



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
December 17, 2019

Council District 6

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

Opposition: Multiple letters, petition submitted outside the city limits

Support: Five letters submitted

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

Owner / Applicant: Elizabeth Potter, et al

Site Location: 12600 – 12800 blocks Hemphill Street Acreage: 20.39

Proposed Use: Multifamily

Request: From: "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial
To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waivers to parking, fencing and setback; site plan included

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

Comprehensive Plan Consistency: Requested change **is not consistent. (Significant Deviation)**

Staff Recommendation: Approval

Background:

The property is located south of Archbury a residential street, Municipal Way, located in the City limits of Crowley and west of Hemphill, a neighborhood connector on the Master Thoroughfare Plan. The property's main entrance will be off Archbury with another access point on Municipal Way with an emergency exit at Hemphill.

The applicant is proposing approximately 288 multifamily units, one, two and three bedroom units and approximately 85 carports, 49 garage parking areas.

The proposed development will be requesting waivers for parking and fencing in front of the building, 20 ft. setback for garages along western property line and orientation of dumpsters.

Multiple letters and a petition was submitted in opposition from residents in the subdivision to the south located in Burleson city limits. Five letters of support were submitted from various property owners within the city limits.

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

Requirement	C/MFD Standards	Proposed PD/C
Density	Maximum 24 units per acre	14.12 units per acre (complies)
Front Yard	Minimum 20' no permanent structures, fences shall not be located in the area between the building façade and the property line	20' setback proposed gate, fencing, parking, garage parking (Waiver Recommended)
Height	Maximum height 36'	30.4" (Complies)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	230 bedrooms – 456 spaces 6,788 sq. ft. office/amenity – 28 spaces 557 spaces provided (Complies)
Open Space	Minimum 45%	47.3% (May need a waiver if counting detention area)
Signage	Monument signs are required to be at least 100' apart and outside of any easements	Allow monument sign in front of building (Waiver Recommended)
Building Orientation	Building locations on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	Building 3 along Hemphill closest to pool area has the short end of the building (Waiver Recommended)
Setback adjacent to "A" or "B" zoning	Height transitional plane 3' setback for every 1' in height (30' minimum)	"A-5" across street (complies)
Enhanced Landscaping System	Enhanced landscaping is required along all public row and shall earn a minimum set of points that are awarded for providing and maintaining specific landscape and design features	Need to indicate in the site plan notes will comply with the enhance landscape requirement for MFD
MFD – Multifamily Design Standards compliance	Submit MFD plan to meet standards	If approved an MFD site plan must be submitted and approved prior to building permits

This case will be heard by the City Council December 17, 2019.

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / convenience store and vacant
- East "A-5" One-Family / single family
- South Crowley city limits / single family
- West Crowley city limits / Crowley ISD building

Site Plan Comments:

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

1. Monument sign is located in front of the building façade, only green space in front. (**waiver recommended**)
2. The proposed gate, ornamental fence, parking spaces including carports and garage parking areas (west side) are located in front of the building façade only green space in front. (**waiver recommended**)
3. For the enhanced landscaping requirement for MFD please note on the site plan will comply and remove landscaping shall comply with Section 6.301.
4. Building locations on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. (**waiver recommended for building 3 along Hemphill closest to pool area**)
5. (FYI) Any detention areas can't be included in the open space requirement. Please confirm and hatch the open space areas.
6. (FYI) Each new building façade oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. (Refer for Section 4.711.D.5.b of the Zoning Ordinance for requirements)
7. Remove colored shading from site plan hard to read once duplicated.

(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 November 25, 2019.

The following organizations were notified: (emailed November 19, 2019)

Organizations Notified	
Coventry HOA	District 6 Alliance*
Streams and Valleys Inc.	Trinity Habitat for Humanity
Burleson ISD	Crowley ISD

*Located within this Neighborhood Alliance

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to PD/C Planned Development for C Medium Density Multifamily with waivers to certain standards. Surrounding land uses consist of the commercial and vacant land to the north, single family to the east, single family to the south in the City of Crowley and Crowley ISD building to the west.

The proposed use **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Wedgewood Sector

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed request does not meet the below policies within the following Comprehensive Plan, however this development is at the city limit line with Crowley and Burleson and could act as a buffer from more intense commercial uses.

- 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.

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on conformance with the policies stated above, the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

3. **Economic Development Plan**

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

- 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.



