



Zoning Staff Report

Date: August 26, 2025

Case Number: ZC-25-078

Council District: 6

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Pate Ranch Commercial LP / Integrated Real Estate Group

Site Location: 7200 block of Bryant Irvin Road

Acreage: 12.59 acres

Request

Proposed Use: Multifamily development with development standard for open space

Request: From: PD-1063 "PD/G" Planned Development for all uses in "G" Intensive Commercial excluding certain uses, site plan required

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with development standards for reduction in open space, and limiting the number of dwelling units to 368, site plan required

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is not consistent**.

Comprehensive Plan Policy Consistency: Requested change **is not consistent**.

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Denial by a vote of 4-6**

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Zoning Staff Report

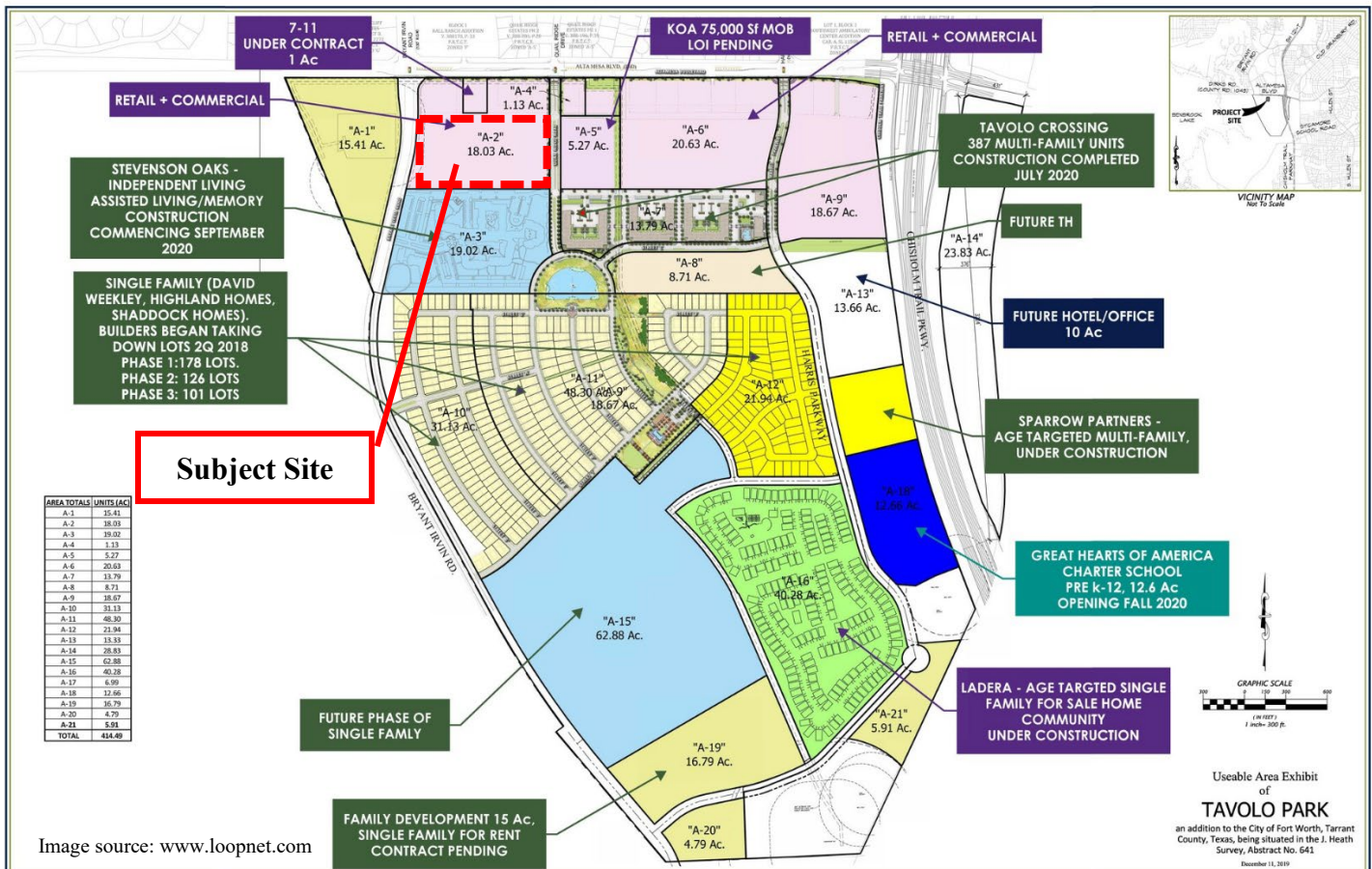
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
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Project Description and Background

The zoning case was continued from a previous meeting to allow more time for the applicant to talk with the neighborhood.

