



# Zoning Staff Report

**Date:** January 14, 2025

**Case Number:** ZC-24-154

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** [Lynn Jordan](#)

**Owner / Applicant:** Walton Texas LP, et al / Ray Oujesky & Teddy Boschini, Kelly Hart & Hallman LLP

**Site Location:** North of Chisholm Trail Parkway & South of Brewer Boulevard    **Acreage:** 36.40 acres

### Request

**Proposed Use:** Multi-Family

**Request:** To: Amend “PD 1090” Planned Development for all uses in “D” High Density Multifamily to add new development standards for parking between building and street and carports between building face and street; site plan required (SP-24-015)

### 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 by a vote of 8-1**

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## Project Description and Background

The subject property is approximately 36.40 acres situated north of Chisholm Trail Parkway and south of Brewer Boulevard within Council District 6. The property is developing a multifamily structure containing 648 units. The property was rezoned Planned Development for “D” High Density multifamily uses in 2016 (Ordinance 22269).

At the time of zoning, the area was primarily vacant and there were no end users for the proposed multifamily. As a result, a site plan was required. In 2018 Ordinance 23495-12-2018 was adopted for new Multifamily Design criteria eliminating parking in front of the buildings including other design criteria. The applicant is requesting development standards.

No further amendments are proposed under this application. The applicant solely seeks to permit parking between the building and the street and carports between building face and street. The use will remain multifamily.

## Surrounding Zoning and Land Uses

North: “A-5” One-Family residential / vacant and “PD/D” Planned Development for all uses in “D” High Density Multifamily; site plan approved / currently vacant

East: “PD1091” PD for all uses in “F” General Commercial; site plan required / vacant

South: “PD1091” PD for all uses in “F” General Commercial; site plan required / vacant

West: “A-5” One-Family residential / undeveloped

## Recent Zoning History

- ZC-16-085 :  
From: Unzoned, “A-43” One-Family, “A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and “I” Light Industrial To: “A-5” One-Family, “PD/D” High Density Multifamily, “CF” Community Facility, “E” Neighborhood Commercial, “PD/F” General Commercial, “G” Intensive Commercial, and “PD/MU-2” High Intensity Mixed-Use; site plan required for the PD’s
- SP-24-010 site plan for PD1090 approved by Council 11/12/24 subject property to the north

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.

The following organizations were emailed on November 27, 2024:

Organizations Notified	
Panther Heights NA	Chisholm Trail Ranch Residential Community HOA
District 6 Alliance	Trinity Habitat for Humanity
Streams and Valleys Inc	Crowley ISD

## Development Impact Analysis

### Land Use Compatibility

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The site is bounded by “A-5” One-Family to the west and north and PD1091 to the south and across Chisholm Trail Parkway. There is a proposed multifamily development directly adjacent to the northeast and existing residences to the northeast across Chisholm Trail Parkway, the entire development is not built out and is coming through in phases.

There is no change of use proposed with this application and the zoning has been in place for over two decades. As a result, the proposed use **is compatible** at this location.

### Comprehensive Plan Consistency – Far Southwest Sector

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The adopted Comprehensive Plan currently designates the subject property as Mixed Use Growth Center SH 121 / FM 1187 on the Future Land Use Map. Furthermore, this application does not seek to change allowable uses previously established under ZC-16-085. The purpose of this PD amendment is to request a waiver to the development standards for parking between the building and the street and carports between building face and street only. The proposed zoning is consistent with the land use designations for this area.

This request **is consistent** with the Comprehensive Plan future land use map designation and addresses land use policy specific to the Far Southwest sector.

4. Promote commercial, mixed-use, and urban residential development within the Summer Creek Future TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.

