



Zoning Staff Report

Date: January 11, 2022

Case Number: SP-21-025

Council District: 7

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Steve McKeever, NTP35 LP / Reece Bierhalter, Manhard Consulting

Site Location: SW of Tehama Ridge & Living Spaces Way **Acres:** 6.03 acres

Request

Proposed Use: Add required Site Plan for PD1302

Companion Case: n/a

Request: From: PD1302 (PD/UR)

To: Add Site Plan to PD 1302 for “UR” Urban Residential uses

Recommendation

Staff Recommendation: Approval

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

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Project Description and Background

The site is located at the convergence of North Freeway (Interstate I-35W), US Highway 287, and North Tarrant Parkway. This triangle of land is envisioned as a larger mixed-use development called “North City”.

PD1302 is the Urban Residential area of the proposed North City development, encompassing 31.51 acres total and approximately five blocks of buildable sites. The applicant is now submitting a site plan to cover one of these blocks which is approximately 6 acres.

City Council approved the current zoning (PD 1302) on February 23, 2021. A Site Plan was not presented at the time, but was required to be submitted at a later date.

Surrounding Zoning and Land Uses

North “PD 1302-UR” Planned Development-Urban Residential / undeveloped

East “I” Light Industrial / furniture sales

South “G” Intensive Commercial / undeveloped

West “PD 1302-UR” Planned Development-Urban Residential / undeveloped

Recent Zoning History

- ZC-19-173 “I” to “UR/G” approved by City Council Feb. 4, 2020
- ZC-20-171 “UR/G” to “PD/UR” Site Plan Required approved by City Council Feb. 23, 2021

Public Notification

300-foot Legal Notifications were mailed on November 19, 2021.

The following organizations were emailed on November 22, 2021:

Organizations Notified	
North Fort Worth Alliance	West Fork Ranch HOA*
Trinity Habitat for Humanity	Streams and Valleys Inc
Northwest ISD	Keller ISD

**This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

All zoning comments have been addressed as of 12/1

- ~~Can't determine compliance on rooftop screening, street tree plantings & pedestrian lighting. Need separate exhibits to verify or note with intent to comply.~~
- ~~Need to place all on-street parking spaces within a public access easement.~~
- ~~Provide unit count on Site Plan~~
- ~~Update note 7, should be "4.713.h.1" instead of "Article 4 Signs"~~
- ~~Fill in case # SP-21-025~~
- ~~Amend signature line to "Director of Development Services"~~

Stormwater

FYI, An accepted Stormwater Drainage Study may be required prior to Platting, Grading, and Building Permit Issuance if on & offsite land disturbance exceeds 1 acre.

Transportation and Public Works

FYI Notes:

- Gated Entrances: Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Gates must permit stacking of three of the largest vehicles off right-of-way and include a turnaround for denial of access on private property. Gates shall be equipped with a Knox-box or other approved fire access apparatus that is to be reviewed and approved by the Fire Department.
 - Residential/Multi-Family-3 stacking spaces from the call box required entrance

Fire, Park & Recreation, Water Departments:

- The following are general comments and does not constitute permit review or include all points required for permitting for the Fire Department. There are no concerns noted at this time.
- The site plan matches PP-20-074.
- Two points of access are required for Multi-family. Access can be provided from marked fire lanes or from public streets. In this case, the surrounding streets provide access to the structure.
- IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.2 Secondary Access
- Hose lay is measured from the edge of a street or fire lane and should provide hose lay to all portions of the building within 150 feet, measured along a 5' wide unobstructed path. That distance may be increased to 300 feet for sprinklered buildings. Standpipes may be required within the open space areas to accommodate hose lay.
- IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.1 Buildings and Facilities
- Minimum fire lane or fire access road width is 26', as required for Multi-family structures.
- IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.1 Fire Lane Specifications
- Fencing that obstructs hose lay path can be cleared by installing 5' wide walk gates or vehicle gates that are a minimum of 20' wide when fully opened. All gates for this purpose must be equipped with Knox Locks.
- IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.6 Security Gates

- A building which is more than 55 feet in height shall be accessible by a dedicated street or fire apparatus access road that is not less than 15 feet nor more than 25 feet from the inside curb to the building face along at least one-half of the length of two sides of the building. Building height for this purpose is measured from the lowest level of fire access road to the floor level of the highest occupied floor.
- IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.4 Buildings Tall Than 55'
- No additional named easements are required. Street names shown on this site plan are correct or approved.

