



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 15, 2020

Council District 8

Zoning Commission Recommendation: Approval by a vote of 9-0 Opposition: none submitted Support: none submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Laura Evans</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Total E&P USA Barnett LLC

Site Location: 2000 blocks of E. 1st & E. 4th Streets Acreage: 9.29

Proposed Use: Required Site Plan for Multifamily

Companion Cases: PD 310

Staff Recommendation: Approval

Background:

The site is located near the northeast intersection of IH-35W and 4th Street, a Neighborhood Connector on the City of Fort Worth’s Master Thoroughfare Plan. The applicant has submitted the required site plan for a multifamily development.

The Planned Development, which was approved in 1998, has different regulations than most PD’s. The PD allows for 7 acres of multifamily with a density of 30-50 units per acre, 37 acres of multifamily with a density of 30-36 units per acre, and 12.5 acres of retail, restaurant, and commercial uses. The site is approximately 9.3 acres with an average density of 37.07 units per acre. That leaves about 34.7 acres of land for future multifamily development.

Site Information:

Surrounding Zoning and Land Uses:

- North PD 1067 / gas well
- East PD 1067 / Top Golf
- South “J” Medium Industrial / industrial
- West PD 310 / IH-35W

Zoning History: None

Site Plan Comments:

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

1. Building orientation – longest sides are not parallel to street (waiver required)
2. Add minimum open space percentage
3. Add note stating the site will meet the enhanced landscaping requirements

(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 November 18, 2020.

The following organizations were notified: (emailed November 16, 2020)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Riverside Alliance
Uptown NA	Vintage Riverside NA
United Riverside NA	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst Scenic Drive Inc.
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD

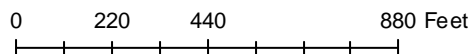
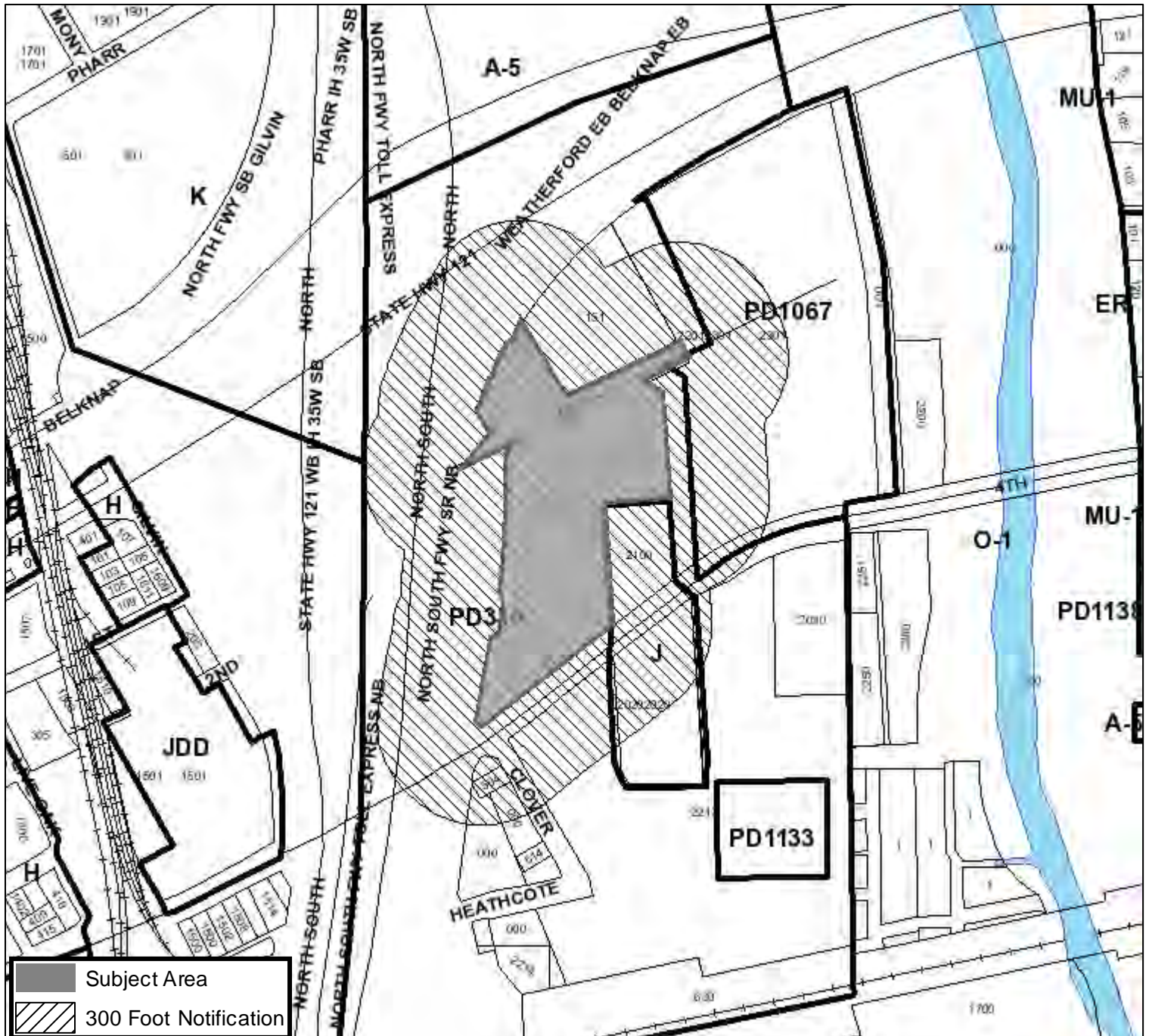
*Located within this Neighborhood Association

