



# Zoning Staff Report

**Date:** June 28, 2022

**Case Number:** ZC-22-084

**Council District:** 3

## Zoning Map Amendment & Site Plan

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Fortress Properties LTD & Reps International Inc/Ray Oujesky, Kelly Hart Hallman LLP

**Site Location:** 101 & 391 Academy Boulevard

**Acreage:** 65.724 acres

### Request

**Proposed Use:** Single Family, Neighborhood Commercial, Apartments, Townhomes

**Request:** From: “OM” Office Midrise

To: “A-5” One Family Residential, “E” Neighborhood Commercial, “PD-C” Planned Development-Medium Density Multifamily, Site Plan included.

### Recommendation

**Land Use Compatibility:**

**Comprehensive Plan Consistency:**

**Staff Recommendation:**

**Zoning Commission Recommendation:**

Requested change **is compatible**

Requested change to “E” **is consistent**

Requested change to “A-5” **is not consistent**

Requested change to “PD-C” **is not consistent**

**Approval**

**Approval 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](#)
  - c. [Economic Development Plan](#)
  - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Concept Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

## Project Description and Background

This is a proposed mixed-use development along Academy Boulevard in the Far West sector of Fort Worth, in Council District 3. The site, which was previously home to an office campus, is proposed to be rezoned from the existing "OM" Office Midrise to three (3) different zoning classifications: "E" Neighborhood Commercial along the White Settlement Road frontage, "PD-C" Planned Development Medium Density Multifamily for a detached multifamily community along Academy Boulevard, and the remainder towards the rear of the property as "A-5" One Family Residential. The entire site spans just over 65 acres in total. All of the former office buildings have been demolished and removed, and the site is currently undeveloped.

The Planned Development portion is approximately 29 acres of the total 65 acre site. The proposed density of the PD is just over seven (7) dwelling units per acre, below the "C" density maximum of 24 dwelling units per acre. There are a variety of building types included on the Site Plan. The larger townhome style buildings are clustered at the entrance near the commercial areas and the Academy Boulevard corridor, gradually stepping back to standalone dwelling units that function as a secondary buffer to the existing & undeveloped A-5 zones.

The PD development standards are shown below. Staff does not have any objections to these waivers as requested. The merits of the Open Space reduction are evaluated on a case by case basis (all PD's are evaluated independently of one another) but the layout and function of the open spaces in the development as shown on the Site Plan are supported by staff in this instance. This reasoning is based on the added front (+25') and rear (+35') setbacks, as well as the generous open area surrounding the amenity center/clubhouse, which is intended to be open to residents of both the PD-C portion of the development as well as the A-5 single family portion.

**THIS PROJECT WILL COMPLY WITH SECTION 4.711 FOR "C" MEDIUM-DENSITY MULTIFAMILY ZONING DISTRICT, EXCEPT AS NOTED BELOW:**

1. § 4.711 (c)(2) SETBACK ADJACENT TO ONE- OR TWO-FAMILY RESIDENTIAL DISTRICT
  - 1.1. WE REQUEST A VARIANCE TO THE REQUIRED SETBACK ADJACENT TO A SINGLE FAMILY RESIDENTIAL DISTRICT TO BE 40' AND A VARIANCE TO THE REQUIREMENT THAT A FIVE-FOOT BUFFER YARD AND MINIMUM SIX-FOOT SCREEN FENCE SHALL BE PLACED ON THE PROPERTY LINE BETWEEN "PD-C" AND "A-5" ZONES AND SHOULD BE LANDSCAPED PER POINT SYSTEM, PER SECTION 6.300 ZONING ORDINANCE.
2. § 4.711 (d)(2)(c)(i) PARKING
  - 2.1. WE REQUEST THAT OFF-STREET PARKING AND DRIVEWAYS BE ALLOWED BETWEEN BUILDING AND THE PROPOSED ACCESS EASEMENT
3. § 4.711 (c)(2) OPEN SPACE
  - 3.1. WE REQUEST THAT THE MINIMUM OPEN SPACE BE 25%
4. § 4.711 (d)(4)(b) FENCES AND GATES
  - 4.1. WE REQUEST A VARIANCE TO ALLOW SCREENING FENCE BETWEEN BUILDING FACADES AND PUBLIC RIGHT-OF-WAY.
5. § 4.711 (d)(5)(a) BUILDING ORIENTATION
  - 5.1. WE REQUEST A VARIANCE TO ALLOW BUILDINGS TO FRONT PROPOSED ACCESS EASEMENTS, INCLUDING BUILDINGS ALONG PUBLIC STREETS.
6. A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial, “G” Intensive Commercial, “PD 1086 & 1140) / gas station & undeveloped  
East “A-5” One Family Residential / single-family residential  
South “A-5” One Family Residential / single-family residential  
West “B” Two Family Residential / single-family residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on May 27, 2022.  
The following organizations were emailed on May 18, 2022:

| Organizations Notified       |                         |
|------------------------------|-------------------------|
| Willow Wood HOA*             | NAS Fort Worth JRB RCC  |
| White Settlement ISD         | Streams and Valleys Inc |
| Trinity Habitat for Humanity |                         |

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The areas directly adjacent to the subject property are generally developed as single-family residential neighborhoods. To the south and east are areas zoned “A-5” One Family residential, with more single-family residential neighborhoods to the west (though the area to the west is zoned “B” Duplex). To the north, along the White Settlement Road corridor is development and zoning of a commercial nature.

