



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 14, 2020

Council District 7

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

Opposition: 1 letter
Support: River District NA

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Scott Goat Farm, LLC

Site Location: 4851 & 4901 Scott Road Acreage: 7.28

Proposed Use: Multifamily

Request: From: "UR" Urban Residential
To: "PD/C" Planned Development for all uses in "C" Medium Density Residential with development standards and waivers to height, parking, setbacks, open space, density, fencing, signage, urban forestry and garbage collection location ; site plan included

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

Comprehensive Plan Consistency: Requested change is **not consistent**.

Staff Recommendation: **Approval**

Background:

The proposed rezoning is located south of Scott Road between Nursery Ln. and Athenia Ln.; an area now identified as the Riverdistrict. Recent zoning cases have resulted in a rezoning to Urban Residential on the property to the north and Mixed Use and Urban Residential in larger River District area, especially along White Settlement Road. The site was previously rezoned from "B" Two-Family to "UR" Urban Residential. The applicant is proposing to rezoned from "UR" Urban Residential to "PD/C" Planned Development for all uses in "C" Medium Density Residential with development standards and waivers; site plan included.

The applicant has stated that due to their proposed use of active adult/independent living that the there are many waivers needed from both "C" zoning and "UR" zoning. The proposed PD is essentially "UR" zoning with a base of "C" to allow them the most flexibility to develop the site.

The below table illustrates the differences between "C", "UR", and the proposed PD/C zoning:

Standard	C/MFD	UR	Proposed PD/C
Open Space	45% min.	5% min.	10% min. (Waiver Required)
Density	24 units per acre	40 units per acre (no	Max. 30 units per

		bonus)	acre (Waiver Required)
Front Yard Setback	20' min.	0'/20' min/max	20' max.
Side Yard Setback	5' min.	0'/20' min/max	5' min.
Rear Yard Setback	5' min.	20'	5' min.
Yards			Sec .6.101 Yards shall not apply (Waiver Required)
Minimum Height	N/A	2 stories	N/A
Maximum Height	36'/3 stories	3 stories (no bonus)	52'/ 4 stories (Waiver Required)
Bufferyard & fence	5' bufferyard and 6' screening fence	5' along all shared property lines	5' bufferyard adjacent to A or B zoning; open-style fence allowed (Waiver Required)
Parking	1 space per bedroom plus 1 space per 250 sf of office/amenity area	1 space per bedroom plus 1 space per 250 sf of office/amenity area	.7 spaces per bedroom 217 spaces provided (Waiver Required)
Townhouse parking	Two spaces per dwelling unit located within a garage	Two spaces per dwelling unit located within a garage	Two spaces per dwelling unit located within a garage
Transitional Height Plane	Does not apply	Applies	Does not apply
Supplemental Setback Adjacent to A or B zoning	3:1 setback with 30' min for units; 1:1 setback with 10' min for garages and carports	5' bufferyard	Supplemental building setbacks from Sec. 6.300 shall not apply. (Waiver Required)
Urban Forestry		5%	Will meet UR standards (Waiver Required)
Signage		Max. allowable 1 sf for every 10 feet on linear frontage	2 sf. for every 10 feet of linear frontage; to be located between the building façade and row; illuminated leasing sign not to exceed 80 sq. ft.; illuminated monument sign with a maximum square footage of 100 ft. (Waiver Required) (Need to submit an exhibit for signage)
Fences	Not allowed between fronting building faces and property lines. Screening fences must be solid wood or masonry	Not allowed between fronting building faces and property lines. Screening fences must be solid wood or masonry	An exterior security fence and gate is permissible between building facades and the western, eastern, and southern property lines. The fencing

			may be open-style and metal. (Waiver Required)
Garbage Collection	Garbage collection location must be located no less than 20'-0" from any A or B district.	Garbage collection location must be located no less than 20'-0" from any A or B district.	Garbage collection location may be located 10' from southern property line (Waiver Required)

Additional development standards:

- Due to potential conflict with overhead electrical lines, street trees may be provided between the building face and back of curb at Scott Road and the following spacing may be utilized:
 - Maximum 80'-0" spacing between large canopy trees
 - Maximum 25'-0" spacing between small/medium canopy trees and small/medium canopy trees or large canopy tree.
- Parking may be located on the private drive aisle between the single-story buildings facing scott road and multifamily building. All parking will be located behind the single-story building faces that front scott road.
- Owner shall provide egress to the trinity trail system for project residents.
- Owner shall post areas with ungated parking spaces with "resident parking only" signs or equivalent restrictive measures.
- Where discrepancies occur between written development standards and graphic representation on the site plan, the written development standards shall govern.

This case will be heard by the City Council on January 14, 2020.