Located in the Far Southwest Planning Sector, this 12.59-acre site is within the Tavolo Park development southeast of the intersection of Bryant Irvin Road and Altamesa Boulevard. Chisolm Trail Parkway is one-half mile to the east and Benbrook Lake is approximately one mile to west. This property, as well as several surrounding parcels, is currently vacant although development activities are occurring in the general area.

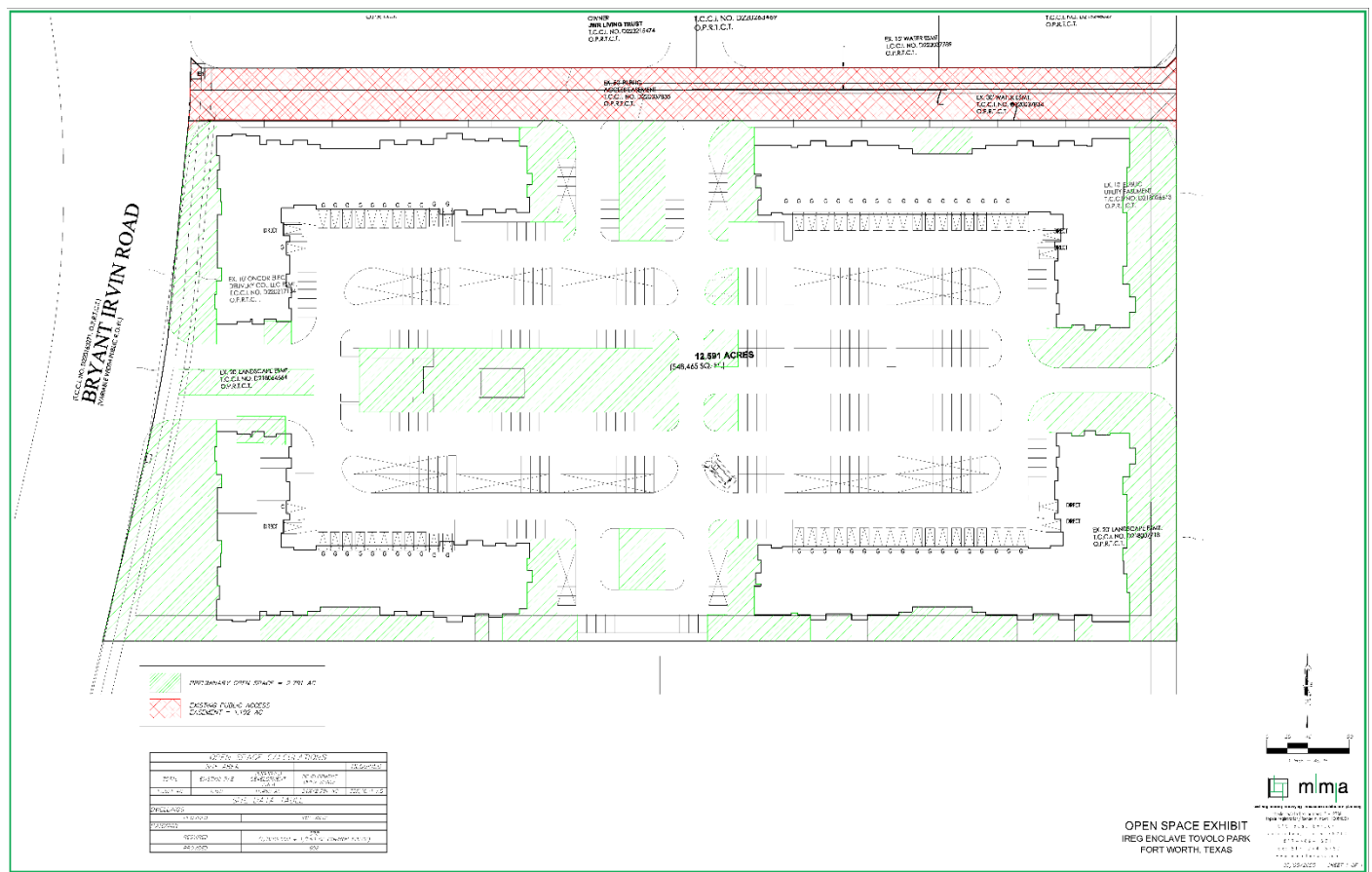
Tavolo Park is an approximately 450-acre master-planned development that includes single-family homes, several multifamily developments including assisted living, age-targeted, and market rate options, a charter school and commercial sites. This site is part of the roughly 66-acres along Altamesa Blvd. zoned for commercial/retail uses. Planning/marketing information denote this area for small office buildings, retail, and restaurants.



