



# Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-22-156

District (old/new): 3 / 3

## Zoning Map Amendment & Site Plan

**Case Manager:** Stephen Murray

**Owner / Applicant:** Rowan Altgelt Laughlin Group, LTD / Zac Thompson, ONM Living

**Site Location:** 9400 block Chapin Road

**Acreage:** 57.54 acres

### Request

**Proposed Use:** Detached Multifamily & Townhomes

**Request:** From: "AG" Agricultural

To: "PD-CR/R2" Planned Development-Low Density Multifamily and Townhouse/Cluster, with development standards for open space, building setbacks, parking, building orientation, fencing, perimeter fencing, and waiver to MFD submittal; Site Plan included

### Recommendation

**Land Use Compatibility:**

Requested change is **compatible**

**Comprehensive Plan Consistency:**

Requested change is **consistent**

**Staff Recommendation:**

**Approval**

**Zoning Commission Recommendation:**

**Approval by a vote of 6-0**

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## Project Description and Background

The subject property is located along the west side of Loop 820, south of Chapin Road. The 57-acre site is currently vacant except for a gas well. The applicant is requesting to rezone this property from “AG” Agricultural to “PD-CR/R2” Planned Development – Low Density Multifamily & Townhouse/Cluster to allow for development of a detached multifamily (detached apartments & townhome) community. An excerpt from Page 4 of the application is included below for reference:

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### DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City’s Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

We are proposing to rezone the property from agriculture to a PD with a base zoning of CR & R2 to allow for the development of a residential cottage and townhome community in accordance with the attached PD standards and site plan. We are proposing a PD with a CR & R2 base zoning because the City of Fort Worth currently does not have a zoning classification for the cottage type residential development. Using the PD zoning will allow us to modify the closest MF zoning to fit our specific product/use and project site.

The Cottages and Villas at Marys Creek subject property consists of 57.01-acres of land generally located south of Chapin Rd, west of Interstate Loop 820 and north of Marys Creek, within the Corporate limits of Fort Worth, Tarrant County, Texas. The proposed development shall be uniquely designed so that units will have the appearance of single family detached and duplex homes and will consist of approximately 136 single-story and two-story structures consisting of two units per structure along with 58 two-story townhome structures. The proposed development shall also include one single-story structure for a leasing area, garages and carports, and common open space.

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial / vacant, vehicle sales dealerships located further north

East West Loop 820 Freeway

South “AG” Agricultural / vacant, floodplain; further south: “A-21” One-Family / single family dwellings

West “AG” Agricultural / gas wells, single-family home and landscape business

## Recent Zoning History

- ZC-22-050, Request to rezone from “AG” Agricultural to “I” Light Industrial withdrawn by applicant.

## Public Notification

300-foot Legal Notifications were mailed on January 26, 2023.  
The following organizations were emailed on January 27, 2023:

| Organizations Notified       |                           |
|------------------------------|---------------------------|
| Montserrat HA*               | Chapin Rd & Alameda St NA |
| Trinity Habitat for Humanity | Fort Worth ISD            |
| Streams & Valleys Inc        |                           |

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone this property from “AG” Agricultural to “PD-CR/R2” Planned Development – Low Density Multifamily and Townhouse/Cluster. All property immediately adjacent to this site is zoned “AG” Agricultural District. The site is bordered on the east by the West Loop 820 Freeway, and the parcel to the west appears to be developed with a single-family home and a commercial landscaping business. Property to the north is zoned “G” Intensive Commercial district and is developed with two car dealerships along the highway frontage. The majority of land on the west side of Alameda Street, northwest of the subject property, is zoned “I” Light Industrial including approximately 70 acres of land that were rezoned for industrial use in April 2021. The character of the closest existing residential developments to this site are rural residential, large lot residential, and standard residential single family.

The gas well pad on the site and the proximity to Loop 820 should be taken into consideration when evaluating the site. Both of these features have the potential to generate nuisance complaints from future residents based on noise, odor, and pollution. Proximity to freeways and gas wells are generally not desirable for residential development. The latest plans indicate the second entrance on Loop 820 frontage as “emergency access only”, meaning all 330 units will be entering and exiting from the Chapin Road entrance, which is less than ideal.

Mary’s Creek is located to the south of this site, including a large area of FEMA 100-year floodplain that extends onto the subject property. The Montserrat Subdivision, zoned a combination of “A-21” and “A-43” One-Family, is located to the south of Marys Creek and is developed with single-family homes on large lots. However, the floodplain area that separates this neighborhood and the subject property measures approximately 1,200 feet wide and is heavily wooded, providing a buffer between the two uses. In addition, no direct connection between the residential area and subject property is proposed.

No community support has been provided for this rezoning request, and no letters of support are on file with the Development Services Department as of the writing of this report. The proposed use will provide a buffer to more intense commercial and industrial uses to the north and adjacent to the freeway. In addition, the floodplain provides an adequate buffer to nearby large lot single-family.

The proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far West

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The 2022 Comprehensive Plan currently designates a 500 foot strip along the northern portion of the subject property, closest to Chapin Road, as “General Commercial” on the Future Land Use Map. The remainder of the property is designated as “Rural Residential.” However, the 2023 Comprehensive Plan, when approved, will designate the site as Low Density Residential.

Although this site does have direct access to the Loop 820 Freeway and Chapin Road (an arterial roadway), Chapin currently serves as a dividing line between industrial uses to the north and agricultural and residential uses to the south.

The proposed lower-density residential will provide a transition from the industrial uses to the north of Chapin Road and residential uses to the south. As a result, the proposed rezoning of “PD-CR/R2” **is consistent** with the Comprehensive Plan.

## Economic Development Plan

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The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

With a portion of the site reserved for future commercial zoning, it would be wise to retain a portion of this site for future commercial use, rather than allowing a purely residential development. The Economic Development Plan does promote the City pursuing a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

## Site Plan Comments

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### Zoning and Land Use

(Round 2 comments – addressed)

Waiver Exhibit:

- Missing case number and address
- Should be called “development standards”, not “deviations”
- “Proposed PD-CR” rather than “Proposed PD”
- Missing listing of development standards (waivers) at the top
- Missing density (units per acre), bufferyard & screening, landscaping, and urban forestry
- Provide parking counts for required and provided in table

Open Space diagram:

- Eliminate distinctions on Open Space types (easement, floodplain, amenity)
- Add gas well acreage
- Table should show total site acreage, less gas well acreage and row dedication
- Include open space expressed as acreage as well as percent of site (less gas & row or ~48 ac)
- Revise Summary table:
  - Remove developable acreage
  - Revise density to 6.7 DU/acre (based on 374 units on 55.7 acres)
  - Density is calculated as total acreage minus any right of way dedications, or 57.0 less 1.3 = 55.7
- Remove Open Space Summary Table from Site Plan

- Provide Separate Open Space Diagram exhibit with areas shaded that meet definition of Open Space in Section 9 of the City of Fort Worth Zoning Ordinance.
  - **OPEN SPACE** - The net land area minus all building footprints, parking areas, access drives and fenced patios. Must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence
- Provide additional space for Director signature and date lines
- Add Case # reference ZC-22-156
- Rename "PD Development Plan" to "Site Plan"
- If parking is calculated per the Zoning Ordinance requirements (1 per bedroom plus 1 per 250 square feet of common area) that waiver/development standard could be eliminated. The less development standards the better.

