



# Zoning Staff Report

**Date:** December 12, 2023

**Case Number:** SP-23-009

**Council District:** 8

## Site Plan

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

**Owner / Applicant:** Mark Trieb / Donna VanNess, The Housing Chanel

**Site Location:** 11300 block Trinity Boulevard

**Acreeage:** 27 acres

## Request

**Proposed Use:** Warehouse Distribution & Logistics Facility

**Request:** To: Add site plan to “PD-R2” Planned Development for one-family detached, one-family attached (townhouse) and Cluster housing with development standards; Site plan required.

## Recommendation

**Staff Recommendation:** **Approval**

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

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## Project Description and Background

The subject property is situated on 27 acres just west of Grayson St and Wichita St in southeast Fort Worth and within NEZ Area Six

Per the PD, the site will be developed with three housing types: R-1 Cluster/zero lot line, no parking/driveway, R-1 single-family detached home and R2 attached townhomes, lot size minimum 2500 and 1 car garage option.

## Surrounding Zoning and Land Uses

North "PD 915/722" Community Facilities / care home  
East "B" Two-Family Residential / residences  
South "B" Two-Family Residential/residences  
West "PD 913" /Vacant/well site

## 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 October 28, 2023.

The following organizations were notified: (emailed October 28, 2023)

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

\* Not located within a registered Neighborhood Association

## Site Plan Comments

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### **Zoning & Land Use**

The site plan as submitted is consistent with the approved PD.

#### General Comments

1. Please include development waivers to the site plan
2. Please include number of R2 units per acre on the site plan
3. Building face shall not exceed a maximum of 250 feet for attached townhomes
4. Although the PD has a one parking space minimum development standards, the applicant has opted to provide two spaces per unit

### **Fire**

#### Comments

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

Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Instructions will be provided for submitting street names on Final Plat comments.

Hose lay must be provided to all exterior portions the building within 150', measured along a 5' wide unobstructed path. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system. Hose lay appears to be met unless obstructions, such as fencing is present. Fencing obstructions may be accommodated by installing 5' wide walk gates having Knox Locks.

#### Section 503.1.1 Buildings and Facilities

#### Section 503.6 Security Gates

Fire lanes/Fire Access Roads: Not all access roads are marked for width. There are two marked at 15' and are not compliant unless access/frontage is taken from other streets (these are double frontage).

Minimum of 20' wide if each dwelling unit has its own driveway or garage.

Minimum of 26' wide if no driveway or garage is provided for each dwelling unit.

Minimum fire lane turn radius for 26' wide fire lanes is 25' inside and 51' outside.

Minimum fire lane turn radius for 20' wide fire lanes is 25' inside and 45' outside.

Alleys are not considered for dwelling frontage unless the alley is constructed to fire lane standards and assigned a street name for addressing.

## Section 503 Fire Lane Specifications

Additional hydrants will be required to accommodate the following:

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

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

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:

? 150 ft. for a standpipe system, and/or a sprinkler system.

Sections 507.5.1 (2) and (3)

Fire allows Cottage Units to be stacked no more than 2 deep from a fire lane/fire access road.

Two units located at the northeast corner that are separated from the fire lane by open space are not compliant unless there is an access road along the east side that will be available for addressing and access.

Five units located at the southeast corner are separated from the fire lane by open space and other cottage units.

Developments of one- or two-family dwellings having more than 30 units must be provided with two separate and approved fire apparatus access roads. This number may be increased to 40 if an additional access point is provided that will connect with a future development.

### Section 503.1.2 Secondary Access

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>

## **Platting**

All lots less than 50 ft. in width shall have rear entry access. A Preliminary Plat will be required when you start the platting process.

If being developed in phases a phasing plan will be required.

### **Development Transportation**

Each Lot is required to have direct access to a road or easement.

### **Stormwater**

DS-23-0121 Accepted at preliminary platting. Site layout matches preliminary drainage study. Final drainage study acceptance required prior to IPRC, CG, FP, and PB issuance.

### **Water**

- Ensure Water Installation Policy and Design Criteria is met.

<https://www.fortworthtexas.gov/files/assets/public/government/documents/fw-water-installation-policy-design-criteria.pdf>

- Re-route 20-inch water main bisecting middle of property.

- No permanent Structures over, under, encroaching lines and their easements - also applies to trees, signs, light poles, retaining walls, etc.

- Retain all easements

-WATER:

12" water main in Grayson St., W.G. Daniela, and Moresby St.

20" water main bisecting middle of property; No direct tap connections allowed.

-SEWER:

8" Sanitary Sewer Main on bisecting west side of property and running in Grayson St.