Attachments:

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

Area Zoning Map

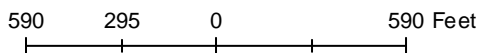
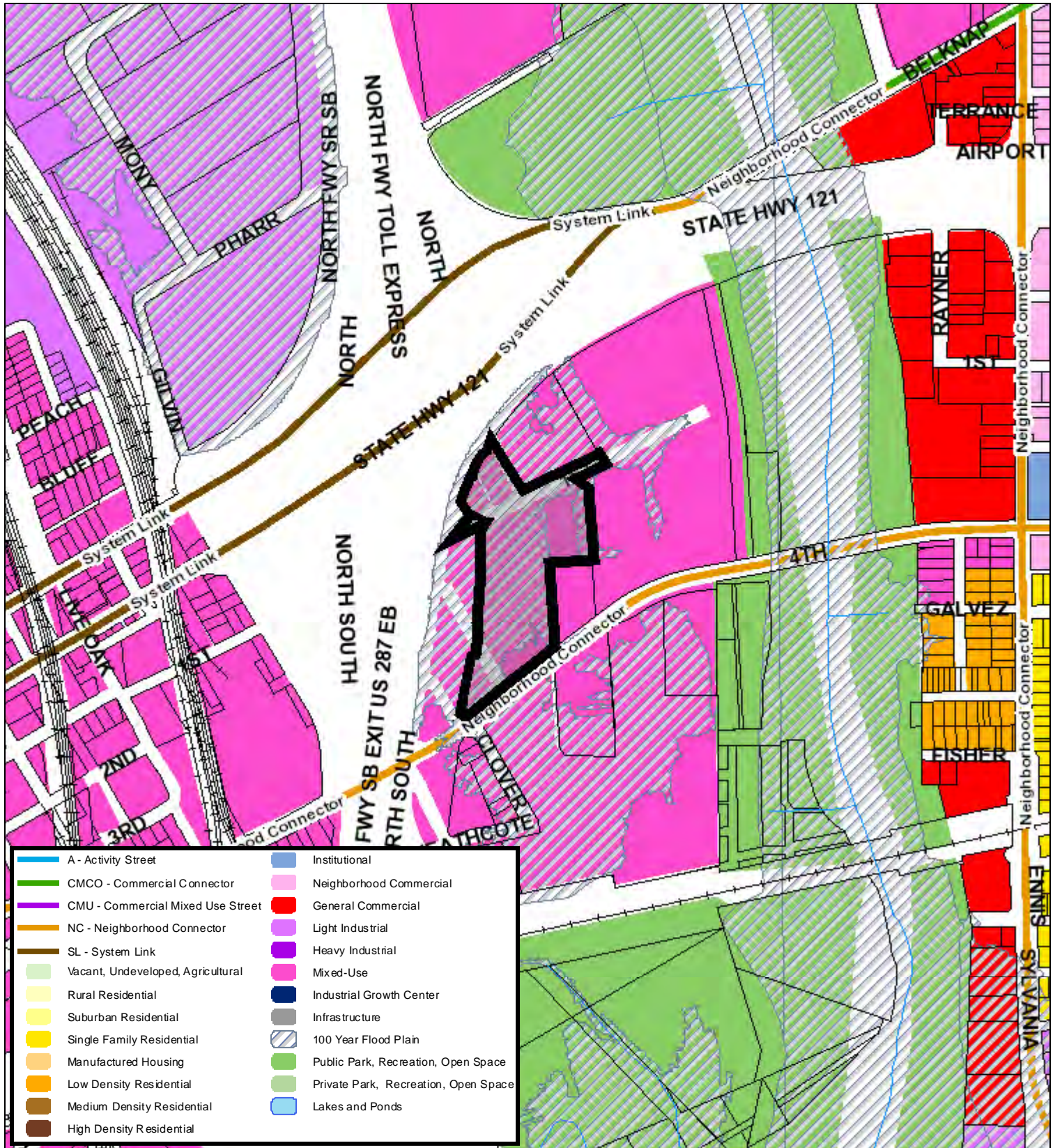
Applicant: Total E&P USA Barnett LLC
 Address: 2000 blocks of E. 1st & E. 4th Streets
 Zoning From: PD 310
 Zoning To: Required Site Plan for multifamily
 Acres: 9.2918601
 Mapsco: 63TX
 Sector/District: Northeast
 Commission Date: 12/9/2020
 Contact: 817-392-8043



