



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 3

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

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Arty Wheaton-
Rodriguez
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **PB Long Term Hold 2, LP**

Site Location: 5900 block of Jerry Dunn Pkwy Acreage: 16.8

Proposed Use: **Detached Multifamily**

Request: From: "PD 1169" Planned Development for all uses in "A-5" One Family, and "R-1" Zero Lot Line/Cluster

To: Planned Development for all uses in "D" High Density Multifamily plus detached multifamily with tailored development regulations for building orientation, landscaping, and setbacks, with a waiver to MFD 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 the southwest of the intersection of Jerry Dunn Parkway and Green Links Drive in the 500 acre Ventana Development. Currently, the property zoned "PD 1169" Planned Development/Specific Use for "A-5" One Family and "R1" Zero Lot Line/Cluster.

The applicant is proposing a zoning change to create a detached multifamily development. These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent – to – own or condominium. Like other multifamily developments, they are professionally managed and include amenities. These developments provide renters with an option that looks and feels like a single family neighborhood. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name "Cottage Development" has been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

As none of the city's base districts can accommodate this form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. In this case, development regulations for building orientation, landscaping, and setbacks, with a waiver to MFD submittal are proposed, site plan included.

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

Requirement	D Standards	Proposed PD/CR
Density	Maximum 32 units per acre 188 units over 16.8 acres	11.19 units per acre (complies)
Front Yard	Minimum 20'	Complies
Height	Maximum height 36'	Single Story, approximately 17' (complies)
Building Orientation	The longest length of the building shall be placed parallel adjacent to the street	Does not meet this requirement (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area spaces required: 392	Spaces provided for 386 bedrooms plus 6 amenity office/amenity
Open Space	Minimum 35%	35% (complies)
Setback adjacent to "A" or "B" zoning	Height transitional plane 3' setback for every 1' in height (60' required)	Minimum 20' setback adjacent to A-5 zoning (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhanced landscaping	The site will be placing a minimum of 180 medium canopy trees generally spaced at a rate of 1 per 4 units in front of the yards of the units, similar to single family (requires Development Regulation Standard)
Multifamily Design Standards	Submit MFD plan to meet standards	MFD Submittal not required (requires Development Regulation Standard)

Site Information:

Surrounding Zoning and Land Uses:

- North "PD" 1169 and "A-5" One Family / undeveloped
- East City of Benbrook / vacant and residential
- South PD" 1169, "R1" Zero Lot Line/Cluster and "CR" Low Density Residential/ undeveloped
- West "PD" 1169 / undeveloped

Zoning History: ZC-17-162, PD 1169, effective December 23, 2017

Site Plan Comments:

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

1. The building orientation requires all building to have their longest side facing the adjacent street. **(Development Regulation Standard)**
 - *Analysis: Based on the proposed detached multifamily not being individual detached units and not typical multifamily layout, staff supports the building orientation layout.*
2. Setbacks adjacent to A or B districts is 3:1 with a 30' minimum. Maximum building height is 17' which requires a 51' setback **(Development Regulation Standard)**
 - *Analysis: Based on the configuration of the site and the development not being a typical multifamily design, staff supports the new setback regulations as the project has a scale closer to single family.*
3. Landscaping must meet 20 points of enhanced landscaping along public ROWs. Most of this development fronts local streets and the impact of public frontage enhanced landscaping is not as impactful as site landscaping spaced throughout the development more similar to single family landscaping of one tree in the front yard. **(Development Regulation Standard)**
 - *Analysis: Based on the configuration of the site and the development not being a typical multifamily design, staff supports the new setback regulations as the project has a scale closer to single family.*

(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 October 26, 2020.

The following organizations were notified: (emailed October 19, 2020)

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

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 community. Surrounding land uses are primarily undeveloped with a single family neighborhood to the east and single family-zoned property to the south.

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

2. Comprehensive Plan Consistency – Far Southwest

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial, reflecting the current zoning. The property has access from Sycamore School Road, an arterial on the Master Thoroughfare Plan, providing the multifamily use adequate access to a high capacity road and will not adversely affect any area residential uses. The below Comprehensive Plan policies a strategies apply to this proposal:

- 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.

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.

