



Zoning Staff Report

Date: January 23, 2024

Case Number: ZC-23-137

Council District 10

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Rick Farnoush / Dyer Engineering

Site Location: 12650 Willow Springs Road

Acreage: 79.42 acres

Request

Proposed Use: Multifamily (detached cottages)

Request: From: “I” Light Industrial

To: “PD/CR” Planned Development for all uses in “CR” Low-Density Multifamily plus detached multifamily with development standards for perimeter fencing and driveway location in the front yard; site plan included

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 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. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

This case was continued from the October 11, 2023 regular Zoning Commission meeting at the request of the applicant to allow more time for community outreach and to discuss access modifications with City Staff. The applicant has informed staff they intend to request another 60 day continuance as they are still working through the traffic study. If the study dictates any changes to the submitted site plan, it will be included in a future report if the Commission grants the continuance. The applicant will need to request the continuance during the December 13 public hearing. As of this writing, the information provided below has not changed.

This is a proposed multifamily development on an undeveloped site located east of Willow Springs Rd and north of State Hwy 81 in Council District 10. The total land area within the development is 79.42 acres. The applicant proposes to develop the site for multifamily consisting of 300 detached dwellings on a single lot. The units will be constructed as cottage style dwellings with shared greenspace (refer to attached site plan). The development would also feature additional amenities including a neighborhood pool, playground, community center and various courts for sport activities.

The applicant is requesting to rezone from “I” Light Industrial to “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily plus detached “cottage style” dwellings, with development standards for perimeter fencing and driveway location. The base “CR” district has a maximum density of 16 dwelling units per acre. Due to flood hazard limitations, the proposed development is considerably less dense consisting of 3.8 dwelling units per acre. A site plan has been submitted and is attached for reference. The applicant’s narrative of the request is provided below:

We are requesting a zoning change from the current use of "I" to "PD" with "CR" as the base district. This 80 ac master planned detached multifamily development consists of 300 new dwellings ranging from 2-3 bedrooms with 2 parking spaces per dwelling. Amenities such as pools, tennis courts, basketball courts, volleyball courts, playgrounds, and dog parks will be provided.

This zoning change is a compatible development in regard to the existing adjacent single family residential developments. This zoning change will allow the Villas at Willow Creek development to share the characteristics of the adjacent single family developments. Ultimately, the goal of this development is to provide a quality multifamily product that resembles a single family neighborhood experience.

The property is currently zoned “I” Light Industrial. A large portion of the property is inundated by the FEMA Special Flood Hazard Area which divides the development into an east and west segment. The applicant has designed the site to integrate this area as open space and proposes trails to link the areas. There are two (2) existing gas well pad sites located on the tract that will require appropriate buffers from the multifamily cottages. The applicant will also need to secure the required secondary access for ingress/egress for developments containing 100 dwelling units or more.

Planned Development zones or “PD’s” are associated with a Site Plan and must develop in accordance with the Site Plan that is approved by City Council. This proposed PD will meet or exceed all “CR” Low Density Multifamily standards, with the exception of the development standards (waivers) listed below:

Requirement	Development Standard	Proposed PD-CR
Fencing / Perimeter Fencing	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is	To allow perimeter fencing around the site, including fencing between the buildings and the public right of way, instead of recessed fencing

	permitted on interior property lines.	based on the Ordinance requirements.
Driveway Location	No parking or driveways shall be provided between a building and a public or private street.	To allow driveways between buildings and Willow Springs Rd

Surrounding Zoning and Land Uses

North: "A-7.5" One-Family / residential

East: "A-5" One-Family / undeveloped with gas well pad sites

South "I" Light Industrial & "K" Heavy Industrial / warehouse, storage yards, undeveloped

West "I" Light Industrial / undeveloped

Recent Zoning History

- ZC-22-147: From I, To: A-43, (eastern portion of subject site) - Withdrawn
- ZC-22-070: From E & I, To: A-5 (property east of subject site) – Approved June 14, 2022
- ZC-20-099: From: AG, A-5, R2, C, E, G, I, PD 637, To: A-5, CR, UR, E, F, MU-1, I (property east of subject site) – Approved Nov. 30, 2020
- ZC-18-170: From A-7.5, To I, (eastern portion of property) - Approved on Dec. 4, 2018
- ZC-04-069: From Ag, To: A-7.5 (subject site) – Approved Apr. 27, 2004

Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.

