



Zoning Staff Report

Date: April 8, 2025

Case Number: ZC-25-004

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Josh Eadie / Bo Trainor

Site Location: 521 & 2109 Beach Street and 4021 & 4025 E. 4th St (connection to park) park use easement/ monotony standard **Acreage:** 31.327 acres

Request

Proposed Use: Cottage-style multi-family- 308 units

Request: From: "B" Two-Family & "I" Light Industrial
To: "PD/D" Planned Development for all uses in "D" High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW, no tree canopy preservation requirement; site plan included.

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent (Technical Inconsistency)**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

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Project Description and Background

The subject property covers approximately 31.327 acres and is located south of East 1st Street and east of Beach Street. It sits on undeveloped land with numerous existing trees. The surrounding area features a mix of uses, with an established single-family neighborhood to the west and outdoor storage to the east. Adjacent parcels are zoned “B” Two-Family, “I” Light Industrial, “J” Medium Industrial, and “K” Heavy Industrial. Additionally, the area is near a floodplain and the property contains several significant tree types (**Figure 1**). For further information about the impact of zero tree preservation the go to ‘*Site Plan Comments*’ under the section Urban Forestry. Lastly, this case was previously continued at the last Zoning Commission meeting due to incomplete information provided. However, staff has now received the necessary information for a proper review.



Figure 1: Left Image – FEMA Flood Plain Hazard Area; Right Image – Existing Trees

Project’s Description and waiver requests

The applicant proposes constructing cottage-style multifamily residential buildings that would provide a total of 315 units. More details on the proposed use can be found in the ‘*Applicant’s Description*’ section below.

A site plan is included with this application as required for Planned Developments (PD) (**Figure 2**). According to ordinance 4.301.b ([‘Site Plan Requirements’](#)), a site plan is required to ensure compliance with zoning regulations and proper integration with the surrounding community. The site plan also demonstrates how the proposed rezone will impact the surrounding area. In addition, a property survey is provided that outlines the area affected by the requested zoning changes (**Figure 3**).

The applicant is requesting a planned development to allow for all uses under “D” High-Density Multifamily. However, the applicant is requesting waivers from the design standards under “D” High-Density Multifamily, those waivers include:

Requirement	D Standards	Proposed PD/D (Provided per site plan)
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Required Yards- Setback adjacent to one- or two-family residential district ***	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	less than the 30' minimum setback along one or two-family district
Buffer yard	Where adjacent to one or two-family district, a five-foot buffer yard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system	5' buffer yard provided. No buffer yard plantings.
Fences	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screen fences are required when adjacent to a one- or two-family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed	Fences along ROW (East 1st Street & Beach Street)
Urban Forestry	Must comply with 6.302(g) Urban Forestry ordinances requirements	No tree canopy preservation proposed with additional tree plantings (min. 1 tree per unit = 308 trees)
Open Space	Open Space 35% Minimum	To include the front yards in the open space calculations

*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § [6.300](#) (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.

Applicant's Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“This request is to rezone approximately 30 acres from “B - Two Family” zoning to a Planned Development (PD). The requested PD is based on the “D – high-density multifamily” zoning district with waivers needed for this specific development. These waivers are found on the Site Plan.*

The requested use will allow for the development of a cottage style multifamily homes for rent product. This will be multiple units on a single lot. This type of product is also called horizontal multi-family. The development will be approximately 315 units. Parking for these units will be a combination of open air, covered and garage style. These types are delineated on the Site Plan. The development will also have open space that is spread through the development, an event lawn for programmed events or open play and a pool for the residents. The development will be gated.

The proposed Site is a portion of a larger parcel.

The City's Comprehensive Plan designates the Site as being neighborhood commercial and low density residential. Surrounding the Site are single family residential uses, industrial uses and additional land being zoned industrial to the south. The development of the Site as the proposed PD will provide a more staggered development type buffer and transition between the single-family residential uses to the west and north, industrial uses to the east and future industrial to the south. The requested cottage style multi-family homes will be well situated to add to the population base in this area that may spur future commercial development. The additional of cottage homes further adds a level of diversity to the City's economic base and more options for housing.

This style of development has been done in multiple locations across the country and in Fort Worth by this applicant. Our history has proven that we provide quality products for a growing segment of the population.”





BAKER'S SUBDIVISION OF
THE PAGE COMPANYS
EAST SIDE ADDITION
VOL. 1461, Pg. 81
C.R.T.C.T.

CHENAULT ST
(50' Public ROW)

6 7 8 9 10 11 12

BEACH STREET
(VARIABLE WIDTH PUBLIC ROW)

EAST 1ST STREET
(VARIABLE WIDTH PUBLIC ROW)

ELLIOT AVE
(50' PUBLIC ROW)

20' LANDSCAPE SETBACK

EXISTING 'B' ZONING
EXISTING LOW DENSITY
RESIDENTIAL DISTRICT

PATRICIA BOWEN
FEATHERGILL, LLC,
R.W. BOWEN, LLC,
PAMELA B. ANDERSON, LLC,
& BOWEN TRAIL, LLC
INST.# D206189806
(TRACT 10 # 11)
C.R.T.C.T.

WYATT HANS &
CALLAN HANS-BROWN
INST.# D214267919
(TRACT 5 # 6)
C.R.T.C.T.

EXISTING 'B' ZONING
EXISTING LOW DENSITY
RESIDENTIAL DISTRICT

TARRANT REGIONAL WATER DISTRICT
INST.# D219145326
C.R.T.C.T.
CONDEMNATION NO.
2017-006467-3
(07/03/2019)

20' BUILDING SETBACK

Figure 2: Zoning Exhibit Site Plan



Figure 3: Site Photos taken by staff on 2/24/25

Surrounding Zoning and Land Uses

North: “B” Two-Family / Residential
East- north: “K” Heavy Industrial / Trucking company
East- south: “B” Two-Family/ Residential
South: “J” Medium Industrial / Industrial- vacant
West- north: “I” Light Industrial / Residential
West- south: “B” Two-Family / Residential

Zoning History

- **ZC-21-172:** This rezoning case, requesting a change from “B” Two-Family to “J” Medium Industrial, was **withdrawn**. However, the staff report indicated that the applicant requested a continuance to pursue a Planned Development (PD) for "I" Light Industrial uses, which included removing certain uses and adding development standards. Ultimately, the case was not heard because the applicant withdrew it.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 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 February 26, 2025:

Organizations Notified	
Riverside Alliance	Streams and Valleys Inc
East Fort Worth Inc.	Neighborhoods of East Fort Worth Alliance
Trinity Habitat for Humanity	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	FWISD

* *Located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

As detailed in the ‘*Project Description*,’ the surrounding area features a mix of single-family homes and industrial uses. The applicant proposes rezoning the parcel for a 308-unit, cottage-style multifamily development under the “D” High-Density Multifamily zoning district, which allows up to 32 dwelling units per acre. The site plan reflects 308 units, arranged similarly to small single-family homes with shared parking areas and amenities, rather than being divided into platted lots.

