ZONING MAP CHANGE
STAFF REPORT

City Council Meeting Date:                Council District  6
June 25, 2019

Case Manager                     Laura Evans
Surplus                          Yes ___ No _X_
Council Initiated                Yes ___ No _X_

Owner / Applicant:               SLF IV – Chisholm Trail, LP
Site Location:                   8900-9100 blocks Chisholm Trail Parkway   Mapsco: 102V
Proposed Use:                    Amend required site plan for Multifamily Development
Companion Cases:                 ZC-13-043, ZC-18-004, SP-18-002
Staff Recommendation:            Approval

Zoning Commission Recommendation: Approval by a vote of 8-0
Opposition: None submitted
Support: None Submitted

Background:
The proposed site is located on the west side of Summer Creek, north of McPherson. The property was recently rezoned to reconfigure the boundaries of PD 971 and to allow a multifamily development. The property to the east was rezoned to “R1” at the same time.

The PD requested a waiver to allow on-street parking to count toward the required parking for the multifamily development. This request was approved in the zoning case and is shown on the site plan in the notes section. Currently, on street parking can only be counted toward the required parking in the MU, UR and form based districts.

The applicant has stated that they intend to meet all of the Multifamily Development Standards. If the site plan submitted for review at the time of permitting does not comply with the MFD standards then the site plan as approved will have to be amended to comply with the MFD standards, either administratively if it meets the standards for a minor change or by going through the public hearing process.

The new, amended site plan is vastly different from the originally approved site plan. The configuration of buildings, driveways, and open space have all been moved and reconfigured, which is what necessitates the site plan amendment case.

The property is adjacent to the new Chisholm Trail Parkway. As such, the councilmember expects the applicant to provide an aesthetically pleasing campus as viewed from the parkway. The fencing to the parkway shall be wrought iron with extensive trees and landscaping. No detached signage is permitted to the parkway and any attached signage shall be unilluminated. The applicant indicates no signage is planned on the east wall adjacent to the parkway.

Below is a table to compare the “D” Regulations to the provided “PD/D” Regulations:
<table>
<thead>
<tr>
<th>Development Standards</th>
<th>D District (MFD Standards)</th>
<th>Proposed PD Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units per acre</td>
<td>32 units/acre maximum</td>
<td>18.8 units/acre (complies)</td>
</tr>
<tr>
<td>Units proposed</td>
<td>NA</td>
<td>339</td>
</tr>
<tr>
<td>Building Height</td>
<td>36 ft. maximum</td>
<td>33’ (complies)</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>Total Required: 645 minimum</td>
<td>Provided: 685 (complies)</td>
</tr>
<tr>
<td>Open Space</td>
<td>35% minimum</td>
<td>38.9% (complies)</td>
</tr>
<tr>
<td>Height Transitional Plane to Adjacent “A-5” Zoning</td>
<td>30’ minimum</td>
<td>30’ (complies)</td>
</tr>
<tr>
<td>Additional Screening Requirements for A-5 Adjacency</td>
<td>Six-foot screening fence</td>
<td>Six-foot screening fence (complies)</td>
</tr>
</tbody>
</table>

**Site Information:**

Owner: SLF IV – Chisholm Trail, LP  
5949 Sherry Ln Ste 800  
Dallas, TX 75225

Acreage: 18.44 ac.

Agent: The Wolff Company/ Jeff Moten

Comprehensive Plan Sector: Far Southwest

Surrounding Zoning and Land Uses:
- North “A-5” One-Family / vacant
- East “R1” Townhouse/Cluster / vacant
- South “G” Intensive Commercial / vacant
- West “G” Intensive Commercial / vacant; Chisholm Trail

**Site Plan Comments:**
The site plan as submitted is in general compliance with the zoning regulations.

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

**Stormwater Comments:**

**Water Comments:**

**PARD Comments:**

**TPW Comments:**

**Fire Comments:**

(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.)
Recent Relevant Zoning and Platting History:

Zoning History: SP-18-002 required multifamily site plan; effective 5/5/18 (subject site).
ZC-18-004; from PD 971 to PD/D and R1; effective 3/17/18 (subject site and property to the east).

Platting History: None

Transportation/Access

<table>
<thead>
<tr>
<th>Street/Thoroughfare</th>
<th>Existing</th>
<th>Proposed</th>
<th>In Capital Improvements Plan (CIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summer Creek</td>
<td>Neighborhood Connector</td>
<td>Neighborhood Connector</td>
<td>No</td>
</tr>
<tr>
<td>McPherson</td>
<td>Neighborhood Connector</td>
<td>Neighborhood Connector</td>
<td>No</td>
</tr>
<tr>
<td>Chisolm Trail</td>
<td>Toll Road</td>
<td>Toll Road</td>
<td>No</td>
</tr>
</tbody>
</table>

Public Notification:
300 foot Legal Notifications were mailed on May 24, 2019.
The following organizations were notified: (May 20, 2019)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Worth League of Neighborhood Asso</td>
</tr>
<tr>
<td>Summer Creek South HOA*</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>District 6 Alliance</td>
</tr>
<tr>
<td>Streams And Valleys Inc</td>
</tr>
<tr>
<td>Crowley ISD</td>
</tr>
</tbody>
</table>

*Nearest registered neighborhood organization

Attachments:
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
Applicant: Stratford Land SLF IV LP
Address: 8900 - 9100 blocks Summer Creek Drive
Zoning From: PD 971A
Zoning To: Amend required site plan for multifamily uses
Acres: 19.09561126
Mapsco: 102V
Sector/District: Far Southwest
Commission Date: 6/12/2019
Contact: 817-392-2495
Area Map

Council Districts
2 - Carlos E. Flores
3 - Brian Byrd
4 - Cary Moon
5 - Gyna Bivens
6 - Jungus Jordan
7 - Dennis Singleton
8 - Kelly Allen Gray
9 - Ann Zadeh

Overlay Districts
- Airport Overlay District
- I-35W
- TU Peripheral
- Design District
- Conservation District

Noise Contours
DECIBEL
- 65
- 70
- 75
- 80
- 85

Created: 5/21/2019 12:05:42 PM
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 5, 2019.