



Zoning Staff Report

Date: November 9, 2021

Case Number: SP-21-021

Council District: 7

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Steve McKeever, NTP35 LP / Chris Biggers, Dunaway Associates

Site Location: North side of Hwy. 287, south of North Tarrant Pkwy. **Acres:** 8.52 acres

Request

Proposed Use: Add required Site Plan for PD1302

Companion Case: n/a

Request: From: PD1302 (PD/UR)

To: Add Site Plan to PD 1302 for “UR” Urban Residential uses

Recommendation

Staff Recommendation: **Approval**

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

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Project Description and Background

The site is located at the convergence of North Freeway (Interstate I-35W), US Highway 287, and North Tarrant Parkway. This triangle of land is envisioned as a larger mixed-use development called “North City”.

PD1302 is the Urban Residential area of the proposed North City development, encompassing 31.51 acres total and approximately five blocks of buildable sites. The applicant is now submitting a site plan to cover one of these blocks which is approximately 8.5 acres.

City Council approved the current zoning (PD 1302) on February 23, 2021. A Site Plan was not presented at the time, but was required to be submitted at a later date. The Site Plan was previously before the Zoning Commission in September, when the applicant requested a 30-day continuance. All previous City comments have been addressed and the Site Plan has been revised & resubmitted by the applicant.

Surrounding Zoning and Land Uses

North “I” Light Industrial / furniture sales
East “G” Intensive Commercial / undeveloped
South “G” Intensive Commercial / Highway 287 & undeveloped
West “PD 1301-MU2” Planned Development-Mixed Use High Intensity / undeveloped

Recent Zoning History

- ZC-15-158 “AG” to “I” approved by City Council Jan. 12, 2016
- ZC-19-173 “I” to “UR/G” approved by City Council Feb. 4, 2020
- ZC-20-171 “UR/G” to “PD/UR” Site Plan Required approved by City Council Feb. 23, 2021

Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.
The following organizations were emailed on August 23, 2021:

Organizations Notified	
North Fort Worth Alliance	Chisholm Ridge HOA*
Trinity Habitat for Humanity	Streams and Valleys Inc
Northwest ISD	Keller ISD
Eagle Mountain-Saginaw ISD	West Fork Ranch HOA*

**These Neighborhood Associations are located closest to the subject property*

Site Plan Comments

Zoning and Land Use

(all previous comments cleared)

- ~~As of the writing of this report, the main area of concern is undersized parking spaces (9'x16' for most spaces facing the buildings, approximately 20% of the total parking).~~
- ~~Based on the Site Plan submitted, staff was not able to determine compliance with requirements for: street trees, pedestrian lighting, parking lot landscaping, dumpster enclosure, and rooftop screening.~~
- ~~The applicant has the option to withdraw the Site Plan case and file a rezoning application instead, in order to modify the development standards to make the Site Plan (as designed) comply with the zoning ordinance (PD1302).~~
- ~~Alternately, if the Site Plan were to be redesigned to be aligned with the approved zoning and development standards, staff would be more supportive of recommending approval of the Site Plan.~~

Transportation and Public Works

(all previous comments cleared)

- ~~Parking spaces near intersection of Platinum & North City will need to be revisited. 100' throat required at intersections for safety/clearance.~~
- ~~2 full ingress egress points required.~~
- ~~Parking spaces along Platinum & North City will need to be wholly contained in a dedicated public access easement.~~
- ~~Sidewalks along Platinum & North City may need to be up to 1.5' wider to accommodate potential vehicle overhang onto sidewalks.~~

Fire, Park & Recreation, Water Departments:

- No comments received

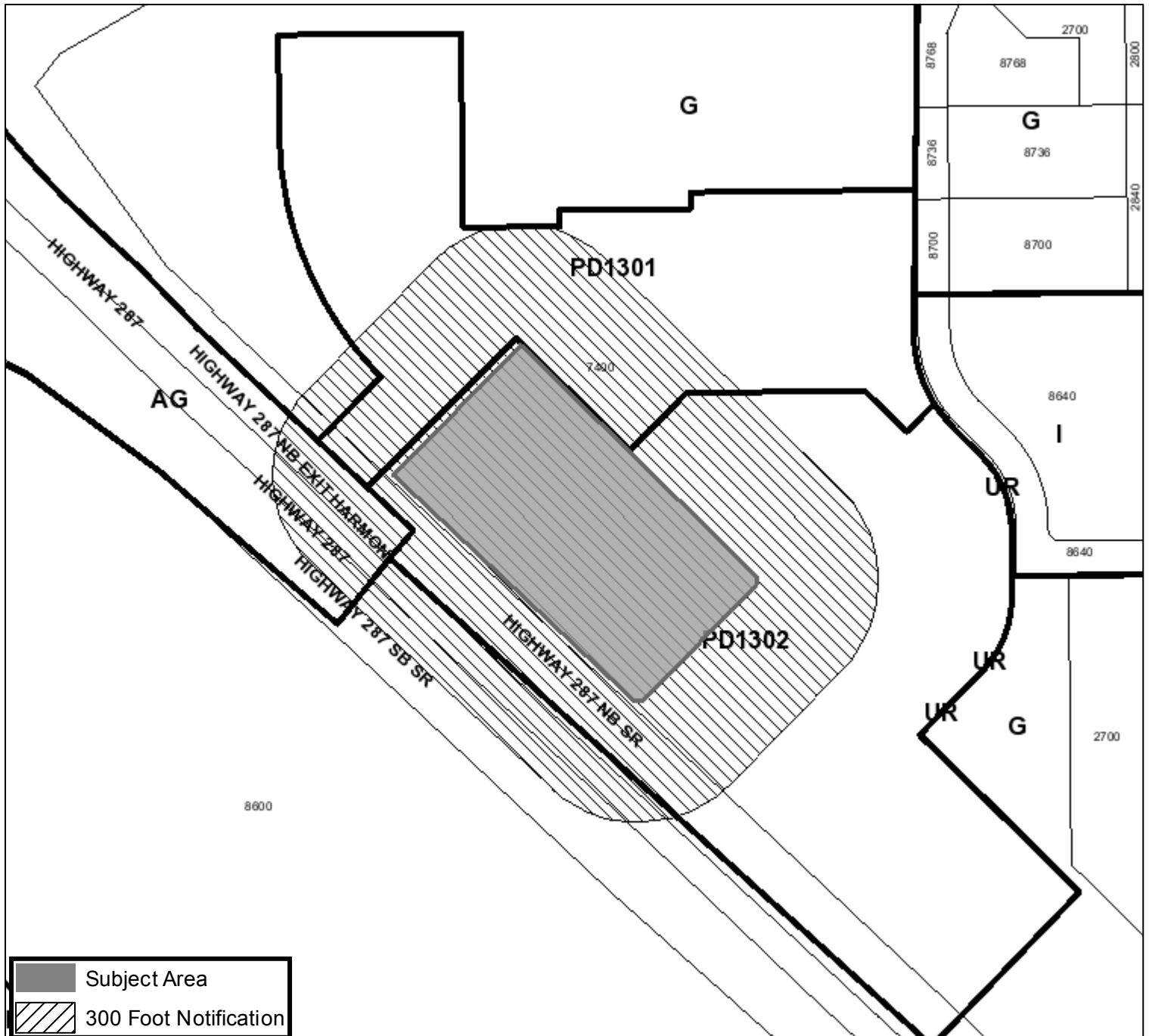
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



