



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District 7

Zoning Commission Recommendation:
Approved by a vote of 9-0

Opposition: 8 letters
Support: Eagle Ranch POA

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **BKR Land LP & Double B Land LP**

Site Location: 6400-6500 blocks Robertson Road Acreage: 10.54

Proposed Use: **Detached Multifamily**

Request: From: "A-5" One Family and "E" Neighborhood Commercial

 To: Planned Development for all uses in "D" High Density Residential with development regulation standards for setbacks, bufferyard, fences, open space, and building orientation, with a waiver to MFD submittal; site plan included; all development standards and waivers are only applicable for detached multifamily development

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The requested zoning change is located in the northwest corner of Robertson Road and Boat Club Road. The property is currently zoned "A-5" One Family and "E" Neighborhood Commercial. The applicant is proposing a zoning change to "PD/D" with development standards in order to create a detached multifamily development.

The applicant is proposing a zoning change to create a detached multifamily development. These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name "Cottage Development" has been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

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 this form. Because their more single family neighborhood form does not readily comply with the base multifamily districts, development standards may include open space, landscaping, setbacks, and parking, along with a waiver to the MFD submittal. This PD site plan is requesting development standards for setbacks, bufferyard, fences, open space, and building orientation, with a waiver to MFD submittal.

Below is a chart that illustrates the differences between the base "D" regulations and the proposed PD.

Requirement	D Standards	Proposed PD/D (Provided per site plan)
Density	Maximum 32 units per acre	10.15 units per acre, complies
Height	Maximum height 36' Maximum height 48' beyond 250' setback to one- and two-family districts	10' 1" top plate height, complies
Required Yards	<p><u>Front Yard</u>: 20' minimum</p> <p><u>Rear Yard</u>: 5' minimum</p> <p><u>Interior Side Yard</u>: 5' minimum</p> <p><u>Corner lot side yard</u>: 10' minimum adjacent to side street</p> <p><u>Setback Adjacent to one- or two-family residential districts</u>:</p> <ul style="list-style-type: none"> -Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum -1:1 setback with a 10-foot minimum setback for one-story garages and carports -20-foot minimum setback for dumpster enclosures and one-story accessory structures 	<p><u>Front Yard</u>:</p> <ul style="list-style-type: none"> -Robertson Road: 20' provided building setback, but portion of fence by detention area projects into the required front yard -Salt Fork Drive: 20' provided building setback, but fence projects into the required front yard <p>(requires Development Regulation Standard for fence in required front yard)</p> <p><u>Rear/Side Yard</u>:</p> <ul style="list-style-type: none"> -5' building setback provided along eastern property line and far north property line along "E" zoning -Provided 15' to 20' setback to buildings against A-5 district, where 30' minimum is required. <p>(requires Development Regulation Standard for not meeting 30' minimum setback along one-family district)</p>
Bufferyard	Where adjacent to one- or two-family district, a five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system	<p>No bufferyard plantings proposed, as the units' private backyards back up to the screening fence.</p> <p>(requires Development Regulation Standard)</p> <p>Bufferyard fence will have a portion along the neighboring cul-de-sac that is not a screening fence, but rather an</p>

		open style fence. (requires Development Regulation Standard)
Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades; Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Fence shown between buildings and ROW along Salt Fork Drive and Robertson Road (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 220 spaces, 7 of which are Accessible	Complies Spaces provided: 222
Open Space	Minimum 35%	38.2% provided Applicant is meeting this percentage by revising the way open space is calculated—using the definition in Ch. 9 rather than the open space regulations within “D” (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhanced landscaping	Meets 20 points of Enhanced Landscaping, shown in table on site plan
Urban Forestry	Must comply with Urban Forestry ordinance requirements	Per note on site plan, will comply with Section 6.302, Urban Forestry; trees will be spread throughout site in more of a SFR pattern
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	A few buildings do not have longest sides against Salt Fork Drive and Robertson Road. (requires Development Regulation Standard)
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (requires Development Regulation Standard)

Site Information:

Surrounding Zoning and Land Uses:

North	"E" Neighborhood Commercial / assisted living facility "A-5" One Family / single-family
East	"E" Neighborhood Commercial / commercial "PD1203" for "E" uses plus auto parts store / commercial
South	"A-5" One Family / vacant "E" Neighborhood Commercial / vacant
West	"A-5" One Family / single-family and vacant

Zoning History: ZC-18-102 from "E" Neighborhood Commercial to "PD/E" for E uses plus auto parts sales, site plan approved; effective 7/15/18

Site Plan Comments:

Please refer to the table above to see all categories that will need a development regulation standard or waiver.

