



Zoning Staff Report

Date: April 11, 2023

Case Number: ZC-23-029

District (old/new): 5 / 5

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: HMH Family Partnership LP / StoneHawk Capital Partners, LLC

Site Location: 11413 Mosier Valley & 11450 Trinity Boulevard

Acres: 13.99 acres

Request

Proposed Use: Townhome and Multifamily

Request: From: “AG” Agricultural

To: “PD/C” Planned Development for all uses in C Medium Density Multifamily with Development standards for fencing, building height, parking in front of building, site plan included

Recommendation

Land Use Compatibility: Requested change **is compatible**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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Project Description and Background

The subject site is a roughly 14-acre piece of property within along Trinity Blvd near House Anderson Rd, in Council District 5. The site is currently undeveloped and is proposed to be rezoned from the existing “AG” Agricultural zoning to “PD/C” Planned Development for all uses in C Medium Density Multifamily with Development standards for fencing, building height, parking in front of building, site plan included. The applicant intends to construct roughly 336 total units with a mix of multifamily and townhomes.

The applicant is requesting Development Standards for the following:

Standard	C Zoning	Proposed PD/C
Building Height	36 ft	55 ft (Development Standard Required)
Fencing	Not allowed in front of building line	Located in front of the building (Development Standard Required)
Parking	Parking not allowed in front of the building	Located in front of the building (Development Standard Required)

The applicant provided the following narrative:

The proposed request is to change the current zoning from "AG" Agricultural to "PD-C" with a mixture of multi-family apartments and townhouses. The area is comprised of various types of industrial uses, churches and single-family/mobile home residential.

With the increasing housing shortage in Fort Worth there is a pressing need for all type of housing options, including townhouses and multi-family apartments. The proposed development will consist of 312 multi-family units and 24 townhouses, with a range of one (1) to four (4) bedrooms floor plans, for a total of 336 units.

Site amenities will include a pool, dog park, corn hole and covered areas for community outdoor gatherings. Parking will be provided at a ratio of one space per bedroom plus additional spaces for the amenity areas and leasing office, and will include a mix of surface parking, covered parking, and garage spaces. The main access into the development will be from Trinity Blvd. with the required secondary access from the Mossier Valley Rd.

Surrounding Zoning and Land Uses

North “CF” Community Facilities; “A-5” One Family Residential / single-family, church
 East “AG” Agricultural; PD 975 "PD/A-5" Planned Development for all uses in "A-5" One Family plus moving company with outside storage; site plan waived. / single-family residential, moving company
 South “AG” Agricultural; PD 236 "PD-SU" for all uses in "E" plus various uses listed in case file / single-family residential, outdoor storage
 West “AG” Agricultural; “J” Medium Industrial / automotive, church, industrial, Masonic Lodge

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	HEB ISD

**Not located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "AG" Agricultural. The subject site is surrounded by various uses with single-family and church to the north; single-family and moving company to the east; single-family and outdoor storage to the west; and automotive, church and Masonic lodge to the south. The bulk of the site is located along Trinity Blvd approximately 3.5 miles from State Hwy 360. The proposed site is intended to serve employment areas such as Bell Helicopter, nearby industrial, American Airlines, and DFW Airport.

The proposed rezoning **is compatible** with surrounding land uses. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

Comprehensive Plan Consistency – Eastside

The adopted 2022 Comprehensive Plan designates the subject property as future Single-Family Residential [SFR]. Acceptable zoning classifications in areas designated as future SFR would be "A-10", "A-7.5", "A-5", and "AR", all One-Family residential zones. In order for multifamily zoning, such as "C" or "PD/C" to be appropriate in this location, the property would need a future land use designation of Medium Density Residential in order to be considered consistent with the Comprehensive Plan.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed rezoning to “PD/C” is **not consistent** with the Comprehensive Plan.

Economic Development Plan

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. There are no economic development strategies that directly support or contradict this rezoning request.

Site Plan Comments

Zoning / Land Use

- Fencing located in front of the building
- Proposed building height exceed requirements (required 36 ft; proposed 55 ft)
- Parking located in front of building

Fire

- Two approved points of access must be provided and streets/EAE must be constructed to fire access road standards.
- Where divided by a median, Fire Lanes are required to be a minimum of 20' wide on either side of the median.
- The minimum inside turning radius shall be 25', and the minimum outside radius shall be 51'.
 - IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2
- 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.

Platting

No response provided

Water

No response provided

Park & Recreation

No response provided

Building Plans Exam

No response provided

Stormwater

- Site has deep potential high water that may exceed 5+ feet on the east portion of the lot.
- FYI, an accepted drainage study will be required for platting, IPRC, CG, and PB issuance

