



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
July 15, 2014

Council District 7

Zoning Commission Recommendation:
Approval by a vote of 8-0

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: Roanoke 35/114 Partners, L.P.

Site Location: 15360 Blue Mound Road Mapsco: 643T

Proposed Use: Multifamily

Request: From: PD 502 "PD/SU" Planned Development Specific Use for all uses in "MU-2" High Intensity Mixed-Use excluding detached single-family units. All development within this zoning district subject to "Easement, Release and Disclosure Agreement" related to noise. PD site plan waived.

To: "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding detached single-family units and waivers to primary building street frontages, building entrances and building setbacks. All development within this zoning district subject to "Easement, Release and Disclosure Agreement" related to noise. Site plan included.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent. (Technical Inconsistency)

Background:

The proposed site is located near Hwy 114 near Championship Pkwy, roughly one-mile from Texas Motor Speedway and to the northeast of Alliance Airport. The applicant is amending the current zoning to "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding detached single-family units, with waivers. All development within this zoning district will remain subject to "Easement, Release and Disclosure Agreement" related to noise.

The applicant would like to construct a four story multifamily complex. Primarily commercial development is beginning construction in the area, and a large retail outlet and other retail businesses are proposed to the north of this development. Waivers are requested for the items listed below that do not meet MU standards.

Development Standards	PD-502	Proposed MU-2
Required building street frontage	70% min. front building facade	50% min. front building facade

Building entries (main entrance)	Entrance from public easement, sidewalk or plaza	2 entrances from parking lot
Building setback	70% of building on primary side required within 20 ft. setback.	5% of building at 20 ft. setback
Parking	complies	complies
Landscape islands	complies	Will comply
Block length	City Plan Commission would have to approve request less than 1600 ft.	
Building articulation/material requirements	Indicates will comply with MU standards.	

MU-2 is designed to promote a walkable, urban form of development, consistent with urban character that conforms to tested urban design principles. It requires excellence in the design and architectural diversity of the public realm. The applicant is requesting several waivers that do not comply with the MU-2 guidelines. Primarily, the site has a single use and is not located in a walkable urban area. The applicant has provided a concept plan to show how this development provides a horizontal mixed use including nonresidential uses within a 1,000 ft. area. Other mixed-use development is expected to the east in the future.

The site is also located within the confines of the Texas Motor Speedway Area Master Plan. The plan reviews development opportunities and plans, identifies potential compatibility concerns, and describes transportation facility needs and plans to serve the area.

The plan introduces alternative, and potentially more sustainable per the plan, development patterns for the subregion within which TMS is located. The plan also discourages future residential development within one mile of TMS due to concerns with existing speedway activities and the noise and traffic they generate. Partly as a result of these concerns, the City amended the Fort Worth Comprehensive Plan in 2007 to change the Future Land Use designation of the TMS site and several adjacent large parcels on the south side of SH-114 from Mixed-Use Growth Center to General Commercial, which was expected to encourage a range of uses that would be more compatible with TMS operations.

Site Information:

Owner: Roanoke 35/114 Partners, L.P
201 Main Street, Suite 3100
Fort Worth, TX 76102
Applicant: Bradley E. Forslund
Acreage: 5 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:

North "K" Medium Density Multifamily / vacant
East PD 502 "PD/SU" Planned Development Specific Use for all uses in "MU-2" High Intensity Mixed-Use excluding detached single-family units / vacant
South "K" Heavy Industrial / Golf Course
West "K" Heavy Industrial / hotel and golf club

Recent Relevant Zoning and Platting History:

Zoning History: ZC-03-082, from "K" to PD 502; approved 5/15/03 (subject property)
Platting History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations.

