



Zoning Staff Report

Date: May 9, 2023

Case Number: ZC-23-038

District (old/new): 5 / 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Amy Hung (owner) / Jones Gillam Renz (applicant), Andrea Taylor (representative)

Site Location: 7808 Brentwood Stair Road

Acreage: 13.854 acres

Request

Proposed Use: Apartments

Request: From: "A-7.5" One Family Residential

To: "C" Medium Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Denial by a vote of 5-2**

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Project Description and Background

The subject site is located on the east side of Fort Worth, situated at the intersection of Cooks Lane & Brentwood Stair Road, in Council District 5. The site is currently undeveloped. The applicant is requesting to rezone this property from “A-7.5” One Family Residential to “C” Medium Density Multifamily, to accommodate an apartment development with approximately 88 units, for a density of just under 18 dwelling units per acre of gross density. Please note that a formal Site Plan is not required for a rezoning to “C”, however the applicant has provided staff with a preliminary layout (attached to this report under the title “Concept Layout”) showing their most recent development plans in order to give staff and City officials an idea on how the developer envisions the layout and functionality of the site.

Any proposed development will need to meet all other “C” development standards, including minimum 45% open space, 20 foot street side setbacks, 5 foot side and rear setbacks, 36 foot maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / apartments
East “A-5” One Family Residential & “ER” Neighborhood Commercial Restricted / undeveloped
South “A-5” One Family Residential & “C” Medium Density Multifamily / single family & undeveloped
West “A-5” One Family Residential & “C” Medium Density Multifamily / single family & duplexes

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 30, 2023.
The following organizations were emailed on March 30, 2023:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	NAS Fort Worth JRB RCC
Hollow Hills NA*	John T White NA
East Fort Worth, Inc	East Fort Worth Business Association
Handley NA	Historic Randol's Mill Valley Alliance, Inc

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses in this area vary greatly. There is a mixture of single family residential and duplexes immediately adjacent to the west, with single family predominating in the blocks as you move away from the subject site. The north is zoned and developed as an apartment complex, similar in scope to the zoning being requested in this case. To the east the land is for the most part undeveloped, but is zoned for future neighborhood commercial. To the south are more single family residential neighborhoods, as well as a creek and floodplain.

Access is afforded in all directions, as the site sits where two roadways cross (Cooks Lane & Brentwood Stair Road). The site is easily accessible to I-30 and the DFW freeway network with the Cooks Lane interchange just to the north, and the area is in close proximity to commercial developments at Eastchase Parkway, which is a straight shot down Brentwood Stair. Similar types of housing (multifamily apartments) exist in the immediate vicinity of the subject site, with “C” zoning and garden apartments mirrored across Brentwood Stair to the north.

As long as the proposed new apartment community meets the standards set out in Section 4.711 regulating new (medium density) multifamily development, then the rezoning of this site to “C” would not be disruptive to existing uses in the vicinity. The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan designates the subject property as future single family residential. Zoning categories in alignment with this Comprehensive Plan designation would be “A-10”, “A-7.5”, “A-5”, or “AR” One Family residential zoning. The current “A-7.5” zoning is in alignment and consistent with the Comprehensive Plan designation. In order to accommodate the current development and rezoning proposal, a designation of Medium Density Residential would be required in order to accommodate a rezoning to “C” Medium Density Multifamily.