Transportation & Public Works

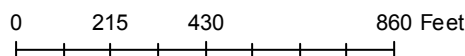
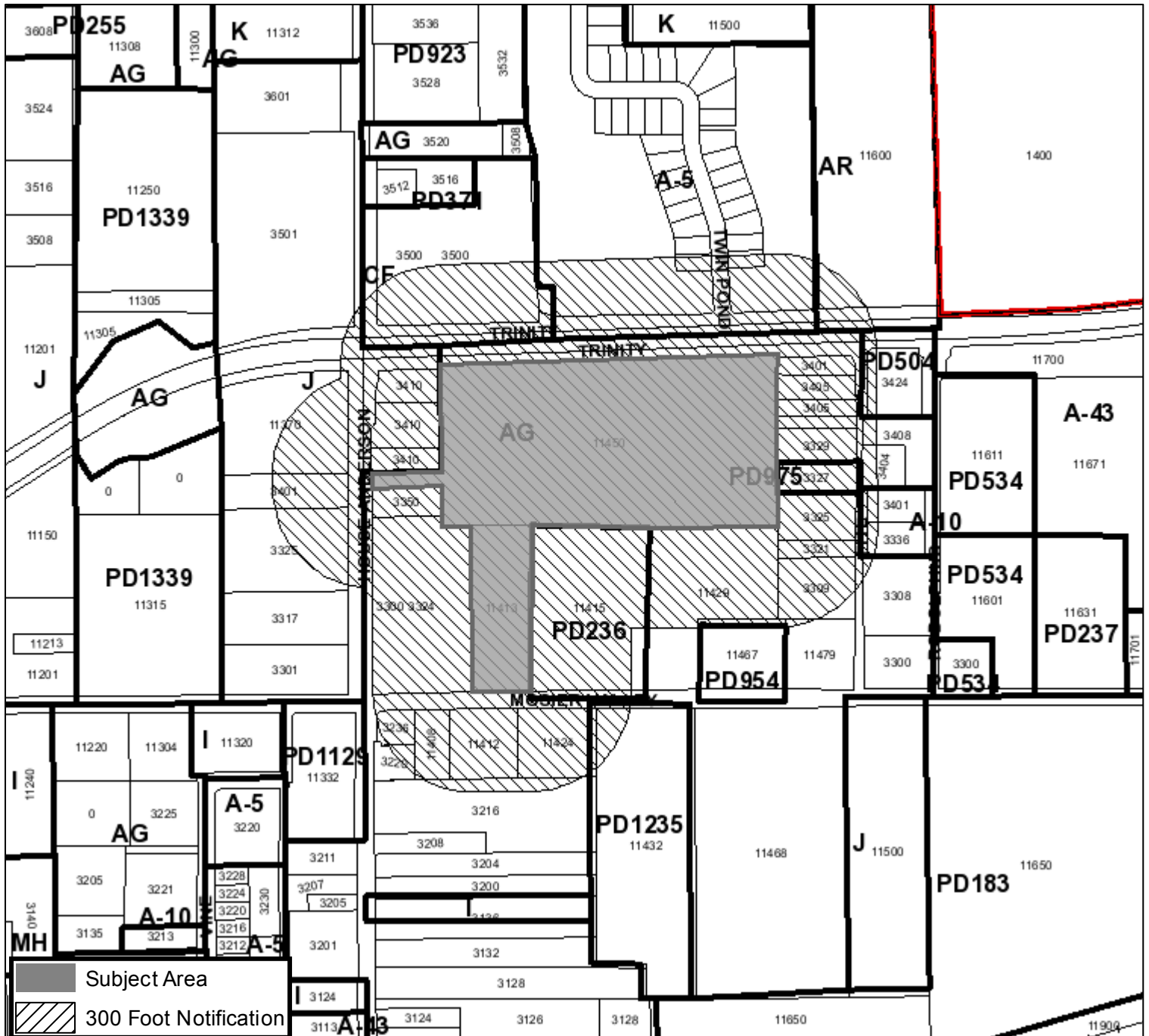
No response provided

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review 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: HMH Family Partnership LP
 Address: 11413 Mosier Valley & 11450 Trinity Boulevard
 Zoning From: AG
 Zoning To: PD/C
 Acres: 13.99064646
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 3/8/2023
 Contact: null



SITE DATA
-14.14 ACRES
-336 UNITS
-23.76 UNITS/ACRE
- NO FLOODPLAIN
- NO KNOWN EASEMENTS

PARKING TABULATION
PARKING REQUIRED
1.00 PER 1-BR (192x1) 192
2.00 PER 2-BR (136x2) 272
3.00 PER 3-BR (8x3) 24
TOTAL 488

LAND USE:
-PLANNED DEVELOPMENT FOR
-PD-C' MULTIFAMILY WITH A
MAXIMUM OF 339 UNITS, SITE
PLAN INCLUDED

-NORTH OF PROPERTY,
ZONE 'CF' AND 'A-5'
-WEST OF PROPERTY,
ZONE 'J' AND 'AG'
-EAST OF PROPERTY,
PD 236 AND PD 954
-SOUTH OF PROPERTY,
ZONE 'AG' AND PD1235