(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 April 22, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Trails of Marine Creek HOA
Eagle Ranch POA	Cheyene Ridge HOA
Streams and Valleys, Inc.	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

Not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "A-5" One Family and "E" Neighborhood Commercial to PD/D with development standards for a multifamily development. Surrounding land uses consist of single-family, vacant land, and commercial.

The proposed zoning **is compatible** at this site.

2. Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial. Below is an excerpt from Chapter 4 Land Use of the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes

As noted, the Comprehensive Plan lists multifamily residential as an acceptable land use with the Neighborhood Commercial future land use designation. The requested zoning change is consistent with the following Comprehensive Plan policies and strategies:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

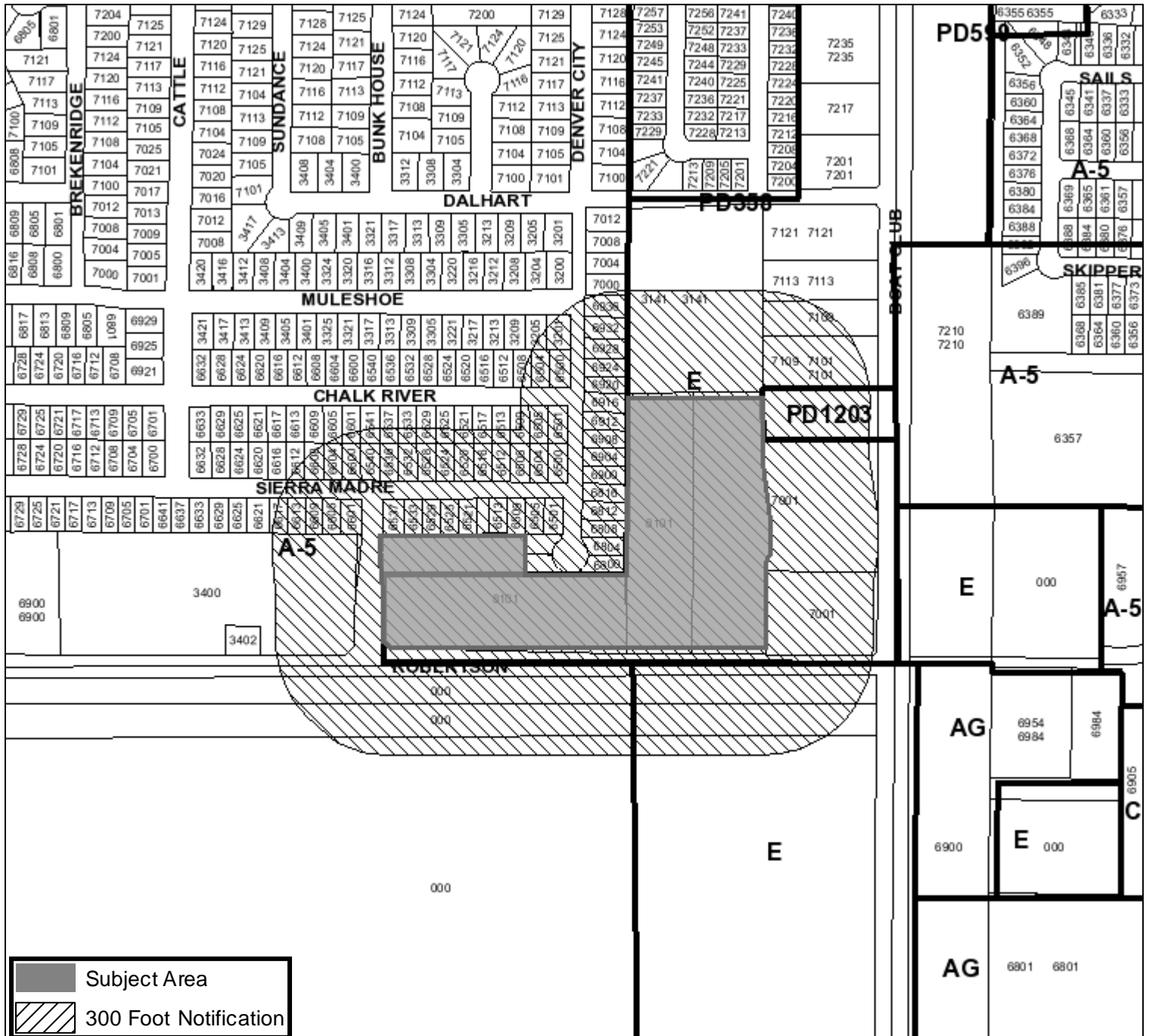
While the Comprehensive Plan allows for multifamily at this location, the adjoining “A-5” One Family development may prefer to have the form of the detached multifamily as opposed to the traditional form of multifamily. The design of the detached multifamily development is a hybrid of the multifamily and single family styles of development.



