



Zoning Staff Report

Date: Sept. 13, 2022

Case Number: SP-22-013

Council District: 6

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Denton Texas Venture Ltd - owner / Kimley-Horn, Peyton McGee - representative

Site Location: 7800-8000 block Chisholm Trail Parkway **Acreage:** 41.44 acres

Request

Proposed Use: Add required Site Plan for PD 1247

Request: From: PD 1247 (PD-C, Planned Development – Medium Density Multifamily)

To: Add Site Plan to PD 1247 for “C” Medium density multifamily and cottage community

Recommendation

Staff Recommendation: **Approval**

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

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Project Description and Background

The site is located southwest of the intersection of Sycamore School Road and Chisholm Trail Parkway. The site is broken into two separate tracts divided by future Brewer Boulevard, which is currently not dedicated or constructed through this undeveloped area. This sector of the City, which lies in Council District 6, was once envisioned as an area intended to support transit-oriented development, but no such developments are forthcoming due to the lack of transit in the area.

See excerpt from applicant's submittal packet below:

We are amending an existing PD to include a site plan submittal. The proposed development includes 3 story garden style multifamily buildings (approximately 274 units) and a mix of 1 and 2 story cottage style homes (approximately 124 units).

The application setting up the PD 1247 was initially requesting "D" High Density Multifamily, but was amended to "C" Medium Density Multifamily by Councilman Jordan at the time of approval in 2019. Any references to "D" are incorrect and should be correctly referenced as "C". The PD allows development under the "C" standards, or as a cottage community under the standards listed in the exhibit attached to PD 1247. The Site Plan as submitted appears to meet these standards.

Surrounding Zoning and Land Uses

North "C" Medium Density Multifamily / undeveloped
"E" Neighborhood Commercial / undeveloped
"PD 1056" Planned Development / undeveloped
East "G" Intensive Commercial / Chisholm Trail Parkway
South "A-5" One-Family Residential / undeveloped
West "A-5" One-Family Residential / undeveloped

Recent Zoning History

- ZC-19-074 "C" Medium Density Multifamily & "G" Intensive Commercial to "PD/C" PD/C Planned Development for all uses in "C" Medium Density Multifamily with Development Standards plus cottage community; Site Plan required with waivers to MFD standards site plan submission and certain standards for cottage community only. Approved by City Council on August 6, 2019 by a unanimous vote.

Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.
The following organizations were emailed on July 27, 2022:

Organizations Notified	
Villages of Sunset Pointe HA*	Summer Creek South HOA
Trinity Habitat for Humanity	Streams and Valleys Inc

Crowley ISD	District 6 Alliance
Summer Creek Meadows HA	Summer Creek HA

**This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

Round 1 comments (addressed):

- Add case reference SP-22-013.
- Can remove legal descriptions from Site Plan if additional room is needed.
- Revise note on enhanced landscaping from “Section 6.301” to “Section 4.711.d.6”.
- Add note “All parking spaces will meet the minimum dimensions in §6.202, Zoning Ordinance”.
- Label zoning of all adjacent properties.
- Label zoning of subject property “PD 1247”.
- Label 6.0 acre park as ‘private park’.
- Relabel Streets as Fire Lanes, unless these are planned to be platted and dedicated as public rights of way.
- Typo in Parking Data Summary Table ‘1 space per Bedroom’.
- Show setbacks for buildings near Brewer Boulevard. Must meet 20’ front building setback.
- Show setbacks for buildings on rear property line of Lot 1 Block C. Must meet 5’ rear building setback.
- Add legend for building types, or differentiate cottages/duplexes/multifamily buildings in a clear manner.
- Add information regarding building height & number of stories for each building type.

