



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-22-017

Council District: 4

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Hillwood Multifamily Land LP & AIL Investment LP

Site Location: 8000 – 8100 blocks Monterra Boulevard

Acreage: 9.21 acres

Request

Proposed Use: Detached Multifamily Development

Request: From: “PD 710-A2” for certain “E” Neighborhood Commercial uses plus certain multifamily uses with specific development standards; site plan waived

To: Amend “PD 710-A2” to add specific development standards for building orientation; site plan waiver requested.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located at the southwest corner of Riverside Drive and Monterra Boulevard. This site was included in a 133-acre rezoning approved in 2006 that created Planned Development “PD 710.” PD 710 included four separate districts, each with specific permitted uses and development standards. The development standards and zoning boundaries have been amended several times, and currently the subject property is located within Area 2 (PD 710-A2). This district allows uses in “E” Neighborhood Commercial with exclusions and development standards. Certain multifamily uses are also allowed. A full description of PD 710-A2 is included below. The subject property is the last parcel within PD 710-A2 that remains undeveloped.

The applicant is proposing a detached multifamily development on the subject property, which is allowed under the current zoning. Detached multifamily developments are designed to look and feel like traditional single-family neighborhoods while encompassing some elements of multifamily development and being located on a single platted lot. Most are intended for rental use but some may be rent-to-own or condominium style. Like other multifamily developments, they are professionally-managed and include amenities. This form of development often does not comply with any of the City’s standard multifamily districts, and therefore Planned Development (PD) zoning with specific development standards is often utilized.

In this situation, the current PD zoning is able to accommodate the proposed detached multifamily development with one exception. The applicant is requesting to add a development standard that allows buildings with a maximum of two dwellings units to have the shorter length of the building oriented to the street, if the primary entry to the unit is also oriented to the street. This request is typical with detached multifamily developments.

PD 710-A2 Standards:

Planned Development for all uses in “E” Neighborhood Commercial excluding appliance repair, cold storage or ice plant, pawn shop, tattoo parlor, taxidermy, check cashing, and allowing the following residential uses: multifamily apartments, condos, and single dwelling units when part of a business. All buildings may contain a mix of uses, with either office/apartment combination units (single-occupant mixed use with office downstairs and apartment upstairs from each unit), or individual retail at ground level with separate apartments above.

The following development standards apply:

- Multifamily uses are to be developed to “C” Medium Density Multifamily standards.
- Minimum open space requirement for multifamily development is 20%.
- Minimum 50% masonry construction (brick, stone, cementitious fiber concrete products or stucco).
- Maximum building height is three (3) stories or 45 feet measured front slab to top plate.
- Sign requirements for "E" Neighborhood Commercial apply with the following exceptions: signs adjacent to North Tarrant Parkway or North Riverside Drive (Old Denton Road) will be limited to ground-mounted monument style. Signage is limited to sixty square feet and a maximum height of six feet with a maximum illumination of 25 lumens.
- Entry features may be located at the main entry to the development (at North Tarrant Parkway and at the entry to each complex within the development, and will be subject to the following: Entry feature must be located on collector or wider street, limited to twenty-five feet with a monument side and rear setback of five feet. The front setback along the street right-of-way is required. Entry signs must be free standing or attached to a wall or entry feature.
- Total number of residential dwelling units may not exceed 1,026 units for the entire 133-acre PD.
- Minimum 20-foot setback adjacent to North Riverside Drive and North Tarrant Parkway right-of-way.

- Maximum 20-foot front setback adjacent to Monterra Boulevard right-of-way.
- Maximum allowable square footage of non-residential uses will not exceed 15,000 square feet.
- **Buildings with a maximum of two dwelling units are permitted to have the shorter length of the building oriented toward the street, if the primary entry to the unit is also oriented toward the street (proposed with this zoning request).**
- Site plan waived.

Surrounding Zoning and Land Uses

North “PD 710-A2” / multifamily apartments
 East “I” Light Industrial / various industrial uses and “E” Neighborhood Commercial / vacant
 South “E” Neighborhood Commercial / vacant
 West “PD 710-A1” / multifamily apartments

Recent Zoning History

- ZC-19-103: Amended PD 710-A2 development standards to have a minimum 20-ft setback adjacent to North Riverside Drive and North Tarrant Parkway, a maximum 20-ft front yard setback along Monterra Boulevard right-of-way, to be developed to “C” Medium Density Multifamily, clarify 20% open space and include all previous development standards; site plan waived (Area 2 – includes subject property).
- ZC-17-190: Amended PD 710-A2 to expand Area 2 (Mixed-Use) and allow gasoline sales, clarify that multifamily uses are permitted, clarify that a building may include a single use or mix of uses, establish maximum front setback of 20-ft adjacent to Monterra Boulevard, and maximum allowable square footage of non-residential uses not to exceed 15,000 square feet; site plan waived (removed the subject property from Area 1 – Multifamily and located it entirely within Area 2 – Mixed-Use)
- ZC-07-013: Amended PD 710 to clarify that Area 1 – Multifamily should be developed to “C” Medium Density Multifamily standards with a minimum open space requirement of 20%.
- ZC-06-175: Created PD 710, including four sub-districts with specific allowed land uses and development standards for each (subject property is shown within Area 1 - Multifamily and Area 2 – Mixed Use).