Based on non-conformance with the future land use map designation of Single Family Residential and siting policy stated above; the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. Because this project is detached multifamily, which is designed in a smaller scale cottage like unit type, this technical inconsistency is not so out of line to recommend denial. The project does create high-quality housing stock and diverse housing types in a newly developing community.

Attachments:

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



Area Zoning Map

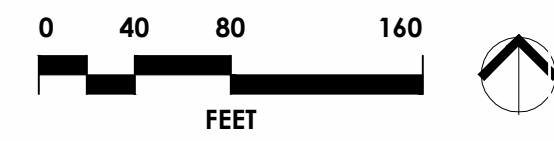
Applicant: PB Long Term Hold 2, LP
Address: 5900 block Jerry Dunn Parkway
Zoning From: PD 1169 for A-5 and R1 uses
Zoning To: PD 1169 for D uses
Acres: 16.48556311
Mapsc0: 86STWX
Sector/District: Far Southwest
Commission Date: 11/11/2020
Contact: 817-392-2806



0 210 420 840 Feet

NOTES

1. PD/D PLANNED DEVELOPMENT FOR ALL USES IN 'D' HIGH DENSITY MULTI-FAMILY PLUS COTTAGE COMMUNITY; SITE PLAN REQUIREMENTS, WAIVER TO UNIFIED RESIDENTIAL DEVELOPMENT (URD) 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:
 - 3.1. MINIMUM TWENTY FEET (20') BUILDING SETBACKS ADJACENT TO 'A' OR 'B' ZONING.
 - 3.2. A MINIMUM OF EIGHT FEET (8') SEPARATION, WALL TO WALL, FOR BUILDINGS.
 - 3.3. OPEN SPACE OF THIRTY PERCENT (30%) MINIMUM (AS DEFINED BY SECTION 9.101 OF THE ZONING ORDINANCE).
 - 3.4. A MONUMENT SIGN TO BE LOCATED ON THE NORTHWESTERN BOUNDARY TO BE ALLOWED IN THE FRONT/SIDE SETBACK.
 - 3.5. THE WALL SIGN IN THE NORTHEAST CORNER OF THE SITE TO BE ALLOWED IN THE FRONT/SIDE SETBACK.
4. A MF-D SITE PLAN WILL NOT BE REQUIRED FOR A DETACHED MULTIFAMILY DEVELOPMENT.
5. BUILDINGS SHALL BE NO MORE THAN TWO STORIES AT THE BUILDING PLATE.
6. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
7. ALL SIGNS WILL CONFORM TO MF-D SIGNAGE SPECIFIED IN ARTICLE 4, SIGNS AND MAY BE LOCATED IN THE FRONT SETBACKS.
8. ENHANCED LANDSCAPING WILL NOT BE REQUIRED, TREES WILL BE SPACED THROUGHOUT THE DEVELOPMENT AND IN FRONT OF THE UNITS.
9. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
10. DUMPSTERS WILL BE SCREENED IN WITH A MASONRY WALL ON THREE SIDES AND CONTAIN A GATE.



