



Zoning Staff Report

Date: August 8, 2023

Case Number: SP-23-003

Council District: 10

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Northwest Village (Fort Worth) Owner, LLC/ Adam Soto

Site Location: North of State Highway 114

Acreage: 15.284 acre

Request

Proposed Use: Multifamily

Request: Add site plan for PD 1363 “PD/MU-2” Planned Development for all uses in High Intensity Mixed - Use plus mini - warehouse with development standards for fenestration, facade on primary street frontage and height; site plan included

Recommendation

Staff Recommendation: **Approval**

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

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Project Description and Background

The applicant requests approval for the site plan based on the previous approved PD1393 (ZC-21-190). The property is located north of Highway 114, east of the BNSF railway about a ½ mile from Blue Mound Rd. The subject properties are 15.284 acre and are vacant. The primary purpose of the PD 1393 site plan is to allow for Multi-family buildings. Multi-family is permitted under the PD/ MU2 zoning but holds special restrictions.

The ZC-21-190 case has three (3) tracts for the site, the first tract is PD/D” Planned Development for all uses in “D” High-Density Multifamily. The second tract is “PD/MU-2” Planned Development for all uses in High-Intensity Mixed-Use with development standards. The third tract is “PD/E” Planned Development for “E” Neighborhood Commercial. **This report will review Tract 2 for the purpose of reviewing “PD/MU-2” Planned Development for all uses in High-Intensity Mixed-Use.**

The applicant of ZC-21-190 also requested that the properties be fully annexed into the City with PD zoning as directed by the City in the Amendment to the Development Agreement, in order to provide the detached multifamily, along with mixed-use, high-density residential, and commercial uses.

The applicant has provided a detailed description of their proposed project: “THE PROPERTY HAS A PREVIOUSLY APPROVED PD ZONING UNDER ZC-21-190. THE ATTACHED SITE PLAN REPRESENTS 15.267 ACRES OF THE APPROXIMATELY 23-ACRE PD-MU-2 ZONING. THREE BLOCKS ARE PROPOSED WITH ASSOCIATED INFRASTRUCTURE TO SERVE TWO PROPOSED MULTI-FAMILY BUILDINGS AND ONE FUTURE MULTI-FAMILY BUILDING.”

Surrounding Zoning and Land Uses

North ETJ / vacant, BNSF railway

East “A-5” One-Family; “E” Neighborhood Commercial / single-family, vacant

South “A-5” One-Family / single-family, Highway 114

West ETJ / vacant, BNSF ROW

Recent Zoning History

- ZC-21-190: From “AG” Agricultural to “PD/D” Planned Development for all uses in “D” High-Density Multifamily with development standards for setbacks, fencing, open space, signage, and a waiver to the MFD submittal; “PD/MU-2” Planned Development for all uses in High-Intensity Mixed-Use plus mini-warehouse with development standards for fenestration, façade on primary street frontage and height; “PD/E” Planned Development for “E” Neighborhood Commercial, site plan required
- ZC-18-114: from “A-5” One-Family; “D” High-Density Multifamily to “PD/D” uses plus multifamily cottage community with development standards (southeast of the subject property).
- ZC-14-029: from unzoned to “A-5” One-Family; “D” High-Density Multifamily; “G” Intensive Commercial (south of the subject property).

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.

The following organizations were emailed on June 29, 2023:

| Organizations Notified | |
|---------------------------|------------------------------|
| North Fort Worth Alliance | Trinity Habitat for Humanity |
| Streams And Valleys Inc | NWISD |

* Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

| Requirement | MU-2 Standards | Approved PD |
|--------------------------|---|--|
| Proposed Use | Uses allowed in MU-2 | <p>Additional Use:</p> <ul style="list-style-type: none"> • A mini storage type facility consisting of a single building with indoor storage is allowed. • Fenestration requirements to apply to one side only, facing the main drive/access point (Requires Development Regulation Standard) |
| Required Street Frontage | Primary street frontage. Building facades shall be located within the area between the property line and the maximum setback for a minimum of 70% of the primary street frontage of the parcel. | Building facades shall be located within the area between the property line and the maximum setback for a minimum of 60% of the primary street frontage of the parcel. (Requires Development Regulation Standard) |
| Setbacks | <p>Campus Development:</p> <p>Interior buildings constructed as part of a campus development may be set back from the property line more than 20 feet if at least 50% of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 feet. Interior buildings setback farther than 20 feet may not be constructed until the 50% requirement has been satisfied</p> | Note: This project shall be considered a Campus development. |

| | | |
|---------------------------|---|---|
| Minimum height single-use | Two stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate. | Complies |
| Maximum height single-use | Generally, five stories as measured from the top of the finished slab at grade level to the top of the highest wall top plate (plus height bonus - see attached). | Increase to 7 stories (Requires Development Regulation Standard) |

Zoning

- Staff has reviewed the site plan that was submitted at the application; here are the notes:

- **Platting**

- For site plans to be properly reviewed the site must be platted. If the site is not platted there could be problems that can affect the site plan and may result in the site plan being re-reviewed at the Zoning Commission Board.

