



Zoning Staff Report

Date: August 22, 2023

Case Number: ZC-23-101

Council District: 4

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: NTP35 LP / Ojala Partners, LP

Site Location: 8347 Harmon Road

Acreage: 8.18 acres

Request

Proposed Use: Detached Multifamily

Request:
From: “PD1270” Planned Development for all uses in G Intensive Commercial to include a 60 ft setback adjacent to residential, 40 ft, landscape buffer, masonry screening wall; site plan waived
To: “PD-D” Planned Development High Density Multifamily with development standards for building orientation, fencing location, parking location, and height; site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval**

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Project Description and Background

The subject site is a 8.18-acre piece of property off Harmon Road in Council District 4. The site is currently privately owned and undeveloped, and is proposed to be rezoned from the existing “PD” Planned Development – Intensive Commercial zoning to “PD-D” for a Planned Development based on High Density Multifamily. The intent is to build a detached multifamily community comprised of a 90 single story cottage dwelling units. Based on the size of the site, the density is approximately 11 dwelling units per acre, well below the maximum density of 32 dwelling units per acre allowed in “D” zones. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City’s Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

We are requesting a zoning change for the property located at the corner of Crested Butte and Horseman. The property is currently zoned PD 1270 and we would like to rezone it to PD-D. The project will be single story cottages for rent. The intention for requesting PD-D zoning is to keep in line with the approved PD for Phase I that allows flexibility with this product type while also requesting fewer waivers.

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.

Requirement	“D” Standards	Proposed “PD-D”
Height	Maximum height 36’ slab to top plate 48’ slab to top plate beyond 250’ setback to one- and two- family zoning	Maximum height to 14’ slab to top plate - Complies
Parking	1 space per bedroom PLUS 1 space per 250 square feet of office/amenity area No parking or driveways shall be provided between a building and a public or private street.	138 spaces required, 185 spaces provided - Complies Allow parking and driveways between a building and a public or private street. (Waiver requested)
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Allow screening fence between building facades and public right-of- way. (Waiver requested)
Building Orientation	Buildings located on public streets must face the street.	Allow all buildings to be oriented as shown on Site Plan and not required to face the street. (Waiver Requested)



Surrounding Zoning and Land Uses

North “PD-1270” Planned Development – Intensive Commercial / undeveloped
East “PD-1275” Planned Development – Light Industrial / warehouse
South “PD-1274” Planned Development – High Density Multifamily / detached multifamily
West “A-5” One Family Residential / single-family residential

Recent Zoning History

- ZC-19-172, Rezoned from “AG” Agricultural to “PD-G” Planned Development – Intensive Commercial, approved by City Council on Feb. 4, 2020

Public Notification

300-foot Legal Notifications were mailed on June 29, 2023.
The following organizations were emailed on June 29, 2023:

Organizations Notified	
West Fork Ranch HOA	Eagle Mountain-Saginaw ISD
Chisholm Ridge HOA*	Northwest ISD*
Trinity Habitat for Humanity	Streams and Valleys Inc
Keller ISD	North Fort Worth Alliance

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "PD 1270" or Planned Development – Intensive Commercial, approved in 2020. The areas to the west of the subject property are generally developed as single-family residential neighborhoods. To the north and east are warehouse and light industrial buildings, with more detached single-family cottage community to the south, which is also zoned “PD-D”. This rezoning is considered to be a Phase II extension of the cottage community to the south, known as Skyline Prairie Homes. Rezoning to allow construction of a detached multifamily community in this location could serve as a logical buffer between the established single family neighborhoods to the west and the currently developing warehouses and Highway 287 to the east.

The site has access on to the newly opened portion of Harmon Road, a thoroughfare which provides access to Bailey Boswell Road and Highway 287/Interstate 35W.