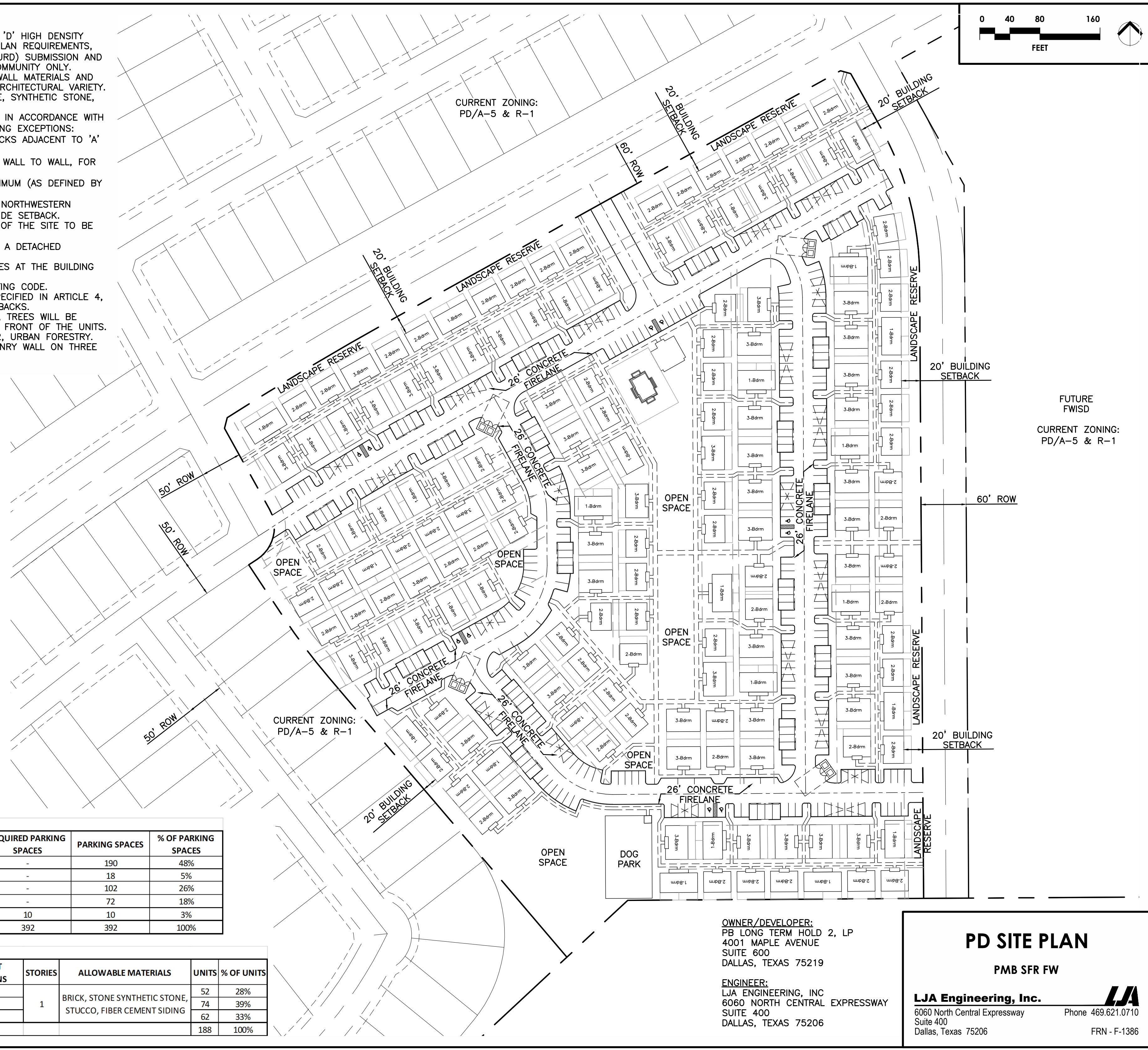
LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- COVERED PARKING (CARPORT)
- 4 CAR GARAGE
- TRASH RECEPTACLE
- 4' SIDEWALK

GENERAL SITE DATA	
SITE ACREAGE	16.8 acres
OPEN SPACE PROVIDED	5.8 acres
UNITS	188
DENSITY	11.19 units/acre

PARKING SUMMARY					
PARKING TYPE	FLOOR AREA	DIMENSIONS	REQUIRED PARKING SPACES	PARKING SPACES	% OF PARKING SPACES
UNCOVERED/OPEN 90°		9' X 18'	-	190	48%
UNCOVERED/OPEN PARALLEL		9' X 22'	-	18	5%
COVERED (CARPORT)		9' X 18'	-	102	26%
ENCLOSED GARAGE	832	41' X 21'	-	72	18%
ADA SPACES			10	10	3%
TOTAL			392	392	100%

RESIDENTIAL SUMMARY							
UNIT TYPE	FLOOR AREA (SF)	HEIGHT	MAX UNIT DIMENSIONS	STORIES	ALLOWABLE MATERIALS	UNITS	% OF UNITS
ONE BEDROOM	1430		50' X 41'	1	BRICK, STONE SYNTHETIC STONE, STUCCO, FIBER CEMENT SIDING	52	28%
TWO BEDROOM	1050		36.5' X 41'			74	39%
THREE BEDROOM	1366		45' X 41'			62	33%
TOTAL						188	100%



