



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-166

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Hunter Crossroads LP / David Pitcher, KFM Engineering & Ray Oujesky

Site Location: 12951 Saginaw Boulevard

Acreage: 22.099 acres

Request

Proposed Use: Detached Multifamily - Medium Density

Request: From: "G" Intensive Commercial

To: "PD" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for open space, building orientation, fencing, and a waiver to the MFD submittal; site plan included.

Recommendation

Land Use Compatibility: Requested change **is not compatible**

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 8-0**

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Project Description and Background

This is a proposed detached multifamily development called "Hapt at Hunter Crossroads" at the Highway 287 and Avondale Haslet Road / Saginaw Boulevard intersection in northern Fort Worth in Council District 7. The single family units clustered around green spaces and connected by sidewalks, are representative of a new style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached multifamily development shares characteristics of an apartment community and a single-family neighborhood, but is considered to be a hybrid of the two. They are also sometimes referred to as 'cottage communities'. Additional details were included in the application documents and can be found below:

The proposed detached multifamily development will have 228 units comprised of a mixture of one and two-story for rent managed by the developer. 420 parking spaces are provided within the development with 51 attached garage spaces and 6 detached garage spaces. Amenities for the development include clubhouse, pool, dog park, and general open space areas.

The proposed detached multifamily development is compatible with surrounding commercial uses by providing a dense residential use that transforms the overall area into a mixed-use environment that will promote additional surrounding commercial development. The proximity of the proposed development to Highway 287 is better suited to dense detached multifamily development than traditional single family residential development. Substantial existing commercial development is located on the [east] side of Highway 287 within close proximity to the proposed detached multifamily development, and there is ample developable commercial land adjacent to the subject property. Allowing a zoning change for detached multifamily development on the subject property as opposed to reserving it for additional commercial use will provide the necessary residential component that traditional brick and mortar commercial development needs to thrive in the current online shopping market.

The Avondale Haslet Road and Highway 287 intersection has adequate roadway infrastructure to support ingress and egress from the site without negatively impacting the ability of the roadway infrastructure to handle the additional traffic created by the proposed development.

The 22+ acre site which is currently undeveloped is proposed to be zoned as a "PD" Planned Development with a base zoning district of "C" Medium Density Multifamily. A total of 228 units are included in the development. This results in a density of just over 10 dwelling units per acre, below the "C" maximum of 24 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with a Clubhouse building. The parking on-site is a mixture of garage spaces and surface spaces. The proposed PD would meet all "C" standards, with the exception of open space, building orientation, fencing, and MFD submittal.

The Zoning Commission voted unanimously to recommend denial of this request at their meeting on **October 12th**, 2022, based on preserving designated commercial areas for future non-residential growth. The consensus is that this type of product is needed throughout the City, but is not ideally suited for this particular location.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial / auto parts retail, car wash, drive through restaurants
East "G" Intensive Commercial / gas well
South "A-5" One Family Residential / agricultural, power lines & gas wells
West "G" Intensive Commercial / undeveloped & gas well

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
 The following organizations were emailed on September 30, 2022:

Organizations Notified	
Northwest ISD	
Streams & Valleys Inc	Trinity Habitat for Humanity

Development Impact Analysis

Land Use Compatibility

A majority of the land in the vicinity of this site is undeveloped or agricultural. Several gas wells are nearby. To the south are high voltage electric transmission lines. The main development adjacent to this site is to the north, where a series of pad sites is in various stages of development. Some of the retailers currently operating at the 287/Avondale interchange include Brakes Plus, Shammy’s Car Wash, 7-11 convenience store and gas station, Panda Express, and Starbucks. Additional restaurants and pad site are proposed down the 287 frontage road heading south towards the onramp. The proximity of auto-oriented commercial areas to this proposed residential product combined with a lack of buffers could negatively impact the future residents of this development.

The proposed zoning **is not compatible** with the current surrounding land uses.