Area Map



Future Land Use



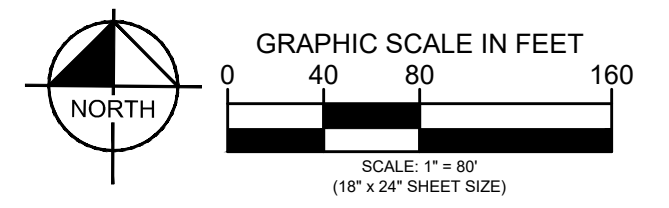
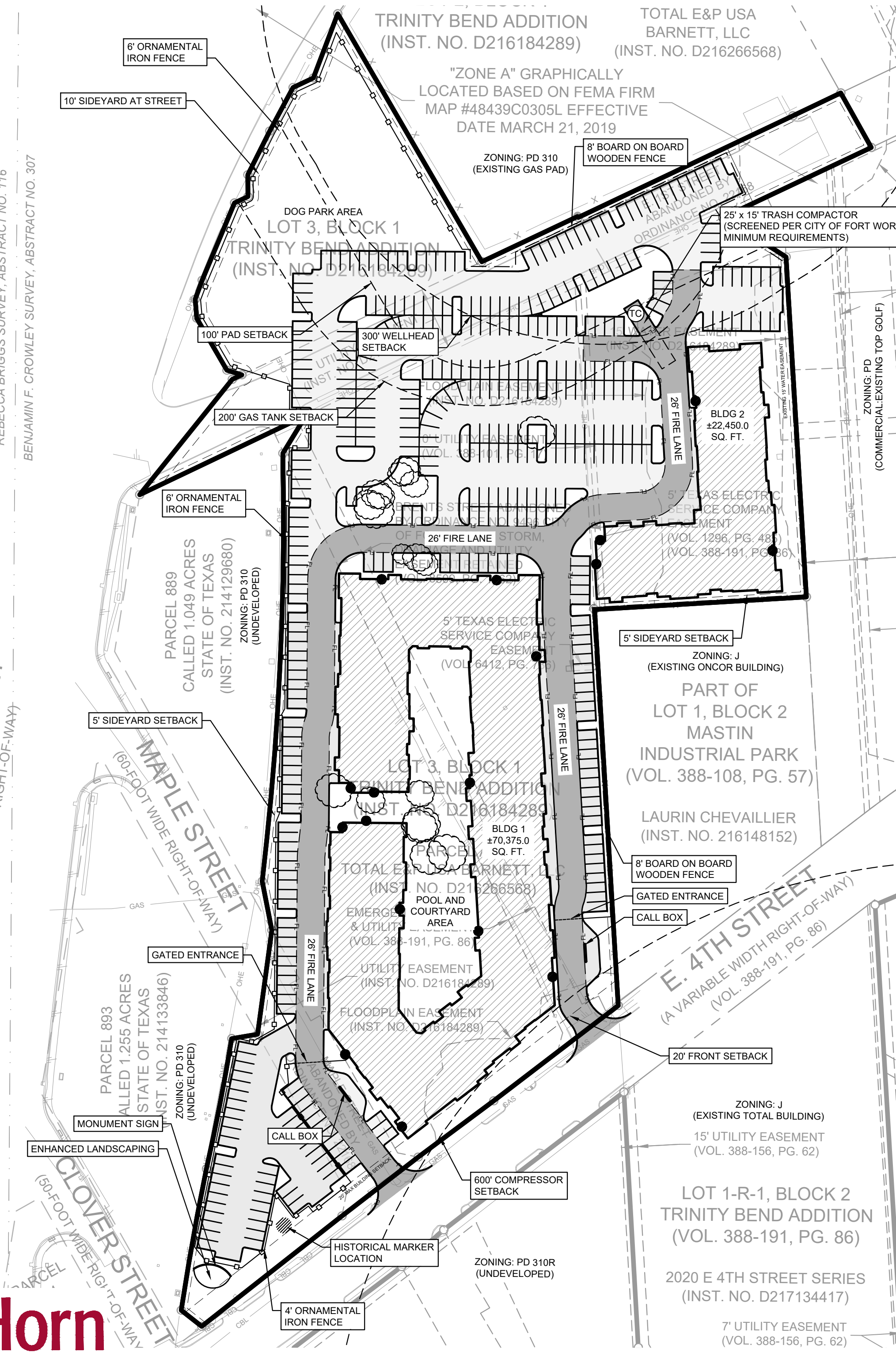
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