- FFC due on 8"sewer main

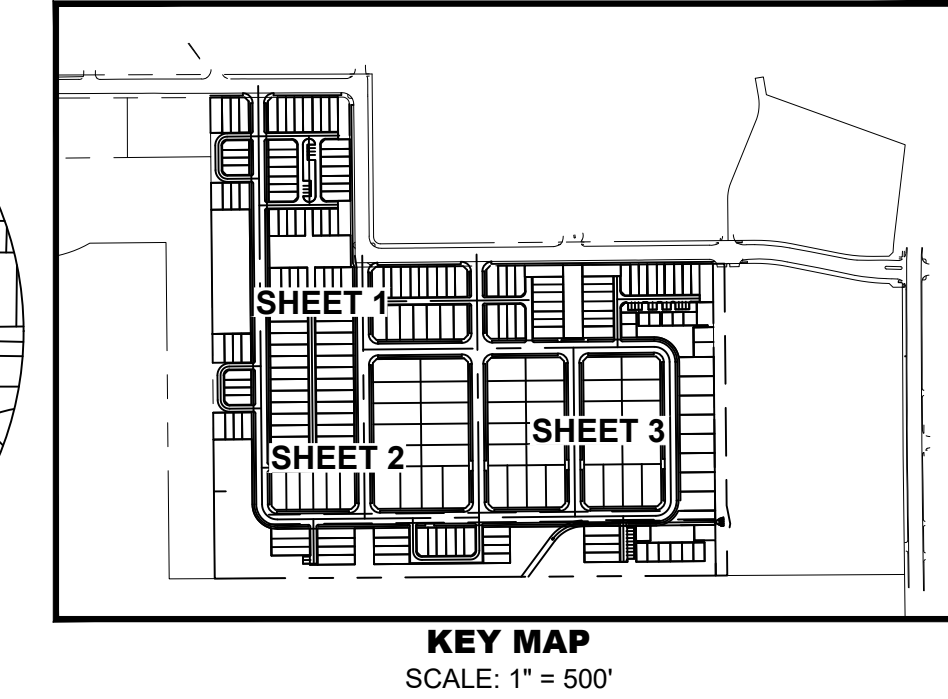
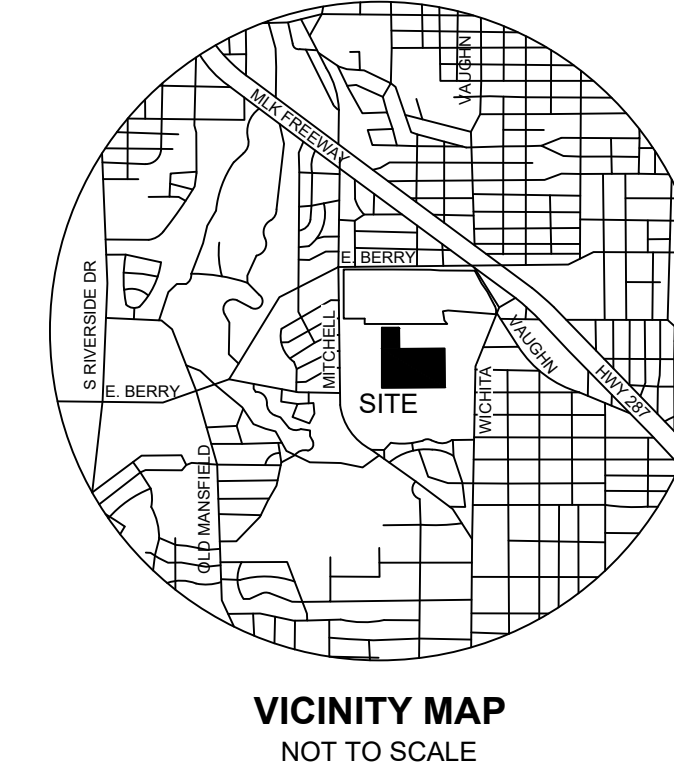
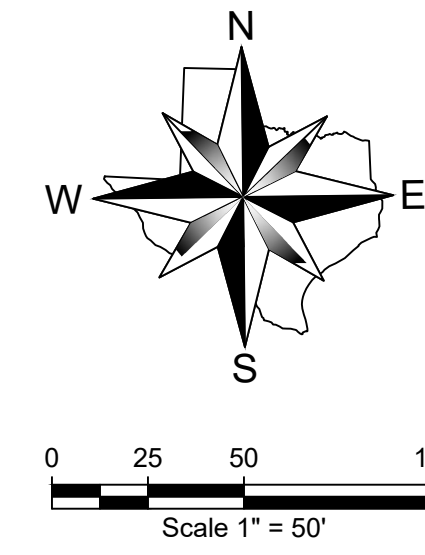