Since a Planned Development requires a site plan, this process allows for greater public oversight of what will be developed. The current site plan establishes a density of 10.1 units per acre, with all units having a height of 10’1”. The permitted building height is 36 feet, with the possibility of increasing to 48 feet if setbacks exceed 250 feet from one- and two-family districts. *

Additionally, concerns have been raised regarding waiver requests for certain development standards, particularly those that could negatively impact the neighborhood to the west and the local environment. Staff initially had concerns about the elimination of bufferyard planting requirements and the 0% tree preservation waiver, given the presence of significant trees on-site. A site visit allowed staff to assess the impact of removing tree plantings and its effect on the existing neighborhood. Notably, Elliot Avenue provides a reasonable buffer from the proposal, though four single-family homes lack the same level of protection on Chenault Street (**Figure 4**).

On the tree preservation, after receiving further clarification from the applicant, staff conducted additional analysis to assess the overall impact of the tree preservation waiver request (see ‘*Urban Forestry*’ comments under ‘*Site Plan Comments*’). From the impact study, “*Staff recommends approval of the planned development language that would allow for a 0% preservation of canopy...*”

While staff remains concerned about the lack of a density cap in the planned development language, the site’s proximity to downtown—less than a ten-minute drive—makes increased density expected. Nevertheless, the rezoning request aligns with the general land use patterns and zoning designations of the surrounding area.

The proposed zoning is **compatible** with surrounding land uses.



Figure 4: Google image of affected single-family houses

*The ordinance information used in this section can be found [here](#).

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as Neighborhood Commercial & Low-Density Residential on the Future Land Use Map. The proposed rezoning is **not consistent** (Technical Inconsistency) with the future land use map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed property’s designation is consistent with the Neighborhood Commercial & Low-Density Residential category outlined in the Future Land Use (FLU) Map. The FLU category allows for the following zoning districts:

- “B” Two-Family
- “R1” Zero Lot Line / Cluster
- “R2” Townhouse / Cluster (24 dwelling units / acre)
- “ER” Neighborhood Commercial Restricted
- “E” Neighborhood Commercial
- “MU-1” Low Intensity Mixed-Use

****Note:** There are no applicable form-based codes for this area.

However, the Comprehensive Plan supports transitional development by promoting Urban Residential and Low-Density Residential uses as a bridge between single-family and high-density areas. It also emphasizes the importance of protecting critical resources—such as 100-year floodplains, mature trees, wildlife habitats, and storm water detention areas—in new subdivisions. Additionally, the plan aims to safeguard existing neighborhoods by using buffers or transitional zones to separate incompatible land uses, particularly those differing in height, scale, or traffic generation. Finally, it calls for new residential projects to be scaled compatible with existing developments, discouraging drastic differences in lot size and density unless proper mitigation measures are in place. Key policies guiding this vision include:

- *Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.*
- *Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.*
- *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 measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.*

As noted in the ‘*Land-Use Compatibility*’ section, the current site plan proposes 308 units at a density of 10.1 units per acre, aligning with the FLU policies. Based on conformance with the policies stated above, the proposed planned development site plan is **consistent** with the Comprehensive Plan policies.

Site Plan Comments

Zoning and Land Use

The site plan complies with proposed plan development PD/D with the development waivers. As well as the zoning regulations for Site plan submissions for planned developments outlined in Ordinance 4.301.b (‘*Site Plan Requirements*’).

Urban Forestry

Reviewer: Jaclyn Ingram

Contact: Jaclyn.Ingram@fortworthtexas.gov

Analysis of Proposed Language

The applicant is requesting planned development language with urban forestry standards. These standards include:

- 0% preservation instead of the minimum 25% required by §6.302
- Compliance with §6.302; minimum 1 tree per unit
- required significant mitigation per §6.302 for any significant sized trees onsite

This language would grant the applicant a waiver of preservation requirements of §6.302.

Applicable Urban Forestry Design Standards & Guidelines

[CFW Zoning Ordinance, Ch. 6: Development Standards, Section 6.302 – Urban Forestry, Subsection G.4](#)

(4) *General preservation methods of tree canopy.* At the submission of an urban forestry plan/permit application, the applicant shall elect one of the following tree preservation of existing canopy compliance methods.

a. *Method “A.”* Preservation of existing canopy coverage regardless of tree species:

1. At least 25% of the existing canopy coverage must be retained, regardless of tree species, on all properties greater than one acre, provided however, significant or large trees must be preserved as outlined in subsection (g)(5) below. The existing canopy can be determined via recent air photo, on the ground survey or other approved method by the city forester;
2. Property located in floodplains or located in areas that will be dedicated to public spaces may be counted toward the required 25% minimum retention;
3. Calculation of all canopy coverage and retention areas will not include utility rights-of-way or easements covered under the rules and regulation of the public utility commission and/or Texas railroad commission;
4. To remove more than the minimum retention will require a waiver from the urban design commission; and
5. The overall canopy coverage percentage requirement must be met by planting the size and species of protected trees in Table A, Protected Trees, in subsection (l) below.