The general layout of this site **is compatible** with surrounding land uses, with commercial zoning along the main thoroughfare/east-west corridor (White Settlement Road), higher intensity detached multifamily closer to the secondary corridor (Academy Boulevard), and the remainder as single-family which will act as a buffer between the detached multifamily and commercial areas and the existing neighborhoods.

No connectivity is proposed between the existing neighborhoods and the area proposed to be rezoned, due to a lack of street stub outs the adjacent neighborhoods. While not in line with accepted planning principles, the lack of connectivity is likely to be in line with neighborhood desires to keep the new developments and existing neighborhoods distinct.

## Comprehensive Plan Consistency – Far West

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The adopted 2022 Comprehensive Plan designates the subject property as future General Commercial. Any commercial zoning classifications or mixed-use zoning classifications are acceptable within areas designated as future General Commercial.

| COMMERCIAL                            |  |   |
|---------------------------------------|--|---|
| Neighborhood Commercial*              | Retail, services, offices and mixed uses serving daily needs for a local market area   | ER, E, MU-1   |
| General Commercial*                   | Retail, services, offices and mixed uses serving occasional needs for a larger market area   | All Commercial, MU-1, MU-2  |
| Mixed-Use/<br>Mixed-Use Growth Center | Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive | AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes |

*\*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.*

The proposed zoning to “E” **is consistent** with the Comprehensive Plan.

The proposed zoning to “A-5” **is inconsistent** with the Comprehensive Plan.

The proposed zoning to “PD-C” **is inconsistent** with the Comprehensive Plan.

Overall this zoning request is considered to be acceptable because it does feature a mix of uses, and “MU” Mixed-Use zoning classifications are two (2) of the zoning districts called for in the Comprehensive Plan for General Commercial areas. While the current request is not to zone to “MU”, the main distinction is that this is a horizontal mixed-use project rather than the traditional vertical mixed-use style of development which is what “MU” zoning requests are typically associated with.

Additionally, the following land use policy applicable to the Far West sector is supported by the rezoning request:

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

## Economic Development Plan

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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 following Economic Development policies support the rezoning as presented:

- Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts.

- Evaluate and revise zoning and land use regulations to allow and encourage dense mixed-use development (office, hotel, retail/restaurant, and residential) along key corridors radiating out from downtown Fort Worth.

## Site Plan Comments

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1<sup>st</sup> round of zoning comments – addressed prior to 6/8 Zoning Commission:

- ~~Provide Open Space calculations that meet definition in Ordinance (private patios or areas under 25'x 25' in dimension do not count).~~
- ~~Modify PD side setback in table from 35' to 25'.~~
- ~~Provide base "C" zoning requirements in added column on Site Data Summary Table.~~
- ~~Height not addressed in Site Plan, add details on building height and add to comparison/summary table.~~
- ~~Provide bedroom breakdown to validate parking counts.~~
- ~~Where is the parking? Is it in the front yard or will there be garages? Depict on Site Plan.~~
- ~~Depict planned fencing on Site Plan.~~
- ~~Why is the development standard to 4.711 stated as 20'? Site Plan shows closest footprint to A 5 is 45'.~~
- ~~Provide Amenity Center/Clubhouse square footage.~~
- ~~Where is parking for the Clubhouse?~~
- ~~Modify signature line to "Director of Development Services".~~
- ~~Add case reference #ZC 22 084.~~
- ~~Staff is supportive of 1 of 4 currently listed development standards (building orientation development standard is OK).~~
- ~~Are you intending to skip the MFD submittal?~~
- ~~Will need to potentially add development standard to MFD submittal and Open Space.~~
- ~~Staff would likely be supportive of MFD submittal development standard but likely unsupportive for an Open Space reduction.~~
- ~~Provide confirmation that landscaping will meet 20 points from enhanced landscape table.~~

2<sup>nd</sup> round of zoning comments – addressed as of 6/13:

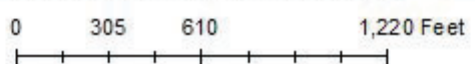
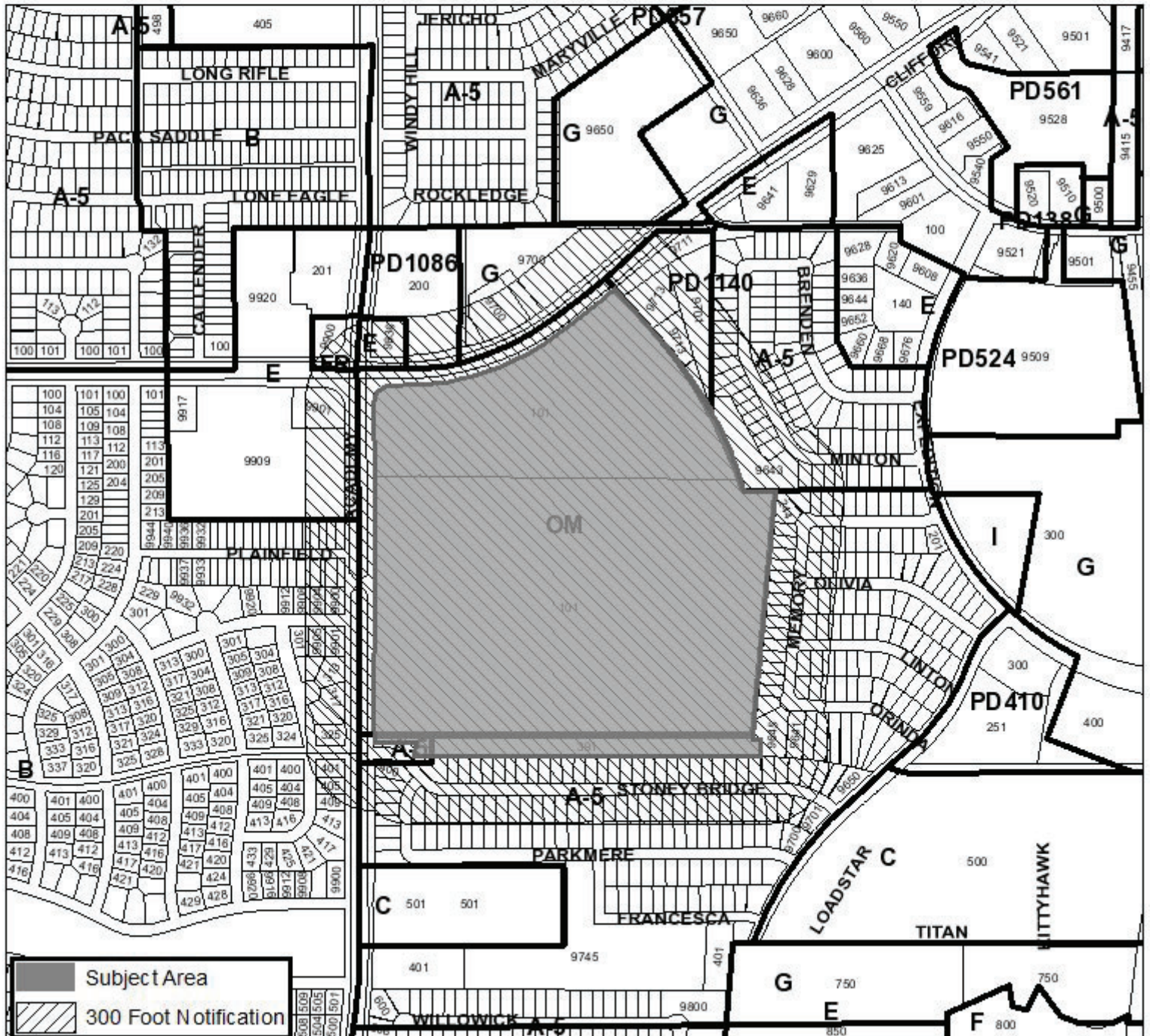
- ~~Modify PD setback adjacent to "A 5" zoning from 45' to 40'.~~
- ~~Add under existing variance for setbacks adjacent to single family zones, unless you intend to provide: "A five foot bufferyard and minimum six foot screen fence shall be placed on the property line [between "PD C" and "A 5" zones] and should be landscaped per point system, per Section 6.300 Zoning Ordinance. (If added, you would be requesting to opt out of this screening requirement).~~
- ~~Number the development standards/variiances on Site Plan rather than using bullet points (should be 6 total):~~
  - ~~1. Setbacks adjacent to single family zones, plus added fencing language discussed above~~
  - ~~2. Parking (not included in latest Site Plan bullet list)~~
  - ~~3. Fences & Gates~~
  - ~~4. Building Orientation~~
  - ~~5. Open Space~~
  - ~~6. MFD submittal waiver~~



