



Zoning Staff Report

Date: November 9, 2021

Case Number: ZC-21-174

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Bloomfield Homes, LP

Site Location: 1301 W. Risinger Rd.

Acreage: 54.91 acres

Request

Proposed Use: Detached Multifamily

Request: From: “C” Medium Density

To: Planned Development for all uses in “CR” Low Density Residential with development regulation standards applicable to detached multifamily with waivers to open space, perimeter fencing, carports in front of the building, building length, setback to one-family, building orientation and MFD submittal; site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The property is located along Risinger Road, west of IH-35W. The applicant is proposing a zoning change to accommodate a detached multifamily that will include multiple individual, separate structures on one lot, shared community space, and a leasing office on site. As none of the city's zoning districts can accommodate this form at this time, a Planned Development [PD] is necessary with waivers to the standards including setbacks, open space, parking, height, and building separation in order to allow the development form that is being proposed.

The proposed development consists of 404 detached dwelling units. There is a mix of five (5) different unit types with one (1) to six (6) bedroom units. The site will be using the multifamily parking ratio of 1 space per bedroom, 1 space per 250 sq. ft. of indoor recreation space

This is a PD based on CR/MFD standards, with modifications. The table below describes the differences between current and proposed standards.

Requirement	CR/URD Standards	Proposed PD/CR
Front Yard	20' (minimum)	10' landscape buffer with a 10' building setback (20' effective setback) from Hemphill and the future public roadway right-of-way
Side Yard	5' (minimum) Interior 20' (minimum) corner lot adjacent to street	Buildings structures are 10' apart (wall to wall); garage structures are 10' from the buildings (wall to wall); 10' building setback along the southern property line; 10' building setback on the eastern property line; 10' building setback along the southern property line
Rear Yard	5' (minimum)	10' landscape buffer with a 10' building setback (20' effective setback) from Hemphill and the future public roadway right-of-way; internally, rear yards are 10' deep off the rear of the building; 10' building setback on the eastern property line; 10' building setback along the southern property line
Setback	Setback adjacent one or two family district: 30' (minimum) depending on height. 3' for every 1' (3:1) as measured from slab to top of sill plate, or 2' for every 1' (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater	10' landscape buffer with a 10' building setback (20' effective setback) from Hemphill and the future public roadway right-of-way. 10' building setback on the eastern property line; 10' building setback along the southern property line Waiver Required
Height	36' (maximum) slab to top plate	2 story (36' maximum)

Minimum Parking Requirements	1 space per bedroom, 1 space per 250 sq ft of indoor recreation space	1 bdrm unit=1.5 spaces per unit 2 bdrm unit=2.0 spaces per unit 3 bdrm unit=2.25 spaces per unit
Open Space	60%	40% (minimum) Waiver required
Building Separation		10' wall to wall between buildings
Density	16 units/acre	16 units/acre
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the public street.	Short side of units shall be allowed to be oriented to property line and public street as depicted on the site plan. Waiver required
Accessory Structures	Carports are not allowed between the front of the building face and the street	Carports shall be allowed between the face of the building and the street as depicted on the site plan. Waiver required
Perimeter Fencing	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	Screening wall (masonry or wrought iron shall be allowed) with gated entry shall be allowed. Waiver required
Interior Fencing	For private residential patios and yards, a fence, railing, or low wall may extend beyond the building facade if the following requirements are met.	Private yards shall be fenced with fencing between 4'-6' tall and can be either wrought iron, wood fencing or similar. Waiver required
Signage	Comply with Sign Ordinance	We will install entry monument signage at each main entry (one to the west pod and one to the east pod)

Surrounding Zoning and Land Uses

North “AG” Agricultural; “J” Medium Density Multifamily / industrial

East “PD 1194” Planned Development/”J” Medium Industrial with development standards; rail ROW/ industrial

