



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 15, 2019

Council District 5

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

Opposition: 1 person spoke; 6 letters; 20 notices
Support: 1 letter of no objection

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

Owner / Applicant: Tarrant Acquisition Ltd

Site Location: 10100 block E Hurst Blvd (SH 10) Acreage: 10.54

Proposed Use: Cottage Community

Request: From: "A-5" One Family, "MU-1" Low Intensity Mixed-Use; PD 588
To: "PD/A-5" Planned Development for all uses in A-5 plus cottage community, with development standards for cottage community only, with waivers to lot coverage and signage for cottage community only, site plan included.

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

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

Staff Recommendation: **Approval**

Background:

The property is located on the south side of Hurst Boulevard, east of Bell Spur, which is a Commercial Connector on the Master 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, 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 is necessary to allow the cottage community form.

The proposed development consists of 140 duplexes. There is a mix of one, two, and three bedroom units, with one bedroom units making up 37% of the unit count. The site will be meeting parking requirements of one space per bedroom along with the required parking for the leasing office area. Because there is a leasing office on-site they will be required to meet the commercial landscaping guidelines in Section 6.301 of the Zoning Ordinance.

This multifamily form provides an option to the typical large building multifamily structure by creating individual "homes" 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.

Below is a table that lists the provided development standards for the cottage community.

Regulation	Proposed PD
Allowed uses	A-5 uses, duplex dwellings, amenity center
Landscaping	Project will comply with 6.301
Western setback	15'
Northern setback	20'
Open space	Minimum ½ acre (including leasing office and amenity area)
Signage separation	May be separated by less than 100'
Residential building separation	Minimum 10' wall to wall
Garage separation	Minimum 10' wall to wall
Maximum height	35' (s story)
Minimum square footage for one bedroom unit	350 sq. ft.
Maximum density	16 units per acre

Site Information:

Surrounding Zoning and Land Uses:

North City of Hurst / single family
 East MU-1; PD 588 / undeveloped
 South PD 588 / undeveloped
 West "A-5" One Family / single family

Zoning History: ZC-13-078 from A-5 and MU-1 to PD 588; effective 7/23/13; south and east of site

Site Plan Comments:

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

1. A-5 allows up to 50% lot coverage. The site plan does not indicate the percentage of lot coverage. **(waiver required)**
2. A-5 allows a sign up to 30 sq. ft. The site plan indicates up to two monument entry signs for the cottage community. **(waiver required)**

Compliance with the item noted above shall be reflected on the site plan or waivers are 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 August 23, 2019.

The following organizations were notified: (emailed August 20, 2019)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Lakeview HOA*
East Fort Worth, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/A-5 for a cottage community. Surrounding uses consist of single family and undeveloped land.

Due to the location along a highway, the proposed cottage community **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Eastside

The 2019 Comprehensive Plan designates the subject property as Institutional and Light Industrial. The proposed cottage community meets the below policies within the following Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- 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, scale, and design of existing neighborhoods.