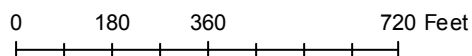
SP-21-021

Area Zoning Map

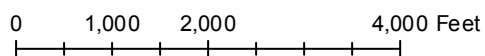
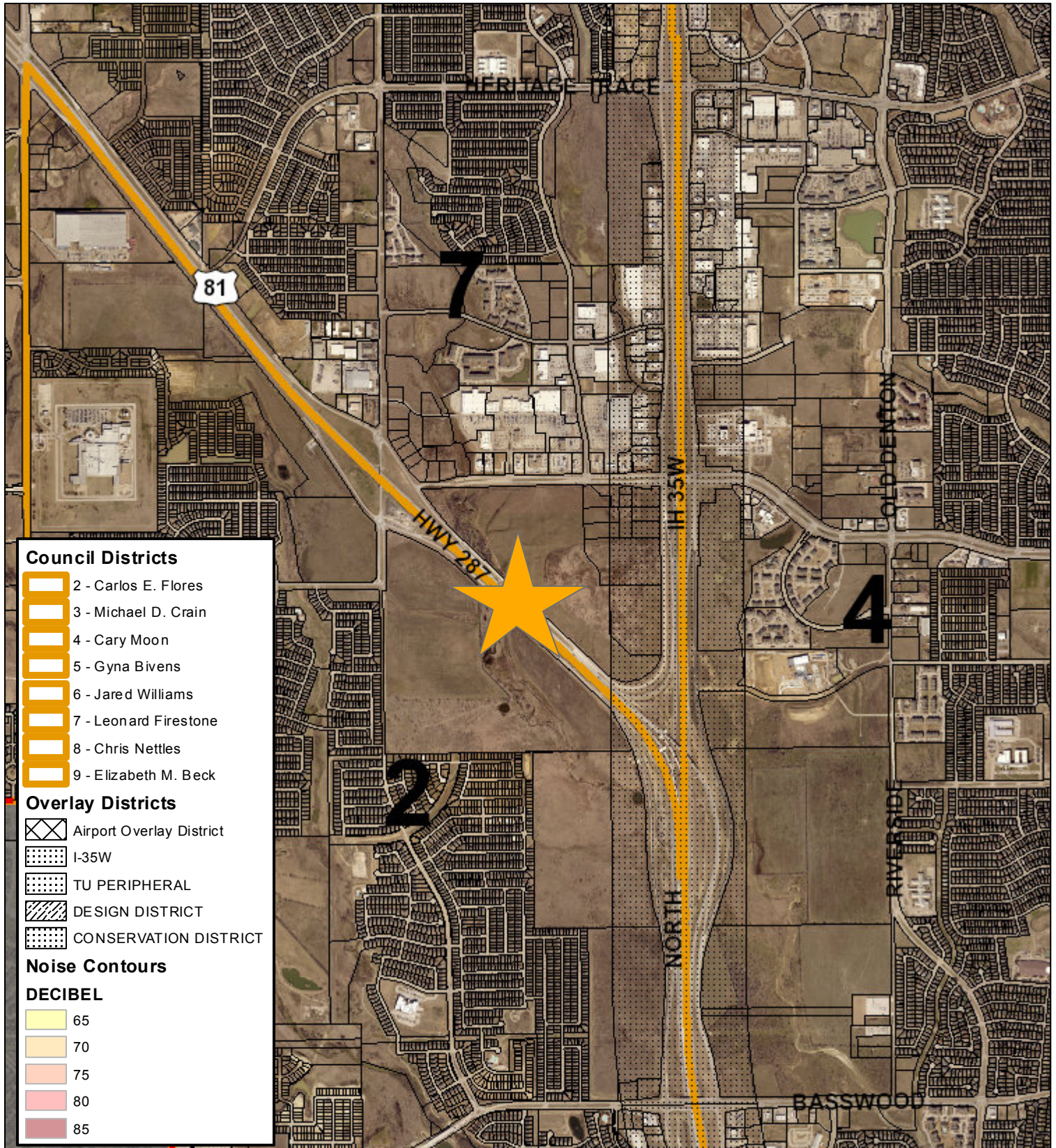
Applicant: NTP35 LP
 Address: 7900 - 8700 blocks NW Highway 287 (north side)
 Zoning From: PD 1302 for UR uses
 Zoning To: Site Plan for multifamily
 Acres: 8.52100187
 Mapsco: 35EF
 Sector/District: Far North
 Commission Date: 9/8/2021
 Contact: null



