



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 15, 2020

Council District 6

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

Opposition: 2 letters
Support: none submitted

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

Owner / Applicant: 14.887 McCart & Risinger LP

Site Location: 3600 - 3800 blocks W. Risinger Road Acreage: 8.6

Proposed Use: Cottage Community

Request: From: "A-5" One-Family, "R2" Townhouse/Cluster, "C" Medium Density Multifamily, "E" Neighborhood Commercial

To: Planned Development for all uses in "C" Medium density Multifamily plus cottage community with revised development regulations for open space, front yard screening and setback, building orientation, and façade requirements with a waiver to MFD multifamily development submittal; site plan included for cottage community only

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent.

Staff Recommendation: Approval

Background:

The property is located on the south side of Risinger Road, west of McCart Avenue, both System Links on the Mater Thoroughfare Plan. 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 with shared community space, and a leasing office on site. As none of the city's districts can accommodate this form at this time, a PD/C is necessary with waivers to the MFD submittal and standards including setbacks, fencing, and open space.

The proposed development consists of 88 detached dwelling units. There is a mix of one, two, and three bedroom units, with three bedroom units making up a majority of the unit count. The site will be meeting parking requirements of one space per bedroom.

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

Requirement	C Standards	Proposed PD/C
Density	Maximum 24 units per acre	Maximum 12 units per acre (complies)

Front Yard	Minimum 20'	15' (Waiver Recommended)
Height	Maximum height 36'	(Complies)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	241 bedrooms – 241 spaces 241 spaces provided (Complies)
Open Space	Minimum 45%	Minimum 30% (Waiver Recommended)
Setback adjacent to "A" or "B" zoning	Height transitional plane 3' setback for every 1' in height (30' minimum) 20' minimum for dumpster enclosure and accessory structures	46' (Complies)
Front Yard Screening	Fences shall not be located in the area between building facades and the property line.	Fence shown along Risinger Road (Waiver Recommended)
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. The buildings along W Risinger St must reoriented to have the longest length facing the street.	Not meeting (Waiver Recommended)
Enhanced Landscaping	20 points required; 10 of the required points shall come from the installation of street trees which requires an approved permit from the Parks and Recreation Department.	Will meet (Complies)
Bufferyard and Screening	5' Bufferyard when adjacent to a one of two family district Fencing: 6' screening required adjacent to A or B	5' bufferyard required on West property line 6' screening required on West property line (Complies)
Facade Design Requirements	Each new building facade oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required.	Not meeting (Waiver Recommended)
MFD submittal	Submit MFD plan to meet standards	Not required as the cottage community does not comply with apartment standards (Waiver Recommended)

Site Information:

Surrounding Zoning and Land Uses:

- North "B" Two Family / school
- East "E" Neighborhood Commercial / undeveloped
- South "R2" Townhouse/Cluster / undeveloped
- West "A-5" On 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. No MFD required (**Waiver Required**)
2. Minimum 30% open space (**Waiver Required**)
3. 15' front yard setback (**Waiver Required**)
4. 6' Screening fence in front yard (**Waiver Required**)
5. No building orientation requirements (**Waiver Required**)
6. No façade design requirements (**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 July 24, 2020.

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

Organizations Notified	
Parkview HOA	Poynter Crossing HOA
Fox Run HA*	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	

*Closest Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

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

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

2. Comprehensive Plan Consistency – Far South

The 2020 Comprehensive Plan designates the subject property as Low Density Residential. The property will have access to Risinger Road, a system link on the Master Thoroughfare Plan, providing the multifamily use provides 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 future land use plan and policies stated above, the proposed zoning **is consistent** 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:

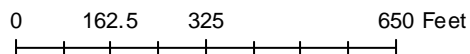
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

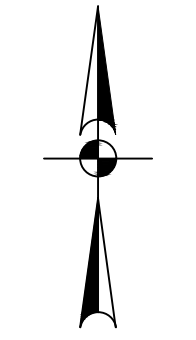
Applicant: 14.887 McCart & Risinger LP
 Address: 3600 - 3800 blocks W. Risinger Road
 Zoning From: A-5, R2, C, E
 Zoning To: PD for C uses plus cottage community w/ waivers to dev. standards
 Acres: 8.60296077
 Mapsco: 103V
 Sector/District: Far South
 Commission Date: 8/12/2020
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



W. RISINGER ROAD
 (EX 120' RIGHT-OF-WAY)
 CAB. 388-193, PG. 98 O.P.R.T.C.T.



SCALE: 1" = 50'
 0 50 100 150
 SCALE AT 22"x34"