Site Information:

Surrounding Zoning and Land Uses:

- North "B" Two-Family / single family
- East "A-5" One-Family / undeveloped; Trinity River
- South "B" Two-Family / undeveloped; Trinity River
- West "B" Two-Family / undeveloped

Recent Relevant Zoning and Platting History:

- Zoning History: ZC-17-071 from B to UR; effective 8/4/17; subject site
 ZC-16-214 "B" to "UR"; effective 1/23/16 (north of the subject property)
 ZC-15-135 "B" to "UR"; effective 10/19/15 (north of the subject property)

Site Plan Comments:

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

1. Open space 10% min. **(Waiver Required)**
2. Density Max. 30 units per acre. **(Waiver Required)**
3. Allowed height 52' / 4 stories. **(Waiver Required)**
4. Parking ratio of .7 spaces per bedroom. **(Waiver Required)**
5. Supplemental setback adjacent to A or B zoning does not apply. **(Waiver Required)**
6. Urban Forestry will meet UR standards. **(Waiver Required)**
7. 2 sf. for every 10 feet of linear frontage; to be located between the building façade and row; illuminated leasing sign not to exceed 80 sq. ft.; illuminated monument sign with a maximum square footage of 100 ft. **(Waiver Required)**
8. An exterior security fence and gate is permissible between building facades and the western, eastern, and southern property lines. The fencing may be open-style and metal. **(Waiver Required)**
9. Garbage collection location may be located 10' from southern property line. **(Waiver Required)**
10. Sec .6.101 Yards shall not apply. **(Waiver Required)**

(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 December 20, 2019.

The following organizations were notified: (emailed December 16, 2019)

Organizations Notified	
Westside Alliance	FW Rivercrest Bluffs HOA
FW River Heights HOA	River District NA*
Burton Hill Trinity Trails NA	Crestline Area NA
Tarrant Regional Water District	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/C for a multifamily development. Surrounding uses consist of single family to the north and west and the Trinity River to the east and south.

The proposed multifamily **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Northside

The 2019 Comprehensive Plan designates the subject property as Low Density Residential. The proposed PD/C does not meet the below policies within the following Comprehensive Plan:

- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations.
- Encourage development type and intensity appropriate to existing or planned street infrastructure
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods

Based on conformance with the policies stated above, the proposed zoning **is not consistent** 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.

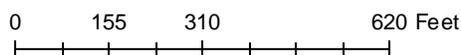
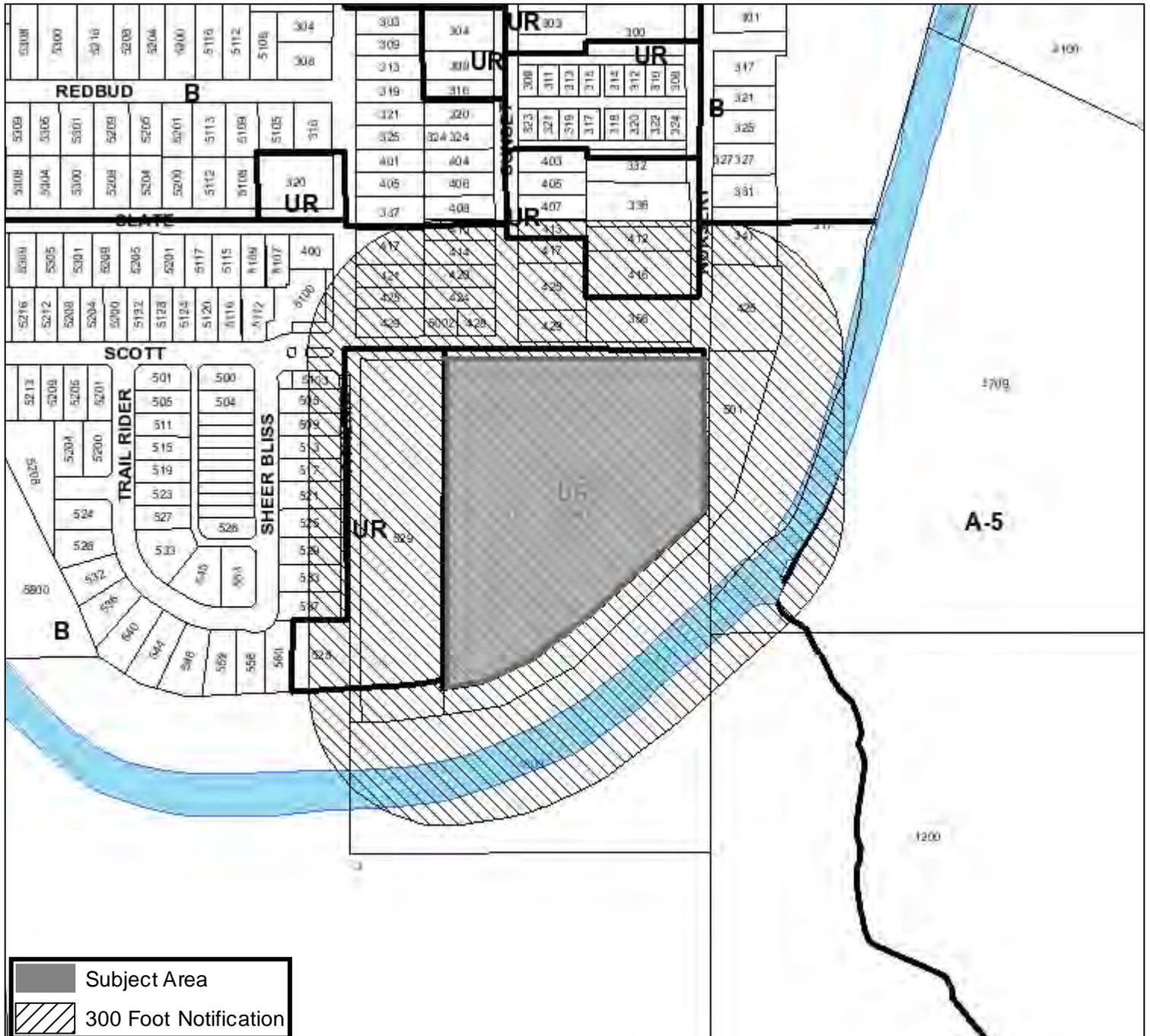
Attachments:

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

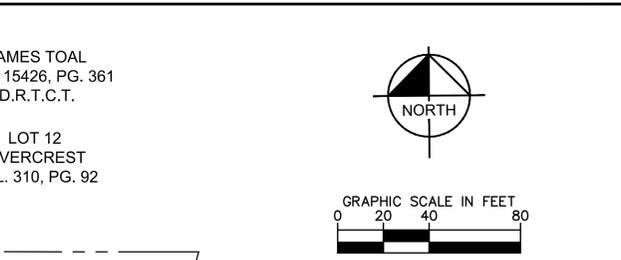
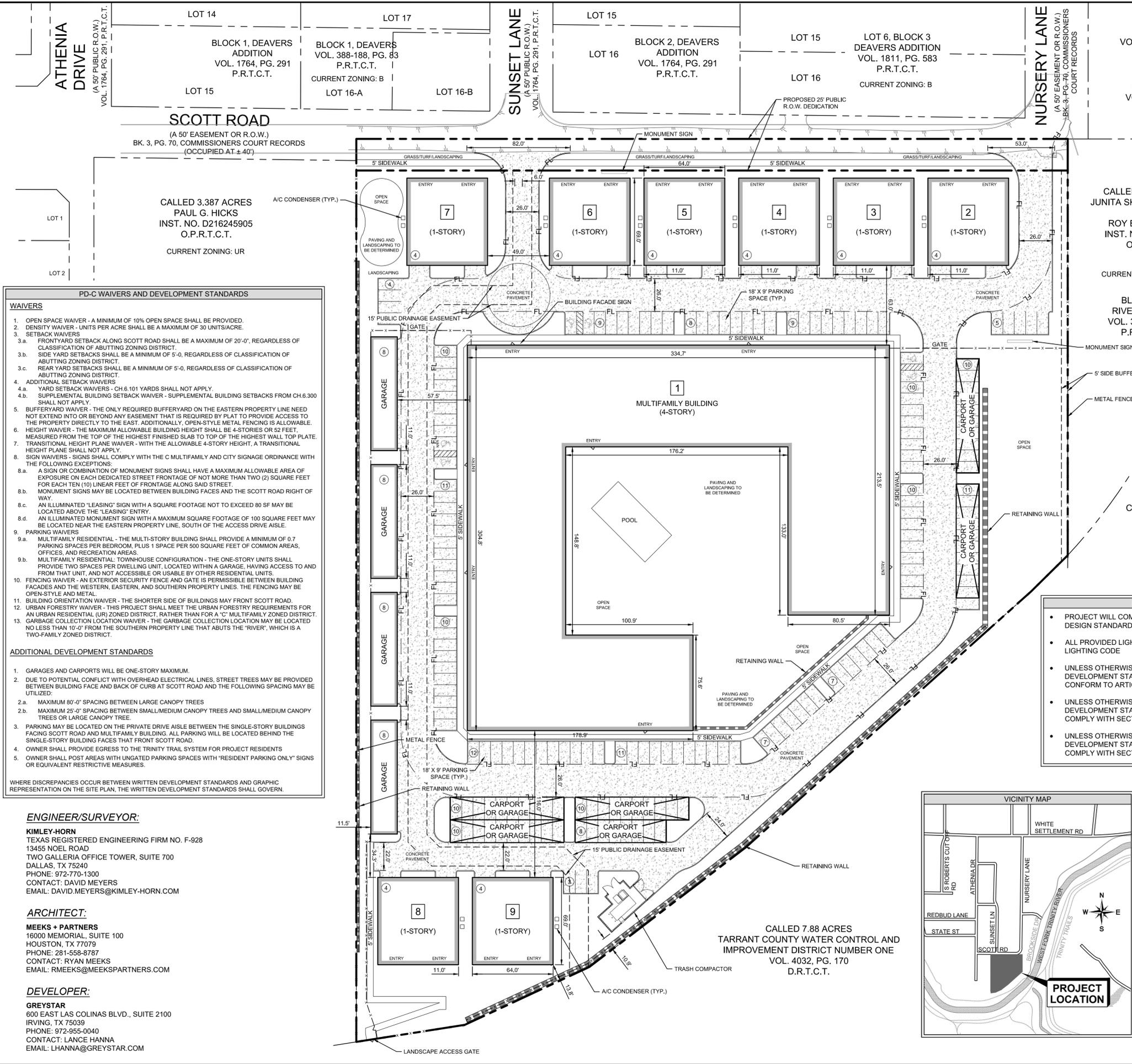


