



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 2, 2021

Council District 6

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Gabriel Southwest LLC**

Site Location: 9500 - 9700 blocks Brewer Boulevard Acreage: 19.001

Proposed Use: **Detached Multifamily**

Request: From: "C" Medium Density Multifamily

To: Planned Development for all uses in "D" High Density Multifamily plus detached multifamily use, with development regulations for building orientation, fencing, and open space; waiver to MFD submittal for cottage community only; site plan included

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Background:

The requested zoning change is located south of the intersection of McPherson Road and Brewer Road, both streets on the Master Thoroughfare Plan. The property is currently zoned "C" Medium Density Multifamily. The applicant is proposing a zoning change to "PD/D" with development standards in order to create a detached multifamily development.

The applicant is proposing a zoning change to create a detached multifamily development. These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities. These developments provide renters with an option that looks and feels like a single family neighborhood. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

As none of the city's districts can accommodate this form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. In this case, the developer has provided a list of development regulations that will be part of this Planned Development. The developer has provided specific site amenities in order to meet their enhanced landscaping requirements, found in section IV.c of the development standards. The development is requesting waivers to setback standards.

Below is a chart that illustrates the differences between the base "C" regulations and the proposed PD.

Requirement	C Standards	Proposed PD/D
Density	Maximum 24 units per acre	13 units per acre (complies)
Height	Maximum height 36'	Unit height 10'1" Maximum height 36' (complies)
Building Orientation	Longest length of the building must face the street	Buildings have varying lengths facing the street (requires Development Regulation Standard)
Required Yards	Front Yard: 20' minimum Rear Yard: 5' minimum Interior Side Yard: 5' minimum Corner lot side yard: 20' minimum adjacent to side street	Front Yard: 10' Rear Yard: 10' Side Yard: 10' Corner Yard: 10' (requires Development Regulation Standard)
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.	Fencing may be located between the buildings and ROW (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 190	416 bedrooms – 416 spaces 5000 sf of common area – 20 spaces (Complies - Spaces provided: 434)
Open Space	Minimum 45%	25% minimum (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhanced landscaping	Developer will meet enhanced landscaping requirements, per note on site plan.
Multifamily Design Standards	Submit MFD plan to meet standards	MFD Submittal not required (requires Development Regulation Standard)

Site Information:

Surrounding Zoning and Land Uses:

North "E" Neighborhood Commercial / undeveloped
 East "C" Medium Density Multifamily / undeveloped
 South "C" Medium Density Multifamily / undeveloped
 West "C" Medium Density Multifamily / undeveloped

Zoning History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Site has fencing placed between the buildings and street. **(requires Development Regulation Standard)**
 - a. Due to the similar nature of detached multifamily to single family developments, staff does not have an issue with the placement of fencing between the building and the street.
2. Site does not meet building orientation requirement. **(requires Development Regulation Standard)**
 - a. A majority of the buildings have the longer side facing the street. Additionally, the placement of a fence between the building and the street lessens the importance of this requirement.
3. Site does not meet required setbacks of front or corner yards. **(requires Development Regulation Standard)**
 - a. The bulk and height of the proposed buildings are smaller than those seen in typical multifamily developments. The setbacks are similar to those of a single family development
4. Applicant is requesting a waiver to the MFD Submittal. **(requires Development Regulation Standard)**
 - a. Due to the unique nature of detached multifamily developments, staff does not feel that the MFD submittal is necessary for development.

(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 January 22, 2021.

The following organizations were notified: (emailed January 19, 2021)

Organizations Notified	
Panther Heights NA	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to PD/D for a detached multifamily development. The site is surrounded by undeveloped land.

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

2. Comprehensive Plan Consistency – Far Southwest

The 2020 Comprehensive Plan designates the subject property as Medium Density Multifamily. The proposed use meets the below policies within the following Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other 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, sale, and design of existing neighborhoods.