South “A-5” One-Family / vacant

West “A-5” One-Family; “CF” Community Facilities / CISD Schools

Recent Zoning History

- ZC-21-012 from “A-5” One-Family to “C” Medium Density Multifamily (subject site)
- ZC-20-094 from “A-5” One-Family & “CF” Community Facilities to “CF” Community Facilities (west of subject site)
- ZC-18-065 from “A-5” One-Family to “PD/J” Medium Industrial to include dev standards for landscape buffer, lighting, color, circulation and signage; site plan waived (east of subject site)

Public Notification

The following organizations were notified: (emailed September 24, 2021)

Organizations Notified	
The Clark Road NA	Risinger Deer Creek HOA*
The Parks of Deer Creek HOA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Everman ISD	Crowley ISD

** Located in close proximity to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The proposed site is located along Risinger Rd. Surrounding uses vary with an elementary school and high school to the west, industrial to the north and east and vacant land to the south.

The proposed site was rezoned a few months ago to “C” Medium Density Multifamily. The proposed “PD/CR” would be an appropriate and is less dense than the current zoning.

Access to the site is currently provided via Risinger Road which is a two lane arterial. New road construction will likely be required as part of the development. This layout creates a concern due to the proximity of existing schools and industrial traffic. The site is also adjacent an at-grade rail crossing.

In total, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan currently designates the subject property as single-family. The Comprehensive Plan policies and strategies below apply to this proposal:

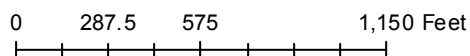
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

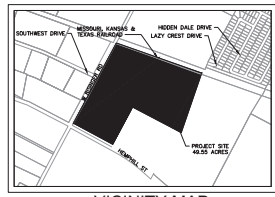
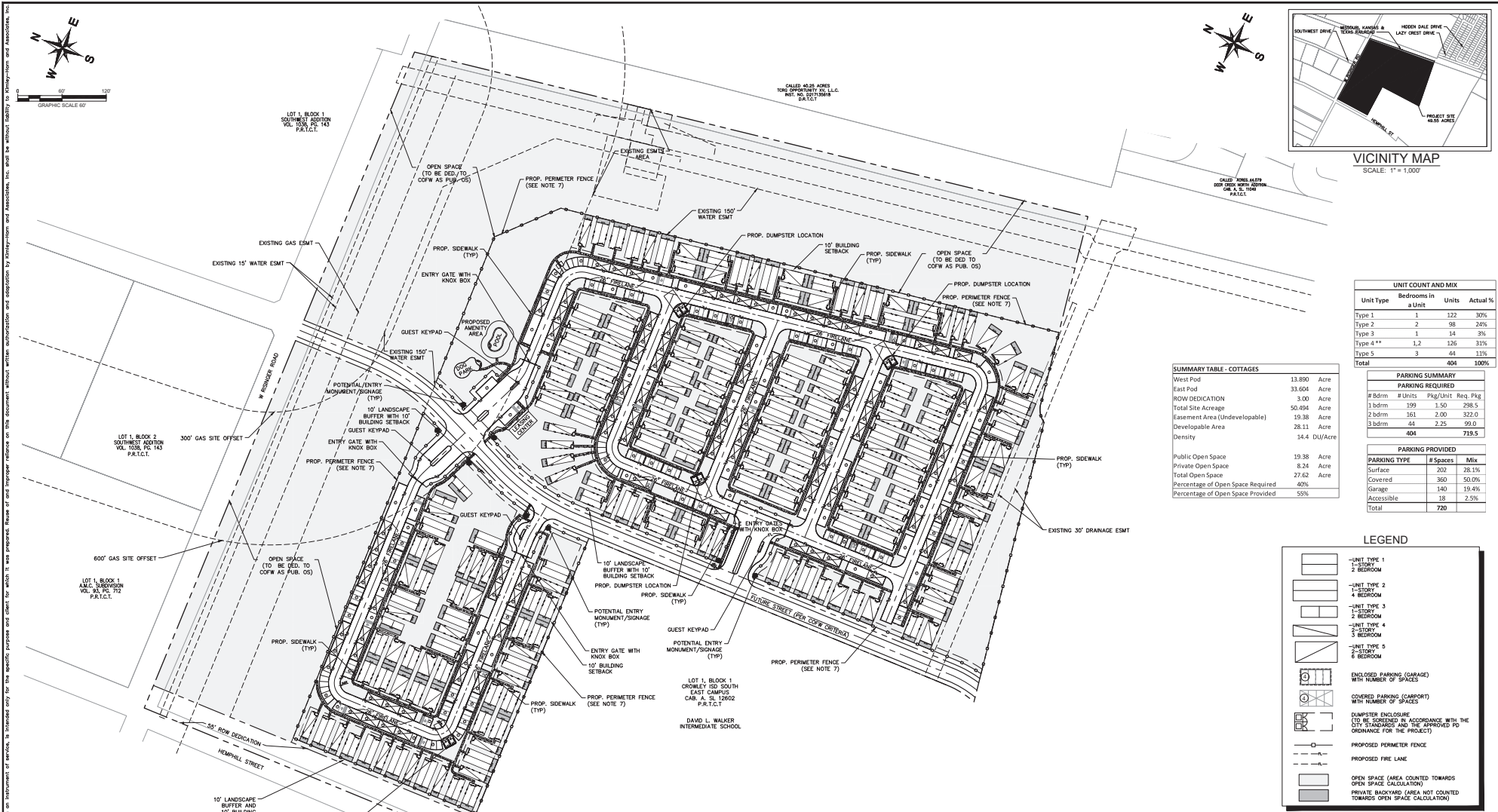
The proposed zoning is **not consistent (Technical Inconsistency)** with the Comprehensive Plan.