COMMON SPACE
(1/250: 11,250 SF) 45

TOTAL REQUIRED 533

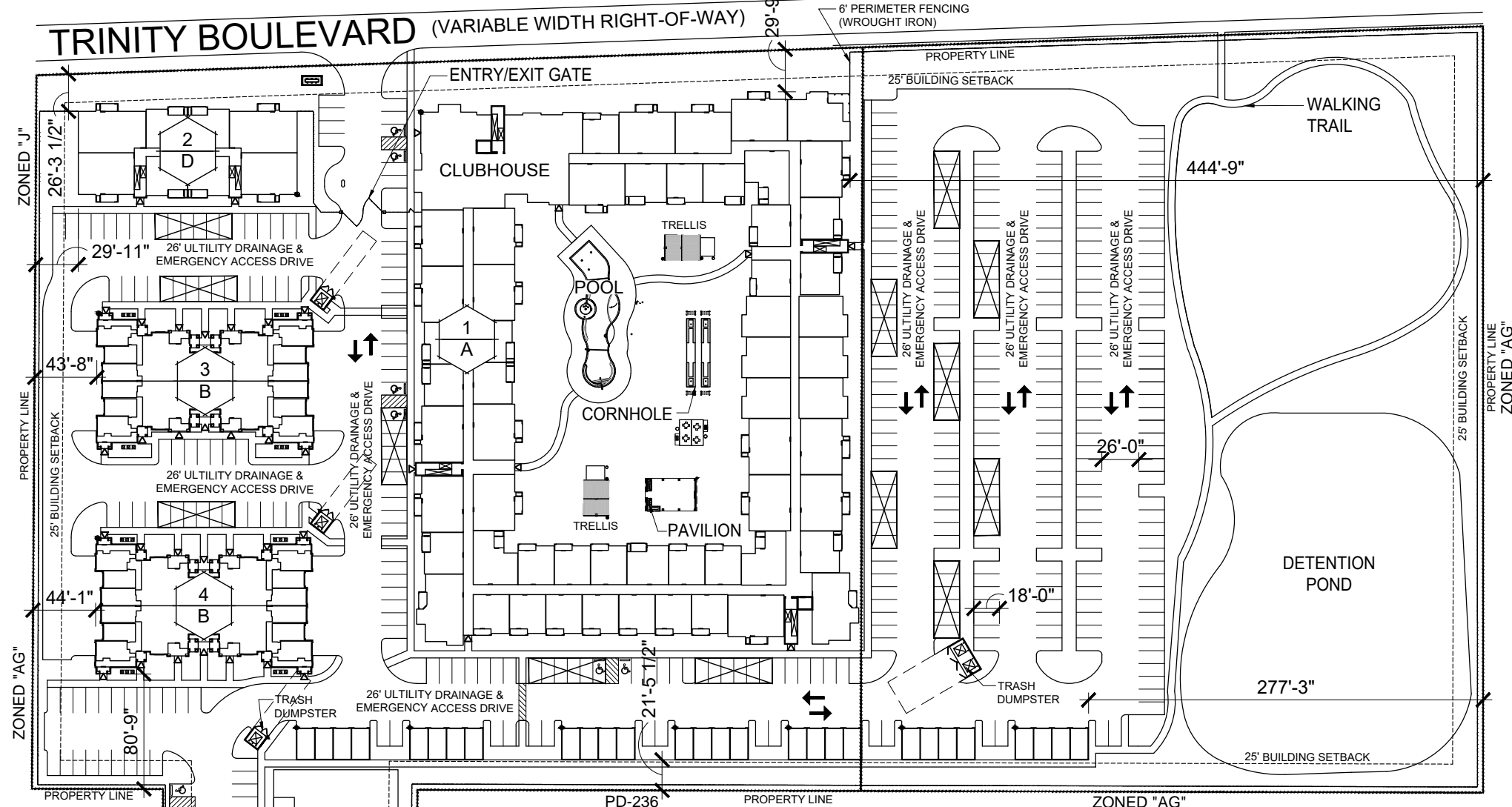
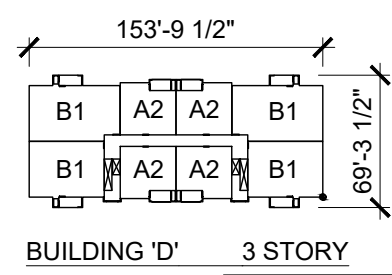
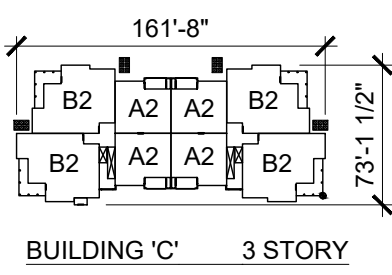
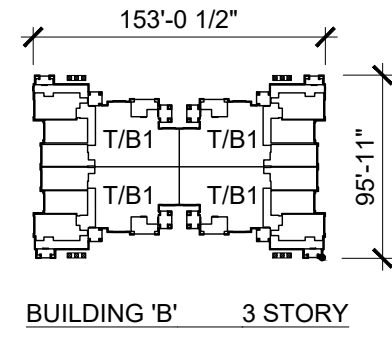
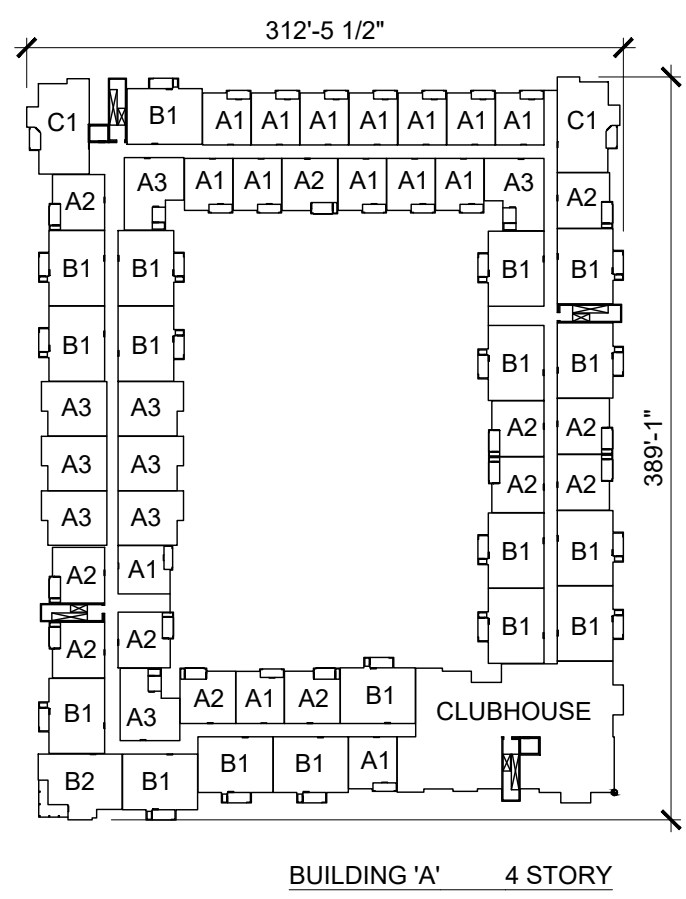
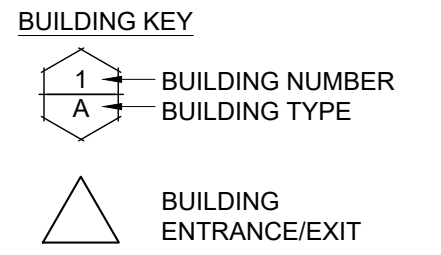
PARKING PROVIDED
TOTAL 535
INCLUDING TEN HANDICAP
PARKING SPACES

