



Zoning Staff Report

Date: January 10, 2024

Case Number: ZC-23-190

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Ray Oujesky, Kelly Hart & Hallman, LLP

Site Location: 3201 River Park Drive

Acreage: 9.59 acres

Request

Proposed Use: Multifamily

Request:
From: “PD 849” PD/D Planned Development for High Density Multifamily plus Assisted Living, site plan included
To: Amend “PD 849” PD/D Planned Development for High Density Multifamily plus Assisted Living with development standards for density, open space; setback, and fencing, site plan included

Recommendation

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

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject site is a 9-acre piece of property off River Park Drive in Council District 3. The site is currently developed with an assisted living center, which will be demolished and is proposed to be rezoned to “PD/D” Planned Development for High Density Multifamily with development standards for density, open space; setback, and fencing, site plan included. Based on the size of the site, the density is approximately 38 dwelling units per acre, well below the maximum density of 32 dwelling units per acre allowed in “D” zones. The applicant intends to construct 365 total units comprised of studio, and one, two, and three-bedroom dwellings.

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.

Standard	D Zoning	Proposed PD/D
Building Height	48 feet maximum, slab to top plate, beyond 250-foot setback to one- and two-family districts	Need additional information
Fencing	Not allowed in front of building line	Located in front of the building (Development Standard Required)
Parking	Parking not allowed in front of the building	Located in front of the building (Development Standard Required)
Open Space	35% required	15% requested (Development Standard Required)
Density	32 units per acre	38 units per acre (Development Standard Required)

The applicant provided the following narrative:

PD 849 is comprised of PD/D Planned Development for D High Density Multifamily plus assisted living zoning, with 212 units of multifamily dwellings. The proponent of the application desires to redevelop the PD 849 property into approximately 365 multifamily units comprised of studio, and one, two, and three-bedroom dwellings under the current zoning per the proposed amended site plan.

A waiver for 38 units per acre where 32 units per acre is allowed results in approximately 58 additional units needed to incentivize the acquisition and redevelopment costs of the project.

A waiver for 25% open space where 35% open space is required recognizes that approximately 2.6 acres of abutting open riverfront land with access to the Trinity Trails is assessable by residents to enjoy, resulting in approximately 41% open space when combined with open space provided on the property.

The proposed development is compatible with existing multifamily developments in D High Density zoning that face the property on three sides. The proposed development is consistent with the future land use plan for multifamily development.

Surrounding Zoning and Land Uses

North “D” High Density Multifamily / multifamily

East “D” High Density Multifamily / multifamily
South “A-5” One-Family; “AG” Agricultural / Trinity River and trails
West “D” High Density Multifamily / multifamily

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
Ridglea Area Neighborhood Alliance	Hampton Place HOA
River Bend Villas HOA	Retreat at River Park Place HOA
River Park HOA	Ridglea Hills Addition NA
Ridglea Hills NA	Riverwood HA
Tarrant Regional Water District	Ridglea Country Club Estates
Trinity Habitat for Humanity	Streams and Valleys
Ridglea Hills NA	FWISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is “PD 849” PD/D Planned Development for High Density Multifamily plus Assisted Living, site plan included. The applicant is requesting a zoning change to PD/D to allow for standard multifamily and removing the assisted living use with development standards. Surrounding uses are primarily multifamily with access to the Trinity River Trails to the south.

The proposed rezoning **is compatible** with existing land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

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

Additionally, the following land use policies below are supported by the rezoning request:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

The proposed rezoning to “PD-D” is **consistent** with the Comprehensive Plan and policies.

Site Plan Comments

Zoning / Land Use

Make sure open space is compliant. Please provide an accurate reflection of open space.

