



Zoning Staff Report

Date: September 14, 2021

Case Number: ZC-21-128

Council District: 6

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Pate Ranch Commercial LP & TP Ladera LLC / Integrity Group (John Delin)

Site Location: 7600 - 7800 blocks Harris Parkway Acreage: 50.539 acres

Request

Proposed Use: Detached Multifamily

Request: From: PD-1218 & PD-1064

To: PD-1218

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

Correspondence: Support: *1 letter* Opposition: *None*

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](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Preliminary Layout

Project Description and Background

The property is located south of Altamesa Boulevard, west of Chisholm Trail Parkway on the western side of Harris Parkway, in the Tavolo Park development. The applicant is proposing a zoning change to accommodate a detached multifamily use called “Ladera Tavolo Park Condos” that will include multiple individual, separate structures on one lot, shared community space, and a leasing office on site. As none of the city’s zoning districts can accommodate this form at this time, a Planned Development [PD] is necessary with waivers to the standards including setbacks, open space, parking, height, and building separation in order to allow the development form that is being proposed.

The proposed development consists of 225 detached dwelling units, an increase of 40 dwelling units from the existing approved PD-1218. There is a mix of five (5) different unit types with mostly one (1) and two (2) bedroom units. The site will be using the single family parking ratio of two (2) spaces per unit. The proposed developer, Ladera, also has built and operates similar communities in Mansfield, Highland Village, and Rockwall.

The proposed zoning change would enlarge the existing PD-1218 to the south. This is a PD based on CR/URD standards, with modifications (approved by City Council in 2018) listed below:

Requirement	CR/URD Standards	Approved PD/CR	Proposed PD/CR
Front Yard	Minimum 20'	20' setback (Complies)	20' setback (Complies)
Side Yard	Minimum 5'	20' setback (Complies)	6' setback (Complies)
Setback adjacent to A or B Zoning	30 feet minimum, depending on height (If 35' in height, 105' setback)	20' setback (Waiver required)	20' setback (Waiver required)
Height	Maximum height 32' to top plate	Maximum 3 stories/35' (Waiver required)	Maximum 2 stories/35' (Waiver required)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of indoor recreation	2 spaces per unit - 370 5,000 sq. ft. office/amenity – 20 spaces (Waiver required)	2 spaces per unit - 370 5,000 sq. ft. office/amenity – 20 spaces (Waiver required)
Open Space	Minimum 60%	30% (Waiver required)	30% (Waiver required)
Density	18 units/acre	4.6 units/acre (Complies)	4.6 units/acre (Complies)
Building Separation	End to End – 15' Face to Face – 50'	Minimum 6' separation between building walls (Waiver required)	Minimum 6' separation between building walls (Waiver required)

The applicant has stated that they are comfortable with the standards as approved, so no additional waivers are needed at this time.

The following additional comments were provided by other reviewing City departments:

Fire

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

A site plan will be required for development to add additional street names for addressing.

FYI Comments:

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 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth also has adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

Water Engineering

Plat case review Performed On: 08/02/2021

You may address hold comments by emailing: DSWS@fortworthtexas.gov

Note: All revisions requested per our initial review to the proposed plat document must be submitted to Platting department. Staff will upload revised plat and notify our department. If this is an electronic submittal, you must still contact the platting office when you have uploaded the document, otherwise we will not be notified. Please be advised to wait for ALL departments review comments before submitting a revision to address them all at one time. Revisions are subject to additional fees. Thank you for your understanding.

Platting Department contact info: 817-392-8027

All comments based on Installation Policy and Design Criteria for Water, Wastewater and Reclaimed Water. To view Policy visit <http://fortworthtexas.gov/standards/#waterdesign>

Will need a revised water demand and sewer loading at a minimum. We may need to request full water modeling revisions as well depending on the increase in demand for this Zoning change.

Surrounding Zoning and Land Uses

North "PD-1273" Planned Development-One Family / residential
East "PD 1064" Planned Development-MU-2 / private school
South "PD 1064" Planned Development-MU-2 / undeveloped
West "PD-1273" Planned Development-One Family / undeveloped

Recent Zoning History

- ZC-18-146 from A-5 to PD/CR; effective 10/16/2018 (portion of subject site)

- ZC-14-147 from unzoned to PD/G; PD/MU-2; MU-2; A-5; effective 12/01/2015 (subject site and surrounding property)

Public Notification

300-foot Legal Notifications were mailed on July 23, 2021.

The following organizations were notified: (emailed July 26, 2021)

Organizations Notified	
Ridgeview Estates HOA	Crowley ISD
Summer Creek Meadows HA	District 6 Alliance
Streams And Valleys Inc	Villages of Sunset Pointe HA
Trinity Habitat for Humanity	

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The zoning change will enlarge a previously approved development which was deemed as a compatible land use. This zoning change would shift the residences roughly 200 feet closer to the Fort Worth Western Railroad tracks to the southeast of the site, however there will be a road (Harris Parkway) that will be in between the residential community and the railroad, serving as a modest buffer. Additionally there are some gas wells adjacent to the site, however these are marked as abandoned so their presence will not have an impact upon the residential development.