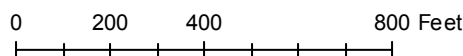
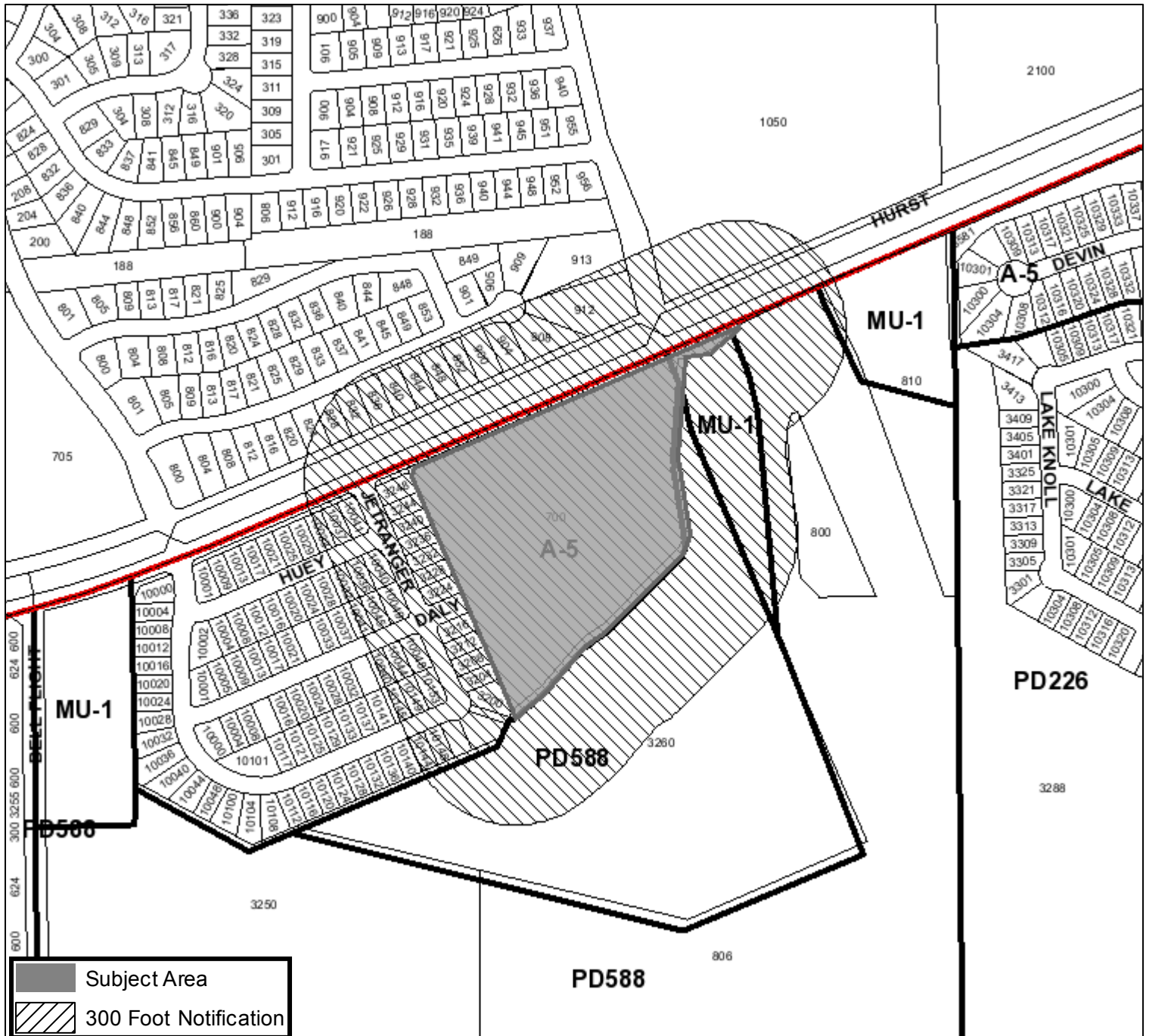
While the proposed use is not consistent with the future land use map, based in the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

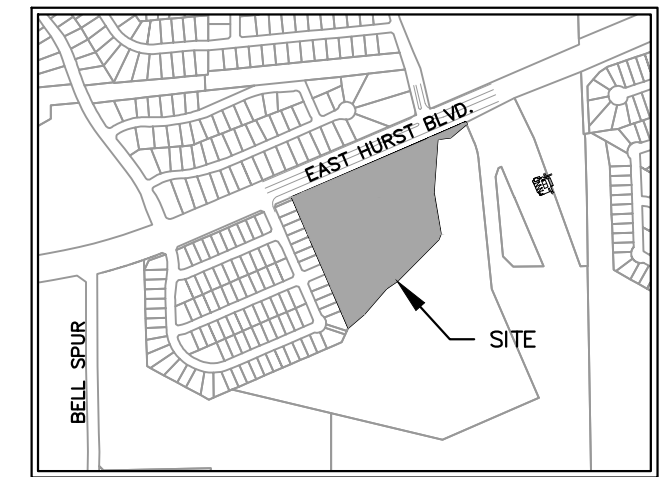
Attachments:

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

Area Zoning Map

Applicant: Tarrant Acquisition Ltd.
 Address: 10100 block E. Hurst Boulevard (SH 10)
 Zoning From: A-5, MU-1, PD 588
 Zoning To: PD for A-5 uses plus detached multifamily
 Acres: 10.54230958
 Mapsco: 53Z
 Sector/District: Eastside
 Commission Date: 9/11/2019
 Contact: 817-392-8043





VICINITY MAP
SCALE: 1" = 1,000'

LEGEND

- UNIT TYPE 1
1-STORY
2 BEDROOM
- UNIT TYPE 2
1-STORY
4 BEDROOM
- UNIT TYPE 3
1-STORY
2 BEDROOM
- UNIT TYPE 4
2-STORY
3 BEDROOM
- UNIT TYPE 5
2-STORY
6 BEDROOM
- ENCLOSED PARKING (GARAGE)
WITH NUMBER OF SPACES
- COVERED PARKING (CARPORT)
WITH NUMBER OF SPACES
- DUMPSTER ENCLOSURE
(TO BE SCREENED IN ACCORDANCE WITH THE
CITY STANDARDS AND THE APPROVED PD
ORDINANCE FOR THE PROJECT)
- PROPOSED MASONRY WALL
(IN ACCORDANCE CITY OF FORT WORTH
STANDARDS AND THE APPROVED PD ORDINANCE
FOR THE PROJECT)
- PROPOSED 6' IRON FENCE
- PROPOSED FIRE LANE
- PROPOSED BICYCLE PARKING/RACKS

SITE SUMMARY TABLE

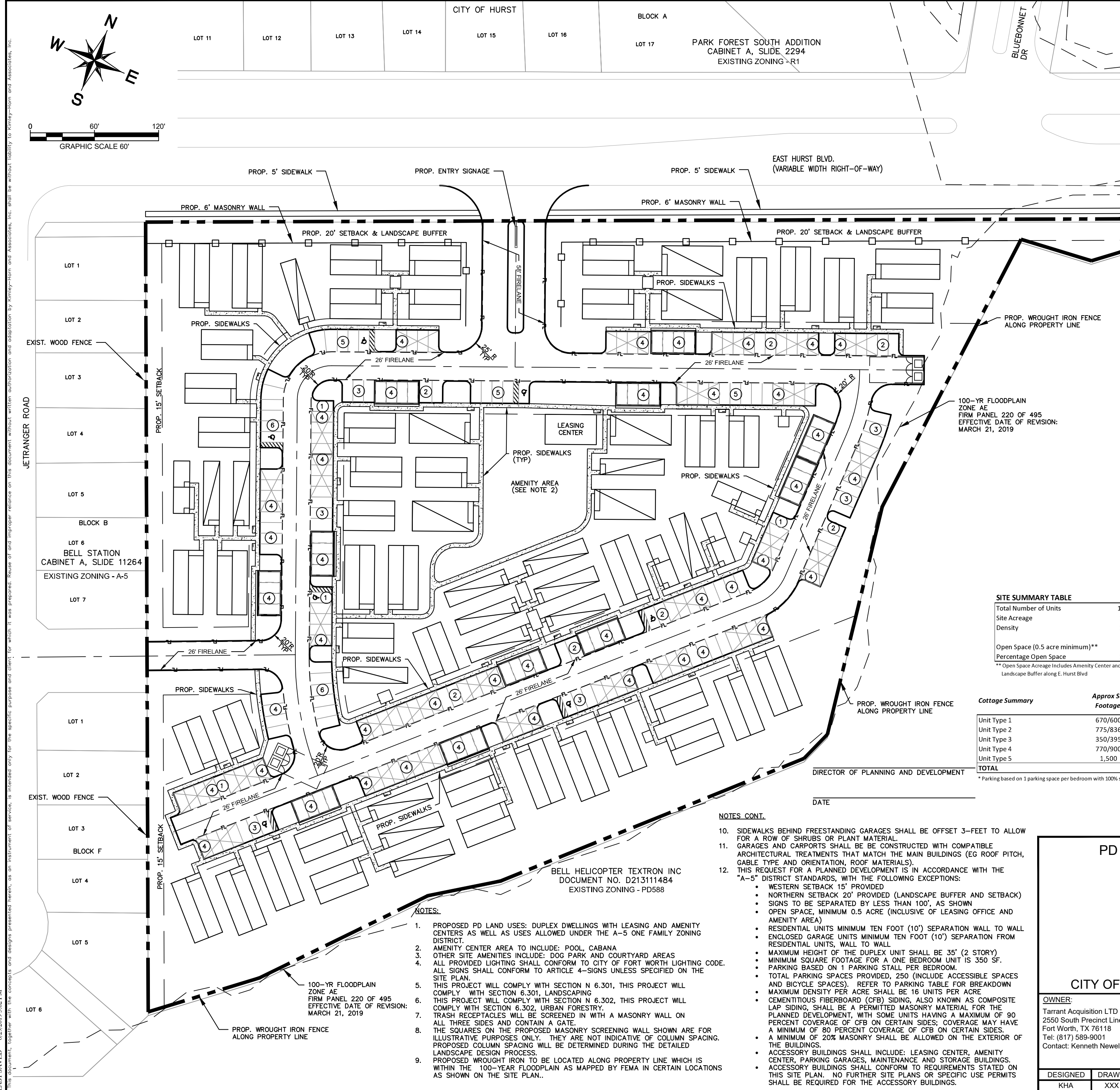
Total Number of Units	140.0	Units
Site Acreage	10.0	Acre
Density	14.0	DU/Acre
Open Space (0.5 acre minimum)**	1.9	Acre
Percentage Open Space	19%	