Attachments:

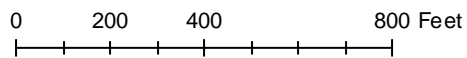
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

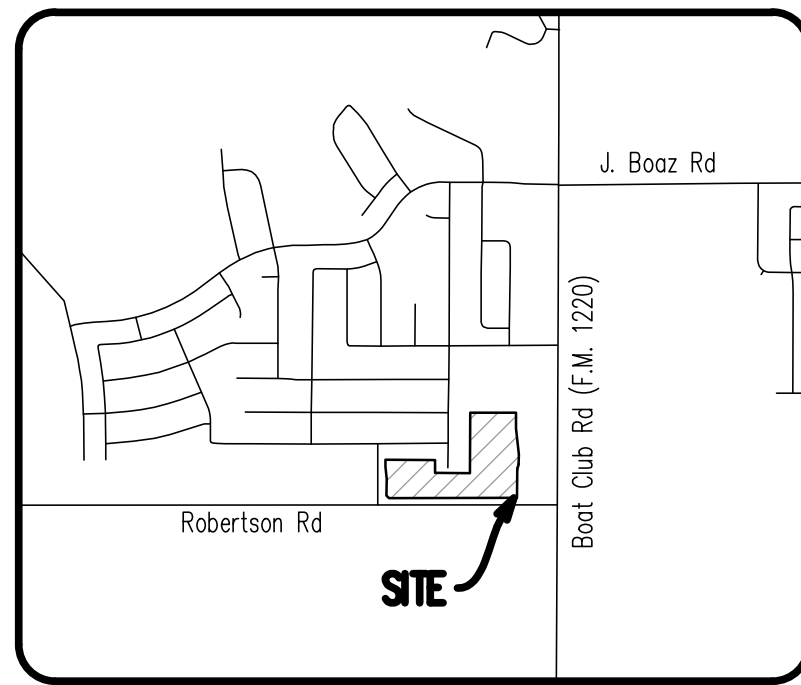
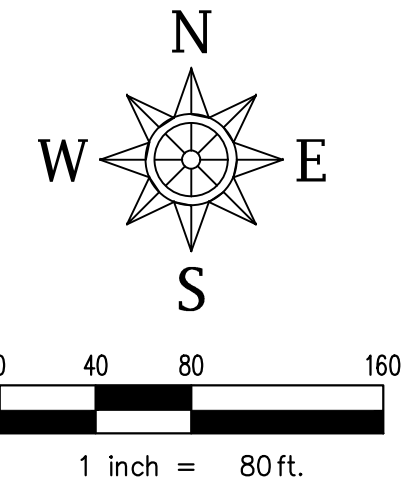
Area Zoning Map

