



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
February 16, 2021

Council District 7

Zoning Commission Recommendation:
Approval based on UDC and Staff recommendations by a vote of 9-0

Opposition: None submitted

Continued Yes ___ No X
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: NTP35 LP

Site Location: 7400 - 8800 blocks NW Highway 287 (north side) Acreage: 52.63

Proposed Use: Urban Residential and Mixed-Use

Request: From: "UR" Urban Residential and "G" Intensive Commercial

To: "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with waivers to Setbacks, Yard Standards, Minimum Height Single Use, Maximum Height Single Use, Off Street Parking, Off-Street Parking and Loading Standards, Enhanced Landscaping, Landscaping in Parking and Driveway Areas, Façade Design Standards, Façade Variation, Fenestration, Building Materials, Building Entries, Signs, Screening, and Drive-In Business alcohol sales; site plan required
"PD/UR" Planned Development for all uses in "UR" Urban Residential with waivers to Setbacks, Off Street Parking, Other Off-Street Parking and Loading Standards, Enhanced Landscaping, Parking Lot Landscaping, Façade Variation, Façade Design Standards, Building Materials, Building Entries, Signs, Screening, Height, and Density, and allowed uses; site plan required

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Technical inconsistency).

UDC Recommendation: Approval of Staff Recommendations

Staff Recommendation: Approval of:
MU-2: Setbacks, Minimum Height Single Use, Maximum Height Single, Maximum Parking requirements, Minimum Parking requirements, Enhanced Landscaping Requirements, Commercial and Mixed-Use Ground Floor Fenestration (as amended), Residential Fenestration (as amended), Fenestration Alternatives (as amended), Building materials

UR: Rear Setbacks, Minimum Parking Requirements, Off-Street Parking and Loading Standards (Hwy 287 Only), Enhanced Landscaping Requirements, Building Materials; Service Area Location & Screening (as amended), Roof Top Screening, Maximum Height; Maximum Density

Background:

The site is located at the southeast intersection of Tarrant Parkway and Highway 287, and was zoned to its current zoning districts in 2019. Surrounding land uses vary, but are predominantly intensive commercial and similar uses.

The Scope of Work for the project is an approximately 146 acre master planned development at the Northwest corner of IH-35 & Hwy 287 including commercial & residential. The applicant is proposing several development regulations that differ from the current "UR" Urban Residential and "MU-2" High Intensity Mixed-Use zoning regulations. They have stated that due to the varied uses and site configurations that the modifications to the zoning ordinance are needed. A site plan will be provided at a later date and will be required to go through the public hearing process.

The proposed development as currently shown has a few multifamily and commercial buildings proposed, with some garage parking and a substantial amount of surface parking. A majority of the surface parking is located on the edges of the development, allowing the main streets to function as urban, pedestrian-friendly areas. The overall layout of the site lends itself to being a regional destination with its variety of proposed uses.

The primary purpose of the MU-2 district is to provide areas in which a variety of higher density housing types exist among commercial, institutional, and selected light industrial uses. The higher density allowed in MU-2 is appropriate in this location. The primary purpose of the UR district is to provide a transitional zone between one- and two-family districts and more intense mixed-use districts or non-compatible uses. In this case, the site is not near any single family neighborhoods, and is surrounded by intensive commercial uses and major roads, including two highways.

There are a number of requests from the applicant that staff does not feel comfortable supporting at this time due to lack of information. When the applicant comes back to submit the site plan for the development at a later date, it will most likely provide the additional detail needed to make a recommendation for some of the requested regulations. Denial of a waiver today does not preclude the applicant from requesting it again at a later date.

At its November 16, 2020 meeting, the Urban Design Commission unanimously voted to recommend approval to the Zoning Commission for "PD/MU-2" and PD/UR following staff's recommendations.

Below are two tables that outline the current MU-2 and UR regulation, the proposed regulation, and staff analysis.

REQUESTED MU-2 DEVELOPMENT REGULATIONS

REQUEST	MU-2 STANDARD	PROPOSED STANDARD	ANALYSIS
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Setbacks	Primary Street – 0’/20’ Side Street – 0’/20’ Rear Yard – 5’ min Common Lot Line – 0’/5’	Minimum rear yard setback may be 0’. Buildings may be set back up to 11’ from a common property line.	Staff supports this request
Yard Standards	Building facades shall be located within the area between the property line and the maximum setback for a minimum of 70 percent (%) of the primary street frontage of the parcel.	Building facades shall be located within the area between the property line and the maximum setback for a minimum of 55% average of the primary street frontage.	Decreasing the percentage of the building façade requirement would not meet the intent of promoting a pedestrian-oriented form and walkability in mixed-use areas.
Minimum Height Single Use	Two (2) stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate.	Small buildings or single use commercial buildings may be 1 story.	Reducing the minimum height for single use buildings will not have a significant impact on the development and surrounding properties.
Maximum Height Single	Five (5) stories as measured from the top of the finished slab at grade level to the top of the highest wall top plate. Up to two additional stories with height bonuses.	A maximum height of 8 stories (plus height bonus) is allowed for multifamily buildings.	Increasing the maximum height for single use buildings will not have a significant impact on the development and surrounding properties.
Maximum Parking requirements	100% maximum	Maximum commercial, mixed use parking is 125% of required.	Commercial uses in other zoning districts have an allowed maximum parking requirement of 125%. Staff does believe that allowing the increase will have a negative effect on the development and surrounding properties.