The following organizations were emailed on September 29, 2023:

Organizations Notified	
Springs Ranch HOA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The land is currently undeveloped with the exception of two (2) gas well pad sites. There is a residential neighborhood to the north with direct adjacency to a portion of the subject site. The site plan depicts a 30-foot bufferyard along the entire northern property line which abuts the residential community. Additionally, the floodplain limits provide a considerable degree of natural separation between this development and the established residential to the north. Although the developer is requesting the base "CR" Low Density multifamily with the PD, the development predominantly consists of open space (approximately 72% of the site) with a maximum density of 3.8 dwelling units per acre (DUA) compared to 16 DUA afforded under the "CR" district.

The zoning history of the site shows this property has transitioned from residential to Industrial over the years. The adjoining properties to the east have also seen a transition from low density residential to higher density zoning such as “UR” Urban Residential and “CR” Low Density Residential. Low density residential is better suited at this location than the current Industrial zoning serving as a transitional use between the established single family to the north and the existing Industrial uses located south of the subject property.

The proposed rezoning to “PD-CR” **is compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2023 Comprehensive Plan currently designates the site as future Suburban Residential on the west, Agricultural (vacant) centrally and northeast and Light Industrial to the southeast. The Light Industrial designation is in line with the current zoning. The Agricultural designation is intended to preserve the natural topography of the site and is consistent with the special flood hazard areas that is designated through FEMA. Suburban Residential is intended for large lot single family residential, typically consisting of ½+ acre lots.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed comissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
RESIDENTIAL		
Suburban Residential	1/2+ acre single-family	A-21
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial

Overall, the proposed zoning is not consistent with the future land use designations specified above; however, the submitted site plan does account the for the Agricultural land use by integrating it into the development as open space. While the request is inconsistent with the Comprehensive Plan, the suitability of the land for light industrial is low, based on a lack of accessibility. The only ways in and out of the site with the current roadway configuration are through established residential neighborhoods, whose comparatively narrow widths do not lend themselves to heavy truck traffic and industrial oriented traffic. Additionally, there is an abundance of light industrial land in this area around Willow Springs and Highway 287. Converting the subject site from industrial to multifamily would not be as detrimental since other areas are available for industrial development nearby. This change would also be beneficial for the established neighborhoods to the north of the subject site by ensuring that no disruptive industrial type uses could be built along their southern boundary.

The area designated for Suburban Residential is a relatively small portion of the overall 79-acre site. Due to the lot size requirement in the implementing A-21 zoning, and location of existing gas well, this area may not be feasible for the development of larger lot, single-family.

If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect the change.

In addition, the proposed rezoning does align with the following Comprehensive Plan policies:

- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas
- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.
- 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.

Site Plan Comments

Zoning and Land Use

(Comments not addressed as of this writing – sent 9/19/23)