PD Zoning -  
Community Facility  
Land Use

PD Zoning -  
Commercial  
Land Use

A-5 Zoning -  
Gas Well Land Use

PD Zoning -  
Park Land Use

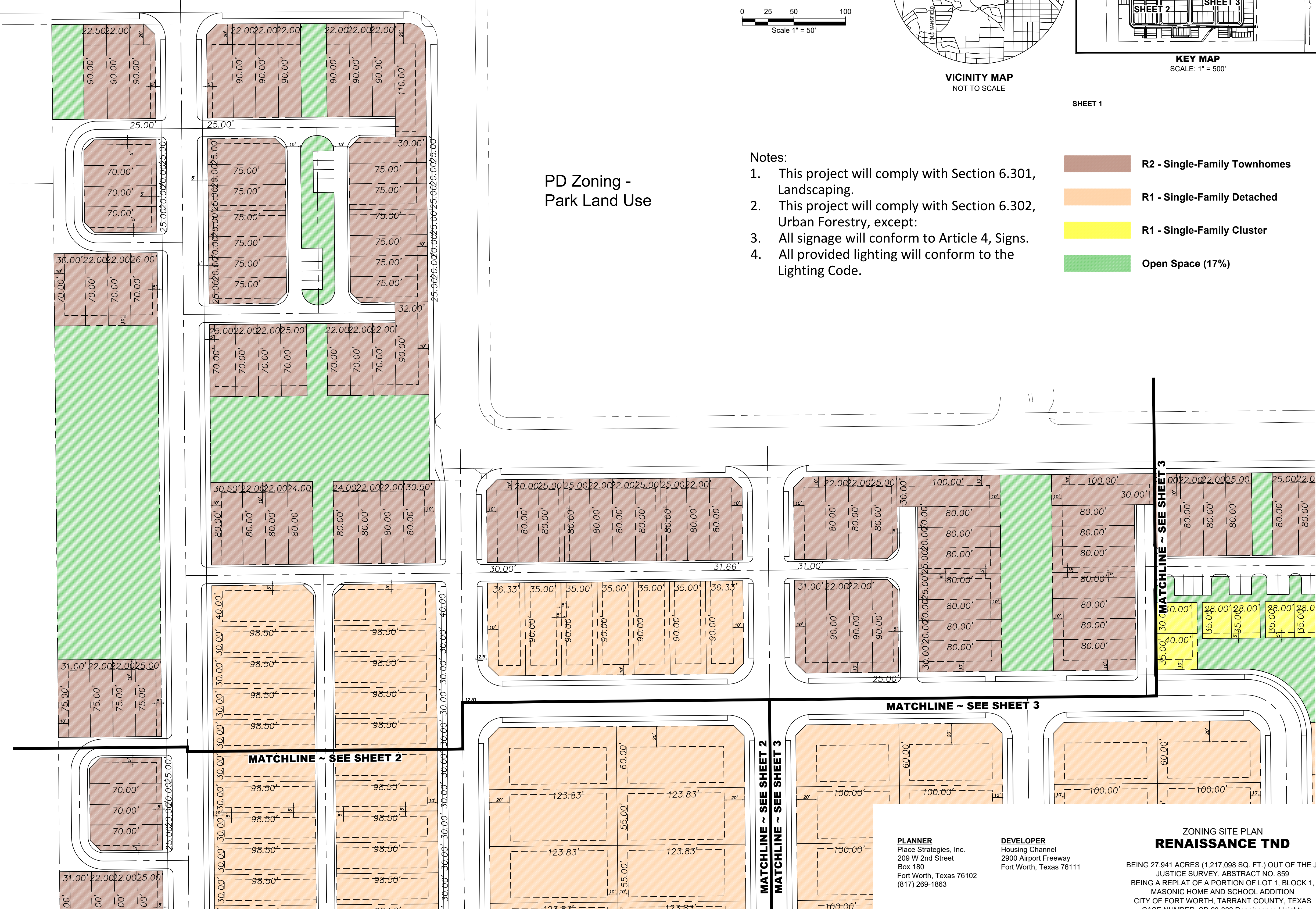


SHEET 1

Notes:

1. This project will comply with Section 6.301, Landscaping.
2. This project will comply with Section 6.302, Urban Forestry, except:
3. All signage will conform to Article 4, Signs.
4. All provided lighting will conform to the Lighting Code.

- R2 - Single-Family Townhomes
- R1 - Single-Family Detached
- R1 - Single-Family Cluster
- Open Space (17%)



209 W 2nd Street, Box 180, Fort Worth, Texas 76102  
(817) 269-1863

J. JUSTICE SURVEY, ABSTRACT NO. 859  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
HOUSING CHANNEL  
2900 AIRPORT FREEWAY  
FORT WORTH, TEXAS 76111

ZONING SITE PLAN  
**RENAISSANCE TND**  
27.941 ACRES

Date : 10.25.23  
Scale : 1" = 50'  
File : 92301.00-SP  
Project No. : 92301.00

SHEET  
1  
OF  
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**PLANNER**  
Place Strategies, Inc.  
209 W 2nd Street  
Box 180  
Fort Worth, Texas 76102  
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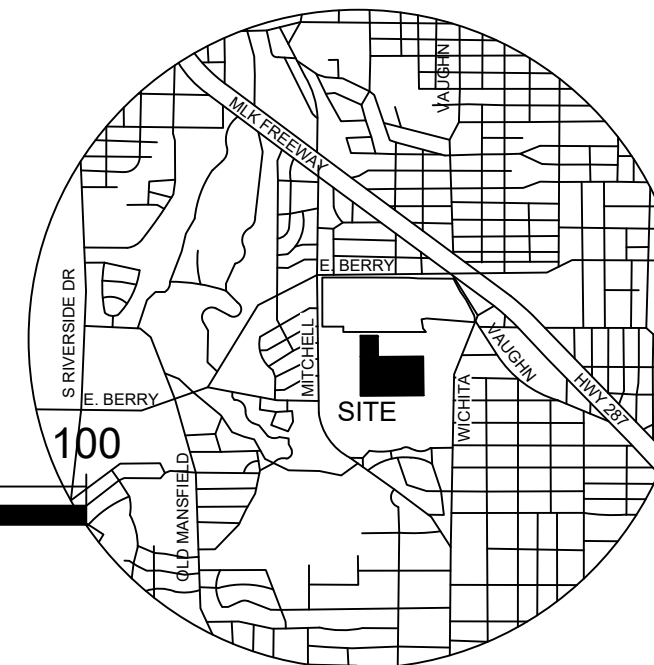
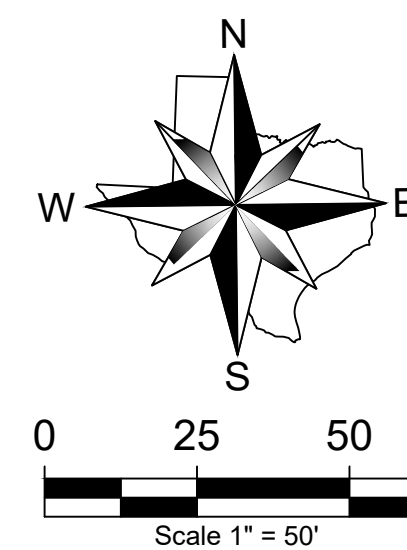
**DEVELOPER**  
Housing Channel  
2900 Airport Freeway  
Fort Worth, Texas 76111

ZONING SITE PLAN  
**RENAISSANCE TND**

BEING 27.941 ACRES (1,217,098 SQ. FT.) OUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859 BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, MASONIC HOME AND SCHOOL ADDITION CITY OF FORT WORTH, TARRANT COUNTY, TEXAS CASE NUMBER: SP-23-009 Renaissance Heights

