

Zoning Staff Report

Date: September 12, 2023 Case Number: ZC-23-099 Council District: 5

Zoning Map Amendment

Case Manager: Shad Rhoten

Owner / Applicant: Trenton Robertson/Masterplan / Centre Station Apartments LP

Site Location: 14000 block Centre Station Drive Acreage: 24.099 acres

Request

Proposed Use: Expansion of Multifamily Apartment Complex

Request: To: Amend PD 758 Planned Development/Specific Use for all uses in "D" with a

maximum front yard setback of 20 feet to add an additional four (4) apartment

buildings containing 132 dwelling units; site plan included

Recommendation

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is consistent

Staff Recommendation: Approval

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

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Project Description and Background

This request was continued for 30 days by the Zoning Commission to allow the applicant to discuss the project with Councilmember Elizabeth Beck of District 5. At the time of writing this report, no additional correspondence has been provided by the applicant.

The subject property is located at the southeast corner of Sovereign Road and Centreport Dr, east Highway 360. This application seeks to amend the site plan associated with PD 758 to construct additional apartment buildings within the existing development. The PD has a base district of "D" High Density Commercial which allows up to 32 dwelling units / acre. The current site plan depicts 452 units contained within seventeen (17) individual buildings at 18.76 dwelling units / acre. The applicant is now proposing to construct an additional four (4) buildings with 132 units for a total of 584 units on site.

Additional fire lanes and parking will be constructed to support the new units. This will decrease the open space from 47.81% to 35.41%. No development standards (waivers) are being requested with the application. The new density for this development would be increased to 24.23 dwellings /acre, which remains under the maximum 32 permitted in the "D" base zoning for this development. The minimum 35% open space requirement will still be met.

Surrounding Zoning and Land Uses

North "J" Medium Industrial / Warehouses

East PD904 & PD991 / High Density Multifamily

South PD748 / Hotel

West "G" Intensive Commercial / Retail and Restaurant

Recent Zoning History

- ZC-14-019 Added into Airport Overlay District
- ZC-07-036 Zoned from "J" to PD for all uses in "D" with associated site plan (current zoning)

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023. The following organizations were notified: (emailed June 30, 2023)

Organizations Notified	
East Fort Worth, Inc*	Streams and Valleys Inc
Trinity Habitat for Humanity	DFW International Airport
Hurst Euless Bedford ISD	

^{*}Located within then this Neighborhood Redevelopment Organization

Development Impact Analysis

Land Use Compatibility

This general area consists of a mix of commercial uses to the west situated along Highway 360 with industrial uses to the north along Hwy 360 and Sovereign Rd. The site is bounded by a large drainage channel to the east, which abuts additional high-density multi-family on its eastern bank.

The use **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Eastside

The adopted Comprehensive Plan designates the subject property as Mixed-Use. The proposed zoning aligns with the following policies of the Comprehensive Plan for Eastside:

- Promote commercial, mixed-use, and urban residential development within the CentrePort and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.
- Reduce the amount of undeveloped multifamily zoning outside of mixeduse growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.

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

Site Plan Comments

Zoning / Land Use – it appears all technical site plan requirements have been addressed.

- Are any canopy trees going to be removed with the addition of buildings? Confirm you can meet the <u>Urban Forestry</u> requirements before going through Zoning Commission & City Council. If you can't meet their requirements then a waiver for Urban Forestry would need to be added to the PD submittal on the front end.
- What are the heights of the proposed buildings Could not locate in summary table. Maximum Height is 36 feet maximum, slab to top plate 48 feet maximum, slab to top plate, beyond 250-foot setback to one- and two-family districts (refer to Chapter 6, Development Standards, § 6.100, Height)
- Add case reference ZC-23-099 to site plan
- Focus on obtaining support letters from closest registered neighborhood organizations (trinity Habitat for Humanity, Streams and Valleys, East Fort Worth Inc. and property owners directly adjacent to the site or within 300 feet. Neighborhood Organization contacts can be searched here.
- Make sure to reach out to <u>Council District 5</u> to make them aware of your request and plans.