Findings/Recommendations

This parcel is currently undeveloped with approximately 40% canopy cover. Upon inspection we found several protected species of oaks, pecans, and elms, as well as cottonwood and other less desirable pioneer species. Most of the tree cover exists along a band that extends from the southwest corner to the northeast corner staying near the street perimeter near North Beach and 1st Street, this is displayed in green on figure below (Fig. 2). Applicant

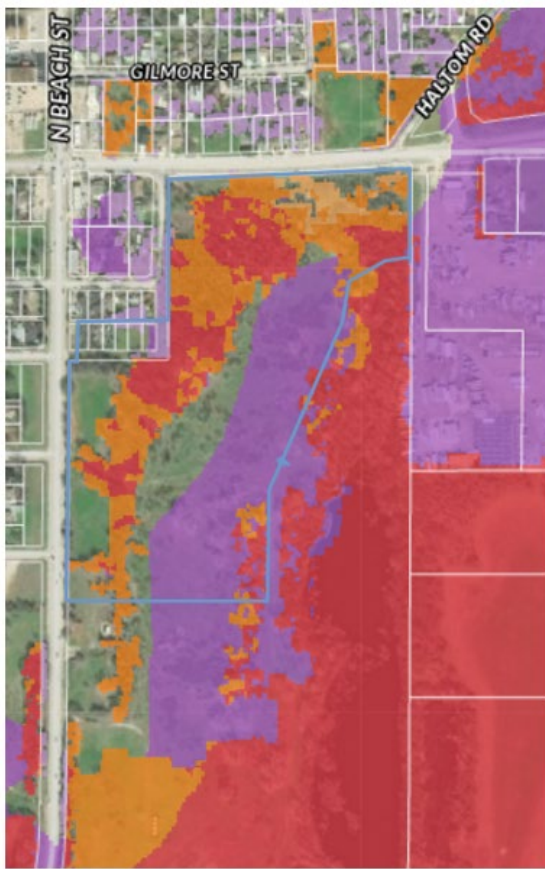
was able to complete a tree survey in February 2025 and provided findings and site history to help better assess existing trees on site and our Urban Forestry inspector was able to perform a site visit.

The city utilizes the Open Space Tool in GIS to perform environmental and open space priority analysis based on existing built land use and natural environmental land coverage. Utilizing this tool, I generated two figures below and overlaid approximate planned development boundaries. The first shows the combined open space priorities and the ecosystem preservation priorities based on the existing site conditions and surrounding land uses. The second shows the FEMA floodplain, the flood control priority areas, and the tree canopy on site, the natural existing conditions.

By looking at the layers in figure 2 you can see that this project appears to be out of the FEMA floodplain but is still speckled with flood control priority area. Figure 1 shows that the existing tree canopy creates a higher priority for the combined open space analysis and the other portion of the project is purple which is an ecosystem preservation priority area.

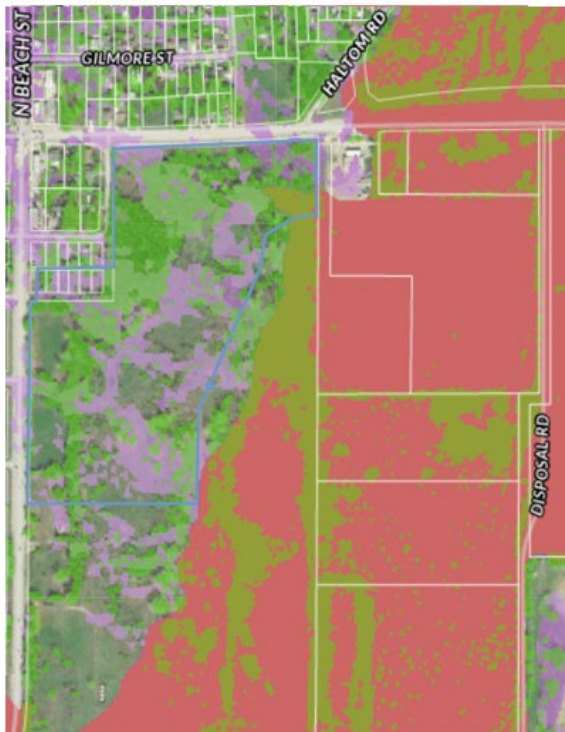
Applicant provided geo locations of significant trees on site and an overlay of a historical aerial from the 1970s (Fig. 3). The presumption is that the site was used to harvest dirt and gravel in the 1950s and then replanted with a pecan grove in the 1970s. This is evident with the grid occurrence of trees on site and with the aid of historic aerials. Pictures of the trees on site show several upper canopy break outs and faults. Knowing that pecan trees for nut harvesting have additional conditions of concern especially as they age and if not adequately maintained, the idea of adding targets below them would not be advised.

Given the property conditions of: the naturally occurring trees that we typically see in the Cross Timbers region are not present; the trees on site are declining and have large faults and breaks currently present; the proposed design will stay out of the FEMA floodplain to preserve environmentally sensitive areas; planting requirements will be consistent with §6.302; and significant trees will be mitigated for according to §6.302. Staff feels this proposed language aligns with the intent our urban forest ordinance goal to achieve 30% tree canopy coverage citywide and to promote a multi-aged urban forest. Staff recommends approval of the planned development language that would allow for a 0% preservation of canopy for ZC-25-004 Avilla Ranch.



- Combined Open Space Priorities ...
 - Very high
 - High
 - Moderate
- Ecosystem Preservation Priority Result ...
 - Very high
 - High
 - Moderate

Figure 1 – Proposed Development Outline Over Priority Areas



- Land Cover - Natural Environment ...
 - Tree Canopy ...
 -
- Streams, Rivers, and Lakes ...
 - FEMA Floodplain ...
 -
 - Flood Control Goal Area ...
 - Flood Control Priority Result ...
 - Very high
 - High
 - Moderate

Figure 2 – Proposed Development Outline and Existing Conditions



Figure 3 – Tree Survey Data of Significant Trees Over 1970s Historical Aerial

TPW Stormwater

Reviewer: Robin Stevens

Contact: sds@fortworthtexas.gov

Site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance. Site may require a Flood Study prior to final platting, infrastructure plan review, grading, and building permit issuance.

Site has FEMA Floodplain and deep potential high water seen on the site that may exceed 5 ft in depth on the roads. Not located in a regulatory local City Flood Risk Area. Road overtopping events are noted south of the site near channel crossing.

Fire Department

Reviewer: Lt. Donna York

Contact: donna.york@fortworthtexas.gov

- Single family-for rent projects where each unit is not provided a driveway or garage must meet the Fire Code standards for multi-family projects for access points and fire lane width.