The proposed zoning **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

Economic Development Plan

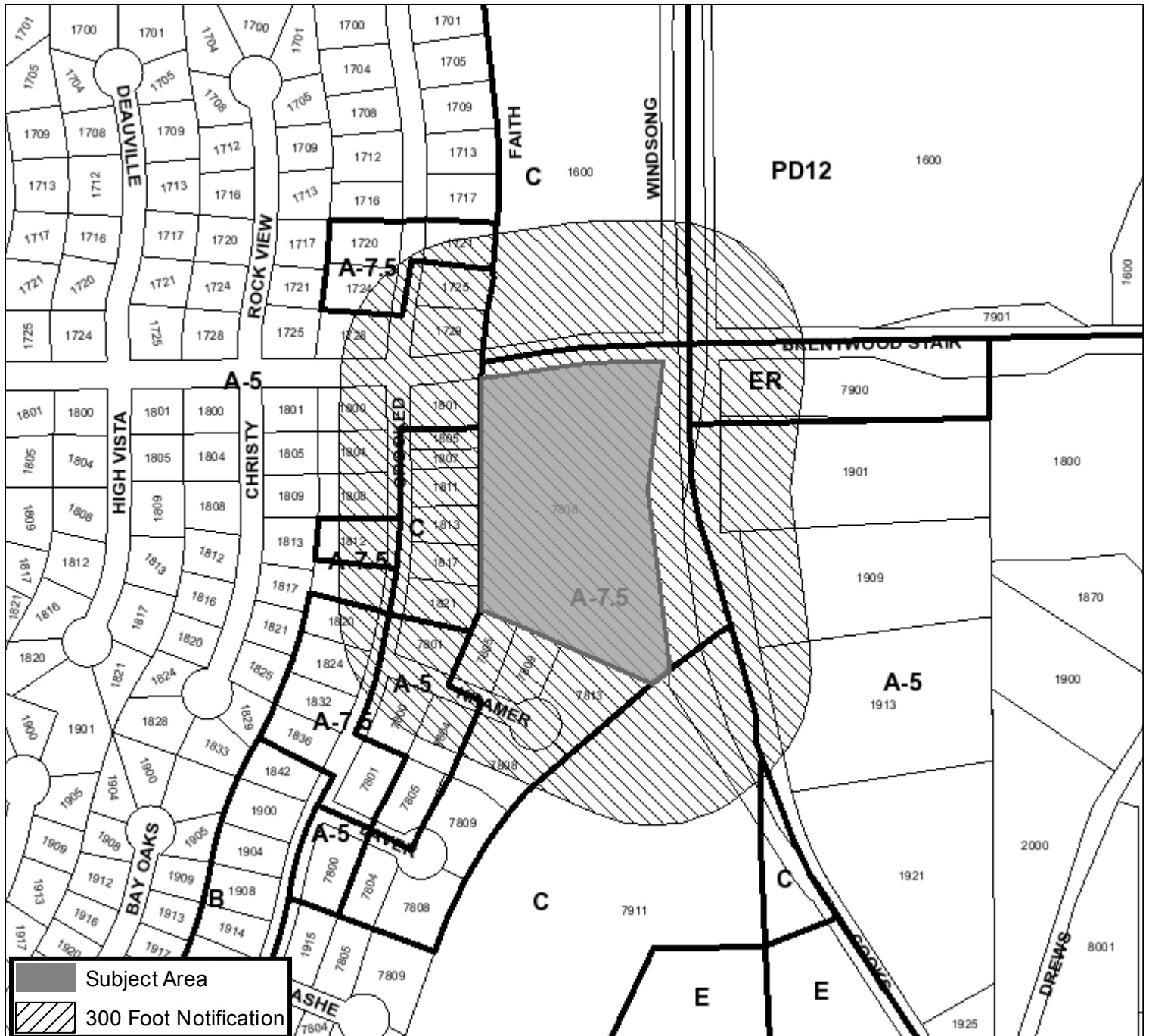
The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. The apartment community proposed would fit into this objective.



3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.

