



Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-22-157

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Fort Worth Quarry Company LLC, property owner / JR Thulin, Greystar Development Central & Nikki Moore, A.N. Moore Consulting, representatives

Site Location: 4800 & 4900 Old Decatur Road **Acreage:** 83.074 acres

Request

Proposed Use: Multifamily (two phases) & Commercial

Request: From: “E” Neighborhood Commercial, “F” General Commercial & PD-1184, Planned Development Low-Intensity Mixed Use & PD-1185, Planned Development for High Density Multifamily

To: “PD/C” Planned Development with a base of "C" Medium Density Multifamily, with development standards for supplemental screening & buffer yard, signage, and building orientation; site plan included; and “E” Neighborhood Commercial

Recommendation

Land Use Compatibility:	Requested change is compatible
Comprehensive Plan Consistency:	Requested change is consistent
Staff Recommendation:	Approval
Zoning Commission Recommendation:	Approval by a vote of 7-1

Table of Contents

- | | |
|---|--|
| 1. Project Description and Background | 6. Zoning Map with 300 ft. Notification Area |
| 2. Surrounding Zoning and Land Uses | 7. Area Map |
| 3. Recent Zoning History | 8. Future Land Use Map |
| 4. Public Notification | 9. Aerial Photograph |
| 5. Development Impact Analysis | 10. Site Plan |
| a. Land Use Compatibility | |
| b. Comprehensive Plan Consistency | |
| c. Economic Development Plan | |
| d. Site Plan Comments | |

Project Description and Background

This is a proposed multifamily and commercial development on an undeveloped site at Old Decatur Road and Loop 820 in Council District 2. A portion of the site was formerly a quarry, which is where the name for the proposed development “Quarry Falls” originates. Total acreage is 83.074 acres, with 48 acres intended to be dedicated to the City of Fort Worth for use as a public park. The remaining land will be divided into two distinct sections, a multifamily residential community in two phases comprising approximately 34.5 acres, and a commercial node of just over 4 acres to accommodate two pad sites on the corner of Old Decatur Road and Loop 820. For additional details, see narrative provided by developer in the application below:

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, and how this use is compatible with surrounding land uses and the City’s Comprehensive Plan

The Quarry Falls development capitalizes on the natural topography and existing elements to create a community forward space that has long been undeveloped. The Quarry Falls planned development district is situated along the Interstate Highway Loop 820 frontage that facilitates the desired location for commercial pad sites to serve the developed community and commuting traveler. The commercial development plans to bring a convenience store, car wash and fuel station along with a multiple tenant restaurant and retail site along the northwest hard corner of Highway Loop 820 and Old Decatur Road.

In addition to adding to the commercial corridor, the development proposes two phases of multifamily development with two distinct products. The first phase will consist of one and two-bedroom apartment homes with a more transitional architecture style. As the development transitions toward the single family neighborhood, the second phase will provide larger one, two, and three-bedroom apartment homes in a more traditional architecture style. In each phase, residents will enjoy a separate clubhouse and pool recreation areas.

The whole community has the ability to enjoy unforgettable views of the quarry landscape as well as views of Downtown Fort Worth. The development will add value to the residents of Fort Worth from the dedication of over 48 acres of parkland. The dedicated parkland lends itself to the creation of trails and access to outdoor recreation supporting the Fort Worth comprehensive plan goals.

This request was given a 30-day continuance at the **October 12th** Zoning Commission, to give the developer more time to continue meetings with neighbors and community organizations. The Zoning Commission voted to recommend approval on this request on **November 9th** by a vote of 7-1.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / residential
East “T” Light Industrial / railroad
South “PD 917” Planned Development – Mixed Use / Loop 820
West “J” Medium Industrial / undeveloped

Recent Zoning History

- PD 1184 & 1185 were approved by City Council on March 6, 2018 by a vote of 9-0. PD 1184 is a Planned Development for a mixed use commercial development including a hotel, entertainment complex, and convention center. PD 1185 is a Planned Development for four story apartments built around the rim of the former quarry/lake.

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were emailed on September 30, 2022:

Organizations Notified	
Trailwood Estates HOA*	Northwest Fort Worth Neighborhood Alliance
Remington Point HOA	Far Greater Northside Historical NA
Inter-District 2 Alliance	Terrace Landing OA
Streams and Valleys Inc	Trinity Habitat for Humanity
Lake Worth ISD	Eagle Mountain-Saginaw ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

While this is an undeveloped site, the nature of the former use of the property as a quarry brings unique challenges to development of the property. Since a good portion of the site is the former quarry pit (now filled in with water) the developable footprint is considerably smaller than the total acreage suggests.

