



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 7

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

Opposition: none submitted
Support: none submitted

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

Owner / Applicant: Ragsdale, Nolan, Steele & I Am One, Inc.

Site Location: 2400 – 2800 (4000 – 4200) block Litsey Road Acreage: 65.95

Proposed Use: Detached Multifamily/Cottage Community

Request: From: Unzoned
To: PD/CR Planned Development for all uses in “CR” Low Density Multifamily plus cottage community; with development regulation standard to MFD Multifamily Development submission and fencing/signage within the front yard setback, 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 south of Litsey Road and just northwest of Seventeen Lakes subdivision. 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.

The proposed development consists of 396 detached dwelling units. There is a mix of one, two, and three bedroom units, one and two story units. The site will be meeting parking requirements of one space per bedroom along with the required parking for the leasing office area.

This multifamily form provides an alternative to typical large multifamily structures by creating individual “homes” with small yards under a rental structure. Some attached garages are provided, but otherwise all parking is in parking lots accessed through private driveways internal to the development.

The City Council will conduct a public hearing on the proposed annexation. The Public Hearing is scheduled for September 15, 2020. The public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the required public hearing, Council may

consider a vote on authorizing the City Manager to execute a Municipal Services Agreement between the City and property owners and adopt an ordinance annexing AX-20-001 for full purposes.

Below is a chart that illustrates the differences between the CR/MFD regulations and the proposed PD.

Requirement	CR/MFD Standards	Proposed PD/CR
Density	Maximum 16 units per acre	6 units per acre (complies)
Front Yard (no structures)	Minimum 20'	Masonry and Ornamental fence in front of buildings along Endeavor Way and Litsey Road (Development Regulation Standard)
Height	Maximum height 36'	28' (complies)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	915 bedrooms – 915 spaces 3,025 sq. ft. office/amenity – 13 spaces 928 spaces provided (complies)
Open Space	Minimum 60%	Minimum 60% (complies)
Signage	Not more than 50% of the total allowable sign area may be located in the front yard space along a dedicated street, no individual sign in such required yard space shall exceed 20 sq. ft. in sign area	Monument sign at Litsey and Endeavor is located in front of the building (Development Regulation Standard)
Setback adjacent to "A" or "B" zoning	Height transitional plane 3' setback for every 1' in height (31'10" required)	NA
MFD – Multifamily Design Standards Compliance	Submit MFD plan to meet standards	Waiver to MFD submission (Development Regulation Standard)

Site Information:

Surrounding Zoning and Land Uses:

North "AG" Agricultural, "A-5" One-Family / undeveloped, single-family
 East ETJ /
 South ETJ / undeveloped
 West "K" Heavy Industrial / undeveloped

Zoning History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Front yard setbacks along ROW shown at 20 minimum, masonry/ornamental fence within this setback. **(Development Regulation Standard)(Zoning Commission granted waiver)**
2. Monument sign along Litsey and Endeavor is located in front of the building. **(Development Regulation Standard)(Zoning Commission granted waiver)**

3. MFD Multifamily Development submission required. (***Development Regulation Standard***)(***Zoning Commission granted waiver***)

(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 22, 2020.

The following organizations were notified: (emailed July 21, 2020)

Organizations Notified	
North Fort Worth Alliance	Seventeen Lakes HOA
FW Bluffview Estates RA	Chadwick Farms HOA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Northwest ISD	

*Located adjacent to these Neighborhood Associations

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/CR for a cottage community. Surrounding uses consist of undeveloped land to the west, south and east and single family to the north.

The proposed cottage community **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far North

The 2020 Comprehensive Plan designates the subject property as Single Family. The property will have access to Litsey Road, a neighborhood connector on the Master Thoroughfare Plan, providing the multifamily use provides adequate access to high capacity roads and will not adversely affect any area residential uses. The below Comprehensive Plan policies 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.

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.

