



Zoning Staff Report

Date: August 8, 2023

Case Number: ZC-23-087

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Maxwell Fisher / Avis Chiasson, Palladium USA International. Inc

Site Location: 4909, 5003 E Lancaster Ave & 4808, 4900 Norma St **Acreage:** 7.946

Request

Proposed Use: Multifamily Apartment Complex

Request: From: “A-7.5” One-Family, “C” Medium Density Multifamily and “E” Neighborhood Commercial
To: “PD-D” Planned Development-High Density Multifamily with development standards for parking, accessory building setbacks, building setbacks from residential, building height, perimeter fencing and open space; Site Plan included.

Recommendation

Land Use Compatibility: Requested change **is not compatible**
Comprehensive Plan Consistency: Requested change **is not consistent**
Staff Recommendation: **Denial**
Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The subject site is a 7.9-acre piece of property off E. Lancaster Avenue in Council District 11. Based on the site plan, this development would have a panhandle of the site the fronts on Norma Street to the north and would bisect existing single family residential. This proposed panhandle would contain a dog park and the applicant is requesting to reduce the required accessory building setback from 20 feet to 2 feet from the existing single family residential. The site is currently undeveloped, containing multiple tracts of land under different ownership. This proposal seeks to rezone the from the existing "A-7.5" One-Family, "C" Medium Density Multi-Family and "E" Neighborhood Commercial to "PD-D" for a Planned Development based on High Density Multifamily.

The intent is to construct an apartment complex with three (3) stand-alone buildings for a total of 243 units and density of 29.6 dwelling units per acre. The "D" district would permit a maximum density of 32 dwelling units per acre; therefore, this proposal would not exceed the density standard. There are two (2) access points into the development that are on E. Lancaster Road. A site plan has been submitted with this application is included in the docket for reference. The applicant is also requesting development standards (waivers) to other minimum standards of the "D" district which are itemized below.

The waivers (or 'development standards') for the PD-D can be seen in the table below. The waivers are only for aspects that fall short of the "D" standards. All other "D" standards not listed will be met or exceeded.

VARIANCE TYPE	SECTION OF CODE	REQUIREMENT	PROPOSED	JUSTIFICATION
BUILDING SETBACK ACCESSORY STRUCTURE (DOG PARK PAVILION)	4.712.c.2	20 FEET	2 FEET	THE LOCATION OF THE PAVILION LOGICAL TO SERVE RESIDENTS USING DOG PARK. THE ONE-STORY PAVILION WILL BE OPEN ON THE SIDES TO MINIMIZE MASSING IMPACT. THE PLACEMENT OPTIMIZES USE OF THE LAND. THE FENCE ALONG NORMA STREET IS NECESSARY TO SECURE DOG PARK.
BUILDING SETBACK FROM SINGLE FAMILY RESIDENTIAL	4.712.c.2	130 FEET	4-STORY BUILDING 3, 120' FEET FROM WESTERN PERIMETER	BUILDING 3 IS 4-STORY BUT ONLY THE WESTERN END IS LOCATED WITHIN THE 130-FOOT SETBACK. BUILDING 3 WILL HAVE NO UNITS OR BALCONIES DIRECTLY FACING WEST.
BUILDING HEIGHT	4.712.c.2	36 FEET MAXIMUM FOR BUILDINGS LOCATED 250 FEET OR LESS FROM SINGLE FAMILY DISTRICT	BUILDINGS 1 AND 3 FROM 36' FEET TO 48' FEET BUILDING 2 FROM 36' FEET TO 36' FEET, 4 INCHES	BUILDING 1 AND 3 ARE PLACED TO PROVIDE AS MUCH SEPARATION (AS POSSIBLE) FROM SINGLE FAMILY RESIDENTIAL TO THE WEST AND SINGLE FAMILY ZONING TO THE NORTHEAST. BUILDINGS ARE PLACED TO MAXIMIZE SETBACKS AND AVOID UPPER STORY UNITS LOOMING OVER SINGLE FAMILY YARDS.
PERIMETER FENCING AND LOCATION	4.712.d.4.b and c	PERIMETER FENCING IS NOT ALLOWED IN FRONT YARDS	ALLOW 6-FOOT TALL ORNAMENTAL METAL "WROUGHT IRON" FENCING IN THE YARD ALONG E. LANCASTER AVENUE AND A SOLID MASONRY WALL ALONG NORMA STREET; A COMBINATION OF A SOLID MASONRY WALL OR SECURITY FENCING AROUND PROPERTY	FENCE PLACEMENT WILL PROVIDE SECURITY FOR GROUND FLOOR RESIDENTS AND WILL SECURE THE AREAS THAT CONNECT TO BUILDING ACCESS POINTS. THE FENCE IS SETBACK WELL OFF THE ROAD, MEETING THE SPIRIT AND INTENT OF THE REQUIREMENT.
OPEN SPACE	4.712.c.2	35% MINIMUM	29% MINIMUM	THE DEVELOPMENT PROPOSAL IS AN INFILL SITE WITHOUT THE SAME OPEN SPACE OPPORTUNITIES. NONETHELESS, THE PROPOSAL INCLUDES A DOG PARK, LARGE COURTYARD WITH A POOL, AND A SPORT COURT.
PARKING	6.201	1 SPACE PER BED PLUS 1 SPACE PER 250 SF OF COMMON AREA= 493 SPACES	1.46 SPACES PER LIVING UNIT= 355 PARKING SPACES	DECREASE PARKING SUPPLY TO BETTER ALIGN WITH PARKING DEMAND; AVOID OVER PARKING THE PROPERTY