These are the MU standards that could not be reviewed due to the lack of information but will need to be reviewed in order to receive an COA before permitting.

- **Setback Requirements**

- Staff is unable to evaluate if it meets the setback requirements, as there are no dimensions showing that they do follow the setback requirements.
- **Per Ord. 4.1302.d.2-** Primary Street setback min is 0' and max is 20', side street setback min is 0' and max is 20', rear yard setback min is 5', and common lot line is 0'. This development according to the PD this proposal will be considered a campus development. With that said, Interior buildings constructed as part of a campus development may be set back from the property line more than 20 feet if at least 50 percent (%) of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 feet. Interior buildings setback farther than 20 feet may not be constructed until the 50 percent (%) requirement has been satisfied.

- **Height Requirements**

- The site plan is following the min 2 stories and the max 5 stories.

- **Parking Requirements**

- The parking is complying.
- **Per Ord. 4.1302.e.2-** Apartments require 0.75 to 1 space required per bedroom; Plus, 2 spaces per 500 square feet of leasing office and/or social rooms. This proposed project has 675 and 15,888 leasing offices and social rooms. The minimum requirement for this project is 739 parking spaces and a maximum of 924 parking spaces. This project is providing 821 parking spaces.
- Please review Façade Design standards for the parking structure facades
- Staff is unsure what is being considered the main ROW, please clarify and follow the standards **Ord. 4.1302.e.3.**

- **Buffers, Landscaping, and Pedestrian Lighting**

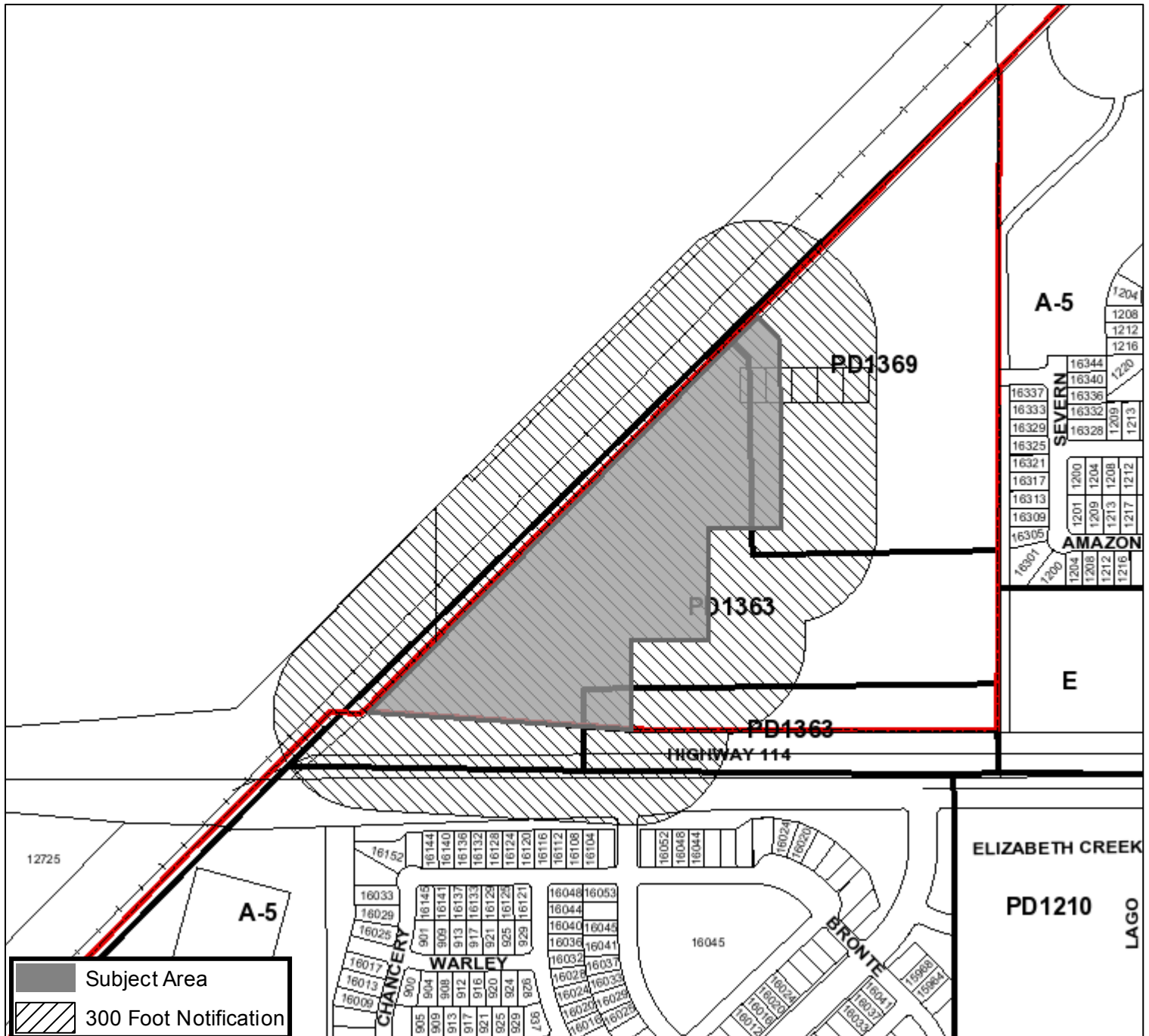
- The portion of the ordinance is not complying.
- **Enhanced Landscaping and Pedestrian Lighting Requirements Per Ord. 4.1302.f.2-** The site plan is not in compliance with this ordinance. Staff has not seen any landscape enhancements or pedestrian lighting.
- **Landscaping in Parking and Driveway Areas-** The MU-2 district is intended to create a public environment in which pedestrian safety, interest, and comfort are paramount.



