



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
December 03, 2019

Council District 9

<p>Zoning Commission Recommendation: Approval by a vote of 8-0</p> <p>Opposition: None submitted Support: Oakhurst Alliance of Neighbors, Vintage Riverside NA, Friends of Riverside Park, one letter submitted</p>	Continued	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Case Manager	<u>Lynn Jordan</u>
	Surplus	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Council Initiated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Owner / Applicant: John K. Williams

Site Location: 1852 E. Northside Dr. Acreage: 8.13

Proposed Use: Amend PD 399 site plan to increase the height and overall square footage of attached signage

Companion Cases: ZC-13-009, SP-17-011

Staff Recommendation: Approval

Background:

The proposed site is located on Northside Drive near I-35 North Freeway. The applicant is proposing to amend the PD site plan to include height and square footage for attached signage. The proposal would allow the attached signage to be larger and be more visible from the Freeway. The PD zoning was approved in 2013 for all uses in "D" High Density Multifamily with a site plan.

The previously approved site plan noted compliance with the sign ordinance. The applicant is requesting for two proposed signs to be at 101.75 sq. ft.

Below is a table to compare the Sign Regulations:

Development Standards	Maximum Signage allowed	Amended PD Site Plan
Attached signage may have a total area of 10% of the area of the façade to which the signs are attached, with a maximum aggregate area of 500 sq. ft. per facade	Elevation B= 79.00 sq. ft. Elevation C= 62.00 sq. ft.	B= 101.75 sq. ft. (22.75 sq. ft.) C= 101.75 sq. ft. (39.75 sq. ft.) (Waivers required)

Surrounding Zoning and Land Uses:

- North "O-1" Floodplain / vacant
- East "PD-187" Planned Development / convenience store
- South "O-1" Floodplain / Trinity River and vacant
- West "O-1" Floodplain / Trinity River and vacant

Site Plan Comments:

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

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks 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.)

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-009, from "O-1" Floodplain and "PD-399 to "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included, Effective 6/26/13 (subject property)
 SP-17-011 Amended site plan to reduce total buildings and allow two 5-story buildings, Effective 8/31/17 (subject property)

Public Notification:

300 foot Legal Notifications were mailed on September 17, 2019.
 The following organizations were notified: (September 16, 2019)

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Riverside Alliance	Uptown NA
Charleston Homeowners Assoc.	Greenway NA
Vintage Riverside NA*	Oakhurst NA*
Tarrant Regional Water District	Friends of Riverside Park
Friends of Oakhurst Park	Streams and Valleys Inc
Trinity Habitat for Humanity	Riverside Business Alliance
Oakhurst Scenic Drive Inc.	Oakhurst Alliance of Neighbors
Fort Worth ISD	

