

**SITE PLAN AMENDMENT
STAFF REPORT**

City Council Meeting Date:
March 5, 2013

Council District 9

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

Opposition: none

Continued Yes No
Case Manager Lynn Jordan
Surplus Yes No
Council Initiated Yes No

Owner / Applicant: Sandage Development Partners, LLC
Site Location: 2809-2821 (odds) Sandage Avenue Mapsco: 76X
Proposed Use: Site Plan amendment for multifamily development (4 units/building)
Companion Cases: ZC-07-199/PD-794

Background:

The original zoning for this property was Case no. ZC-07-199 for PD/MU-1 Planned Development based on MU-1 for residential uses only and limited to 44 units, approved by the City Council on 12-04-2007. A site plan was required at the time of development. The properties are for housing TCU students.

The City Council approved SP-12-008 in December 2012 for a total of four buildings with two units per building, creating two-family structures or duplexes, with five bedrooms. Each unit is permitted to have one full kitchen, which in the Zoning Ordinance is defined as a 220v or gas connection for a range/oven. The building permit for 2809 Sandage provided two separate, internally accessed entrances for each unit, one to the first floor and one to the second. During permit review, the applicant submitted revised building plans which added cooking facilities to the second floor, creating a second full kitchen.

The options were to remove the cooking facilities on one of the floors or amend the site plan to change to four units per building. In the proposed site plan amendment, there is no change to the total number of bedrooms, the parking is not changed, and the height and external architecture is not proposed to change. The primary adjustment is instead of one five-bedroom unit on each side of the building, there will be one two-bedroom unit and one three-bedroom unit. Each structure is 32.6 feet to the top plate. Eight units on approximately 0.57 acres equal just over 14 units per acre. The square footage has increased from 16,848 s.f. to 18,808 s.f.

The location of the dumpster was the primary issue on SP-12-008. The dumpster was moved from the street frontage, as required by the Zoning Commission and Council for approval. A dumpster pad has been provided within the parking area that will likely be used only for storage of rolling containers due to the location of the pad.

Approval of the site plan does not constitute TPW, platting, or water acceptance of the conditions. All applicable codes outside of the Zoning Ordinance will be applied to the project.

Site Information:

Owner: Sandage Development Partners, LLC
 500 W. Lookout Dr.
 Richardson, TX 75080

Acreage: 0.57 ac

Comprehensive Plan Sector: TCU/Westcliff

Surrounding Zoning and Land Uses:

North "B" Two-Family / multi family
 East "C" Medium Density Multifamily, "CF" Community Facilities / vacant
 South "B" Two Family / single-family, duplex
 West PD 794; PD 762 "PD/MU" Planned Development for MU / multifamily

Site Plan Comments:

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

1. 20 ft. supplemental buffer required adjacent One-or-Two-Family District. (A waiver is required)
2. Dumpster located in the supplemental side setback. Structures are prohibited within the setbacks. (A waiver is required)
3. MU-1 zoning has a minimum 18 ft. first floor height. (A waiver is required)

Zoning Commission recommended waivers to the items noted above.

Transportation/Public Works (TPW) site plan comments

No comments have been submitted at this time.

Recent Relevant Zoning and Platting History:

Zoning History: SP-12-008 Approved by City Council 12-04-12; ZC-07-199 Approved by City Council 12-04-07 for PD/MU-1 for residential uses only, limited to 44 units.
 ZC-07-010 Approved by City Council 06-05-07 for PD/MU-1 for residential uses, subject property to the north.

Platting History: none

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sandage Avenue	2 way, Residential	Residential	No
Lowden Street	2 way, Residential	Residential	No
Cantey Street	2 way, Residential	Residential	No

Considerations: The site will have access from Sandage Avenue, Lowden Street, and Cantey Street, which are adequate for the traffic generated by the proposed use.