- Therefore, parking areas that front public streets and pedestrian pathways shall be screened to minimize pedestrians' view of parked vehicles and the impact of vehicle headlights.
- **Urban Forestry-** Developments with surface parking lots must provide 40% canopy coverage over new, expanded, or reconstructed surface parking. Submission of applicable urban forestry plans for review shall comply with Section 6.302 (g), Urban Forestry Plan/Permits.
 - **Facade Variation Requirements**
 - **Parking Structure Facades-** All parking structure facades that face a public space must be designed to incorporate architectural elements and materials that complement the adjacent building or buildings in the area. Ground-level screening must be incorporated to minimize the visual impact of garages and parked cars at the pedestrian level. Landscaping, including trees and shrubs, may be utilized for screening purposes but must screen at least 50% of pedestrian-level parking garage facades immediately upon installation, with species selected to eventually provide a full 100% screening.
 - **Facade Variation, Per Ord. 4.1302.g.2-** Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space must incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. The site plan did not include elevations to show the façade variations. Staff can not determine if a waiver will be needed, but staff will need to review it before any approved site plan.
 - **Fenestration, Per Ord. 4.1302.g.3-** Providing fenestration encourages interaction between the pedestrian and the ground-story space. The intent of requiring clear fenestration is to allow pedestrians to view activities inside the building or displays related to those activities.
 - **Building Materials, Per Ord. 4.1302.g.4-** Not less than 70 percent (%) of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement plaster stucco, cement board siding, cast tone or prefabricated brick panels.
 - **Building Entries, Per Ord. 4.1302.g.5-** The intent of building entries is to create a pedestrian-oriented development in which buildings are oriented toward publicly accessible streets and sidewalks. Please follow the standards for building entries, staff was unable to review due to a lack of information shown on the site plan.

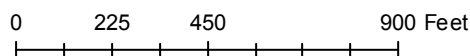
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

Applicant: Northwest Village/Adam Soto
 Address: HWY 114
 Zoning From: PD
 Zoning To: Add Required Site Plan
 Acres: 15.26737199
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 7/12/2023
 Contact: null



| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |

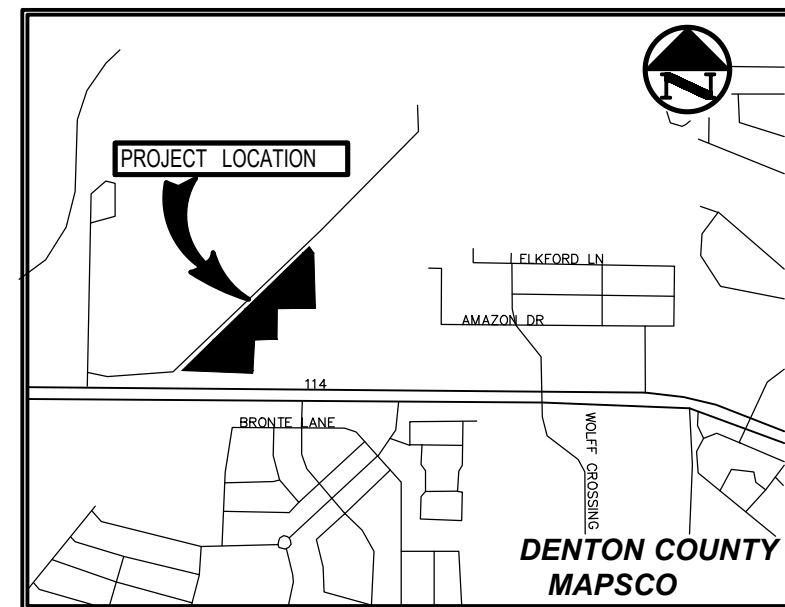


Developer
 Woodfield Development, LLC
 8210 Creedmoor Road, Suite 202
 Raleigh, North Carolina 27613
 214.625.2263

