



Zoning Staff Report

Date: August 13, 2024

Case Number: ZC-24-054

Council District: 8

Zoning Map Amendment

Case Manager: Stephen Murray

Owner / Applicant: Hal Thorne

Site Location: SE Corner of McPherson Rd and Forest Hill Everman Rd **Acreage:** 11.66 acres

Request

Proposed Use: Multifamily

Request: From: "E" Neighborhood Commercial

To: PD/C" Planned Development for all uses in "C" Medium Density Multifamily for detached multifamily with development standards for setbacks, open space, fencing, and a waiver to MFD submittal, site plan included

Recommendation

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

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 7-0**

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Project Description and Background

The property is located at the southeast corner of McPherson Rd and Forest Hill Everman Rd in Council District 8. The applicant is seeking to rezone from “E” Neighborhood Commercial to “PD” specifically requesting an expansion of PD1310 which is directly located to the south.

The proposed “PD” Planned Development for all uses in “C” Medium Density Multifamily zoning is intended to be an expansion of the already existing PD to the south. The applicant has the intention of using the property for a detached multifamily residential development. The PD development standards requested are included below for reference and the site plan has been included with this staff report.

INCORPORATE 11.662 AC INTO PD 1310

PROPOSED PD LAND USES: RESIDENTIAL DWELLING UNITS AS WELL AS USES ALLOWED UNDER THE "C" MEDIUM DENSITY MULTIFAMILY DISTRICT.

AMENITIES FOR ENHANCED LANDSCAPE SHALL INCLUDE: STREET TREES (10PTS), PRIVATE PARK/DOG PARK (5PTS), AND SUSTAINABLE LANDSCAPING (5PTS).

MINIMUM AREA FOR PRIVATE PARK/DOG PARK AND SUSTAINABLE LANDSCAPING WILL BE 1000 SF EACH

MFD IS NOT REQUIRED FOR THIS DEVELOPMENT AS "WAIVER REQUIRED"

THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "C" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:

-ADDITIONAL AMENITIES MAY INCLUDE: PEDESTRIAN SCALED LIGHTING, COURTYARD AREAS, AND COMMUNITY GARDEN

-RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO WALL

-30' BUILDING SETBACK FOR WEST PROPERTY LINE

-FRONT YARD SETBACK IS TEN FEET (10')

MAXIMUM DENSITY PER ACRE SHALL BE 12 UNITS PER GROSS ACRE

-FACADE REQUIREMENTS DO NOT APPLY TO THIS DEVELOPMENT

-MINIMUM 30% OPEN SPACE

Standard	C Zoning	Proposed PD/C	Staff Recommendation
Setback	Setback adjacent to one- or two-family residential district Three feet for every one foot (3:1) as measured from slab to top of sill plate (roughly 39 ft)	Providing 30 ft (Development Standard Required)	Support (detached multifamily often has single-family characteristics)
Building Height	36 ft	13 ft (Will Comply)	NA
Fencing	Not allowed in front of building line	Located in front of the building (Development Standard Required)	Denial
Parking	Parking not allowed in front of the building	Located in front of the building along Forest Hill/Everman Road	Denial (parking can be moved to accommodate development)

		(Development Standard Required)	
Open Space	45% required	37 % provided (Development Standard Required)	Denial
Density	9 units per acre	Will Comply	NA
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street	Buildings facing internal drive (Development Standard Required)	Denial

Surrounding Zoning and Land Uses

North: "A-5" One Family; "B" Two Family / undeveloped
 East: No zoning designation/Rendon jurisdiction
 South: "R2" Townhouse/Cluster / detached multifamily
 West: "B" Two Family / single-family

Recent Zoning History

- ZC-22-010 – Property directly to the north Rezoned from "E" Neighborhood Commercial to "A-5" One Family Residential. Adopted April 12, 2022.
- ZC-21-063 – From "CR" Low Density Multifamily to PD/C Planned Development for uses in "C" Medium Density Multifamily plus detached multifamily with development regulation standards to open space requirement and a waiver to MFD submittal as described on the site plan. Site plan approved. Adopted 11/1/21.

Public Notification

300-foot Legal Notifications were mailed on June 28, 2024.
 The following organizations were emailed on June 28, 2024:

Organizations Notified	
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Burleson ISD
Everman ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding uses are undeveloped to the north, single-family just east, multifamily to the south, a school just east located across Forest Hill Everman to the east in Rendon jurisdiction. The site is located along McPherson Road which is considered a principal arterial. The general area contains numerous residential developments but lacks the commercial uses to support it. Maintaining this existing commercial node at this intersection is appropriate.

The proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The adopted Comprehensive Plan designates the property as *single-family residential*. Compatible zoning would be “A-10” One Family, “A-7.5” One-Family, “A-5” One Family, and “AR” One-Family Restricted

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

The proposed zoning of “PD/C” **is not consistent** with the Comprehensive Plan. The conversion of this property to a multifamily zoning would eliminate one of the few sites in the area designated for commercial development as the site is zoned “E” Neighborhood Commercial. The proposed zoning **is not consistent** with the following Comprehensive Plan policies.

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways

Site Plan Comments

Zoning and Land Use

- See Dev standards in the chart above

Stormwater

- Updated drainage study required prior to platting, commercial grading permit issuance, and building permit issuance.
- No FEMA Floodplain, City Flood Risk, or Potential High Water on site. There is a detention pond (SWFMA-22-0098) located to the south of the site that was constructed and designed under the original drainage study, DS-21-0125.

Fire

- Internal Emergency Access Easements will need to be named. The Fire Department will assist you with that during the platting phase. I attached the standards for street names. Email Fireplattng@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.
- Each unit will have its own address. Addresses must be visible from a marked fire lane or street.
- Fire lanes must be a minimum of 20' wide and provide hose lay to the exterior of each structure within 150', measured in a 5' wide unobstructed path from the edge of a marked fire lane or public street. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system.
- Where divided by a median, fire lanes must be a minimum of 20' on either side of the median.
- Minimum turn radius for fire lanes is a minimum of 25' inside and 51' outside.
- Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Permits are required.
- Hydrant requirements:
 - ? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line
 - ? 500 ft. hose lay distance to all points of building.
 - FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.
- Hose lay is measured by the path a fire truck would travel to lay sections of hose from a hydrant to the fire truck.
- Addresses will be verified on platted lots on permit applications. If platting, addresses will be assigned after the final plat is recorded. Please do not self-address for permit applications.
- Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

PARD

- PARD-PDP will apply

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review 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.)