Surrounding Zoning and Land Uses

North “A-7.5” One Family Residential / single-family residential

East “A-5” One Family Residential and “E” Neighborhood Commercial / single-family, commercial, apartments

South “E” Neighborhood Commercial / commercial

West “A-5” One Family Residential / single-family residential

Recent Zoning History

- ZC-10-137: The northern portion of the property was included in a 398 acre rezoning from A-5, A-5/HC, B, B/HC, CR, C, D, ER, E, F, and G to A-21, A-10, A-10/HC, A-7.5, A-5, A-5/HC, B, ER, and E (this portion is zoned “A-7.5”)

Public Notification

300-foot Legal Notifications were mailed on June 30, 2023.

The following organizations were emailed on June 30, 2023:

Organizations Notified	
Neighborhoods of East Fort Worth*	West Meadowbrook NA
Echo Heights Stop Six Environmental Coalition	East Fort Worth, Inc
Streams and Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

This property consists of multiple tracts that are zoned under different districts as noted above (refer to attached zoning map). There are various mixed uses within the general area (apartments, commercial uses, residential); however, a majority of the property perimeter adjoins single family uses on the west, north and northeast. As stated above, the site would feature a panhandle to the north bisecting two (2) single family residences and fronts onto Norma Road. Although it does not appear that access is proposed to Norma for vehicular traffic, the area is intended for a dog park for apartment residences. The proximity from the dog park could negatively impact the single family. Additionally, staff has concerns over development standards for building height increase.

Ingress and egress to the property is from E. Lancaster, a 6 lane Highway that links East Loop 820 to the east and Oakland Boulevard to the west, providing access to I-30 and Rosedale Street. The general layout of this site is **not compatible** with surrounding land uses. Higher density residential would be more ideally situated at a major intersection with several access points in multiple directions to help diffuse traffic. There are lower density residential products in the vicinity of the subject property, but none are directly adjacent to the site and do not

provide a direct comparison. The Stratton Royal Apartment Complex located to the east is a non-conforming use as it is currently zoned “E” Neighborhood Commercial. Although a portion of the property is currently zoned “C” Medium Density Multifamily, the density cap is 24 dwelling units per acre rather than the 32 allowed under the “D” district. A lower density multifamily product with increased open space and appropriate buffers to adjacent residential may be better suited at this location.

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.

Comprehensive Plan Consistency – Eastside

The adopted 2022 Comprehensive Plan designates the subject property as a mix of Medium Density Residential (west), Neighborhood Commercial (east) and Single Family Residential (north). The proposed zoning request does not align with these land use designations.

Additionally, this request appears to be in contrast with the following policy for the Eastside Planning Sector:

- Reduce the amount of undeveloped multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.

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

Site Plan Comments

Zoning / Land Use

- Staff has concerns with the dog park location and the associated setback. I believe this is going to create major concerns with the adjoining residential.
- Has your team considered reducing the density to align with the small area designated for Medium Density on the land Use Plan?
- Please start you outreach with adjoining neighbors, Neighborhood Associations and the Councilman for this district. I have provided this information below:

Council District 11 –
District 11 Office
200 Texas St.
Fort Worth, Texas 76102

Telephone: 817-392-8811

Email: District11@fortworthtexas.gov

Neighborhood Association –
[View Organization \(fortworthtexas.gov\)](#)

Fire

FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

FYI/General Comments:

Fire lane specifications can be found at IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503

Hydrant requirements:

Less than or equal 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Less than or equal 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 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants


Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

General Information:

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.