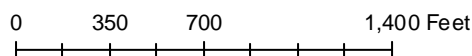
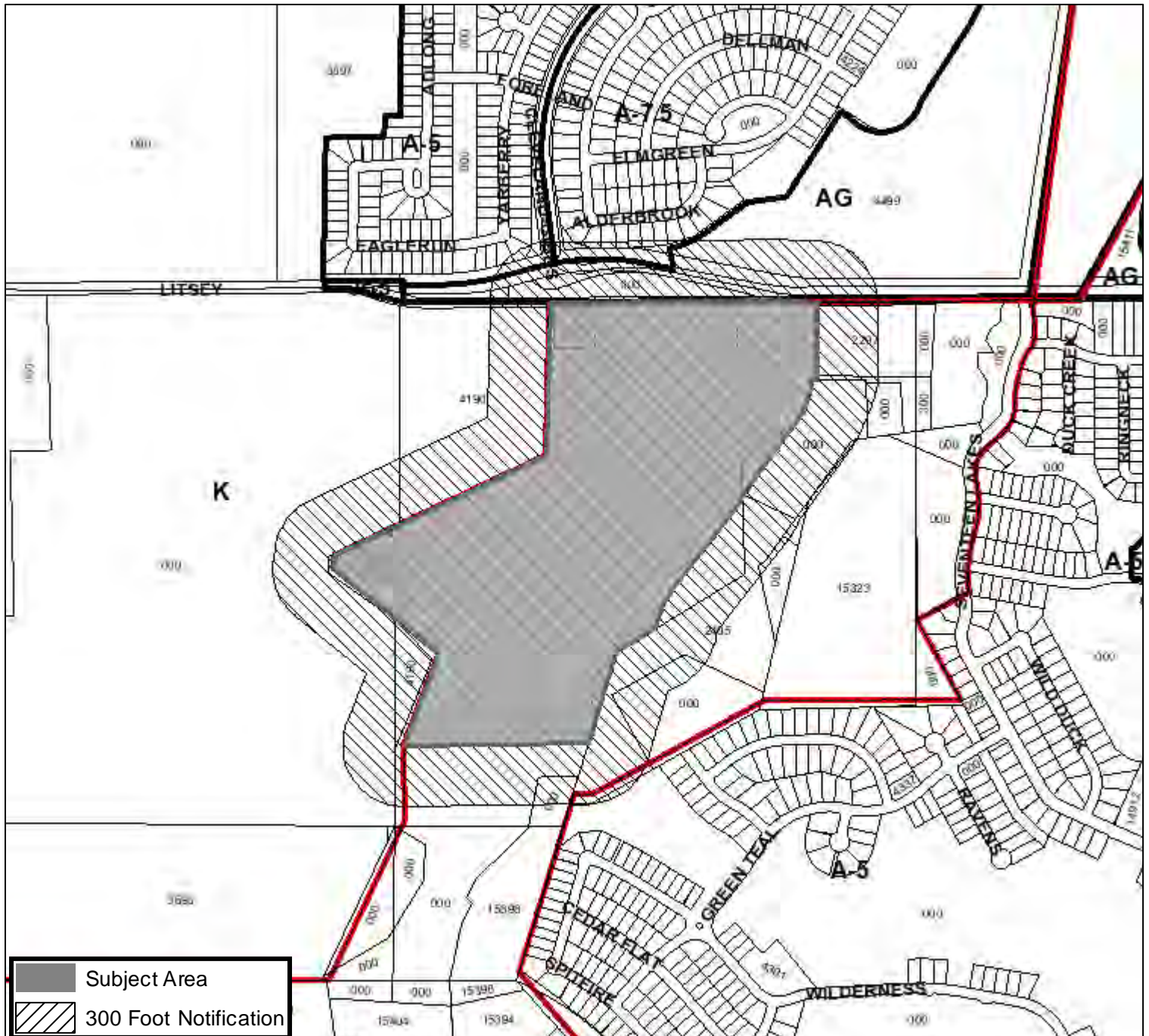
- 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units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

Attachments:

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

Area Zoning Map

Applicant: Ragsdale, Nolin, Steele & I Am One Inc.
 Address: 4000 - 4200 blocks Litsey Road
 Zoning From: Unzoned
 Zoning To: PD for CR uses plus cottage community w/ revised dev. standards for MFD, fencing, and s
 Acres: 63.48045564
 Mapsco: 8CD
 Sector/District: Far North
 Commission Date: 8/12/2020
 Contact: 817-392-2495