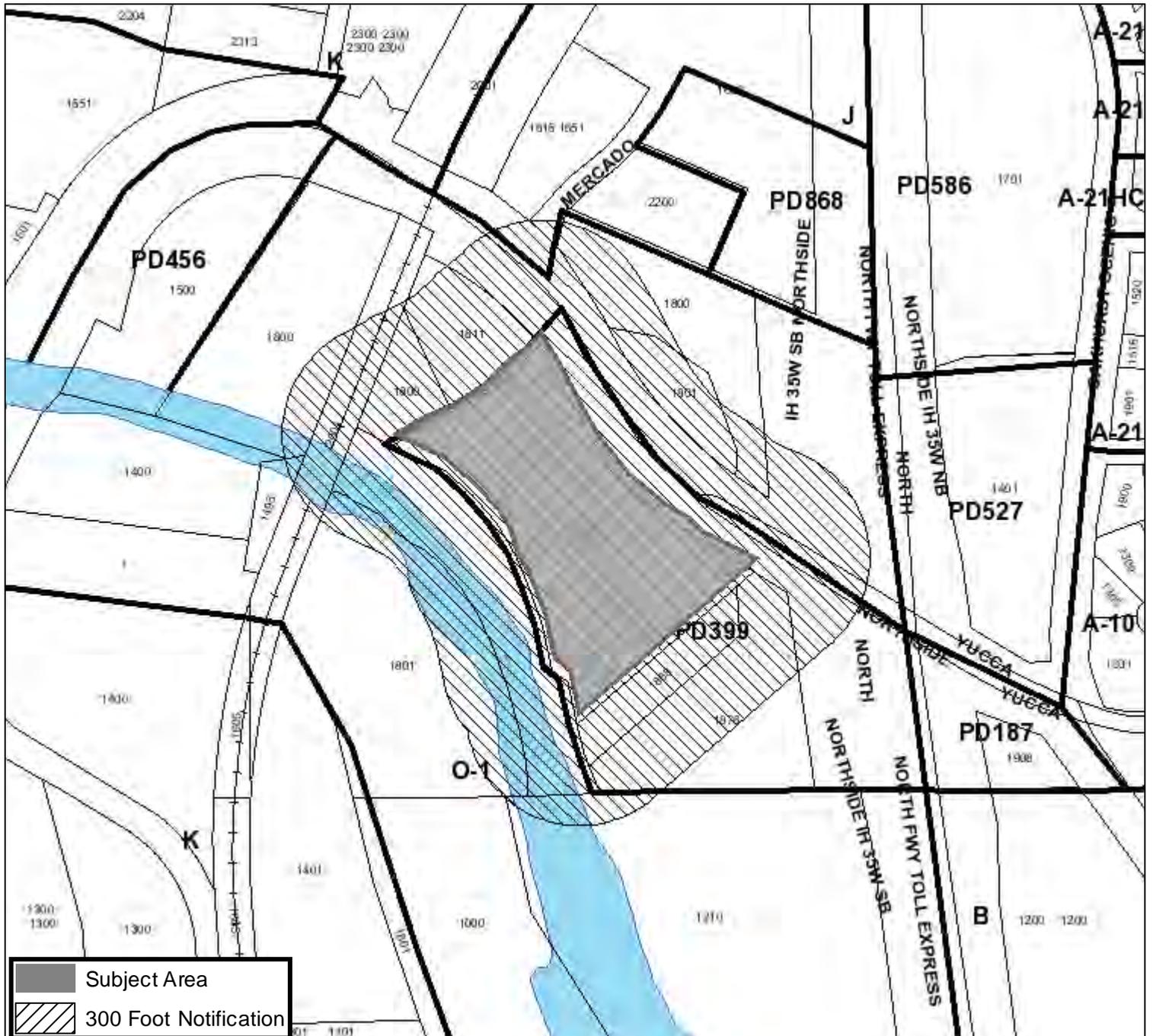
**Nearest registered neighborhood organizations*

Attachments:

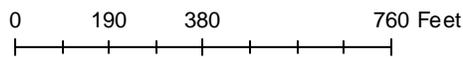
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Future Land Use Map
- Aerial Photograph
- Exhibit

Area Zoning Map

Applicant: John K. Williams
 Address: 1852 E. Northside Drive
 Zoning From: PD 399
 Zoning To: Amend site plan to inc. height and sq. footage for attached signage
 Acres: 8.13170373
 Mapsco: 63JK
 Sector/District: Northeast
 Commission Date: 10/9/2019
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



INFORMATIONAL NOTES:
 All Signage shall conform to Article 4, Signs of the Fort Worth Zoning Code
 All Landscaping shall conform with Section 6.301, Landscaping of the Fort Worth Zoning Code
 The project shall comply with Section 6.302, Urban Forestry.
 Site Plan will comply with Section 6.506, Unified Residential Design Standards unless a waiver is requested.
 All provided lighting will conform to the Lighting Code.
 All Proposed paving shall be concrete.

All Surface parking aisles are 24' wide minimum.
 Buildings shall be stucco, metal panel & stone exterior finish. All buildings will have parking on the ground floors. Phase 1 buildings will have 4 stories of apartments above, and the Phase 2 buildings will have 4 stories of apartments above.