OPEN SPACE:
REQUIRED: 45%
PROVIDED: 48.3%

VARIANCES:
-MAXIMUM BUILDING HEIGHT
OF 55'

VICINITY MAP

NOTE:
ALL PARKING TO BE 9'X18'



UNIT TABULATION

TYPE		# UNITS	S.F.	TOTAL SQ. FT.
A1	ONE BEDROOM, ONE BATH	62	650 S.F.	40,300 S.F.
A2	ONE BEDROOM, ONE BATH	88	740 S.F.	65,120 S.F.
A3	ONE BEDROOM, ONE BATH	24	849 S.F.	20,376 S.F.
A4	ONE BEDROOM, ONE BATH	14	950 S.F.	13,300 S.F.
B1	TWO BEDROOM, TWO BATH	88	1,150 S.F.	101,200 S.F.
B2	TWO BEDROOM, TWO BATH	28	1,250 S.F.	35,000 S.F.
C1	THREE BEDROOM, TWO BATH	8	1,325 S.F.	10,600 S.F.
T/A1	ONE BEDROOM, ONE BATH	4	877 S.F.	3,508 S.F.
T/B1	TWO BEDROOM, TWO BATH	8	1,259 S.F.	10,072 S.F.
T/B2	TWO BEDROOM, TWO BATH	8	1,353 S.F.	10,824 S.F.
T/B3	TWO BEDROOM, TWO BATH	4	1,409 S.F.	5,636 S.F.
TOTAL		336		315,936 S.F.

BUILDING TABULATION

TYPE	# BLDGS.	UNITS/BLDG.	UNIT TYPES	BLDG. S.F.	TOTAL SQ. FT.
A	1	240	A1-62, A2-52, A3-24, A4-14, B1-76, B2-4, C1-8	215,456 S.F.	215,456 S.F.
B	2	12	T/A1-2, T/B1-4, T/B2-4, T/B3-2	15,020 S.F.	30,040 S.F.
C	2	24	A2-12, B2-12	23,880 S.F.	47,760 S.F.
D	1	24	A2-12, B1-12	22,680 S.F.	22,680 S.F.
TOTAL	6				315,936 S.F.

NOTE: BUILDING MATERIALS WILL BE OF SIDING AND SIMULATED STONE

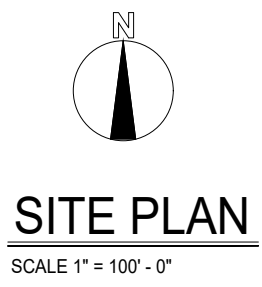
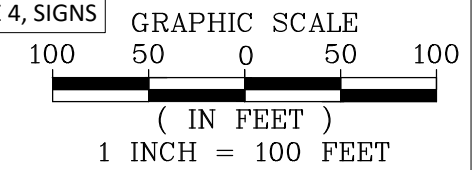
NOTE: ALL PROVIDED LIGHTING WILL CONFORM TO FORT WORTH LIGHTING CODE