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
 The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
North Fort Worth Alliance	Arcadia Park Estates HOA
Summerfields NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to modify the existing “PD 710-A2” zoning on this site to add development standards for building orientation. Detached multifamily development is proposed, which is permitted under the current zoning. Surrounding properties to the north and west are already developed for multifamily use.

Property to the south is current vacant and is zoned “E” Neighborhood Commercial. Property to the east is developed for industrial use, but is separated from the subject property by Riverside Drive, an arterial roadway.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Mixed-Use” on the Future Land Use Map. Specifically, this site is located within the Alliance Town Center Mixed Use Growth Center. Multifamily zoning districts are listed as appropriate within the Mixed-Use Future Land Use Designation.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

In addition, the proposed zoning aligns with the following policies of the Comprehensive Plan:

- Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Gateway West, Alliance Town Center, Fossil Creek, and Nance Ranch Mixed-Use Growth Centers. Discourage single-family residential development within these growth centers.

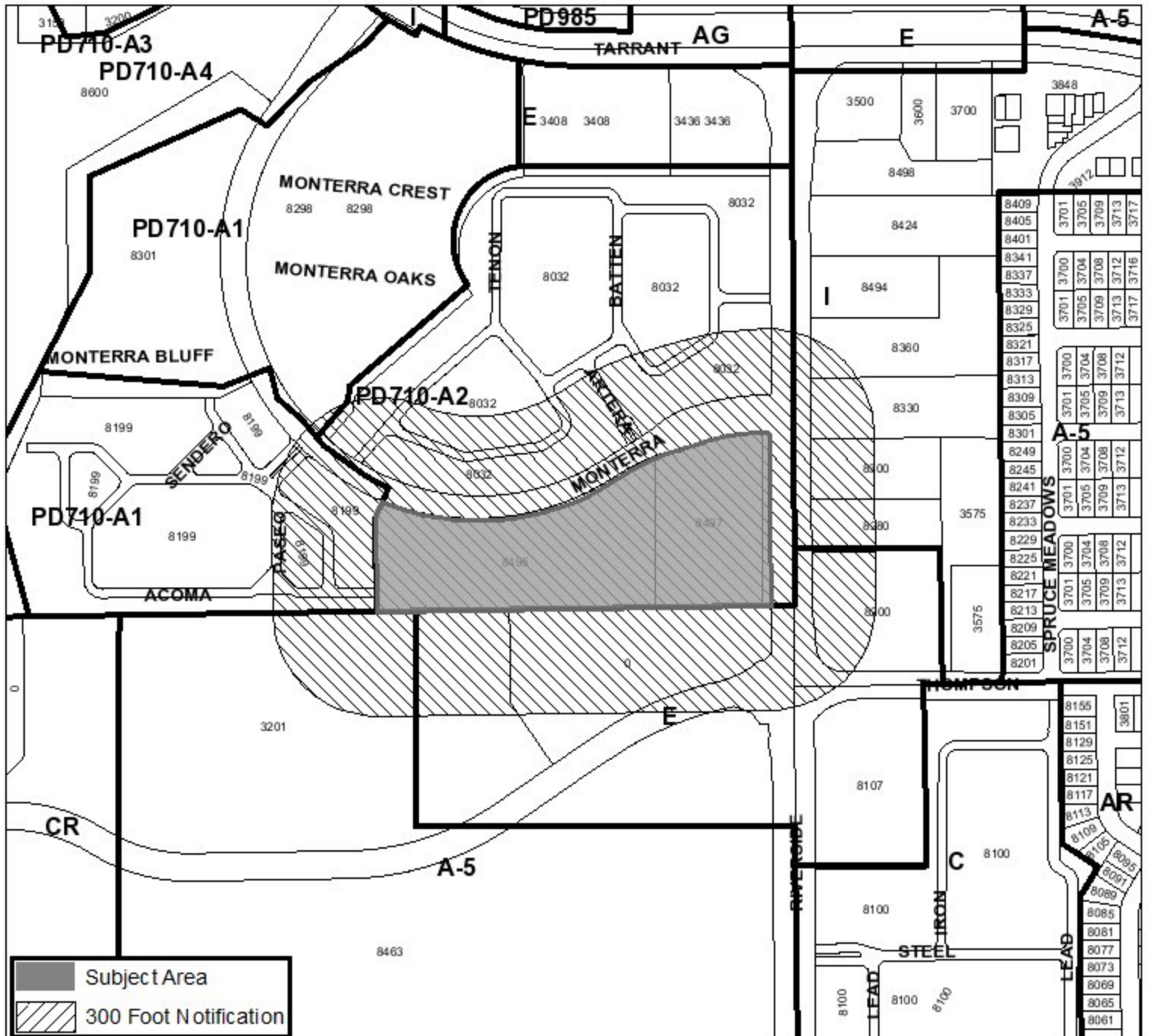
The proposed zoning is **consistent** with the Comprehensive Plan.





