



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 1, 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: **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 to remove fencing and easement requirement and allow up to 30 units/ac.; 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 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 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 30 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, 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.

Standards	Current PD/C PD 916	Proposed Tract 5A: PD/C Amended PD 916	Proposed Tract 5B: PD/D New PD
Units per acre	18 units per acre	18 units per acre	30 units per acre
Building Layout	A. Building situated such that parking is internal to the site; 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	A. Building situated such that parking is internal to the site; B. Removed	A. Building situated such that parking is internal to the site; B. Removed
Landscaping	Will comply	Will comply	Will Comply
Landscaping in Parking Lot	No Change	No Change	No Change
Fencing	Perimeter fencing shall be required for C uses and shall be constructed of brick columns and wrought iron to match the All Church Home	Removed	Removed
Parking Lot Lighting	No Change	No Change	No Change
Building Height	32 feet-slab to top plate 3 stories	35 feet-slab to top plate 3 stories	35 feet-slab to top plate 3 stories
Building Materials	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% Masonry (Hardy Allowed) removed EIFS standard	The exterior façade of all main and accessory building shall not have less than 70% Masonry (Hardy Allowed) removed EIFS standard

Site Information:

Owner: F.W. Mason Heights, L.P.
 1717 ARB Plaza 42001
 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 the 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:

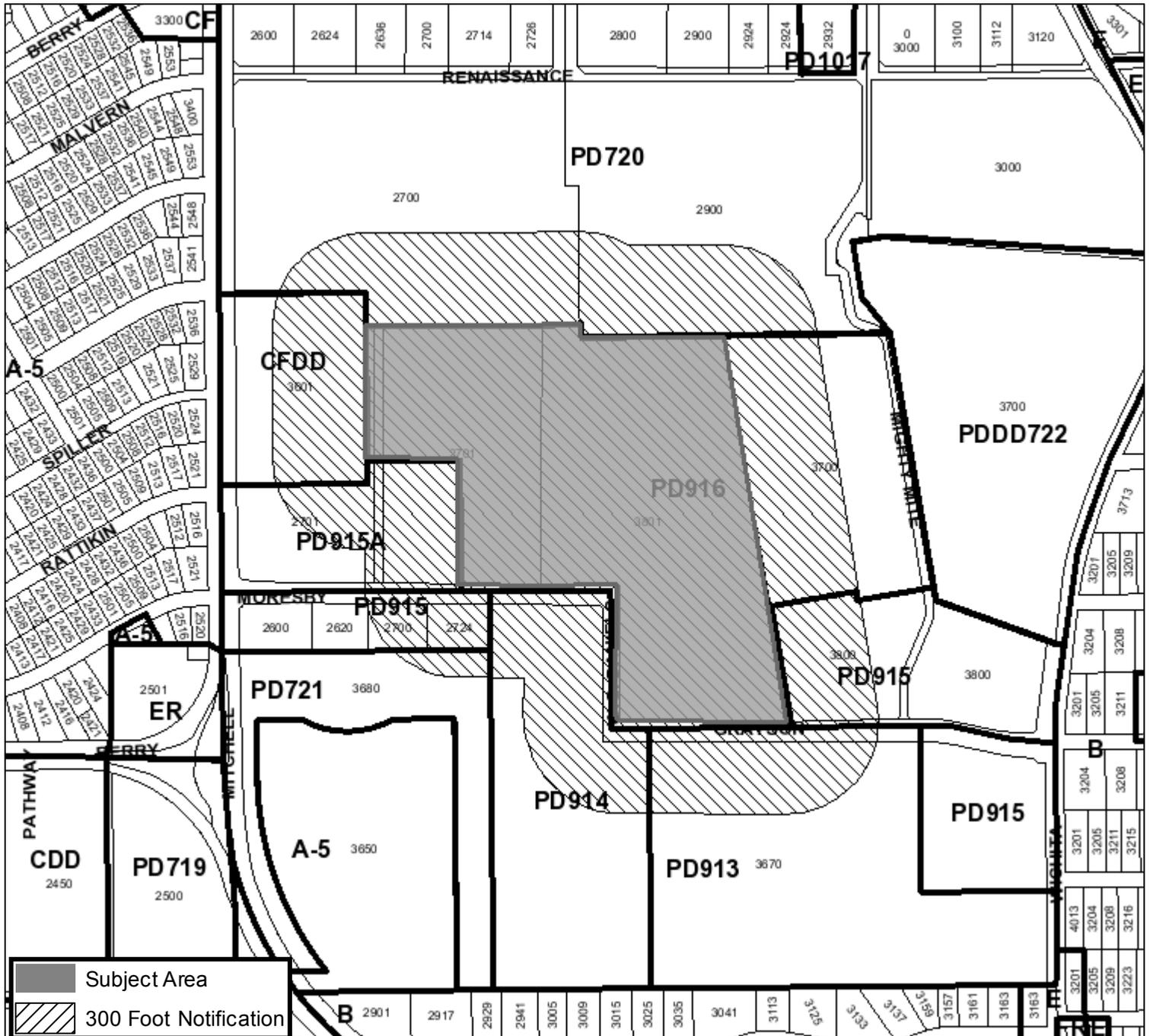
Tract	Proposed Zoning	Future Land Use	Comprehensive Plan Consistency
Area 1	PD/C	Medium Density Multifamily	Yes
Area 2	PD/D	Neighborhood Commercial	No (Technical Inconsistency)