Round 2 comments (addressed):

- Height cannot exceed 36’ in PD-1247 zoning (base “C”, no development standards for height).
- Zoning labels on adjacent properties are wrong and some parcels are missing zoning – revise.
- Brewer Blvd. front setback of 20’ not clearly depicted on both sides of the road on Site Plan.
- Site Plan is too busy – consider removing floodplain information, legal descriptions, electric/bicycle parking, offsite easements/improvements, or some other non-essential elements. Or you can add separate exhibits, for example showing Open Space calculations (see example attached).

Transportation and Public Works

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. Show Access to Public park

2. Gated entrances into secured areas must be designed in accordance with TPW’s “Traffic Engineering Design Standards and Policy Guidelines”. Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a knock-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW).

3. Sidewalks and Street Lights_ Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards. Show 10' sidewalks along frontage.

Fire:

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

Two points of platted and constructed (referencing the proposed/future lanes) access required for multi-family development having more than 100 units.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Secondary Access-Multiple-family Residential

Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6

Internal Emergency Access Easements must be named and platted for addressing.

Hose lay must be provided to all exterior walls of each building (including cottage units) within 150', measured along a 5' wide unobstructed path. Hose lay MAY be increased to 300' for sprinklered buildings. Hose lay should be calculated around garage units, not through them unless they have no exterior walls. There are a few buildings that fall short of the 150'.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.1 Buildings and Facilities

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:

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 that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

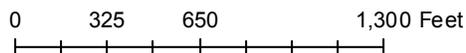
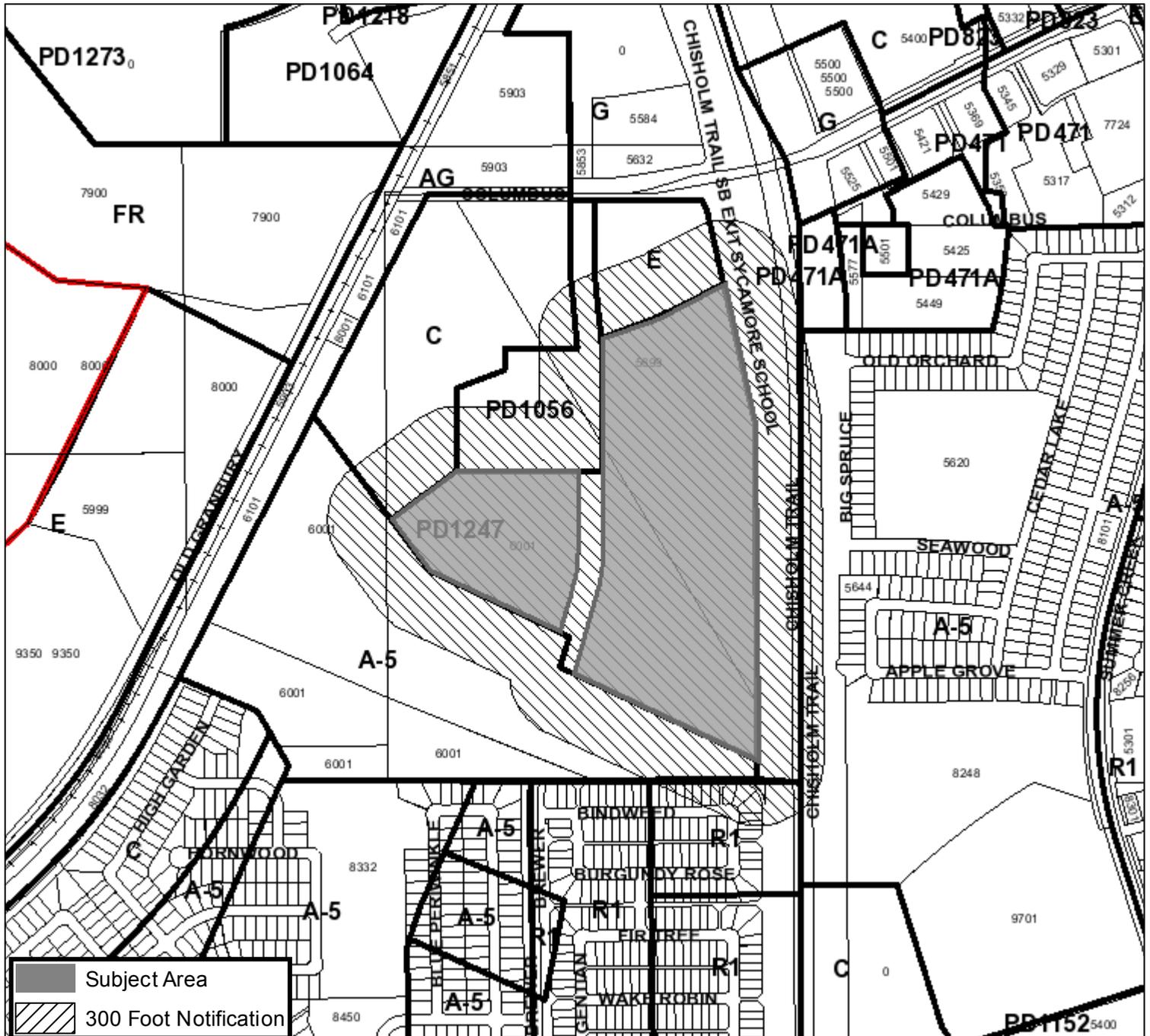
Stormwater