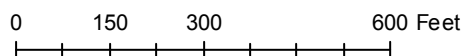
3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

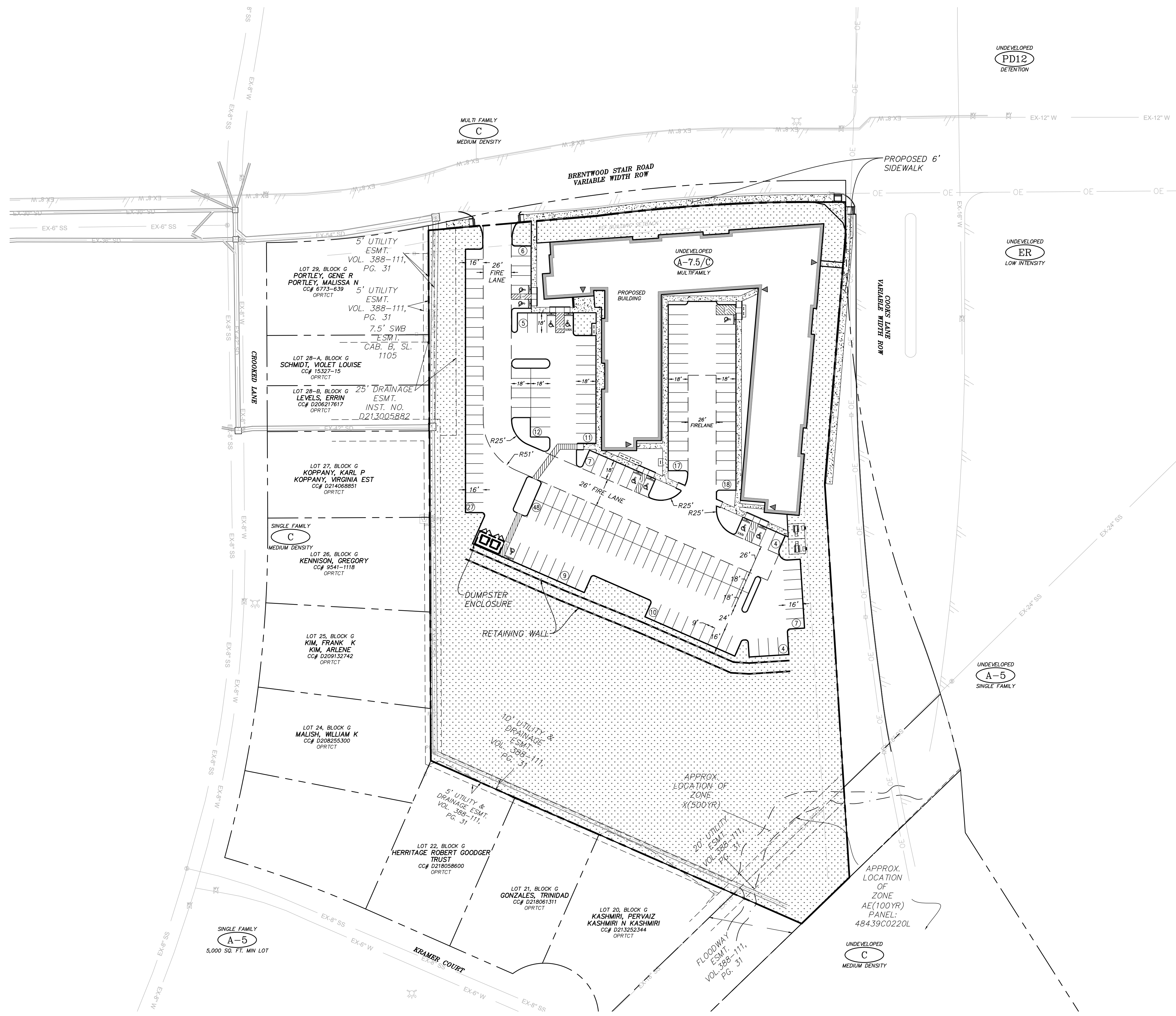
Area Zoning Map

Applicant: Amy Hung/Andrea Taylor
 Address: 7808 Brentwood Stair Road
 Zoning From: A-7.5
 Zoning To: C
 Acres: 5.09631373
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 4/12/2023
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification





LEGEND:

FIRE LANE	---
ACCESSIBLE PARKING SPACE	♿
SIGN	○
WHEEL STOP	▬
EXISTING SANITARY SEWER	EX-SS
EXISTING SEWER MANHOLE	⊙
EXISTING WATER LINE	EX-W
EXISTING WATER VALVE	⊕
EXISTING FIRE HYDRANT	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING OVERHEAD ELECTRIC	OE
EXISTING POWER POLE	⊙
EXISTING LIGHT POLE	LP
PARKING COUNT	⑤
ZONING	UNDEVELOPED
ZONING	E/A-5
ZONING	ONE FAMILY
OPEN SPACE	▨

NOTES:

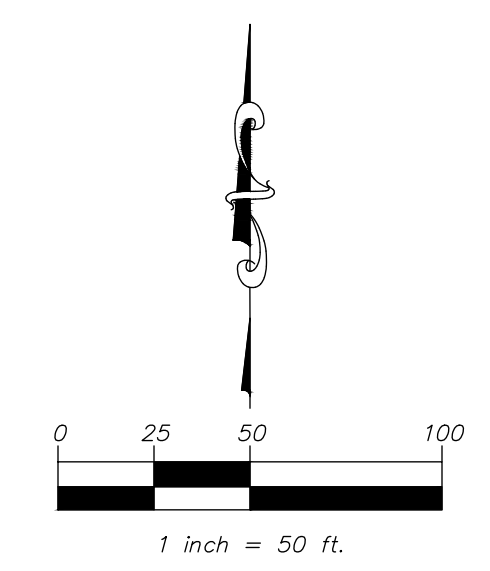
1. THE PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS AND A MULTIFAMILY DEVELOPMENT SITE PLAN WILL BE SUBMITTED.
2. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
4. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
5. PROJECT WILL COMPLY WITH 6.302, URBAN FORESTRY.
6. PARKING REQUIREMENTS TO BE DETERMINED DURING THE SITE PLAN PROCESS.
7. ALL FENCING AND SCREENING WILL COMPLY WITH ZONING REQUIREMENTS.

SITE DATA

EXISTING ZONING:	A-7.5, SINGLE FAMILY
PROPOSED ZONING:	C, MEDIUM DENSITY MULTIFAMILY
SITE INFORMATION:	5.08 AC
DWELLING UNITS:	88 UNITS
DESNTY:	17.3 DU/ACRE
TOTAL FOOTPRINT BUILDING SQUARE FOOTAGE:	32,620 SF
BUILDING HEIGHT:	27'-0"
OPEN SPACE:	114,289.74 SF / 2.62 AC 51.57%

PARKING TABLE

		SPACES REQUIRED	SPACES PROVIDED
MULTIFAMILY	1 PS\BEDROOM	172	172
COMMON AREA	1\ 250SF COMMON SPACE	2,425 SF	10
VAN ACCESSIBLE			2 PS
STANDARD PARKING			175
HANDICAP PARKING			10
TOTAL PARKING		182 PS	185 PS
BICYCLE PARKING			8 RACKS