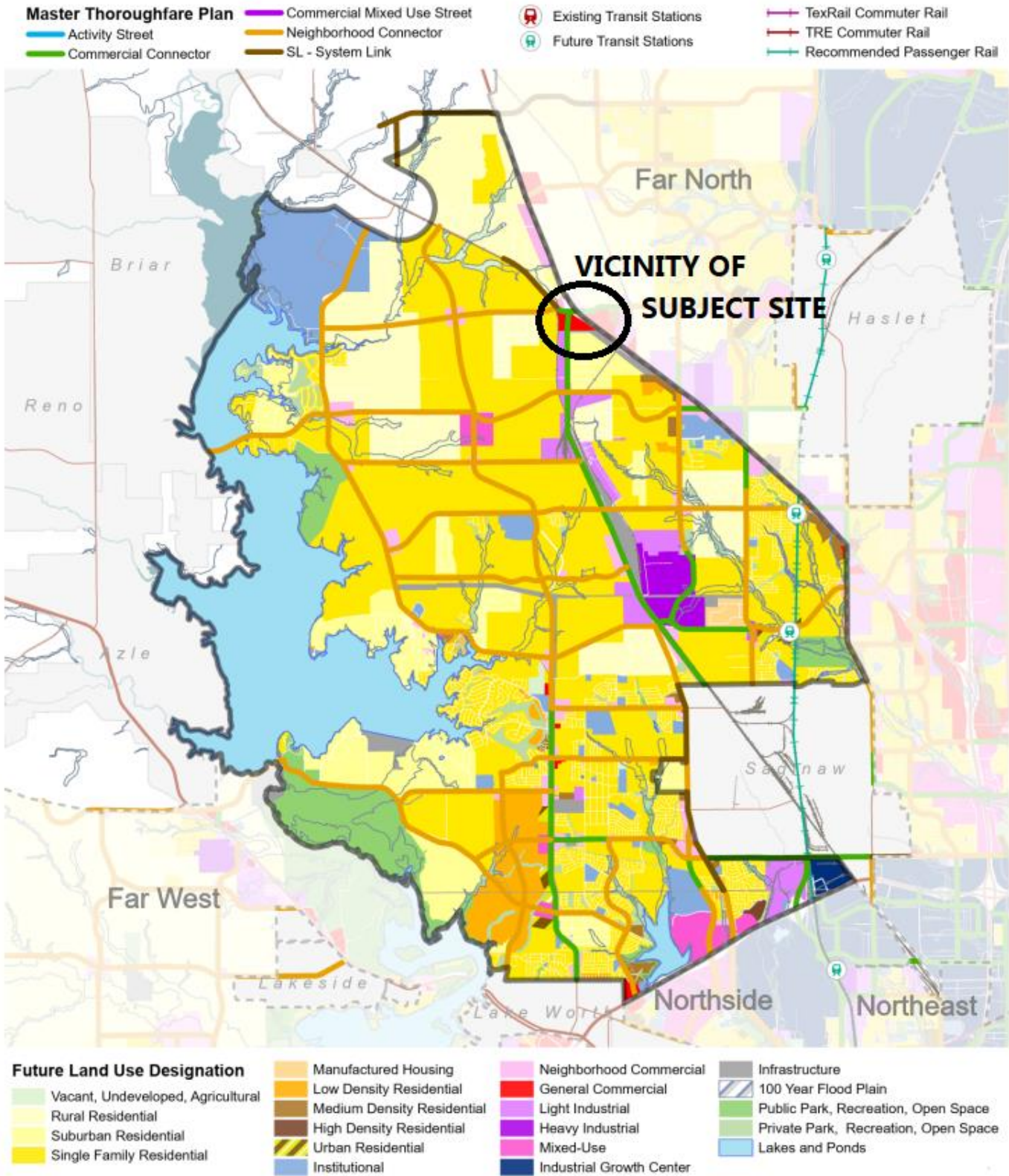
Comprehensive Plan Consistency – Far Northwest

The 2022 Comprehensive Plan designates the subject property as General Commercial on the Future Land Use [FLU] Map. Appropriate zoning classifications for future general commercial designated areas include “ER” or “E” Neighborhood Commercial, “FR” or “F” General Commercial, “G” Intensive Commercial, “MU-1” Low Intensity Mixed Use or “MU-2” High Intensity Mixed Use. Multifamily uses, including apartments or cottage communities, are not considered to be an acceptable land use in future commercial areas.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

Commercial land in this sector of the City is fairly scarce, as evidenced by the dearth of pink and red areas on the map below. As you can see, the subject site is in the midst of one of the few large scale commercial nodes in the Far Northwest sector. A majority of the area is colored in yellow, which indicates future residential areas.



