



Zoning Staff Report

Date: June 27, 2023

Case Number: ZC-23-020

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Generation Housing Partners, LLC/Hitek Investment Group LLC

Site Location: 7500 Crowley Rd

Acreage: 7.2 acres

Request

Proposed Use: Multifamily plus day care/kindergarten

Request: From: “FR” General Commercial Restricted

To: “PD/C Planned Development for all uses in C Medium Density Multifamily plus day care/kindergarten with development standards for parking in front of the building, fencing in front of the building, & building orientation; siteplan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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 property is situated along Crowley Road just north of Sycamore School Rd. The applicant is proposing to rezone to accommodate the construction of multifamily and a daycare/kindergarten. The following is the narrative provided by the developer:

“The purpose of this application is to request the zoning be changed to Medium Density Residential District, and to allow for a pre-kindergarten use to be allowed on the property within the multifamily building. Under the base zoning district standards, these two uses are not permitted by-right within one single zoning district, thus requiring the need for a planned development to allow for a mixture of uses.

This Pre-Kindergarten use will be within the multifamily building, but it is not intended to be an exclusive use for those living on the property. This use shall also serve the residents within the community. Residents living on the property will also have access to a variety of amenities, as well as classes about health, tax preparation, technology and how to utilize it, and lastly the benefits of home ownership.”

The 7.2-acre site which is currently zoned “FR” General Commercial Restricted and is proposed to be rezoned as a “PD” Planned Development with a base zoning district of “C” Medium Density Multifamily. A total of 96 units are included in the development, resulting in a density of just over 13 dwelling units per acre, below the “C” maximum of 24 dwelling units per acre. The applicant is requesting several development standards due to the type and configuration of the housing. The table below provides a summary:

Requirement	CR Standards	Proposed CR
Open Space	45% Minimum	45% (Appears to comply)
Units Per Acre	24 Maximum	13.3 (Complies)
Height	36 ft Maximum	3 three stories (Appears to comply)
Fencing	Fences shall not be located in the area between building facades and the property line	Fencing provided in front of building facades and along property line (development standard requested)
Parking	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage	Complies
Parking	Parking not allowed in front of primary buildings	Parking provided in front of building (development standard requested)
Building Orientation	Max 20 ft from property line facing street	Building set back away from the street/parking amenity in front of buildings (development standard requested)

Surrounding Zoning and Land Uses

North “AG” Agricultural / cemetery
East “CF” Community Facilities; “C” Medium Density Multifamily / church, multifamily
South AG” Agricultural / undeveloped
West “AG” Agricultural / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.

The following organizations were emailed on May 30, 2023

Organizations Notified	
Willow Creek NA	Hallmark Camelot Highland Terrace Neighborhood Association*
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Crowley ISD	

**Located in close proximity to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is situated along Crowley Road near Sycamore School Road. Surrounding uses vary with undeveloped land to the south and west, multifamily and a church to the east and a cemetery to the north. The Hallmark-Camelot Highland Terrace Neighborhood Association is located across the street and is buffered by commercial, educational, and church uses. In addition, Crowley Road is a six (6) lane divided principal arterial, providing even more buffering to the proposed use.

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

Comprehensive Plan Consistency – Sycamore

The 2022 Comprehensive Plan designates the subject property as Neighborhood Commercial on the Future Land Use [FLU] Map. Low Density Multifamily is not called out in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning **is not consistent** with the Comprehensive Plan.

However, the following policies apply to this development.

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.

- Integrate and disperse affordable housing and low-income housing into neighborhoods throughout the city.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations

Site Plan Comments

Zoning and Land Use

- Fencing provided in front of building facades and along property line (development standard requested)
- Parking provided in front of building (development standard requested)
- Building set back away from the street/parking amenity in front of buildings (development standard requested)

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water 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.)

