



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 12, 2019

Council District 6

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

Opposition: None submitted
Support: None Submitted

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

Owner / Applicant: Kroger Texas LP

Site Location: 5591 Altamesa Boulevard Acreage: 26.78

Proposed Use: Detached Multifamily/Cottage Community

Request: From: PD 655 & PD 656

To: PD/D Planned Development for all uses in "D" High Density Multifamily plus cottage community with development standards, with waivers to Multifamily Design Standards site plan submission and certain standards; site plan included for cottage community only

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 at the southwest corner of Altamesa and Granbury Road, both neighborhood connectors on the Master Thoroughfare Plan. The applicant is proposing a zoning change to create a "cottage community", a multifamily use that will include multiple individual, separate structures on one lot, shared community space, and a leasing office on site. As none of the city's districts can accommodate this form at this time, a PD/D is necessary with waivers to the MFD submittal and standards including setbacks and open space in order to allow the cottage community form.

The property will access Altamesa Boulevard with an emergency exit at Granbury Road, both arterials on the Master Thoroughfare Plan, providing the multifamily use adequate access to high capacity roads and will not adversely affect any area residential uses.

The proposed development consists of 230 detached dwelling units, each with a back yard. There is a mix of one, two, and three bedroom units, with two bedroom units making up 39% of the unit count. The site will be meeting parking requirements of one space per bedroom along with the required parking for the leasing office area.

The applicant has explained that this multifamily form provides an option to the typical large building multifamily structure by creating individual “homes” with small yards under a rental structure and no maintenance. Some garages and carports may be provided, but otherwise all parking is in parking lots accessed through private driveways internal to the development. It allows for flexibility for tenants as a typical multifamily complex would.

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	8.5 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, access easement and signage (Waiver Recommended)
Height	Maximum height 36’	10’1” (Complies)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	230 bedrooms – 476 spaces 1,000 sq. ft. office/amenity – 4 spaces 480 spaces provided (Complies)
Open Space	Minimum 35%	Complies
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)
Setback adjacent to “A” or “B” zoning	Height transitional plane 3’ setback for every 1’ in height (30’3” required)	Proposed 10’1” (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	75% landscaping requirement for the leasing area only as identified on the site plan will be along Dirks Road (Waiver Recommended)
MFD – Multifamily Design Standards compliance	Submit MFD plan to meet standards	Not required as the cottage community does not comply with apartment standards but reviewed as multifamily (Waiver Recommended)

Site Information:

Surrounding Zoning and Land Uses:

- North PD 951 Planned Development / Mini Storage facility
- East PD 655 Planned Development / vacant
- South PD 656 Planned Development / commercial
- West “MU-2” High Intensity Mixed-Use / railroad and vacant land

Zoning History: PD 655 Planned Development for all uses in “G” General Commercial excluding certain uses, no detached pole sign with development standards; site plan required, subject property effective 09/06/05 and PD 656 Planned Development for all uses in

"I" Light Industrial excluding certain uses; site plan required

Site Plan Comments:

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

1. An MFD submittal is not required for a cottage community development. (**waiver recommended**)
2. Monument sign, fencing and access easement are located in front of the building façade, only green space in front. (**waiver recommended**)
3. The proposed fence and gate are located in front of the building façade only green space in front. (**waiver recommended**)
4. For the enhanced landscaping requirement the revised site plan has delineated an artificial lot for the leasing area only to count towards the 75% landscape requirement to be along Dirks Road. (**waiver recommended**)

(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 July 15, 2019.

The following organizations were notified: (emailed July 17, 2019)

Organizations Notified	
Summer Creek Meadows NA	Quail Ridge Estates Phase II HOA
Hulen Bend Estates HA	Park Palisades HA*
Candelridge HA	District 6 Alliance
Streams and Valleys Inc.	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/D" Planned Development for D High Density Multifamily uses for the construction of a detached multifamily cottage community. Surrounding land uses consist of the vacant land to the east, single family to the east southeast, vacant land and treatment center to the south, vacant land railroad tracks to the west and storage facility with proposed retail to the north.