## **Fire Department**

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

FYI: Plat subject to gas well setbacks for a Permitted Pad site and Lift Compressor.

All gas well setback types must be shown on the plat regardless of the building type.

225' Building Setback measured from the edge of the pad site for Protected Use & Public Building structures.

125' Building Setback from the edge of the Multi Well Permitted gas well site for Habitable Structures.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 5706.3.1.3.3 Existing Gas Wells

FYI: Additional fire hydrants will be required. Additional hydrants will be required to accommodate the following:

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided: IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

## **Transportation/Public Works**

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

The tract is subject to a review of the Rough Proportionality and potential construction for roadway improvements to Chapin Road based on the site's impact on the roadway system.

## **Water**

Case review Performed On: 9/28/2022. You may address hold comments by emailing: DSWS@fortworthtexas.gov

Ensure Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water requirements are met:

<https://www.fortworthtexas.gov/files/assets/public/government/documents/fw-water-installation-policy-design-criteria.pdf>

## **Stormwater**

Workflow in Accela cleared by Robin Stevens, but no comments provided

## **Park & Recreation**

Workflow in Accela cleared by Lori Gordon, but no comments provided

## **Platting**

No response provided

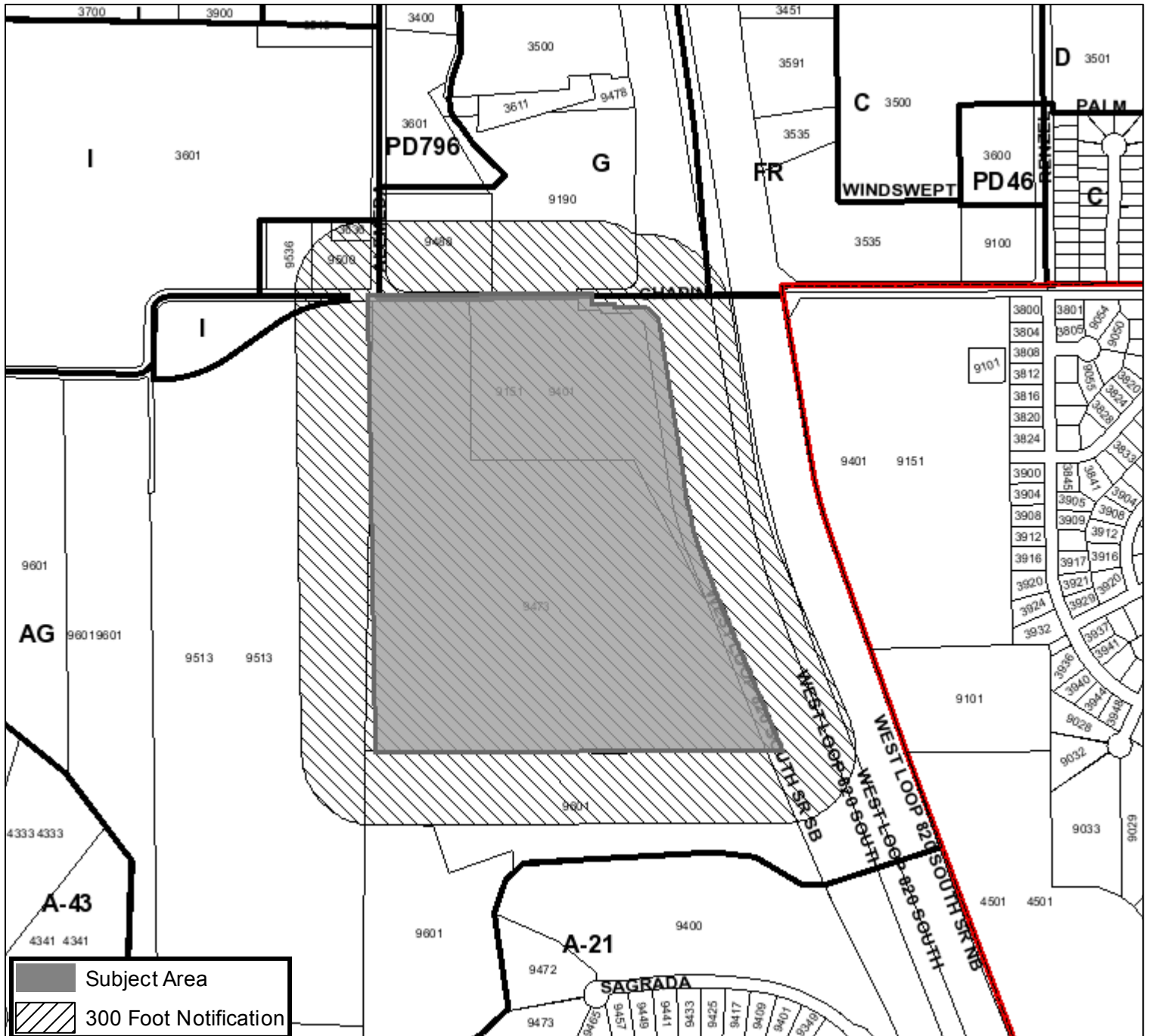
## **Building Plan Review**



No response provided

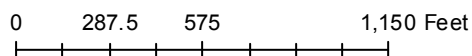
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

### Area Zoning Map

Applicant: Rowan Altgelt Laughlin Group, LTD  
 Address: 9400 block Chapin Road  
 Zoning From: AG  
 Zoning To: "PD-CR/R2" Planned Development for Detached Multifamily & Townhomes  
 Acres: 57.53858333  
 Mapsco: 72V  
 Sector/District: Far West  
 Commission Date: 11/9/2022  
 Contact: 817-392-8043



|  |                       |
|--|-----------------------|
|  | Subject Area          |
|  | 300 Foot Notification |



