



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 4, 2020

Council District 2

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

Opposition: West Fork Ranch HOA; 6 letters; 1 notice

Support: None submitted

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

Owner / Applicant: NTP35 LP

Site Location: 8000 - 8300 blocks Horseman & Harmon Roads Acreage: 20.11

Proposed Use: Detached Multifamily/Cottage Community

Request: From: "AG" Agricultural

To: PD/D Planned Development for all uses in "D" High Density Multifamily plus cottage community; with waivers to MFD Multifamily Development submission and certain standards, site plan included for cottage community only

Land Use Compatibility: Requested change is compatible.

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

Staff Recommendation: Approval

Background:

The property is located at the southeast of Harmon Road and southwest of Highway 287. The applicant is proposing a zoning change to create a "cottage community"; a multifamily use that will include multiple individual, separate structures on one lot, shared community space, and a leasing office on site.

The proposed development consists of 230 detached and duplex dwelling units. There is a mix of one, two, and three bedroom units, with two bedroom units making up 56.5% of the unit count. The site will be meeting parking requirements of one space per bedroom along with the required parking for the leasing office area.

This multifamily form provides an alternative to typical large multifamily structures by creating individual "homes" with small yards under a rental structure. Some garages and carports may be provided, but otherwise all parking is in parking lots accessed through private driveways internal to the development.

Below is a chart that illustrates the differences between the D/MFD regulations and the proposed PD.

Requirement	D/MFD Standards	Proposed PD/D
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Density	Maximum 32 units per acre	12 units per acre (complies)
Front Yard	Minimum 20'	10' setback along future road (Waiver Required) 10' setback along Horseman Rd (Waiver Required)
Height	Maximum height 36'	10'8" (complies)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	406 bedrooms – 406 spaces 4,600 sq. ft. office/amenity – 18 spaces 435 spaces provided (complies)
Open Space	Minimum 45%	Minimum 25% (Waiver Required)
Setback adjacent to "A" or "B" zoning	Height transitional plane 3' setback for every 1' in height (31'10" required)	Proposed 15' along southern property line (Waiver Required)
MFD – Multifamily Design Standards Compliance	Submit MFD plan to meet standards	Waiver to MFD submission (Waiver Required)

Site Information:

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / undeveloped
- East "AG" Agricultural / undeveloped
- South "A-5" One Family / single family
- West "A-5" One Family / single family

Zoning History: None

Site Plan Comments:

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

1. Front yard setbacks along ROW shown at 15'. 20 minimum required. **(Waiver Required)**
2. Minimum open space shown at 25%. Minimum 45% required. **(Waiver Required)**
3. Setback adjacent to "A" or "B" zoning shown at 15'. 30'10" required. **(Waiver Required)**
4. MFD submission waived. MFD Multifamily Development required for permitting. **(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

North Fort Worth Alliance	West Fork Ranch HOA*
Ridgeview OA	Chisholm Ridge HOA*
Streams And Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Northwest ISD
Eagle Mountain-Saginaw ISD	

*Located adjacent to these Neighborhood Associations

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/D for a cottage community. Surrounding uses consist of undeveloped land to the north and east and single family to the south and west.

The proposed cottage community **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far North

The 2019 Comprehensive Plan designates the subject property as Neighborhood Commercial. The property will have access to Highway 287 and Harmon Road, an arterial on the Master Thoroughfare Plan, providing the multifamily use adequate access to high capacity roads and will not adversely affect any area residential uses. The below Comprehensive Plan policies 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.