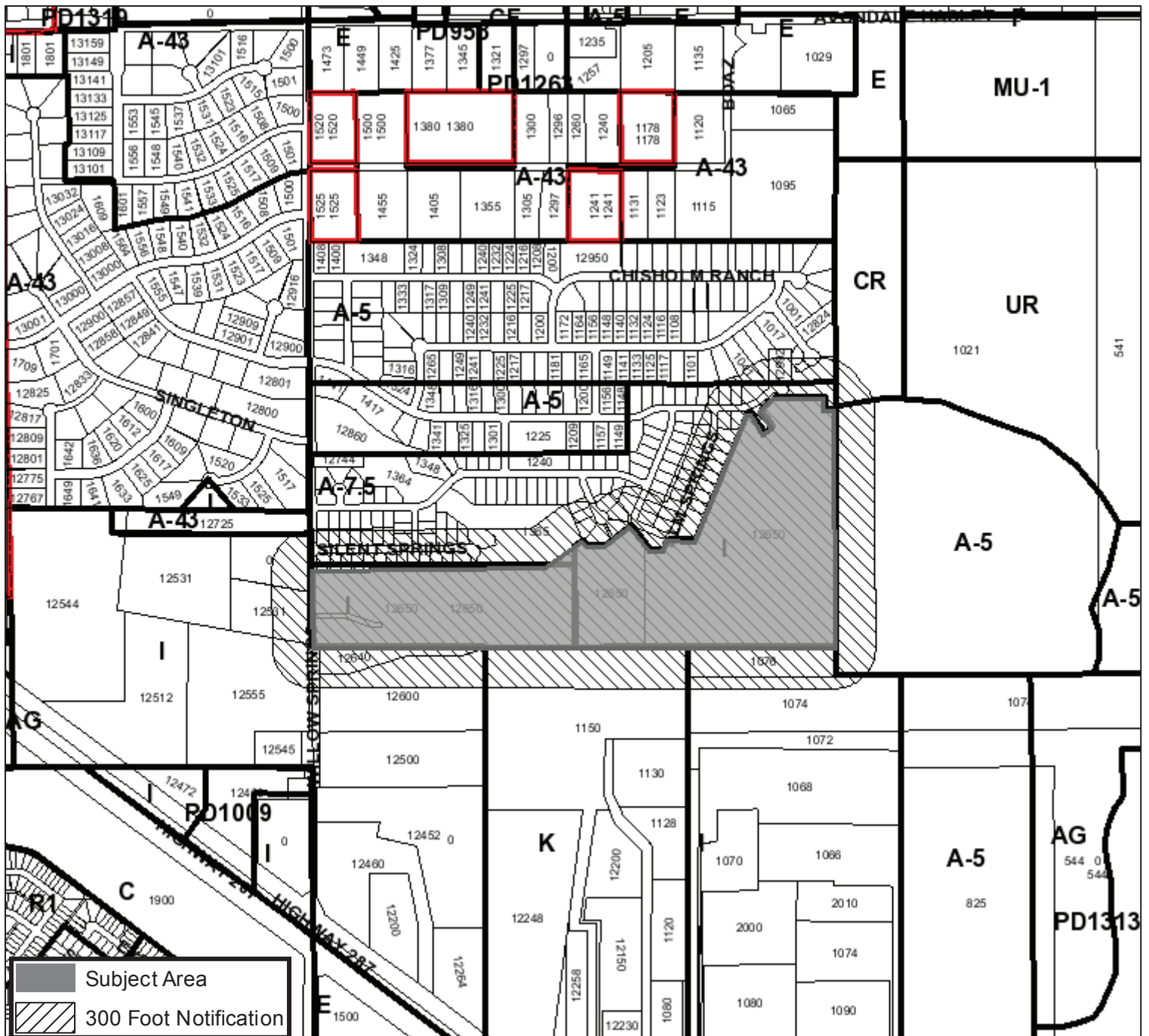
- Revise ZC # to ZC-23-137
- No parking or driveways shall be provided between a building and a public or private street. – The driveways along Willow Springs are non-compliant and you would need to include a development waiver for Zoning ordinance, Section 4.710 (d) (2) (i)
- Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. You will need to ask for a development waiver for the fencing Section 4.712 (d) (4) (b) and (c). This does not apply where screening and buffering is required adjacent to one or two-family but where fencing is proposed along the street frontage.
- What is proposed building height? “CR” District is limited to 35 feet maximum, slab to top plate.
- Refer to this section for façade design requirements.
- Are the internal drives provided on easements? If these are proposed to connect to public streets then their may be a conflict with Zoning ord, Sect 6.500 - A driveway or walk on private property in a one- or two-family district shall not provide access for uses in the “CR” district through the “K” district. You may want to discuss if private drives are connecting to public streets with both Platting and TPW.
- The property is designated for Agricultural (vacant), Light Industrial and Suburban Residential on the city’s Future Land Use Plan (includes ½ acre+ single family lots). You will have an additional fee to pay in Accela of \$600
- It sounds like you have started this process but keep focus on obtaining support letters from closest registered neighborhood organizations (Sendera Ranch and Spring Ranch) and property owners directly adjacent to the site or within 300 feet. Neighborhood Organization contacts can be searched here.
- Also make sure you reach out to Councilmember Alan Blaylock’s office for Council District 10, to let his office know this application is coming down the pipeline.



ZC-23-137

Area Zoning Map

Applicant: Haslet Investment LLC/Dyer Engineering
Address: 12650 Willow Springs Road
Zoning From: I
Zoning To: PD/CR
Acres: 79.24171114
Mapsc0: Text
Sector/District: Far North
Commission Date: 10/11/2023
Contact: null