Area Zoning Map

Applicant: Bloomfield Homes, LP
Address: 1301 W. Risinger Road
Zoning From: C
Zoning To: PD for CR uses
Acres: 54.91419101
Mapsc0: 104U
Sector/District: Far South
Commission Date: 10/13/2021
Contact: 817-392-6226





VICINITY MAP
SCALE: 1" = 1,000'

UNIT COUNT AND MIX

Unit Type	Bedrooms in a Unit	Units	Actual %
Type 1	1	122	30%
Type 2	2	98	24%
Type 3	1	14	3%
Type 4**	1,2	126	31%
Type 5	3	64	13%
Total		404	100%

PARKING REQUIRED

# Bdrm	# Units	Pkg/Unit	Req. Pkg
1 Bdrm	199	1.50	298.5
2 Bdrm	161	2.00	322.0
3 Bdrm	44	2.25	99.0
Total			720

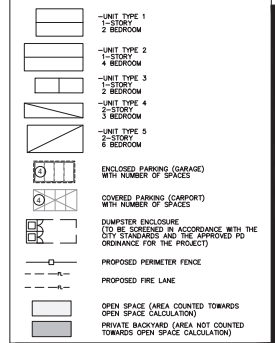
PARKING PROVIDED

PARKING TYPE	# Spaces	Mix
Surface	202	28.1%
Covered	360	50.0%
Garage	140	19.4%
Accessible	18	2.5%
Total	720	

SUMMARY TABLE - COTTAGES

West Pond	13.890	Acres
East Pond	33.604	Acres
ROW DEDICATION	3.000	Acres
Total Site Area	50.494	Acres
Developable Area (Undevelopable)	19.38	Acres
Density	14.4	DU/Acre
Public Open Space	19.38	Acres
Private Open Space	8.24	Acres
Total Open Space	27.62	Acres
Percentage of Open Space Required	40%	
Percentage of Open Space Provided	55%	