Based on conformance with the policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** 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:

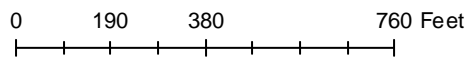
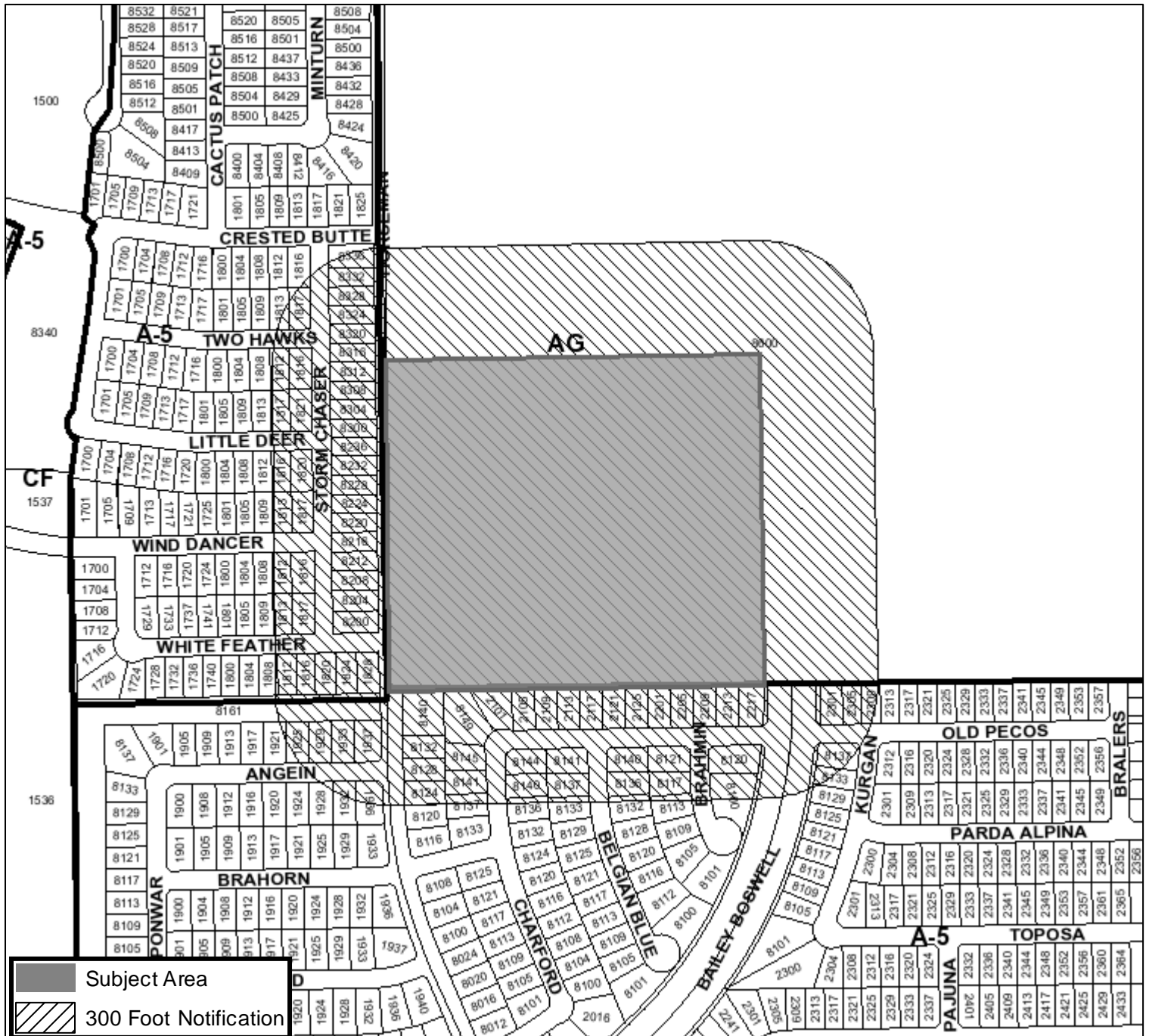
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-20-011