- FYI COMMENTS:
- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

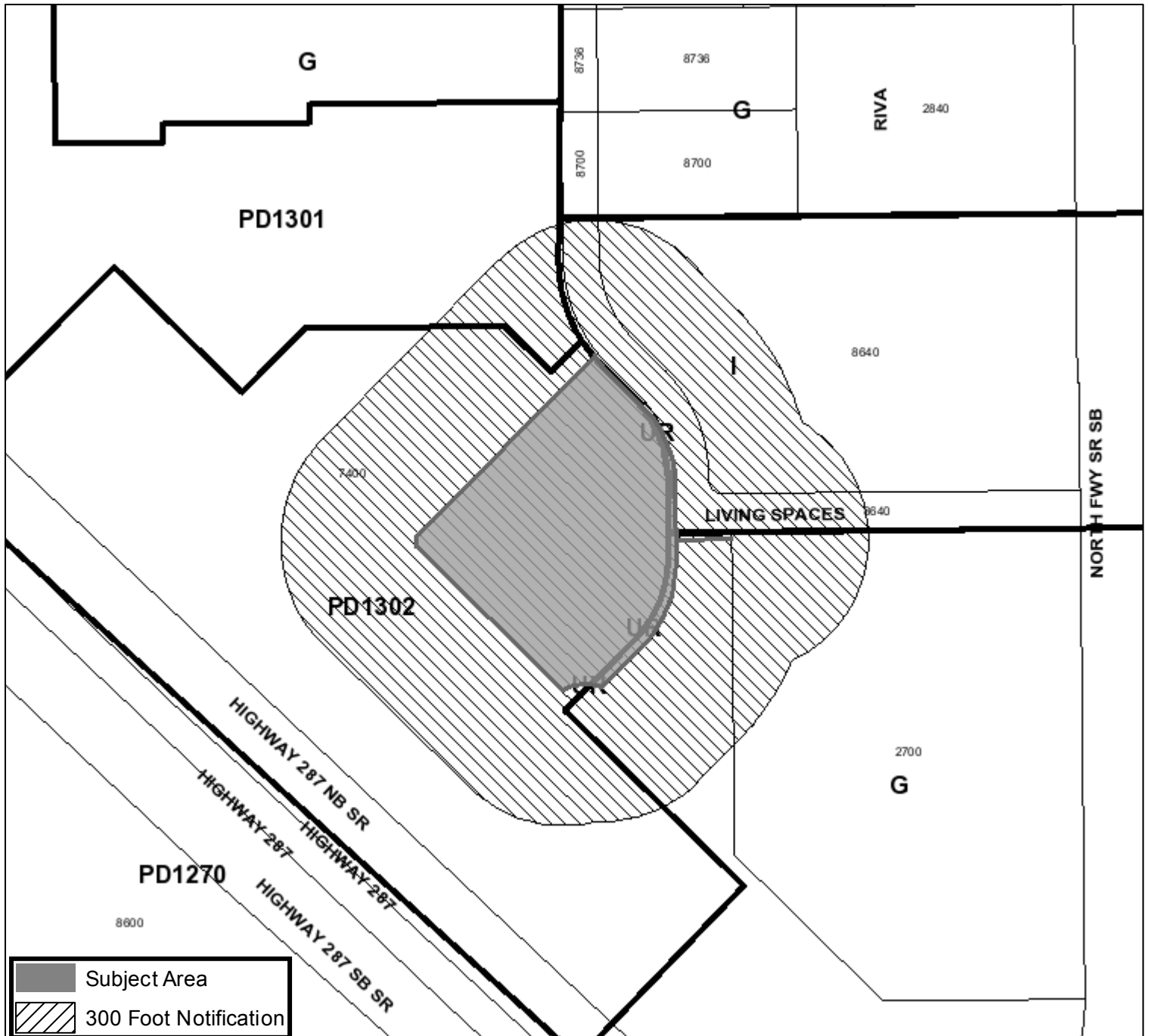
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