To the east the property is hemmed in by an active railroad line that limits access. The site is well served by roads, fronting on Loop 820 to the south and Old Decatur Road to the west, however the Loop does not have frontage roads in this section, limiting the site's commercial appeal. The main ingress/egress will be from Old Decatur Road, which has an interchange with Loop 820 offering access east-west access and providing an area for commercial services. Across Old Decatur Road is currently undeveloped and zoned for industrial, but it is reasonable to expect that any future growth will be commercial, in alignment with the adopted Comprehensive Plan. There is a residential neighborhood to the north with direct adjacency to the subject site. The development standards for the multifamily area/Planned Development, are listed below:

"C" MEDIUM DENSITY MULTI-FAMILY – DEVELOPMENT STANDARDS:

- a. A BUFFER YARD OF THIRTY FEET (30) MINIMUM SHALL BE REQUIRED ALONG THE NORTHERN PROPERTY LINE ONLY, REGARDLESS OF CLASSIFICATION OF ABUTTING ZONING DISTRICT.
 - i. THE BUFFER YARD NEED NOT EXTEND INTO OR BEYOND ANY EASEMENT THAT IS REQUIRED TO PROVIDE ACCESS TO PROPERTIES DIRECTLY TO THE NORTH.
 - ii. EXISTING WOOD RESIDENTIAL FENCING IS ALLOWABLE AND SHALL REMAIN.
 - iii. BUILDING BALCONIES MAY ENCROACH UP TO A MAXIMUM OF FIVE FEET INTO THE BUFFER YARD.
- b. SIGNS SHALL COMPLY WITH THE C MULTIFAMILY AND CITY SIGNAGE ORDINANCE WITH THE FOLLOWING EXCEPTIONS:
 - i. A SIGN OR COMBINATION OF MONUMENT SIGNS SHALL HAVE A MAXIMUM ALLOWABLE AREA OF EXPOSURE ON THE DEDICATED STREET FRONTAGE OF NOT MORE THAN TWO (2) SQUARE FEET FOR EACH TEN (10) LINEAR FEET OF FRONTAGE ALONG SAID STREET.
 - ii. TWO MONUMENT SIGNS SHALL BE ALLOWED ON OLD DECATUR ROAD.
 1. AN ILLUMINATED MULTI-TENANT MONUMENT SIGN SHALL SERVE THE COMMERCIAL AND PHASE I MULTIFAMILY DEVELOPMENT WITH A MAXIMUM SQUARE FOOTAGE OF 100 SQUARE FEET.
 2. PHASE II MULTIFAMILY DEVELOPMENT MONUMENT SIGN SHALL BE SITUATED ON SOUTH EDGE OF DRIVEWAY #2, NOT TO INTERFERE WITH TRAFFIC SIGHTLINES.
- c. THE SHORTER SIDE OF BUILDINGS MAY FRONT OLD DECATUR ROAD.

The portion proposed for rezoning to “PD-C” **is compatible** with the current surrounding land uses. Staff does not take issue with any of the three development standards listed, but the Zoning Commission or City Council can look at each individually and propose changes if necessary. The portion proposed for rezoning to “E” **is compatible** with the current surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan is fully aligned with the current zoning on the site. The general layout of future land use designations includes a strip of neighborhood commercial along the property’s frontage on Old Decatur Road, followed by a Mixed-Use area that is conterminous with the current PD-1184 for mixed use commercial development. The back portion around the quarry is designated as future high density multifamily to match the approved Planned Development for apartments, PD-1185.

This rezoning proposal will largely follow the layout of the designations described above, with the most intensive uses concentrated near the front on Old Decatur Road with the commercial lots, followed by a multifamily development in the middle, and a less intense zone in the back around the quarry (proposed to be public park land). The proposal to rezone to “PD-C” and “E” **is consistent** with the adopted Comprehensive Plan.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The most recent update to this plan was approved by the City Council in January 2022. A performance metric regarding the City’s tax base is included below for reference:

A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

The inclusion of the commercial areas on the corner would benefit the City’s tax base which will allow more services to be funded. For the remainder of the site, which will be residential in nature, the Economic Development Plan does not address housing specifically. By providing more types of housing choice to its citizens, the City becomes more attractive from a business standpoint.

Site Plan Comments

Zoning and Land Use

(All comments addressed as of 10/3)

- Add case reference ZC-22-157 to both Sheets.
- Both sheets say “Sheet 1 of 2”.
- Missing Site Address (if no address – just use corner of intersection) label on both sheets.
- General note 3 on both sheets should reference Section 4.711.d.6.a in addition to Section 6.301.
- Building setbacks on the Site Data Table for Commercial Requirements should read: Front – 0’ (adjacent to arterial), Rear Yard – 15’ (adjacent to residential district), Side yard (interior) – 0’, Side yard (corner) – 0’.
- Add list of variances to Site Plan page showing close up of developed site, titled as “Development Standards”.
- 2 spaces project in front of building (northwest corner of multifamily site) need to be removed or relocated.
- Strike building height variance from listing (the development is the same as the “C” standard of 36’).

Fire Department

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

FYI: Emergency Access Easements and Public Access Easements providing access to the multi-family development will be named for addressing. All street names in the City of Fort Worth must be approved by the Fire Department and included within final plats.

