



# Zoning Staff Report

**Date:** April 9, 2024

**Case Number:** ZC-24-016

**Council District** 8

## Zoning Map Amendment

**Case Manager:** [Alondra Salas-Beltré](#)

**Owner / Applicant:** FW Mason Heights LP / Columbia Residential

**Site Location:** 2757 Moresby Street

**Acreage:** 27 acres

### Request

**Proposed Use:** Multifamily Development

**Request:** From: “PD915 B” Planned Development for Multifamily uses with development standards on file in the Planning & Development Department, site plan required. And “PD916” Planned Development for Multifamily uses with development standards on file in the Planning & Development Department, site plan required

To: “PD-916” Planned Development; Planned Development for Multifamily uses with development standards on file in the Planning & Development Department, and adding parking development standards; site plan included

### 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 10-0**

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## Project Description and Background

The location proposed for development was previously part of the Masonic Children's Home property. It's the remaining land of a major redevelopment project situated south of Berry Street, near Hwy 287. The vacant site is located just south of the retail development Renaissance Square. This section is designated for the residential component of the overall development, and is currently zoned for multifamily.

The applicant intends to develop the third phase of Renaissance Heights and maintain consistency throughout the development. The Zoning Staff has recommended consolidating the PD zoning with Phase 3. Both sites are already zoned for multifamily development, and the applicant is merely adjusting the boundaries to develop under one zoning district instead of the two existing PDs, which have very similar development standards. This application aims to submit the PD site plan, request to rezone PD 915B to PD 916 across the whole site and propose parking development standards.

The proposed site plan follows the established development standards for PD 916, except for a variance in parking requirements that reduces the parking standards for three-bedroom apartments from three to two spaces. According to the application, the third phase of the Renaissance Heights development will offer 100 affordable apartments (well below the maximum allowed in the approved PD) broken down as follows,

- 35 one-bedroom units
- 35 two-bedroom units
- 30 three-bedroom units
- and amenities such as a gazebo/grill area, dog park, and playfield.

Standards	Current PD/D	Proposed Amendment PD/D
<b>Units per acre</b>	25 units per acre	No change
<b>Building Layout</b>	Building situated such that parking is internal to the site	No change
<b>Landscaping</b>	Will Comply	Will Comply
<b>Landscaping in Parking Lot</b>	No Change	No Change
<b>Fencing</b>	Removed	Removed
<b>Parking Lot Lighting</b>	No Change	No Change
<b>Building Height</b>	35 feet-slab to top plate 3 stories	35 feet-slab to top plate 3 stories
<b>Parking Spaces</b>	1 space per bedroom plus 1 space per 250 sq. ft. of common area. 210 total spaces required for Phase 3	1 space per 1-bedroom unit 2 spaces per 2-bedroom units 2 spaces per 3-bedroom units Plus 1 space per 250 sq. ft. of common area 182 provided for Phase 3

## Surrounding Zoning and Land Uses

North "PD /720" Commercial Development / Shopping Mall  
East "PD / 916" Multifamily/vacant/ multifamily  
South "915A" / YMCA  
West "CF" Community Facilities /Elementary School

## Recent Zoning History

- ZC-13-042 From "PD-913" Planned Development for "A-5" One-Family with development standards on file in the Planning & Development Department; site plan required.

- ZC-15-148 From “C” Medium Density Multifamily to “A-5” One-Family. Adopted in 4/21/2016
- ZC-18-099 From: PD 915 Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus assisted living facility. (site and property to the north; adopted in 7/15/2018)
- ZC-19-001 From: “Add waiver to development standards for 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waived (June 8, 2019).

## Public Notification

300-foot Legal Notifications were mailed on March 01, 2024

The following organizations were emailed on March 01, 2024

Organizations Notified	
United Communities Association of South Fort Worth	Glen Park NA
Glencrest Civic League NA	Eastland NA
The New Mitchell Boulevard NA	East Fort Worth, Inc.
Southeast Fort Worth Inc	Trinity Habitat for Humanity

*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The area surrounding the site has a variety of uses. To the north, near Berry Street, there are several commercial developments, such as a Walmart Super Center, restaurants, and auto shops. To the east and south east the site is developed with Phase 2 of Renaissance Heights multifamily development, south west of the site, there's a YMCA to the west the site abuts an elementary school, however a detention pond offers a natural buffer between the two uses.

The project location is within 1 mile of a major employment center, and within ¼ mile of existing bus routes;

The proposed land use **is compatible** with surrounding land uses

### Comprehensive Plan Consistency – Southeast

The adopted Comprehensive Plan designates the subject property as a future Medium-Density Residential.

The proposed rezoning **is consistent** with the adopted Comprehensive Plan designation, and it aligns with the following housing policy of the Comprehensive Plan.

RESIDENTIAL		OTHERS, CI
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
COMMERCIAL		

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic (p. 4-15).