As part of the “PD/D” zoning change application, the applicant is requesting a reduction in open space requirements. “D” High Density Multifamily districts are required to maintain a minimum of 35% open space.

Open space is defined in the Zoning Ordinance as “the net land area minus all building footprints, parking areas, access drives and fenced patios. Open space must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence”.

In lieu of providing 35% open space, the applicant is proposing to provide 22% open space as shown in the Open Space Exhibit below. A 1.1-acre public access easement transects the site along the northern boundary with an existing driveway and provides vehicular access between Bryant Irvin Rd. and Quail Ridge Rd.



Open Space Exhibit provided by applicant. Areas shaded in light green denote qualifying open space totaling the requested 22%. Areas outlined in red denote areas that do not meet the requirements to be counted toward open space, though the areas are available for resident use. This updated exhibit reflects a site design change that integrates the leasing office and amenity center into one of the main buildings. This change increases the amount of open space and reduces the dwelling unit count by six for a total of 362 units.



Photos of site and surroundings:





Project description provided by the applicant:

“Enclave is currently planned for 368 units on 12.591 acres and designed with 4-story, elevator-serviced buildings. The orientation of the buildings along Bryant Irvin Rd. and Quail Ridge Rd. provide an urban feel while the interior amenity space is the focal point of the entrance off Bryant Irvin. Overall, the symmetrical design of the community, which resembles form-based code, will provide a cohesive elevation that matches the senior community to the south while providing an interior retreat for residents.

The first-floor units will either have stooped entries or private yards. Each building offers tuck-under garages that connect directly interior [air-]conditioned corridors. Covered parking, including carports, will also be available for residents. The proposed unit mix includes 204 one-bedroom, 148 two-bedroom, and 16 three-bedroom apartment homes. Unit interiors will consist of 9’ or 10’ ceilings, large walk-in closets, undermount kitchen and bathroom sinks, designer glass backsplash, stone countertops, and wood plank flooring throughout with carpet in bedrooms.

The clubhouse / leasing area will consist of 5,000+ square feet of amenity space including a resident lounge, an expansive fitness area, game area, mailroom, conference room, workshare space and business center. The clubhouse courtyard will include a resort-style pool, shade structures with lounge space, barbeque grills, outdoor game area, televisions, and greenspace. Other outdoor amenities include multiple dog parks and a pickleball court.”

Surrounding Zoning and Land Uses

North	PD-1063 "PD/G" Planned Development for all uses in “G” Intensive Commercial excluding certain uses, site plan required (convenience store, strip center retail, and vacant parcels)
East	PD-1063 "PD/G" Planned Development for all uses in “G” Intensive Commercial excluding certain uses, site plan required (vacant)
South	PD-1174 PD/G Planned Development for all uses in “MU-2” High Intensity Mixed-Use excluding certain uses, site plan required (existing senior & assisted living community)
West	PD-1063 "PD/G" Planned Development for all uses in “G” Intensive Commercial excluding certain uses, site plan required (vacant)

Recent Zoning History

- **ZC-14-147:** Total of 471.9 acres annexed and zoned to "PD/G" Planned Development for all uses in “G” Intensive Commercial excluding certain uses, site plan required

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **April 25, 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 **April 25, 2025**:

Organizations Notified	
Ladera Tavolo Park Condominiums	Trinity Heights HOA
Quail Ridge Estates Phase II HOA*	Vista Ridge Addition HA
District 6 Alliance	Streams and Valleys Inc.
Trinity Habitat for Humanity	Crowley ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Existing development adjacent to the subject property includes multifamily and small-site commercial. A gas well precludes development immediately west of the site across Bryant Irvin Road. Undeveloped land in the immediate area includes the following zoning classifications:

- “C” Medium Density Multifamily
- “FR” General Commercial Restricted
- “PD-1063” (PD/G) for all uses in “G” Intensive Commercial excluding certain uses, site plan required

The proposed zoning change is **compatible** with surrounding land uses. Taking a wider view, however, the requested zoning change presents a potential imbalance between the residential and commercial components of the Tavolo Park development by removing a significant amount of the commercial area and converting it to residential use. Frontage parcels along Altamesa Blvd. are roughly 260-feet deep, which limits development potential to small-scale site users such as strip center retailers, drive-through restaurants, and convenience stores. Diverse commercial developments that contain a wide variety of goods and services typically require more site depth than the frontage parcels provide.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan Future Land Use Map designates this property as General Commercial which is characterized by retail, services, offices and mixed uses serving occasional needs for a larger market area. The Future Land Use designation and the current zoning of the property are consistent. The proposed zoning of multifamily residential is **not consistent** with Future Land Use Map designation.

The site is located along two arterial roadways (Bryant Irvin Rd. & Altamesa Blvd.) and near an entryway to the Chisolm Trail Parkway. The proximity of the site to these elements of the transportation network are conducive to both commercial and high-density residential uses.

The current commercial-based PD zoning of the property allows for increased local job opportunities in the service and office/professional employment sectors. Commercial uses also provide a potential reduction in vehicle trip/miles traveled by offering goods, services, and employment potential near existing residential development. The requested zoning change does not allow an opportunity to increase the local job market or provide goods and services to the local area. The requested zoning change is **not consistent** with adopted Comprehensive Plan policies or strategies, including those that aim to improve economic vitality of local areas within the city.