<p>Minimum Parking requirements</p>	<p>Townhouse – 2 spaces per dwelling unit. Apartment/Condominium – .75 to 1 space per bedroom, plus 1 space per 250 square feet of common areas, offices, and recreation (less hallways, laundry rooms, and storage).</p>	<p>Townhouse - 1.5 parking spaces per dwelling unit. Apartment/Condominium - 1.45 parking spaces per dwelling unit. Senior Living (Age restricted to 50 and over) - 1 parking space per dwelling unit.</p>	<p>The changes in parking ratios for townhouse and multifamily developments will not have a significant impact on the development.</p> <p>In other zoning districts staff has supported the reduction of required parking for developments that were shown as senior living. Staff supports this request.</p>
<p>Off-Street Parking and Loading Standards</p>	<p>Surface parking shall not be permitted between a building front and the street, except angled, perpendicular, or parallel parking that is designed to function as on-street parking</p> <p>Maximum Surface Parking Lot Frontage — The percentage of parking lot frontage along any street shall not exceed the following maximums:</p> <ul style="list-style-type: none"> • 40% of the development site's total frontage length along a project's primary streets, and • 70% of the development site's total frontage length along a project's side streets. 	<p>Surface parking shall be permitted between a building and the street off of internal streets and private drives.</p> <p>The maximum surface parking lot frontage shall not exceed 40% average of the developments total site frontage along a projects primary streets.</p>	<p>Allowing parking between the building and the street which is not on-street parking is not conducive to a pedestrian-friendly, urban, walkable environment</p>
<p>Enhanced Landscaping Point Requirements</p>	<p>30 points of enhanced landscaping are required with 10 point from street trees</p>	<p>Only installation of street trees and pedestrian level lighting are required.</p>	<p>The request matches the proposed change to the MU-2 ordinance that will be forthcoming. As such, staff supports this request.</p>
<p>Required Spacing for Parking Lot Tree Planting</p>	<p>Every parking space is required to be not more than 60 feet from a large canopy tree, planted within a median, strip or island, measured from the trunk at planting.</p>	<p>Every Parking space is required to be not more than 100 feet from a large canopy tree.</p>	<p>With the amount of impervious cover that is being added, staff believes additional trees will increase the quality of life of the residents and visitors</p>

	<p>Required size of landscape islands and linear landscaping strips containing trees: Within parking lots with non-porous surfaces: 130 square feet; 8 feet minimum width.</p>	<p>5' x 5' diamond-shaped landscape islands are permitted.</p>	<p>of the development</p> <p>Staff believes the decrease of the size of the landscape islands could have a negative effect on the required trees longevity.</p>
Façade Variation	<p>Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required</p>	<p>Each new building façade that is greater than 100 feet in width and is oriented to a publicly accessible street or open space shall incorporate all scaling elements. For building facades less than 100 feet in width, a minimum of two elements are required.</p>	<p>Without a site plan that shows the lengths of proposed buildings, Staff is not ready to recommend approval for this request.</p>
Fenestration	<p>Fenestration: Ground Story from 2-12' above grade: Primary Street – 60% Side Street – 40%</p> <p>Upper Stories: Primary Street – 25% Side Street – 25%</p>	<p>Commercial or mixed use ground story fenestration may not be 60% fronting primary streets and 40% fronting side streets, depending upon type of use. Minimum 20%.</p>	<p>Staff believes the minimum fenestration for commercial or mixed-use should not be less than 40%</p>
Fenestration	<p>Residential ground story uses do not have a fenestration requirement</p>	<p>Residential ground story fenestration will be 20% fronting primary streets and 20% fronting side streets.</p>	<p>The requested regulation is more restrictive than the zoning ordinance</p>
Fenestration Alternatives	<p>Fenestration alternatives may count no more than 50 percent (%) of the total fenestration requirement</p>	<p>Energy efficient windows shall count 100% towards fenestration requirement.</p>	<p>If the windows do not meet the visible transmittance rating of 0.5 or greater, the alternative can count toward fifty percent of the fenestration requirement. Building able to see into buildings at the ground level provides safety and promotes</p>

			interaction between the private and public realms
Façade Design Standards	Parking structure openings shall not exceed 50 percent (%) of the total ground floor facade.	Parking structure openings may not exceed 70% of the total ground floor facade. At least 50% will be covered by material surface or landscaping or architectural screening. See parking structure conceptual façade exhibit.	Increasing the parking structure openings does not meet the intent of the mixed-use ordinance of promoting a pedestrian-oriented urban form.
Building Materials	Not less than 70 percent (%) of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: <ul style="list-style-type: none"> •Stone •Brick •Terra cotta •Patterned pre-cast concrete •Cement plaster stucco •Cement board siding •Cast stone or prefabricated brick panels 	<p>a. Patterned, texture coated, or textured concrete is allowed.</p> <p>b. Maximum 40% cement board siding may be used.</p> <p>c. Maximum 20% pre-finished metal façade material may be used (requires ACC approval).</p>	Per HB 2439 the City of Fort Worth is currently not enforcing building materials
Building Entries – Individual Entries	Apartments, condominiums, and manor houses with street level units shall provide an individual street-oriented entry for each unit abutting the street frontage.	Apartments, condominiums and manor houses with street level units are not required to have individual entries, each building will have an entry on street level.	The requirement for individual street entries is intended to activate the street and increase pedestrian activity. Staff does not support this request.
Building Entries – Apartment Spacing	Apartments and condominiums shall provide primary entrances at intervals not to exceed 125 linear feet of street-oriented building frontage. Entrance spacing is measured from the edge of door to the edge of the next door.	Building entries may be up to 175' apart. See multi-family entry exhibit.	If the request for no individual entries is granted, staff does not support increasing the primary entry requirements.