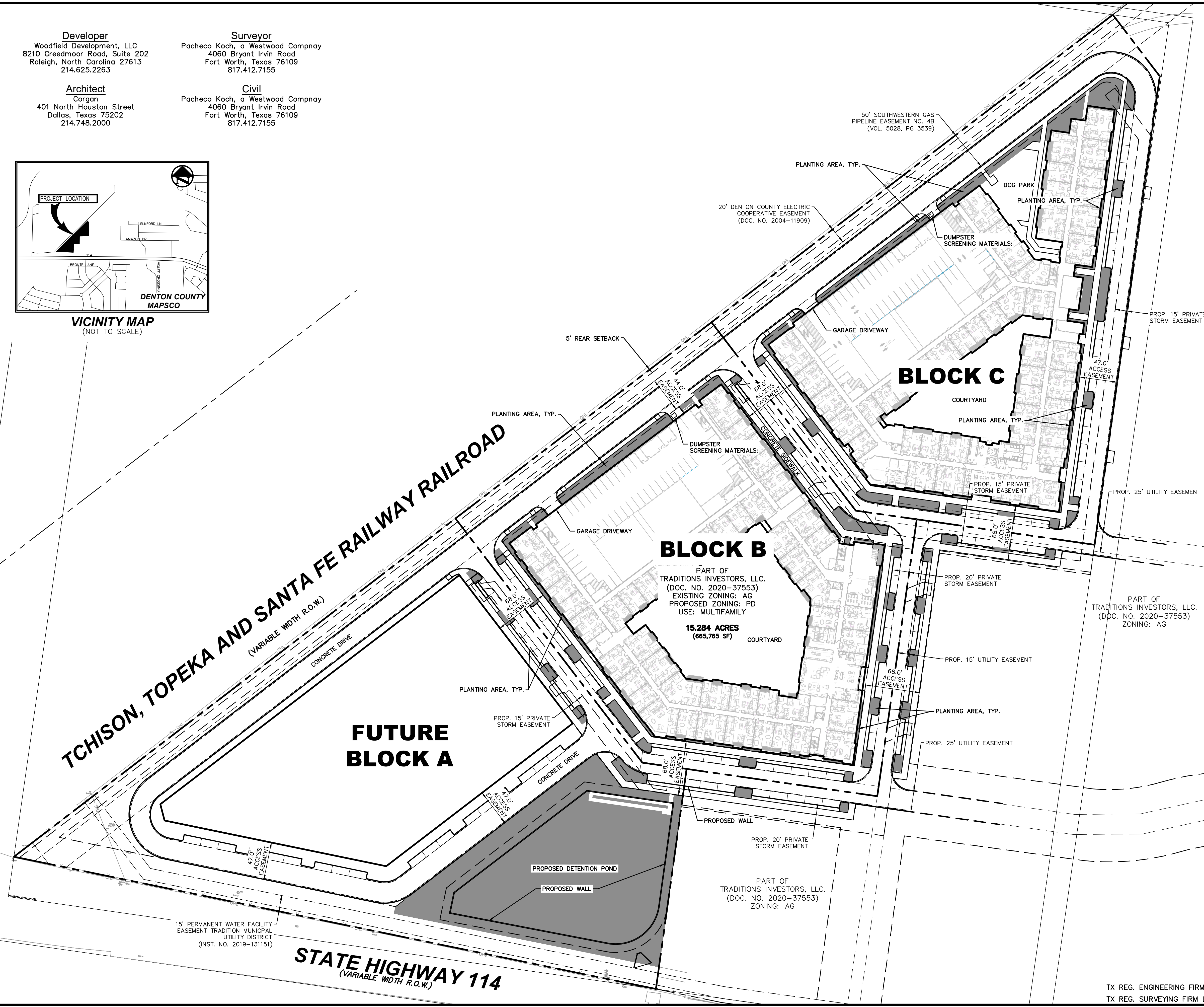
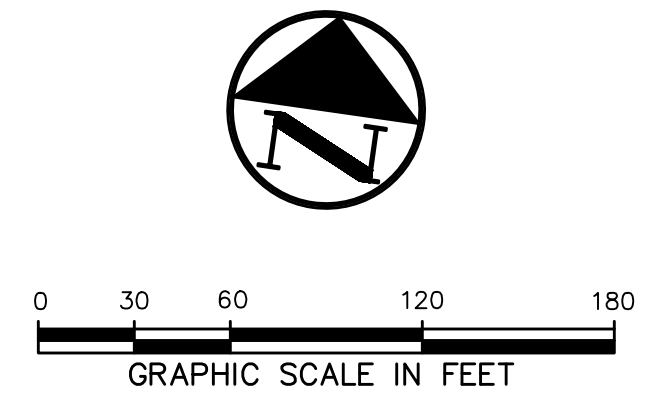
Surveyor
 Pacheco Koch, a Westwood Company
 4060 Bryant Irvin Road
 Fort Worth, Texas 76109
 817.412.7155