Fire Department

Comments

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

300' building hose lay is allowed if the buildings are equipped with Fire Sprinkler Systems.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.1 Buildings and Facilities

Additional hydrants may be required to accommodate the following. A scaled site plan is needed to determine if additional hydrants will be needed.

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

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

Maximum of 150 ft from hydrant to FDC standpipe system, and/or a sprinkler system.

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

Fire lanes fronting the long sides of Buildings 18, 20, and 21 are marked as 24'. Those sections only, will be required to be 26'. Those sections do not need to be named or recorded as Emergency Access Easements, only marked on building permits site plan reviews.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.1 Fire Lane Dimensions

General information:

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 #25388-03-2022.

https://www.fortworthtexas.gov/departments/fire/services/bureau



Area Zoning Map
Centre Station Apartments LP/Trenton Robertson

Applicant: Centre Station Apartments LP/Trenton Robertson
Address: 14000 BLK CENTRE STATION DR

7ania n Francis DD 750

Zoning From: PD758

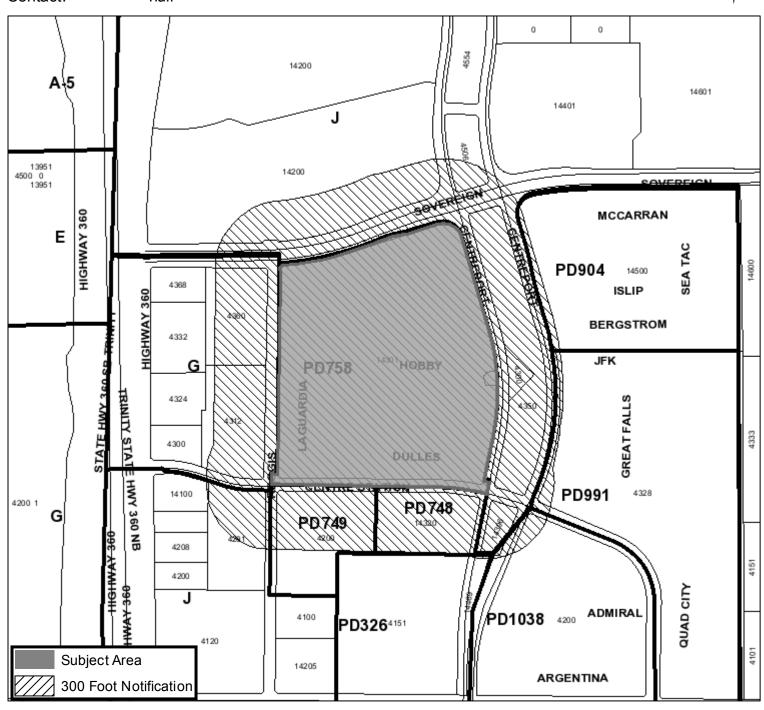
Zoning To: PD758 to change maximum density

