



Zoning Staff Report

Date: April 12, 2022

Case Number: ZC-21-190

Council District: 7

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Traditions Investors

Site Location: 11600-12000 blocks of Highway 114

Acreage: 47.26 acres

Request

Proposed Use: Multifamily, Mini-warehouse, Commercial, Detached Multifamily

Request: From: Unzoned

To: "PD/D" Planned Development for all uses in "D" High-Density Multifamily with development standards for setbacks, fencing, open space, signage and a waiver to the MFD submittal; "PD/MU-2" Planned Development for all uses in High Intensity Mixed-Use plus mini-warehouse with development standards for fenestration, façade on primary street frontage and height; "PD/E" Planned Development for "E" Neighborhood Commercial, site plan required

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

The subject property is located north of Highway 114, east of the BNSF railway about ½ mile from Blue Mound Rd. in the City of Fort Worth’s extraterritorial jurisdiction. The site is currently vacant. The property is subject to a Development Agreement with the City of Fort Worth. The applicant has petitioned the City to annex the property for the limited purpose of enforcing planning and zoning regulations, as set out in the Second Amendment to the Development Agreement. After the property is annexed for limited purposes, the City has authority to approve this PD zoning application, in order to provide the detached multifamily, along with mixed-use, high density residential, and commercial uses.

The applicant is proposing three (3) tracts for the site as described in the table below:

Tract	Proposed Zoning
1	PD/D” Planned Development for all uses in “D” High-Density Multifamily with development standards for setbacks, fencing, open space, signage and a waiver to the MFD submittal, site plan required (removing governmental office, museum, library, fine arts center. uses)
2	“PD/MU-2” Planned Development for all uses in High Intensity Mixed-Use with development standards for. (removing manor house use)
3	“PD/E” Planned Development for “E” Neighborhood Commercial, site plan required.

Tract 1 is located on the eastern edge of the site near an existing single-family development. They are proposing PD/D for detached multifamily with development standards. This form of development does not comply with any of the City’s standard zoning districts, and therefore Planned Development (PD) zoning with specific development regulations are utilized. The applicant for this project is proposing development regulation setbacks, fencing, open space, signage and a waiver to the MFD submittal. A site plan will be required at a later date.

Tract 2 is located towards the BNSF railway and extends across the middle of the site. The applicant is requesting PD/MU-2 and plans to construct seven (7) story multifamily adjacent the railway, open space in the middle, a mini-warehouse, and office/retail uses. A site plan will be required at a later date.

Tract 3 is located along State Highway 114. The applicant initially requested a PD, however, staff feels that this portion would be better suited for standard “E” Neighborhood Commercial. The applicant intends to request an amendment to the request for this tract.

The table below illustrates the differences in zoning requirements for each tract. All requested development standards and waivers are also listed in this table.

Tract 1: PD/D” Planned Development for all uses in “D” High-Density Multifamily with development standards for building orientation, fencing, setbacks, open space, and a waiver to the MFD submittal

Requirement	D Standards	Proposed PD
Density	Maximum 32 units per acre	Complies.
Height	Maximum height 36' Maximum height 48' beyond 250' setback to One and Two-Family Districts.	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> : 10' minimum adjacent to side street.	<u>Front yard</u> • No front yard required. No public street frontage except drive. <u>Rear/side yard</u> • 10' building setback provided along northwestern, western, and southern property line. • 30' building setback provided along eastern property line against E Zoning. • Fences may encroach upon building set back lines.
Buffer Yard	Where adjacent to One or Two-Family District, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system.	No buffer yard plantings and screen fence proposed, as the units' private backyards back up to the utility easement adjacent to the property line of the E Zoning District to the east.
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. Perimeter security fencing is prohibited, however, security fencing is permitted on interior property lines.	Perimeter security fence will be provided, 5' tall metal pickets. (Requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom. 1 space per 250 sq. ft. of office/amenity area.	Complies
Open Space	Minimum 35%	Applicant is meeting this percentage by revising the way open space is calculated – using the definition in Ch. 9 rather than the open space regulations within “D”. (Requires Development Regulation Standard)

