



Case Number **ZC-20-026**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
May 5, 2020

Council District 4

Zoning Commission Recommendation:

Approval by a vote of 6-1

Opposition: Park Glen NA; Heritage HOA; 1 letter; 1 notice

Support: North Fort Worth Alliance; Arcadia Park Estates HOA

Continued Yes X No
Case Manager Laura Evans
Surplus Yes No X
Council Initiated Yes No X

Owner / Applicant: **Custer Commons LP**

Site Location: 8681 N. Beach Street Acreage: 15.36

Proposed Use: **Multifamily**

Request: From: "E" Neighborhood Commercial

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers to MFD submittal, parking, parking location, height, enhances landscaping, and screening fence; site plan included

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency).**

Staff Recommendation: **Approval with adherence to facade design standards**

Background:

The applicant is requesting a zoning change from "D" High Density Multifamily to "PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers to MFD submittal, parking, height, and screening fence; site plan included. The property is located on the west side of North Beach Street, north of North Tarrant Parkway, behind an existing strip of retail uses.

While this site is located behind a strip of retail and not along public right of way, we feel that conformance with the Multifamily Design Standards, such as the facade design standards, will have a positive impact on the development and its future residents.

Below is a table illustrating the differences between "D" zoning and the proposed PD development.

Regulation	D	PD/D	Conformance
MFD Submittal	MFD must be approved for every multifamily project in CR, C, and D zoning	The site plan indicates that this submittal replaces the MFD requirement	Does not comply (waiver required)

Fencing	A minimum 6 foot screening fence shall be placed on the property line when adjacent to a one- or two- family residential district.	A screening fence is not shown on the western property line where adjacent to A-5 zoning	Does not comply (waiver required)
Height	Maximum 36'	The site plan indicates a maximum height of 48'	Does not comply (waiver required)
Parking count	1 space per bedroom plus 1 space per 250 sf of	114 spaces provided	Does not comply (waiver required)
Parking location	No parking or driveways shall be provided between a building and a public or private street.	Parking is shown between the public street and buildings	Does not comply (waiver required)
Enhanced Landscaping	20 points required for public features with 10 points coming from street trees	Waiver to enhanced landscaping public features	Not Applicable
Open Space	Minimum 35% No space or area less than 25 feet in either dimension shall be counted as open space.	The site plan indicates a minimum open space of 35%	Complies
Setbacks	Front – 20' minimum Side – 5' (interior); 10' (corner lot) Rear – 5' minimum	Front – 22' Side – 78' Rear – 377'	Complies
Setbacks adjacent to A or B zoning	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30' minimum 1:1 setback with a 10' minimum setback for one-story garages and carports 20' minimum setback for dumpster enclosures and one-story accessory structures	377' 377' 78'	Complies
Density	Maximum 32 units per acre	The site plan indicates a maximum density of 8.21 units per acre	Complies

Site Information:**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial / undeveloped
 East "E" Neighborhood Commercial / commercial
 South "E" Neighborhood Commercial / commercial
 West "A-5" One Family / park

Zoning History: None

Site Plan Comments:

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

1. The applicant is asking for a waiver to the MFD site plan submittal **(waiver required)**
2. Maximum height is 36. The site plan indicated 48' **(waiver required)**
3. Per Section 4.712 a minimum 6 foot screening fence shall be placed on the property line when adjacent to a one- or two- family residential district. A fence is not proposed on the western property line **(waiver required)**
4. Parking is not allowed between a building and a public or private street **(waiver required)**
5. The parking ratio is 1 space per bedroom plus 1 space per 250 sf of common space, which would require 220 space. The site plan indicated 144 spaces **(waiver required)**

(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 February 19, 2020.

The following organizations were notified: (emailed February 14, 2020)

Organizations Notified	
North Fort Worth Alliance	NTC Arcadia Park HOA
Arcadia Park Estates HOA	Heritage Glen HOA
Manor Hill at Alliance HOA	Trace Ridge HOA
Heritage HOA	Summerfields NA
Park Glen NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Public Improvement District #6
Keller 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 multifamily development. Surrounding uses consist of a park to the west, commercial to the east and south, and undeveloped commercial to the north.

