



Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-23-035

District (Old/New): 6 / 6

Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Robert Yu / Palladium USA International, Inc.

Site Location: 7340 Kingswood Drive

Acreage: 7.47 acres

Request

Proposed Use: Office spaces and multifamily

Request: From: "E" Neighborhood Commercial

To: "PD/E" Planned Development for "E" Neighborhood Commercial, excluding certain uses (for list see staff report in docket) plus multifamily developed to "C" Medium Density Multifamily with development standards; site plan included.

Recommendation

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

Comprehensive Plan Consistency: Requested change is **consistent**
Multifamily portion is **not consistent**

Staff Recommendation: **Denial**

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

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Project Description and Background

The rezoning site is located west of the intersection of Hulen Street and Kingswood Drive, within Council District 6. The site is currently vacant and zoned "E" Neighborhood Commercial.

The applicant wants to rezone the 7-acre site to a Planned Development (PD) with "E" Neighborhood Commercial base zoning and PD-C for multifamily uses.

They intend to use the southern portion of the site that fronts Kingswood Drive as a neighborhood commercial, excluding some land uses (see exhibit) and develop the northern part with a 90-unit age-restricted multifamily development.

Initially, the applicant explored the possibility of dividing the lot and having two separate zoning districts; they found it was not feasible with the previous configuration as this would have created a "flag" lot which is not allowed in the City. They reconfigured their initial site plan to add a public easement that would enable access to the rear portion of the lot. This change will allow them to subdivide the property into two lots and separate the uses.

The multifamily development portion is based on "C" Medium-Density Multifamily. C Zoning allows up to 24 units per acre; the applicant is proposing to build a total of 90 units (45 one-bedroom units and 45 two-bedroom units), roughly 18 units per acre, with waivers to the development's "C" Medium Density Multifamily standards to allow reduced parking, under the premise that the targeted age group has a lower demand for parking, waive tree preservation requirements; to allow fencing in front of the building façade and reduced open space.

Requirement	C Standards	Proposed PD/C
Parking	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation - 165 total	1.25 spaces per unit – 113 parking spaces total Waiver Requested
Building Orientation	Buildings located on public streets must face the street	The proposed buildings are on a lot not fronting a public street
Fence, Front Yard	Fences and gates behind the building facade	Fence and gate in front of building façade but behind future neighborhood commercial buildings Waiver requested
Tree Preservation	Preserve 25% tree canopy coverage	Waiver requested
Open Space	45% minimum	37% Open Space including gate accessible community park Waiver requested

For the commercial portion, the applicant is proposing to exclude the following uses:

- | | |
|---|--|
| <ul style="list-style-type: none"> Ambulance dispatch station Assisted living facility Golf course Electric power substation, CUP Gas lift compressor station Stealth communication towers Telecommunication antenna (on structure) Event center or rental hall Gasoline sales | <ul style="list-style-type: none"> Business college or commercial school Feed Store Firewood sales Greenhouse or plant nursery Home improvement store Liquor or package store Mortuary or funeral home Taxidermist shop Gas drilling and production |
|---|--|

This site was part of a 28-acre Council Initiated rezoning in 2016, which changed the zoning of the vacant from “F” General Commercial to “E” Neighborhood commercial to align with the City’s Comprehensive Plan.

For more background information, here is the description provided by the applicant.

Palladium USA International, Inc. “Palladium” requests approval of a change of zoning from Neighborhood Commercial “E” District to a Planned Development District based on both the Medium Density Multifamily “C” District and (limited) Neighborhood Commercial “E” District for the 7.47-acre parcel located at 7340 Kingswood Drive. The purpose of the Planned Development District is to create two “subdistricts” that accommodate an age-restricted senior living community of 90 units in the rear of the site while programming for compatible neighborhood oriented commercial uses along Kingswood Drive.