1. The site plan does not meet the 1600 ft. total perimeter for small block. (Can only be waived by the City Plan Commission)

2. Primary Street building facades shall be located within the area between the property line and the maximum setback for a minimum of 70 percent of the primary street frontage of the lot.
3. The "future parkway" frontage has no entrance to the primary building and two entrances are required over 125 feet. A waiver is requested.
4. Entrances to a principle building must have its main entrance from a public sidewalk or plaza. None are provided. A waiver is requested.
5. Fences and Gates shall not extend beyond building facades.
6. Provide note stating site will comply with MU standards including building materials, fenestration, façade variation and glazing and enhanced landscaping requirements.

Zoning Commission recommended approval of the waivers excluding #1.

TPW/Transportation and Public Works site plan comments:

1. Proposed multi-family development has no access as the "Future parkway" has not been dedicated. The proposed "future parkway" was proposed in the Champion's Circle preliminary plat; but no final plats have been submitted for the development.
2. Verify the proposed single access complies with fire remoteness standards. Additional access points may be required to meet fire code requirements.
3. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Gates not permitted to be located within right-of-way and a minimum of three vehicle spaces for stacking required within private property for multifamily developments. Gated access shall provide for turnaround before reaching gate.
4. Sidewalks shall be required for all streets as per City of Fort Worth Standards.
5. TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW contingent upon TXDOT approval.

PACSD/PDP

1. If any residential component is intended within this platted area, then the Neighborhood and Community Park Dedication Policy will apply.

Comments made by TPW and Park staff cannot be waived through the Zoning process.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Championship Parkway	Residential	Residential	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Beechwood Creek Residential	Northwest Fort Worth Community Alliance
North Fort Worth Alliance	NWISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding detached single-family units with waivers. All development within this zoning district subject to "Easement, Release and Disclosure Agreement" related to noise. Site plan included.

Surrounding uses are primarily vacant to the north and east with a hotel and golf course to the west and south. The area is planned for a Bucee's on the northeast corner, an outlet shopping center, and other retail stores. The proposed site is within one mile of the Texas Motor Speedway.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2014 Comprehensive Plan designates the subject property as General Commercial. The proposed multifamily is consistent with the Comprehensive Plan because multifamily residential is appropriate in General Commercial future land use designations.

However, residential uses are discouraged within one mile of TMS. The below policy is provided in the TMS plan:

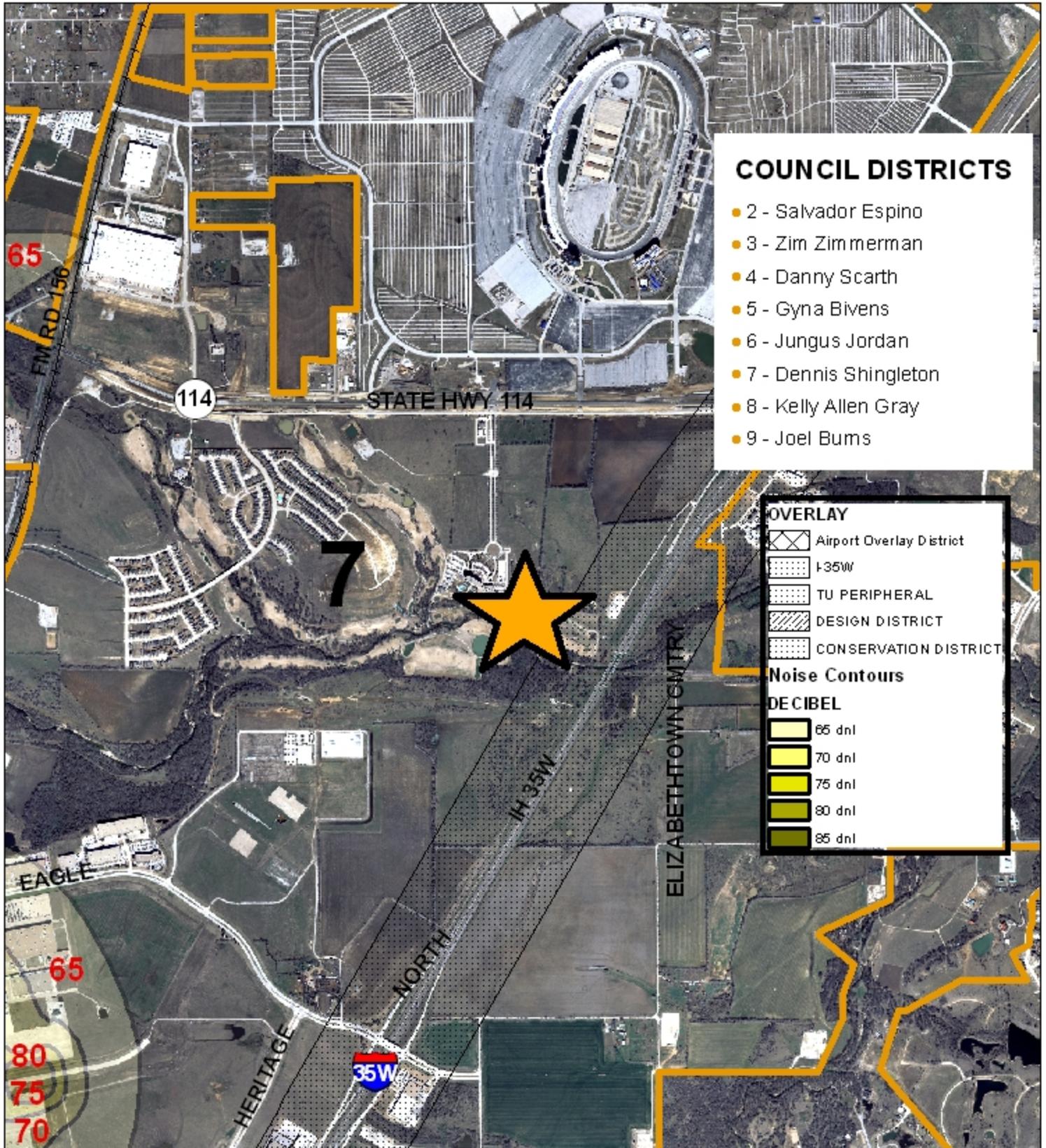
- Discourage future residential development within one mile of TMS.

Based on the nonconformance with the Texas Motor Speedway Master Plan adopted by reference to the Future Land Use Map, the proposed zoning **is not consistent (Technical Inconsistency)** 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

Location Map



COUNCIL DISTRICTS

- 2 - Salvador Espino
- 3 - Zim Zimmerman
- 4 - Danny Scarth
- 5 - Gyna Bivens
- 6 - Jungus Jordan
- 7 - Dennis Shingleton
- 8 - Kelly Allen Gray
- 9 - Joel Bums

