



Zoning Staff Report

Date: January 10, 2023

Case Number: ZC-22-206

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Krishna Investments Inc.

Site Location: 8401 West Freeway

Acreage: 2.81 acres

Request

Proposed Use: Multifamily

Request: From: "E" Neighborhood Commercial
To: "PD/D" Planned Development for "D" High Density Multifamily with development standards for: paving, fencing and parking in front of building, parking count, open space, signage and building orientation, site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located on the IH-30 eastbound service road and the corner of Laredo Street. The site is currently vacant and is zoned “E” Neighborhood Commercial. The applicant is requested a zoning change to “PD/D” Planned Development for “D” High Density Multifamily with development standards for: paving, fencing and parking in front of building, parking count, open space, signage and building orientation, site plan included. The proposed site is located within the NASJRB Airport Overlay. If approved, the applicant would be required to provide sound attenuation to meet the requirements.

The attached site plan shows a three (3) story multifamily complex, with a total of 146 units. The zoning request involves the (i) acquisition of the Express Inn, a 96 room hotel and (ii) renovating the property to convert it into multifamily supportive housing. The existing property has an extensive list of code compliance and deferred maintenance issues. The applicant’s goal is to transform this property into a safe and secure housing community with supportive services that will house families at an affordable price and assist with student mobility issues in the Las Vegas Trail area.

The table below provides the “D” standards vs. the proposed multifamily.

Requirement	Existing “D” Standards	Proposed “PD/D” Standards (per attached site plan)
Density	Maximum 32 units/acre	18 units per acre (Complies)
Height	Maximum height 36’	Complies
Required Yards	<u>Front Yard</u> : 20’ minimum <u>Rear Yard</u> : 5’ minimum <u>Interior Side Yard</u> : 5’ minimum <u>Corner Lot Side Yard</u> : 20’ minimum adjacent to side street	Paving between the building and West Freeway (Development Standard Requested)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area (147 required)	103 provided (Development Standard Requested)
Open Space	Minimum 35%	31% (Development Standard Requested)

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.	Development Standard Requested
Building Orientation	Buildings located on public streets must face the street with the longest length of the building parallel / adjacent to the street.	Development Standard Requested
Parking	Located behind front of building	Development Standard Requested
Multifamily Design (MFD) Standards	MFD Submittal Required prior to building plan review	Will comply
Signage	Monument sign allowed by right	Development Standard Requested for sign increase

The proposed project has support from Fort Worth Housing Solutions and Tarrant County. The proposed rezoning is in keeping with policies that provide a wide range of affordable housing options within the City.

Surrounding Zoning and Land Uses

North City of White Settlement / IH 30
 East “PD 163” PD/FR, site plan required / hotel
 South “CF” Community Facilities / church
 West “FR” General Commercial Restricted; auto sales

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 1, 2022.



The following organizations were notified: (emailed December 2, 2022)

Organizations Notified	
Western Hills North NA	Streams and Valleys Inc.
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	White Settlement ISD

** The subject property lies within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/D” Planned Development for “D” High Density Multifamily with development standards for: paving, fencing and parking in front of building, parking count, open space, signage and building orientation, site plan included. Surrounding land consist of IH 30 to the north, a hotel to the east, church to the south, and automotive sales to the west.

The proposed zoning request is **compatible** at this location.

Comprehensive Plan Consistency –Western Hills/Ridglea

The Comprehensive Plan designates the subject property as “General Commercial”. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Integrate and disperse affordable housing and low-income housing into neighborhoods throughout the city.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations.
- Support Fort Worth Housing Solutions efforts to redevelop traditional public housing sites and develop new scattered site affordable housing and mixed-income housing throughout the city, particularly high opportunity areas.

Based on the lack of conformance with the future land use map the proposed zoning **is not consistent** with the Comprehensive Plan.

Economic Development Plan

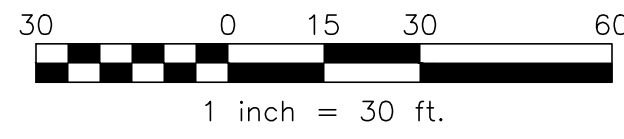
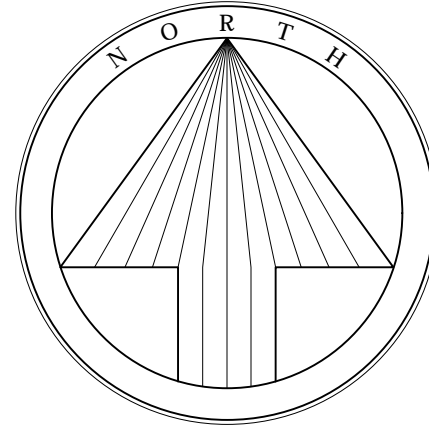
The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The City desires to have a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. The proposed multifamily does not meet this purpose.

