



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
May 17, 2016

**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:** **Realty Capital Golden Triangle LP**

**Site Location:** 5601 Golden Triangle Blvd. Mapsco: 23J

**Proposed Use:** **Multifamily & Assisted Living**

**Request:** From: "E" Neighborhood Commercial  
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily plus assisted living and nursing home, site plan included.

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

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

**Background:**

The proposed site is located along Golden Triangle Blvd near Hwy 377. The applicant would like to rezone the 17 acre tract from "E" Neighborhood Commercial to "PD/D" Planned Development for all uses in "D" High Density Multifamily plus assisted living and nursing home with memory care, site plan included. The assisted living and independent living area will be attached to each other on the eastern end of the property, separate from the market apartments. Assisted living is generally considered a commercial use, therefore a PD was necessary to include it into this development.

The table below describes type of unit and count for the proposed development.

Unit Type	Unit Count
Multifamily	309 Units
Independent Living	65 units
Assisted Living	40 Units
Memory Care	25 Units

The applicant is also requesting several waivers.

Standard	Allowed in "D" High Density Multifamily	Proposed PD/D

Building Height	32 ft.	54 ft. (all multifamily buildings are 4 stories) Assisted living is 3 stories)
Units per acre	24	25.32 (multifamily units in Tract 1)
20 ft setback (parking prohibited in front yard)	20 ft. setback	Parking allowed
Open Space	35%	29% (Tract 2) Tract 1 complies

The proposed site is located south of a large industrial complex and along Golden Triangle Blvd. which is considered a principal arterial. The closest public transportation to this site is along I-35 and Keller Hicks.

**Site Information:**

Owner: Reality Capital Golden Triangle, LP  
909 Lake Carolyn Pkwy Suite 150  
Irving, Texas 75039

Acreage: 17.19 acres

Comprehensive Plan Sector: Far North

**Surrounding Zoning and Land Uses:**

North "I" Light Industrial / industrial  
East "E" Neighborhood Commercial / vacant  
South City of Keller / vacant, park  
West "PD/R1" with 20 ft. min front yard, front yard parking and driveway, one parking space / single-family

**Recent Relevant Zoning and Platting History:**

Zoning History: None  
Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Golden Triangle Blvd.	Principal Arterial	Principal Arterial	No

**Public Notification:**

The following Organizations were notified:

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

**Site Plan Comments:**

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

1. 20 ft. setback along Golden Triangle Blvd.
  - a. Parking prohibited (**waiver requested**)
3. Max height of 32 ft. (**waiver requested 54 ft.**)
4. 35 units per acre (**waiver requested (24 units per acre in D)**)
6. Provide parking count based on assisted living for assisted living portion (table) (1 space per doctor, plus 1 space per 4 employees, plus 4 spaces per 1000 sf or gross floor area) (**Reasonable Accommodation requested for reduced parking for disabled persons.**)
7. Tract 2 does not comply with open space standards (**waiver requested**)

**Zoning Commission recommended waivers to the items noted above.**

**TPW Comments:**

1. 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. Show widths of fire lanes and driveway s
2. 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 Knox-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
3. Show all sidewalks (Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.)
4. Dumpster pickup must be located internal to the site.
5. No additional median cuts will be permitted along Golden Triangle.

**Parks Department Comments:**

The Neighborhood and Community Park Dedication Policy will apply

**Fire Department Comments:**

1. All gates shall comply with Section 503.6 of the CFW Fire Code.
2. Show dimension of fire lane near each building. A minimum of 26' wide fire lane is required for all multifamily buildings.

**(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, 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 rezone portions of a property to "PD/D" Planned Development for all uses in "D" High Density Multifamily plus assisted living, site plan included. Surrounding uses vary with industrial to the north, vacant to the east, single-family to the west, and a park to the south. The proposed multifamily will provide a buffer to more intense industrial to the north. The site is also located in close proximity to recreation and commercial uses east on Hwy 377.

The proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Neighborhood 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)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)

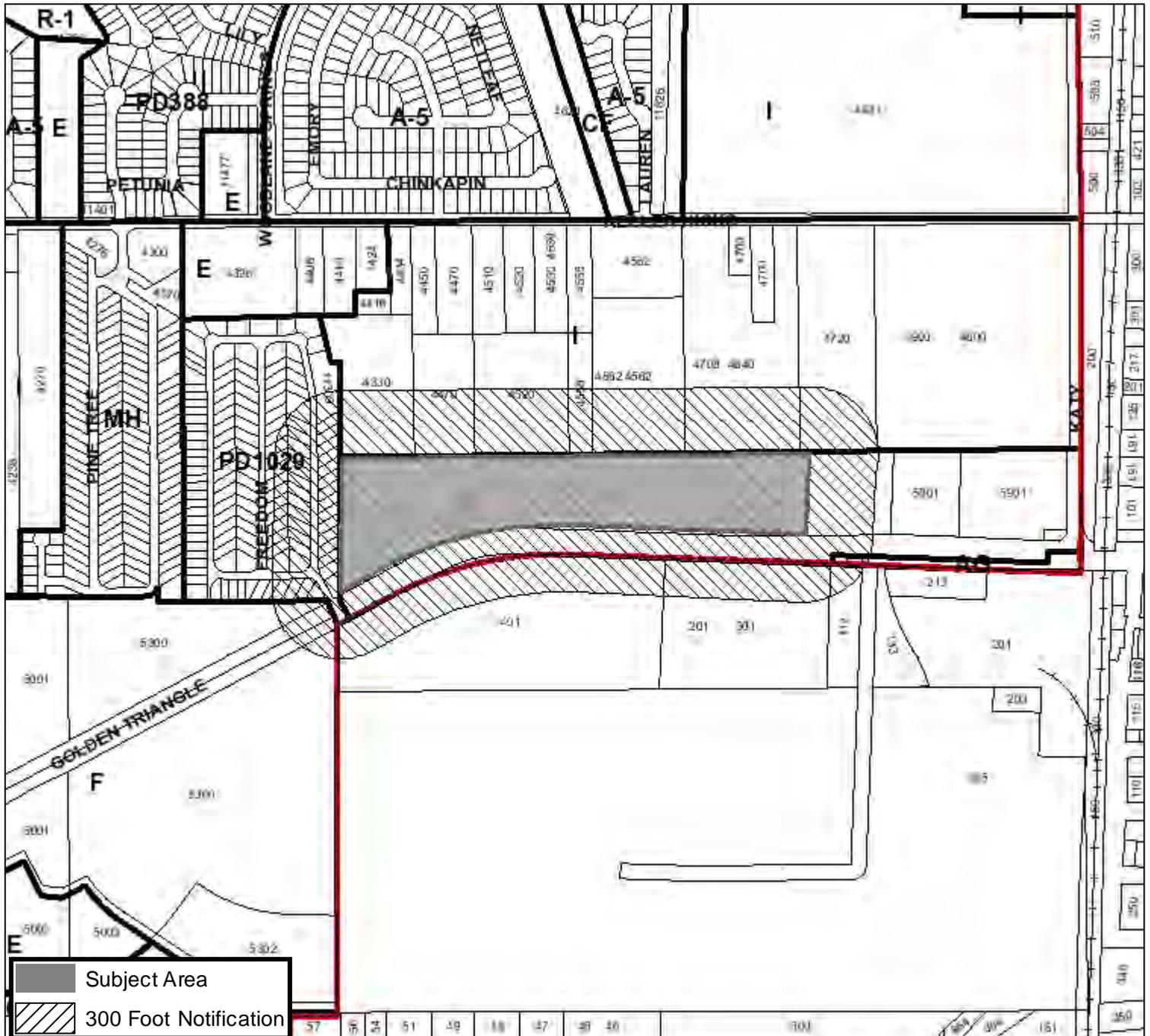
Based on the conformance with the future land use map and policies stated above the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