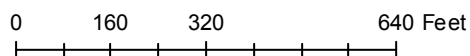
SP-21-025

Area Zoning Map

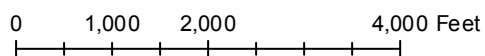
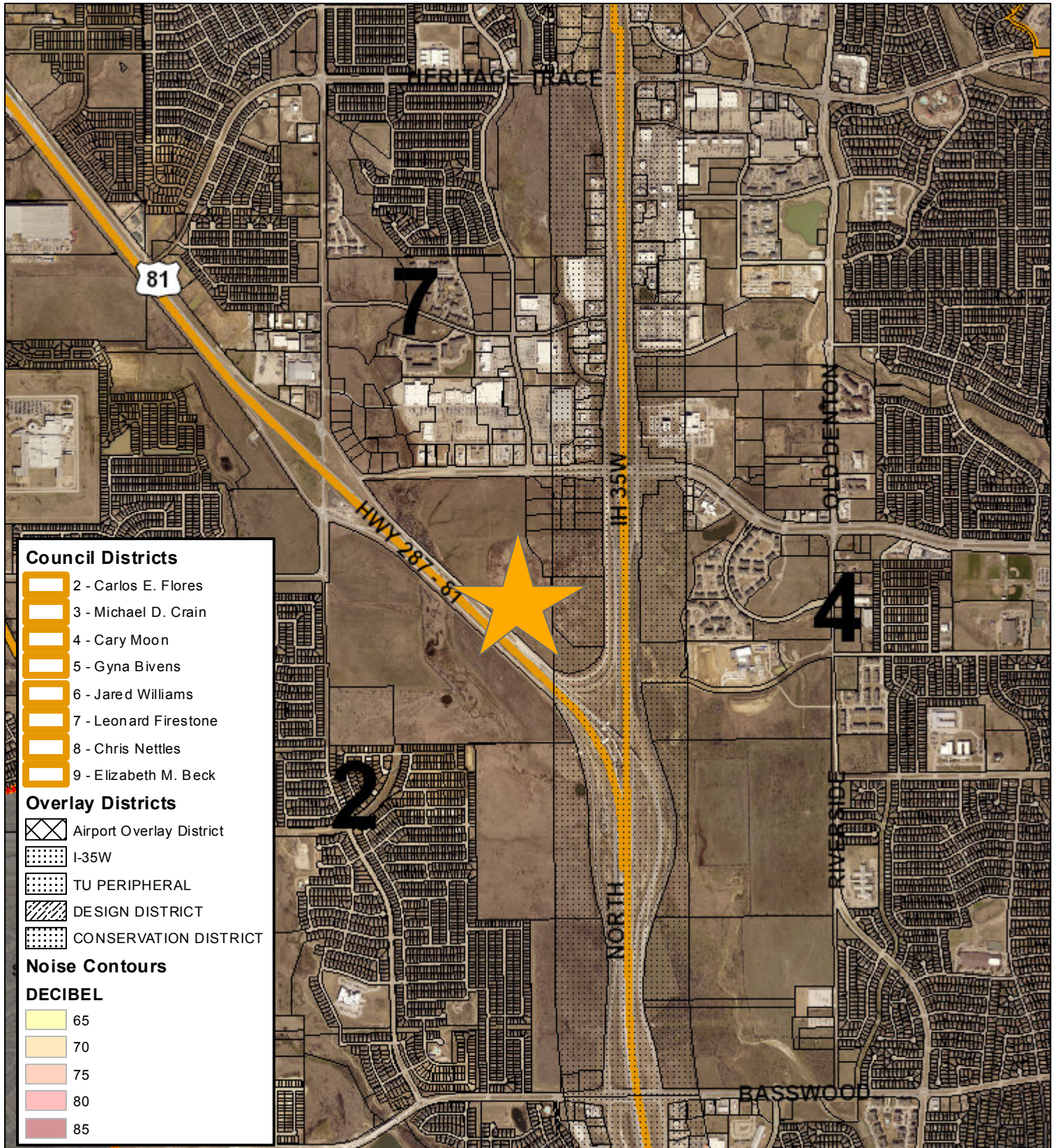
Applicant: NTP35 LP
 Address: 8400 - 8600 blocks Tehama Ridge Parkway
 Zoning From: PD 1301
 Zoning To: Site Plan for multifamily uses
 Acres: 6.0307768
 Mapsco: 35F
 Sector/District: Far North
 Commission Date: 12/8/2021
 Contact: 817-392-8043



