



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
March 2, 2021

**Council District** 6

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** Pate Ranch Commercial LP

**Site Location:** 7400 block Prairieside Drive      Acreage: 8.7

**Proposed Use:** Required site plan for PD 1064

**Companion Cases:** ZC-14-147/PD-1064

**Staff Recommendation:** Approval

**Background:**

The proposed site is located at the southeast corner of Prairieside Drive and Candlehill Lane. The applicant is providing the required site plan for PD 1064. The PD zoning was approved in 2014 for PD/MU-2 excluding multiple uses. The proposed site plan includes 99 units varying in size and height that meet the MU-2 requirements.

The area on the far west side of the project is encumbered by several easements, which prohibits the buildings to have direct frontage onto Prairieside Drive. The applicant has indicated this area will be an HOA X Lot, intended as open space.

The area on the far east side of the project is not encumbered by easements, but it does have a sharp angle due to the location of the street. The applicant has indicated this area will be programmed like a plaza with amenities that the residents and public can enjoy. The applicant has provided an exhibit that illustrates the open spaces within the project.

**Site Information:**

Surrounding Zoning and Land Uses:

- North PD 1064 / multifamily
- East PD 1064 / undeveloped
- South PD 1273 / single family
- West PD 1273/1064 / detention pond

Zoning History:      ZC-20-010  
                                 SP-16-015

**Site Plan Comments:**

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

***(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.)**

**Public Notification:**

300 foot Legal Notifications were mailed on January 22, 2021.

The following organizations were notified: (emailed January 19, 2021)

<b>Organizations Notified</b>	
Briercliff Estates HA	Quail Ridge Estates Phase II HOA
Park Palisades HA	Quail Ridge Estates HOA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