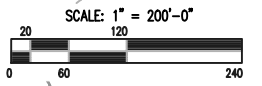
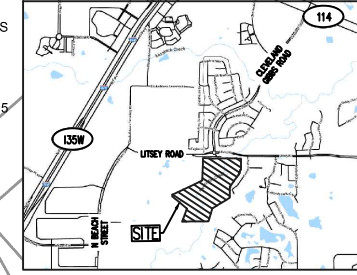
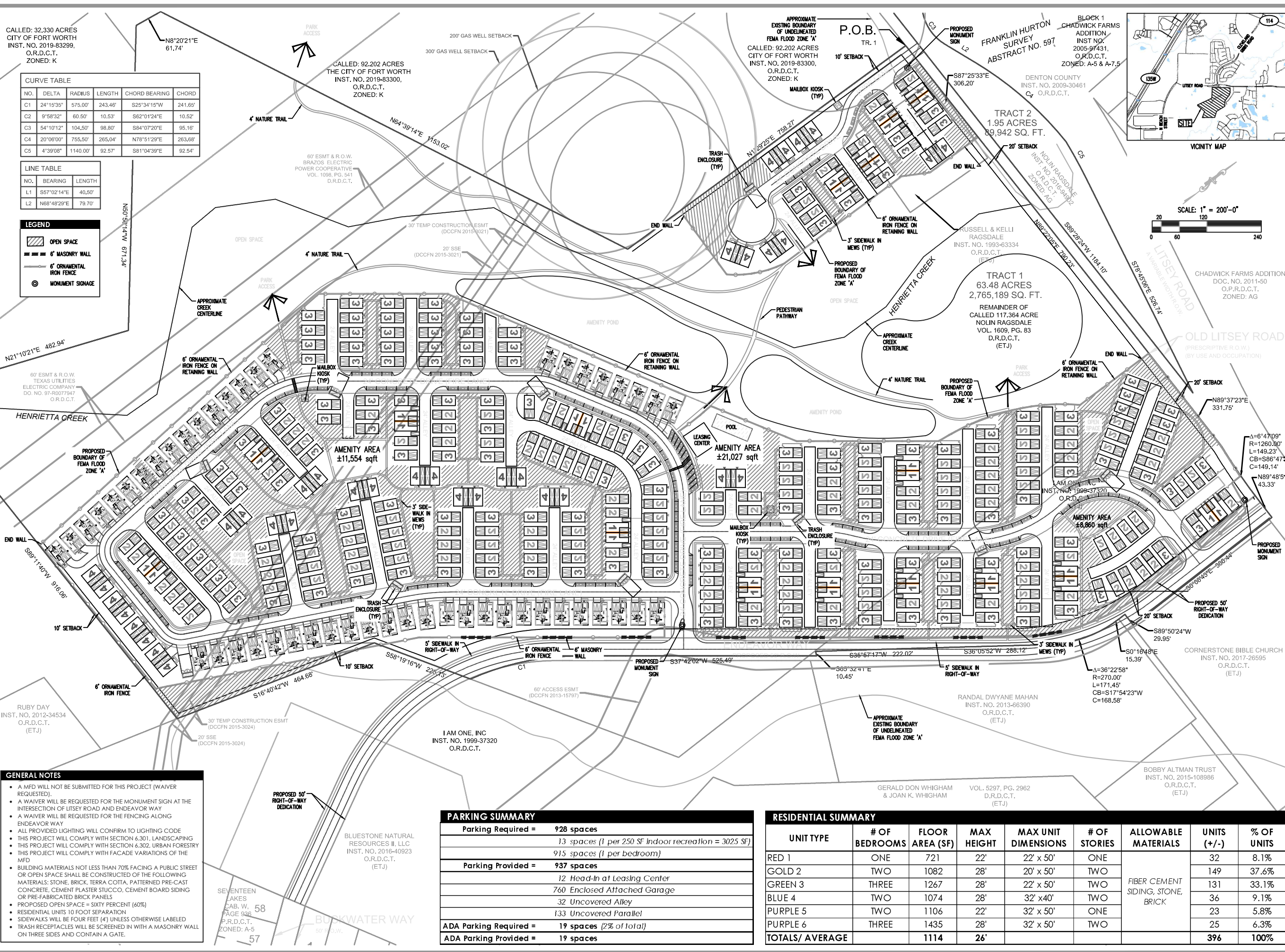


