



Zoning Staff Report

Date: August 12, 2025

Case Number: ZC-25-096

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Alterrian Capital, LLC/ John Ainsworth

Site Location: 200 Old Highway 1187

Acreage: 9.4419 acres

Request

Proposed Use: Multi-family- 300 units

Request: From: “MU-1” Low-Intensity Mixed-Use
To: “PD/D” Planned Development for all uses “D” High Density Residential, with development standards to allow fences in area between the building façade and the property line, reduced front yard setback, Reduced open space and reduced parking and waiver to the Multifamily Design (MFD) submittal, site plan required

Recommendation

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

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 5-3, motion to approve failed**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject property encompasses approximately 9.4419 acres and is located north of Old Highway 1187. The site is currently undeveloped (**Figure 1**). The surrounding area includes a mix of undeveloped parcels, commercial establishments, and healthcare-related uses, most notably a hospital facility located further to the north. The property is currently zoned “MU-1” Low-Intensity Mixed-Use, with adjacent zoning classifications including “E” Neighborhood Commercial, “F” General Commercial, and “CF” Community Facilities.

The applicant is proposing to develop a multifamily residential project on the site. Additional details regarding the proposed development are provided in the ‘*Applicant’s Description*’ section below, and a site plan has been submitted as part of the application (**Figure 2**). This rezoning request includes a Planned Development (PD) designation, a formal site plan is required under Section 4.301.b of the zoning ordinance (‘[Site Plan Requirements](#)’). The purpose of this requirement is to ensure compliance with applicable zoning standards and to promote thoughtful integration of the project within the surrounding context.

The applicant is requesting a planned development to allow for all uses under “D” High-Density Multifamily. However, the applicant is requesting waivers from the design standards under “D” High-Density Multifamily, those waivers include:

Requirement	D Standards*	Proposed PD/D (Provided per site plan)
Setbacks	Front yard* : 20 feet minimum	To allow 10’ setback along Old Hwy 1187
Parking	Multifamily Residential- 1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.	Reduce of parking spaces to 1.6 parking spaces per unit and none for common areas, offices and recreation
Fences and gates	Multifamily development. Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited ; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.	Fences shall be allowed in-between the building and property line
MFD waiver-site plan requirement	Uses. In the high density multifamily ("D") district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. <u>No permit shall be issued for construction, alteration or revision in a Multifamily Design development area unless there has been a site plan approved by the development services director or an authorized representative and a subdivision plat approved by the plan commission.</u>	No site plan required to be reviewed, presented, nor approved by the plan commission

* May be subject to projected front yard (§ 6.101(f)). Paving shall not be permitted between the building face and street and must remain as open space.

Applicant's Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *"Kimley-Horn is pleased to submit the proposed zoning change request for the proposed multifamily development on Old Highway 1187 in the northeast quadrant of Interstate 35W and E. Rendon Crowley Road (FM 1187). The subject site is ±9.4 acres and is currently zoned as MU-1. This zoning change request is for planned development with high density multifamily ("D") zoning (PD/D) with the following waivers requested:*

- *(4.712(d)(4)(b)) Fences shall be allowed in the area between building façade and the property line. Perimeter security fencing shall be allowed.*
- *(4.712)(d)(2) Parking shall be provided at 1.5 spaces per dwelling unit. · (4.712(c)(2)(a)) The minimum front yard setback shall be five feet.*
- *(4.712)(b) A MFD site plan will not be submitted for this project.*

The subject site consists of two vacant single-family tracts, currently containing several uninhabitable residences, deteriorating auxiliary buildings, and overgrown vegetation. Adjacent to ongoing and recent development, the subject site presents a clear opportunity for improvements.

While the MU-1 zoning does allow for multifamily development, the type of development that it promotes is inconsistent with this submarket. By definition, MU-1 is intended "to provide areas in which a variety of housing types exist among neighborhood-serving commercial and institutional uses... designed to accommodate and encourage compact, walkable development forms..." The MU-1 is more suitable for an urban/infill or higher density area, whereas this submarket does not meet the intent, and this is the only MU property in the vicinity. Adjacent uses include full-service restaurants, the THR Hugely hospital and nearby medical offices, a fuel station, and car wash.

We offer the following narrative to support the requested waivers:

- ***(4.712)(b) – A multifamily development (MFD) site plan shall not be required for multifamily development.*** o *This waiver is requested because the requested PD/D zoning will be tied to the site plan included.*
- ***(4.712(c)(2)(a)) - The minimum front yard setback shall be five feet.*** o *A reduced front yard setback will allow for more efficient land use and bring the buildings closer to Old Hwy 1187.*
- ***(4.712(d)(4)(b)) – Fences shall be allowed in the area between building facades and the property line. Perimeter security fencing shall be allowed.*** o *Placement of fences between the building facades and property line will allow the future residents to have an enhanced sense of privacy by providing a physical and visual buffer from adjacent developments. A perimeter security fence will improve both the aesthetics and appeal of the proposed development. Based on feedback from current multifamily residents, the presence of a security fence significantly increases the desirability of a residents by creating a sense of safety and peace of mind.*
- ***(4.712)(d)(2) - Parking requirements shall be provided at 1.5 spaces per dwelling unit*** o *A waiver is requested to allow 1.5 parking spaces per unit, Additional information and references are provided in the enclosed narrative.*

The vision of the proposed development is to fill the community's need for a dense, secure, and family- oriented garden style community. By rezoning to PD/D with the requested waivers, the proposed multifamily development will be able to accomplish this vision. We appreciate your consideration and respectfully request approval of the proposed zoning request.