NOTE: ALL SIGNAGE WILL CONFORM TO FORT WORTH SIGN CODE ARTICLE 4, SIGNS

NOTE: PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECT. 4.711

NOTE: PROJECT WILL COMPLY WITH FORT WORTH CODE SECTION 6.302, URBAN FORESTRY

PREPARED:
FEBRUARY 6, 2023
CASE NUMBER:
ZC 23-XXX



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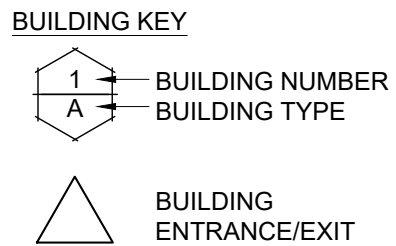
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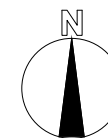
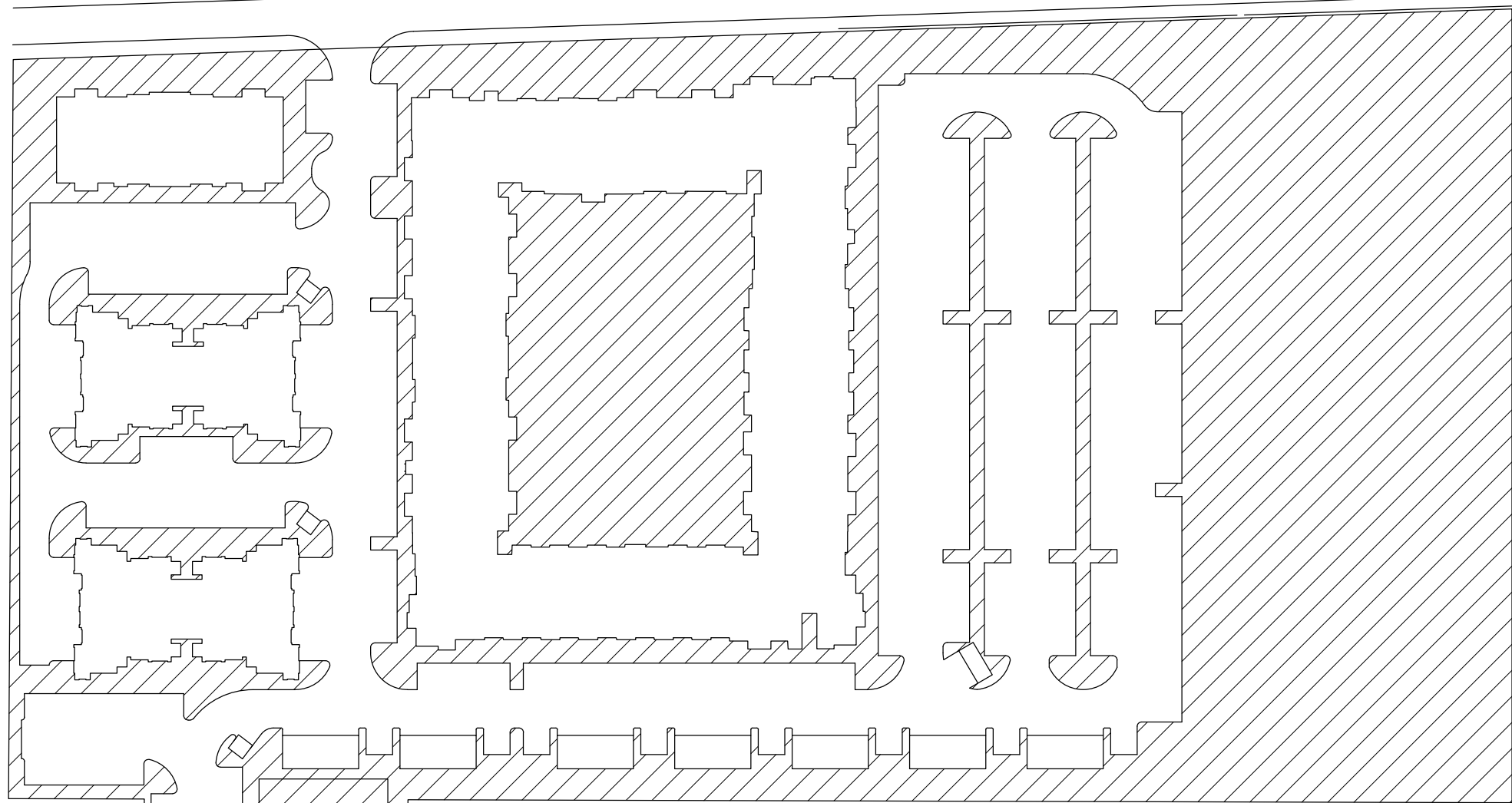
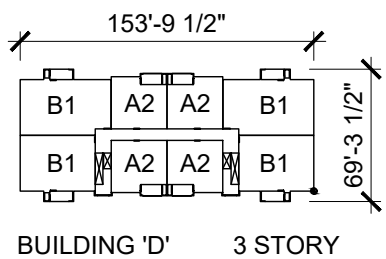
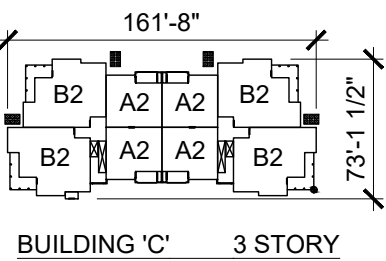
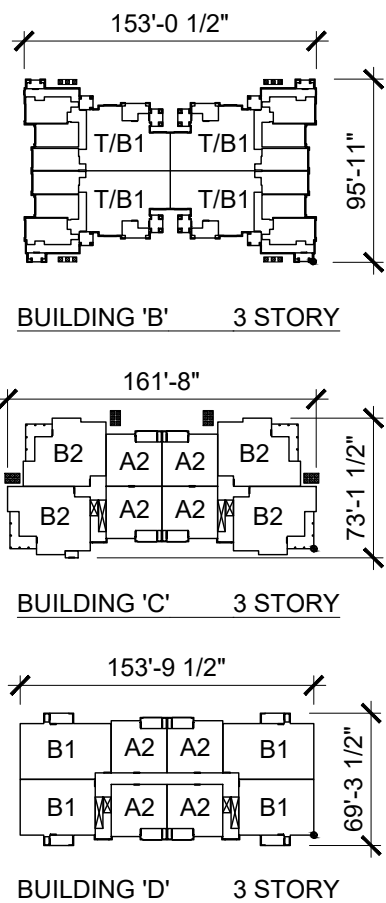
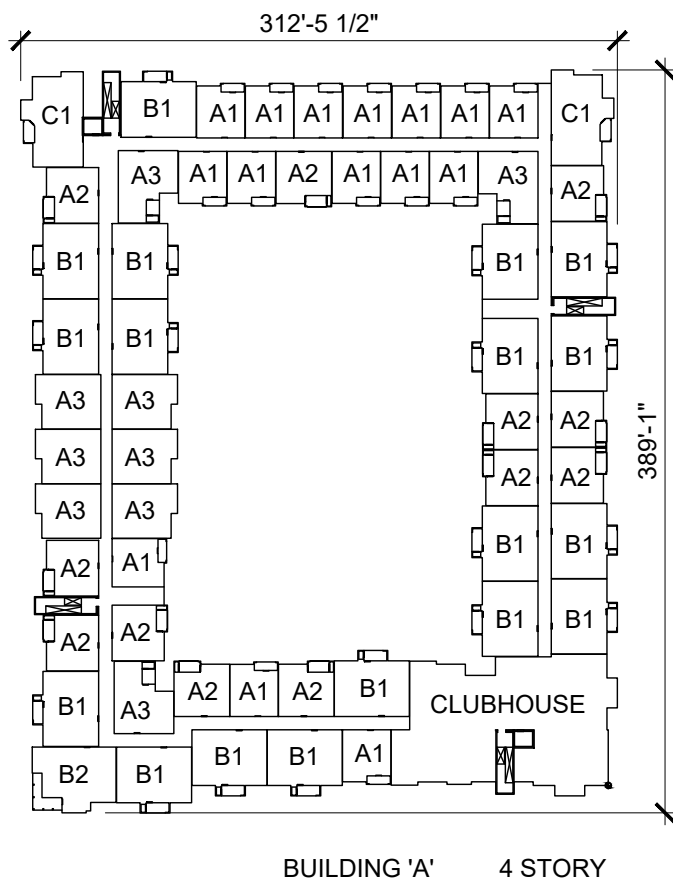