LEGEND

- UNIT PLAN # 1
1 BEDROOM
- UNIT PLAN # 2
2 BEDROOM
- UNIT PLAN # 3
3 BEDROOM
- UNIT PLAN # 4
3 BEDROOM
- SURFACE PARKING SPACES
- 20' x 10' ENCLOSED DUMPSTER
- PROPOSED FIRE HYDRANT
- OPEN AREA

BUILDING SUMMARY	STORIES	SINGLE STORY BLDG HEIGHT (FT)	MAX ROOF HEIGHT (FT)	UNITS	MIX	BEDROOM PER UNIT	PARKING REQUIRED
PLAN #1	1	8	13.25	5	5%	1	5
PLAN #2	1	8	13.33	13	15%	2	26
PLAN #3	1	8	13.33	44	50%	3	132
PLAN #4	1	8	13.33	26	30%	3	78
COMMON AREA							
TOTAL				88	100%		241

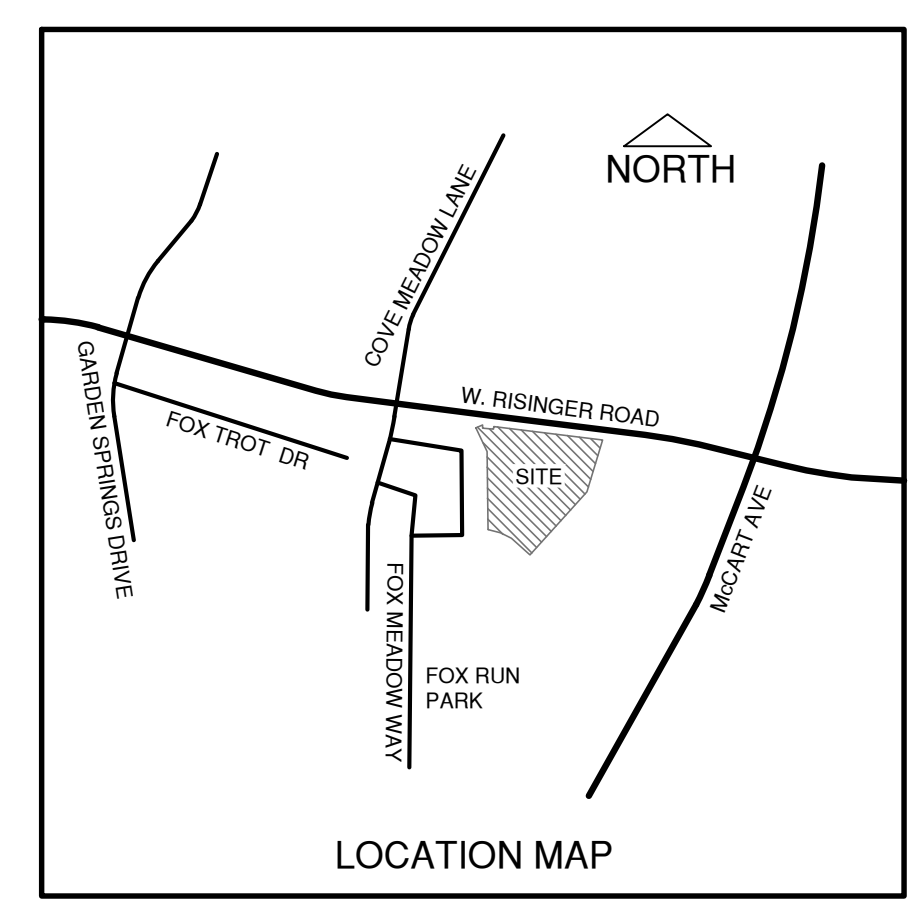
PARKING TYPE	NO. SPACES PROVIDED	MIX
SURFACE PARKING	241	100%
TOTAL	241	100%

SITE SUMMARY TABLE

TOTAL NUMBER OF UNITS	88	UNITS
GROSS ACREAGE	8.604	ACRE
NET ACREAGE	8.604	ACRE
DENSITY	10.23	DU/ACRE
OPEN SPACE	3.018	ACRE
PERCENTAGE OPEN SPACE	35.08%	

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.
- 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)
- MFD IS NOT REQUIRED FOR THIS DEVELOPMENT.
- 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
 - FRONT YARD SETBACK IS FIFTEEN FEET (15')
 - SCREEN WALL TO BE PROVIDED ON WEST RISINGER ROAD
 - MAXIMUM DENSITY PER ACRE SHALL BE 12 UNITS PER GROSS ACRE
 - FAÇADE REQUIREMENTS DO NOT APPLY TO THIS DEVELOPMENT
 - BUILDINGS LOCATED ON WEST RISINGER STREET ARE ALLOWED NOT HAVE THE LONGEST LENGTH OF THE BUILDING PLACES PARALLEL/ADJACENT TO THE STREET
 - MINIMUM 30% OPEN SPACE REQUIRED



DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

LENNAR AT RISINGER COURT

OWNER
 ERIC R. VEIGEL
 14.887 McCART AND RISINGER, L.P.
 627 DELOACHE STREET
 WESTWORTH VILLAGE, TEXAS 76114
 817-371-2201

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

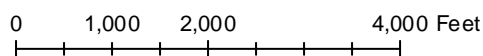
APPLICANT/ENGINEER:
 ASHLEY WILLIAMS, P.E.
 PAPE-DAWSON ENGINEERS
 5810 TENNYSON PARKWAY, SUITE 425
 PLANO, TEXAS 75024
 214-420-8494

ZONING SITE PLAN
 ZC-20-098

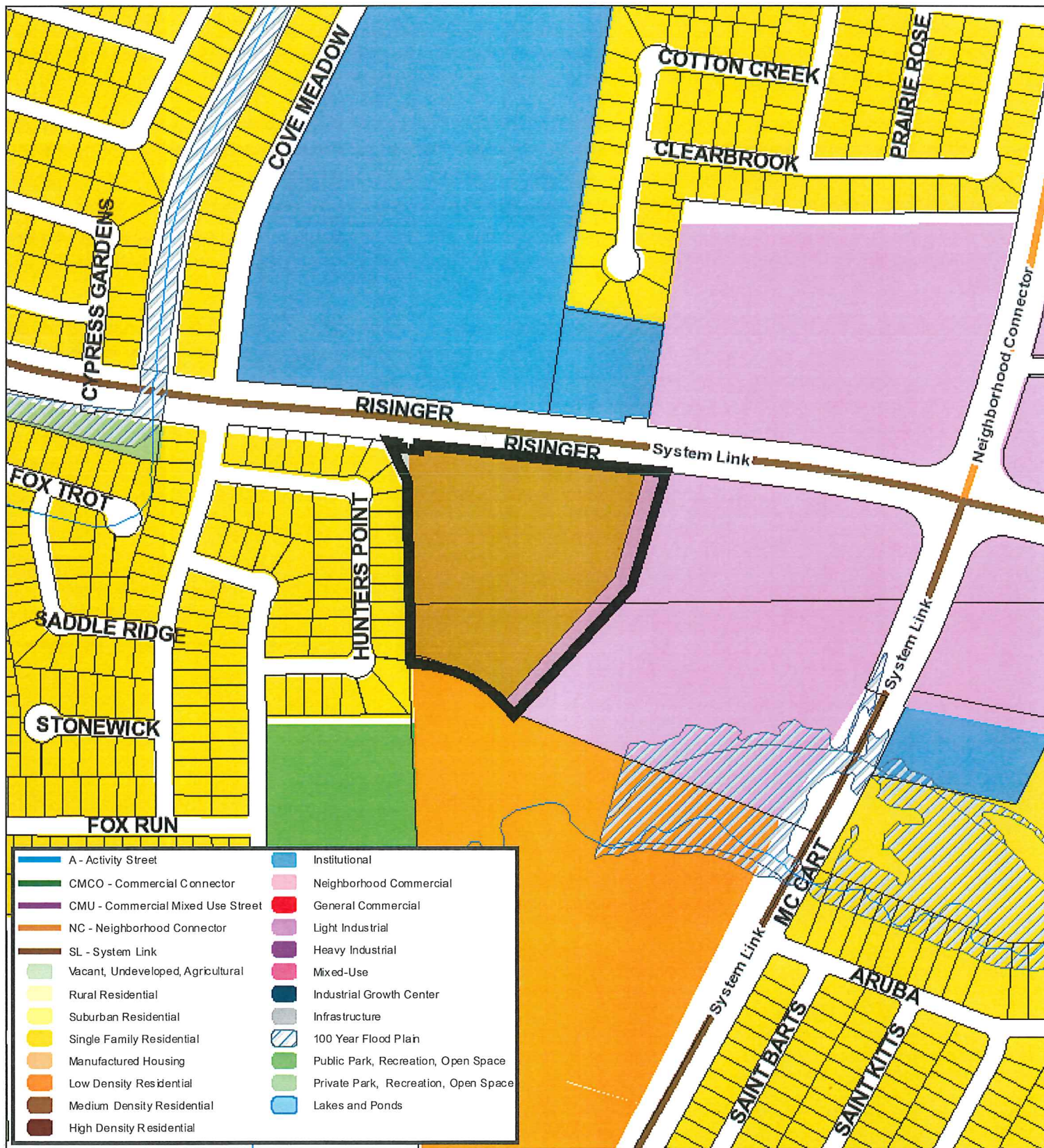
FORT WORTH, TEXAS
 AUGUST 2020

Date: Aug 04, 2020, 3:05pm User ID: jianganzhe File: \\pape-dawson.com\vol-pd\Projects\701\45\00\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\SITE-70145-00 - OPTION 1.dwg
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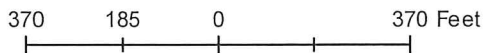
Area Map