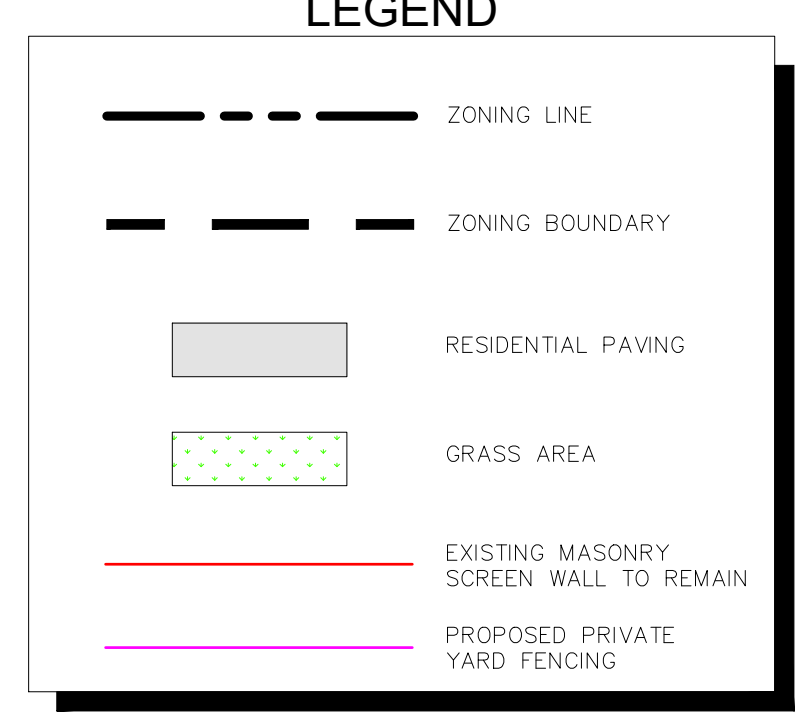
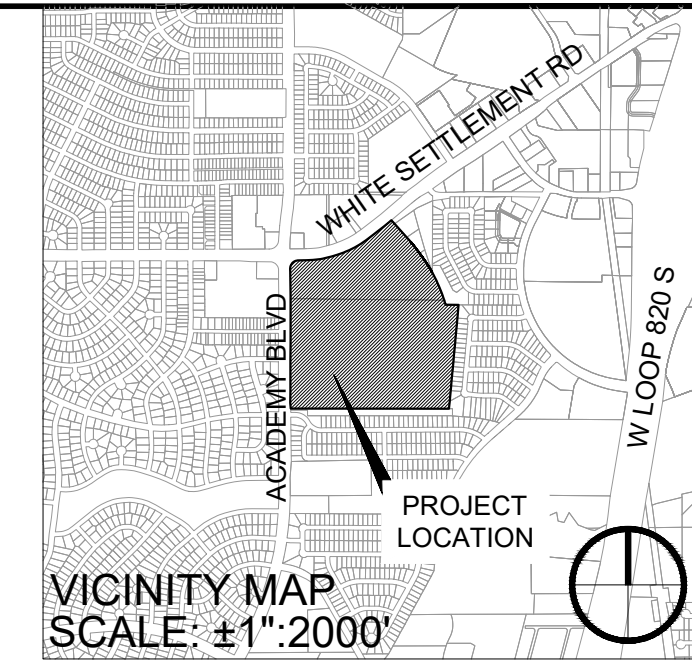
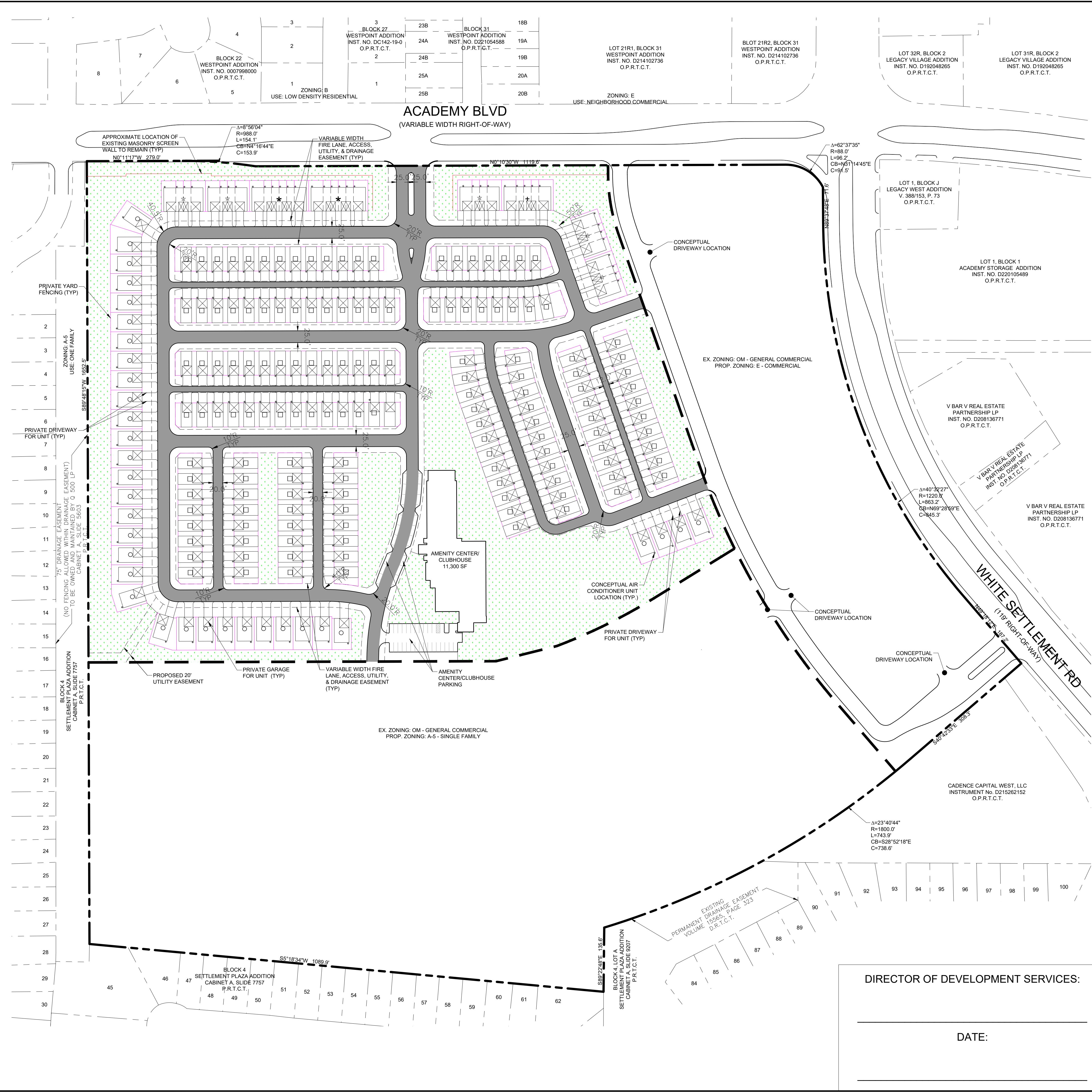
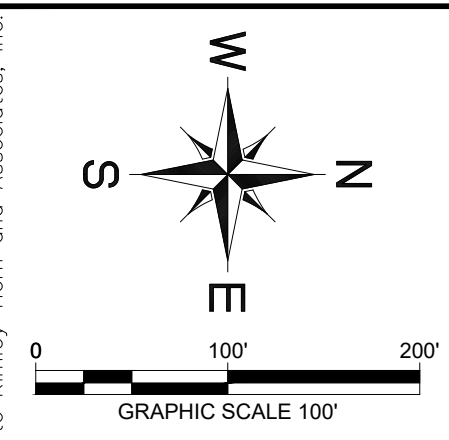
ZC-22-084