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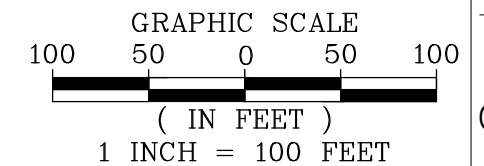
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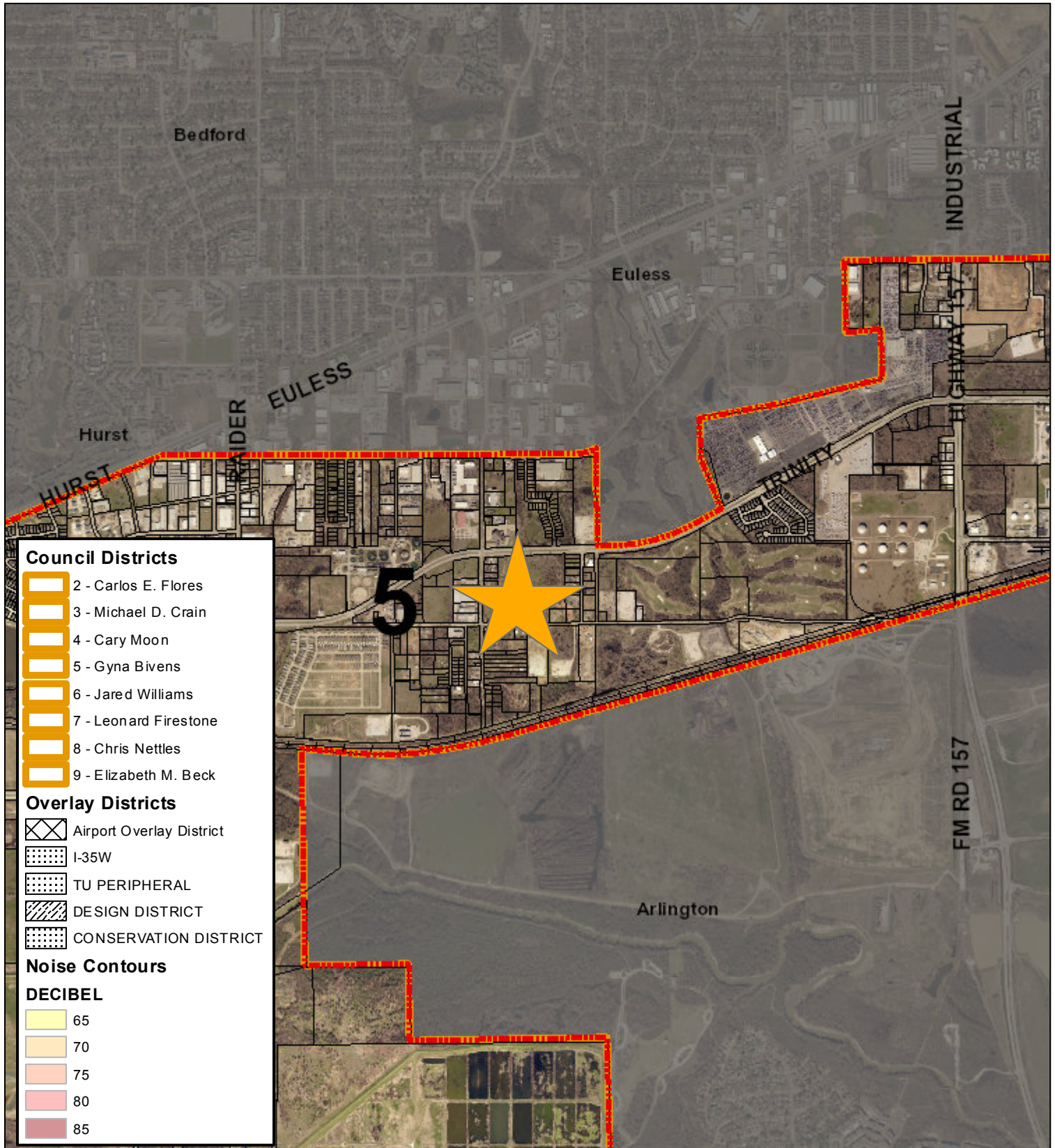
OPEN SPACE
 SCALE 1" = 100' - 0"