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

Attachments:

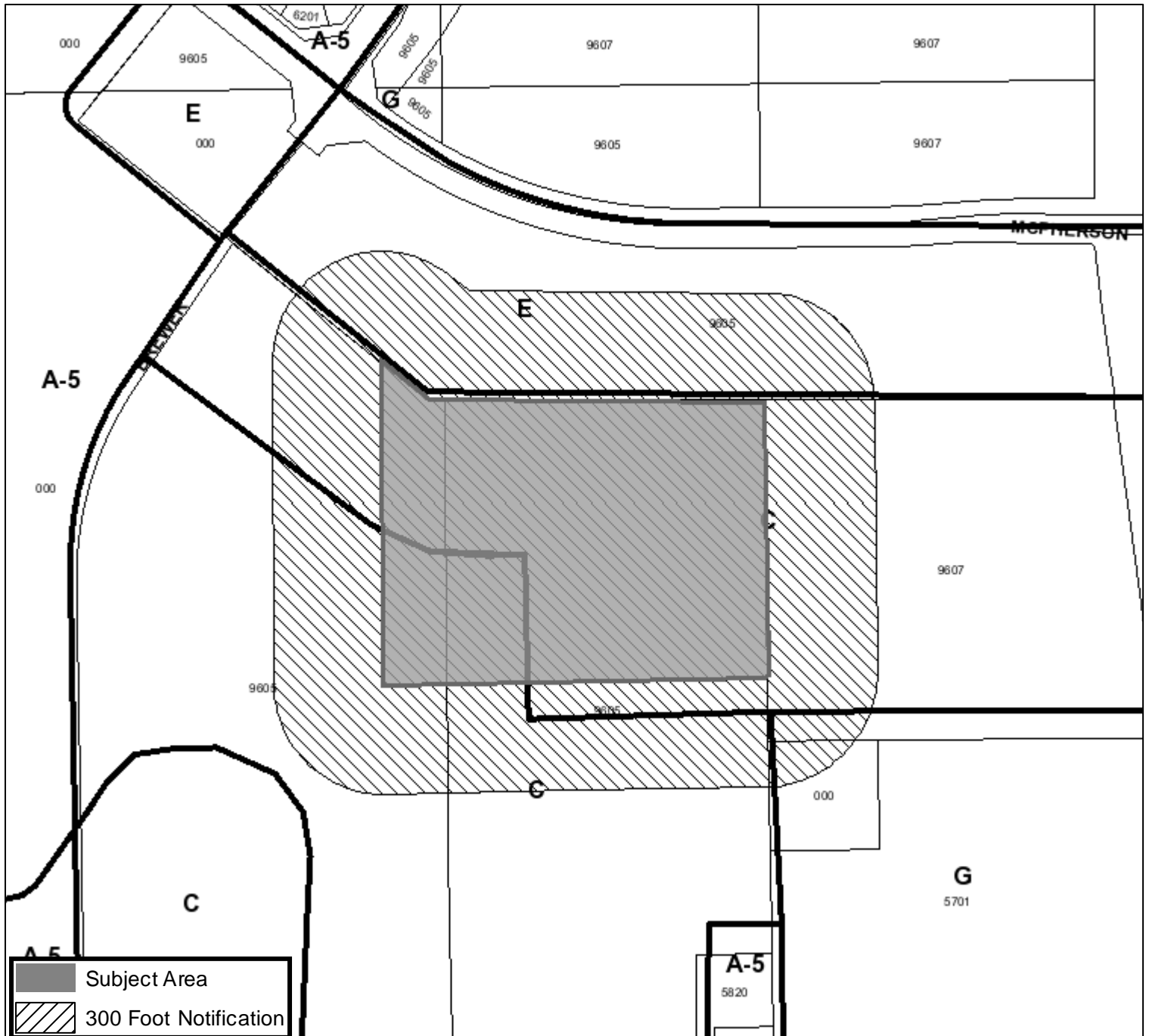
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