Building Entries – Corner Buildings	Entrances to corner buildings with ground floor retail uses shall be located at the corner of the primary street.	An entry or patio shall be provided on corners of building on a primary street with ground floor retail uses. The entry may face a paseo.	Staff supports this request
Signs – Maximum Aggregate Area	Maximum sign area 500 square feet per façade	There is no maximum aggregate area of signs per façade.	Without having a proposed sign packet to review staff cannot support this request
Signs – Calculation Area	Sign Calculation Area: The facade area shall be calculated by multiplying the width times the height, with a maximum calculated height of 15 feet.	The façade area shall be calculated at 45 feet.	Without having a proposed sign packet to review staff cannot support this request
Signs – Allowable Sign Area	For structures exceeding 15 feet in height, allowable sign square footage shall be calculated as 1.5 square feet per linear foot of building facade.	There is not a reduction on the allowable sign area for structures exceeding 15 feet in height.	Without having a proposed sign packet to review staff cannot support this request
Service Area Location & Screening	<p>1. Trash and recycling collection, and other similar service areas, must be located to the side or rear of buildings and behind the primary structures on street frontages.</p> <p>2. All refuse and recycling collection containers shall be located on a concrete pad and shall be screened on 3 sides by a fence or wall.</p>	<p>If trash and/or recycling collection is located on the street frontage, it shall be screened with a solid wall on 3 sides with landscaping and have a metal gate. Collection areas shall not be located at front door/main entry.</p>	Staff will support this regulation if the language is amended to “Collection areas shall not be located along a primary frontage”

Roof Top Screening	Architectural screening elements of sufficient height shall conceal roof top mechanical equipment from ground level view from abutting property or abutting public street (not including an alley).	Rooftop shall be screened by parapet or built in screen up to the same height as roof mounted equipment. On any sloped roof area, equipment is to be located on the side that does not face a public street.	The requested regulation is more restrictive than the zoning ordinance
Drive-in Business	Drive-in businesses may be permitted in accordance with the use tables in Chapter 4, Articles 6 and 8, provided that no such use shall be permitted to sell alcoholic beverages for consumption on the premises.	Drive thru windows are allowed on establishments that sell alcohol, but alcohol cannot be sold at the drive thru window.	Due to the changing importance of drive-thru and pick up options, staff supports this request

REQUESTED UR DEVELOPMENT REGULATIONS

REQUEST	UR STANDARD	PROPOSED STANDARD	ANALYSIS
Rear Setback	20' for primary structure	Minimum rear yard setback may be 0'	Staff supports this request
Minimum Parking requirements	Multifamily – 1 space per bedroom	Senior Living - 1 parking space per dwelling unit	In other zoning districts staff has supported the reduction of required parking for developments that were shown as senior living. Staff supports this request.
Off-Street Parking and Loading Standards	Surface parking shall not be permitted between a building front and the street, except angled, perpendicular, or parallel parking that is designed to function as on-street parking	Surface parking shall be permitted between a building and the street off of internal streets and private drives.	Allowing parking between the building and the street which is not on-street parking is not conducive to a pedestrian-friendly, urban, walkable environment. Staff supports this request for the frontage

			along Highway 287
Enhanced Landscaping Point Requirements	30 points required, 10 from street trees	Only installation of street trees and pedestrian level lighting are required.	The request matches the proposed change to the MU-2 ordinance that will be forthcoming. As such, staff supports this request.
Landscaping for On-Street Parking	N/A	No parking screening is required for "on street parking".	This is not an ordinance requirement
Required Spacing for Parking Lot Tree Planting	<p>Every parking space is required to be not more than 60 feet from a large canopy tree, planted within a median, strip or island, measured from the trunk at planting.</p> <p>Required size of landscape islands and linear landscaping strips containing trees: Within parking lots with non-porous surfaces: 130 square feet; 8 feet minimum width.</p>	<p>Every Parking space is required to be not more than 100 feet from a large canopy tree.</p> <p>5' x 5' diamond-shaped landscape islands are permitted.</p>	<p>With the amount of impervious cover that is being added, staff believes additional trees will increase the quality of life of the residents and visitors of the development</p> <p>Staff believes the decrease of the size of the landscape islands could have a negative effect on the required trees longevity</p>
Façade Variation	Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required.	Each new building façade that is greater than 100 feet in width and is oriented to a publicly accessible street or open space shall incorporate all scaling elements. For building facades less than 100 feet in width, a minimum of two elements are required.	Without a site plan that shows the lengths of proposed buildings, Staff is not ready to recommend approval for this request.