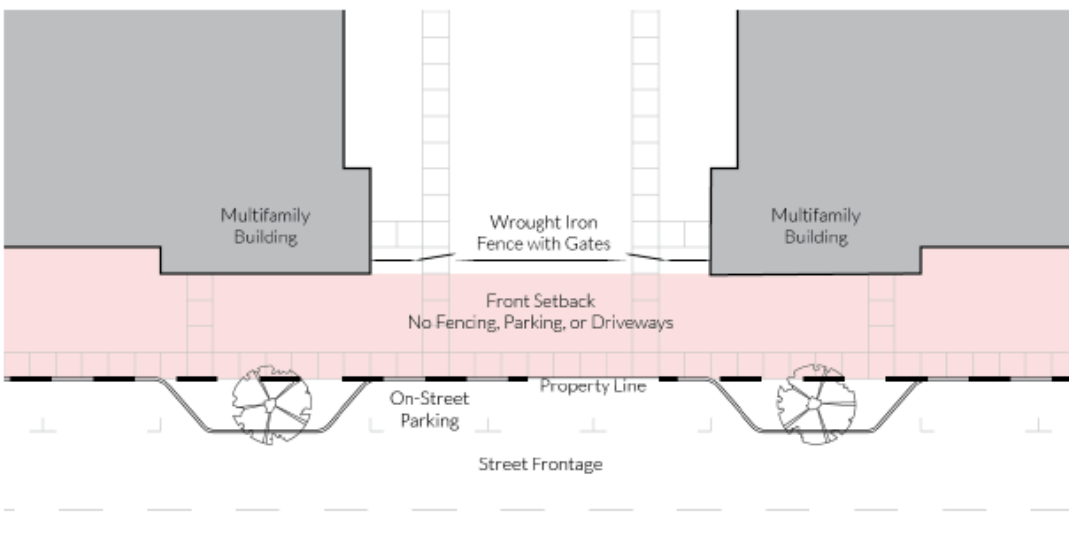
## Development Impact Analysis

### Site Plan Comments

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#### **Zoning & Land Use**

1. Front yard fence needs to be behind the front wall of the front yard building (a development standard will be needed for the PD)
  - b. Multifamily development. Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.



2. The maximum height setback from single-family is measured at the property line, indicate on the site plan where the measurement if less than 250.
3. Add the following notes to the site plan: Building façade and materials will comply with MFD standards
4. Phase 1 has no dumpster enclosure is one proposed please show on the site plan.
5. Carports are not permitted between building face and street (a development standard would be needed for the PD)
6. How are the shared streets classified, access easements? They need to be identified on the site plan.
7. Friendly reminder regarding open space, please make sure site complies

Open space is:

- open to the sky
- green space
- a minimum of 25x25 area
- clustered areas to provide recreation/gathering amenities for residents and guests (pools, dog parks, playgrounds)
- patios adjacent to a unit (not enclosed)
- accessible floodplain
- required front yard

Open space is NOT:

- areas that are not accessible
- enclosed patios
- drainage easements as these are typically enclosed by fencing, retaining walls
- required front yard with security/perimeter fencing

**Fire**

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Internal Emergency Access Easements will need to be named. The Fire Department will assist you with that during the platting phase. I attached the standards for street names. Email Fireplatting@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat

number in the subject line.

Two points of access are required from projects having more than 100 units.

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.

Where divided by a median, fire lanes must be a minimum of 20' on either side of the median.

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

Hydrant requirements:

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

? 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.

Addresses will be verified on platted lots on permit applications. If platting, addresses will be assigned after the final plat is recorded. Please do not self-address for permit applications.

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

## **TPW**

TDS (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

TDS has no corrections.

FYI/Reminders:




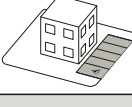
1. CFA will need to be executed per plat comments prior to final platting
2. Secondary ingress and egress to subdivisions. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. Ch. 31-101(c)(1) and (3)
3. Sidewalk connections throughout the development and from the development to Brewer are recommended

## **Water**

No comments submitted at the time of the report.

**Development Services--Platting** (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)




1. FYI--Only a portion of the property shown on this site plan is included in a final plat FP-24-147. The remainder of the land will need to be preliminary platted and then final platted since it is included in an approved concept plan. No building permits for any portion of this development can be issued until the associated final plats for this property have been recorded at the Courthouse and addresses have been assigned by the Fire Department.