Area Zoning Map

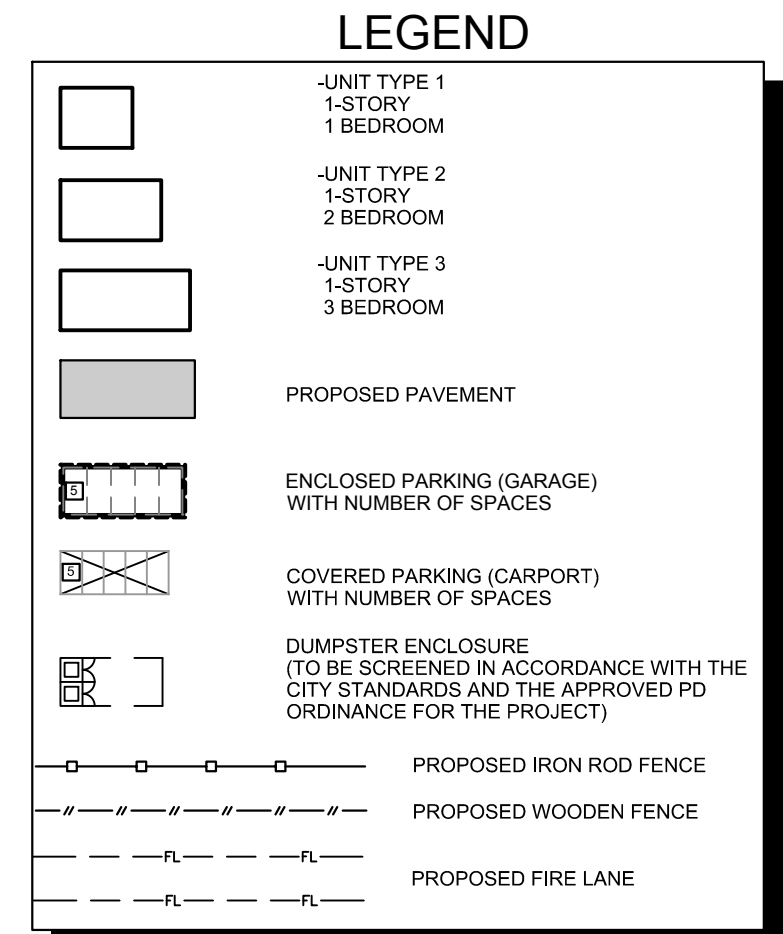
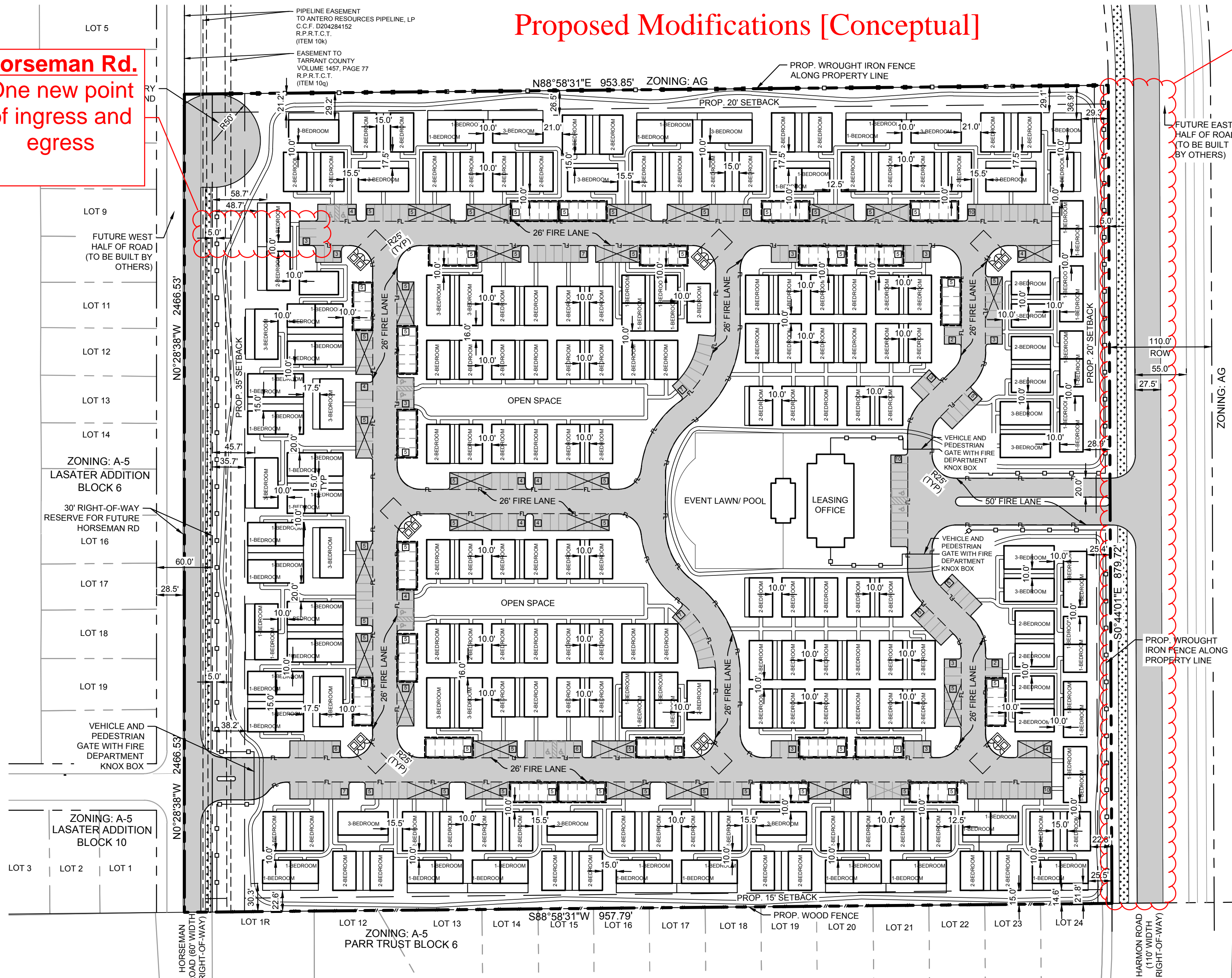
Applicant: NTP35 LP
 Address: 8000 - 8300 blocks Horseman & Harmon Roads
 Zoning From: AG
 Zoning To: PD for D uses plus cottage community, site plan included
 Acres: 20.11099394
 Mapsco: 35EJ
 Sector/District: Far North
 Commission Date: 1/8/2020
 Contact: 817-392-8043