Façade Design Standards	Parking structure openings shall not exceed 50 percent (%) of the total ground floor facade.	Parking structure openings may not exceed 70% of the total ground floor facade. At least 50% will be covered by material surface or landscaping or architectural screening. See parking structure conceptual façade exhibit.	Increasing the parking structure openings does not meet the intent of the UR ordinance of promoting a pedestrian-oriented urban form.
Building Materials	Not less than 70 percent (%) of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: <ul style="list-style-type: none"> •Stone •Brick •Terra cotta •Patterned pre-cast concrete •Cement plaster stucco •Cement board siding •Cast stone or prefabricated brick panels 	<p>a. Patterned, texture coated, or textured concrete is allowed.</p> <p>b. Maximum 40% cement board siding may be used.</p> <p>c. Maximum 20% pre-finished metal façade material may be used (requires ACC approval).</p>	Per HB 2439 the City of Fort Worth is currently not enforcing building materials
Building Entries	Apartments, condominiums, and manor houses with street level units abutting a one-or-two-family district, or along a frontage with an established residential character, shall provide individual street oriented entries for each unit along the primary street frontage.	Apartments, condominiums and manor houses with street level units are not required to have individual entries, each building will have an entry on street level. Interval of entry spacing may exceed 125 feet. a. See multi-family entry exhibit.	<p>Because there is not residential character in the development, individual entries are not required in "UR" zoning.</p> <p>Staff will strongly encourage the use of individual entries in order to promote a pedestrian-oriented form</p>
Townhome Signs	On premise signs on single family houses, manor houses with two dwelling units and townhouses are limited to one unilluminated nameplate per unit bearing	Townhomes may have signage similar to apartments.	Without having a proposed sign packet to review staff cannot support this request

	the family name of the occupants residing in the residence not to exceed one square foot in area.		
Signs	A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, at least one sign shall be allowed having an area of 12 square feet.	Maximum sign area shall be 200 square feet. Blade signs/marque signs are allowed to be mounted on building face, and under canopy or awning.	Without having a proposed sign packet to review staff cannot support this request
Non-Residential Signs	An illuminated sign for those uses permitted that are not residential is allowed. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.	Nonresidential site signs may be up to 8 feet above grade and up to 100 square feet. Nonresidential wall signs are allowed to be up to 10% of wall area up to 25 feet tall.	Without having a proposed sign packet to review staff cannot support this request
Service Area Location & Screening	Trash and recycling collection, and other similar service areas, must be located to the side or rear of buildings and behind the primary structures on street frontages. 2. All refuse and recycling collection containers shall be located on a concrete pad and shall be screened on 3 sides by a fence or wall.	If trash and/or recycling collection is located on the street frontage, it shall be screened with a solid wall on 3 sides with landscaping and have a metal gate. Collection areas shall not be located at front door main entry.	Staff will support this regulation if the language is amended to "Collection areas shall not be located along a primary frontage"

Roof Top Screening	Architectural screening elements of sufficient height shall conceal roof top mechanical equipment from ground level view from abutting property or abutting public street (not including an alley).	Rooftop shall be screened by parapet or built in screen up to the same height as roof mounted equipment. On any sloped roof area, equipment is to be located on the side that does not face a public street.	The requested regulation is more restrictive than the zoning ordinance
Height	3 stories or 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate. Up to four stories with height bonus	Maximum height of 8 stories (Plus height bonus) is allowed.	The increased height will not have a significant or negative impact on surrounding properties
Density	3 stories, single use = 40 units/acre 4 stories, single use with height bonus (structured parking or open space) = 60 units/acre	65 units per acre allowed for all types	The increase in density is in line with the proposed height increase. Staff supports this request
Allowed uses/building types	Only residential uses are allowed	Additional building types are commercial, restaurant, and entertainment	UR is a residential zoning district. Commercial and Industrial uses are not allowed.

Site Information:

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / undeveloped
- East "I" Light Industrial & "G" Intensive Commercial / undeveloped
- South PD 1270 / Hwy 287
- West "G" Intensive Commercial / undeveloped

Zoning History: ZC-19-173 from I to UR and I to G; effective 3/19/20; subject site

Public Notification:

300 foot Legal Notifications were mailed on November 18, 2020.

The following organizations were notified: (emailed November 16, 2020)

Organizations Notified	
North Fort Worth Alliance	West Fork Ranch HOA
Chisholm Ridge HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	Eagle Mountain-Saginaw ISD

*Located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to PD/MU-2 and PD/UR for a future mixed use development. Surrounding land uses are primarily undeveloped with three major roadways surrounding the site.

The proposed zoning for the sites **is compatible** at this location.

2. Comprehensive Plan Consistency – Far North

The 2020 Comprehensive Plan designates the subject property as General Commercial. The proposed rezoning meets the below policies within the following Comprehensive Plan:

- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

Based on conformance with the policies stated above, the proposed zoning **is consistent (Technical Inconsistency)** with the Comprehensive Plan.