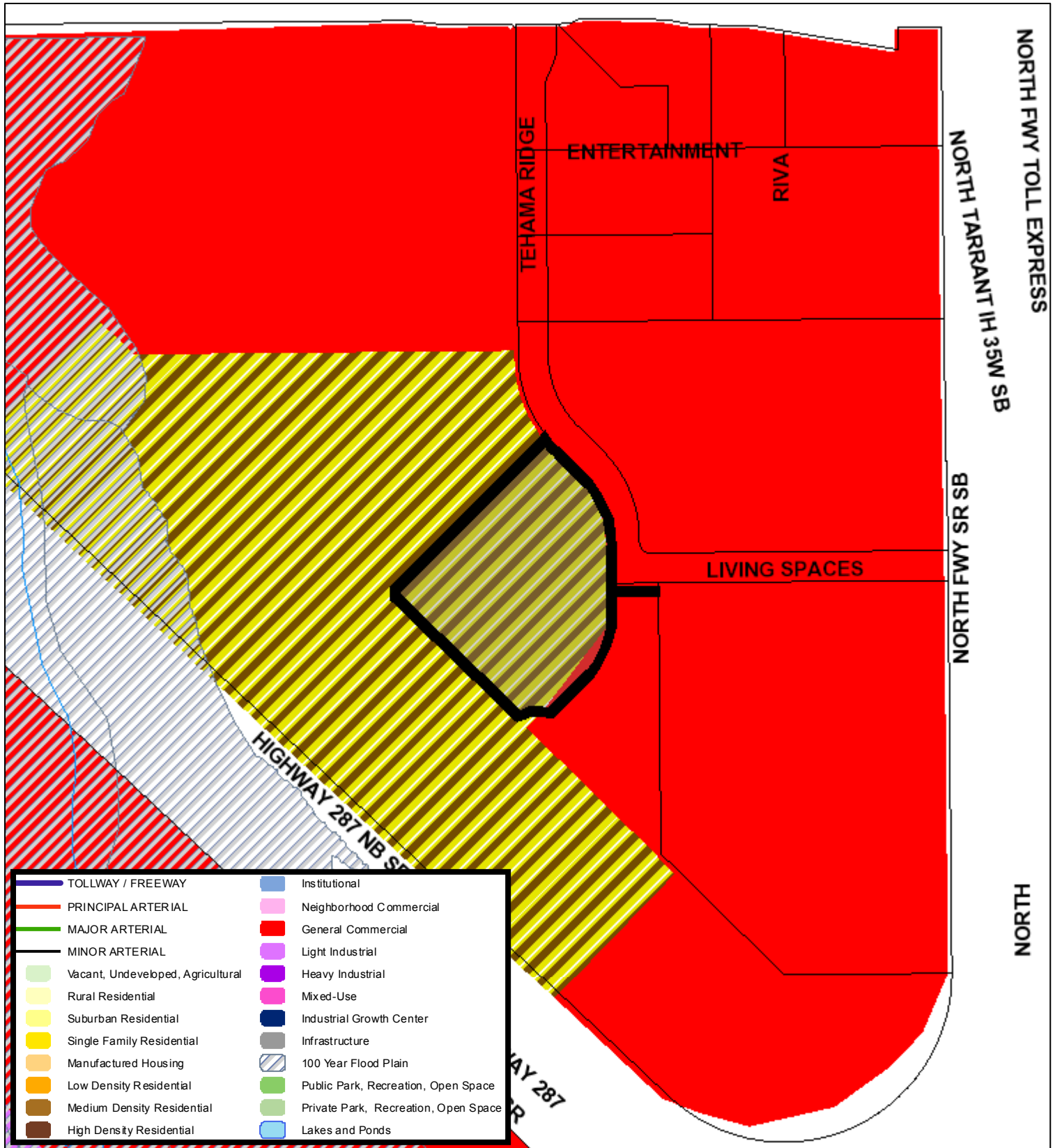
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



350 175 0 350 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.