Area Zoning Map

Applicant: Scott Goat Farm, LLC
 Address: 4851 & 4901 Scott Road
 Zoning From: UR
 Zoning To: PD for C uses with development standards & waivers
 Acres: 7.28016238
 Mapsco: 61WX
 Sector/District: Northside
 Commission Date: 1/8/2020
 Contact: 817-392-8043



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SCOTT ROAD
(A 50' EASEMENT OR R.O.W.)
BK. 3, PG. 70, COMMISSIONERS COURT RECORDS
(OCCUPIED AT ± 40)

LOT 14
BLOCK 1, DEAVERS ADDITION
VOL. 1764, PG. 291
P.R.T.C.T.

LOT 17
BLOCK 1, DEAVERS ADDITION
VOL. 388-188, PG. 83
P.R.T.C.T.
CURRENT ZONING: B

LOT 15
BLOCK 2, DEAVERS ADDITION
VOL. 1764, PG. 291
P.R.T.C.T.

LOT 16
BLOCK 2, DEAVERS ADDITION
VOL. 1764, PG. 291
P.R.T.C.T.

LOT 15
LOT 6, BLOCK 3 DEAVERS ADDITION
VOL. 1811, PG. 583
P.R.T.C.T.

LOT 16
CURRENT ZONING: B

LOT 12
RIVERCREST
VOL. 310, PG. 92

LOT 1
LOT 2

LOT 15
BLOCK 11 RIVER CREST
VOL. 310, PG. 91
P.R.T.C.T.

CALLLED 3.387 ACRES
PAUL G. HICKS
INST. NO. D216245905
O.P.R.T.C.T.
CURRENT ZONING: UR

CALLLED 0.6739 ACRES
JUNITA SKAGGS BROWNING AND ROY BROWNING JR.
INST. NO. D212143352
O.P.R.T.C.T.
CURRENT ZONING: B

CALLLED 17.15 ACRES
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
VOL. 4030, PG. 290
D.R.T.C.T.

CALLLED 7.88 ACRES
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
VOL. 4032, PG. 170
D.R.T.C.T.