Landscaping	Must meet 20 points of enhanced landscaping.	Will Comply
Urban Forestry	Must comply with Urban Forestry Ordinance requirements.	Per note on site plan, will comply with Section 6.302, Urban Forestry. Trees will be spread throughout site in more of an SFR pattern.
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	N/A – no buildings along public R.O.W.
Façade Variation	Must meet selection of façade variation elements.	N/A – no buildings face public R.O.W. or public open space. However, will voluntarily comply with (5)b,2.a.3 changes in material and (5)b,3. Building Materials.
Multifamily Design Standards	Submit MFD plan to meet standards.	MFD Submittal not required. (Requires Development Regulation Standard)
Signs		Signage at main entry may be up to 10' wide x 8' tall and 65 sq. ft. Off-site signage along Hwy. 114 is Allowed (Requires Development Regulation Standard)

Tract 2: “PD/MU-2” Planned Development for all uses in High Intensity Mixed-Use with development standards for

Requirement	MU-2 Standards	Proposed PD
Proposed Use	Uses allowed in MU-2	<p>Additional Use:</p> <ul style="list-style-type: none"> • A mini storage type facility consisting of a single building with indoor storage is allowed. • Fenestration requirements to apply to one side only, facing the main drive/access point (Requires Development Regulation Standard)

<p>Required Street Frontage</p>	<p>Primary street frontage. Building facades shall be located within the area between the property line and the maximum setback for a minimum of 70% of the primary street frontage of the parcel.</p>	<p>Building facades shall be located within the area between the property line and the maximum setback for a minimum of 60% of the primary street frontage of the parcel. (Requires Development Regulation Standard)</p>
<p>Setbacks</p>	<p>Campus Development: Interior buildings constructed as part of a campus development may be set back from the property line more than 20 feet if at least 50% of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 feet. Interior buildings setback farther than 20 feet may not be constructed until the 50% requirement has been satisfied</p>	<p>Note: This project shall be considered a Campus development.</p>
<p>Minimum height single-use</p>	<p>Two stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate.</p>	<p>Complies</p>
<p>Maximum height single-use</p>	<p>Generally, five stories as measured from the top of the finished slab at grade level to the top of the highest wall top plate (plus height bonus - see attached).</p>	<p>Increase to 7 stories (Requires Development Regulation Standard)</p>



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Tract 3: “PD/E” Planned Development for “E” Neighborhood Commercial, site plan required.

The applicant will likely request a that the Zoning Commission recommend “E” Neighborhood Commercial for this tract instead of the PD. This will allow flexibility for the future commercial moving forward.

Surrounding Zoning and Land Uses

North ETJ / vacant, BNSF railway
East “A-5” One-Family; “E” Neighborhood Commercial / single-family, vacant
South “A-5” One-Family / single-family, Highway 114
West ETJ / vacant, BNSF ROW

Recent Zoning History

- ZC-18-114: from “A-5” One-Family; “D” High Density Multifamily to “PD/D” uses plus multifamily cottage community with development standards (southeast of the subject property).
- ZC-14-029: from unzoned to “A-5” One-Family; “D” High Density Multifamily; “G” Intensive Commercial (south of the subject property).

Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.
The following organizations were notified: (emailed October 26, 2021)

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from to PD/D, MU-2, and PD/E with development standards, site plan required. Surrounding properties vary with BNSF ROW to the north and west, single-family and vacant land to the east, and Highway 114 to the south. The applicant intends to provide a variety of multifamily, single-family detached, and commercial uses to take advantage of the industrial/commercial growth occurring along the Highway 114 corridor. The majority of the density will occur next to the BNSF railway. Office, retail, and detached multifamily will provide a buffer to the existing single-family to the east.