\*Located within this Neighborhood Association

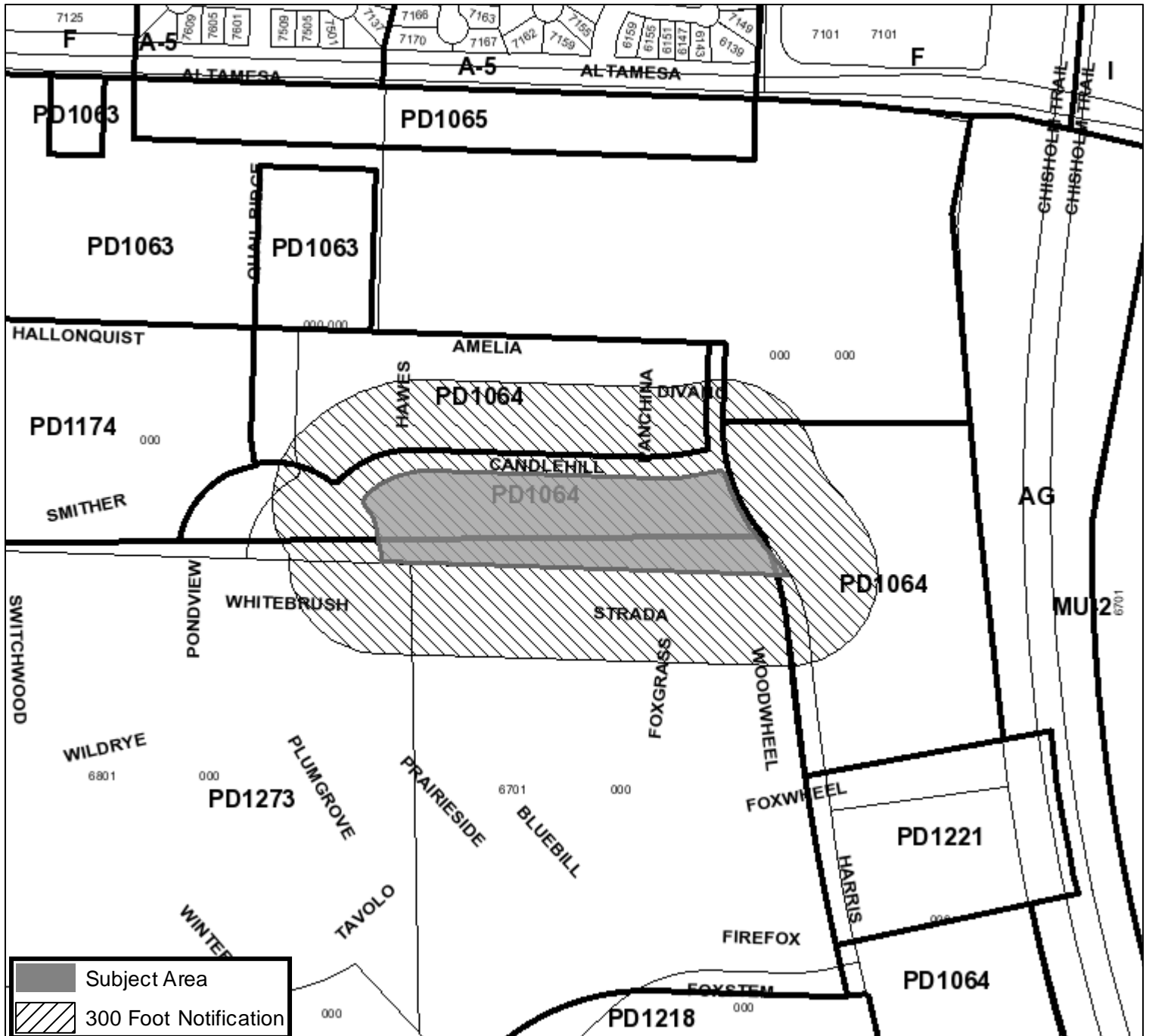
**Attachments:**

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Landscaping Exhibit
- Area Map
- Future Land Use Map
- Aerial Photograph