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

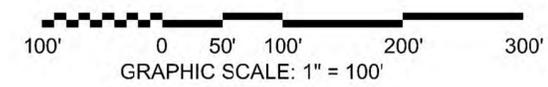
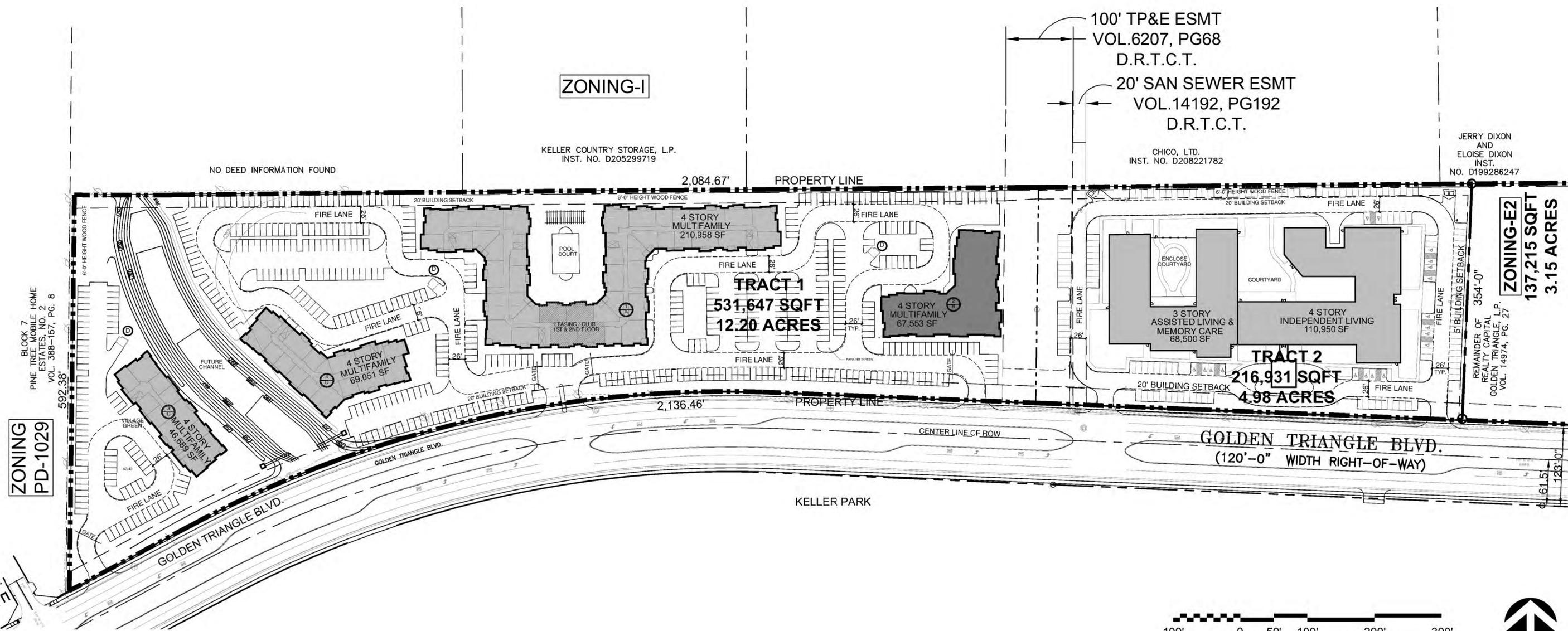
### Area Zoning Map

Applicant: Realty Capital Golden Triangle, LP  
 Address: 5601 Golden Triangle Boulevard  
 Zoning From: E  
 Zoning To: PD for D uses plus assisted living facility and nursing home  
 Acres: 17.19723143  
 Mapsco: 22M  
 Sector/District: Far North  
 Commission Date: 4/13/2016  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification

0 312.5 625 1,250 Feet



**SITE PLAN**

SCALE: 1" = 100'-0"

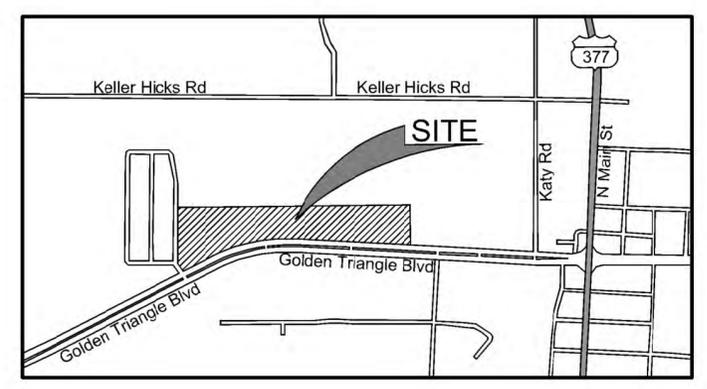
GENERAL INFORMATION	
ZONING:	CURRENT - E PROPOSED - PD - "D" & ASSISTED LIVING
AREA:	748,577 SQFT 17.185 ACRES
PARCEL LEGAL:	BILLINGSLEY, JESSE SURVEY ABSTRACT 70 INSTRUMENT NO. D201147497 VOL.14974, PG. 27
OWNER:	REALTY CAPITAL GOLDEN TRIANGLE, L.P. 909 LAKE CAROLYN PKWY STE 150 IRVING, TX 75039-3914