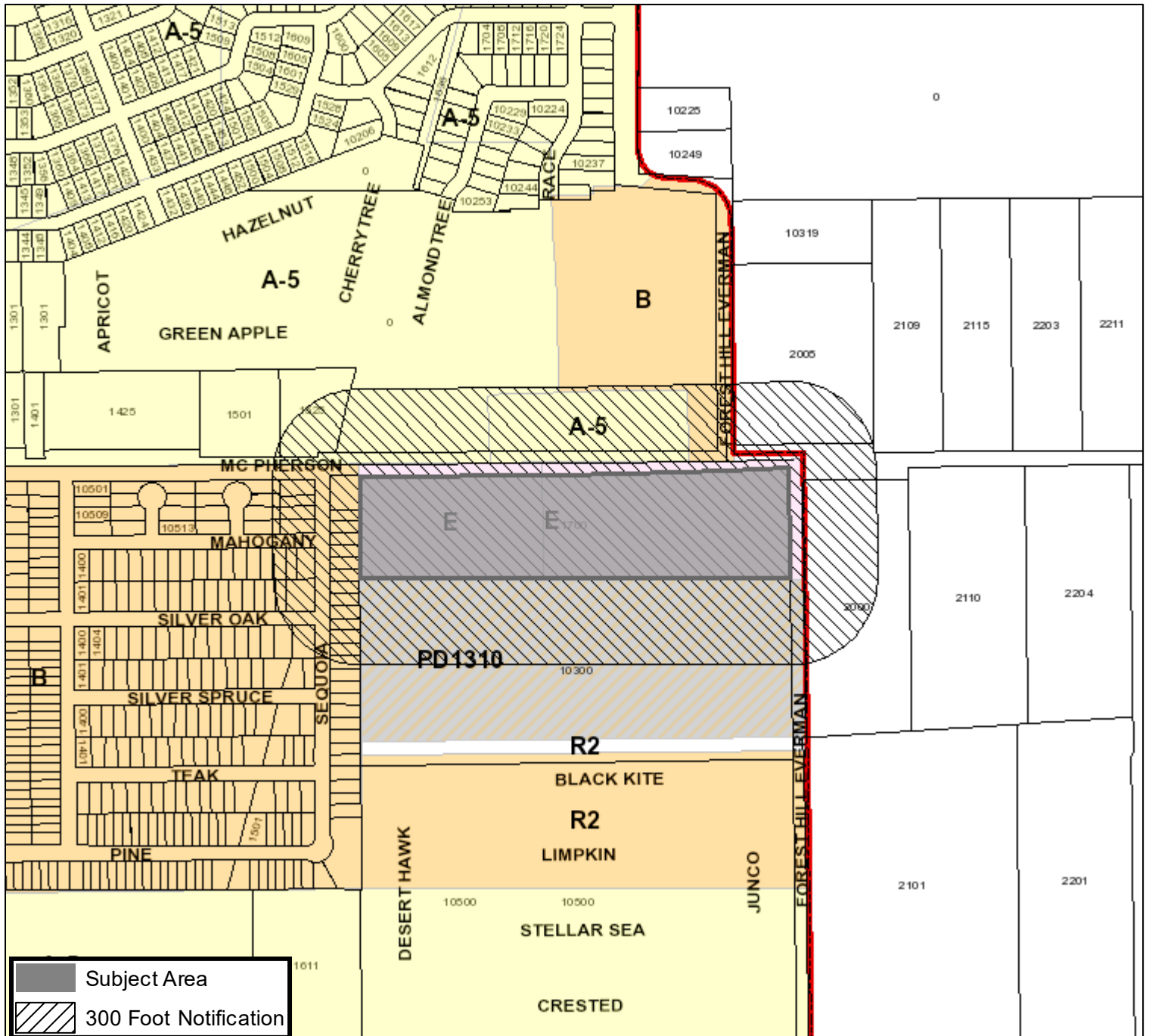






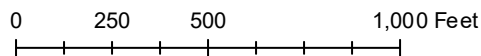
ZC-24-054

Area Zoning Map

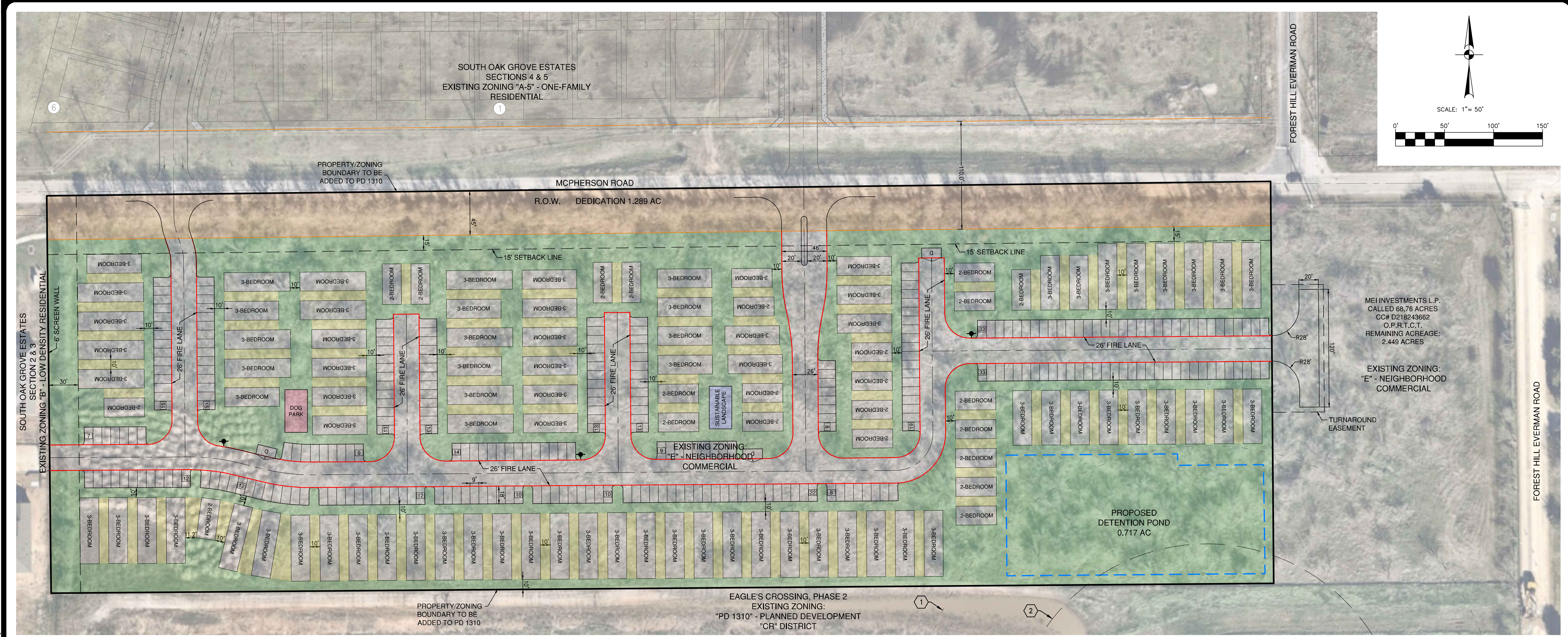
Applicant: MEI Investments LP
 Address: 1700 McPherson Road
 Zoning From: E
 Zoning To: PD/C
 Acres: 12.21630184
 Mapsco: Text
 Sector/District: Far_South
 Commission Date: 7/10/2024
 Contact: null