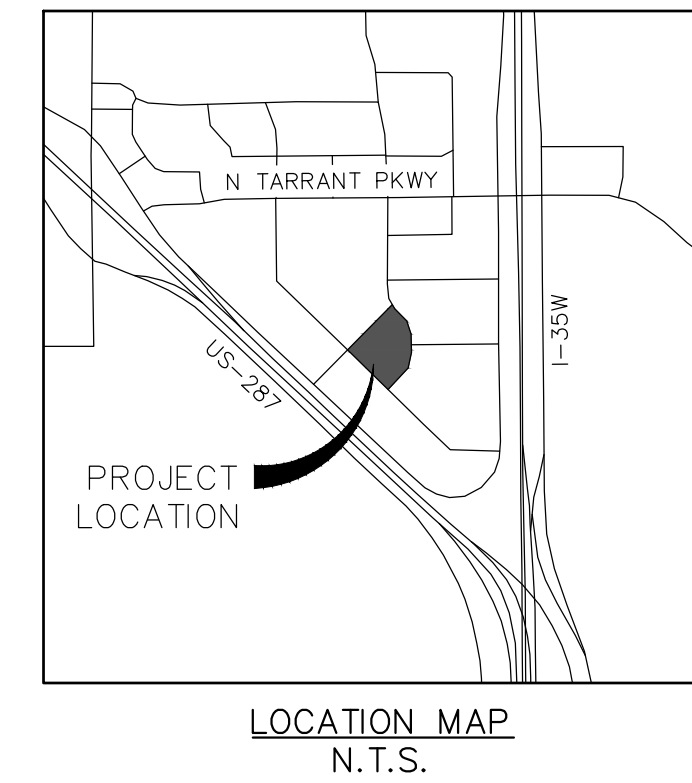
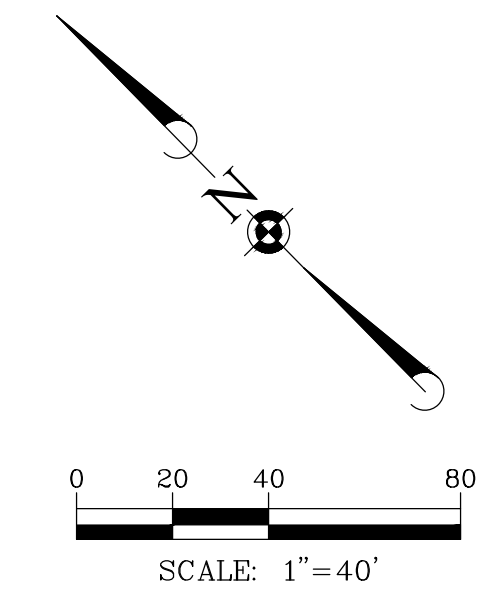
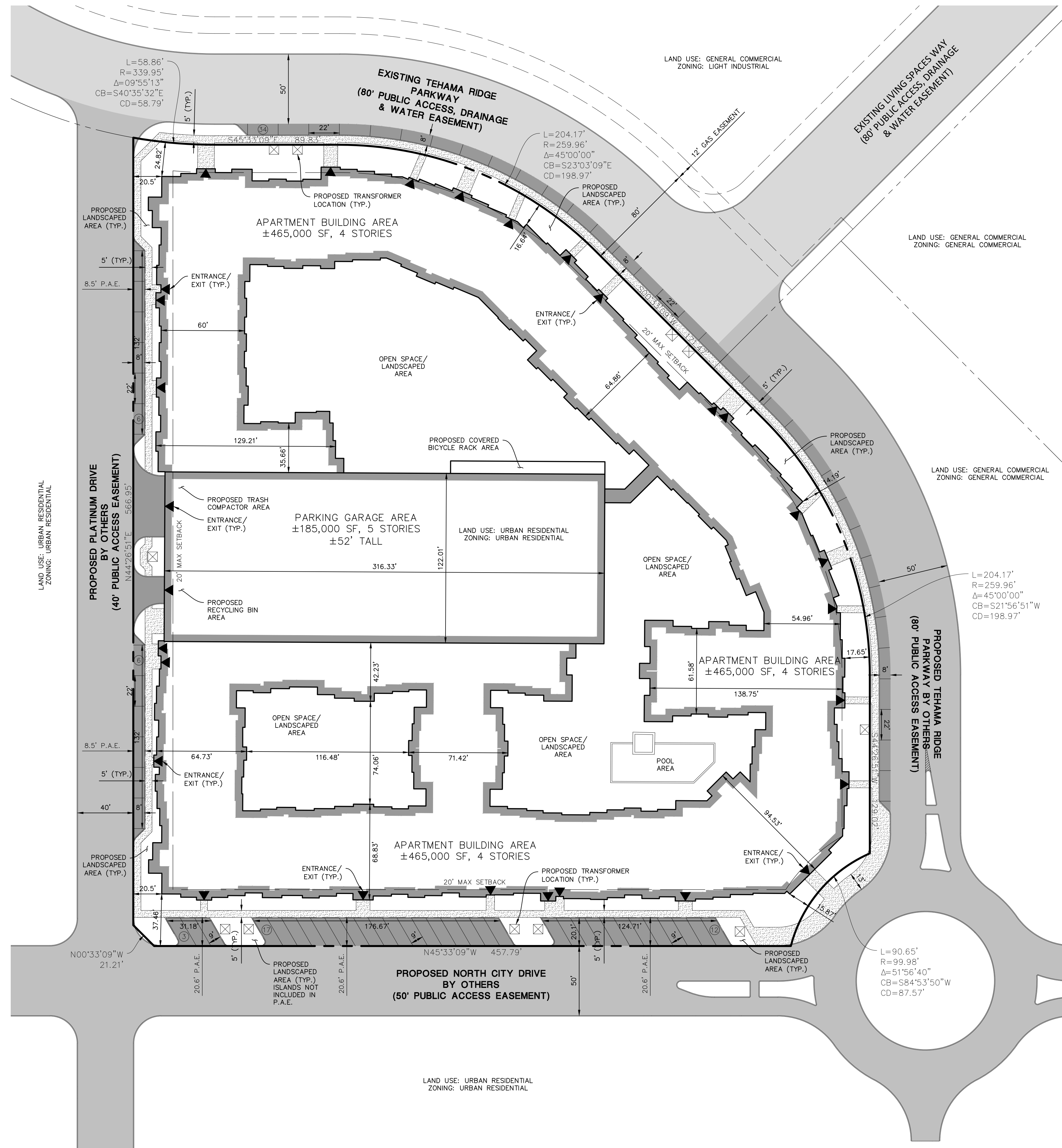
Aerial Photo Map