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

2. Comprehensive Plan Consistency – Wedgewood Sector

The 2019 Comprehensive Plan designates the subject property as General Commercial. The cottage community meets the below policies within the following Comprehensive Plan.:

- 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 (Technical Inconsistency)** 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.

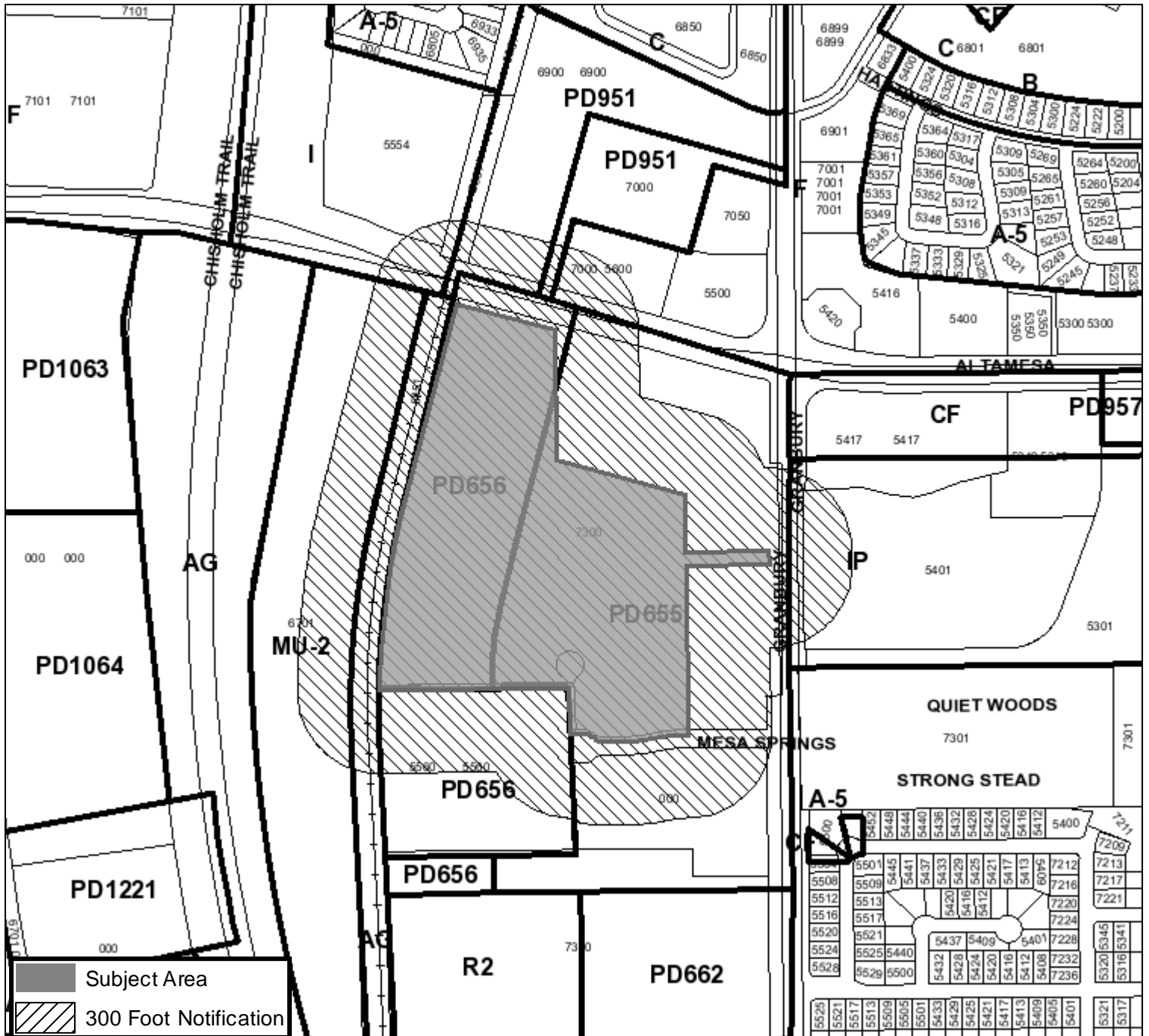
- 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units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