- PD-C WAIVERS AND DEVELOPMENT STANDARDS**
- WAIVERS**
- OPEN SPACE WAIVER - A MINIMUM OF 10% OPEN SPACE SHALL BE PROVIDED.
 - DENSITY WAIVER - UNITS PER ACRE SHALL BE A MAXIMUM OF 30 UNITS/ACRE.
 - SETBACK WAIVERS
 - FRONT YARD SETBACK ALONG SCOTT ROAD SHALL BE A MAXIMUM OF 20'-0", REGARDLESS OF CLASSIFICATION OF ABUTTING ZONING DISTRICT.
 - SIDE YARD SETBACKS SHALL BE A MINIMUM OF 5'-0", REGARDLESS OF CLASSIFICATION OF ABUTTING ZONING DISTRICT.
 - REAR YARD SETBACKS SHALL BE A MINIMUM OF 5'-0", REGARDLESS OF CLASSIFICATION OF ABUTTING ZONING DISTRICT.
 - ADDITIONAL SETBACK WAIVERS
 - YARD SETBACK WAIVERS - CH. 6.101 YARDS SHALL NOT APPLY.
 - SUPPLEMENTAL BUILDING SETBACK WAIVER - SUPPLEMENTAL BUILDING SETBACKS FROM CH. 6.300 SHALL NOT APPLY.
 - BUFFERYARD WAIVER - THE ONLY REQUIRED BUFFERYARD ON THE EASTERN PROPERTY LINE NEED NOT EXTEND INTO OR BEYOND ANY EASEMENT THAT IS REQUIRED BY PLAT TO PROVIDE ACCESS TO THE PROPERTY DIRECTLY TO THE EAST. ADDITIONALLY, OPEN-STYLE METAL FENCING IS ALLOWABLE.
 - HEIGHT WAIVER - THE MAXIMUM ALLOWABLE BUILDING HEIGHT SHALL BE 4-STORIES OR 52 FEET, MEASURED FROM THE TOP OF THE HIGHEST FINISHED SLAB TO TOP OF THE HIGHEST WALL TOP PLATE.
 - TRANSITIONAL HEIGHT PLANE WAIVER - WITH THE ALLOWABLE 4-STORY HEIGHT, A TRANSITIONAL HEIGHT PLANE SHALL NOT APPLY.
 - SIGN WAIVERS - SIGNS SHALL COMPLY WITH THE C MULTIFAMILY AND CITY SIGNAGE ORDINANCE WITH THE FOLLOWING EXCEPTIONS:
 - A SIGN OR COMBINATION OF MONUMENT SIGNS SHALL HAVE A MAXIMUM ALLOWABLE AREA OF EXPOSURE ON EACH DEDICATED STREET FRONTAGE OF NOT MORE THAN TWO (2) SQUARE FEET FOR EACH TEN (10) LINEAR FEET OF FRONTAGE ALONG SAID STREET.
 - MONUMENT SIGNS MAY BE LOCATED BETWEEN BUILDING FACES AND THE SCOTT ROAD RIGHT OF WAY.
 - AN ILLUMINATED "LEASING" SIGN WITH A SQUARE FOOTAGE NOT TO EXCEED 80 SF MAY BE LOCATED ABOVE THE "LEASING" ENTRY.
 - AN ILLUMINATED MONUMENT SIGN WITH A MAXIMUM SQUARE FOOTAGE OF 100 SQUARE FEET MAY BE LOCATED NEAR THE EASTERN PROPERTY LINE, SOUTH OF THE ACCESS DRIVE AISLE.
 - PARKING WAIVERS
 - MULTIFAMILY RESIDENTIAL - THE MULTI-STORY BUILDING SHALL PROVIDE A MINIMUM OF 0.7 PARKING SPACES PER BEDROOM, PLUS 1 SPACE PER 500 SQUARE FEET OF COMMON AREAS, OFFICES, AND RECREATION AREAS.
 - MULTIFAMILY RESIDENTIAL - TOWNHOUSE CONFIGURATION - THE ONE-STORY UNITS SHALL PROVIDE TWO SPACES PER DWELLING UNIT, LOCATED WITHIN A GARAGE, HAVING ACCESS TO AND FROM THAT UNIT, AND NOT ACCESSIBLE OR USABLE BY OTHER RESIDENTIAL UNITS.
 - FENCING WAIVER - AN EXTERIOR SECURITY FENCE AND GATE IS PERMISSIBLE BETWEEN BUILDING FACADES AND THE WESTERN, EASTERN, AND SOUTHERN PROPERTY LINES. THE FENCING MAY BE OPEN-STYLE AND METAL.
 - BUILDING ORIENTATION WAIVER - THE SHORTER SIDE OF BUILDINGS MAY FRONT SCOTT ROAD.
 - URBAN FORESTRY WAIVER - THIS PROJECT SHALL MEET THE URBAN FORESTRY REQUIREMENTS FOR AN URBAN RESIDENTIAL (UR) ZONED DISTRICT, RATHER THAN FOR A "C" MULTIFAMILY ZONED DISTRICT.
 - GARBAGE COLLECTION LOCATION WAIVER - THE GARBAGE COLLECTION LOCATION MAY BE LOCATED NO LESS THAN 10'-0" FROM THE SOUTHERN PROPERTY LINE THAT ABUTS THE "RIVER", WHICH IS A TWO-FAMILY ZONED DISTRICT.
- ADDITIONAL DEVELOPMENT STANDARDS**
- GARAGES AND CARPORTS WILL BE ONE-STORY MAXIMUM.
 - DUE TO POTENTIAL CONFLICT WITH OVERHEAD ELECTRICAL LINES, STREET TREES MAY BE PROVIDED BETWEEN BUILDING FACE AND BACK OF CURB AT SCOTT ROAD AND THE FOLLOWING SPACING MAY BE UTILIZED:
 - MAXIMUM 80'-0" SPACING BETWEEN LARGE CANOPY TREES
 - MAXIMUM 25'-0" SPACING BETWEEN SMALL/MEDIUM CANOPY TREES AND SMALL/MEDIUM CANOPY TREES OR LARGE CANOPY TREE
 - PARKING MAY BE LOCATED ON THE PRIVATE DRIVE AISLE BETWEEN THE SINGLE-STORY BUILDINGS FACING SCOTT ROAD AND MULTIFAMILY BUILDING. ALL PARKING WILL BE LOCATED BEHIND THE SINGLE-STORY BUILDING FACES THAT FRONT SCOTT ROAD.
 - OWNER SHALL PROVIDE EGRESS TO THE TRINITY TRAIL SYSTEM FOR PROJECT RESIDENTS
 - OWNER SHALL POST AREAS WITH UNGATED PARKING SPACES WITH "RESIDENT PARKING ONLY" SIGNS OR EQUIVALENT RESTRICTIVE MEASURES.
- WHERE DISCREPANCIES OCCUR BETWEEN WRITTEN DEVELOPMENT STANDARDS AND GRAPHIC REPRESENTATION ON THE SITE PLAN, THE WRITTEN DEVELOPMENT STANDARDS SHALL GOVERN.

