



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date: August 24, 2021

Council District: 6

Zoning Commission Recommendation:
Approval by a vote of 8-1

Opposition: None
Support: None

Continued Yes ___ No X
Case Manager Sevanne Steiner
Council Initiated Yes ___ No X

Owner / Applicant: Pate Ranch Commercial LP/ Andrew Ruegg

Site Location: 6701 Dirks Road/ Altamesa Boulevard **Acreage:** 23.8229 acres

Proposed Use: Detached Multifamily

Request: From: "MU-2" Mixed Use
To: "PD/ D" High Density Multifamily for Detached Multifamily

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

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

Staff Recommendation: **Approval**

Background:

The property is located at the southwest corner of Altamesa Boulevard and the Chisholm Trail. The applicant is proposing a zoning change to create a detached multifamily community. The use will include multiple individual, separate structures on one lot, 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/D is necessary with waivers.

The property will access Altamesa Boulevard. The main vehicular access creates a grand boulevard like condition with a large median that serves as open space and culminates in a traffic circle condition. The boulevard will be lined with streetscape. The design lends itself well to the narrow linear nature of the property.

The proposed development consists of 221 detached dwelling units. There is a mix of one (1), two (2), and three (3) bedroom units, with two (2) bedroom units making up 43% of the unit count. The site will be meeting parking requirements of one (1) space per bedroom along with the required parking for the leasing office area.

This multifamily form provides an alternative option to the typical large building multifamily structure by creating individual "homes" with small yards under a rental structure and no maintenance. Some garages and carports may be provided, but otherwise all parking is in parking lots accessed through private

driveways internal to the development. It allows for flexibility for tenants as a typical multifamily complex would.

The proposed development is intended to be a mixed-use gateway into southwest Fort Worth, due to its proximity Chisholm Trail Parkway, Bryant Irvin, Altamesa/Dirks Rd and the future proposed commuter rail station at Sycamore School Rd. In addition, the proposed Mixed-Use will provide southwest Fort Worth with an alternative to suburban development by encouraging the following mixed-use principals.

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

Requirement	D/MFD Standards	Proposed PD/D
Density	Maximum 32 units per acre	5.33 units per acre (complies)
Front Yard	Minimum 20' no permanent structures, fences shall not be located in the area between the building façade and the property line	20' setback proposed gate, fencing, parking, access easement and signage (Waiver Required)
Height	Maximum height 36'	Complies
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	224 bedrooms – 415 spaces 1,000 sq. ft. office/amenity – 8 spaces 424 spaces provided (Complies)
Open Space	Minimum 35%	Deviation from definition but provides 37.5% Open Space. (Complies)
Signage	Monument signs are required to be at least 100' apart and outside of any easements	Complies
Setback adjacent to "A" or "B" zoning	Height transitional plane 3' setback for every 1' in height (30'3" required)	Not adjacent to "A" or "B" zoning. (Complies)
Enhanced Landscaping System	Enhanced landscaping is required along all public row and shall earn a minimum set of points that are awarded for providing and maintaining specific landscape and design features	75% landscaping requirement for the leasing area only as identified on the site plan will be along Dirks Road/ Altamesa Blvd. (Waiver Required)
MFD – Multifamily Design Standards compliance	Submit MFD plan to meet standards	Not required as the Detached Multifamily does not comply with apartment standards but reviewed as multifamily (Waiver Required)

Surrounding Zoning and Land Uses:

- North Industrial/ Undeveloped
- East Railroad and PD 655/ Detached Multifamily
- South Vacant land - PD 823/ MU-1 and R2/ townhomes
- West Chisholm Trail and PD 1064/ Undeveloped Commercial

Recent Relevant Zoning History:

- ZC-14-147: Unzoned to “A-5” One-Family, “PD/G” Planned Development for all uses in “G” Intensive Commercial and “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed-Use with exclusions and development standards; site plan waiver.

Public Notification:

300-foot Legal Notifications were mailed on June 23, 2021.

The following organizations were notified: (emailed June 24, 2021)

Organizations Notified	
Ridgeview Estates HOA	Hulen Bend Estates HA
Summer Creek Meadows HA	Park Palisades HA*
Quail Ridge Estates Phase II HOA	Quail Ridge Estates HOA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth and Crowley ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change to PD/D High Density Multifamily for the construction of detached multifamily. Surrounding land uses consist of the detached multifamily to the east, vacant land to the south, Chisholm Trail and vacant commercial land to the west and vacant industrial land to the north.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency – Far Southwest

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial”.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote transit-oriented development (TOD) around the planned Summer Creek TEX Rail station.
- Promote commercial, mixed-use, and urban residential development within the Summer Creek TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations 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.