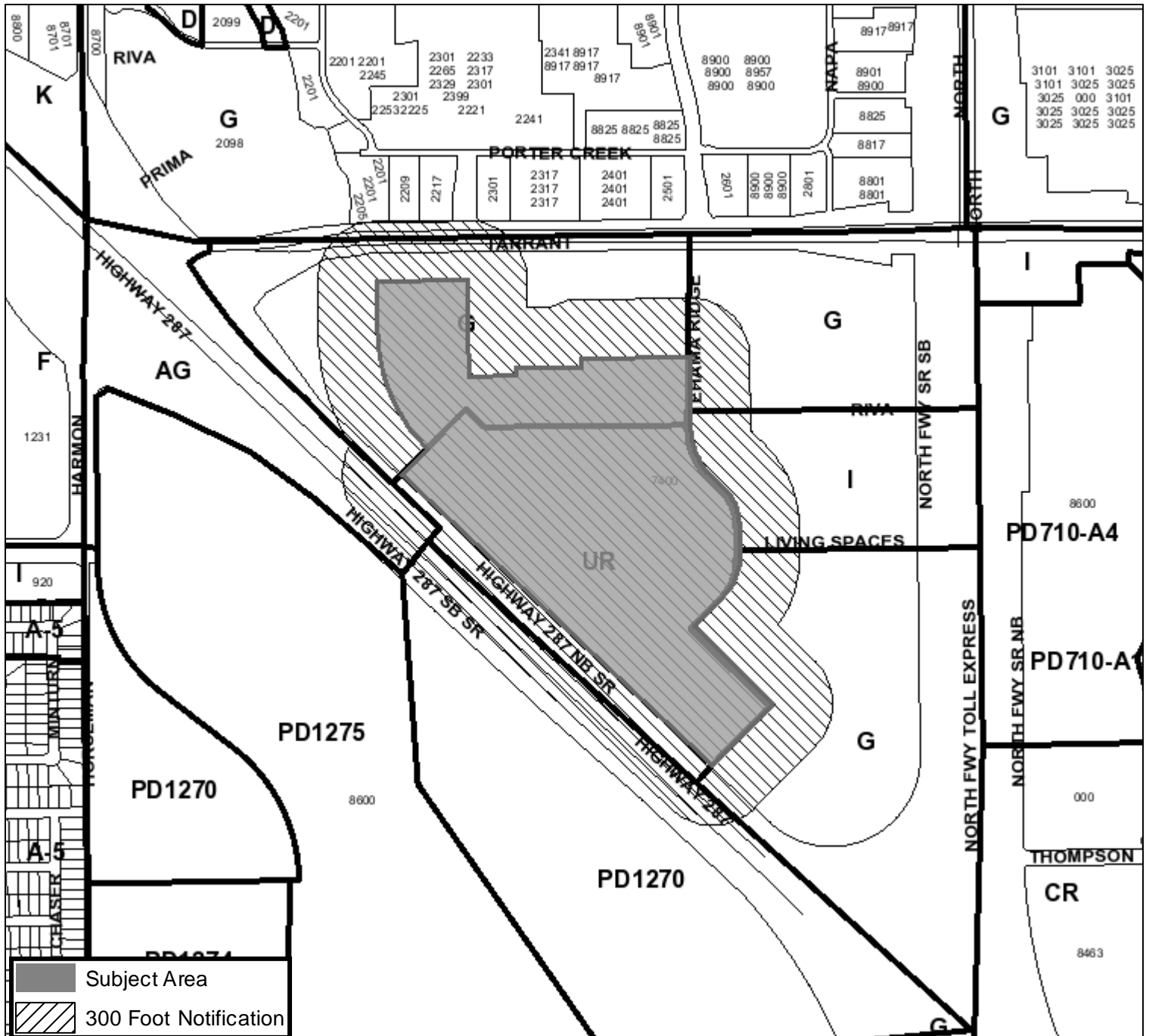
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Location Map
- Future Land Use Map
- Aerial Photograph
- UDC Staff Report



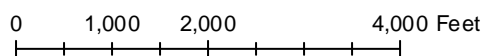
Area Zoning Map

Applicant: NTP35 LP
 Address: 7400 - 8800 blocks NW Highway 287 (north side)
 Zoning From: UR, G
 Zoning To: PD/MU-2 and PD/UR; site plan required
 Acres: 52.62835658
 Mapsco: 35EF
 Sector/District: Far North
 Commission Date: 12/9/2020
 Contact: 817-392-8043