Attachments:

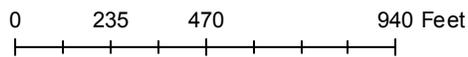
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Proposed Zoning Exhibit with Amended Development Standards
- Minutes from the Zoning Commission meeting

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 to PD/D for more than 24 un/ac
 Acres: 25.66034961
 Mapsco: 78WX
 Sector/District: Southeast
 Commission Date: 2/10/2016
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



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.

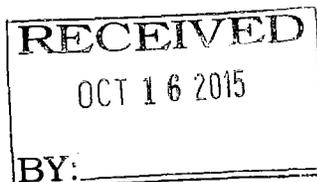
BUILDING HEIGHT

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 25UNITS / 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.

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:

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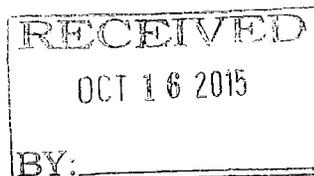
BUILDING HEIGHT

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

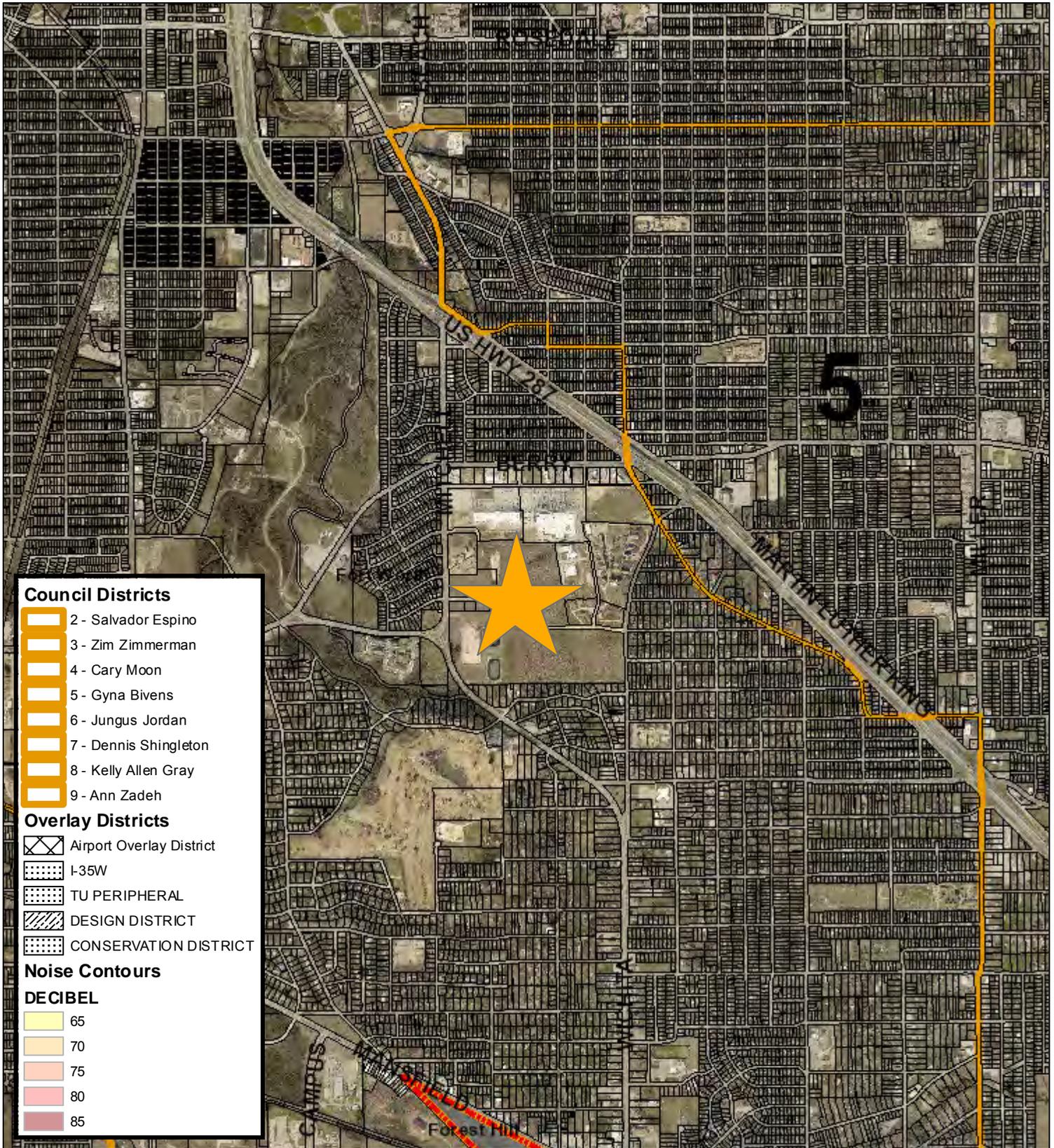
BUILDING MATERIALS

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

SIGNS-Per Code



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

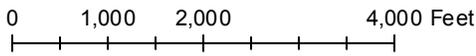
Overlay Districts

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

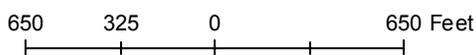
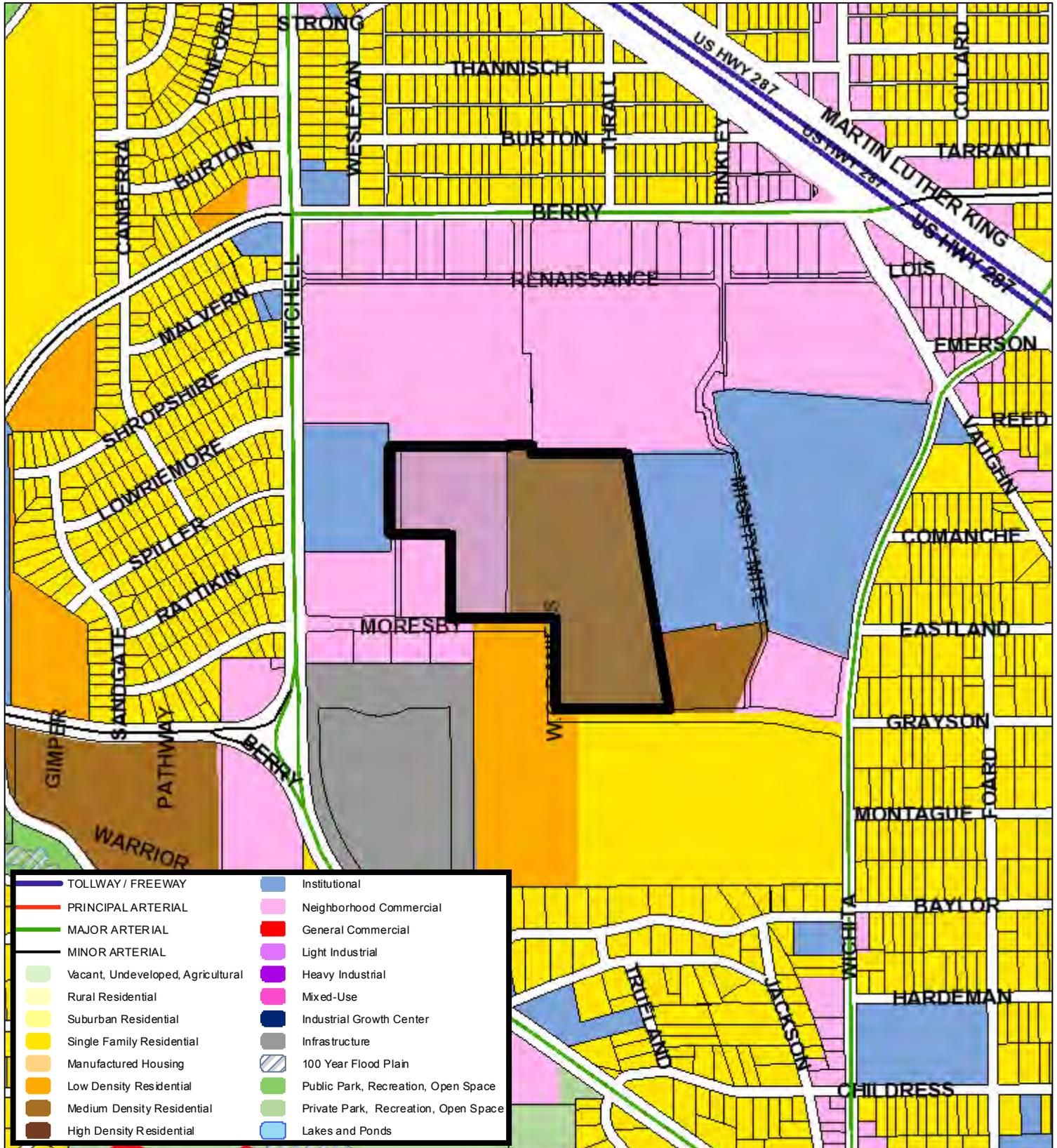
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