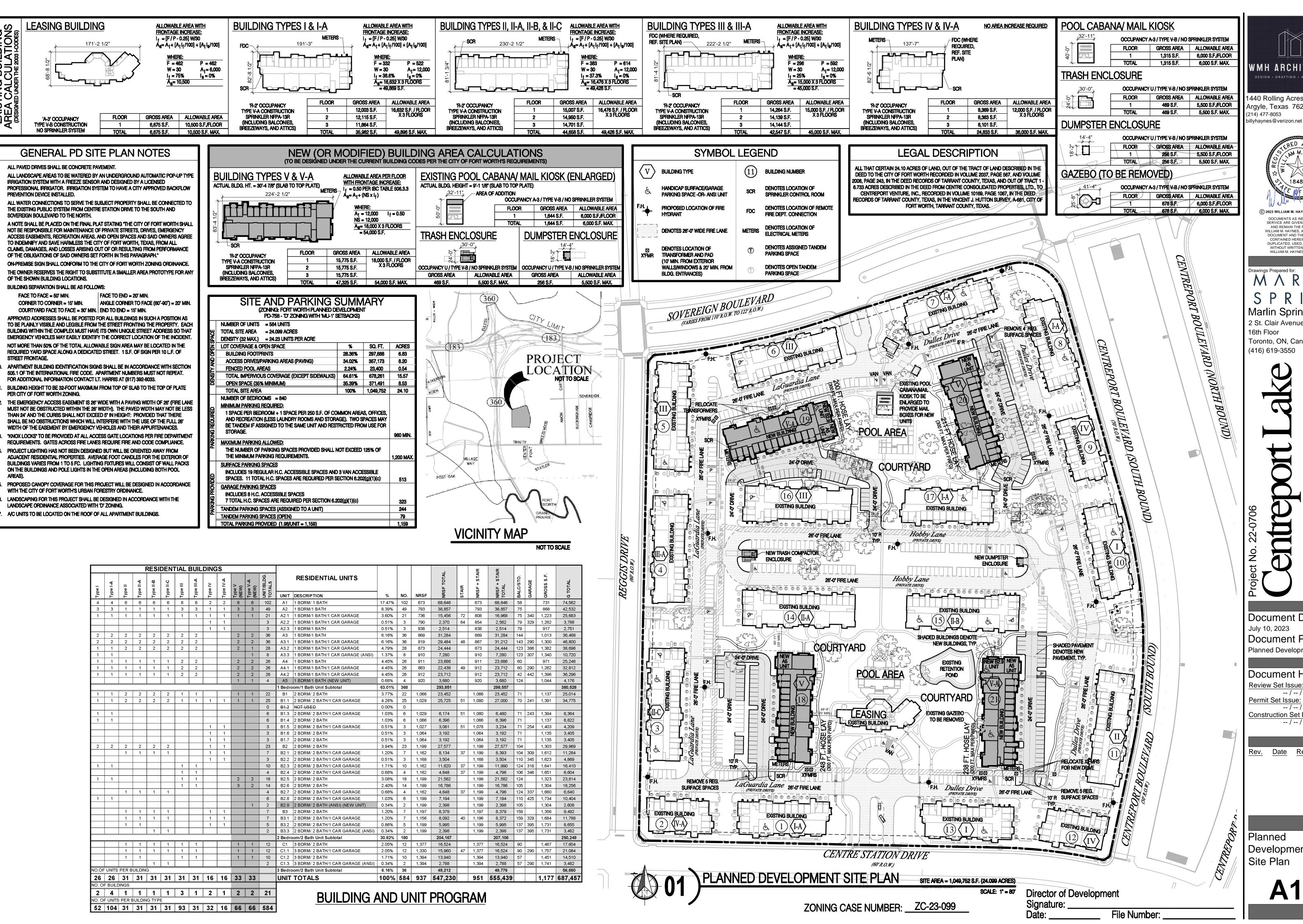
Acres: 24.93221848

Mapsco: Text Sector/District: Eastside Commission Date: 7/12/2023

Contact: null







1440 Rolling Acres Drive Argyle, Texas 76226



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WILLIAM M. HAYNES, ARCHITECT