Figure 1:All Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing north

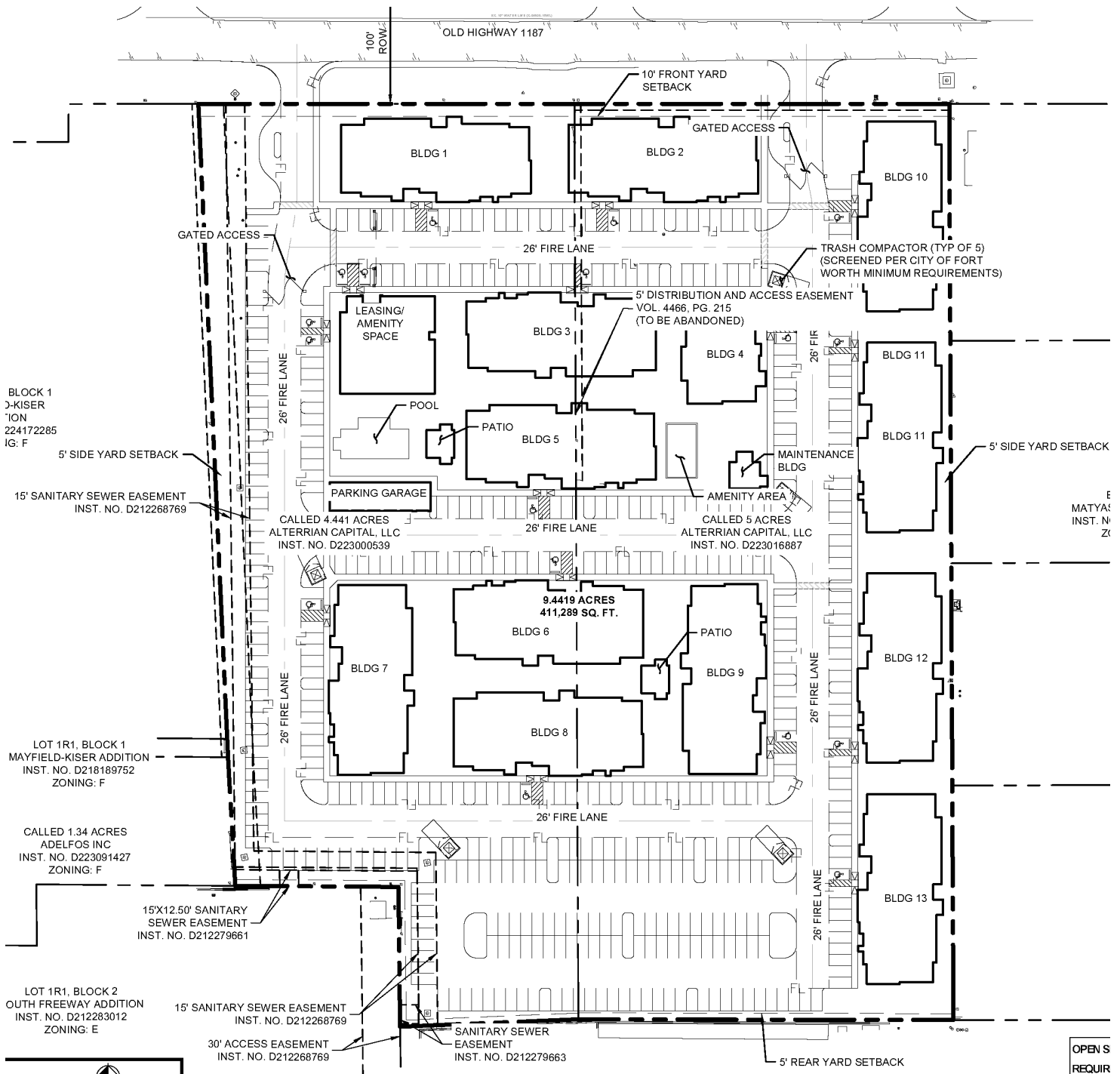


Figure 2: Site Plan Exhibit

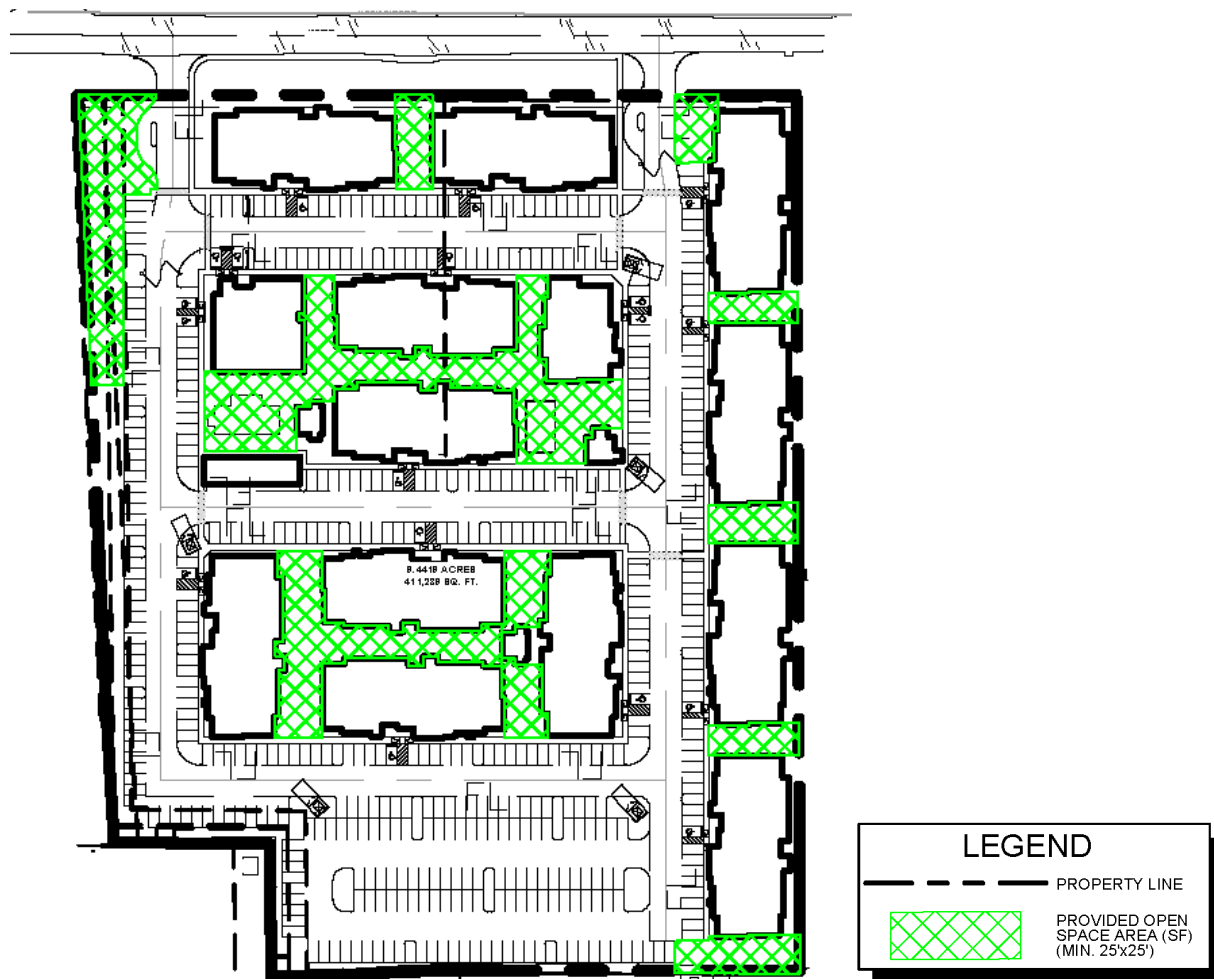


Figure 3: Site Plan Exhibit- proposed open space

*The ordinance information used in this section can be found [here](#).

Surrounding Zoning and Land Uses

North: “CF” Community Facilities/ Health Care Facility
 East: “E” Neighborhood Commercial/ Health Care Facility
 South: “E” Neighborhood Commercial/ Gas Station & Car wash
 West: “F” General Commercial / Restaurants

Recent Zoning History

- ZC-22-177: J. Thompson, Jimmy Thompson Billy Joe Russell Trust; From “E” Neighborhood Commercial to “MU-2” High-Intensity Mixed-Use then switched to “MU-1” Low Intensity Mixed-Use at the ZC meeting. Case was approved on 12/13/2022.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on May 30, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on May 30, 2025:

Organizations Notified	
District 6 Alliance	Streams and Valley's Inc
Trinity Habitat for Humanity	

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The majority of the surrounding area is zoned for commercial uses, and the existing zoning pattern reflects a clear intent to support non-residential development. The proposed multifamily residential use represents a significant departure from this pattern and is not consistent with the established land use character of the area.

By requesting a rezoning to a residential-only district—specifically “D” High-Density Residential—the applicant is reducing the range of permitted uses on the site, effectively eliminating the commercial development potential currently allowed under the “MU-1” Low-Intensity Mixed-Use zoning designation. This shift may hinder long-term land use flexibility and disrupt the area’s commercial development trajectory. Introducing a high-density residential use in an area currently dominated by commercial zoning may create land use conflicts, particularly in terms of traffic patterns, access, and compatibility of building scale and intensity.

Multifamily development is more appropriate in more transitional oriented areas or as part of a broader mixed-use strategy, rezoning to a residential-only classification in this context does not align with the surrounding zoning or development patterns.