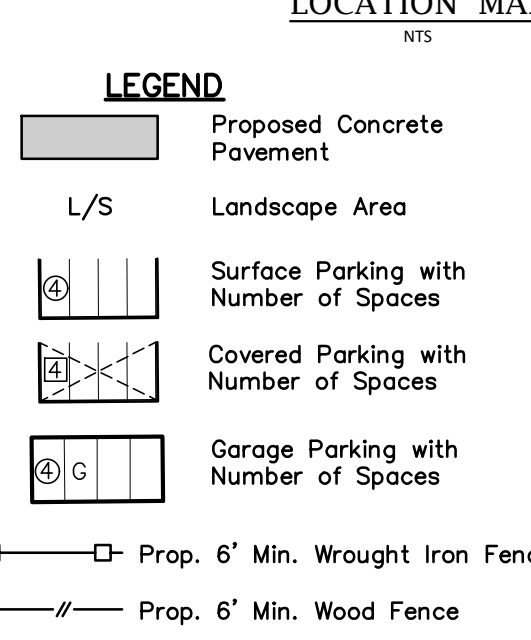
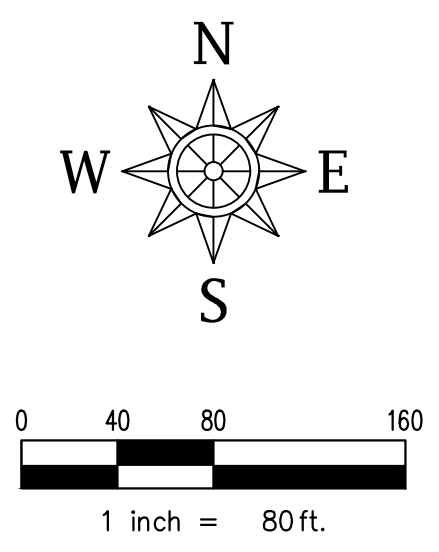