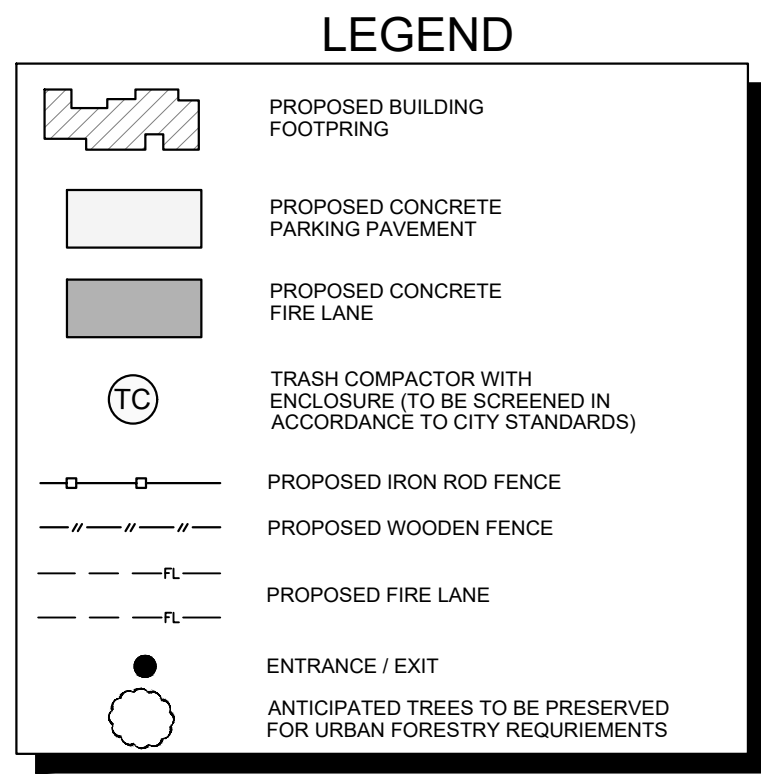
DWG NAME: K:\FTW_CIVIL\06514813 - STONEHAWK 4TH STREET\CDP\ANSHEETS\SPD SITE PLAN EXHIBIT.DWG
 LAST SAVED: 11/24/20 10:30 AM