- Non-permitted gas well pad site to the east will not impact this site as shown on the plan. Gas well setbacks are applied based on the pad site conditions at the time of building permit application. Section 5706
- Minimum fire lane width for this project type is 26'. All of these fire access roads must be dedicated and named for addressing purposes. Section 503 Fire Lane Specifications
- 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
- Additional private hydrants will be required to meet building hose lay. Sections 507 Hydrants
- 2 points of access are provided. Section 503.1.6 Secondary Access One- and Two-Family Residential Developments

General information:

- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

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>

Transportation Development

Reviewer: Stu Burzette, 817-392-2593

Contact: stuart.burzette@fortworthtexas.gov

- Traffic Impact Analysis – A Traffic Impact Analysis (TIA), accepted by TDS, will be required prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to Tom Simerly (tom.simerly@fortworthtexas.gov; 817-293-6892).
- Rough Proportionality (RP): The tract is subject to a rough proportionality assessment and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase.



Supplemental Information
Site Photos taken by Staff on 2/24/2025



Taken from East 1st street facing west; arrow shows site location



Taken from East 1st street facing west; arrow shows site location





Taken from Beach street facing south; arrow shows site location

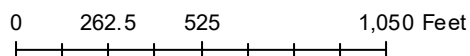
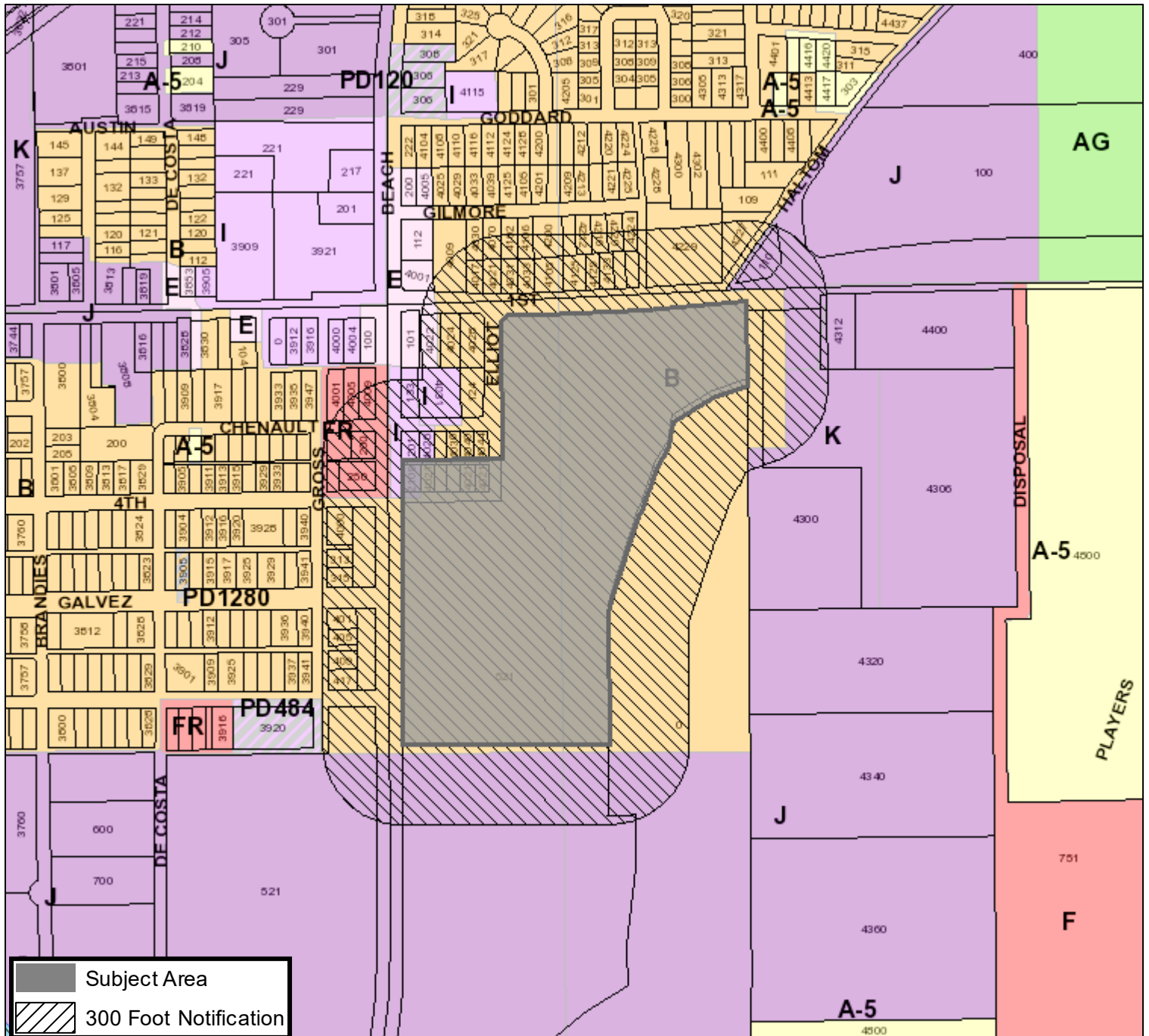