Architect
 Corgan
 401 North Houston Street
 Dallas, Texas 75202
 214.748.2000

Civil
 Pacheco Koch, a Westwood Company
 4060 Bryant Irvin Road
 Fort Worth, Texas 76109
 817.412.7155



VICINITY MAP
 (NOT TO SCALE)



LEGEND

AREA TO RECEIVE PLANT MATERIAL INCLUDING SHRUBBERY, ORNAMENTAL GRASSES, GROUND COVER, OR TURF GRASS

GENERAL SITE PLAN NOTES

- PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS IN SECTION 4.711
- PROJECT WILL NOT COMPLY WITH OPTION A OR OPTION B UNDER SECTION 6.302, URBAN FORESTRY. A VARIANCE WILL BE REQUESTED FROM THE URBAN DESIGN COMMISSION.

LEGAL DESCRIPTION

DESCRIPTION, of a 15.267 acre tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, City of Fort Worth, Denton County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Traditions Investors, LLC recorded in Instrument No. 2020-37533 of the Official Public Records of Denton County, Texas; said 15.267 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the southeast right-of-way line of the Atchison, Topeka and Santa Fe Railway Railroad (a variable width right-of-way) and the north right-of-way line of State Highway No. 114 (a variable width right-of-way), said point being the southwest corner of said Traditions Investors, LLC tract; from said point a 2-inch aluminum disc found at the intersection of the northwest right-of-way line of the said Atchison, Topeka and Santa Fe Railway Railroad and the said north line of State Highway No. 114 bears North 89 degrees, 19 minutes, 06 seconds, West, a distance of 415.88 feet;

THENCE, North 44 degrees, 26 minutes, 23 seconds, East, along the said southeast line of the Atchison, Topeka and Santa Fe Railway Railroad, a distance of 1,724.71 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 45 degrees, 28 minutes, 15 seconds, East, departing the said southeast line of the Atchison, Topeka and Santa Fe Railway Railroad, a distance of 96.32 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 00 degrees, 11 minutes, 38 seconds, East, a distance of 589.19 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 89 degrees, 59 minutes, 19 seconds, West, a distance of 223.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 00 degrees, 00 minutes, 41 seconds, West, a distance of 348.35 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 89 degrees, 58 minutes, 10 seconds, West, a distance of 239.95 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, South 00 degrees, 09 minutes, 50 seconds, East, a distance of 276.74 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the said north line of State Highway No. 114; from said point a 4-inch aluminum disc found for an angle point in the north line of said State Highway No. 114 bears South 86 degrees, 28 minutes, 28 seconds, East, a distance of 82.90 feet;

THENCE, North 86 degrees, 28 minutes, 28 seconds, West, along the said north line of State Highway No. 114, a distance of 816.71 feet to the POINT OF BEGINNING;

CONTAINING: 665,018 square feet or 15.267 acres of land, more or less.

Director of Development Services

Date

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
 (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

Pacheco Koch a Westwood company
 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109
 817.412.7155

NORTHWEST VILLAGE

| DESIGN | DRAWN | DATE | SCALE | NOTES | FILE | NO. |
|--------|-------|----------|--------|-------|------|---------------|
| CJT | CJT | JULY2023 | 1"=60' | | | EXHB-A |

TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008001

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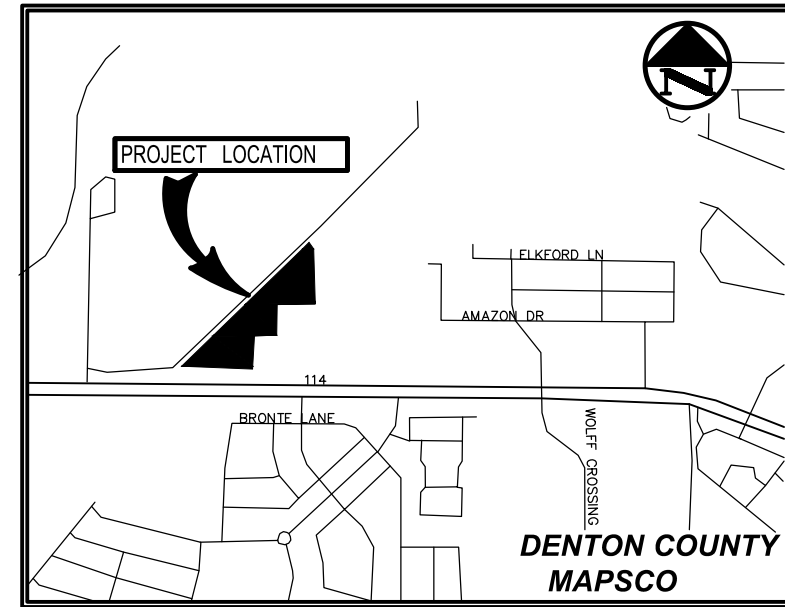
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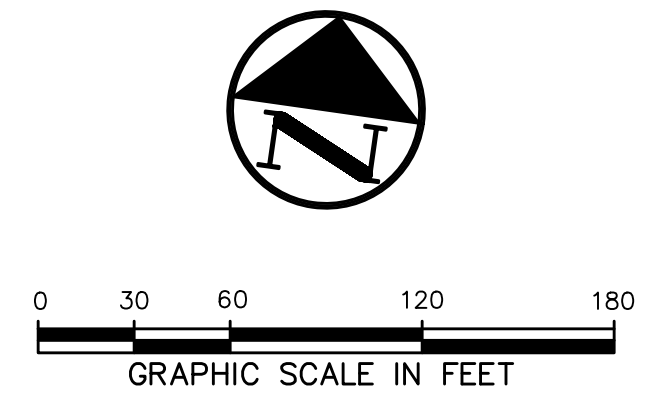
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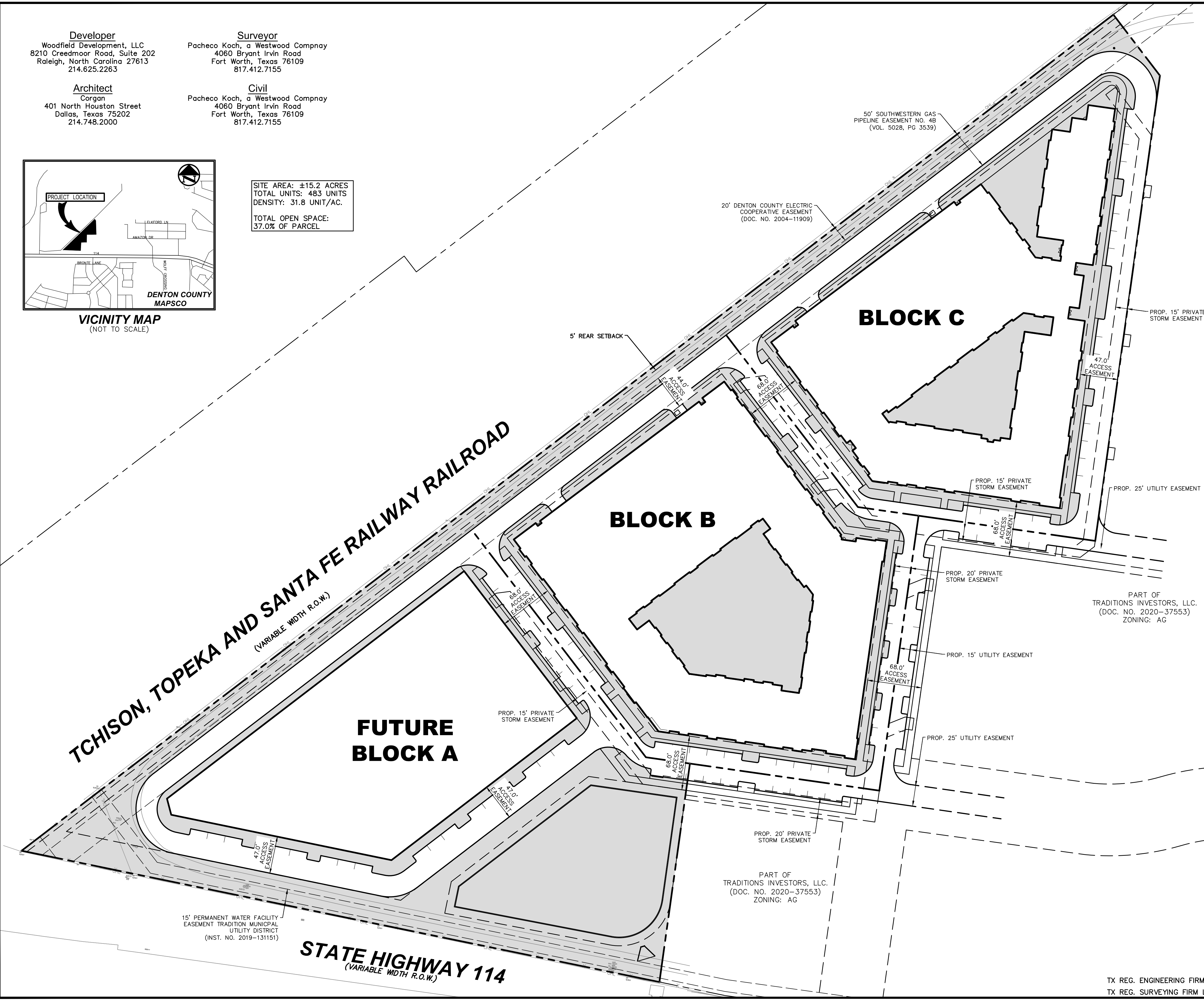


