



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 14, 2016

Council District 8

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: Fort Worth Mason Heights, LP

Site Location: 3801 W.G. Daniels Drive Mapsco: 78WX

Proposed Use: Required Site Plan for PD 916 multifamily development

Companion Cases: ZC-15-148/PD-916

Background:

The proposed site was formerly part of the Masonic Children’s Home property and is included within a major redevelopment effort south of Berry Street near Hwy 287. This proposal is located just south of the retail development Renaissance Square along Berry Street, the location of a recently constructed WalMart. This southern section provides for the residential component of the overall development.

The subject site was rezoned in 2016 to PD/D for multifamily units with a higher density with 30 units per acre with development standards and a site plan required. This proposed site plan is to meet the site plan requirement of the earlier rezoning.

The existing approved standards include building standards, street trees, sidewalks and other enhancements along a proposed collector bisecting the development. The following table provides the pertinent information related to the site.

Building	Gross Floor Area	Height	Units	Bedrooms
1	46,692 sf	32’	36	66
2	46,692 sf	32’	36	66
3	41,383 sf	32’	20	48
4	28,864 sf	32’	24	42
5	28,984 sf	32’	24	42

Site Information:

Owner: FW Mason Heights, LP
1717 Arts Plaza Suite #2001
Dallas, TX 75201
Acreage: 25.66 acres
Comprehensive Plan Sector: Southeast

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-148, Amend PD 916 to PD Planned Development for “C” Medium Density Multifamily and PD Planned Development for “D” High Density Multifamily and amend Development Standards; site plan required; effective 2016.
 ZC-13-042, Adjust boundary lines for PD-913, 915, and 916; effective 6/26/15
 ZC-11-040, FW Mason Heights, Amend development standards for “PD-721” Planned Development; for residential, commercial, and multifamily, site plan waiver requested for single-family tracts; approved 9/13/11. (Subject property)

Platting History: NA

Site Plan Comments:

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

Transportation/Public Works (TPW) site plan comments

1. Subdivisions containing more than thirty (30) one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street.
2. 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. The access easement north of W. G. Daniels is required to be 26 ft. as the project is a multifamily development.
3. 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). Two driveways are required to be full ingress/egress access points to the development with the required three vehicle stacking from the right-of-way. As shown, the site plan only has one gate that complies with the vehicle stacking requirements.
4. On street parking may be permitted within city right-of-way with approval of design and location by TPW. On-street parking is not guaranteed nor can it be reserved for a specific site. TPW recommends that on-street parking provided not be counted towards minimum parking requirements because it is available for the public in general.
5. Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Parks Department site plan comments

NA

Fire Comments:

NA

(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.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Moresby St.	Residential	Residential	No

Public Notification:

The following Neighborhood Associations were notified:

Organizations Notified	
United Communities Association of South	Streams And Valleys Inc.

Fort Worth	
The New Mitchell Blvd. Neighborhood Association*	Fort Worth ISD
Southeast Fort Worth Inc.	