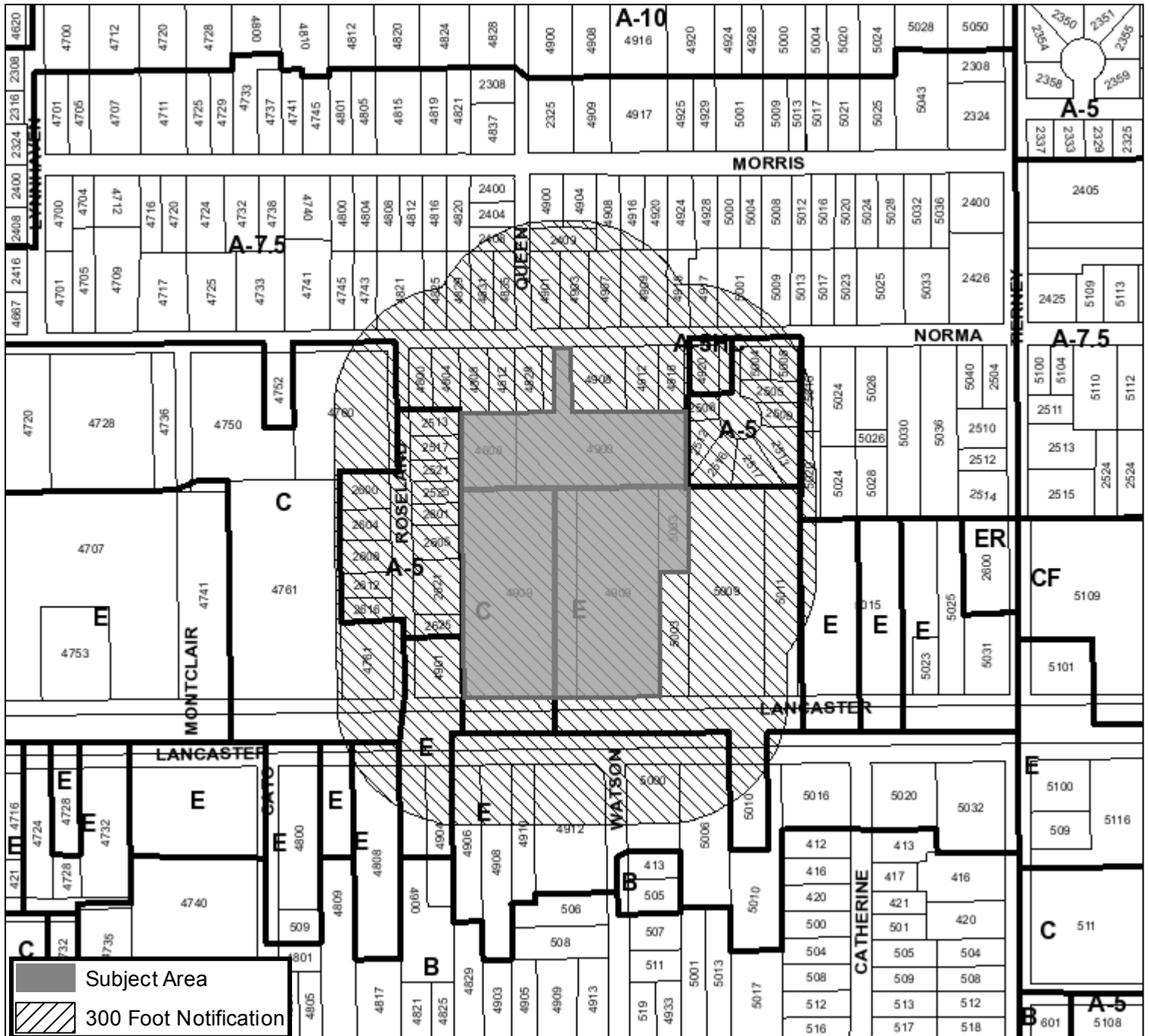
The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022.

(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.)

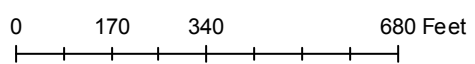


Area Zoning Map

Applicant: Palladium USA, International
 Address: 4909-5003 Lancaster Avenue
 Zoning From: C,E,A-7.5
 Zoning To: PD/D
 Acres: 7.88778339
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 7/12/2023
 Contact: null