0 225 450 900 Feet



Plot Date: 12/16/21, Des. Name: P:\11182_Cross Development\001_Fort Worth - North City Drive MF Addition\Area\Plan_Sett\Drawings\Site Plan.dwg, Updated By: Ktkings



LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVING
	PROPOSED CONCRETE PAVING (BY OTHERS)
	EXISTING CONCRETE PAVING

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - HEAD IN PARKING STALLS ARE ASSUMED TO BE 18' DEEP AND 9' WIDE.
 - PARALLEL PARKING STALLS ARE ASSUMED TO BE 22' LONG AND 8' DEEP.
 - ANGLED STALLS ARE ASSUMED TO MEET CITY OF FORT WORTH CRITERIA FOR 60' PARKING STALLS.
 - PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) SECTION. A MFD SHALL BE SUBMITTED FOR THIS PROJECT.
 - ALL PROVIDED LIGHTING WILL CONFORM TO "LIGHTING CODE."
 - ALL SIGNAGE WILL CONFORM TO "4.713.h.1."
 - PROJECT WILL COMPLY WITH "SECTION 6.301, LANDSCAPING."
 - PROJECT WILL COMPLY WITH "SECTION 6.302, URBAN FORESTRY."
 - ALL ROOFTOP SCREENING WILL COMPLY WITH CITY CODE.
 - ALL STREET TREE PLANTINGS WILL COMPLY WITH CITY CODE.
 - ALL PEDESTRIAN LIGHTING WILL COMPLY WITH CITY CODE.
 - NO FENCING OR SCREENING ASSUMED TO BE NEEDED AS OF NOW FOR THIS PROJECT.
 - FOR LEGAL DESCRIPTION, REFER TO LEGAL DESCRIPTION DOCUMENT PERFORMED BY REALSEARCH OF TEXAS, LLC DATED ON APRIL 21, 2021.
 - ALL PARKING STALLS OUTSIDE OF THE RIGHT OF WAY ARE TO BE IN A PUBLIC ACCESS EASEMENT. EASEMENT IS TO FOLLOW THE BACK OF CURB LINE.
 - ALL BUILDING HEIGHTS BETWEEN GRADE BREAKS ARE TO BE MEASURED TO APPROXIMATELY THE TOP PLATE LINE.
 - THE PARKING GARAGE HEIGHT IS APPROXIMATELY 47' TALL WITH THE ADDITION OF METAL CARPORT STRUCTURES TO THE TOP. THE GARAGE HEIGHT WOULD INCREASE TO APPROXIMATELY 52' TALL. THE PARKING GARAGE ELEVATOR SHAFT WILL EXTEND TO APPROXIMATELY 62' TALL.