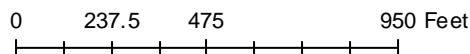


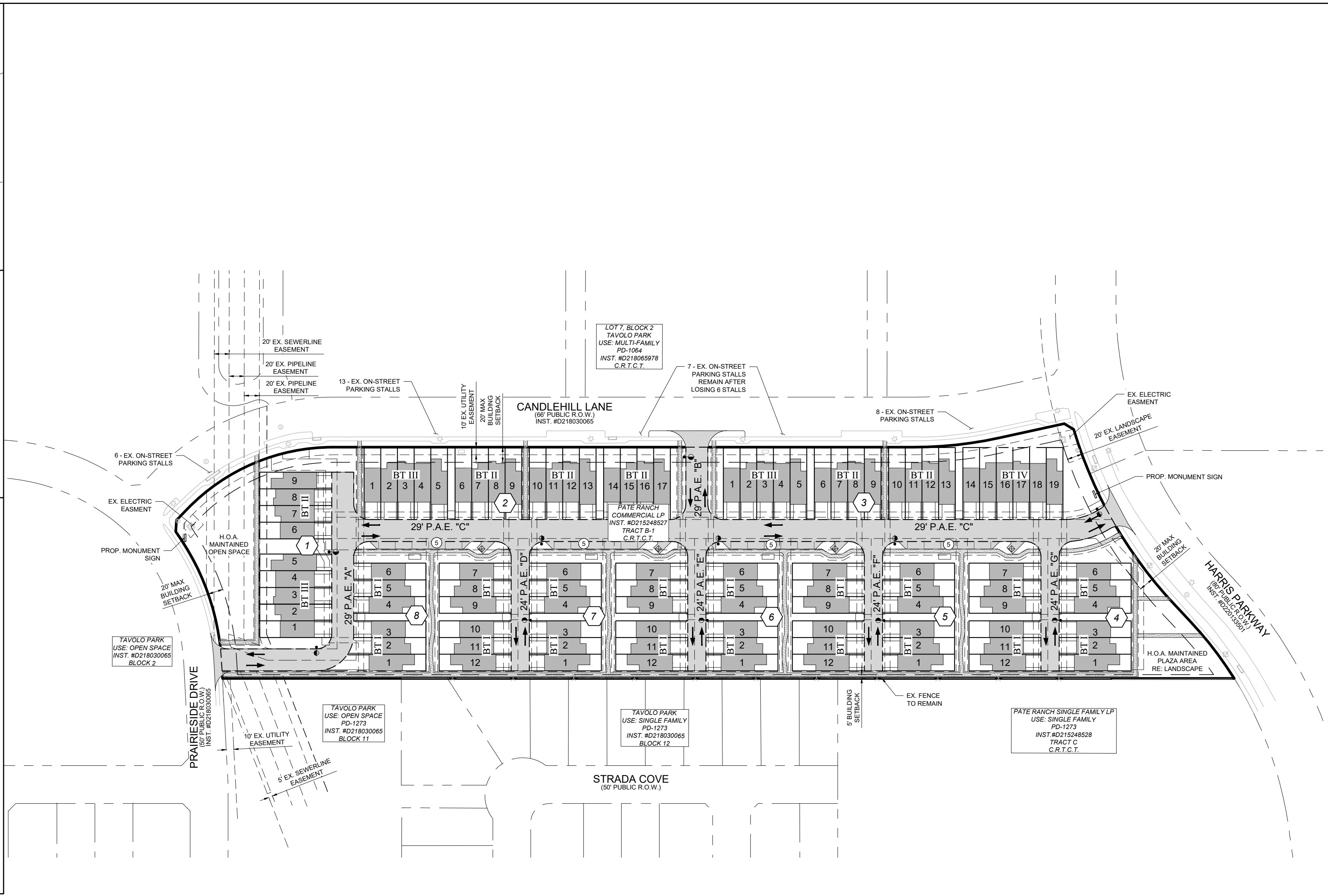
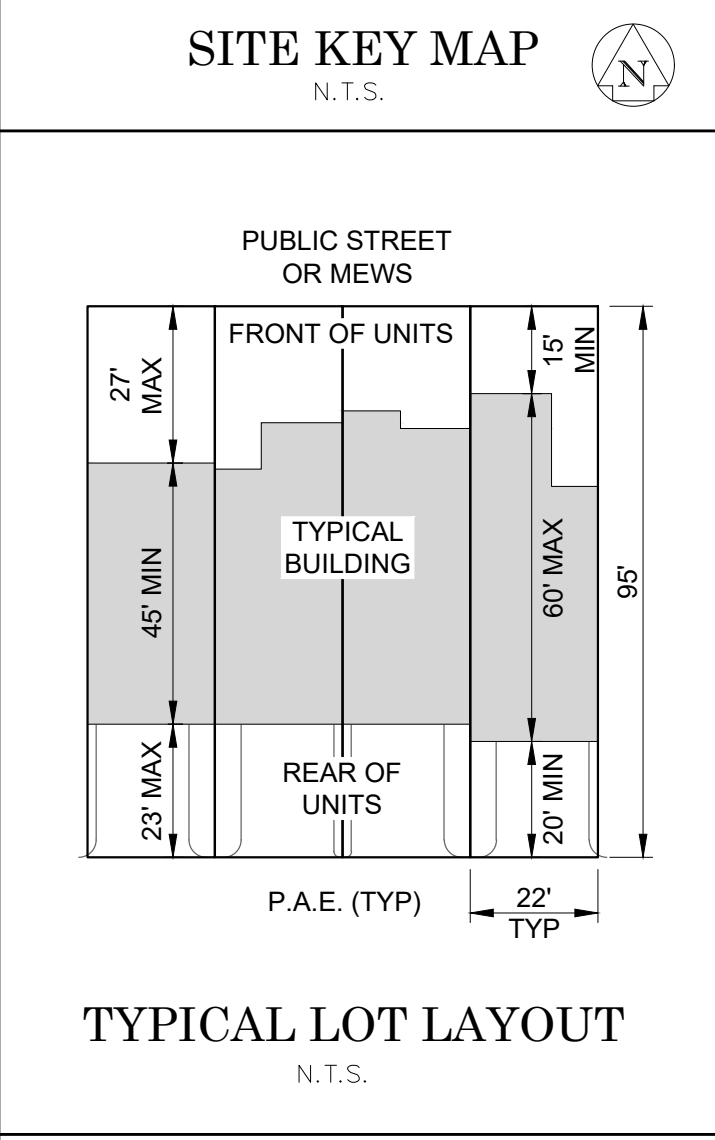
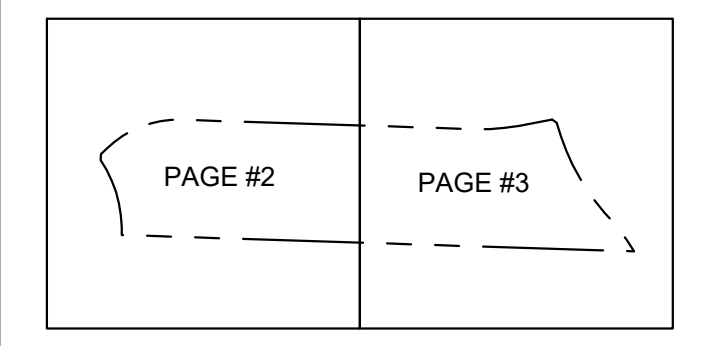
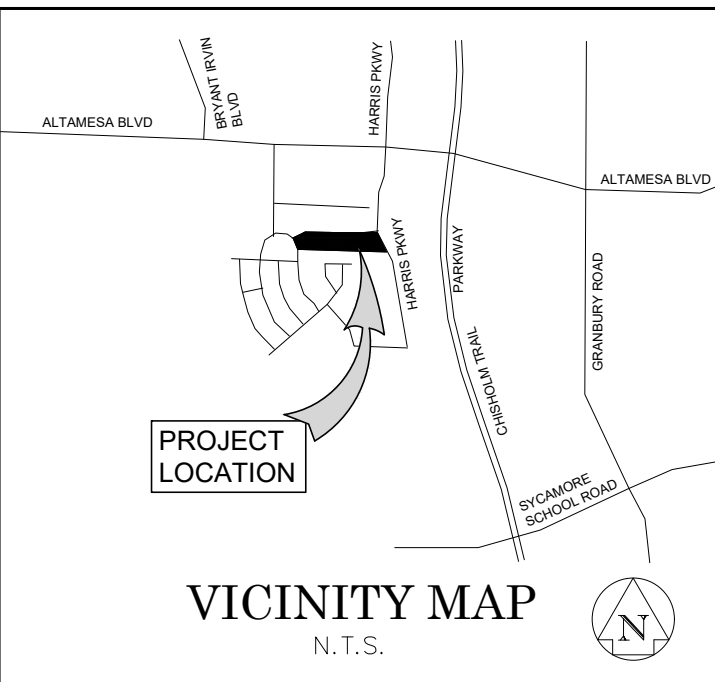
# Area Zoning Map