PREPARED:
 FEBRUARY 6, 2023

CASE NUMBER:
ZC 23-XXX






Area Map








Council Districts

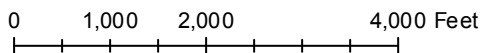
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-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

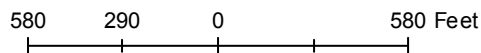
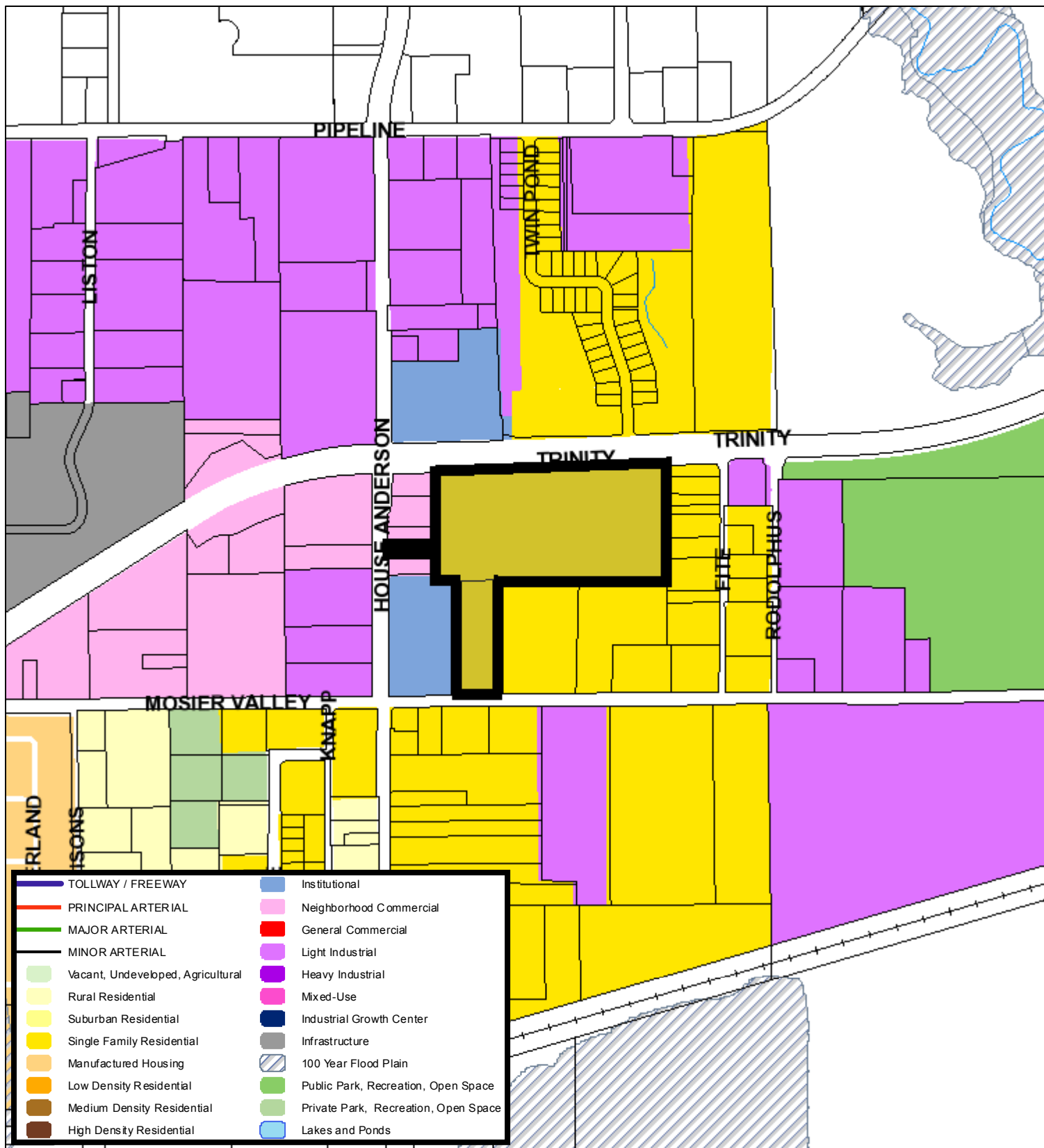
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