**NOTES:**

1. SITE AMENITIES INCLUDE: DOG PARK, COURTYARD AREAS, SIDEWALKS THROUGHOUT THE DEVELOPMENT, POOL, PLAYGROUND, OUTDOOR ENTERTAINMENT SPACE WITH PERGOLA AND MOVEABLE FURNITURE, FIRE PIT AND MINIMUM 1500 S.F. AIR CONDITIONED CLUBHOUSE.
2. ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE. ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS UNLESS SPECIFIED ON THE SITE PLAN.
3. THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR "CR" DISTRICTS.
4. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
5. TRASH RECEPTACLES WILL BE SCREENED IN WITH A MASONRY WALL ON ALL THREE SIDES AND CONTAIN A GATE.
6. THE SQUARES ON THE PROPOSED PERIMETER FENCING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF COLUMN SPACING. PROPOSED COLUMN SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS. ALL SCREENING WALLS TO BE 6- FEET IN HEIGHT.
7. SIDEWALKS BEHIND FREESTANDING GARAGES SHALL BE OFFSET 3- FEET TO ALLOW FOR A ROW OF SHRUBS OR PLANT MATERIAL.
8. GARAGES AND CARPORTS SHALL BE BE CONSTRUCTED WITH COMPATIBLE ARCHITECTURAL TREATMENTS THAT MATCH THE MAIN BUILDINGS (EG ROOF PITCH, GABLE TYPE AND ORIENTATION, ROOF MATERIALS).
9. ALL LANDSCAPE BUFFERS ARE INCLUSIVE OF EXISTING/PROPOSED EASEMENTS.
10. ALL FIRELANES AND PARKING AREAS TO BE CONCRETE PAVING.
11. ALL PARKING STALLS (INCLUDING ADA SPACES) TO MEASURE 10- FT BY 20- FT AND INCLUDE WHEEL STOPS. ADA SPACES WILL ALSO INCLUDE A 5- FT BY 20- FT LANDING ZONE AND INCLUDE HANDICAP SIGNAGE.
12. ACCESS FROM LOOP 820 SERVICE ROAD TO BE MARKETED AS EMERGENCY ACCESS. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "CR" AND "R2" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:

**OVERALL COMMUNITY DESIGN STANDARDS**

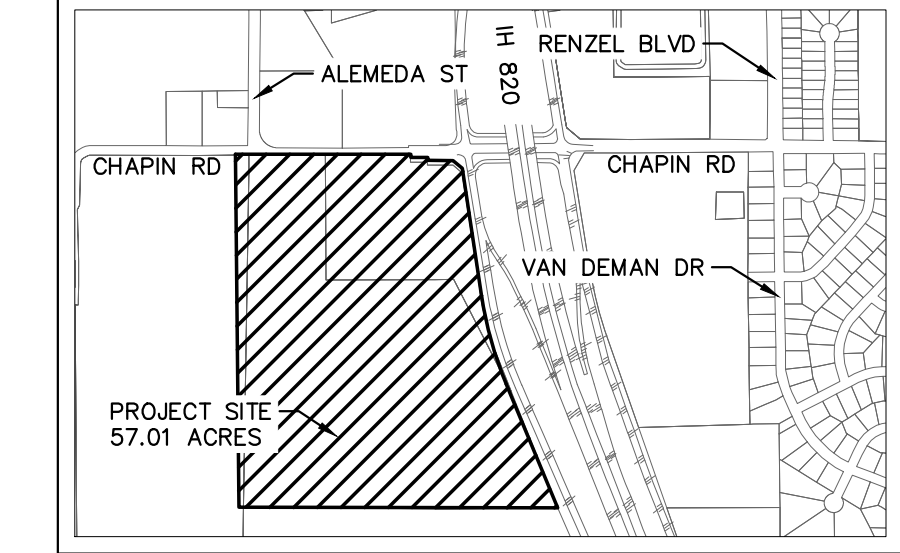
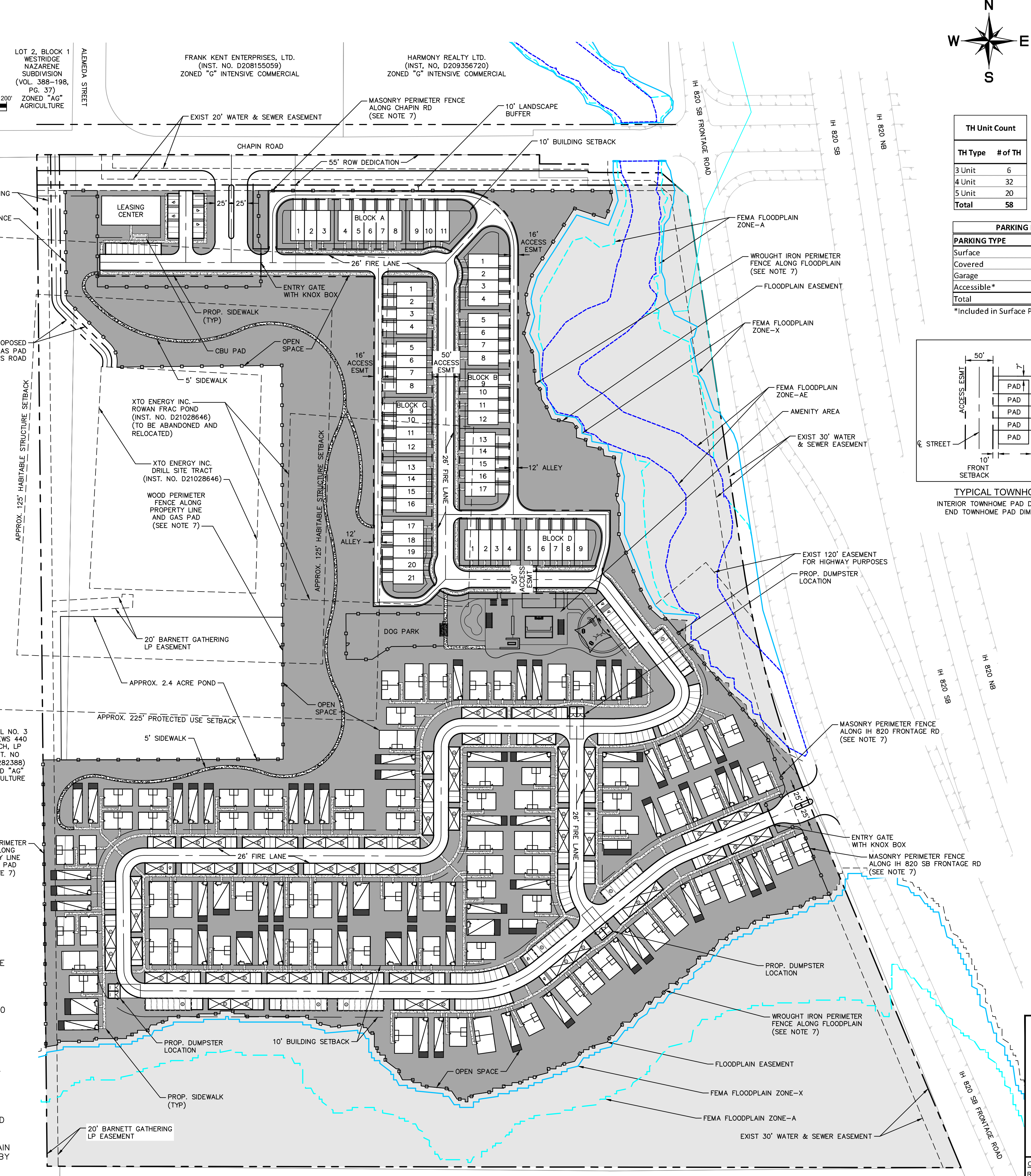
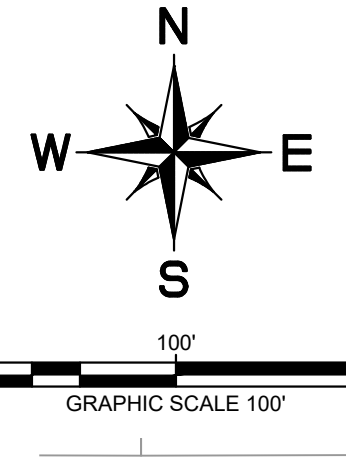
- OPEN SPACE, MINIMUM 40% (19.72 ACRES) (INCLUSIVE OF LEASING OFFICE AND AMENITY AREA). EXISTING AND PROPOSED EASEMENTS, 100-YEAR FLOODPLAIN, COURTYARDS, WELL SETBACKS, AND GREEN/LANDSCAPED AREAS BETWEEN BUILDINGS SHALL BE COUNTED PER OPEN SPACE REQUIREMENTS.
- MAXIMUM DENSITY PER ACRE SHALL BE 16 UNITS PER ACRE. (FOR OVERALL PROJECT)
- ACCESSORY BUILDINGS SHALL INCLUDE: LEASING CENTER, AMENITY CENTER, PARKING GARAGES, MAINTENANCE AND STORAGE BUILDINGS.
- ACCESSORY BUILDINGS SHALL CONFORM TO REQUIREMENTS STATED ON THIS SITE PLAN. NO FURTHER SITE PLANS OR SPECIFIC USE PERMITS SHALL BE REQUIRED FOR THE ACCESSORY BUILDINGS.
- CEMENTIOUS FIBERBOARD (CFB) SIDING, ALSO KNOWN AS COMPOSITE LAP SIDING, SHALL BE A PERMITTED MASONRY MATERIAL FOR THE PLANNED DEVELOPMENT, WITH SOME UNITS HAVING A MAXIMUM OF 90 PERCENT COVERAGE OF CFB ON CERTAIN SIDES; COVERAGE MAY HAVE A MINIMUM OF 80 PERCENT COVERAGE OF CFB ON CERTAIN SIDES.
- A MINIMUM OF 20 PERCENT MASONRY SHALL BE ALLOWED ON THE EXTERIOR FRONT, SIDE, AND REAR ELEVATIONS (EXCLUDING WINDOWS AND DOORS) ON ALL BUILDINGS.
- THE EXTERIOR WALLS (EXCLUDING WINDOWS AND DOORS) OF 50 PERCENT OF THE BUILDINGS SHALL BE A MINIMUM 70 PERCENT MASONRY ON THE FIRST-FLOOR ELEVATION.
- THE 20 PERCENT MASONRY STANDARDS THAT APPLY TO THE FRONT ELEVATION OF ANY RESIDENCE BUILDING SHALL ALSO APPLY TO ANY EXTERIOR WALLS ON A STRUCTURE THAT ARE ADJACENT TO AND FACE A PUBLIC STREET OR FIRE LANE, OR ARE VISIBLE FROM AND LOCATED IMMEDIATELY ADJACENT TO A PUBLIC PARK, RESERVED OPEN SPACE OR NEIGHBORHOOD COMMON AREA, OR AN UNDEVELOPED FLOOD HAZARD OR DRAINAGE AREA THAT IS ALSO ADJACENT TO A PUBLIC STREET.
- A MAXIMUM OF 10 PERCENT OF ANY EXPOSED EXTERIOR WALL MAY CONSIST OF EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- SECOND FLOOR DUTCH GABLE ROOF ELEMENTS ARE NOT REQUIRED TO BE MASONRY IF SET BACK AT LEAST 3 FEET FROM THE FIRST-FLOOR FRONT ELEVATION VERTICAL PLANE.
- BUILDINGS SHALL INCORPORATE AT LEAST 3 OF THE FOLLOWING FACADE VARIATION ELEMENTS:
  - A. A BASE COURSE OR PLINTH COURSE; BANDING, MOLDINGS, OR STRING COURSES; QUOINS; ORIELS; CORNICES; ARCHES; BRACKETS; KEYSTONES; DORMERS; LOUVERS AS PART OF THE EXTERIOR WALL CONSTRUCTION (QUOINS AND BANDING SHALL WRAP AROUND THE CORNERS OF THE STRUCTURE FOR AT LEAST TWO FEET).
  - B. BALCONIES
  - C. BAY WINDOWS
  - D. DOUBLE-ENTRY DOOR(S)
  - E. COVERED ENTRY(IES)
  - F. THE USE OF BOTH STONE AND BRICK ON THE FRONT ELEVATIONS WITH A MINIMUM OF 10 PERCENT COVERAGE OF ONE OF THE ELEMENTS.
  - G. FRONT PORCH OF AT LEAST 50 SQUARE FEET.
  - H. THE INSTALLATION OF AT LEAST TWO (2) COACH LIGHTS.
  - I. SHUTTERS, COLUMNS, AND ARCHITECTURAL WOODEN ACCENTS CAN BE SUBSTITUTED IF ADMINISTRATIVELY APPROVED BY THE ADMINISTRATIVE OFFICIAL.
- WINDOWLESS EXTERIOR WALLS THAT FACE A TRAVEL WAY OR OTHER SIMILAR HIGHLY VISIBLE AREAS ARE PROHIBITED. ON TWO-STORY STRUCTURES, WINDOWS ARE REQUIRED ON THE FIRST AND SECOND STORY FACING A TRAVEL WAY. WINDOWS SHALL BE IN HARMONY WITH AN APPROPRIATE TO THE REST OF THE STRUCTURE. THE USE OF REFLECTIVE GLASS ON RESIDENTIAL STRUCTURES IS PROHIBITED. REFLECTIVE GLASS WILL BE DEFINED AS HAVING A VISIBLE LIGHT REFLECTANCE RATING OF 15% OR GREATER.
- STREET LIGHTS SHALL BE DARK SKY COMPLIANT.
- PAINT COLOR SCHEMES FOR THE BUILDINGS SHALL BE EARTH TONES (WHITES, GRAYS, BLACKS, ETC.)
- ROOFING MATERIALS OF A STRUCTURE MAY ONLY CONSIST OF ARCHITECTURAL ASPHALT SHINGLES (INCLUDING LAMINATED DIMENSIONAL SHINGLES), CLAY AND CONCRETE TILE, METAL SHINGLES, MINERAL SURFACED ROW ROOFING, SLATE AND SLATE-TYPE SHINGLES, OR AN EQUIVALENT OR BETTER PRODUCT AS COMPARED WITH SAID MATERIALS. SHOULD ARCHITECTURAL SHINGLES BE USED AS ROOFING MATERIAL, SAID SHINGLES SHALL BE ACCOMPANIED WITH A MINIMUM 25-YEAR WARRANTY, UNDER NO CIRCUMSTANCE SHALL THREE-TAB SHINGLES BE USED AS ROOFING MATERIAL.
- EXCEPT FOR PORCH ROOFS AND SHED ROOFS, PITCHED ROOFS SHALL HAVE A MINIMUM SLOPE OF 6"x12" (SIX INCHES VERTICAL RISE FOR EVERY 12 INCHES HORIZONTAL RUN) AND SHALL HAVE AN OVERHANG AT LEAST 1-FOOT BEYOND THE BUILDING WALL; HOWEVER, THE OVERHANG SHALL NOT ENCRoACH INTO THE SETBACK MORE THAN 1-FOOT. PORCH ROOFS AND SHED ROOFS MUST HAVE A MINIMUM PITCH OF 4"x12".
- THE ROOFING ON THE GARAGE BUILDINGS SHALL BE 30-YEAR SHINGLES IN BLACK/DARK TONES.
- THE ROOFING ON THE CARPORTS SHALL BE A DARK NON-REFLECTIVE MATERIAL.

