



Zoning Staff Report

Date: May 13, 2025

Case Number: ZC-25-052

Council District: 4

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Multiple owners/Hillwood/Westwood Professional Services **Acreage:** 111.36 acres

Site Location: 9700 - 10500 (odds) blocks N. Riverside Drive

Request

Proposed Use: Adding Stealth Telecommunication Towers where not allowed and development waiver to allow Stealth Telecommunication Towers to be 50 feet from residential buildings

Request: From: “PD 961” Planned Development for all uses in “D” High Density Multifamily plus assisted living and nursing home

To: Amend “PD961” Planned Development for all uses in “D” High Density Multifamily with assisted living and nursing home, to add 110' Stealth Telecommunication Towers and Telecommunication Antenna (on structures), and a development standard for no minimum setback adjacent to residential structure; site plan waiver requested

Recommendation

Land Use Compatibility: Requested change **is not compatible**

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

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

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval as Amended to only allow Telecommunication Antennas on residential structures only by a vote of 8-0**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)

- b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Exhibit

Project Description and Background

The property is a row of properties approximately $\frac{3}{4}$ mile long, located on the west side of Old Denton Road/Riverside Drive, between Golden Triangle Boulevard and Heritage Trace Parkway. The area is currently zoned “PD 961” Planned Development for all uses in “D” High Density Multifamily plus assisted living and nursing home. The row of properties with multifamily-based zoning acts as a transitional land use between the single family uses to the east and intensive commercial uses to the west. The site has no notable tree canopy and is generally half developed at this time.

The Planned Development began in 2013 for in “D” High Density Multifamily and was amended in 2014 to add assisted living and nursing home. The zoning ordinance has existing standards for antennas and stealth telecommunication towers. Telecommunication antennas or panels are allowed by right on institutional, commercial, and industrial uses. If a stealth telecommunication tower is desired in a residential district, the location must be approved thru a Special Exception by the Board of Adjustment. Stealth telecommunication towers are limited to a height of 35 feet in residential districts.

The applicant is requesting to add telecommunication panels/antennas on all buildings, as well as allow 110-foot tall stealth telecommunication towers by right in this residential district, and to place them as close as 50 feet to a residential building. However, the zoning ordinance prescribes the Board of Adjustment (BOA) process for: adding telecommunication panels/antennas on residential buildings, placing stealth telecommunication towers in residential districts, and allowing 110-foot tall towers in residential districts. The zoning request appears to be an attempt to circumvent this process. The application provides no information as to why the standard BOA process should not be followed. Stealth towers are not allowed everywhere by right due to the significant visual impacts of these structures, especially when over 50 feet tall in a residential district.

The proposed PD amendment requests the stealth towers to be 110 feet, which is almost as tall as the tallest 120-foot structure allowed in industrial districts. The requested 50-foot setback from a residential building is the same distance as a standard single family lot width, instead of a more typical 220-foot setback. The lack of a site plan and no limitation noted on the number or spacing of stealth telecommunication towers throughout the existing PD boundaries creates a number of issues. With a 50-foot setback from residential buildings, this lack of defined number of towers could allow for a row of towers along Old Denton Road/Riverside Drive because the existing PD standards note a 60-foot setback on this roadway. An unlimited number of towers could also allow clumping of towers in current open space areas that are more than 50 feet deep, which eliminates the basis for open space in multifamily developments. Properties that are undeveloped at this time could be built as stealth tower “farms”, similar to electricity-generating windmills. Requesting both building antennas and stealth towers means the development could have an antenna on the multifamily building and a stealth tower in a 50-foot span.

The following table provides information related to the proposed waivers of the standard zoning ordinance requirements. The waivers requested by the applicant, but not cured thru inclusion of a site plan, are bolded.

Standard	D Zoning	Proposed PD/D
Antennas on buildings	Not allowed without a BOA variance	Allowed on all buildings by right

Stealth telecommunication tower placement	No tower allowed without a BOA Special Exception	Unlimited number of towers with no spacing standards by right
Stealth telecommunication tower height	35-foot maximum non-residential structure height	110-foot height allowed by right

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / commercial uses and vacant land
 East “A-5” One-Family, “CF” Community Facilities, “K” Heavy Industrial / single family subdivisions, elementary & middle school, industrial uses
 South “G” Intensive Commercial / commercial uses
 West “G” Intensive Commercial / commercial uses and vacant land

Recent Zoning History

ZC-13-004, northern portion of subject site, from C, G, J to G, PD for D uses with waivers, approved 2/6/2013.
 ZC-14-081, southern portion of subject site, from G, PD 961 to PD for D uses plus assisted living, memory care; with development standards, site plan waiver, approved 8/7/2014.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on March 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on March 28, 2025

