



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 2, 2016

**Council District** 8

<b>Zoning Commission Recommendation:</b> Approval by a vote of 9-0  <b>Opposition:</b> None <b>Support:</b> Southeast Fort Worth Inc.	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Stephen Murray</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** F.W. Mason Heights, L.P.

**Site Location:** 2801 Moresby Street, 3801 W.G. Daniels Drive Mapsco: 78W, X

**Proposed Use:** Multi-family and Independent Living

**Request:** From: PD 916” Planned Development for “C” Medium Density Multifamily, with development standards; site plan required

To: Amend PD 916 to Planned Development for “C” Medium Density Multifamily and “D” High Density Multifamily and amend Development Standards; site plan required

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

**Comprehensive Plan Consistency:** Requested change is:  
**Area 1: Consistent**  
**Area 2: Not Consistent (Technical Inconsistency).**

**Background:**

The proposed site was formerly part of the Masonic Children’s Home property and is the remaining site of 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. It is the location of a recently constructed WalMart. This southern section provides for the residential component of the overall development which is to be developed by Columbia Residential and is expected to include only independent senior living.

The subject site was rezoned in 2011 and the boundaries were adjusted in 2013. Within the overall development, the applicant intends to construct single-family residential, townhouse, multifamily and commercial uses. The proposed rezoning is for the multifamily portion of the development. The applicant intends to divide PD 916, zoned PD/C and known as Tract 5, into two tracts called 5A and 5B. The majority of the Tract, 5B, is proposed for PD/D for multifamily units with a higher density with 25 units per acre. The northern portion of PD 916, Tract 5A, will remain PD/C with 18 units per acre.

The existing approved standards include building standards, new fencing to match the existing fence at the All Church Home and installation of street trees, sidewalks and other enhancements along a proposed collector bisecting the development. The following table provides the differences between current zoning standards and proposed standards for this development. The main differences are the allowed density/units per acre in Tract 5B, removal of public access easement language requiring a

connection between the commercial to the north and the residential to the south, removal of fencing, changes to allowed height of the multifamily and changes to the allowed building materials. A site plan is required for this development and will be provided at a later date.

<b>Standards</b>	<b>Current PD/C PD 916</b>	<b>Proposed Tract 5A: PD/C Amended PD 916</b>	<b>Proposed Tract 5B: PD/D New PD</b>
<b>Units per acre</b>	18 units per acre	18 units per acre	<b>25 units per acre</b>
<b>Building Layout</b>	A. Building situated such that parking is internal to the site; <b>B. A public access easement shall be provided to connect the drive at the SE corner of PD 720 through tract to the entry to the single-family in Tract 1</b>	A. Building situated such that parking is internal to the site; <b>B. Removed</b>	A. Building situated such that parking is internal to the site; <b>B. Removed</b>
<b>Landscaping</b>	Will comply	Will comply	Will Comply
<b>Landscaping in Parking Lot</b>	No Change	No Change	No Change
<b>Fencing</b>	<b>Perimeter fencing shall be required for C uses and shall be constructed of brick columns and wrought iron to match the All Church Home</b>	<b>Removed</b>	<b>Removed</b>
<b>Parking Lot Lighting</b>	No Change	No Change	No Change
<b>Building Height</b>	32 feet-slab to top plate 3 stories	<b>35 feet-slab to top plate 3 stories</b>	<b>35 feet-slab to top plate 3 stories</b>
<b>Building Materials</b>	The exterior façade of all main and accessory building shall have not less than 70% brick and or stone coverage. No EIFS shall be permitted below 4' above slab	The exterior façade of all main and accessory building shall not have less than 70% <b>Masonry (Hardy Allowed) removed EIFS standard</b>	The exterior façade of all main and accessory building shall not have less than 70% <b>Masonry (Hardy Allowed) removed EIFS standard</b>

The applicant has requested that the case be remanded back to the Zoning Commission. The applicant would like to request 30 units per acre instead of 25 units per acre for Tract B. The additional density will allow for more units after open space, and roadway improvements are taken into account. The applicant intends to go before the Zoning Commission on February 10<sup>th</sup> and back to Council on February 16<sup>th</sup>.