 Subject Area
 300 Foot Notification



Date: Apr 23, 2024, 11:30am User ID: eschatz
 File: W:\projects\70173\03\2.0 Design\2.4 Civil\2.4.4 Exhibits\Site Plan\240423 Eagle's Crossing 3 - Site Plan_1.dwg



MEI INVESTMENTS L.P.
 CALLED 68.76 ACRES
 CC# D218243662
 O.P.R.T.C.T.
 REMAINING ACREAGE:
 2.449 ACRES

EXISTING ZONING:
 "E" - NEIGHBORHOOD
 COMMERCIAL

EAGLE'S CROSSING, PHASE 2
 EXISTING ZONING:
 "PD 1310" - PLANNED DEVELOPMENT
 "CR" DISTRICT

KEYNOTE

- ① 300' BUILDING SETBACK FOR PROTECTED USE AND PUBLIC BUILDING STRUCTURES
- ② 200' BUILDING SETBACK FOR HABITABLE STRUCTURES

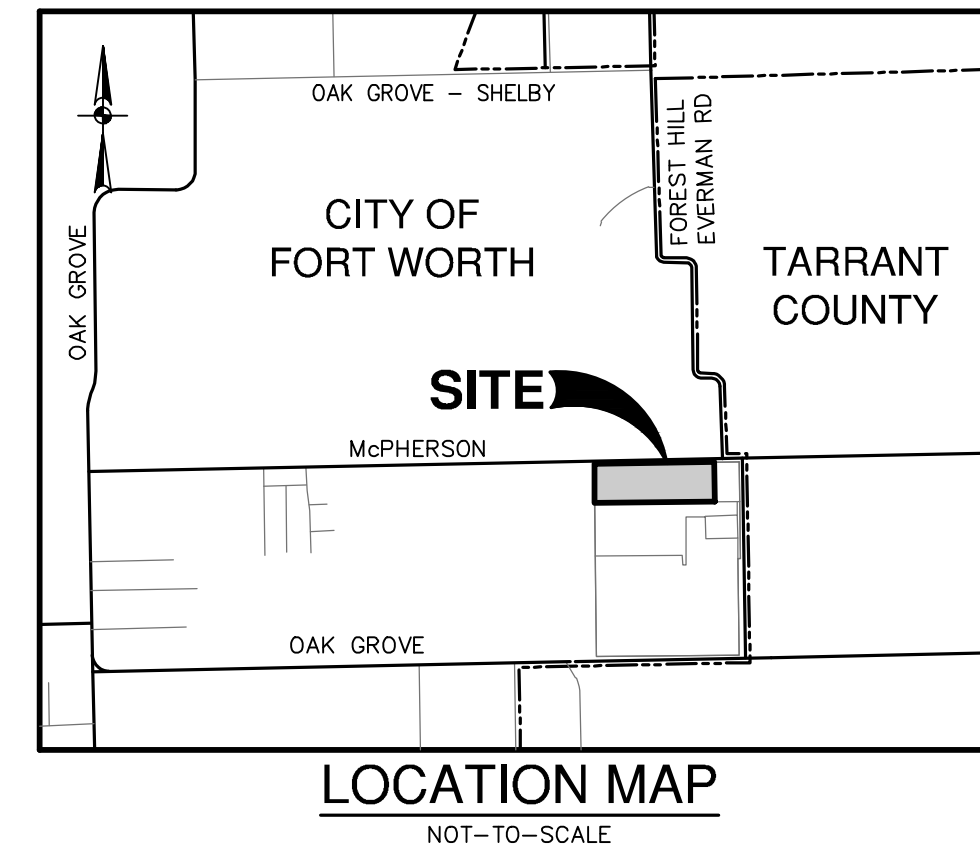
BUILDING SUMMARY	STORIES	SINGLE STORY BLDG HEIGHT (FT)	MAX ROOF HEIGHT (FT)	UNITS	MIX	BEDROOM PER UNIT	PARKING REQUIRED
PLAN #1	1	8	13.33	24	22%	2	48
PLAN #2	1	8	13.33	35	33%	3	105
PLAN #3	1	8	13.33	48	45%	3	144
COMMON AREA							
TOTAL				107	100%		297