# Area Zoning Map

Applicant: Fortress Properties & Rep's International, Inc.  
 Address: 101 & 391 Academy Boulevard  
 Zoning From: A-5, OM  
 Zoning To: A-5, E, PD for C uses with development waivers  
 Acres: 65.72390871  
 Mapsco: 58Y  
 Sector/District: Far West  
 Commission Date: 6/8/2022  
 Contact: null



Plotted By: Holmes, Taylor Date: June 13, 2022 02:19:14pm File Path: K:\DAL\Civil\No\_Proj\DSF\_2021048 - CORE Fort Worth\_Cod\PlanSheets\Site Plan\CS-Site\_Plan.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



| Site Data Summary Table                       |             |                         |
|---|-------------|-------------------------|
| Zoning District                               | Base Zoning | Proposed Zoning         |
| Cross Site Area                               | -           | 28.93 AC (1,260,339 SF) |
| Open Space (Min) (%)                          | 45%         | 25%                     |
| Open Space (Prop.) (A/C/SF)                   | -           | 7.23 AC (315,116 SF)    |
| Open Space per Acre (Max.) (%)                | 24          | 25.0%                   |
| Units per Acre (Min)                          | 20'         | 45'                     |
| Front Yard Setback (Min)                      | 5'          | 40'                     |
| Rear Yard Setback (Min)                       | 20'         | 25'                     |
| Side Yard Interior Lot Setback (Min)          | 36'         | 36'                     |
| Height (Max.)                                 | 729 Spaces  | 729 Spaces              |
| Parking Required - Residential Units*         | -           | 818 Spaces              |
| Parking Provided - Residential Units**        | -           | 45.2 Spaces             |
| Parking Required - Amenity Center/Clubhouse*  | -           | 46 Spaces               |
| Parking Provided - Amenity Center/Clubhouse** | -           | -                       |

\*Required Parking = 1 space per bedroom plus 1 space per 250 SF of common areas, offices, and recreation (less laundry rooms and storage) per base zoning district.  
 \*\*Provided parking assumes all 2 Bedroom Units will have a 1 car garage plus one space in the driveway for the unit and that all 3 & 4 Bedroom Units will have a 2 car garage plus two spaces in the driveway for the unit.

| Unit Tabulation      |                |            |            |
|----------------------|----------------|------------|------------|
| Type                 | Building Count | Unit Count | % of Total |
| 40' Wide Front Load  | 36             | 36         | 17%        |
| 32' Wide Rear Load   | 142            | 142        | 68%        |
| 4-Unit Townhome Bldg | 5              | 20         | 9%         |
| 5-Unit Townhome Bldg | 1              | 5          | 2%         |
| 6-Unit Townhome Bldg | 2              | 12         | 6%         |
| Total                | 186            | 215        | 100%       |

| Bedroom Tabulation |           |           |           |       |
|--------------------|-----------|-----------|-----------|-------|
| No. of Units       | 2 Bedroom | 3 Bedroom | 4 Bedroom | Total |
| 21                 | 89        | 105       | 215       |       |
| Total Bedrooms     | 42        | 267       | 420       | 729   |

- THIS PROJECT WILL COMPLY WITH SECTION 4.711 FOR "C" MEDIUM-DENSITY MULTIFAMILY ZONING DISTRICT, EXCEPT AS NOTED BELOW:
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  - A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT.