Site Plan Comments

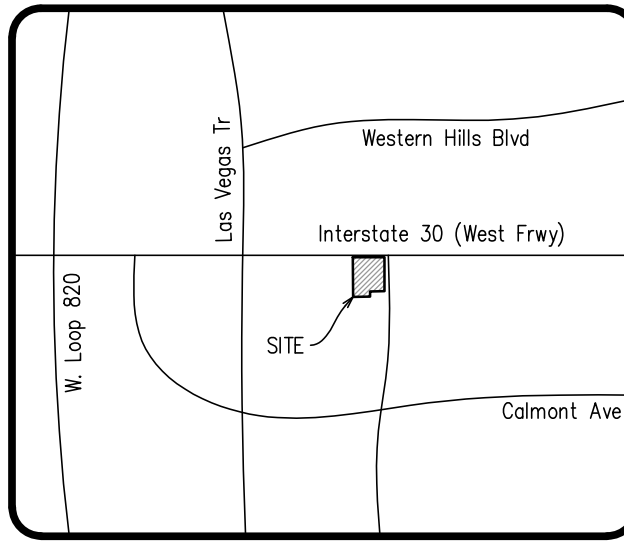
The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

1. See table for Zoning Development Standard requests

(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.)



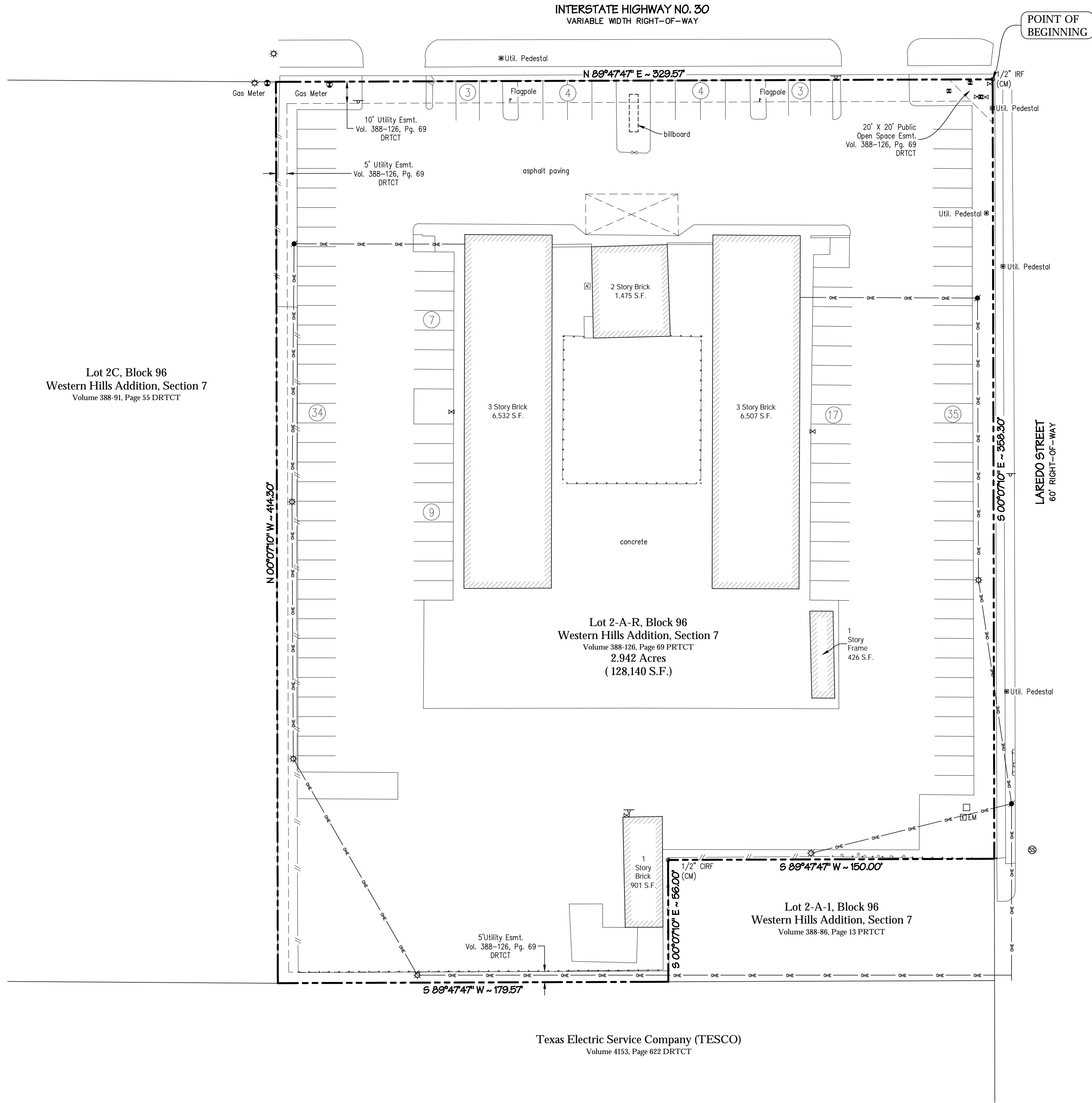
Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