PARKING TYPE	NO. SPACES PROVIDED	MIX
SURFACE PARKING REQUIRED	297	100%
SURFACE PARKING PROVIDED	300	
TOTAL	300	107%

SITE SUMMARY TABLE	
TOTAL NUMBER OF UNITS	107 UNITS
GROSS ACREAGE	11.66 ACRE
MCPHERSON R.O.W. DEDICATION	1.289 ACRE
NET ACREAGE	10.371 ACRE
DENSITY	9.177 DU/ACRE
OPEN SPACE	3.878 ACRE
PERCENTAGE OPEN SPACE	37.39%

LEGEND

- UNIT PLAN # 1 2 BEDROOM
- UNIT PLAN # 2 3 BEDROOM
- UNIT PLAN # 3 3 BEDROOM
- SURFACE PARKING SPACES
- R.O.W. DEDICATION
- OPEN SPACE - 3.793 AC
- PRIVATE OPEN AREA - 1.227 AC
- DOG PARK - 0.023 AC
- SUSTAINABLE LANDSCAPE - 0.023 AC
- DETENTION POND
- PROPERTY/ZONING BOUNDARY TO BE ADDED TO PD 1310
- PROPOSED FIRE HYDRANT



- NOTES:**
- PROPOSED PD LAND USES: RESIDENTIAL DWELLING UNITS AS WELL AS USES ALLOWED UNDER THE "C" MEDIUM DENSITY MULTIFAMILY DISTRICT.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - PLANTED TREE SPACING WILL FOLLOW GUIDELINES SIMILAR TO THOSE ESTABLISHED FOR SINGLE FAMILY DEVELOPMENTS.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
 - THIS PROJECT WILL COMPLY WITH FORT WORTH SIGN CODE.
 - DUMPSTERS WILL BE SCREENED ON ALL THREE SIDES AND CONTAIN A GATE.
 - AMENITIES FOR ENHANCED LANDSCAPE PLAN SHALL INCLUDE: STREET TREES (10PTS) PRIVATE PARK/DOG PARK (5PTS), AND SUSTAINABLE LANDSCAPE (5PTS).
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OWNER
 MEI INVESTMENTS, L.P.
 200 NORTH COLLINS
 ARLINGTON, TEXAS 76011
 817-301-6986

DEVELOPER
 MAX BRYANT
 LENNAR HOMES OF TEXAS LAND AND
 CONSTRUCTION, LTD.
 1707 MARKET PLACE BLVD., SUITE 100
 IRVING, TEXAS 75063
 469-587-5383

APPLICANT/ENGINEER:
 MATT GILBERTSON, P.E.
 PAPE-DAWSON CONSULTING ENGINEERS, LLC.
 6105 TENNYSON PARKWAY, SUITE 210
 PLANO, TEXAS 75024
 214-420-8494