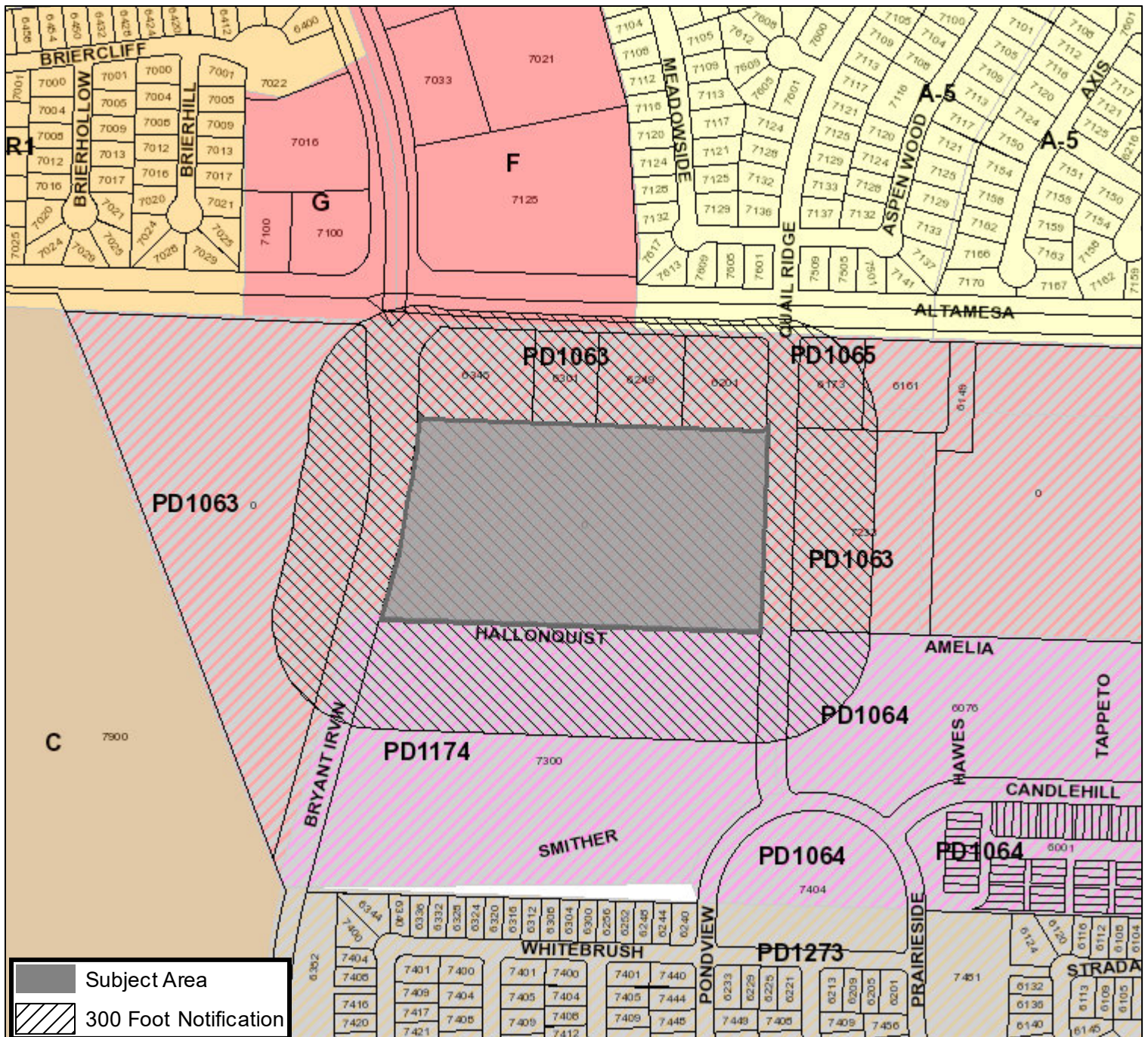




ZC-25-078

Area Zoning Map

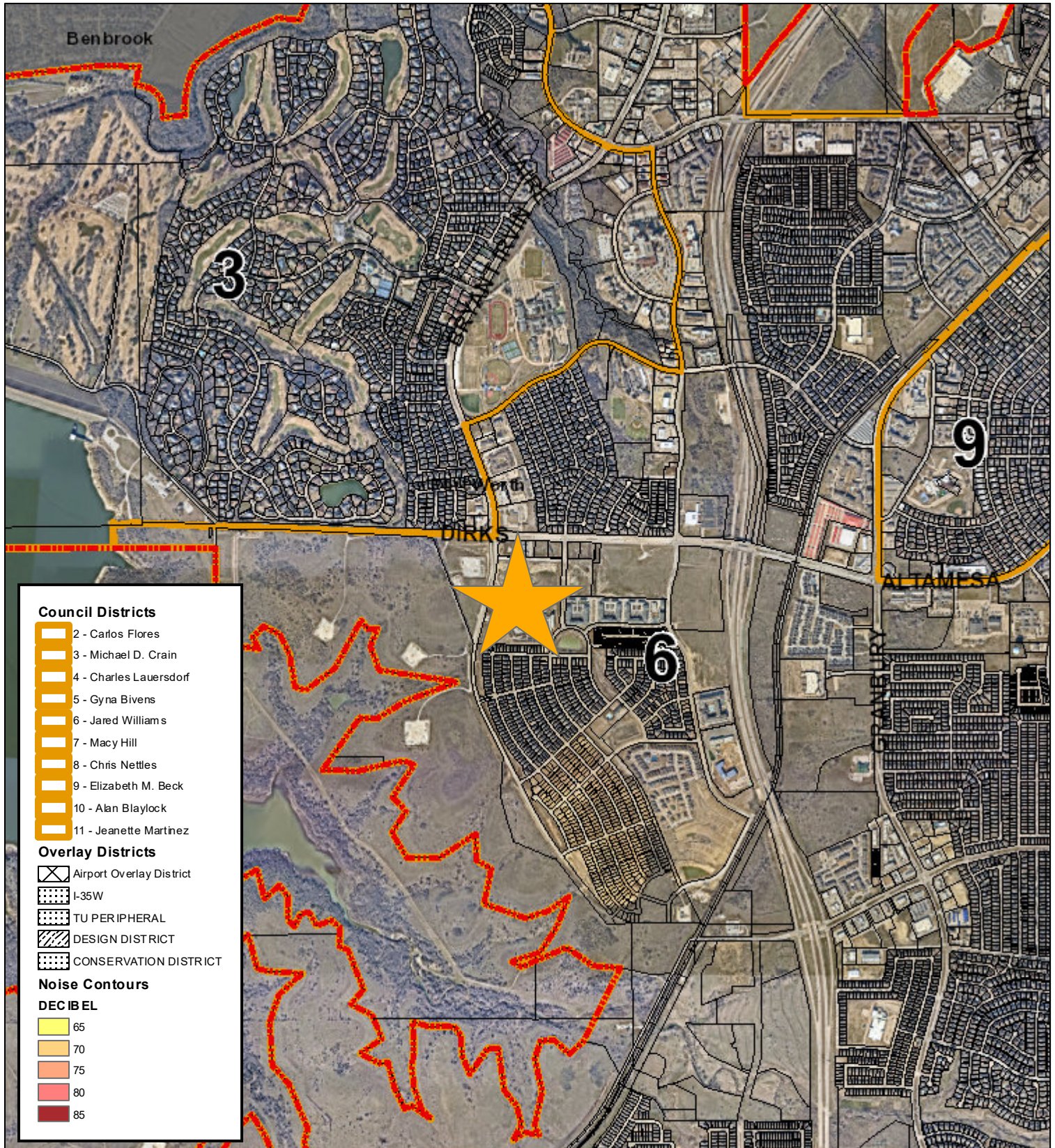
Applicant: Pate Ranch Commercial / IHS Real Estate Holding
Address: 7200 block Bryant Irvin Road
Zoning From: PD 1063 for certain G uses
Zoning To: PD for D uses with a max of 368 units
Acres: 12.62617536
Mapsc0: Text
Sector/District: Far Southwest
Commission Date: 5/14/2025
Contact: 817-392-8043