Attachments:

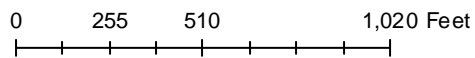
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Future Land Use Map
- Aerial Photograph
- Minutes from the City Council meeting

Area Zoning Map

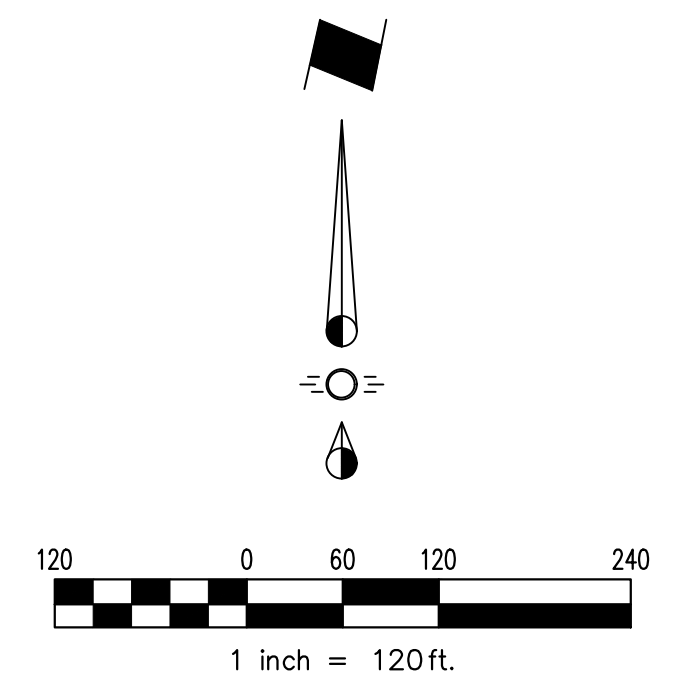
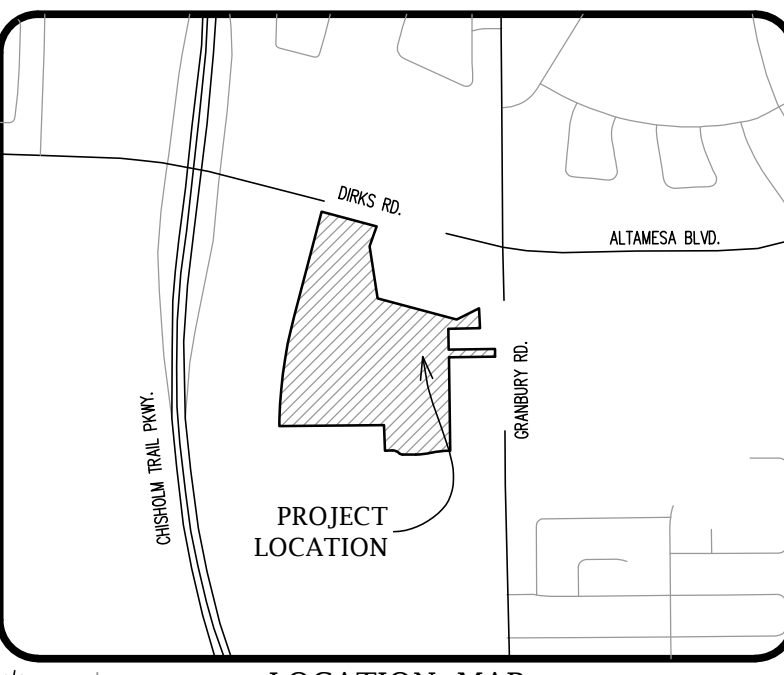