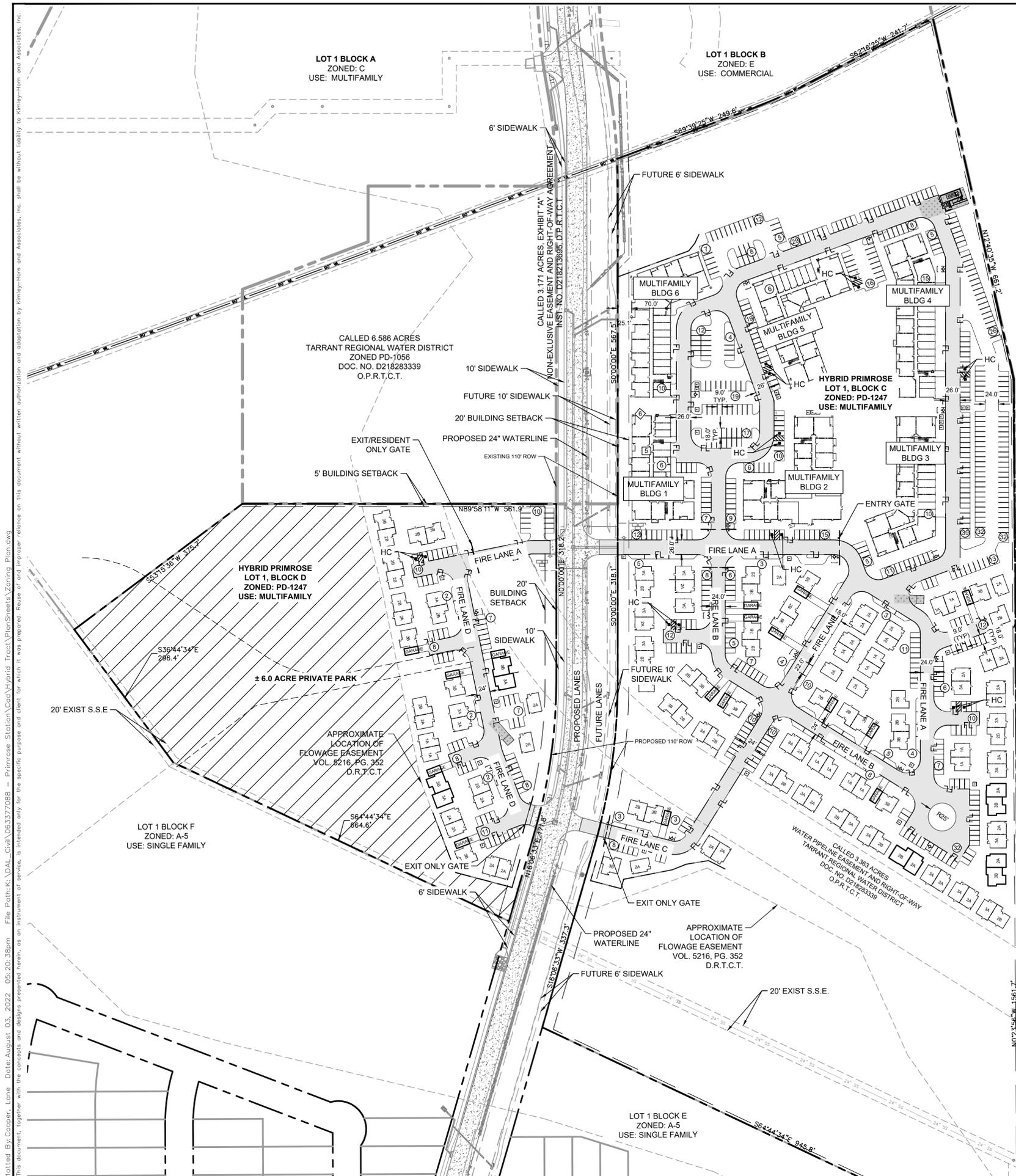
No comments provided

(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.)

Area Zoning Map

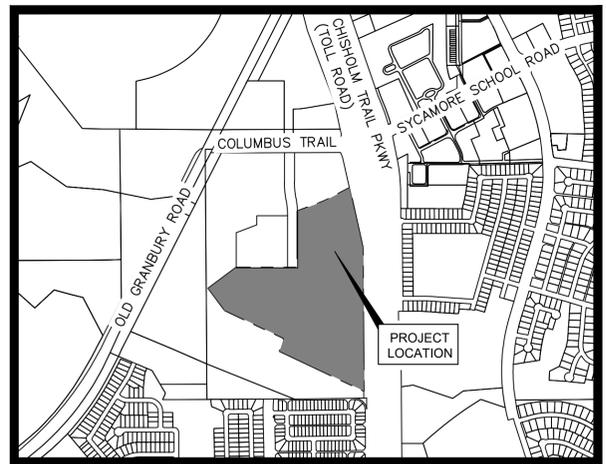
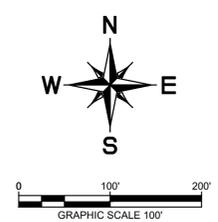
Applicant: Denton Texas Venture LTD
 Address: 7800 - 8000 blocks Chisholm Trail Parkway
 Zoning From: PD 1247 for C uses plus cottage community
 Zoning To: Site Plan for cottage communities
 Acres: 41.44001179
 Mapsco: 102LMQR
 Sector/District: Wedgewood & Far SW
 Commission Date: 8/10/2022
 Contact: null





BUILDING MATRIX

MULTIFAMILY		
BUILDING	STORIES	HEIGHT (ft)
1	3	35' 4 1/2"
2	3	35' 4 1/2"
3	3	35' 4 1/2"
4	3	35' 4 1/2"
5	3	35' 4 1/2"
6	3	35' 4 1/2"
SINGLE FAMILY		
BUILDING	STORIES	UNITS
1A	1	12
2A	2	36
2B	2	26
3A	2	25
3B	2	25



OPEN SPACE SUMMARY TABLE

TOTAL SITE AREA (ACRES)	43.61
OPEN SPACE AREA (ACRES)	16.1
REQUIRED % OPEN SPACE	30%
PROVIDED % OPEN SPACE	30%
TOTAL UNITS	398
GROSS FLOOR AREA (SF)	437,737
DENSITY (UNITS/ACRE)	9.13