Taken from Beach street facing east; arrow shows site location

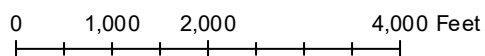
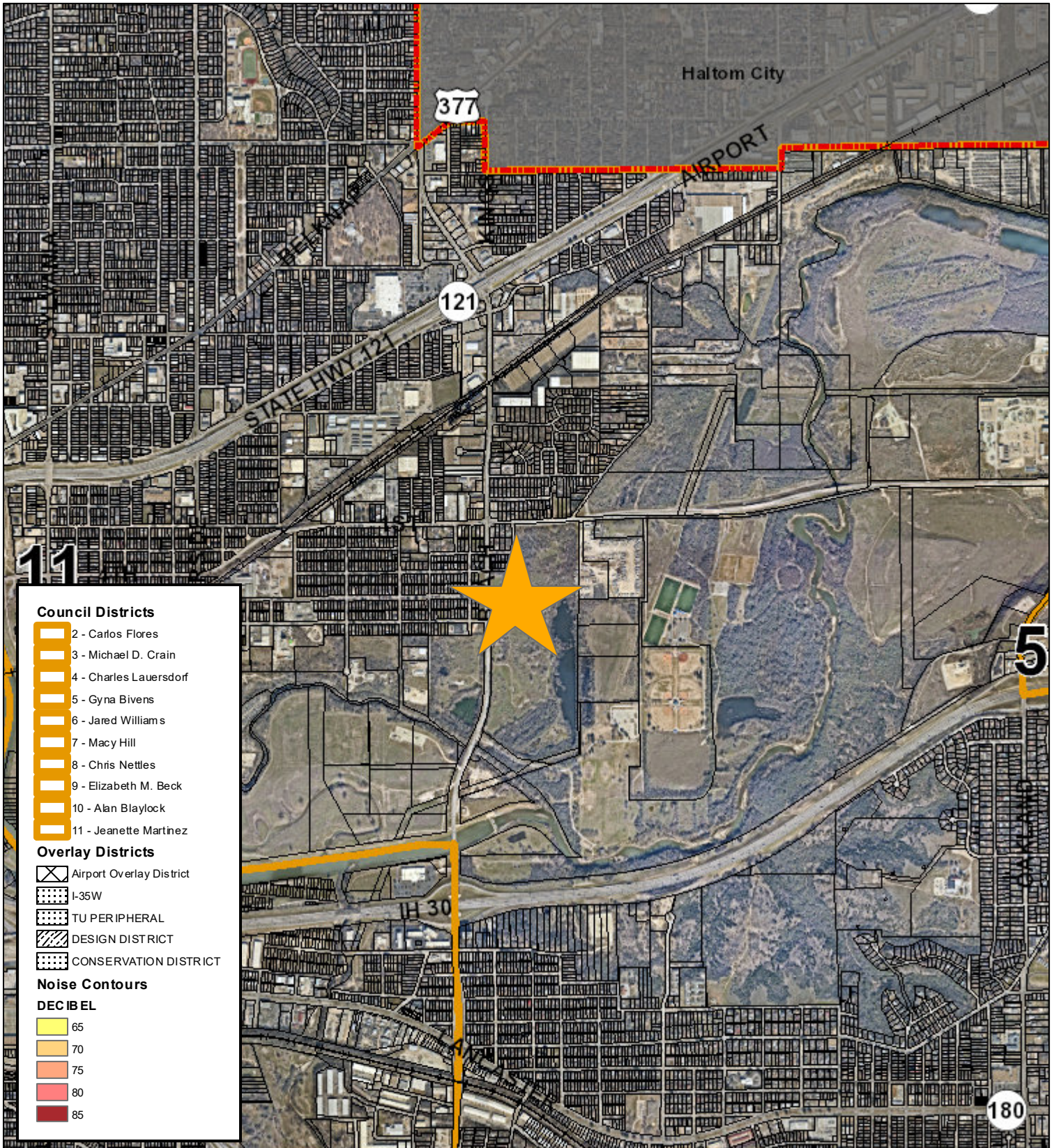


Area Zoning Map

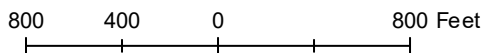
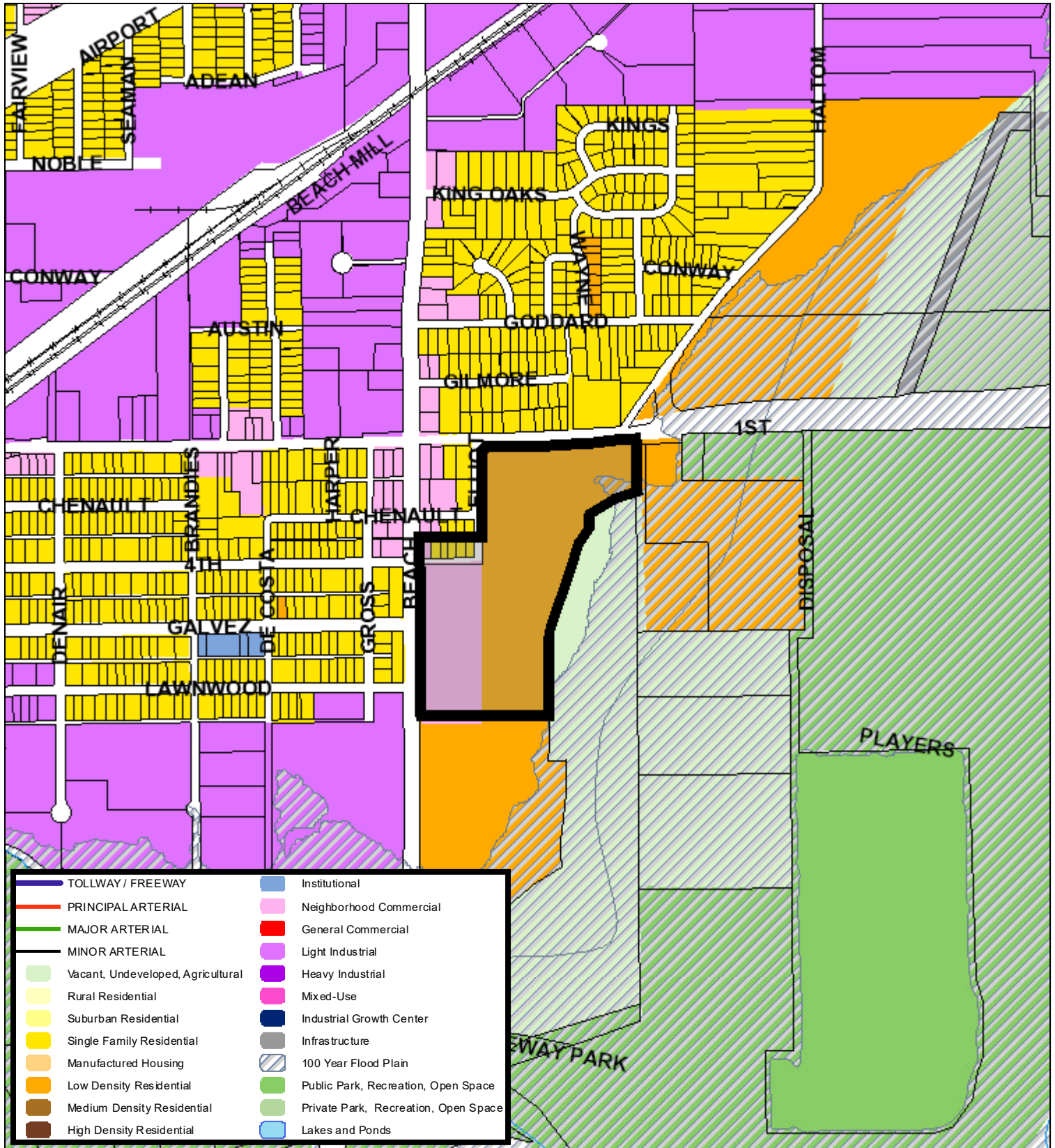
Applicant: Robert Frost et al/Amanda Mata
 Address: 521, 691,2109 Beach Street & 4021-4025 (odds) E. 4th Street
 Zoning From: B, I
 Zoning To: PDPlus Detached Multifamily w/ Development Standards
 Acres: 30.58475598
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 2/12/2025
 Contact: 817-392-2806