FUTURE FWSD
CURRENT ZONING:
PD/A-5 & R-1

OWNER/DEVELOPER:
PB LONG TERM HOLD 2, LP
4001 MAPLE AVENUE
SUITE 600
DALLAS, TEXAS 75219

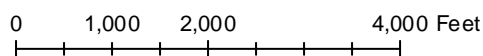
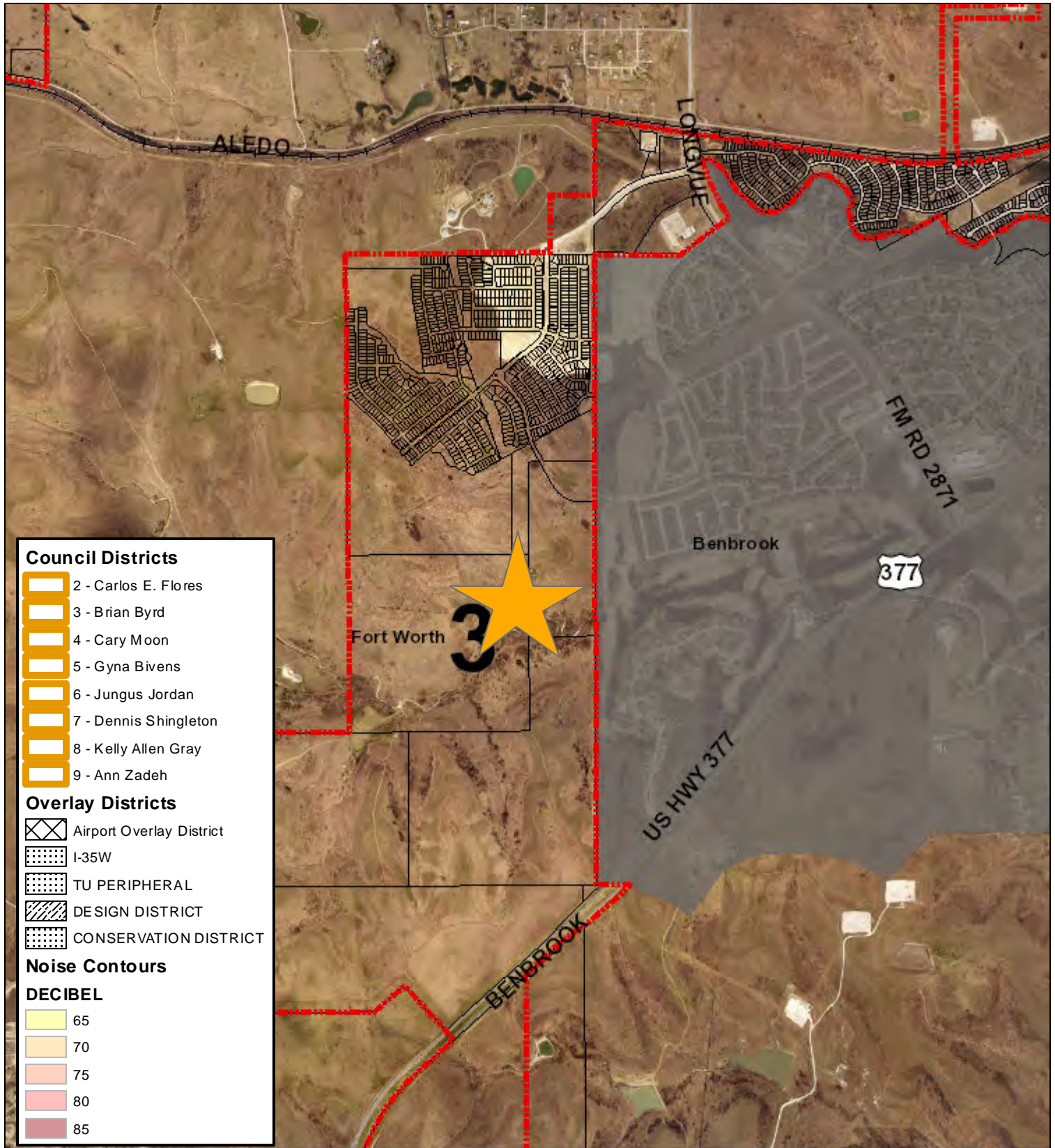
ENGINEER:
LJA ENGINEERING, INC
6060 NORTH CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75206