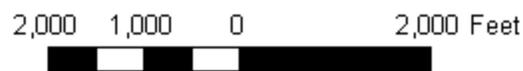
OVERLAY

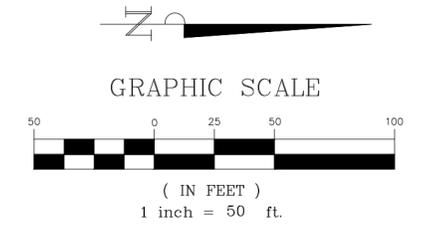
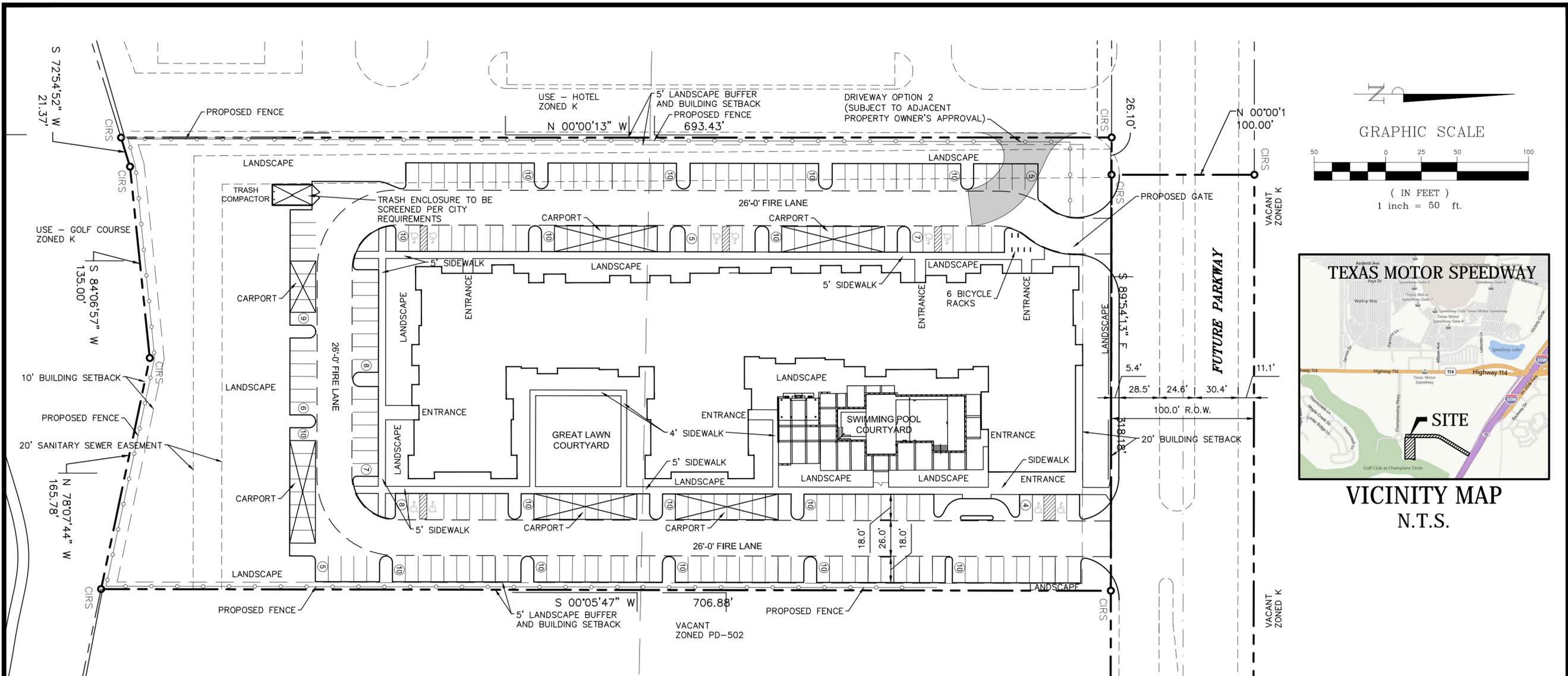
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

DECIBEL

- 65 dnl
- 70 dnl
- 75 dnl
- 80 dnl
- 85 dnl





SITE DATA	
TOTAL SITE AREA	5.00 ACRES
USE CATEGORY	RESIDENTIAL (MULTIFAMILY)
GROSS FLOOR AREA	169,000 SF (1 BUILDING)
NUMBER OF STORIES	4
DENSITY	26.4 UNITS / ACRE
BUILDING HEIGHT	55'
TOTAL UNITS	132
CARPORT PARKING	43
58 ONE BEDROOM x .75	44
58 TWO BEDROOM x .75	87
16 THREE BEDROOM x .75	36
COMMON SPACE = 3,500sf / 250	14
TOTAL PARKING REQUIRED	181
TOTAL PARKING PROVIDED	224
BIKE RACK - 1 PER 35 REQ'D PARKING SPACES	6
BUILDING MATERIALS	20% BRICK 80% HARDIBOARD

DEVELOPER:
 CHURCHILL RESIDENTIAL, INC.
 5605 N. MACARTHUR BLVD. SUITE 580
 IRVING, TEXAS 75038
 (972) 550-7800
 CONTACT: BRAD FORSLUND

ENGINEER:
 BANNISTER ENGINEERING
 1696 COUNTRY CLUB DRIVE
 MANSFIELD, TEXAS 76063
 (817) 842-2095
 CONTACT: BRANDON O'DONALD, P.E.