Subject Area
 300 Foot Notification

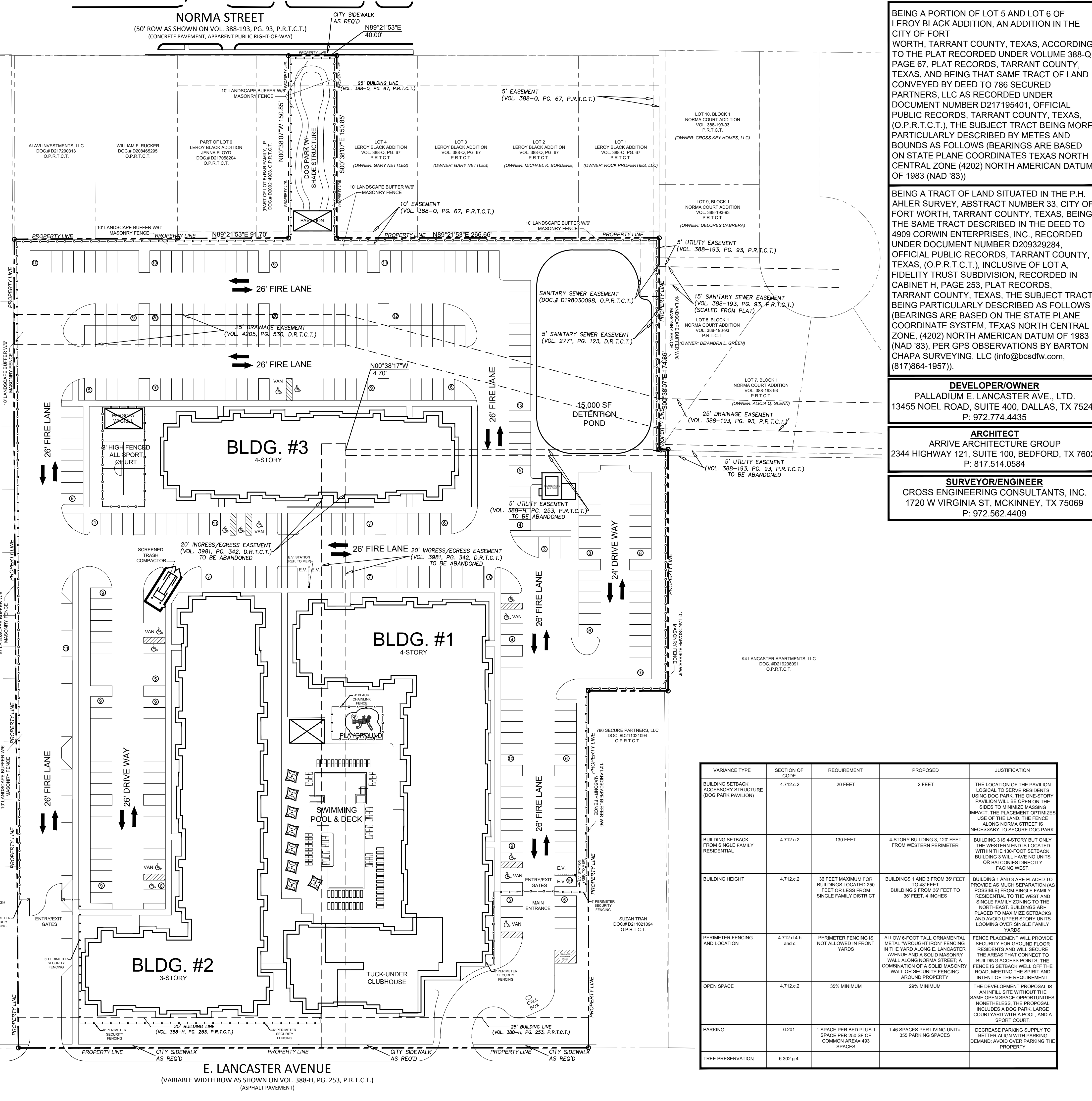


ROSELAND STREET

NORMA STREET
(50' ROW AS SHOWN ON VOL. 388-193, PG. 93, P.R.T.C.T.)
(CONCRETE PAVEMENT, APPARENT PUBLIC RIGHT-OF-WAY)

SITE PLAN

7.946 +/- ACRES



E. LANCASTER AVENUE
(VARIABLE WIDTH ROW AS SHOWN ON VOL. 388-H, PG. 253, P.R.T.C.T.)
(ASPHALT PAVEMENT)

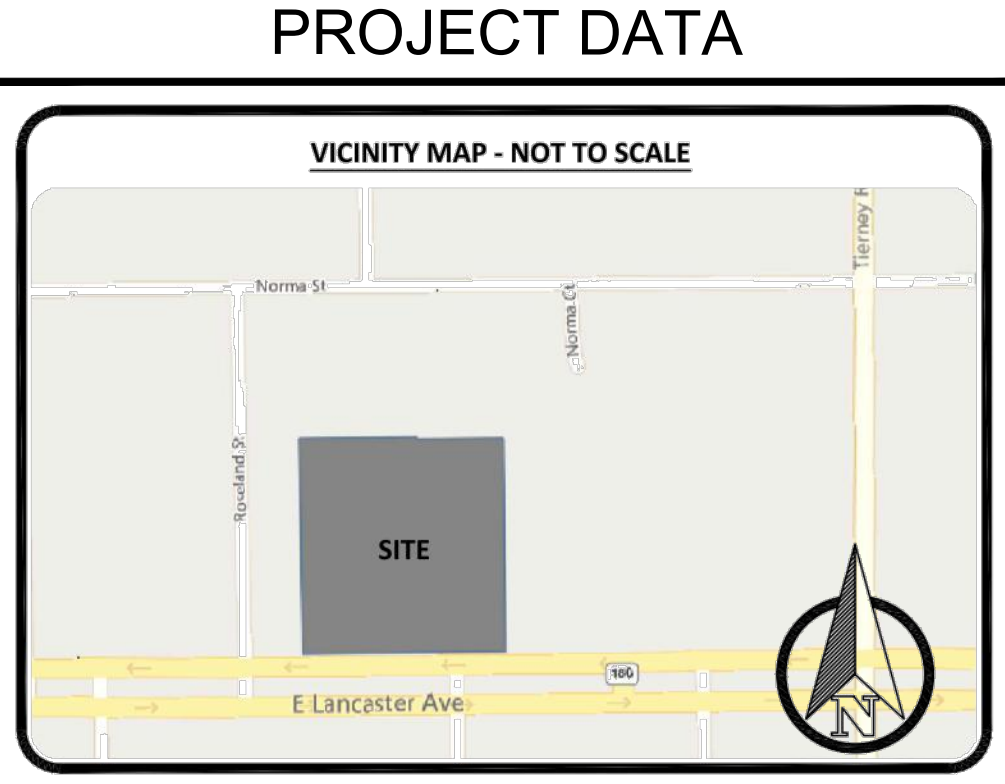
BEING A PORTION OF LOT 5 AND LOT 6 OF LEROY BLACK ADDITION, AN ADDITION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 388-Q, PAGE 67, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED BY DEED TO 786 SECURED PARTNERS, LLC AS RECORDED UNDER DOCUMENT NUMBER D217195401, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON STATE PLANE COORDINATES TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD '83))