PARKING DATA SUMMARY TABLE

ZONING	PD-C
TOTAL PARKING REQUIREMENT	1 SPACE PER BEDROOM + 1 SPACE PER 250 SF
TOTAL UNITS	398
TOTAL BEDROOMS	641
TOTAL COMMON SPACE	8076
PARKING REQUIRED (1 SPACE/BEDROOM)	641
PARKING REQUIRED (1 SPACE/250 SF)	33
TOTAL PARKING REQUIRED	674
TOTAL HANDICAPPED PARKING REQUIRED	14
TOTAL ELECTRIC VEHICLE PARKING REQUIRED	36
SURFACE PARKING PROVIDED	646
GARAGE PARKING PROVIDED	62
TOTAL PARKING PROVIDED	708
TOTAL HANDICAPPED PARKING PROVIDED	16
TOTAL ELECTRIC VEHICLE PARKING PROVIDED	36
BICYCLE PARKING REQUIRED	MULTIFAMILY = 0.10 PER BEDROOM
BICYCLE PARKING PROVIDED	66

VICINITY MAP
SCALE: 1" = 1,000'

LEGEND

- FL PROPOSED FIRE LANE
- EXISTING CONCRETE PAVEMENT
- OPEN SPACE
- RETAINING WALL
- EX. ASPHALT PAVEMENT
- BUILDING NUMBER/BUILDING TYPE
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TYPICAL
- SANITARY SEWER EASEMENT
- BUILDING LINE/SETBACK
- EXISTING
- PROPOSED
- DUPLEX
- SINGLE FAMILY

NOTES

- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.711 D.6, LANDSCAPING.
- 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 AN MFD SITE PLAN SHALL BE SUBMITTED.
- ALL PARKING SPACES WILL MEET THE MINIMUM DIMENSIONS IN SECTION 6.202, ZONING ORDINANCE.

ENHANCED LANDSCAPING SYSTEM
(Per 4.711 of Fort Worth Code of Ordinances)

20 points required

Feature	Requirement	Points
STREET TREE	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 Forestry	10
PEDESTRIAN LIGHTING	1 light post for every 60-70 ft. (based on size of street tree) of street frontage. Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.	10
TOTAL		20

ADDITIONAL FEATURES

Feature	Requirement	Points
PRIVATE PARK	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided	5
PAVED WALKWAY ENHANCEMENT	1 pt. for every additional foot of sidewalk width over the city standard (up to 15 ft. wide total).	2
TOTAL		7

ZONING SITE PLAN FOR HYBRID TRACT AT PRIMROSE STATION
CITY PROJECT NO. SP-22-013
43.61 ACRES IN THE J. HEATH, J. ASBURY, A HODGE SURVEY
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

AUGUST 2022

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
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CONTACT: PEYTON E. MCGEE, P.E.

OWNER
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PHONE: (972) 556-1700
CONTACT: ROBERT YU

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CONTACT: MILLER SYLVAN

ARCHITECT
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PHONE: 972-770-1300 FAX: 972-239-3620
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 063377088
DATE JULY 2022
SCALE: AS SHOWN
DESIGNED BY: LLC
DRAWN BY: LLC
CHECKED BY: PEM

ZONING SITE PLAN
SP-22-013

HYBRID TRACT AT PRIMROSE STATION
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

