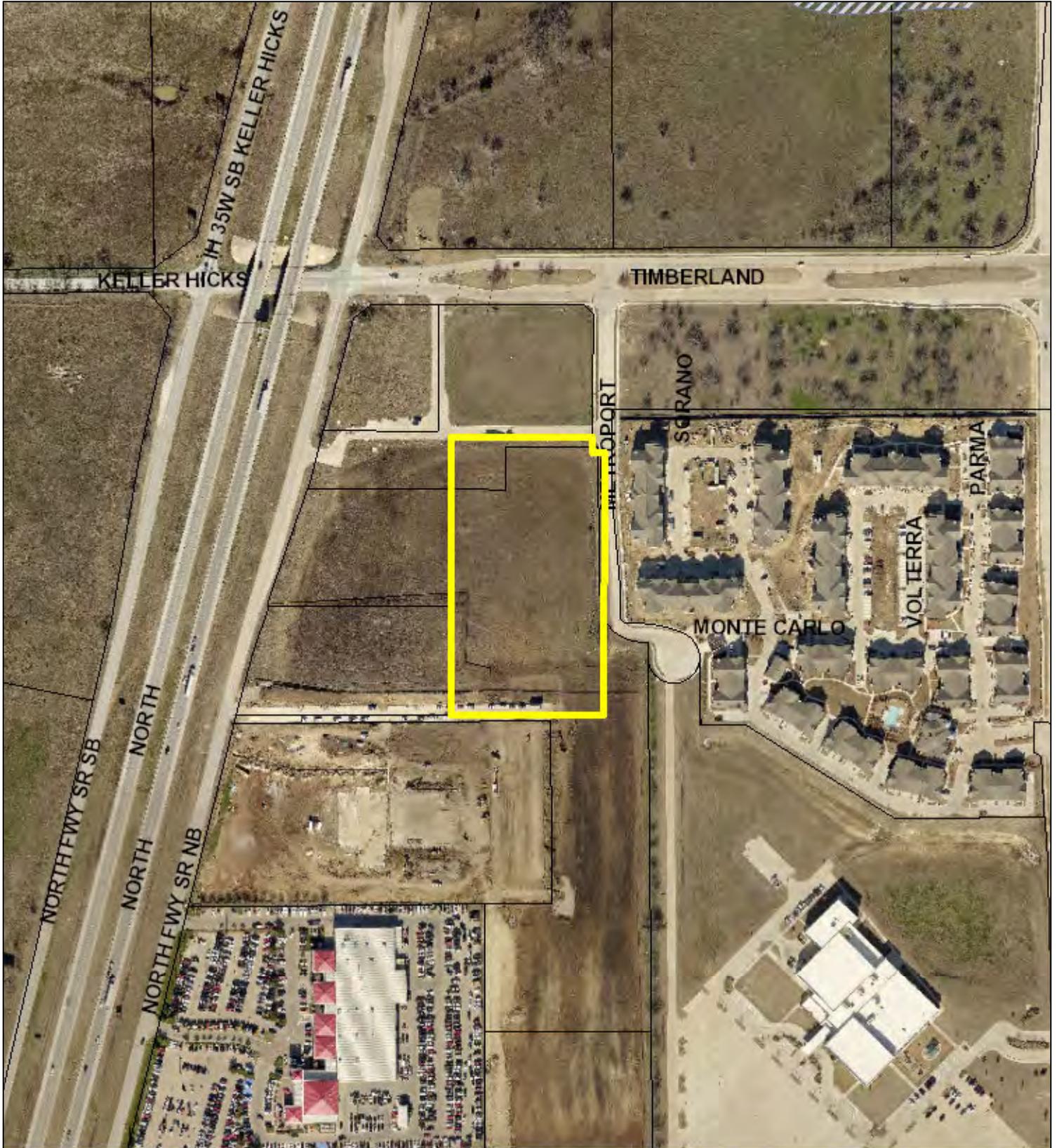
Future Land Use



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 29, 2016.



Aerial Photo Map



0 195 390 780 Feet



“PD/SU” Planned Development/Specific Use for a parking lot only with “MU-1” development standards and posted signage visible from all areas of the property disallowing any type of work on vehicles in the parking lot; site plan included

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Advance Auto Parts explained to the Commissioners they will be tearing down the existing building at 4054 E. Lancaster and building a new 6,600 sq. ft. auto parts retail store. They are rezoning this lot to PD/MU-1 with development standards in order to meet the required parking. Mr. Schell did mention there will be posted signage visible from the parking lot disallowing any work in the parking lot. They are requesting a waiver to the screening requirement for the parking lot.

Ms. Burghdoff explained the parking along E. Lancaster would need to be screened. Ms. Murphy said they would have to screen the parking lot along Chicago either with a four ft. screening fence with berm/bushes/shrubs. Mr. Schell said they will relocate the dumpster and move it further back to the east and not request the waiver. He also said if they can provide 28 spaces instead of 32 they could comply.

Ms. Conlin mentioned they do not want the screening fence to go all the way out to Chicago, it needs to be moved back in line with the existing house. Ms. Burghdoff mentioned the parking lot needs to be screened from the neighbor. Ms. Burghdoff said it is about a 25 ft. setback. Ms. Conlin asked if he knew what the building would look like. Mr. Schell said no he did not. Ms. Conlin said the neighborhood had not been contacted and would he have someone reach out to them so they can be a part of this.

Motion: Following brief discussion, Ms. Conlin recommended Approval as Amended of the request to move the dumpster to the east, maximum of 28 parking spaces, and move fence to 25 ft. setback, seconded by Mr. Cockrell. The motion carried unanimously 9-0.

9. ZC-16-073 Triangle I-35 Realty LTD (CD 7) - 11200 IH 35 N. and 11228 Timberland (William McGowan Survey, Abstract No. 999, 5.28 Acres): from “G” Intensive Commercial/I-35 Overlay to “PD/D” Planned Development for all uses in “D” High Density Multifamily with a maximum of 118 units; site plan included/I-35 Overlay

Tony Sisk, 5605 North McArthur Boulevard, Suite 580, Los Colinas, Texas representing Triangle I-35 Realty explained to the Commissioners they are requesting the zoning change to add 118 multifamily units. They are requesting waivers for parking and setbacks to allow for a more urban type development.

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

10. ZC-16-074 Ridglea Baptist Church (CD 3) – 6037 IH West Freeway/Calmont Avenue (Chamberlain Arlington Heights, Block 3, Lot 1R, 1.42 Acres): from “B” Two-Family to “E” Neighborhood Commercial