



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 4

Zoning Commission Recommendation:
Approval by a vote of 7 - 0

Opposition: none submitted
Support: 5 letters submitted

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

Owner / Applicant: CL II, LLC

Site Location: 3860 Tanacross Drive Acreage: 2.30

Proposed Use: Multifamily

Request: From: "G" Intensive Commercial

To: PD/D Planned Development for all uses in "D" High Density Multifamily with development regulations to maximum unit count, parking location, signage, building orientation, façade requirements and MFD multifamily development submittal; site plan included

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

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

Staff Recommendation: **Approval**

Background:

The property is located on Tanacross Drive just west of Beach Street. An extended stay hotel is currently located on the site. The applicant is requesting a zoning change to allow reuse of the existing hotel for a multifamily development of individual units for permanent supportive housing. The existing structure will be reused for this multifamily type use. The property will have access to the Samuels/Mercantile bus center at the corner of Tanacross Drive and Endicott Street, providing the multifamily use adequate access to high capacity roads.

This City of Fort Worth issued a Request for Proposal from interested parties to acquire and convert existing motels, hotels, extended stays, apartment complexes or similar structures to permanent supportive housing. This proposed development consists of 119 units with an area designated for office/support. A small patio area is being proposed at the building entrance, this area will not be enclosed or air conditioned. There is an existing pole sign at the entrance that will remain on-site.

Since this is not the typical multifamily layout there are several waivers being requested from the MFD Multifamily Development requirements related to parking location, units per acre, signage and the Multifamily Development submission submittal.

Below is a chart that illustrates the differences between the D/MFD regulations and the proposed PD.

Requirement	D/MFD Standards	Proposed PD/D
Density	Maximum 32 units per acre	52 units per acre <i>(recommended Development Regulation Standard)</i>
Front Yard (no structures)	Minimum 20'	Parking in the front yard <i>(recommended Development Regulation Standard)</i>
Height	Maximum height 35'	49' <i>(recommended Development Regulation Standard)</i>
Building Orientation	The longest length of the building shall be placed parallel adjacent to the street	The longest end runs north and south, should be east and west <i>(recommended Development Regulation Standard)</i>
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	119 bedrooms – 119 spaces 1,000 sq. ft. office area – 4 spaces 144 spaces provided (complies)
Open Space	Minimum 35%	Minimum 31% <i>(recommended Development Regulation Standard)</i>
Signage	Not more than 50% of the total allowable sign area may be located in the front yard space along a dedicated street, no individual sign in such required yard space shall exceed 20 sq. ft. in sign area	Existing pole sign in the front yard <i>(recommended Development Regulation Standard)</i>
Setback adjacent to "A" or "B" zoning	Height transitional plane 3' setback for every 1' in height (31'10" required)	NA
Façade Requirements	Buildings fronting publicly accessible streets or open space shall incorporate each of the following scaling elements: Floors (banding, belt courses, etc.); Columns (pilasters, piers, quoins, etc.); Foundation (water tables, rustication)	Stucco over wood framing <i>(recommended Development Regulation Standard)</i>
MFD – Multifamily Design Standards Compliance	Submit MFD plan to meet standards	Waiver to MFD submission <i>(recommended Development Regulation Standard)</i>

Site Information:

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / hotel
- East "G" Intensive Commercial / commercial strip center
- South "G" Intensive Commercial / vacant land
- West "G" Intensive Commercial / hotel

Zoning History: PD1069 ZC-15-140 approved by City Council for PD/D for High Density Multifamily with maximum height and minimum parking spaces and to provide after school programs site plan approved 11/17/15; subject property to the west.

Site Plan Comments:

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

1. Maximum units per acre is 32, site plan indicates 52 units per acre. **(recommended Development Regulation Standard)**
 - **(analysis: Based on the need for additional units needed for the project) Staff supports the additional units per acre.**
2. Front yard setback needs to be a 20 ft. setback, no parking or structures within the setback, signage and parking located within this setback. **(recommended Development Regulation Standard)**
 - **(analysis: Based on use of the existing structure and configuration of parking and signage, the development regulation standard applies) Staff supports the request based on use of the existing structure.**
3. Maximum height 35 ft., existing structure is 49". **(recommended Development Regulation Standard)**
 - **(analysis: Based on the use of the existing structure the development regulation standard applies) Staff supports the height based on use of the existing structure.**
4. MFD Multifamily Development submission required. **(recommended Development Regulation Standard)**
 - **(analysis: This is not the typical multifamily development) Staff supports the request to not submit the MFD for multifamily development.**
5. The longest end of the building should run east and west. **(recommended Development Regulation Standard)**
 - **(analysis: Based on the existing building orientation the longest end is north and south facing the street) Staff supports the request based on the existing building configuration.**
6. The existing building is unable to meet the façade requirements. **(recommended Development Regulation Standard)**
 - **(analysis: Based on use of the existing structure) Staff supports the request based on use of existing structure.**
7. Minimum open space requirement is 35%, site plan indicates 31%. **(recommended Development Regulation Standard)**
 - **(analysis: Based on use of the existing site there is no room to obtain more open space) Staff supports the request based on use of existing site.**

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Public Notification:

300 foot Legal Notifications were mailed on August 18, 2020.

The following organizations were notified: (emailed August 21, 2020)

Organizations Notified	
Streams and Valley's Inc.	Birdville ISD
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

Not locate within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/D for multifamily. Surrounding uses consist of hotels to the north and west, a commercial strip center to the east and vacant land to the south.

The proposed multifamily development **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Far North

The 2020 Comprehensive Plan designates the subject property as being in the Meacham Industrial Growth center. The below Comprehensive Plan policies apply to this proposal:

- Accommodate higher density residential and mixed uses in areas designated as a mixed-use growth center on the City's future land use maps.
- 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.
- Promote location of multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic generation.
- *Directions Home* seeks to focus efforts countywide to respond in the most economically prudent and compassionate way possible by increasing the supply of permanent supportive housing.

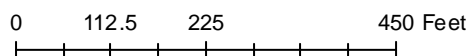
Based on lack of conformance with some of the policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan.

Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: CL II, LLC
 Address: 3860 Tanacross Drive
 Zoning From: G
 Zoning To: PD for D uses with waivers to maximum unit count, development regulations
 Acres: 2.29177193
 Mapsco: 50J
 Sector/District: Far North
 Commission Date: 9/9/2020
 Contact: 817-392-2495

