



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
November 10, 2020

Council District 8

Zoning Commission Recommendation: Approval by a vote of 7-0, as amended with additional landscaping and a landscape plan Opposition: 2 letters 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: Justin's Place

Site Location: 500 - 800 blocks Sycamore School Road Acreage: 4.59

Proposed Use: Detached Multifamily/Cottage Community

Request: From: "E" Neighborhood Commercial

To: Planned Development for all uses in "CR" Low Density Multifamily with revised development regulations for building orientation, parking, enhanced landscaping, and setbacks, with a waiver to MFD submittal, site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent.

Staff Recommendation: Approval with additional landscaping requirements within the community green space on the site plan

Background:

The property is located on the south side of Sycamore School Road, a Neighborhood Connector on the Master Thoroughfare Plan, between Trimble and Missouri-Kansas Railroad. The applicant is proposing a zoning change to create a "cottage community", a multifamily use that will include multiple structures on one lot and shared community space. As none of the city's districts can accommodate this form by right, a Planned Development (PD) with new development regulations is necessary to allow the cottage community form. New development regulations include open space, setbacks, and parking, along with a waiver to the MFD submittal.

While the site plan states that they will be meeting the required enhanced landscaping regulations, staff feels that because detached multifamily is a hybrid development between single family and multifamily. More consideration should be given to landscaping within the development. Enhanced landscaping focuses on the public realm. Since this product is more in line with duplex typology the landscaping should be similar so staff is recommending that the development add additional trees to community green space, which will be functioning as the accessible open space for the development as the surrounding open space is proposed to be fenced off and may be used as a drainage area.

The proposed development consists of 24 duplex dwelling units. There is a mix of two and three bedroom units. The site will not be meeting parking requirements of one space per bedroom. Each unit will have an attached garage with two spaces per unit, which is the parking requirement for “A” and “B” districts. Parking spaces are shown to be located in the driveway of each unit.

This typology of multifamily provides an option to the typical large building multifamily structure by creating individual “homes” with small yards under a rental structure and no maintenance. It allows for flexibility for tenants as a typical multifamily complex would.

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

Requirement	CR Standards	Proposed PD/CR
Density	Maximum 12 units per acre	5.2 units per acre (complies)
Front Yard	Minimum 20'	Complies
Height	Maximum height 32'	Maximum height 20' (complies)
Building Orientation	The longest length of the building shall be placed parallel adjacent to the street	Does not meet this requirement <i>(requires Development Regulation Standard)</i>
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area 60 spaces required	2 spaces per unit; 48 spaces provided <i>(requires Development Regulation Standard)</i>
Setback adjacent to “A” or “B” zoning	Height transitional plane 3' setback for every 1' in height (60" required)	Minimum 40' setback adjacent to A-5 zoning <i>(requires Development Regulation Standard)</i>
Landscaping	Must meet 20 points of enhanced landscaping	Landscape Plan included <i>(requires Development Regulation Standard)</i>
Multifamily Design Standards	Submit MFD plan to meet standards	MFD Submittal not required <i>(requires Development Regulation Standard)</i>

At the Zoning Commission meeting, the commission recommended approval of the rezoning, with additional landscaping and a landscape plan. The applicant has indicated that the landscaping plan would replace the enhanced landscaping requirements that focus on the public realm.

Site Information:

Surrounding Zoning and Land Uses:

- North “A-5” One Family / undeveloped
- East “E” Neighborhood Commercial / undeveloped
- South “A-5” One Family / undeveloped
- West “E” Neighborhood Commercial / undeveloped

Zoning History: None

Site Plan Comments:

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

1. The building orientation requires all building to have their longest side facing the adjacent street. **(Development Regulation Standard)**
 - *Analysis: Based on the proposed cottage community not being the typical multifamily layout, staff supports the building orientation layout.*
2. Parking requirement is 1 space per bedroom. Site plan shows two spaces per unit. **(Development Regulation Standard)**
 - *Analysis: The site plan is meeting the parking standard for A and B zoned districts. Detached multifamily developments function as a hybrid between single family and multifamily, therefore staff supports the new parking requirement*
3. Setbacks adjacent to A or B districts is 3:1 with a 30' minimum. Maximum building height is 20' which requires a 60' setback **(Development Regulation Standard)**
 - *Analysis: Based on the configuration of the site and the development not being a typical multifamily design, staff supports the new setback regulations.*
4. Must meet 20 points of enhanced landscaping. Applicant has provided a landscape plan to add landscaping elements around the community greenspace area. **(Development Regulation Standard)**
 - *Analysis: Based on the requirements of enhanced landscaping to be part of the public realm, staff feels that the new landscape plan addresses the interior community needs. Therefore, staff supports the new landscape plan*

(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 September 25, 2020.