In total, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far Southwest

The 2021 Comprehensive Plan currently designates the subject property as Low Density Residential, with a small portion designated as Mixed Use that aligns with the existing PD-1064. The proposal would occupy a small sliver of the Mixed Use area, which would necessitate a minor boundary adjustment to align with the shift of Harris Parkway, which will be located approximately 200 feet further to the south than first envisioned.

The Comprehensive Plan policies and strategies below apply to this proposal:

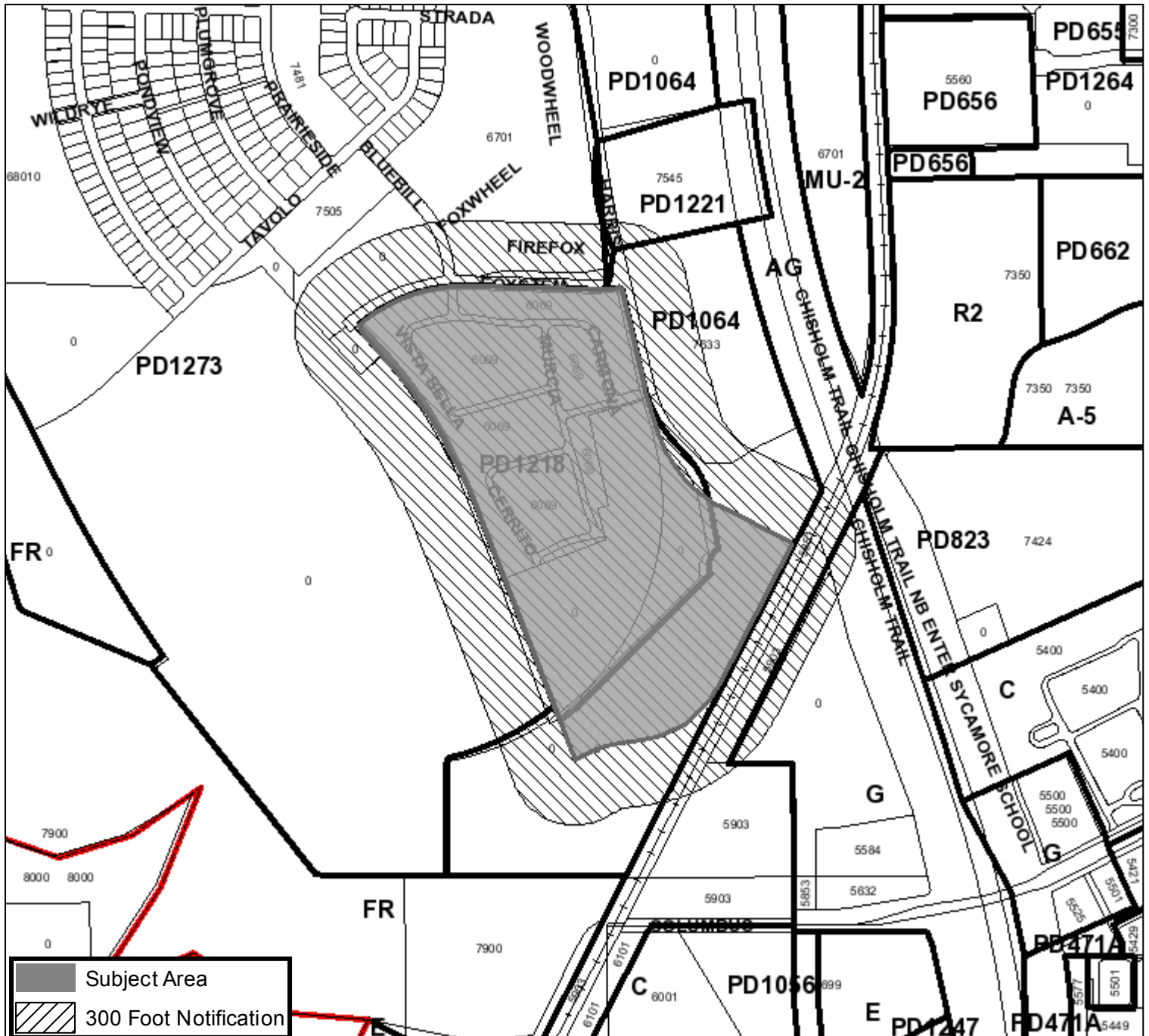
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

The proposed zoning is **consistent (partial Minor Boundary Adjustment)** with the Comprehensive Plan.