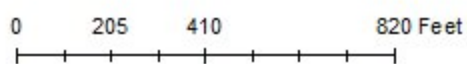
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Area Zoning Map

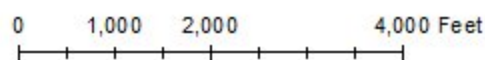
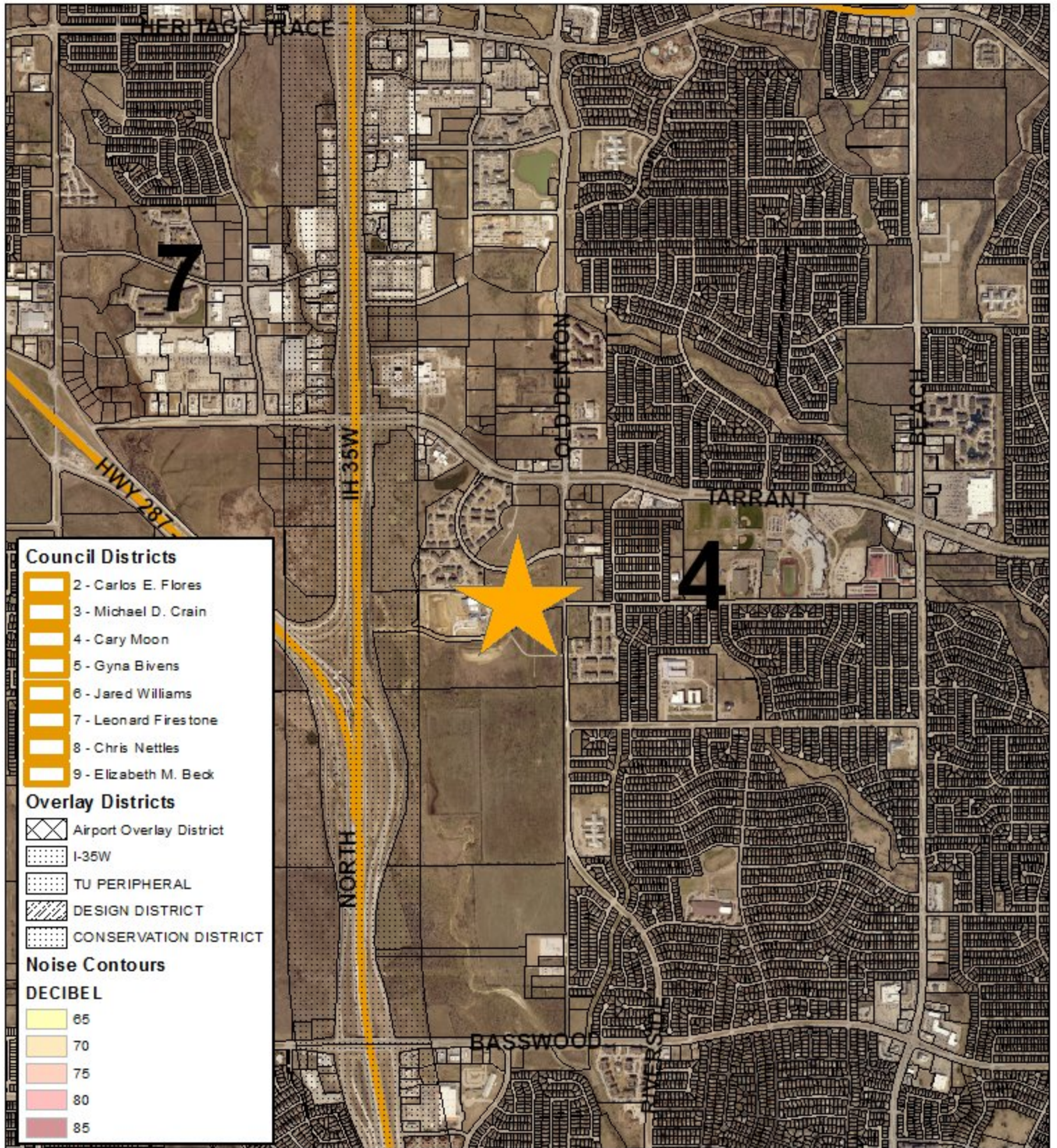
Applicant: AIL Investment & Hillwood Multifamily Land
 Address: 8000 - 8100 blocks Monterra Boulevard
 Zoning From: PD 710-A2 for certain E uses
 Zoning To: Amend PD 710-A2 for detached multifamily
 Acres: 9.2141768
 Mapsco: 35G
 Sector/District: Far North
 Commission Date: 3/9/2022
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