## Site Plan Comments

### Zoning and Land Use

- Recalculate open space after removing detention pond and detention pond easement which cannot be counted as open space
- Building orientation: building does not face a public street

### Fire Department

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

Existing street names, as shown on the site plan may need to be clarified on either an MFD or plat, depending on how the project proceeds. An addressing review will determine the need for any additional name/recorded access easements.

Fire lanes must be a minimum of 26' wide and provide hose lay to the exterior of each structure within 150', measured in a 5' wide unobstructed path from the edge of a marked fire lane or public street. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system.

Building/fire lane hose lay appears to be compliant for hose lay within 150'.

Section 503.1.1 Buildings and Facilities

Section 503.2.1 Fire Lane Dimensions

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

Section 503.6 Security Gates

Hydrant requirements:

Maximum of 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Maximum of 500 ft. hose lay distance to all points of building.

FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.

Hose lay from private hydrants cannot extend over lot lines. Additional hydrant(s) may be required to meet the above hose lay standards for each building and any Sprinkler System Fire Department Connections.

Sections 507.5.1 (2) and (3)

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 #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

**Water**

\*\* No Hold Comments \*\*

**Stormwater**

Contact: sds@fortworthtexas.gov

Shallow potential high water is present on site. There are 2 detention ponds and private earthen drainage channel easements located on site draining to the pond per TPW Plan Set W-2210.

Site will require an accepted drainage study prior to Commercial Grading Permit Issuance, Platting, IPRC Plan Acceptance, and Building Permit Issuance.

**Transportation/Public Works**

No response provided

**Platting**

No response provided

**Park & Recreation**

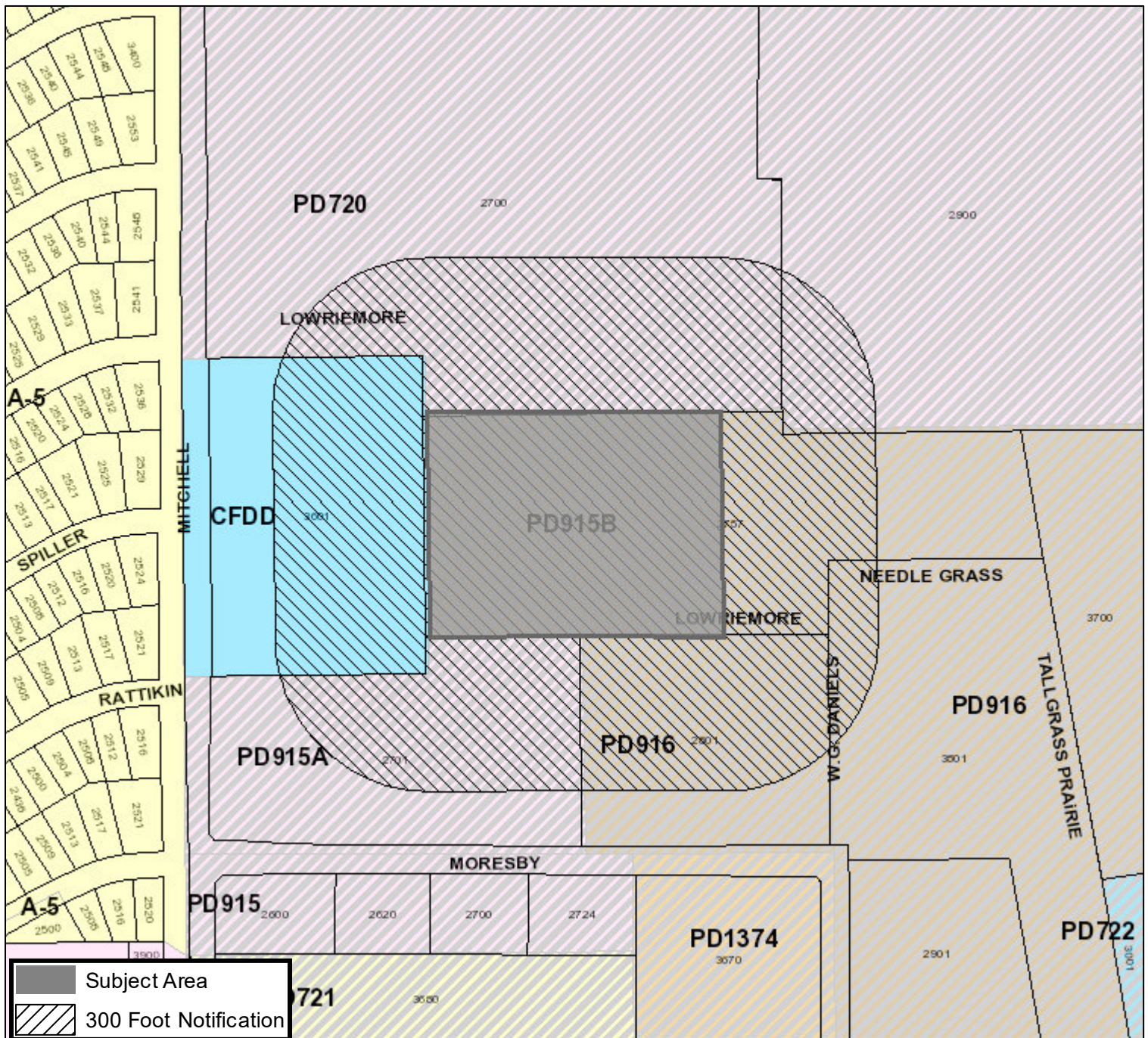
PARD-PDP fees will apply to this development. Fees assessed at building permit.