The John B. McAdams Company Inc
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 www.mcadams.com
 TBPE: 19762 TBPLS: 1019440



THE HEIGHTS AT CROWLEY
 7.221 Acres
 in the
 SA & M.G. SURVEY, ABSTRACT NO. 1463
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

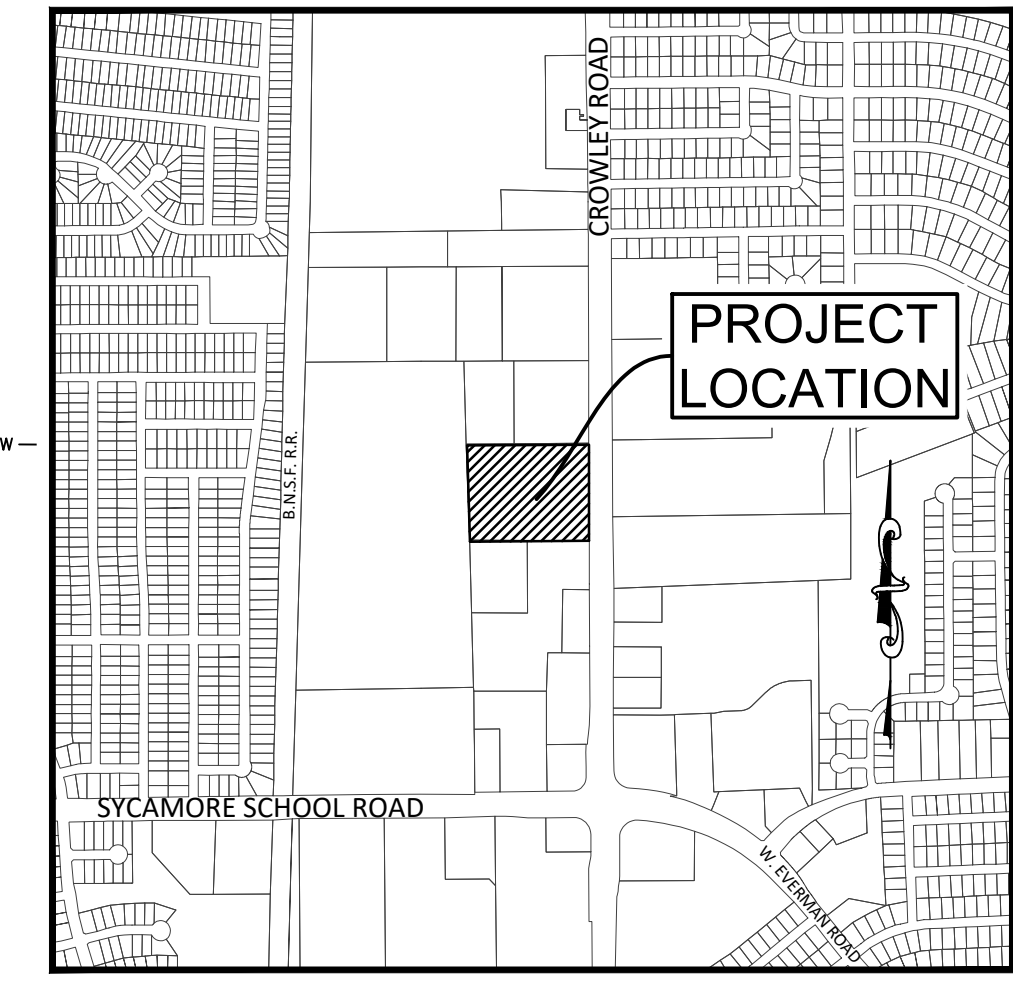
CONCEPTUAL SITE PLAN

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 MCADAMS,
 TBPE: 19762
 DARREN ANDREWS,
 P.E. #90067
 DATE 06/06/2023