**COTTAGE COMMUNITY DESIGN STANDARDS**

- PARKING BASED ON:
  - 1 BEDROOM UNITS: 1.50 SPACES/UNIT
  - 2 BEDROOM UNITS: 2.00 SPACES/UNIT
  - 3 BEDROOM UNITS: 2.25 SPACES/UNIT
- MINIMUM 20% OPEN SURFACE PARKING ALLOWED.
- MINIMUM 30% COVERED PARKING ALLOWED.
- MINIMUM 10% ENCLOSED GARAGE PARKING ALLOWED.
- MINIMUM SQUARE FOOTAGE FOR A ONE BEDROOM UNIT IS 350 SF.
- FRONT YARD SETBACKS TO BE MINIMUM OF 10' FROM BACK OF CURB
- SIDE YARD SETBACKS TO BE 10' MINIMUM (AC UNITS SHALL BE ALLOWED WITHIN THE SETBACKS)
- REAR YARD SETBACKS TO BE 10' MINIMUM (AC UNITS SHALL BE ALLOWED WITHIN THE SETBACKS)
- BALCONIES AND PORCHES SHALL BE ALLOWED TO ENCRoACH INTO SETBACKS.
- MAXIMUM HEIGHT OF THE DUPLEX UNIT SHALL BE 36' (2 STORY)
- RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO WALL
- ENCLOSED GARAGE UNITS MINIMUM TEN FOOT (10') SEPARATION FROM RESIDENTIAL UNITS, WALL TO WALL

**TOWNHOME DESIGN STANDARDS**

- PARKING BASED ON:
    - 2 SPACES LOCATED IN DRIVEWAY
    - 2 SPACES LOCATED IN ATTACHED GARAGE
  - MAXIMUM HEIGHT OF THE TOWNHOME SHALL BE 36' (2 STORY)
- LANDSCAPE DESIGN STANDARDS**
- LARGE CANOPY TREES WILL BE PROVIDED 35-40 FT ON-CENTER ALONG CHAPIN ROAD.
  - SUSTAINABLE, NATIVE, ENHANCED LANDSCAPING WILL BE PROVIDED AT BOTH COMMUNITY ENTRANCES, AROUND THE AMENITY AREA, AND AT THE LEASING CENTER.
  - TREES WILL BE PROVIDED AT END CAPS OF PARKING STALLS WHERE THERE ARE NO UTILITY CONFLICTS.
  - A MIXTURE OF LARGE CANOPY TREES AND ORNAMENTAL TREES WILL BE PLACED THROUGHOUT THE DEVELOPMENT.
  - EVERGREEN SCREENING SHRUBS WILL BE PLACED ADJACENT TO ALL DUMPSTER LOCATIONS.
  - NATURAL CANOPY AND VEGETATION CONTAINED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN TO BE PRESERVED TO THE EXTENT PERMITTED BY THE CITY.



**TH Unit Count**

| TH Type      | # of TH   |
|--------------|-----------|
| 3 Unit       | 6         |
| 4 Unit       | 32        |
| 5 Unit       | 20        |
| <b>Total</b> | <b>58</b> |

**PARKING PROVIDED**

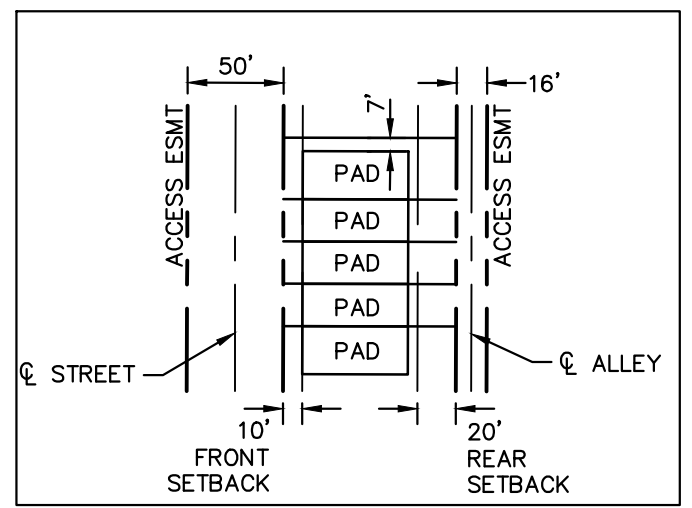
| PARKING TYPE | # Spaces   | Mix   |
|--------------|------------|-------|
| Surface      | 163        | 34.3% |
| Covered      | 264        | 55.6% |
| Garage       | 48         | 10.1% |
| Accessible*  | 10         | 2.1%  |
| <b>Total</b> | <b>475</b> |       |

\*Included in Surface Parking Total

**UNIT COUNT AND MIX**

| Unit Type    | Bedrooms in a Unit | Units      | Actual %    | Goal %      |
|--------------|--------------------|------------|-------------|-------------|
| Type 1       | 1                  | 86         | 32%         | 25%         |
| Type 2       | 2                  | 62         | 23%         | 20%         |
| Type 3       | 1                  | 6          | 2%          | 5%          |
| Type 4**     | 1,2                | 106        | 39%         | 35%         |
| Type 5       | 3                  | 12         | 4%          | 15%         |
| <b>Total</b> |                    | <b>272</b> | <b>100%</b> | <b>100%</b> |