**Building Plan Review**

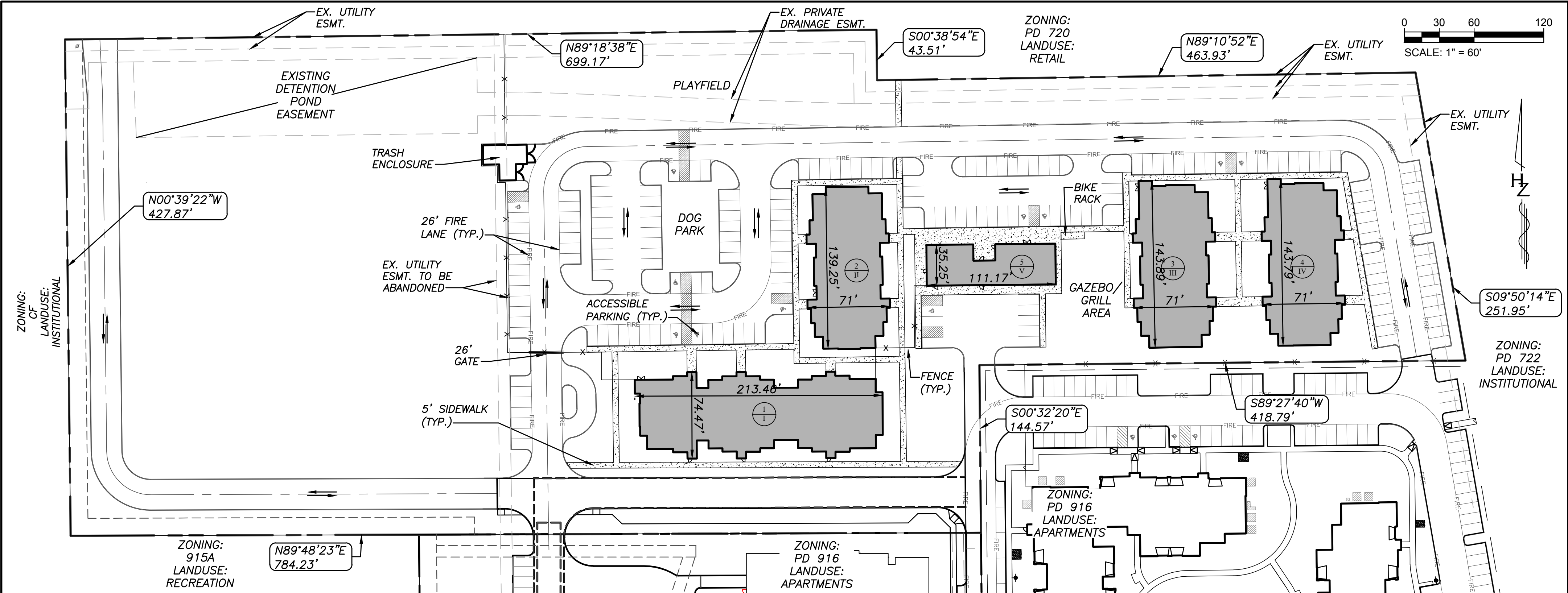
No response provided

*(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.)*





J:\MARLIA\0312\2024\815AM\1\PROJ\R305784\_09 - RENAISSANCE HEIGHTS PHASE 3 CIVIL\10 CADD & BIM\AUTOCAD - DWG\PD SITE PLAN\30578409\_PD SITE PLAN.DWG



DEVELOPMENT STANDARD NOTES (ZC-15-148)

USE

"PD/D" PLANNED DEVELOPMENT FOR ALL USES IN "D" HIGH DENSITY MULTI-FAMILY DISTRICT (DENSITY SHALL BE 30 UNITS/ACRE)

BUILDING LAYOUT

- A. MULTI-FAMILY BUILDINGS WILL BE SITUATED SUCH THAT PARKING IS INTERNAL TO THE SITE. I.E. BUILDINGS WILL BE ADJACENT TO THE RIGHT OF WAY WITHOUT PARKING BETWEEN THE BUILDINGS AND RIGHT OF WAY.