LEGEND



- NOTES (CONT.)**
- MAXIMUM DENSITY PER ACRE SHALL BE 16 UNITS PER ACRE.
 - CEMENTITIOUS 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 20% MASONRY SHALL BE ALLOWED ON THE EXTERIOR OF THE BUILDINGS.
 - BUILDINGS SHALL INCORPORATE SOME COMBINATION OF THE FOLLOWING FACADE VARIATION ELEMENTS: EXPRESSION OF BUILDING STRUCTURAL ELEMENTS (IE COLUMNS, WATER TABLE), VARIATION IN WALL PLANES (INCLUDING PORCHES BOTH RECESSED OR PROTRUDING, WINDOWS, LOWERED RECESSED VENTS, CORBELS, CEDAR BRACKETS, ETC) AND CHANGES IN MATERIAL, MATERIAL PATTERN AND COLOR.
 - 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.
 - FRONT YARD SETBACKS TO BE MINIMUM OF 10' FROM BACK OF CURB
 - REAR YARD SETBACKS TO BE 10' MINIMUM (AC UNITS SHALL BE ALLOWED WITHIN THE SETBACKS).
 - SIDE YARD SETBACKS TO BE 10' MINIMUM (AC UNITS SHALL BE ALLOWED WITHIN THE SETBACKS)

- NOTES (CONT.)**
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "CR" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - OPEN SPACE, MINIMUM 40% (20.22 ACRES) (INCLUDING OFFICE AND AMENITY AREA), EXISTING AND PROPOSED EASEMENTS, 100-YEAR FLOODPLAIN, COURTYARDS, AREAS TO BE DEDICATED TO COFW FOR PARK LAND, GREEN/LANDSCAPED AREAS BETWEEN BUILDINGS, AND DETENTION PONDS SHALL BE COUNTED PER OPEN SPACE REQUIREMENTS.
 - RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO MAINTENANCE AND STORAGE BUILDINGS.
 - ENCLOSED GARAGE UNITS MINIMUM TEN FOOT (10') SEPARATION FROM RESIDENTIAL UNITS, WALL TO WALL.
 - MAXIMUM HEIGHT OF THE DUPLEX UNIT SHALL BE 36' (2 STORY).
 - MINIMUM SQUARE FOOTAGE FOR A ONE BEDROOM UNIT IS 350 SF.
 - PARKING BASED ON:
 - 1 BEDROOM UNIT: 1.50 SPACES/UNIT
 - 2 BEDROOM UNITS: 2.00 SPACES/UNIT
 - 3 BEDROOM UNITS: 2.25 SPACES/UNIT
 - MINIMUM 25% OPEN SURFACE PARKING ALLOWED.
 - MINIMUM 40% COVERED PARKING ALLOWED.
 - MINIMUM 15% ENCLOSED GARAGE PARKING ALLOWED.

- NOTES**
- SITE AMENITIES INCLUDE: DOG PARK, COURTYARD AREAS, AND SIDEWALKS THROUGHOUT THE DEVELOPMENT.
 - 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.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.301, URBAN LANDSCAPING
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - TRASH RECEPTACLES WILL BE SCREENED IN WITH A MASONRY WALL ON ALL THREE SIDES AND CONTAIN A GATE.
 - 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.

CASE NUMBER : ZC-21-174

EXHIBIT "C"
PD DEVELOPMENT PLAN
FOR
COTTAGES AT DEER CREEK MEADOWS

BEING 50.494 ACRES
OUT OF THE
SITE, JOHN SURVEY, ABSTRACT NO. 1434 TRACT 1
IN THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