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

2. Comprehensive Plan Consistency – Far North

The 2020 Comprehensive Plan designates the subject property as Neighborhood Commercial. While the proposed use does not meet the future land use designation, it does meet the below policies within the following Comprehensive Plan:

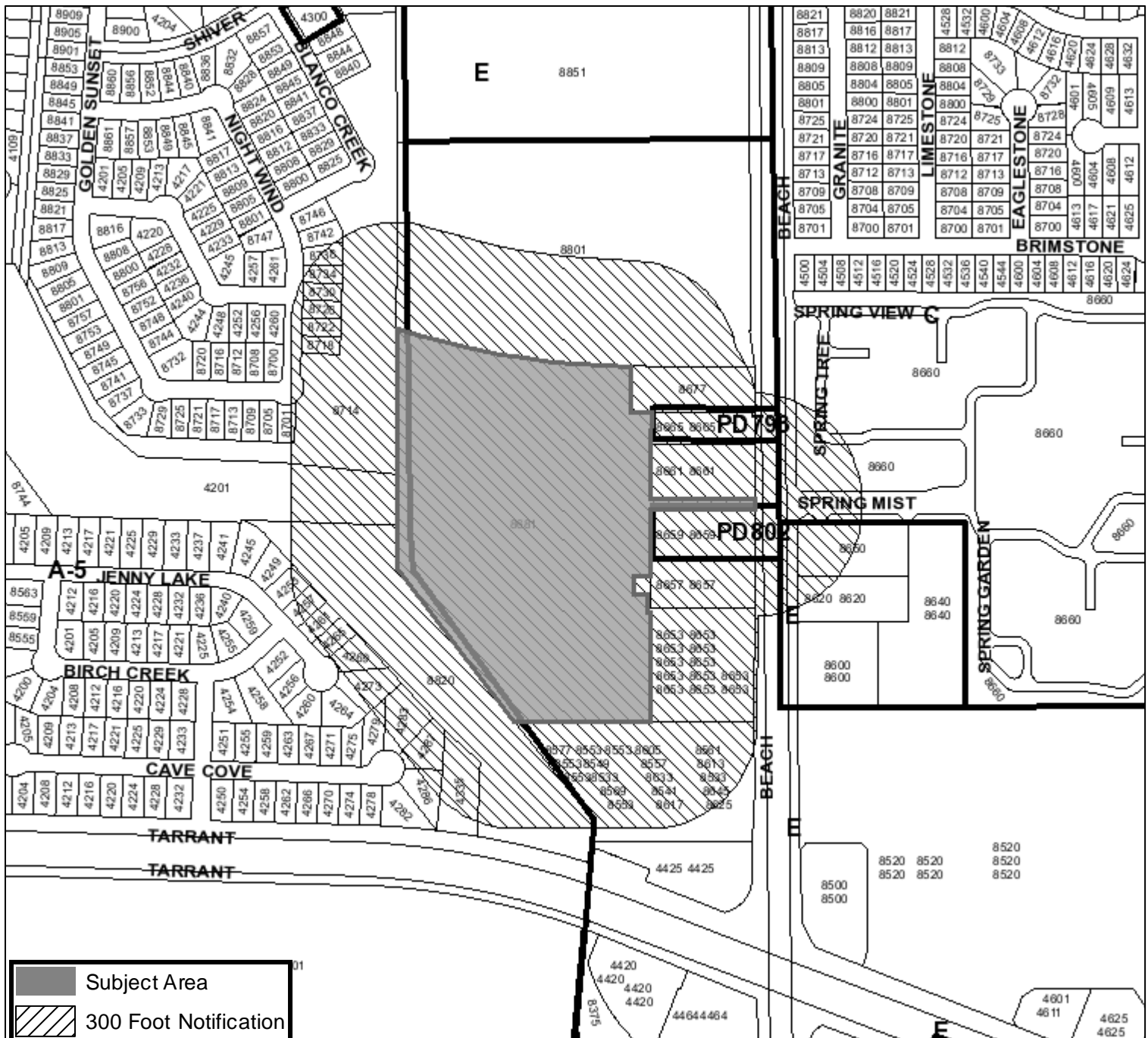
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Locate public neighborhood parks within easy access of residents (less than one-half mile).
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.

