



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 2, 2020

Council District 5

Zoning Commission Recommendation:
Approval by a vote of 7-0

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: 3 Strand DV LLC

Site Location: 8950 – 8979 block Creek Run Road Acreage: 1.27

Proposed Use: Multifamily

Request: From: "C" Medium Density Multifamily
To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with development regulation standard to MFD Multifamily Development submission, parking and location, height, façade, enhanced landscaping and screening fence; site plan included

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

Comprehensive Plan Consistency: Requested change is **not consistent (Technical Inconsistency)**.

Staff Recommendation: **Approval with compliance to façade design standards**

Background:

The site is located just north of Cottonwood Village and east of Creek Run Road. The applicant is requesting a zoning change from "C" Medium Density Multifamily to PD/C Planned Development for all uses in "C" Medium Density Multifamily with design standard regulations to MFD submittal, parking, orientation, facade, and screening fence; site plan included. The property is surrounded by the golf course and other uses related to the golf course.

Because site is located adjacent to the golf course and associated uses, conformance with the Multifamily Design Standards, will have a positive impact on the development and its residents.

Below is a table illustrating the differences between "C" zoning and the proposed PD/C request.

Regulation	C	PD/C	Conformance
MFD Submittal	MFD submittal must be approved for every multifamily project in CR, C, and D zoning	The site plan indicates that this submittal replaces the MFD requirement	Does not comply (development regulation standard)

Fencing	A minimum 6 foot screening fence shall be placed on the property line when adjacent to a one- or two- family residential district.	A 6 ft. wood fence is shown on the site plan and extends beyond the building.	Does not comply (development regulation standard)
Height	Maximum 36'	The site plan indicates a maximum height of 2 story	Complies
Parking count	1 space per bedroom plus 1 space per 250 sf of common area, offices and recreation (less laundry rooms and storage)	2 spaces per unit plus common area, 26 spaces provided, a minimum of 39 spaces are required	Does not comply (development regulation standard)
Parking location	No parking or driveways shall be provided between a building and a public or private street.	Parking is shown between the public street and buildings	Does not comply (development regulation standard)
Enhanced Landscaping	20 points required for public features with 10 points coming from street trees	Site plan does not indicate enhanced landscaping for public or private features	Does not comply (development regulation standard)
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building façade is provided including architecture, masonry and fenestration proportion on the side of the other buildings facing the public street.	Building #3 already exists and has no architectural feature on the side fronting the public street.	Does not comply (development regulation standard)
Façade Variation	Each new building oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements: Floors (banding, belt courses, etc., not less than one inch deep and four inches wide) Columns (pilasters,	All proposed buildings may meet one of the three requirements	Does not comply (development regulation standard)

	piers, quoins, etc. not less than one inch deep and six inches wide) Foundation (water tables, rustication)		
Open Space	Minimum 45% No space or area less than 20 feet in either dimension shall be counted as open space.	The site plan indicates a minimum open space of 45%	Complies
Setbacks	Front – 20’ minimum Side – 5’ (interior); 10’ (corner lot) Rear – 5’ minimum	Front – 5 building 3’ Side – 5’ Rear –5’	Setback for building #3 doesn’t comply with 20 ft. front yard setback (development regulation standard)
Setbacks adjacent to A or B zoning	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30’ minimum 1:1 setback with a 10’ minimum setback for one-story garages and carports 20’ minimum setback for dumpster enclosures and one-story accessory structures	NA NA NA	Not Applicable
Density	Maximum 24 units per acre	The site plan indicates a maximum density of 10.2 units per acre	Complies

Site Information:

Surrounding Zoning and Land Uses:

North PD 353 Planned Development / club house
 East PD 334 Planned Development / golf course
 South PD 623 Planned Development / commercial
 West PD 623 Planned Development / parking lot

Zoning History: PD 623 Planned Development for “E” uses with exclusions, PD 353 Planned Development for “CF” for a privately owned golf course with club house, PD 334 Planned Development for “E” uses excluding certain uses

Site Plan Comments:

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

1. The applicant is requesting not to submit an MFD site plan submittal **(development regulation standard, recommended approval)**
2. The proposed site plan does not indicated compliance with the MFD façade variation standards **(development regulation standard, will comply)**
3. Building #3 on the site plan does not comply with the 20 ft. front yard setback along Creek Run **(development regulation standard, recommended approval)**
4. Proposed 6 ft. wood fence extends beyond the building front. **(development regulation standard, recommended approval)**
5. Parking is not allowed between a building and a public or private street **(development regulation standard, recommended approval)**
6. The parking ratio is 1 space per bedroom plus 1 space per 250 sf of common space, which would requires a minimum of 39 parking spaces. The site plan indicates 26 spaces. **(development regulation standard, recommended approval)**

(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 April 22, 2020.

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

Organizations Notified	
Historic Randol Mill Valley Alliance, Inc.*	East Fort Worth, Inc.
Neighborhoods of East Fort Worth	Bentley Village-Waterchase NA
Trinity Habitat for Humanity	Streams and Valleys, Inc.
Arlington ISD	Fort Worth ISD

*Located within this Neighborhood Alliance

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/C for multifamily development. Surrounding uses consist of a clubhouse to the north, golf course to the east, commercial to the south with associated parking lot to the west.

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

2. Comprehensive Plan Consistency – Eastside

The 2019 Comprehensive Plan designates the subject property as Low Density Residential. While the proposed use does not meet the future land use designation, it does meet the below policies within the following Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Locate public neighborhood parks within easy access of residents (less than one-half mile).
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.

Based on lack of conformance with the policies stated above, the proposed zoning **is not consistent** (Technical Inconsistency) with the Comprehensive Plan.

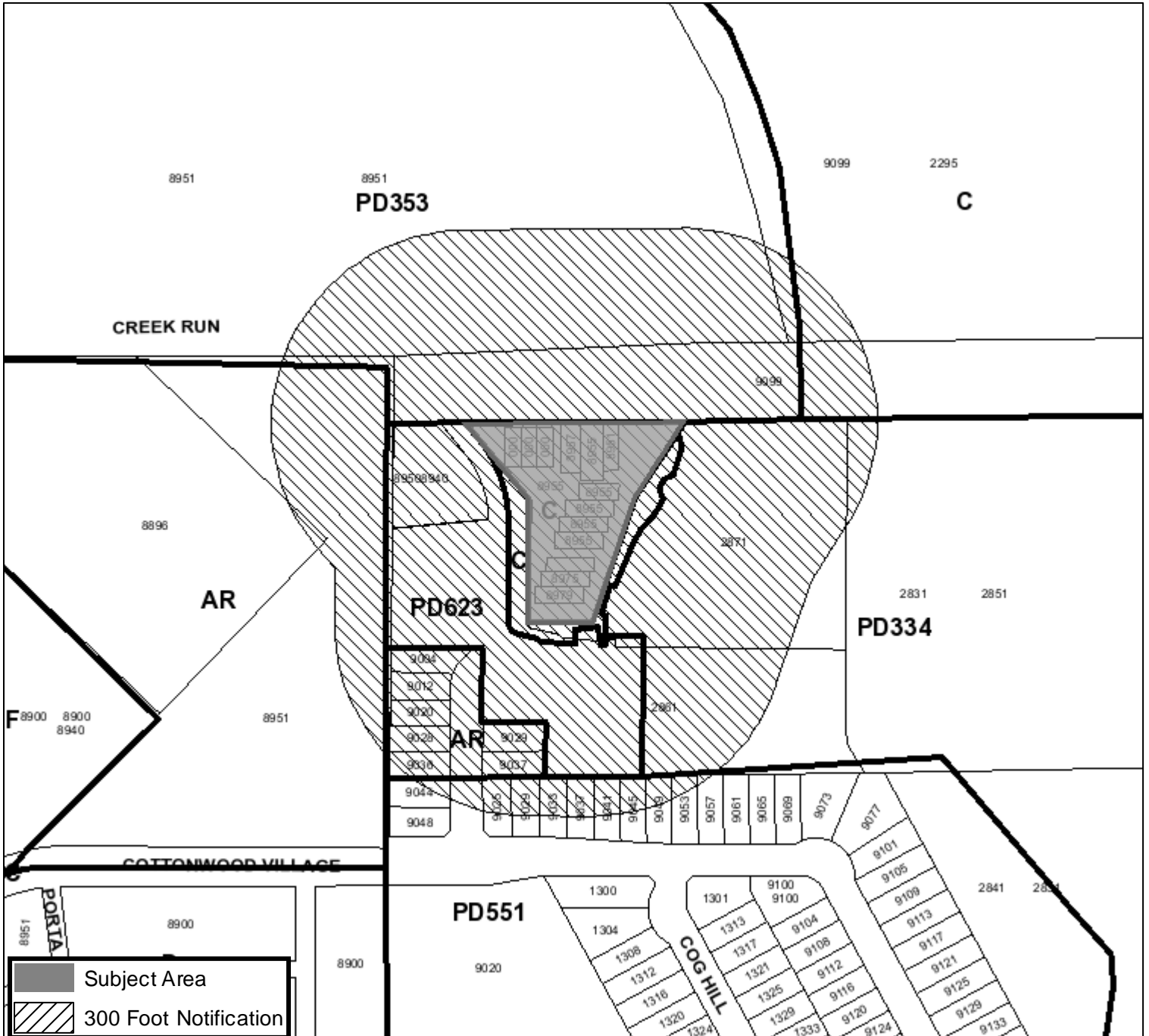
Attachments:



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

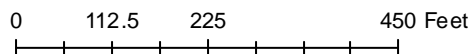


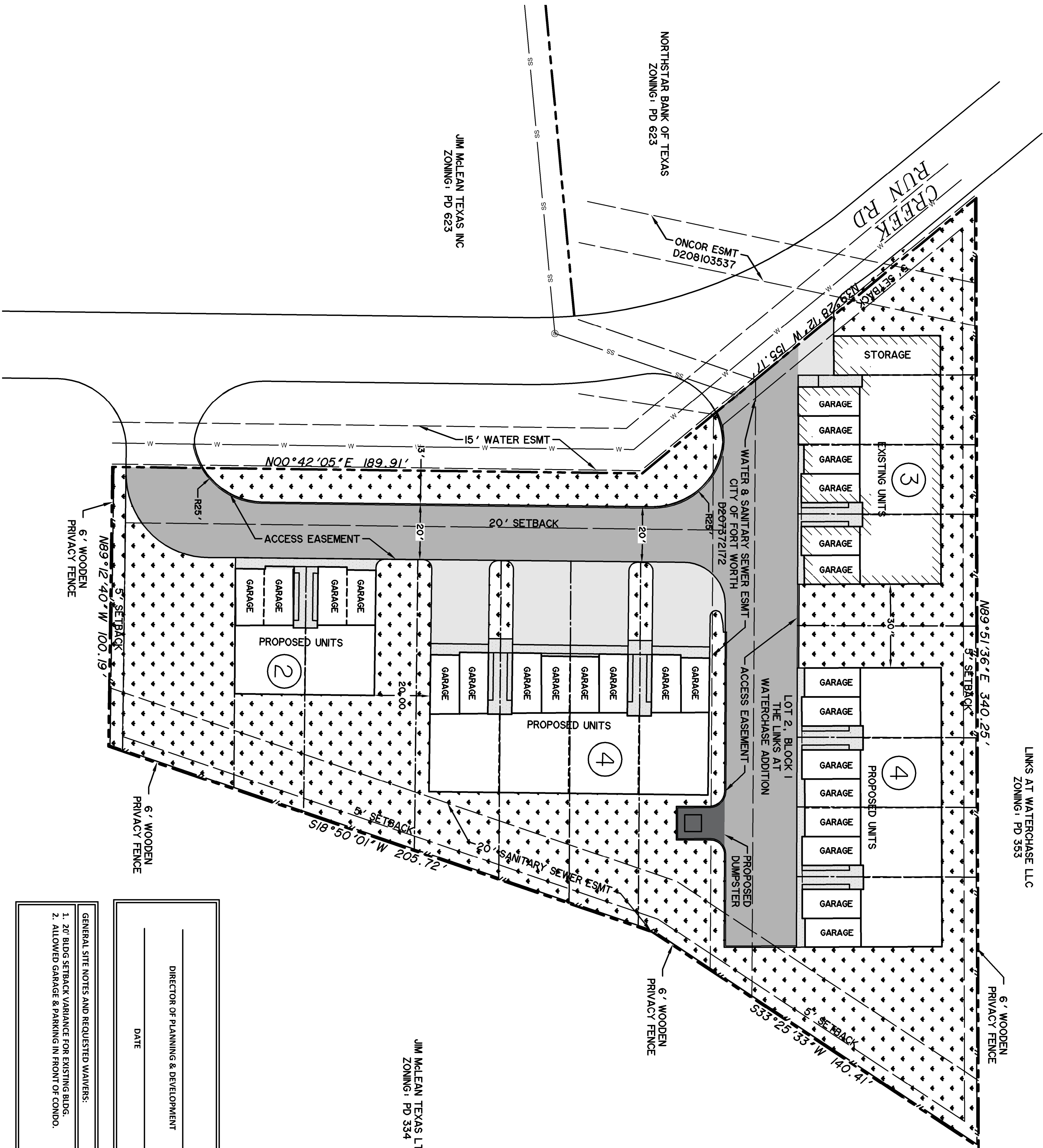
Area Zoning Map

Applicant: 3Strand DV, LLC
 Address: 8950 - 8979 Creek Run Road
 Zoning From: C
 Zoning To: PD/C with dev. regulations to MFD sub, parking, height, façade, landscape, fencing
 Acres: 1.27503435
 Mapsco: 67V
 Sector/District: Eastside
 Commission Date: 5/13/2020
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



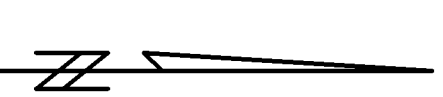
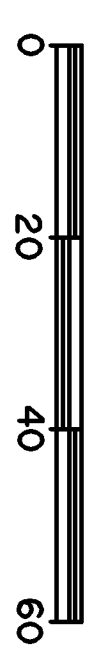