- NOTES:
- THIS SITE PLAN IS FOR CITY REVIEW ONLY, TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
  - RESIDENTIAL TRASH PICKUP WILL BE PROVIDED FOR EACH INDIVIDUAL UNIT, AS SUCH, NO REFUSE FACILITIES (OR DUMPSTERS) WILL BE PROVIDED ON SITE.
  - ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.
  - PARKING FOR THE INDIVIDUAL RESIDENTIAL UNITS WILL BE PROVIDED IN THE PRIVATE GARAGES AND DRIVEWAYS FOR EACH UNIT.
  - RESIDENTIAL ROAD WIDTH DIMENSIONS ARE FACE TO FACE. ALLEY WIDTH DIMENSIONS ARE EDGE TO EDGE.
  - AIR CONDITIONER UNIT LOCATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
  - ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - PROJECT TO COMPLY WITH SECTION 6.301, LANDSCAPING.
  - PROJECT TO COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  - PROJECT TO COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS PER SECTION 4.711 (d).6.

P. CALDWELL SURVEY, ABSTRACT No. 365  
 AND T.O. MOODY SURVEY, ABSTRACT No. 1070  
 APRIL 2022

APPLICANT: Core PBSFR Acquisition, 1643 N. Milwaukee Ave., 5th Floor, Chicago IL 60647, P 847-878-9439, Contact: Matt Pagoria Name

OWNER: Fortress Properties, LTD, 4408 Barnett Blvd, Arlington, TX 76017

ENGINEER / SURVEYOR: Kimley-Horn and Associates, State of Texas Registration No. F-928, 13455 Noel Road, Two Galleria Office Tower Suite 700, Dallas, TX 75240, P 972-770-1300, Contact: Bryan Moody

DIRECTOR OF DEVELOPMENT SERVICES:

DATE:

| SUBMITTAL / REVISION DATES |  |
|----------------------------|--|
| 1st Submittal:             |  |
| 2nd Submittal:             |  |
| 3rd Submittal:             |  |

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |

**Kimley»Horn**

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 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM F-928

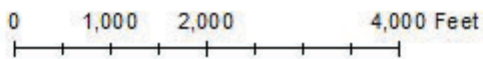
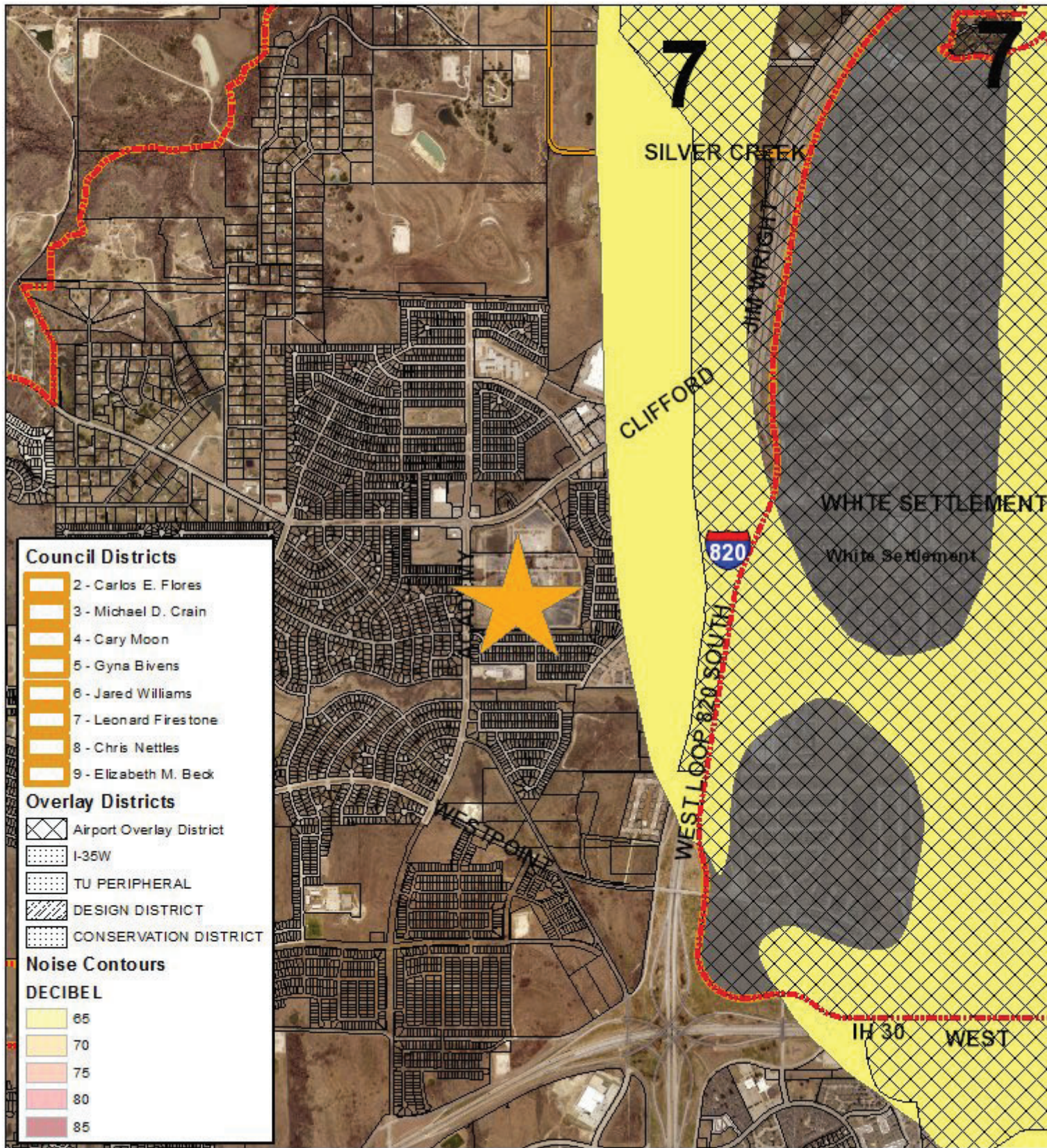
| DATE      | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY |
|-----------|----------|-------------|----------|------------|
| JUNE 2022 | AS SHOWN | MTH         | MTH      | BRM        |

