



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 30, 2016

Council District 7

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

Opposition: None submitted
Support: Tehama Ridge HOA

Continued Yes X No ___
Case Manager Leo Valencia &
Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Whitehead-Smith Investments, LTD

Site Location: 12755 Harmon Rd. Mapsco: 33T

Proposed Use: Multifamily

Request: From: Unzoned
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included.

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent

Background:

The property is located north of Golden Heights a neighborhood connector and west of Harmon Road a commercial connector. The applicant is proposing a zoning change to "PD/D" Planned Development for all uses in "D" High Density Multifamily for multifamily uses, height of 3 stories; site plan included. The applicant intends to construct 160 multifamily units, at a density of 18 units per acre.

The above proposed zoning case is related to annexation case AX-16-001 which consists of approximately 9.03 acres of vacant land. This is an Owner-initiated annexation and will be timed to be heard by the City Council on the same date as the annexation, August 23, 2016.

TPW staff has accepted the site plan as submitted for the alignment of Golden Triangle and Harmon Road. Discussions also continue concerning a possible roundabout at this intersection.

The case was continued from the August 23 City Council hearing due to concerns about height, exterior construction materials, and road alignment. After the date of the submission of this report, TPW and Planning and Development staff will review the thoroughfare alignment and provide an update for the Council hearing.

The table below describes the differences between the standard "D" district and the proposed PD:

Development Standards	D District	Proposed PD
Units per acre	24 maximum per acre	18 units per acre

Units proposed	160 units	160 units
Building Height	32 ft. maximum	3 story/31 feet
Parking Spaces	213 spaces minimum 266 spaces maximum	Meets Requirement
Open Space	35% minimum	55% indicated
Masonry Minimum	None	20%/Remainder Fiber Cement Siding

Site Information:

Owner: Whitehead-Smith Investments, LTD
3724 West Bay Circle
Dallas, TX 75214

Agent: Darin Hansen
Acreage: 9.02 acres
Comprehensive Plan Sector: Far North

Surrounding Zoning and Land Uses:
North Unzoned / vacant
East "I" Light Industrial / vacant
South "A-5" One-Family / single-family
West Unzoned / Church

Recent Relevant Zoning and Platting History:

Zoning History: ZC-01-1070 approved by City Council for I Light Industrial, effective 12/11/01
(subject properties to the east)
Platting History: FP-14-097 I L Texas FW Addition not recorded; subject property

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Harmon Rd.	Commercial Connector	Commercial Connector	No
Golden Triangle	Commercial Connector	Commercial Connector	No
Golden Heights	Local Street	Local Street	Not on MTP

Public Notification:

Organizations Notified	
Tehama Ridge HOA*	Trinity Habitat for Humanity
North Fort Worth Alliance	Streams & Valleys, Inc.
Northwest Fort Worth Community Alliance	Northwest ISD
	Keller ISD

*Closest registered neighborhood association

Site Plan Comments:

The revised site plan as submitted is in general compliance with the Zoning Ordinance regulations.

1. Increase the size of the building/parking area so as to be legible at the reduced size 8 ½ x 11.

Transportation/Public Works (TPW) site plan comments:

TPW (Mirian Spencer, 817-392-8702, Mirian.Spencer@fortworthtexas.gov)

1. Master Thoroughfare Plan: Administrative Approval - Street alignments shown deviate from the Master Thoroughfare Plan (MTP). Administrative approval of alignment shown is required. The intersection of Golden Heights and Harmon will impact the available area along the south and east

property lines. CLEARED 8/24/16 per MS email

2. Driveway Locations - Driveway location must not interfere with intersection function. The intersection of Harmon and Golden Heights has a high probability of being a roundabout controlled intersection. With the roundabout at this intersection, the proposed main entrance would need to be located a minimum of 150ft. from the intersection of Golden Heights and Harmon. The roundabout at this intersection has been removed as Golden Heights was removed from the MTP. CLEARED 7/26/16 MS

3. ROW Dedication: Partial - Dedicate ½ of {110}' ROW for {Golden Heights} Golden Heights was removed from the MTP as an arterial. CLEARED 7/26/16 MS

4. Variable ROW - Show the full ROW widths for all existing streets. For streets having variable ROW, call out the ROW as "Variable" and give "Range" of the ROW. Show the existing rights-of-way for Harmon and Golden Heights.