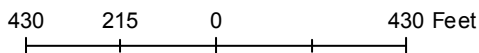
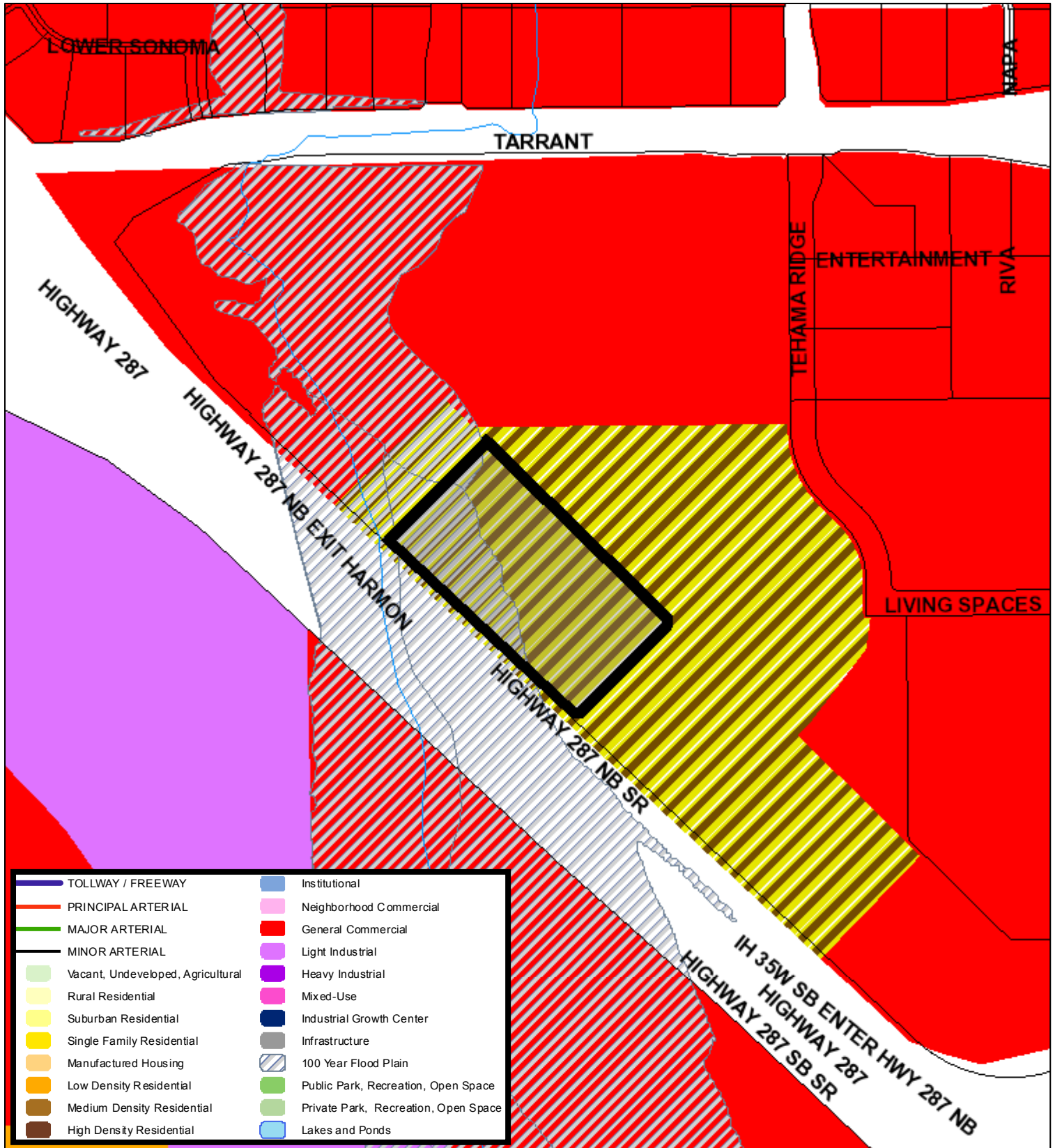
	Subject Area
	300 Foot Notification



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.