Organizations Notified	
North Fort Worth Alliance	Tehama Ridge HOA
Crawford Farms HOA	Sunset Hills HOA
Heritage HOA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD
Keller ISD	

* Located nearest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add telecommunication antennas on residential buildings, as well as stealth telecommunication towers to the existing “PD/D” with limited development standards and waivers to setbacks and the standard Board of Adjustment approval process. While the site acts as a transitional multi-family area between the single family uses to the east and the intensive commercial uses to the west, the PD amendment would allow an unlimited number of 110-foot stealth telecommunication towers over more than 100 acres, creating extreme visual blight. Fewer residential protections than required are noted, and the lack of spacing between the stealth towers could allow for numerous stealth towers approximately 150 feet from the single family subdivisions to the east. A site plan waiver is requested, which further hinders public review of the stealth tower placements. The proposed zoning also by-passes the proper procedures for stealth tower siting, which is review and approval by the Board of Adjustment. The proposed zoning **is not compatible** with surrounding land uses nor the appropriate review procedures in the Zoning Ordinance.

Comprehensive Plan Consistency – Far North

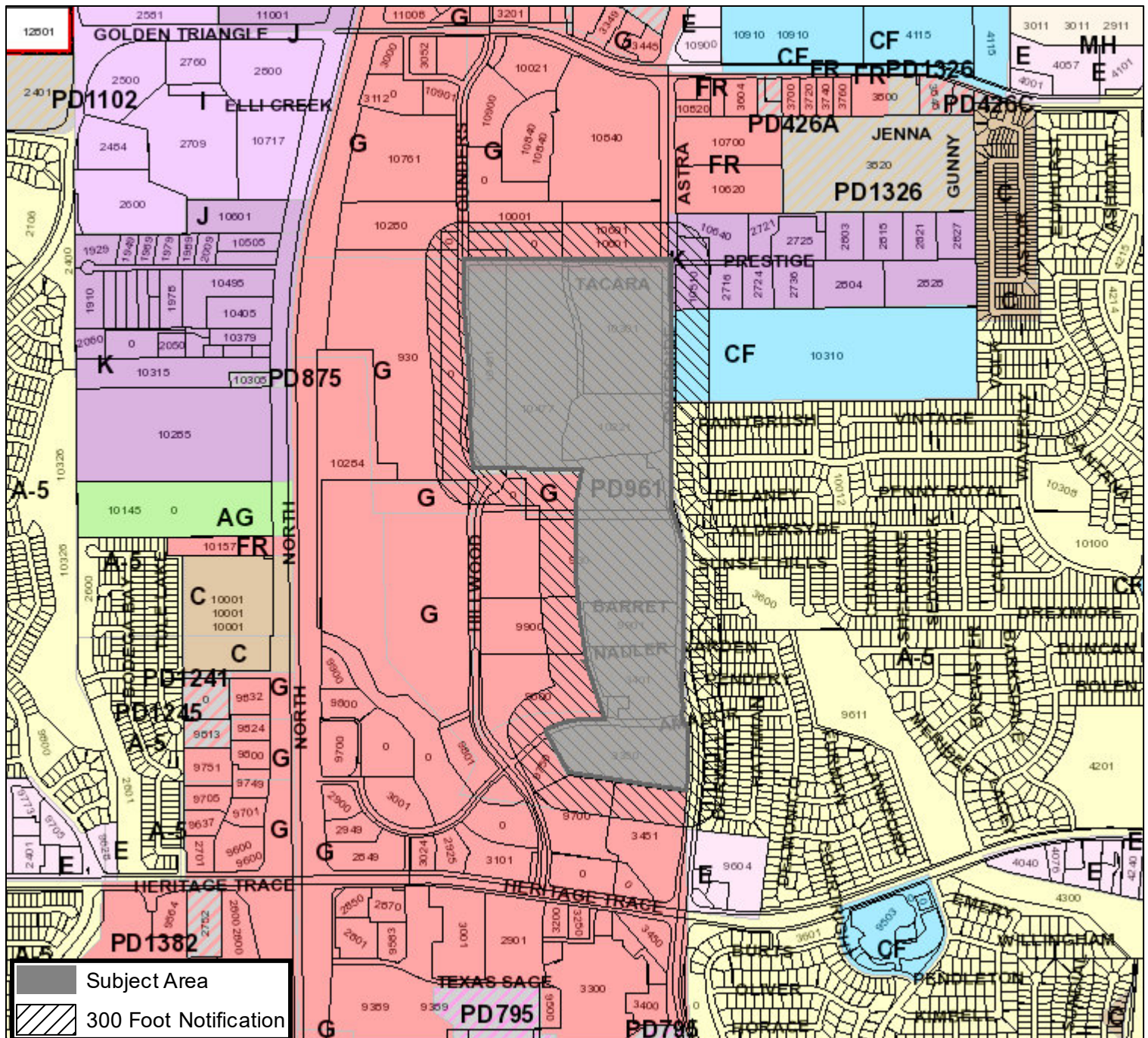

The adopted Comprehensive Plan designates the subject property as future Mixed-Use Growth Center within the future land use map. The Alliance Town Center Mixed-Use Growth Center is designed to have predominantly residential and commercial land uses to serve the local residents. The proposed PD amendment **is not consistent** with the Comprehensive Plan map designation as it represents an erosion of the community mixed-use growth center with unlimited stealth telecommunications tower development.

The following land use policies are not supported by the rezoning request:

- Balance Growth Center development patterns among accessibility, affordability, mobility, community cohesion, and environmental quality.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Gateway West, Alliance Town Center, Fossil Creek, and Nance Ranch Mixed-Use Growth Centers.
- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.

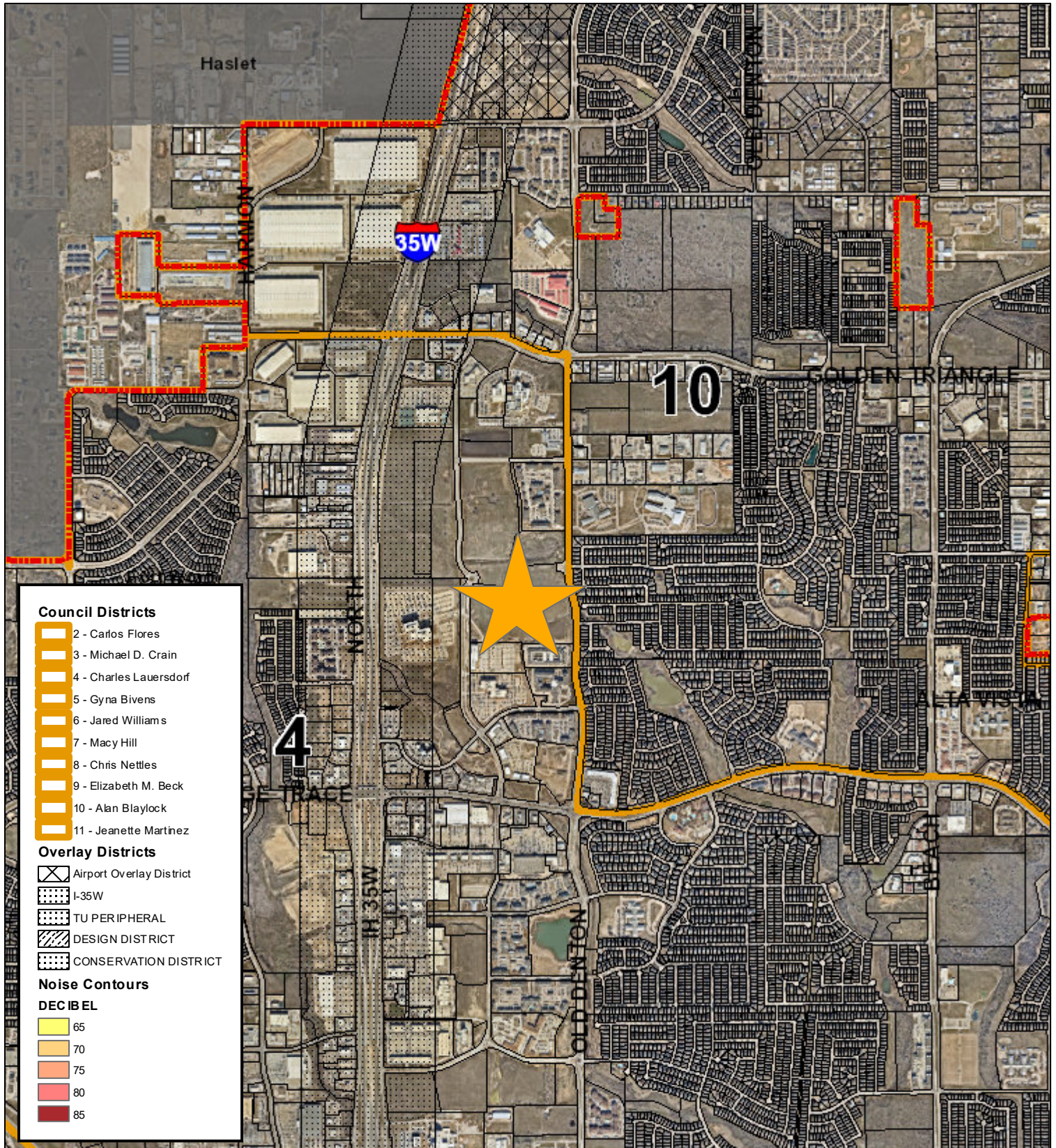
Based on a lack of conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Applicant: Multiple owners/Hillwood/Westwood Professional Ser
Address: 9700 - 10500 (odds) blks N. Riverside Drive
Zoning From: G, PD 961 for multifamily uses and assisted living
Zoning To: Amend PD 961 to add 100' cell or stealth towers, antennas on buildings; site plan waived
Acres: 111.361
Mapsc0: Text
Sector/District: Far North
Commission Date: 4/9/2025
Contact: 817-392-8190