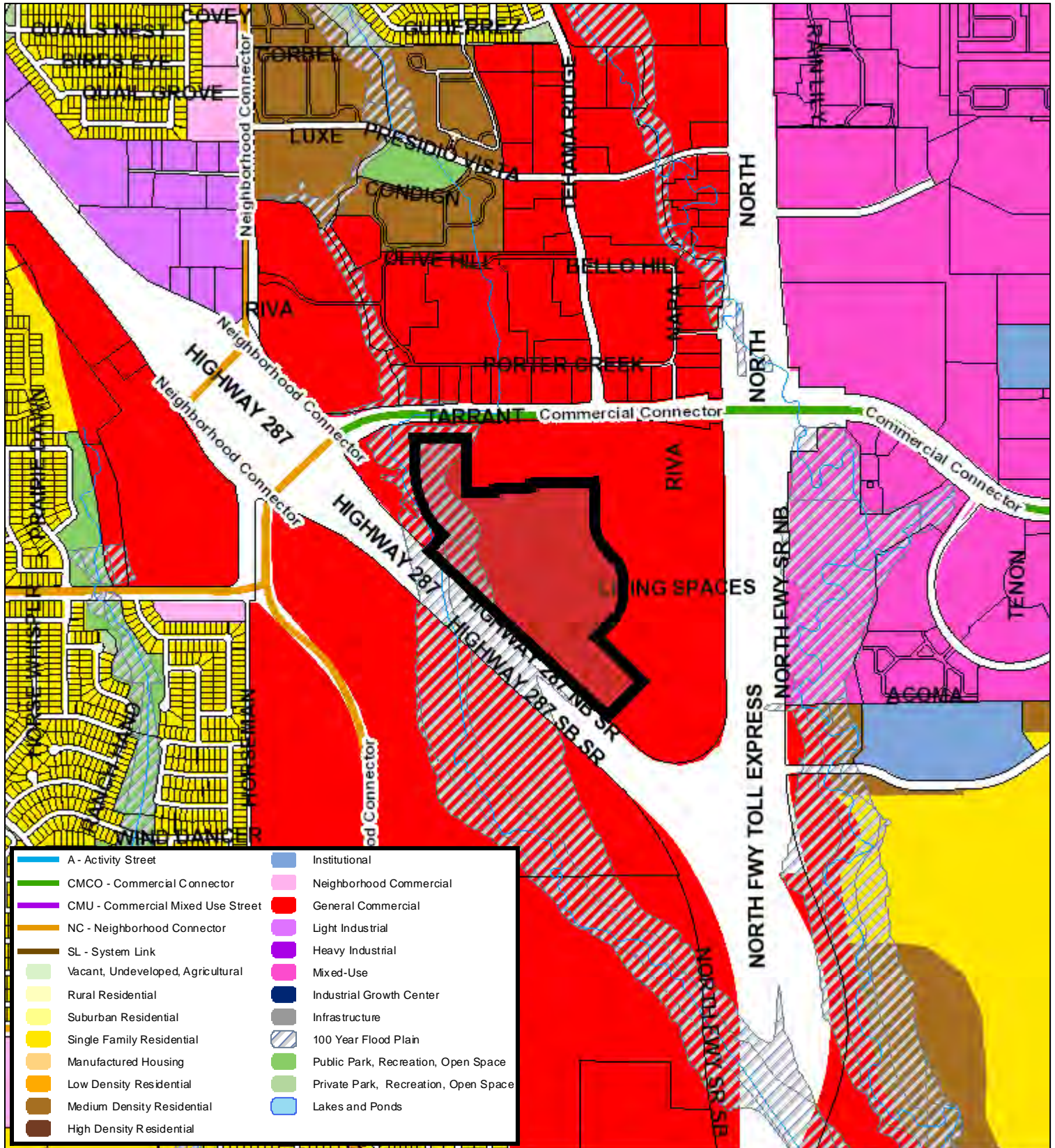


0 355 710 1,420 Feet

Area Map



Future Land Use



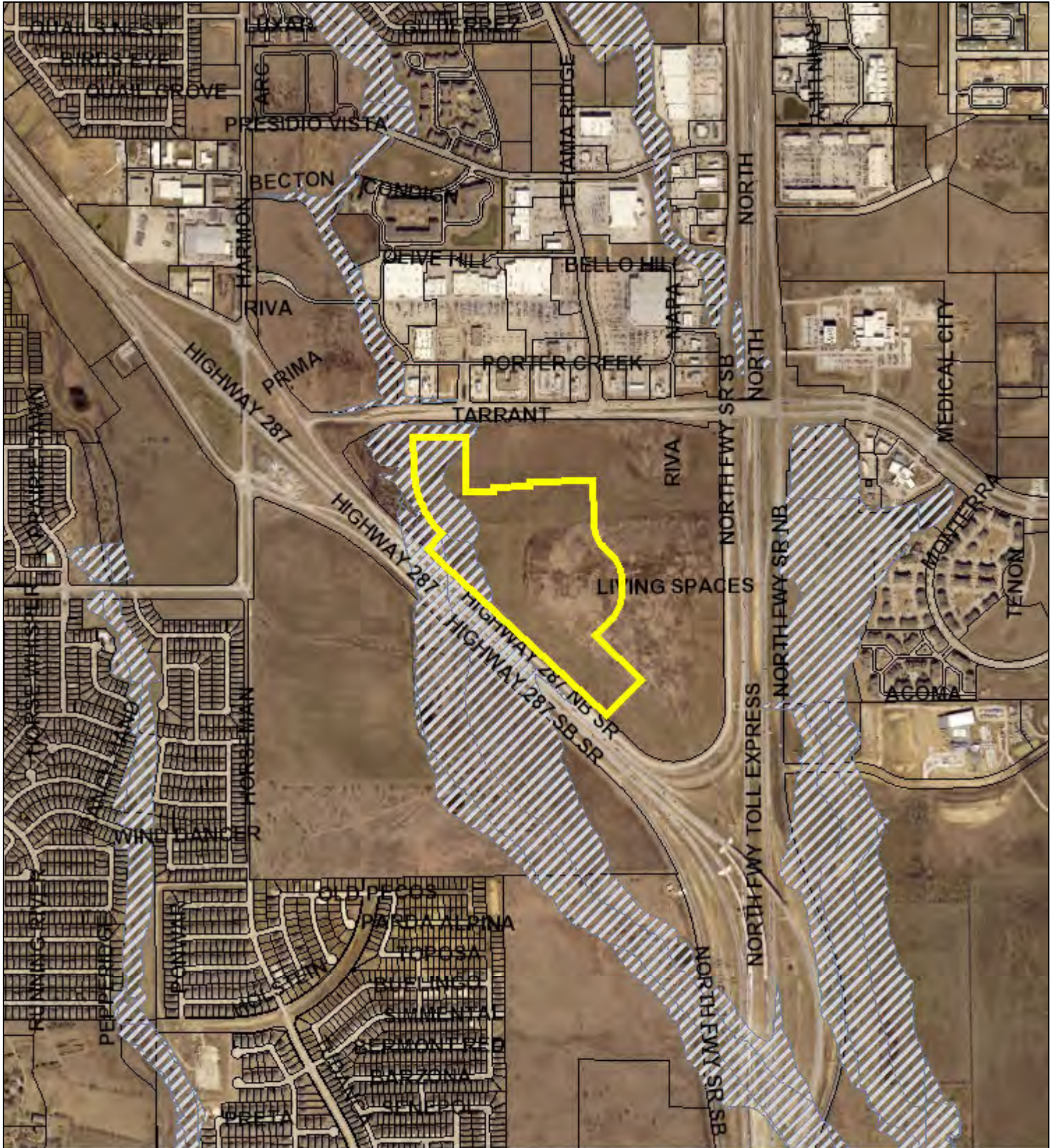
	A - Activity Street		Institutional
	CMCO - Commercial Connector		Neighborhood Commercial
	CMU - Commercial Mixed Use Street		General Commercial
	NC - Neighborhood Connector		Light Industrial
	SL - System Link		Heavy Industrial
	Vacant, Undeveloped, Agricultural		Mixed-Use
	Rural Residential		Industrial Growth Center
	Suburban Residential		Infrastructure
	Single Family Residential		100 Year Flood Plain
	Manufactured Housing		Public Park, Recreation, Open Space
	Low Density Residential		Private Park, Recreation, Open Space
	Medium Density Residential		Lakes and Ponds
	High Density Residential		