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CONTACT: LANCE HANNA
EMAIL: LHANNA@GREYSTAR.COM

LEGEND

PROPERTY LINE	---
PROPOSED BUILDING	▭
PROPOSED FIRE LANE	— FL —
PROPOSED FENCE	— x — x — x — x — x — x — x — x —
RETAINING WALL	▬
CONCRETE PAVEMENT	▨

OVERALL SITE DATA

SITE AREA	6.95 AC. (302,732 SF)
TOTAL UNITS	197
DENSITY	28.35 UNITS/AC.
AVERAGE UNIT SIZE	MAX: 1,200 SF
OPEN SPACE	MIN: 10%
EXISTING ZONING	UR
PROPOSED ZONING	PD-C

BUILDING DATA

DATA	BUILDING #1	BUILDINGS #2-#9
NUMBER OF STORIES	4	1
HEIGHT (TOP OF HIGHEST TOP PLATE)	MAX: 52 FT	MAX: 13 FT
AREA (GROSS)	MAX: 180,000 SF	MAX: 5,000 SF
FOOTPRINT	MAX: 65,000 SF	MAX: 5,000 SF

PARKING DATA

BUILDING #1	
REQUIRED PARKING	195 SPACES 252 BEDS @ (0.7 SPACES / BED) + 9,000 SF @ (1 SPACE / 500 SF)
PROVIDED PARKING	217 SPACES (INCLUDING 6 ADA SPACES)
BUILDINGS #2-#9	
REQUIRED PARKING	32 SPACES 16 UNITS @ (2 SPACES / UNITS)
PROVIDED PARKING	32 SPACES

- NOTES**
- PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, PROJECT TO COMPLY WITH SECTION 6.301, LANDSCAPING
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, PROJECT TO COMPLY WITH SECTION 6.302, URBAN FORESTRY

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

OVERTURE RIVER DISTRICT

BRITAIN D. ALFORD SURVEY
ABSTRACT NO. 37
CITY OF FORT WORTH
ZONING CASE NO: 20-005

Kimley-Horn

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OVERTURE RIVER DISTRICT PREPARED FOR GREYSTAR

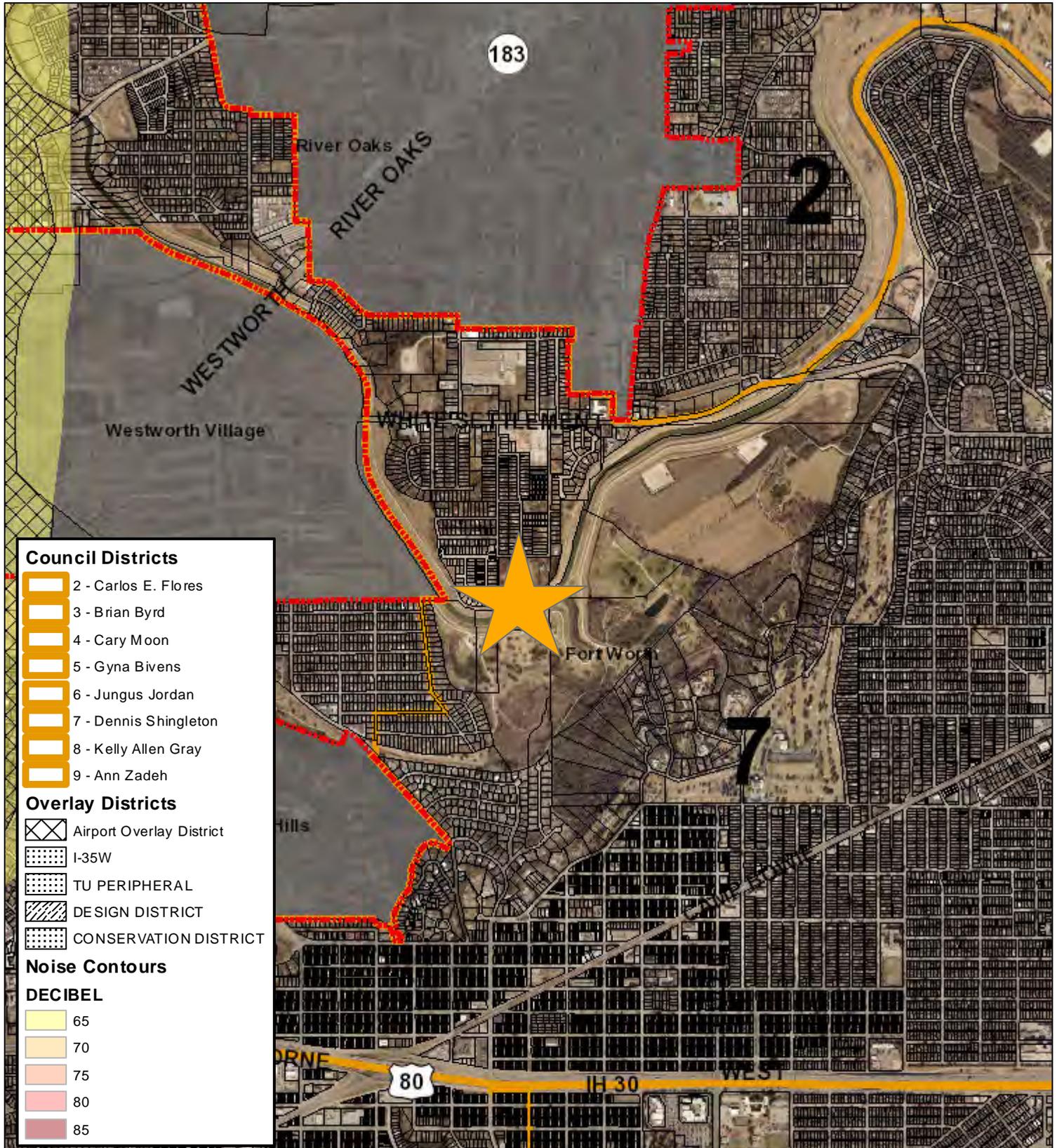
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SITE PLAN