LINKS AT WATERCHASE LLC
ZONING: PD 353

JIM McLEAN TEXAS LTD
ZONING: PD 334

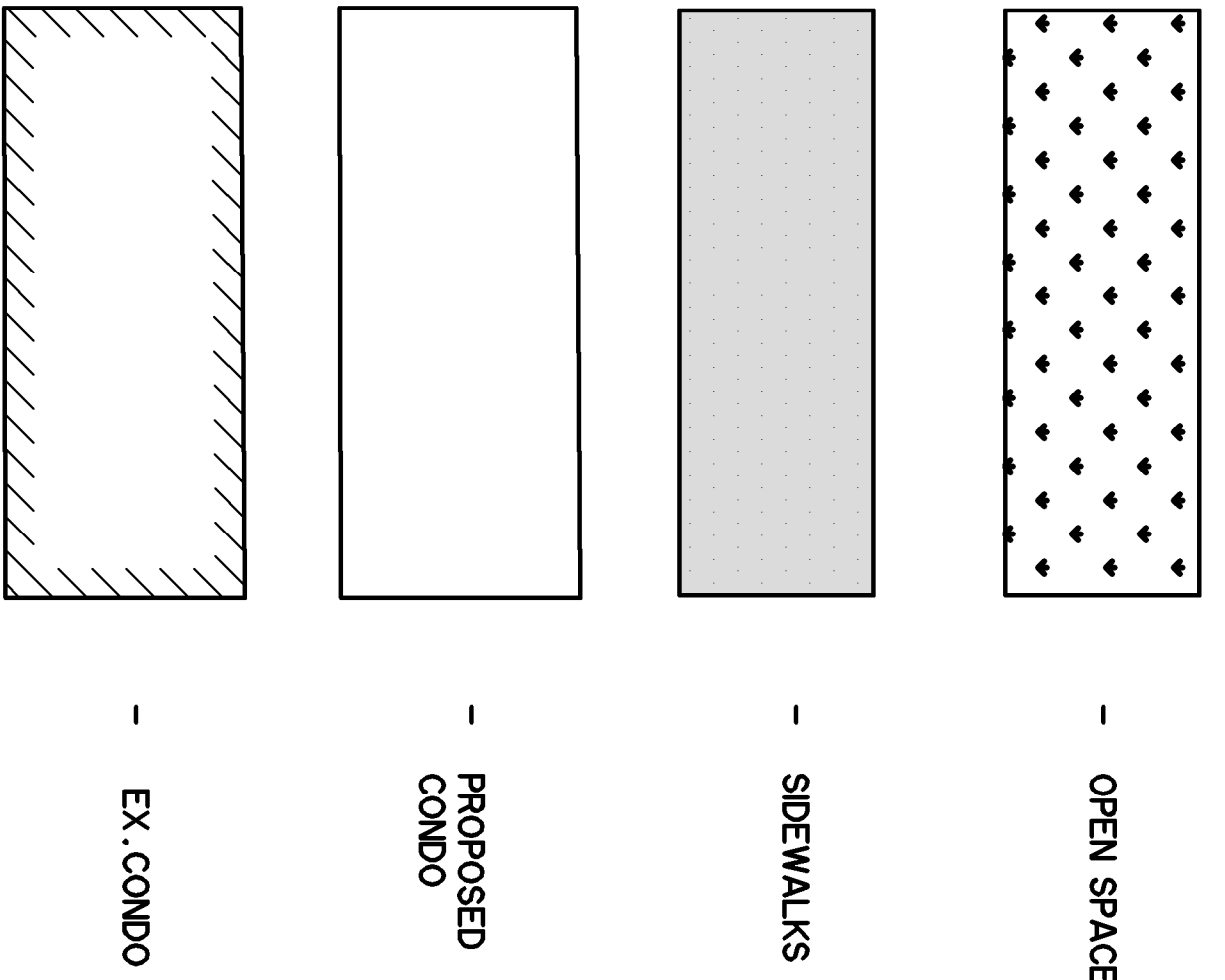
DIRECTOR OF PLANNING & DEVELOPMENT
DATE

GENERAL SITE NOTES AND REQUESTED WAIVERS:
1. 20' BLDG SETBACK VARIANCE FOR EXISTING BLDG.
2. ALLOWED GARAGE & PARKING IN FRONT OF CONDO.



SITE DATA CHART

CURRENT ZONING	C (MEDIUM DENSITY MULTIFAM)
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
EXISTING USE	CONDOMINIUMS
PROPOSED USE	CONDOMINIUMS
LOT AREA	1.27± AC (55,303 SF)
BUILDING AREA	1,400-2,000 SF PER UNIT 30,000 MAX SF (TOTAL)
BUILDING HEIGHT	2-STORY
BUILDING SETBACKS	FRONT: 20' SIDE: 5' REAR: 5'
OPEN SPACE AREA	25048 SF 45% SF
PARKING REQ'D	2 PACES PER UNIT LOCATED WITHIN GARAGE, PLUS 1 PER 250 SF COMMON AREAS, OFFICES AND RECREATION (LESS LAUNDRY ROOMS AND STORAGE)
MAX DENSITY	24 UNITS/ACRE
DENSITY	10.2 UNITS/ACRE
3 BEDROOMS PER UNIT	TOTAL BEDROOMS = 39



ZC-20-039

PREPARED BY:
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ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