With recent changes to state law that limit City's ability to grow through annexation, the Zoning Commission and City Council should be cognizant that the amount of undeveloped land within the City limits is going to generally decrease from this point forward. As such, areas earmarked for future commercial should be preserved when possible, especially when considering that 'upzoning' any existing residential property to commercial is more difficult based on the increased intensity of the land use. Additionally, one of the City's long term goals is to properly balance out the tax base, which is tilted towards residential at the moment. Having more areas available for future commercial and industrial enterprises to build and expand will help the City to expand services with limited burden, as well as providing jobs.

The proposed zoning **is not consistent** with the Comprehensive Plan.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Site Plan Comments

Zoning and Land Use

(Round 2 – comments addressed)

- Typo on Page 4 of narrative - 51 attached garage spaces cited in text, 57 garage spaces depicted on Site Plan.
- Add development standard for fencing to Application, Site Plan, and Waiver Exhibit; OR reconfigure fencing in front of buildings along Saginaw Boulevard to be recessed between the buildings as suggested by City Council via the adopted Zoning Ordinance. Example of fencing shown in figure under Section 4.711.d.4.b. of the Zoning Ordinance.
- Site Plan is still missing screening information around compactor, including material and height. This is a Site Plan requirement stated on the application documents – *"The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof."*
- Provide separate open space diagram (not a green space diagram or landscaping plan), showing areas that meet definition of Open Space from Chapter 9 of the Zoning Ordinance. Private fenced patios do not count and should not be graphically depicted as open space. No calculations, acreages, or square footage pertaining to open space is provided – information regarding unit count, parking, etc., can be removed from Open Space page since it is listed on the Site Plan.
- Area behind clubhouse is shown as pool on Site Plan and Amenity Lawn on Open Space diagram.

(Round 1 - comments addressed)

- Appears to be typos on Page 4 of narrative:
288 dwelling units cited in text, 228 dwelling units depicted on Site Plan; 51 attached garage spaces cited in text, 107 garage spaces depicted on Site Plan.
- Need to add building orientation waiver to application & Site Plan.
- Provide parking counts for each grouping of parking shown on Site Plan.
- Confirm no fencing is intended to be built (Site Plan does not show any fencing).

- Confirm the development is not intended to be gated (does not appear to be).
- Confirm single refuse facility (trash compactor) for the entire 22 acre site.
- Site Plan is missing screening information around compactor, including material and height.
- Provide separate open space diagram, with areas shaded in green that meet definition of Open Space from Chapter 9 of the Zoning Ordinance:
 - OPEN SPACE** - The net land area minus all building footprints, parking areas, access drives and fenced patios. Must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence.
- General note 1 typo – should read “...waivers to Multi-family District Submittal”.
- Height not mentioned on Site Plan, please include for reference.
- Roads on the vicinity map on Site Plan are not legible – please provide a more streamlined version of the vicinity map.
- Fill in case reference “ZC-22-166”.
- Missing site address in lower right corner.
- Clearly delineate between dwelling unit buildings, private yards, and attached garages.
- Provide waiver exhibit listing “C” standards found in [Section 4.711](#) of the Zoning Ordinance, along with a secondary column listing all variances to the “C” standards (aka the development waivers listed on the Site Plan, including Open Space reduction, waiver to MFD submittal, and added building orientation)

Fire Department

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

Two points of ingress/egress are required for multi-family developments having more than 100 units.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Secondary Access-Multiple-family Residential

Emergency Access Easements will be named on the final plat for addressing.

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 that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