** Open Space Acreage Includes Amenity Center and Excludes Required Landscape Buffer along E. Hurst Blvd

Parking Type	No. Spaces Provided	Mix
Surface Parking	76	33.3%
Covered Parking (4 per Carport)	108	47.4%
Garage Parking (4 per Garage)	44	19.3%
Accessible Parking	7	
Bicycle Parking	22	9.5%
TOTAL (including Bicycle)	250	100.0%

Cottage Summary	Approx Sq Footage	Stories	Building Height	Units	Mix	Bedrooms Per Unit	Bedrooms Per Building	Required Parking *
Unit Type 1	670/600	1	18 FT 10.5 IN	52	37.1%	1	2	52
Unit Type 2	775/836	1	18 FT 10.5 IN	38	27.1%	2	4	76
Unit Type 3	350/395	1	16 FT 0 IN	8	5.7%	1	2	8
Unit Type 4	770/900	2	26 FT 0 IN	30	21.4%	2	3	45
Unit Type 5	1,500	2	29 FT 2.5 IN	12	8.6%	3	6	36
TOTAL				140	100.0%			217

* Parking based on 1 parking space per bedroom with 100% surface parking allowed.



NOTES CONT.

10. SIDEWALKS BEHIND FREESTANDING GARAGES SHALL BE OFFSET 3'-FEET TO ALLOW FOR A ROW OF SHRUBS OR PLANT MATERIAL.
11. GARAGES AND CARPORTS SHALL BE CONSTRUCTED WITH COMPATIBLE ARCHITECTURAL TREATMENTS THAT MATCH THE MAIN BUILDINGS (EG ROOF PITCH, GABLE TYPE AND ORIENTATION, ROOF MATERIALS).
12. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "A-5" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - WESTERN SETBACK 15' PROVIDED
 - NORTHERN SETBACK 20' PROVIDED (LANDSCAPE BUFFER AND SETBACK)
 - SIGNS TO BE SEPARATED BY LESS THAN 100', AS SHOWN
 - OPEN SPACE, MINIMUM 0.5 ACRE (INCLUSIVE OF LEASING OFFICE AND AMENITY AREA)
 - RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO WALL
 - ENCLOSED GARAGE UNITS MINIMUM TEN FOOT (10') SEPARATION FROM RESIDENTIAL UNITS, WALL TO WALL
 - MAXIMUM HEIGHT OF THE DUPLEX UNIT SHALL BE 35' (2 STORY)
 - MINIMUM SQUARE FOOTAGE FOR A ONE BEDROOM UNIT IS 350 SF.
 - PARKING BASED ON 1 PARKING STALL PER BEDROOM.
 - TOTAL PARKING SPACES PROVIDED, 250 (INCLUDE ACCESSIBLE SPACES AND BICYCLE SPACES). REFER TO PARKING TABLE FOR BREAKDOWN
 - MAXIMUM DENSITY PER ACRE SHALL BE 16 UNITS PER ACRE
 - CEMENTITIOUS FIBERBOARD (CFB) SIDING, ALSO KNOWN AS COMPOSITE LAP SIDING, SHALL BE A PERMITTED MASONRY MATERIAL FOR THE PLANNED DEVELOPMENT, WITH SOME UNITS HAVING A MAXIMUM OF 90 PERCENT COVERAGE OF CFB ON CERTAIN SIDES; COVERAGE MAY HAVE A MINIMUM OF 80 PERCENT COVERAGE OF CFB ON CERTAIN SIDES.
 - A MINIMUM OF 20% MASONRY SHALL BE ALLOWED ON THE EXTERIOR OF THE BUILDINGS.
 - ACCESSORY BUILDINGS SHALL INCLUDE: LEASING CENTER, AMENITY CENTER, PARKING GARAGES, MAINTENANCE AND STORAGE BUILDINGS.
 - ACCESSORY BUILDINGS SHALL CONFORM TO REQUIREMENTS STATED ON THIS SITE PLAN. NO FURTHER SITE PLANS OR SPECIFIC USE PERMITS SHALL BE REQUIRED FOR THE ACCESSORY BUILDINGS.

NOTES:

1. PROPOSED PD LAND USES: DUPLEX DWELLINGS WITH LEASING AND AMENITY CENTERS AS WELL AS USES ALLOWED UNDER THE A-5 ONE FAMILY ZONING DISTRICT.
2. AMENITY CENTER AREA TO INCLUDE: POOL, CABANA
3. OTHER SITE AMENITIES INCLUDE: DOG PARK AND COURTYARD AREAS
4. ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE. ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS UNLESS SPECIFIED ON THE SITE PLAN.
5. THIS PROJECT WILL COMPLY WITH SECTION N 6.301, THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
6. THIS PROJECT WILL COMPLY WITH SECTION N 6.302, THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
7. TRASH RECEPTACLES WILL BE SCREENED IN WITH A MASONRY WALL ON ALL THREE SIDES AND CONTAIN A GATE.
8. THE SQUARES ON THE PROPOSED MASONRY SCREENING WALL SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF COLUMN SPACING. PROPOSED COLUMN SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS.
9. PROPOSED WROUGHT IRON TO BE LOCATED ALONG PROPERTY LINE WHICH IS WITHIN THE 100-YEAR FLOODPLAIN AS MAPPED BY FEMA IN CERTAIN LOCATIONS AS SHOWN ON THE SITE PLAN.

DIRECTOR OF PLANNING AND DEVELOPMENT
DATE

CASE NUMBER: ZC-19-085

PD DEVELOPMENT PLAN (EXHIBIT "C")