Public Notification:

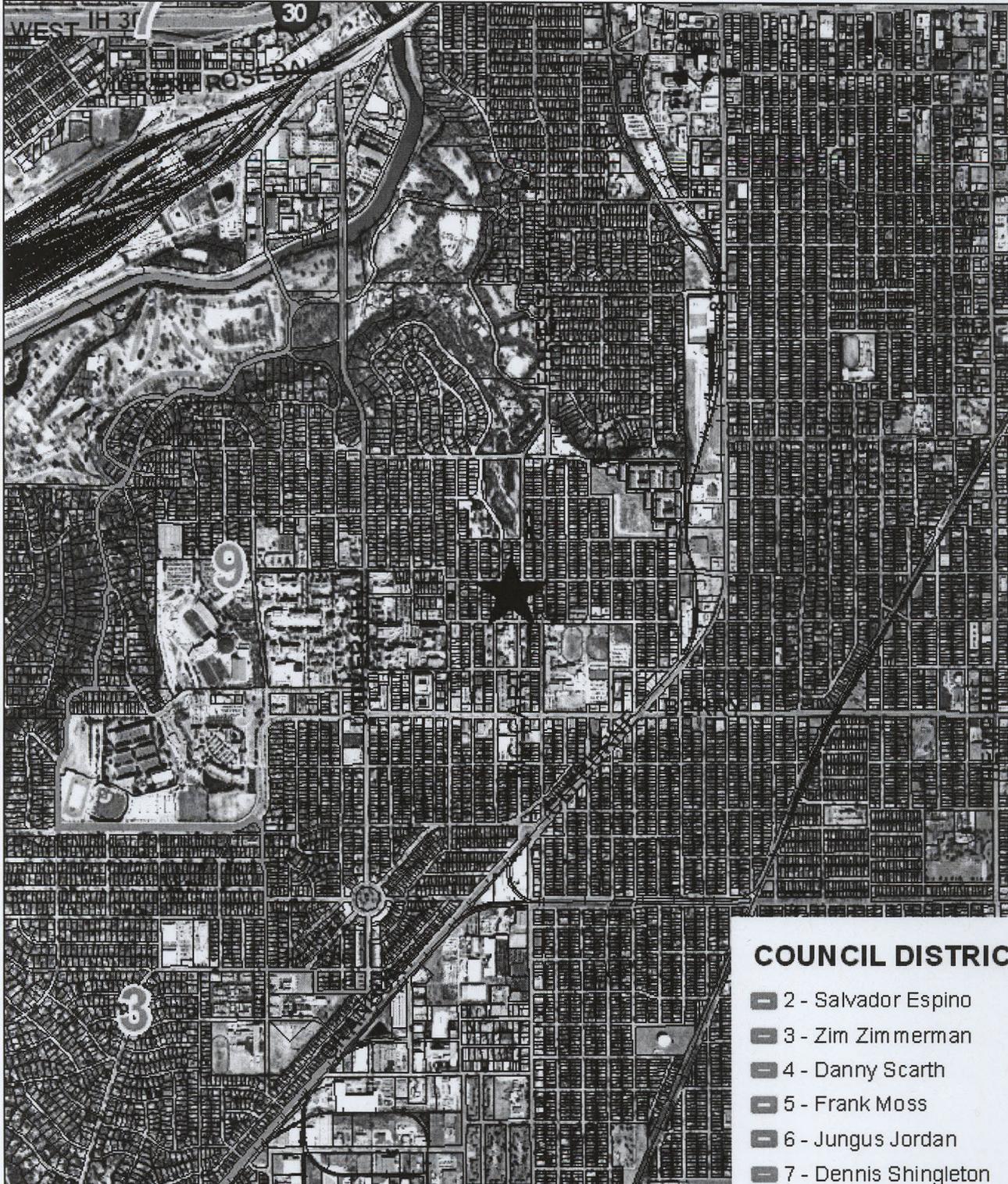
The following Neighborhood Associations were notified:

Paschal Area	Berry Street Initiative
University Place	Southside Preservation Assoc.
Frisco Heights	South University Redevelopment Organization
University Neighborhood Alliance	Fort Worth ISD

Attachments:

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

Location Map



COUNCIL DISTRICTS

-  2 - Salvador Espino
-  3 - Zim Zim merman
-  4 - Danny Scarth
-  5 - Frank Moss
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Joel Bums