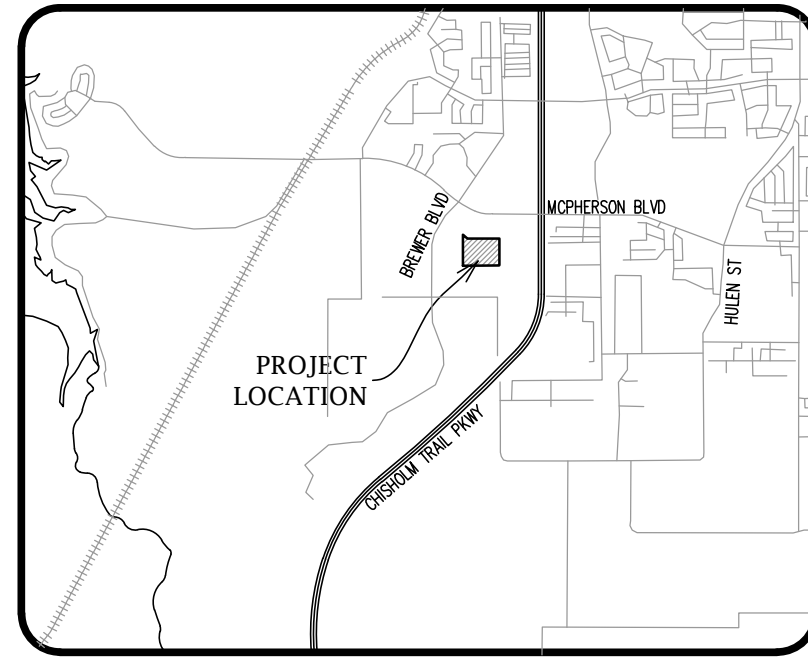
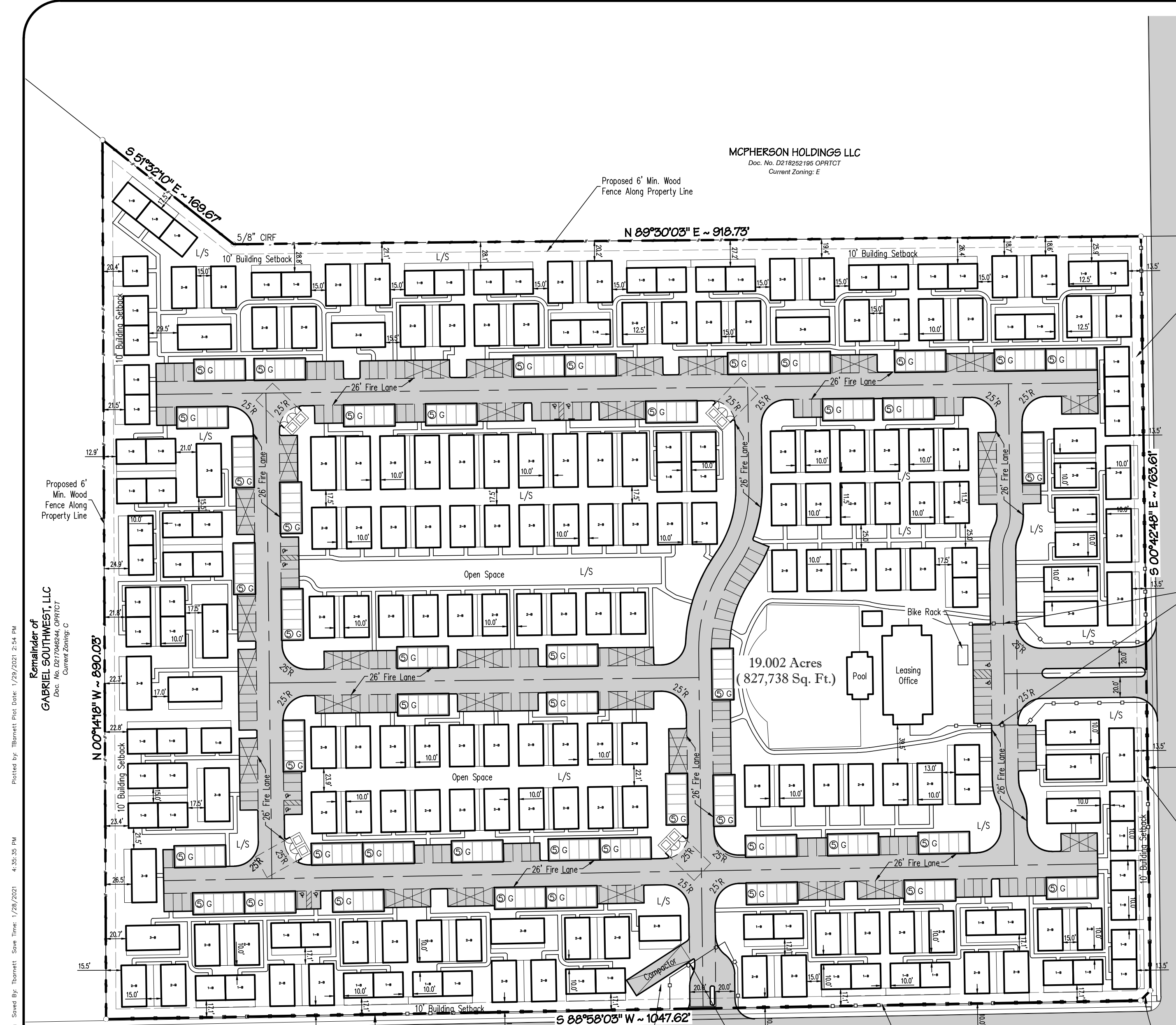
ZC-21-013