Proposed Modifications [Conceptual]

Bailey Boswell Extension
Will not be built at this time.

Horseman Rd.
One new point of ingress and egress



- ### NOTES:
- PROPOSED PD LAND USES: DUPLEX DWELLINGS WITH LEASING AND AMENITY CENTERS AS WELL AS USES ALLOWED UNDER THE D HIGH DENSITY MULTIFAMILY ZONING DISTRICT.
 - AMENITY CENTER AREA TO INCLUDE: POOL, EVENT LAWN
 - OTHER SITE AMENITIES INCLUDE: DOG PARK, COURTYARD AREAS, WALKING/JOGGING TRAIL
 - 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 COMPLY WITH SECTION 6.301 LANDSCAPING.
 - 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.
 - PARKING LOCATED AT SOUTHWEST CORNER OF SITE, ADJACENT TO HORSEMAN ROAD RIGHT-OF-WAY, SHALL BE SCREENED PER SECTION 4.711(6)B.
 - DUMPSTERS 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.
 - SIDEWALKS BEHIND FREESTANDING GARAGES SHALL BE OFFSET 3- FEET TO ALLOW FOR A ROW OF SHRUBS OR PLANT MATERIAL.
 - GARAGES AND CARPORTS SHALL BE CONSTRUCTED WITH COMPATIBLE ARCHITECTURAL TREATMENTS THAT MATCH THE MAIN BUILDINGS (EG ROOF PITCH, GABLE TYPE AND ORIENTATION, ROOF MATERIALS).
 - THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "D" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO WALL
 - ENCLOSED GARAGE UNITS MINIMUM TEN FOOT (10') SEPARATION FROM RESIDENTIAL UNITS, WALL TO WALL
 - 15' SETBACK PROVIDED FROM SINGLE FAMILY ZONING AT SOUTH PROPERTY LINE
 - MINIMUM SQUARE FOOTAGE FOR A ONE BEDROOM UNIT IS 750 SF.
 - MAXIMUM DENSITY PER ACRE SHALL BE 12 UNITS PER ACRE
 - ACCESSORY BUILDINGS SHALL INCLUDE: LEASING CENTER, AMENITY CENTER, AND PARKING GARAGES
 - ACCESSORY BUILDINGS SHALL CONFORM TO REQUIREMENTS STATED ON THIS SITE PLAN. NO FURTHER SITE PLANS OR SPECIFIC USE PERMITS SHALL BE REQUIRED FOR THE ACCESSORY BUILDINGS.