ZONING SUMMARY		
	Existing Zoning:	PD 1090
<b>Zoning</b>	Base Zoning:	D District (High Density MF)
<b>Density</b>		Max. 32 units/acre
	Front yard	Min. 20'
	Rear yard	Min. 5'
	Side yard (Interior Lot)	Min. 5'
	Side yard (Corner)	Min. 10'
	* Paving shall not be permitted between the building face and street and must remain as open space	
<b>Setbacks</b>	Setback Adjacent to SF	* 3' for every 1' (3:1) as measured from slab to top of sill plate, or 2' for every 1' (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum * 1:1 Setback with a 10' min. Setback for one-story garages and carports * 20' min. Setback for dumpster enclosures and one-story accessory structures * A 5' buffer yard and min. 6' screen fence shall be placed on the property line and should be landscaped per point system
<b>Height</b>		Max. 36' (slab to top plate) Max. 48' (slab to top plate beyond 250' Setback to SF)
	<b>Open Space</b>	Min. 35% . Open space is the ratio of open space to net land area. For the purposes of calculating open space for unified residential developments in accordance with § 6.506, the net land area minus all building footprints, parking areas, access drives and fenced patios. OPEN SPACE must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence. *Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space
	<b>Required Parking</b>	Per zoning: 1 sp/BR + 1 sps/250 sf of common areas, offices and recreation).
<b>Bldg. Orientation</b>	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	

Zoning Reviewed By: zz

PROJECT DATA (PHASE 1 & 2)	
<b>Residential</b> (900 sf avg)	<b>648 units</b> (55% A units, 39% B units & 6% C units)
<b>Total Site Area</b>	<b>36 Acres</b>
<b>Density (Gross)</b>	<b>18 Units/Acre</b>

