



# Weatherford Planning & Zoning Commission

## AGENDA REPORT

**Meeting Date:** October 12, 2022  
**Item Number:** 2022-580-AR

**Staff Contact:** Monica Barron, Planner  
**Phone:** 817-598-4284, ext. 3

**SUBJECT:** Take from the table and consider a request for a zoning map amendment from AG Agricultural to R3 Multifamily Residential with a P Planned Unit Development overlay on a 16.47-acre tract at the southwest corner of the intersection of Santa Fe Drive and Holland Lake Drive, said tract being situated in the Elsberry Miller Survey, Abstract No. 873 and the J.P. Hart Survey, Abstract No. 1970, City of Weatherford, Parker County, Texas. ZCH2022-0011.

**CASE NUMBER** ZCH2022-0011

### GENERAL INFORMATION

<b>Applicant:</b>	High Park Capital, LLC
<b>Request Action:</b>	Zone Change from AG Agricultural to R3 Multifamily Residential with a P Planned Unit Development Overlay
<b>Project Description:</b>	Multifamily residential and future commercial
<b>Site Address/Location:</b>	Southwest corner of Santa Fe Drive and Holland Lake Drive
<b>Land Area:</b>	+/- acres 16.47
<b>General Plan:</b>	Urban Living/Community Commercial
<b>Existing Zoning:</b>	AG Agricultural and C1 General Commercial
<b>Surrounding Zoning:</b>	
<b>North:</b>	AG Agricultural
<b>South:</b>	AG Agricultural/R1 One-Family Residential
<b>East:</b>	C1 General Commercial/R3 Multifamily Residential
<b>West:</b>	PD Planned Development 1995-9/PD Planned Development 1997-13/C1 General Commercial

### BACKGROUND/DISCUSSION

A Planned Unit Development overlay is applied to accommodate flexibility with respect to certain development standards applicable to a base zoning district to achieve higher-quality, innovative, or mixed-use developments. The

purpose of a Planned Unit Development is to facilitate exceptional development that will benefit the public above and beyond what is possible with strict adherence to the base standards. According to the zoning regulations it is the applicant's responsibility to demonstrate the merits of a proposed project, including justifying any requested adjustments to base zoning district requirements.

The current zoning for the portion of the property proposed for R3 Multifamily Residential with a Planned Development Overlay is AG Agricultural. The northern portion of the property is currently zoned C1 General Commercial. The General Plan designates the property as a mix of Urban Living and Community Commercial.

A preliminary plat has been submitted for the subject development; the property will be platted and developed as two lots with multifamily on lot 1, commercial on lot 2, and lot 3 will remain its current zoning of AG. The proposed multifamily development consists of less than or equal to 290 dwelling units of various configurations in 3 buildings. The plan features 50% one-bedroom, 35% two-bedroom, and 15% three-bedroom units. The community parking areas consist of 141 uncovered spaces, 345 covered spaces, 6 covered motorcycle spaces, 90 garage spaces, and 13 clubhouse spaces: for a total of 595 parking spaces.

The community will feature a clubhouse/amenity center, an indoor/outdoor fitness center, community prep kitchen, resort style pool, biergarten area, two fenced dog parks, a small putting green, and a direct trail connection to the nearby Holland Lake Trail, along with other amenities for residents.

The one requested adjustment from the base R3 Multifamily Residential zoning district are as follows:

Development Standard	R3 Multifamily Residential Requirement	Proposed PUD Requirement
Building Length	Maximum of 200' in length	400 Feet

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of R3 Multifamily Residential and other applicable standards of Title XII, Zoning Ordinance. Adherence to the Title XI Subdivision Regulations for platting and development shall likewise be maintained; no other alterations or adjustments are implied or will be made by the approval of this Zoning Amendment with Planned Unit Development Overlay request.