5. Gated Entrances (Ch. 31-107) - Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a Knox-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW)

6. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards

Platting site plan comments:

Planning and Development (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. Since the property is being annexed into the City of Fort Worth, the property must be final platted prior to the issuance of any building permit.
2. Any multifamily development that exceeds 100 units must have two points of access. Those points of access must be for ingress and egress and meet the gating design standards for TPW with proper stacking, turnaround and escape lanes.
3. Revise the street name along the southern boundary to be Golden Heights Road.
4. FYI--Cannot final plat a property in phases. Since the common ownership extends beyond this property to the north all property under common ownership would have to be final platted or a preliminary plat would have to be approved for all property under common ownership and then this portion of the property could be final platted on its own.

Parks site plan comments:

1. PARD/PDP: The Neighborhood and Community Park Dedication Policy will apply. Neighborhood Park Fees-in-Lieu of Land will be required.
2. Community Park Fee-in-Lieu of Land will be required.
3. Need to confirm the number of residential units.
4. All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the:

City of Fort Worth Park and Recreation Department, prior to final plat release.

Call Joe Janucik at 817-392-5706 for additional information.

Fire site plan comments:

1. "Harmon Road" on south side of facility should read Golden Heights Road.
2. Show a minimum 26' fire lane around the entire perimeter of the building. A 26' fire lane around the entire perimeter of the building will be required per the CFW Fire Code.
3. Show FDC connections for building. FDC connections are required to be within 50 feet of a fire department access road (fire lane or street) and within 300 feet of a fire hydrant.
4. DO NOT SELF ADDRESS. Address will be assigned by Fire Addressing.

Comments made by Platting, TPW, Water and Parks staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions. Park fees will be applied to the project.

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a senior multifamily complex with 160 units, density of 18 units per acre, with reduced parking. The site plan indicates one and two bedroom units.

Surrounding land uses consist of vacant land to the north and east, Church to the west, and single-family to the south.

As a result, the proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed PD/D zoning is consistent with the following Comprehensive Plan policies:

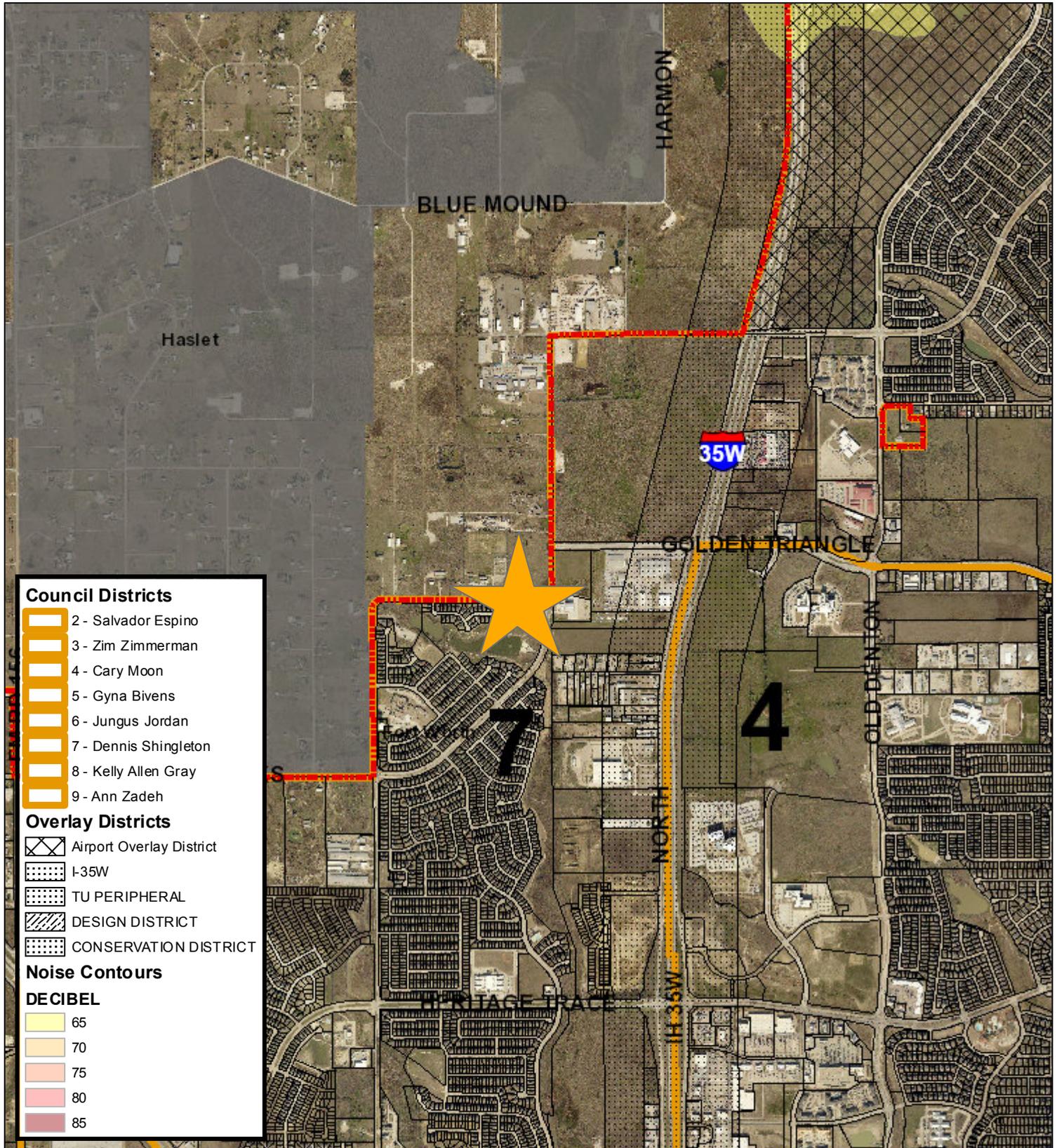
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents. (pg. 38)