LOCATION MAP
1" = 2000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
●	POWER POLE
⊙	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
★	LIGHT POLE/STANDARD
◁	GUY WIRE ANCHOR
○	BOLLARD
▽	SIGNPOST
♿	HANDICAP PARKING
⊕	FIRE HYDRANT
⊕	GAS MARKER
▽	GROUND LIGHT
USE	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
CTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
⊕	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	GUARD RAIL FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

Lot 2C, Block 96
Western Hills Addition, Section 7
Volume 388-91, Page 55 DRTCT



Texas Electric Service Company (TESCO)
Volume 4153, Page 622 DRTCT

LEGAL DESCRIPTION

Being Lot 2-A-R, Block 96 of Western Hills Addition, Section 7, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-126, Page 69 of the Plat Records of Tarrant County, Texas.

METES AND BOUNDS DESCRIPTION

BEING a tract of land known as Lot 2-A-R, Block 96 of Western Hills Addition, Section 7, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-126, Page 69 of the Plat Records of Tarrant County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the south right-of-way line of Interstate Highway No. 30 (variable width right-of-way) and the west right-of-way line of Laredo Street (60 foot right-of-way);

THENCE, S 00°07'10" E, 358.30 feet along said Laredo Street to the northeast corner of Lot 2-A-1, Block 96 of Western Hills Addition, Section 7, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-86, Page 13 of the Plat Records of Tarrant County, Texas;

THENCE, S 89°47'47" W, 150.00 feet to a 1/2 inch capped iron rod found at the northwest corner of said Lot 2-A-1, Block 96;

THENCE, S 00°07'10" E, 56.00 feet along the west line of said Lot 2-A-1, Block 96 and lying in the north line of a tract of land conveyed to Texas Electric Service Company (TESCO), by deed recorded in Volume 4153, Page 622 of the Deed Records of Tarrant County, Texas;

THENCE, S 89°47'47" W, 179.57 feet, along said north line of TESCO tract to the southeast corner of Lot 2C, Block 96 of Western Hills Addition, Section 7, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-91, Page 55 of the Plat Records of Tarrant County, Texas

THENCE, N 00°07'10" W, 414.30 feet along the east line of said Lot 2C, Block 96 to a point lying in said south right-of-way line of Interstate Highway No. 30;

THENCE, N 89°47'47" E, 329.57 feet to the POINT OF BEGINNING with the subject tract containing 128,140 square feet or 2.942 acres of land.

ALTA/NSPS LAND TITLE SURVEY
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
Express Inn

SPIARS
ENGINEERING & SURVEYING
765 Cluster Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBP# No. F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Issue Dates:	
Date	11/7/22
Revisions	

PRELIMINARY SURVEY FOR REVIEW AND COMMENTS
This survey was prepared without the benefit of title commitment, and there may be easements, other encumbrances, or other matters of record, which have not been shown herein.
(This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

SURVEYOR'S CERTIFICATE

To: _____, and their respective successors and assigns:
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 10/25/22.
Date of Plat or Map: 11/7/22



Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48439C0280K, effective on 09/25/2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