Based on conformance with the policies stated above, the proposed zoning **is not consistent** (Technical Inconsistency) with the Comprehensive Plan.

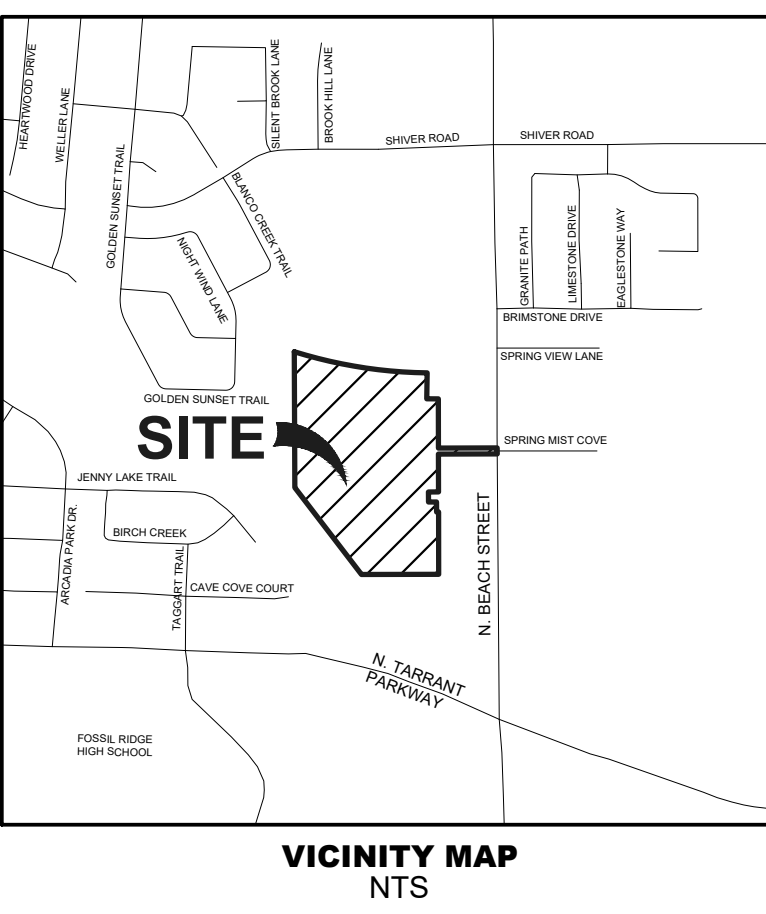
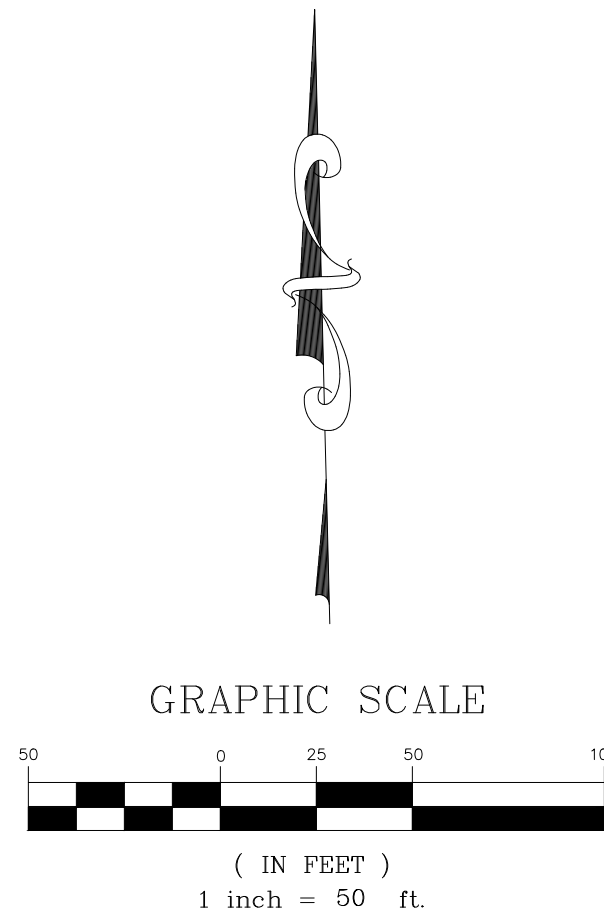
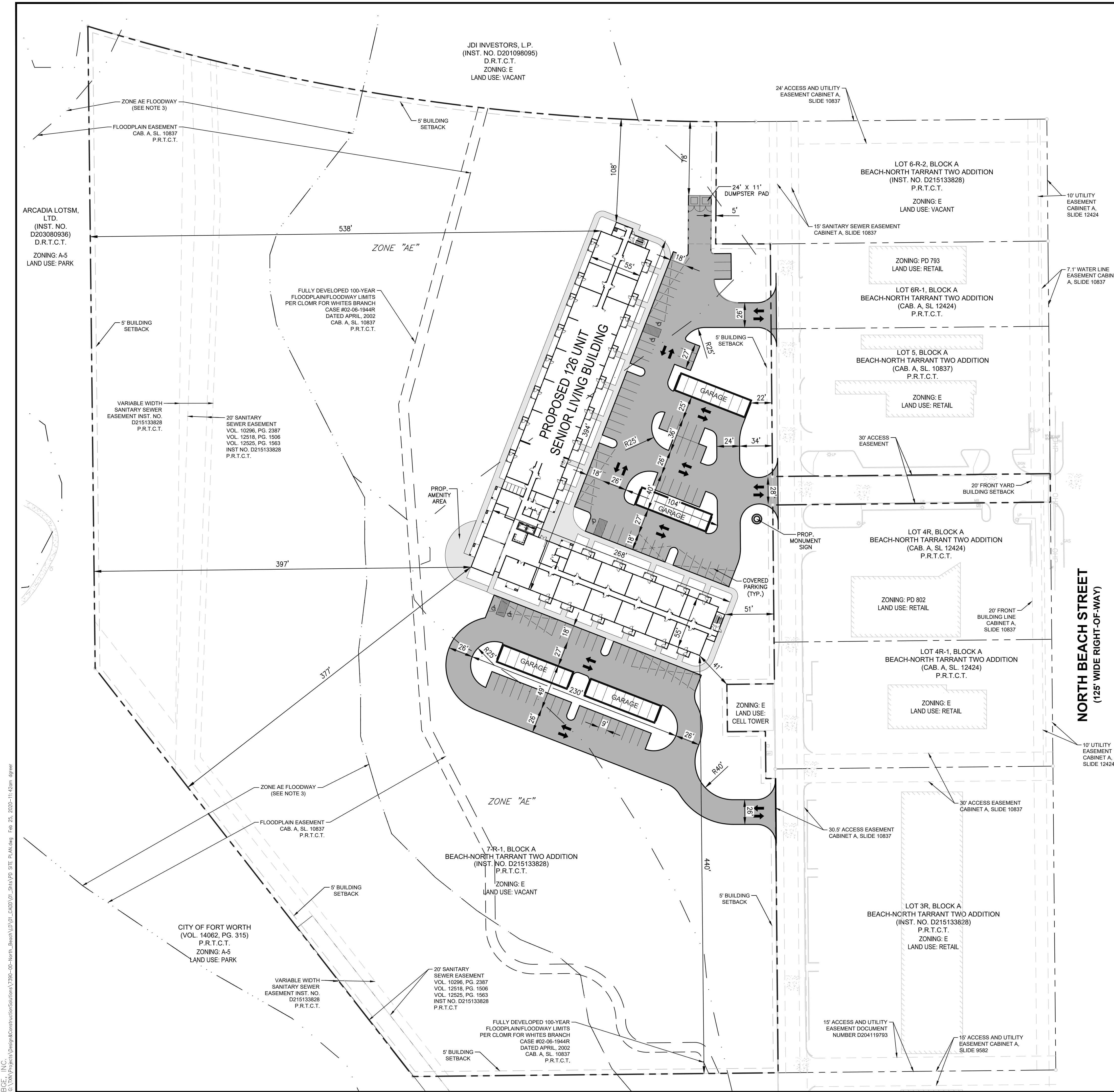
Attachments:

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

Applicant: Custer Commons LP
Address: 8681 N. Beach Street
Zoning From: E
Zoning To: PD for D multifamily uses with waivers; site plan included
Acres: 15.35650766
Mapsc0: 36AE
Sector/District: Far North
Commission Date: 3/4/2020
Contact: 817-392-8043



0 205 410 820 Feet



BUILDING SUMMARY:			
UNIT TYPE	MIN. FLOOR AREA	UNITS	% OF UNITS
Studio	734 sq.ft.	4	3%
One Bedroom	734 sq.ft.	28	22%
Two Bedroom	919 sq.ft.	94	75%
Leasing/Common	5,100 sq.ft.	-	-
Total		126	100%
Gross Density = 8.21 units per ac Tract Gross Area = 15.34 ac			

PARKING SUMMARY:					
PARKING TYPE	FLOOR AREA	DIMENSIONS	REQUIRED PARKING SPACES	PARKING SPACE TOTALS	% OF PARKING SPACES
Uncovered/Open	-	9'x18'	-	63	44%
Covered (carport)	-	9'x18'	-	43	30%
Enclosed Garage	1600 SQ. FT.	80' X 20	-	32	22%
ADA Spaces			5	6	4%
Total				144	100%
Parking Required for: ADA Parking Spaces Residential = 126 spaces Required = 5 Provided = 6 (spaces included within above totals)					

- PD/D PLANNED DEVELOPMENT (INDEPENDENT SENIOR LIVING) FOR ALL USES IN "D" HIGH DENSITY MULTI-FAMILY; SITE PLAN REQUIREMENTS, WAIVER TO UNIFIED RESIDENTIAL DEVELOPMENT (URD)/MULTI-FAMILY DESIGN STANDARDS AND DEVELOPMENT STANDARDS APPLY.
- ALL PROVIDED LIGHTING SHALL CONFORM TO LIGHTING CODE.
- ALL SIGNS WILL CONFORM TO ARTICLE 4-SIGNS. THE SIZE OF THE SIGN WILL BE WITHIN THE LIMITS OF THE ORDINANCE.
- NO OPEN SPACE OR AREA LESS THAN 25- FEET IN ANY DIRECTION SHALL BE COUNTED TOWARD REQUIRED OPEN SPACE.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- TRASH RECEPTACLES WILL BE SCREENED IN WITH A MASONRY WALL ON THREE SIDES AND CONTAIN A GATE.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "D" DISTRICT DESIGN STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - NO SCREENING FENCE PER SECTION 4.710 WILL BE REQUIRED.
 - PARKING, CARPORTS, AND GARAGES WILL BE ALLOWED BETWEEN THE BUILDING AND PUBLIC STREET.
 - 4-STORY, 48' FROM SLAB TO TOP PLATE WILL BE ALLOWED.
 - PARKING LOTS AND DRIVEWAYS SHALL NOT BE REQUIRED TO BE SCREENED FROM THE PUBLIC RIGHT OF WAY WITH LANDSCAPING, BERMS, FENCES OR WALLS.
 - REQUIRED PARKING SHALL BE PER SUMMARY TABLE ON THIS SHEET
 - ENHANCED LANDSCAPE SYSTEM PUBLIC FEATURES INCLUDING STREET TREES, PEDESTRIAN LIGHTING, PAVED WALKWAY ENHANCEMENTS SHALL NOT BE REQUIRED.
- VARIATION OF ROOF ELEVATIONS AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
- GENERAL SITE DATA

	REQUIRED/ALLOWED	PROVIDED
SITE ACREAGE	N/A	15.34
OPEN SPACE, GROSS TOTAL SITE	35% MINIMUM	35% MINIMUM
UNITS	N/A	126
DENSITY	32	8.21 UN/AC
HEIGHT	48' SLAB TO TOP PLATE	48' SLAB TO TOP PLATE
SETBACKS	20' FRONT 5' REAR 5' SIDE	20' FRONT 5' REAR 5' SIDE
- APPROXIMATE MINIMUM FINISHED FLOOR ELEVATION = 653.11