\*\* Two Story Units



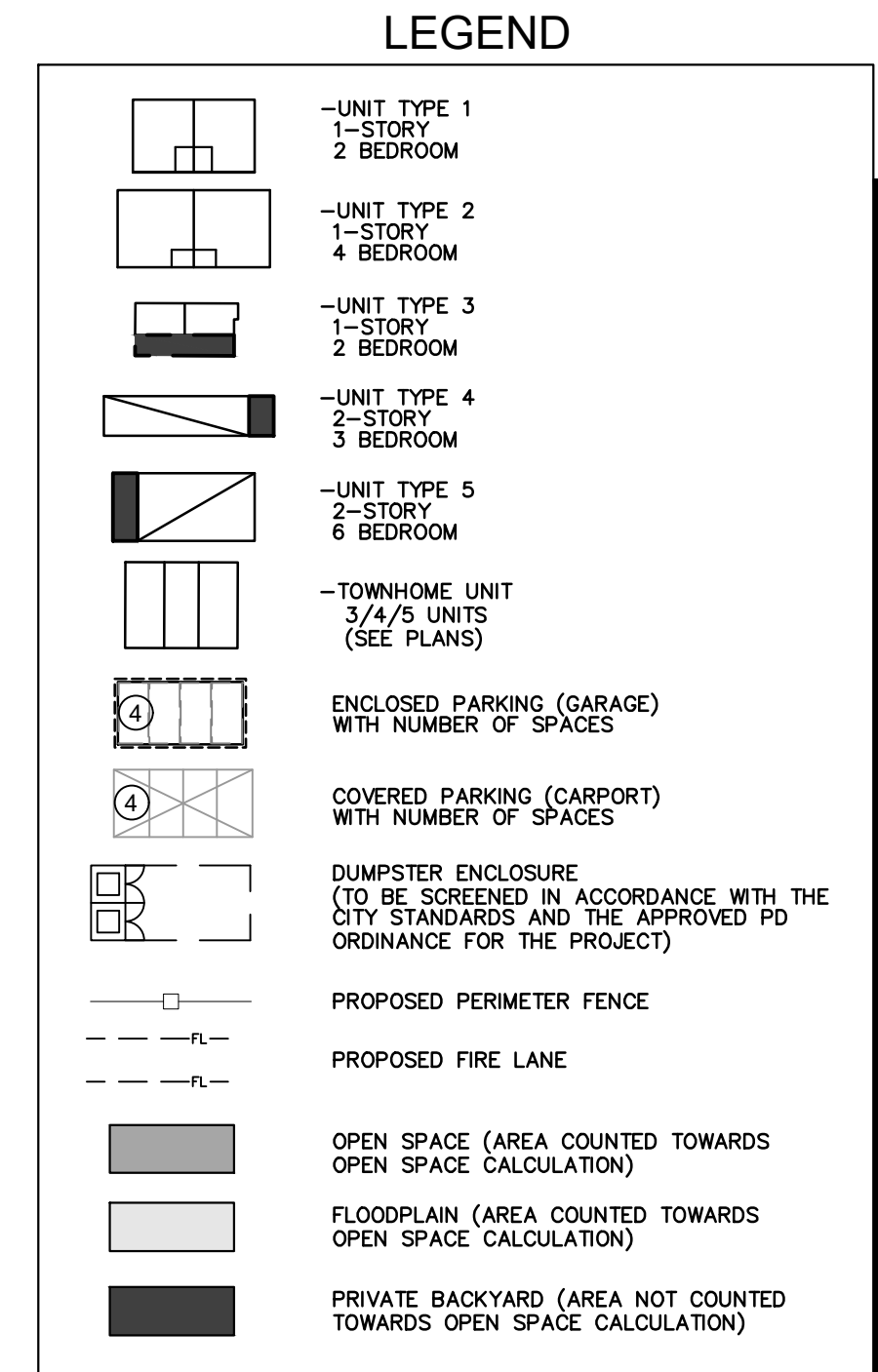
**DENSITY CALCULATION TABLE**

|                    |             |
|--------------------|-------------|
| Total Site Acreage | 57 Acre     |
| Gas Pad/Pond       | 7.7 Acre    |
| ROW Dedication     | 1.3 Acre    |
| Density*           | 6.9 DU/Acre |

\*Excludes acreage reserved for ROW Dedication and Gas Pad/Gas Pad Access.

**PARKING REQUIRED**

| # Bdrm | # Units    | Pkg/Unit | Req. Pkg     |
|--------|------------|----------|--------------|
| 1 bdrm | 145        | 1.50     | 217.5        |
| 2 bdrm | 115        | 2.00     | 230.0        |
| 3 bdrm | 12         | 2.25     | 27.0         |
|        | <b>272</b> |          | <b>474.5</b> |



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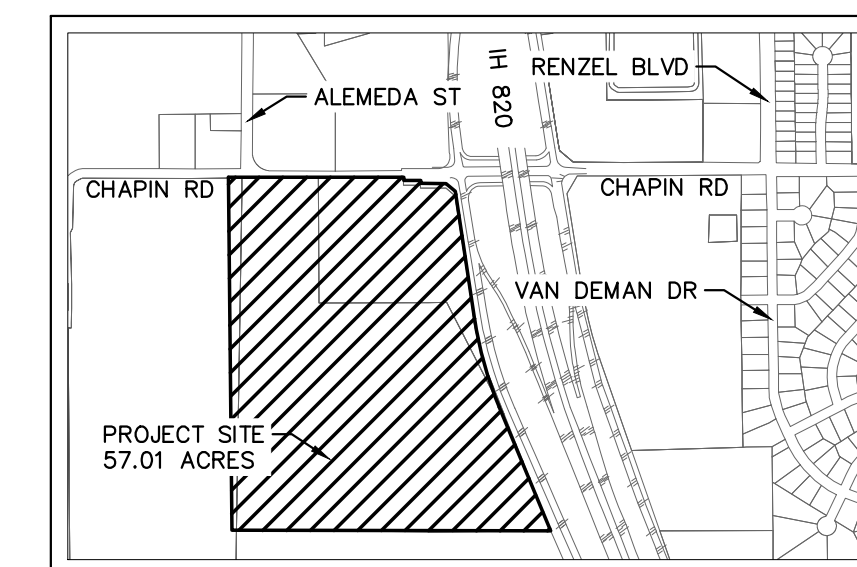
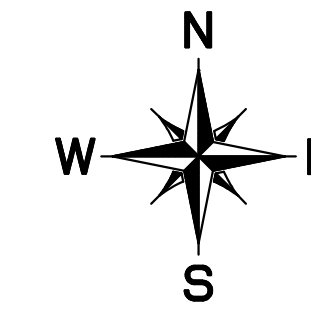
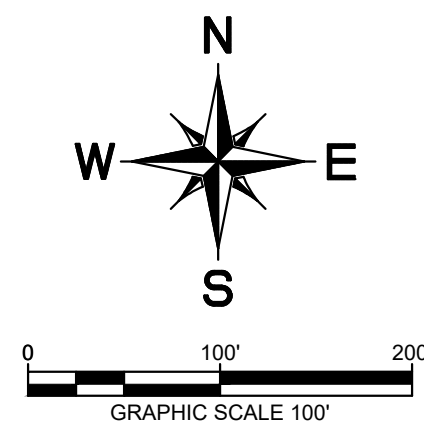
**EXHIBIT "C" SITE PLAN**  
FOR  
**COTTAGES AND VILLAS AT MARYS CREEK**  
BEING 57.0142 ACRES  
OUT OF THE  
CRESWELL, LB SURVEY, ABSTRACT NO. 367  
IN THE  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

| OWNER:   | DEVELOPER:   | ENGINEER/SURVEYOR:   |
|--|--|--|
| ROWAN ALTGELT LAUGHLIN<br>GRP LTD<br>215 BURR RD<br>SAN ANTONIO, TX 78209<br>Tel: (817-301-5111)<br>Contact: (IN THE C/O)<br>AUSTIN REILY, LAND ADVISORS | ONM LIVING<br>1038 TEXAN TRAIL<br>FORT WORTH, TX 76051<br>Tel: (817) 614-9049<br>Contact: ZAC THOMPSON | <b>Kimley»Horn</b><br>400 N. Oklahoma Dr. Suite 105<br>Celina, TX 75009<br>Tel: (469) 501-2200<br>Contact: LORI LUSK, P.E. |

| DESIGNED: | DRAWN: | CHECKED: | SCALE:   | DATE:        | KI PROJECT NO.: |
|-----------|--------|----------|----------|--------------|-----------------|
| KHA       | KHA    | KHA      | AS SHOWN | JANUARY 2023 |                 |