As such, the proposed zoning is **not compatible** with the surrounding land uses and may limit opportunities for cohesive, integrated growth in this part of the city.

*The ordinance information used in this section can be found [here](#).

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as General Commercial, as indicated on the Future Land Use (FLU) Map.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed property's designation is consistent with the existing General Commercial outlined in the Future Land Use (FLU) Map. The rezoning request to "D" High-Density Residential does not align with the FLU designation. The FLU category allows for the following zoning districts:

- "ER" Neighborhood Commercial Restricted
- "E" Neighborhood Commercial
- **"MU-1" Low-Intensity Mixed-Use (current zoning)**
- "MU-2" High-Intensity Mixed-Use
- "FR" General Commercial Restricted
- "F" General Commercial
- "G" Intensive Commercial

****Note:** There are no applicable form-based codes for this area.

A multifamily development would not be an appropriate use for this location based on the policies outlined in the Comprehensive Plan. These policies recommend that multifamily and higher-density residential developments be situated near public transit, employment centers, recreation, and shopping to improve accessibility and reduce reliance on vehicles. Additionally, large commercial and institutional uses are encouraged along arterial streets, particularly at major intersections. Zoning changes to support multifamily and mixed-use development are intended for transit-oriented developments, urban villages, and designated growth centers—criteria that this site does not meet.

Key policies guiding this vision include:

- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*
- *Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.*
- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.*

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan FLU Map and Policies.

*The ordinance information used in this section can be found [here](#).

Supplemental Information
Site Photos taken by Staff on 5/29/2025



Site Photos taken by staff on 5/29/25 are from Medpark Drive facing east- undeveloped land



Site Photos taken by staff on 5/29/25 are from Medpark Drive facing south



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing east- undeveloped land



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing west- Restaurant



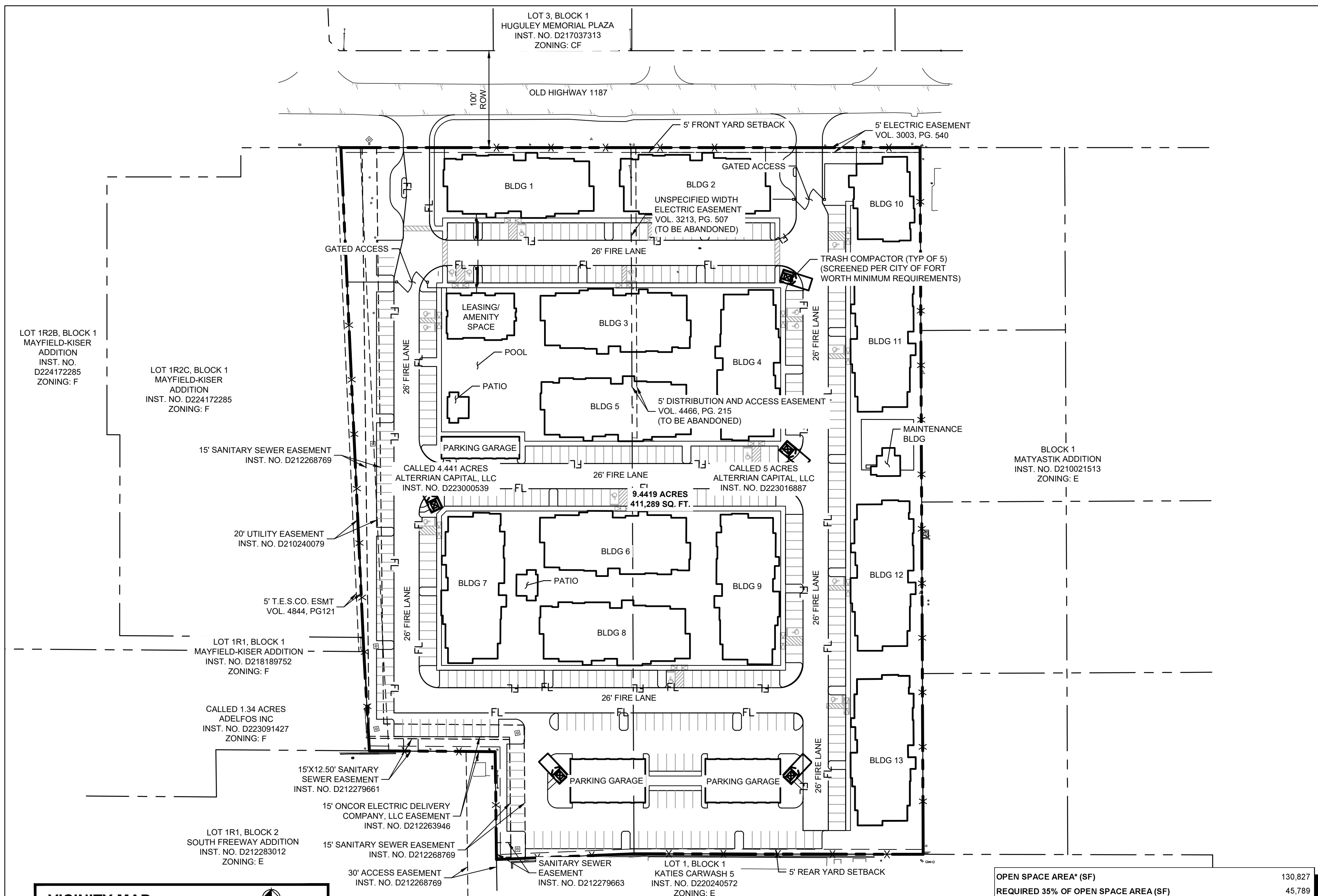
Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing south- Restaurant