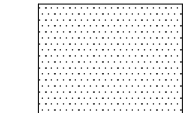
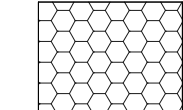
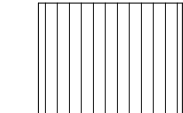
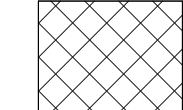
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Sheet	1
of	1
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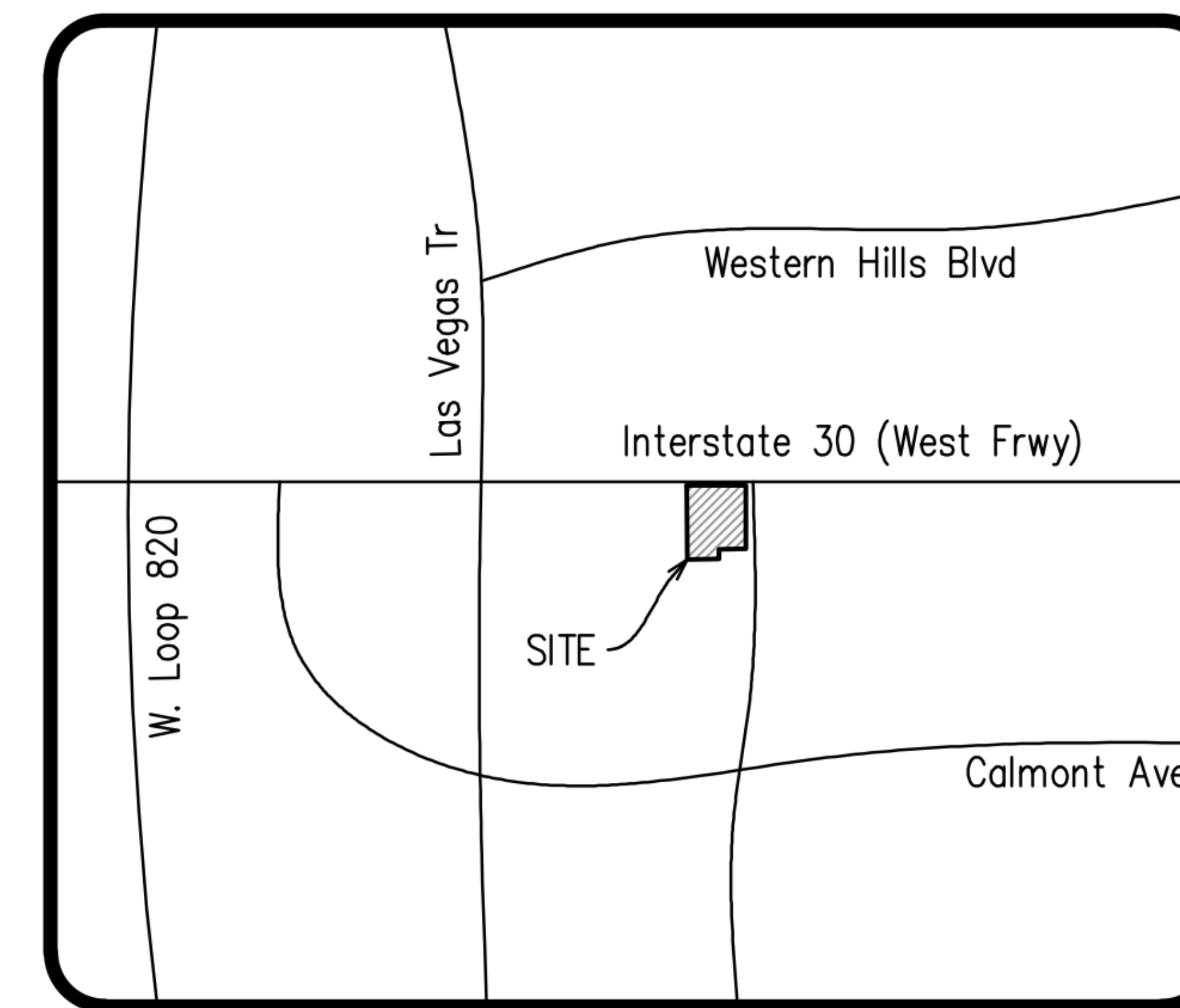
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Printed By: creal Plot Date: 11/17/2022 4:43 PM

