



# Zoning Staff Report

**Date:** September 30, 2025

**Case Number:** ZC-25-133

**Council District:** 10

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Traditions Investors LLC / Tyler Wallach with Jackson Walker LLP, Ty Thompson

**Site Location:** 1101 Highway 114 **Acreage:** 19.56 acres (2.67 acres to be rezoned)

### Request

**Proposed Use:** 202 townhomes

**Request:** From: “A-5” One-Family Residential (Tract 1-2.67 acres)  
To: Tract 1: PD 1363 “PD/D” Planned Development for all uses in “D” High Density Multifamily for detached multifamily and Amend Development Regulations for PD 1363 “PD/D” Planned Development for all uses in “D” High Density Multifamily for detached multifamily with a maximum density of 24 units per acre with development standards for unit locations, allow fencing between buildings and street, allow units to front, side or back the public right-of-way and allow a front yard setback at 10 ft, waiver to the MFD submittal; site plan required

### 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*

**Zoning Commission Recommendation:** *Approval by a vote of 9-0*

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# Zoning Staff Report

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At the August 13, 2025, Zoning Commission meeting, the case was not heard before the public hearings closed at 5:00 p.m. and was therefore automatically continued.

## Project Description and Background

The subject property, encompassing approximately 19.56 acres, is located just north of Highway 114. The surrounding area features a variety of parcels, many of which lie outside the city limits, as well as, within the city limits with zoning designations such as PD/D High-Density Multifamily, PD/MU-1 Low-Intensity Mixed Use, PD/E Neighborhood Commercial, and “A-5” One-Family Residential.

The applicant is proposing a townhome development that would accommodate a total of 202 one- and two-bedroom units, all proposed as single-story structures. In accordance with Section 4.301.b of the Zoning Ordinance ([‘Site Plan Requirements’](#)), a formal site plan is required to ensure compliance with zoning standards and to facilitate thoughtful integration into the surrounding development context (refer to Figures 1–2 for additional details).

To that end, the applicant has submitted a revised site plan as part of this request. The proposed site plan includes amendments to Planned Development (PD) 1363, which was originally approved on April 12, 2022. Key proposed modifications include changes to fencing standards, building orientation, yard setbacks, and open space requirements. Please refer to the *‘Site Plan Comments’* section for detailed staff feedback on the submission.

A new site plan is necessary in this case because the currently approved site plan for Tract 1 does not include the additional 2.67 acres now proposed for development, nor does it reflect the requested amendments under the requested amendment. Since the scope of the changes exceeds what is allowed as minor modifications, the applicant has updated and submitted a comprehensive site plan for formal review.

It is important to note that this is not the first time a request of this nature has been submitted. A similar proposal was filed under ZC-24-135 (see *‘Recent Zoning History’*); however, that case was withdrawn to allow the applicant additional time to revise the request, clarify proposed language, and address other outstanding factors.

**This is a comparison of the currently requested waivers to those approved in the previous ZC case (ZC-23-190):**

Standard	Current PD/D 1363	Proposed PD/D
Density	Maximum 32 units per acre	Maximum 24 units per acre
Fencing	Located in front of the building; A perimeter security fence will be provided, 5’ tall metal pickets. <b>(Development Standard Required)</b>	Fencing may be located between the buildings and the right-of-way.
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	Units shall be allowed to front, side, or back a public right-of-way
Required Yards	<b>Front yard</b> • No front yard required. No public street frontage except drive. Rear/side yard • 10’ building setback provided along northwestern, western, and southern property line.	The minimum front yard setback requirement shall be 10’

	<ul style="list-style-type: none"> <li>• 30' building setback provided along eastern property line against E Zoning.</li> <li>• Fences may encroach upon</li> </ul>	
Open Space	Minimum 35% Applicant is meeting this percentage by revising the way open space is calculated – using the definition in Ch. 9 rather than the open space regulations within “D”.	The minimum open space required shall be 24%. Development Agreement between the City of Fort Worth will negate this requirement

A formal site plan is required under Section 4.301.b of the zoning ordinance ([‘Site Plan Requirements’](#)). The purpose of this requirement is to ensure compliance with applicable zoning standards and to promote thoughtful integration of the project within the surrounding context. A site plan is submitted with the amendments applied to Planned Development (PD) 1363, initially approved. Key updates include requests to modify requirements for fencing, building orientation, yard setbacks, and open space. Please review ‘*Site Plan Comments*’, to see any comments from staff.