PARCEL NO. 2  
ANDREWS 440 RANCH, LP  
(INST. NO. D214282388)  
ZONED "AG" AGRICULTURE

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 2023020047 - ONAL - CHAPIN ROAD/CDAD/PRELIMINARY/PLAN SHEETS/ONAL/CHAPIN SITE PLAN/03/2023  
 DRAWN BY: KHA  
 CHECKED BY: KHA  
 DATE: 01/2023 10:30 AM  
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**VICINITY MAP**  
SCALE: 1" = 1,000'

| OPEN SPACE SUMMARY TABLE          |            |
|-----------------------------------|------------|
| Total Site Acreage*               | 48.0 Acres |
| Provided Open Space Acreage       | 31.4 Acres |
| Percentage of Open Space Required | 40%        |
| Percentage of Open Space Provided | 65%        |

\*Excludes area reserved for ROW Dedication (1.3 acres) and Gas Pad/Gas Pad Access (7.7 acres)

**NOTES:**

1. SITE AMENITIES INCLUDE: DOG PARK, COURTYARD AREAS, SIDEWALKS THROUGHOUT THE DEVELOPMENT, POOL, PLAYGROUND, OUTDOOR ENTERTAINMENT SPACE WITH PERGOLA AND MOVEABLE FURNITURE, FIRE PIT AND MINIMUM 1500 S.F. AIR CONDITIONED CLUBHOUSE.
2. OPEN SPACE, MINIMUM 40% (19.72 ACRES) (INCLUSIVE OF LEASING OFFICE AND AMENITY AREA). EXISTING AND PROPOSED EASEMENTS, 100-YEAR FLOODPLAIN, COURTYARDS, WELL SETBACKS, AND GREEN/LANDSCAPED AREAS BETWEEN BUILDINGS SHALL BE COUNTED PER OPEN SPACE REQUIREMENTS.

**LEGEND**

|  |  |
|--|--|
|  | -UNIT TYPE 1<br>1-STORY<br>2 BEDROOM   |
|  | -UNIT TYPE 2<br>1-STORY<br>4 BEDROOM   |
|  | -UNIT TYPE 3<br>1-STORY<br>2 BEDROOM   |
|  | -UNIT TYPE 4<br>2-STORY<br>3 BEDROOM   |
|  | -UNIT TYPE 5<br>2-STORY<br>6 BEDROOM   |
|  | -TOWNHOME UNIT<br>3/4'S UNITS<br>(SEE PLANS)   |
|  | ENCLOSED PARKING (GARAGE)<br>WITH NUMBER OF SPACES   |
|  | COVERED PARKING (CARPORT)<br>WITH NUMBER OF SPACES   |
|  | DUMPSTER ENCLOSURE<br>(TO BE SCREENED IN ACCORDANCE WITH THE CITY STANDARDS AND THE APPROVED PD ORDINANCE FOR THE PROJECT) |
|  | PROPOSED PERIMETER FENCE   |
|  | PROPOSED FIRE LANE   |
|  | OPEN SPACE   |

**CASE NUMBER: ZC-22-156**

**EXHIBIT "D"**  
**OPEN SPACE PLAN**  
FOR  
**COTTAGES AND VILLAS AT MARYS CREEK**  
BEING 57.0142 ACRES  
OUT OF THE  
CRESWELL, LB SURVEY, ABSTRACT NO. 367  
IN THE  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

|   |   |   |
|---|---|---|
| <b>OWNER:</b><br>ROWAN ALTGELT LAUGHLIN<br>GRP LTD<br>215 BURR RD<br>SAN ANTONIO, TX 78209<br>Tel: (817-301-5111)<br>Contact: (IN THE C/O)<br>AUSTIN REILY, LAND ADVISORS | <b>DEVELOPER:</b><br>ONM LIVING<br>1038 TEXAN TRAIL<br>FORT WORTH, TX 76051<br>Tel: (817) 614-9049<br>Contact: ZAC THOMPSON | <b>ENGINEER/SURVEYOR:</b><br><b>Kimley»Horn</b><br>400 N. Oklahoma Dr. Suite 105<br>Celina, TX 75009<br>Tel: (469) 501-2200<br>Contact: LORI LUSK, P.E. |
|---|---|---|

|                 |              |                |                   |                      |                 |
|-----------------|--------------|----------------|-------------------|----------------------|-----------------|
| DESIGNED<br>KHA | DRAWN<br>KHA | CHECKED<br>KHA | SCALE<br>AS SHOWN | DATE<br>JANUARY 2023 | KI1 PROJECT NO. |
|-----------------|--------------|----------------|-------------------|----------------------|-----------------|