0 550 1,100 2,200 Feet

Area Map

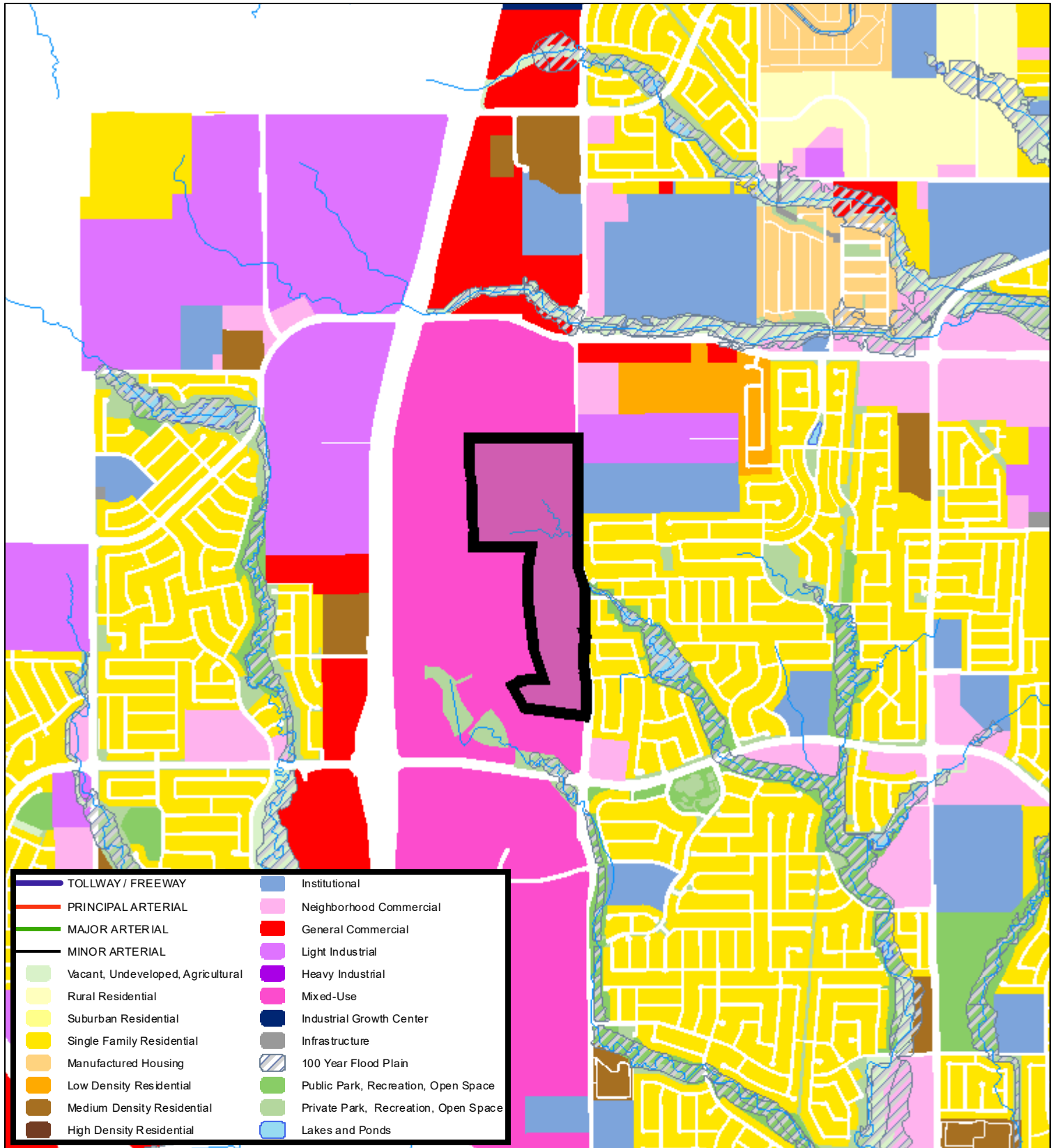


0 1,000 2,000 4,000 Feet



ZC-25-052

Future Land Use



1,900 950 0 1,900 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.