CALLED: 32.330 ACRES
CITY OF FORT WORTH
INST. NO. 2019-83299,
O.R.D.C.T.
ZONED: K

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°19'35"	575.00'	243.46'	S25°34'15"W	241.65'
C2	9°58'32"	60.50'	10.53'	S62°01'24"E	10.52'
C3	54°10'12"	104.50'	98.80'	S84°07'20"E	95.16'
C4	20°06'00"	755.50'	265.04'	N78°51'29"E	263.88'
C5	4°39'08"	1140.00'	92.57'	S81°04'39"E	92.54'

NO.	BEARING	LENGTH
L1	S57°02'14"E	40.50'
L2	N68°48'29"E	79.70'

LEGEND	
	OPEN SPACE
	6' MASONRY WALL
	6' ORNAMENTAL IRON FENCE
	MONUMENT SIGNAGE



- GENERAL NOTES**
- A MFD WILL NOT BE SUBMITTED FOR THIS PROJECT (WAIVER REQUESTED).
 - A WAIVER WILL BE REQUESTED FOR THE MONUMENT SIGN AT THE INTERSECTION OF LITSEY ROAD AND ENDEAVOR WAY.
 - A WAIVER WILL BE REQUESTED FOR THE FENCING ALONG ENDEAVOR WAY.
 - ALL PROVIDED LIGHTING WILL CONFIRM TO LIGHTING CODE.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
 - BUILDING MATERIALS NOT LESS THAN 70% FACING A PUBLIC STREET OR OPEN SPACE SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS: STONE, BRICK, TERRA COTTA, PATTERNED PRE-CAST CONCRETE, CEMENT PLASTER STUCCO, CEMENT BOARD SIDING OR PRE-FABRICATED BRICK PANELS.
 - PROPOSED OPEN SPACE = SIXTY PERCENT (60%).
 - RESIDENTIAL UNITS 10 FOOT SEPARATION.
 - SIDEWALKS WILL BE FOUR FEET (4') UNLESS OTHERWISE LABELED.
 - TRASH RECEPTACLES WILL BE SCREENED IN WITH A MASONRY WALL ON THREE SIDES AND CONTAIN A GATE.

PARKING SUMMARY	
Parking Required =	928 spaces
	13 spaces (1 per 250 SF indoor recreation = 3025 SF)
	915 spaces (1 per bedroom)
Parking Provided =	937 spaces
	12 Head-In at Leasing Center
	760 Enclosed Attached Garage
	32 Uncovered Alley
	133 Uncovered Parallel
ADA Parking Required =	19 spaces (2% of total)
ADA Parking Provided =	19 spaces

RESIDENTIAL SUMMARY								
UNIT TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	MAX UNIT DIMENSIONS	# OF STORIES	ALLOWABLE MATERIALS	UNITS (+/-)	% OF UNITS
RED 1	ONE	721	22'	22' x 50'	ONE	FIBER CEMENT SIDING, STONE, BRICK	32	8.1%
GOLD 2	TWO	1082	28'	20' x 50'	TWO		149	37.6%
GREEN 3	THREE	1267	28'	22' x 50'	TWO		131	33.1%
BLUE 4	TWO	1074	28'	32' x 40'	TWO		36	9.1%
PURPLE 5	TWO	1106	22'	32' x 50'	ONE		23	5.8%
PURPLE 6	THREE	1435	28'	32' x 50'	TWO		25	6.3%
TOTALS/ AVERAGE		1114	26'				396	100%

RECORD STREET RESIDENTIAL

David Weekley Homes

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PRODUCT INFO.

Unit Count	Product # & Color	Plan Type/Description	Pad Size	Typical Lot Size	Target Living Area	Living/Dining/Kitchen	Master Suite
32	RED-1	1-BED 'ALLEY' UNITS 1-STORY PLAN	22'-0" x 50'-0"	29'-0" x 65'-0"	±700 sqft	1st	1st
147	GOLD-2	2-BED 'ALLEY' UNITS 2-STORY PLAN	20'-0" x 50'-0"	30'-0" x 60'-0"	±1100 sqft	1st	2nd
129	GREEN-3	3-BED 'ALLEY' UNITS 2-STORY PLANS	22'-0" x 50'-0"	32'-0" x 60'-0"	±1300 sqft	1st	2nd
39	BLUE-4	2-BED 'FLEX' UNITS 2-STORY PLANS	32'-0" x 40'-0"	37'-0" x 55'-0"	±1100 sqft	1st	2nd
23	PURPLE-5	2- / 3-BED 'STREET' UNITS 1-STORY / 2-STORY PLANS	32'-0" x 50'-0"	42'-0" x 65'-0"	±1100 sqft	1st	1st
26	PURPLE-6	2- / 3-BED 'STREET' UNITS 1-STORY / 2-STORY PLANS	32'-0" x 50'-0"	42'-0" x 65'-0"	±1400 sqft	1st	1st