Future Land Use



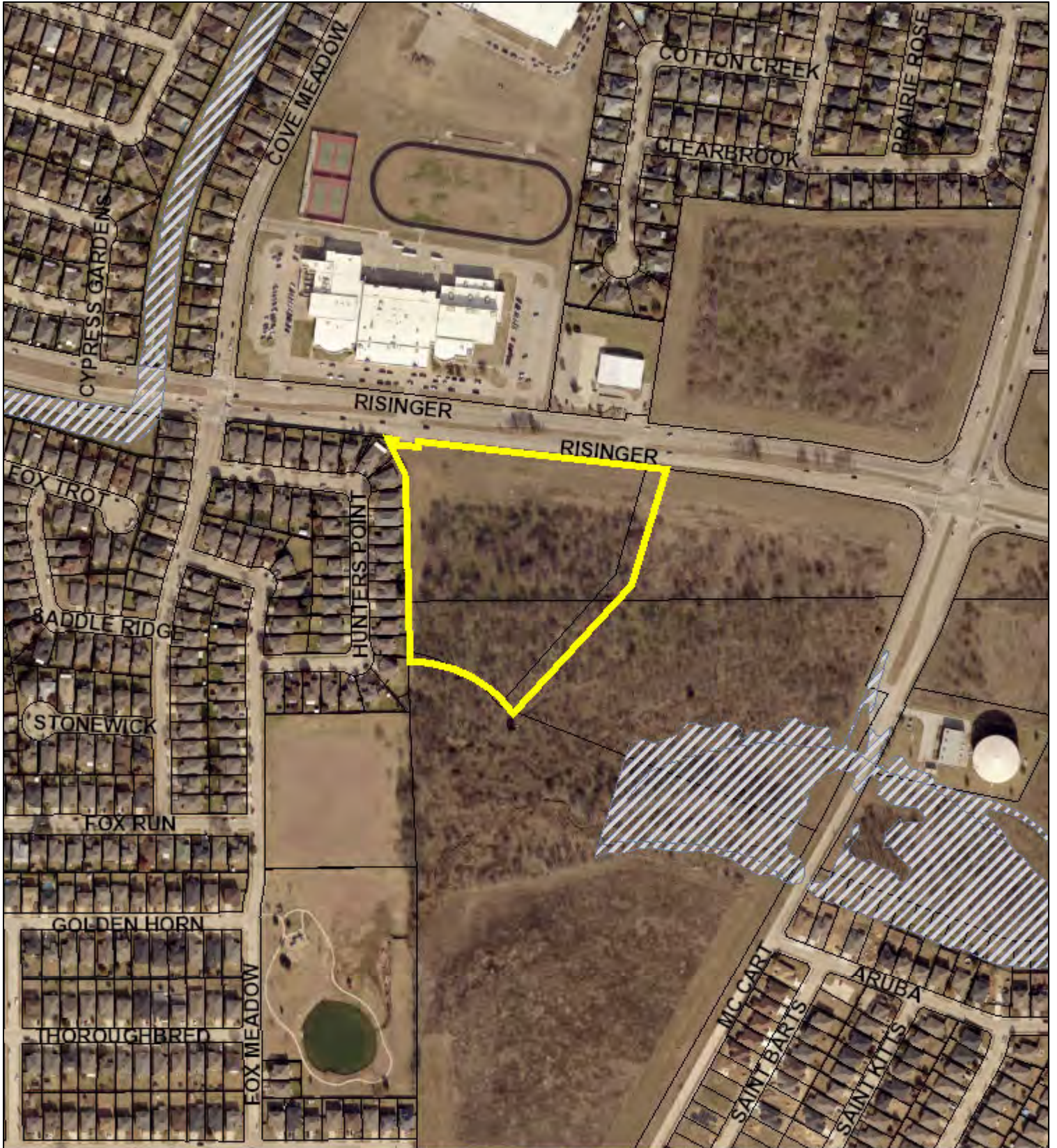
370 185 0 370 Feet



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 3, 2020



Aerial Photo Map



0 235 470 940 Feet