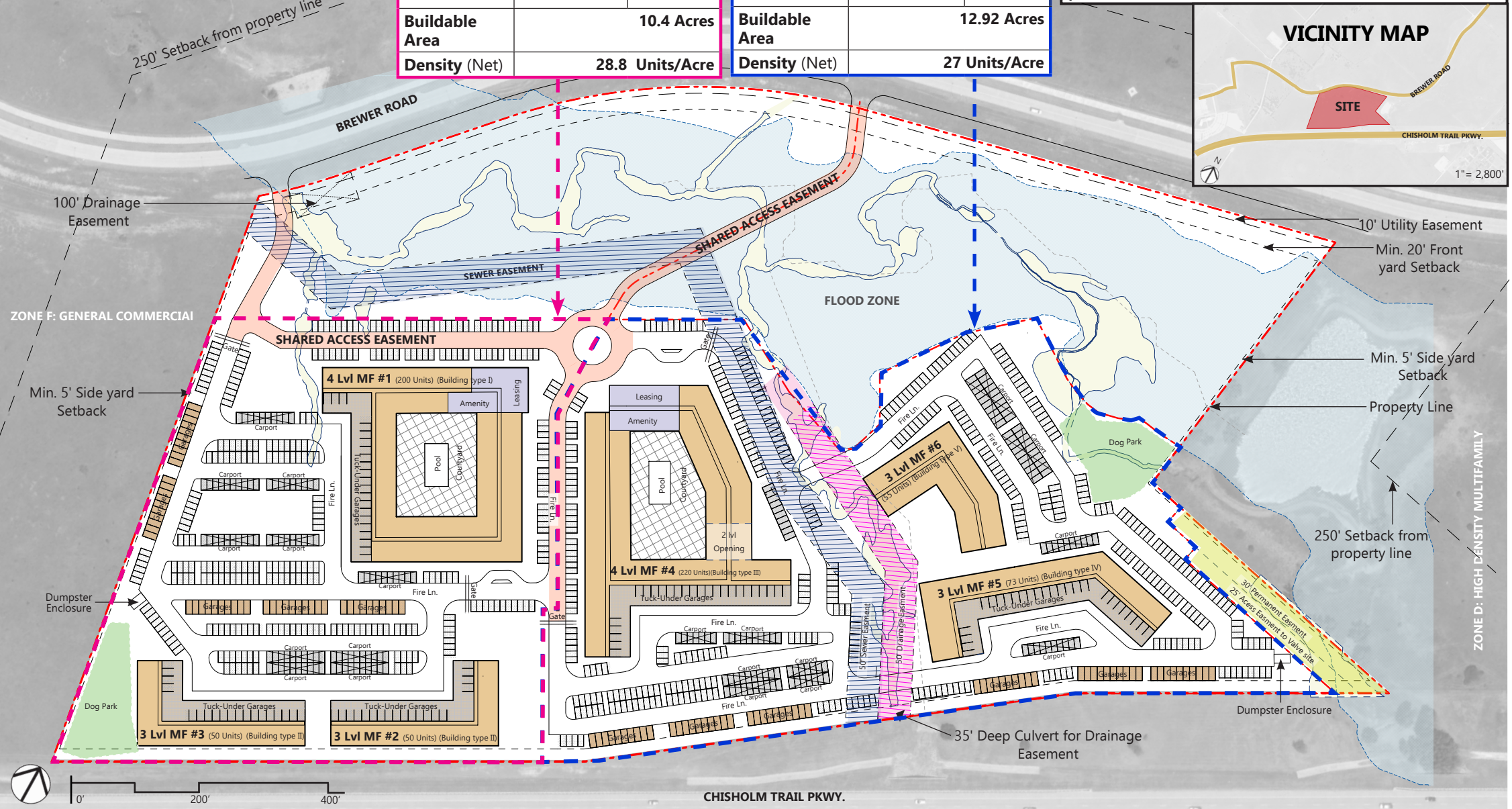
**Legend**

-  Floodplain
-  50' Wide Sewer Easement
-  50' Wide Drainage Easement

PHASE 1		
<b>Residential</b> (900 sf avg)	<b>300 units</b> (55% A units, 39% B units & 6% C units)	
<b>Leasing/Amenity</b>	<b>6,000 s.f.</b>	
<b>Parking Required</b>	Approx. 165 A units (1 sp/ bedroom)	165 sps
	Approx. 117 B units (1 sp/ bedroom)	234 sps
	Approx. 18 C units (1 sp/ bedroom)	54 sps
	Leasing/Amenity (1 sps/250 sf)	24 sps
	<b>Total</b>	<b>477 sps</b>
<b>Parking Provided</b>	Surface parking	294 sps
	Carports	98 sps
	Garages	108 sps
	<b>Total</b>	<b>500 sps</b>
<b>Buildable Area</b>	<b>10.4 Acres</b>	
<b>Density (Net)</b>	<b>28.8 Units/Acre</b>	

PHASE 2		
<b>Residential</b> (900 sf avg)	<b>348 units</b> (55% A units, 39% B units & 6% C units)	
<b>Leasing/Amenity</b>	<b>6,000 s.f.</b>	
<b>Parking Required</b>	Approx. 192 A units (1 sp/ bedroom)	192 sps
	Approx. 135 B units (1 sp/ bedroom)	270 sps
	Approx. 21 C units (1 sp/ bedroom)	63 sps
	Leasing/Amenity (1 sps/250 sf)	24 sps
	<b>Total</b>	<b>549 sps</b>
<b>Parking Provided</b>	Surface parking	371 sps
	Carports	110 sps
	Garages	109 sps
	<b>Total</b>	<b>590 sps</b>
<b>Buildable Area</b>	<b>12.92 Acres</b>	
<b>Density (Net)</b>	<b>27 Units/Acre</b>	

- General Notes:**
- This project will comply with Enhanced Landscaping Requirements for Section 4.712(d)(6).
  - This project will comply with Section 6.302, Urban Forestry.
  - All signage will conform to Article 4, Signs.
  - All provided lighting will conform to the Lighting Code.
  - This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.
  - Building façade and materials will comply with MFD standards
  - Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.
- Waivers to ask:**
- Parking permitted between the building and street.
  - Carports permitted between building face and street.