PARKING SUMMARY	
MULTIFAMILY	PROPOSED PARKING SPACES COMPLYING WITH "D" ZONING REQUIREMENTS
INDEPENDENT LIVING	(1 PER BED + 1 PER 250 SQFT OF COMMON AREA)
REQUIRED	128 SPACES
PROVIDED	128 SPACES
ASSISTED LIVING / MEMORY CARE	(1 PER BED + 1 PER DOCTOR + 1 PER 4 EMPLOYEE + 4 PER 100 SQFT OF GROSS FLOOR AREA)
REQUIRED	24 SPACES
PROVIDED	24 SPACES
TOTAL	152 SPACES

OPEN SPACE SUMMARY	
TRACT 1	35.6%
TRACT 2	29.4%

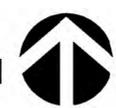
UNIT COUNT SUMMARY	
MULTIFAMILY	309 UNITS, 25.32 UNITS PER ACRE
INDEPENDENT LIVING	65 UNITS, 13.05 UNITS PER ACRE
ASSISTED LIVING	40 UNITS, 8.03 UNITS PER ACRE
MEMORY CARE	25 UNITS, 5.02 UNITS PER ACRE

- NOTES:**
- THIS PROJECT WILL COMPLY WITH THE CITY OF FORT WORTH URBAN FORESTRY REQUIREMENTS (SECTION 6.302), AND LANDSCAPE REQUIREMENTS (6.301).
  - ALL SIGNAGE WILL CONFORM TO LIGHTING CODE, AND ARTICLE 4, SIGNS.
  - SITE LIGHTING TO CONFORM WITH CITY REQUIREMENTS.
  - MAXIMUM BUILDING HEIGHT 54'-0".