LANDSCAPING/BUFFERING, SIDEWALKS, AND FORESTRY

LANDSCAPING: PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING

LANDSCAPING STANDARDS: LOTS WITH FRONTAGE ALONG "THE COLLECTOR" SHALL PROVIDE A LANDSCAPE BUFFER ADJACENT TO THE RIGHT OF WAY IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- A. LANDSCAPE BUFFER MINIMUM 10 FEET IN WIDTH  
B. 3" CALIPER TREES AT 40 FEET ON CENTER  
C. 5 GALLON SHRUBS TO SCREEN HEAD IN PARKING  
D. MINIMUM 4' SIDEWALK SHALL BE LOCATED IN THE RIGHT OF WAY

TREES SHALL BE SELECTED FROM THE FOLLOWING:

- A. LIVE OAK  
B. LACEBARK ELM  
C. SHUMARD (RED) OAK  
D. CHINESE PISTACHE  
E. CEDAR ELM

SHRUBS SHALL BE SELECTED FROM THE FOLLOWING:

- A. DWARF BURFORD HOLLY  
B. DWARF TEXAS SAGE  
C. INDIAN HAWTHORN (CLARA)  
D. ABELIA  
E. DWARF WAX MYRTLE

LANDSCAPING IN PARKING LOT: ONE THREE-INCH CALIPER TREE WITHIN AN IRRIGATED LANDSCAPE ISLAND OF NOT LESS THAN 150 SQUARE FEET WITH LIVE GROUND COVER SHALL BE PROVIDED FOR EVERY 100 PARKING SPACES, OR FRACTION THEREOF. A SEPARATE IRRIGATED LANDSCAPE ISLAND IS REQUIRED FOR EVERY 100 PARKING SPACES; THE REQUIRED 150-SQUARE FOOT LANDSCAPE AREAS CANNOT BE COMBINED TO CREATE FEWER, LARGER LANDSCAPE ISLANDS. IN ADDITION, EACH END OF A PARKING STRIP SHALL HAVE AN IRRIGATED LANDSCAPE ISLAND PLANTED WITH A MINIMUM OF ONE THREE-INCH CALIPER TREE AND THREE SHRUBS WITHIN AN AREA OF NOT LESS THAN 300 SQUARE FEET WITH LIVE GROUND COVER.

URBAN FORESTRY: PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

LOT LIGHTING

PARKING LOT LIGHTING: LIGHT POLES SHALL BE NO MORE THAN 30 FEET IN HEIGHT AND PAINTED BLACK, DARK GRAY, OR DARK GREEN, OR HAVE BRONZE OXIDANT PROTECTIVE COATING. THE MAIN ENTRANCE SHALL BE LIT TO BE

DISTINGUISHABLE FROM SURROUNDING AMBIENT LIGHTING. LIGHTING WITHIN THE BUFFERYARD ADJACENT TO RESIDENTIAL PROPERTY SHALL NOT EXCEED ONE FOOT CANDLE AT GROUND LEVEL. LIGHT POLES WITHIN 140 FEET OF RESIDENTIAL PROPERTY SHALL NOT EXCEED 20 FEET IN HEIGHT AND SHALL BE SHIELDED AWAY FROM RESIDENTIAL PROPERTY.

STREET LIGHTING: LIGHT POLES ALONG THE COLLECTOR STREET AND AT THE INTERSECTION WITH MITCHELL BLVD. OR WICHITA ST. SHALL BE BLACK POWDER COATED.

BUILDING HEIGHT

MAXIMUM HEIGHT SHALL NOT EXCEED 35 FEET - SLAB TO TOP PLATE (3 STORIES)

BUILDING MATERIALS

THE EXTERIOR FACADE OF ALL MAIN AND ACCESSORY BUILDINGS SHALL HAVE NOT LESS THAN 70% MASONRY (HARDY ALLOWED)

SIGNS - PER CODE

ADDITIONAL NOTES:

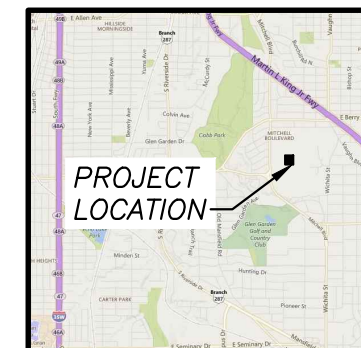
- ALL VEHICULAR PAVING IS TO BE CONCRETE
- ALL FIRE LANES WILL INCLUDE EMERGENCY ACCESS EASEMENT
- ROADWAYS, DRIVEWAYS, PARKING LOTS & SIDEWALK WILL BE PAVED WITH ASPHALT OR CONCRETE. SURFACES OTHER THAN CONCRETE WILL BE GRASS, WITH THE EXCEPTION OF THE AMENITY PARKING SURFACE WILL CONSIST OF PAVERS MATERIAL.
- PROPOSED FENCING WILL BE 6' TALL PICKET FENCE AROUND THE PERIMETER OF THE SITE.