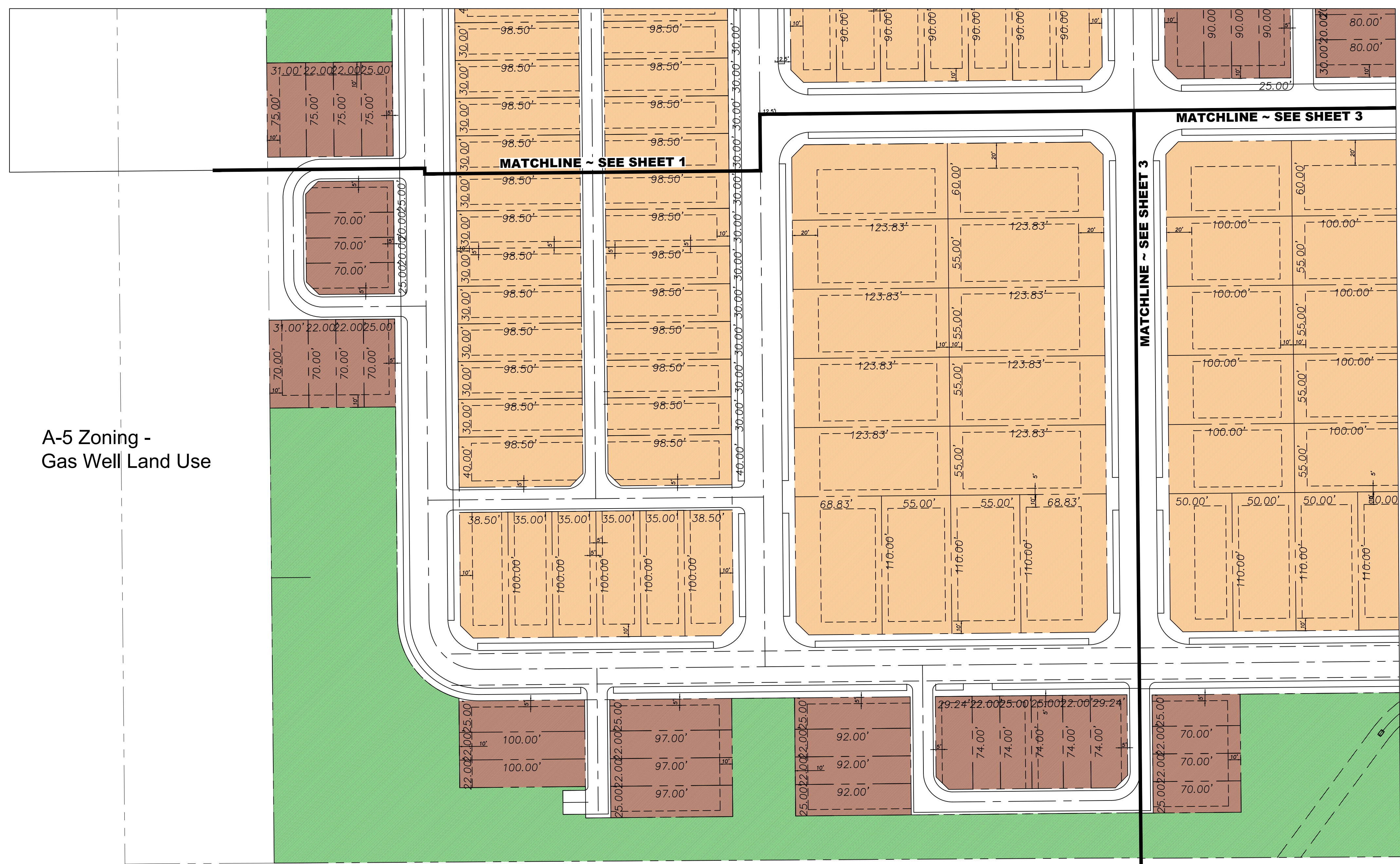
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**VICINITY MAP**  
NOT TO SCALE

209 W 2nd Street, Box 180, Fort Worth, Texas 76102  
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- R2 - Single-Family Townhomes
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LAND USE TABLE	
Gross site area (acreage)	27.9410
Total number lots	245
RESIDENTIAL LOTS	
Number	236
Total number dwelling units*	236
ACREAGE	
R1 - Single family detached	9.470
R2 - Single family attached	5.710
R1 - Cluster	0.620
NON-RESIDENTIAL LOTS	
Number	9
ACREAGE	
Commercial lots	0.000
Industrial lots	0.000
Open space lots	4.75 (17%)
Right-of-way	7.391 (26.5%)
Average Net Residential Density* (du/acre)	14.937
*Future Accessory Dwelling Units do not count toward the total dwelling unit amount or density	

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A-5 Zoning - Gas Well Land Use