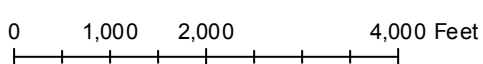
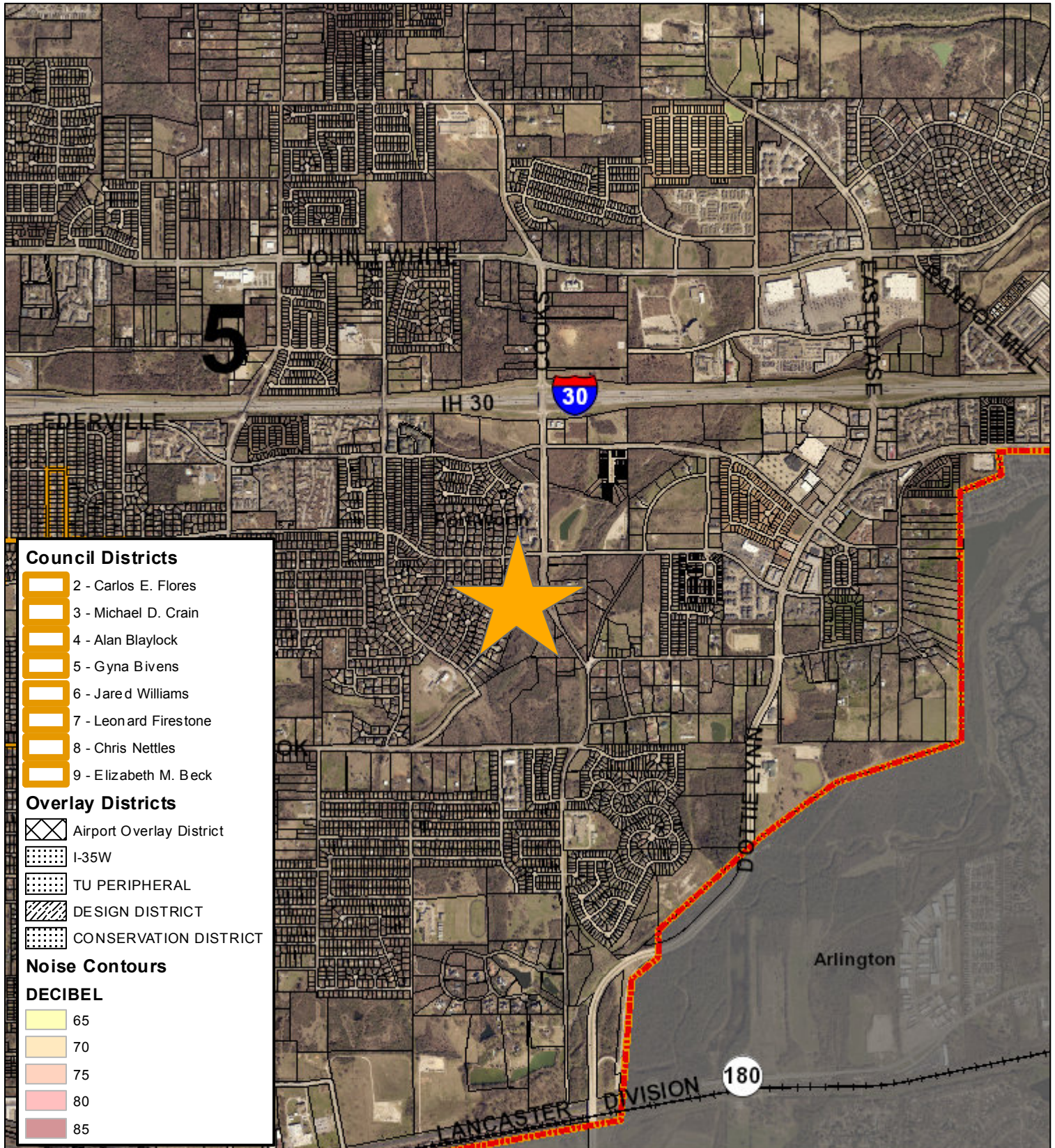