2,000 1,000 0 2,000 Feet





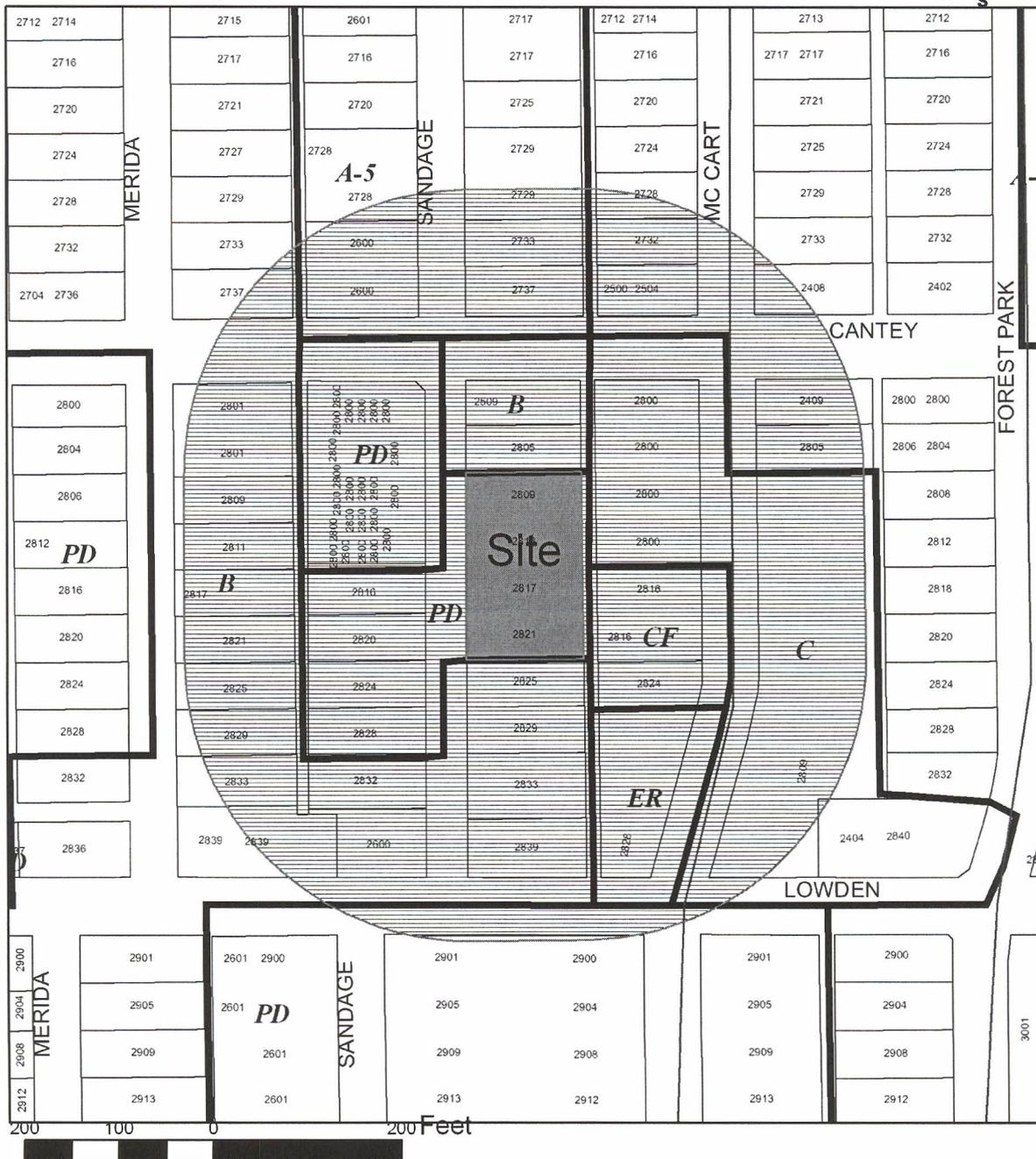
SP-13-002

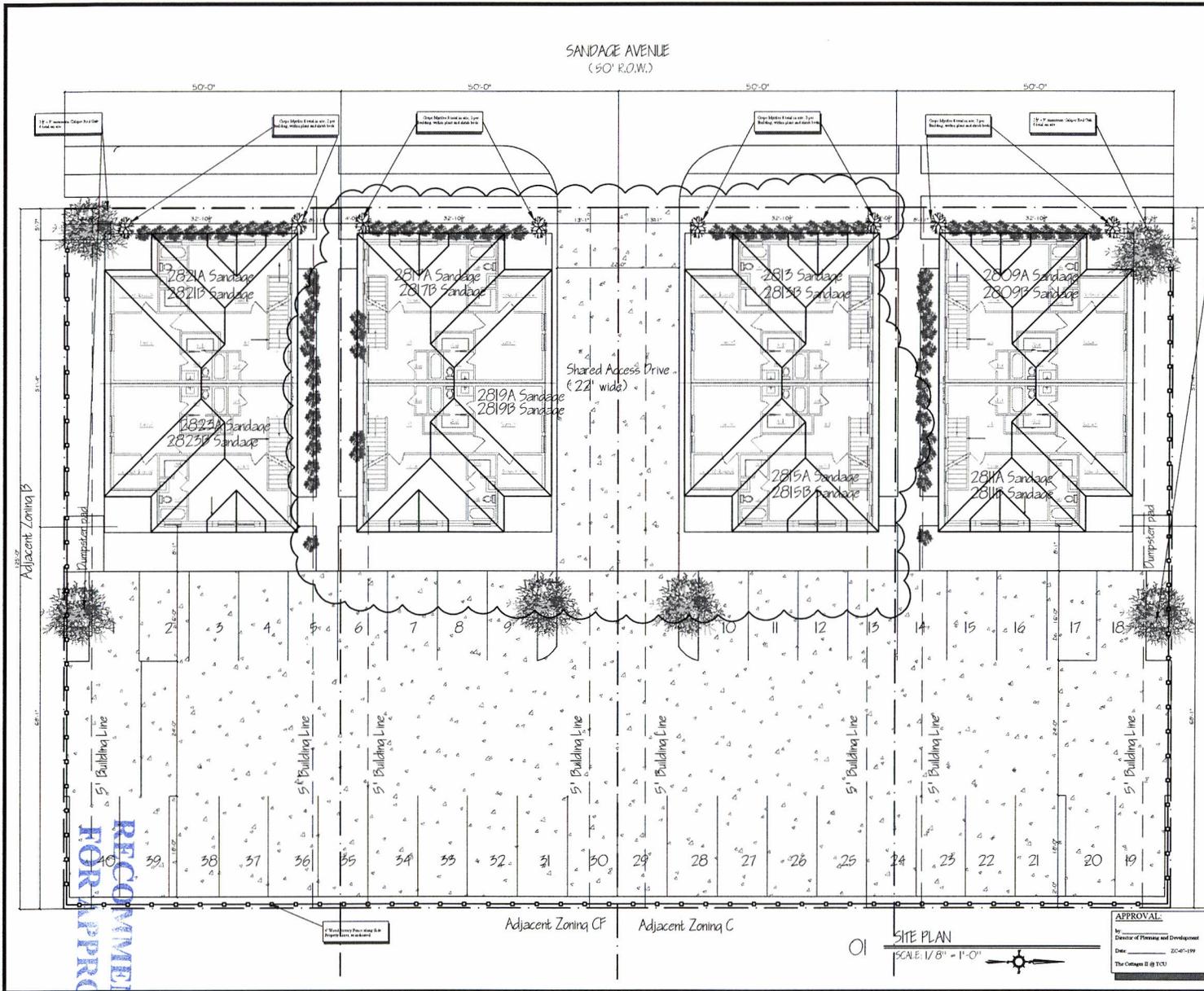
Area Zoning Map

Applicant: Sandage Development Partners
 Address: 2809 - 2823 (odds) Sandage Avenue
 Zoning From: PD 794
 Zoning To: Amend Site Plan for 4 units/building from 2 units/building
 Acres: 0.56
 Mapsco: 76X
 Sector/District: TCU/W.cliff
 Commission Date: 02/13/2013
 Contact: 817-392-2495



300 Ft. Notification Buffer





SANDAGE AVENUE
(50' R.O.W.)

Shared Access Drive
(22' wide)

RECOMMENDED FOR APPROVAL

SITE PLAN
SCALE: 1/8" = 1'-0"

APPROVAL:
By: Director of Planning and Development
Date: 20-01-19
The Cottages II @ TCI

WAIVERS REQUESTED:

- Waive 20' Supplemental Buffer required adjacent to One or Two Family District, 10' buffer shown.
- Waive Dumpster/Trash Corral to be allowed within Supplemental setback.
- Waive 1st Floor minimum Height of 17.9' Ceiling height provided.