Site Requirements		
Description	Zoning Requirement	Provided
Open Space	35%	54%
Units per acre	30 max	10.06
Front Yard	20' min	N/A
Rear Yard	5' min	5'
Side Yard	5' min	5'
Height	35' max	35'
Off-Street Parking	210*	182
Accessible Parking	5	11
Bicycle Spaces	20	20
Sidewalk along ROW	4'	5'
Landscape Setback along ROW	10'	10'

Notes:

- All signage will conform to Lighting Code
- All signage will conform to Article 4, Signs
- The project will conform to Section 6.301, Landscape
- The project will conform to Section 6.302, Urban Forestry
- The project will conform with additional street tree requirements along Lowriemore Lane
- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted

LOCATOR MAP



Required Parking			
1 per bedroom	Units	Bedroom(s)	Spaces
	35	1bd	35
	35	2bd	70
	30	3bd	90
Total Residential			195
1 per 250 sf of Common Area (3,700 sf)			15
Total			210

Variance Request for Parking			
1 per bedroom 2 per 2 bedroom 2 per 3 bedroom	Units	Bedroom(s)	Spaces
	35	1bd	35
	35	2bd	70
	30	3bd	60
Total Residential			165
1 per 250 sf of Common Area (3,700 sf)			15
Total			180
			182

Required  
Provided

Building Type	Multifamily Residential	Multifamily Residential	Multifamily Residential	Multifamily Residential	Amenity Building
Gross Floor Area	35,323 SF	23,073 SF	23,497 SF	23,497 SF	3,870 SF
Number of Stories	3	3	3	3	1
Units	30	23	23	24	-
Bedrooms	72	41	40	42	-

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	EASEMENT
	LANDSCAPE BUFFER
	BUILDING/STRUCTURE/AREA
	EXTERIOR BUILDING DOOR
	PAVING CURB
	PAVING STRIPING/MARKING
	SIDEWALK
	PUBLIC STREET CURB
	FENCE/WALL
	VEHICULAR FLOW
	BUILDING ENTRANCE/EXIT