LEGAL:
 13.878 Acres being a portion of the W.W. Wheat Survey Abstract No. 1647 and the K. Smith Survey Abstract No. 1417 Tarrant County, Texas.

ADDRESS:
 Northside Drive and I-35
 Fort Worth, Texas

OWNER:
 Legend Bank
 101 W Tarrant St.
 Bowie, TX 76230
 972-872-2221

SCHRAMBURG ARCHITECTS
 817 W DAGGETT AVE., FORT WORTH, TX 76104
 TEL. (817) 336-7077 FAX (817) 336-7776

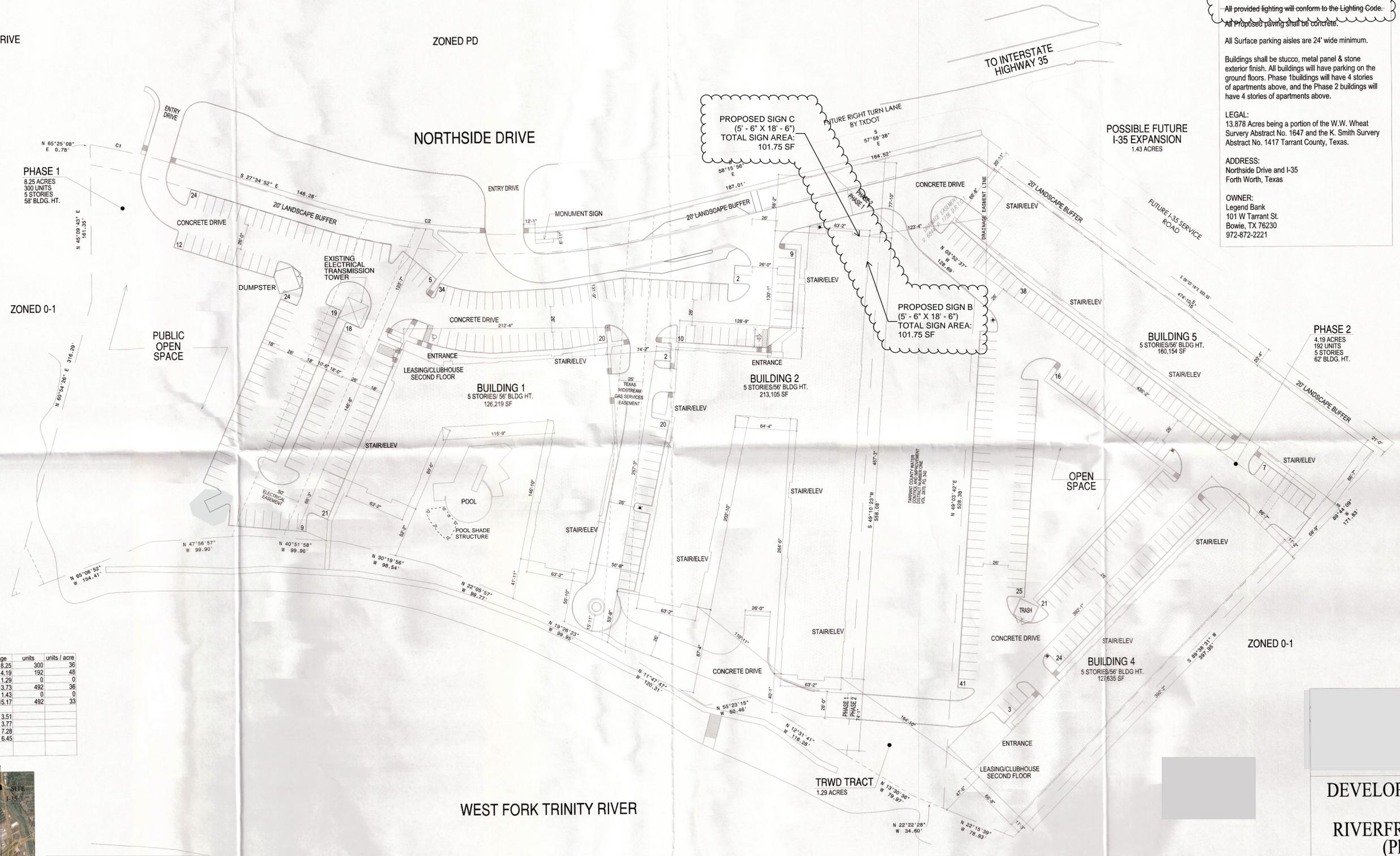
DATE: 6-27-2017
 PROJECT: 0717

RIVERFRONT LOFTS AND DOLCE VITA RIVERSIDE COMMUNITY
 FORT WORTH, TX

DEVELOPMENT PLAN
 for
RIVERFRONT LOFTS (Phase 1)
 and
DOLCE VITA RIVERSIDE COMMUNITY (Phase 2)

FORT WORTH, TEXAS

PD-399, ZC-13-009, SP-19-015



Phase 1	Unit Type	Required Unit Sq.ft.
1 Bed / 1 Bath	78	585
2 Bed / 2 Bath	103	1080
3 Bed / 3 Bath	12	1800
	300	
PH1-Bedrooms 427		

Phase 2	Unit Type	Required Unit Sq.ft.
1 Bed / 1 Bath	76	685
2 Bed / 2 Bath	112	1080
3 Bed / 3 Bath	4	1800
	192	
PH2-Bedrooms 312		