Based on conformance with the future land use map, and policies stated above, the proposed zoning **is consistent** 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

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

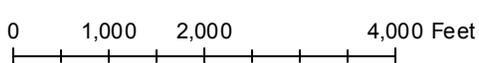
Overlay Districts

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

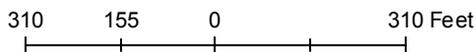
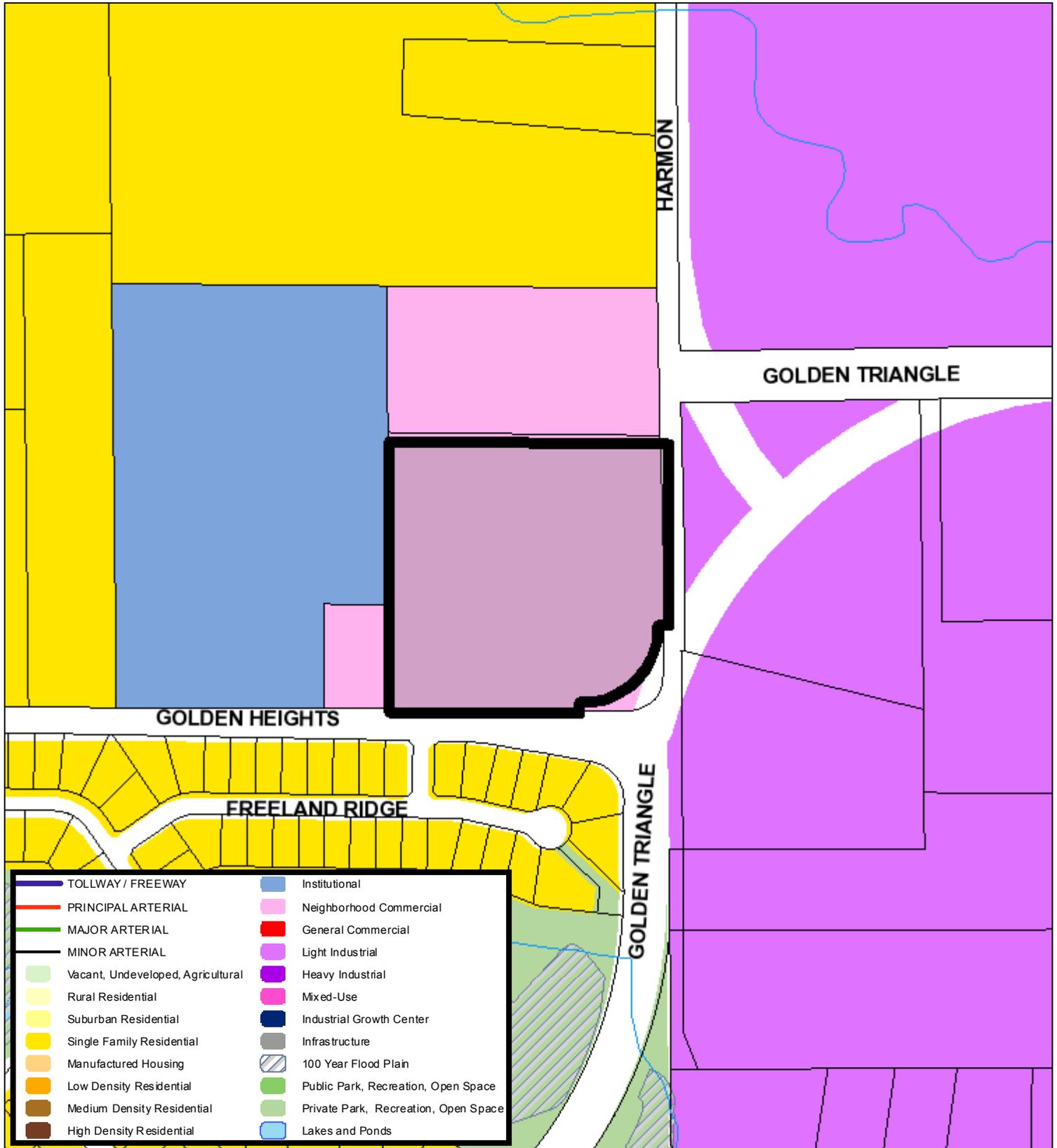
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