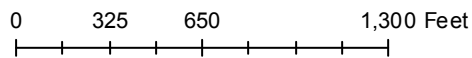


Area Zoning Map

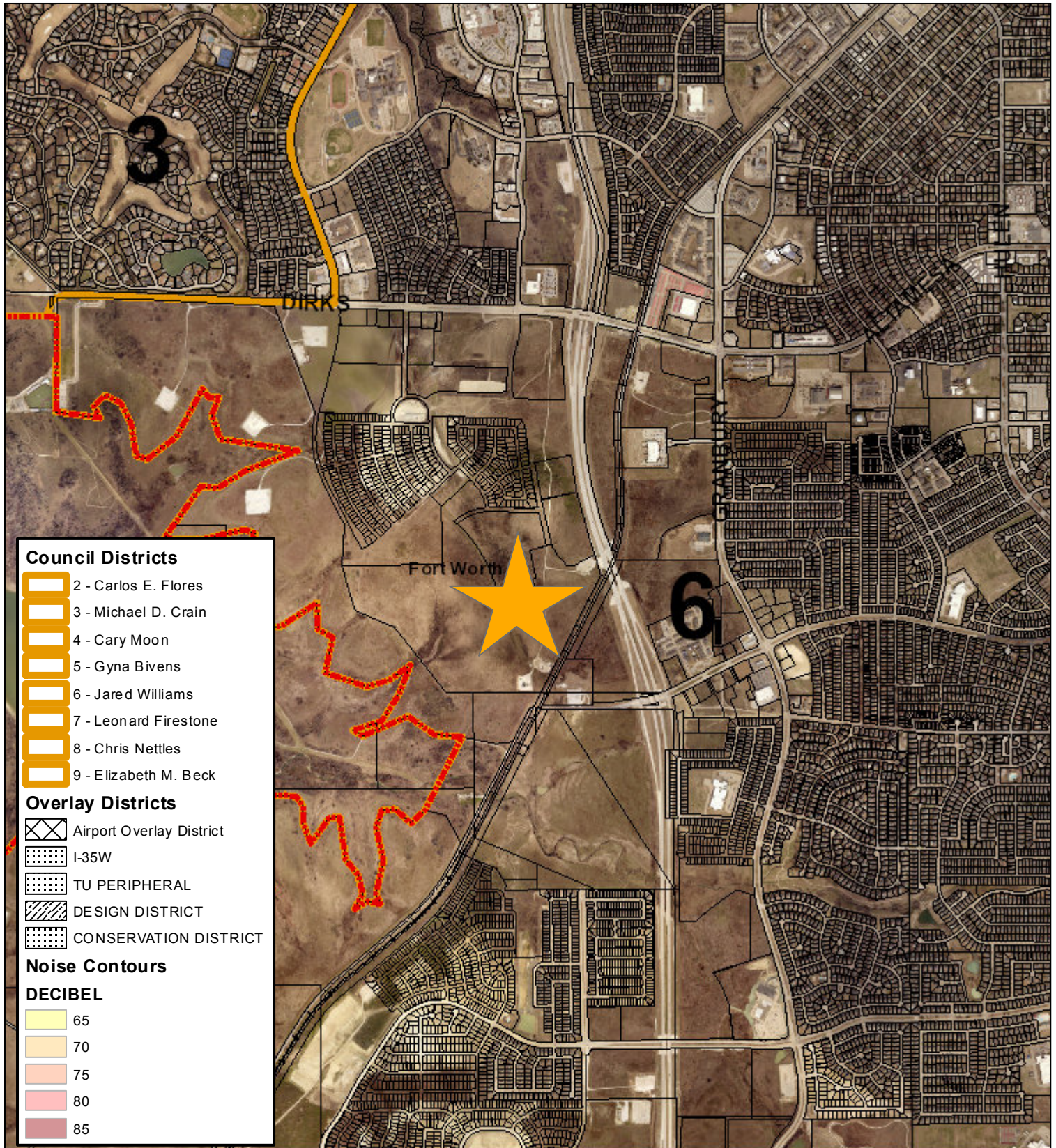
Applicant: Pate Ranch Commercial & TP Ladera LLC
 Address: 7600 - 7800 blocks Harris Parkway
 Zoning From: PDs 1064 & 1218
 Zoning To: PD 1218
 Acres: 50.53906359
 Mapsco: 102GL
 Sector/District: Far Southwest
 Commission Date: 8/11/2021
 Contact: 817-392-8043