VICINITY MAP
 (NOT TO SCALE)

SITE AREA: ±15.2 ACRES
 TOTAL UNITS: 483 UNITS
 DENSITY: 31.8 UNIT/AC.
 TOTAL OPEN SPACE:
 37.0% OF PARCEL



- LEGEND**
- PROPERTY LINE
 - - - PROP. YARD FENCE
 - - - SETBACK LINE
 - 100y PROP. 100YR FLOODPLAIN
 - TOTAL OPEN SPACE (SIDEWALK, SOD, LANDSCAPE AREAS)



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NORTHWEST VILLAGE

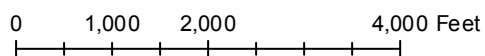
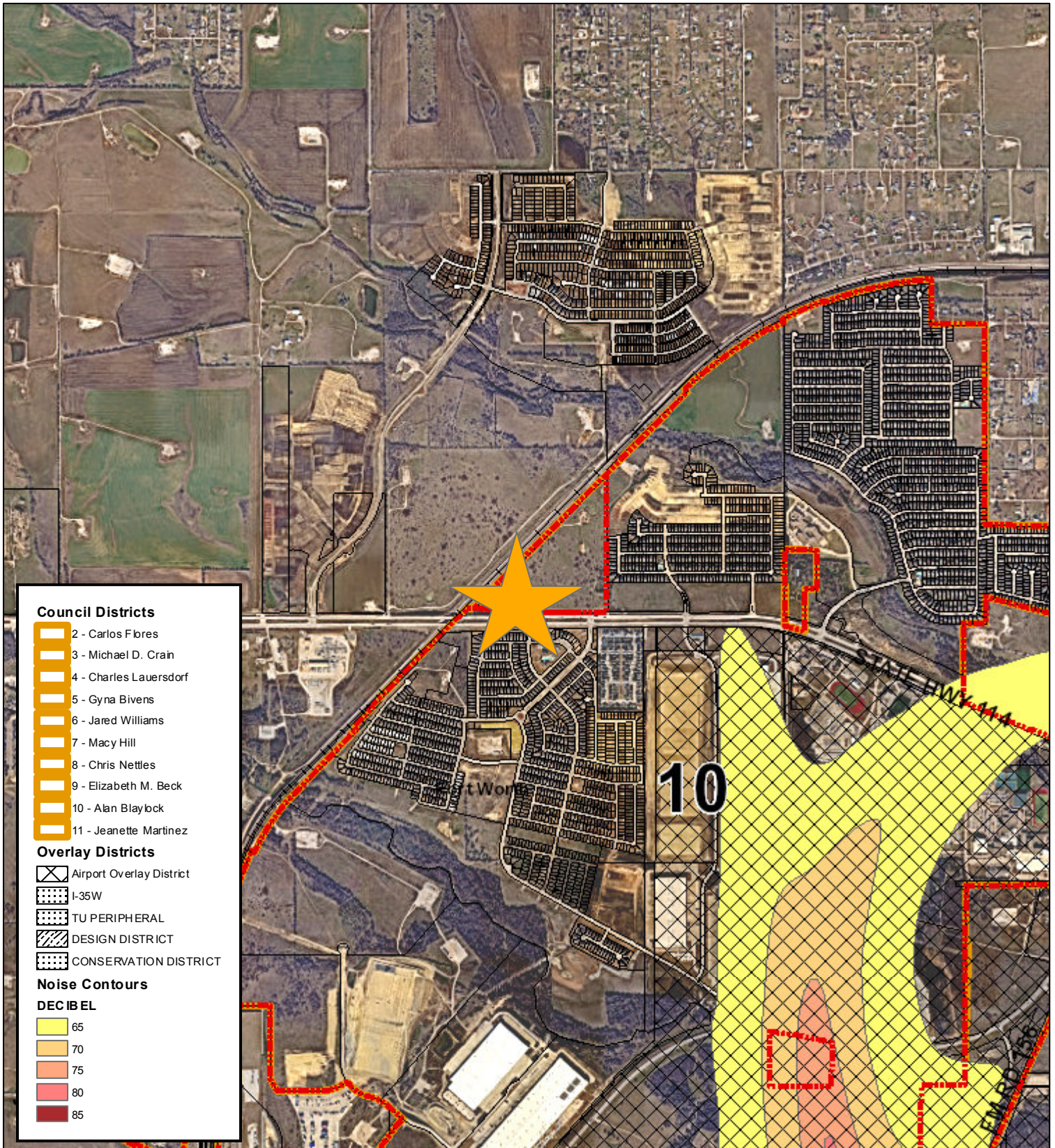
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| MFV | SDC | JUNE 2023 | 1"=60' | | | EXHB |