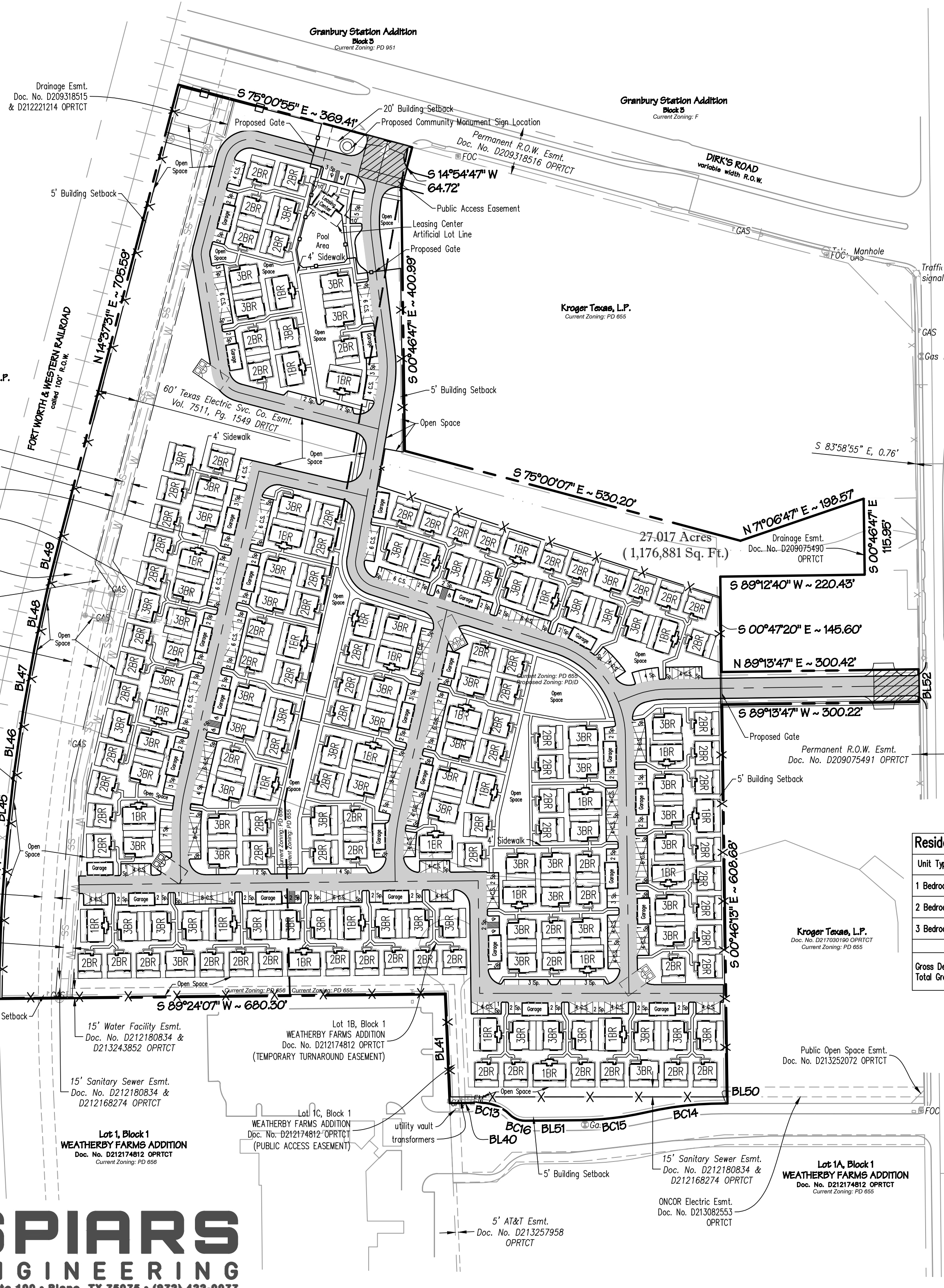
Applicant: Kroger Texas LP
 Address: 5591 Altamesa Boulevard
 Zoning From: PD 655 & PD 656
 Zoning To: PD for D uses plus cottage community
 Acres: 26.7981621
 Mapsco: 102DH
 Sector/District: Wedgwood
 Commission Date: 9/11/2019
 Contact: 817-392-2495