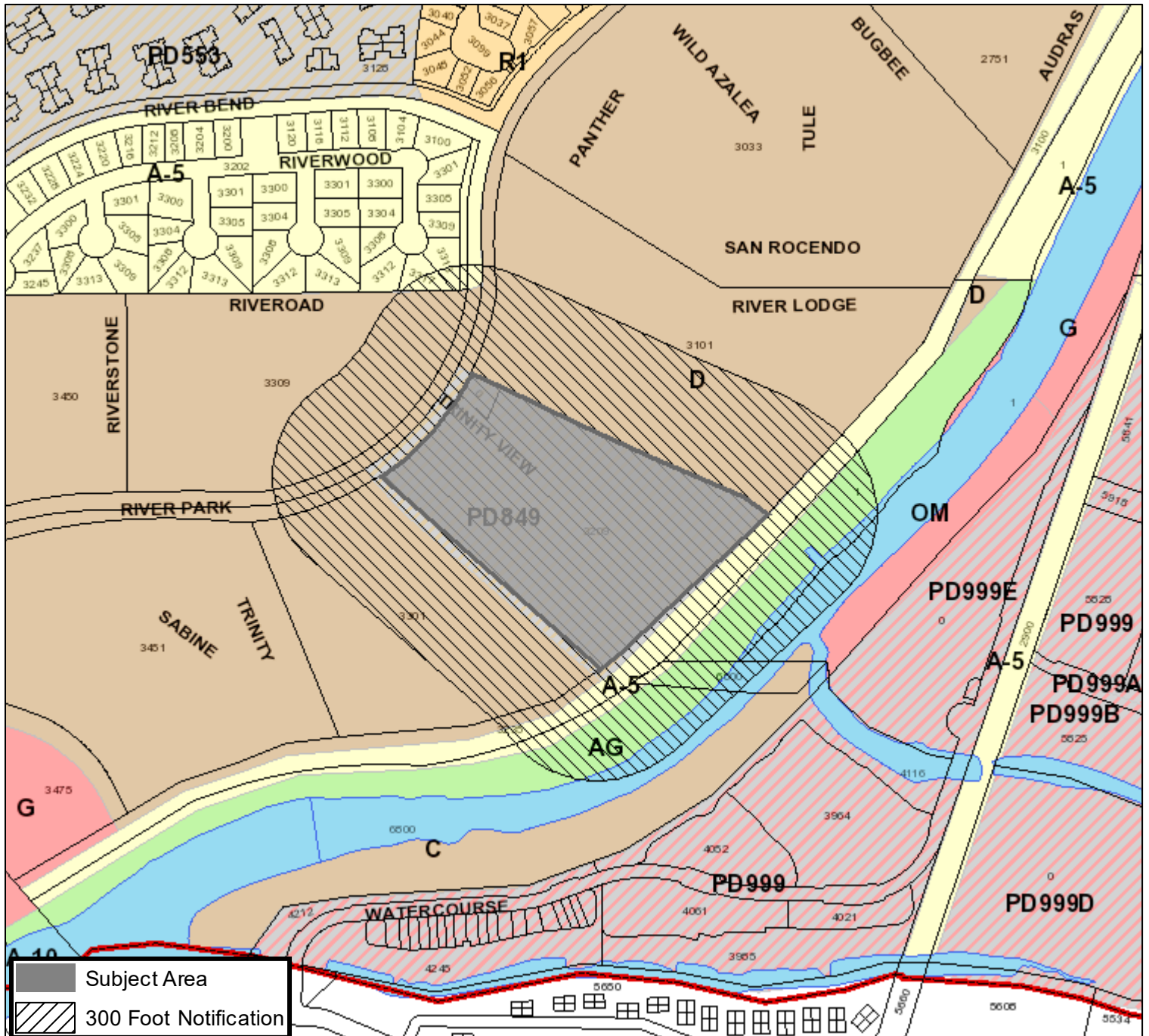
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