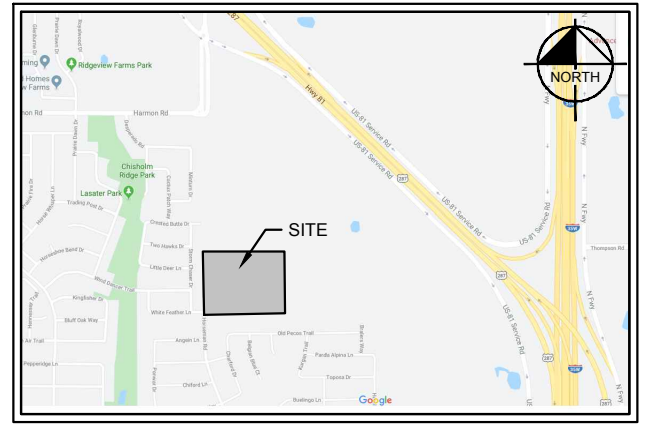
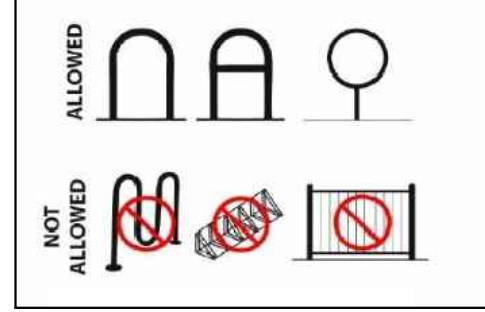
Cottage Summary	Stories	Building Height (FT)	Units	Mix	Bedrooms Per Unit	Parking Required*
Unit Type 1	1	10.08	77	33.5%	1	77
Unit Type 2	1	10.08	130	56.5%	2	260
Unit Type 3	1	10.08	23	10.0%	3	69
Common Area						18
Total			230	100.0%		424

*Parking based on 1 parking space per bedroom plus 1 space per 250 SF of common area

Parking Type	No. Spaces Provided	Mix
Surface Parking	158	36.3%
Covered Parking	148	34.0%
Garage Parking	120	27.6%
Accessible Parking	9	2.1%
Bicycle Parking	41	
Total	435	100.0%

Site Summary Table

Total Number of Units	230	Units
Gross Acreage	20.11	Acre
Total ROW Dedication	0.55	Acre
Net Acreage	19.56	Acre
Density	11.76	DU/Acre
Open Space	4.9	Acre
Percentage Open Space	25%	