The reasons for requesting a PD vs a standard zoning district are as follows:

- The residential community will be age-restricted to residents aged 62 and older. Since the Fort Worth Zoning Regulations do not provide a specific land use classification for age restricted living, the proposal will fall under multifamily. Thus, the PD will set forth age restrictions to ensure it operates as an age restricted community as opposed to a conventional multi-family development.
- The PD will decrease the parking requirement for senior living to align with actual demand.
- The PD will specify that the senior living lot is not required to possess frontage on a public street provided vehicular access is secured by mutual access easement through the commercial portion
- The balance of the property fronting Kingswood Drive will be programmed for future neighborhood retail or services based on the current zoning, “E” District. The PD will also prohibit certain “E” District permitted uses that certain neighbors have deemed to be potentially undesirable or nuisance uses, or those that could be incompatible with the senior living. This provision will avoid violation of Section 31-103.c.1 pertaining to flag or “panhandle” lot configuration.
- Placing the entire area of request under one PD aids in a master planned, well-coordinated development

The PD District would establish these safeguards to ensure compatibility for the community. Palladium, as a developer and long-term holder of class A residential communities, is excited about the prospect of adding a quality living option for the growing senior population. Our team looks forward to working with the city on this endeavor.

Surrounding Zoning and Land Uses

North “CF” Community Facilities / Church
 East “PD/E” for all uses in “E” plus auto repair/ Service King Collision Repair
 South “CR” Low Density Multifamily and “E” Neighborhood Commercial / Kingswood Townhomes/Vacant
 West “CR” Low Density Multifamily / Duplexes

Recent Zoning History

- ZC-16-102 Council Initiated Request to rezone from “CR” Low Density Multifamily, “E” Neighborhood Commercial and “F” General Commercial to “E” Neighborhood Commercial and “PD/E” Plus auto repair

Public Notification

300-foot Legal Notifications were mailed on March 29, 2023.
 The following organizations were emailed on March 29, 2023:

Organizations Notified	
Ridgeview Estates HOA	Summer Creek Meadows HA
Wedgwood Square NA	District 6 Alliance



Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

Development Impact Analysis

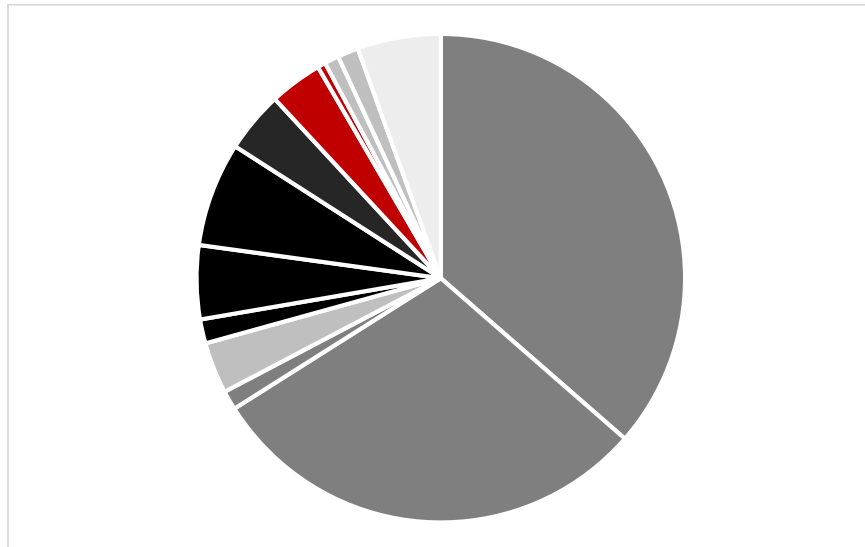
Land Use Compatibility

The Subject Property is located among commercial, community facilities, and residential uses. The property immediately to the north is zoned “CF” Community Facilities; the Hulen Street church sits on that site. To the east, extending to the properties across Hulen Street are zoned “E” Neighborhood Commercial and developed with various commercial uses, including car repair shops and restaurants. Southeast of the rezoning site is a Wells Fargo bank and a Family Dollar store; However, the surrounding land uses are overwhelmingly residential and consist of a mixture of multifamily, duplexes, and single-family uses; outside the 27-acre commercial cluster, residential extends for miles.

Access to public transit is available within 400 ft. of the site, Trinity Metro bus route 52 Hulen and Trinity Metro Xpress route 66 Candleridge/Altamesa Xpress which supports higher density.

Further analysis shows that within a mile of the rezoning site, 87% of the land is used for residential while only 3.5% is dedicated to commercial purposes.