The following organizations were notified: (emailed September 22, 2020)

Organizations Notified	
Winchester Park HOA	Southbrook Park NA*
Willow Creek NA	Hallmark Camelot Highland Terrace Assn.
Streams And Valleys Inc	Trinity Habitat for Humanity
Everman ISD	Crowley ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/CR" Planned Development for CR Low Density Multifamily uses for the construction of a detached multifamily cottage community. Surrounding land uses are primarily undeveloped with a single family neighborhood to the east and single family-zoned property to the south.

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

2. Comprehensive Plan Consistency – Sycamore

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial, reflecting the current zoning. The property has access from Sycamore School Road, an arterial on the Master Thoroughfare Plan, providing the multifamily use adequate access to a high capacity road and will not adversely affect any area residential uses. The below Comprehensive Plan policies a strategies 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.

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.

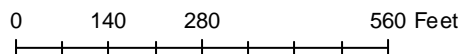
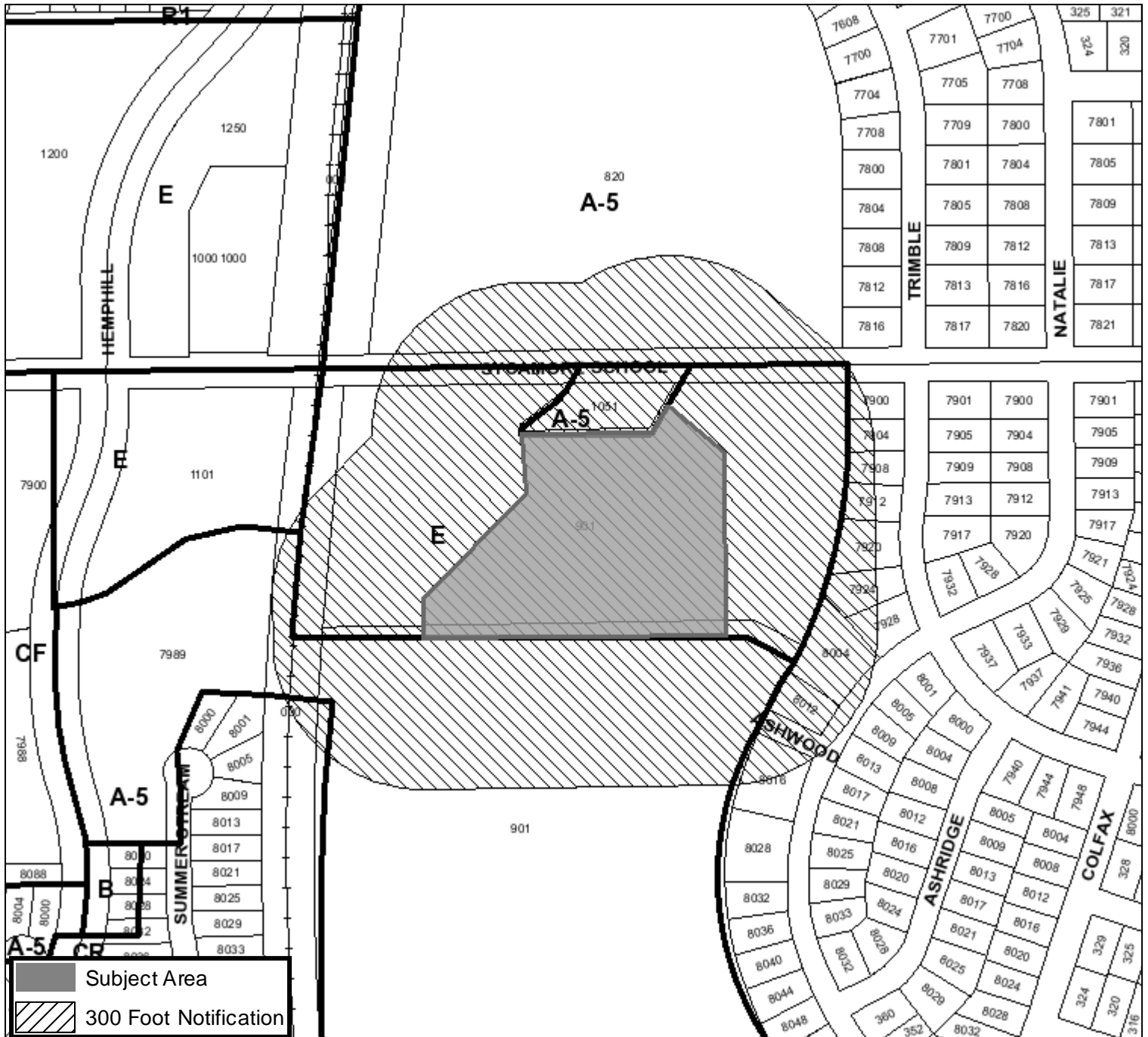
Attachments:

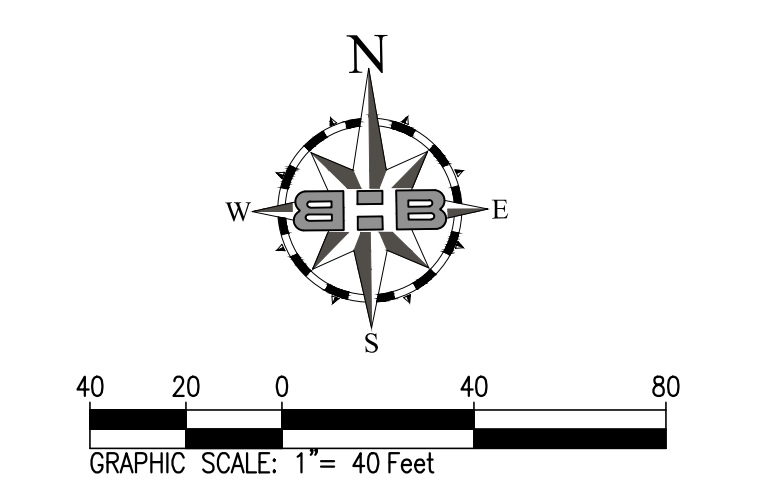
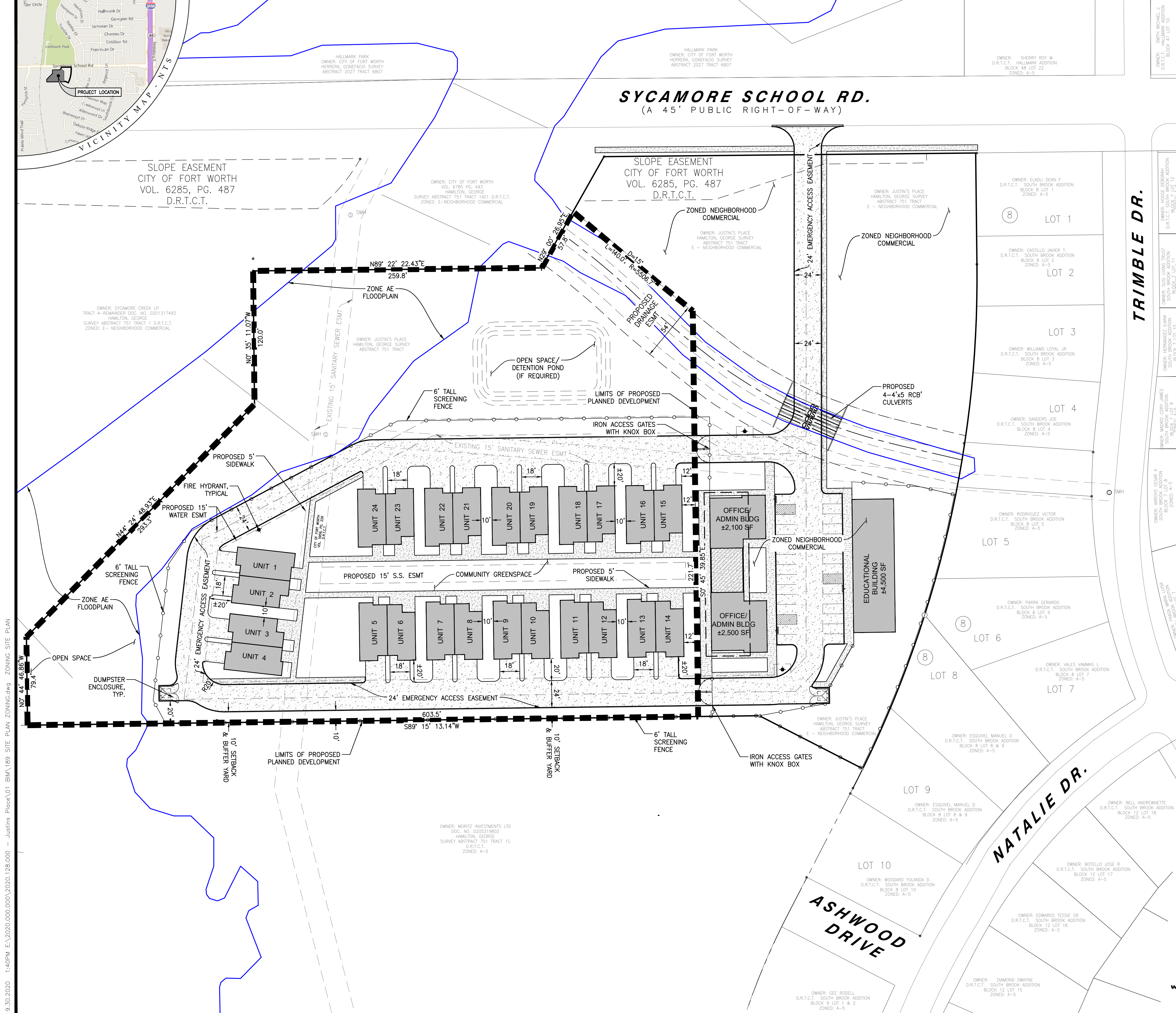
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