**VICINITY MAP**

SCALE: NTS



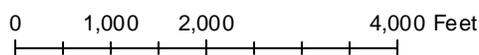
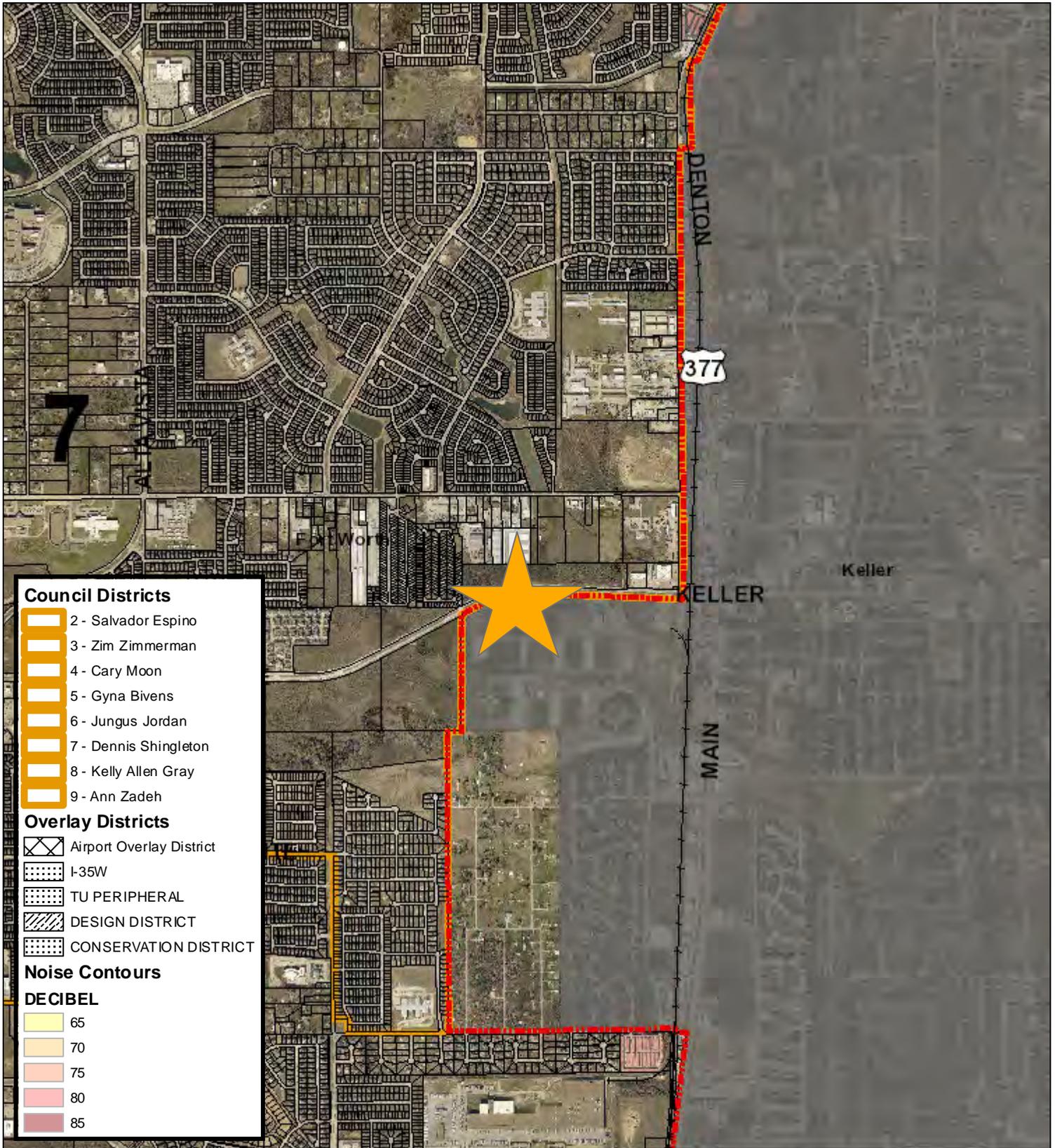
**quorum**  
Design. Spaces. People