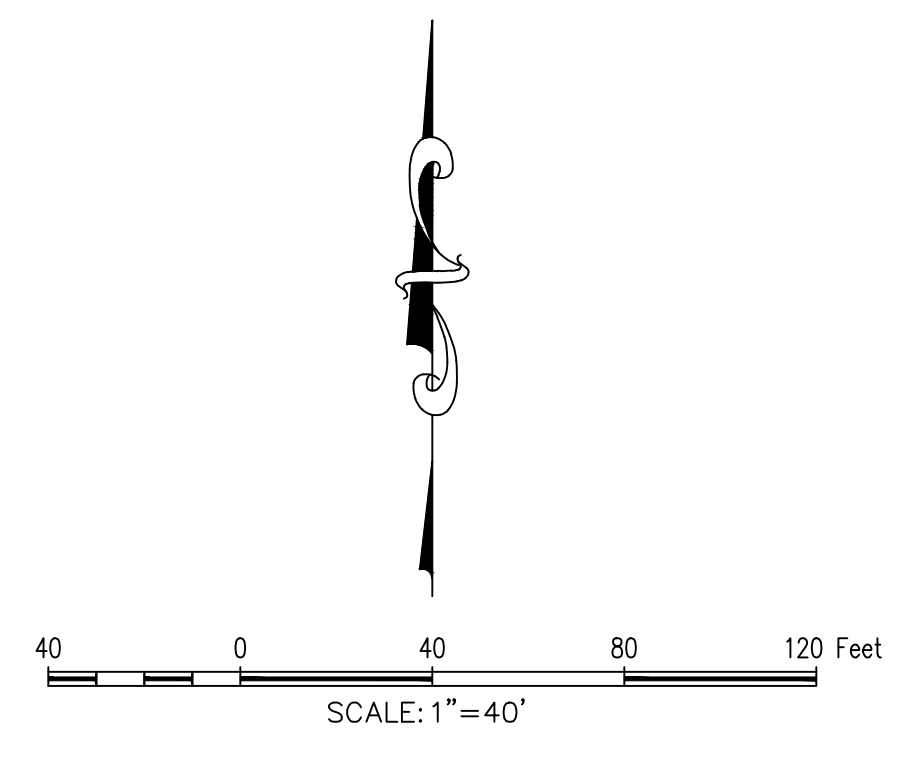
Drawn By: JCM
 Date: 06/06/2023
 Scale: 1"=40'
 Revisions:

GHP23001

EX1

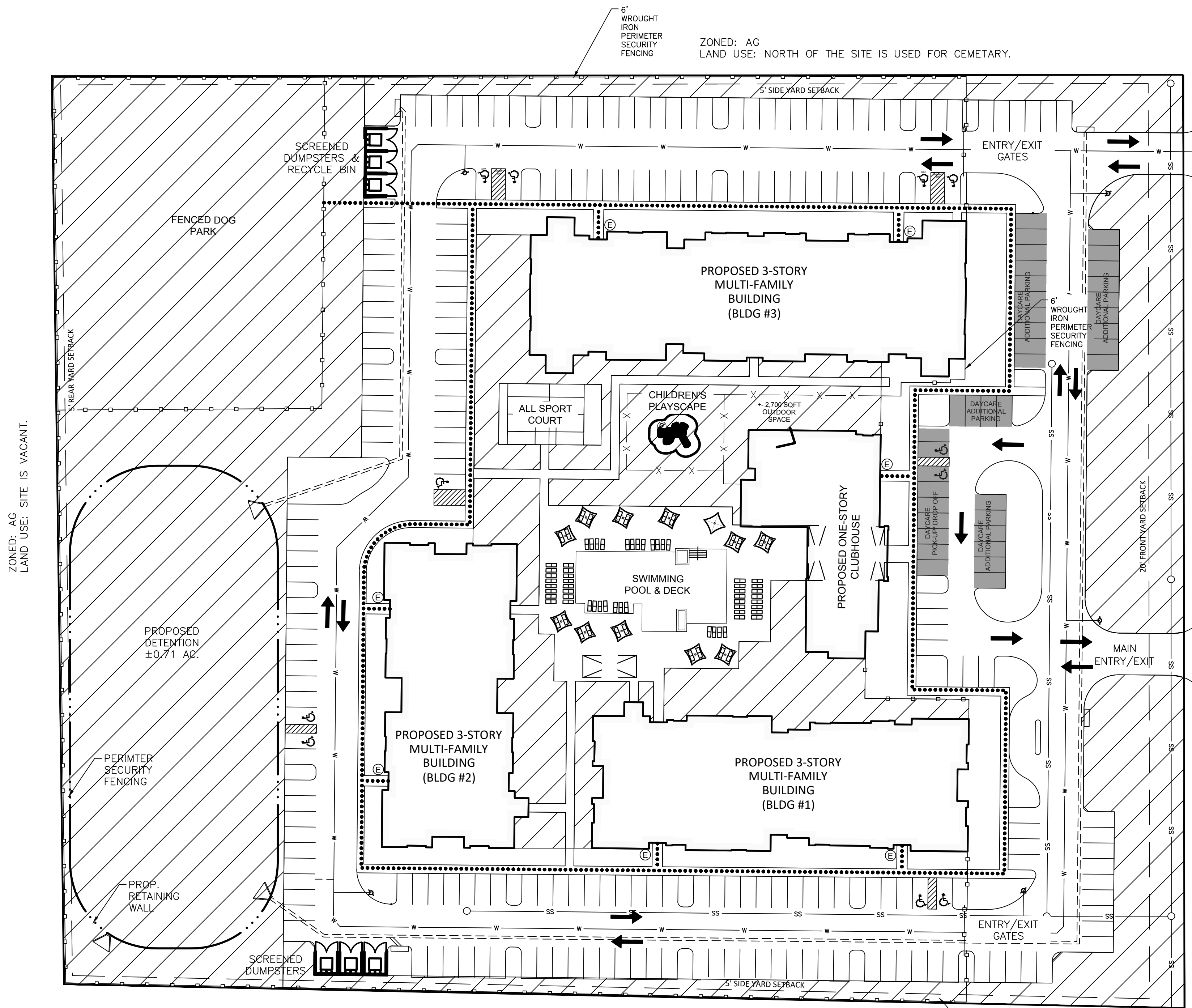


Vicinity Map 1"=1000'
 PROPOSED 3-STORY 96 UNIT APARTMENT COMMUNITY
 250 PARKING SPACES



- GENERAL NOTES**
- THIS PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
 - APPLICANT ASSURES THAT 20%, 30%, 40%, 50%, 60%, 70%, AND 80% UNIT DESIGNATIONS ARE/WILL BE DISPERSED ACROSS ALL UNIT TYPES IN A MANNER THAT DOES NOT VIOLATE FAIR HOUSING LAWS.
 - SITE IS NOT IN THE FLOODPLAIN.
 - THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.711.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND MFD SITE PLAN SHALL BE SUBMITTED
 - VARIANCE WILL BE REQUESTED IN THE PD FOR BUILDING ORIENTATION AND PARKING ALONG FRONTAGE.

- LEGEND**
- OPEN SPACE (45%)
 - PERIMETER SECURITY FENCE
 - ACCESSIBLE ROUTE
 - BUILDING ENTRANCE



GHP - HEIGHTS AT CROWLEY		Provided Parking	
Site Acreage	7.221	Surface Spaces	239
Residential Density	13.3 Units per Acre	Surface HC Spaces	11
Building Height	3-Story Residential	Surface Van Spaces	2
Crowley Required Parking		Carpport Space	0
1.5 spaces per 1-bedroom unit, 2 spaces per 2-bedroom or more unit. For 1-bedroom units, 1 visitor parking space provided for every 4 dwelling units.		Carpport HC Spaces	0
Total Required: 210 spaces		Carpport Van Spaces	0
		Total Spaces	250

CURRENT SITE ZONING: FR (GENERAL COMMERCIAL RESTRICTED)
 FUTURE SITE ZONING: PD

EXTERIOR COMPOSITION

HARDI PANEL	20%
LAP SIDING	50%
BRICK	30%

OWNER/DEVELOPER
 Generation Housing Partners, LLC
 17440 North Dallas Parkway, Suite 120
 Dallas, TX 75287
 Ph. (214) 613-6569
 Contact: Mr. Travis Barber