PD SITE PLAN

FW MASON HEIGHTS, LP  
9005 CREST RIDGE CT  
FORT WORTH, TX 76179  
(817) 235-6826



500 W. 7th Street, Suite 300  
Fort Worth, Texas 76102-4728  
817.335.3000  
www.huitt-zollars.com

LOTS 3R-2, BLOCK 1  
MASON HEIGHTS ADDITION

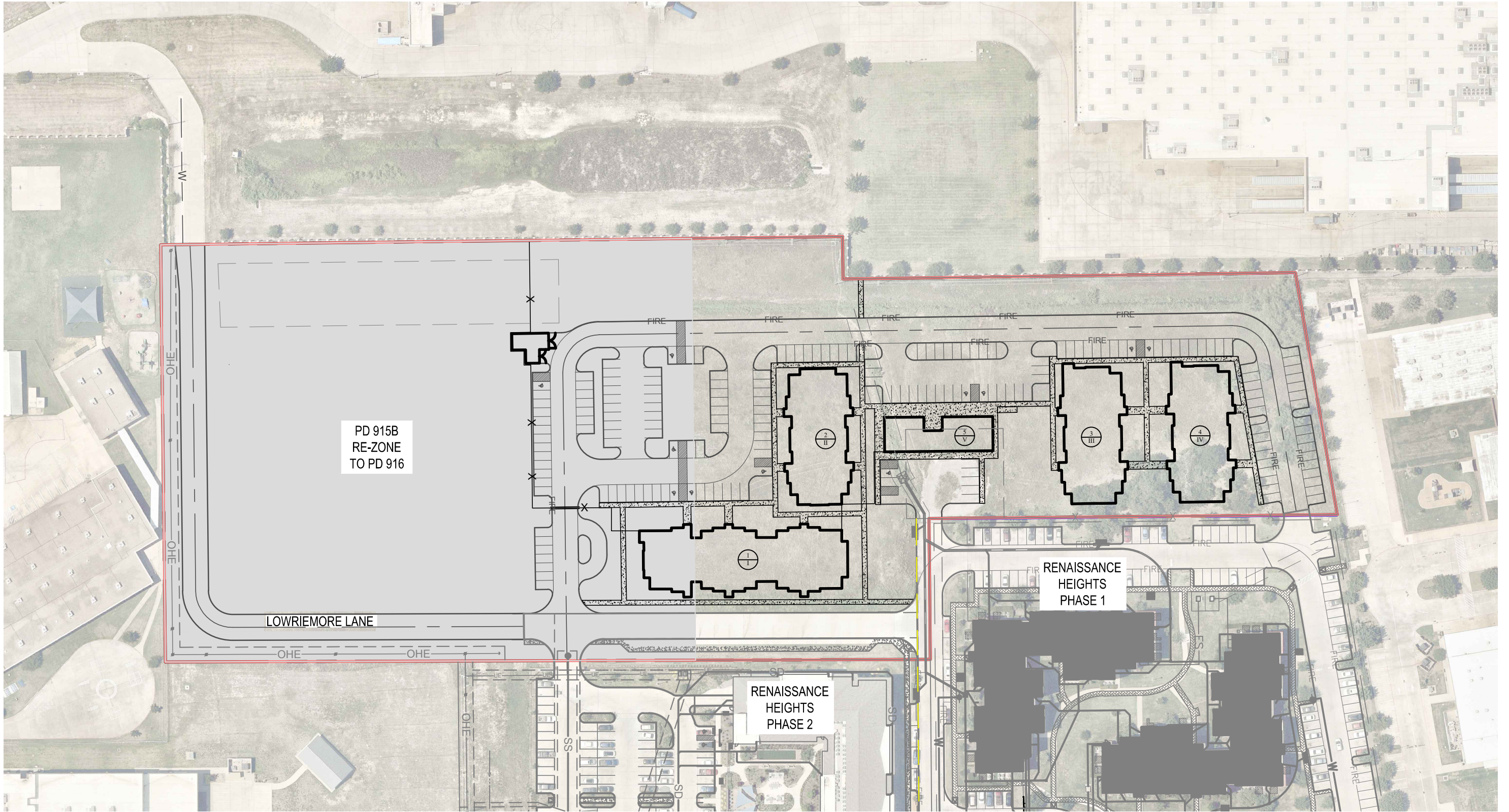
RENAISSANCE HEIGHTS  
PHASE 3

ZONING CASE: ZC-24-016

Director of Planning and Development

Date

JMAR14 02/05/2024 6:23AM I:\PROJECTS\305784.09 - RENAISSANCE HEIGHTS\EXHIBITS\2024-02-04 ZONING EXHIBITS\ZONING EXHIBIT.DWG



0 50 100 200  
SCALE: 1" = 100'