Applicant: Pate Ranch Commercial LP  
 Address: 7400 block Prairieside Drive  
 Zoning From: PD 1064  
 Zoning To: Required site plan for townhouses  
 Acres: 8.70639411  
 Mapsco: 102G  
 Sector/District: Far Southwest  
 Commission Date: 2/10/2021  
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification





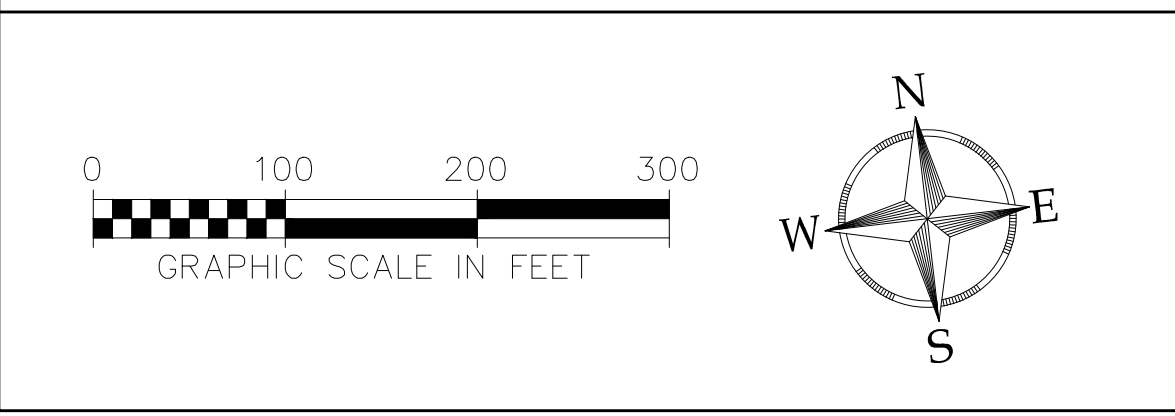
SITE SUMMARY		
REQUIREMENTS	MINIMUM	PROVIDED
FRONT YARD SETBACK	0' MIN / 20' MAX	15' - 27'
REAR YARD SETBACK	5' MIN	20' - 23'
SIDE STREET SETBACK	0' MIN / 20' MAX	VARIES
OPEN SPACE	NONE	±2.74 AC
RESIDENT PARKING	2 PER UNIT	198
GUEST PARKING	NONE	20
TOTAL PARKING	198	218