Area Zoning Map

Applicant: Justin's Place
 Address: 500 - 800 blocks Sycamore School Road
 Zoning From: E
 Zoning To: PD/CR plus cottage community with development regulations; site plan included
 Acres: 4.59974502
 Mapsco: 104M
 Sector/District: Sycamore
 Commission Date: 10/14/2020
 Contact: 817-392-8043





LEGEND

EXISTING	DESCRIPTION	NEW
---	PROPERTY LINE	---
---	PROPOSED ESMT	---
▭	BUILDING FOOTPRINT	▭
▭	CONC. PAVEMENT	▭
▭	CONC. CURB & GUTTER	▭
---	EDGE OF PAVEMENT	---
---	SCREENING FENCE	---

ZONING LEGEND

▭ PROPOSED PD (4.585 AC)

- NOTES**
- CURRENT ZONING: E- NEIGHBORHOOD COMMERCIAL
 - ANTICIPATED REZONING: PD (PLANNED DEVELOPMENT)
 - THIS PROJECT TO COMPLY WITH THE FOLLOWING SECTIONS OF THE CITY OF FORT WORTH ZONING ORDINANCE:
 - A. SECTION 6.301 LANDSCAPING
 - B. SECTION 6.201(6) ENHANCED LANDSCAPING
 - C. SECTION 6.302 URBAN FORESTRY,
 - D. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE EXCEPT AS MAY BE PERMITTED OR EXEMPTED
 - E. ALL SIGNAGE WILL CONFORM TO ARTICLE 4 EXCEPT AS MAY BE PERMITTED OR EXEMPTED
 - REQUESTING WAIVER TO MFD SUBMITTAL
 - WATER SUPPLY SOURCE: CITY OF FORT WORTH
 - SEWAGE DISPOSAL: CITY OF FORT WORTH

- PLANNED DEVELOPMENT INCLUDES:**
- 12 SINGLE-STORY DUPLEX HOUSING UNITS
 - 24 TOTAL INDIVIDUAL UNITS
 - 12-3 BEDROOM ±1,120 SF UNITS
 - 12-2 BEDROOM ±1,005 SF UNITS
 - MAXIMUM HEIGHT OF 20 FEET TO RIDGE
 - 6' TALL WOODEN SCREENING FENCE AS SHOWN IN SITE PLAN
 - IRON ACCESS GATES AS SHOWN IN SITE PLAN
 - DUMPSTER & ENCLOSURE LOCATION AS SHOWN IN SITE PLAN
- PARKING TABLE:**
- 2 PARKING SPACES PROVIDED IN DRIVEWAY FOR EACH UNIT
 - NO CARPORTS OR GARAGES
 - 24 UNITS WITH 48 PARKING SPACES TOTAL