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Transportation/Public Works

Cleared workflow in Accela, but no comments provided

Stormwater

Cleared workflow in Accela, but no comments provided

Water

No Response provided

Platting

No response provided

Park & Recreation

No response provided

Building Plan Review

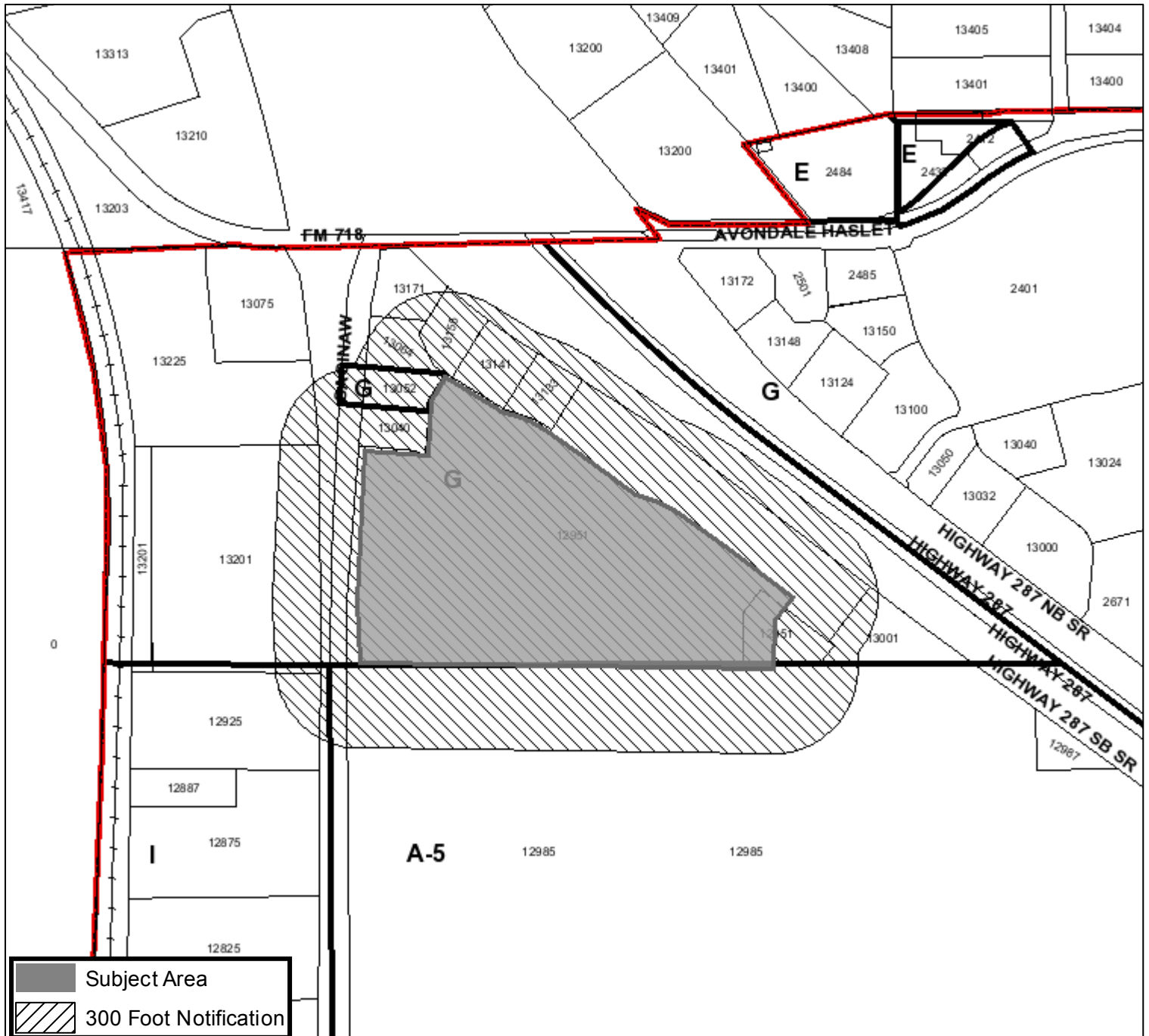
No response provided



(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.)