FYI: Additional hydrants will be required to accommodate the following:

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

? 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.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

FYI: Hose lay must be provided to all exterior portions of each building within 150', measured in a 5' wide unobstructed path around the building. 300' MAY be allowed for buildings having fire sprinkler systems.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.1 Buildings and Facilities

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 that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

Water

Case review Performed On: 9/28/2022. You may address hold comments by emailing: DSWS@fortworthtexas.gov

Water and sewer along full frontage required.

Refer to PDC comments provided on 5/24/2022.

Ensure Installation Policy and Design Criteria is met:

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

Transportation/Public Works

Workflow in Accela cleared by Armond Bryant, but no comments provided

Stormwater

Workflow in Accela cleared by Robin Stevens, but no comments provided

Platting

No response provided

Park & Recreation

No response provided

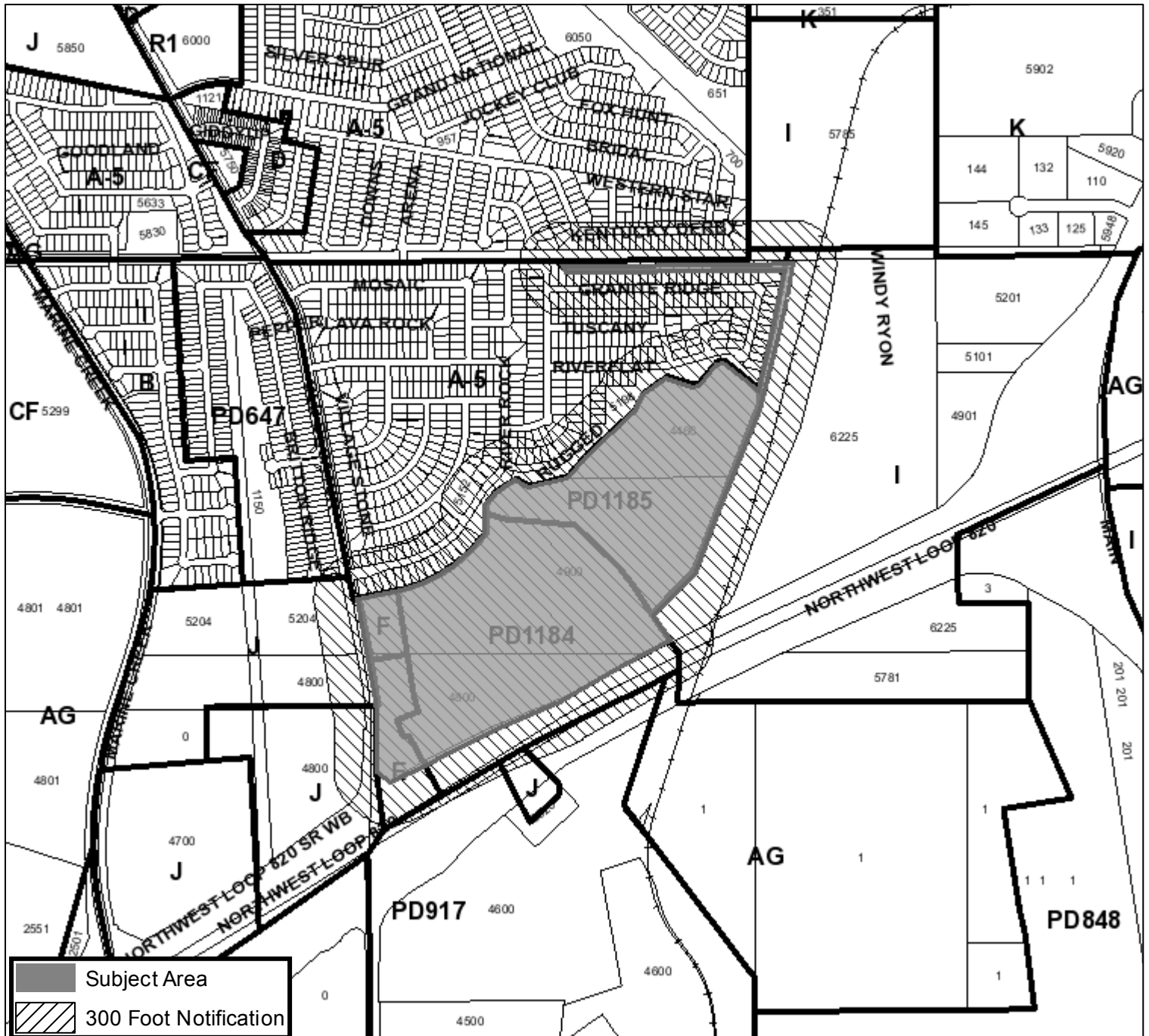
Building Plan Review

No response provided

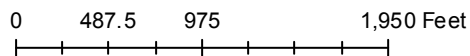
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