Area Map



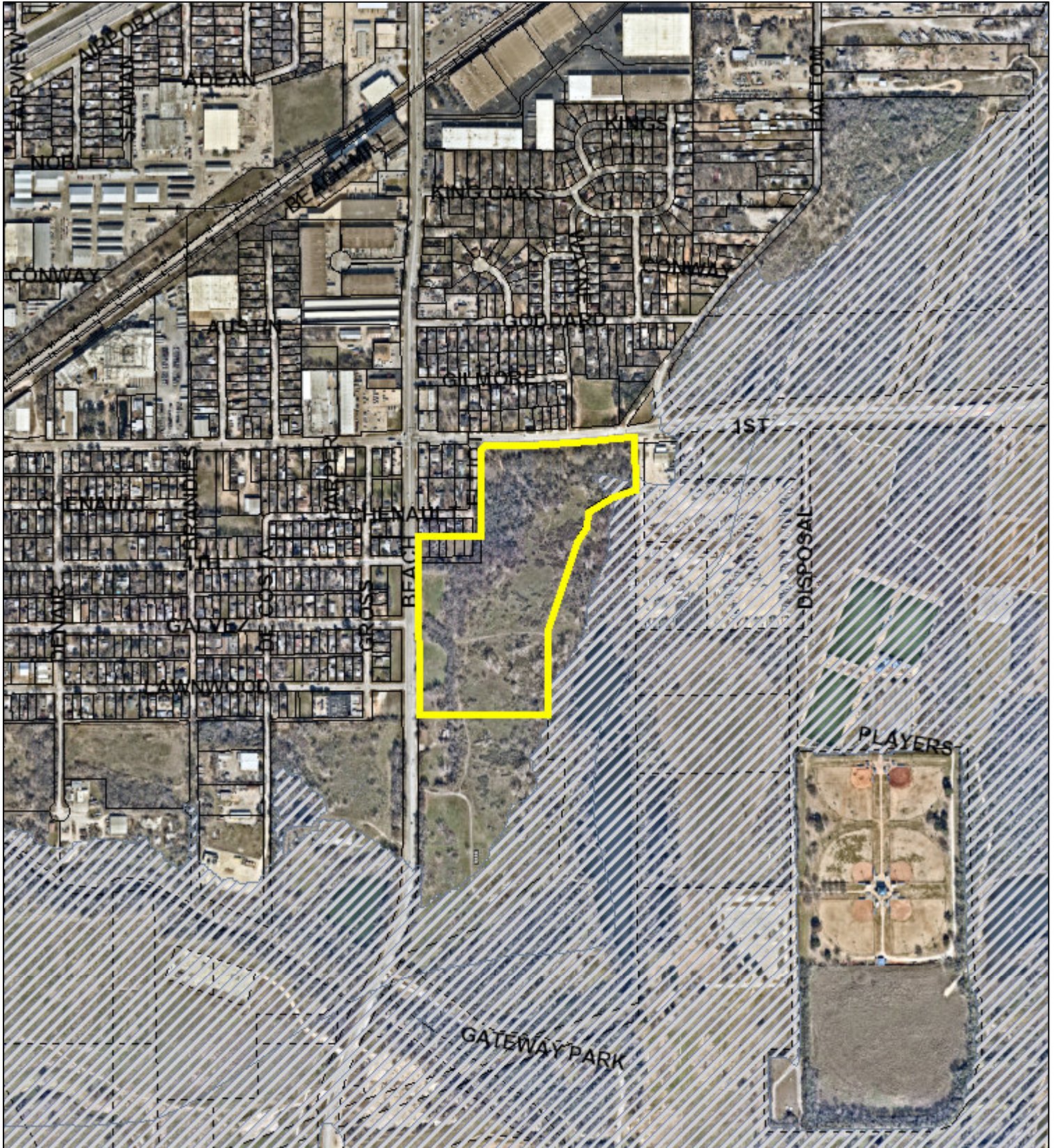
Future Land Use



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.