Attachments:

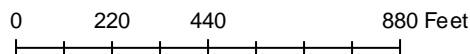
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Elizabeth Potter, et al
 Address: 12600 - 12800 blocks Hemphill Street
 Zoning From: ER, E
 Zoning To: PD for C uses w/ dev. standards for parking, fencing, & setbacks
 Acres: 20.39476231
 Mapsco: 118R
 Sector/District: Far South
 Commission Date: 12/11/2019
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification



OWNER/APPLICANT:
 VANTAGE AT BURELSON, LLC
 7334 BLANCO ROAD, SUITE 200
 SAN ANTONIO, TX 78216
 210.581.9819
 CONTACT: CHRIS WEIGAND

ARCHITECT
 B&A ARCHITECTS, INC.
 222 RIDGECREST
 SAN ANTONIO, TX 78209
 210.632.1009
 CONTACT: STEVEN MAHLMANN

SURVEYOR
 TRIGUE NALL & PERKINS, INC.
 5237 N. RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
 817.336.5773
 CONTACT: THERON SIMS

CIVIL ENGINEER
 TRIGUE NALL & PERKINS, INC.
 5237 N. RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
 817.336.5773
 CONTACT: SCOTT A. GIBSON

VANTAGE APARTMENTS
 CITY OF FORT WORTH, TEXAS

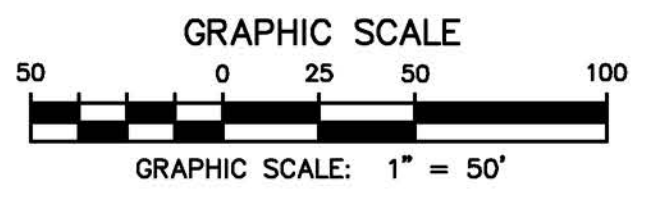
REVISIONS

DIRECTOR PROJ. ENG.
 JMB SPK
DESIGNER DRAWN BY
 TNP TNP

ISSUE DATE
 NOVEMBER 4, 2019

SHEET TITLE
 PD SITE PLAN

PROJECT NO.
 VTC 19349
SHEET NO.