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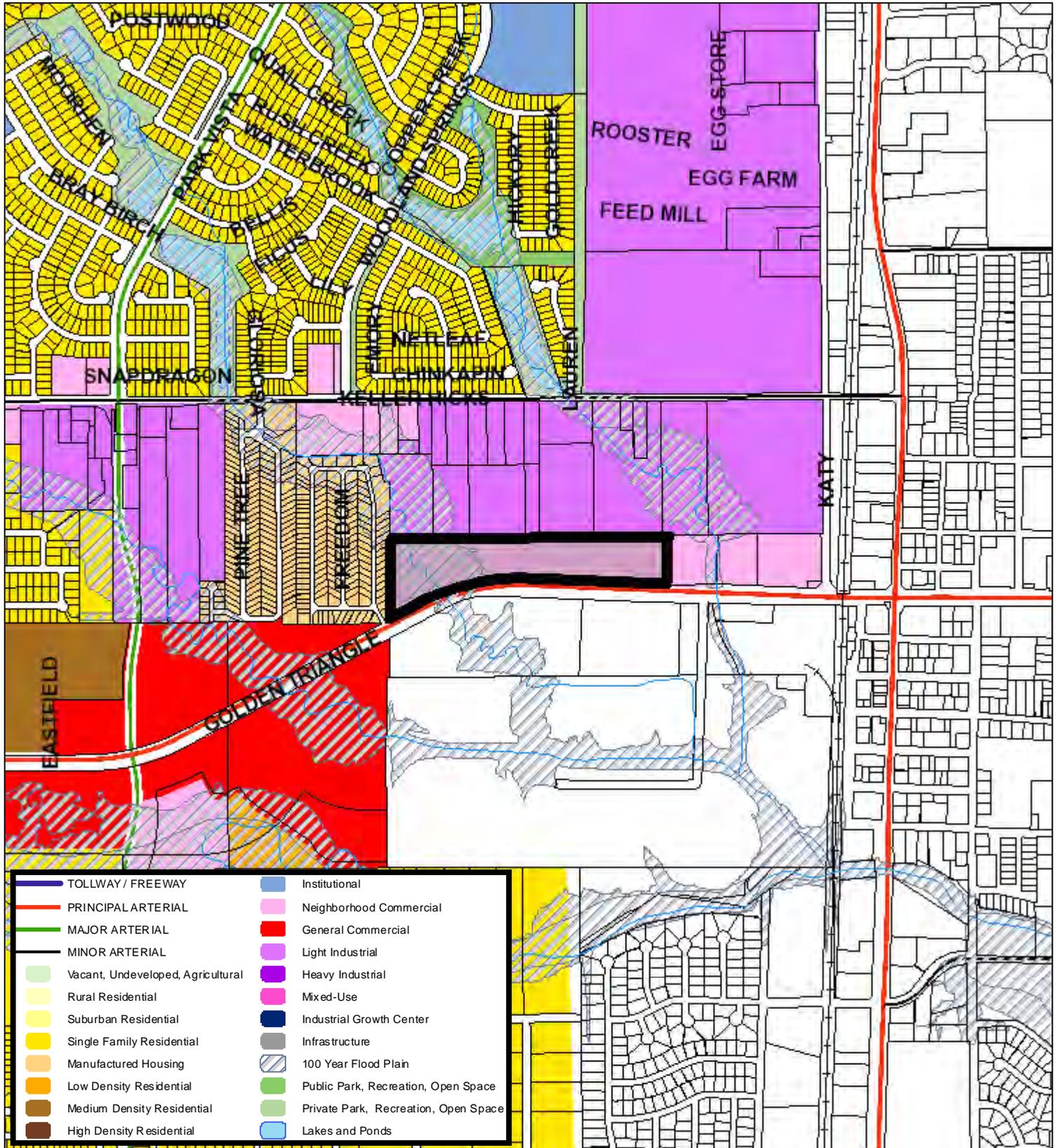
**RESIDENTIAL USE**  
**REALTY CAPITAL MANAGEMENT**  
**REALTY CAPITAL GOLDEN TRIANGLE**  
FORT WORTH, TEXAS