**Site located within the confines of this Neighborhood Association*

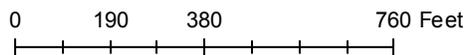
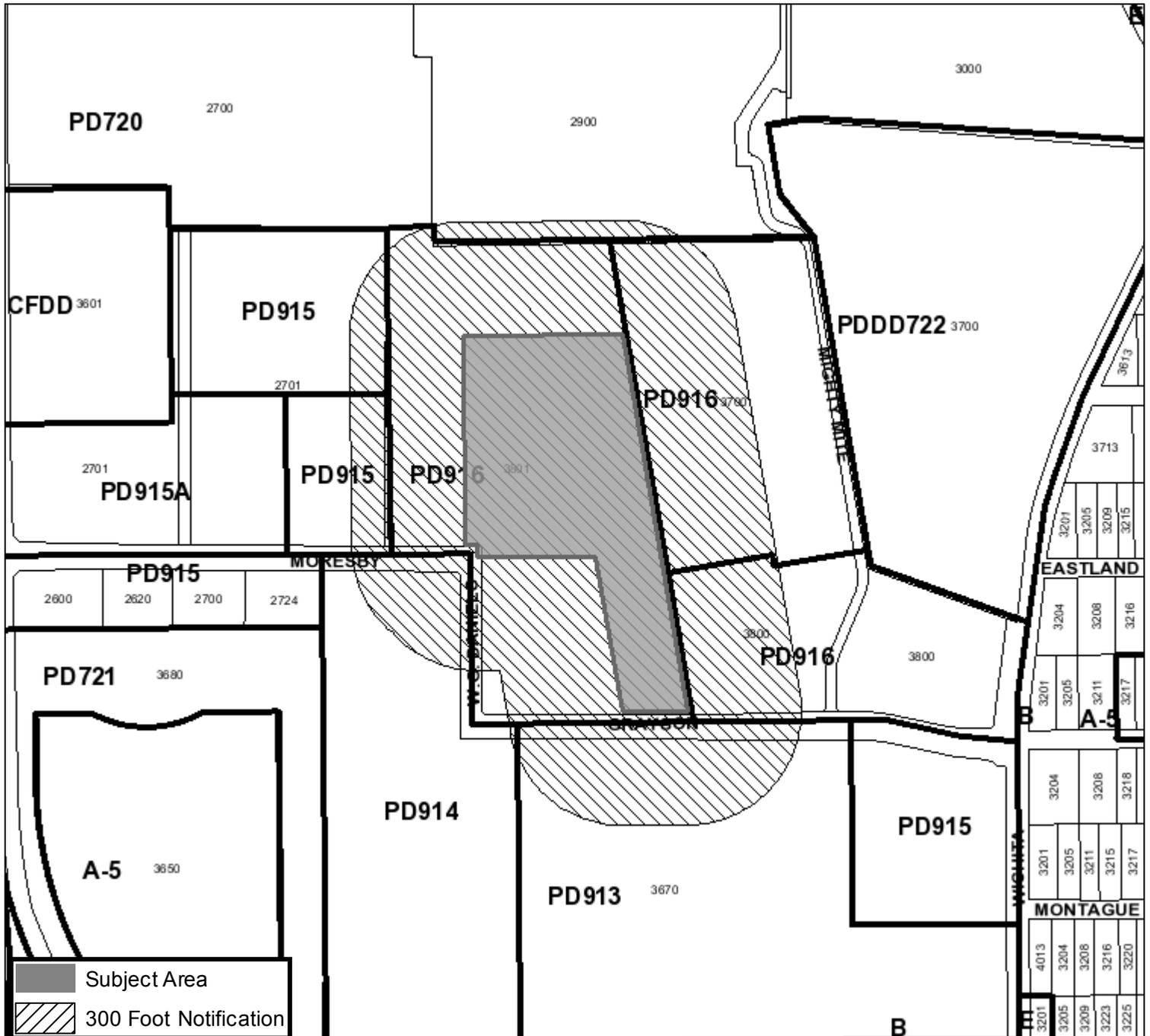
Attachments:

- 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 Zoning Map

Applicant: Fort Worth Mason Heights, LP
 Address: 3801 W.G. Daniels Drive
 Zoning From: PD 916
 Zoning To: Required Site Plan for PD 916 multifamily development
 Acres: 7.88176947
 Mapsco: 78WX
 Sector/District: Southeast
 Commission Date: 5/11/2016
 Contact: 817-392-8043

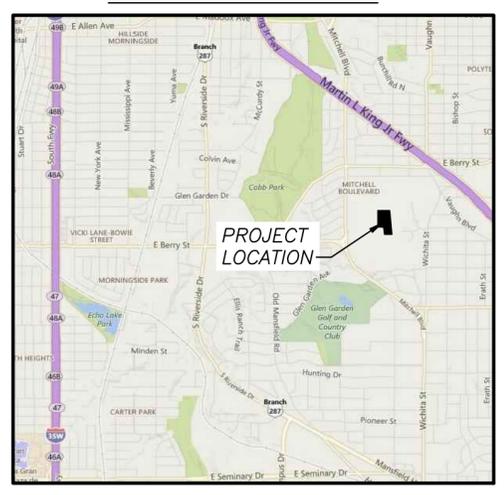


Building 1: Multifamily Residential	
Gross Floor Area	46,692 sf
Number of Stories	3
Height	32'
Units	36
Bedrooms	66
Building 2: Multifamily Residential	
Gross Floor Area	46,692 sf
Number of Stories	3
Height	32'
Units	36
Bedrooms	66
Building 3: Multifamily Residential & Leasing	
Gross Floor Area	41,383 sf
Number of Stories	3
Height	32'
Units	20
Bedrooms	48
Building 4: Multifamily Residential	
Gross Floor Area	28,864 sf
Number of Stories	3
Height	32'
Units	24
Bedrooms	42
Building 5: Multifamily Residential	
Gross Floor Area	28,984 sf
Number of Stories	3
Height	32'
Units	24
Bedrooms	42