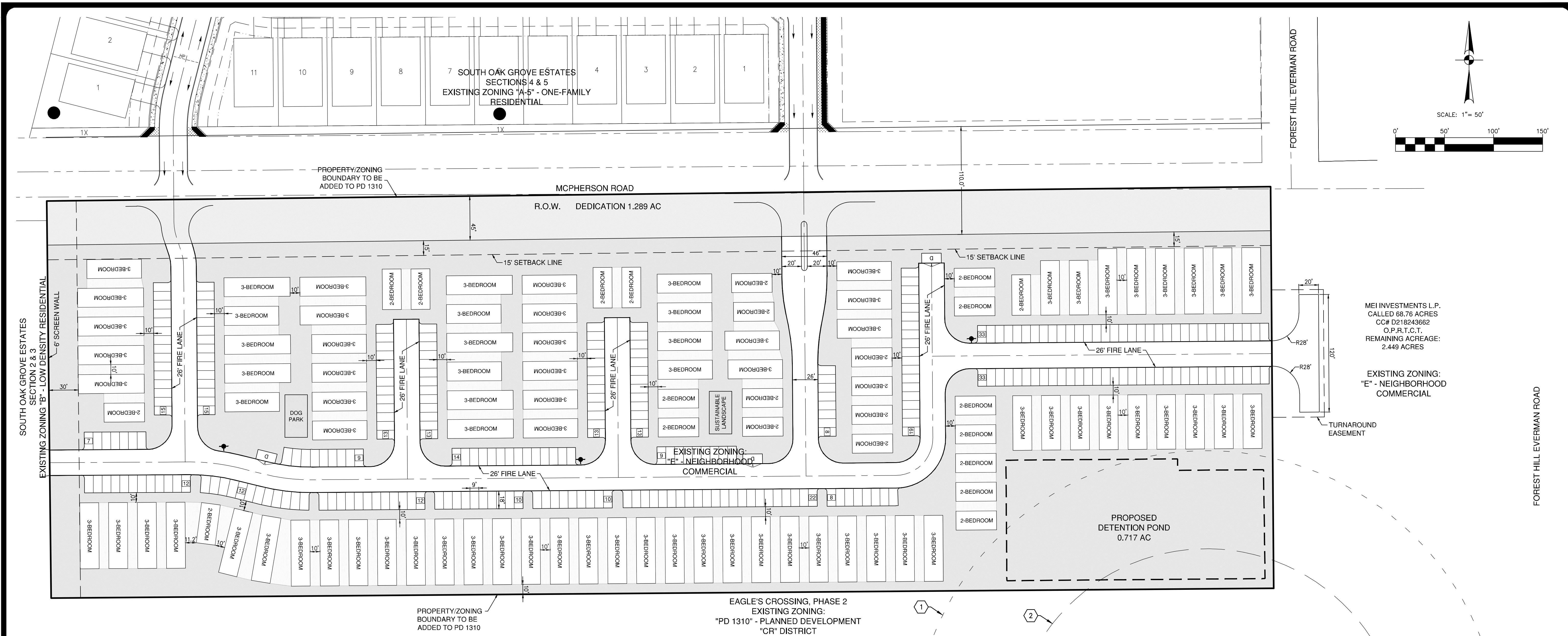
DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

EAGLE'S CROSSING, PHASE 3

ZONING SITE PLAN
 ZC-24-XXXX
 FORT WORTH, TEXAS
 April 2024

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Date: Jul 03, 2024, 4:04pm User ID: csehatch
 File: W:\projects\70173\03\2.0 Design\2.4 Civil\2.4.4 Exhibits\Site Plan\240423 Eagle's Crossing 3 - Site Plan_1.dwg