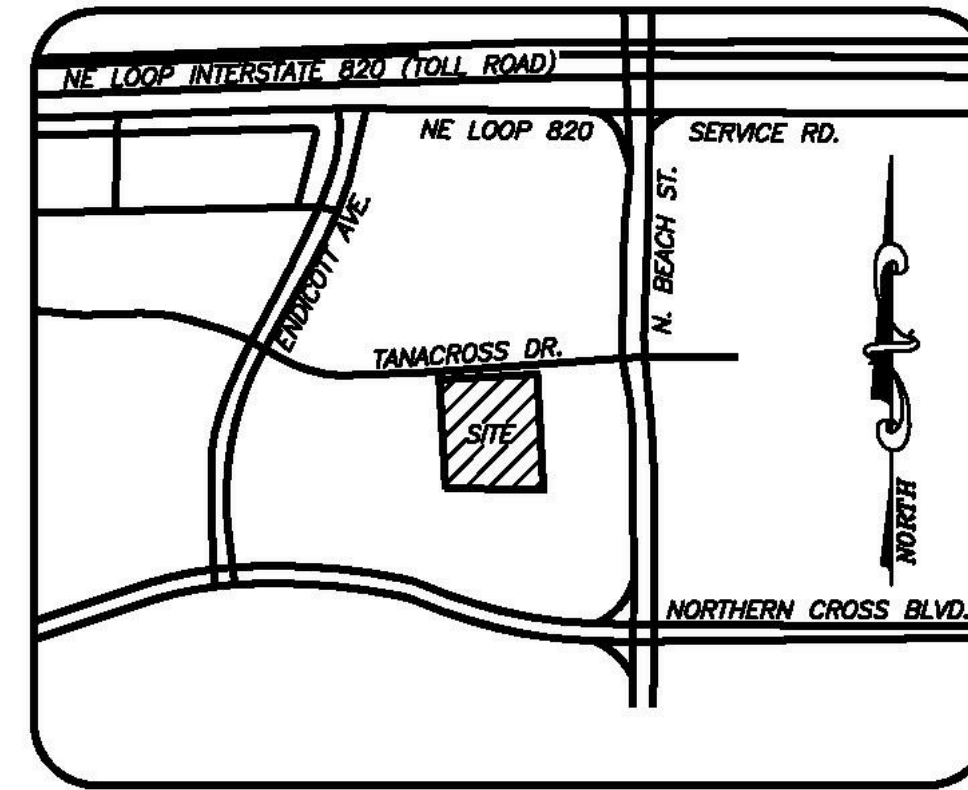


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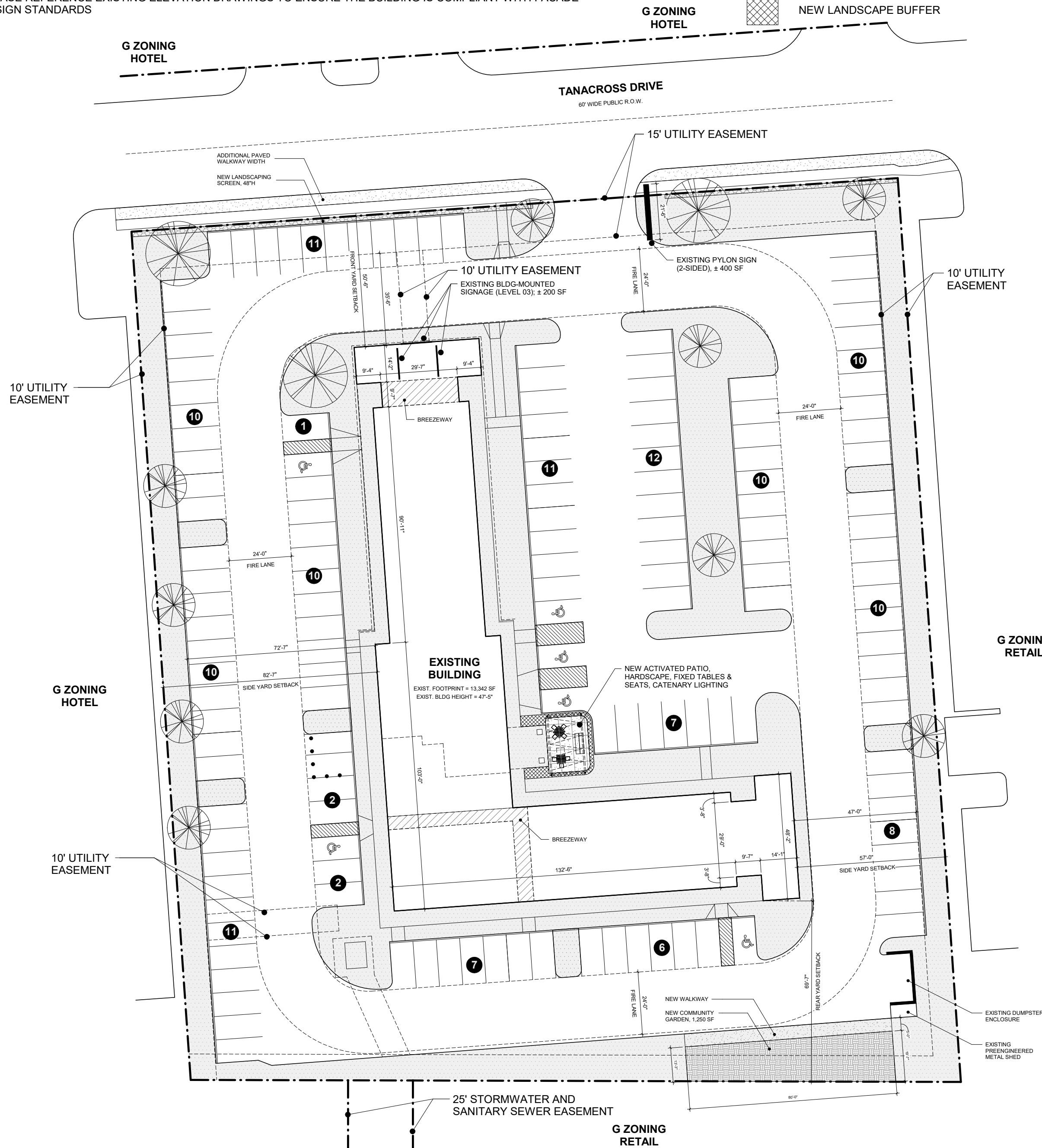
1. ALL DUMPSTERS AND GROUND LEVEL EQUIPMENT SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY
2. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE
3. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
4. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE
5. EXISTING FIRE HYDRANTS ARE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE
6. EXISTING BUILDING EXTERIOR CONSTRUCTION IS PRIMARILY STUCCO OVER STANDARD WOOD FRAMING
7. EXISTING BUILDING HEIGHTS COMPLY WITH CURRENT ZONING RESTRICTIONS
8. PLEASE REFERENCE EXISTING ELEVATION DRAWINGS TO ENSURE THE BUILDING IS COMPLIANT WITH FACADE DESIGN STANDARDS