ARCHITECT:
 GALIER TOLSON FRENCH
 2344 STATE HIGHWAY 121, SUITE 100
 BEDFORD, TEXAS 76021
 (817) 514-0584
 CONTACT: MARC TOLSON

- NOTE**
- THIS SITE PLAN WAS CREATED BY BANNISTER ENGINEERING BASED ON INFORMATION PROVIDED BY GALIER TOLSON FRENCH ARCHITECTS.
 - ALL SIGNS WILL CONFORM TO THE FORT WORTH ZONING ORDINANCE, ARTICLE 4, SIGNS. SITE SIGNAGE TO BE MOUNTED ON THE BUILDING EXTERIOR.
 - SITE LANDSCAPING WILL CONFORM TO THE FORT WORTH ZONING ORDINANCE, SECTION 6.301, LANDSCAPING.
 - ALL AIR CONDITIONING CONDENSERS TO BE LOCATED ON THE GROUND ALONG THE PERIMETER OF THE PROPOSED BUILDING.
 - ALL PROPOSED PAVEMENT AND SIDEWALKS TO BE CONCRETE.
 - PRIMARY STREET FACADES SHALL BE LOCATED WITHIN THE AREA BETWEEN THE PROPERTY LINE AND THE MAXIMUM SETBACK FOR A MINIMUM OF 70 PERCENT OF THE STREET FRONTAGE OF THE LOT. - WAIVER REQUESTED
 - THE "FUTURE PARKWAY" FRONTAGE HAS NO ENTRANCE TO THE PRIMARY BUILDING AND TWO ENTRANCES ARE REQUIRED OVER 125 FEET. A WAIVER IS REQUESTED.
 - ENTRANCES TO A PRINCIPLE BUILDING MUST HAVE ITS MAIN ENTRANCE FROM A PUBLIC SIDEWALK OR PLAZA. NONE ARE PROVIDED. A WAIVER IS REQUESTED.
 - FENCES AND GATES SHALL NOT EXTEND BEYOND BUILDING FACADES. - WAIVER REQUESTED
 - SITE WILL COMPLY WITH MU STANDARDS INCLUDING BUILDING MATERIALS, FENESTRATION, FACADE VARIATION AND GLAZING AND ENHANCED LANDSCAPING REQUIREMENTS.

PROPOSED SETBACKS:	
FRONT:	20.0'
SIDE:	5.0'
REAR:	10.0'

Director of Planning and Development _____ Date _____

SITE PLAN for CHURCHILL at CHAMPIONS CIRCLE

Zoning: PD-502
Zoning Case Number ZC-14-067

June 4, 2014

BANNISTER ENGINEERING
 1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

PRELIMINARY
 FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:

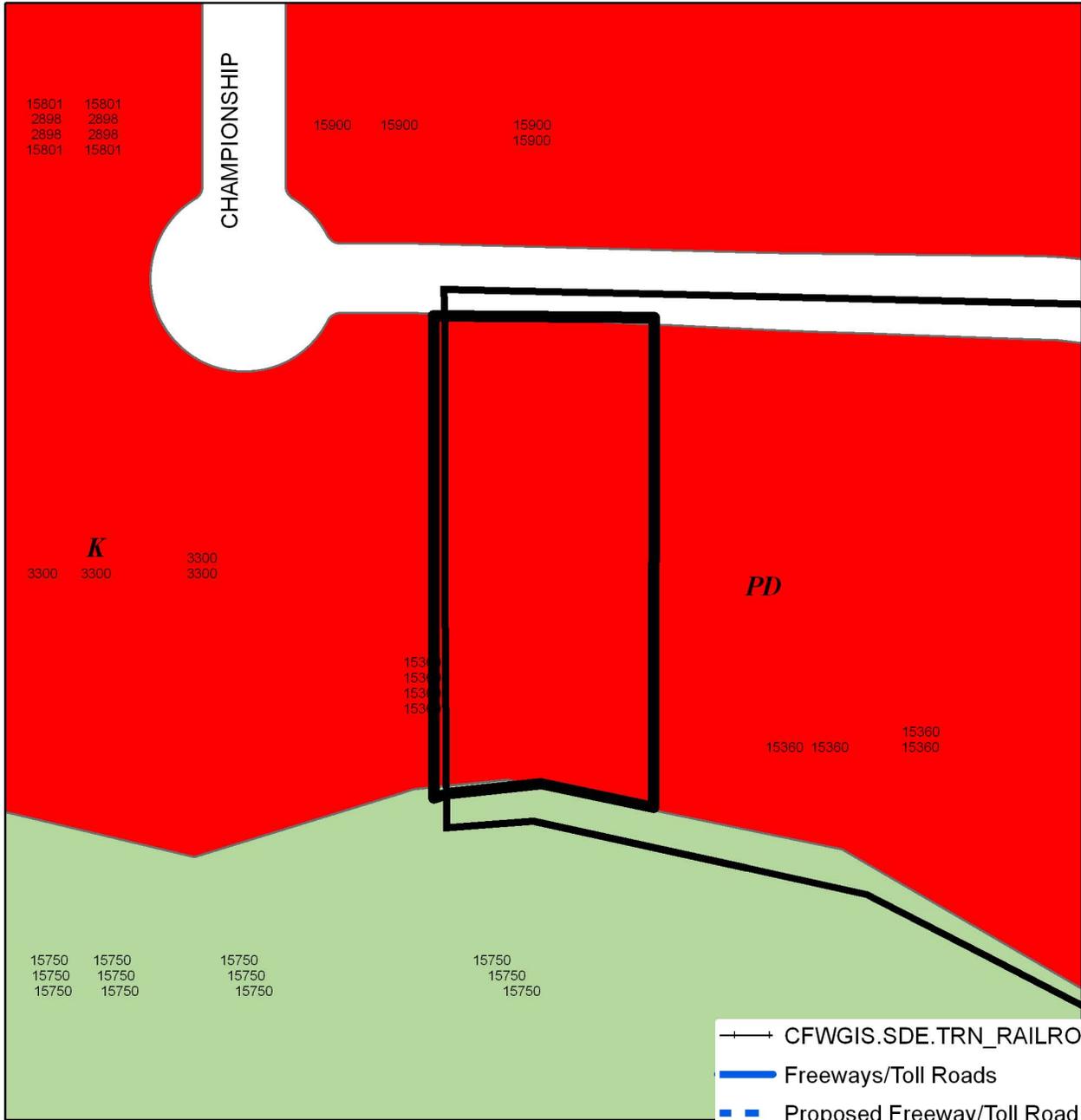
Engineer: BRANDON O'DONALD
 P.E. No. 90241 Date 6/4/2014



15360 Blue Mound Road

Future Land Use

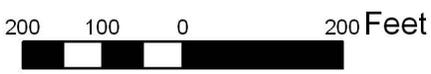
ZC-14-067



- 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
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