FOR
ONM LIVING TRACT

LOT 1, BLOCK A,
BEING 10.004 ACRES

OUT OF THE
R.P. BARTON SURVEY, ABSTRACT NO. 176

AND THE
A.B. HOWERTON SURVEY, ABSTRACT NO. 677

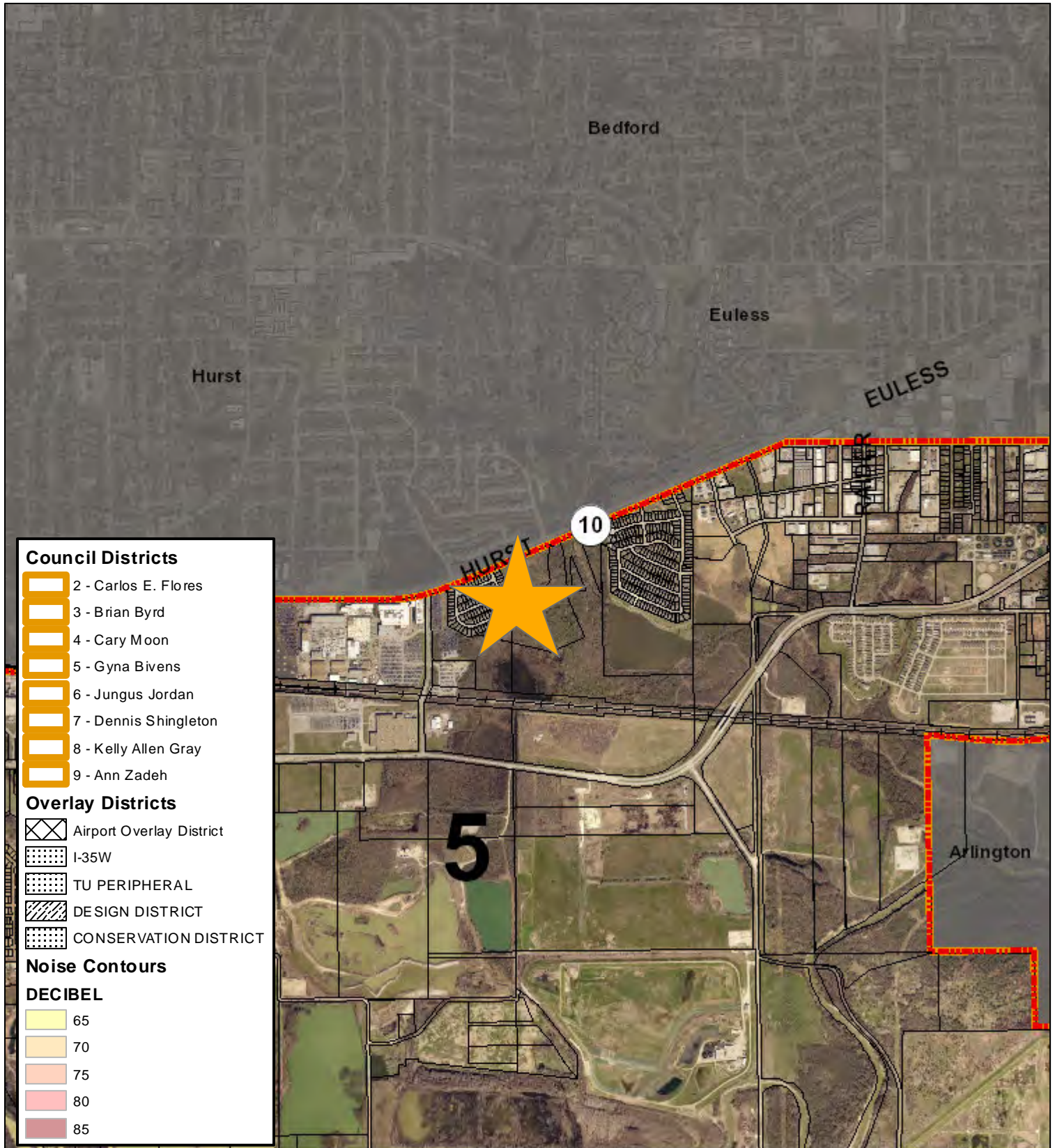
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER: Tarrant Acquisition LTD 2550 South Precinct Line Road Fort Worth, TX 76118 Tel: (817) 589-9001 Contact: Kenneth Newell	DEVELOPER: ONM Living 1038 Texan Trail Grapevine, TX 76051 Tel: (817) 614-9049 Contact: Zac Thompson	ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: Brent Murphree, P.E.