**Site Information:**

Owner: F.W. Mason Heights, L.P.  
1717 ARB Plaza 4200  
Dallas, TX 75201

Agent: Mike Clark, Winklemann and Associates

Acreage: 28.8 acres

Comprehensive Plan Sector: Southeast

**Surrounding Zoning and Land Uses:**

- North "PD 721" for PD/E for retail development plus development standards / commercial
- East PD- 916" Planned Development for "C" Medium Density Multifamily, with development standards; site plan required / Uplift Charter School
- South "PD-915" Planned Development for "ER" Neighborhood Commercial Restricted; "PD-914" Planned Development for "R2" Townhouse/Cluster; "PD-913" Planned Development for "A-5" One-Family, all with development standards and site plan required / vacant
- West "PD-915" Planned Development for "ER" Neighborhood Commercial Restricted with development standards, site plan required; "CF" Community Facilities / elementary school, future YMCA

**Recent Relevant Zoning and Platting History:**

Zoning History:

- 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)
- ZC-09-110, Lockard Construction, Amend development standards for "PD-720" Planned Development; site plan waiver requested; approved 11/10/09. (Subject property and property to the north)
- ZC-08-178, City of Fort Worth; rezoning to remove DD from PD 720 and 721; approved 12/2/08 (Subject property and property to the south)
- ZC-06-189 City of Fort Worth; rezoning to PD/SU/DD for all uses in "E" neighborhood commercial (Subject property) and for all uses in "A-5" One Family (property to the south); approved 9/5/06

Platting History: PP-09-013 Shoppes at Renaissance Square Addition approved by the Planning Commission 10/28/09

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Wichita Street	2 way, Collector	Major Arterial	Yes (2018-2029)
Mitchell Blvd.	2 way, Minor Arterial	Major Arterial	No

**Public Notification:**

The following Organizations were notified:

Organizations Notified	
United Communities Association of South Fort Worth	Trinity Habitat for Humanity
The New Mitchell Blvd. Neighborhood Association*	Streams And Valleys Inc
Glencrest Civic League NA	FWISD
Southeast Fort Worth Inc.	

\*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to amend zoning boundaries for the multifamily portion of the overall development. The surrounding land uses vary with a large commercial development to the north, a school to the west, vacant land to the south, and a school and he Historic Masonic Home and single family to the east. The applicant intends to develop multifamily and is amending the boundary and development standards to allow for a more dense development.

The proposed zoning change is part of an overall planned development that incorporates a mix of uses and the proposed multifamily is **compatible** with surrounding the current and proposed land uses.

**2. Comprehensive Plan Consistency**

The 2015 Comprehensive Plan has designates the site as medium density multifamily and neighborhood commercial. The overall area is in transition and the current future land use reflects the zoning that has been approved in the past. As surrounding sites are developed, it is anticipated that possible future land use changes will be necessary. Please see table below for Comprehensive Plan Consistency:

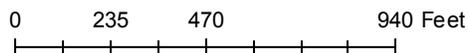
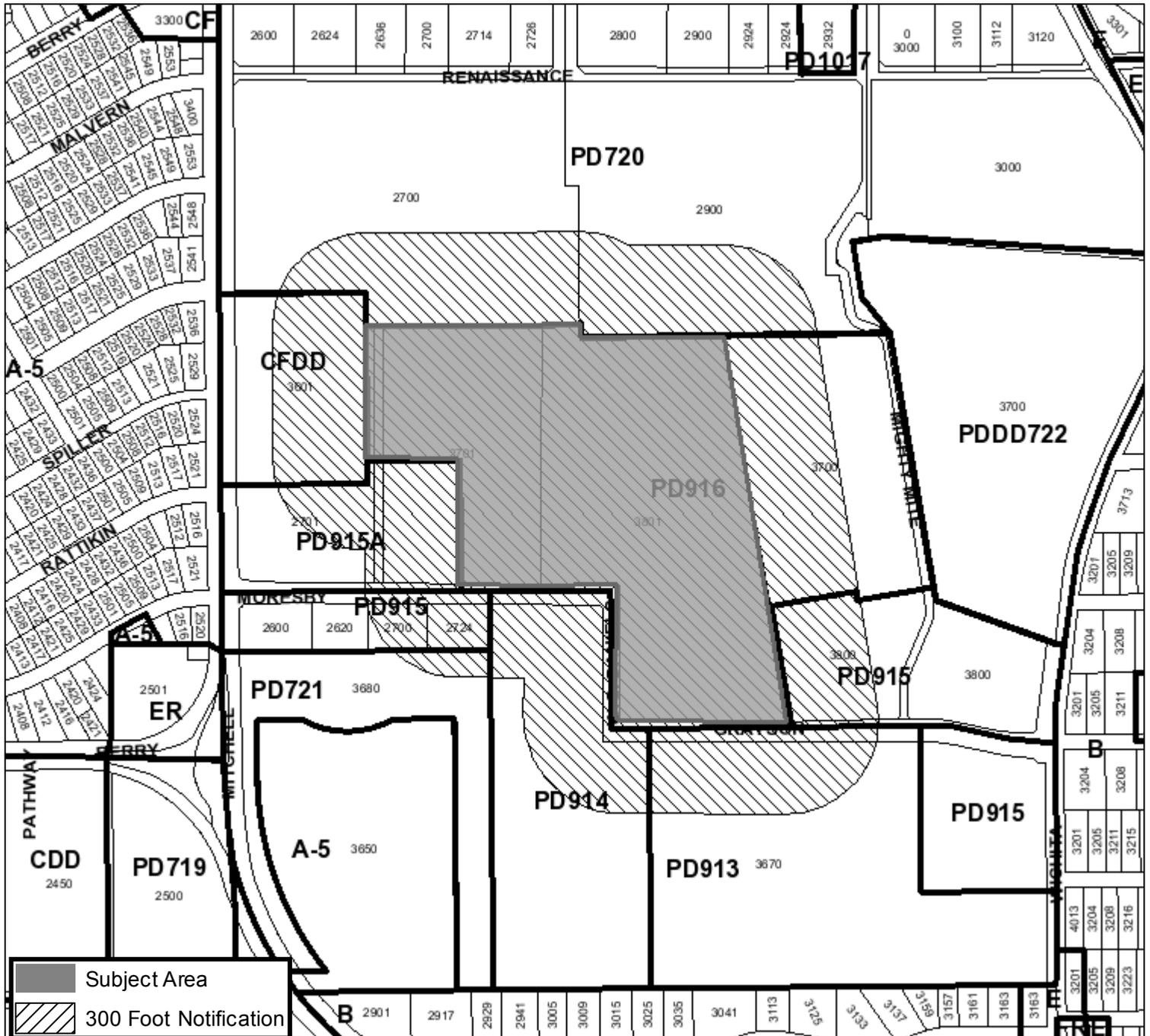
<b>Tract</b>	<b>Proposed Zoning</b>	<b>Future Land Use</b>	<b>Comprehensive Plan Consistency</b>
Area 1	PD/C	Medium Density Multifamily	<b>Yes</b>
Area 2	PD/D	Neighborhood Commercial	<b>No (Technical Inconsistency)</b>