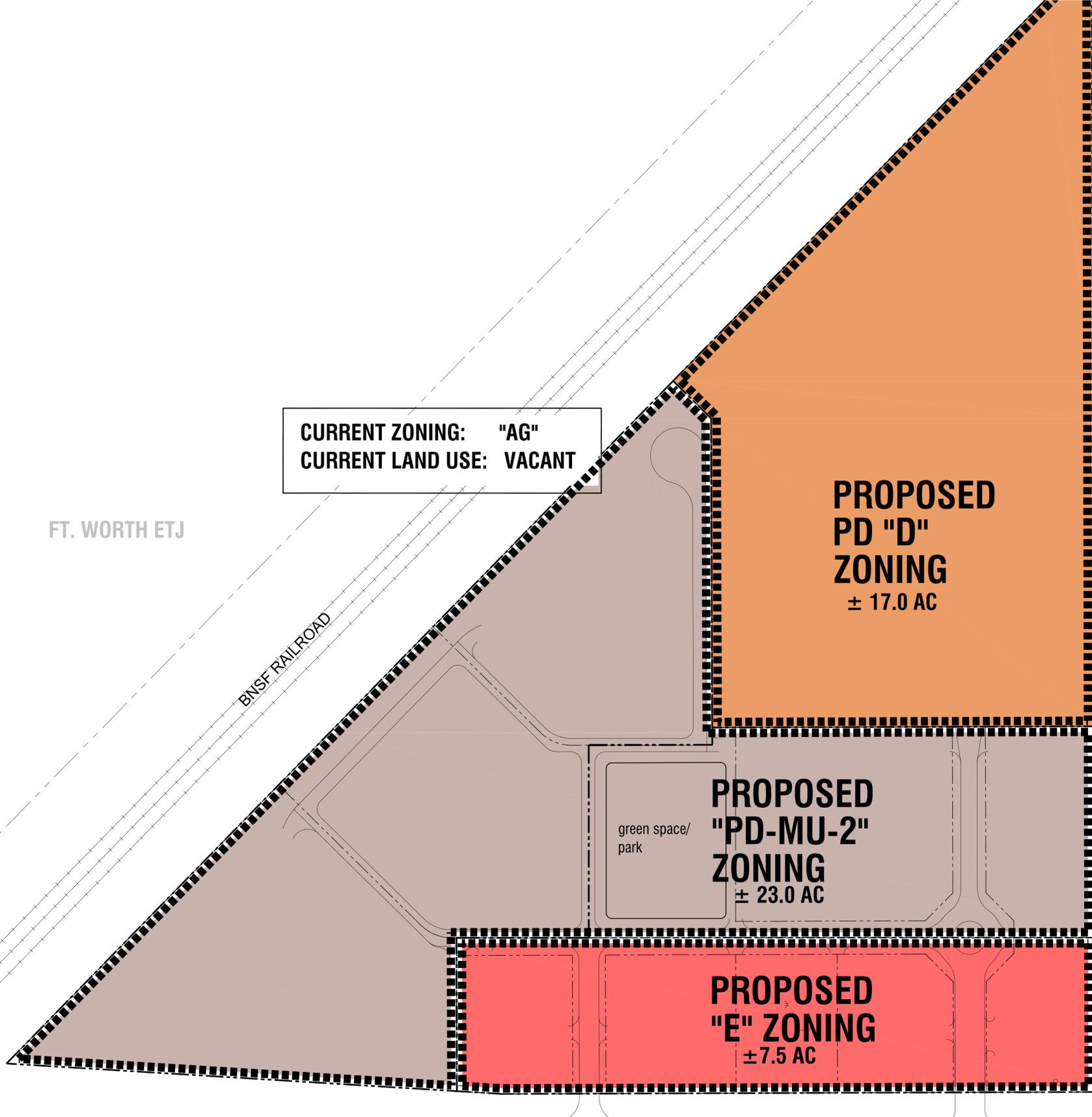
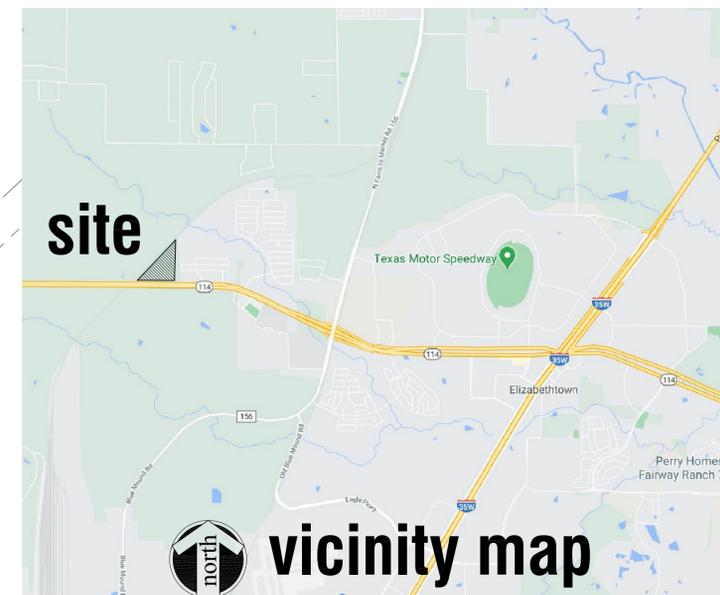
The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Mixed-Use” on the Future Land Use Map which is intended to accommodate a mix of uses. The policies below apply to this development.