BEING A TRACT OF LAND SITUATED IN THE P.H. AHLER SURVEY, ABSTRACT NUMBER 33, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN THE DEED TO 4909 CORWIN ENTERPRISES, INC., RECORDED UNDER DOCUMENT NUMBER D09329284, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), INCLUSIVE OF LOT A, FIDELITY TRUST SUBDIVISION, RECORDED IN CABINET H, PAGE 253, PLAT RECORDS, TARRANT COUNTY, TEXAS, THE SUBJECT TRACT BEING PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983 (NAD '83), PER GPS OBSERVATIONS BY BARTON CHAPA SURVEYING, LLC (info@bcsdfw.com, (817)864-1957)).

DEVELOPER/OWNER
PALLADIUM E. LANCASTER AVE., LTD.
13455 NOEL ROAD, SUITE 400, DALLAS, TX 75240
P: 972.774.4435

ARCHITECT
ARRIVE ARCHITECTURE GROUP
2344 HIGHWAY 121, SUITE 100, BEDFORD, TX 76021
P: 817.514.0584

SURVEYOR/ENGINEER
CROSS ENGINEERING CONSULTANTS, INC.
1720 W VIRGINIA ST, MCKINNEY, TX 75069
P: 972.562.4409



PROJECT DATA

OVERALL ACREAGE: 7.946 ACRES (346,127 S.F.)
-3 & 4 STORY, MULTI-FAMILY COMMUNITY
TOTAL BUILDING S.F.: 81,255 S.F.
BUILDING #1 - 34,846 S.F.
BUILDING #2 - 29,632 S.F.
BUILDING #3 - 16,777 S.F.

ZONE "D" (MULTI-FAMILY)

BUILDING #1 UNITS:	
UNIT A1 (1 BED) - 750 S.F.	= 47 UNITS
UNIT B1 (2 BED) - 980 S.F.	= 46 UNITS
UNIT C1 (3 BED) - 1,165 S.F.	= 15 UNITS
UNIT C2 (3 BED) - 1,165 S.F.	= 7 UNITS

BUILDING #2 UNITS:	
UNIT A1 (1 BED) - 750 S.F.	= 9 UNITS
UNIT B1 (2 BED) - 980 S.F.	= 45 UNITS
UNIT C1 (3 BED) - 1,165 S.F.	= 15 UNITS
UNIT C2 (3 BED) - 1,165 S.F.	= 3 UNITS

BUILDING #3 UNITS:	
UNIT A1 (1 BED) - 750 S.F.	= 16 UNITS
UNIT B1 (2 BED) - 980 S.F.	= 24 UNITS
UNIT C1 (3 BED) - 1,165 S.F.	= 16 UNITS
UNIT C2 (3 BED) - 1,165 S.F.	= 0 UNITS

TOTAL UNITS ON SITE	= 243 UNITS
UNITS PER ACRE	= 29.6 UNITS

HEIGHT AT PROPOSED BUILDING:
3RD FLOOR PLATE: 30' - 4 7/8"
MID-POINT ROOF: 36' - 4"
PEAK: 41' - 8"

4TH FLOOR PLATE: 43' - 0 3/4"
MID-POINT ROOF: 47' - 2"
PEAK: 52' - 11"

OPEN SPACE: 29%

PARKING DATA - MULTI-FAMILY

TOTAL PARKING REQUIRED:
1 SPACE PER BED
UNIT A1 (1 BED/72 UNITS) = 72 SPACES
UNIT B1 (2 BED/115 UNITS) = 230 SPACES
UNIT C1 (3 BED/46 UNITS) = 138 SPACES
UNIT C2 (3 BED/10 UNITS) = 30 SPACES
TOTAL NUMBER OF SPACES REQ'D = 470 SPACES

1 SPACE PER 250 SF OF COMMON AREA
5,861 SF OF COMMON AREA = 23 SPACES

GRAND TOTAL OF SPACES REQ'D = 493 SPACES

TOTAL PARKING PROVIDED:
1.46 PARKING SPACES PER UNIT =
355 TOTAL SURFACE PARKING SPACES

GENERAL NOTES

- EXTERIOR CONSTRUCTION MATERIALS SHALL BE CONSTRUCTED WITH NOT LESS THAN 70% MASONRY.
- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION C.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.