Subject Area
 300 Foot Notification



Drawing: G:\2019\065\19-099\NewMetro - Altamesa\19-099 NewMetro PD Site Plan.dwg Saved By: Mmariole Plot Date: 8/28/2019 11:02:45 AM
 Plotted by: mmariole Plot Date: 8/28/2019 11:02:45 AM



LOCATION MAP
NTS

LEGEND

- Emergency Access & Firelane
- Public Access Easement
- Board on Board Wood Fence W/ Masonry Pilaster
- Wrought Iron Fence
- Covered Parking Structures
- Proposed Community Monument Signage Locations

General Notes & Legend:

1. PD/D Planned Development for all uses in "D" High Density Multi-family plus cottage community, site plan requirements, waivers to Unified Residential Development submission, and Development Standards apply to cottage community only.
2. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "D" district standards, with the following exceptions:
 - The monument sign in the northwest corner of the site, to be allowed in the front/side setback and within the area between building facades and property line.
 - Fences, gates, parking, and access easements/access drives shall be allowed in Front, Side, & Rear yard Setbacks and within the area between building facades and property line.
 - The minimum landscape area as required by Section 6.301 subsection 1c shall apply only to the limits of the Leasing Center artificial lot, as shown on this plan.
4. A URD site plan will not be required for a cottage community development.
5. All provided lighting will conform to Lighting Code.
6. All signs will conform to Article 4, Signs and may be located in the front setback as shown on the site plan.
7. This project will comply with Section 6.301, Landscaping.
8. This project will comply with Section 6.302, Urban Forestry.
9. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.
10. All Residences shall have Type 13D fire sprinklers.
11. Building separation shall be a minimum spacing between units of 8 feet (foundation to foundation).

Residential Summary

Unit Type	Floor Area	Top Plate Ht.	Max. Unit Dimensions	# of Stories	Allowable Materials	Units	% of Units
1 Bedroom	637 Sq Ft	10'-1"	51'-0" x 31'-5.5"	One Story	Brick, Stone, Synthetic Stone, Stucco, Fiber Cement Siding.	64	28%
2 Bedroom	960 Sq Ft	10'-1"	37'-6" x 31'-9.5"			90	39%
3 Bedroom	1,236 Sq Ft	10'-1"	45'-6" x 31'-7.5"			76	33%
Total						230	

Gross Density= 8.51 units per Acre
Total Gross Acres=27.017 Acres

Parking Summary

Parking Type	Floor Area	Dimensions	Parking Space Totals
Uncovered/ Open	-	9'x18'	180 Uncovered
Covered Carport	-	9'x18'	196 Spaces
Enclosed Garage	800 Sq Ft	40'-11" x 20'-11"	104 Spaces
Total			480 Spaces

Residential Parking Required=
 64 1BR @ 1Sp/BR= 64 Spaces
 90 2BR @ 1Sp/BR= 180 Spaces
 76 3BR @ 1Sp/BR= 228 Spaces
 1000 SF @ 1SP/250 SF= 4 Spaces
 Total= 476 Spaces
 ADA Parking Required= 10 Spaces