The Zoning Ordinance provides 10 approval criteria for consideration of a Planned Unit Development

Overlay, upon which staff's recommendation is given:

*a. All required information is provided and sufficient to effectively evaluate the proposed development.*

The applicant submitted complete applications for Planned Unit Development and Preliminary Plat. **Staff finds this criterion is met.**

*b. Utilities, transportation infrastructure, and other public facilities are available and adequate to serve the proposed development at the time of occupancy.*

A complete set of civil engineering plans and supporting studies including traffic impact analysis (TIA) and downstream drainage assessment will be required, all of which must comply with all design standards of the City of Weatherford Engineering Design and Construction Manual. A TIA is currently in the process of being submitted. Required improvements may include, but are not limited to, restriping or widening of Holland Lake Drive and Santa Fe Drive to accommodate deceleration/ turn lanes, medians, or bike/pedestrian crossing, new signage, or signalization of intersections within the study area, and new sidewalks in accordance with complete street policies. All infrastructure improvements to be made will be constructed at the developer's expense and has been incorporated into the development agreement. Any additional requirements to be made based on the TIA will be made by the developer.

**Staff finds this criterion is met. All development is subject to the policies and procedures of preliminary and final plat and site development.**

*c. The proposed development is compatible with and thoughtfully integrated into the surrounding community, particularly where adjacent to existing historic and residential neighborhoods.*

The General Plan was designed to encourage property owners and developers to provide new housing on properties which are vacant or underutilized. This proposal has the potential to be compatible with the surrounding community while still maintaining consistency with the General Plan overall. **Staff finds this criterion is met.**

*d. Auto-oriented or other high-intensity uses are concentrated away from edges which are adjacent to*

*existing historic and residential neighborhoods.*

The proposed multifamily development meets the 25' setback and the 20' buffer yard requirement in all areas located to residential neighborhoods. Vehicle maneuvering and parking will be concentrated away from Holland Lake Trail. **Staff finds this criterion is met.**

*e. The proposed development contributes to citywide goals and policies and includes features, amenities, or protections which benefit the general public or the residents, customers, and employees of the Planned Unit Development, and such benefits are sufficient to warrant the type and amount of flexibility requested.*

Design features and finishes of the proposed structures appear to be higher-quality compared existing stock of multi-family products available to Weatherford residences. Market research data of comparable properties further illustrates the similarities of the proposal with recent projects that have been completed. As noted by the city's draft housing study, Weatherford is unique as compared to surrounding communities due to our diversity in housing options. Long term growth and sustainability are achieved by quality and innovative projects throughout the community; protecting our identity as growth occurs is our key to successful growth management. The market study shows a need for approximately 600 rental units per year over the next 5 years. Of these, the current stock of approved multifamily projects underway or forthcoming meets most of this need, leaving a gap of approximately 310 new units recommended for approval through 2025.

As part of the Development Agreement as submitted, the applicant is proposing exterior finishes of 80% masonry or cementitious fiber board on 3-story buildings and trim materials including cementitious fiber board or stained cedar wood. The balance of the exterior is proposed to consist of readily available materials.

The architecture and site design, the renderings and site plan as submitted with the application are representative of, and consistent with, a contemporary multifamily residential product type. Design features and finishes of the proposed structures appear to contribute to the attractiveness of housing offerings available to Weatherford residences. The applicant is proposing interior finishes of designer tile backsplashes, 9 foot ceilings, self-cleaning microwave ovens, self-cleaning or continuous cleaning ovens, walk-in closets, stainless steel appliances, walk-in showers, energy-star rated washer/dryer, and granite countertops.