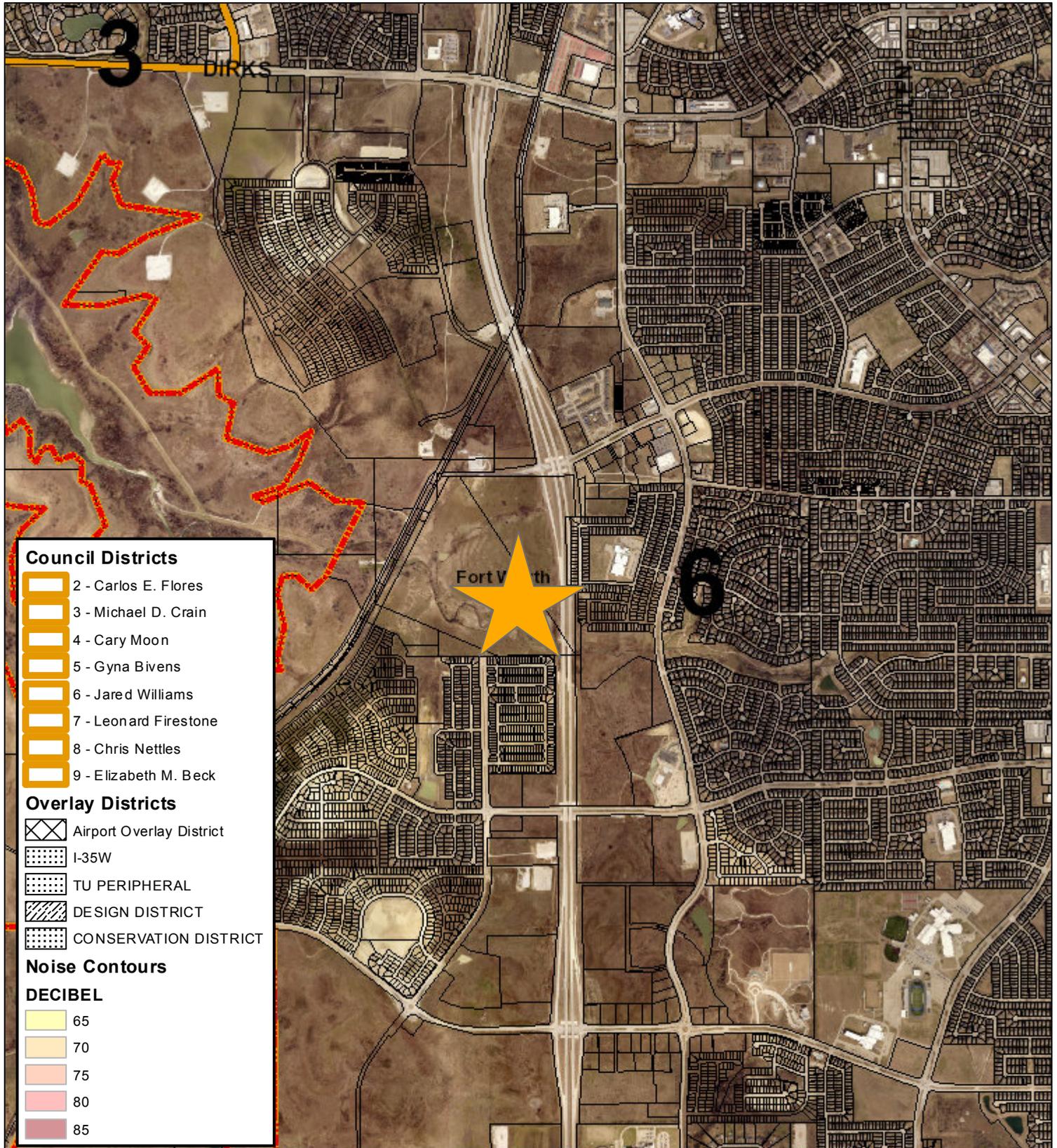
SHEET NUMBER

No.	REVISIONS	DATE	BY

Plotted By: Cooper, Lane Date: August 03, 2022 05:20:38pm File Path: K:\DAL_Civil\063377088 - Primrose Station\Cad\Hybrid Tract\PlanSheets\Zoning\Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without the written authorization and approval of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

Area Map



Council Districts

-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

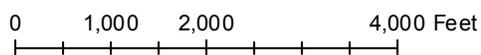
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