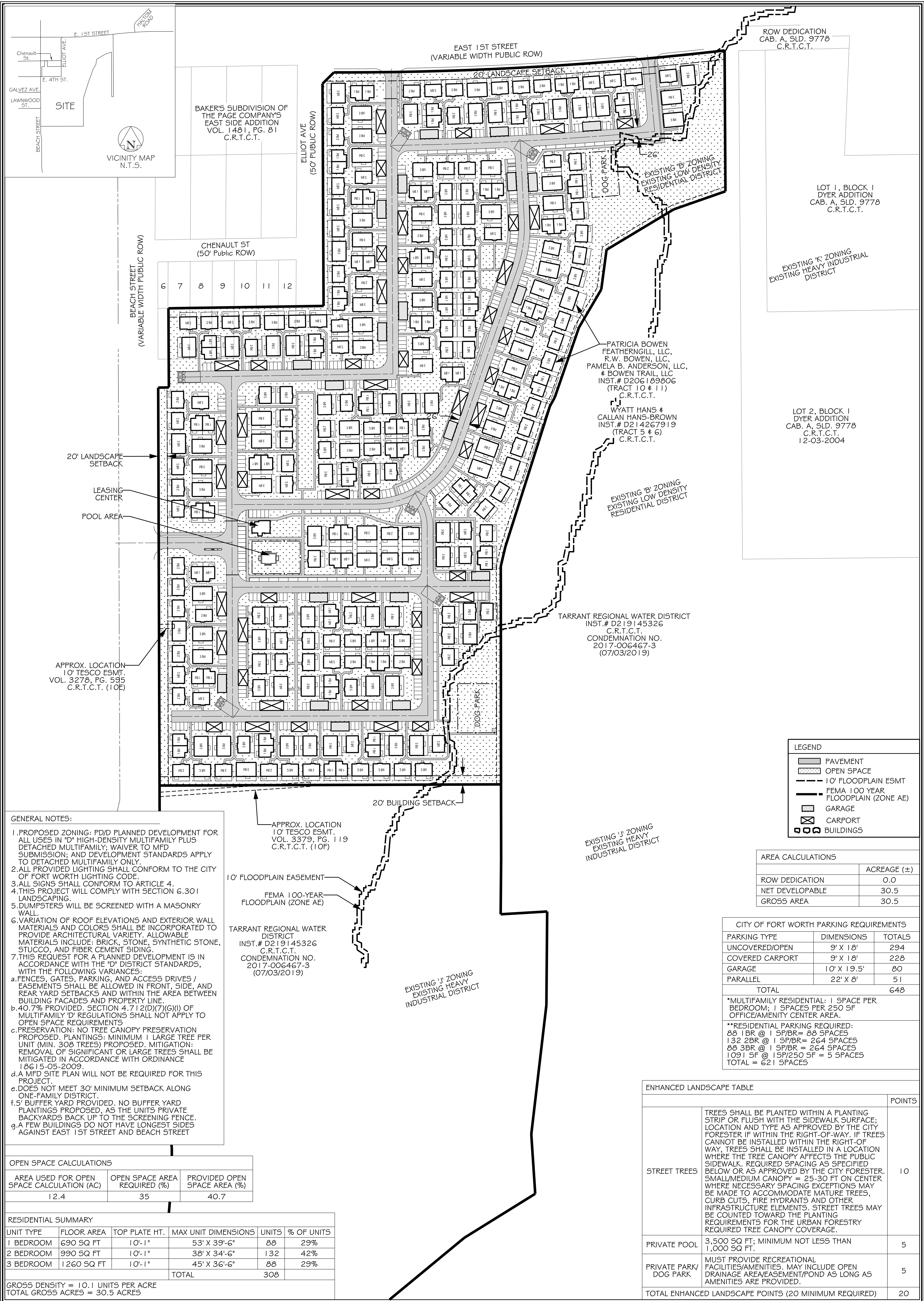


Aerial Photo Map



0 500 1,000 2,000 Feet





- GENERAL NOTES:**
- PROPOSED ZONING: P/D PLANNED DEVELOPMENT FOR ALL USES IN "D" HIGH-DENSITY MULTIFAMILY PLUS DETACHED MULTIFAMILY; WAIVER TO MFD SUBMISSION; AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO SECTION 4.
 - THIS PROJECT WILL COMPLY WITH ARTICLE 6.301 LANDSCAPING.
 - DUMPSTERS WILL BE SCREENED WITH A MASONRY WALL.
 - VARIATION OF ROOF ELEVATIONS AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS INCLUDE: BRICK, STONE, SYNTHETIC STONE, STUCCO, AND FIBER CEMENT SIDING.
 - THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "D" DISTRICT STANDARDS, WITH THE FOLLOWING VARIANCES:
 - FENCES, GATES, PARKING, AND ACCESS DRIVES / EASEMENTS SHALL BE ALLOWED IN FRONT, SIDE, AND REAR YARD SETBACKS AND WITHIN THE AREA BETWEEN BUILDING FACADES AND PROPERTY LINE.
 - 40.7% PROVIDED. SECTION 4.71.2(D)(7)(G)(I) OF MULTIFAMILY "D" REGULATIONS SHALL NOT APPLY TO OPEN SPACE REQUIREMENTS
 - PRESERVATION: NO TREE CANOPY PRESERVATION PROPOSED. PLANTINGS: MINIMUM 1 LARGE TREE PER UNIT (MIN. 308 TREES) PROPOSED. MITIGATION: REMOVAL OF SIGNIFICANT OR LARGE TREES SHALL BE MITIGATED IN ACCORDANCE WITH ORDINANCE 18615-05-2009.
 - A MFD SITE PLAN WILL NOT BE REQUIRED FOR THIS PROJECT.
 - DOES NOT MEET 30' MINIMUM SETBACK ALONG ONE-FAMILY DISTRICT.
 - 5' BUFFER YARD PROVIDED. NO BUFFER YARD PLANTINGS PROPOSED, AS THE UNITS PRIVATE BACKYARDS BACK UP TO THE SCREENING FENCE.
 - A FEW BUILDINGS DO NOT HAVE LONGEST SIDES AGAINST EAST 1ST STREET AND BEACH STREET

OPEN SPACE CALCULATIONS

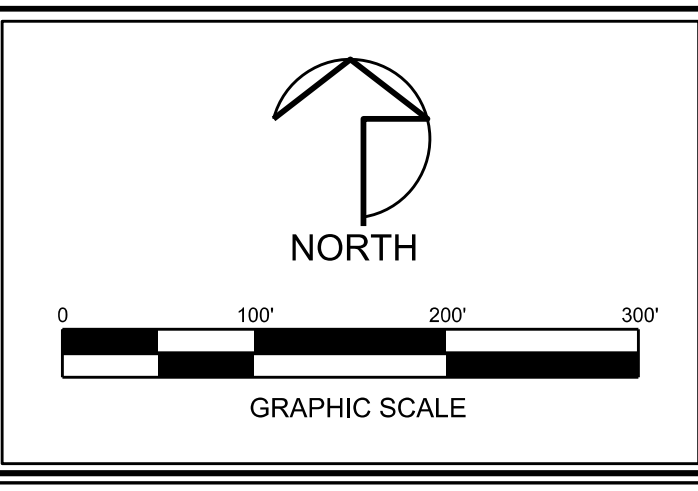
AREA USED FOR OPEN SPACE CALCULATION (AC)	OPEN SPACE AREA REQUIRED (%)	PROVIDED OPEN SPACE AREA (%)
12.4	35	40.7