**SITE PLAN**

**WEST OAK**  
 ZONING CASE No. ZC-22-084  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

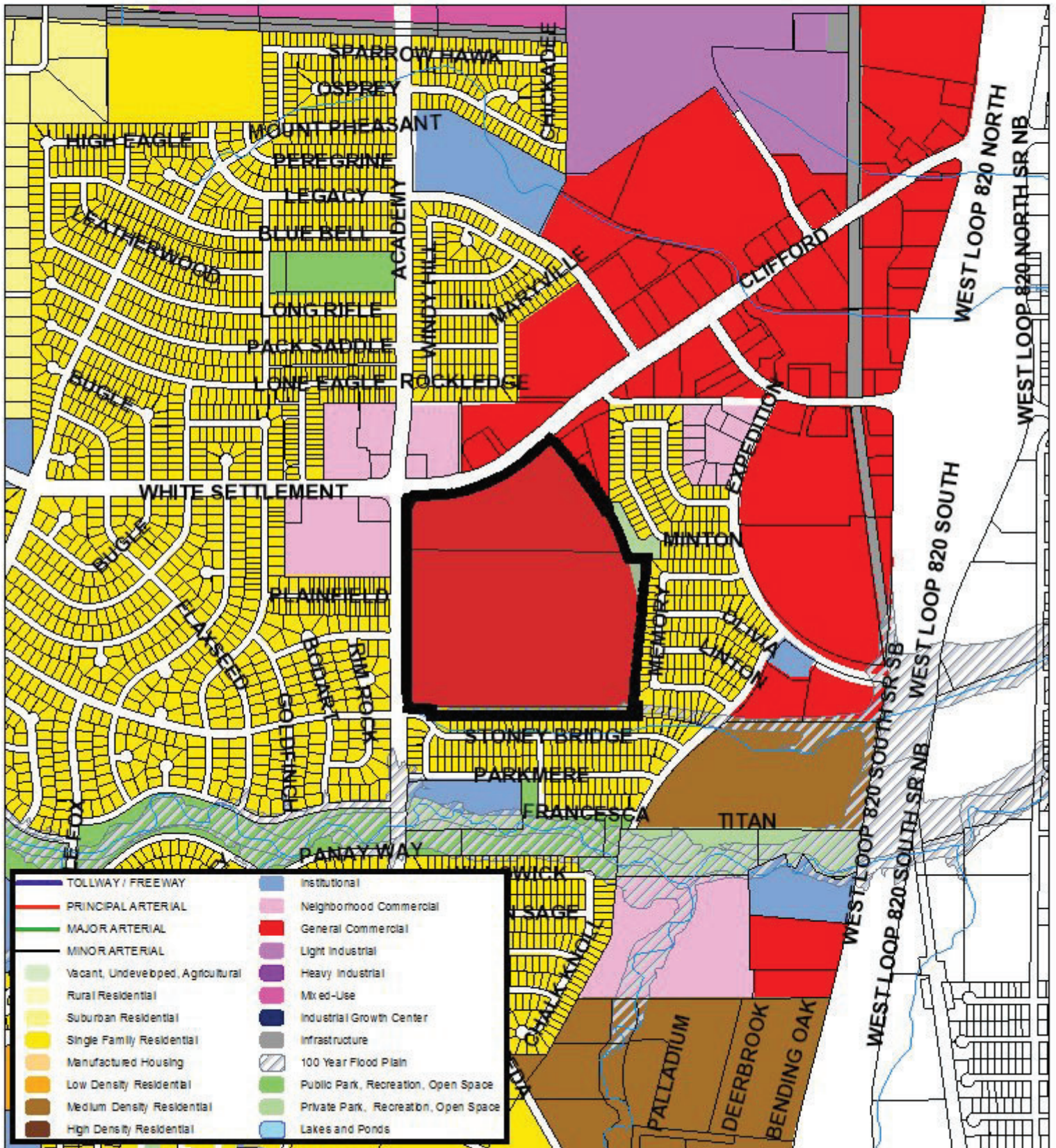
SHEET NUMBER  