NO.	DATE	DESCRIPTION	BY

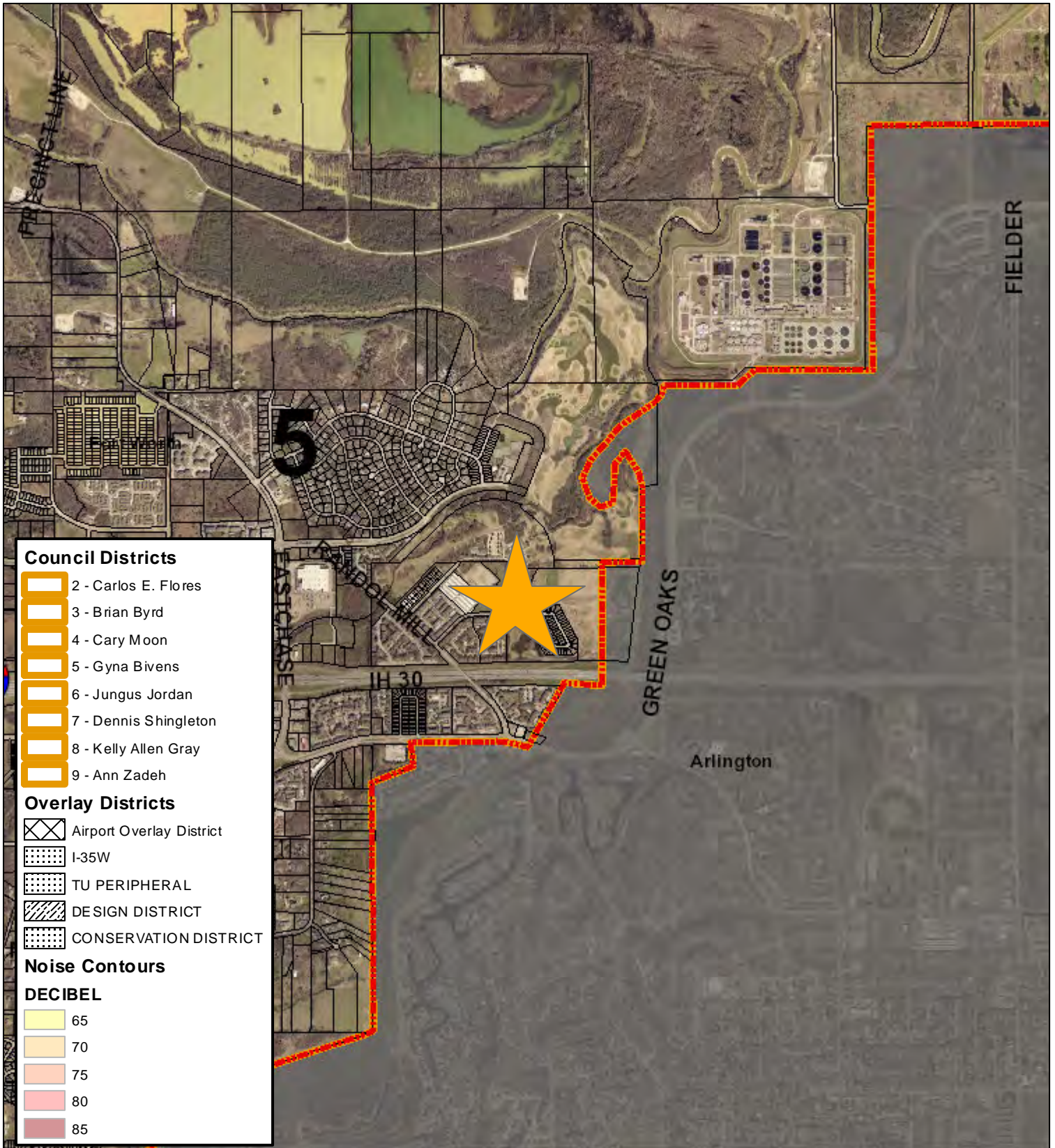
**WATERCHASE CONDOS
FORT WORTH, TEXAS**

**TOWNHOME
SITE PLAN**

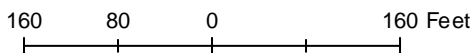
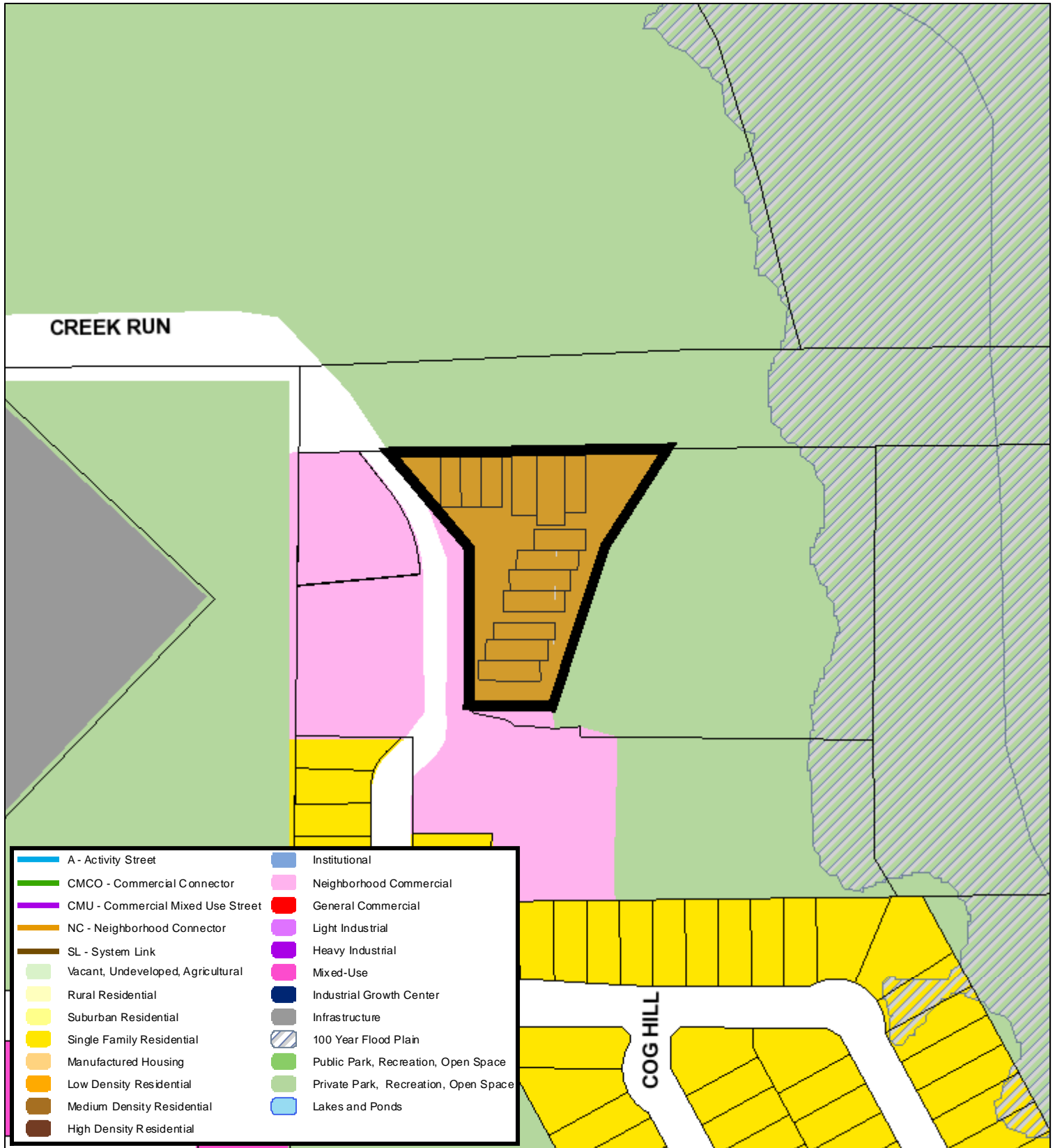
PRELIMINARY PLANS
FOR PROJECT REVIEW,
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.
Prepared By/Or Under
Direct Supervision of
Jacob H. Feary, PE
Texas Registration
No. 99376
On Date Shown Below.
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WIER & ASSOCIATES, INC.
DATE 3/19/2020
V.A.# 20003