"WILL COMPLY WITH" ITEMS:

- Landscaping Requirements
- Forestry Requirements
- Sign Requirements
- MU Requirements

PROJECT INFORMATION:

Building Info:	4 Units per Bldg.
Unit	Bedrooms/Unit
1	724 sf 2
2	1627 sf 3
3	724 sf 2
4	1627 sf 3
Total Bldg	4702 sf 10
Total Building:	4
Total Project SF:	18,808 sf

8-Units to contain 2 bedrooms, 8-Units to contain 3 bedrooms, totals 40 beds.
Parking Provided: 40
(1.1 Space/Bedroom)

Max. Bldg Height: 32'-6"
Top Plate: 36'-6"
Highest Point Roof: 36'-6"

Open Space: 25,000sf
Net Lot SF: 5,000sf
Min. Open Space Req'd: 6,144sf
Open Space Provided: 6,144sf

Exterior Materials:
Brick, Stucco, and "Hardie" Siding
Down to Dark Building Lighting to be Provided on Street Facade of each Building.

Trash Containers provided on trash pads adjacent to parking areas.

Property Info:

2809/2811 Sandage:
Block 15, Lot 16
Frisco Heights Addition

2813/2815 Sandage:
Block 15, Lot 15
Frisco Heights Addition

2817/2819 Sandage:
Block 15, Lot 14
Frisco Heights Addition

2821/2823 Sandage:
Block 15, Lot 13
Frisco Heights Addition

Richard L. Metersky
Architect
RT 500, 27594



A Proposed Residential Project for
The Cottages II @ TCI
Sandage Development Partners, LLC
Richardson, TX

Site Location:
2809, 2815, 2811 & 2821 Sandage Ave
Fort Worth, TX 76109

REVISIONS	
1	09.24.12
2	10.12.12
3	01.04.15
4	01.08.15
5	01.29.15

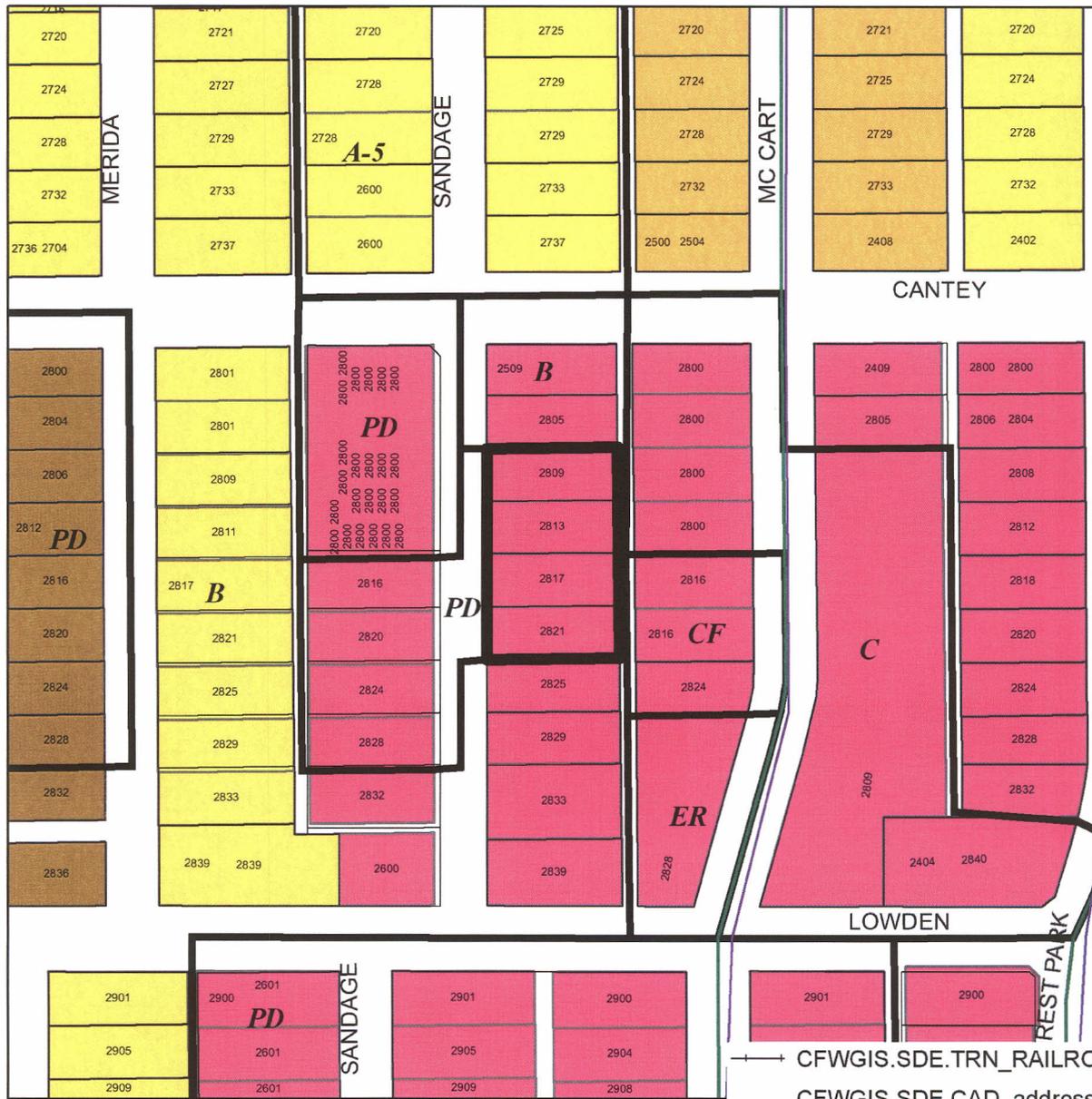
ISSUES	
PERMIT	
DATE:	09.06.12
SHEET	NO.
A-11	