0 500 1,000 2,000 Feet

Created: 9/25/2023 2:39:56 PM

THE VILLAS AT WILLOW CREEK

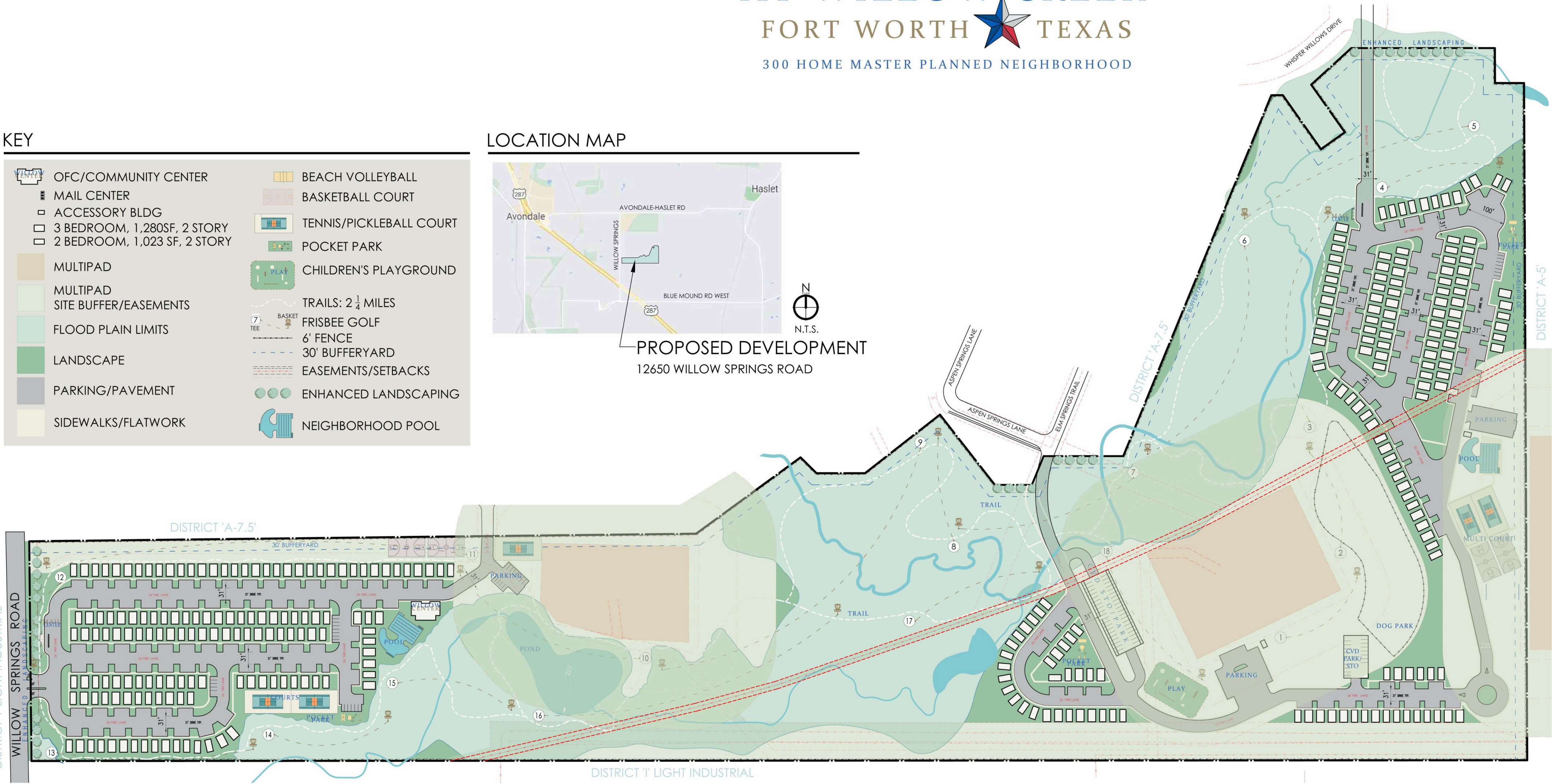
FORT WORTH TEXAS

300 HOME MASTER PLANNED NEIGHBORHOOD

KEY

	OFC/COMMUNITY CENTER		BEACH VOLLEYBALL
	MAIL CENTER		BASKETBALL COURT
	ACCESSORY BLDG		TENNIS/PICKLEBALL COURT
	3 BEDROOM, 1,280SF, 2 STORY		POCKET PARK
	2 BEDROOM, 1,023 SF, 2 STORY		CHILDREN'S PLAYGROUND
	MULTIPAD		TRAILS: 2 1/4 MILES
	MULTIPAD		FRISBEE GOLF
	SITE BUFFER/EASEMENTS		6' FENCE
	FLOOD PLAIN LIMITS		30' BUFFERYARD
	LANDSCAPE		EASEMENTS/SETBACKS
	PARKING/PAVEMENT		ENHANCED LANDSCAPING
	SIDEWALKS/FLATWORK		NEIGHBORHOOD POOL

LOCATION MAP



PROPOSED DEVELOPMENT DATA

SUMMARY

ADDRESS: 12650 WILLOW SPRINGS ROAD
ZONING: 'I' EXISTING
PROPOSED: 'PD' WITH 'CR' AS BASE DISTRICT
#UNITS: 300 DWELLING UNITS TOTAL
DENSITY: 3.8 UNITS PER ACRE
PARKING: 2 SPACES PER UNIT
HEIGHT: 28'-6" MAX.