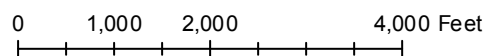
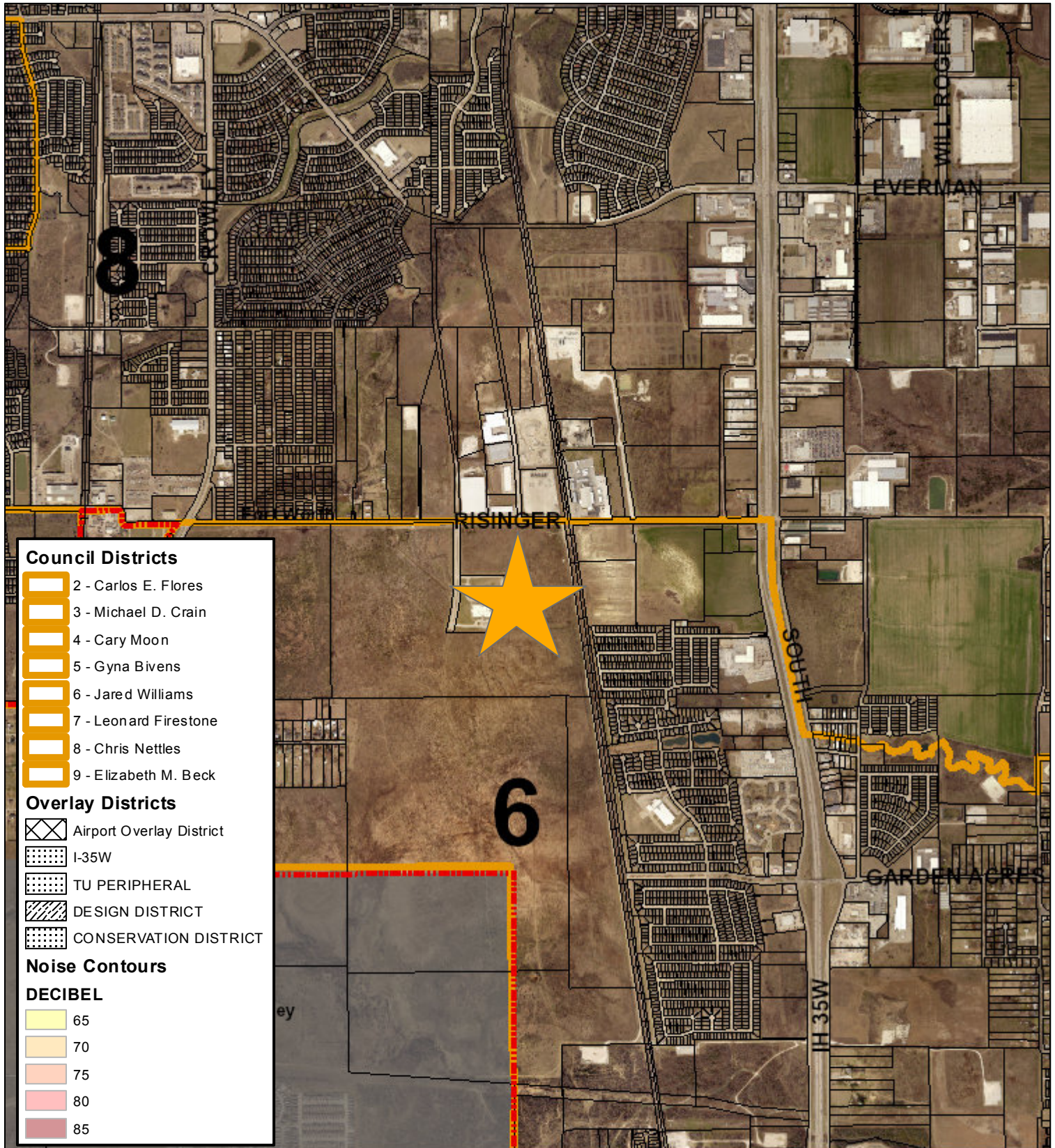
OWNER BLUFIELD HOMES LP 8306 E HWY 114 SOUTHLAKE, TX 76086 Tel: (817) 646-9000 Contact: DON DYKSTRA	DEVELOPER CMI LIVING 1208 TEAN TRAIL FORT WORTH, TX 76061 Tel: (817) 646-9000 Contact: ZAC THOMPSON	ENGINEER/SURVEYOR Kimley-Horn 400 N. Oaklawn Drive, Suite 105 Dallas, TX 75208 Tel: (469) 521-2200 Contact: LORI LUSK, P.E.
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DIRECTOR OF PLANNING AND DEVELOPMENT