Subject Area
 300 Foot Notification








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

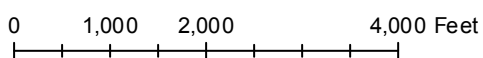
Overlay Districts

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

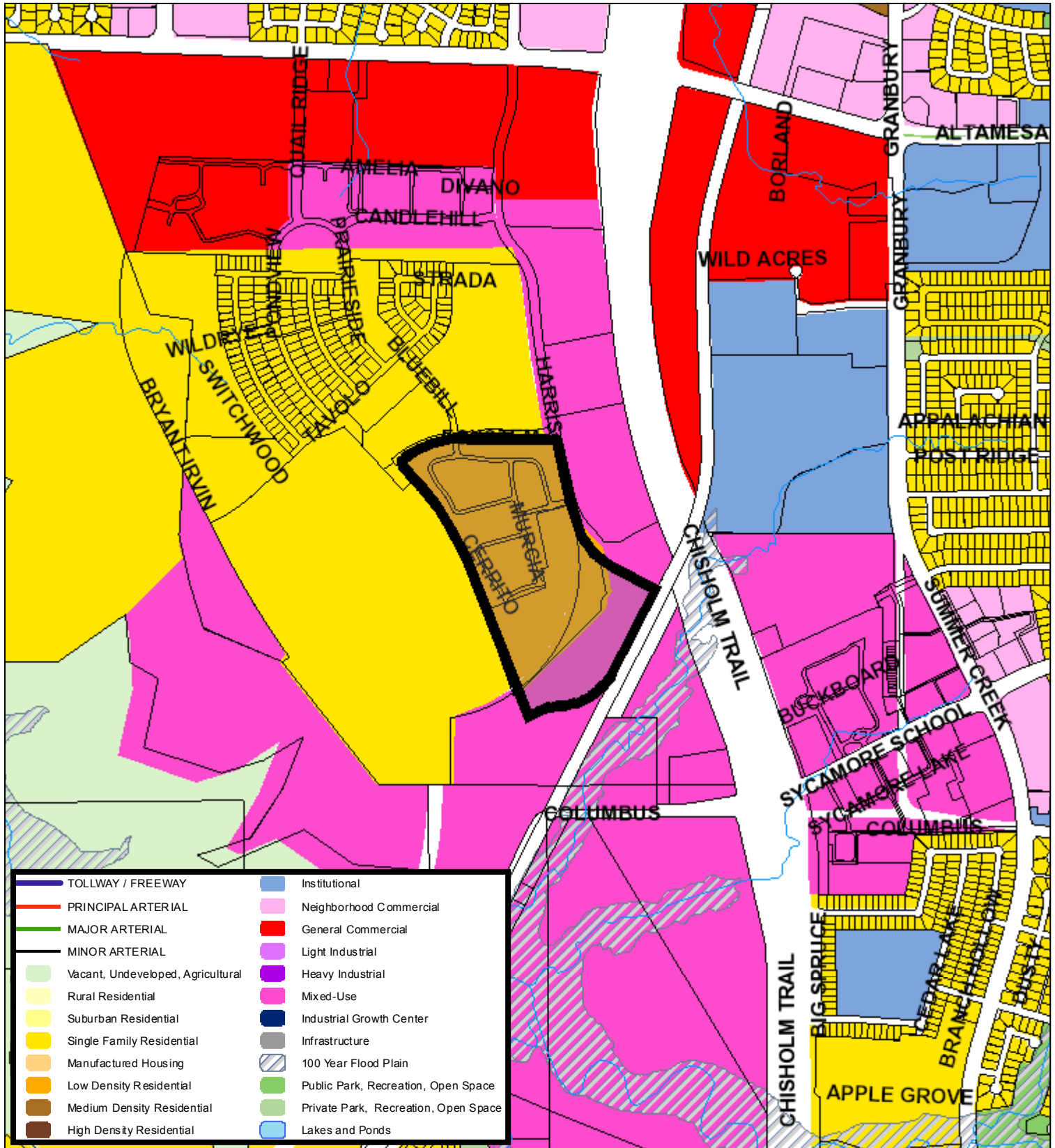
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use