SURROUNDING ZONING AND LAND USES

NORTH: 'A-7.5' ONE-FAMILY RESIDENTIAL / RESIDENTIAL
EAST: 'A-5' ONE FAMILY RESIDENTIAL / UNDEVELOPED & GAS WELLS
SOUTH: 'I' LIGHT INDUSTRIAL & 'K' HEAVY INDUSTRIAL / INDUSTRIAL PARK, UNDEVELOPED, & FLOODPLAIN
WEST: 'I' LIGHT INDUSTRIAL / UNDEVELOPED

OWNER

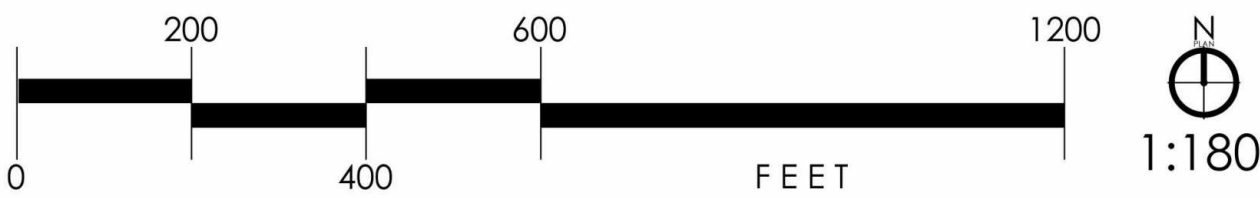
HASLET INVESTMENT, LLC
3121 CREEK BEND CT
SACHSE, TEXAS
214-809-1286

DEVELOPER

HASLET INVESTMENT, LLC
3121 CREEK BEND CT
SACHSE, TEXAS
214-809-1286

ENGINEER

DYER ENGINEERING
12500 WILLOW SPRINGS
HASLET, TEXAS
940-390-6083



PRELIMINARY DEVELOPMENT PLAN

THE VILLAS
AT WILLOW CREEK
12650 WILLOW SPRINGS ROAD
FORT WORTH, TEXAS

ZONING CASE #: 23TMP-076065

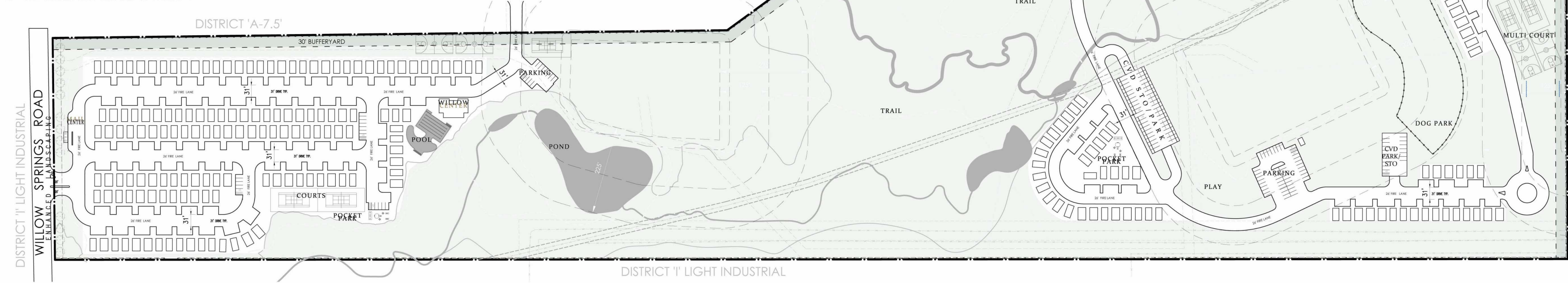
DIRECTOR OF PLANNING AND DEVELOPMENT: DATE

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
8/17/2023
LEE T. ALEXANDER #15099