Phase 1 Parking @ 1.0P/BD + 2.0P/BD + 3.0P/BD	Unit Type	Required Unit Sq.ft.
1 Bed	185 x 1	185
2 Bed	103 x 2	206
3 Bed	12 x 3	36
Leasing @ 1P/250 SF		9
Total Required Parking		436

Phase 2 Parking @ 1.0P/BD + 2.0P/BD + 3.0P/BD	Unit Type	Required Unit Sq.ft.
1 Bed	76 x 1	76
2 Bed	112 x 2	224
3 Bed	4 x 3	12
Total Required Parking		312

Total Bedrooms	748
Leasing Parking	9
Total Parking Required	757

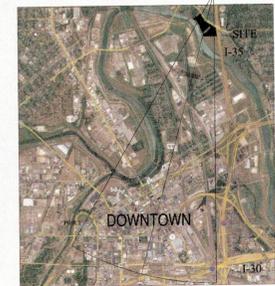
Phase 1 Covered Parking	208
Phase 1 Surface Parking	150
Phase 2 Covered Parking	175
Phase 2 Surface Parking	761
Total Parking Provided	761

Accessible Parking Required	15
Accessible Provided	15

Phase 1 Building area	Covered Parking	5 Stories Apartments	5 Stories Apartments	5 Stories Apartments	Total Area
30,329	126,219	50,466	213,105	420,119	

Phase 2 Building area	Covered Parking	5 Stories Apartments	5 Stories Apartments	5 Stories Apartments	Total Area
25,903	101,732	32,131	128,023	287,789	
Total Project Area					707,908