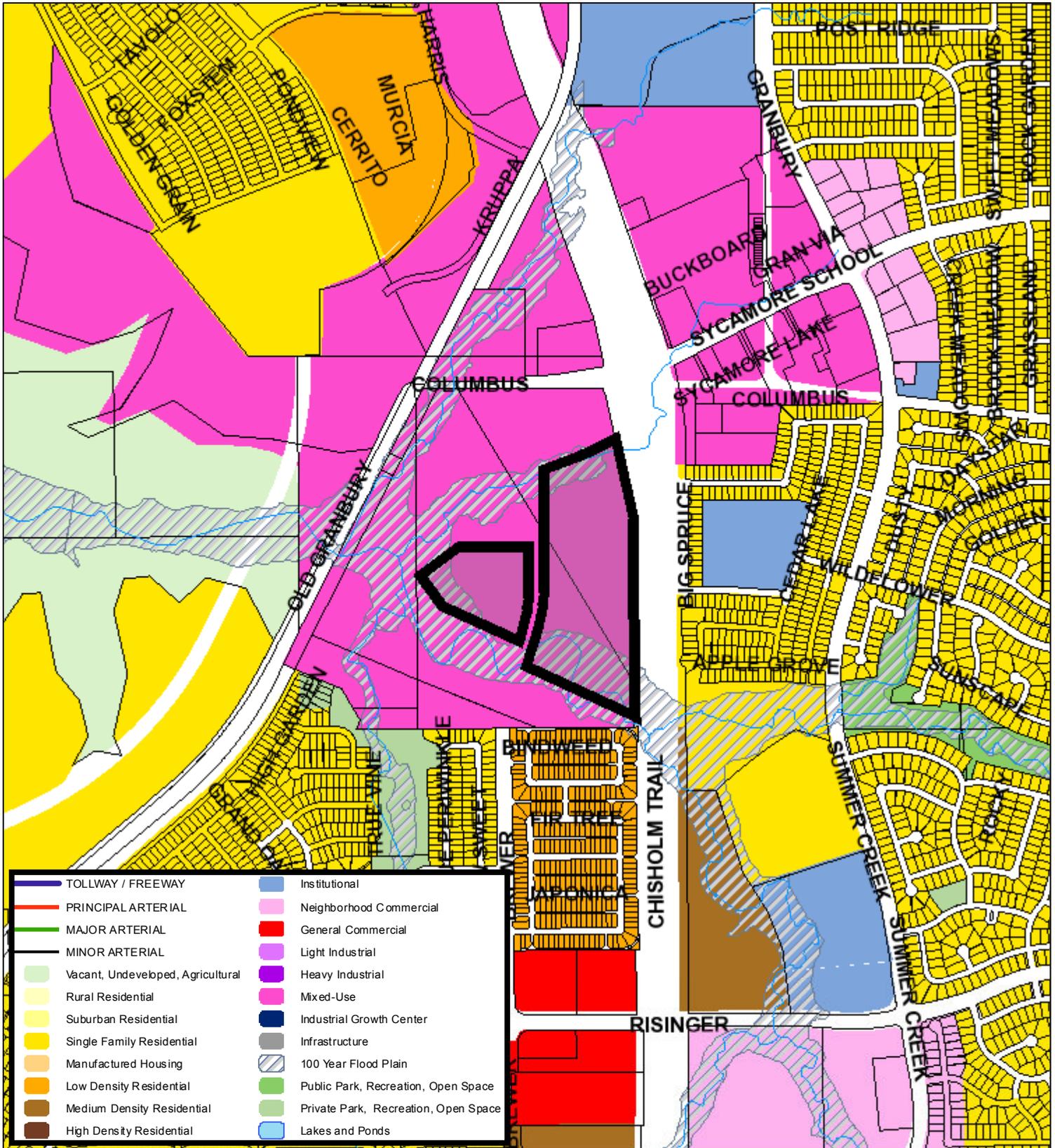
Noise Contours

DECIBEL

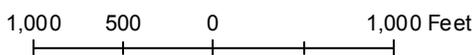
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-  70
-  75
-  80
-  85