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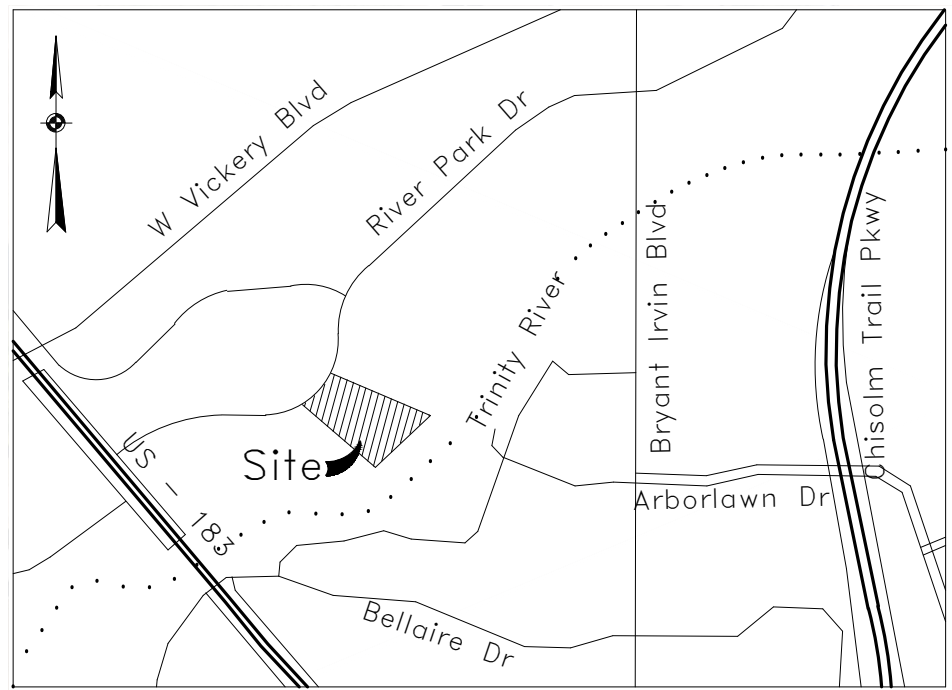
Area Zoning Map

Applicant: 3201 River Park Drive LLC / Ray Oujesky
Address: 3209 River Park
Zoning From: PD 849
Zoning To: Amend PD to allow 38 upa and reduced open space to 25%
Acres: 9.60402035
Mapsc0: Text
Sector/District: W. Hill/Ridglea
Commission Date: 1/10/2024
Contact: 817-392-6226



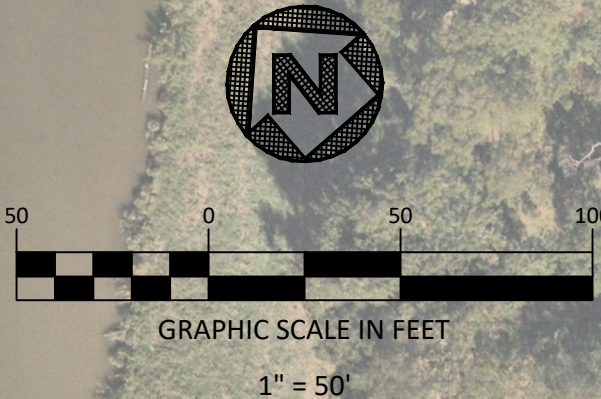
0 200 400 800 Feet

Created: 12/28/2023 10:52:16 AM



VICINITY MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
	EXISTING RIGHT OF WAY (R.O.W.)
	BUILDING SETBACK
	PARKING COUNT



OPEN SPACE TABULATION	
REQUIRED OPEN SPACE:	35%
TOTAL AREA (SITE AND RIVERFRONT)	10.57 AC
OPEN SPACE SHOWN ON SITE: (WAIVER BEING REQUESTED)	1.68 AC (17.5%)
RIVERFRONT OPEN SPACE:	0.97± AC (9.2%)
COMBINED ON SITE & RIVERFRONT O.S.:	2.65 AC (25.1%)

SITE INFORMATION		
LOT AREA:	(SF)	418,091
	(AC)	9.598
DENSITY ALLOWED BY ZONING:	(DU/AC)	32
DENSITY PROPOSED: (WAIVER BEING REQUESTED)	(DU/AC)	38.03
CURRENT ZONING DISTRICT:	PD 849	
PROPOSED ZONING DISTRICT:	NEW PD, BASE ZONING D	

PARKING INFORMATION Residential Parking Requirements				
		# of Units	# of Beds	# of Beds
Bedroom Breakdown	Studio	19	1	19
	1 Bedroom	231	1	231
	2 Bedroom	104	2	208
	3 Bedroom	11	3	33
	Sub-totals	365	-	491
Average Unit Size (SF):		864.13		
Net Rentable (SF):		315,406		
Common Area (SF):		7,500		
1 Space Per Bedroom:		491 Spaces		
1 Space Per 250 SF Common Area:		30 Spaces		
Required Spaces:		521 Spaces		
Parking Provided	Surface Parking:	420		
	Tuck Under Garage:	81		
	Tandem Parking:	75		
	Total Parking:	576		
	Handicap Parking Spaces Included:	12		

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DIRECTOR OF DEVELOPMENT SERVICES

DATE

PLANNED DEVELOPMENT SITE PLAN
RIVERPARK MULTIFAMILY
9.6 ACRES
LOT 1-B, BLOCK 2 OF RIVER PARK
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



Date Prepared: December 5, 2023 Date Updated: -- DA B010772.001

- NOTES
- PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.710.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - ALL APPROVED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.