Area Zoning Map

Applicant: Gabriel Southwest LLC
Address: 9500 - 9700 blocks Brewer Boulevard
Zoning From: C
Zoning To: PD for D uses plus cottage community w/ dev. regulations for cottage community
Acres: 19.00146306
Mapsc0: 102Y
Sector/District: Far Southwest
Commission Date: 2/10/2021
Contact: 817-392-8043



0 200 400 800 Feet



Residential Summary

Unit Type	Stories	Building Height	Units	Mix	Bedrooms per Unit	Parking Required*
1 Bedroom	1	10'-1"	86	36.2%	1	86
2 Bedroom	1	10'-1"	120	51.1%	2	240
3 Bedroom	1	10'-1"	30	12.7%	3	90
Leasing/Common Area		30'-0"			5,000 SF	20
Total			236			436

*Parking based on 1 parking space per bedroom plus 1 space per 250 SF of common area

Parking Summary

Parking Type	Spaces Provided	Mix
Surface Parking	126	25.3%
Covered Parking	138	27.7%
Garage Parking	225	45.0%
Accessible Parking	10	2.0%
Total Parking Provided	499	100%
Parking Required	436	

General Notes & Legend:

- Proposed PD land uses: duplex dwellings with leasing and amenity centers as well as uses allowed under the D high density multifamily zoning district.
- Amenity center area to include: pool, event lawn
- Other site amenities include: dog park, courtyard areas, walking trail
- 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.
- This project will comply with section 6.301 Landscaping.
- This project will comply with section 6.302 Urban Landscaping.
- The project will comply with section 6.204 Bicycle Parking.
- This project will comply with Fort Worth sign code.
- This project will comply with Enhanced Landscaping in accordance with the "D" district standards.
- Dumpsters and compactor will be screened with a masonry wall on all three sides and contain a gate.
- The squares on the fence shown are for illustrative purposes only. They are not indicative of rod spacing. Proposed rod spacing will be determined during the detailed landscape design process.
- Sidewalks behind freestanding garages shall be offset 3-feet to allow for a row of shrubs or plant material.
- Garages and carports shall be constructed with compatible architectural treatments that match the main buildings (eg. roof pitch, gable type and orientation, roof materials).
- A MFD site plan will not be required to be submitted.
- This request for a planned development is in accordance with the "D" district standards, with the following exceptions:
 - Maximum density per acre shall be 13 units per acre
 - Accessory buildings shall include: leasing center, amenity center, and parking garages
 - Minimum 25% open space required
 - 10' building setback adjacent to all property lines.
- 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.
- Units shall be allowed to front, side, or back a public right-of-way.

Director of Development Services _____ Date _____

PD SITE PLAN
STANDARD AT CHISHOLM TRAIL

19.002 Acres
situated in the
IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR Spiars Engineering, Inc. 3575 Lone Star Circle, Suite 434 Fort Worth, TX 76177 Telephone: (469) 395-0543 TBPE No. F-2121 Contact: Tyler Barnett	OWNER Gabriel Southwest LLC 410 N Carroll Avenue Suite 180 Southlake, Texas 76092 Telephone: (817) 371-7277 Contact: Kevin Eldridge	APPLICANT Ojala Partners, LP 2121 North Pearl Street Suite 300 Dallas, Texas 75201 Telephone: (214) 865-7926 Contact: Daniel Smith
--	--	---