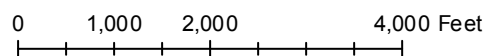
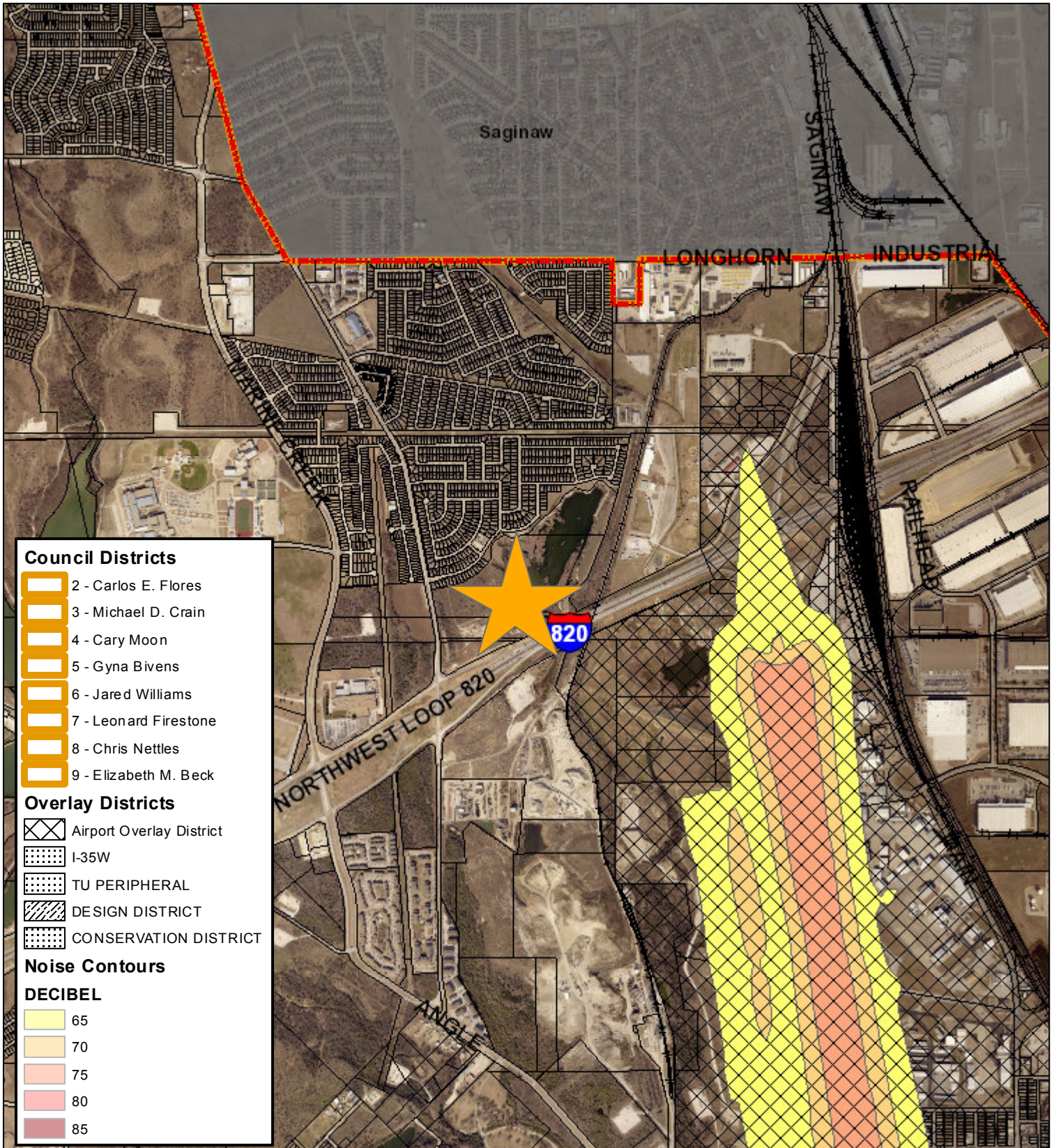
Applicant: Quarry Falls Dev./ Greystar Development Central
 Address: 4800 and 4900 Old Decatur Rd.
 Zoning From: E, F, PD1184/5
 Zoning To: PD/C, PD/F plus commercial and multifamily uses
 Acres: 88.59722879
 Mapsco: 47M
 Sector/District: Far Northwest
 Commission Date: 10/12/2022
 Contact: null