DEVELOPER:
KEN MOCZULSKI
M-M PROPERTIES
700 LOUISIANA, ST. 1750
HOUSTON, TX 77002

ARCHITECT:
HEDK ARCHITECTS
4595 EXCEL PKWY
ADDISON, TX 75001

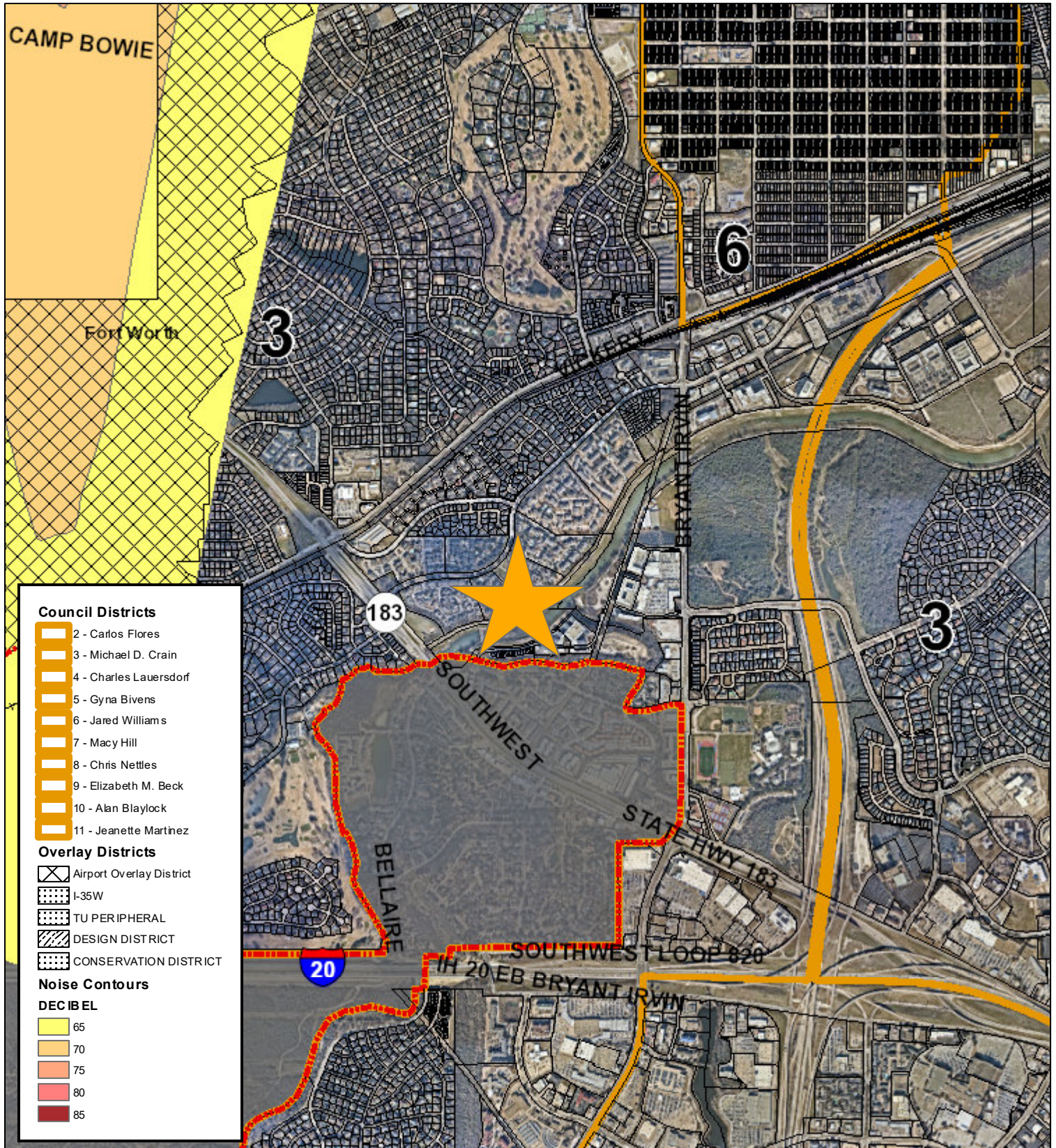
ENGINEER / PLANNER
DUNAWAY ASSOCIATES
550 BAILEY AVE., SUITE 400
FORT WORTH, TX 76107