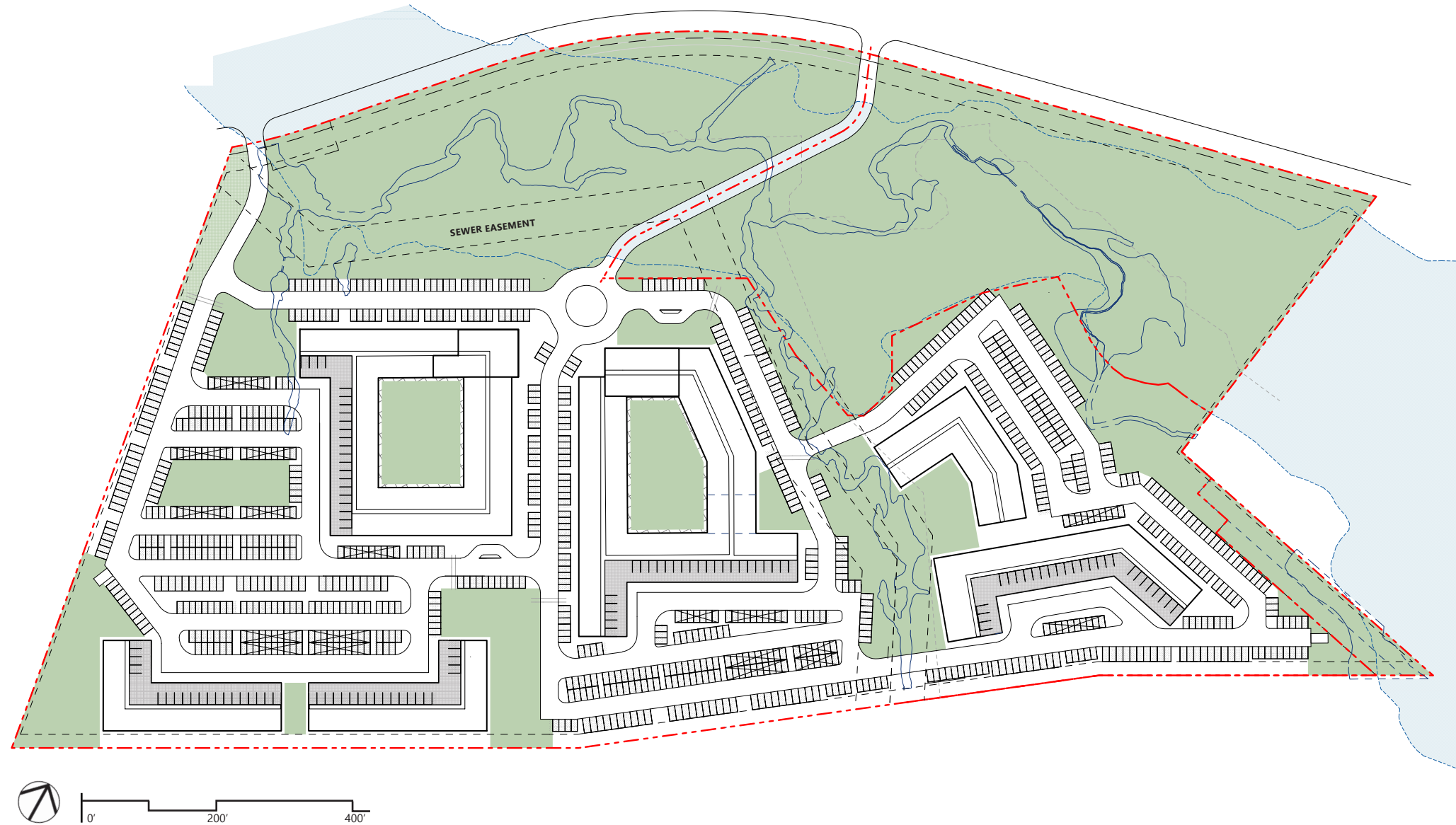
**Owner**  
ZALE Properties  
8333 Douglas Ave, Ste. 1500  
Dallas, Texas 75225  
Telephone: (214) 231-3765

**Architect**  
JHP Architecture/ Urban Design  
8340 Meadow Rd #150  
Dallas, Texas 75231  
Telephone: (214) 363-5687

Director of Development Services: \_\_\_\_\_ Date: \_\_\_\_\_  
**Zale Rock Creek - Site Plan**  
Zoning Case No. SP-24-015  
Location: Fort Worth, Texas (No Address Assigned)  
Preparation Date: 11.08.2024

# OPEN SPACE PROVIDED EXHIBIT

<b>Required Open space</b> (Min. 35% of Net land area)		<b>+/- 12.6 Acres</b> (Net land area: 36 Acres / Include floodplain)
<b>Open space provided</b>		<b>+12.6 Acres</b> (Include floodplain)