mima
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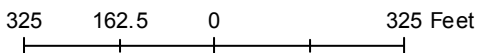
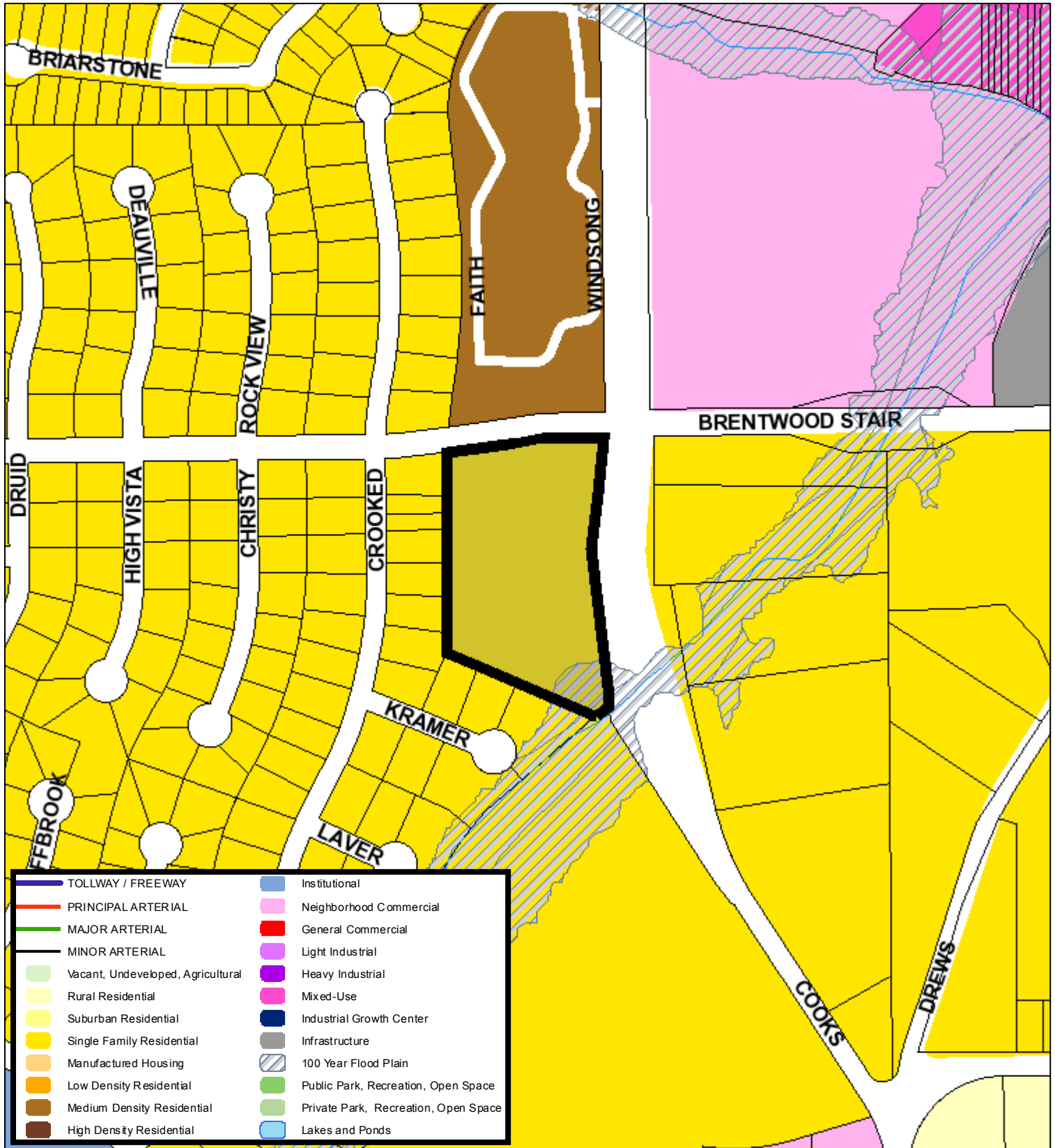
CONCEPT PLAN
ZC-23-038
THE RESERVES AT COTTONWOOD
7808 BRENTWOOD STAIR
FORT WORTH, TEXAS

PLOTTED BY: GABRIEL SANCHEZ DATE: 3/10/2023 11:04 AM PATH: I:\3709-00-01000\Planning & Zoning\2023 Preliminary Concept Site Planning\03-01_Zoning Concept Plan.dwg

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



0 205 410 820 Feet