### **Applicant’s Description**

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, “*PD 1363 currently encompasses 47.26 acres divided into three tracts, each governed by a Development Agreement with the City. The key details of the proposed amendment are as follows:*

- *Original Boundary: Tract 1, as originally established, consists of approximately 16.88 acres located within the City’s extraterritorial jurisdiction (ETJ).*
- *PD Expansion: The current request seeks to amend PD 1363, expanding Tract 1’s boundary to include an adjacent 2.67-acre parcel, which is situated within the City limits. This expansion results in a revised Tract 1 totaling approximately 19.55 acres, combining both ETJ and City limits.*
- *Development Standards: Alongside this expansion, we propose updates to certain development standards applicable to the entire revised Tract 1, including reducing the maximum density from 32 units per acre to 24 units per acre.*

*The vision for the expanded Tract 1 is a high-quality, for-rent townhome community featuring a mix of one- and two-bedroom units, totaling approximately 204 townhomes. The development will offer plenty of open space and amenities such as a swimming pool, clubhouse, pickleball courts, pocket parks, and a dog run. These amenities are designed to foster a vibrant, active, and connected community.*

*Importantly, while the current zoning allows for a maximum density of 32 units per acre and the revised density will allow for a max of 24 units per acre, our proposal is well below this threshold, with a density of approximately 10.43 units per acre....*

*We respectfully request the following development standards to support the success and quality of the proposed development:*

- *Reduce the maximum density from 32 units per acre to 24 units per acre: Reducing the maximum density from 32 units per acre to 24 units per acre will alleviate potential infrastructure overuse, preserve neighborhood character, and help maintain a balanced pace of development, ultimately fostering healthier, more sustainable communities.*
- *Allowing fencing between buildings and the right-of-way: This will enhance residents’ privacy and security, provide a visual buffer from adjacent, single-family development, and improve the aesthetic appeal of the community.*

- 
- PROJECT INFORMATION**
- SITE AREA: 19.55 ACRES
- UNIT TABULATION**
- |                    |                  |
|--------------------|------------------|
| 1 BEDROOM UNITS    | 60 30.67%        |
| 2 BEDROOM UNITS    | 126 67.33%       |
| <b>TOTAL UNITS</b> | <b>186 UNITS</b> |
|                    | 10.33 DU/AC      |
- PARKING TABULATION**
- |                                  |                   |
|----------------------------------|-------------------|
| REQUIRED                         | 352 SPACES        |
| 1.0 P/1000 + 1.0 P/250 SF COMMON |                   |
| PROVIDED                         |                   |
| SURFACE PARKING                  | 14 SPACES         |
| 2 CAR TANDUM GARAGE              | 404 SPACES        |
| <b>PARKING</b>                   |                   |
| <b>TOTAL PARKING</b>             | <b>418 SPACES</b> |
|                                  | 2.07 P/DU         |
|                                  | 1.94 P/1000       |
- OPEN SPACE CALCULATION**
- |                |                    |
|----------------|--------------------|
| OPEN SPACE SFT | APPROX 507,158 SFT |
| OPEN SPACE     | +/- 24%            |
- BLDG #1 TYPE A**
- BLDG #2 TYPE C**
- BLDG #3 TYPE B**
- BLDG #4 TYPE A**
- BLDG #5 TYPE C**
- BLDG #6 TYPE B**
- BLDG #7 TYPE B**
- BLDG #8 TYPE B**
- BLDG #9 TYPE B**
- BLDG #10 TYPE B**
- BLDG #11 TYPE C**
- BLDG #12 TYPE B**
- BLDG #13 TYPE B**
- BLDG #14 TYPE B**
- BLDG #15 TYPE B**
- BLDG #16 TYPE B**
- BLDG #17 TYPE B**
- BLDG #18 TYPE A**
- BLDG #19 TYPE B**
- BLDG #20 TYPE A**
- BLDG #21 TYPE A**
- BLDG #22 TYPE C**
- BLDG #23 TYPE A**
- BLDG #24 TYPE B**
- BLDG #25 TYPE A**
- BLDG #26 TYPE A**
- BLDG #27 TYPE A**
- BLDG #28 TYPE C**
- BLDG #29 TYPE A**
- BLDG #30 TYPE A**
- BLDG #31 TYPE C**
- BLDG #32 TYPE E**
- BLDG #33 TYPE B**
- BLDG #34 TYPE C**
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- BLDG #36 TYPE B**
- BLDG #37 TYPE C**
- BLDG #38 TYPE C**
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- BLDG #42 TYPE C**
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- BLDG #197 TYPE B**</