**Owner**  
 ZALE Properties  
 8333 Douglas Ave, Ste. 1500  
 Dallas, Texas 75225  
 Telephone: (214) 231-3765

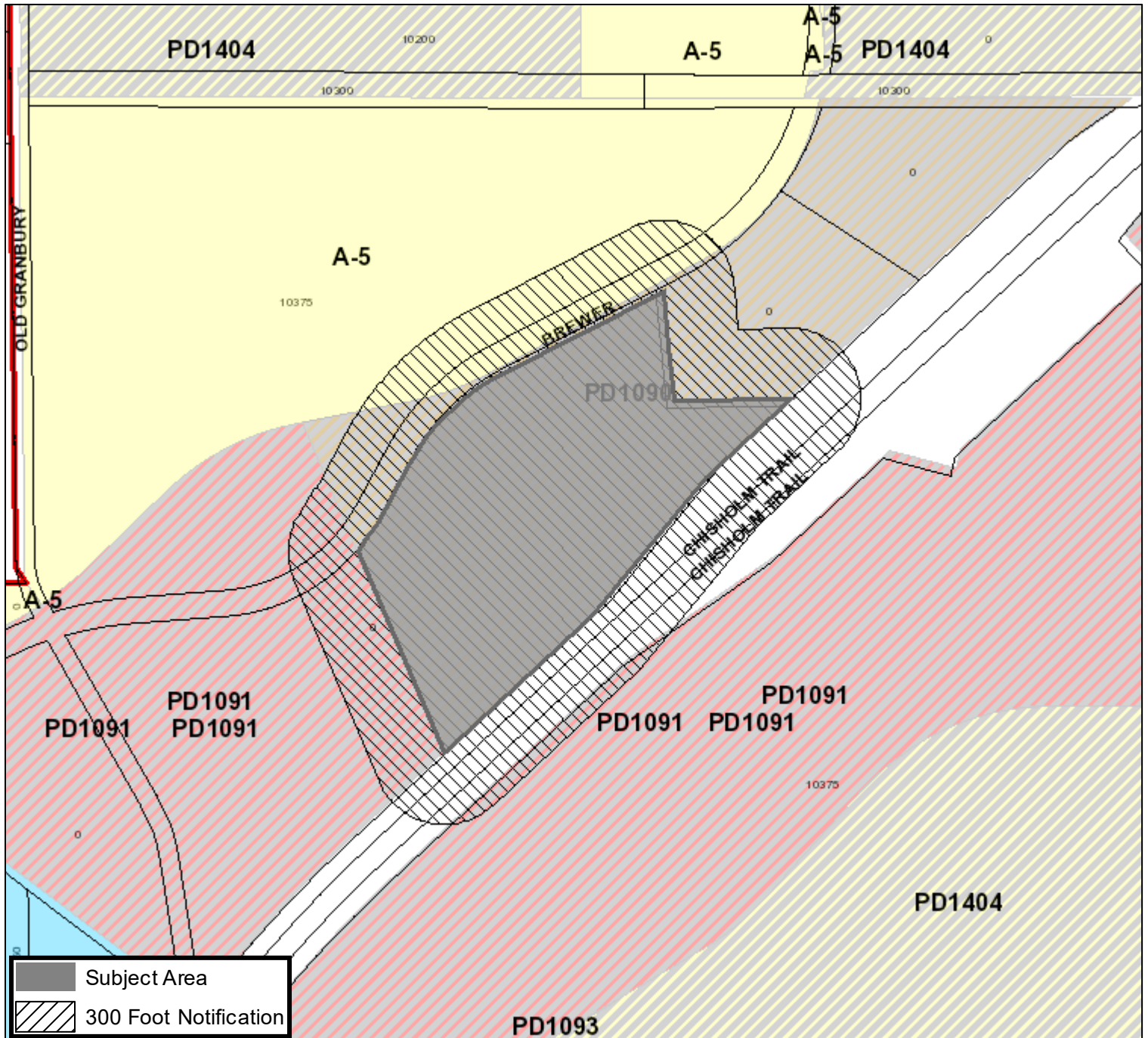
**Architect**  
 JHP Architecture/ Urban Design  
 8340 Meadow Rd #150  
 Dallas, Texas 75231  
 Telephone: (214) 363-5687



Director of Development Services: \_\_\_\_\_ Date: \_\_\_\_\_  
**Zale Rock Creek - Site Plan**  
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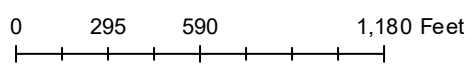