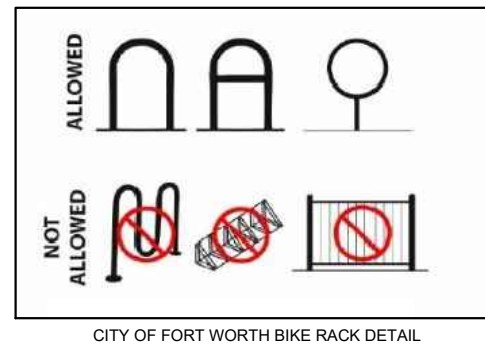
801 Cherry Street, Unit 11, Suite 1300
 Fort Worth, TX 76102
 817-335-6511
 State of Texas Registration No. F-928



SITE DATA STONEHAWK 4TH									
PD 310R : Z-98-117A									
FLOOD ZONE:	SUBJECT PROPERTY LOCATED IN SUMP. FFE REQUIRED TO BE MINIMUM OF 2' ABOVE SUMP ELEVATION OF 520.8'. EXISTING AREA BELOW SUMP ELEVATION TO BE MAINTAINED POST DEVELOPMENT.								
SITE AREA:	9.1171 ACRES								
UNIT MIX:	338 UNITS: 25 STUDIO, 227 (1) BDRM, 86 (2) BDRM								
PARKING CALCULATIONS:	MIN: 1 SPACES PER BEDROOM + 1 SPACE PER 250 SQ. FT OF COMMON AREAS. 424 BEDROOMS + 8,500 SQ FT COMMON SPACE = 458 SPACES								
PARKING SUMMARY:	<table border="1"> <thead> <tr> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>458 SPACES</td> <td>413 SPACES</td> </tr> <tr> <td>0 SPACE</td> <td>63 SPACE</td> </tr> <tr> <td>458 SPACE</td> <td>476 SPACE</td> </tr> </tbody> </table>	REQUIRED	PROVIDED	458 SPACES	413 SPACES	0 SPACE	63 SPACE	458 SPACE	476 SPACE
REQUIRED	PROVIDED								
458 SPACES	413 SPACES								
0 SPACE	63 SPACE								
458 SPACE	476 SPACE								
BUILDING HEIGHT:	47' FROM SLAB TO TOP OF ROOF ± 50' TO TOP OF PARAPET								
PROPOSED DENSITY:	37.07 UNITS PER ACRE								



- NOTES:**
- EXISTING PD LAND USES: MULTIFAMILY DWELLINGS WITH LEASING AND AMENITY CENTERS AS ALLOWED UNDER THE D HIGH DENSITY MULTIFAMILY ZONING DISTRICT.
 - AMENITY CENTER AREA TO INCLUDE: POOL, EVENT LAWN
 - OTHER SITE AMENITIES INCLUDE: DOG PARK, 4th FLOOR LOUNGE, FITNESS CENTER BUSINESS CENTER, CLUB ROOM, OUTDOOR SEATING AREAS WITH GRILLS, AND OUTDOOR GAME AREAS.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS UNLESS SPECIFIED ON THE SITE PLAN.
 - THIS PROJECT WILL MEET REQUIRED ENHANCED LANDSCAPING POINT SYSTEM. MINIMUM 35% OPEN SPACE REQUIRED.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - THE PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
 - THIS PROJECT WILL COMPLY WITH FORT WORTH SIGN CODE.
 - TRASH COMPACTOR WILL BE SCREENED WITH A MASONRY WALL ON ALL THREE SIDES AND CONTAIN A GATE.
 - THE SQUARES ON THE IRON FENCE SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF ROD SPACING. PROPOSED ROD SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS.
 - THIS SITE PLAN IS SUBMITTED AS PART OF THE EXISTING PD 310R FOR THE SUBJECT PROPERTY.
 - PROPOSED BUILDING MATERIALS TO CONSIST OF WOOD, BRICK, STUCCO, HARDY SIDING, METAL PANELS, METAL RAILINGS AND GLASS.
 - HVAC CONDENSOR UNITS TO BE LOCATED ON ROOF.
 - A MFD SITE PLAN WILL BE SUBMITTED AS PART OF BUILDING PERMIT SUBMITTAL.

