



Zoning Staff Report

Date: September 13, 2022

Case Number: ZC-22-106

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Dirk Branch LP

Site Location: 5700 Block of Altamesa Blvd

Acres: 7.4 acres

Request

Proposed Use: Multifamily

Request: From: "I" Light Industrial

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development standards for open space, parking orientation, and density; site plan included.

Recommendation

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

Comprehensive Plan Consistency: Requested change is **not consistent (Significant Deviation)**.

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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](#)
 - c. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located on the northeast corner of Altamesa Boulevard and Chisholm Trail Parkway. The site is currently vacant and is zoned “I” Light Industrial. The applicant is requesting rezoning to "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development regulations. The attached site plan shows a mix of multifamily uses including an apartment buildings and townhome-style units, for a total of 280 units.

Specifically, the site plan depicts 261 apartment units and 19 attached townhome-style units. Floorplans range from studio to one- and two-bedroom units. Parking will be provided at a ratio of one space per bedroom plus additional spaces for the common areas, and will include a mix of surface parking and garage spaces.

The applicant is requesting development waivers to open space, units per acre, and parking in front of the primary structure. This case was continued from last month’s meeting for additional conversation with the neighborhood.

The table below provides the “D” standards vs. the proposed.

Requirement	Existing “D” Standards	Proposed “PD/D” Standards (per attached site plan)
Density	Maximum 32 units/acre	38 units per acre (does not comply) <i>Requires Development Standard.</i>
Height	Maximum height 36’	Complies
Required Yards	<u>Front Yard</u> : 20’ minimum <u>Rear Yard</u> : 5’ minimum <u>Interior Side Yard</u> : 5’ minimum <u>Corner Lot Side Yard</u> : 20’ minimum adjacent to side street	Complies
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	Complies
Open Space	Minimum 35%	15% provided (does not comply) <i>Requires Development Standard.</i>

Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	Complies
Building Orientation	Buildings located on public streets must face the street with the longest length of the building parallel / adjacent to the street.	Complies
Parking	Located behind	Site plan indicates parking in front of the building (does not comply) <i>Requires Development Standard</i>
Multifamily Design (MFD) Standards	MFD Submittal Required prior to building plan review	Will comply

Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family

East PD 951 "PD/F" Planned Development for all uses in "F" General Commercial plus mini-warehouse; site plan approved / miniwarehouse

South PD 1317 "PD/D" Planned Development for all uses is "D" High Density Multifamily for detached multifamily, site plan approved / vacant

West "F" General Commercial / Chisholm Trail Pkwy

Recent Zoning History

- ZC-21-097: Request to rezone the subject property to PD/D for detached multifamily development (south of subject property).

Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Ridgeview Estates HOA	Quail Ridge Estates Phase II HOA
Hulen Bend Estates HA	Park Palisades HA*
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Crowley ISD	

**This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from "I" Light Industrial to "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development regulations. Surrounding uses vary with single-family to the north, miniwarehouse to the east, vacant land south (new detached multifamily recently zoned), and Chisholm Trail Parkway to the west.

The property contains a drainage easement to the north, which buffers the single-family from the current allowed uses. The subject site is squeezed in-between railroad ROW and toll road, which might encumber a multifamily use. The existing commercial/industrial zoning is appropriate being that the site is located near a major hospital and employment center to the west. Office and or medical would benefit from the proximity of the existing arterial and freeway entrance. The proposed zoning is **not compatible** with surrounding land uses.

The 2022 Comprehensive Plan currently designates the subject property as “General Commercial” on the future land use map. The requested zoning change is not consistent with the following Comprehensive Plan policy:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Multifamily has been removed as an encouraged land use in commercial districts in accordance with current Zoning policies. Based on the lack of conformance with the future land use map and policy stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

- Provide fencing type
- No parking or driveways shall be provided between a building and a public or private street. Parking shall be provided per § [6.201](#). Frontage on a controlled access highway shall not be considered a street for purposes of this section. (Waiver Requested)
- Open Space (Waiver Requested)
- Units per acre (Waiver Requested)