### Area Zoning Map

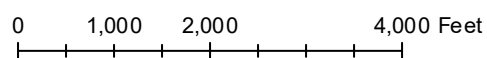
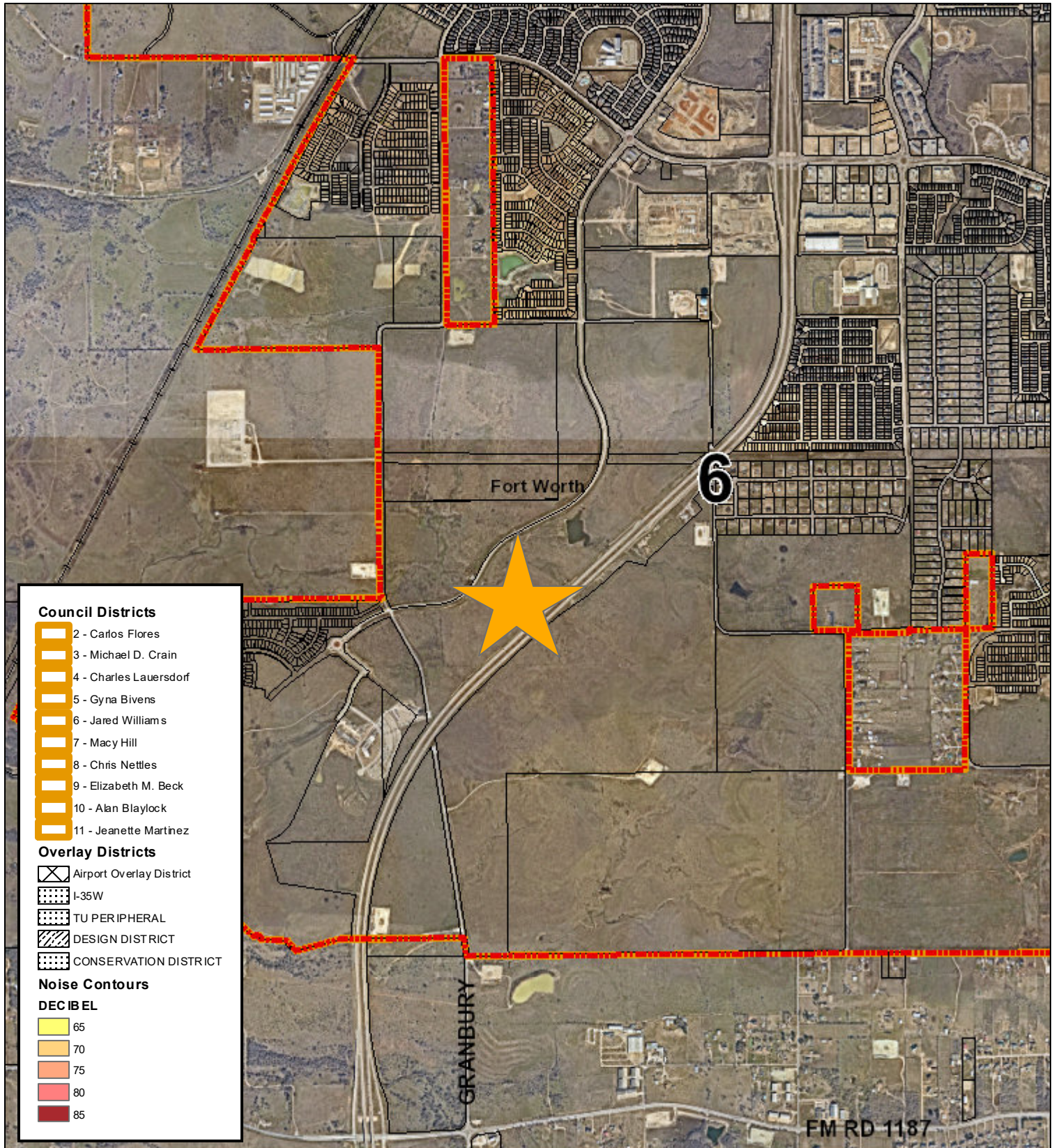
Applicant: Walton Texas LP/Ray Oujesky  
 Address: Bounded by Chisholm Trail Parkway to the south, Old Granbury Road to the west and Brewer  
 Zoning From: PD1090  
 Zoning To: To amend existing PD to allow parking permitted between the building and the street  
 Acres: 36.45292689  
 Mapsco: Text  
 Sector/District: Far\_Southwest  
 Commission Date: 12/11/2024  
 Contact: 817-392-6226