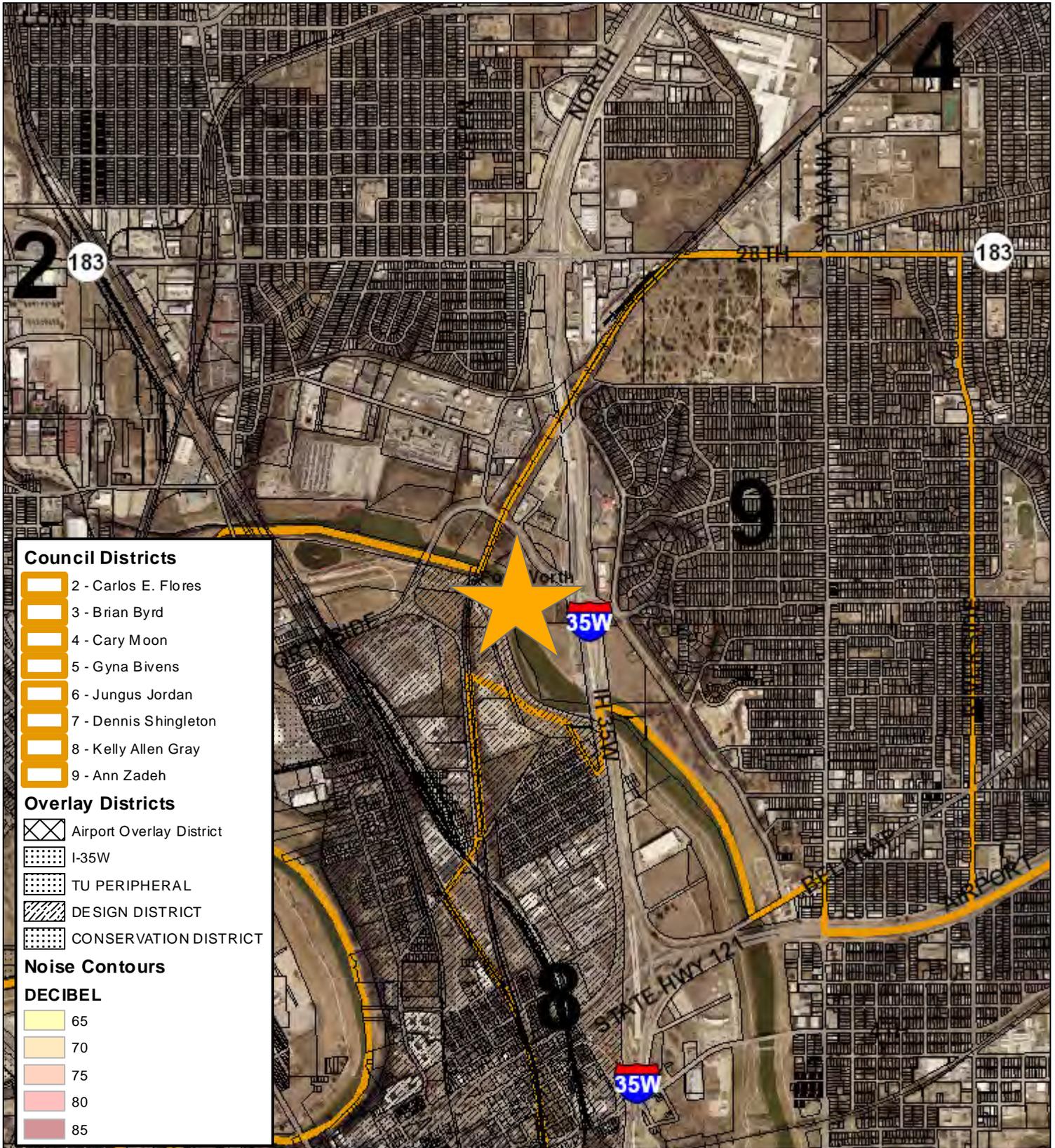
City View Master Plan	area (sq.ft.)	acreage	units	units / acre
Phase 1	359,580	8.25	300	36
Phase 2	182,403	4.19	192	46
TRWD Tract	56,292	1.28	0	0
Total Development Area	598,275	13.73	492	36
I-35 Expansion Area	62,347	1.43	0	0
Total Site	660,622	15.17	492	33
Total Bldg Footprint Areas	153,040	3.51		
Total Paved Areas	164,262	3.77		
Total Covered Lot Area	317,302	7.28		
Remaining Open Space	280,973	6.45		
Open Space Percentage Of Total Development Area		46.98%		