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing south- Restaurant



Site Photos taken by staff on 5/29/25 are from Old Highway 1187 facing south- Gas Station



GRAPHIC SCALE IN FEET
0 37.5 75 150

NORTH

LEGEND

— — — — —

PROPERTY LINE

— X — X —

FENCE

— FL —

FIRE LANE

EXISTING ZONING:	MU-1
PROPOSED ZONING:	PD/D
UNITS	300
BEDROOMS	528
CLUBHOUSE/ LEASING/ FITNESS/MAIL (SF)	5,000
MAX BUILDING HEIGHT ALLOWED:	48'
MAX BUILDING HEIGHT PROPOSED:	30'-6" TOP PLATE
BUILDING MATERIAL	MASONRY AND SIDING
FENCING HEIGHT	6'
FENCING MATERIAL	WROUGHT IRON
PARKING REQUIRED (BASED ON CODE)	1 PER BEDROOM = 528 SPACES 1 PER 250 SF OF COMMON AREA = 20 SPACES TOTAL: 548 (11 ADA)
PARKING REQUIRED (BASED ON WAIVER) (REF. 9.3 BELOW)	1.5 PER UNIT = 450 SPACES
PARKING PROVIDED	30 COVERED SPACES 428 OPEN PARKING TOTAL = 458 (18 ADA)

- NOTES:
1. THIS PROJECT WILL COMPLY WITH SECTION 4.712(c) (6) FOR "D" HIGH-DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING.

2. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.

3. THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.

4. THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.

5. ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.

6. ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS.

7. TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.

8. EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY FACADE MATERIAL WITH MASONRY (SUCH AS BRICK, STONE, OR SYNTHETIC STONE) ACCENTS AT SELECT LOCATIONS.

8.1. ALL DECORATIVE WALLS SHALL BE SAME MATERIAL AS THE BUILDING OVER CONCRETE MASONRY BLOCKS.

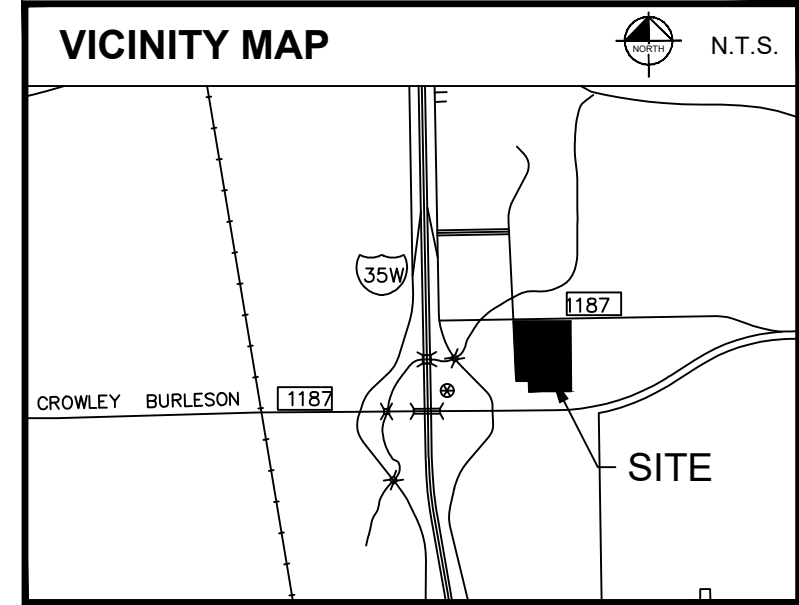
9. DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:

9.1 (4.712(d)(4)(b)) FENCES SHALL BE ALLOWED IN THE AREA BETWEEN BUILDING FACADE AND THE PROPERTY LINE. PERIMETER SECURITY FENCING SHALL BE ALLOWED.

9.2 (4.712(d)(2)) PARKING SHALL BE PROVIDED AT 1.5 SPACES PER DWELLING UNIT.