OWNER(S)
CUSTER COMMONS, LP
47 PETERS CANYON RD
IRVINE, CA 92606

ENGINEER
BGE, INC.
777 MAIN ST., SUITE 1900
FORT WORTH, TX 76102
(817) 872-6005
CONTACT: DAVID GREER, PE

DEVELOPER
SENIOR HOUSING INVESTMENT
PARTNERS 1, LLC
702 E. NORTHWEST HIGHWAY,
GRAPEVINE, TX 76051
CONTACT: MATTHEW D. BLAXTON,
(817-722-6253)

BGE, Inc.
777 Main St., Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPE Registration No. F-1046

SHIP 01 - 8681 North Beach

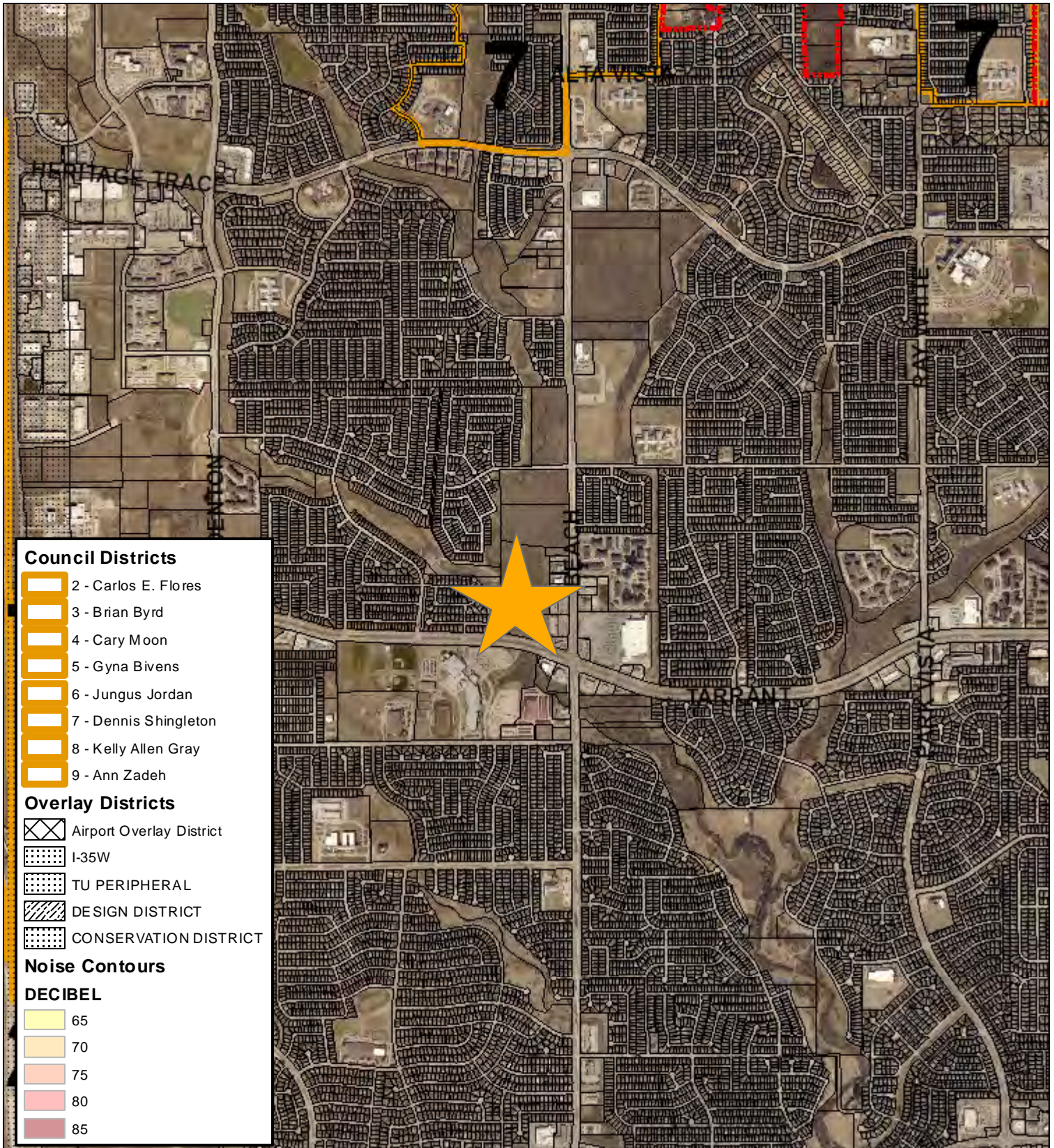
REGATTA 55 @ 8681 N BEACH ST.
PD SITE PLAN