Description	Zoning Requirement	Provided
Open Space	45%	55%
Units per acre	25	18
Front Yard	20' min	20'
Rear Yard	5' min	5'
Side Yard	5' min	5'
Height	32' max	32'
Off-Street Parking	264	283
Accessible Parking	12	13
Bicycle Spaces	29	34
Sidewalk along ROW	4'	5'
Landscape Setback along ROW	10'	10'

- Notes:
1. All signage will conform to Lighting Code
 2. All signage will conform to Article 4, Signs
 3. The project will conform to Section 6.301, Landscape
 4. The project will conform to Section 6.302, Urban Forestry
 5. The project will conform with additional street tree requirements along Moresby St., Grayson St. and W.G. Daniels Blvd.

LOCATOR MAP

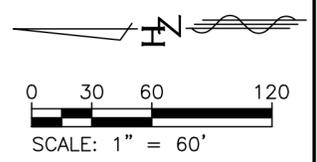
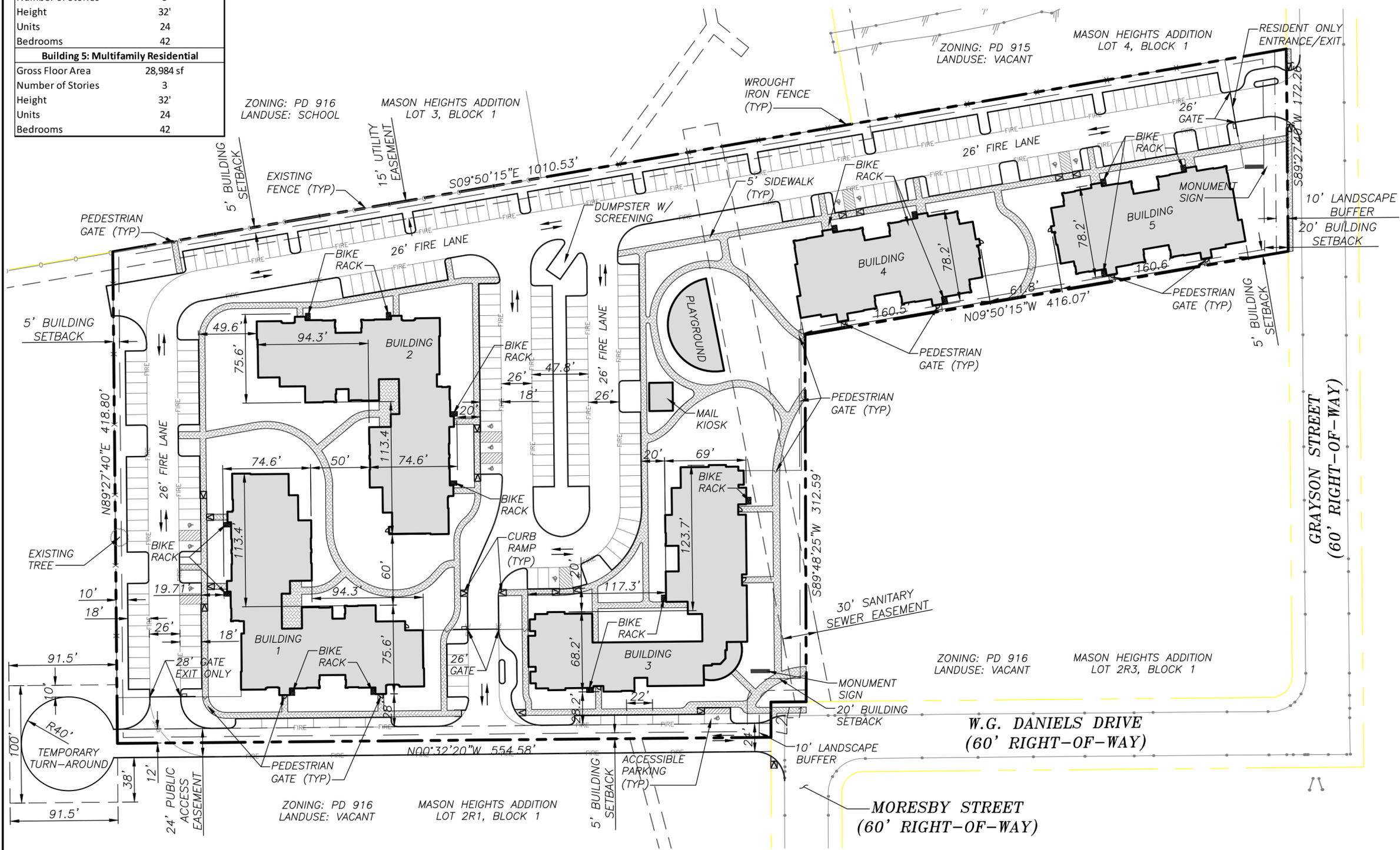


LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°32'20"W	30.00'
L2	S89°48'25"W	30.00'

Parking Information			
Building	Bedrooms	Units	Spaces Required
Building 1	66	36	66
Building 2	66	36	66
Building 3	48	20	48
Building 4	42	24	42
Building 5	42	24	42
Total Spaces Required		264	
Total Spaces Provided		283	

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	EASEMENT
	LANDSCAPE BUFFER
	BUILDING/STRUCTURE/AREA
	EXTERIOR BUILDING DOOR
	PAVING CURB
	PAVING STRIPING/MARKING
	FIRE LANE
	SIDEWALK
	SIGN
	PUBLIC STREET CURB
	FENCE/WALL
	VEHICULAR FLOW

*ALL VEHICULAR PAVING IS TO BE CONCRETE
 *ALL FIRE LANES WILL INCLUDE EMERGENCY ACCESS EASEMENT



Director of Planning and Development

Date

SITE PLAN

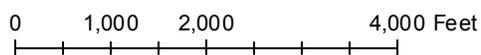
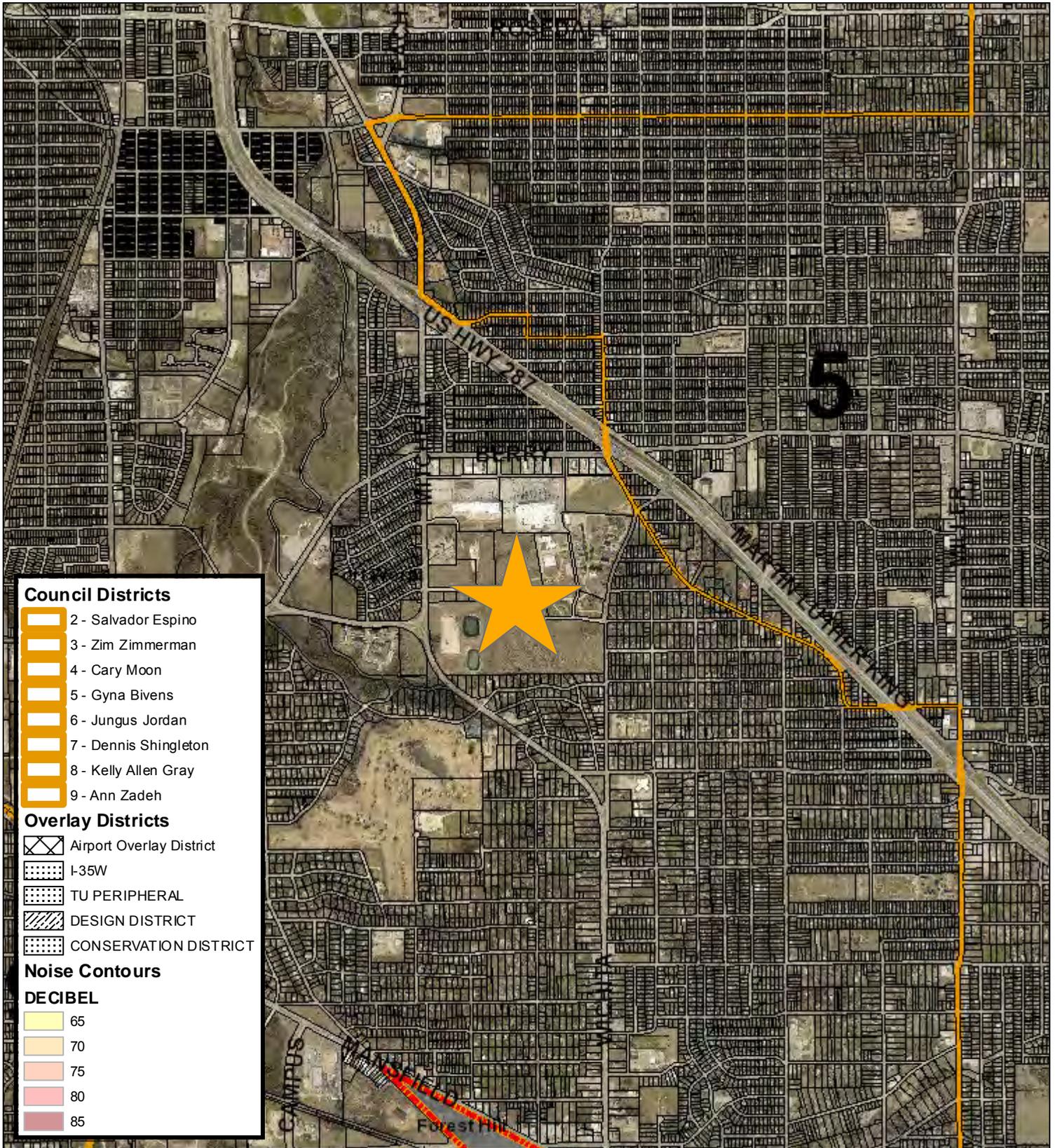
FW MASON HEIGHTS, LP
 109 WEST HIGHWAY 114
 SOUTHLAKE, TX 76092
 (817) 235-6826