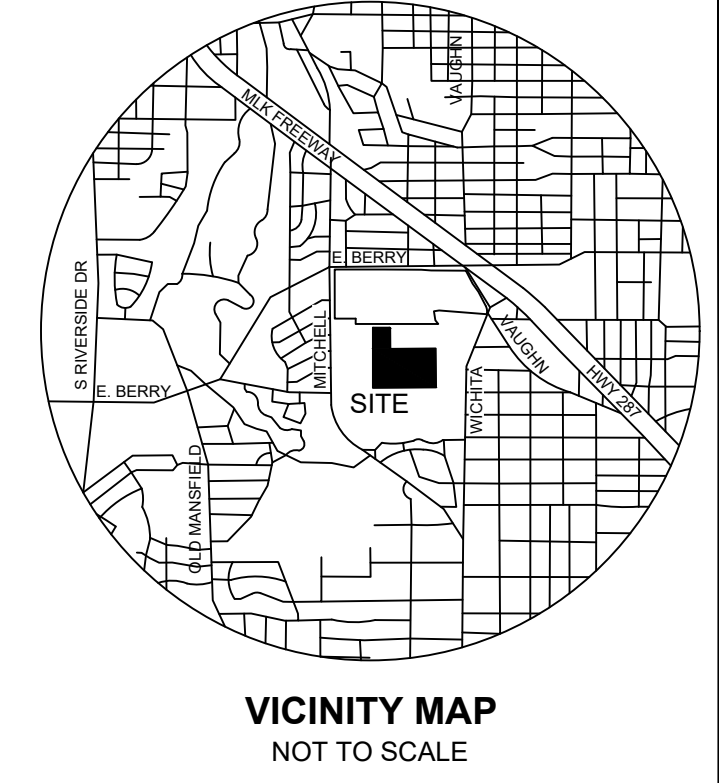
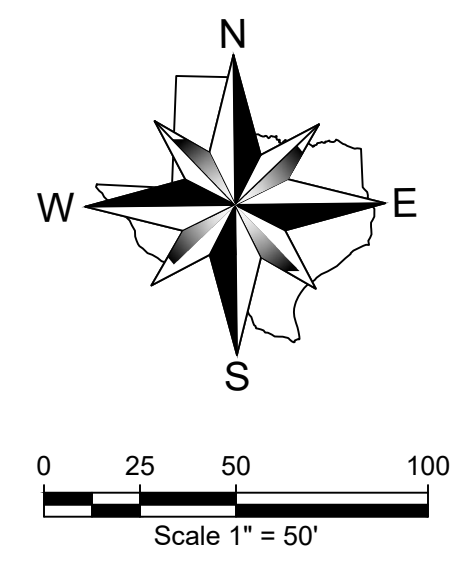
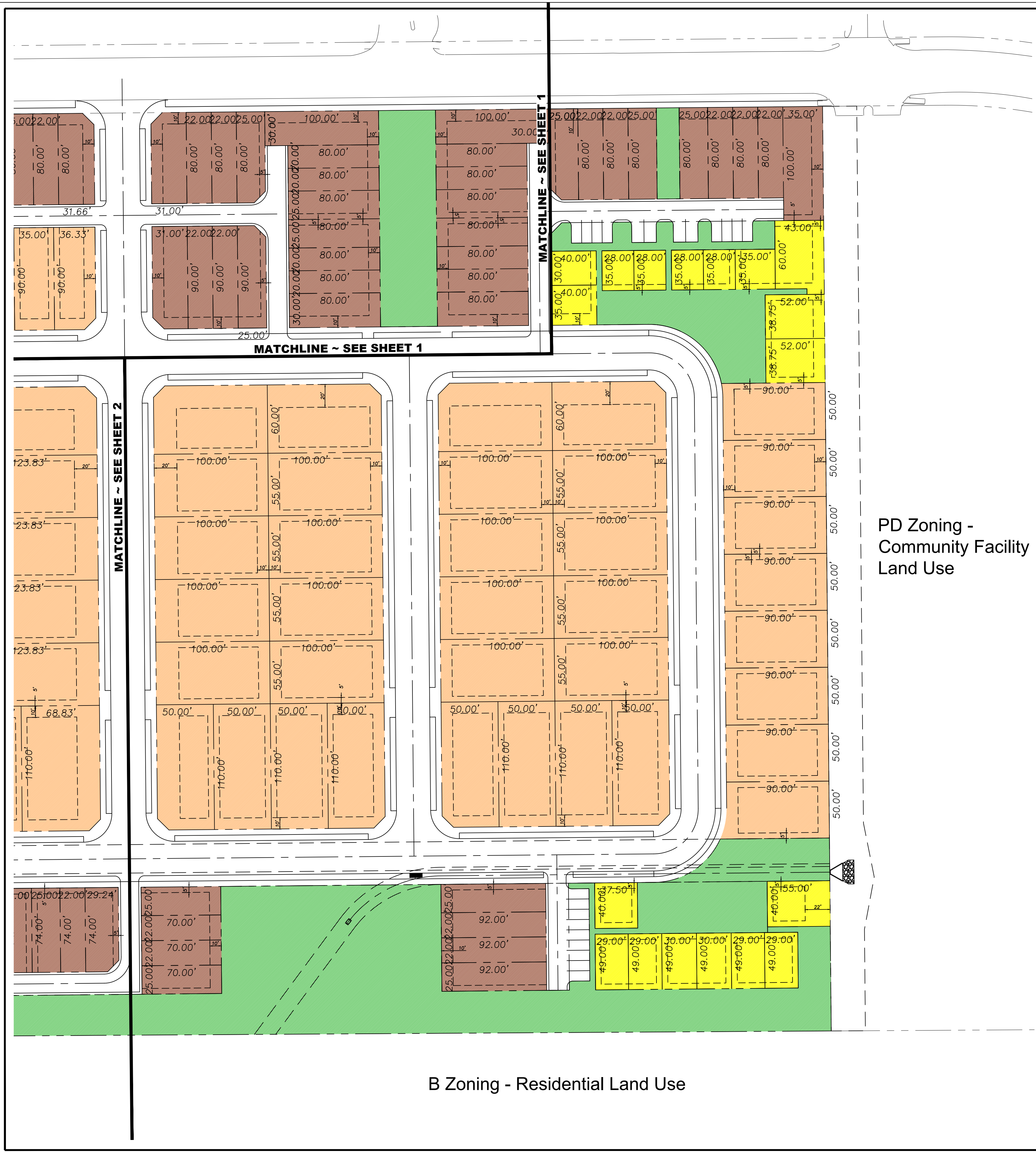
B Zoning - Residential Land Use

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**ZONING SITE PLAN**  
**RENAISSANCE TND**  
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CASE NUMBER: SP-23-009 Renaissance Heights