RESIDENTIAL SUMMARY

UNIT TYPE	FLOOR AREA	TOP PLATE HT.	MAX UNIT DIMENSIONS	UNITS	% OF UNITS
1 BEDROOM	690 SQ FT	10'-1"	53' X 39'-6"	88	29%
2 BEDROOM	990 SQ FT	10'-1"	38' X 34'-6"	132	42%
3 BEDROOM	1260 SQ FT	10'-1"	45' X 36'-6"	88	29%
TOTAL				308	

GROSS DENSITY = 10.1 UNITS PER ACRE
TOTAL GROSS ACRES = 30.5 ACRES

PROJECT NO.	0049719.00
FILE PATH	N:\0049719.00
DRAWN BY	JH
REVIEWED BY	TL
DATE	JANUARY 2025
DATE	REVISIONS



OWNER
P BOWEN FEATHERFILL
LLC ETAL
PO BOX 1715
FORT WORTH, TX 76101

DEVELOPER
NEXMETRO COMMUNITIES
2221 LAKESIDE BLVD
SUITE 1210
RICHARDSON, TX 75082
PH: (469) 546-9434

PLANNER / ENGINEER
WESTWOOD PROFESSIONAL
SERVICES, INC
9800 HILLWOOD PKWY.
SUITE 250
FORT WORTH, TX 76177
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AVILLA BEACH TRACT
CONTAINING LOTS 1, BLOCK 1.
EXISTING 'B' ZONING
TOTAL 31.4 ± GROSS ACRES
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

LEGEND

- PAVEMENT
- OPEN SPACE
- 10' FLOODPLAIN ESMT
- FEMA 100 YEAR FLOODPLAIN (ZONE AE)
- GARAGE
- CARPORT
- BUILDINGS

AREA CALCULATIONS

	ACREAGE (±)
ROW DEDICATION	0.0
NET DEVELOPABLE	30.5
GROSS AREA	30.5

CITY OF FORT WORTH PARKING REQUIREMENTS

PARKING TYPE	DIMENSIONS	TOTALS
UNCOVERED/OPEN	9' X 18'	294
COVERED CARPORT	9' X 18'	228
GARAGE	10' X 19.5'	80
PARALLEL	22' X 8'	51
TOTAL		648

*MULTIFAMILY RESIDENTIAL: 1 SPACE PER BEDROOM; 1 SPACES PER 250 SF OFFICE/AMENITY CENTER AREA.
**RESIDENTIAL PARKING REQUIRED:
88 1BR @ 1 SP/BR = 88 SPACES
132 2BR @ 1 SP/BR = 264 SPACES
88 3BR @ 1 SP/BR = 264 SPACES
1091 SF @ 1 SP/250 SF = 5 SPACES
TOTAL = 621 SPACES

ENHANCED LANDSCAPE TABLE

	POINTS
STREET TREES TREES SHALL BE PLANTED WITHIN A PLANTING STRIP OR FLUSH WITH THE SIDEWALK SURFACE; LOCATION AND TYPE AS APPROVED BY THE CITY FORESTER IF WITHIN THE RIGHT-OF-WAY. IF TREES CANNOT BE INSTALLED WITHIN THE RIGHT-OF-WAY, TREES SHALL BE INSTALLED IN A LOCATION WHERE THE TREE CANOPY AFFECTS THE PUBLIC SIDEWALK. REQUIRED SPACING AS SPECIFIED BELOW OR AS APPROVED BY THE CITY FORESTER. SMALL/MEDIUM CANOPY = 25-30 FT ON CENTER WHERE NECESSARY SPACING EXCEPTIONS MAY BE MADE TO ACCOMMODATE MATURE TREES, CURB CUTS, FIRE HYDRANTS AND OTHER INFRASTRUCTURE ELEMENTS. STREET TREES MAY BE COUNTED TOWARD THE PLANTING REQUIREMENTS FOR THE URBAN FORESTRY REQUIRED TREE CANOPY COVERAGE.	10
PRIVATE POOL 3,500 SQ FT; MINIMUM NOT LESS THAN 1,000 SQ FT.	5
PRIVATE PARK/DOG PARK MUST PROVIDE RECREATIONAL FACILITIES/AMENITIES. MAY INCLUDE OPEN DRAINAGE AREA/EASEMENT/POND AS LONG AS AMENITIES ARE PROVIDED.	5
TOTAL ENHANCED LANDSCAPE POINTS (20 MINIMUM REQUIRED)	20

Requirement	D Standards	Proposed PD/D (Provided per site plan)
Density	Maximum 32 units per acre	Complies. 10.1 units per acre provided.
Height	Maximum height of 36'	Complies. 10' 1" top plate height provided.
Required Yards	Front Yard: 20' Min	Complies. Beach Street: 20' provided building setback
	Rear Yard: 5' Min	Complies. 30' provided building setback
	Interior Side Yard: 5' Min	Complies. 20' provided building setback
	Corner lot side yard: 10' Min adjacent to street	Complies. East 1st Street: 20' provided building setback
	Setback Adjacent to one or two-family residential districts: - 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	Does not meet 30' minimum setback along one-family district. (Requires Development Regulation Standard)
	- 1:1 setback with a 10 foot minimum setback for one-story garages and carports	Complies.
	- 20 foot minimum setback for dumpster enclosures and one-story accessory structures	Complies.
Buffer yard	Where adjacent to one or two-family district, a five foot buffer yard and minimum six foot screen fence shall be placed on the property line and should be landscaped per point system	5' buffer yard provided. No buffer yard plantings proposed, as the units private backyards back up to the screening fence. (requires Development Regulation Standard)
Fences	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screen fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed	Fences shown between buildings and ROW along East 1st Street and Beach Street (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 619 Spaces	Complies: 648 provided
Open Space	35% Minimum	40.7% Provided. Section 4.712(d)(7)(g)(i) of Multifamily 'D' regulations shall not apply to open space requirements (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhances landscaping	Meets 20 points of Enhanced Landscaping
Urban Forestry	Must comply with 6.302(g) Urban Forestry ordinances requirements	Preservation: no tree canopy preservation proposed (requires Development Regulation Standard) Plantings: minimum 1 large tree per unit (min. 308 trees) proposed (requires Development Regulation Standard) Mitigation: removal of significant or large trees shall be mitigated in accordance with ordinance 18615-05-2009
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	A few buildings do not have longest sides against East 1st Street and Beach Street
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (Requires Development Regulation Standard)