**Attachments:**

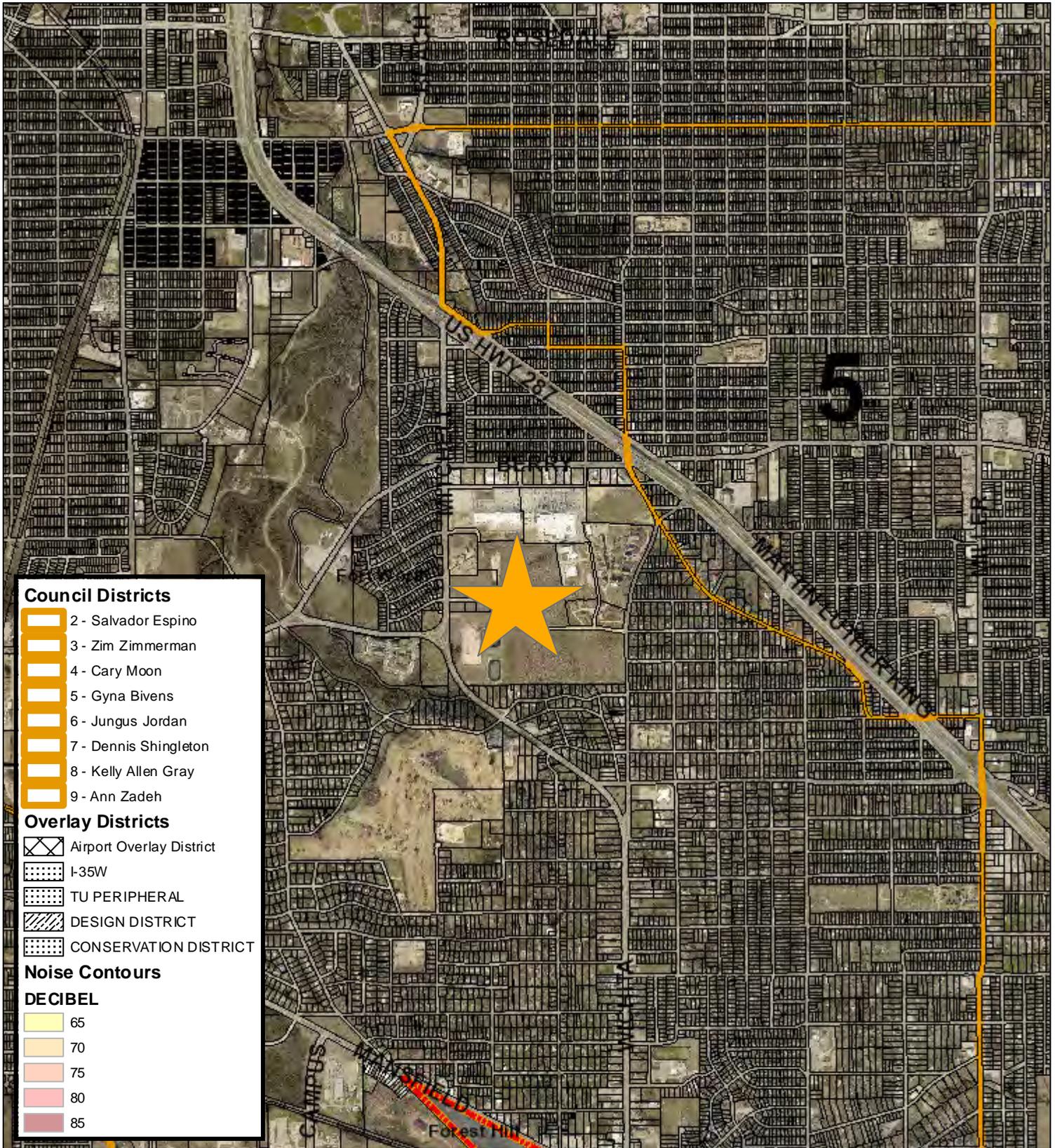
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Proposed Zoning Exhibit with Amended Development Standards
- Minutes from the Zoning Commission meeting

## Area Zoning Map

Applicant: Fort Worth Mason Heights, LP  
 Address: 2801 Moresby Street, 3801 W.G. Daniels Drive  
 Zoning From: PD 916  
 Zoning To: Amend uses and development standards of Planned Development  
 Acres: 25.66034961  
 Mapsco: 78WX  
 Sector/District: Southeast  
 Commission Date: 1/13/2016  
 Contact: 817-392-8043



### Area Map



**Council Districts**

-  2 - Salvador Espino
-  3 - Zim Zimmerman
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