**PD SITE PLAN
AVILLA TRAILS**

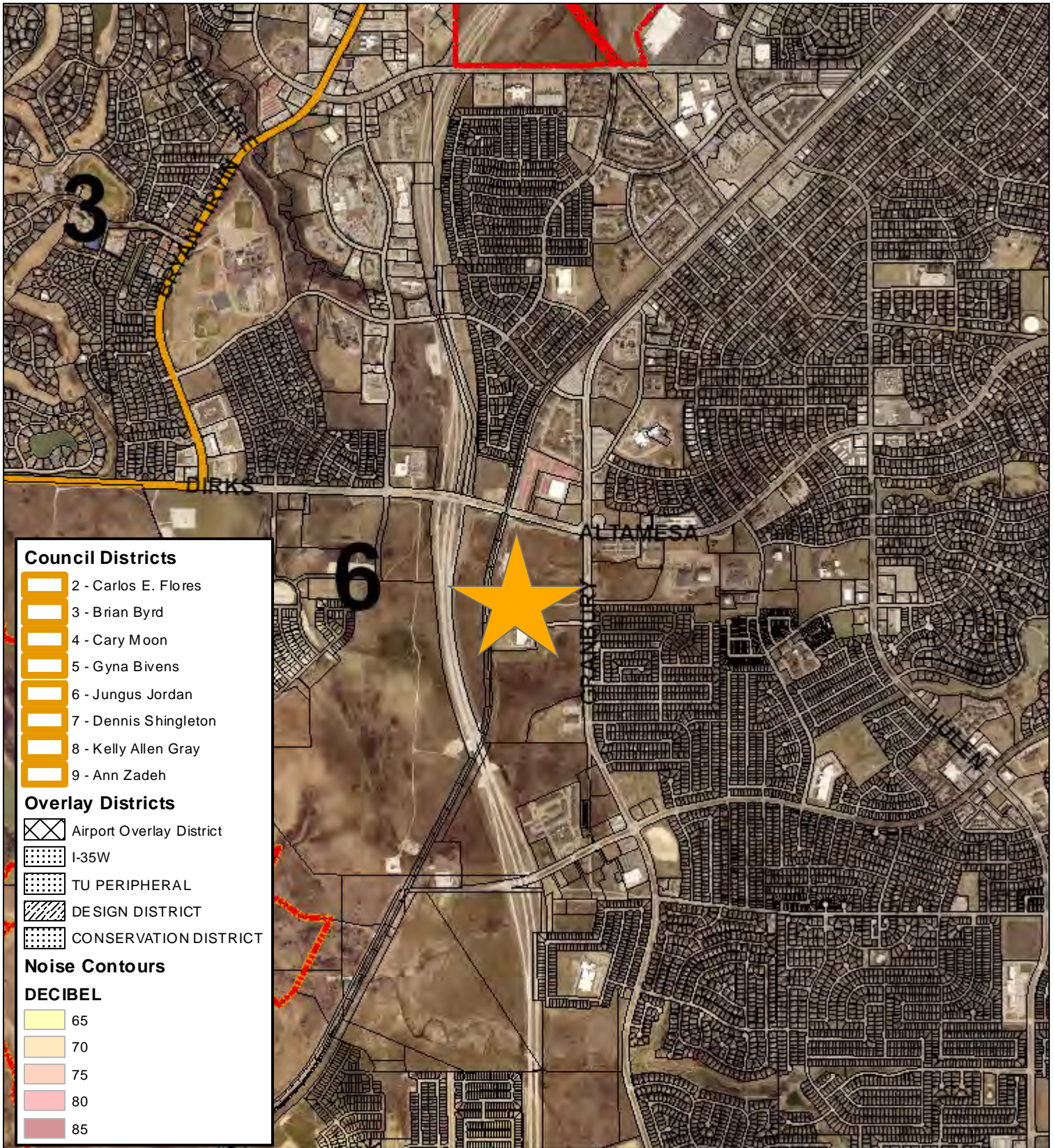
27.017 Acres
situated in the
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: Kevin Wier