STANDARD AT HARMON HOMES



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

OWNER: NTP 35 LP
2525 RIDGMAR BLVD STE 440
FORT WORTH, TX 76116

DEVELOPER: DANIEL SMITH
OJALA PARTNERS, LP
6440 N CENTRAL EXPRESSWAY SUITE 900
DALLAS, TX 78745
832-444-9382

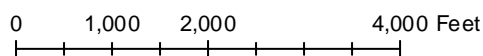
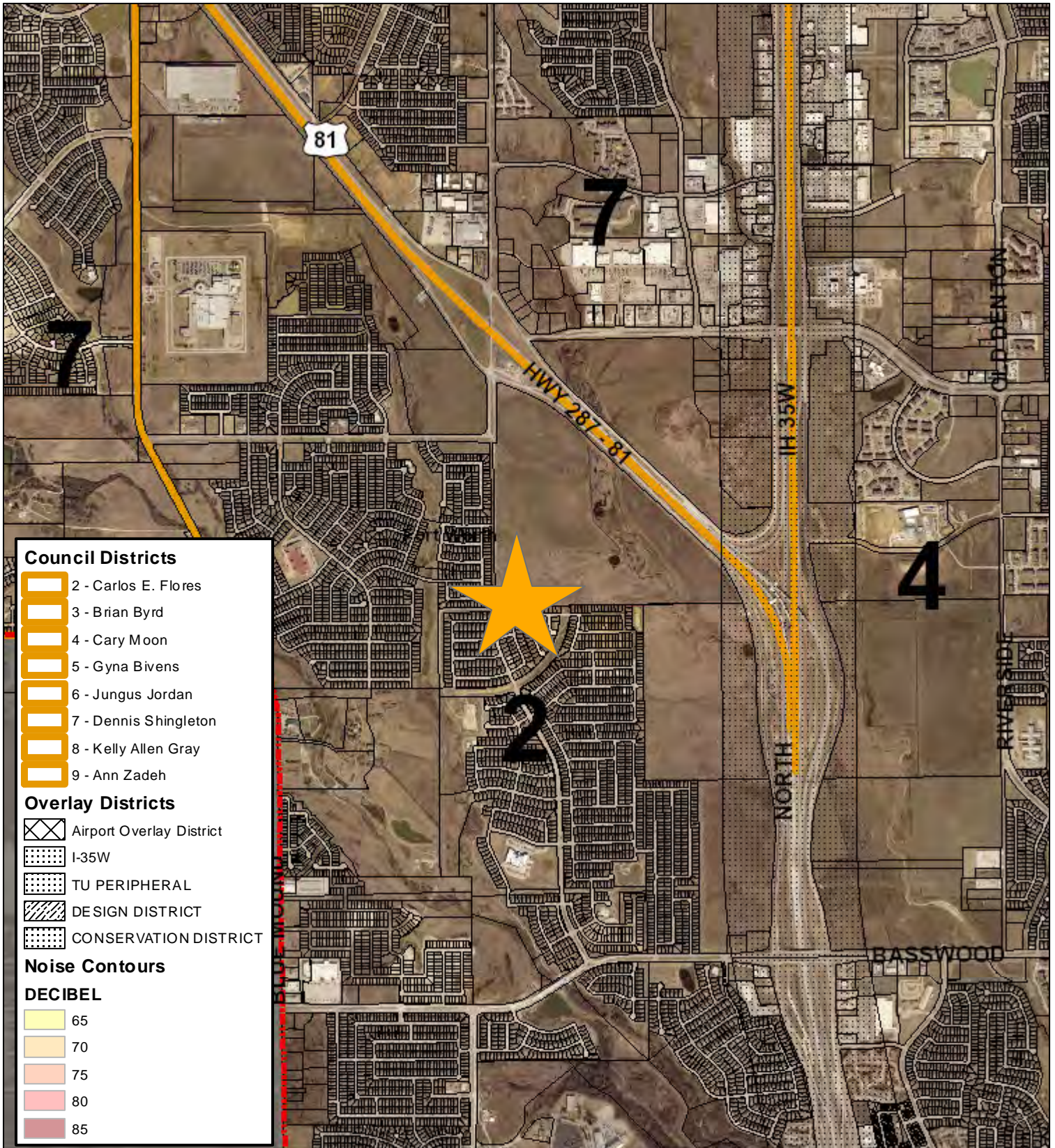
APPLICANT/ENGINEER: BRANDON MIDDLETON, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2275