DEVELOPMENT YIELD TABLE

PD GROSS SITE AREA	PD GROSS SITE AREA	TOTAL UNITS	UNITS PER ACRE	MIN. OPEN SPACE	MIN. OPEN SPACE
SF	ACRES		DENSITY	Acres	%
199,726	4.585	24	5.2	2.75	60%

OWNED & DEVELOPED BY:
JUSTIN'S PLACE
 5049 EDWARDS RANCH RD, FLOOR 4
 FORT WORTH, TX 76109

DIRECTOR OF PLANNING AND DEVELOPMENT _____
 DATE _____

SEPTEMBER 2020
JUSTIN'S PLACE: THE NEST
PLANNED DEVELOPMENT
SITE PLAN (PD)
 Tract 1D: Being a 4.585 acre tract of land situated within the George Hamilton Survey, Abstract Number 751 City of Fort Worth, Tarrant County, Texas

BIB
 BAIRD, HAMPTON & BROWN
 ENGINEERING & SURVEYING
 6500 Ridgela Place, Suite 700
 Fort Worth, Texas 76116
 Tel: 817.383.1200
 Email: mail@bbhb.com
 TBP# FIRM #44

**A PLANNED DEVELOPMENT:
 JUSTIN'S PLACE: THE NEST**
 600 BLOCK SYCAMORE SCHOOL ROAD
 FORT WORTH, TEXAS

**PLANNED DEVELOPMENT
 SITE PLAN**

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOSEPH G. LACROIX, P.E. 127049 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 9/30/2020

PROJECT NUMBER: 2020.128.000
 DATE: 9/30/2020 DRAWN BY: JL
 DESIGN BY: JL CHECKED BY: TS
 SHEET
 ZC-20-125

9/30/2020 1:40PM E:\2020\000\000\2020.128.000 - Justin's Place\01 BIM\89 SITE PLAN ZONING.dwg ZONING SITE PLAN





SYCAMORE SCHOOL RD



GRAPHIC SCALE: 1" = 30 Feet

SLOPE EASEMENT
CITY OF FORT WORTH
VOL. 6285, PG. 487
D.R.T.C.T.

SLOPE EASEMENT
CITY OF FORT WORTH
VOL. 6285, PG. 487
D.R.T.C.T.

-  LARGE SIZE SHADE TREES
 - SHUMARD OAK
 - LIVE OAK
 - CHINKAPIN OAK
 - LACEBARK ELM
 - CEDAR ELM
-  MEDIUM SIZE SHADE TREES
 - BALD CYPRESS
 - SHANTUNG MAPLE
 - CADDO MAPLE
 - CHINESE PISTACHE
-  EVERGREEN ACCENT TREES
 - LITTLE GEM MAGNOLIA
 - NELLIE STEVENS HOLLY
 - EASTERN RED CEDAR
 - YAUPON HOLLY
-  SMALL ORNAMENTAL TREES
 - CRAPE MYRTLE VARIETIES
 - OKLAHOMA REDBUD
 - CHASTE TREE
 - DESERT WILLOW
 - DECIDUOUS HOLLY
 - JAPANESE MAPLE

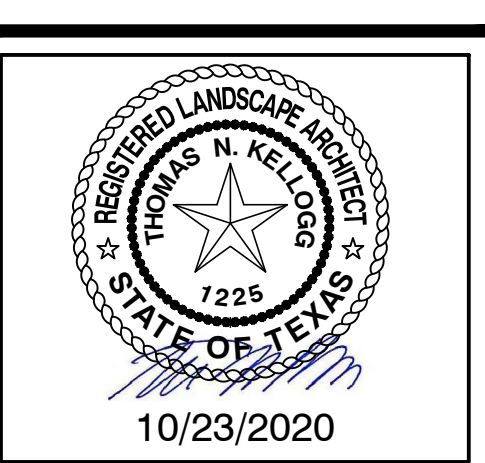


BIB
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
6500 Ridgela Place, Suite 700
Fort Worth, Texas 76116
mail@bhbinc.com 817.353.1245
TBPES FIRM #44