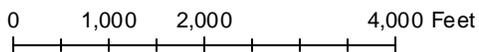
**Overlay Districts**

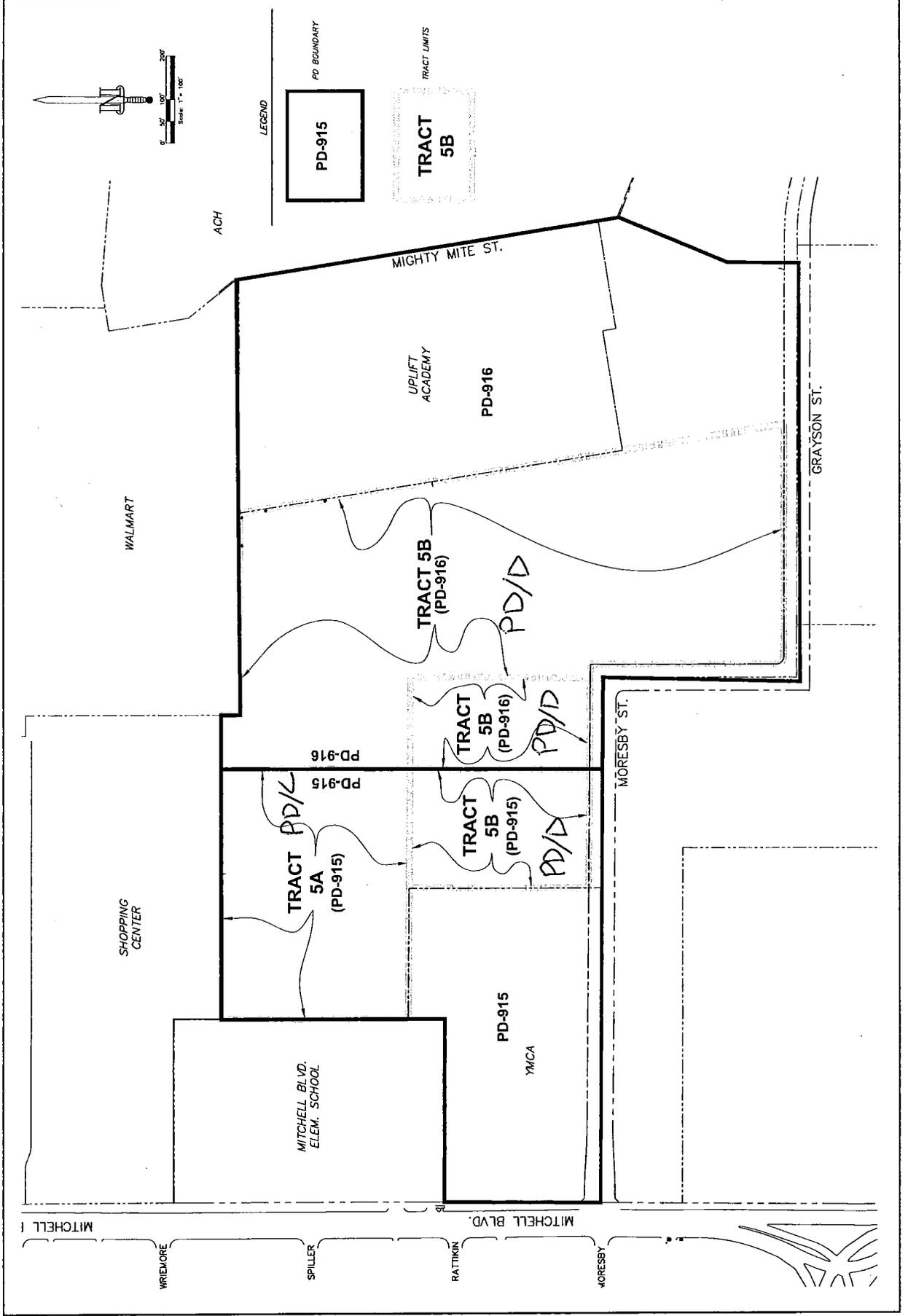
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85





PD \_\_\_\_\_  
**Amended Development Standards**

**ZC-15-148**

**TRACT 5 (A)**  
**Site Plan Required**

**USE**

"PD/C" Planned Development for all uses in "C" Medium Density Multi-Family District

**BUILDING LAYOUT**

- A. Multi-Family buildings will be situated such that parking is internal to the site. i.e. buildings will be adjacent to the right of way without parking between the buildings and right of way.

**LANDSCAPING/BUFFERING, SIDEWALKS, AND FORESTRY**

Landscaping. Project will comply with Section 6.301, Landscaping.

Landscaping Standards. Lots with frontage along "The Collector" shall provide a landscape buffer adjacent to the right of way in accordance with the following criteria:

- A. Landscape buffer minimum 10 feet in width
- B. 3" caliper trees at 40 feet on center
- C. 5 gallon shrubs to screen head in parking
- D. Minimum 4' wide sidewalk shall be located in the right of way.