BUILDING SUMMARY				
BUILDING TYPE	UNITS PER BLDG	# OF BLDGS	BUILDING HEIGHT (STORIES/FT)	FLOOR AREA PER BLDG (SF)
I	3	18	2 / 33'-11"	6,314
II	4	6	2 / 33'-11"	8,419
III	5	2	2 / 33'-11"	10,524
IV	6	2	2 / 33'-11"	12,629
			GROSS FLOOR AREA (SF)	210,472
			DENSITY (UNITS/AC)	11.37

**LEGEND**

- PROPOSED VEHICULAR CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- DIRECTION OF TRAFFIC
- PROPOSED ON-STREET PARKING COUNT
- PROPOSED STREET LIGHTS
- PROPERTY BOUNDARY
- LOT LINES
- EASEMENT

**PROPOSED EASEMENT LEGEND:**  
 P.A.E. = PUBLIC ACCESS EASEMENT



**NOTES:**

- LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES. REFERENCE LIGHTING PLAN FOR LIGHT POLE LOCATIONS, TYPE, AND LIGHTING LEVELS.
- ALL SIGNAGE SHALL COMFORM TO ARTICLE 4, SIGNS.
- THE PROJECT LANDSCAPING WILL MEET THE CRITERIA SET FORTH IN SECTION 6.301, LANDSCAPING. REFERENCE LANDSCAPE PLAN FOR SUPPLEMENTAL SURFACE MATERIALS, SCREENING MATERIALS, FENCES, AND SIGNS.
- PUBLIC ACCESS EASEMENTS WILL BE MARKED AND MAINTAINED AS FIRE LANES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING MATERIALS, GROSS FLOOR AREAS, AND BUILDING ENTRANCES.

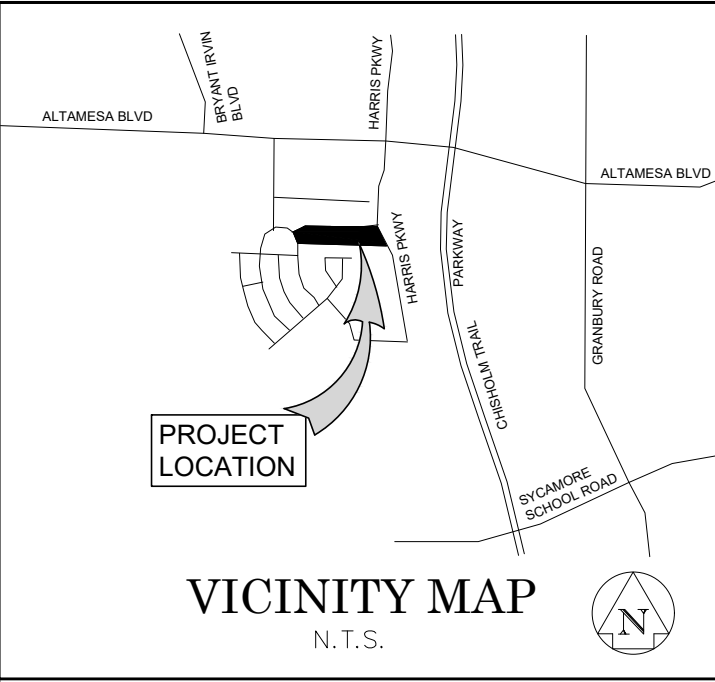
DIRECTOR OF PLANNING AND DEVELOPMENT: \_\_\_\_\_  
 DATE: \_\_\_\_\_

JOB #:	BAR20001
DRAWN BY:	DS
CHECKED BY:	AM
DATE:	01/27/2021
REVISIONS:	