TOTAL UNIT COUNT
396

DWH SITE AREA: ±2,859,176 sqft / 65.64 acres
USABLE SITE AREA: ±1,534,932 sqft / 40.26 acres

TOTAL SITE DENSITY: 6.03 D.U./acre
USABLE SITE DENSITY: 9.84 D.U./acre

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

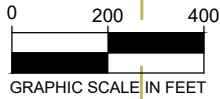
SITE PLAN

RPG-LITSEY CREEK
ROANOKE, TX

ZC 20-080

Version V11	Issue Date 7-24-20	Author PE/AJ
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Media @ 11"x17" SCALE: 1" = 200'-0"
Media @ 22"x34" SCALE: 1" = 100'-0"



OLD LITSEY ROAD

(PRESCRIPTIVE R.O.W.)
(BY USE AND OCCUPATION)

LITSEY ROAD

A VARIABLE WIDTH R.O.W.

$\Delta=6^{\circ}47'09''$
 $R=1260.00'$
 $L=149.23'$
 $CB=S86^{\circ}47'34''E$
 $C=149.14'$

CALLED 0.0303
ACRE TRACT
DENTON COUNTY, TEXAS
VOL. 5549, PG. 131
O.R.D.C.T.

P.O.B.

TR. 1

$N89^{\circ}22'05''E$
790.23'

$N89^{\circ}37'23''E$
331.75'

$N89^{\circ}48'51''E$
43.33'

$S0^{\circ}08'44''E$
386.44'
CALLED 5.11 ACRE
CORNERSTONE BIBLE
CHURCH
INST. NO. 2017-26595
O.R.D.C.T.

CALLLED 1.124 ACRE TRACT
LITSEY PROPERTY LLC
INST. NO. 2019-35010
O.R.D.C.T.

$\Delta=36^{\circ}22'58''$
 $R=270.00'$
 $L=171.45'$
 $CB=N17^{\circ}54'23''E$
 $C=168.58'$

5.001 ACRE TRACT
RANDAL DUNN WYNE
INST. NO. 2013-86390
O.R.D.C.T.

63.48 ACRES

ARCHIBALD ROBINSON SURVEY
ABSTRACT NO. 1119

$\Delta=24^{\circ}15'35''$
 $R=575.00'$
 $L=243.46'$
 $CB=S25^{\circ}34'15''W$
 $C=241.65'$

REMAINDER OF
CALLED 117.364 ACRE
NOLIN RAGSDALE
VOL. 1609, PG. 83
D.R.D.C.T.

REMAINDER OF
CALLED 117.364 ACRE
NOLIN RAGSDALE
VOL. 1609, PG. 83
D.R.D.C.T.

REMAINDER OF
40.00 ACRE TRACT
I AM ONE, INC
INST. NO. 99-R0037320
O.R.D.C.T.

GERALD DON WHIGHAM &
JOAN K. WHIGHAM
VOL. 5287, PG. 2892
D.R.D.C.T.

CALLLED 5.0 ACRE TRACT
BLUESTONE NATURAL
RESOURCES II, LLC
INST. NO. 2016-40923
O.R.D.C.T.

REMAINDER OF
40.00 ACRE TRACT
I AM ONE, INC
INST. NO. 99-R0037320
O.R.D.C.T.

REMAINDER OF
CALLED 117.364 ACRE
NOLIN RAGSDALE
VOL. 1609, PG. 83
D.R.D.C.T.

SEVENTEEN LAKES
DOC. NO. 2016-100
O.R.D.C.T.

BUCKWATER WAY

50' R.O.W.