NOTES

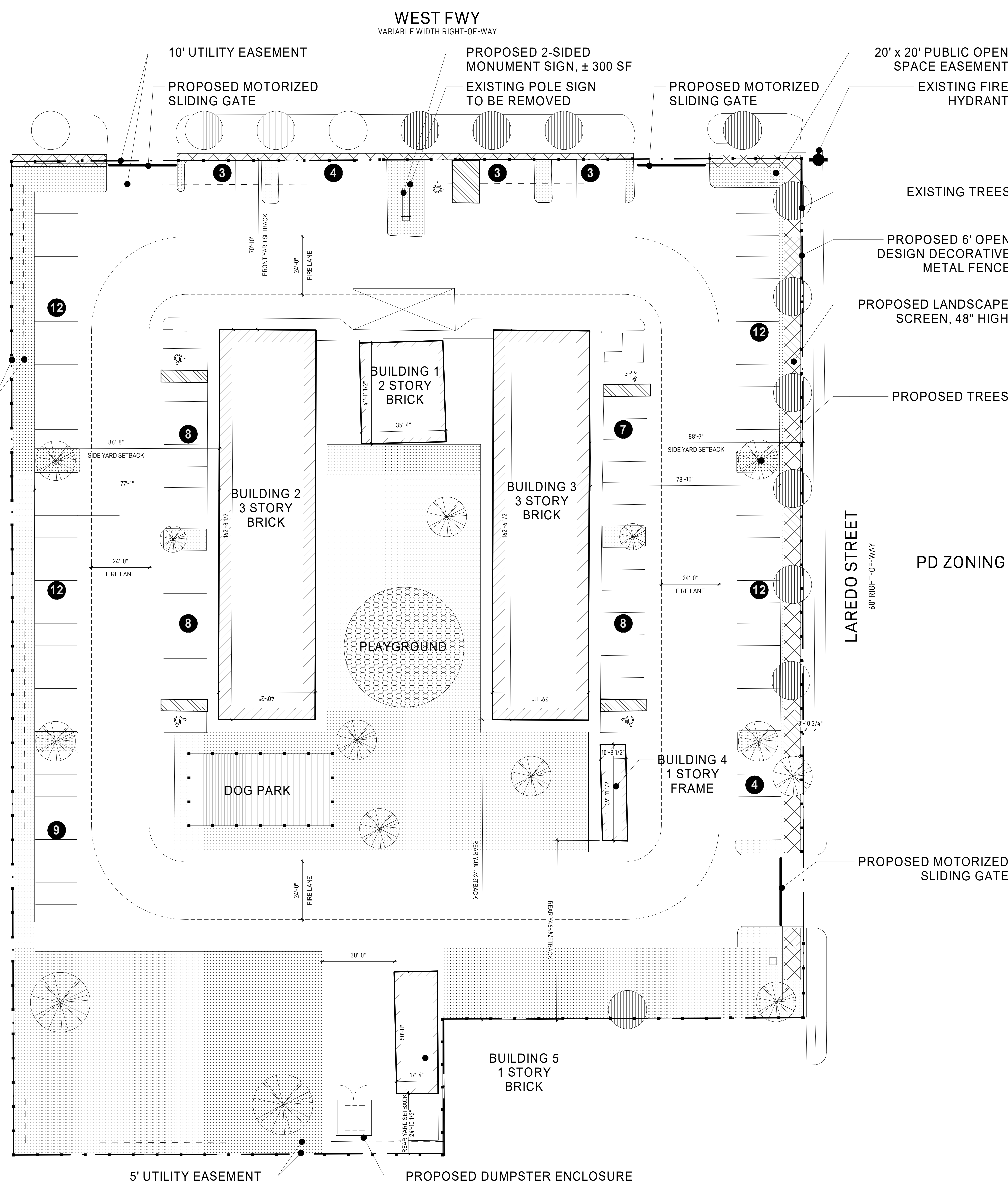
1. ALL DUMPSTERS AND GROUND LEVEL EQUIPMENT SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY
2. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE
3. PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
4. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE
5. EXISTING FIRE HYDRANTS ARE LOCATED IN THE VICINITY OF THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE
6. EXISTING BUILDING EXTERIOR CONSTRUCTION IS PRIMARILY BRICK AND WOOD SIDING OVER STANDARD WOOD FRAMING
7. EXISTING BUILDING HEIGHTS COMPLY WITH CURRENT ZONING RESTRICTIONS
8. PLEASE REFERENCE EXISTING ELEVATION DRAWINGS TO ENSURE THE BUILDING IS COMPLIANT WITH FACADE DESIGN STANDARDS
9. ALL PROVIDED LIGHTING WILL CONFORM WITH LIGHTING CODE

LEGEND

-  PROPOSED AND EXISTING OPEN SPACE
-  PLAYGROUND
-  DOG PARK
-  PROPOSED LANDSCAPE SCREEN 48" HIGH



**EXPRESS INN HOTEL
CONVERSION**
8401 WEST FWY
FORT WORTH, TX 76116



SITE DATA

GROSS ACREAGE:	2.942 ACRES
EXISTING ZONING:	E
EXISTING LAND USE:	HOTEL
PROPOSED ZONING:	PD-D
PROPOSED USE:	SUPPORTIVE HOUSING
MAX HEIGHT ALLOWED:	36' MAX W/ EXCEPTION 6.100(a)
MAX HEIGHT PROPOSED:	36'-0"
GROSS DENSITY:	128,154 SF, 2.942 AC
OPEN SPACE REQUIRED:	35%
OPEN SPACE PROPOSED:	40,071 SF/128,154 SF = 31.0% (WAIVER)
UNITS PER ACRE REQUIRED:	32 MAX
UNITS PER ACRE PROPOSED:	18

REQUIRED PARKING

MULTI-FAMILY:	143	ROOMS	1/ROOM	143 SPACES
COMMON/OFFICE:	±950	G/SF	1/250 SF	4 SPACES
TOTAL REQUIRED PARKING				147 SPACES
TOTAL PROPOSED PARKING				103 SPACES (WAIVER)

LANDSCAPE ENHANCEMENT POINT CHART (20 PT MIN):