**Figure 2: Proposed Addition to PD1363 Exhibit B from ZC-24-135**





Figure 3: Aerial Site Map Exhibit A

## Surrounding Zoning and Land Uses

North-west	Incorporated Tarrant County
North-east	"A-5" One Family / Residential
East	"A-5" One Family / Residential
South-east	"A-5" One Family / Residential
South-west	Incorporated Tarrant County
West-south	"PD1363" "PD/D" Planned Development High-Density Multifamily for all uses in "D" High-Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required/ Residential

## Recent Zoning History

- ZC-24-135:** Traditions Investors LLC./ Tyler Wallach with Jackson Walker LLP **from** "A-5" One-family; "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required **to** PD 1363 "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required. Case was withdrawn on 04/25/2025.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on August 1, 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 August 1, 2025:

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys
Trinity Habitat for Humanity	

*\* Located within a registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing the development of 202 townhome units on the subject property. The southern portion of the parcel is designated for Planned Development Low Intensity Mixed-Use (MU-1) and Neighborhood Commercial, and with existing single-family residential located to the east, the proposed townhomes would serve as a logical and compatible transition between lower-density residential and higher-density and mixed-use areas. This approach supports the area's overall development pattern and aligns with the existing land-use context.

The total site encompasses approximately 19.56 acres, and the applicant is requesting to cap the density at 24 units per acre as part of the Planned Development (PD) zoning. Without a density cap, the theoretical maximum build-out—excluding open space requirements but also excluding front yard setbacks—could be approximately 626 units. With the proposed cap, the total allowable units would be limited to 469 units. However, by voluntarily proposing 202 units, the applicant is offering a lower density that is more compatible with the surrounding development and reduces the potential for adverse impacts.

That said, staff would like to note that while the proposed townhomes serve as a transition, the design pattern may not fully align with the existing single-family neighborhood to the east. To promote compatibility, staff recommends the development incorporate elements outlined in ‘*Section 6.507– One-Family Dwelling Unit Design Standards.*’ These standards are intended to preserve neighborhood character and ensure new construction does not negatively impact adjacent residential properties. (Please review the [section](#) for further guidance.)

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

## Comprehensive Plan Consistency- FLU Map and Policies

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The adopted Comprehensive Plan currently designates the subject property as a Mixed-Use and Single-Family Residential on the Future Land Use Map.

The majority of the proposed designation of this property aligns with the mixed-use Future Land Use (FLU) category. However, discussions with FWLab staff have indicated that they are supportive of the change. This neighboring land use suggests that the proposed modifications would be contextually appropriate for the area.

The Comprehensive Plan highlights the importance of creating vibrant, mixed-use neighborhoods that encouraging a well-integrated and lively community. Retaining the Neighborhood Commercial zoning aligns with this vision, helping to preserve the character and quality of life in the neighborhood.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan FLU Map and Policies.

### Site Plan Comments

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#### **Zoning and Land Use**

The site plan complies with proposed plan development with the development waivers. As well as the zoning regulations for Site plan submissions for planned developments outlined in Ordinance 4.301.b (*'Site Plan Requirements'*).