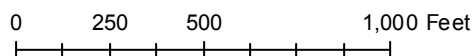


Area Zoning Map

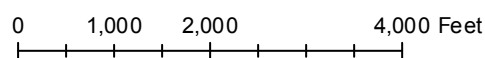
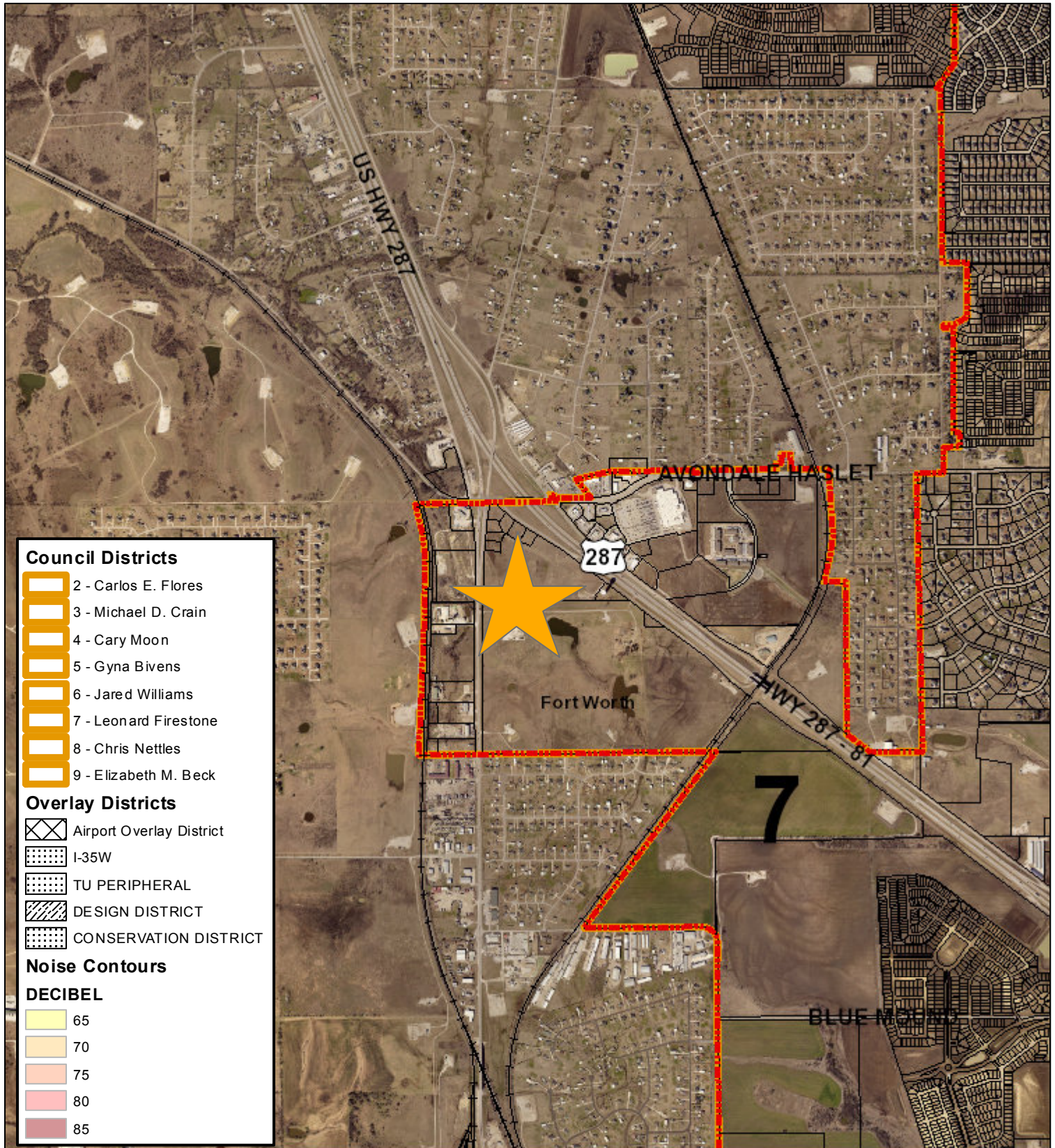
Applicant: Hunter Crossroads LP
 Address: 12951 Saginaw Blvd.
 Zoning From: G
 Zoning To: PD/C for detached multifamily plus development waivers
 Acres: 23.53647356
 Mapsco: 4Y
 Sector/District: Far Northwest
 Commission Date: 10/12/2022
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