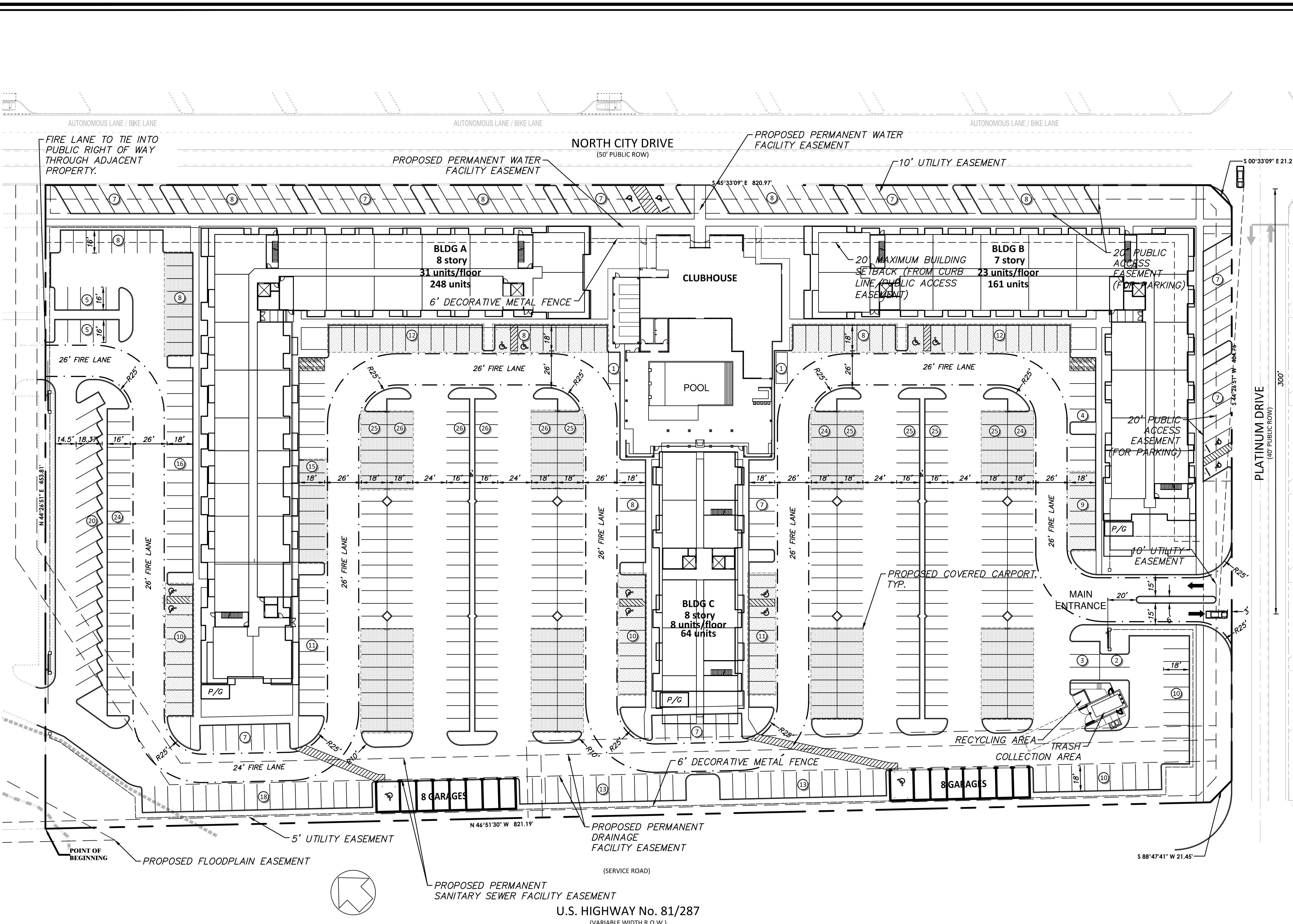


Aerial Photo Map



0 270 540 1,080 Feet





SITE LEGEND	
	PROPERTY BOUNDARY
	BUILDING SETBACK
	YARD SETBACK
	EASEMENT
	FIRE LANE
	PROPOSED CURB
	PROPOSED FENCE
	PARKING COUNT
	COVERED CARPORT
	OPEN SPACE