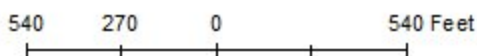
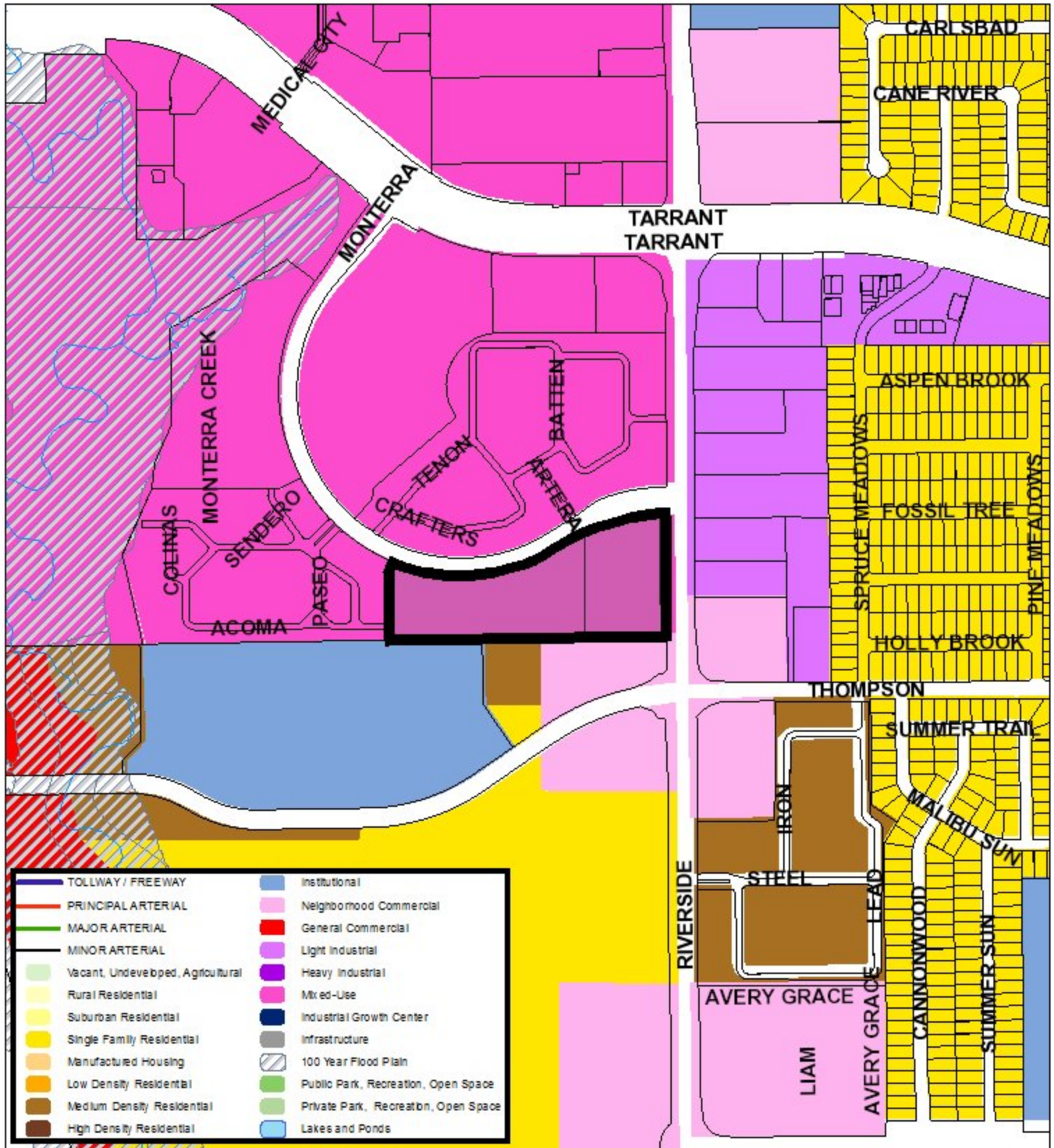
Area Map





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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.



Aerial Photo Map



0 340 680 1,360 Feet