A PLANNED DEVELOPMENT:
JUSTIN'S PLACE: THE NEST
600 BLOCK SYCAMORE SCHOOL ROAD
FORT WORTH, TEXAS

SCHEMATIC LANDSCAPE PLAN

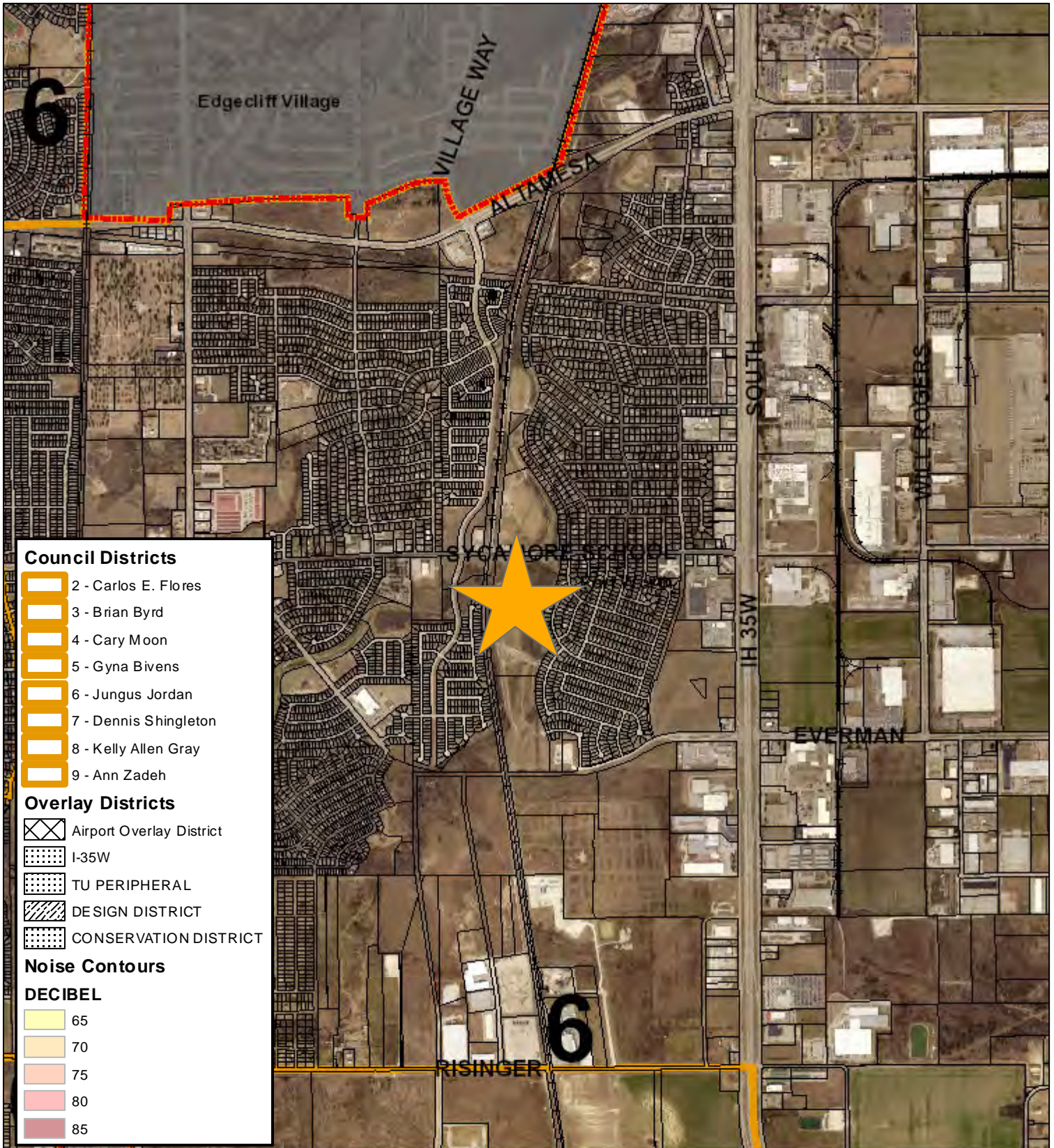
NO.	DESCRIPTION	DATE



PROJECT NUMBER:	2020.128.000
DATE:	10/23/2020
DESIGN BY:	JL
CHECKED BY:	TS
SHEET	
L1.0	

10/23/2020 9:22AM HA\2020.000\000\2020.128.000 - Justin's Place 01_BIM\LANDSCAPE\LANDSCAPE PLAN FOR PD.dwg PD Landscape Plan






Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

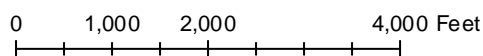
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

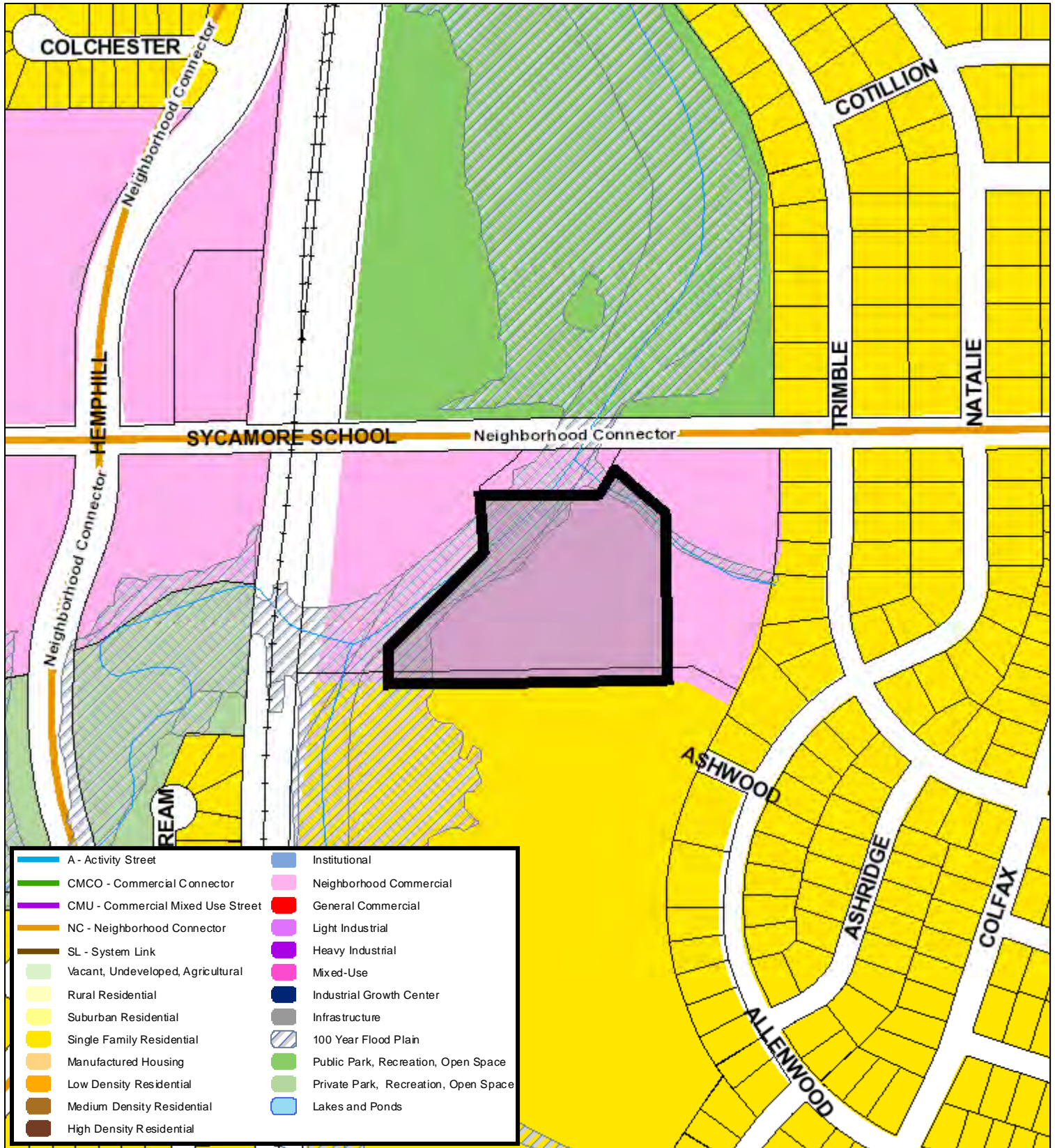
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use