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Area Map

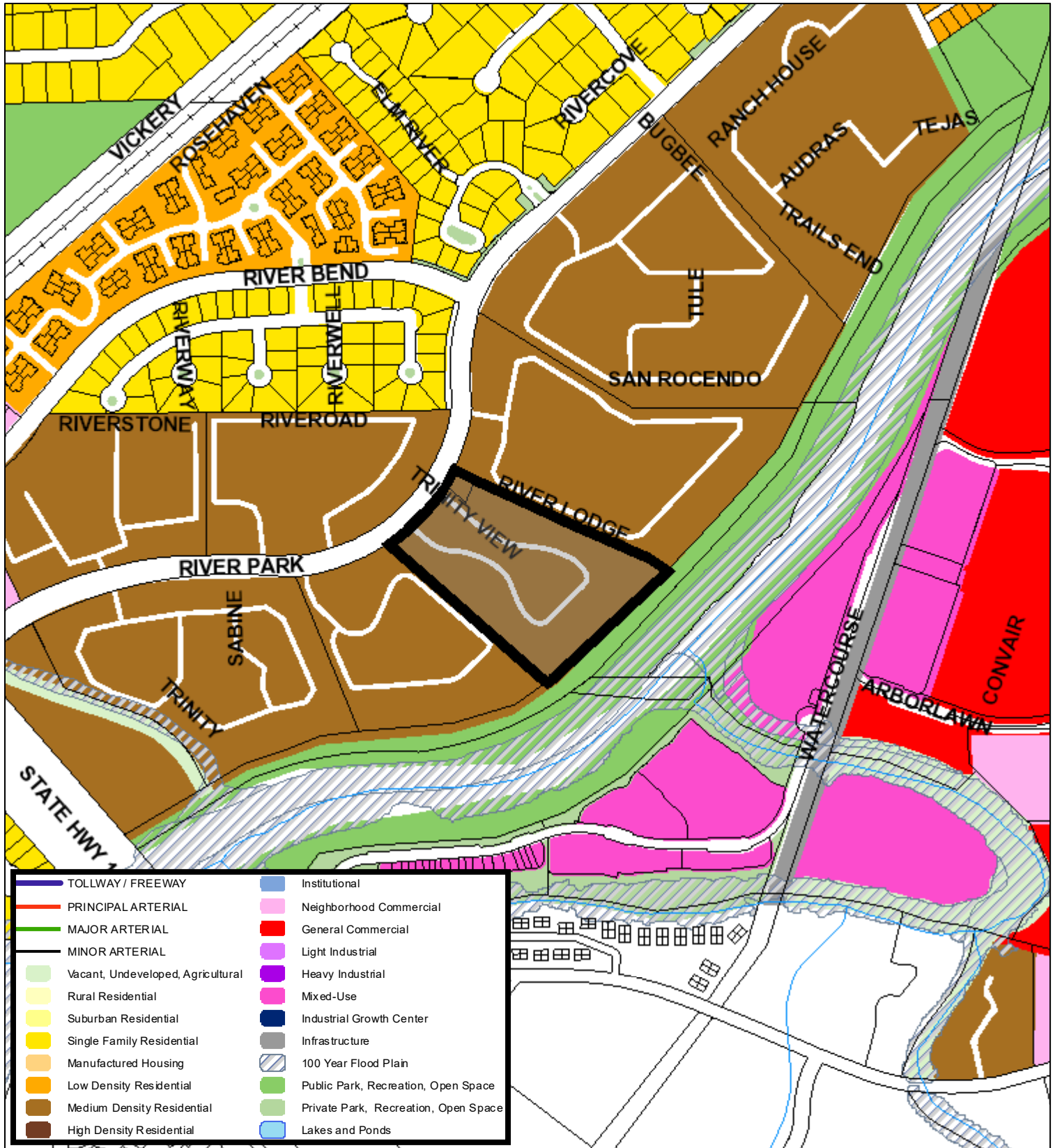


0 1,000 2,000 4,000 Feet



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Future Land Use



510 255 0 510 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