PD SITE PLAN
PMB SFR FW

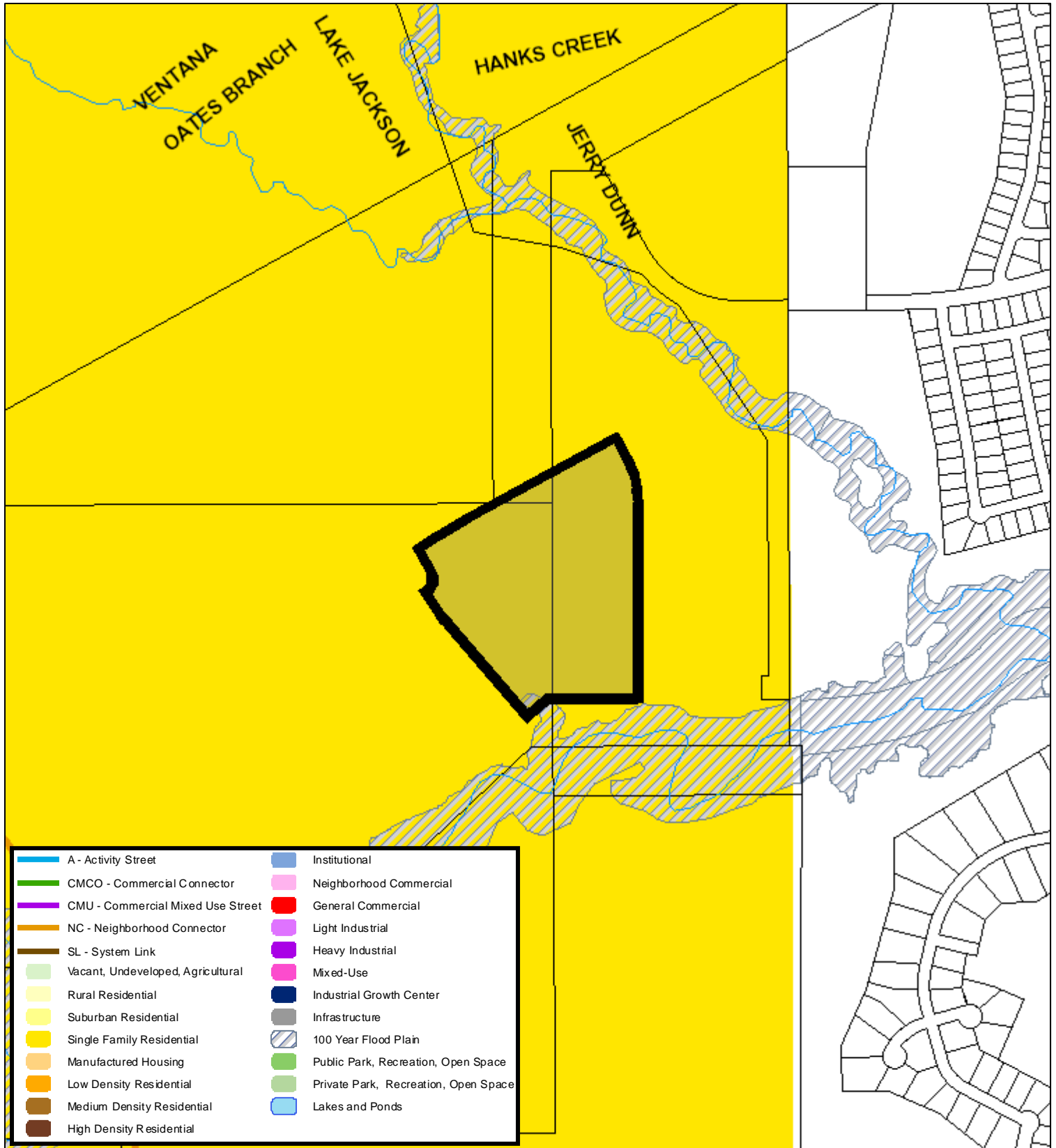
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

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Area Map



Future Land Use



550 275 0 550 Feet

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.



Aerial Photo Map