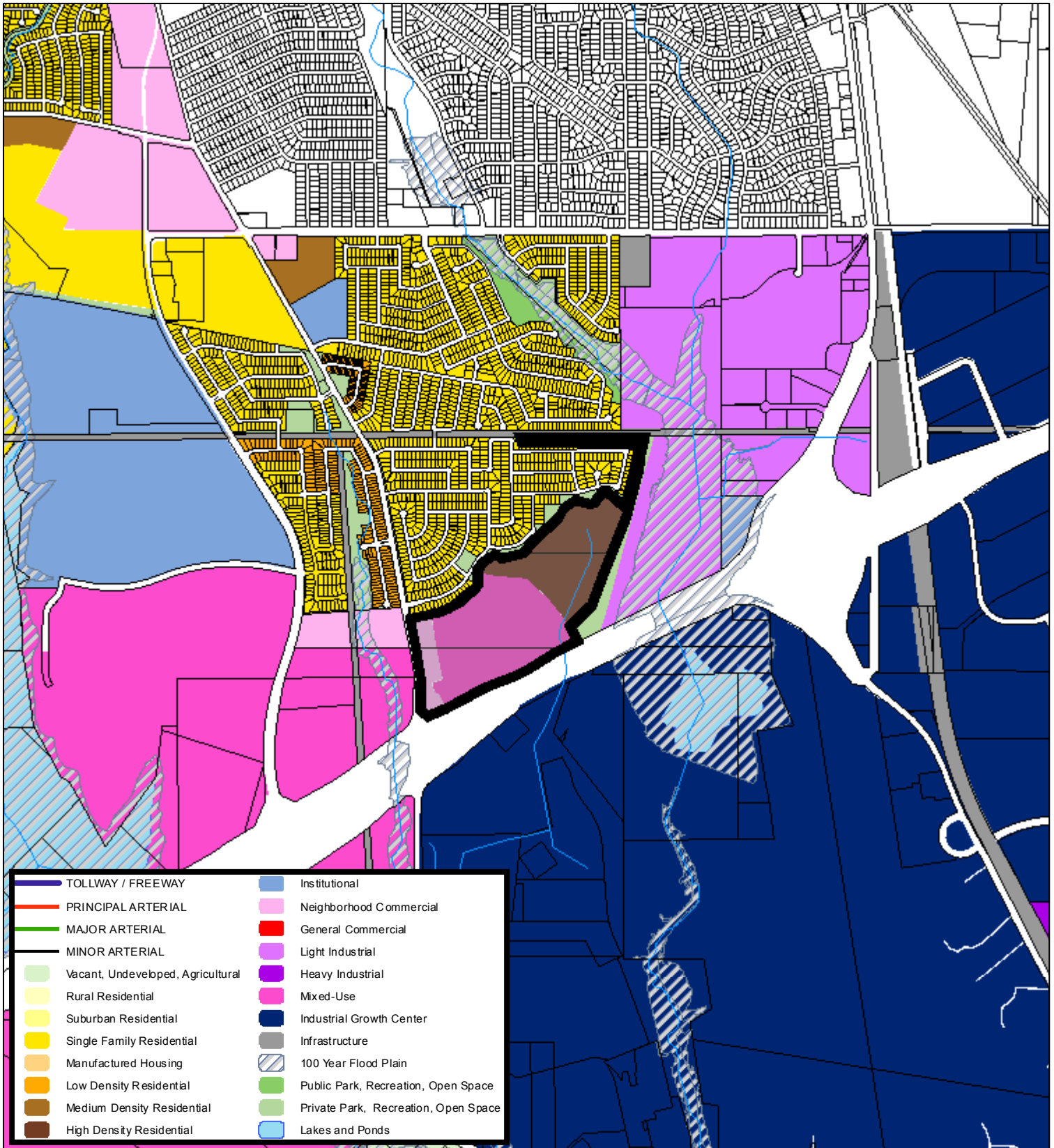
Subject Area
 300 Foot Notification



Area Map



Future Land Use

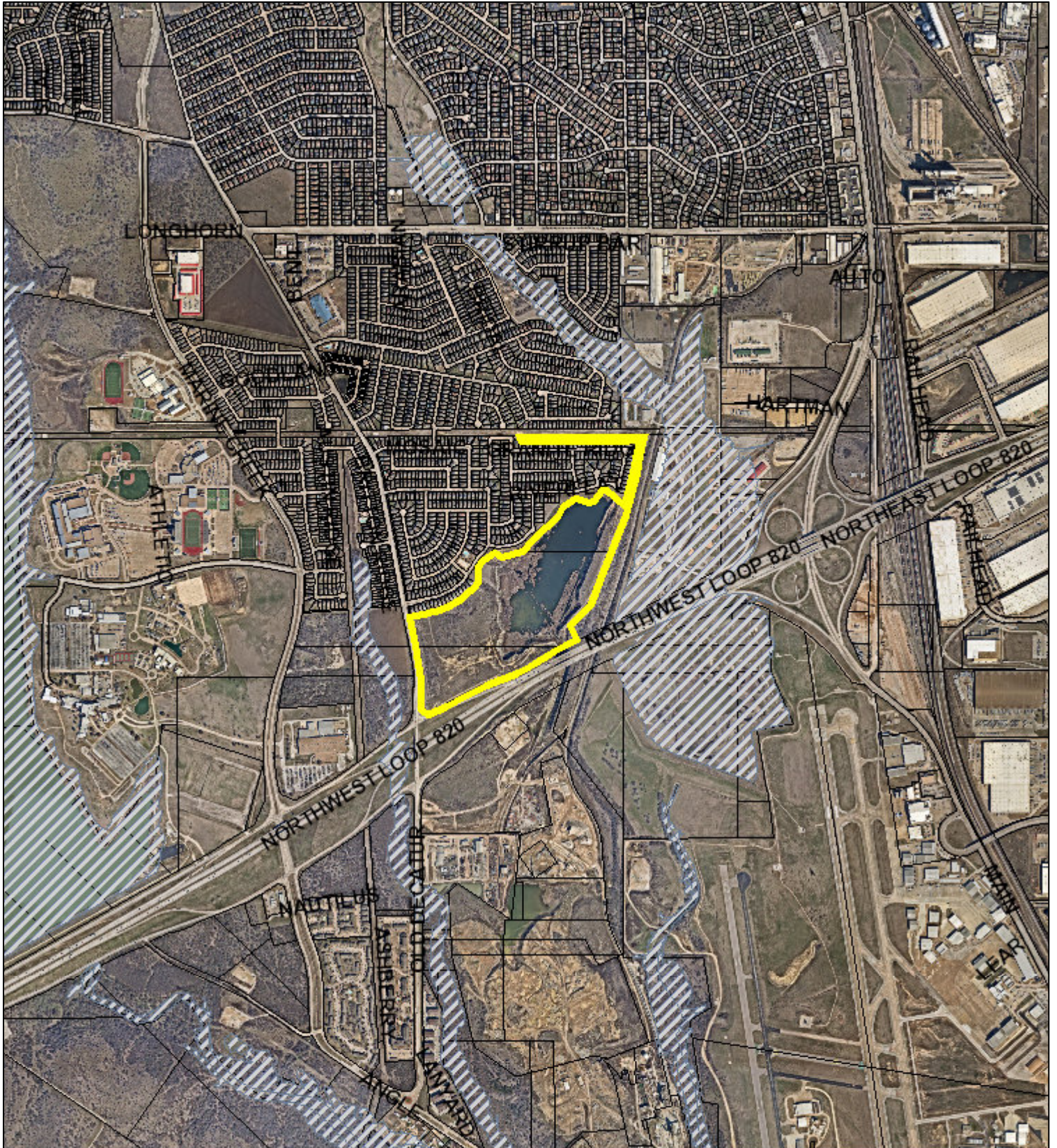


1,600 800 0 1,600 Feet

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.