STREET TREES:	ADDT'L TREES, AS RQ'D	10 PTS
PLAYGROUND:	1,200 SF MIN	5 PTS
DOG PARK:	W/ AMENITIES	5 PTS
TOTAL POINTS REQUIRED:		20 POINTS
TOTAL POINTS PROPOSED:		20 POINTS

BUILDING DATA

ENCLOSED SF, EXISTING:

BUILDING 01, EXISTING:	2,590 SF
BUILDING 02, EXISTING:	19,596 SF
BUILDING 03, EXISTING:	19,521 SF
BUILDING 04, EXISTING:	426 SF
BUILDING 05, EXISTING:	901 SF
TOTAL, EXISTING:	43,394 SF
(NO ADDITIONAL AREA REQUESTED)	

PROPOSED SH UNIT COUNT:	55 UNITS
PROPOSED HOTEL USE UNIT COUNT:	0 UNITS

ARCHITECT/REPRESENTATIVE:
BENNETT PARTNERS
640 TAYLOR STREET
SUITE 2323
FORT WORTH, TEXAS 76102
CONTACT: MICHAEL BENNETT
PHONE: (817) 335-4991

OWNER:
OP ACQUISITIONS, LLC
2501 N. HARWOOD STREET
SUITE 2400
DALLAS, TX 75201
CONTACT:
DANIEL SMITH
214.865.7926

ZC-22-XXX
APPROVED BY CITY COUNCIL XX/XX/XX
PD-D - SUPPORTIVE HOUSING
PD SITE PLAN OF

LVT Family Housing
8401 WEST FWY
WESTERN HILLS ADDITION, SECTION 7
BLOCK 96, LOT 2-A-R
2.942 ACRES
PREPARED NOVEMBER 4, 2022

DIRECTOR OF DEVELOPMENT SERVICES

Signature _____ Date _____

11/07/22
Michael Bennett AIA, 12795
Taylor Street, Suite 2323
Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.877.1861
www.bnpk.com
This drawing is the property of Bennett Partners and may not be used for regulatory approval, permit, or construction.

bennett partners
ARCHITECTURE
INTERIORS
PLANNING
640 Taylor Street, Suite 2323
Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.877.1861
www.bnpk.com

Planned Development

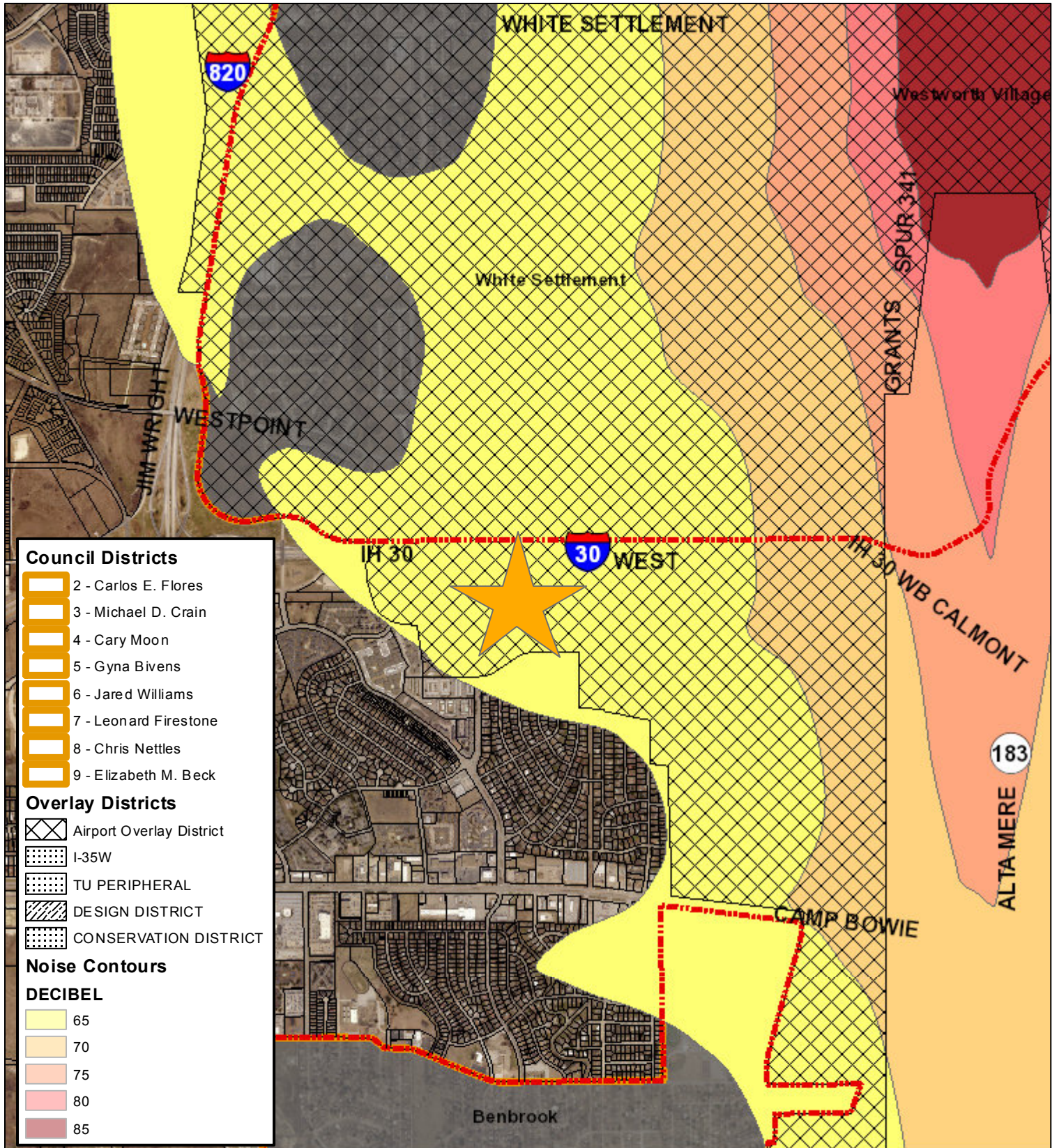
Project No:
Issue Date: 11/07/22
Rev Description Date