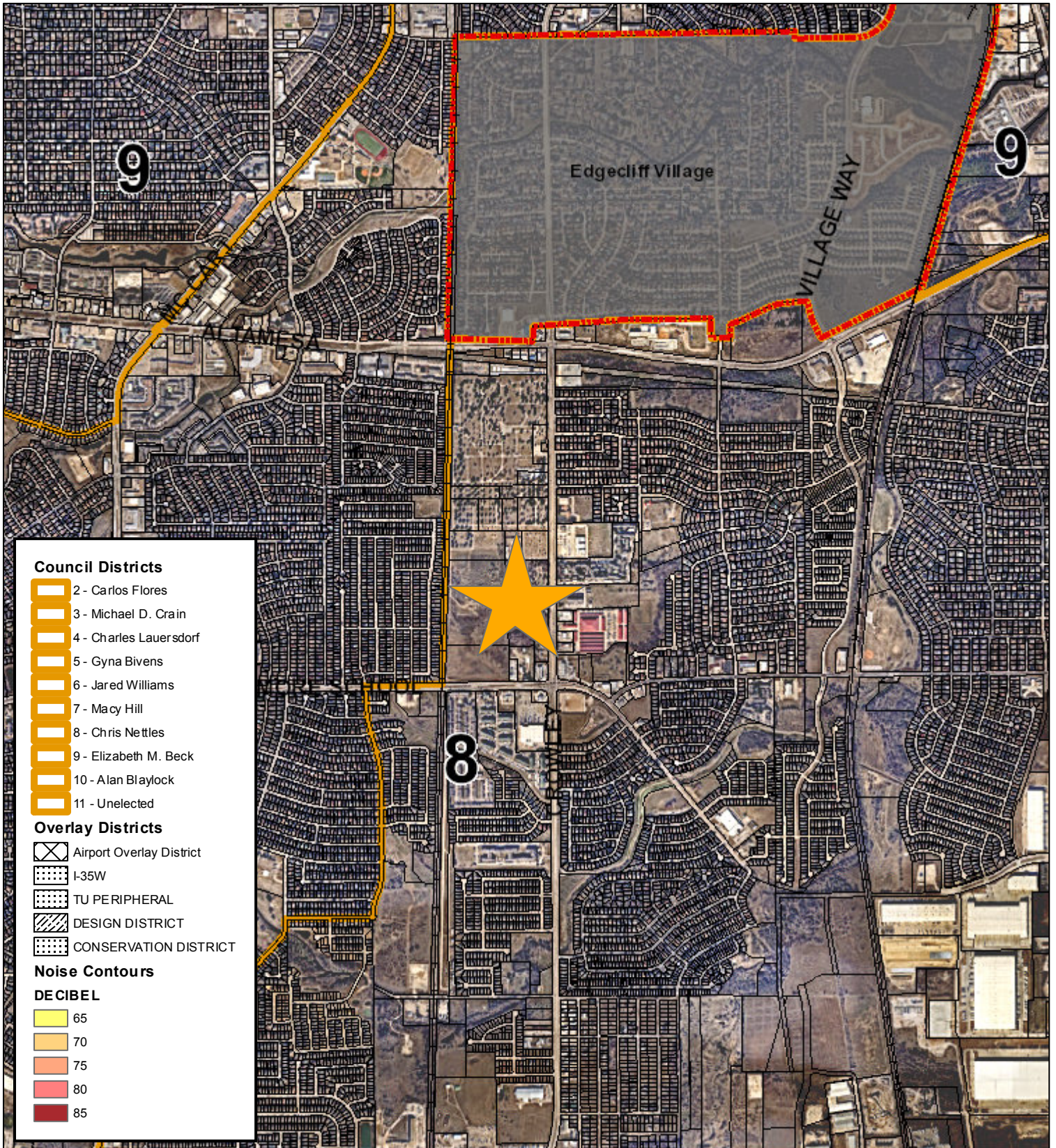
ZONING CASE #: ZC-23-020

DIRECTOR OF DEVELOPMENT SERVICES

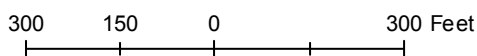
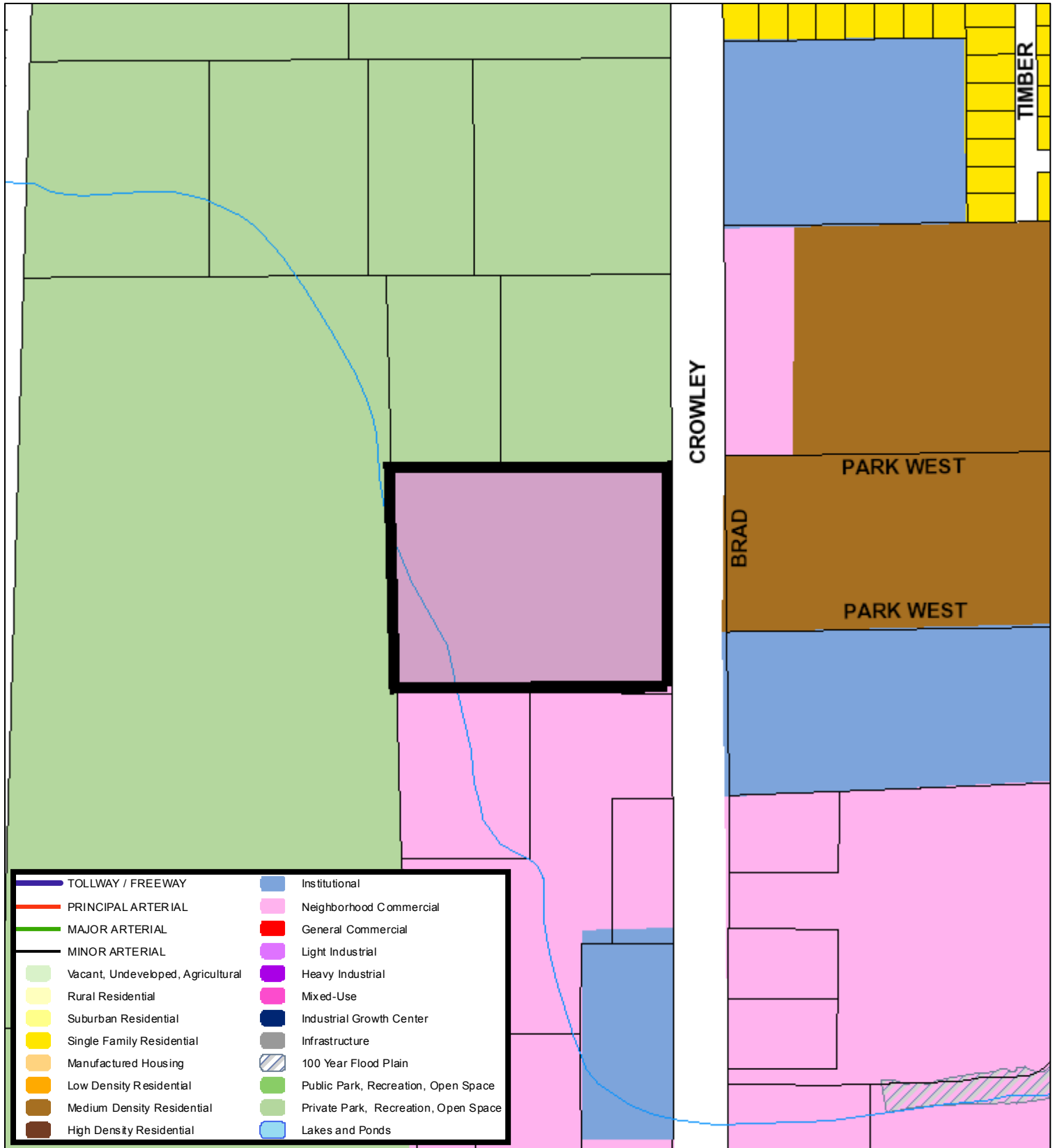
DATE _____

File: \\s:\projects\gwp\gwp23001\04-Production\Engineering\Sheet\Site Plan Plot.dwg 6/6/2023 4:21 PM, by: JCM, Date: 6/6/2023 4:04 PM, by: JCM

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



0 190 380 760 Feet