500 W. 7th Street, Suite 300  
Fort Worth, Texas 76102-4728  
817.335.3000  
www.huitt-zollars.com

## REZONING EXHIBIT

RENAISSANCE HEIGHTS PHASE III

2757 MORESBY ST  
FORT WORTH, TX 76119

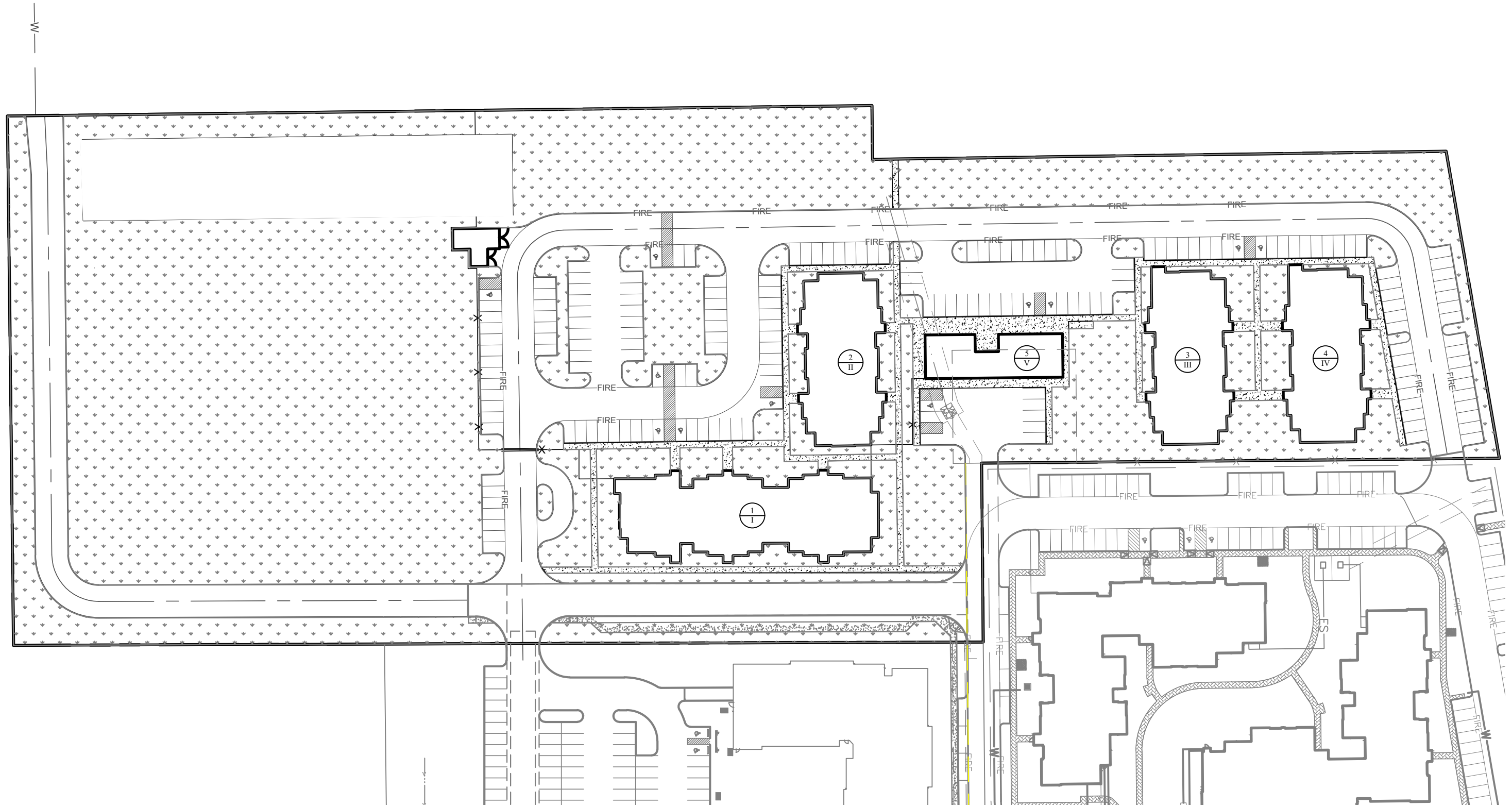
COLUMBIA RESIDENTIAL

1718 PEACHTREE STREET, SUITE 684  
ATLANTA, GA 30309

HZ PROJECT NO.: R305784.09  
ISSUE DATE: February 4, 2024  
DRAWN BY: HZI  
REVIEWED BY: HZI  
APPROVED BY: HZI

SHEET **01** OF **01**

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0 40 80 160  
SCALE: 1"=80'

SITE AREA = 9.949 ACRES  
OPEN SPACE = 5.3562 ACRES  
% OPEN SPACE = 53.83%

LEGEND	
SYMBOL	DESCRIPTION
	OPEN SPACE



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## OPEN SPACE EXHIBIT

RENAISSANCE HEIGHTS PHASE III

2757 MORESBY ST  
FORT WORTH, TX 76119

COLUMBIA RESIDENTIAL

1718 PEACHTREE STREET, SUITE 684  
ATLANTA, GA 30309

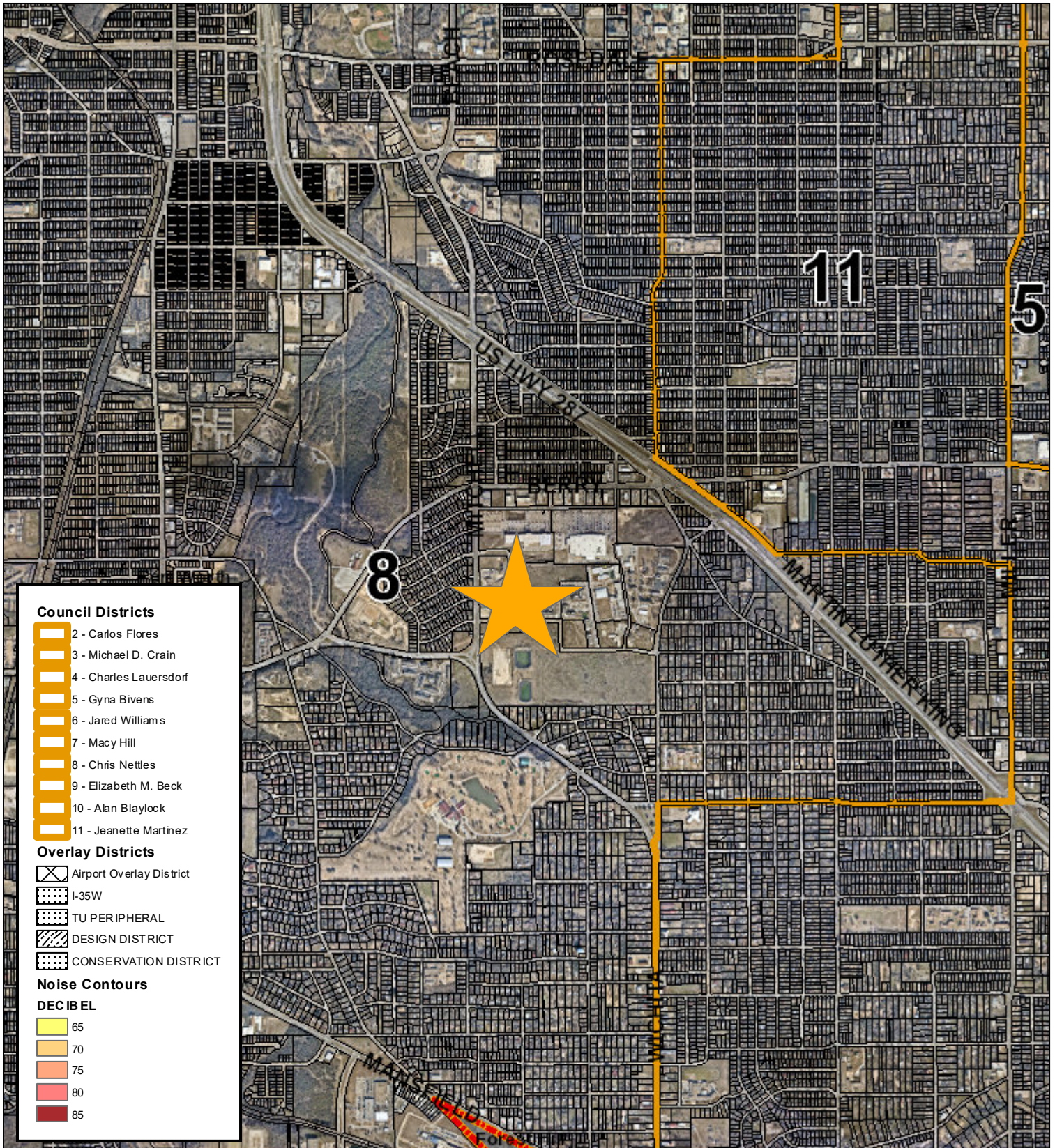
HZ PROJECT NO.: R305784.09  
ISSUE DATE: February 4, 2024  
DRAWN BY: HZI  
REVIEWED BY: HZI  
APPROVED BY: HZI