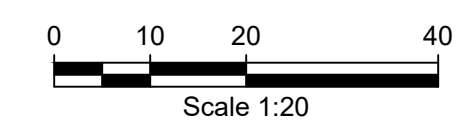
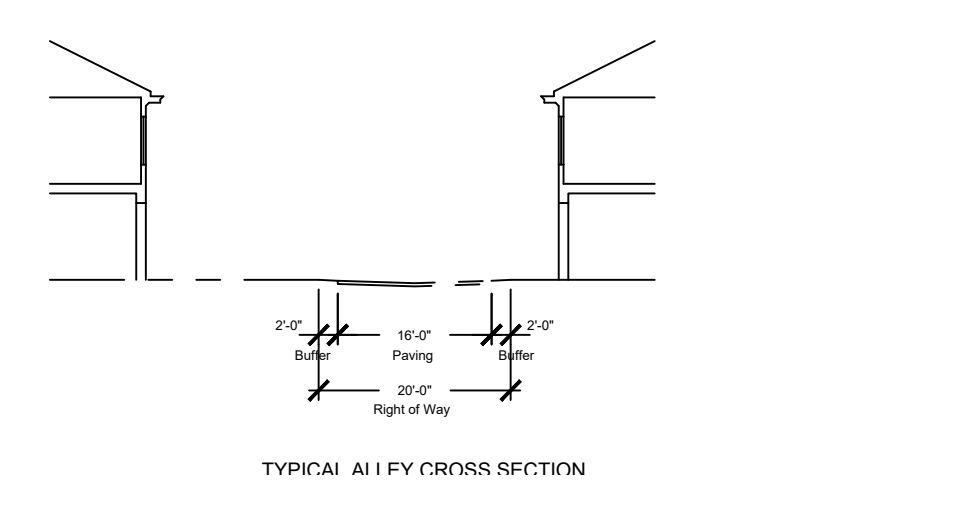
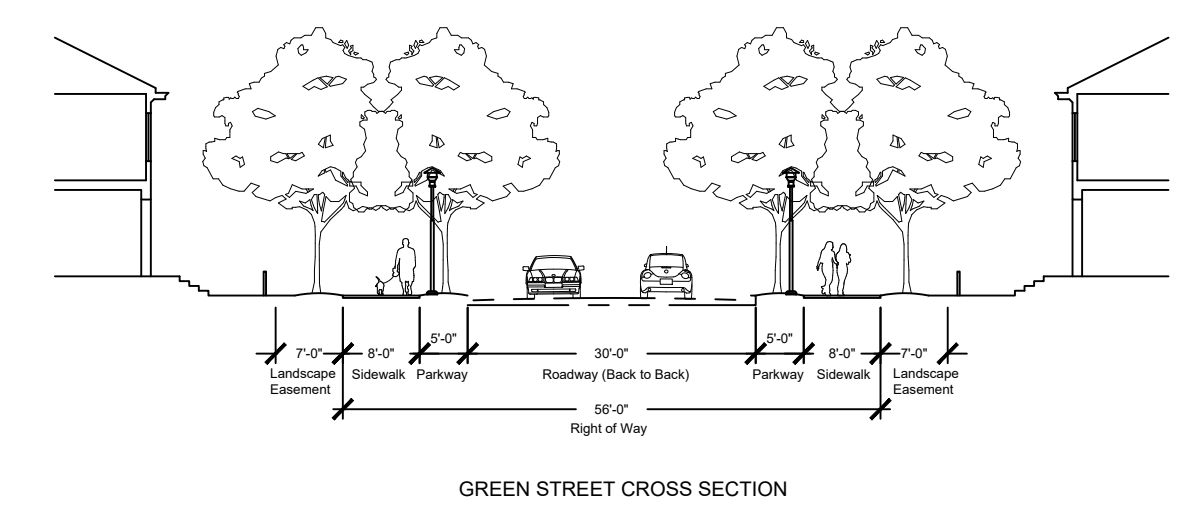
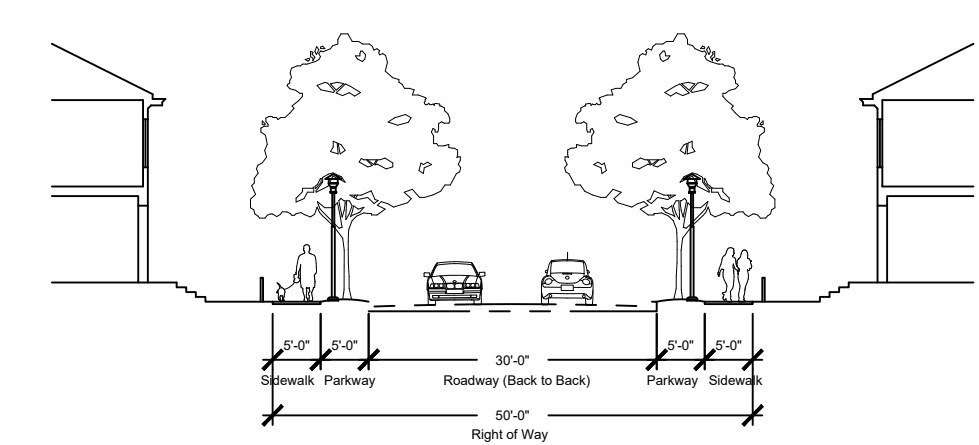


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- Open Space (17%)**

**Typical Street Sections**



PD Zoning -  
Community Facility  
Land Use

B Zoning - Residential Land Use

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CASE NUMBER: SP-23-009 Renaissance Heights

J. JUSTICE SURVEY, ABSTRACT NO. 859 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  HOUSING CHANNEL 2900 AIRPORT FREEWAY FORT WORTH, TEXAS 76111	<b>ZONING SITE PLAN RENAISSANCE TND</b> 27.941 ACRES
Date : 10.25.23 Scale : 1" = 50' File : 92301.00-SP Project No. : 92301.00	SHEET 3 OF 4

209 W 2nd Street, Box 180, Fort Worth, Texas 76102  
(817) 269-1863

STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEING a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant County, Texas, being a portion of a tract of land described in deed to FW Mason Heights as recorded in County Clerk's Instrument No. D207002963, Official Public Records, Tarrant County, Texas, and being a portion of Lot 1, Block 1, Mason Home and School Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-102, Page 30, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner for the Northeast corner of Lot 4, Block 2, Mason Heights Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in County Clerk's Instrument No. D212201535, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod found bears South 79 degrees 57 minutes 26 seconds East, 0.43 feet, being on the South right-of-way of Moresby Street, a 60-foot right-of-way;

THENCE North 89 degrees 48 minutes 26 seconds East, along the South right-of-way of said Moresby Drive, a distance of 344.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of curve to the right having a radius of 17.47 feet, a central angle of 93 degrees 13 minutes 31 seconds, a chord bearing of South 45 degrees 21 minutes 56 seconds East and a chord length of 25.38 feet, said point also being the Northwest corner of a radial corner clip at the intersection of the South right-of-way of said Moresby Street and the West right-of-way of W. G. Daniels Drive, a 60-foot right-of-way;

THENCE along said curve to the right and said radial corner clip, an arc distance of 28.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the West right-of-way of said W. G. Daniels Drive;

THENCE South 00 degrees 32 minutes 19 seconds East, along the West right-of-way of said W. G. Daniels Drive, a distance of 424.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the intersection of the West right-of-way of said W. G. Daniels Drive and the South right-of-way of Grayson Street, a 60-foot right-of-way;

THENCE North 89 degrees 27 minutes 41 seconds East, along the South right-of-way of said Grayson Street, a distance of 942.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 degrees 32 minutes 19 seconds East, departing said South right-of-way, over and across said FW Mason Heights LP tract, a distance of 811.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the South line of said FW Mason Heights LP tract;