0 195 390 780 Feet

Created: 4/23/2025 9:56:08 AM

Area Map

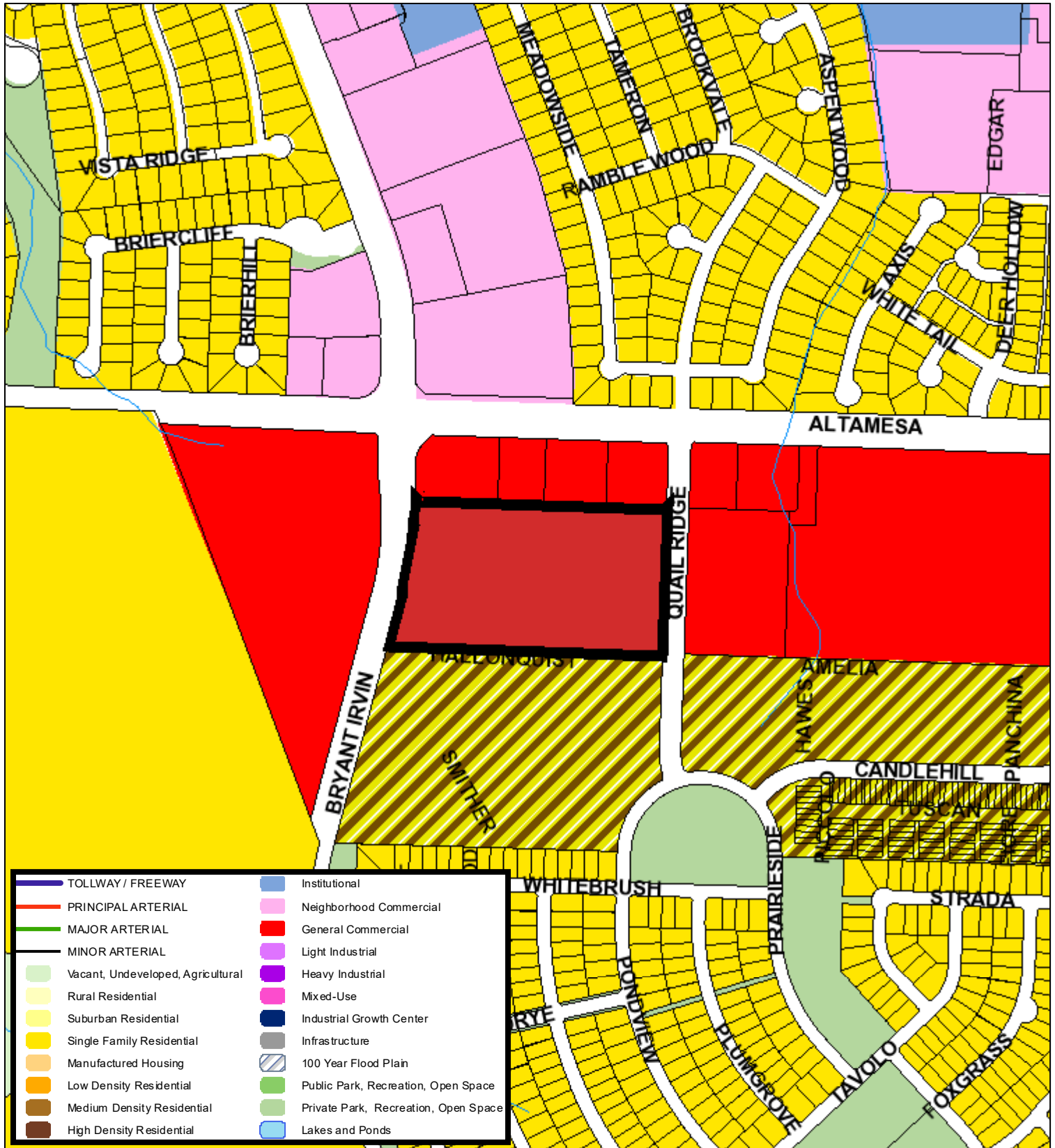


0 1,000 2,000 4,000 Feet



ZC-25-078

Future Land Use

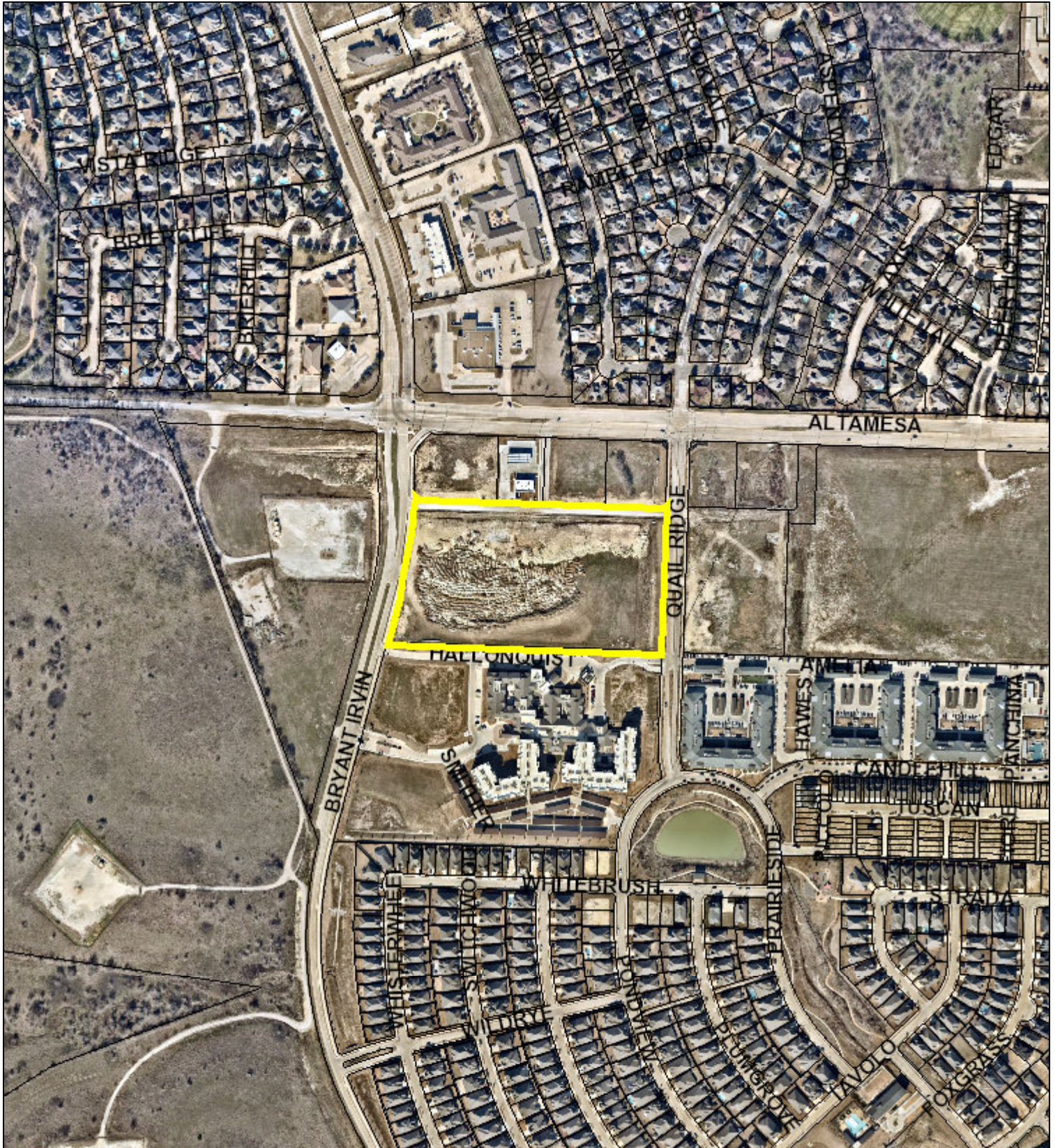


500 250 0 500 Feet

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



(T.C.C.I. NO. D220163271, O.P.R.T.C.T.)
BRYANT IR
(VARIABLE WIDTH PUBLIC R.O.W.)

OWNER
JWR LIVING TRUST
T.C.C.I. NO. D223215474
O.P.R.T.C.T.

EX. 15' WATER ESMT.
T.C.C.I. NO. D220037789
O.P.R.T.C.T.

EX. 50' PUBLIC
ACCESS EASEMENT
T.C.C.I. NO. D220037835
O.P.R.I.C.I.

EX. 30' WATER ESMT.
T.C.C.I. NO. B220037834
O.P.R.T.C.T.

EX. 10' PUBLIC
UTILITY EASEMENT
T.C.C. NO. D218026673
O.P.R.T.C.T.

EX. 10' ONCOR ELEC.
DELIVERY CO., LLC ESMT
T.C.C.I. NO. D220217134
O.P.R.T.C.T.