LAND USE & ZONING

EXISTING LAND USE: URBAN RESIDENTIAL
 PROPOSED LAND USE: URBAN RESIDENTIAL

EXISTING ZONING: PLANNED DEVELOPMENT
 PROPOSED ZONING: URBAN RESIDENTIAL

SITE SUMMARY TABLE

STANDARDS ARE BASED ON PD 1302

SITE ACREAGE	
6.031 ACRES	
SETBACKS (MIN/MAX)	
FRONT	0-20 FT
SIDE	0-20 FT
REAR	0-20 FT
PARKING REQUIREMENTS	
1.45 SPACES / 1 DWELLING UNIT	
BUILDING DATA	
UNIT COUNT: 362 UNITS	
APARTMENT BUILDING: ±465,000 SF, ±70 FT TALL (TO TOP PLATE LINE)	
PARKING GARAGE: ±185,000 SF, ±52 FT TALL	
PARKING	
REQUIRED	525 SPACES
PROPOSED	
GARAGE	594 SPACES
OFF-STREET	78 SPACES
TOTAL	672 SPACES
LAND USE	
EXISTING:	URBAN RESIDENTIAL
PROPOSED:	URBAN RESIDENTIAL
GROSS FLOOR AREA	
±650,000 SF	
LAND DENSITY	
60 UNITS/ACRE	

BUILDING EXTERIOR CONSTRUCTION MATERIALS:

APARTMENT BUILDING:

- 40% MASONRY
- 40% FIBER CEMENT SIDING OR PANEL
- 20% STUCCO

PARKING GARAGE:

- 100% CONCRETE OR MASONRY

ENGINEER
 MANHARD CONSULTING
 12225 GREENVILLE AVENUE
 SUITE 1000
 DALLAS, TX 75243
 972.972.4250

ARCHITECT
 CROSS ARCHITECTS
 879 JUNCTION DRIVE
 ALLEN, TX 75013
 469.393.1122

DEVELOPER
 CROSS DEVELOPMENT
 4336 MARSH RIDGE ROAD
 CARROLLTON, TX 75010
 469.328.3061

SURVEYOR
 REALSEARCH OF TEXAS, LLC
 P.O. BOX 1006,
 GODLEY, TEXAS 76044
 682.200.6050

ZONING CASE NO: SP-21-025

NORTH CITY DRIVE
 MULTIFAMILY DEVELOPMENT

DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION

Manhard CONSULTING

12225 Greenville Avenue, Suite 1000, Dallas, TX 75243, ph: 972.972.4250, manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-21732

NORTH CITY APARTMENTS

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SITE PLAN

FOR INTERIM REVIEW ONLY
 THIS DOCUMENT IS NOT
 ISSUED FOR CONSTRUCTION
 OR PERMITTING PURPOSES

REECE N. BIERHALTER, P.E.
 TEXAS P.E. No. 131981
 ISSUED THIS DATE:
 10/04/2021

PROJ. MGR.: RNB
 PROJ. ASSOC.: KLH
 DRAWN BY: KLH
 DATE: 10/04/2021

SHEET
SP
 611.062001

PENDING