SHEET NO.
CSP

Area Map



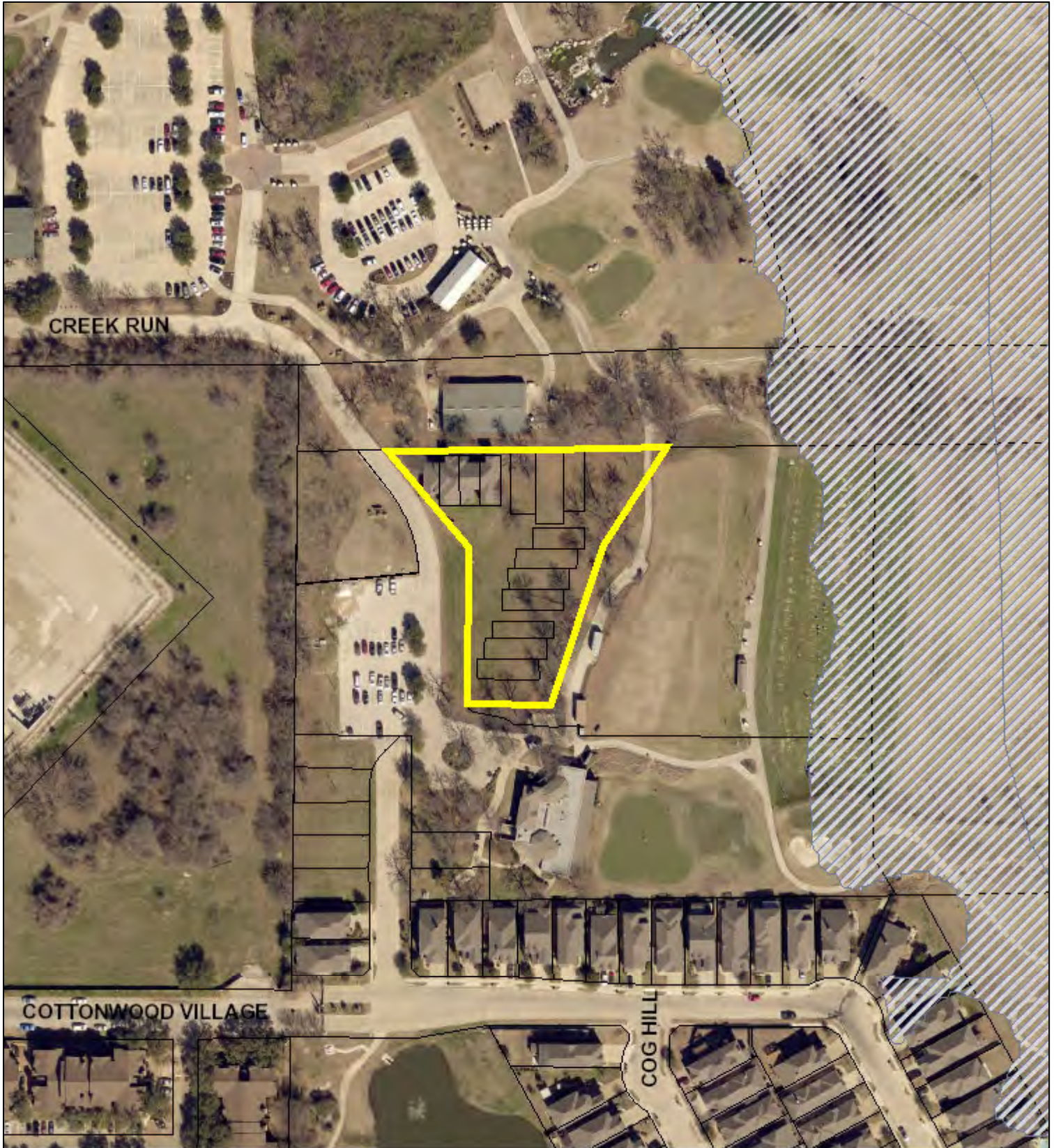
Future Land Use



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 5, 2019.



Aerial Photo Map



0 100 200 400 Feet