VARIANCE TYPE	SECTION OF CODE	REQUIREMENT	PROPOSED	JUSTIFICATION
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OPEN SPACE	4.712.c.2	35% MINIMUM	29% MINIMUM	THE DEVELOPMENT PROPOSAL IS AN INFILL SITE WITHOUT THE SAME OPEN SPACE OPPORTUNITIES. NONETHELESS, THE PROPOSAL INCLUDES A DOG PARK, LARGE COURTYARD WITH A POOL, AND A SPORT COURT.
PARKING	6.201	1 SPACE PER BED PLUS 1 SPACE PER 250 SF OF COMMON AREA = 493 SPACES	1.46 SPACES PER LIVING UNIT = 355 PARKING SPACES	DECREASE PARKING SUPPLY TO BETTER ALIGN WITH PARKING DEMAND, AVOID OVER PARKING THE PROPERTY
TREE PRESERVATION	6.302.g.4			

DIRECTOR OF DEVELOPMENT SERVICES DATE

ZONING CASE # XXXXX ZONING

PALLADIUM E. LANCASTER AVE.

Fort Worth, Texas

ARRIVE ARCHITECTURE GROUP
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
Ph: 817.514.0584 - Fx: 817.514.0694

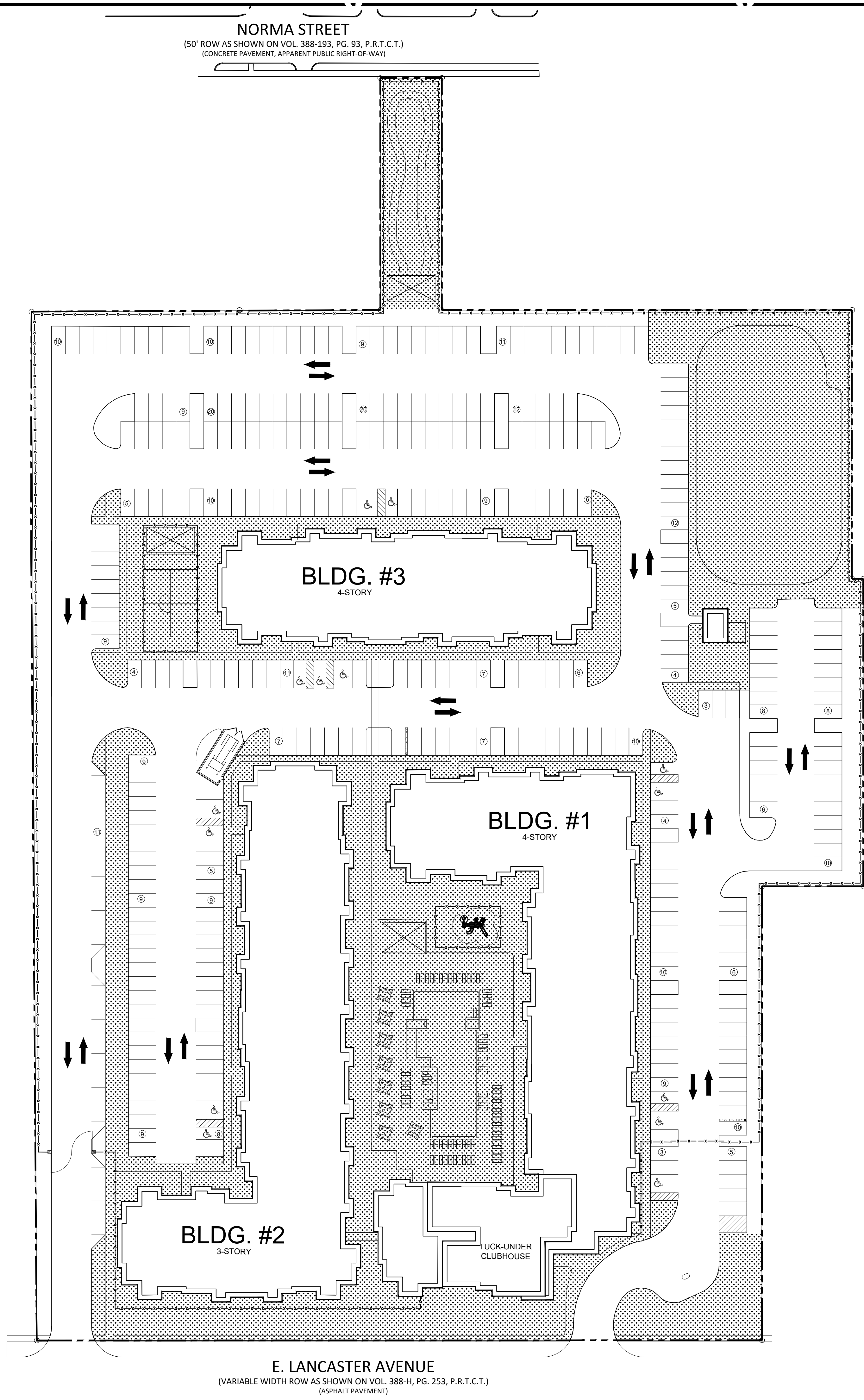
REVISION	DATE	BY	DESCRIPTION

DRAWN BY: AAG	CHECKED BY: JMT
PLAT DATE: 5/23/2023	REV. DATE:
SUBMITTAL DATE: 2023	PROJECT NUMBER:
ISSUED FOR: CONCEPT	SHEET NO.:
SCALE: AS NOTED	