The proposal provides amenities such as a clubhouse, complimentary Wi-Fi within all amenity areas, 500 square foot biergarten, 1,800 square foot resort-style swimming pool with deck, rentable storage closets at garages, 4-hole putting green, dog spa, firepit lounge, two fenced dog parks, indoor fitness area, outdoor fitness area with callisthenic equipment, rentable storage closets, grilling stations, hammock lounge area, elevator access in every building, complimentary bikes, motorcycle parking and a paved walking trail with connection to the Holland Lake Trail. Based on the R3 zoning requirements, one amenity is required per 8 units. Staff review of amenities considers past projects, current trends, community engagement, and distinctiveness. The minimum requirement for the R3 zoning district is one amenity per 8 units, which calculates a total of 36 required amenities for this proposal. Staff calculated a total of 41 amenities, which exceeds the minimum requirements.

All landscaping shall meet or exceed the standard R-3 Zoning Type as defined by the zoning ordinance and the Landscape and Tree Manual. Applicant is proposing an increase of 5% of plants and trees to be planted, which exceeds the minimum standards.

Based on the information provided in the application materials and evaluating the features, amenities, and protections against what typical development standards would yield, the proposal appears to contribute to citywide goals and policies. **Staff finds this criterion is met.**

*f. Buildings, streets, and other improvements are designed and located to preserve heritage trees and other significant natural features to the greatest extent possible.*

The development appears to preserve significant natural features by locating the development away from the existing creek and floodway. A tree preservation and mitigation plan will be required prior to removal of any trees onsite with and approved Site Development Permit. **Staff finds that this criterion is met.**

*g. Impacts from the proposed development are mitigated to the extent practicable.*

Impacts from the proposed development are mitigated to the extent practicable by providing a traffic

impact analysis to address potential traffic impacts, and by providing a tree preservation and mitigation plan. **Staff finds this criterion is met.**

*h. Adjustments to right-of-way, block, or street standards do not result in unsafe conditions.*

Adjustments to right-of-way, block, or street standards have not been requested. **Staff finds this criterion does not apply.**

*i. All applicable development standards and requirements are met, except as adjusted.*

Staff has not identified any additional development standards which are not met, or cannot be met, by the proposal. Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of R3 Multifamily Residential and other applicable standards of Title XII, Zoning Ordinance. Adherence to the Title XI Subdivision Regulations for platting and development shall likewise be maintained; no other alterations or adjustments are implied or will be made by the approval of this Zoning Amendment with Planned Unit Development Overlay request. **Staff finds this criterion is met.**

*j. Proposed adjustments are within the following limits:*

- 1. Maximum number of dwelling units within the project area does not exceed the maximum allowed by the base zoning district standard.*
- 2. Maximum building height does not exceed the base zoning district standard by more than 50 percent (50%).*
- 3. Maximum floor-area ratio does not exceed the base zoning district standard by more than 50 percent (50%).*
- 4. Minimum landscape requirements are not reduced by more than 10 percent (10%).*

Adjustments to the building height, maximum number of dwelling units, maximum floor-area ratio, or minimum landscape requirements have not been requested. **Staff finds this criterion is met.**

#### **ALTERNATIVES:**

1. The Planning and Zoning Commission may recommend approval of the request as proposed.

2. The Planning and Zoning Commission may recommend disapproval of the request as proposed.

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### **RECOMMENDATION:**

At their September 14th, 2022 regular meeting, the Planning and Zoning Commission voted to table the zoning map amendment request to allow staff adequate time to review the proposal. Based on the materials submitted, the proposal meets the requirements of the zoning ordinance and staff recommends approval of the zoning map amendment.

### **ALTERNATIVES**

1. The Planning and Zoning Commission may recommend approval of the request as proposed.
2. The Planning and Zoning Commission may recommend disapproval of the request as proposed.

### **SUGGESTED ACTION/RECOMMENDATION**

Since the criteria for approval of a Planned Unit Development are met, staff recommends approval of the proposed zoning map amendment.

### **ATTACHMENTS**

- [Timbers PUD Site Plan](#)
- [Timbers PUD Exhibits](#)
- [Timbers PUD Interior Finishes](#)
- [Timbers PUD Elevations](#)
- [The Timbers Development Agreement](#)
- [The Timbers PUD Presentation](#)