Drawings Prepared for

Marlin Spring 2 St. Clair Avenue West

16th Floor

Toronto, ON, Canada M4V 1L5 (416) 619-3550

Document Date: July 10, 2023 Document Phase: Planned Development Site Plan

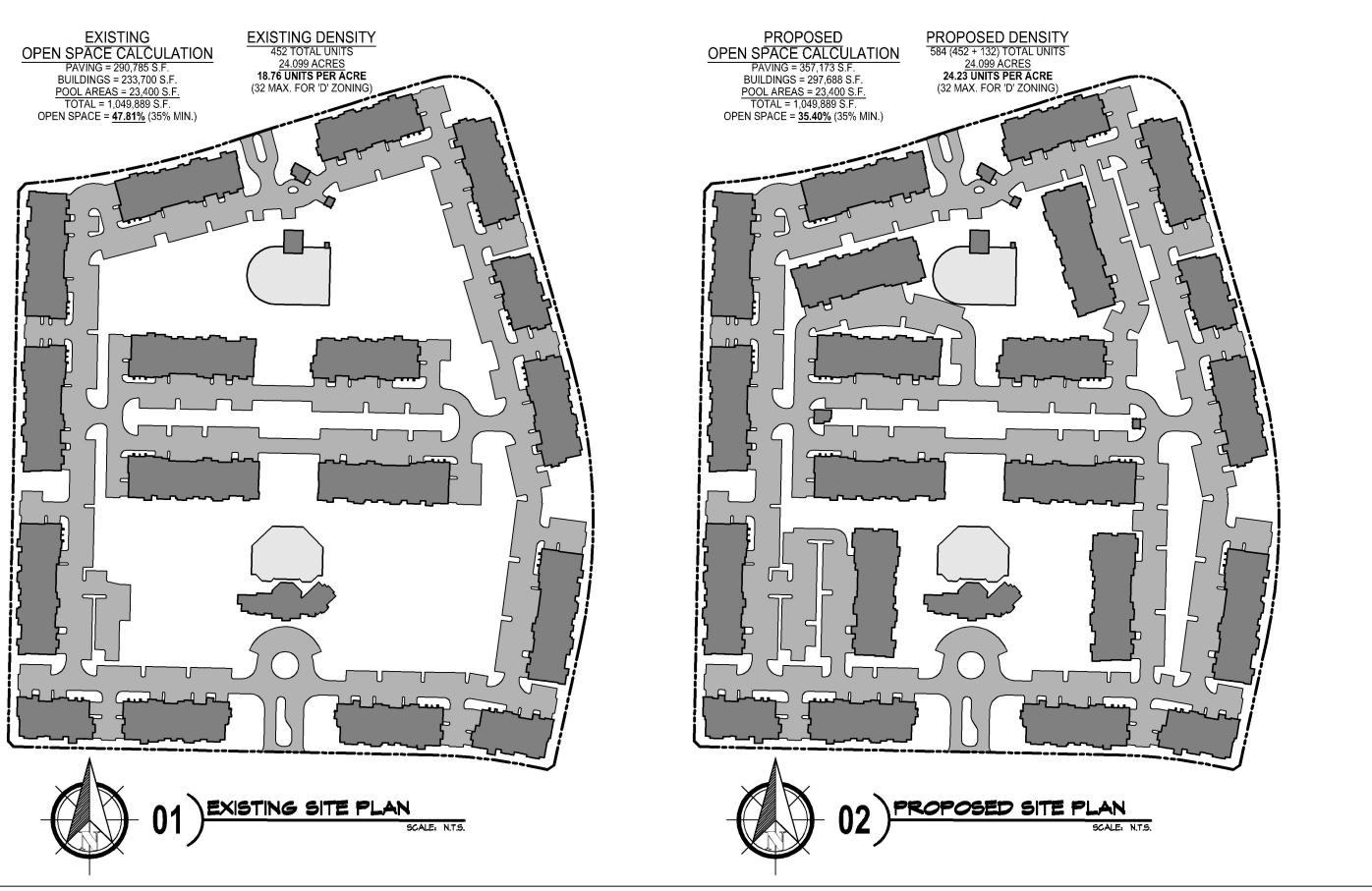
Document History: Review Set Issue

-- / -- / ---Permit Set Issue:

Construction Set Issue -- / -- / ----

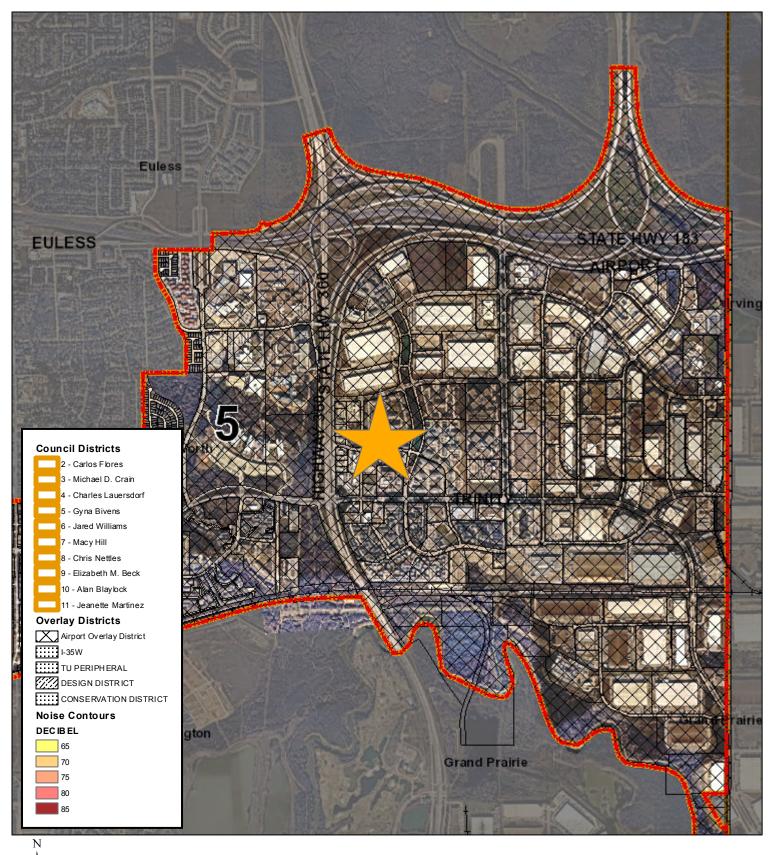
<u>Date</u> <u>Remark</u>

Planned Development Site Plan



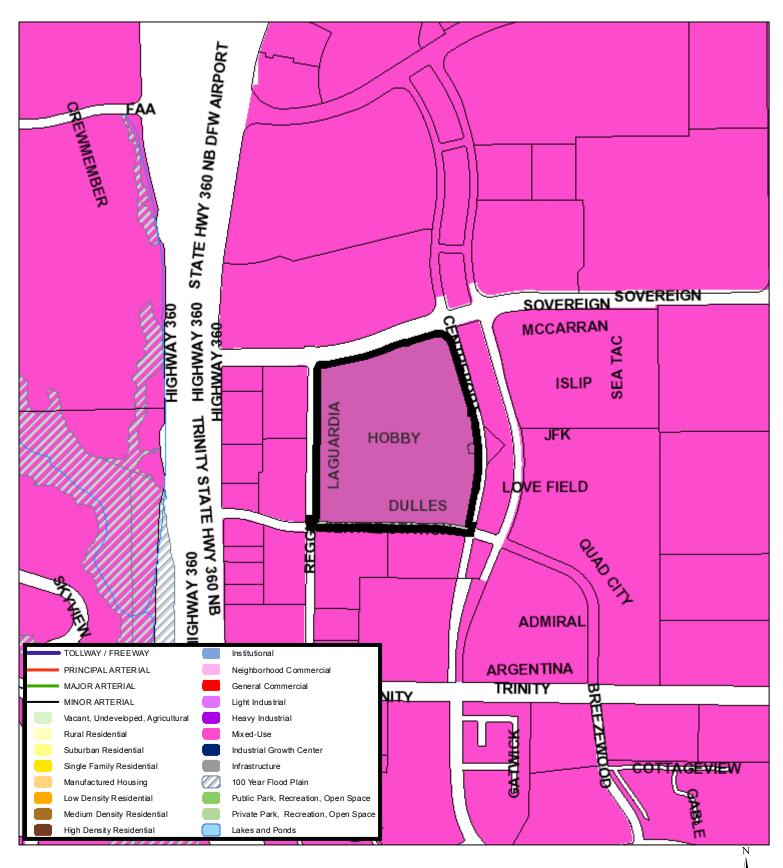








Future Land Use





Aerial Photo Map