Director of Planning and Development

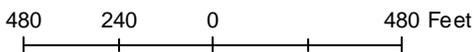
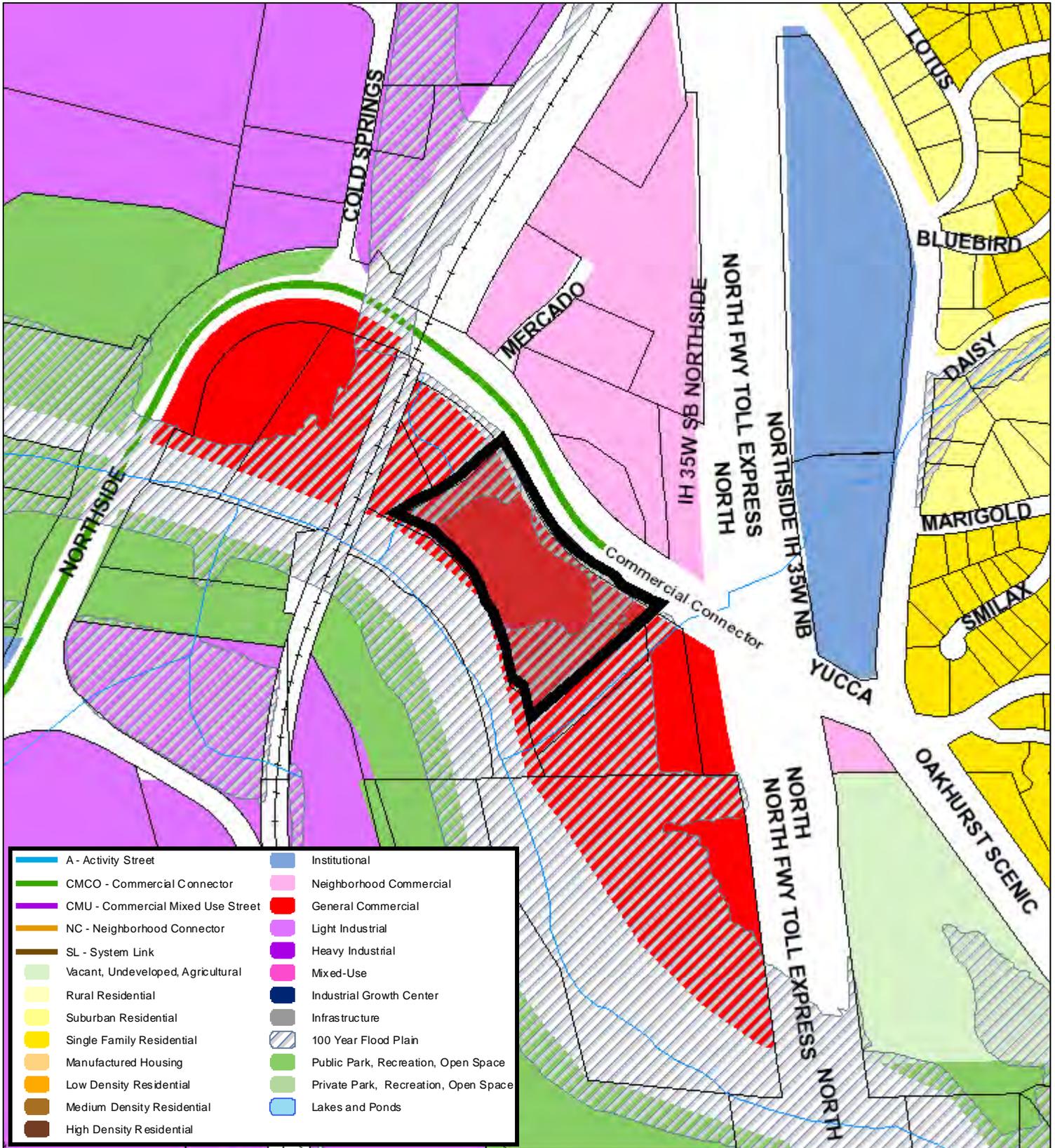
 Date _____