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



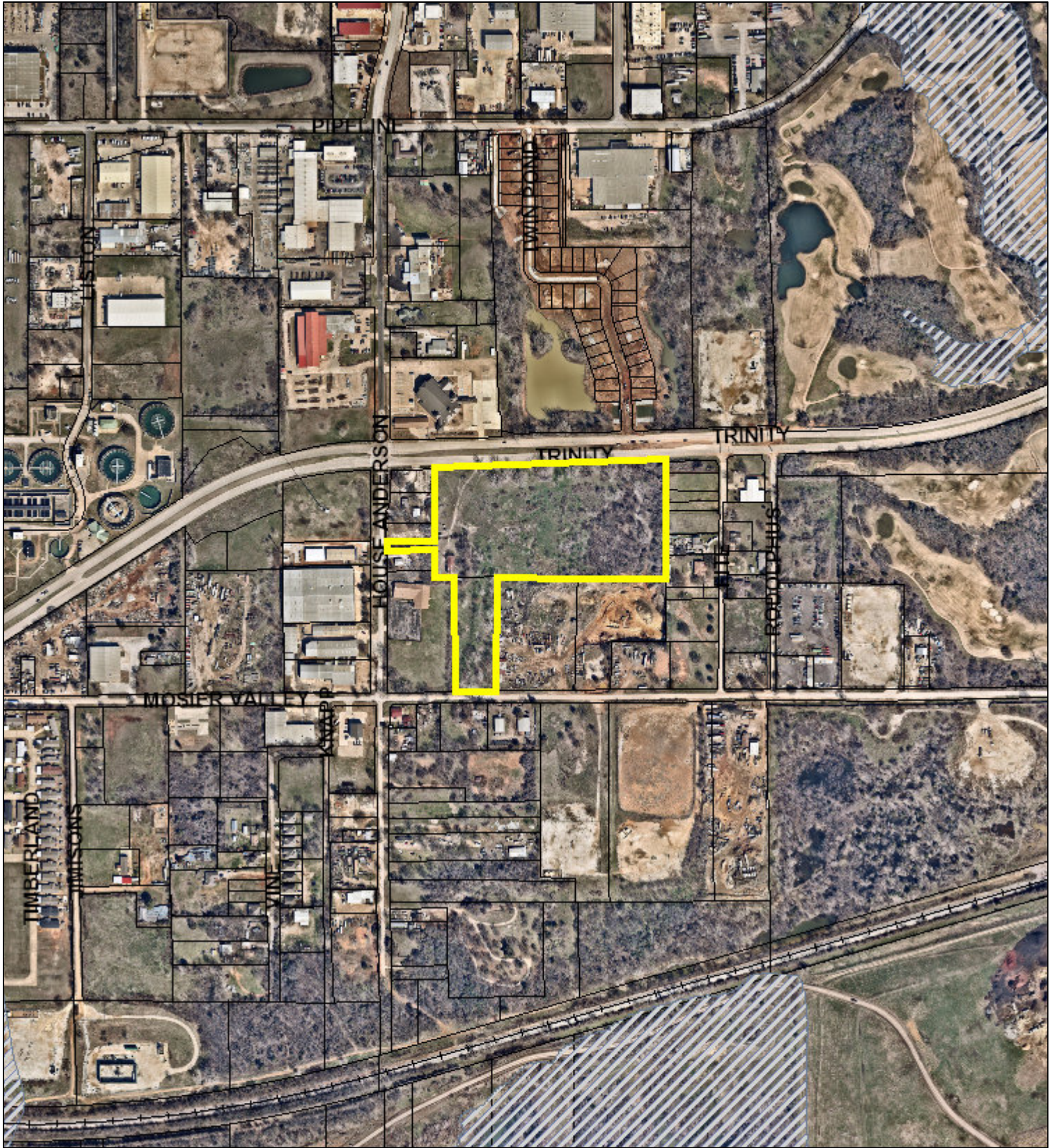
Future Land Use



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



0 362.5 725 1,450 Feet