Area Map



Aerial Photo Map



0 460 920 1,840 Feet



RESIDENTIAL UNIT SUMMARY TABLE

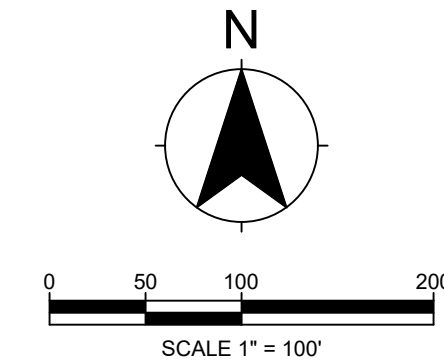
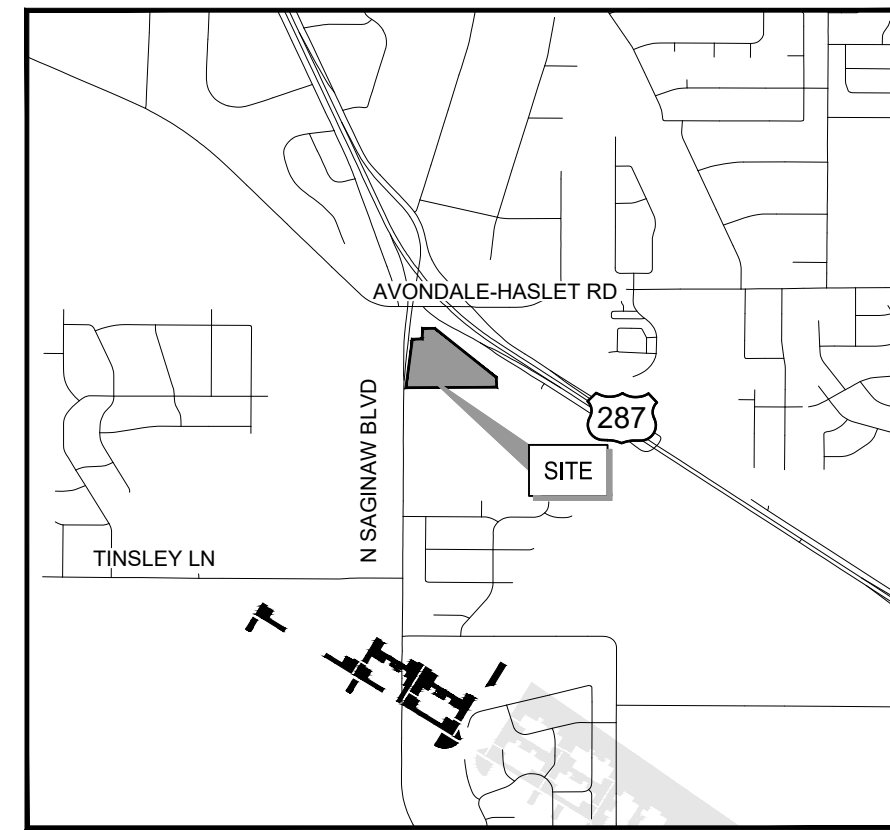
UNIT TYPE	SQUARE FEET	BEDROOMS	STORIES	BUILDING DIMENSIONS	QUANTITY
A1	744	1	1	28'x29'	38
A2	793	1	2	17'x28'	52
B1	1016	2	2	17'x28'	42
B2	1022	2	2	28'x29'	20
B3	1114	2	2	28'x29'	20
B4	1239	2	2	28'x29'	33
C1	1371	3	2	28'x29'	16
C2	1371	3	2	29'x38'	7
TOTAL UNITS:					228
GSF:					227,320

NOTES:

- PD PLANNED DEVELOPMENT FOR ALL USES IN 'C' BASE ZONING MULTI-FAMILY PLUS DETACHED MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVERS TO MULTI-FAMILY DISTRICT SUBMITTAL, AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
- VARIATION OF ROOF ELEVATION AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH 'C' BASE ZONING, WITH THE FOLLOWING EXCEPTIONS:
 - MINIMUM OPEN SPACE OF THIRTY PERCENT (30%)
 - A MFD SITE PLAN WILL NOT BE REQUIRED FOR A DETACHED MULTIFAMILY DEVELOPMENT
 - BUILDING ORIENTATION REQUIREMENTS DO NOT APPLY TO THIS DEVELOPMENT
 - FENCE REGULATIONS UNDER SECTION 4.711.d.4.b-c OF THE ZONING ORDINANCE DO NOT APPLY TO THIS DEVELOPMENT
- ALL PROVIDED LIGHTING TO CONFORM TO LIGHTING CODE.
- ALL SIGNS WILL CONFORM TO ARTICLE 4.
- PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR "C", PER 4.711(D)(6), INCLUDING ENHANCED LANDSCAPING.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. DUE TO THE FORM OF DETACHED MULTIFAMILY, THE TREES WILL BE SPREAD THROUGHOUT THE DEVELOPMENT IN A FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN THE FRONT YARDS.
- MAXIMUM BUILDING HEIGHT IS 36 FEET