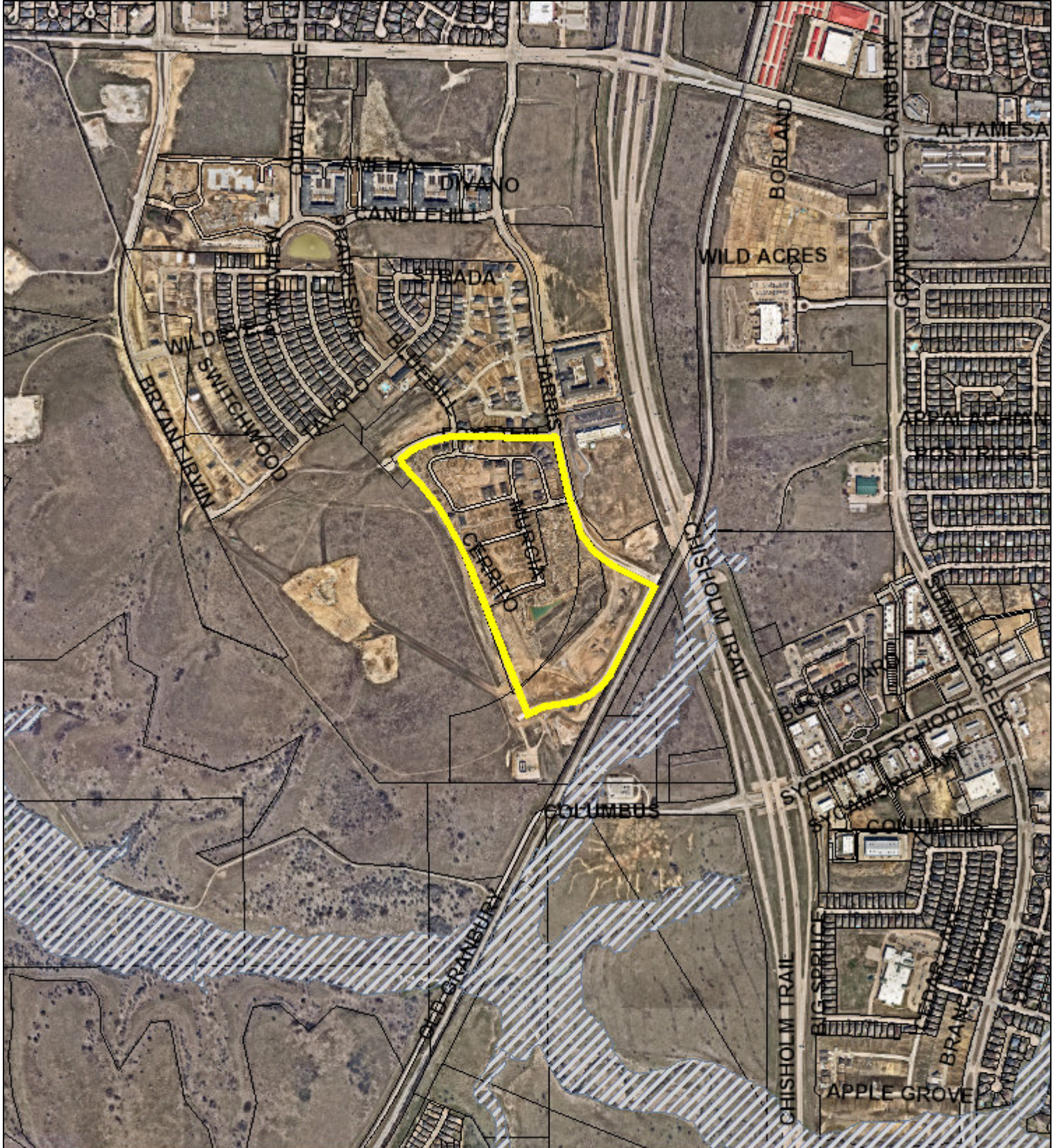


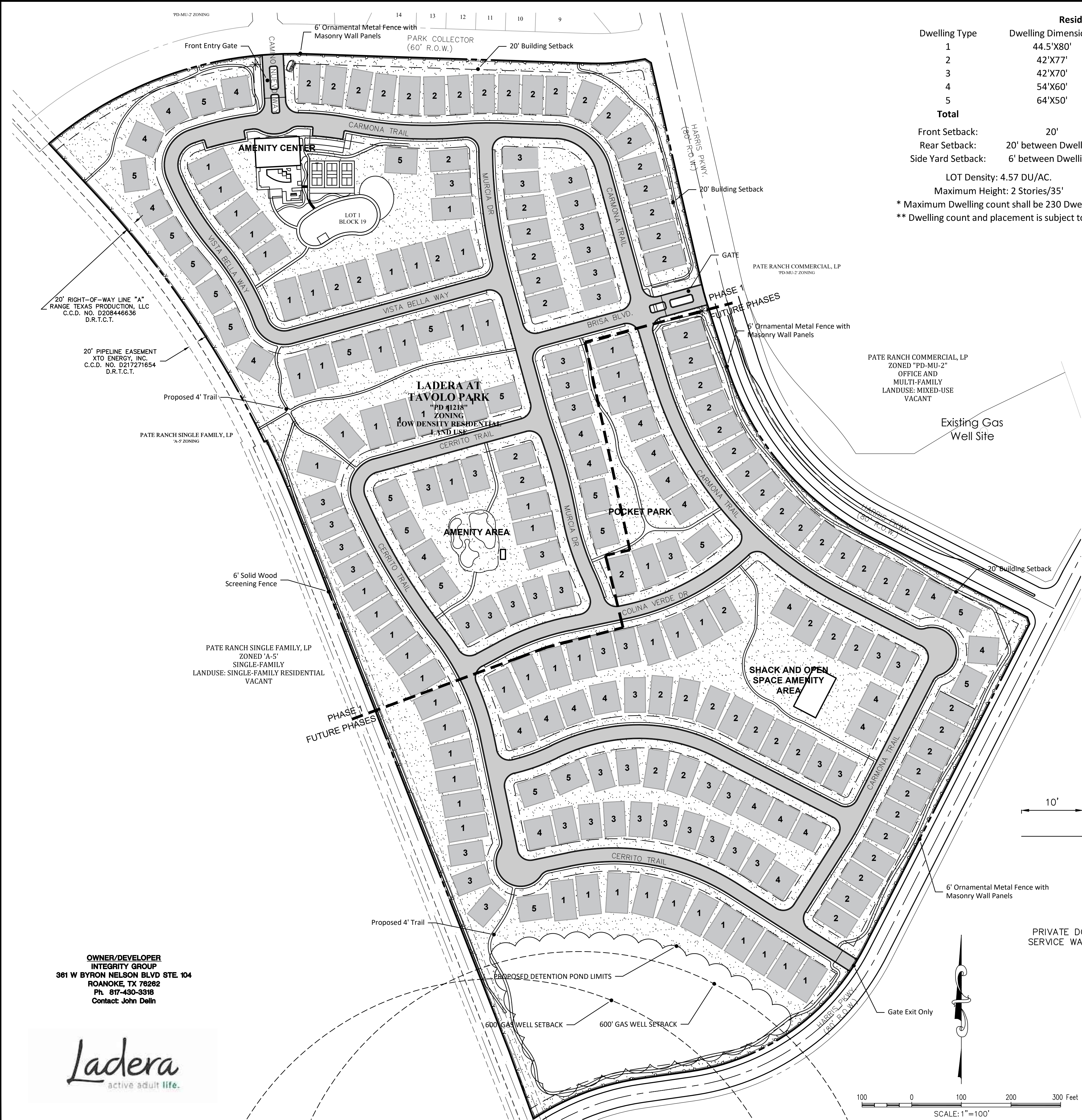