SCALE: 1" = 50' JOB #: 7390-00 DATE: FEB 2020 EXHIBIT:

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

Area Map

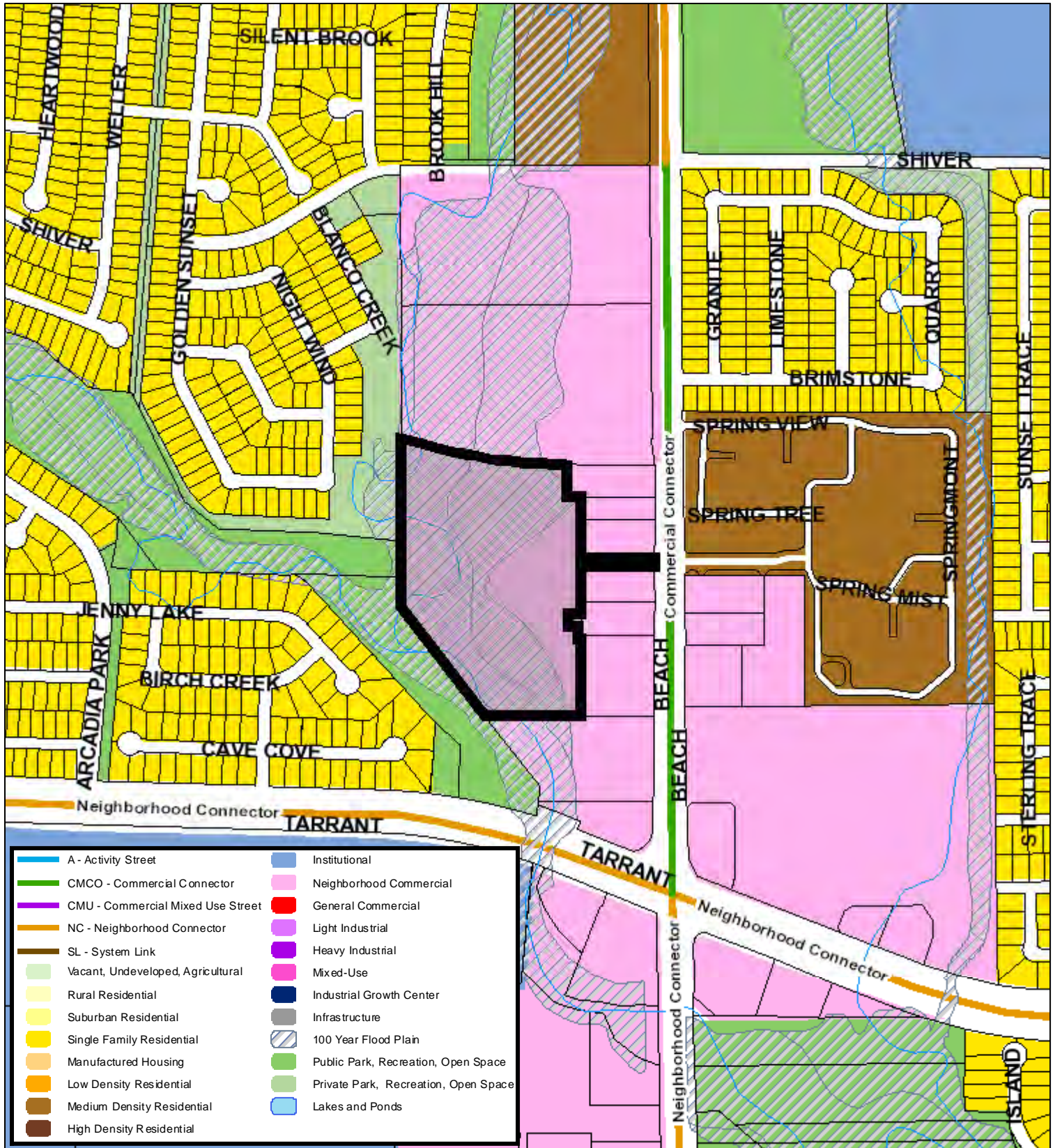


0 1,000 2,000 4,000 Feet



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Future Land Use