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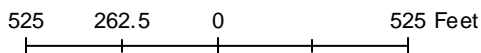
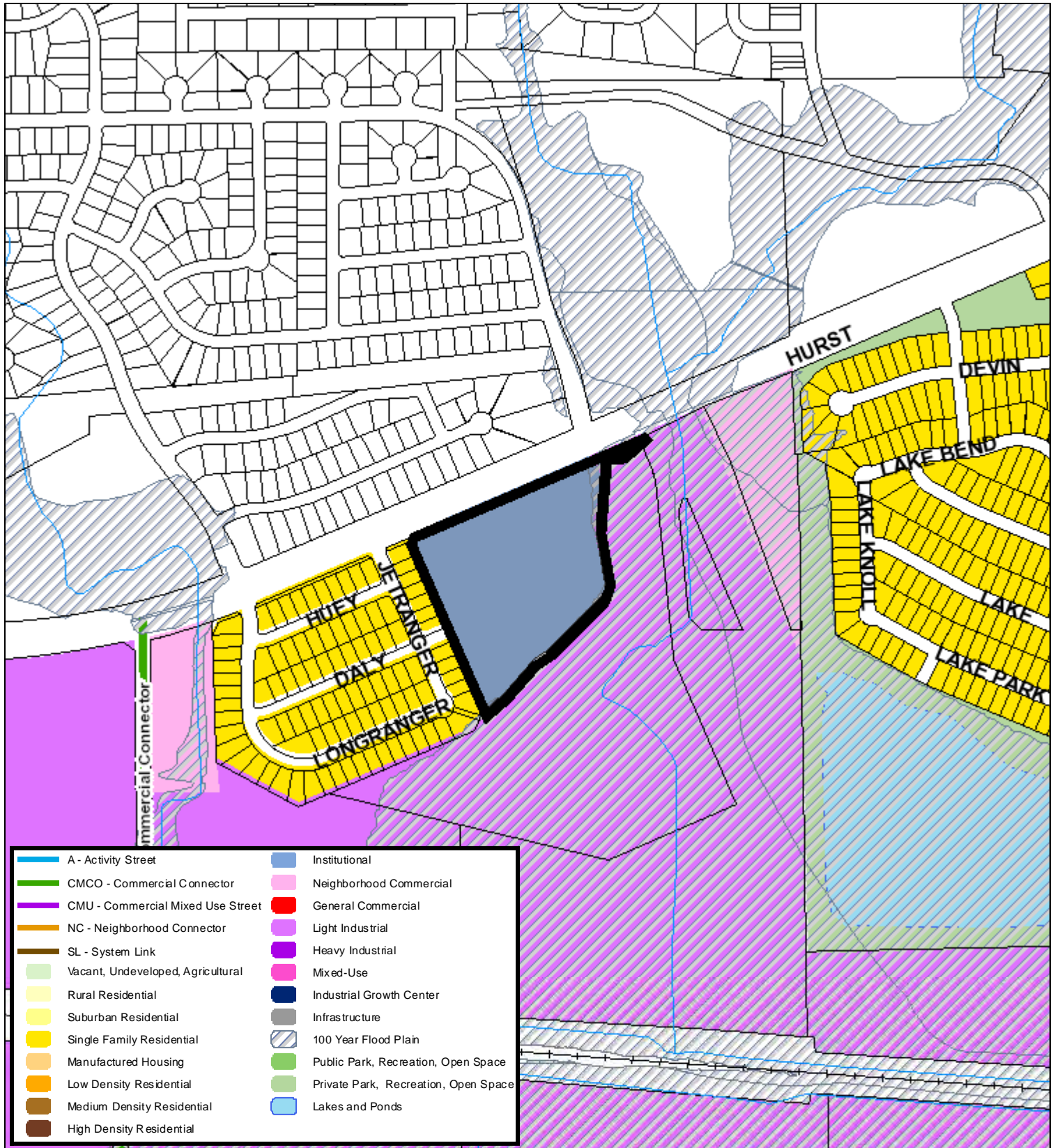
DESIGNED KHA	DRAWN XXX	CHECKED KHA	SCALE AS SHOWN	DATE SEPT. 2019	KH PROJECT NO. PROJECT NUMBER	Z-1
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 DWG NAME: K:\P\1\CIVIL\SINGLE FAMILY PURSUITS\201805\HEB BSD TRACT\DWG\EXHIBITS\PLAN SHEETS\Z-1_ZONING EXHIBIT.DWG (Zoning Map - Exhibit (18024))
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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 5, 2019.



Aerial Photo Map



0 325 650 1,300 Feet