Area Map



0 1,000 2,000 4,000 Feet

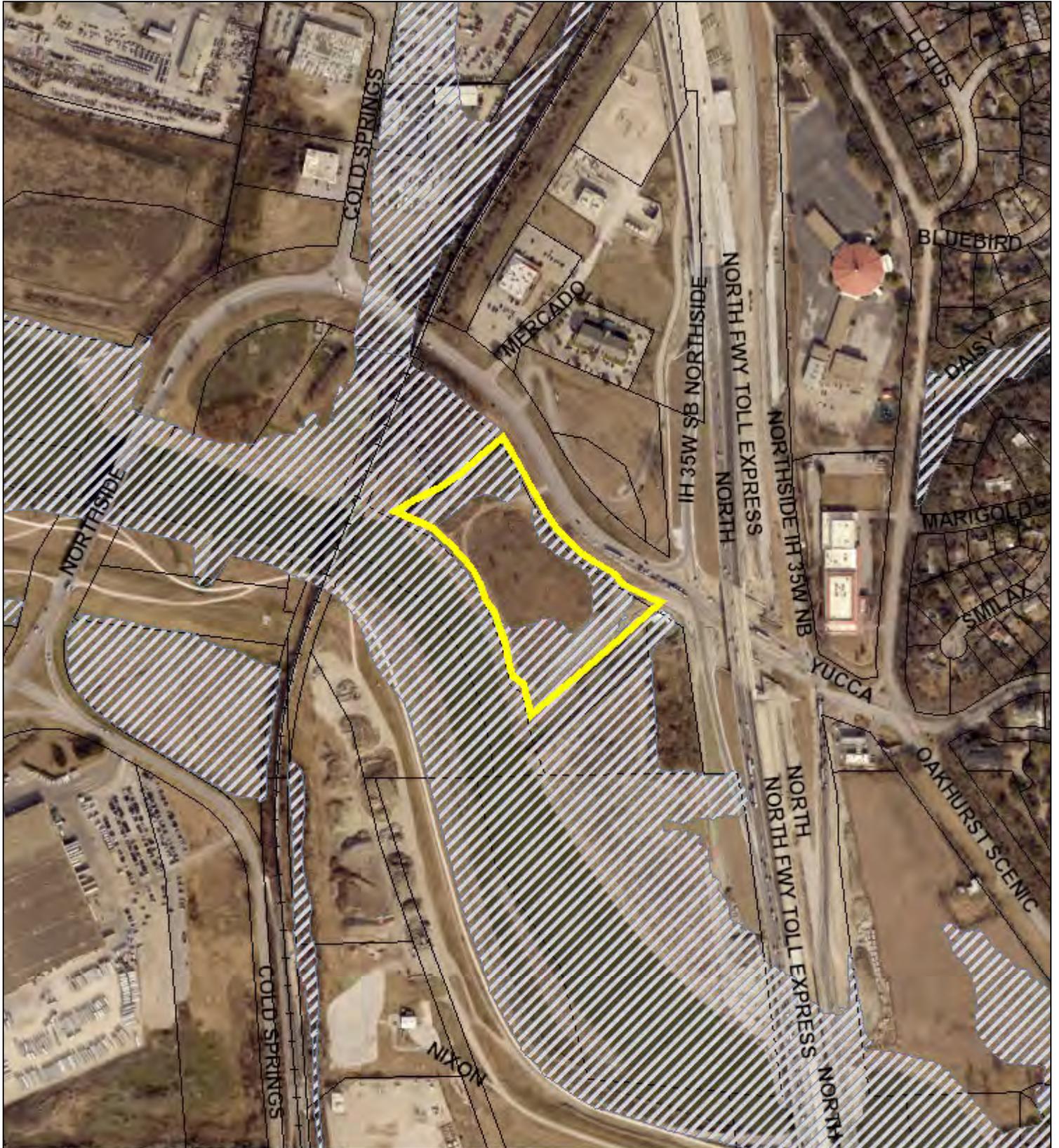
Future Land Use



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.