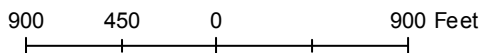
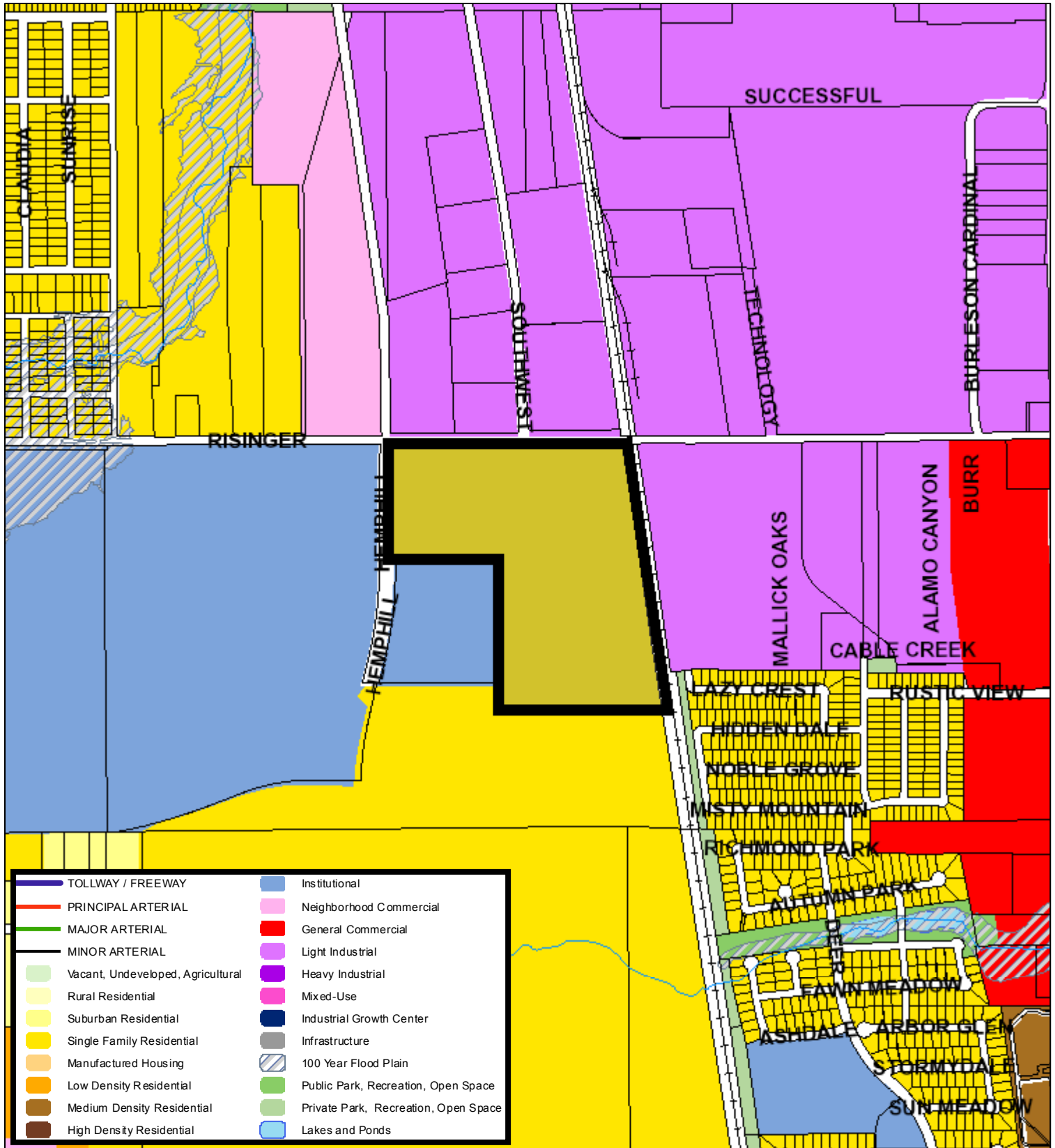
DATE: _____ SCALE: _____ DATE: _____