Applicant: BKR Land LP and Double B Land LP
 Address: 6400 - 6500 blocks Robertson Road
 Zoning From: A-5, E
 Zoning To: PD for multifamily uses
 Acres: 10.54517487
 Mapsco: 32TX
 Sector/District: Far Northwest
 Commission Date: 5/12/2021
 Contact: null

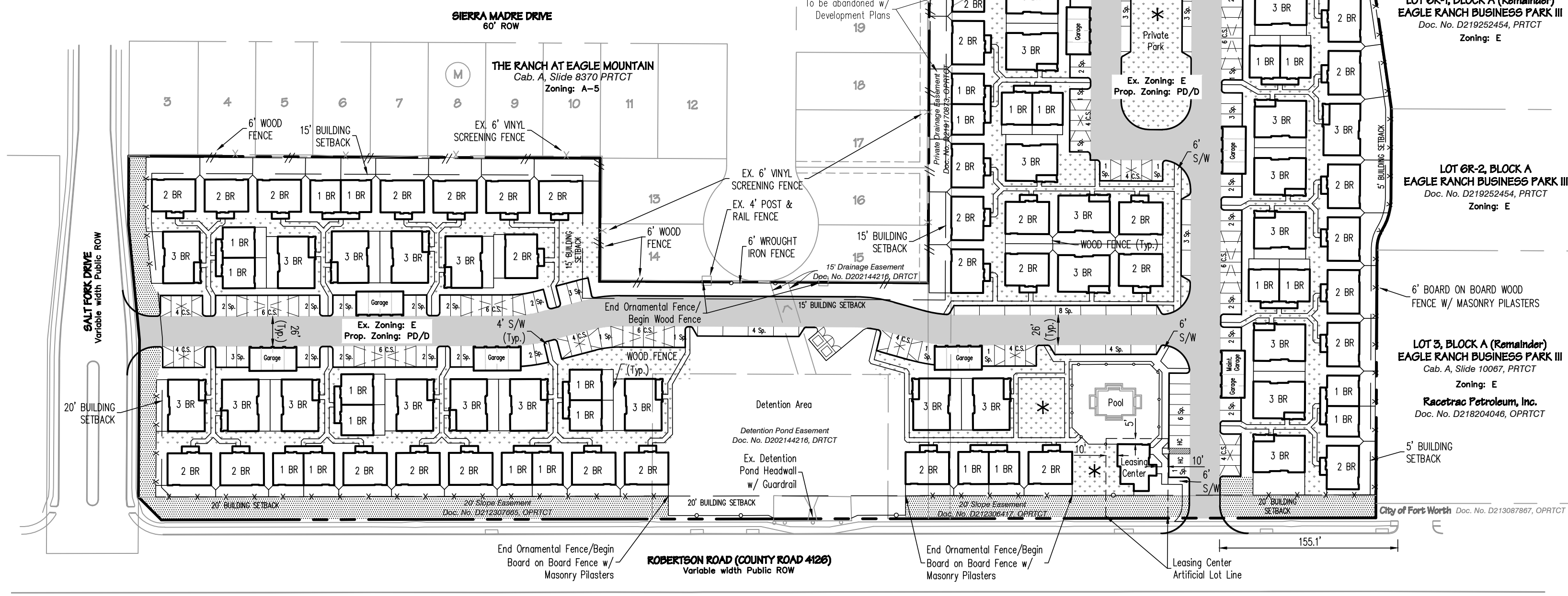


	Subject Area
	300 Foot Notification





LOCATION MAP
NTS



General Notes & Legend:

1. PD/D Planned Development for all uses in "D" High Density Multi-family plus detached multifamily, site plan requirements, waivers to MFD submission, and Development Standards apply to detached multifamily only.
2. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "D" district standards, with the following exceptions:
 - Fences, gates, parking, and access easements/access drives shall be allowed in Front, Side, & Rear yard Setbacks and within the area between building facades and property line.
 - Fences and gates shall be allowed in landscape buffers. No plantings to be required within landscape buffer.
 - Open space defined by section 9.101 of the Zoning Ordinance: "Open space must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence" No space or area less than 8 feet in either dimension shall be counted as open space.
 - The minimum landscape area as required by Section 6.301 subsection 1c shall apply only to the limits of the Leasing Center artificial lot, as shown on this plan.
 - 15' minimum rear yard setback adjacent to single-family development.
4. A MFD site plan will not be required for a detached multifamily development.
5. All provided lighting will conform to Lighting Code.
6. All signs will conform to Article 4.
7. This project will comply with landscaping requirements for "D", per 4.712(d)(6), including Enhanced Landscaping.
8. This project will comply with Section 6.302, Urban Forestry. Due to the form of detached multifamily, trees will be spread throughout development in a fashion similar to Single Family.
9. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.

- Emergency Access & Firelane
- Open Space
- 6' Board on Board Wood Fence w/ Masonry Pilasters
- Ornamental Fence
- 6' Wood Fence
- Covered Parking Structures
- Activity Node that will be designed and intended to promote community social interaction.

Residential Summary

Unit Type	Floor Area	Top Plate Ht.	Max. Unit Dimensions	# of Stories	Allowable Materials	Units	% of Units
1 Bedroom	690 Sq Ft	10'-1"	51'-0" x 31'-5.5"	One Story	Brick, Stone, Synthetic Stone, Stucco, Fiber Cement Siding.	30	28%
2 Bedroom	984 Sq Ft	10'-1"	37'-6" x 31'-9.5"			45	42%
3 Bedroom	1,265 Sq Ft	10'-1"	45'-6" x 31'-7.5"			32	30%
Total						107	

Gross Density= 10.15 units per Acre
Total Gross Acres=10.545 Acres

Enhanced Landscape Table

Category	Description	Points
Street Trees	Trees shall be planted within a planting strip or flush with the sidewalk surface; location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk. Required Spacing as specified below or as approved by the City Forestry Small/Medium Canopy = 25-30 ft. on center *Where necessary spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements. Street trees may be counted toward the planting requirements for the Urban Forestry required tree canopy coverage.	10 Points
Private Pool	5,100 Square Feet; Minimum area not less than 1,000 Square Feet.	5 Points
Private Park	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided.	5 Points
Total Enhanced Landscape Points (20 Minimum Required)		20 Points

Parking Summary

Parking Type	Floor Area	Dimensions	Parking Space Totals
Uncovered/ Open	-	9'x18'	108 Uncovered
Covered Carport	-	9'x18'	86 Spaces
Enclosed Garage	800 Sq Ft	40'-11" x 20'-11"	28 Spaces
Total			222 Spaces

Residential Parking Required= 30 1BR @ 1Sp/BR= 30 Spaces
45 2BR @ 1Sp/BR= 90 Spaces
32 3BR @ 1Sp/BR= 96 Spaces
1000 SF @ 1Sp/250 SF= 4 Spaces
Total= 220 Spaces
ADA Parking Required= 7 Spaces

Open Space Calculations

Footprint Area	Area used for Open Space Calculation	Open Space Area Required (35%)	Provided Open Space	Provided Enhanced Landscape Area
(GSF)	(GSF)	(GSF)	(GSF)	(GSF)
267,300	192,047	67,217 (35%)	73,300 (38.2%)	21,300

Footprint Area = Sum of building footprints, parking areas, access drives, and fenced patio yards.
Area Used for Open Space Calculation = Total Site Area minus Footprint Area

PD SITE PLAN
ZC-21-064
AVILLA BOAT CLUB

10.545 Acres/459,347 Sq. Ft.
SITUATED IN THE T. FREEMAN SURVEY, ABSTRACT No. 546
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinie, P.E.