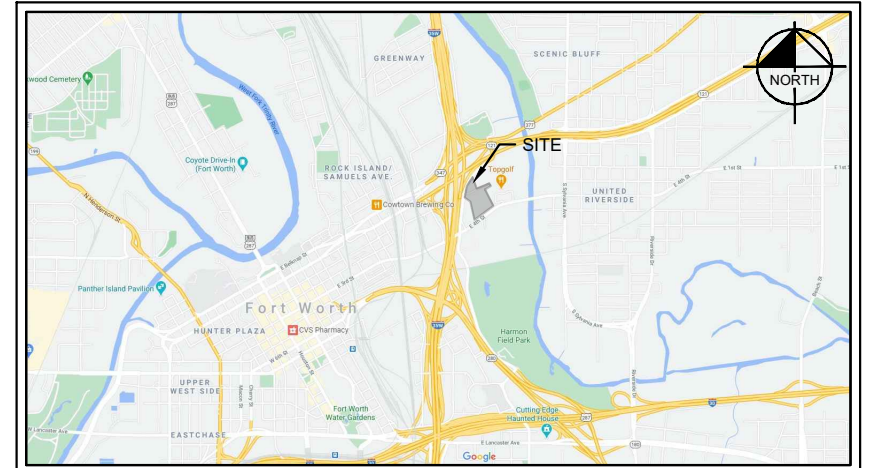


CONCEIRGE TRASH SERVICE TO BE PROVIDED FOR RESIDENTS. TRASH COMPACTOR LOCATED ON SITE. NO ADDITIONAL DUMPSTER PROPOSED

AREAS NOT DEPICTED AS BUILDING, PARKING, OR FIRE LANE TO BE UTILIZED FOR OPEN SPACE AND CONCRETE SIDEWALKS. MIN 35% OPEN SPACE TO BE PROVIDED

PD 310R SUMMARY							
ACRES	USE	DENSITY	TOTAL UNITS	EXISTING ACRES	PROPOSED ACRES	PROPOSED UNITS	ACRES REMAINING
37	MULTIFAMILY	30-36 UNITS/ACRE	1,110-1,332	0	2.1	0	34.9
7	MULTIFAMILY	30-50 UNITS/ACRE	210-350	0	7	338	0
12.5	RETAIL, RESTAURANT AND COMMERCIAL			0	0	0	12.5 ACRES

REVISED REGULATION REQUESTED FOR BUILDING ORIENTATION



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 Engineer: TYLER C. SCOTT
 P.E. No. 131358 Date: 11/24/20