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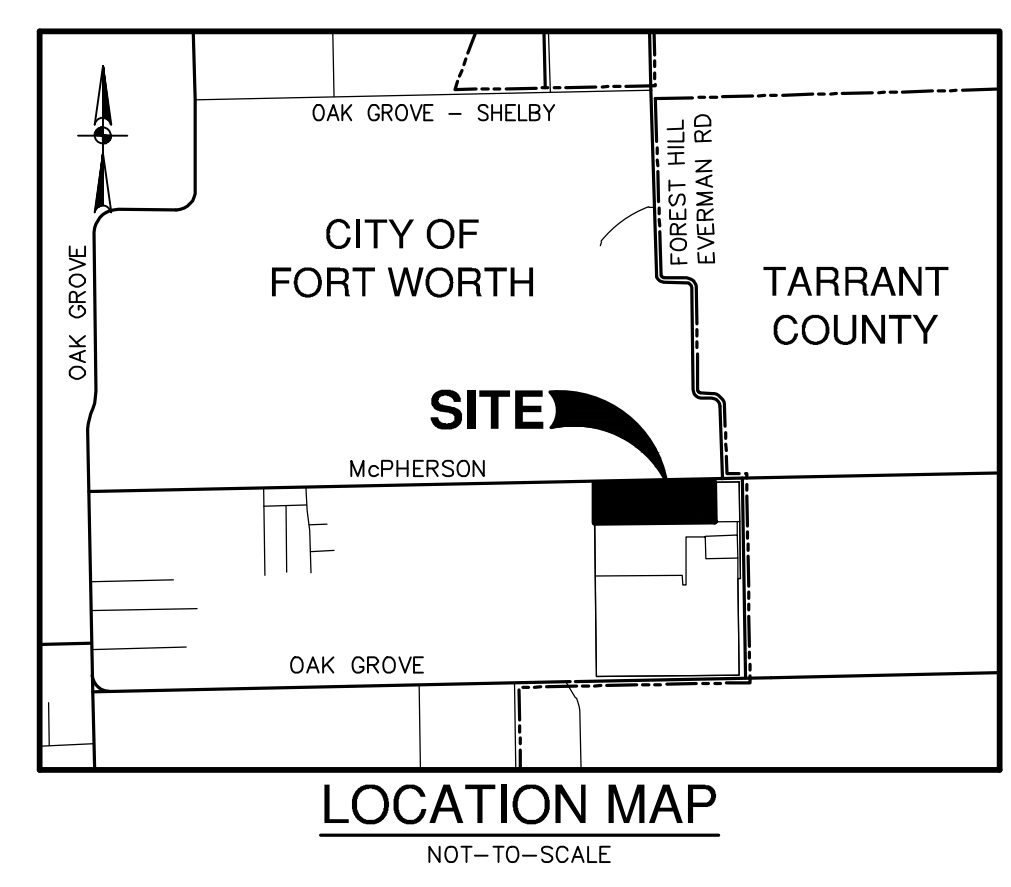
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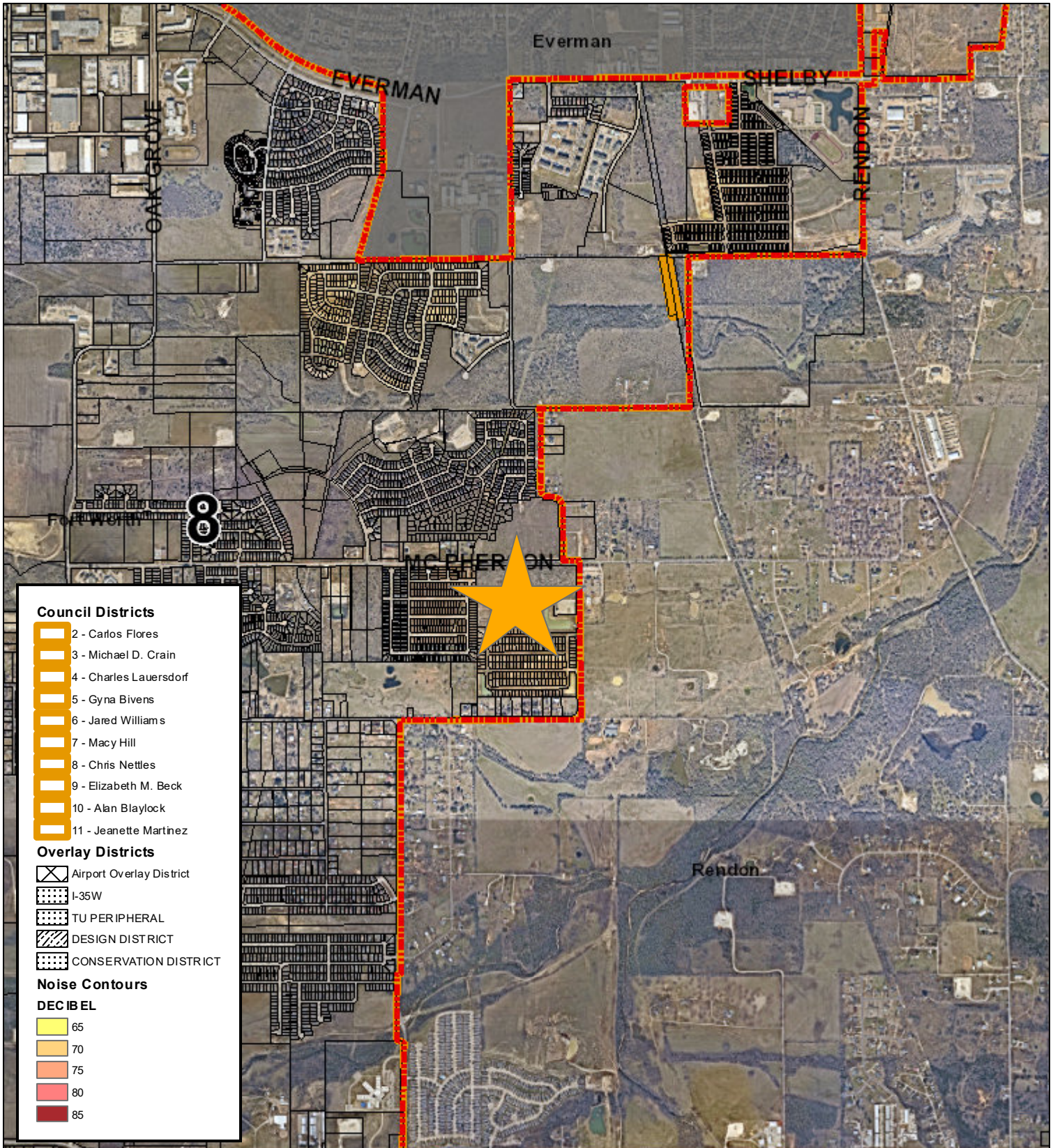
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Area Map