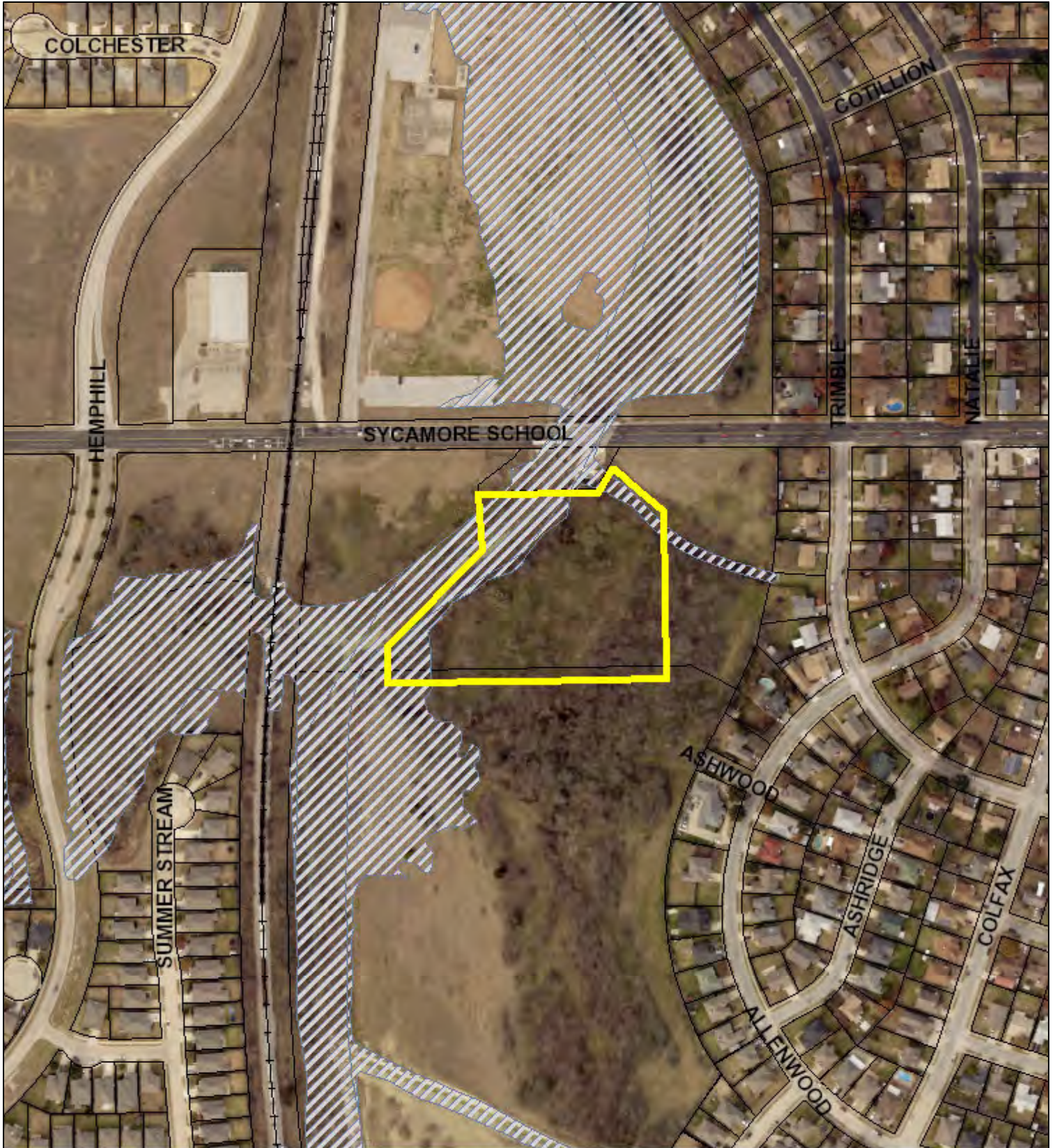


290 145 0 290 Feet

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 6, 2018.



Aerial Photo Map



0 185 370 740 Feet