The chart below shows a breakdown where the dark gray represents single-family, black depicts multifamily and red, commercial.



Although the proposed zoning **is consistent** with the surrounding land uses and Staff has no opposition to the portion of the proposal intended for commercial, further reducing the commercial spaces to add more multifamily may not be in the best interest of the City and the residences in the vicinity as the commercial spaces should be protected to service the surrounding neighborhoods.

Comprehensive Plan Consistency – Wedgewood

The Comprehensive Plan designates the subject property as “Neighborhood Commercial”. Although, a portion of the property is consistent with the comprehensive plan, the multifamily aspect of the project is not. Multifamily has been removed as an encouraged land use in commercial districts in accordance with current Zoning policies. Based on the lack of conformance with the future land use map the proposed multifamily use is **not consistent** with the Comprehensive Plan.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

With a portion of the site reserved for future commercial zoning, it would be wise to retain this site for future commercial use, rather than reducing the commercial aspect to allow more residential development. The Economic Development Plan does promote the City pursuing a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Site Plan Comments

Zoning and Land Use

- ~~• Add Case # reference ZC-23-035~~
- ~~• Missing Land use and zoning classifications of the site area and the immediately adjacent properties abutting the site.~~
- ~~• Exhibit with requested variances/dev standards should list **only** development standards and waivers in a table format; please remove all other text.~~
- ~~• Provide a Separate Open Space Diagram exhibit with areas shaded that meet the definition of Open Space in Section 9 of the City of Fort Worth Zoning Ordinance.~~
- ~~• Label multifamily buildings with square footage~~
- ~~• Show all setbacks as appropriate to the Zoning District **update:** still missing setbacks in the back.~~
- Remove the fence between the detention pond and the building, fences have to be in line with the building. **Update** requesting waiver
- ~~• Add a 5-foot bufferyard at the SW corner (between commercial and residential)~~
- Need to preserve at least 25% of existing trees; currently have one existing tree on the site, but it is not shown on the site plan – **waiver requested**
- The total parking **required** calculation for multifamily is incorrect; the calculation should be based on the following: - 1 space per bedroom + 1 space per 250 square feet of common areas / recreation
- Multifamily buildings are required to face public street (wavier required, not listed on the site plan) – **waiver requested**
- ~~• Under the “General Notes,” there is a line for variances; please add a box for waivers, amend the line that reads that the parking requirement is 1.25 parking spaces per unit; remove the age restriction line; add the waiver you are requesting to the multifamily building facing the public street included in a separate document~~

- ~~Instead of “subdistrict 1” and “subdistrict 2,” label them as Multifamily/Commercial portion respectively~~
- ~~The site plan shows two “dog park” areas. One is labeled “dog park” and the second one to the northwest is tagged “Senior Living Dog Park” please confirm this is intentional.~~

Open Space Diagram

- No space or area less than 25 feet in either dimension shall be counted as open space; please remove the areas that do not comply with this requirement.
- The community open space area is gated and thus cannot be counted towards open space.
- Based on the comments above, please revise calculation.

Fire Department

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

FYI: Plat subject to gas well setbacks for a Permitted Padsite and Lift Compressor.

All gas well setback types must be shown on the plat regardless of the building type.

225' Building Setback measured from the edge of the pad site for Protected Use & Public Building structures.

125' Building Setback from the edge of the Multi Well Permitted gas well site for Habitable Structures.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 5706.3.1.3.3 Existing Gas Wells

FYI: Additional fire hydrants will be required.

Additional hydrants will be required to accommodate the following:

? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

? 500 ft. hose lay distance to all points of building.

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:

? 150 ft. for a standpipe system, and/or a sprinkler system.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

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 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

Transportation/Public Works

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. 6' Sidewalk required along frontage 2. On street parallel parking requires separate approval.

Water

Water demand and sewer loading required. Contact WPD@FORTWORTHTEXAS.GOV for more information

Stormwater

No response provided

Park & Recreation

No response provided

Platting

(FYI) Need to remove the gates shown crossing the public access easement. Gates can still be provided, but not impeding access within the public access easement.

Building Plan Review

No response provided

*(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.)*