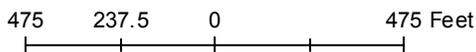
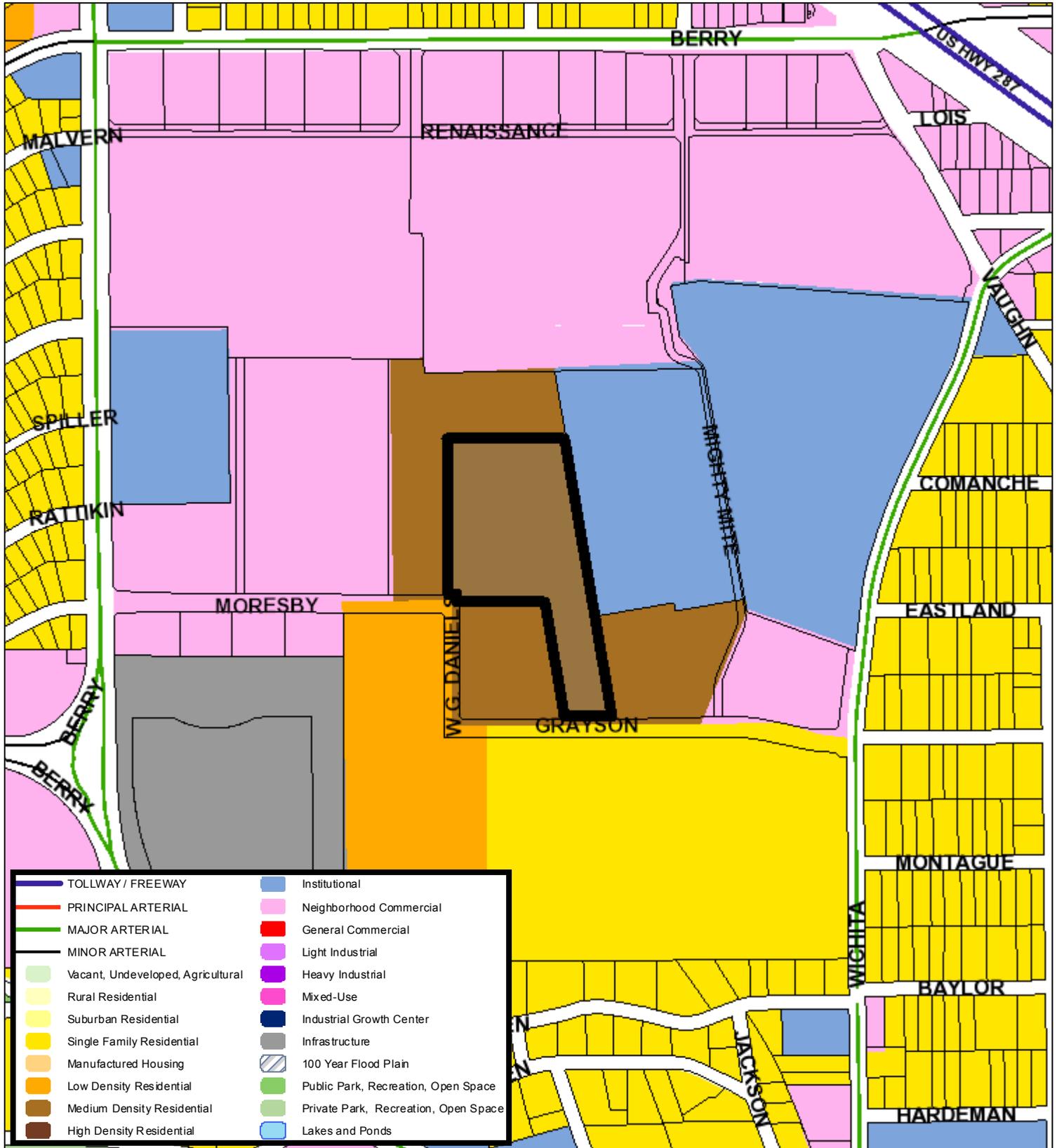
LOT 2R2, BLOCK 1
 MASON HEIGHTS ADDITION