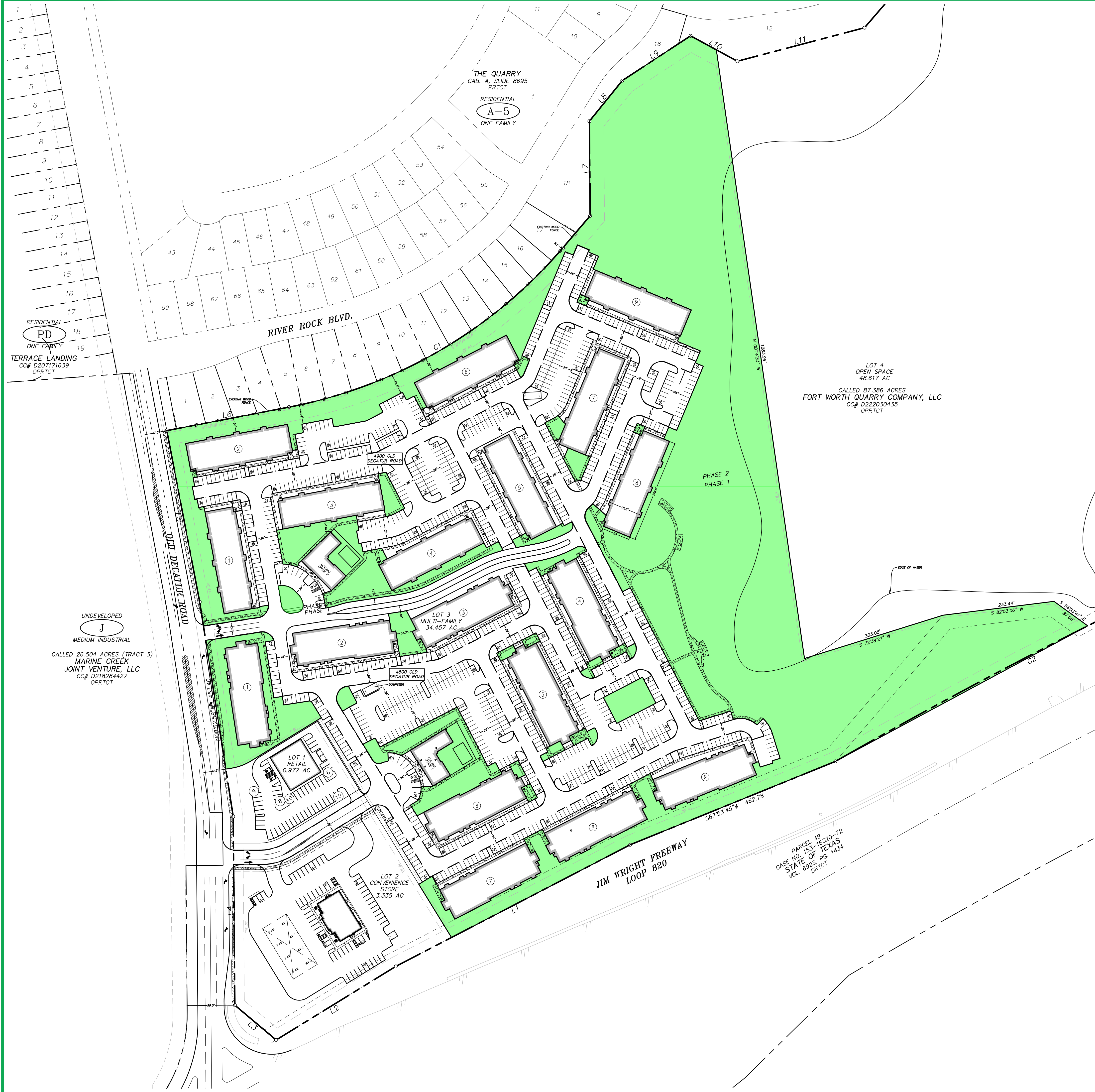


Aerial Photo Map



0 1,050 2,100 4,200 Feet





THE QUARRY
CAB. A, SLIDE 8695
PRCT

RESIDENTIAL
A-5
ONE FAMILY

LOT 4
OPEN SPACE
48,617 AC

CALLED 87.386 ACRES
FORT WORTH QUARRY COMPANY, LLC
CC# D222030435
OPRTCT

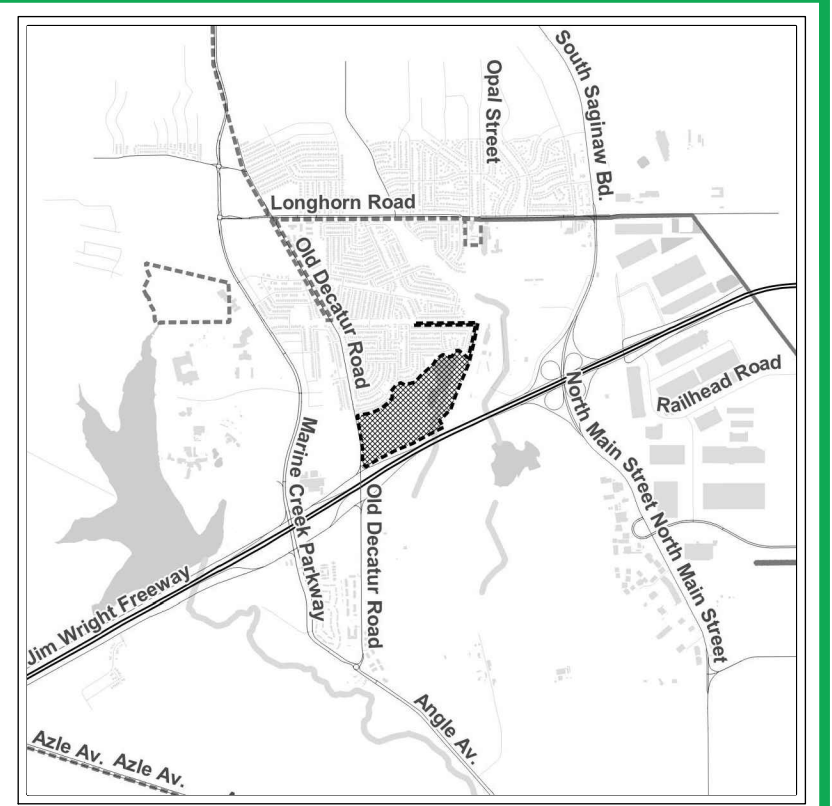
UNDEVELOPED
J
MEDIUM INDUSTRIAL

CALLED 26.504 ACRES (TRACT 3)
MARINE CREEK
JOINT VENTURE, LLC
CC# D218284427
OPRTCT

PARCEL 49
CASE NO. 193-16300-72
STATE OF TEXAS
VOL. 6923, PG. 1434
DRYCT

SITE DATA TABLE		
MULTI-FAMILY REQUIREMENTS		
SITE DATA		
BASE ZONING	C	
SITE AREA	34.5 AC	
UNITS	728	
BUILDING COVERAGE	135,072 SF (9%)	
DENSITY	21.1 DU/AC	
LAND DATA		