1,000 500 0 1,000 Feet

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

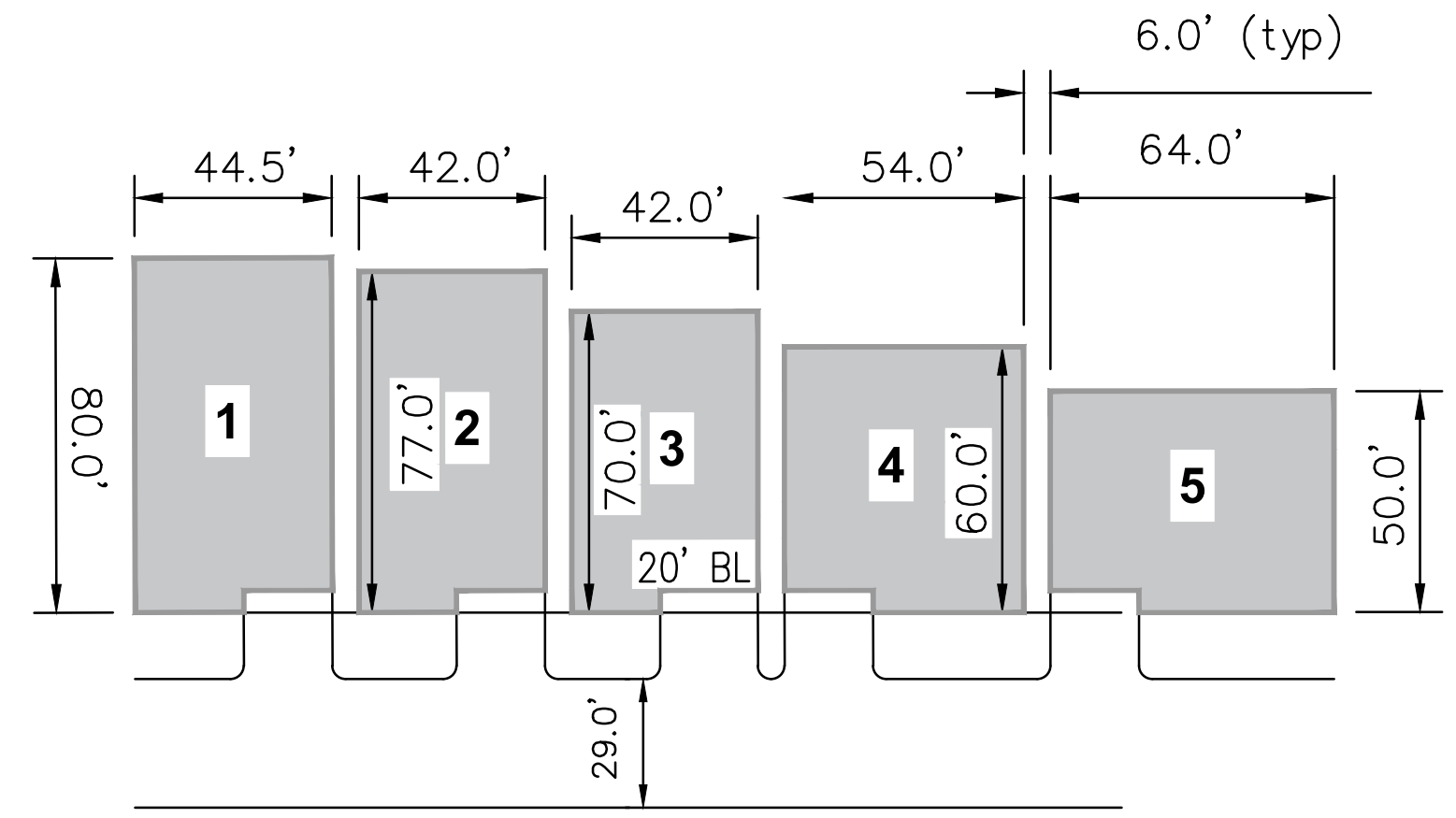
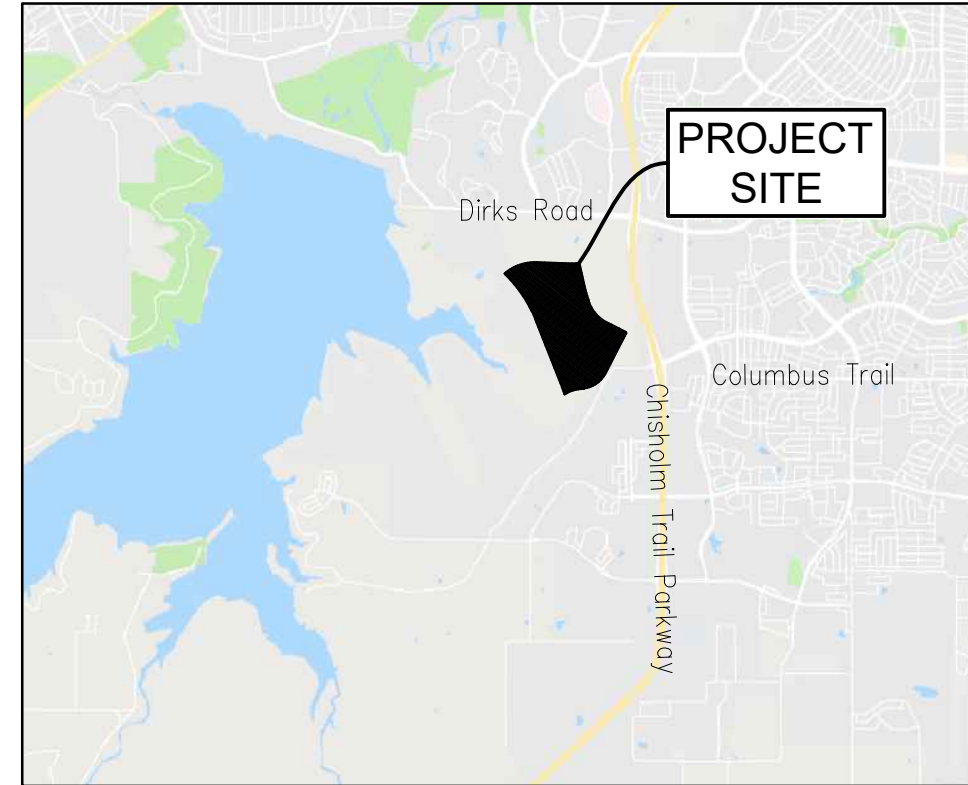