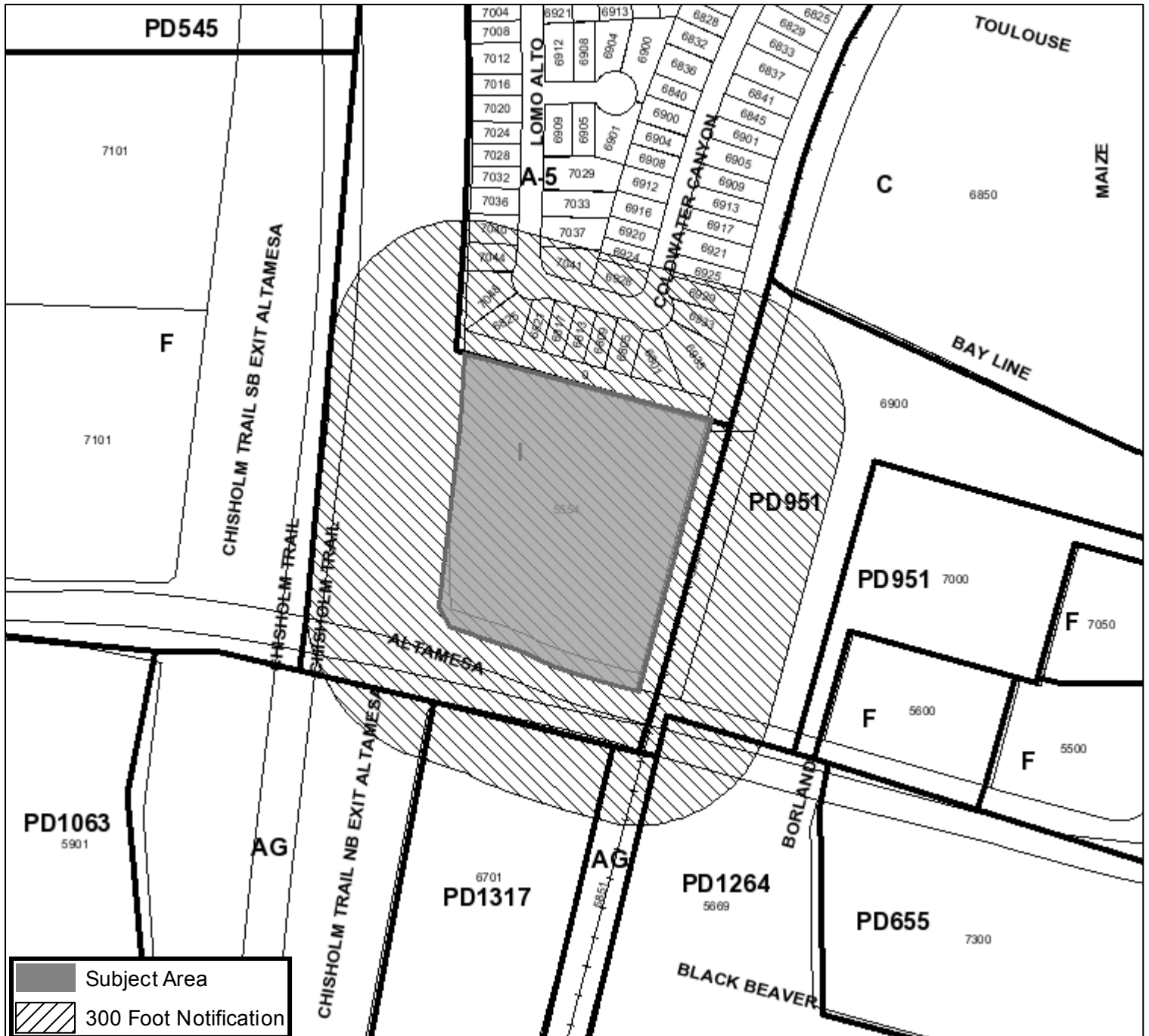
Fire Department



- Vehicle gates required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits required for electric gates.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6 Access
- Fire lanes are required to be a minimum of 26' and provide hose lay within 150' to all exterior walls, measured in a 5' wide unobstructed path. That distance MAY be increased to 300' if the buildings are equipped with fire sprinkler systems.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.1 Buildings and Facilities
- Additional hydrants will be required to meet the following:
 - ? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.
 - ? 500 ft. hose lay distance to all points of building.
- FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 507 Hydrants
- Named and platted Emergency Access Easements may be required for addressing.