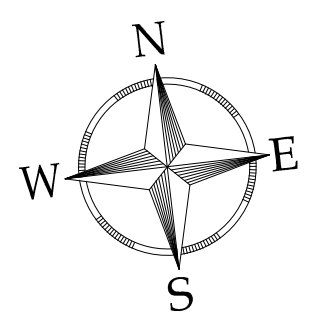
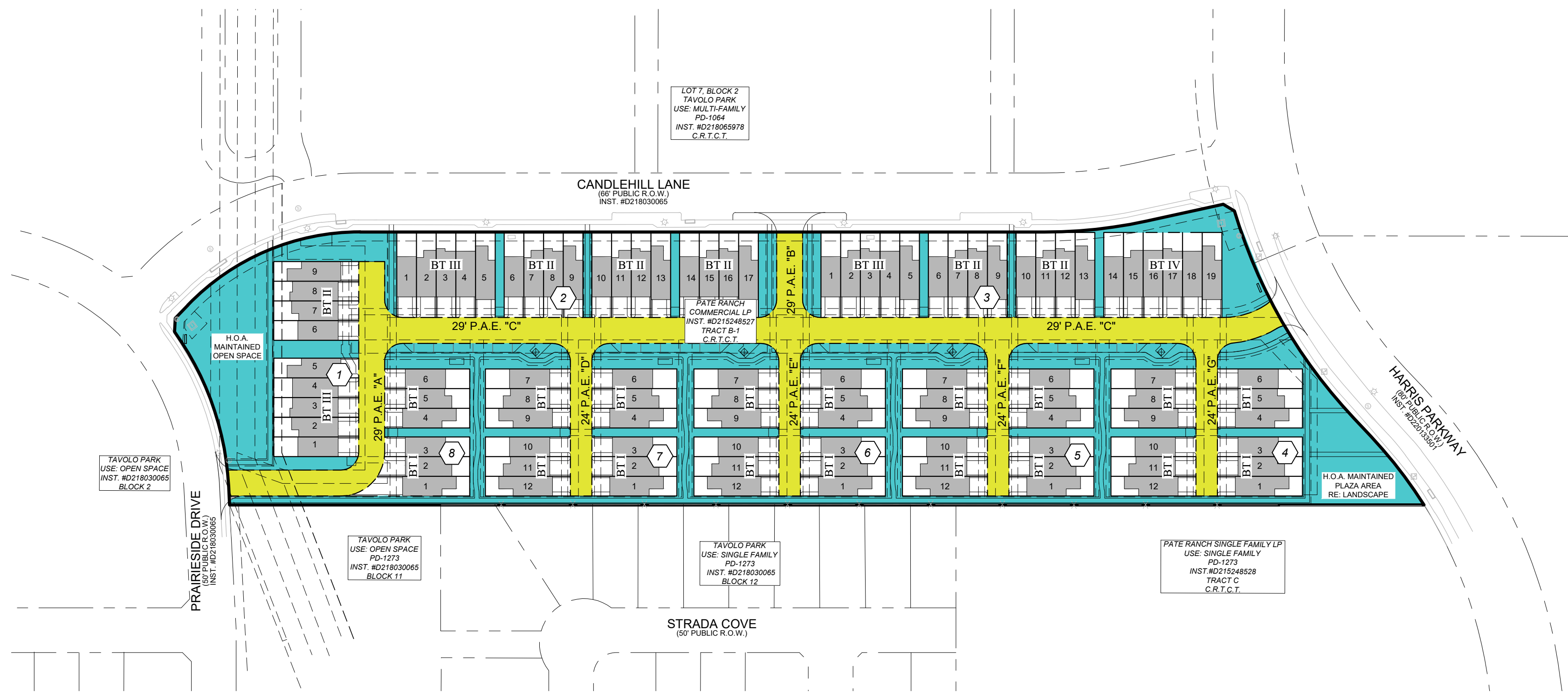
Site Plan of  
**TAVOLO PARK TOWNHOMES**  
 8.706 AC

**PELOTON**  
 LAND SOLUTIONS  
 9800 HILLWOOD PARKWAY, SUITE 250  
 FORT WORTH, TEXAS 76177 PH.# 817-562-3350

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LEGEND	
	PROPOSED OPEN SPACE AREA = 2.74 ACRES
	PROPOSED P.A.E. AREA = 1.39 ACRES
TOTAL AREA = 4.13 ACRES	