RENAISSANCE HEIGHTS
 PHASE 1

Area Map



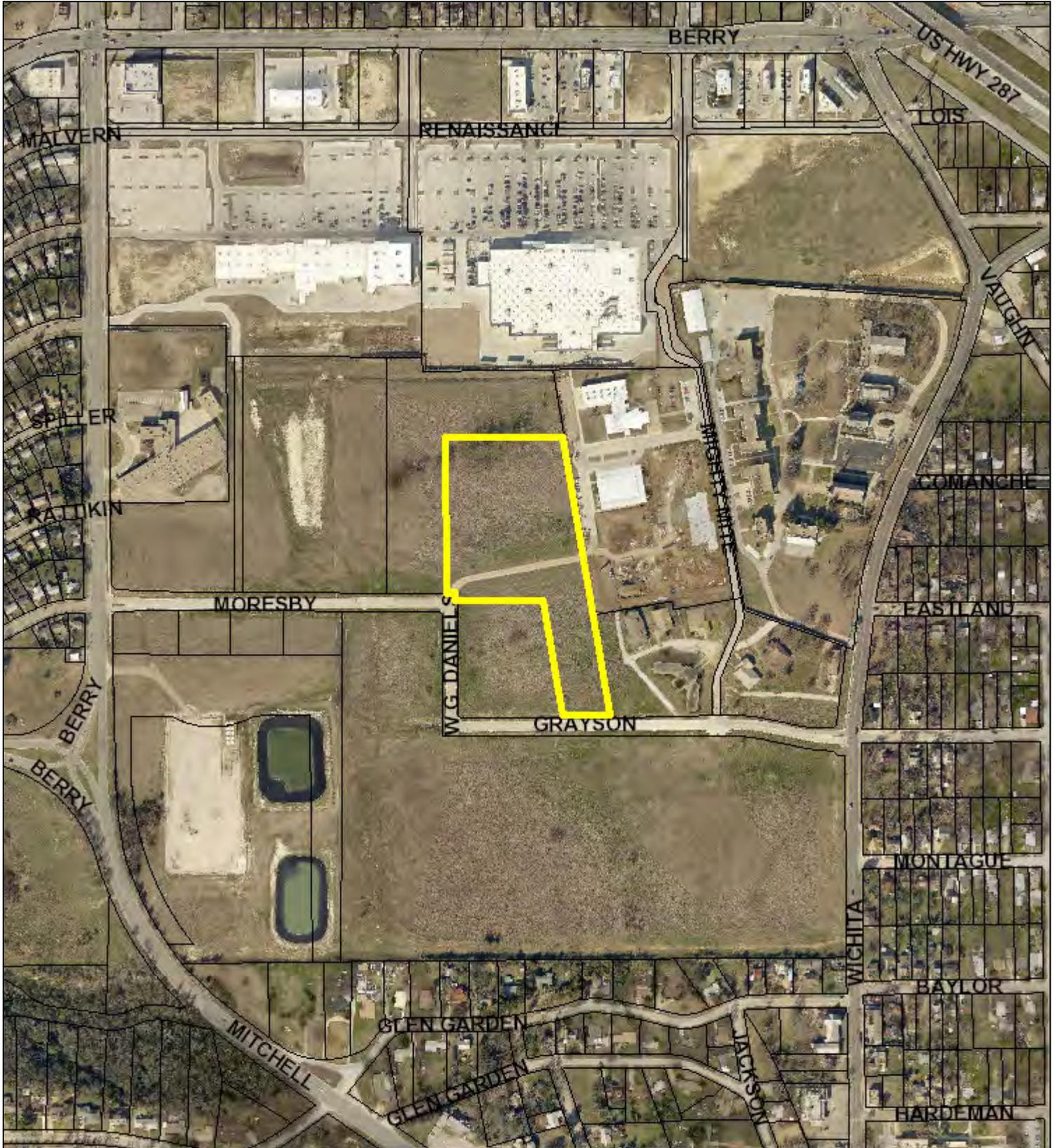
Future Land Use



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



0 295 590 1,180 Feet



Motion: Following brief discussion, Ms. McDougall recommended a 30 day Continuance of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0. Ms. McDougall wants the applicant to reach out to the neighborhood to the west and to the north to get letter of support and to reach out to TPW.

<i>Document received for written correspondence</i>					ZC-16-098
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Gregory McLane	4751 Holly Tree	Out		Support	Spoke at hearing
Austin Givens	4000 Tarrant Main	In		Support	Spoke at hearing

14. SP-16-002 FW Mason Heights LP (CD 8) – 3801 W. G. Daniels Drive (Mason Heights, Block 1, Lots 1 & 2, 7.88 Acres): from PD 916 Planned Development for “D” High Density Multifamily and amend development standards; site plan required to Provide required site plan for PD 916 multifamily development

Kimberly Cole, 500 W. 7th Street, Suite 300, Fort Worth, Texas representing Colombia Residential on behalf of FW Mason Heights explained to the Commissioners the multifamily development will consist of five three story buildings with 140 apartment units.

Ms. Conlin mentioned they need to know about the fencing materials and to verify the school will allow them access. Ms. Cole said they have been in contact with the school who wants to see the pedestrian access, and the material fencing will be wrought iron.

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

15. ZC-16-099 25th and Ross Manifest Abundance LLC (CD 2) – 504 NW 25th Street (M. G. Ellis Addition, Block 25, Lots 1 & 2, 0.32 Acres): from “A-5” One-Family to “PD/A-5” Planned Development for all uses in “A-5” One-Family plus six residential units on one lot; site plan included

John Corbin, 1020 Macon Street, Suite 12, Fort Worth, Texas representing 25th and Ross Manifest Abundance explained to the Commissioners there are four residential structures, two of them are duplexes and the other two are single-family. He mentioned over the last 60 days the owner of the property has obtained permits to make improvements to the two duplexes in order to meet City code standards. Mr. Corbin said if the zoning is approved the plan is to convert the two duplexes to single-family housing. He stated he would be happy to meet with the Northside neighborhood association and asked that if it is continued to be less than 90 days.

Mr. Flores has specific questions to the site plan for the engineer related to the fifth structure, identify the duplex buildings, what is building 4, and are there 6 habitable structures. Mr. Flores asked staff if they had enough parking. Ms. Murphy said we did not have enough information to