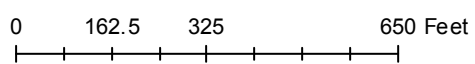
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff **cannot be waived** through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

Area Zoning Map

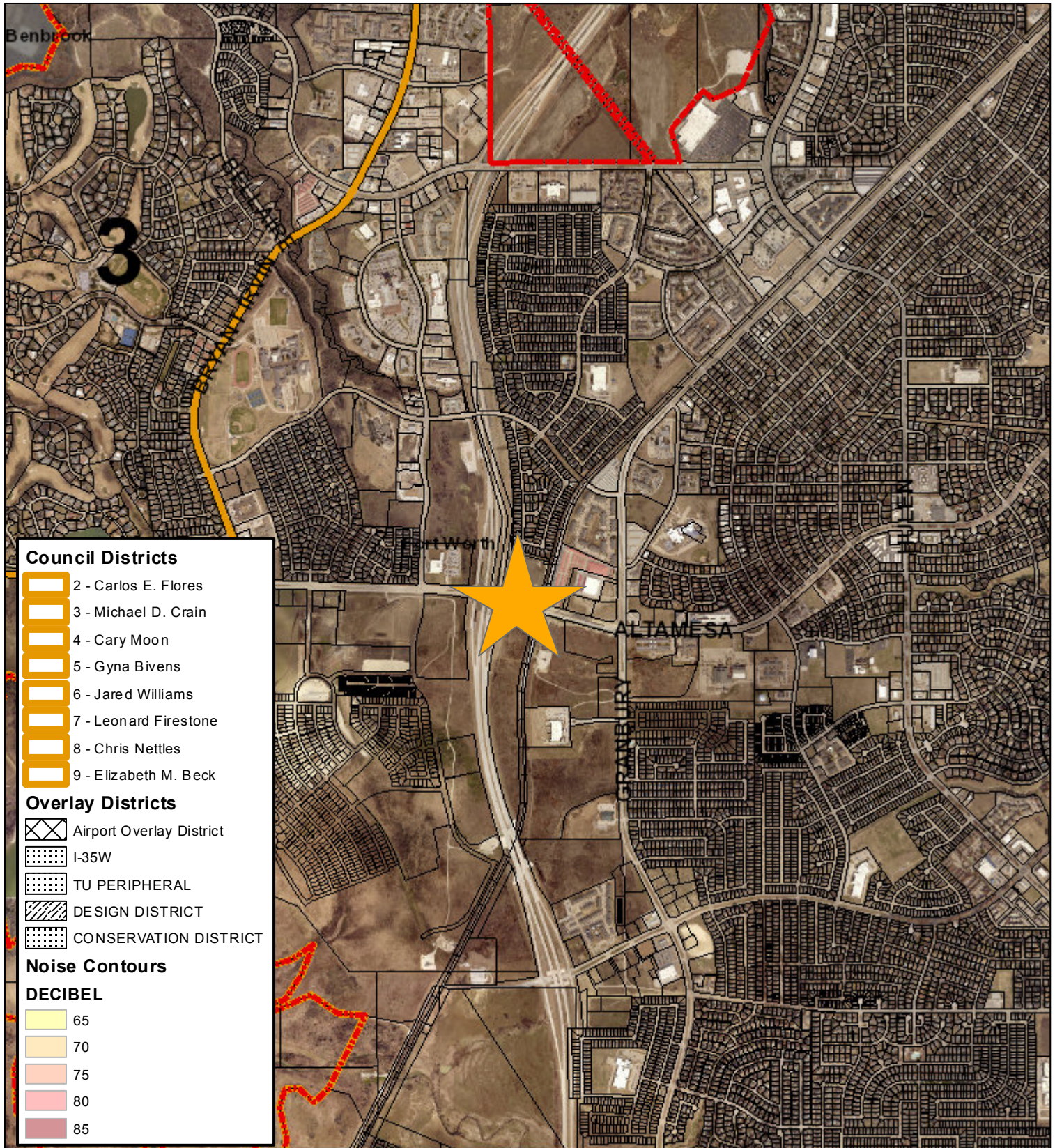
Applicant: Dirk Branch LP
 Address: 5700 block Altamesa Boulevard
 Zoning From: I
 Zoning To: PD for D uses with waivers to density, parking, and open space
 Acres: 7.40006311
 Mapsco: 102CD
 Sector/District: Wedgwood
 Commission Date: 7/13/2022
 Contact: 817-392-8047