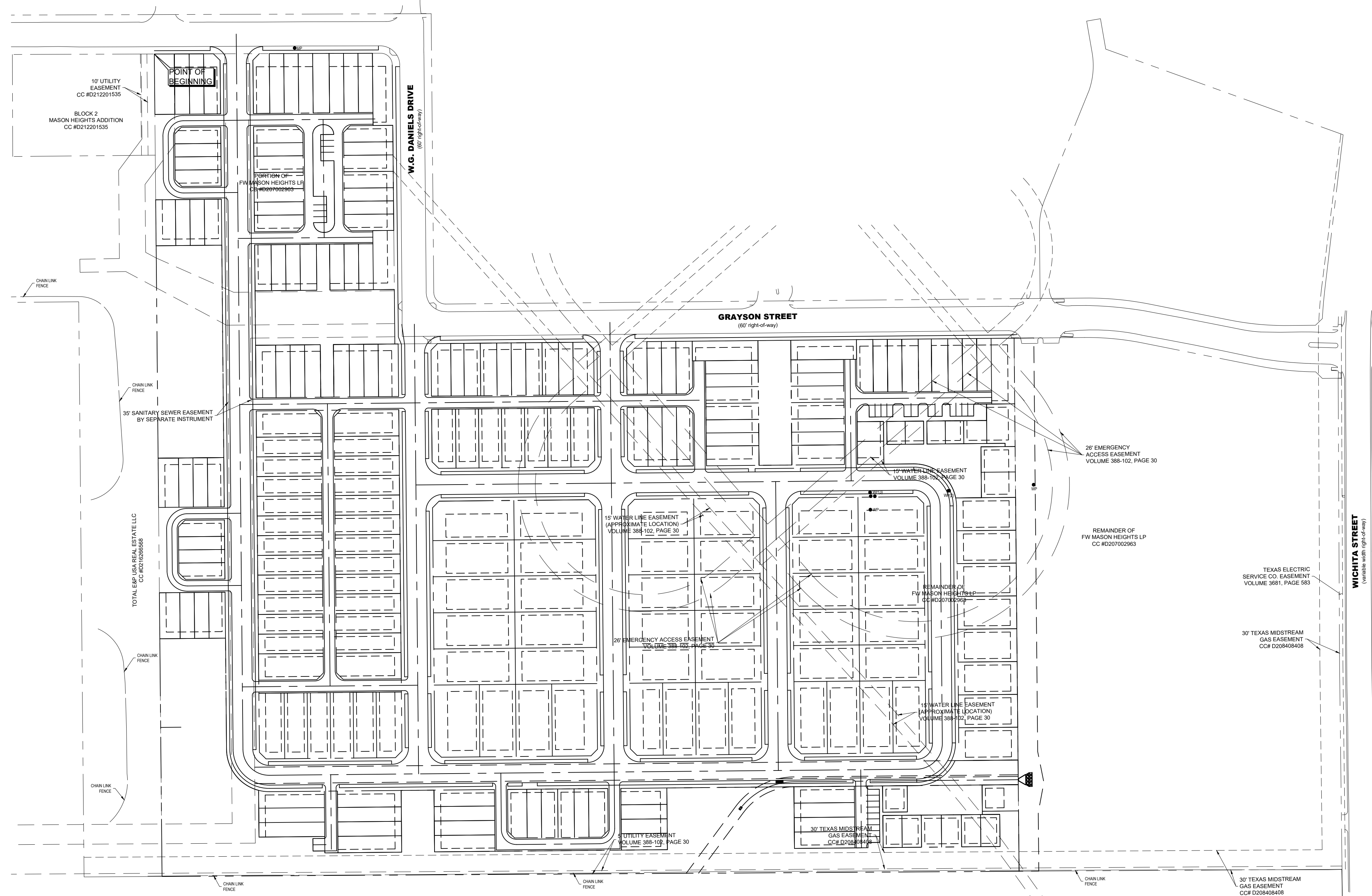
THENCE South 89 degrees 39 minutes 12 seconds West, along the South line said FW Mason Heights LP tract, a distance of 1,304.67 feet to a point for Southeast corner of a tract of land described in deed to Total E&P USA Real Estate LLC as recorded in County Clerk's Instrument No. D216266568, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod with red plastic cap found bears North 31 degrees 21 minutes 22 seconds East, 0.71 feet;

THENCE North 00 degrees 32 minutes 19 seconds West, along the East line of said Total E&P USA Real Estate LLC tract, a distance of 1,252.61 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 27.941 acres or 1,217,098 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 26th day of May, 2023, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

### Site Plan with Existing Easements



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**DEVELOPER**  
 Housing Channel  
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### ZONING SITE PLAN RENAISSANCE TND

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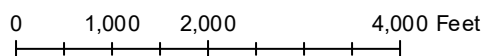
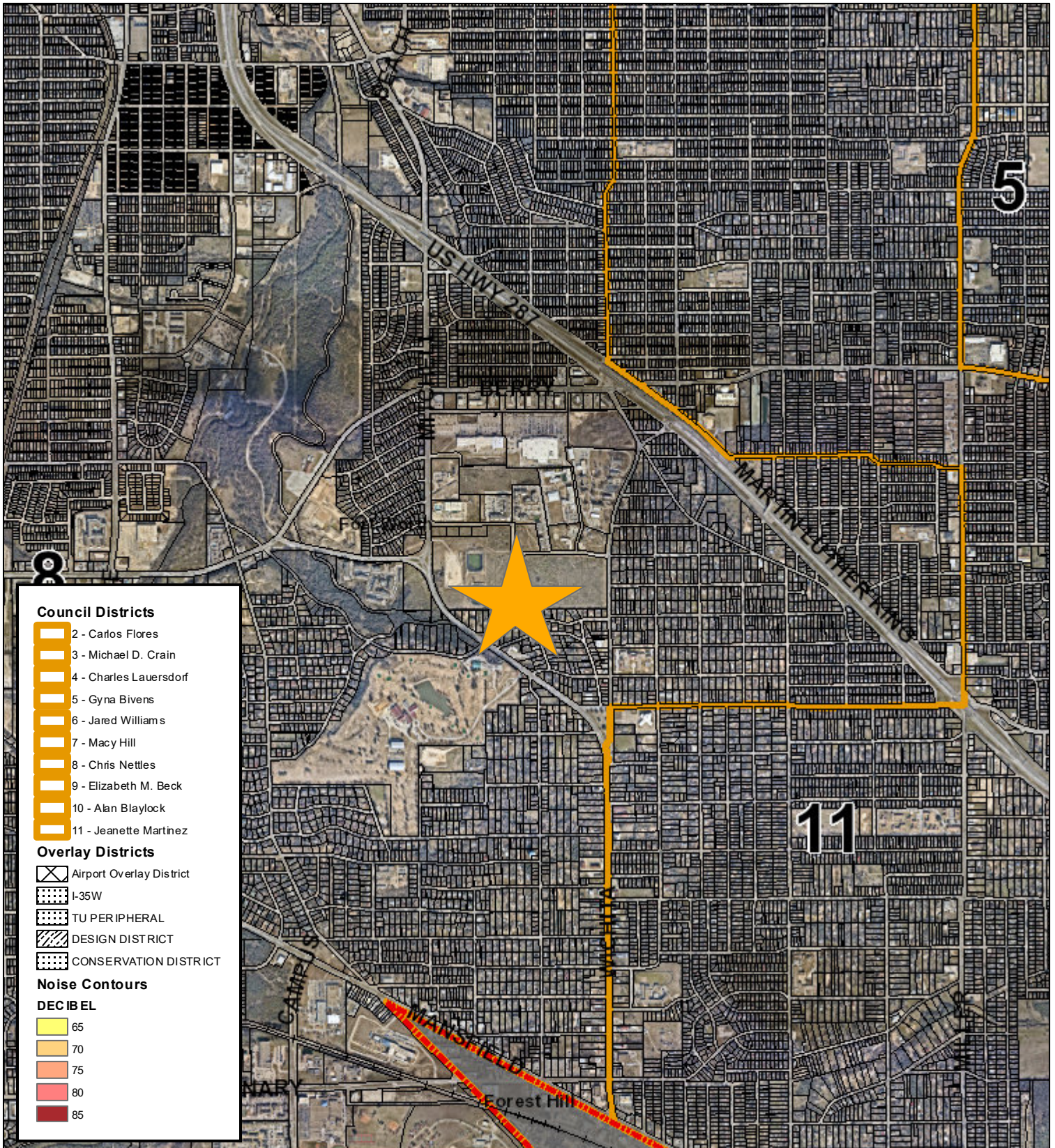
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 HOUSING CHANNEL  
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ZONING SITE PLAN  
**RENAISSANCE TND**  
 27.941 ACRES