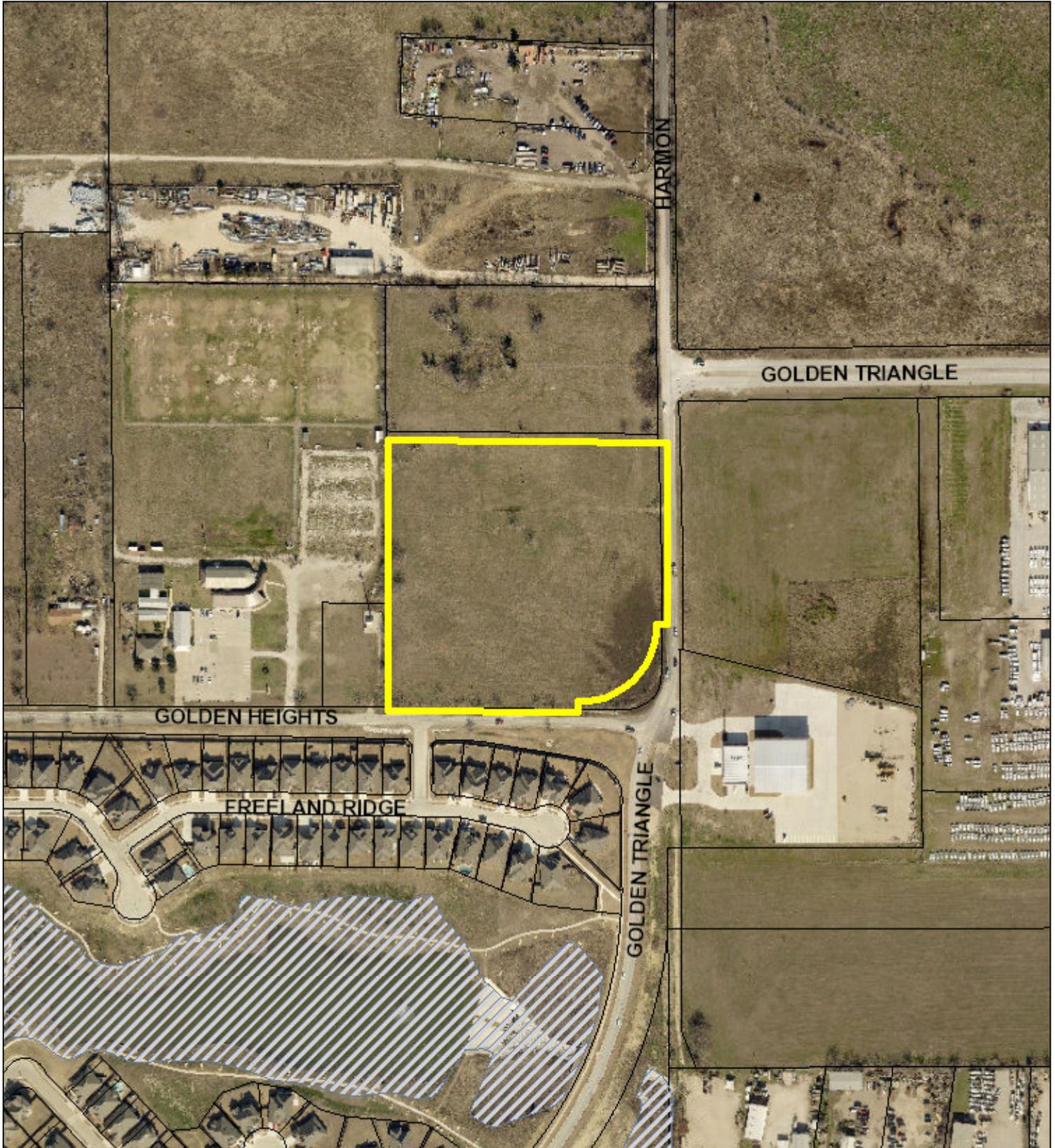
Future Land Use



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 29, 2016.



Aerial Photo Map



0 195 390 780 Feet