 Subject Area
 300 Foot Notification








Area Map








Council Districts

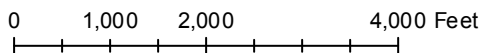
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

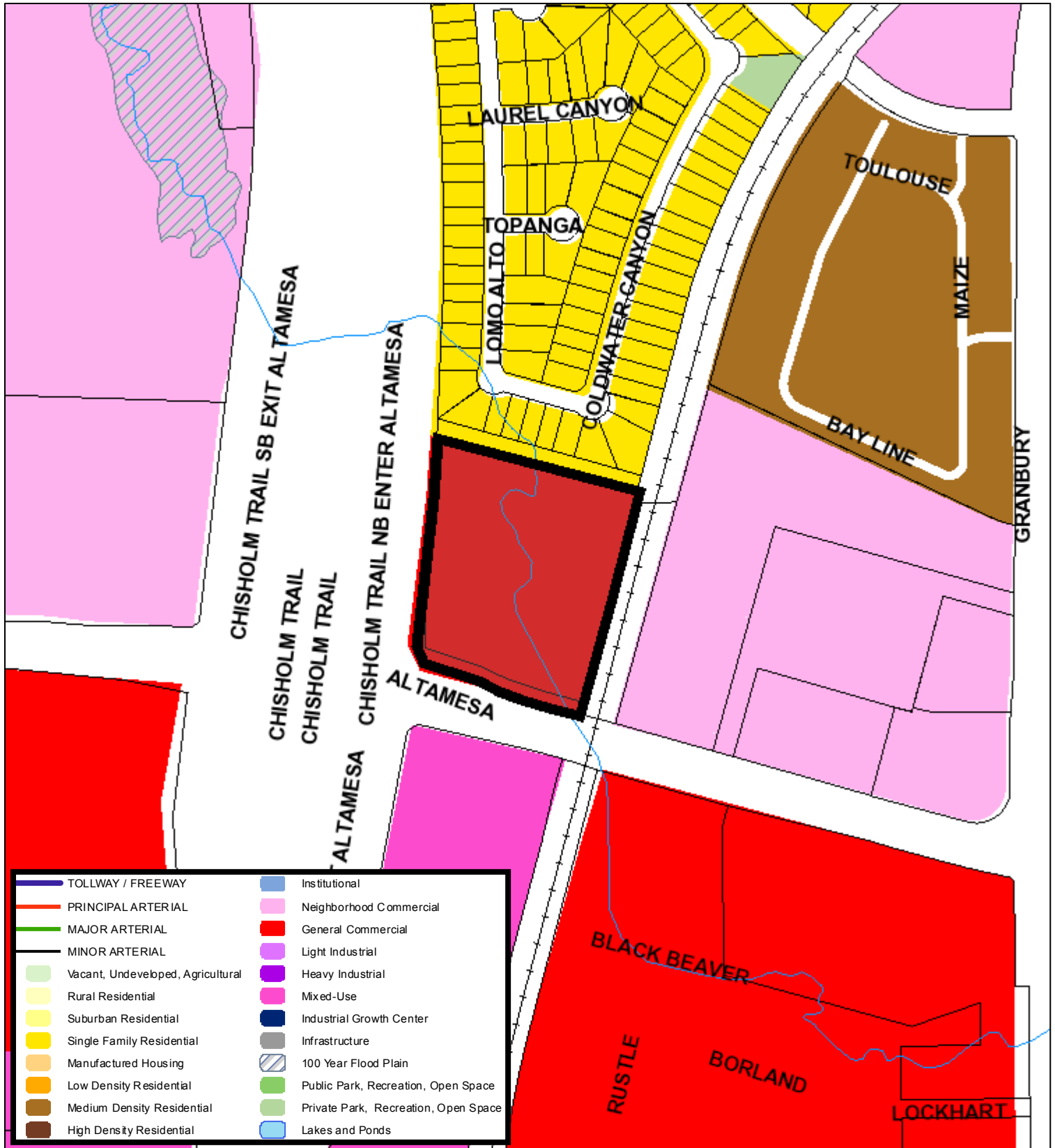
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



Future Land Use



360 180 0 360 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.



Aerial Photo Map



0 230 460 920 Feet