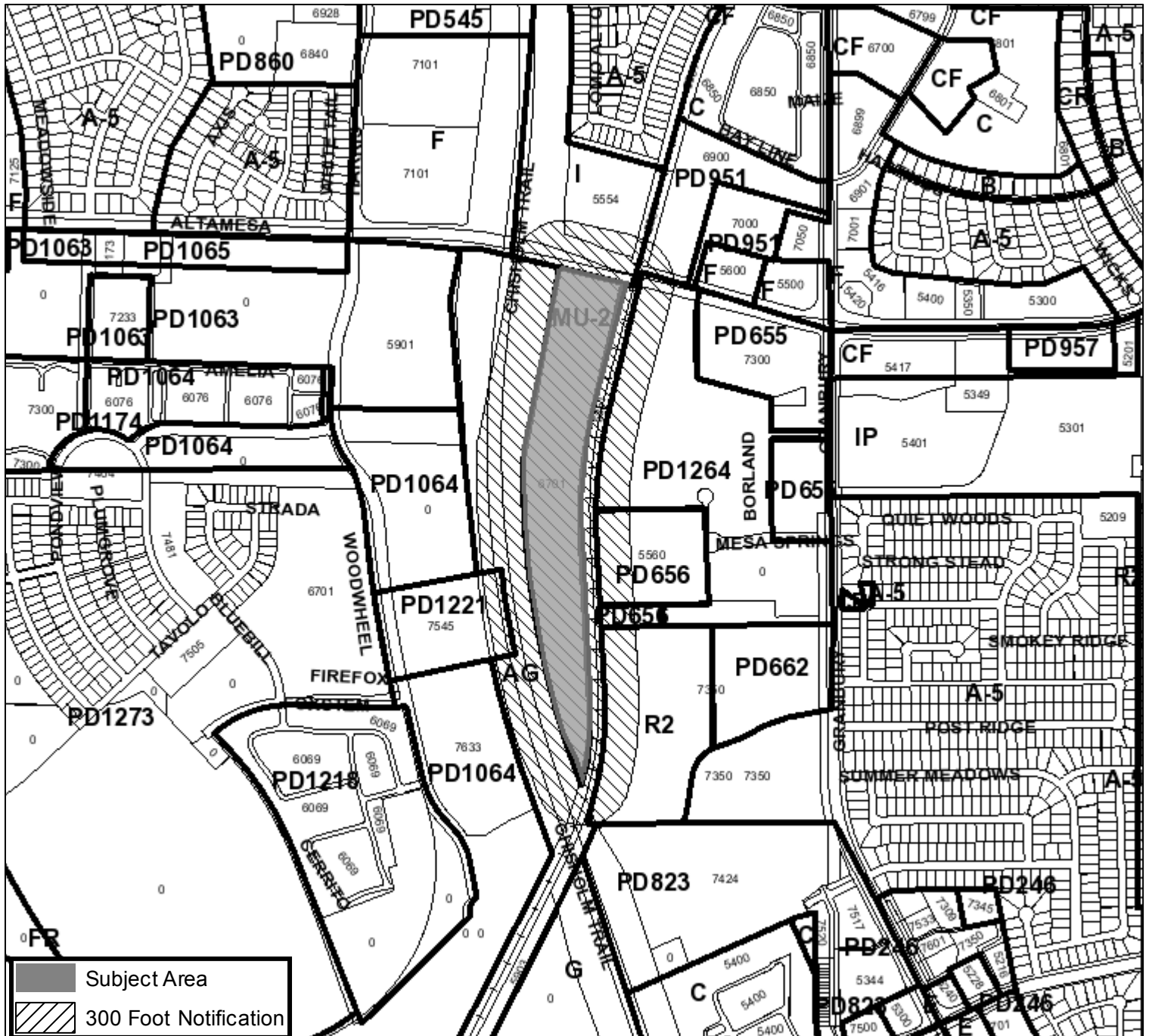
- Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

Attachments:

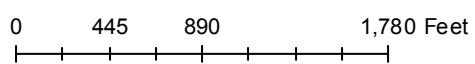
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