- 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.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

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

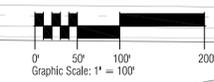


GATED EMERGENCY ACCESS / EXIT ONLY

ADJACENT "A-5" ZONING

ADJACENT "E" ZONING

ZONING PLAN



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project no.	drawn	date
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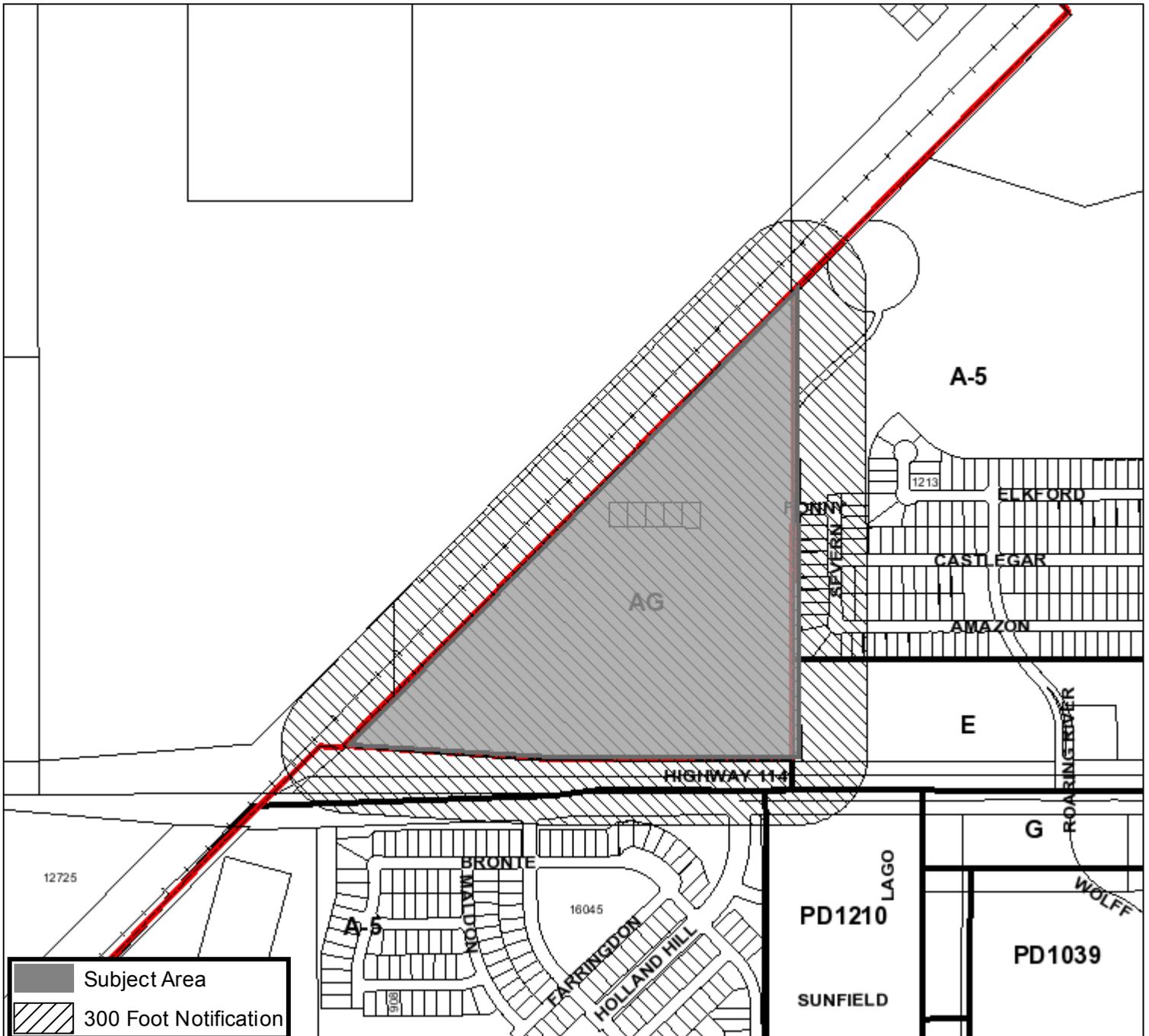
SCHEME
SP-4