EX. 20' LANDSCAPE ESMT.
T.C.C.I. NO. D218064664
O.P.R.T.C.T.

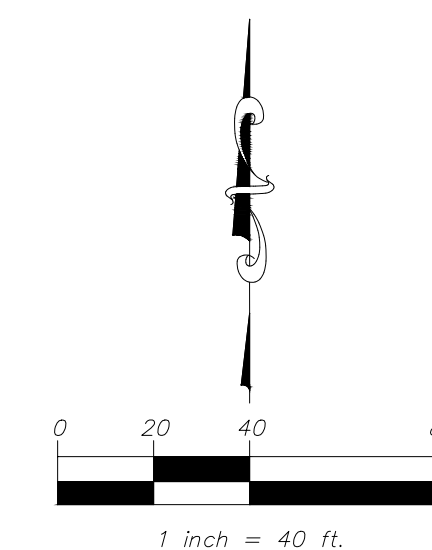
12.591 ACRES
(548,465 SQ. FT.)

EX. 20' LANDSCAPE ESMT
T.C.C.I. NO. D218007718
O.P.R.T.C.I.

 PRELIMINARY OPEN SPACE = 2.791 AC

 EXISTING PUBLIC ACCESS
EASEMENT = 1.102 AC

OPEN SPACE CALCULATIONS				
SITE AREA				REQUIRED
TOTAL	EXISTING PAE	PROPOSED DEVELOPMENT AREA	DEVELOPMENT OPEN SPACE	
12.591 AC	1.102	11.489 AC	24%/2.791 AC	35%/4.41 AC
SITE DATA TABLE				
DWELLINGS				
PROVIDED		362 UNITS		
PARKING				
REQUIRED		578 (1/BEDROOM + 1/250 SF COMMON SPACE)		
PROVIDED		608		



tbpels registration number: f - 2759

arlington, texas 76010

f a x : 8 1 7 - 2 7 4 - 8 7 5 7

05/05/2025 SHEET :

OPEN SPACE EXHIBIT
IREG ENCLAVE TOVOLO PARK
FORT WORTH, TEXAS