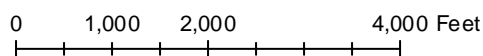
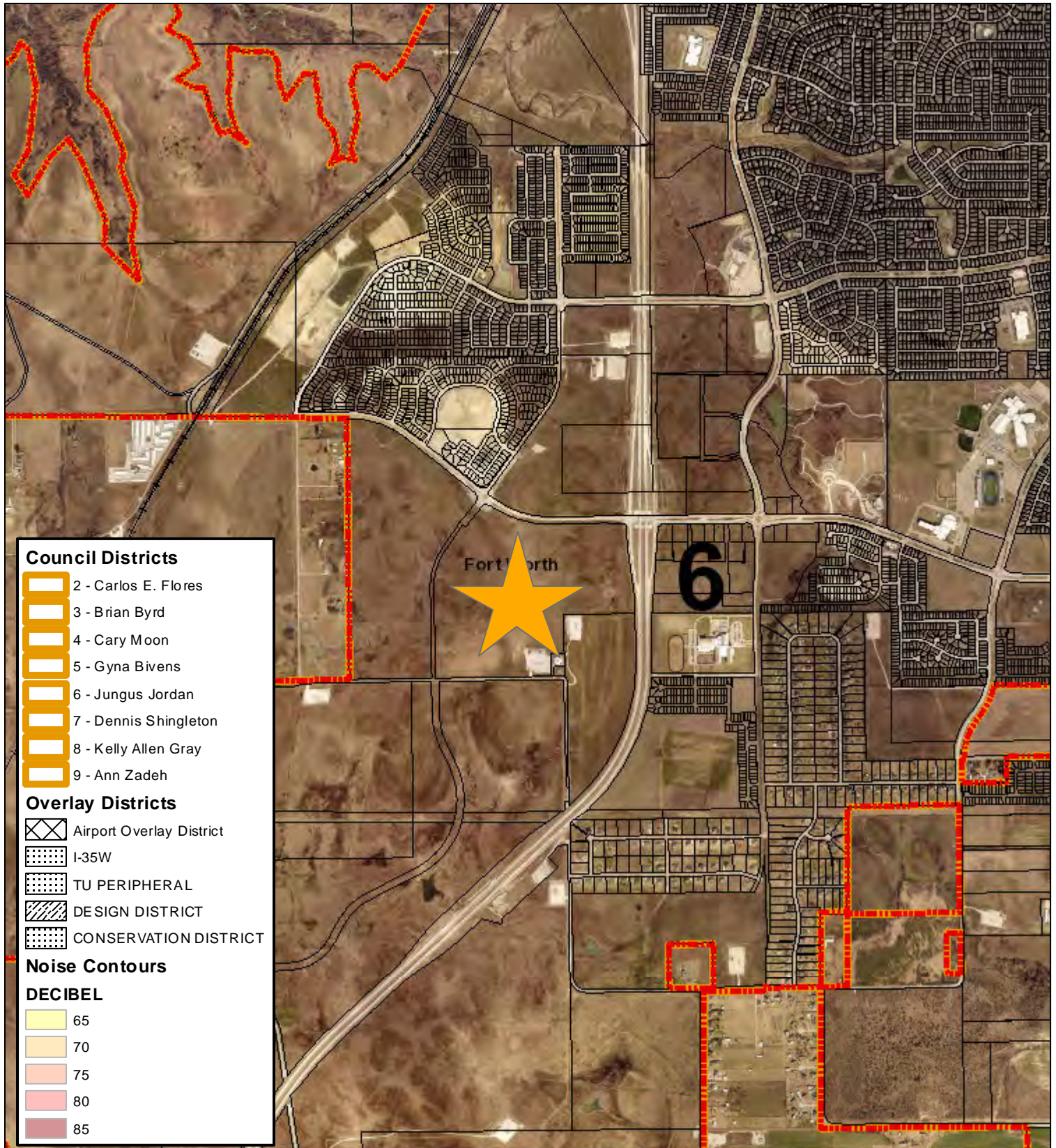
Site Summary

Total Number of Units	235	Units
Gross Acreage	19.002	Acres
Total ROW Dedication	0.0000	Acres
Net Acreage	19.002	Acres
Density	12.3700	DU/Acre
Open Space	4.9000	100%
Percentage Open Space	25.77%	