ZC-21-190

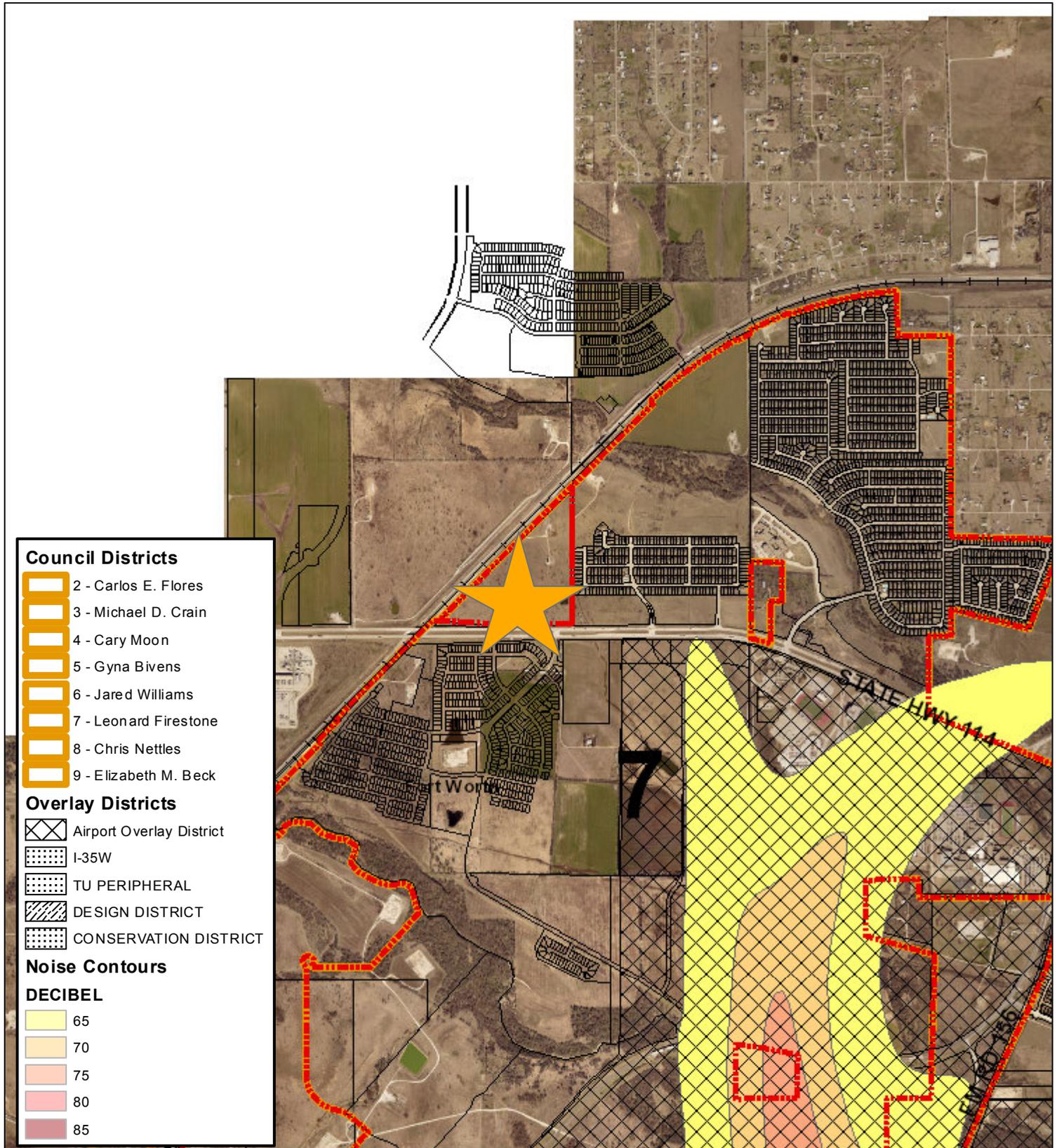
Area Zoning Map

Applicant: Traditions Investors
 Address: approx. 11600 - 12000 blocks Highway 114
 Zoning From: AG
 Zoning To: PD for D, E, and MU-2 uses
 Acres: 47.26366161
 Mapsco: 641M
 Sector/District: Far North
 Commission Date: 11/10/2021
 Contact: 817-392-6329