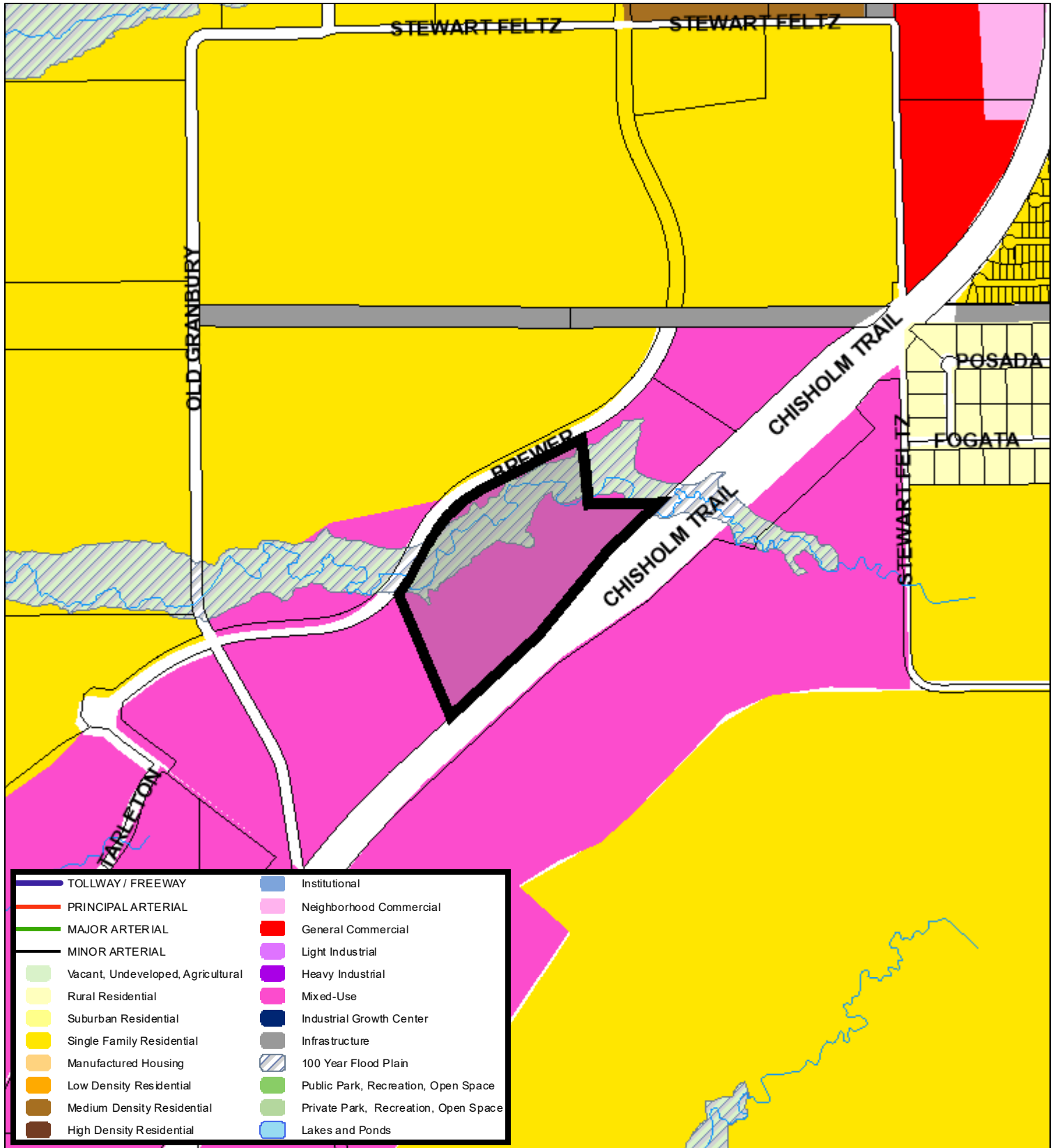
	Subject Area
	300 Foot Notification



### Area Map

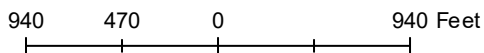


### Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
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	

940 470 0 940 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**