SP-13-002



Future Land Use

SP-13-002



CFWGIS.SDE.TRN_RAILROADS
CFWGIS.SDE.CAD_addresses

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Sect. 219.005) Land use designations were approved by the City Council on March 6, 2012.



Aerial Photo Map



Mr. Edmonds responded that all he is trying to do is make sure we don't have any unintended consequences with the rules they put into effect. In many instances if they are uncomfortable with what is being presented they have continued cases for 30 and sometimes 60 days. Ms. Kelleher said they have been working with staff for over two months on what the changes were going to be.

Ms. Zadeh said there was a motion on the table to continue for 30 days made by Mr. Edmonds, seconded by Ms. Conlin. The motion failed by a vote of 3-4-1 with Ms. Zadeh, Mr. Flores, Mr. Hollis and Ms. Reed against, Mr. West abstaining.

Motion: On a substitute motion, Mr. Hollis recommended approval of the request, seconded by Mr. Flores. The motion carried 5-2-1 with Mr. Edmonds and Ms. Conlin against, Mr. West abstaining, Mr. Genua out.

<i>Document received for written correspondence</i>					ZC-13-034
Name	Address	In/Out 200 notification area	ft Position on case		Summary
Jackie Barnd/Mallard Cove NA	7249 Specklebelly	Out	Support		Spoke at hearing
Leah King/Access Midstream Partners	301 Commerce St	Out		Opposition	Spoke at hearing
Bob Mathei/XTO Energy	810 Houston St	Out		Opposition	Spoke at hearing
Thure Cannon/Texas Pipeline Assoc.	604 W. 14 th , Austin	Out		Opposition	Sent letter in
Julie Wilson/Chesapeake Energy	100 Energy Way	Out		Opposition	Sent letter in

28. SP-13-002 Sandage Development Partners, LLC (CD 9) – 2809 – 2821 Sandage Avenue (Frisco Heights Addition, Block 15, Lots 13, 14, 15, 16, 0.56 Acres): Amend Site Plan for “PD-794” to change from two units per building to four units per building

Jim Schell, 500 W. 7th Street, Suite 600, Fort Worth, Texas representing Sandage Development Partners, LLC explained to the Commissioners they are requesting to change the site plan from five bedroom units to two and three bedroom units, everything else will stay the same. The square footage may change a little bit on the overall footprint. Mr. Schell said he wasn't for sure why TCU checked the box of being in opposition. His client did call and speak to someone from TCU and briefly read into the record the email conversation. A letter was written to Linda with the Frisco Heights neighborhood that supports it with a minor revision. Brian with TCU say the plan and thought the density did not fit into what the neighborhood wanted and subsequently changed his position to support the plan if the neighborhood did. Mr. Schell handed in a copy of the email he received from TCU in support.

Motion: Following brief discussion, Ms. Reed recommended approval of the request, seconded by Mr. Edmonds. The motion carried unanimously 8-0.