1 PD SITE PLAN
1" = 20'-0"
0 20' 40'

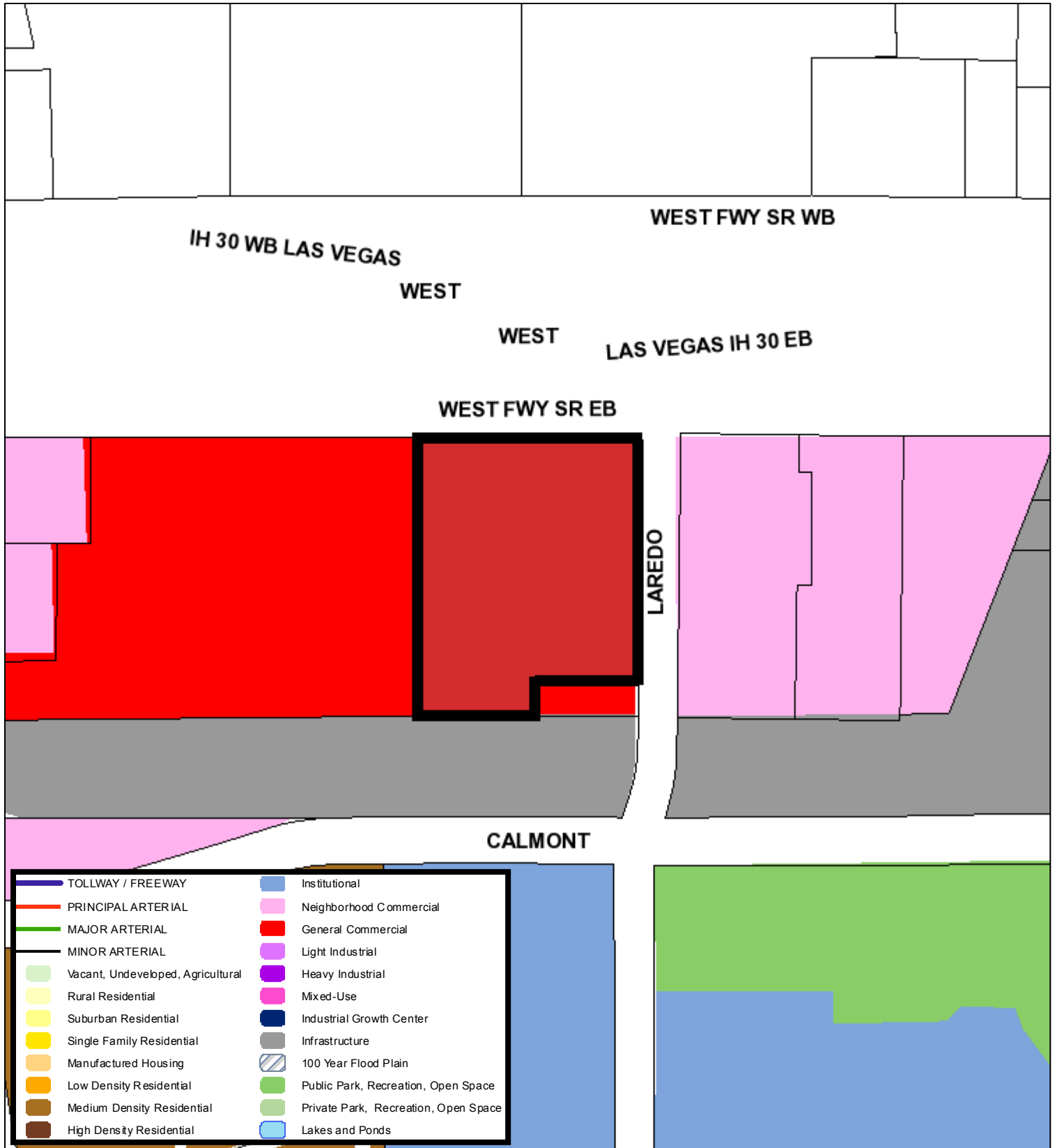
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**PLANNED DEVELOPMENT
SITE PLAN**