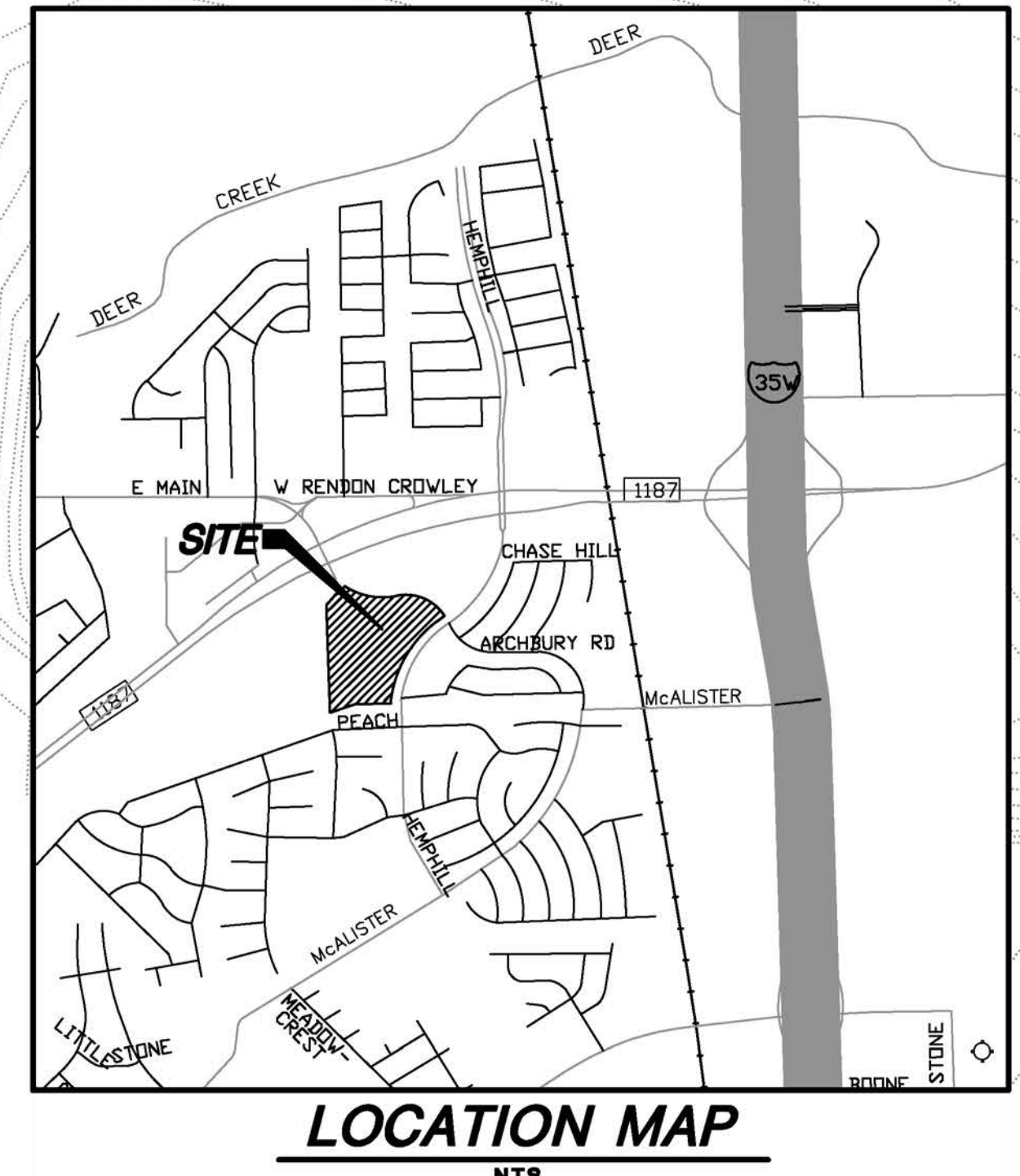


BUILDING / PARKING DATA	
NUMBER OF BLDGS:	13
NUMBER OF DWELLING UNITS:	288
	144 (1 BDRM)
	120 (2 BDRM)
	24 (3 BDRM)
UNITS/ACRE:	14.12 UNITS
PARKING REQUIRED:	
144 (1 BDRM) x 1 =	144
120 (2 BDRM) x 2 =	240
24 (3 BDRM) x 3 =	72
CLUB HOUSE (6788 SQ. FT.) /250 =	28
TOTAL PARKING REQUIRED:	484
PARKING PROVIDED:	
STANDARD PARKING PROVIDED:	539
HANDICAP PARKING PROVIDED:	18
TOTAL PARKING PROVIDED:	557
TOTAL COVERED PARKING PROVIDED:	
9'-6" HIGH CARPORT	85
GARAGE PARKING	49
OPEN SPACE	
BUILDING & VEHICLE PAVEMENT	335,984.68 SQ. FT.
OPEN SPACE	365,055.52
OPEN SPACE %	47.99%

OPEN SPACE: FOR THE PURPOSE OF CALCULATING OPEN SPACE FOR UNIFIED RESIDENTIAL DEVELOPMENTS IN ACCORDANCE WITH SECTION 6.506, THE NET LAND AREA MINUS ALL BUILDING FOOTPRINTS, PARKING AREAS, ACCESS DRIVES AND FENCED PATIOS. OPEN SPACE MUST BE OPEN TO THE SKY AND CANNOT BE PAVED, EXCEPT FOR NECESSARY SIDEWALKS. ACTIVE RECREATION AREAS AND PATIOS THAT ARE ADJACENT TO DWELLING UNITS AND NOT ENCLOSED BY A FENCE.

PD ZONING SUMMARY SITE INFORMATION	
AREA	20.395 Ac.
ZONING TYPE	
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	MEDIUM DENSITY MULTI-FAMILY

DATA FOR BUILDING #1	DATA FOR BUILDING #2	DATA FOR CLUB HOUSE
Gross Floor Area = 18,638 SF Number of Stories = 3 Building Height = 30'-4 1/2"	Gross Floor Area = 24,686 SF Number of Stories = 3 Building Height = 30'-4 1/2"	Gross Floor Area = 6,788 SF Number of Stories = 1 Building Height = 16' Max
Exterior Construction Materials: Manufactured Stone Cement Fiber Lap Siding Architectural Comp. Shingles	Exterior Construction Materials: Manufactured Stone Cement Fiber Lap Siding Architectural Comp. Shingles	Exterior Construction Materials: Manufactured Stone Cement Plaster Metal Roofing
Accent Materials: Arched Entrances, Wood Beams, Metal Rolling & Horizontal Bands	Accent Materials: Arched Entrances, Wood Beams, Metal Rolling & Horizontal Bands	Accent Materials: Plaster Headers & Arches
DATA FOR BUILDING #3	DATA FOR BUILDING #4	
Gross Floor Area = 28,000 SF Number of Stories = 3 Building Height = 30'-4 1/2"	Gross Floor Area = 17,421 SF Number of Stories = 3 Building Height = 30'-4 1/2"	
Exterior Construction Materials: Manufactured Stone Cement Fiber Lap Siding Architectural Comp. Shingles	Exterior Construction Materials: Manufactured Stone Cement Fiber Lap Siding Architectural Comp. Shingles	
Accent Materials: Arched Entrances, Wood Beams, Metal Rolling & Horizontal Bands	Accent Materials: Arched Entrances, Wood Beams, Metal Rolling & Horizontal Bands	