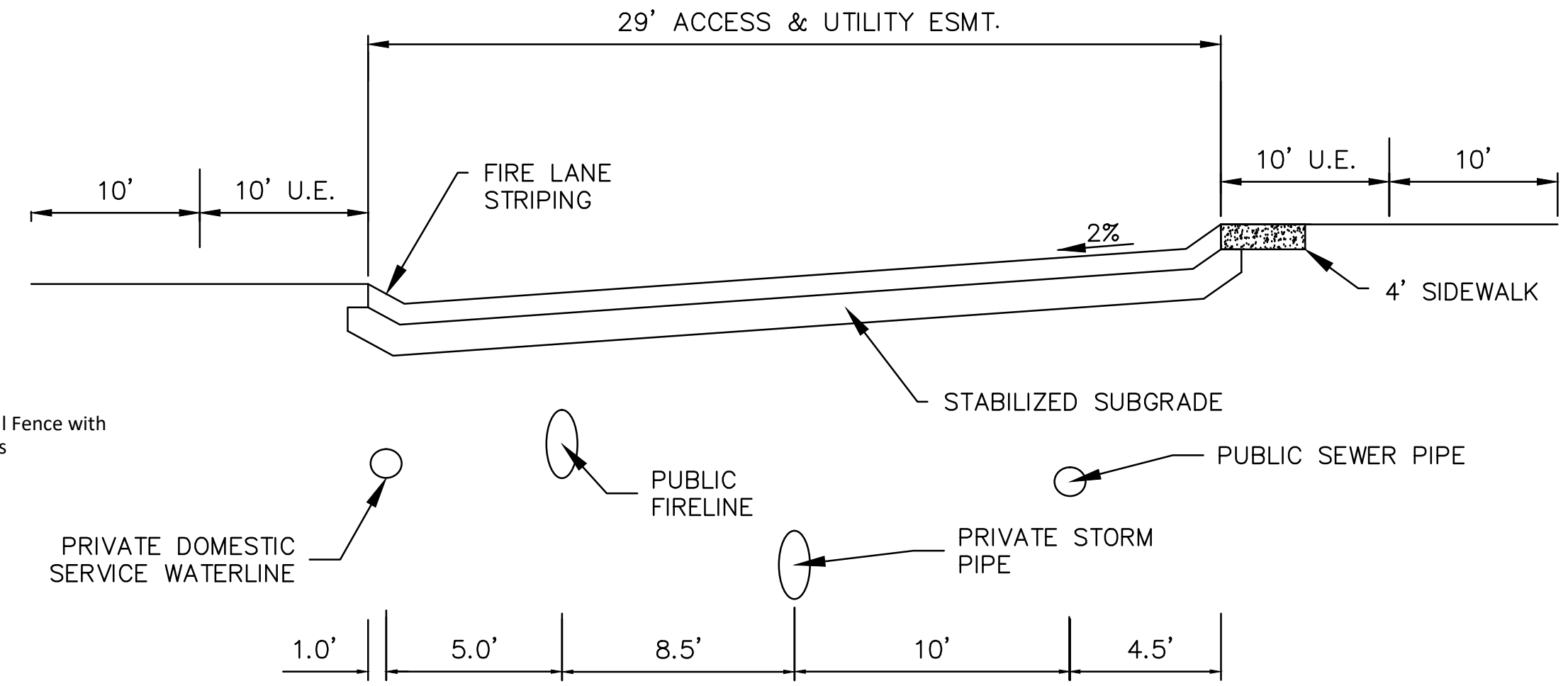
Residential Summary

Dwelling Type	Dwelling Dimensions	Max Height	Dwellings	% of Dwellings
1	44.5'X80'	2 Stories/35'	60	40%
2	42'X77'	2 Stories/35'	70	21%
3	42'X70'	2 Stories/35'	48	21%
4	54'X60'	2 Stories/35'	26	9%
5	64'X50'	2 Stories/35'	21	9%
Total			225	100%

Front Setback: 20'
 Rear Setback: 20' between Dwellings
 Side Yard Setback: 6' between Dwellings
 LOT Density: 4.57 DU/AC.
 Maximum Height: 2 Stories/35'
 * Maximum Dwelling count shall be 230 Dwellings
 ** Dwelling count and placement is subject to change. Final arrangement on Site Plan



- Development Standards, General Notes, and Legend:
- PD/CR Planned Development for all uses in CR Low Density Multi-family; site plan requirements, waivers to Unified Residential Development submission.
 - Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
 - This request for a planned development is in accordance with the CR Low Density Multi-family district standards, with the following exceptions:
 1. A minimum of six foot (6') separation, wall to wall, for dwellings.
 2. Open space of thirty percent (30%) (as defined by section 9.101 of the Zoning Ordinance).
 3. Each dwelling will have a minimum of two parking spaces.
 4. The setback abutting single family residential shall be a minimum of 20 feet.
 - A URD site plan will not be required for a cottage community development.
 - All provided lighting will conform to Lighting Code.
 - All provided signage will conform to Article 4, Signs.
 - This project will comply with Section 6.301, Landscaping.
 - This project will comply with Section 6.302, Urban Forestry.
- (these elements are indicated by symbols on the plan):
- Areas indicated will be screened by a six foot (6') wood fence.
 - * Areas indicated will be a six foot (6') wrought iron fence with masonry wall panels.
- Proposed community signage locations



Parking Summary

Parking Type	Floor Area	Dimensions	Parking Ratio	Parking Required	Parking Provided
Open	162 SF	9'X18'	1 Space/350 SF	28	16
Garage	400 SF	20'X20'	2 spaces/Unit	450	450
Driveway	324 SF	18'X18'	2 spaces/Unit	450	450
Total				928	916

* Parking count and placement is subject to change. Final arrangement on Site Plan.

OWNER/DEVELOPER
INTEGRITY GROUP
 361 W BYRON NELSON BLVD STE 104
 ROANOKE, TX 78262
 Ph. 817-430-3318
 Contact: John Dellin



The John R. McAdams
 Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Rockwall, TX 75087
 940.240.1012
 TBP#E: 19762 TBP#S: 10194440
 www.mcadamsco.com



Ladera Tavolo Park
 48.188 Acres
 in the ABSTRACT NO. 641
 JOHN HEATH SURVEY
 TARRANT COUNTY, TEXAS

Zoning Site Plan

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 G&A CONSULTANTS, F-1798
 ROBERT JOHN DOLLAH, JR.,
 P.E. #66899
 DATE 6/3/2021

Drawn By: PF
 Date: 08/08/2018
 Scale: 1"=150'
 Revisions: 08/29/2018
 06/02/2021

18161



Date: 2/20/2018 10:00:00 AM
 Project: 6/7/2021 3:41 PM, by Alex Bowers, Spenet, 6/7/2021 3:38 PM, by alex