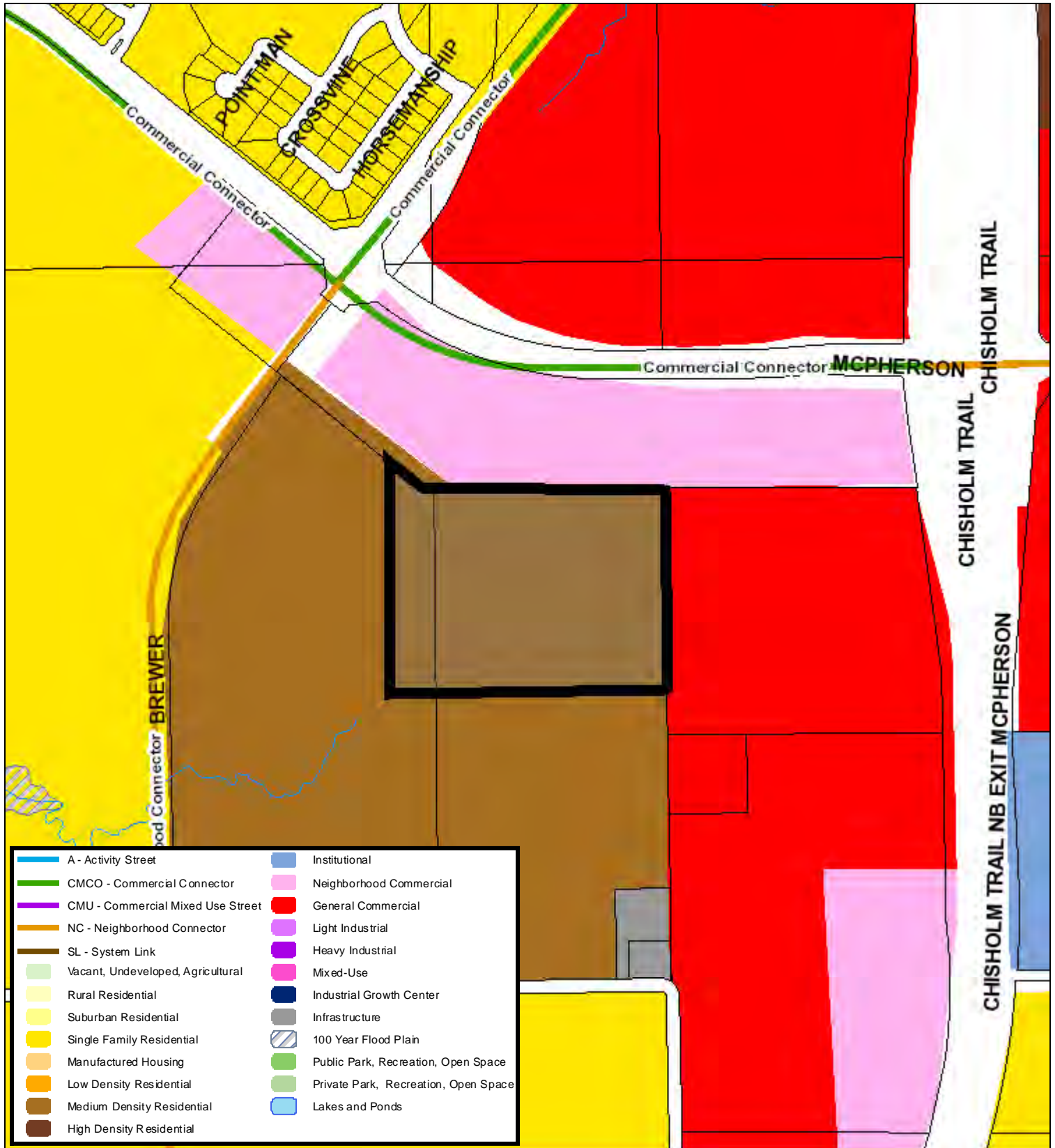
SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Drawing: G:\2020 Jobs\20-252 The Standard at Chisholm Trail\20-252 PD Site Plan.dwg Saved By: Tbarrett Date: 1/29/2021 2:54 PM
 Plotted By: Tbarrett Plot Date: 1/29/2021 2:54 PM
 4:30:35 PM
 Drawing: G:\2020 Jobs\20-252 The Standard at Chisholm Trail\20-252 PD Site Plan.dwg Saved By: Tbarrett Date: 1/29/2021 2:54 PM
 Plotted By: Tbarrett Plot Date: 1/29/2021 2:54 PM
 4:30:35 PM