**SP-1**

## Area Map





## Future Land Use

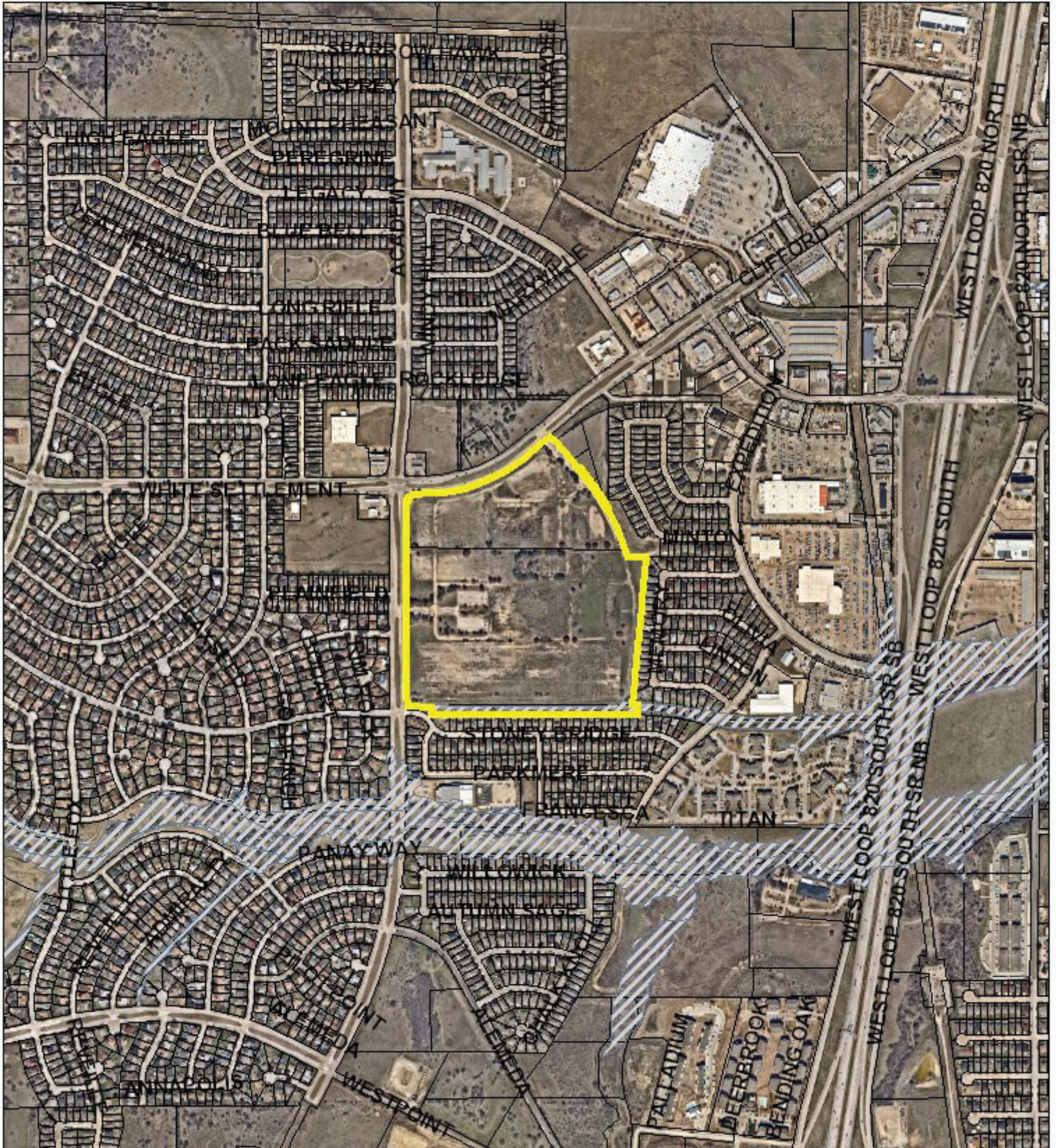


975 487.5 0 975 Feet

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



0 600 1,200 2,400 Feet