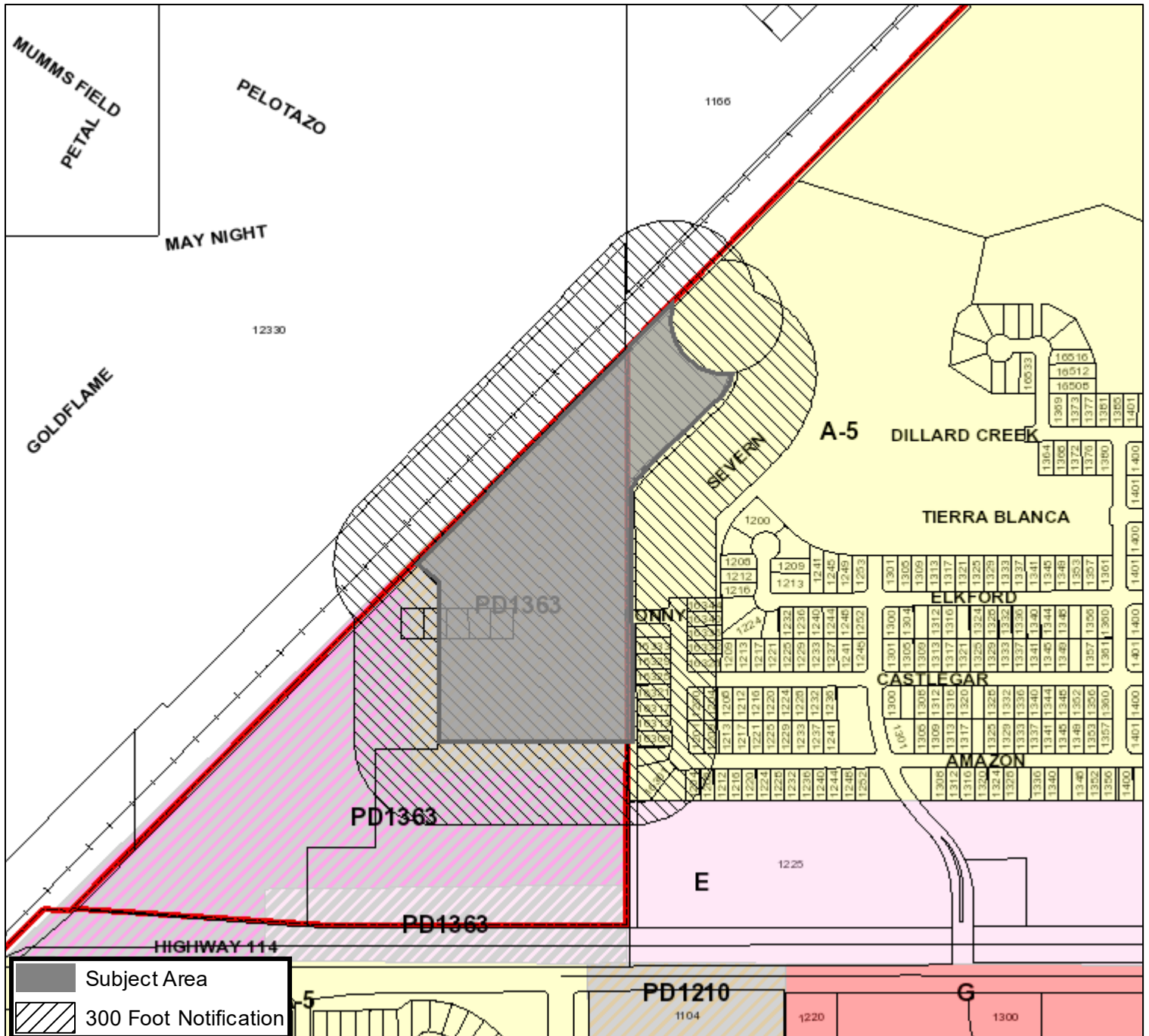




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## Area Zoning Map

Applicant: Traditions Investors LLC/ Jackson Walker LLP  
Address: 1100-1200 blks State Highway 114  
Zoning From: PD 1363 for D uses  
Zoning To: PD 1363 for D uses with revised development standards  
Acres: 19.56  
Mapsc0: Text  
Sector/District: Far North  
Commission Date: 8/13/2025  
Contact: 817-392-2806