SHEET NUMBER
SP-1

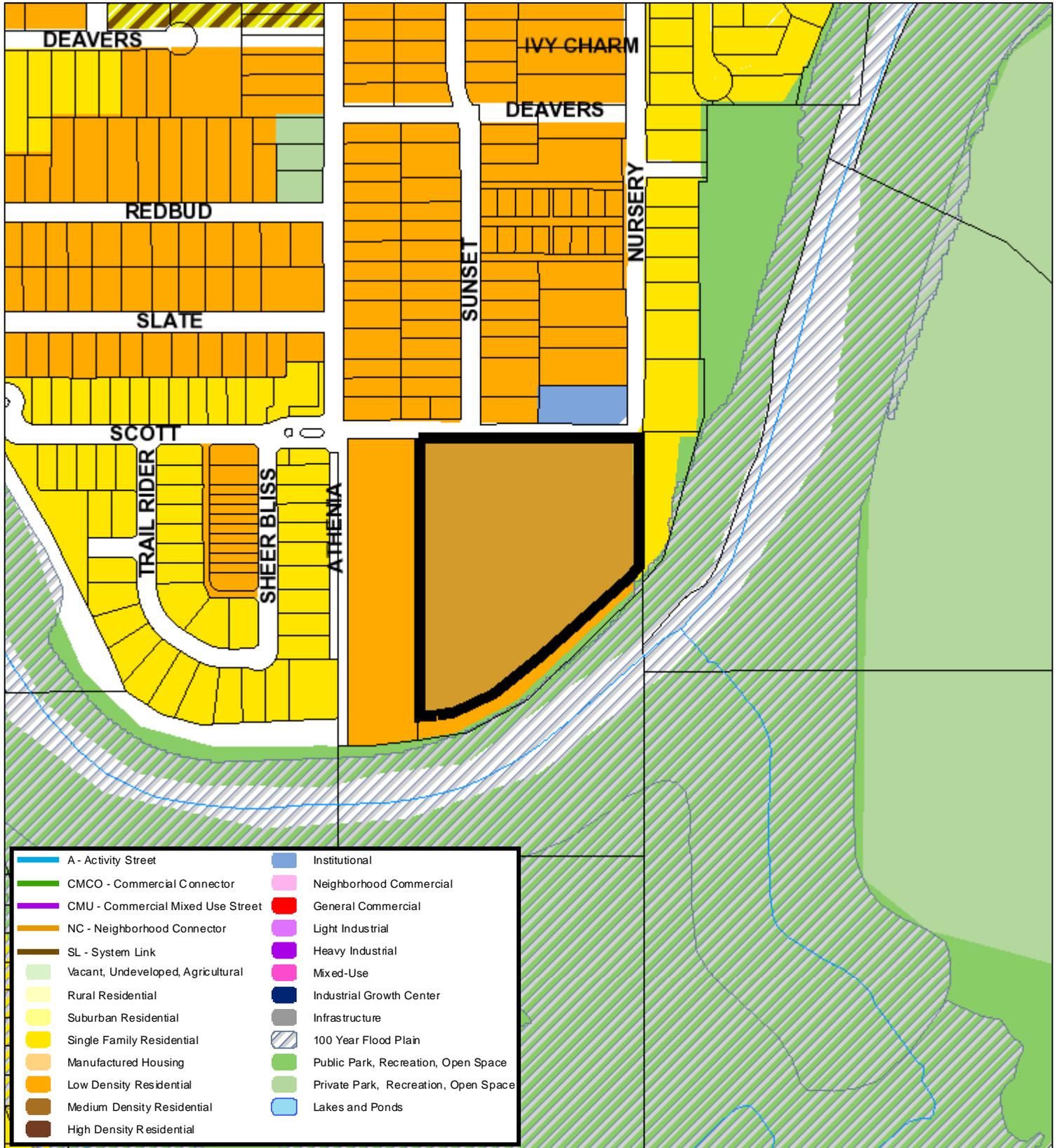
No.	REVISIONS	DATE	BY

Area Map

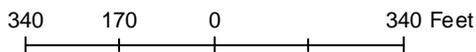


0 1,000 2,000 4,000 Feet

Future Land Use