REVISIONS:	PROJECT NO.	SHEET TITLE:
	16011	<b>EXHIBIT</b>
	DATE: 03.28.2016	<b>A</b>
	DRAWN BY: KSA	
	CHECKED BY: GR	
	SCALE: AS NOTED	

## Area Map



### Future Land Use

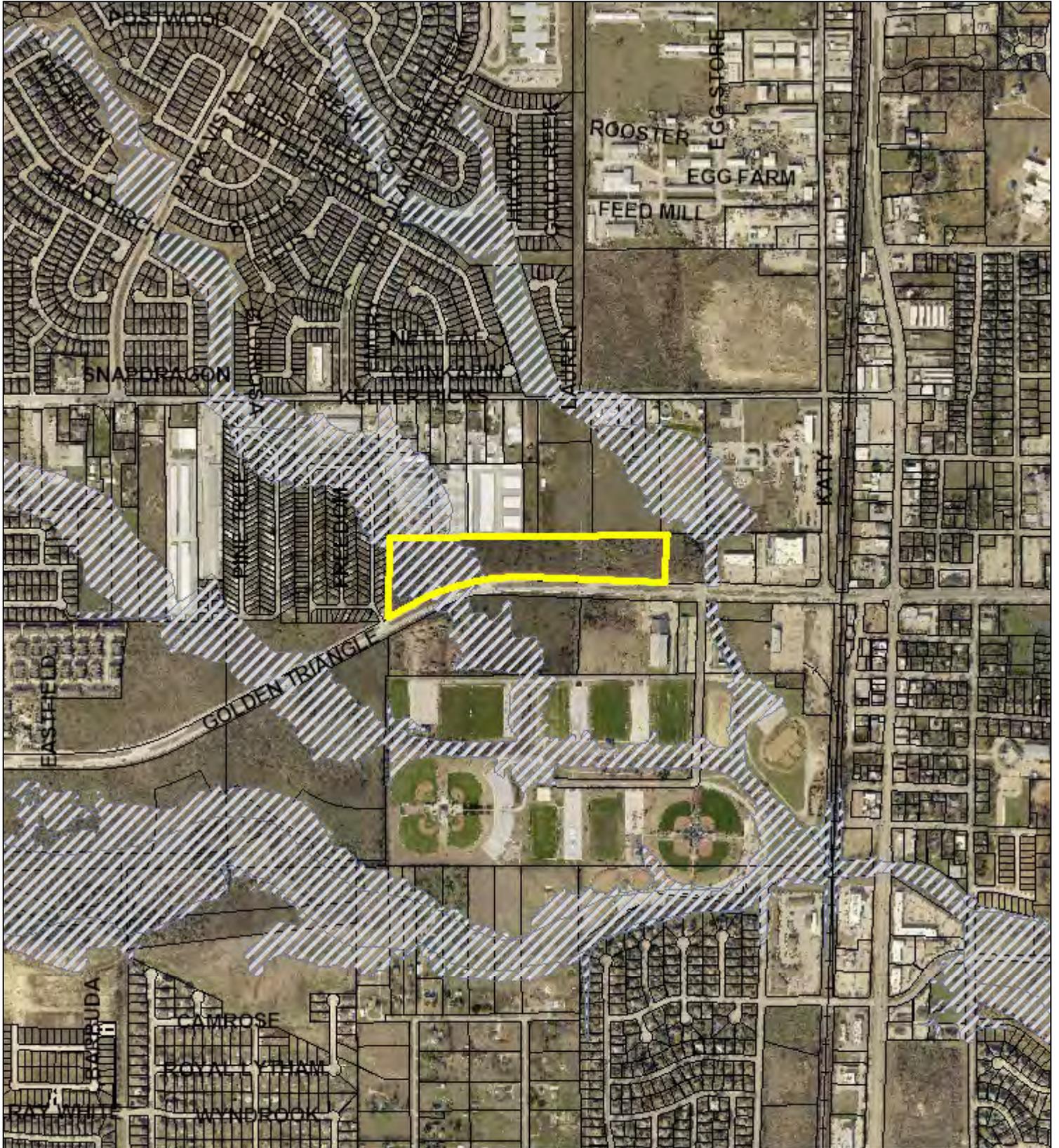


1,000 500 0 1,000 Feet

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 29, 2016.



**Aerial Photo Map**



0 625 1,250 2,500 Feet



**18. ZC-16-083 VLMC Inc. (CD 2) - 6501 Cascade Canyon Trail (James H Conwell Survey, Abstract 343, 16.28 Acres): from “C” Medium Density Multifamily to “A-5” One-Family**

Ben Raef, 5751 Kroger Drive, Fort Worth, Texas representing VLMC explained to the Commissioners they are requesting A-5 zoning to match the preliminary plat. They are wanting to maintain the character of the single-family that already exists.

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

**19. ZC-16-084 Realty Capital Golden Triangle LP (CD 7) – 5601 Golden Triangle Blvd (Jesse Billingsley Survey, Abstract No 70, 17.19 Acres): from “E” Neighborhood Commercial to “PD/D” planned Development for all uses in “D” High Density Multifamily plus assisted living and nursing home; site plan included**

Kenneth Farnborough, 3110 W. Southlake Boulevard, Southlake, Texas representing Realty Capital Golden Triangle LP explained to the Commissioners he is here to answer any questions.

Rebecca Everett, 909 Lake Carolyn Parkway, Irving, Texas with Realty Capital explained to the Commissioners they did reach out to the Villages of Woodland Springs NA, finally met with them and there didn’t seem to be any issues. She did say one concern was how this development would impact the School system. Ms. Everett said she reached out to Keller ISD and they had no problem at this time, so they are ready to move forward.

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

**20. SP-16-001 LVG Investments (CD 7) – 5306-5336 (evens) White Settlement Rd and 127 Roberts Cut Off (N H Carroll Survey, Abstract No. 264, 13.55 Acres): from PD 724 “PD/MU-1” Planned Development/Low Intensity Mixed Use plus bars, farmers market, and mobile vendors with development standards; site plan required to Amend site plan for PD 724 to add a story to Building B and change parking configurations**

Richard Smith, 9523 Hill View Drive, Dallas, Texas representing LVG Investments explained to the Commissioners they are amending the site plan for building B, increasing the square footage and height and eliminating parking garages in front of the apartments.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Conlin. The motion carried 8-0-1 with Mr. Genua recusing himself.