SITE DATA SUMMARY TABLE

SITE AREA:	22.099 AC
RESIDENTIAL UNITS:	228
UNIT DENSITY:	10.32 UNITS PER ACRE (24 MAX)
GSF RESIDENTIAL:	227,320 SF
GSF CLUBHOUSE:	5,112 SF
PARKING REQ'D	
LIVING:	1 PER BEDROOM = 389 SPACES
CLUBHOUSE:	1 PER 250 GSF = 21 SPACES
TOTAL REQ'D:	410 SPACES
PARKING PROVIDED	
STANDARD:	295 SPACES
GARAGE:	57 SPACES
COVERED PARKING:	68 SPACES
TOTAL PROVIDED:	420 SPACES (2 ACCESSIBLE)
PARKING STALL DIMENSIONS:	9'x18' - STANDARD 9'x22' - PARALLEL
OPEN SPACE:	30% (6.63 AC)



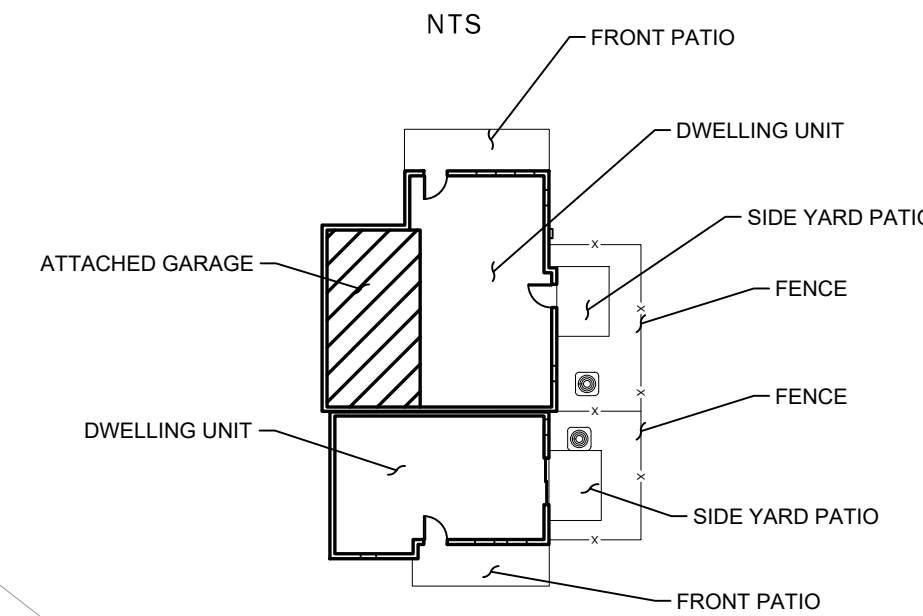
ENGINEER:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: DAVID PITCHER, PE
PHONE: 214-801-4936

DEVELOPER:
EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TEXAS 78206
CONTACT: JEREMY WILLIAMS
PHONE: 972-655-4265

ARCHITECT:
W PARTNERSHIP, INC.
5120 WOODWAY DR, SUITE 8000
HOUSTON, TEXAS 77056
CONTACT: FRED WILSON JR., AIA
PHONE: 713-343-7613

SURVEYOR:
LANDPOINT
4100 INTERNATIONAL PLAZA SUITE 240
FORT WORTH, TEXAS 76109
CONTACT: ROBERT MALOY, R.P.L.S.
PHONE: 817-554-1805

VICINITY MAP



TYPICAL DUPLEX LAYOUT
N.T.S.

LEGEND

- PARKING CANOPY
- 6' TALL ORNAMENTAL METAL FENCE
- ATTACHED GARAGE PARKING

SECTION 4.711(D)(6) ENHANCED LANDSCAPING

STREET TREES	N/A
POOL	5 PTS
DOG PARK	5 PTS

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PD SITE PLAN
HAPT AT HUNTER CROSSROADS