PROJECT: 99177
DATE: 8-17-23

PROPOSED 'PD' ZONING SUMMARY		
STANDARD	'CR' STANDARD	PROPOSED 'PD-CR'
OPEN SPACE	60% MINIMUM	72%
DENSITY	MAXIMUM 16 UNITS PER ACRE	3.8 UNITS AN ACRE
HEIGHT	MAXIMUM HEIGHT 36' SLAB TO TOP PLATE	28'-6"
REQUIRED YARDS	FRONT YARD: 20' MINIMUM REAR YARD: 5' MINIMUM INTERIOR SIDE YARD: 5' MINIMUM CORNER LOT SIDE YARD: 10' MINIMUM ADJACENT TO SIDE STREET	REQUIRED YARDS PROVIDED
BUFFERYARD	THREE FEET FOR EVERY ONE FOOT (3:1) AS MEASURED FROM SLAB TO TOP OF SILL PLATE, OR TWO FEET FOR EVERY ONE FOOT (2:1) IN OVERALL HEIGHT WHEN MEASURED FROM LOWEST FINISHED GRADE TO THE PEAK OF THE ROOF, WHICHEVER IS GREATER; 30 FEET MINIMUM 1:1 SETBACK WITH A 10-FOOT MINIMUM SETBACK FOR ONE-STORY GARAGES AND CARPORTS 20-FOOT MINIMUM SETBACK FOR DUMPSTER ENCLOSURES AND ONE-STORY ACCESSORY STRUCTURES	30' BUFFER YARD
BUFFERYARD POINTS	FOR COMMERCIAL AND INSTITUTIONAL USES, A 30-FOOT GRASS BUFFERYARD SHALL MEET THE POINT SYSTEM REQUIREMENTS OF THIS SECTION WITHOUT PROVIDING FOR A SCREENING FENCE OR IRRIGATION SYSTEM	30 POINTS: PARKS, POOLS, ENHANCED LANDSCAPING & GARDENS
FENCE	MINIMUM OF 6" HEIGHT ALONG THE ENTIRE ADJACENT PROPERTY LINE. DUMPSTERS, LOADING DOCKS AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SIX-FOOT SCREENING FENCE.	6' FENCE PROVIDED AT PROPERTYLINE AND SCREENING FENCE WHERE REQUIRED
MIN. PARKING REQUIREMENTS	1 SPACE PER BEDROOM; 1 SPACE PER 250 SQUARE FEET OF OFFICE/AMENITY AREA = 626 SPACES REQUIRED	TOTAL SPACES: 774
PARKING LOT SPACES	9'X18' MINIMUM	10' X 21': 658 SPACES, 9'X18.5': 116 SPACES
BICYCLE RACKS	0.10 SPACES FOR EVERY BEDROOM	711 BEDROOMS = 72 BICYCLE SPACES
DRIVEWAY AISLE	2 ROWS/ DRIVE ASILE 60', 1 ROW/ DRIVE AISLE 42'	2 ROWS/ DRIVE ASILE 73', 1 ROW/ DRIVE AISLE 52'
LANDSCAPING	ENHANCED LANDSCAPING IS REQUIRED ALONG ALL PUBLIC RIGHTS-OF-WAY: 20 POINTS	SEE SITE PLAN FOR ENHANCED LANDSCAPING LOCATIONS
EXTERIOR CONST MATERIAL	BUILDING CODE (IBC) COMPLIANT	IBC COMPLIANT EXTERIOR MATERIALS

- NOTES:
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4



PROPOSED DEVELOPMENT DATA

SUMMARY

ADDRESS: 12650 WILLOW SPRINGS ROAD
ZONING: 'I' EXISTING
PROPOSED: 'PD' WITH 'CR' AS BASE DISTRICT
#UNITS: 300 DWELLING UNITS TOTAL
DENSITY: 3.8 UNITS PER ACRE
PARKING: 2 SPACES PER UNIT
HEIGHT: 28'-6" MAX.

SURROUNDING ZONING AND LAND USES

NORTH: 'A-7.5' ONE-FAMILY RESIDENTIAL / RESIDENTIAL
EAST: 'A-5' ONE FAMILY RESIDENTIAL / UNDEVELOPED & GAS WELLS
SOUTH: 'I' LIGHT INDUSTRIAL & 'K' HEAVY INDUSTRIAL / INDUSTRIAL PARK, UNDEVELOPED, & FLOODPLAIN
WEST: 'I' LIGHT INDUSTRIAL / UNDEVELOPED

OWNER

HASLET INVESTMENT, LLC
3121 CREEK BEND CT
SACHSE, TEXAS
214-809-1286

DEVELOPER

HASLET INVESTMENT, LLC
3121 CREEK BEND CT
SACHSE, TEXAS
214-809-1286

ENGINEER

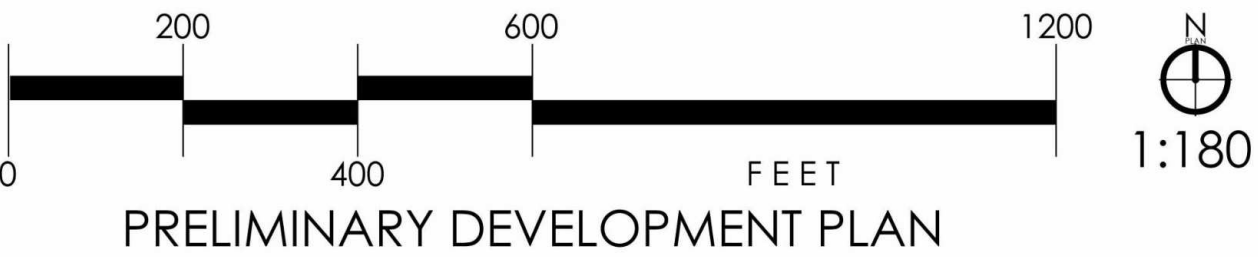
DYER ENGINEERING
12500 WILLOW SPRINGS
HASLET, TEXAS
940-390-6083