OPEN SPACE (MIN. 25' WIDE)	REQUIRED 675,426 S.F. (45%)	PROVIDED 674,832 S.F. (45%)
BUILDING DATA		
NUMBER OF STORES	3 STORES; 36' MAX.	
AREA (GROSS)	659,286 SF.	
BUILDING SETBACKS		
FRONT YARD	20' MIN.	
REAR YARD	5' MIN.	
SIDE YARD (INTERIOR)	5' MIN.	
SIDE YARD (CORNER)	20' MIN. TO SIDE STREET	
ADJACENT TO ONE OR TWO FAMILY RESIDENTIAL	30 MIN.	
UNIT TYPE		
	NUMBER	SIZE (SF)
1 BEDROOM	416	667 SF
2 BEDROOM	262	986 SF
3 BEDROOM	50	1,305 SF
REQUIRED PARKING		
MULTI-FAMILY RESIDENTIAL		
1 PARKING SPACES PER BEDROOM	1,090 SPACES	
1 PARKING SPACES PER 250 SF OF COMMON AREA, OFFICES	41 SPACES	
TOTAL PARKING	1,131 SPACES	
PROVIDED PARKING		
SURFACE PARKING (INCLUDING CARPORTS)	1,164 SPACES	
TOTAL PARKING	1,164 SPACES	