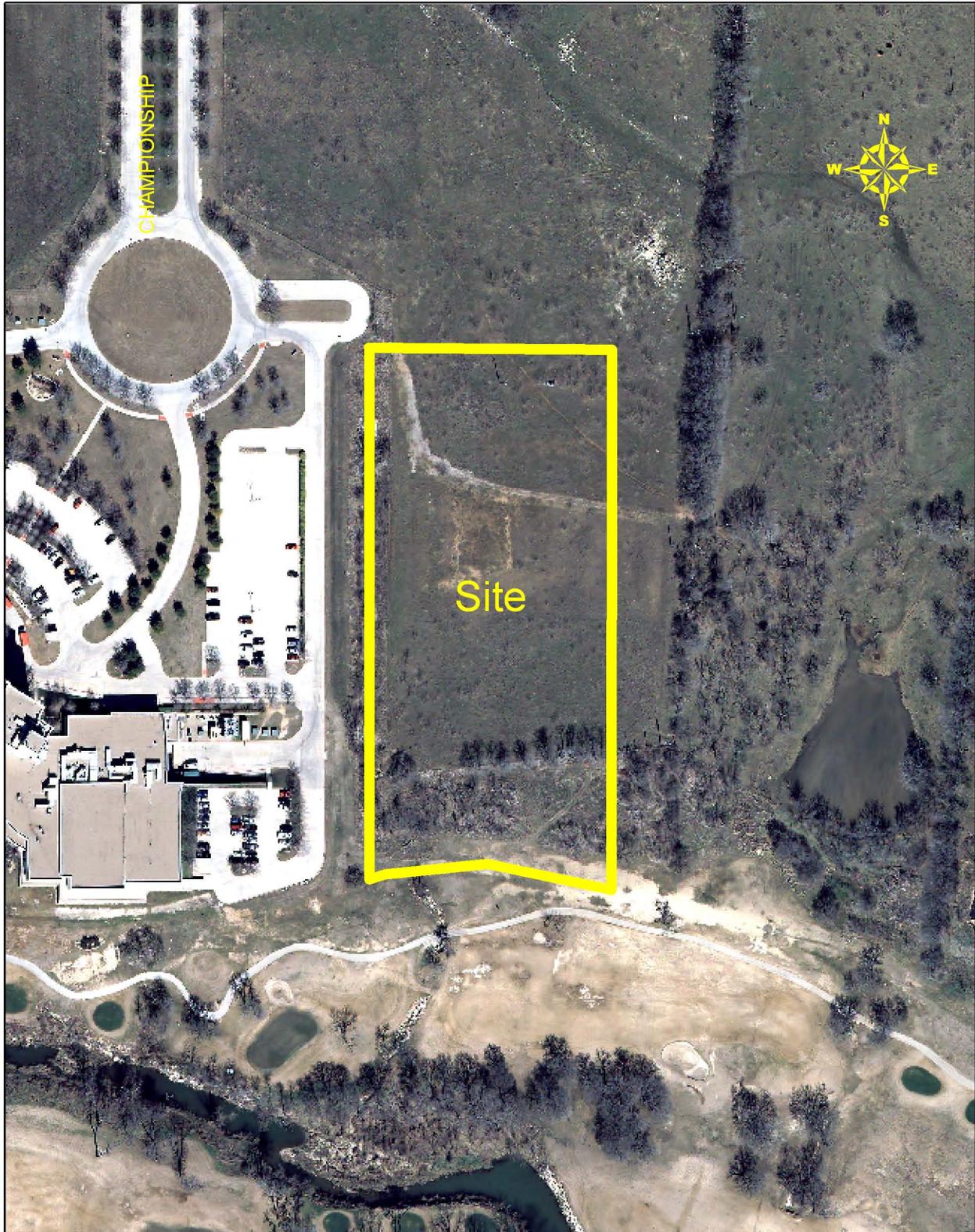
- CFWGIS.SDE.TRN_RAILROADS
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- FLD_ZONE**
- Floodplain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 18, 2014.



Aerial Photo Map



City has not received a file marked copy of a supersedeas bond. Her recommendation to the Zoning Commission is they can move forward with a recommendation to City Council.

George Montague, 801 7th Avenue, Fort Worth, Texas with Cook Children’s representing the property owner explained to the Commissioners they are in the process of purchasing the property to expand their Campus facility.

Donald Nemec representing Mr. Yammine, who claims an ownership interest in this property, noted that an appeal is currently pending. He is requesting the case be continued or denied until such time a bond can be issued.

Mr. West asked if he understands the recommendation they make today and any legal steps that need to be taken can still be addressed before the City Council meeting.

Mr. Flores asked for clarification what was submitted. Mr. Nemec said it was a notice of appeal and the State court action.