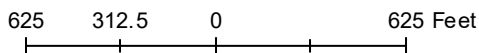
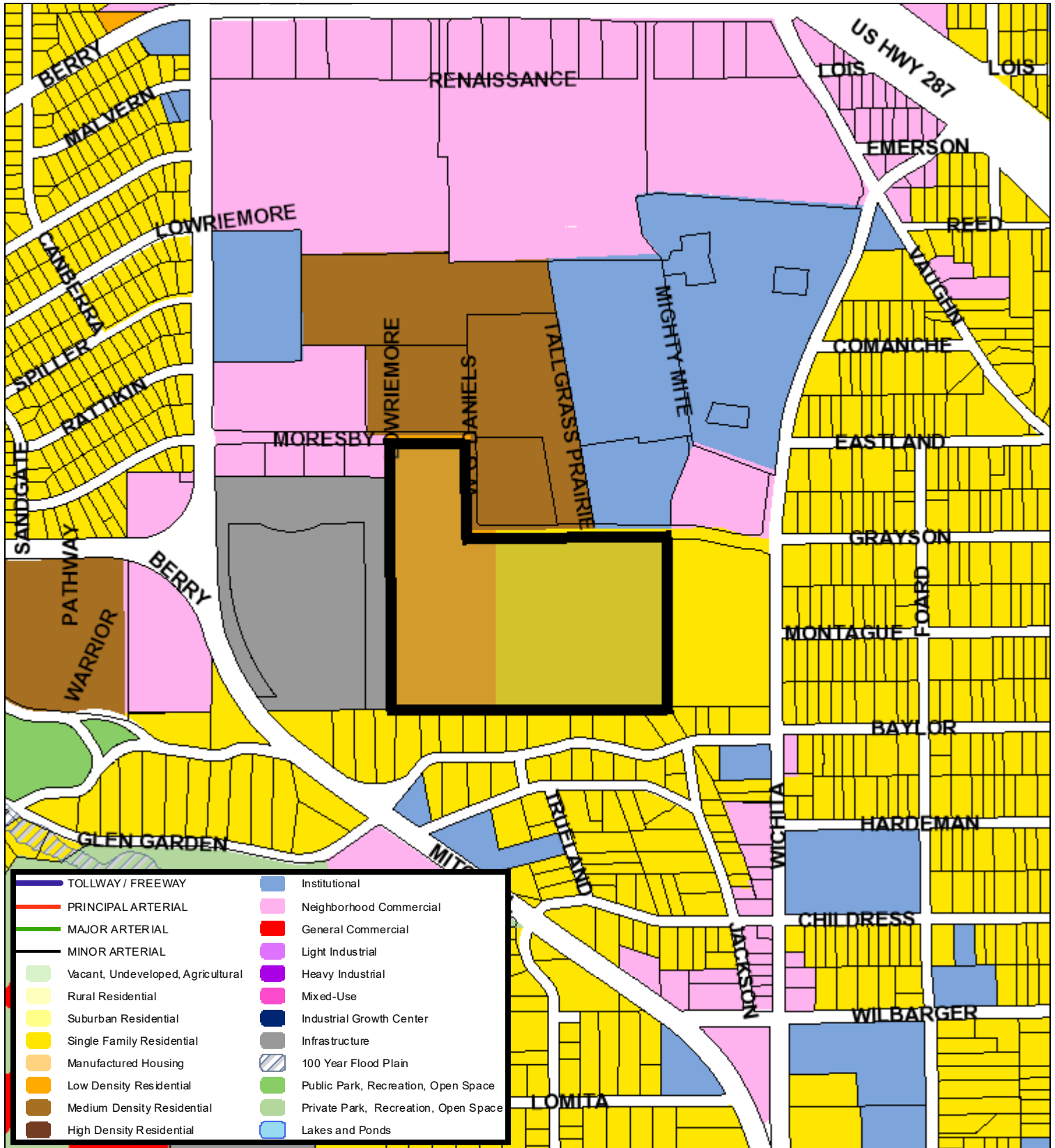
Date : 10.25.23  
 Scale : 1" = 100'  
 File : 92301.00-SP  
 Project No. : 92301.00

SHEET  
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 OF  
 4

## 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.