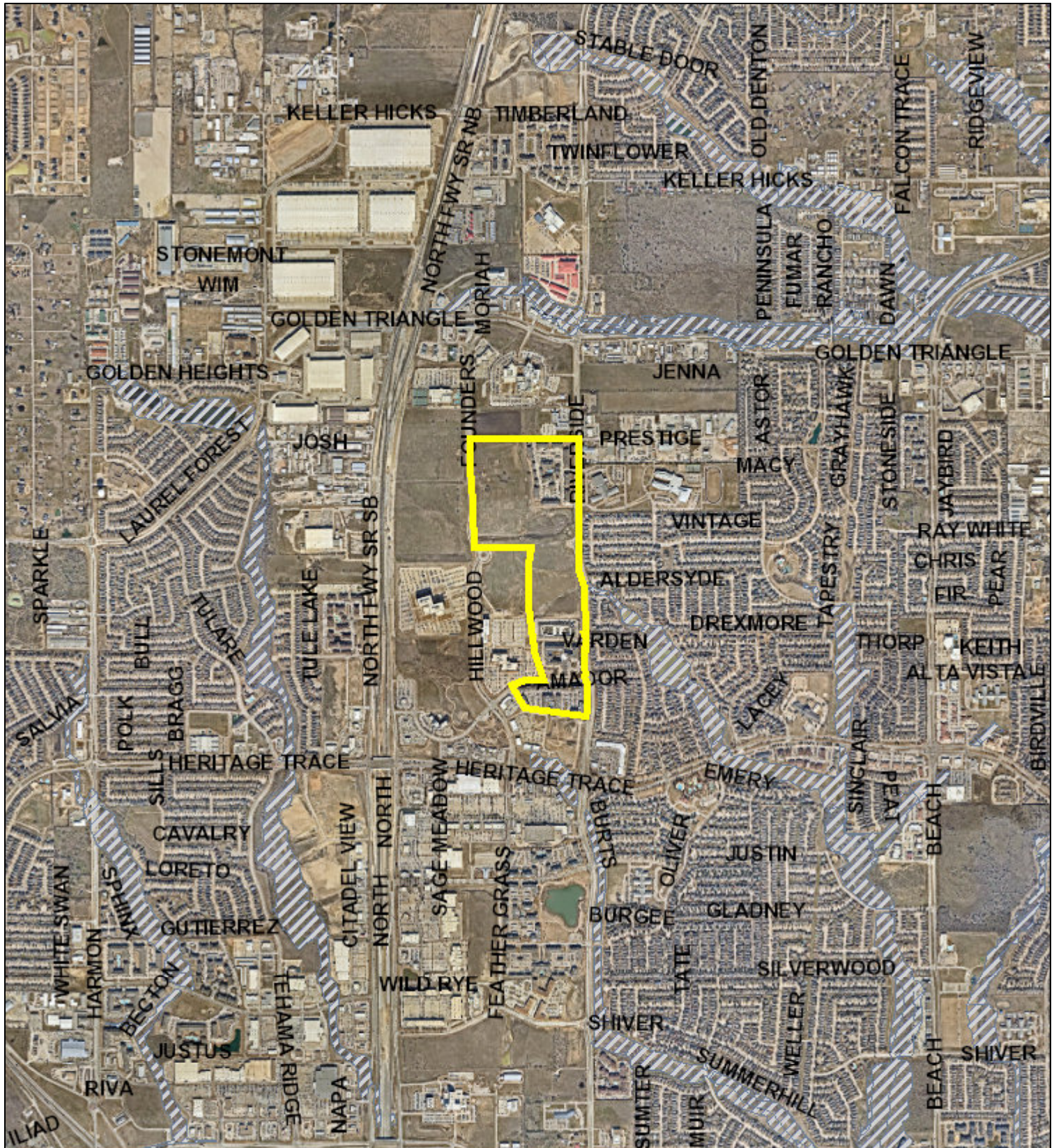


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Aerial Photo Map



0 1,250 2,500 5,000 Feet