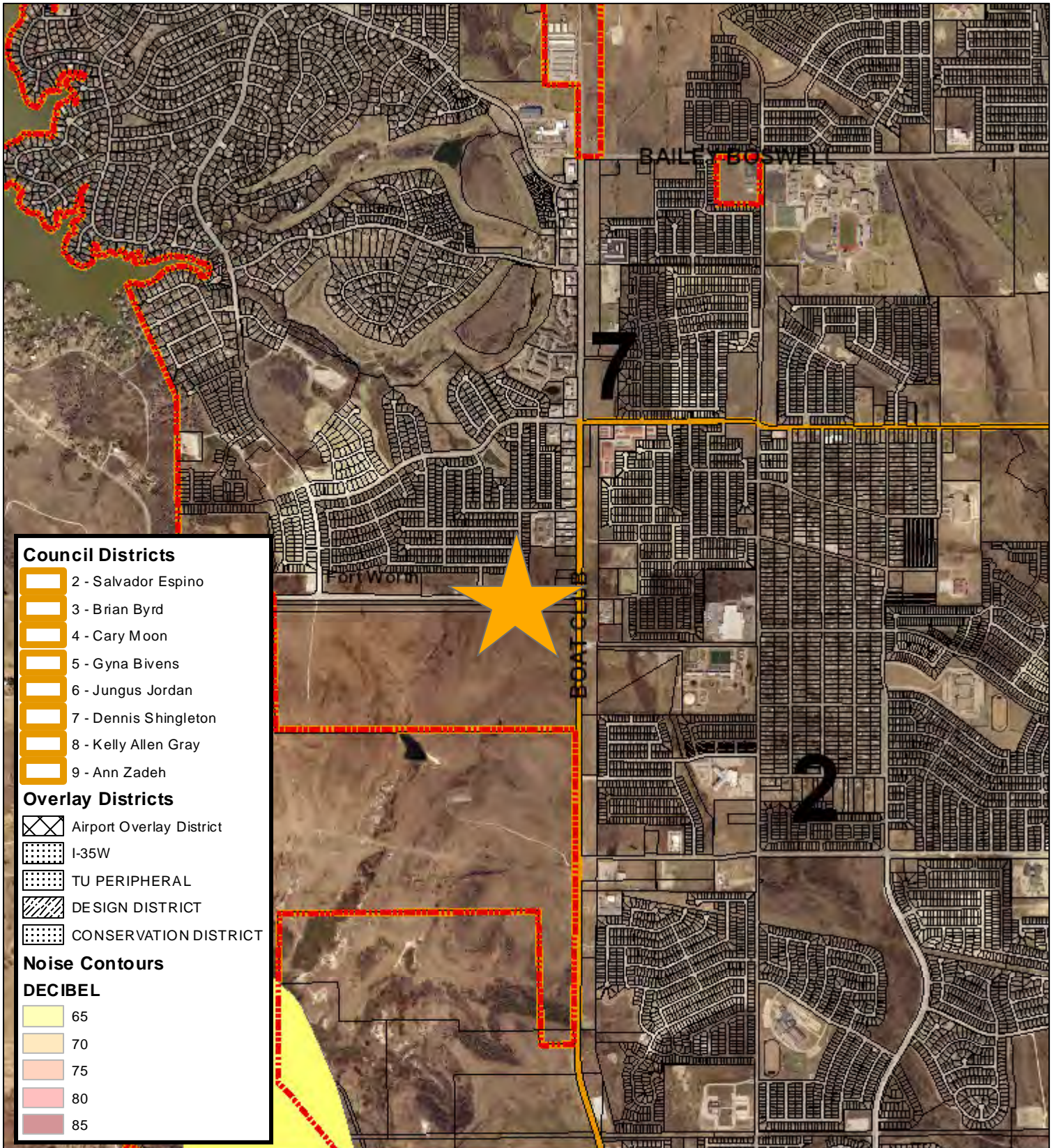
APPLICANT
NexMetro Communities
2221 Lakeside Blvd., Suite 1210
Richardson, TX 75082
Phone 469-546-9434
Contact: Josh Eadie