THE VILLAS AT WILLOW CREEK

FORT WORTH TEXAS

300 HOME MASTER PLANNED NEIGHBORHOOD

AREA SUMMARY		
ITEM	SF	ACRES
PARKING/DRIVES	446,653	10.3
SIDEWALKS	61,064	1.4
FLATWORK/ AMENITIES	70,666	1.6
PARKING GARAGE/STORAGE	23,176	0.5
ACCESSORY BLDGS	6,834	0.2
2 BEDROOM (189)	193,536	4.4
3 BEDROOM (111)	142,080	3.3
TOTAL	944,009	21.7
LOT AREA	3,459,159	79.4
IMPERVIOUS COVER:	27.3%	21.7
OPEN AREA:	72.7%	57.7



THE VILLAS AT WILLOW CREEK

12650 WILLOW SPRINGS ROAD
FORT WORTH, TEXAS

ZONING CASE #: 23TMP-076065

DIRECTOR OF PLANNING AND DEVELOPMENT: DATE

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
8/17/2023
LEE T. ALEXANDER #15099

2

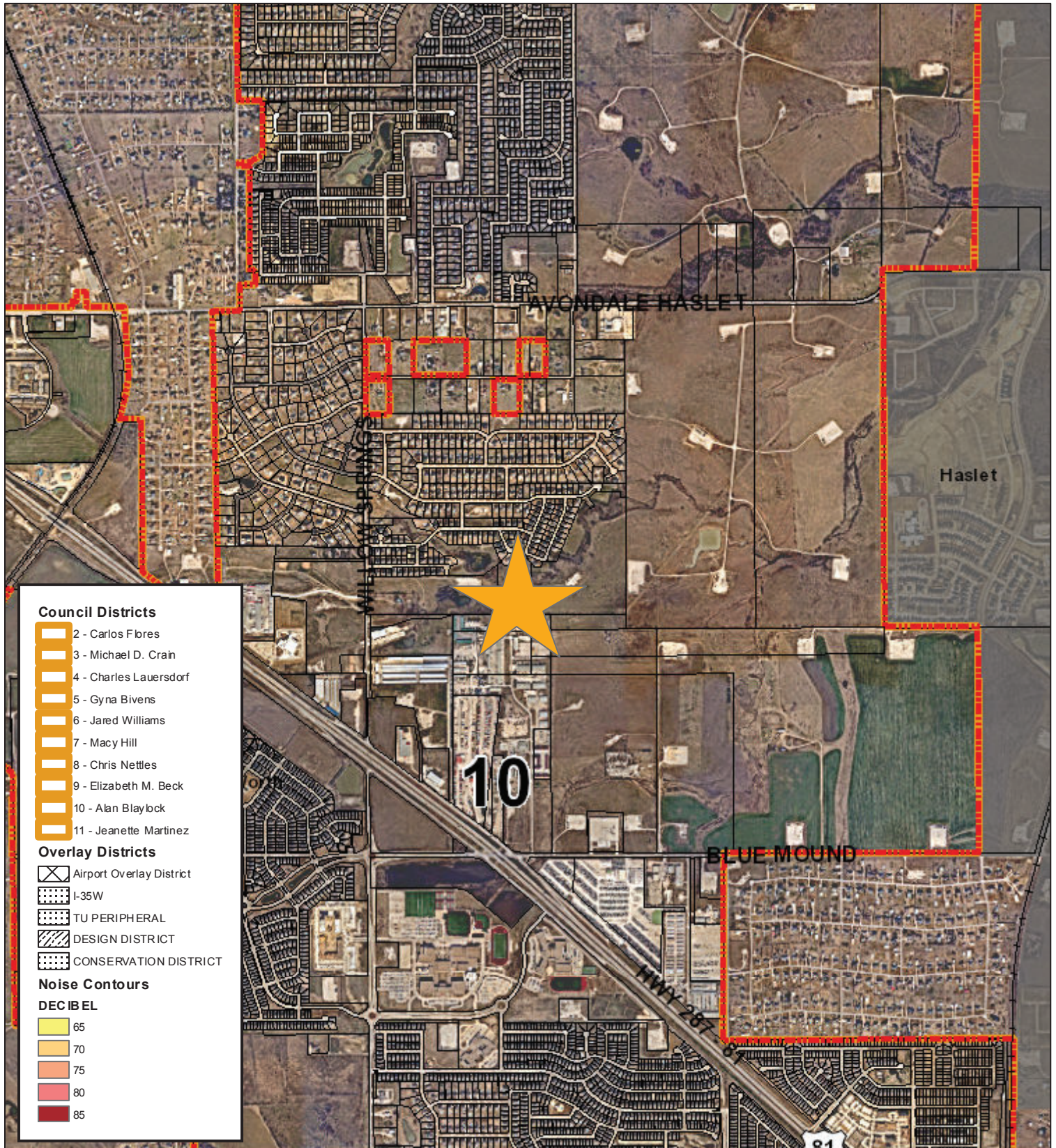
OF: 2

PROJECT: 99177
DATE: 8-17-23



ZC-23-137

Area Map

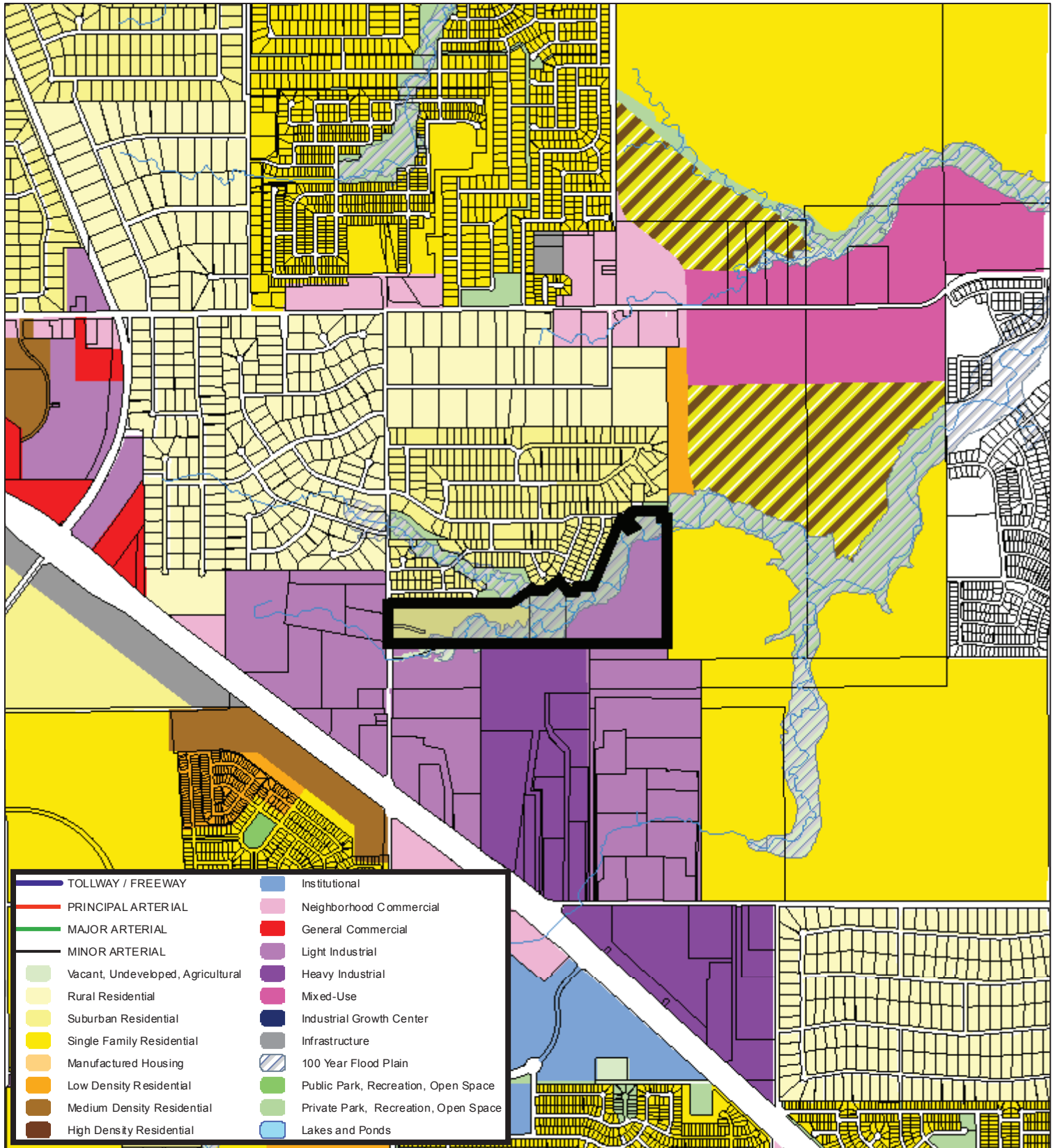


0 1,000 2,000 4,000 Feet



ZC-23-137

Future Land Use



1,750 875 0 1,750 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.



Created: 9/25/2023 2:40:26 PM

Aerial Photo Map