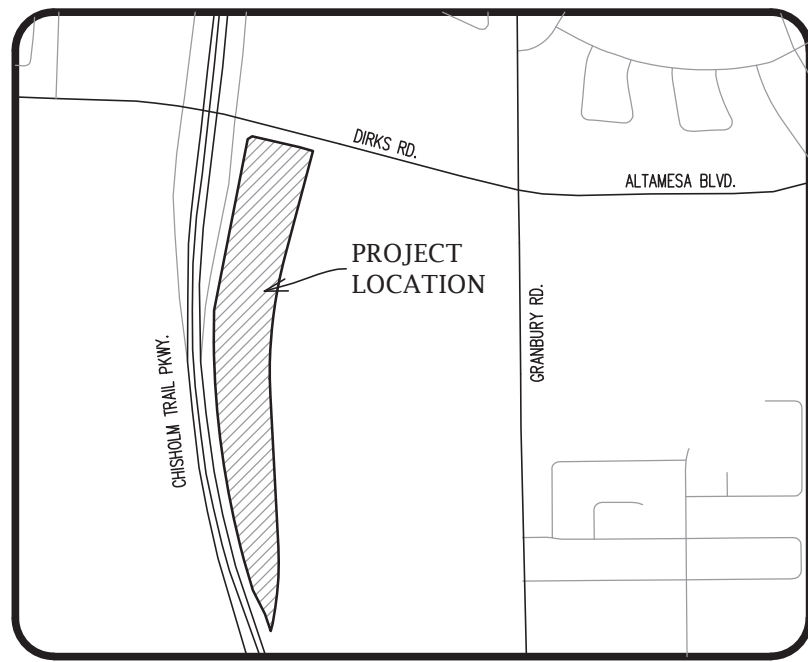
Area Zoning Map

Applicant: Pate Commercial Ranch LP
 Address: 6701 Dirks Road
 Zoning From: MU-2
 Zoning To: PD for MU-2 uses, including multifamily cottages
 Acres: 23.82950849
 Mapsco: 102CG
 Sector/District: Far Southwest
 Commission Date: 7/14/2021
 Contact: 817-392-8012