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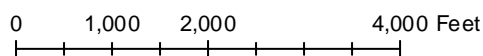
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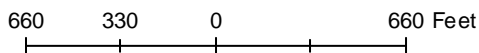
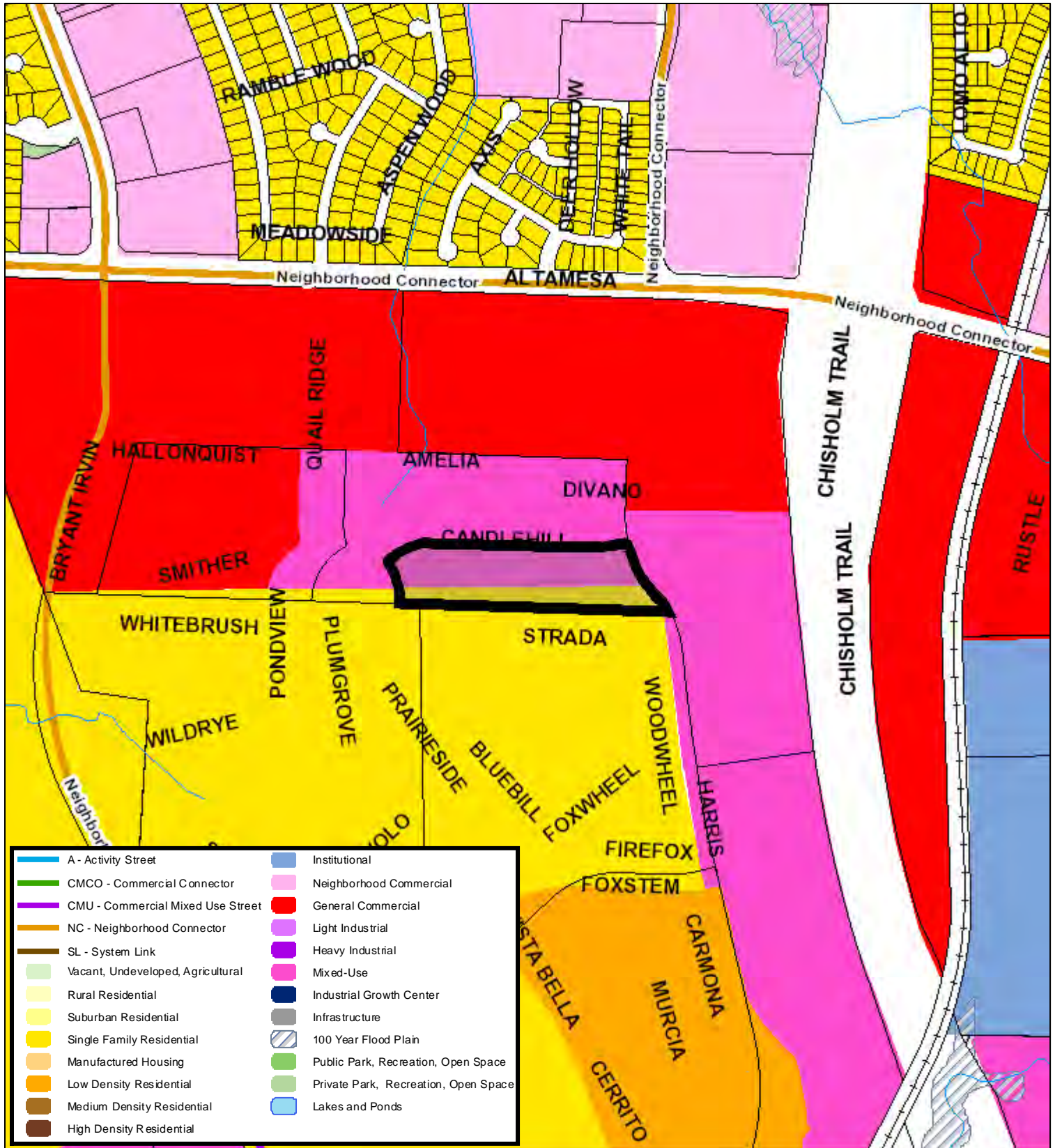
**PELOTON**  
LAND SOLUTIONS

8800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

## Area Map



### Future Land Use



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



0 412.5 825 1,650 Feet