- SITE PLAN NOTES**
1. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS & CITY'S LIGHTING CODE.
 2. LANDSCAPING SHALL COMPLY WITH SECTION 6.301.
 3. LANDSCAPING SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY REQUIREMENTS.
 4. ALL OPEN SPACE AREAS ARE GRASS
 5. PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD)
 6. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES

NOTE
 1. ALL DIMENSIONS ARE TO FACE OF CURB

LEGEND

- CONCRETE FLATWORK
- CONCRETE PAVEMENT
- GROUND MOUNTED AC UNITS

DIRECTOR OF PLANNING AND DEVELOPMENT

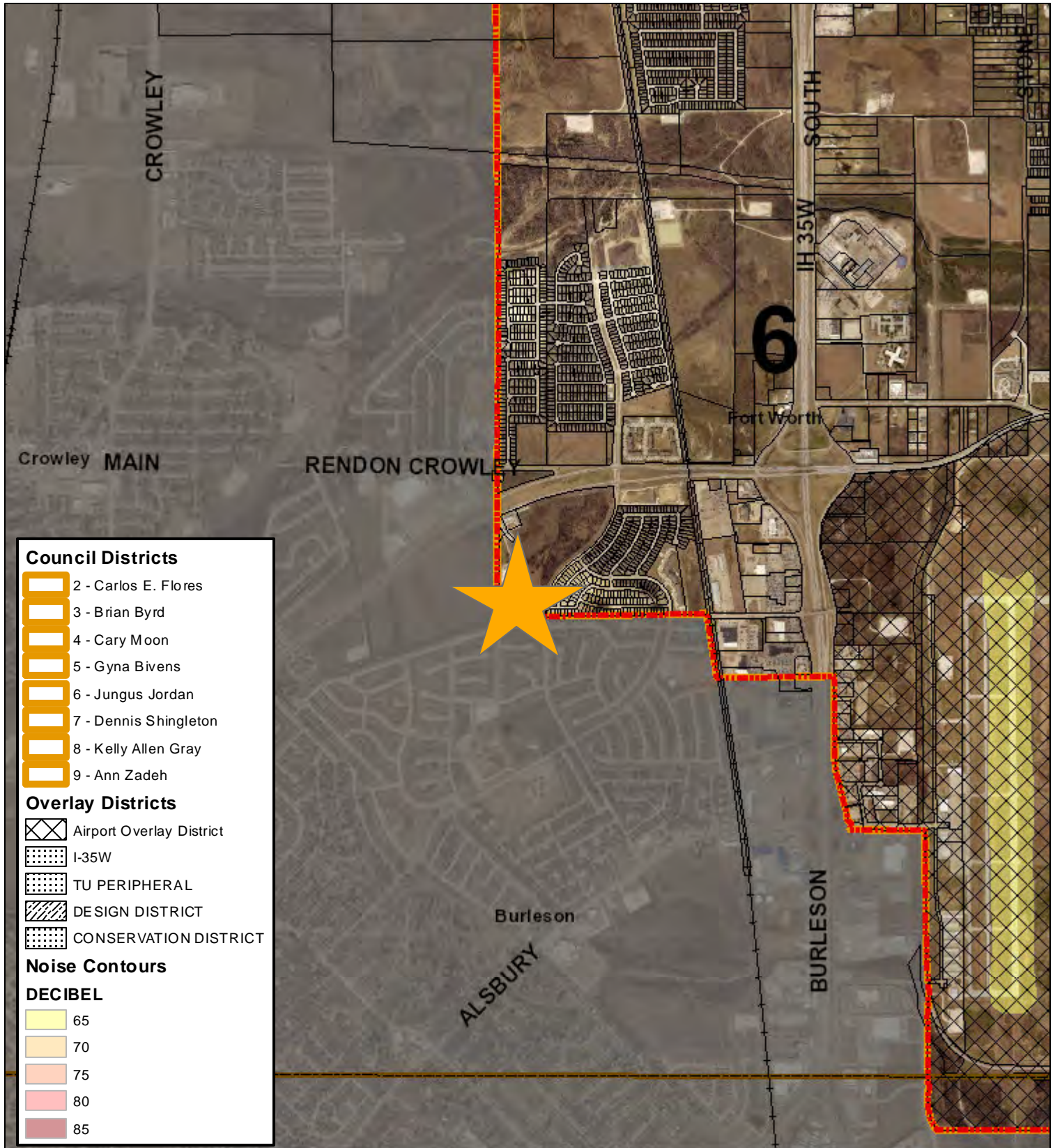
 DATE

**PD SITE PLAN FOR
 VANTAGE APARTMENTS
 20.395 ACRES OF LAND**

TOTAL ACREAGE: 20.395 AC.
 NOV 2019
 ZONING CASE NUMBER: XX-XX-XXX

**PD SITE PLAN
 FOR
 VANTAGE APARTMENTS**






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

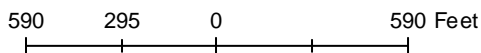
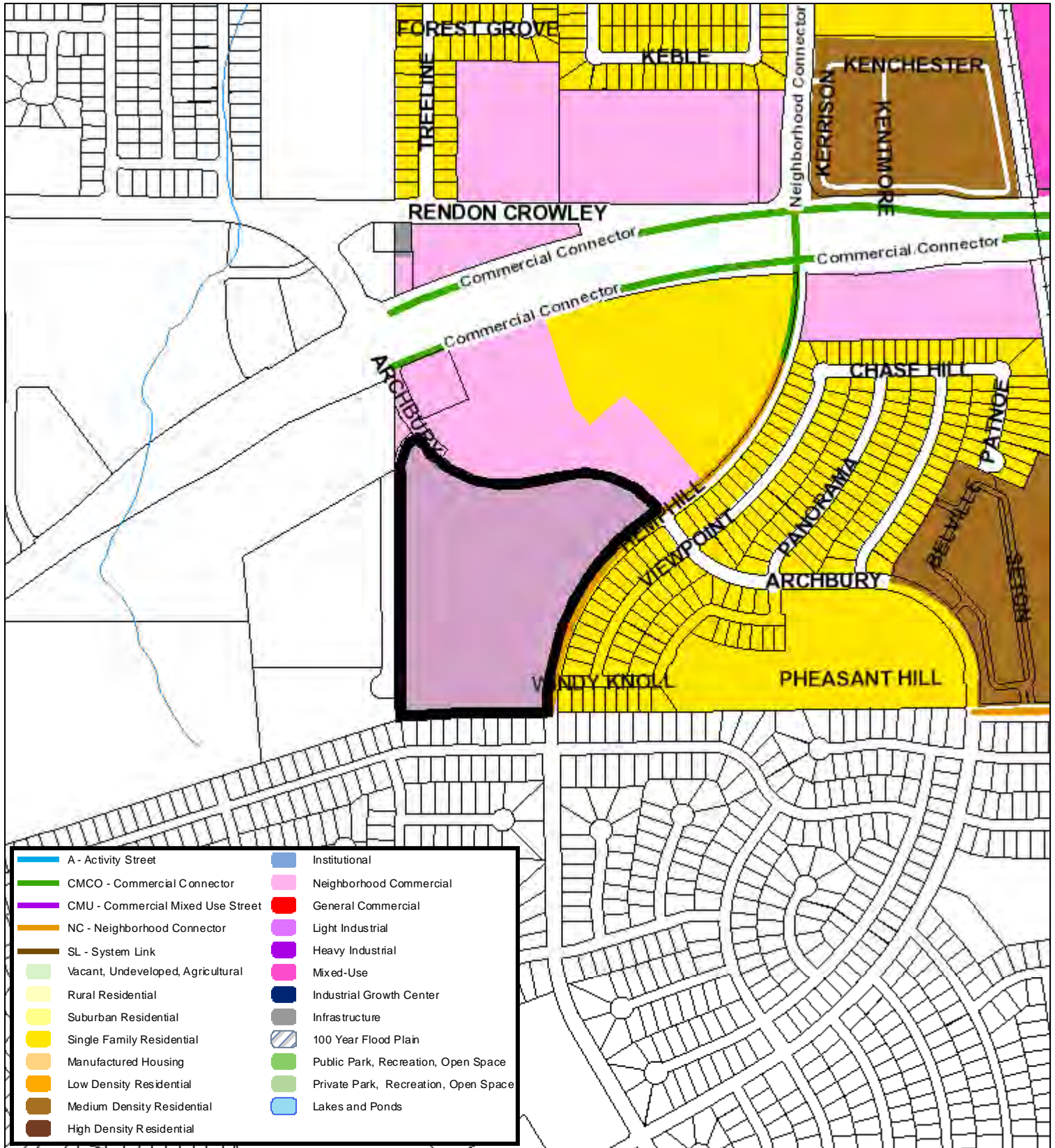
DECIBEL

-  65
-  70
-  75
-  80
-  85



0 1,000 2,000 4,000 Feet

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 5, 2019.



Aerial Photo Map



0 370 740 1,480 Feet