0 310 620 1,240 Feet

Area Map



Council Districts

-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

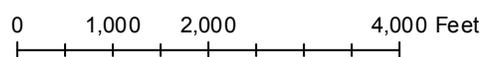
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

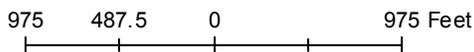
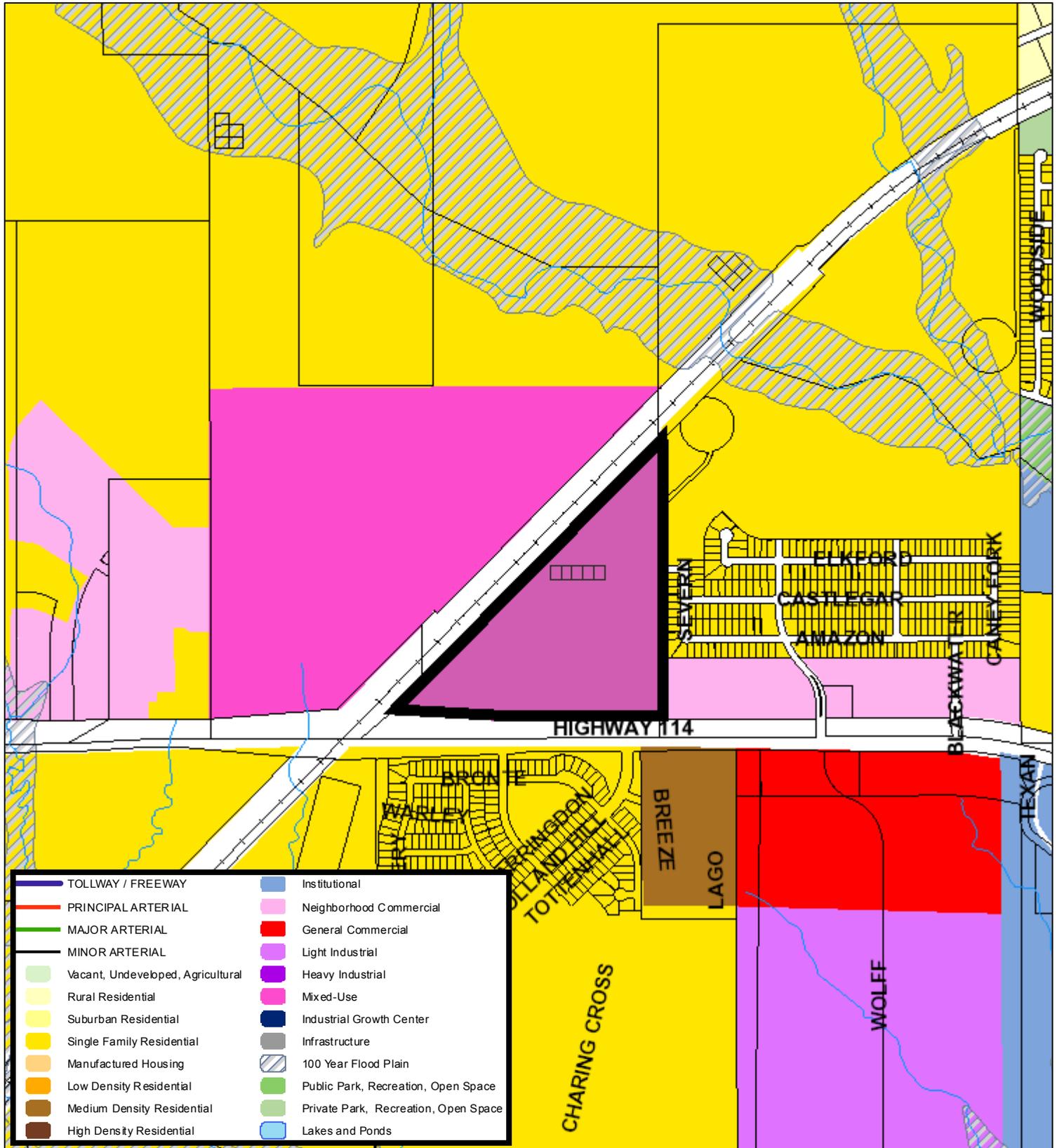
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