LEGEND

- EXISTING OPEN SPACE
- NEW LANDSCAPE SCREEN, 48" H
- ADDITIONAL PAVED WALKWAY, ±4.5'
- COMMUNITY GARDEN, 1,250 SF MIN AREA
- NEW LANDSCAPE BUFFER



Hometowne Studios
3804 Tanacross Dr.
Fort Worth, TX 76137



SITE DATA

GROSS ACREAGE:	2.30 ACRES
EXISTING ZONING:	G HOTEL
EXISTING LAND USE:	D PERMANENT SUPPORTIVE HOUSING
PROPOSED ZONING:	36' MAX W/ EXCEPTION 6.100(a)
PROPOSED USE:	49'-0"
MAX HEIGHT ALLOWED:	
MAX HEIGHT PROPOSED:	
GROSS DENSITY:	100,188 SF, 2.30 AC
OPEN SPACE REQUIRED:	35%
OPEN SPACE PROVIDED:	31,142 SF/100,188 SF = 31.0% (WAIVER)
UNITS PER ACRE REQUIRED:	32 MAX
UNITS PER ACRE PROVIDED:	52 (WAIVER)

REQUIRED PARKING

MULTI-FAMILY:	119	ROOMS	1/ROOM	119 SPACES
COMMON/OFFICE:	±1,000	GSF	1/250 SF	4 SPACES
TOTAL REQUIRED PARKING		123 SPACES		
TOTAL PROVIDED PARKING		144 SPACES		

LANDSCAPE ENHANCEMENT POINT CHART (20 PT MIN):

STREET TREES:	ADDTN'L TREES, AS REQ'D	10 PTS
PAVED WALKWAY:	1PT/1' ADDTN'L WIDTH	5 PTS
COMMUNITY GARDEN:	1,250 SF MIN	5 PTS
TOTAL POINTS REQUIRED:		20 POINTS
TOTAL POINTS EARNED:		20 POINTS

BUILDING DATA

ENCLOSED SF. EXISTING:

LEVEL 01, EXISTING:	13,342 SF
LEVEL 02, EXISTING:	13,342 SF
LEVEL 03, EXISTING:	13,342 SF
TOTAL, EXISTING:	40,026 SF
(NO ADDITIONAL AREA REQUESTED)	

PROPOSED PSH UNIT COUNT:	119 UNITS
PROPOSED HOTEL USE UNIT COUNT:	0 UNITS

ARCHITECT/REPRESENTATIVE:
BENNETT BENNER PARTNERS
500 WEST 7TH STREET
SUITE 1400
FORT WORTH, TEXAS 76102
CONTACT: MICHAEL BENNETT
PHONE: (817) 335-4991

OWNER:
CL II, LLC
5847 SAN FELIPE
SUITE 4650
HOUSTON, TEXAS 77057
CONTACT: LARRY BOWMAN
PHONE: (713) 782-9100

ZC-20-107
APPROVED BY CITY COUNCIL XX/XX/XX
PD-D - PERMANENT SUPPORTIVE HOUSING
PD SITE PLAN OF

HOMETOWNE STUDIOS
NORTHERN CROSSING ADDITION
BLOCK 9B, LOT 2
2.30 ACRES
PREPARED AUGUST 10, 2020

DIRECTOR OF DEVELOPMENT SERVICES

Signature _____ Date _____

08/06/20
Michael Bennett AIA, LP 12705
These documents are incomplete and may not be used for regulatory approval, permit, or construction.