SP-100

Area Map



Future Land Use

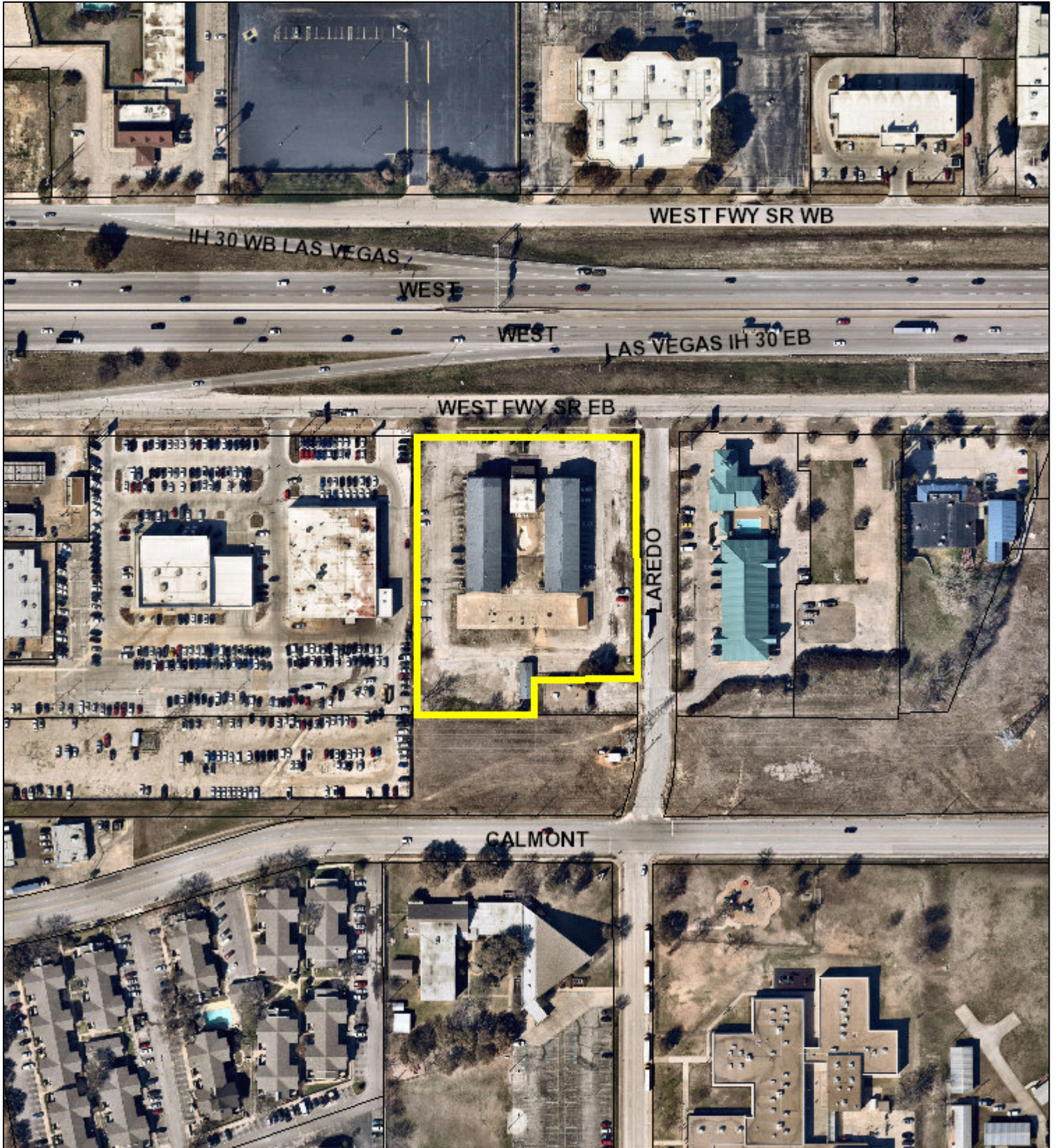


190 95 0 190 Feet

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



0 120 240 480 Feet