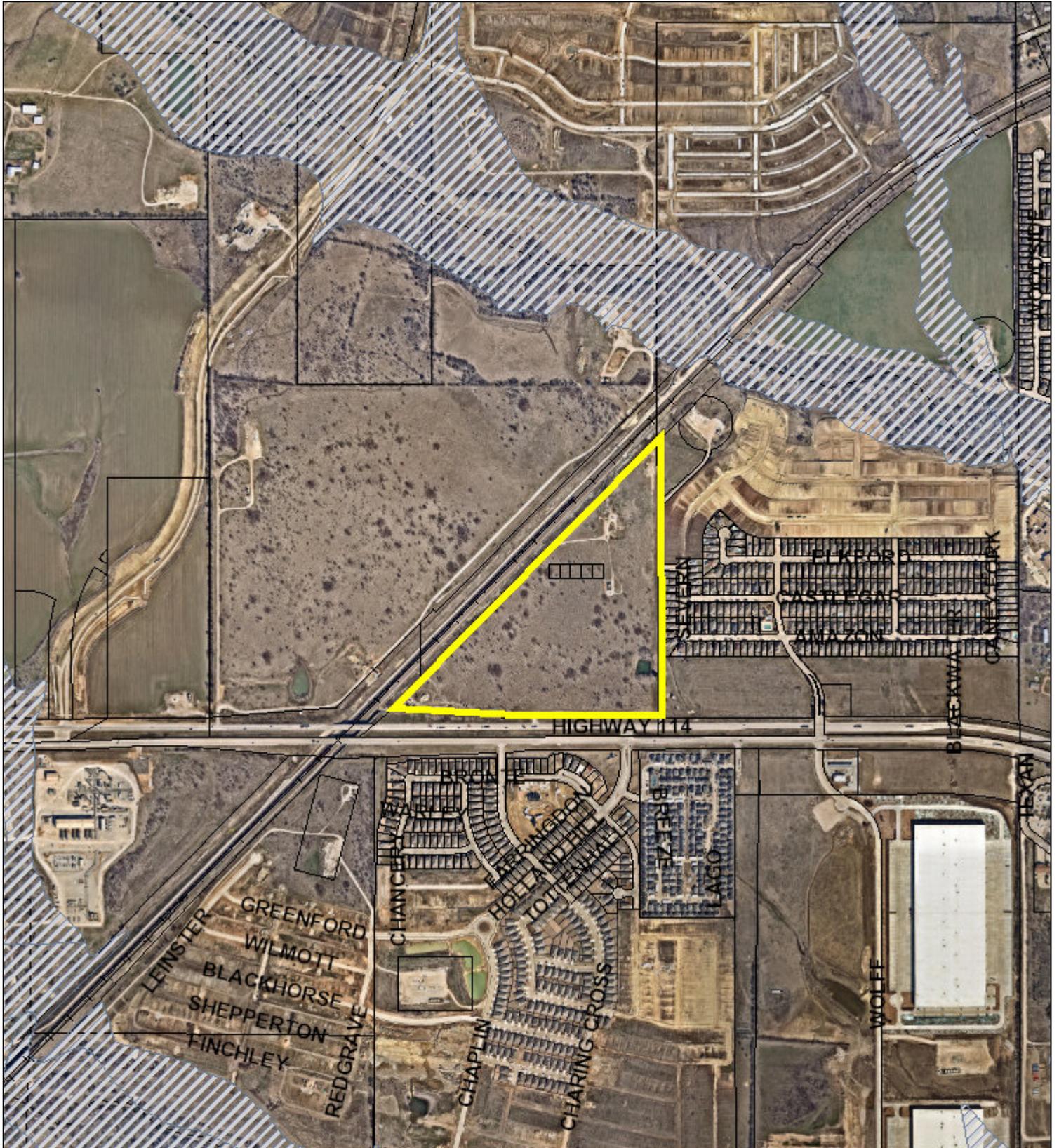
Future Land Use



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 6, 2018.



Aerial Photo Map



0 600 1,200 2,400 Feet