SITE DATA TABLE		
COMMERCIAL REQUIREMENTS		
SITE DATA		
ZONING	E	
SITE AREA	4.3 AC	
LOTS	2	
BUILDING COVERAGE	NA	
LAND DATA		
OPEN SPACE(10% REQUIRED)	REQUIRED 10% MIN.	PROVIDED 10% MIN.
BUILDING DATA		
NUMBER OF STORES	3 STORES OR 45' MAX.	
BUILDING SETBACKS		
FRONT YARD (ADJACENT TO ARTERIAL)	0' MIN.	
REAR YARD (ADJACENT TO RESIDENTIAL)	15' MIN.	
SIDE YARD (INTERIOR)	0' MIN.	
SIDE YARD (CORNER)	0' MIN.	



VICINITY MAP
NO SCALE

LEGEND:

OPEN SPACE

PARKING COUNT

ZONING

BUILDING ENTRY/EXIT

EX. USE CLASSIFICATION

- NOTES:**
- UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE MULTIFAMILY DEVELOPMENT STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH THE COMMERCIAL DEVELOPMENT STANDARDS.
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING AND SECTION 4.7.11.D.6A, ENHANCED LANDSCAPING.
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - UNLESS OTHERWISE NOTED IN THE PD DEVELOPMENT STANDARDS, THE PROJECT WILL COMPLY WITH ARTICLE 4, SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

DIRECTOR OF DEVELOPMENT SERVICES

DATE _____

PLANNED DEVELOPMENT
SITE PLAN
QUARRY FALLS
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
AUGUST 2022
ZONING CASE # ZC-22-157

- "C" MEDIUM DENSITY MULTI-FAMILY - DEVELOPMENT STANDARDS:**
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 - THE SHORTER SIDE OF BUILDINGS MAY FRONT OLD DECATUR ROAD.

DEVELOPER:
GREYSTAR DEVELOPMENT
CENTRAL, LLC
600 E. LAS COLINAS BLVD., SUITE 2100
IRVING, TEXAS 75039
CONTACT: JR THULIN
PHONE: (214) 451-5698

OWNER:
FORT WORTH QUARRY COMPANY LLC
1600 DALLAS PARKWAY, SUITE 100
DALLAS, TEXAS 75248
CONTACT:
PHONE:

mima
civil engineering surveying landscape architecture planning
texas registration number: 1 - 2759
texas registration/license number: 10088000
519 e 4th border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com
09/30/2022 SHEET 2 OF 2

PLANNED DEVELOPMENT STANDARDS FOR QUARRY FALLS

Quarry Falls
Fort Worth, TX
Zoning Request PD-C Multifamily and E Neighborhood Commercial
ZC-22-157

Development Standards:

- 1. Unless otherwise noted, all “C” Medium Density Multifamily zoning ordinance sections apply.**
 - a. A buffer yard of thirty feet (30) minimum shall be required along the northern property line only, regardless of classification of abutting zoning district.
 - i. The buffer yard need not extend into or beyond any easement that is required to provide access to properties directly to the north.
 - ii. Existing wood residential fencing is allowable and shall remain.
 - iii. Building balconies may encroach up to a maximum of five feet into the buffer yard.
 - iv. Building #2 and #6 will be limited to two-stories or 25 feet maximum in height measured to top plate.
 - b. Signs shall comply with the C Multifamily and City signage ordinance with the following exceptions:
 - i. A sign or combination of monument signs shall have a maximum allowable area of exposure on the dedicated street frontage of not more than two (2) square feet for each ten (10) linear feet of frontage along said street.
 - ii. Two monument signs shall be allowed on Old Decatur Road.
 1. An illuminated multi-tenant monument sign shall serve the commercial and Phase I multifamily development with a maximum square footage of 100 square feet.
 2. Phase II multifamily development monument sign shall be situated on south edge of Driveway #2, not to interfere with traffic sightlines.
 - c. The shorter side of buildings may front Old Decatur Road.
- 2. The following Enhanced Landscaping shall be required (20 points Minimum).**
 - a. Street trees (10 points)
 - b. Pedestrian-Scaled Lighting (10 points)
 - c. Pool in both Phase I and Phase II (10 points)
 - d. Dog Park (5 points)
 - e. Proximity to Public Park (5 points)
 - f. Dedicating 48.617 acres of parkland in lieu of park, impact, and traffic fees associated with the project.
- 3. Additional Elements Owner agrees to provide:**
 - a. Activated park area behind Building 9 in open space and connectivity to proposed parkland being dedicated.