530 265 0 530 Feet

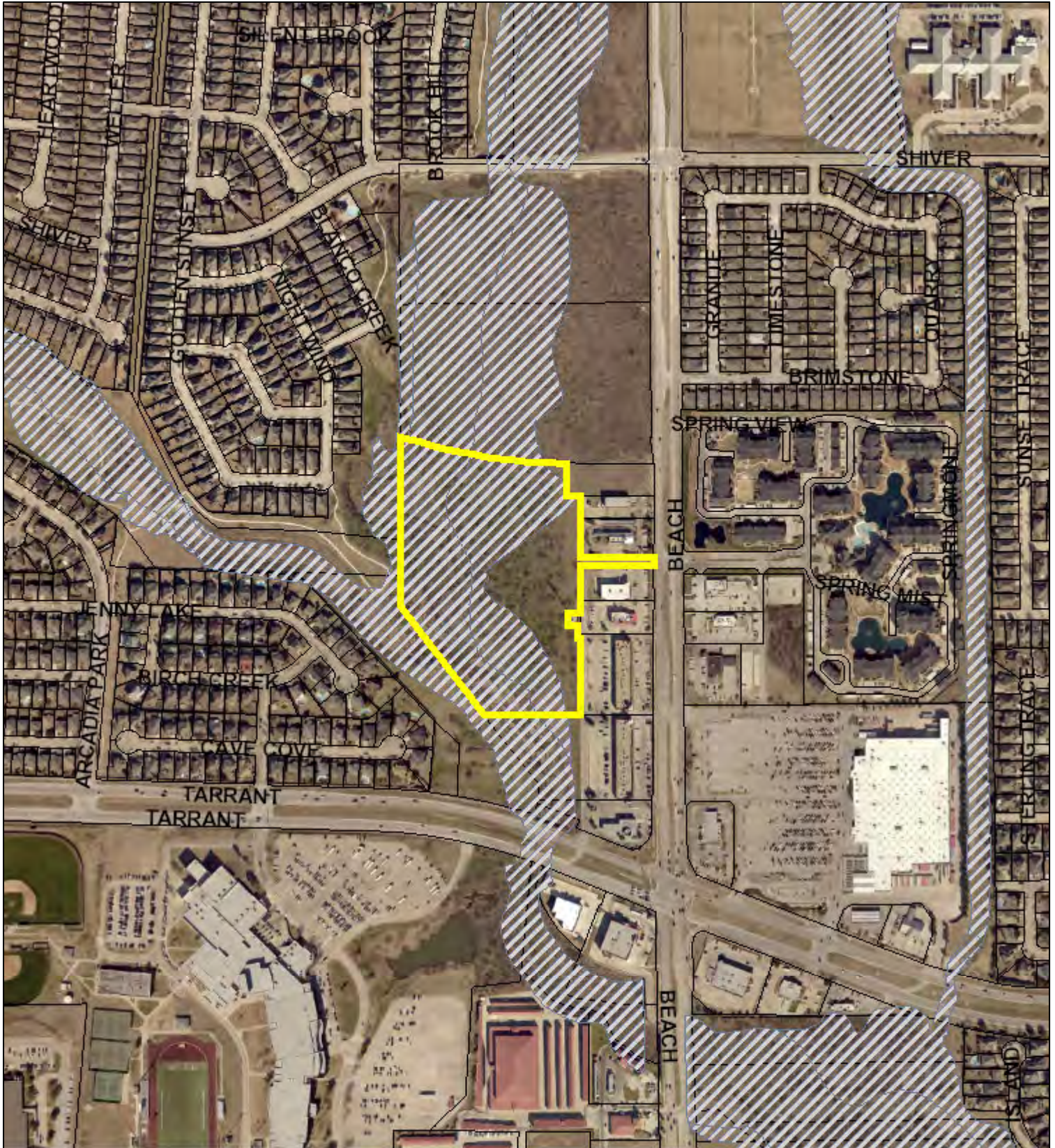
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 5, 2019.





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Aerial Photo Map



0 330 660 1,320 Feet