SHEET **01** OF **01**



ZC-24-016

## Area Map

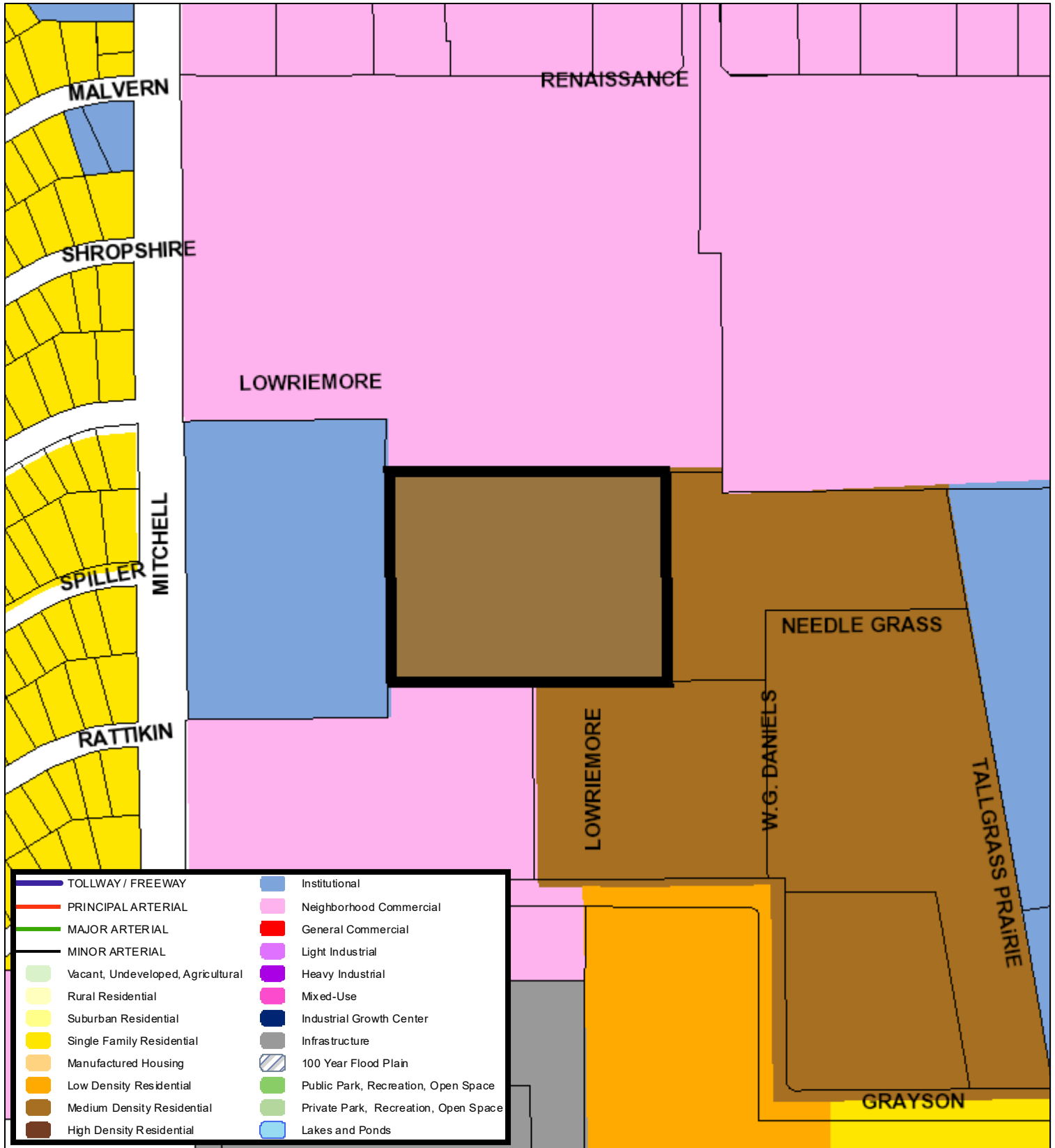


0 1,000 2,000 4,000 Feet



ZC-24-016

## Future Land Use



275 137.5 0 275 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**