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 TX REG. SURVEYING FIRM LS-10008001

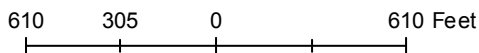
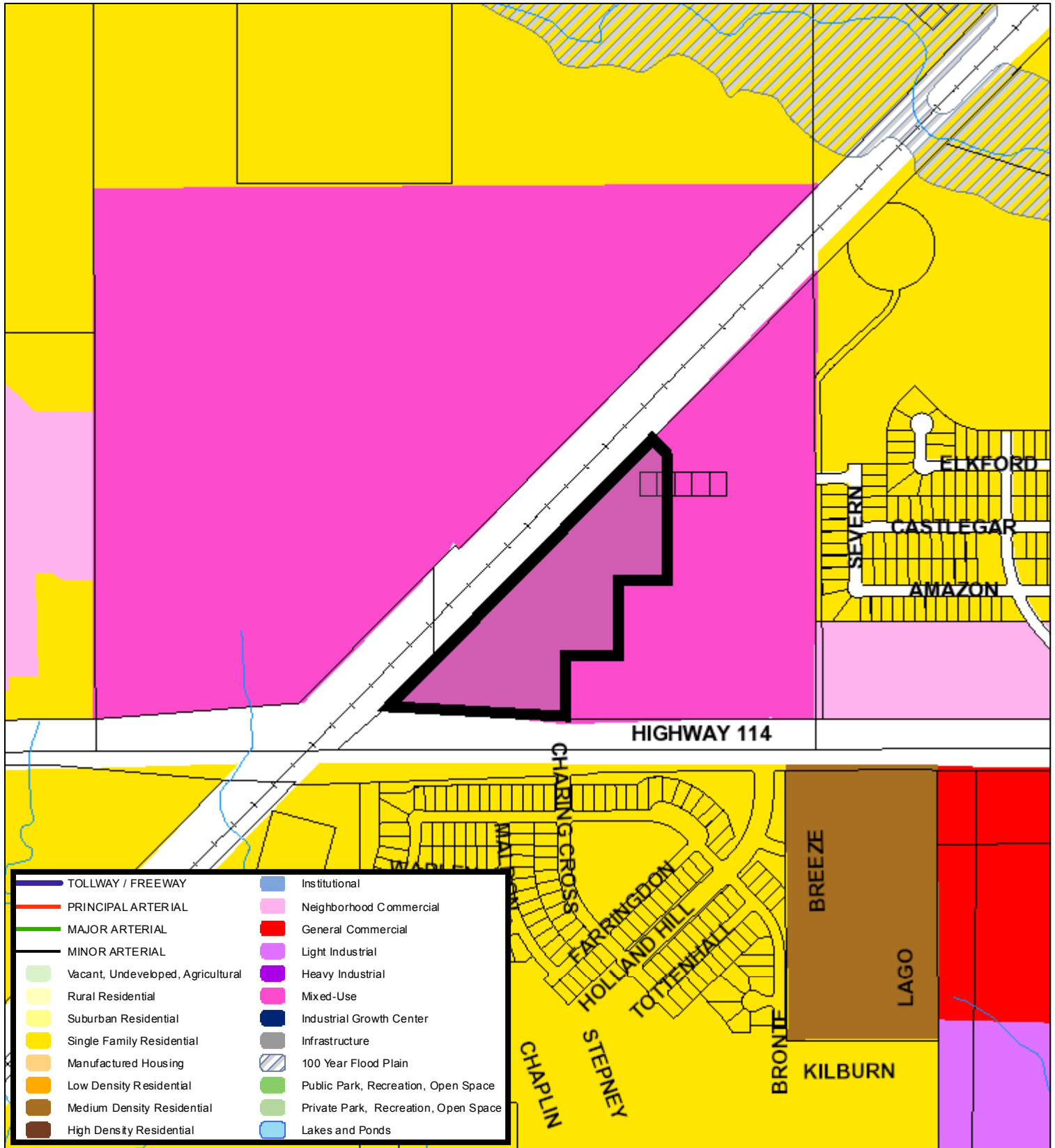
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NORTHWEST VILLAGE

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 6, 2018.