NOTE

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
david.deweirdt@kimley-horn.com

EXHIBIT

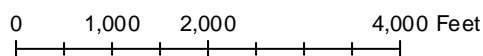
63.48 ACRES SITUATED IN
A. ROBINSON SURVEY, ABSTRACT NO. 1119
A. HENDERSON SURVEY, ABSTRACT NO. 596
CITY OF FORT WORTH ETJ,
DENTON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
FIRM # 10115500

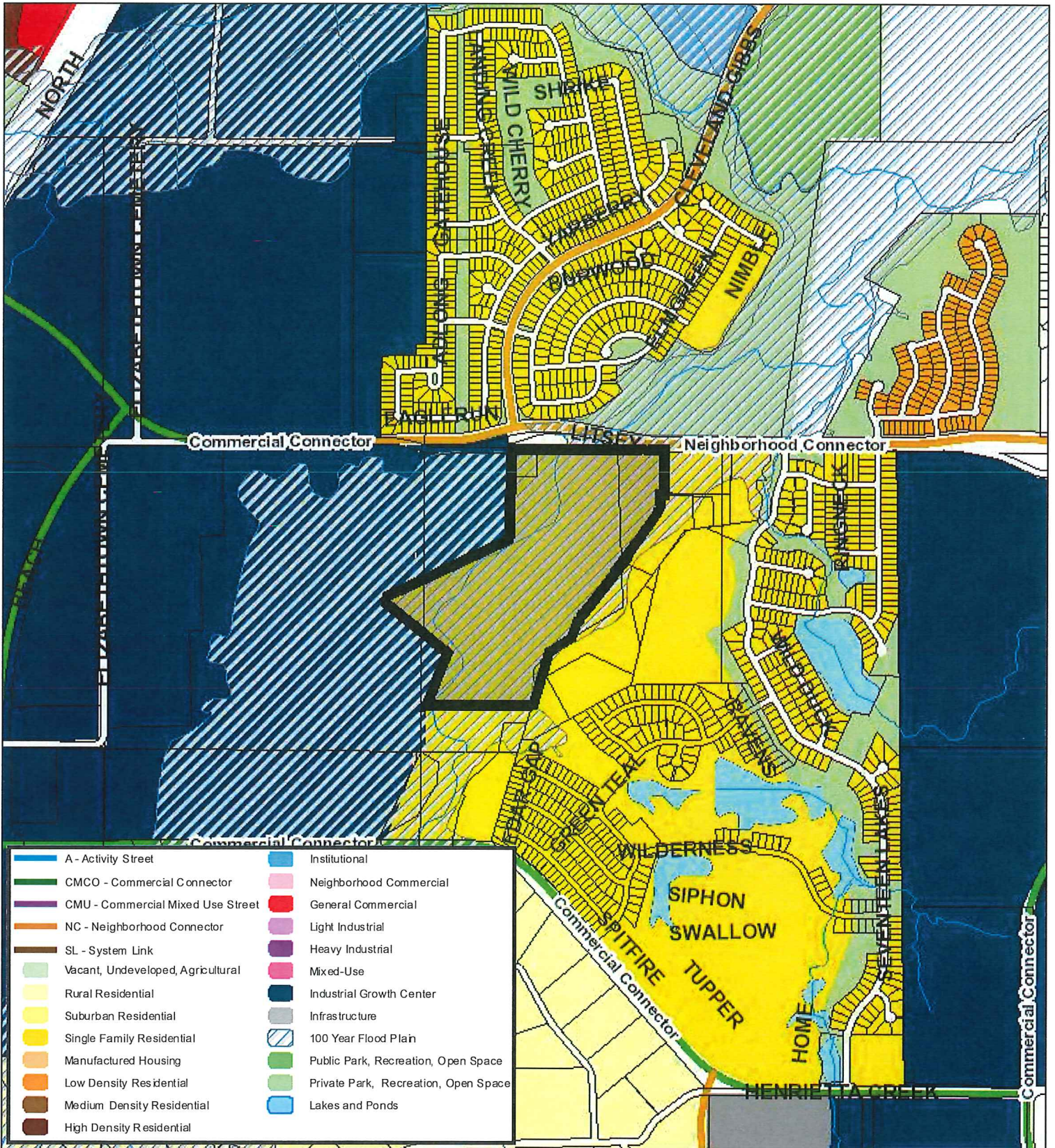
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 400'	DWP	KHA	JULY 2020	067806101	3 OF 3