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

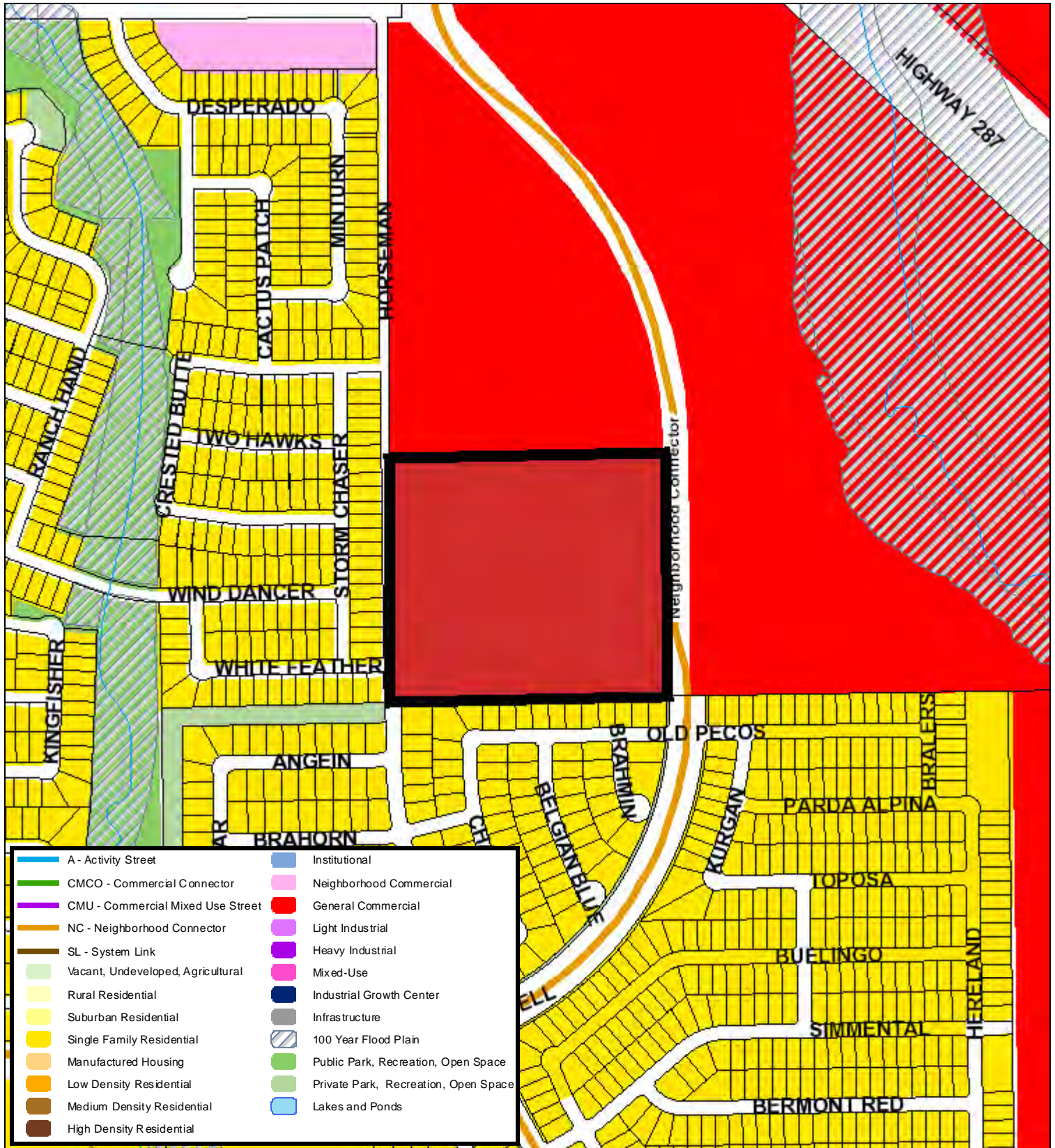
ZONING SITE PLAN
ZC-20-011
FORT WORTH, TX
DECEMBER 19, 2019

DWG NAME: K:\FTW_CIVIL\06130601 - STD AT HARMON HOMES\CA\PHR\SP SITE PLAN EXHIBIT.DWG
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Area Map