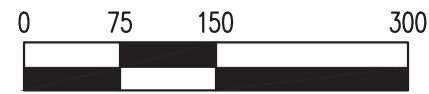


Subject Area
 300 Foot Notification

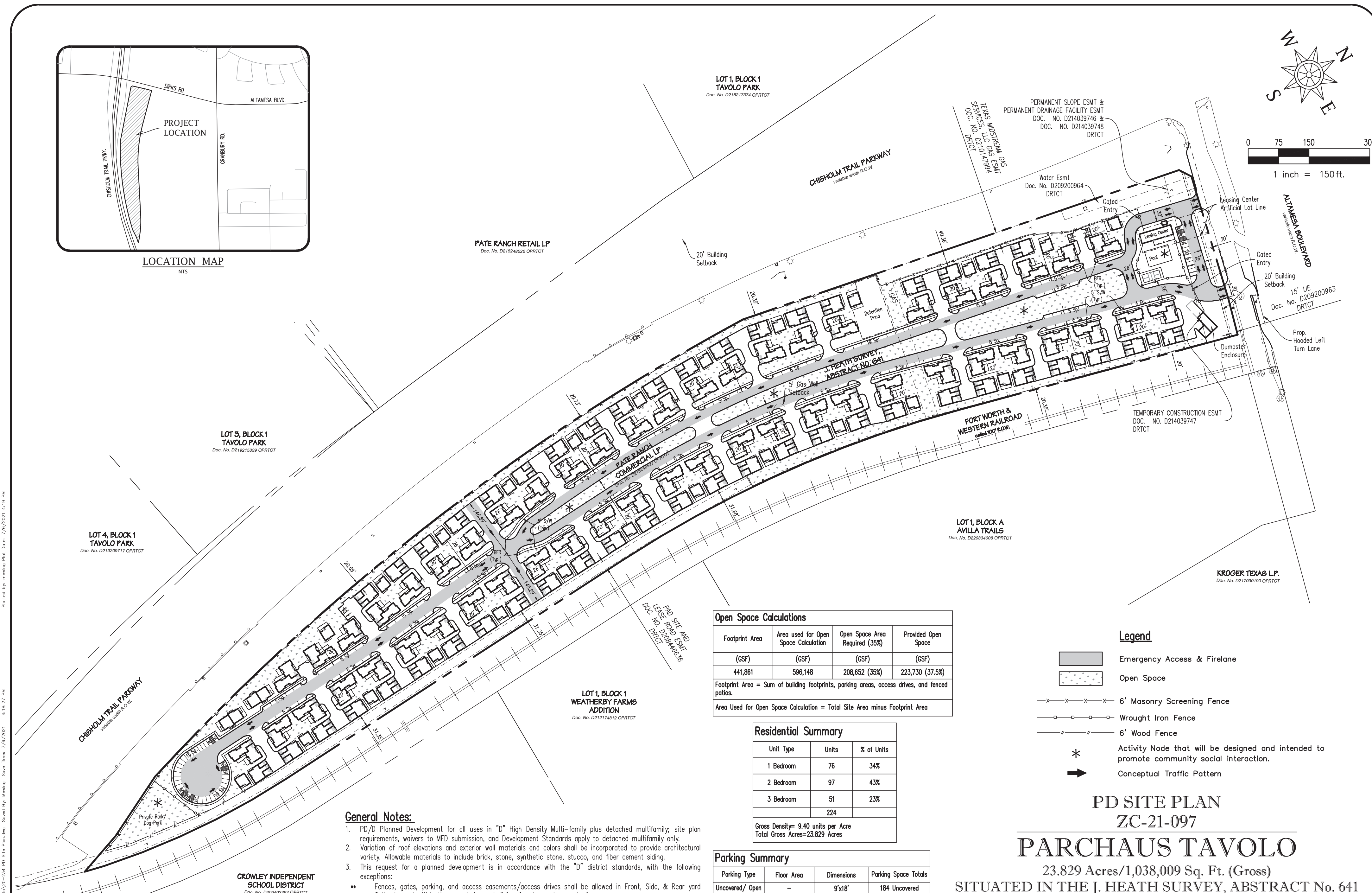




LOCATION MAP
NTS



1 inch = 150 ft.



Open Space Calculations

Footprint Area (GSF)	Area used for Open Space Calculation (GSF)	Open Space Area Required (35%) (GSF)	Provided Open Space (GSF)
441,861	596,148	208,652 (35%)	223,730 (37.5%)

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

Residential Summary

Unit Type	Units	% of Units
1 Bedroom	76	34%
2 Bedroom	97	43%
3 Bedroom	51	23%
Total	224	

Gross Density= 9.40 units per Acre
Total Gross Acres=23.829 Acres

Parking Summary

Parking Type	Floor Area	Dimensions	Parking Space Totals
Uncovered/ Open	-	9'x18'	184 Uncovered
Attached Garage	-	Variable	240 Spaces
Total			424 Spaces

Residential Parking Required=
76 1BR @ 1Sp/BR= 76 Spaces
97 2BR @ 1Sp/BR= 194 Spaces
51 3BR @ 1Sp/BR= 153 Spaces
2000 SF @ 1Sp/250 SF= 8 Spaces
Total= 423 Spaces
ADA Parking Required= 10 Spaces

- Legend**
- Emergency Access & Firelane
 - Open Space
 - 6' Masonry Screening Fence
 - Wrought Iron Fence
 - 6' Wood Fence
 - Activity Node that will be designed and intended to promote community social interaction.
 - Conceptual Traffic Pattern

PD SITE PLAN
ZC-21-097
PARCHAUS TAVOLO

23.829 Acres/1,038,009 Sq. Ft. (Gross)
SITUATED IN THE J. HEATH SURVEY, ABSTRACT No. 641
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinie, P.E.

APPLICANT
Provident Realty Advisors
10210 N Central Expwy, Suite 300
Dallas, TX 75231
Phone 972-385-4155
Contact: Thomas Hill

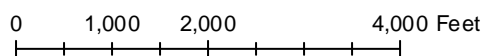
- General Notes:**
- PD/D Planned Development for all uses in "D" High Density Multi-family plus detached multifamily, site plan requirements, waivers to MFD submission, and Development Standards apply to detached multifamily only.
 - Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
 - 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.
 - 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.
 - 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 15 feet in either dimension shall be counted as open space.
 - A MFD site plan will not be required for a detached multifamily development.
 - All provided lighting will conform to Lighting Code.
 - All signs will conform to Article 4.
 - This project will comply with landscaping requirements for "D", per 4.712(d)(6).
 - This project will comply with Section 6.302, Urban Forestry. Due to the form of detached multifamily, the trees will be spread throughout the development in a fashion similar to single family.
 - Dumpsters will be screened in with a masonry wall on three sides and contain a gate.