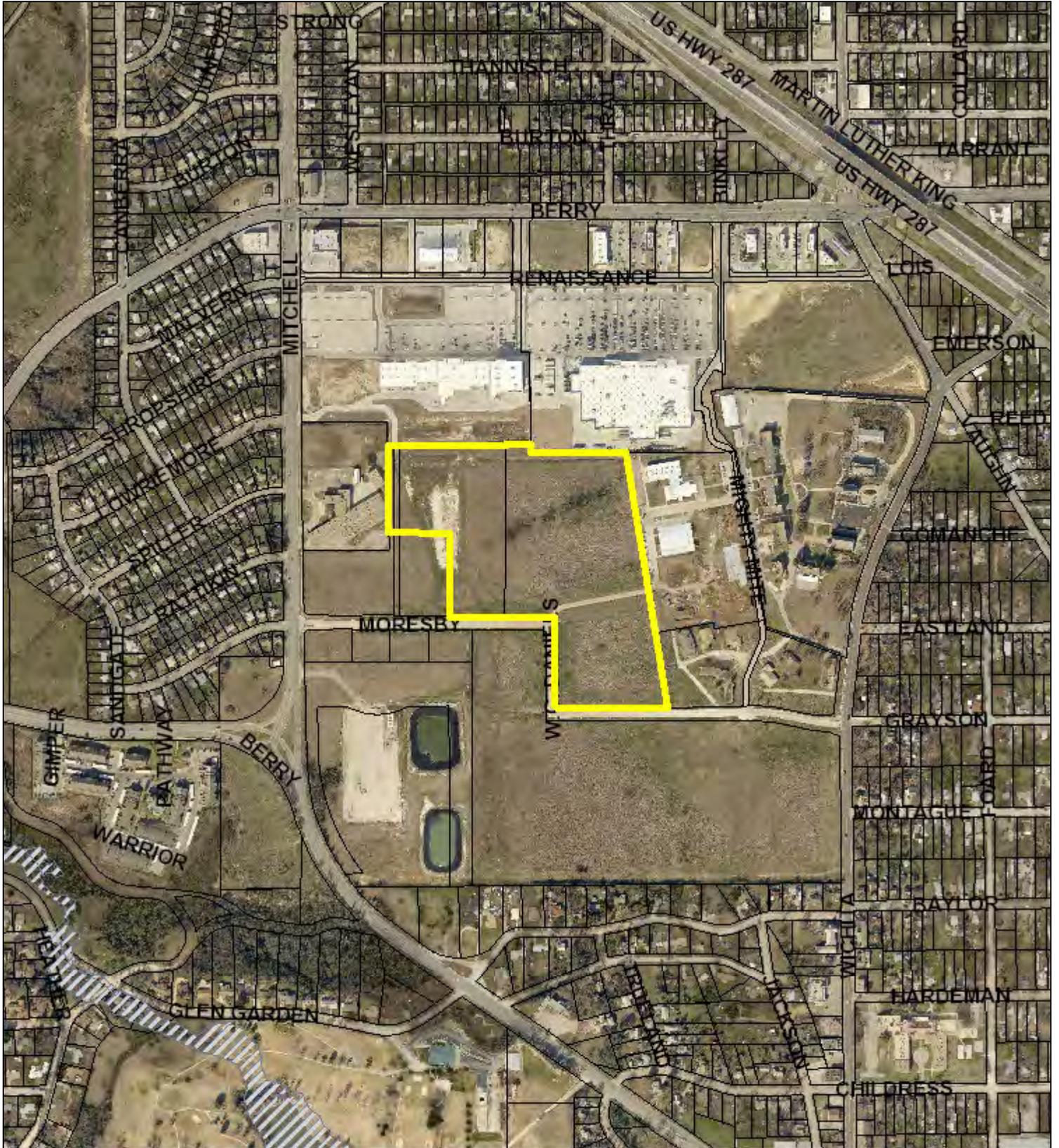
Future Land Use



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 17, 2015.



Aerial Photo Map



0 410 820 1,640 Feet



City of Fort Worth, Texas
Zoning Commission
February 10, 2016 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, Vice Chair, District 2
John Cockrell, District 3
Charles Edmonds Jr., District 4
Sandra Runnels, District 6
Melissa McDougall, District 5
Wanda Conlin, District 8
Leah Dunn, District 9

Staff Members Present:

Dana Burghdoff, Assistant P&D Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

None

I. Public Hearing – 1:00 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Ms. Conlin, on a vote of 9-0, voted to approve the Zoning Commission minutes of the January 13, 2016 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. 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 to remove fencing and easement requirement and allow up to 30 units/ac.; site plan required

Mike Clark, 6750 Hillcrest Plaza, Suite 325, Dallas, Texas representing FW Mason Heights LP explained to the Commissioners the case was remanded to the Zoning Commission in order to increase the density.

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