Future Land Use

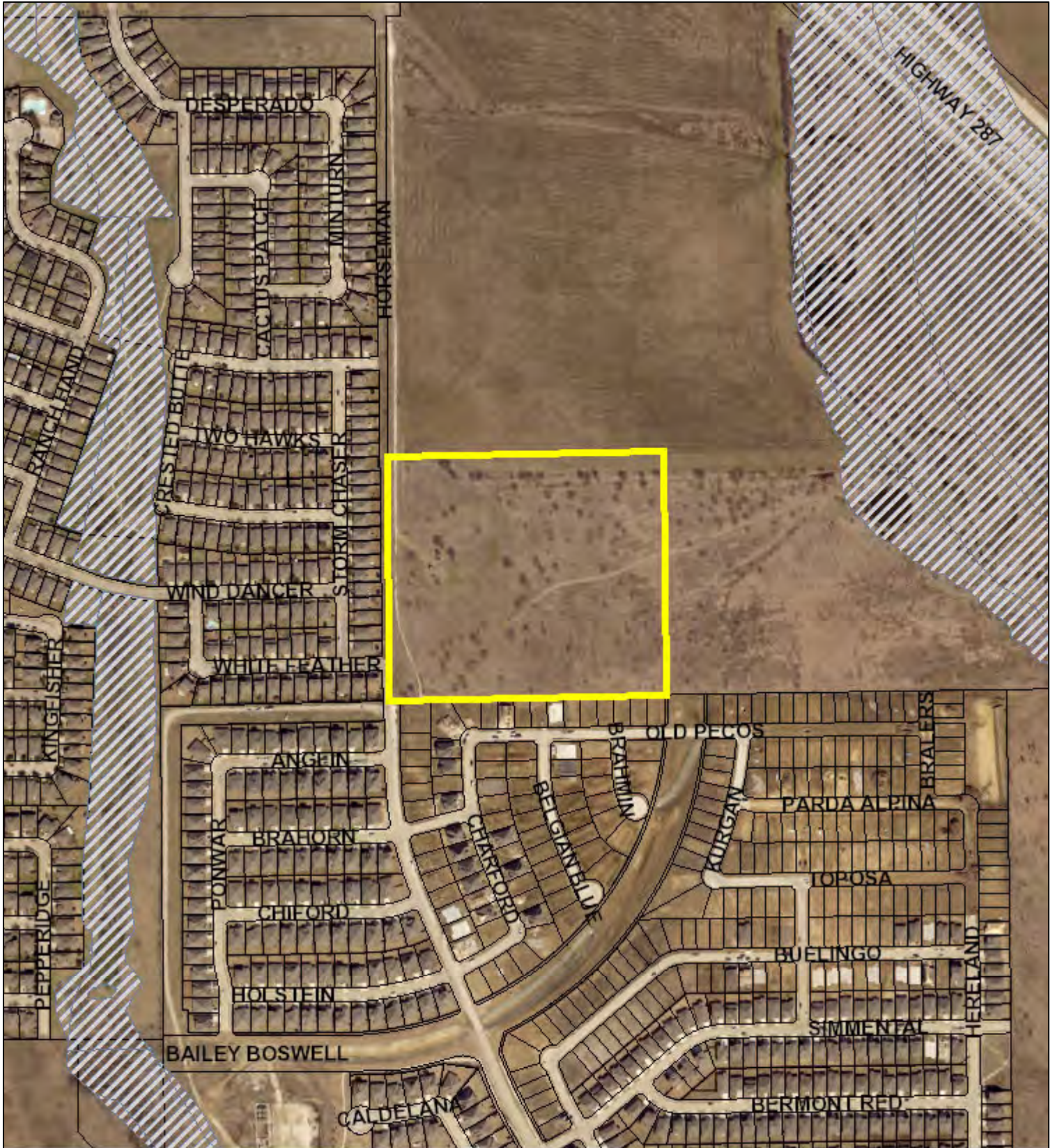


480 240 0 480 Feet

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



0 300 600 1,200 Feet