Area Map



Future Land Use

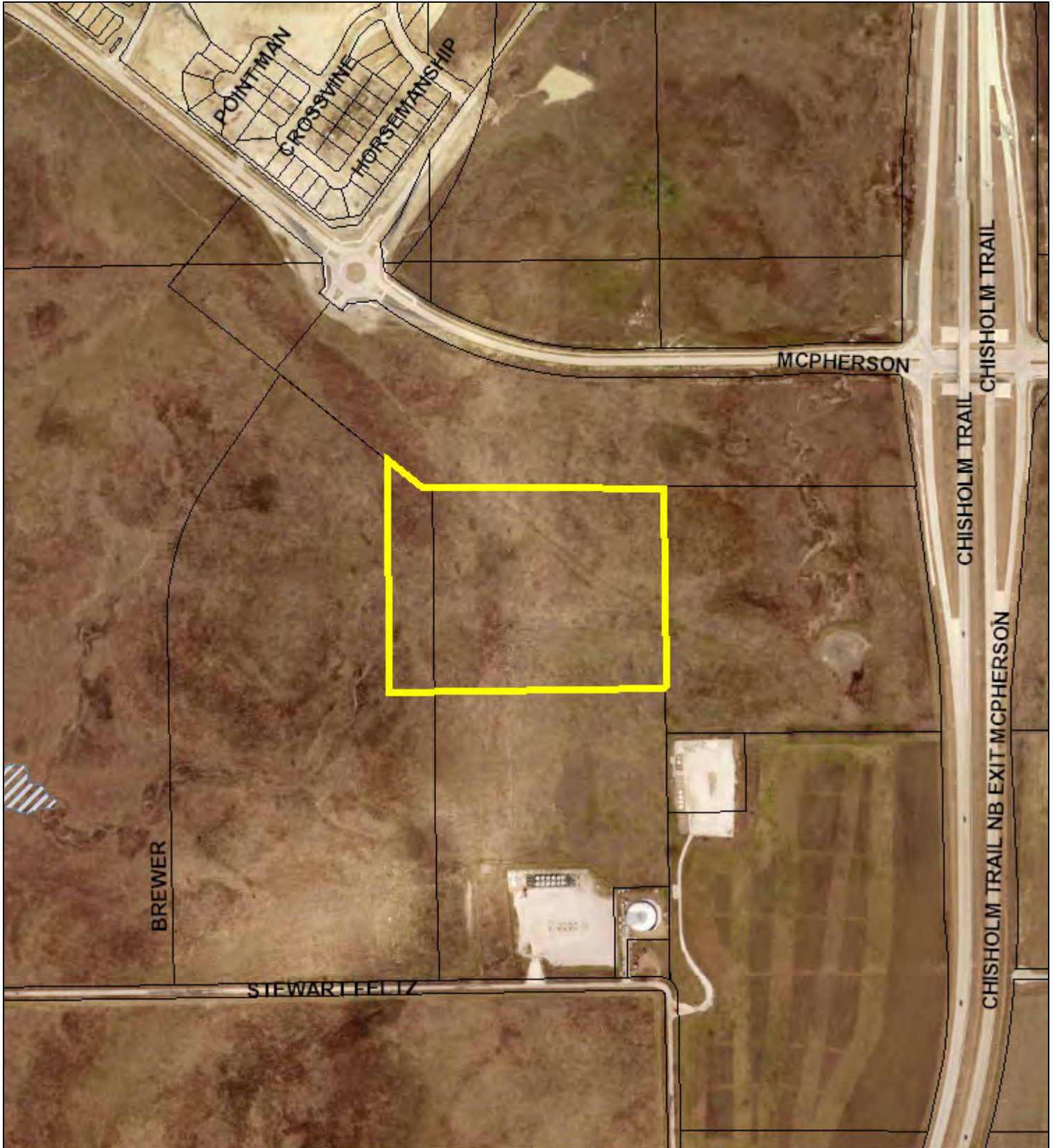


500 250 0 500 Feet

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



0 315 630 1,260 Feet