1,100 550 0 1,100 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.

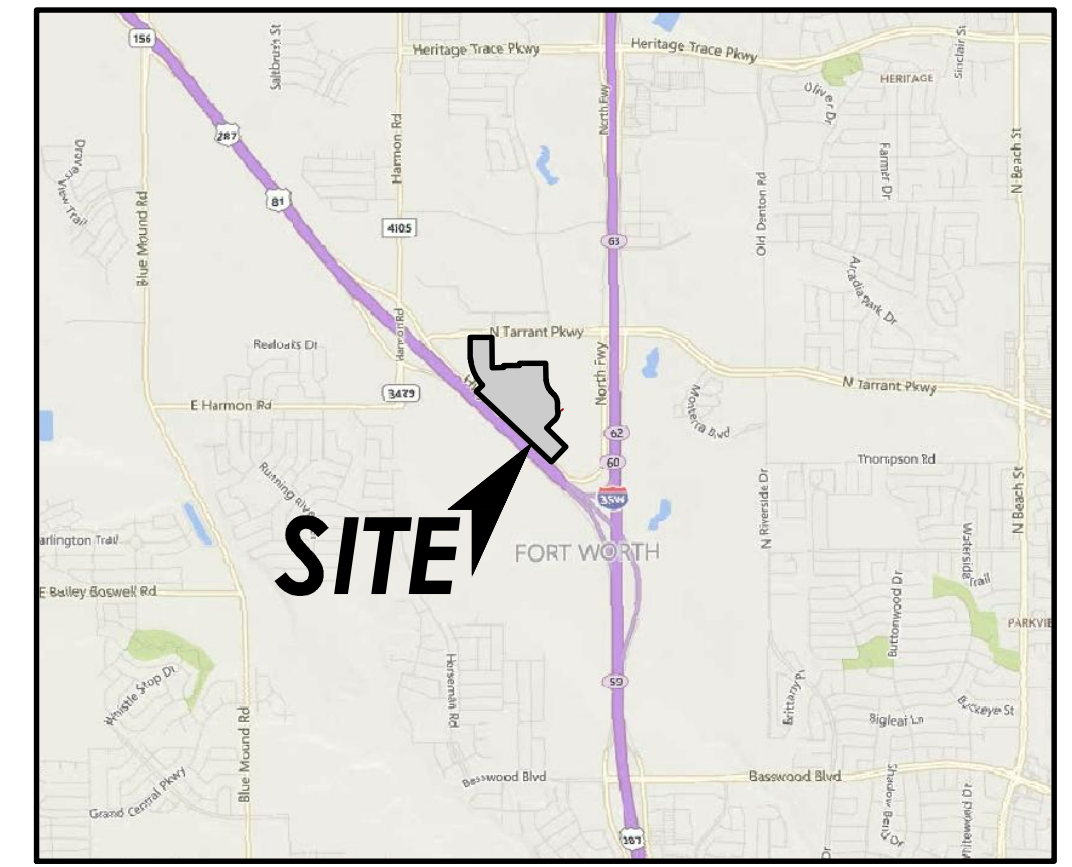
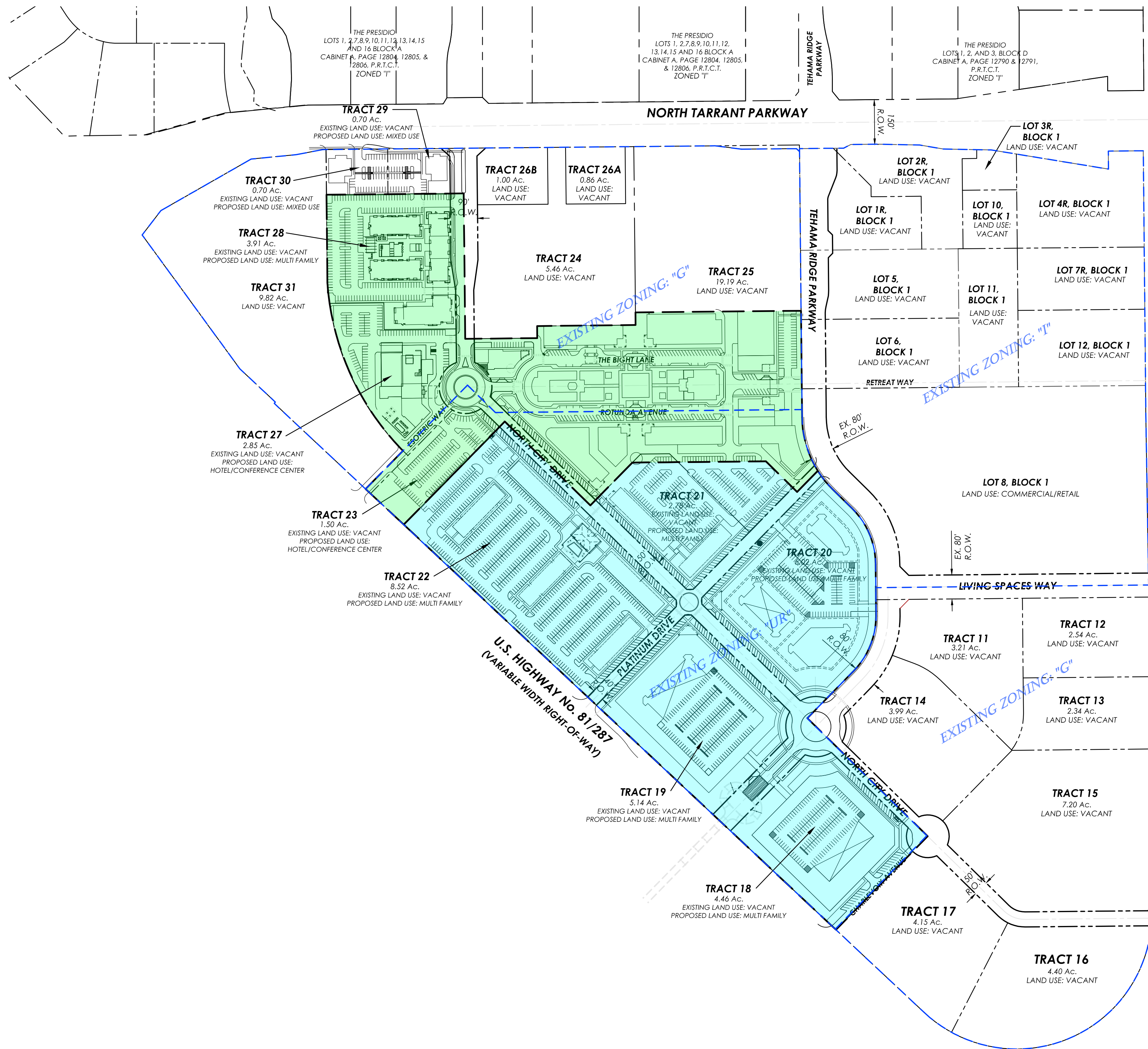