Future Land Use



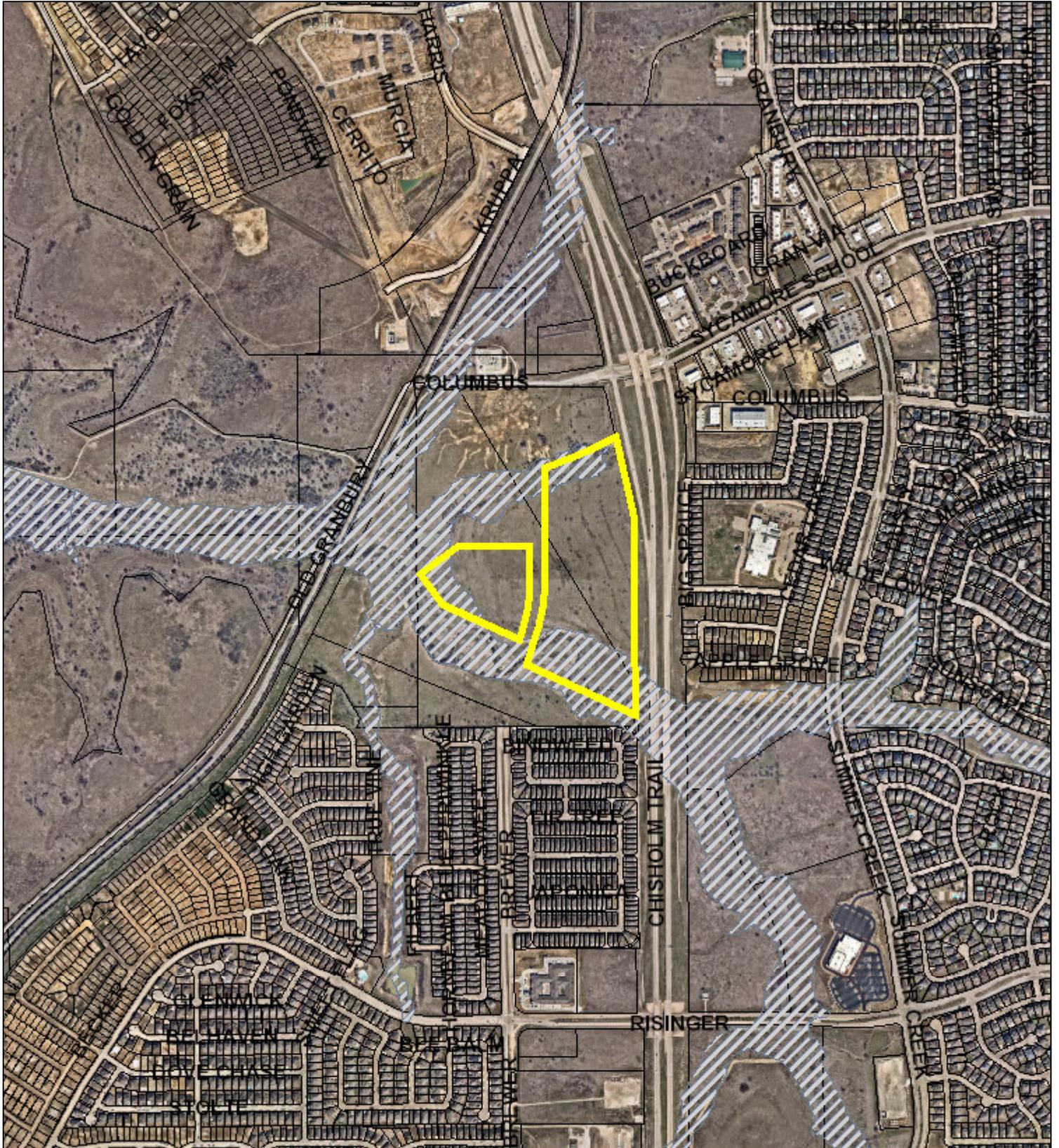
1,000 500 0 1,000 Feet



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



0 650 1,300 2,600 Feet