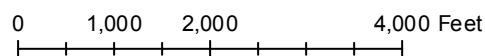
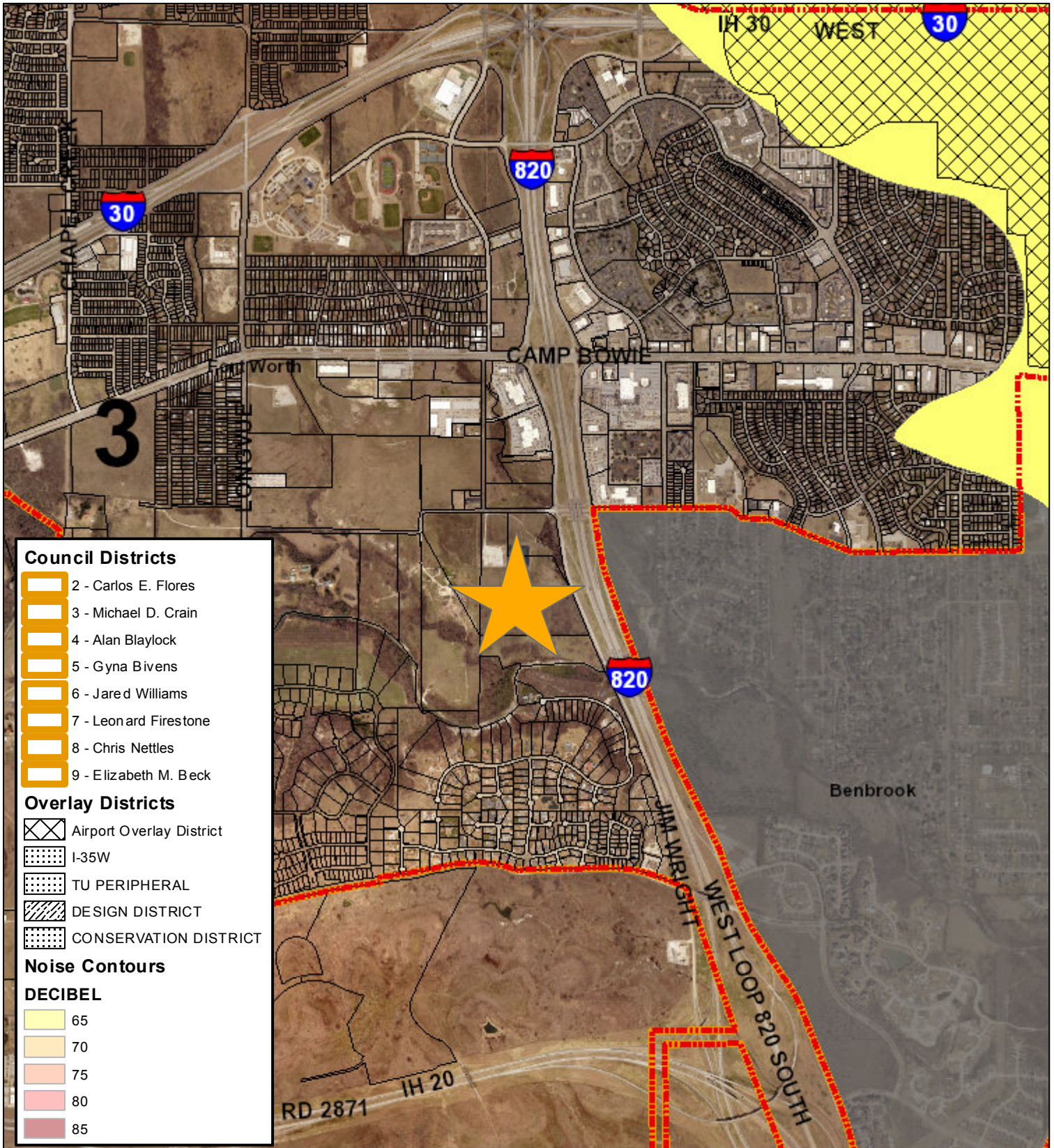
DIRECTOR OF DEVELOPMENT SERVICES

DATE

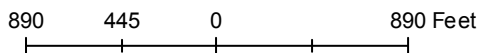
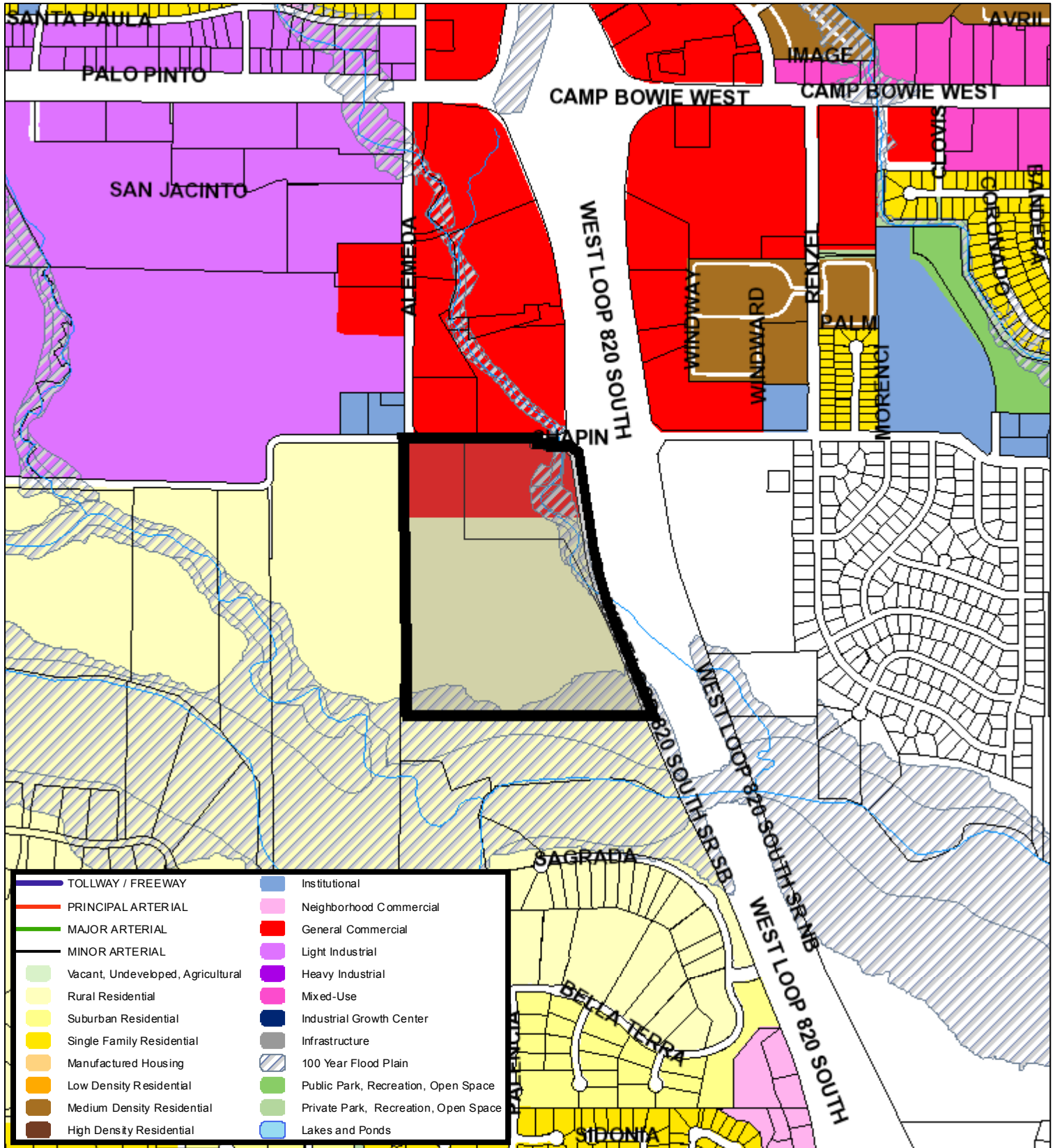
REVISIONS: 1. 1/10/23 10:52:15 AM  
 DRAWN BY: KCEI, CIVIL/SINGLE FAMILY PURSUITS\_20230220/7-0004-CHAPIN ROAD/CAD/PRELIMINARY/PLANS/SHEETS/ONN/CHAPIN SITE PLANNING [Open Space Plan]  
 LAST SAVED: 1/20/23 11:59 AM  
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### Area Map



### Future Land Use



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