Trees shall be selected from the following:

- A. Live Oak
- B. Lacebark Elm
- C. Shumard (Red) Oak
- D. Chinese Pistache
- E. Cedar Elm

Shrubs shall be selected from the following:

- A. Dwarf Burford Holly
- B. Dwarf Texas Sage
- C. Indian Hawthorn (Clara)
- D. Abelia
- E. Dwarf Wax Myrtle

Landscaping In Parking Lot. One three-inch caliper tree within an irrigated landscape island of not less than 150 square feet with live groundcover shall be provided for every 100 parking spaces, or fraction thereof. A separate irrigated landscape island is required for every 100 parking spaces; the required 150-square foot landscape areas cannot be combined to create fewer, larger landscape islands. In addition, each end of a parking strip shall have an irrigated landscape island planted with a minimum of one three-inch caliper tree and three shrubs within an area of not less than 300 square feet with live ground cover.

Urban Forestry. Project will comply with Section 6.302, Urban Forestry.

**LOT LIGHTING**

Parking lot lighting. Light poles shall be no more than 30 feet in height and painted black, dark gray, or dark green or have bronze oxidant protective coating. The main entrance shall be lit to be distinguishable from surrounding ambient lighting. Lighting within the bufferyard adjacent to residential property shall not exceed one foot candle at ground level. Light poles within 140 feet of residential property shall not exceed 20 feet in height and shall be shielded away from residential property.

Street lighting. Light poles along the collector street and at the intersection with Mitchell Blvd. or Wichita St. shall be black powder coated.

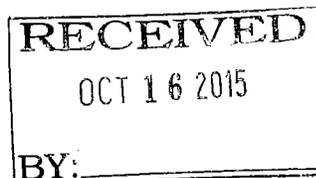
**BUILDING HEIGHT**

Maximum height shall not exceed 35 feet – slab to top plate (3 stories)

**BUILDING MATERIALS**

The exterior façade of all main and accessory buildings shall have not less than 70% Masonry (Hardy Allowed).

**SIGNS-Per Code**



PD \_\_\_\_\_  
Amended Development Standards

ZC-15-148

TRACT 5 (B)  
Site Plan Required

USE

"PD/D" Planned Development for all uses in "D" High Density Multi-Family District (DENSITY SHALL BE 25 UNITS / ACRE)

BUILDING LAYOUT

A. Multi-Family buildings will be situated such that parking is internal to the site. i.e. buildings will be adjacent to the right of way without parking between the buildings and right of way.