Aerial Photo Map



0 700 1,400 2,800 Feet





VICINITY MAP
N.T.S.

SITE DATA

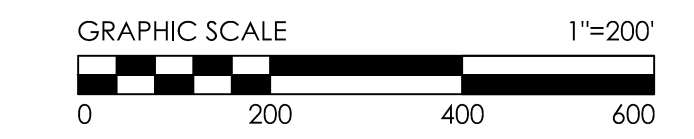
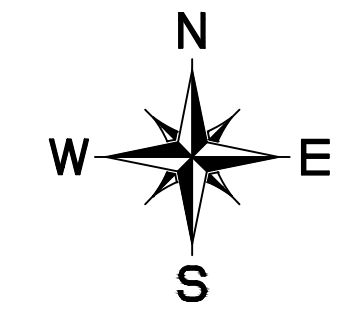
GROSS ACREAGE:	±54.191 ACRES
EXISTING ZONING:	"G" & "UR"
EXISTING LAND USE:	VACANT
PROPOSED ZONING:	"MU-2-PD" & "UR-PD"
PROPOSED LAND USE:	MIXED USE & MULTI-FAMILY
PROPOSED DENSITY:	75 UNITS PER ACRE

LEGEND

- TRACT 1 PROPOSED "MU-2-PD" ZONING
- TRACT 2 PROPOSED "UR-PD" ZONING
- EXISTING ZONING BOUNDARY
- PROPOSED ZONING BOUNDARY
- R.O.W.

Director of Planning and Development

Signature _____ Date _____



ARCHITECT:



13642 Omega Rd
Dallas, Texas 75244-4514
972-387-1000

OWNED BY:
McKeever Companies
2525 Ridgmar Blvd, Suite 440
Fort Worth, Texas, 76116
817-236-6100

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

ZONING EXHIBIT
OF
NORTH CITY ADDITION - EAST
BEING
±54.191 ACRES
SITUATED IN THE
WILLIAM MCGOWAN SURVEY, ABSTRACT NO. 999
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Date: October 2020