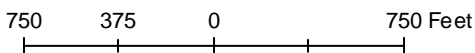
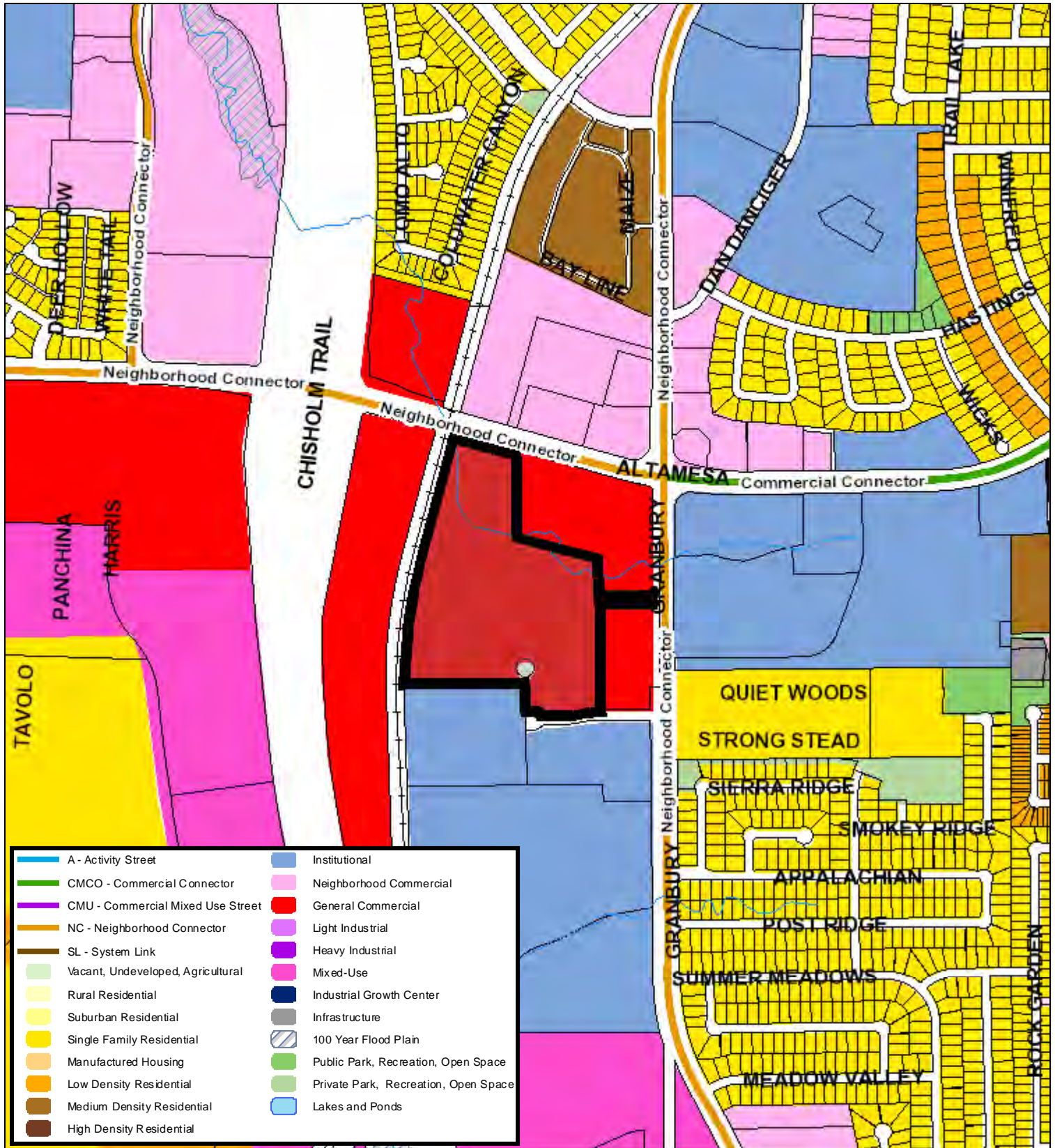
APPLICANT
 NexMetro Communities
 Three Energy Square
 6688 N. Central Expressway
 Suite 275
 Dallas, TX 75206
 Phone 972-795-0039
 Contact: Jason P. Flory, P.E.



Area Map



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



0 475 950 1,900 Feet