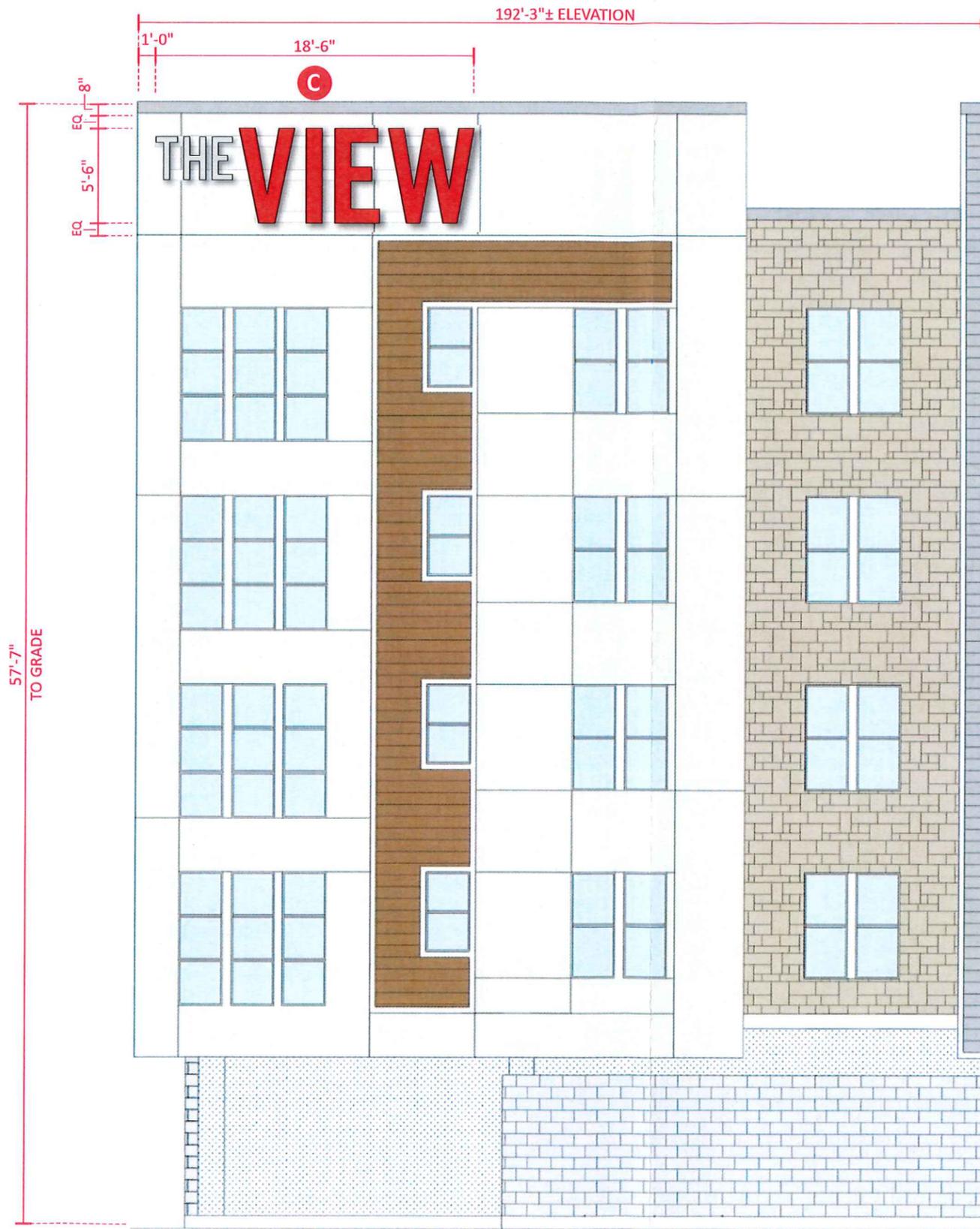


Aerial Photo Map



0 300 600 1,200 Feet





RECEIVED
 BY: AUG 28 2019

SP-19-015

○ BUILDING 2 (SOUTH WING) PARTIAL NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

Project Number :
 Date :
 Salesperson :
 Designer :



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