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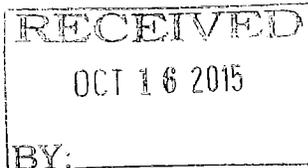
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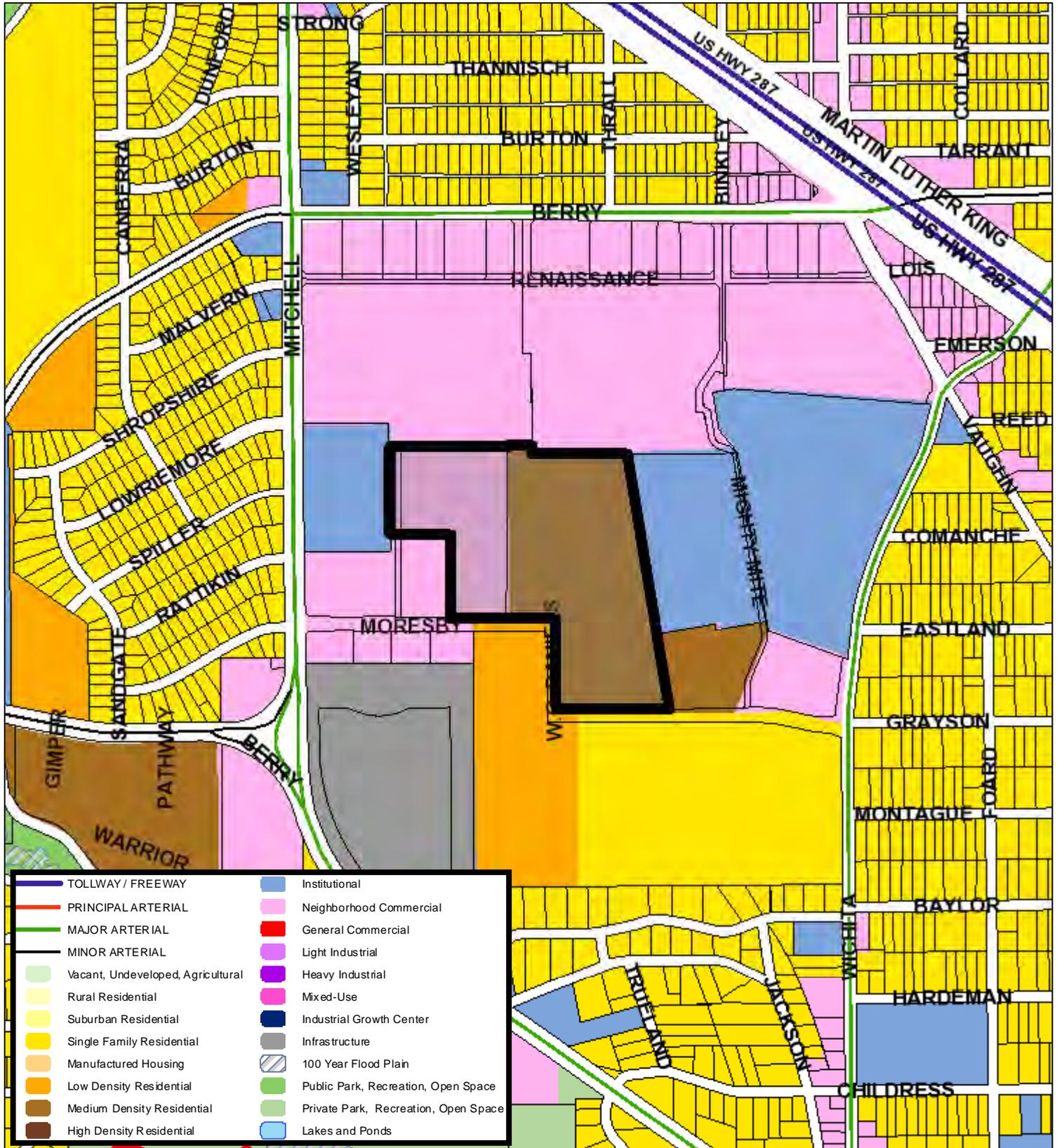
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SIGNS-Per Code