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

<i>Document received for written correspondence</i>				<i>ZC-14-066</i>	
Name	Address	In/Out 300 notification area	Position on case		Summary
Wally Yammine	213 Opal St	Out	Opposition		Present did not speak

7. ZC-14-067 Roanoke 35/114 Partners, L. P. (CD 7) – 15360 Blue Mound Road (Daniel Jesse Survey, Abstract No. 349 and Daniel Rufus Survey, Abstract No. 362, 5.00 Acres): from “PD-502” Planned Development/Specific Use for all uses in “MU-2” High Intensity Mixed-Use excluding detached single-family units. All development within this zoning district subject to “Easement, Release and Disclosure Agreement” related to noise, site plan waived to “PD/MU-2” Planned Development for all uses in "MU-2" High Intensity Mixed-Use excluding detached single-family units, and waivers to primary building street frontages, building entrances and building setbacks. All development within this zoning district subject to "Easement, Release and Disclosure Agreement" related to noise; site plan included.

Mr. Genua wanted to state for the record he did have a conversation with the applicant based primarily on the facts before the case and at the end of their discussion he made it clear to the applicant that he was not in agreement or disagreement with him and would wait until the public hearing.

Brad Forslund, 5605 N. MacArthur Blvd, Suite 580, Irving, Texas representing Churchill Residential explained to the commissioners this will be a 132 unit for workforce housing. The building will have the new urban style architecture, fully equipped with one, two, and three bedroom units. Mr. Forslund noted the residential portion will be four stories, central corridors

with elevators. The requested PD zoning is modified with requested waivers to building frontage, entrances, setback, fences and gates as noted in the staff report. They will meet the parking landscape islands and building articulation requirements for MU-2 zoning.

Mr. West asked how their entity fits within the overall project and does the owner support the project. Mr. Forslund said they are purchasing five acres to develop the multifamily and they do support the project.

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

8. ZC-14-068 G. G. T. L. P. (CD 8) – 2916 Glen Garden Drive and 4215 Mitchell Boulevard (M. Watson Survey, Abstract No. 1657, J. Huie Survey, Abstract No. 799, J. Justice Survey, Abstract No. 859, 101.17 Acres): from “A-21” One-Family to “PD/SU” Planned Development/Specific Use for distillery and associated uses, restaurant, retail, guest cottages, events, and a security residence with “I” Light Industrial development standards and with a waiver for height, plus A-21 uses; site plan waiver requested.

Troy Robertson, 901 W. Vickery, Fort Worth, Texas property owner explained to the commissioners some background information about their business. He said they started about five years ago and have outgrown where they are now on West Vickery. Due to the increasing demand, they wanted to expand their operation in the Glen Garden area. Mr. Robertson explained their concept via a displayed exhibit, mentioning they would keep the 9- hole golf course, landscape to enhance the visual experience along Glen Garden, repurpose existing clubhouse for catering, event support and offices, add outdoor event space, a visitor center, tasting room, public tours and event hospitality. There will be an on-site residence, a service area for trailers and storage, a bottling building for barrel production and cottages provided for overnight guest accommodations.

Mr. Robertson said in some of the meetings they had with the neighborhood, questions were asked about the nature of the operation, overall impact to the neighborhood and the impact on the environment. The depletion of green space was mentioned and he noted they will occupy about 37% of the green space centrally located. The aromas are contained within the confines of the building. Mr. Robertson talked about the whiskey fungus and that there is little scientific research available that offers a consensus on the fungi. The traffic will be limited to a handful of trucks per week, employees and tourist traffic. All traffic will be directed off Mitchell Boulevard. They are limited to sell only two bottles per person, per month due to the laws of distribution. The applicant’s complete presentation can be viewed at the following link: http://fortworthgov.granicus.com/EditFile.php?clip_id=1944 .

Mr. Flores asked about the distance from barn b to the gas well. Mr. Robertson said about 200 ft.

Mr. Northern asked about the preservation of the nine hole golf course. Mr. Robertson said they would like to keep them operating to offer to the community as well as their visitors but do not have a final plan yet.