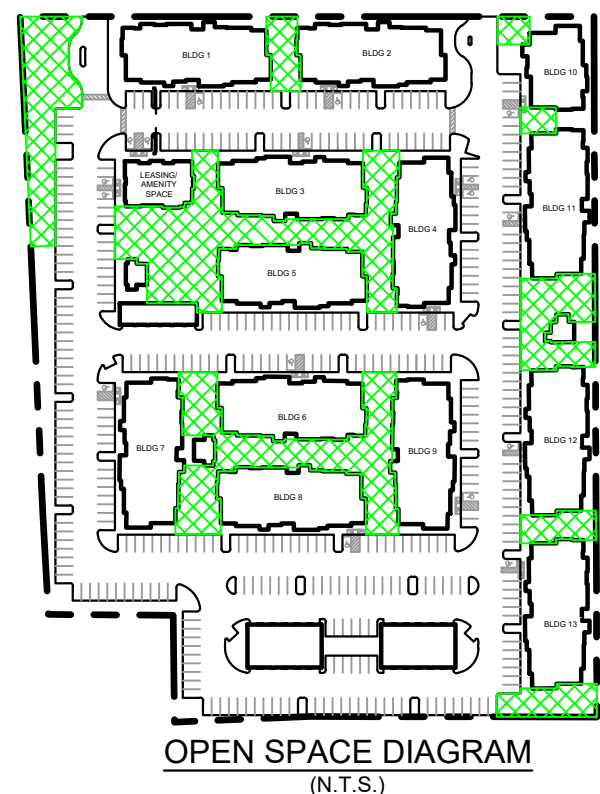
9.3 (4.712(c)(2)(a)) THE MINIMUM FRONT YARD SETBACK SHALL BE FIVE FEET.

9.4 (4.712(b)) A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT.



Kimley»Horn

801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928



LEGEND

— — — — —

PROPERTY LINE

PROVIDED OPEN SPACE AREA (SF)
(MIN. 25'x25')

OPEN SPACE AREA* (SF)	130,827
REQUIRED 35% OF OPEN SPACE AREA (SF)	45,789
PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')	63,592
PROVIDED OPEN SPACE RATIO**	49%
NET LAND AREA (SF)	411,289
BUILDING FOOTPRINTS AND PATIOS (SF)	120,227
PARKING AREAS AND ACCESS DRIVES (SF)	160,235
* = DEFINED AS NET LAND AREA MINUS BUILDING FOOTPRINTS, PARKING AREAS, AND ACCESS DRIVES	
** = DEFINED AS "PROVIDED OPEN SPACE AREA" / OPEN SPACE AREA	

SAGE BURLESON MULTIFAMILY
PD SITE PLAN

ARCHITECT
MICHAEL DELGADO
PROJECT ARCHITECT
CROSS ARCHITECTS
879 JUNCTION DR
ALLEN, TEXAS 75013

OWNER/DEVELOPER:
ALBERT TORRICO
NATIONAL DEVELOPMENT MANAGER
SAGE HOMES NORTHWEST LLC
9505 19TH AVE SE, STE 118
EVERETT, WA 98208