### Future Land Use

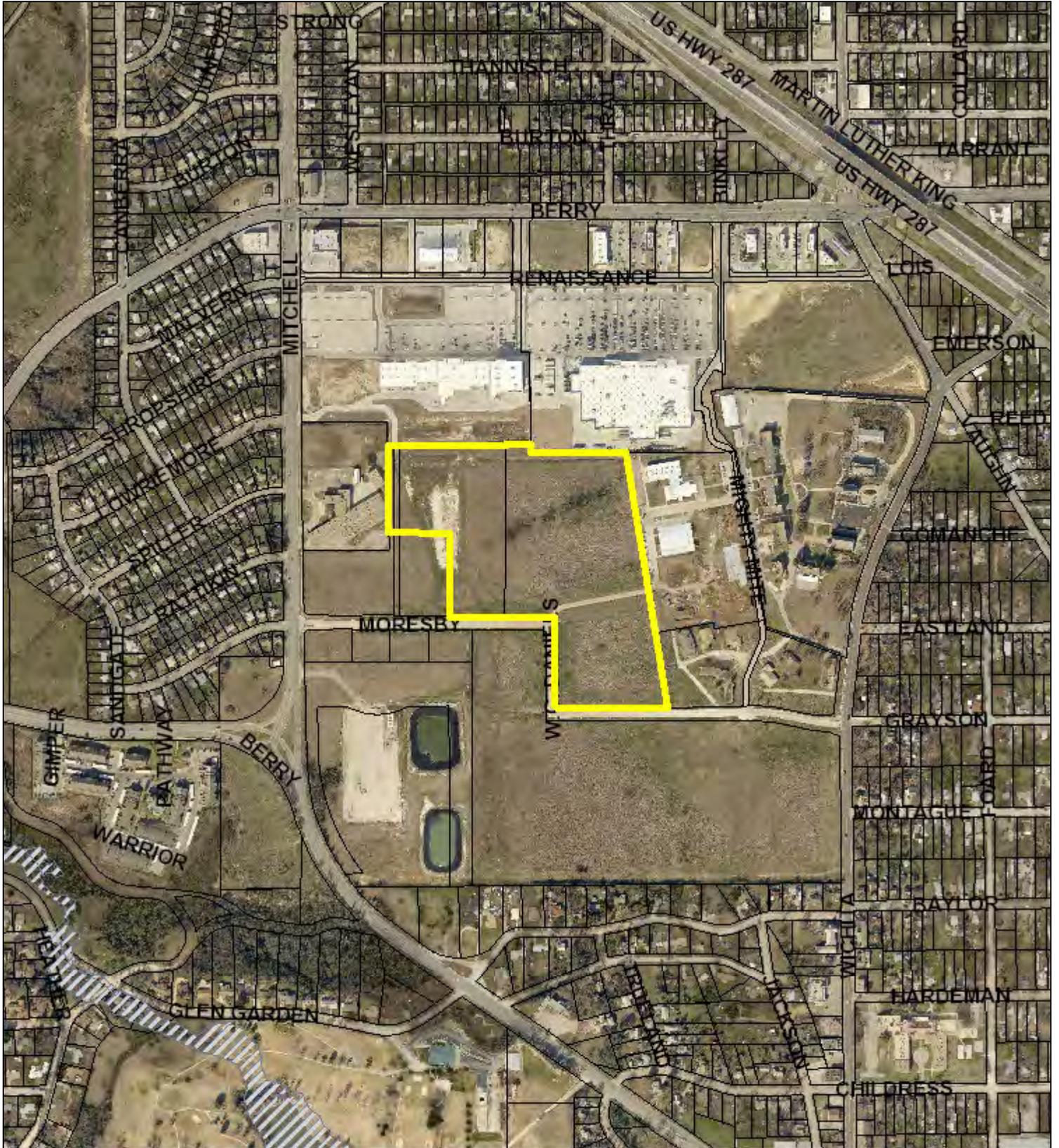


650 325 0 650 Feet

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 17, 2015.



## Aerial Photo Map



0 410 820 1,640 Feet



**Acres): from “A-5” One-Family, “C” Medium Density Multifamily and “FR” General Commercial Restricted to “A-5” One-Family and “FR” General Commercial Restricted**

Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, Texas representing Sid Richardson Foundation explained to the Commissioners they are requesting the zoning change to align with Bryant Irvin Road to match zoning on the adjacent property.

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

**IV. New Cases**

**3. ZC-15-148 FW Mason Heights LP (CD 8) 2801 Moresby (J. Justice Survey, Abstract No. 859, and pt of Block 1, Lots 2, 1R2, 25.66 Acres): from “PD916” Planned Development for “C” Medium Density Multifamily, with development standards; site plan required to Amend PD916 to Planned Development for “C” Medium Density Multifamily and “D” High Density Multifamily and amend development standards; site plan required**

Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing FW Mason Heights LP explained to the Commissioners they are refining the development in Phase 2 to allow for an increase in density for senior housing and amend the development standards.

Ms. Conlin asked why they were amending the material requirement. Mr. Clark said Columbia who is the developer has a different look they want to go with.

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

<i>Document received for written correspondence</i>					<i>ZC-15-148</i>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 notification area</b>	<b>Position on case</b>		<b>Summary</b>
Southeast Fort Worth, Inc	NA	Out		Support	Sent letter in

**4. ZC-15-167 AIL Investments, LP (CD 7) 13800-13900 Blue Mound Road/SH 156 (Greenberry Overton Survey, Abstract No. 1185, 55.27 Acres): from Unzoned to “K” Heavy Industrial**

Joseph Schneider, 13600 Heritage Parkway, Fort Worth, Texas representing AIL Investments, LP explained to the Commissioners this is a cleanup of some property in the ETJ between the City of Haslet and the City of Fort Worth. They are seeking “K” zoning which is the zoning to the north of the property.

Mr. Northern asked where the building will be located. Mr. Schneider said there is an existing building that will expand to the southern boundary and will be an industrial distribution facility.