



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 6, 2018

SUBJECT: ZC 2018-08 Public hearing and consideration of a request from Beaten Path Development, LLC for a zoning change from C-1 Commercial to RI-PD Residential Infill Planned Development at 7501 Mid Cities Boulevard and 7441 College Circle, being 5.52 acres described as Tract 10H, John Barlough Survey, Abstract 130; and College Hills Addition, Block 28, Lot A1C.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of HL & MCB Properties LP, Beaten Path Development LLC is requesting a zoning change from C-1 Commercial to RI-PD Residential Infill Planned Development on a 5.5-acre site located at the southwest corner of Mid-Cities Boulevard and Holiday Lane. The applicant is proposing a 40-lot single-family detached development on the site.

GENERAL DESCRIPTION:

The property under consideration is located on the south side of Mid Cities Boulevard and the west side of Holiday Lane. The site is east of Brookdale Holiday Lane Estates, an assisted living center, and north of Fort Worth Christian School.

The proposed development includes 40 single-family lots with an approximate density of 7.25 dwelling units per acre. The typical lot size is 32 feet wide and 95 feet deep. The minimum lot size is 3,039 square feet, with an average lot size of 3,207 square feet. A concept plan of the project is attached.

The development is accessed from two street entrances on Holiday Lane, with one entrance aligning with the future street entrance to Hillside Villas. Of the 40 lots, 29 lots would front on the main street. The remaining 11 lots would front on open spaces internal to the development. All residences would be served by alleys at the rear of the lots.

The development incorporates approximately 40,950 square feet (0.94 acres) of open space, which makes up 17% of the site. The open space is spread throughout the development. Five open space lots are located adjacent to the south side of the primary street, with the largest of the lots located at the corner of Holiday Lane. Two open space

lots are located between residential lots, with several lots fronting on the open space areas.



The following is a summary of the proposed standards associated with this RI-PD application. A complete description of the proposed standards is attached.

- a. Dwelling units. The minimum dwelling unit size is 1,500 square feet for 40% of the lots, and 1,800 square feet for the remaining lots. The maximum structure height is 36 feet, which is slightly shorter than all other residential zoning districts.
- b. Building materials. The front facades of all buildings provide 100% masonry materials on the exterior wall surfaces. On the remaining facades, at least 85% of the exterior wall surface area must be faced with masonry materials. The buildings will include decorative elements such as divided light windows, enhanced brick details, cedar shutter accents, decorative coach lighting, and cast stone accents.
- c. Roofs. All roofs must have a minimum pitch of 8:12 on the front and 6:12 on the sides. Porch roofs and shed roofs may provide a minimum pitch of 4:12. Roof materials will be constructed with at least 30-year shingles, and three-tab shingles are prohibited.
- d. Sidewalks. A five-foot wide sidewalk would be constructed adjacent to Mid-Cities Boulevard and Holiday Lane. A five-foot wide sidewalk would be constructed adjacent to each residential lot on the internal streets.

- e. Fencing. A six-foot tall masonry screening wall would be constructed adjacent to Mid-Cities Boulevard. The wall must be constructed as a traditional masonry screening wall or a pre-cast product such as Verti-crete. Thin panel walls are prohibited. A six-foot ornamental metal fence with masonry columns would be constructed adjacent to Holiday Lane.
- f. Street trees. A canopy tree will be installed in the front yards and between the sidewalk and curb adjacent to each residential lot.
- g. Landscaping. All landscaped areas on residential lots must be watered by an automatic underground irrigation system equipped with rain and freeze sensors. All landscaping and irrigation in the open space lots must be maintained by the homeowner's association.
- h. Decorative elements. Crosswalks at the street intersection will be constructed of stained and stamped concrete. Decorative streetlights and street sign poles will be installed at appropriate locations along the street.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Neighborhood Service." This designation is intended to permit limited service establishments and retail stores for the benefit of adjacent and nearby residential areas, and in which all trade is conducted indoors in such a manner as to be compatible with placement near residential areas.

The Strategic Plan Committee reviewed the area around the Holiday Lane and Mid Cities Boulevard intersection during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the committee nor adopted by City Council, it is anticipated that this area would be recommended for "Medium Density Residential" use. Final recommendations are planned to be presented and adopted later this year.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This district is intended to provide for the development of retail, service, and office uses principally serving community and regional needs. The district should be located on the periphery of residential neighborhoods and confined to the intersections of major arterial streets. It is also appropriate for major retail corridors.

PROPOSED ZONING: The proposed zoning is RI-PD Residential Infill Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres. Developments must comply with R-2 residential district standards unless amenities and design elements are provided and reflected on the required site plan.

Site plans reflecting deviations from R-2 standards are evaluated based on compatibility with adjacent development and the quantity, scope, and scale of the key amenities and



design elements provided. Key amenities and design elements may include but are not limited to the following:

- Architectural subdivision entryway feature(s);
- Landscaped common areas;
- Landscaped and irrigated street medians;
- Nonlinear street pattern;
- Varying front building setbacks;
- Garages behind the front building facade;
- Common parking areas;
- Establishment of a homeowners association;
- Enhanced residential architectural features exceeding those otherwise required; and,
- Use of appropriately scaled water or architectural features exceeding those otherwise required (i.e. fountains, gazebos, public art, etc.)

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee's (DRC) recommendation for denial is due to the following reasons:

1. The proposed lot standards, subdivision layout, infrastructure design, and development density do not meet current expectations for development for Residential Infill Planned Developments listed above. The DRC would be supportive of:
 - a. A 35-foot wide lot, similar to that which was approved across Holiday Lane for Hillside Villas. The DRC believes that further reductions in lot sizes for single-family residential detached products should require additional direction from the Planning and Zoning Commission and City Council.
 - b. A building pad that supports a deeper driveway of 18 to 20 feet. The development provides four parking spaces overall per residence, including three off-street and one on-street parking space. Most zoning districts require four off-street parking spaces per residence and additional parking is naturally provided on-street. Given that the development is insulated by Mid-Cities Boulevard and Holiday Lane, which do not allow on-street parking, the development must park itself wholly on-site.
 - c. A more functional open space design. There is one proposed open space lot of meaningful size. However, this open space lot is located on the periphery of the neighborhood and not treated as a centralized or meaningful focal point.
2. The proposed design appears to be intended to maximize lot count without regard to the creation of a neighborhood worthy of long-term ownership investment.
3. The applicant has not adequately addressed the functionality of the dead end alleys, specifically for waste collection and parking.



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	Transit Oriented Development	Vacant
WEST	PD Planned Development	High Density Residential	Assisted living facility
SOUTH	U School Church Institutional	Public / Semi-Public	Private school (Fort Worth Christian School)
EAST	PD Planned Development	Neighborhood Services	Vacant (under construction as single-family subdivision)

PLAT STATUS: A portion of the property is platted as College Hills Addition, Block 28, Lot A1C. The remainder of the property is unplatted.

CITY COUNCIL: The City Council will consider this request at the September 24, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Deny ZC 2018-08.