CROWLEY INDEPENDENT
SCHOOL DISTRICT
Doc. No. D206403392 OPR/TCT

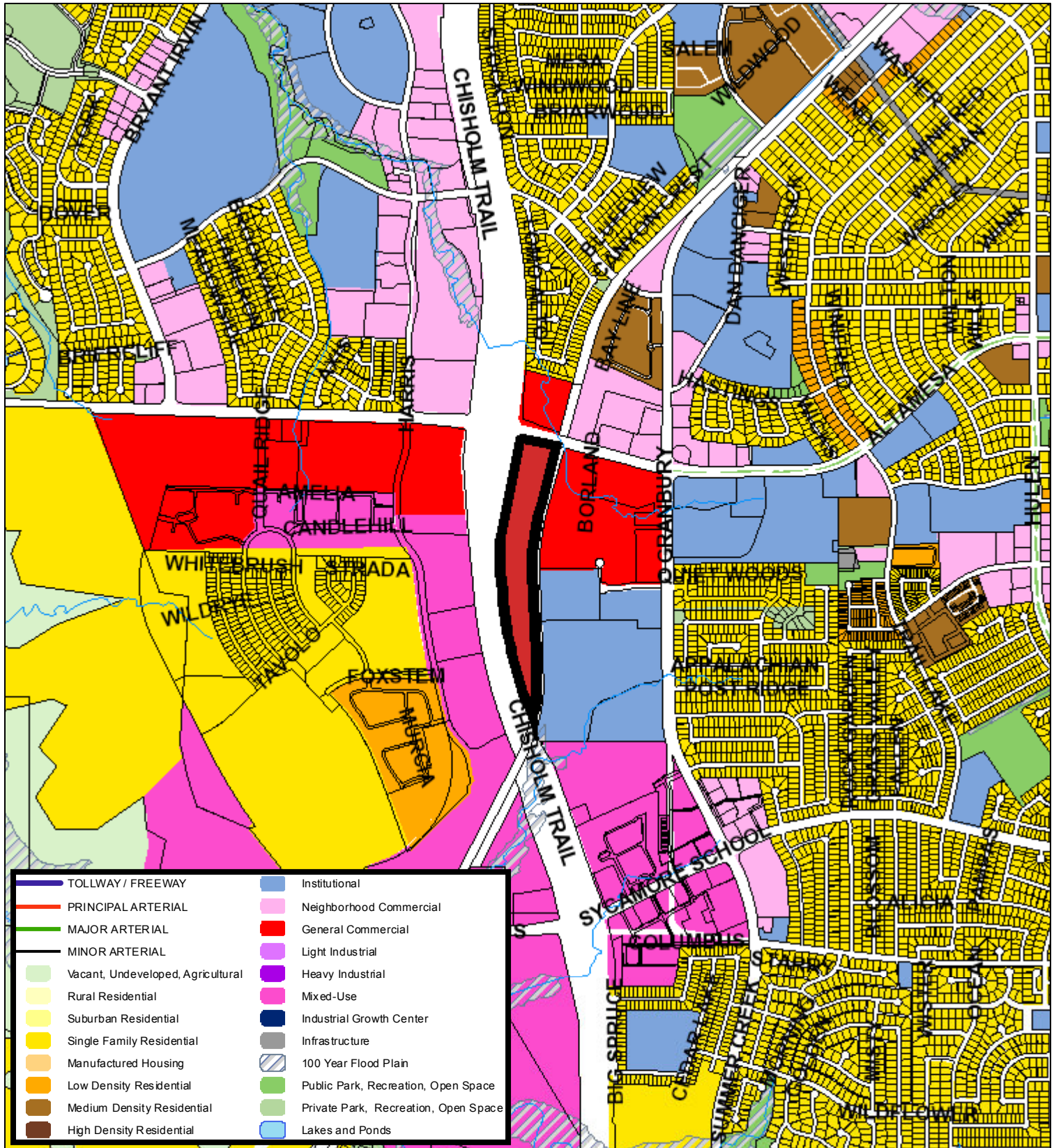
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Drawing: G:\2020_JOBS\20-234_Parchaus_Tavolo\20-234_PD_Site_Plan.dwg Saved By: Mearing Save Time: 7/6/2021 4:18:27 PM Printed by: mearing Plot Date: 7/6/2021 4:19 PM