While the Planned Development is based on multifamily zoning, this is only done because all detached multifamily/cottage communities are currently handled using PD’s in lieu of a permanent zoning category. The proposed development is more single-family in nature rather than a true standard multifamily garden apartment

style development and will still be of a residential character and nature. The developer is proposing to limit all buildings to a single story and cap the height at 14 feet, in order to remain in scale and not overwhelm the adjacent neighborhoods. In addition, the developer is proposing to limit the density to not exceed 12 units per acre. The PD zoning, if approved, would also be mandated to develop in accordance with the approved Site Plan, which should provide additional assurances to the surrounding communities that development that occurs will be less intense than would be allowed by right under standard “D” High Density Multifamily zoning. The proposed rezoning **is compatible** with existing land uses.

Comprehensive Plan Consistency – Far North

The adopted 2022 Comprehensive Plan designates the subject property as future General Commercial. Multifamily Residential zoning classifications such as “D” (or PD’s based on “D”) are acceptable within areas designated as future General Commercial.

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	<u>Multifamily Residential</u> , All Commercial, MU-1, MU-2

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

FAR NORTH SECTOR FUTURE LAND USE

Sector Land Use Policies

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

The proposed rezoning to “PD-D” **is consistent** with the Comprehensive Plan. If the zoning change is approved, staff would recommend that the Comprehensive Plan be updated to medium density residential to reflect the new zoning.

Site Plan Comments

Zoning / Land Use

All zoning comments have been addressed.

Fire

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov or fireplanning@fortworthtexas.gov)
 One point of access is allowed for Multi-family developments having 100 or less units.
 Section 503.1.2 Secondary Access Multi-family

There are a few units along the north side of the project area that are over 150' hose lay from the Fire Lane. For Cottage Communities, this has been allowed to extend to roughly 170', depending on other access alternatives, building stacking/visibility from the Fire Lane,

and the overall size of the building(s). If there are no fences or obstructions, the site plan shown is acceptable if hose lay can be considered from Crested Butte Drive. If fencing is present, walk gates that are a minimum of 5' wide will be required to provide an alternative method of overcoming the hose lay shortfall.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 104.8 Modifications
Section 503.1.1 Buildings and Facilities
Section 503.6 Security Gates

The Fire Lane dead end at the southwest corner is longer than 150'. An approved turn-around is required unless there is recorded through access. A gate may be installed at the access point as long as it meets the width and access control requirements listed in the next comment.

Section 503.2.7 Fire Lane Specifications

If the complex is gated, vehicle gates along required access or blocking fire lanes shall be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits are required for electric gates.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6 Security Gates and 506.1 Key Boxes

Where divided by a median, fire lanes are required to be 20' on either side of the median. The fire lanes shown are otherwise compliant, with regard to the minimum of 26' width and turn radius minimums of 25' inside radius. The outside radius is not shown but is required to be a minimum of 51'.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.1(2) Fire Lane Specifications
Section 503.2.4 Turn Radius

Each unit will have its own address (not unit numbers). Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

Additional hydrants will be required to accommodate the following:

? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

? 500 ft. hose lay distance to all points of building.

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:

? 150 ft. for a standpipe system, and/or a sprinkler system.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

Each building address shall be clearly visible from the corresponding street.

CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage

Units farther than 25' from the curb line, the numbers shall not be less than 6" in height.

CFW Fire Department Planning and Addressing Standards Section VI.10 Posting of an Address, Rear Structures

In addition to being directly attached to the building, the numbers may also be attached to a freestanding sign, marquee, or other acceptable detached signage as to be determined by the Fire Official.

CFW Fire Department Planning and Addressing Standards Section II.8 Posting a Commercial Address

General Information: 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 #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

Platting

No response provided

Water

Workflow cleared by Beatriz Rodriguez, but no comments provided

Building Plan Review

No response provided

Park & Recreation

No response provided

Stormwater

FYI: No CFRA, No PHW, and No FEMA Floodplain present on site.

Check with TPW Plan Vault to determine if storm infrastructure is constructed within the vicinity related to the overall North Cowtown Crossing & Standard at Harmon developments.

Site may require an accepted drainage study prior to IPRC, Platting, CG, & PB issuance based on change in usage vs accepted drainage study.

Transportation & Public Works

Workflow cleared by Armond Bryant, but no comments provided

(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.)