BUILDING A		BUILDING B	
NUMBER OF BUILDINGS	1	NUMBER OF BUILDINGS	1
HEIGHT	96'	HEIGHT	86'
STORIES	8	STORIES	7
BUILDING FOOTPRINT AREA	31,000 SF	BUILDING FOOTPRINT AREA	25,500 SF
TOTAL BUILDING AREA	250,000 SF	TOTAL BUILDING AREA	200,500 SF
BUILDING C		CLUBHOUSE/LEASING OFFICE	
NUMBER OF BUILDINGS	1	NUMBER OF BUILDINGS	1
HEIGHT	96'	HEIGHT	38'
STORIES	8	STORIES	1
BUILDING FOOTPRINT AREA	10,500 SF	BUILDING FOOTPRINT AREA	6,700 SF
TOTAL BUILDING AREA	90,000 SF	TOTAL BUILDING AREA	6,700 SF
TOTAL BUILDINGS			
NUMBER OF BUILDINGS	4		
HEIGHT (MAX)	96'		
STORIES (MAX)	8		
BUILDING FOOTPRINT AREA	73,700 SF		
TOTAL BUILDING AREA	547,200 SF		

NET USEABLE AREA 371,181 SF / 8.52 ACRES
 OPEN SPACE PROVIDED PER THIS PLAN 8% / 29,922 SF

- NOTES:
- ALL SIGNAGE WILL CONFORM WITH THE WAIVER GRANTED BY CITY COUNCIL IN ORDINANCE 24717-02-2021
 - LIGHTING WILL CONFORM WITH THE CITY OF FORT WORTH LIGHTING CODE.
 - LANDSCAPING WILL COMPLY WITH THE WAIVER GRANTED BY CITY COUNCIL IN ORDINANCE 24717-02-2021
 - DUMPSTER ENCLOSURE WILL COMPLY WITH WAIVER GRANTED BY CITY COUNCIL IN ORDINANCE 24717-02-2021
 - STREET TREES AND PEDESTRIAN LIGHTING WILL COMPLY WITH WAIVER GRANTED BY CITY COUNCIL IN ORDINANCE 24717-02-2021
 - ROOFTOP SCREENING WILL COMPLY WITH WAIVER GRANTED BY CITY COUNCIL IN ORDINANCE 24717-02-2021
 - HIGHWAY 287 FRONTAGE ROAD IS CONSIDERED REAR YARD FOR ALL REVIEW PURPOSES.
 - ALL PARKING STALLS SHALL MEET THE MINIMUM DIMENSIONS LISTED IN SECTION 6.202.A OF THE ZONING ORDINANCE

PARKING INFORMATION		
PROPOSED UNIT COUNT		473
REQUIRED PARKING	1.45 SPACES PER UNIT	686
PARKING PROVIDED	SURFACE SPACES	672
	DETACHED GARAGES	16
TOTAL PARKING PROVIDED		688
SITE INFORMATION		
GROSS LOT AREA	(SF)	371,181
	(AC)	8.521
GROSS DENSITY	(DU/AC)	55.5
ZONING DISTRICT	PD 1302	UR - PD
PROPOSED USE	MULTI-FAMILY	

DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 (TX REG. F-1114)

CIVIL ENGINEER:
 DUNAWAY ASSOCIATES, L.P.
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 CONTACT: CHRIS BIGGERS
 EMAIL: cbiggers@dunaway.com

DEVELOPER/APPLICANT:
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 12895 SW 132ND STREET
 MIAMI, FL 33186
 (786) 613-2696
 CONTACT: MARIANA MESQUITA PAES

OWNER
 NTP35, LP
 2525 RIDGMAR BLVD.
 STE 440
 FORT WORTH, TX 76116
 (817) 236-6100
 CONTACT: STEVE MCKEEVER

SURVEYOR
 GOODWIN & MARSHALL
 2405 MUSTANG DR.
 GRAPEVINE, TX 76051
 (817) 329-4373

DIRECTOR OF DEVELOPMENT SERVICES
 DATE

PD 1302 PLANNED DEVELOPMENT SITE PLAN
 AHS (NORTH CITY) MULTIFAMILY
 NEC US 287 AND PLATINUM DRIVE