Area Map

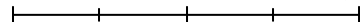


Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

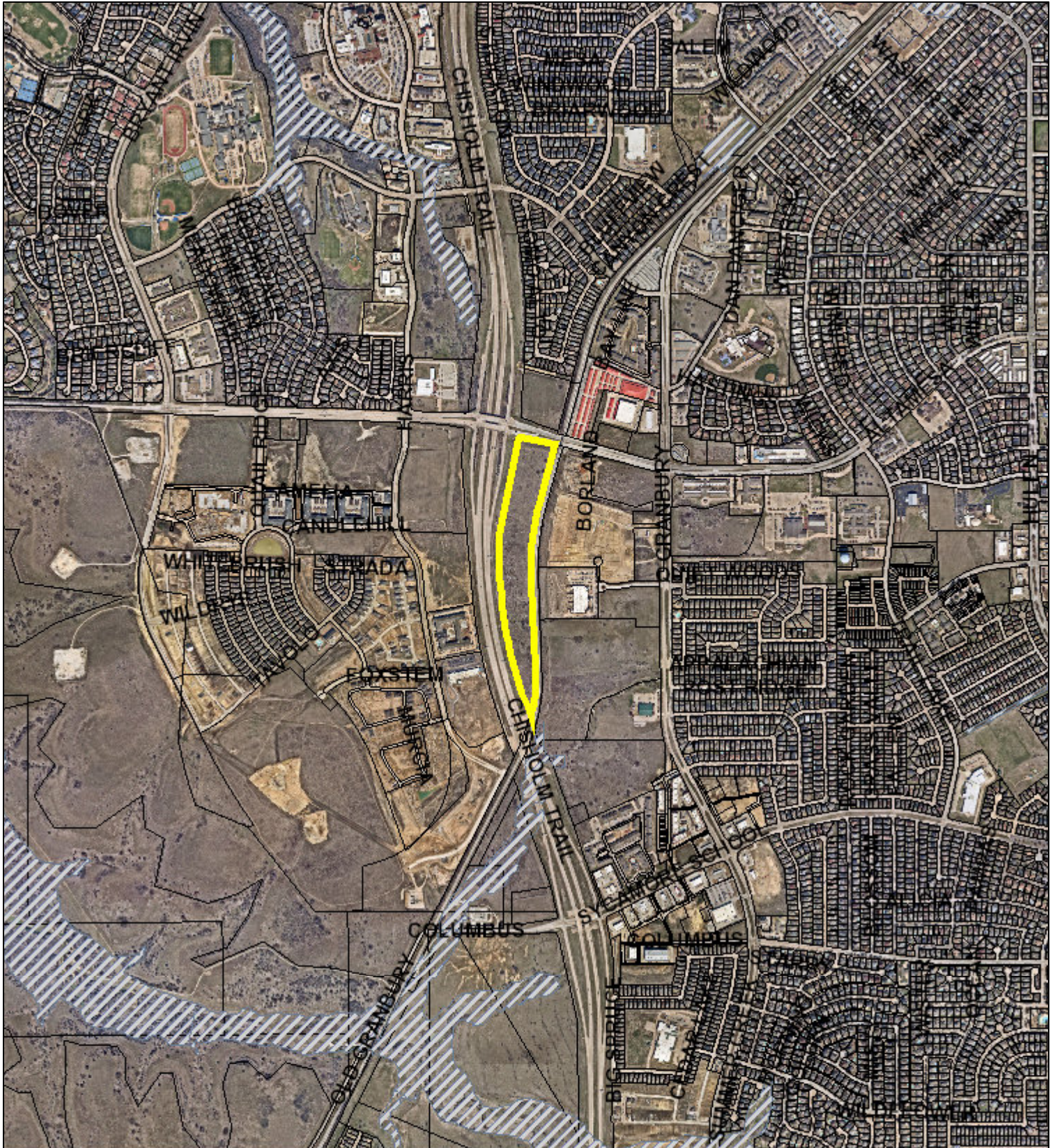
1,400 700 0 1,400 Feet



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



0 950 1,900 3,800 Feet