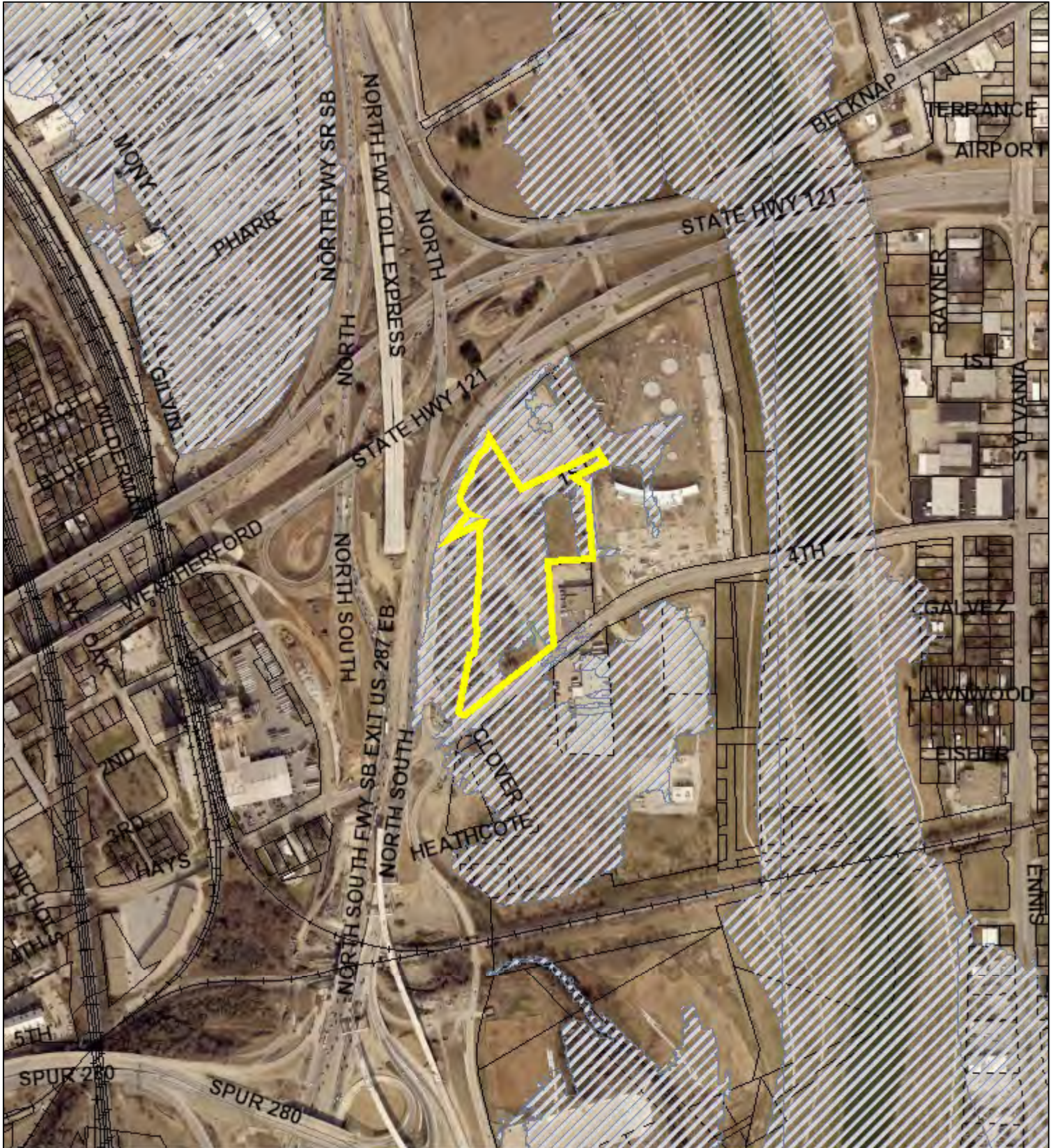
DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

STONEHAWK 4TH MULTIFAMILY

ZONING SITE PLAN EXHIBIT PD-310R
 FORT WORTH, TX
 NOVEMBER 2020

OWNER: TOTAL E&P USA BARNETT, LLC
 301 COMMERCE STREET, SUITE 3701
 FORT WORTH, TEXAS 76102
DEVELOPER: BRANDON HOPKINS
 STONEHAWK CAPITAL PARTNERS, LLC
 2722 ROUTH STREET
 DALLAS, TEXAS 75201
 714-673-2919
APPLICANT/ENGINEER: TYLER SCOTT, PE
 KIMLEY-HORN AND ASSOCIATES
 801 CHERRY ST. UNIT 11, SUITE 1300
 FORT WORTH, TX 76102
 817-335-6511

Aerial Photo Map



0 370 740 1,480 Feet