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T:\Palladium USA\4909 E Lancaster Fort Worth\Pre-Design\Architecture\4409 E Lancaster FW Site Plan.dwg Tuesday, May 23, 2023 10:18:31 AM

SITE PLAN
OPEN SPACE EXHIBIT



PROJECT DATA

VICINITY MAP - NOT TO SCALE

OVERALL ACREAGE: 7.946 ACRES

MULTI-FAMILY
PROJECT OPEN SPACE: (29% - 101,555 S.F.)

PALLADIUM E. LANCASTER AVE.
Fort Worth, Texas

ARRIVE
ARCHITECTURE GROUP

Architecture
Planning
Project Management

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
PH 817.514.0584 - FX 817.514.0094

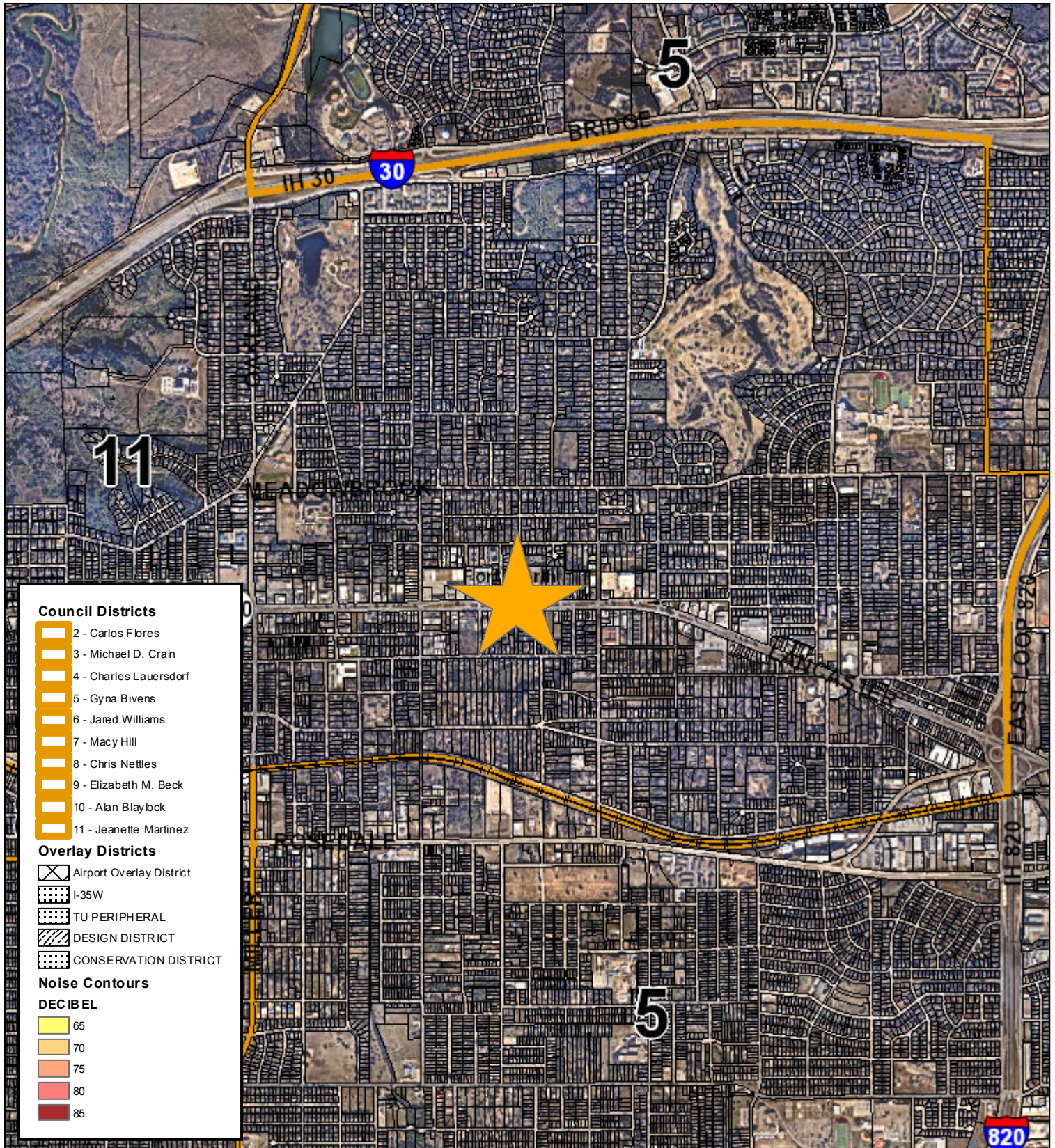
SEAL

REVISION	

DRAWN BY: AAG	CHECKED BY: JMT
DATE: 5/23/2023	REV. DATE:
SUBMITTAL DATE: 2023	PROJECT NUMBER:
ISSUED FOR: CONCEPT	SHEET NO.:
SCALE: AS NOTED	