Council Districts

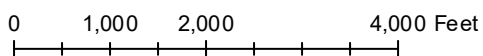
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

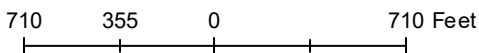
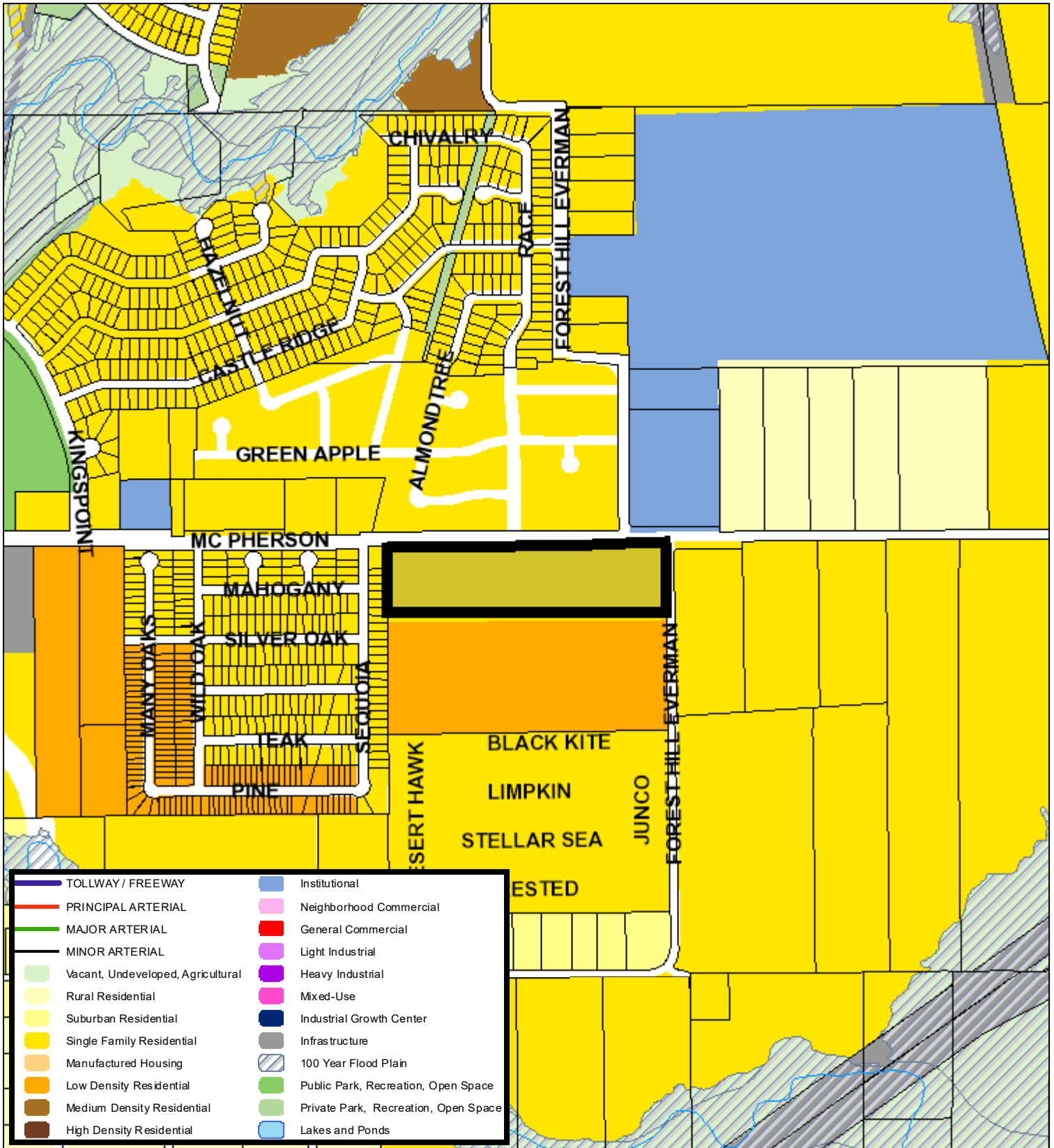
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



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.



Aerial Photo Map