ENGINEER:
JOHN AINSWORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2253

PD SITE PLAN
ZC-25-XXX

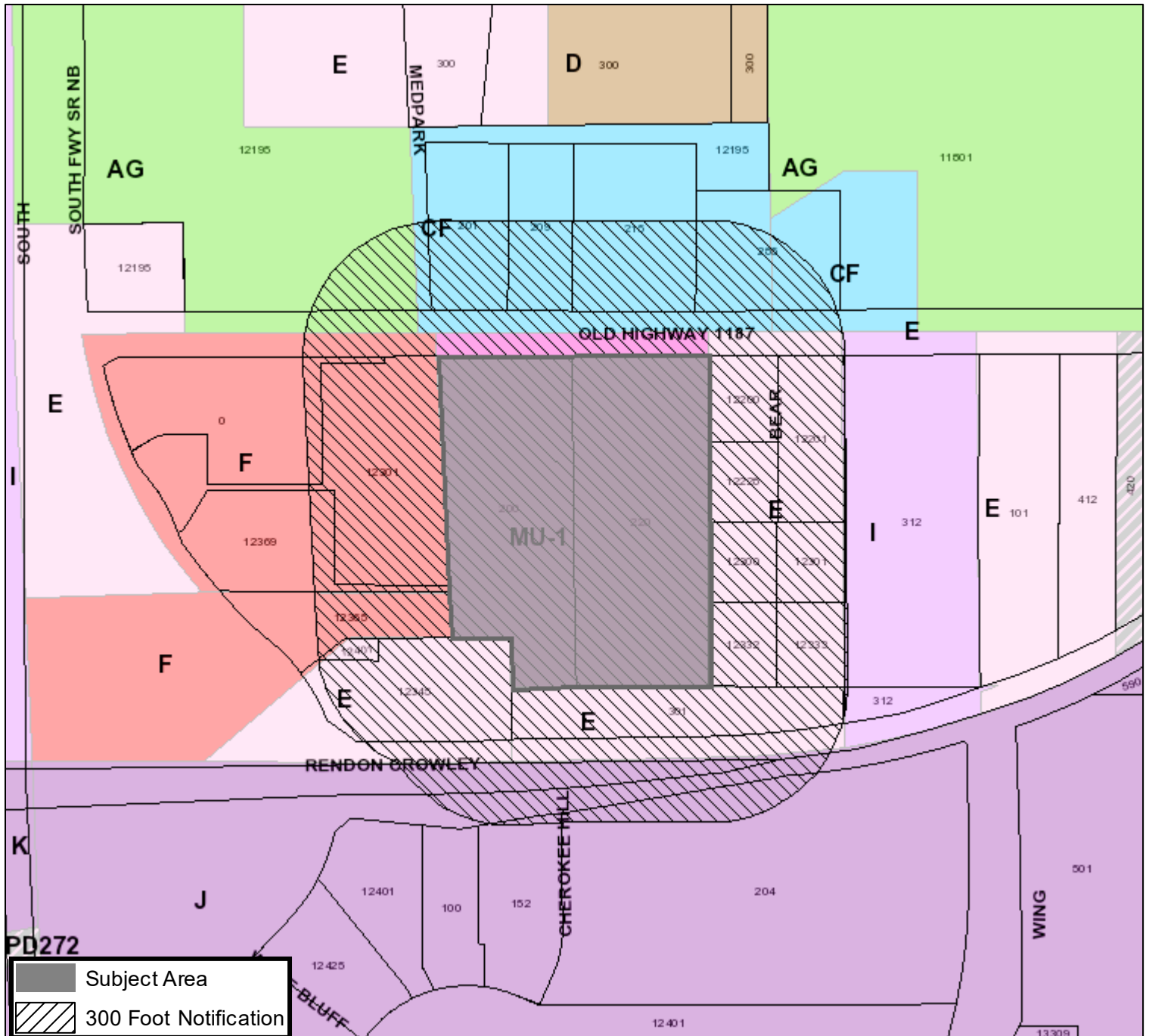
FORT WORTH, TX
MAY 2025



ZC-25-096

Area Zoning Map

Applicant: Alterrain Capital LLC/Kimley-Horn
Address: 200 & 220 Old Highway 1187
Zoning From: MU-1
Zoning To: PD for D use with waivers
Acres: 9.441
Mapsc0: Text
Sector/District: Far South
Commission Date: 6/11/2025
Contact: 817-392-2806