Director of Planning and Development _____ Date _____

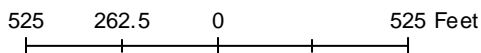
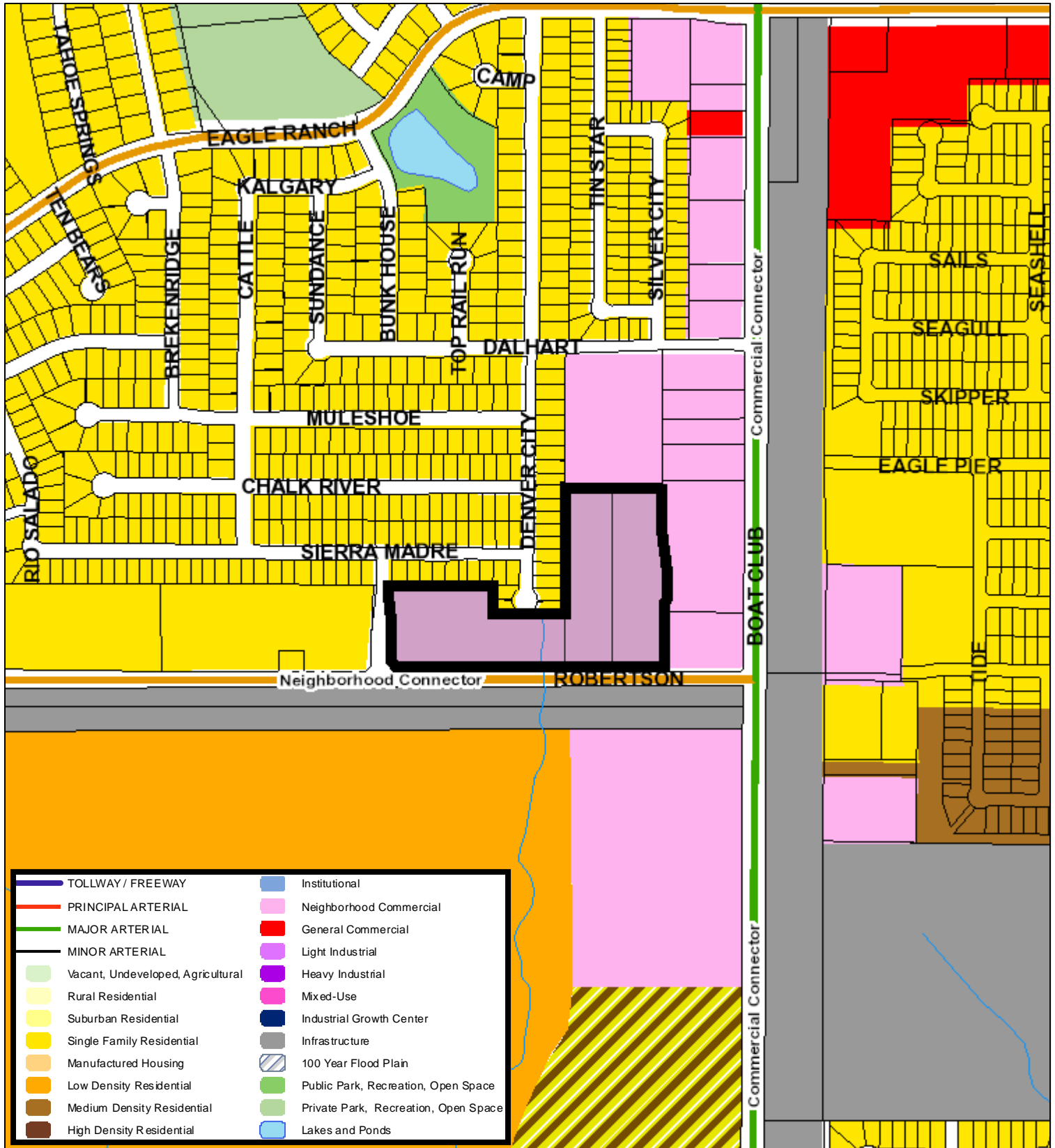
Scale: 1"=80' April, 2021 SEI Job No. 20-218

Drawing: G:\2020 Jobs\20-218 Nendler - Boat Club\20-218 PD Site Plan.dwg Saved By: Mering Save Time: 6/2/2021 4:36:04 PM Plotted by: REIDEMIA Plot Date: 5/12/2021 4:39 PM

Area Map



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.





ZC-21-064

Aerial Photo Map