ZONING CASE NUMBER: ZC-22-166
12951 SAGINAW BLVD.
FORT WORTH, TARRANT COUNTY, TEXAS

22.099 ACRE TRACT OF CALLED 37.59 ACRES
TRACT IV
HUNTER CROSSROADS, L.P.
DOCUMENT NO. D207294400
D.R.T.C.T.

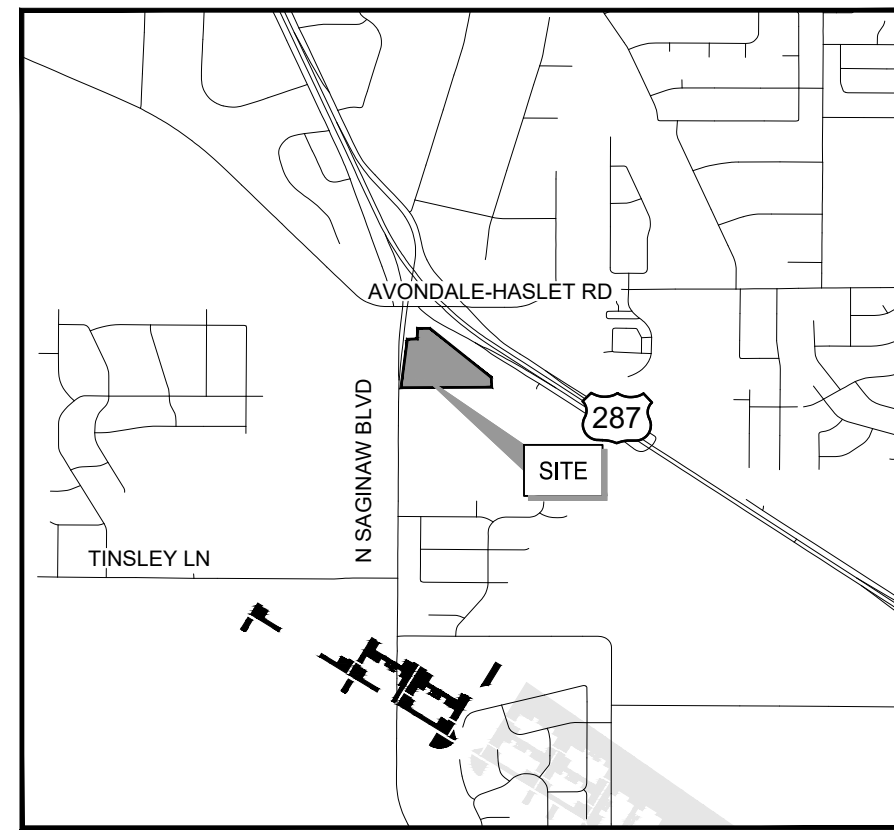
DATE: 10/25/2022



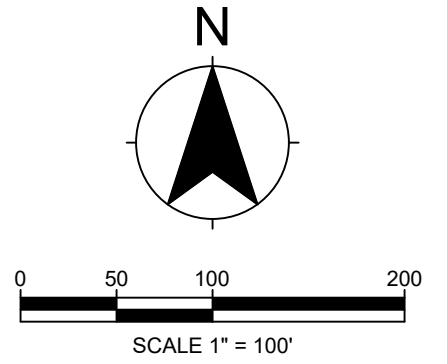
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OPEN SPACE CALCULATIONS

+ Net Land Area		962,635	sf
- Building Footprints inc. fenced yards			
A1 - 38 units	1015	sf	38,570
A2 - 52 units	685	sf	35,620
B1 - 42 units	680	sf	28,560
B2 - 20 units	800	sf	16,000
B3 - 20 units	1015	sf	20,300
B4 - 33 units	1085	sf	35,805
C1 - 16 units	1100	sf	17,600
C2 - 7 units	1330	sf	9,310
Clubhouse/Leasing Office		7,500	sf
Pool Area		6,275	sf
- Parking/Paving			
Driveways		25,000	sf
Streets & Parking		205,000	sf
- Detention		67,525	sf
Open Space		449,570	
		46.7%	



VICINITY MAP
NTS



ENGINEER:
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3501 OLYMPUS BLVD., SUITE 100
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PHONE: 214-801-4936

DEVELOPER:
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1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TEXAS 78206
CONTACT: JEREMY WILLIAMS
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5120 WOODWAY DR. SUITE 8000
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OPEN SPACE DIAGRAM
HAPT AT HUNTER CROSSROADS
ZONING CASE NUMBER: ZC-22-166
12951 SAGINAW BLVD.
FORT WORTH, TARRANT COUNTY, TEXAS

22.099 ACRE TRACT OF CALLED 37.59 ACRES
TRACT IV
HUNTER CROSSROADS, L.P.
DOCUMENT NO. D207294400
D.R.T.C.T.

DATE: 10/25/2022

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