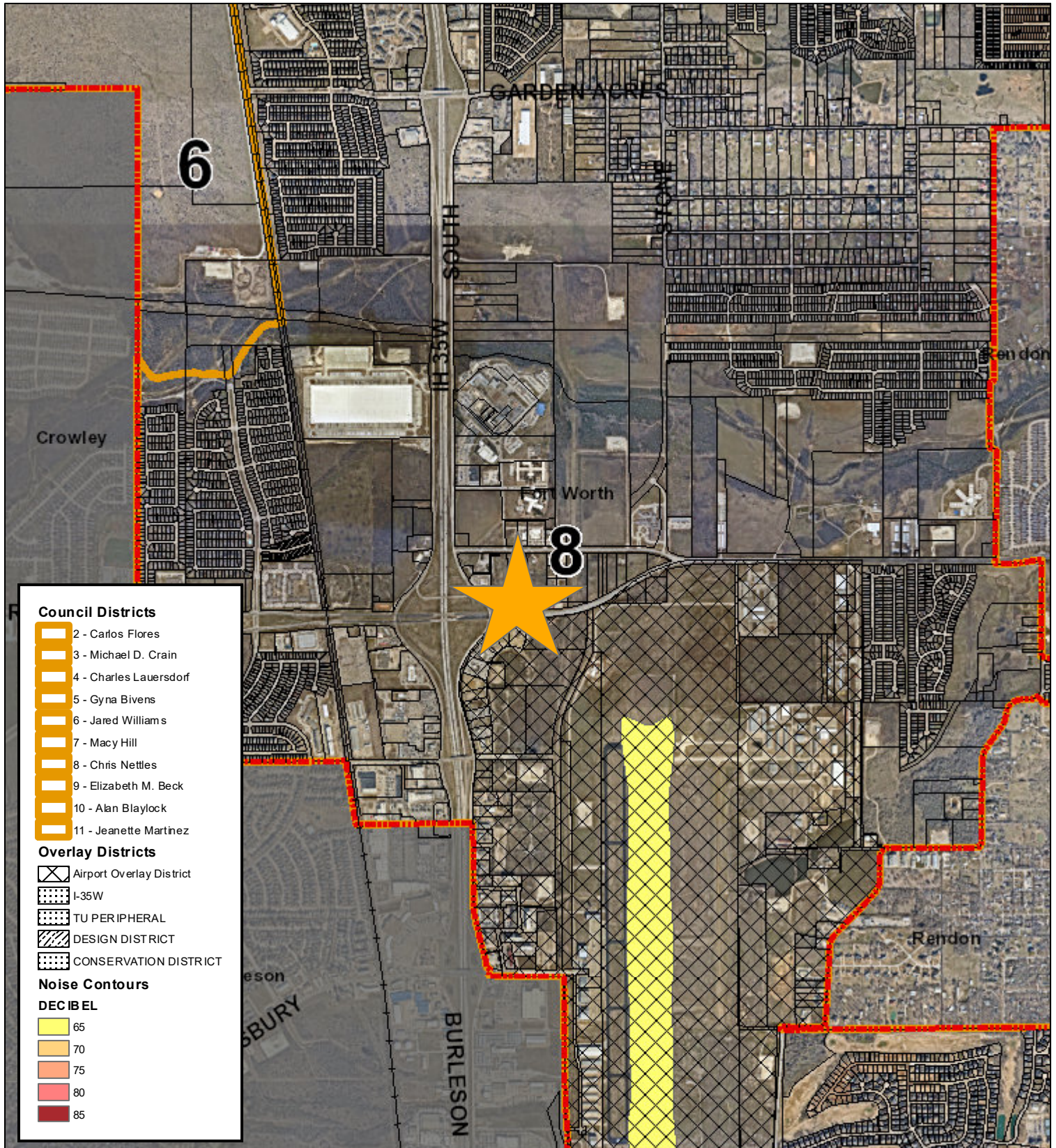
0 160 320 640 Feet

Created: 5/15/2025 8:31:21 PM



ZC-25-096

Area Map

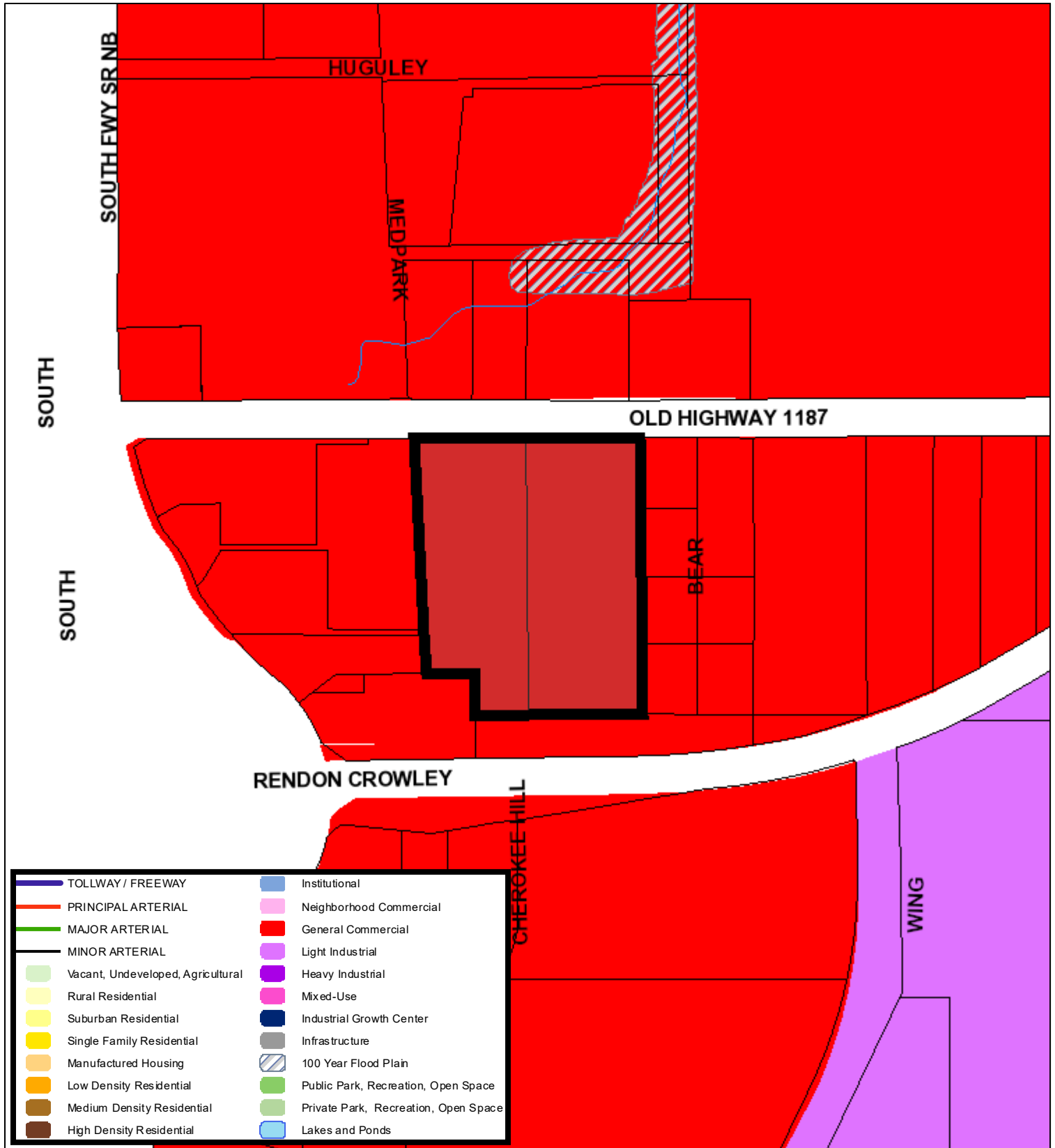


0 1,000 2,000 4,000 Feet



ZC-25-096

Future Land Use



350 175 0 350 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 6, 2018.





ZC-25-096

Aerial Photo Map



0 225 450 900 Feet