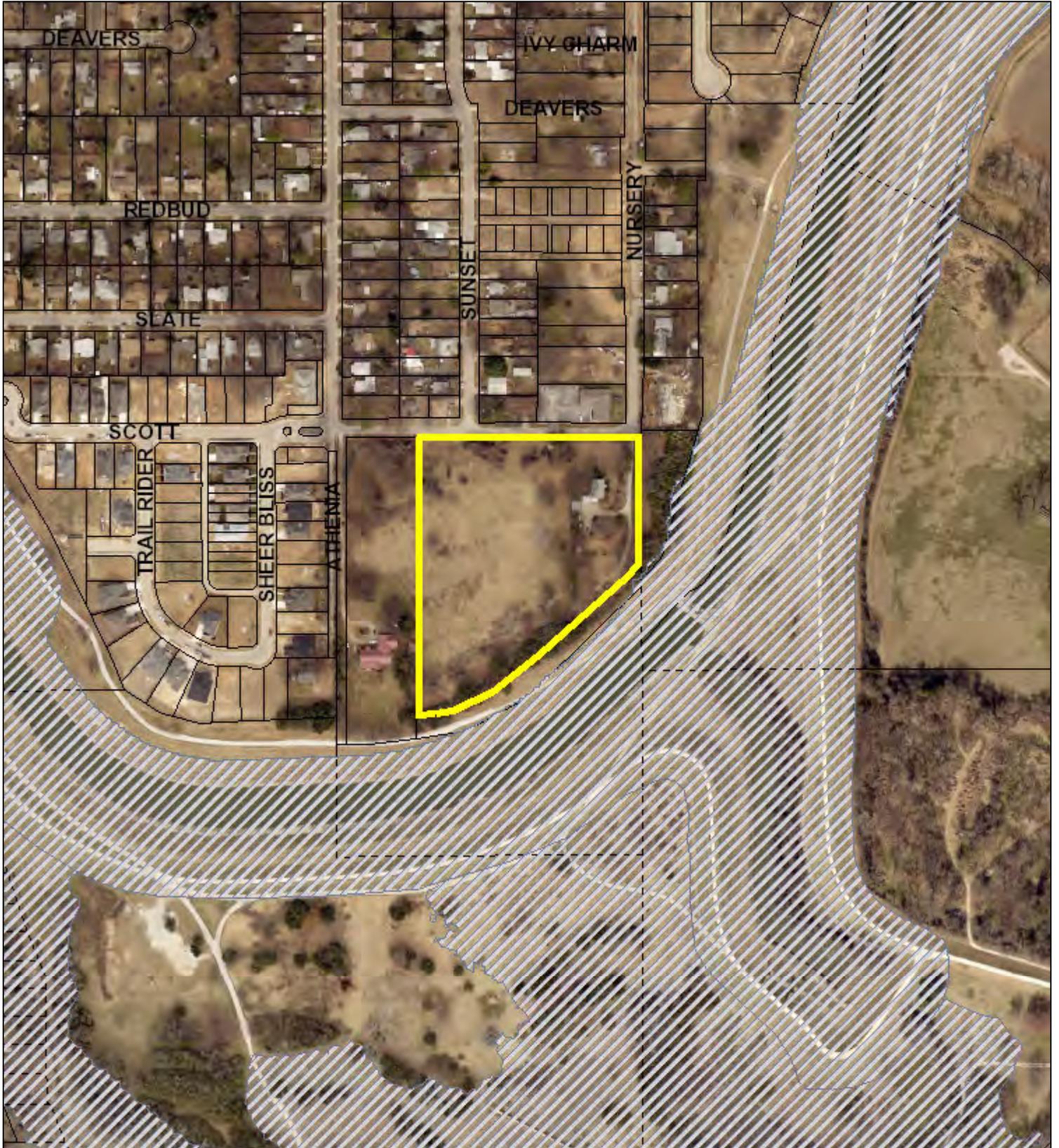
340 170 0 340 Feet



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 5, 2019.



Aerial Photo Map



0 215 430 860 Feet