BENNETT BENNER PARTNERS
ARCHITECTURE + INTERIORS + PLANNING
500 West Seventh Street, Suite 1400
Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.877.1861
www.bbpbk.com

Planned Development
Project No: Project Number
Issue Date: 08/06/20
Rev Description Date

plot date/time: 8/25/2020 9:56:27 AM
PLANNED DEVELOPMENT SITE PLAN

SP-100






Area Map








Council Districts

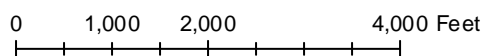
-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

Overlay Districts

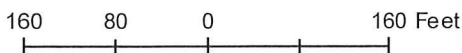
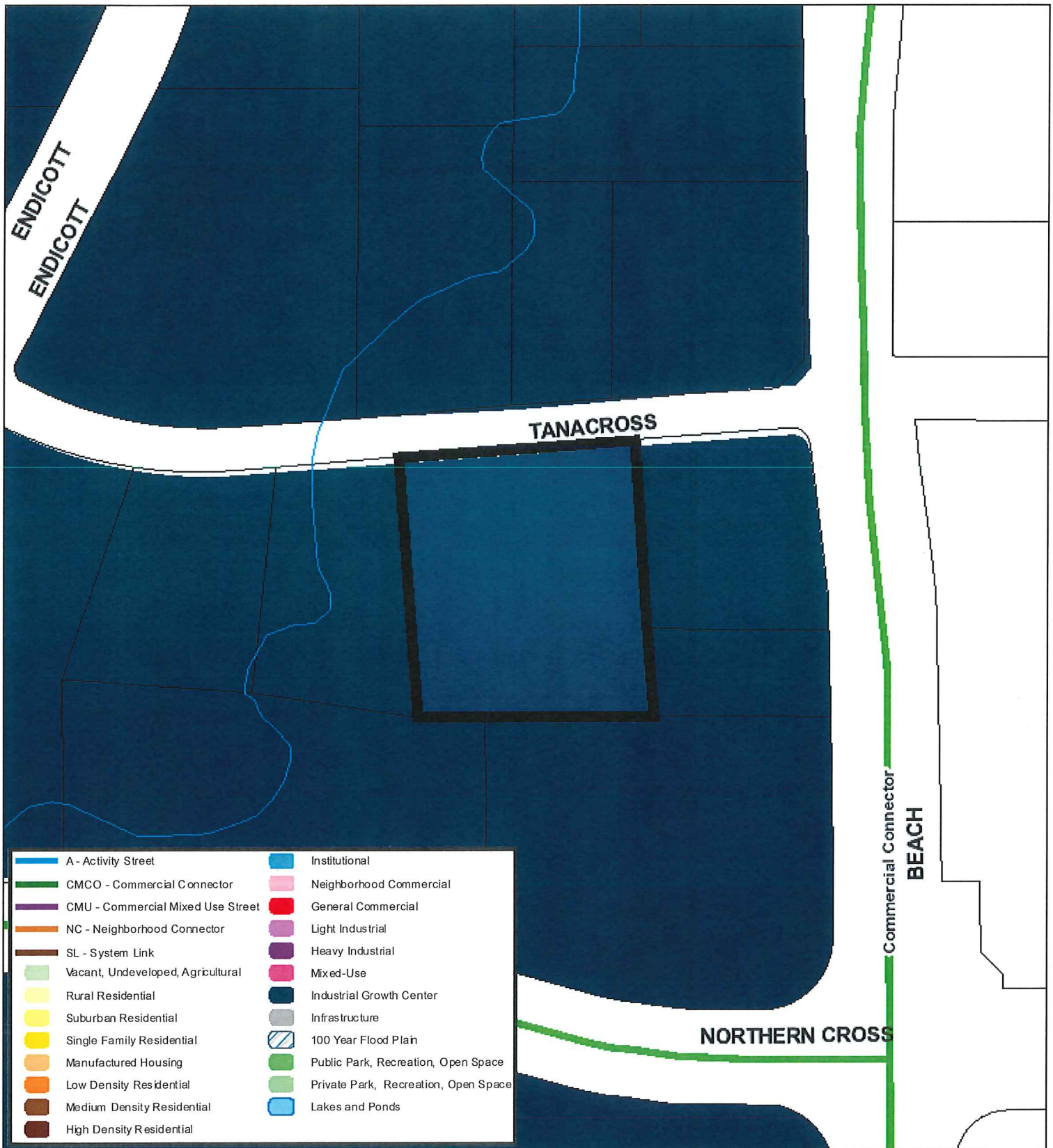
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

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 3, 2020



Aerial Photo Map



0 105 210 420 Feet