Area Map





Future Land Use

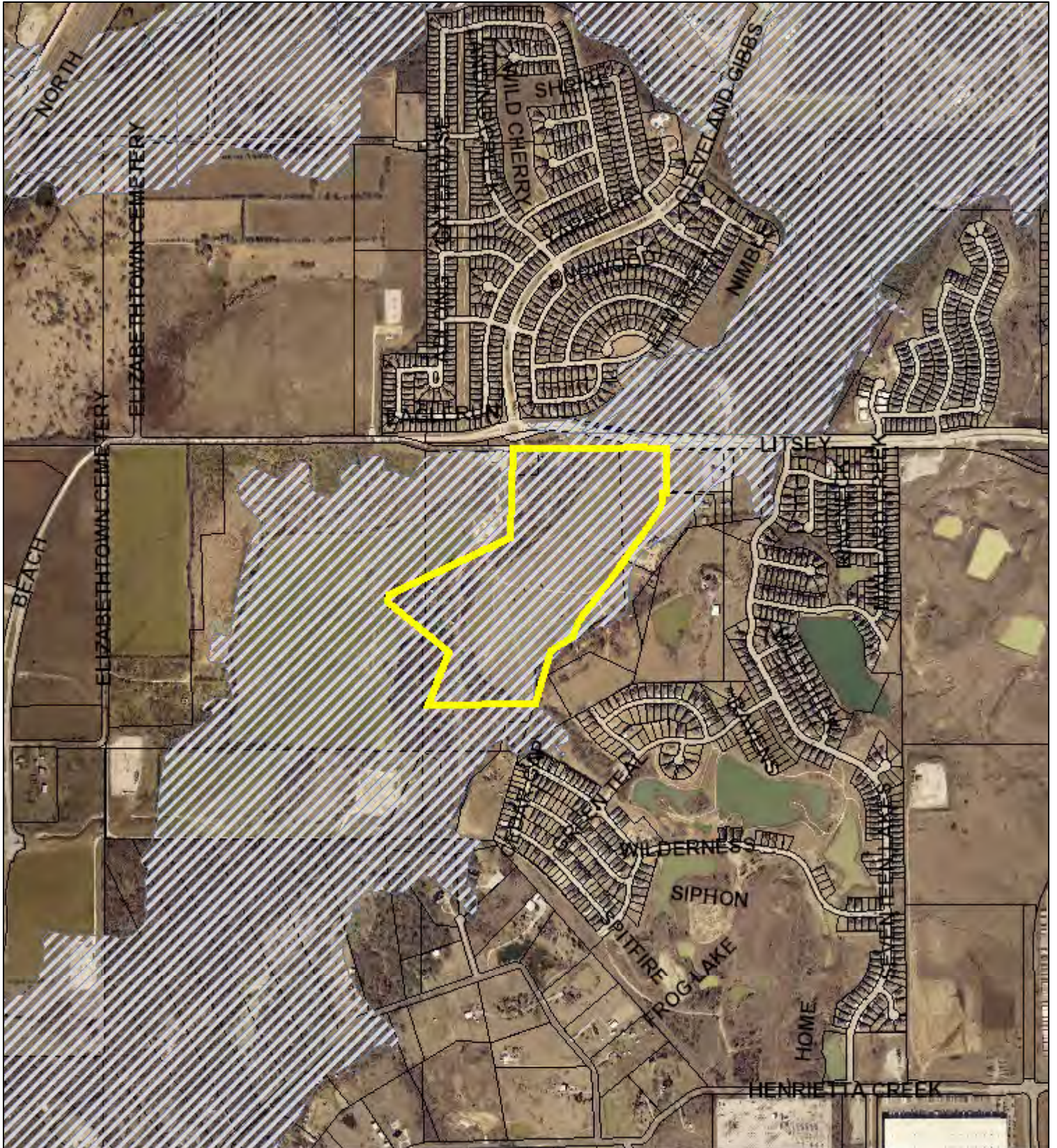


1,000 500 0 1,000 Feet

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 3, 2020



Aerial Photo Map



0 700 1,400 2,800 Feet