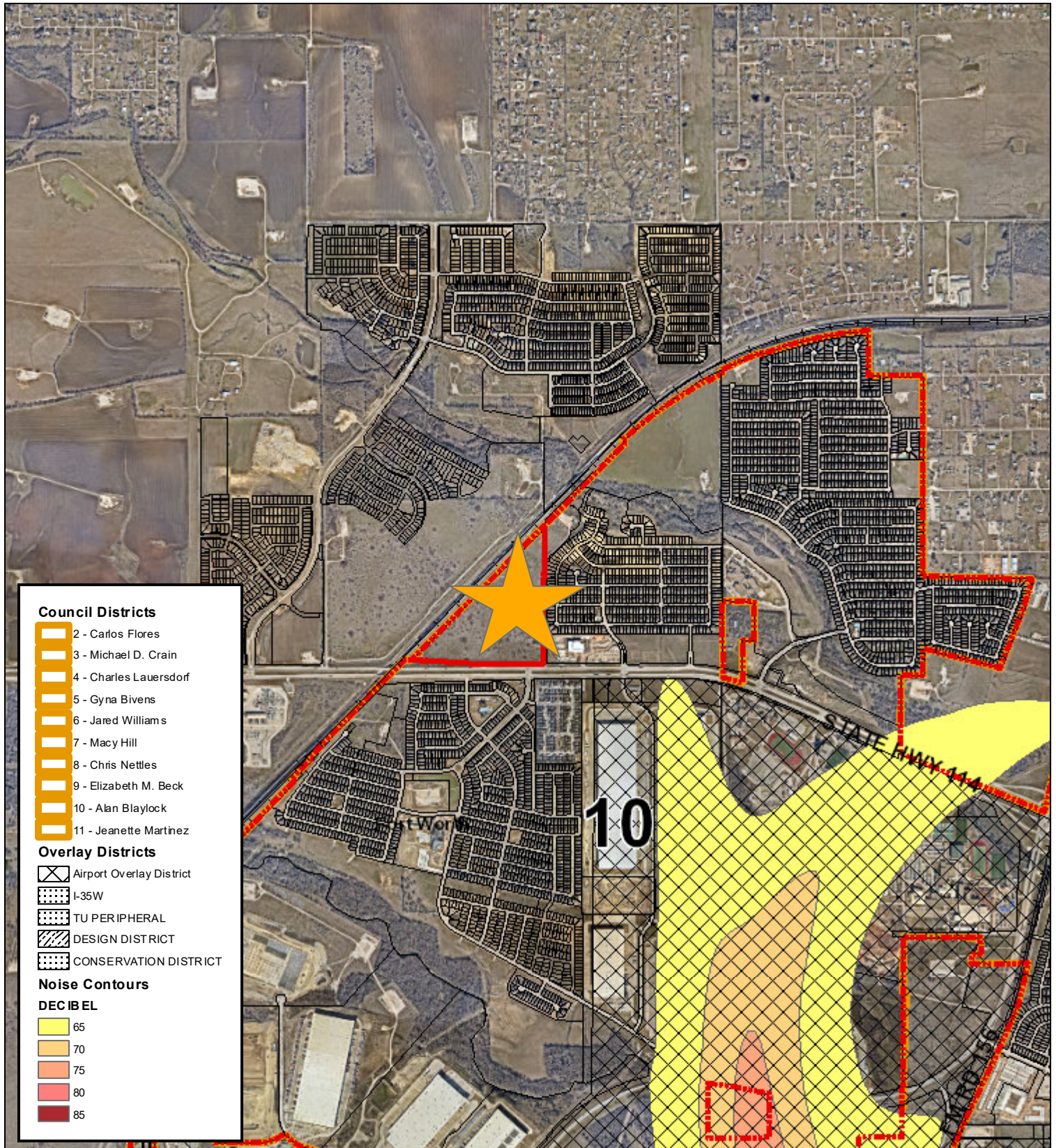








### Area Map



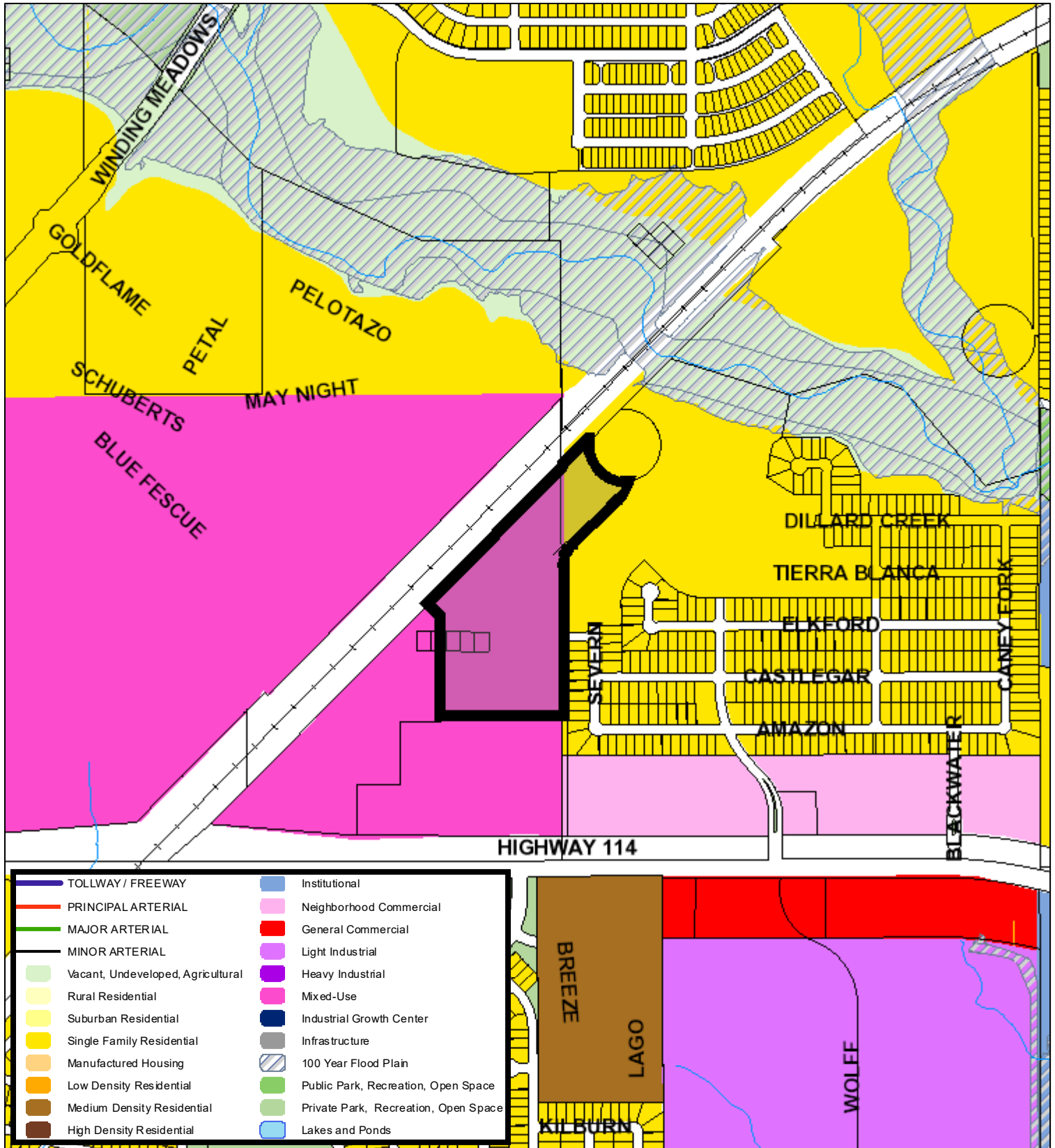
0 1,000 2,000 4,000 Feet





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## Future Land Use



740 370 0 740 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**