DESIGNED	DRAWN	CHECKED	SCALE	DATE	PN PROJECT NO.
KVA	AKS	AKS	AS PROJECT	SEPTEMBER 201	

Area Map



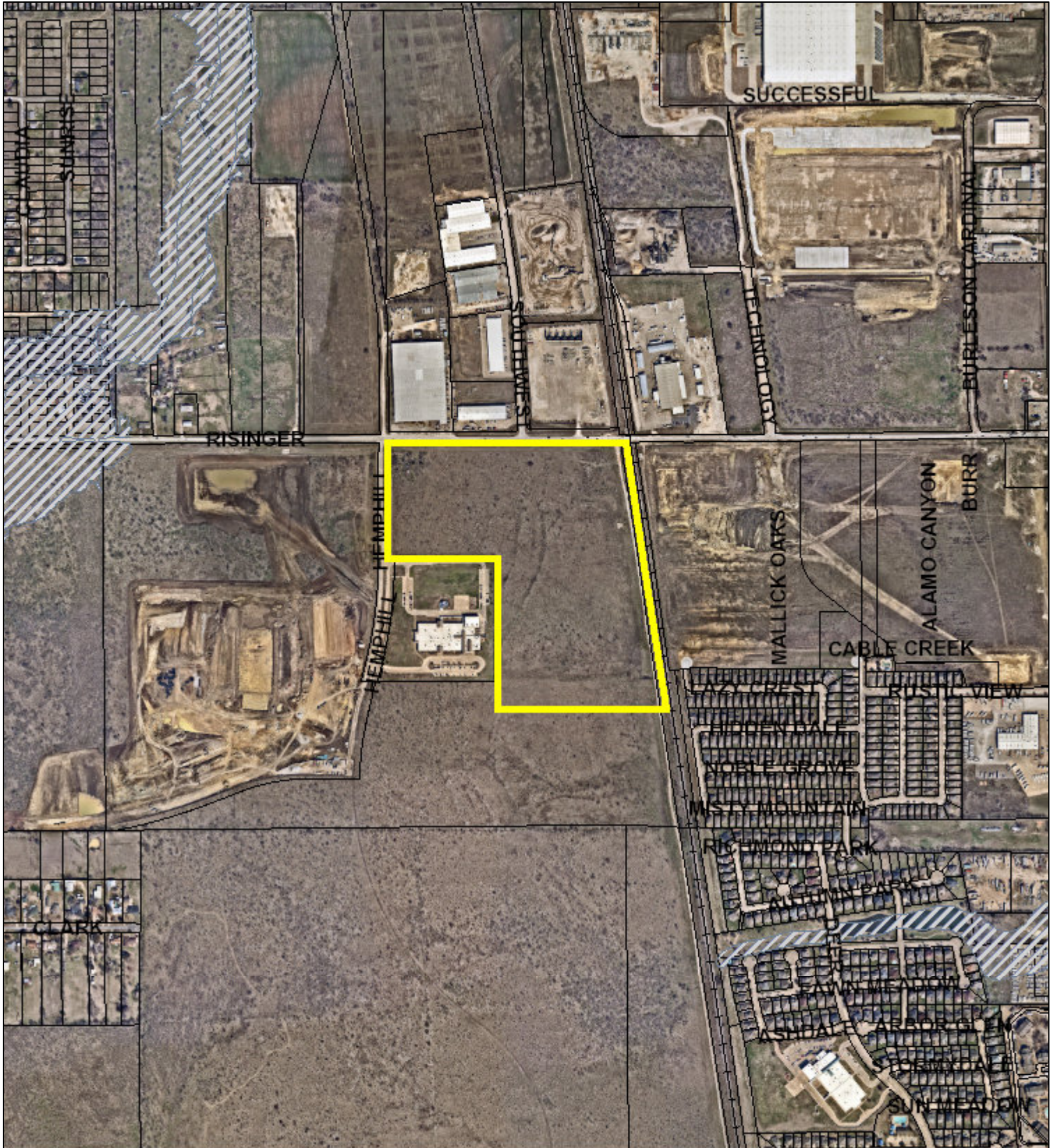
Future Land Use



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



0 550 1,100 2,200 Feet