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Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

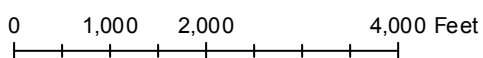
Overlay Districts

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

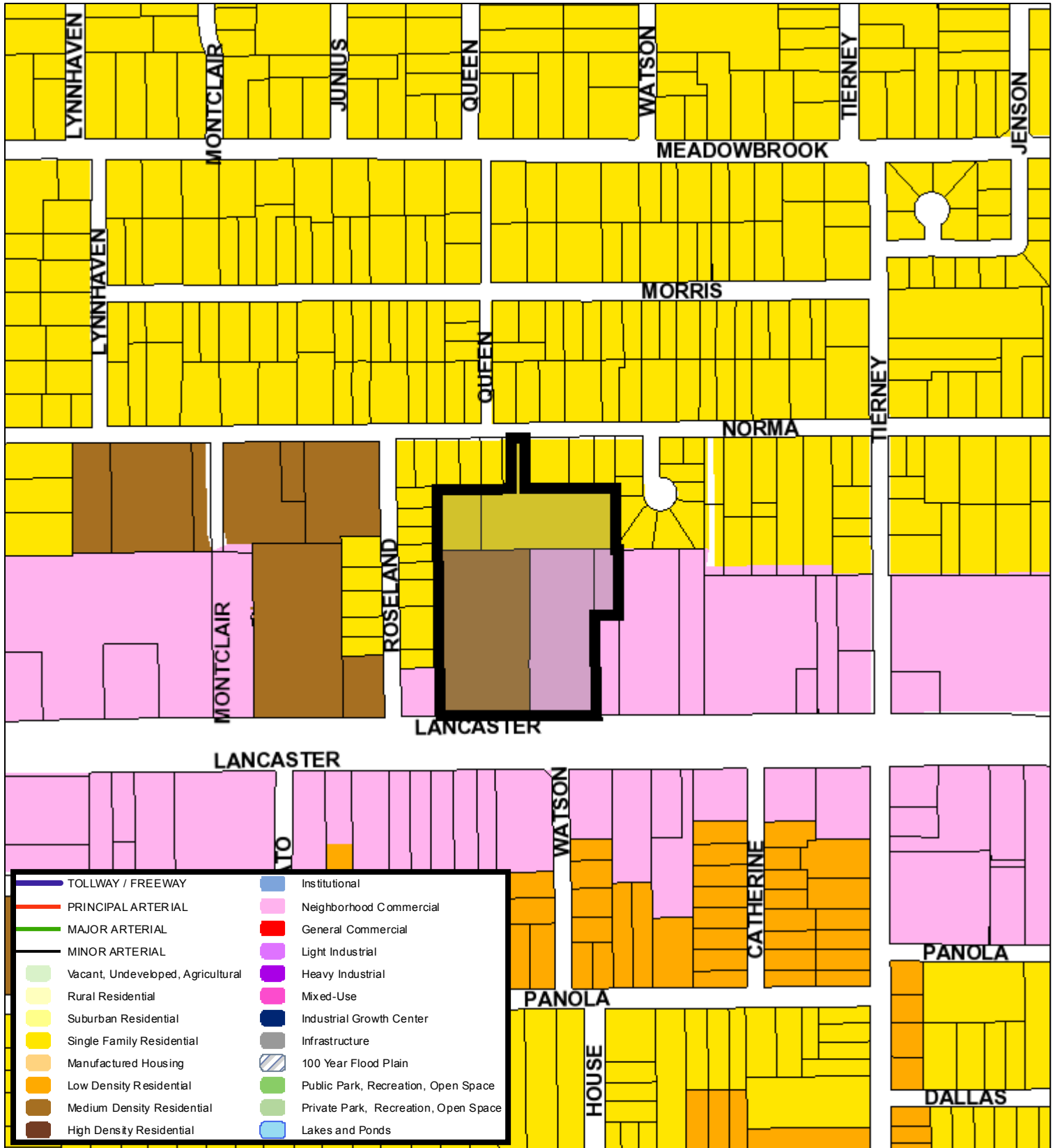
Noise Contours

DECIBEL

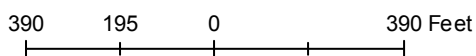
- 65
- 70
- 75
- 80
- 85



Future Land Use



390 195 0 390 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

