



Zoning Staff Report

Date: August 12, 2025

Case Number: SP-25-002

Council District: 6

Site Plan

Case Manager: Lynn Jordan

Owner / Applicant: AMFP VI Chisholm Trail II, LLC / Bo Trainor, Westwood Professional Services

Site Location: 10200 Block of Brewer Boulevard

Acreage: 13.50 acres

Request

Proposed Use: Multi-Family

Request: Add site plan for “PD1090” Planned Development for "D" High Density Multifamily.

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 8-0

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

This is a piece of land measuring 13.50 acres in Council District 6. The land is zoned PD/D, which means it can be used for all purposes under the D category, but being a planned development, a site plan is required.

Currently, the site is vacant. The applicant intends to construct a 300-unit multifamily development, in accordance with the previously approved PD1090 standards. The applicant is submitting the required site plan for PD1090 and is not seeking any additional waivers or variances to the development standards.

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 required / vacant
East “PD1091” PD for all uses in F, site plan req / vacant
South “PD1091” PD for all uses in F, site plan req / vacant
West “A-5” One Family Residential vacant and "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan required / vacant

Recent Zoning History

- ZC-24-154 Amend “PD1090” 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; SP-24-015: Approved by Council 1/2025
- 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, “D” High Density Multifamily, “CF” Community Facility, “E” Neighborhood Commercial, “F” General Commercial, “G” Intensive Commercial, and “MU-2” high Intensity Mixed-Use
 - SP-24-015 Required site plan for “PD1090”

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **June 27, 2025**.

Posted Notice


A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **June 27, 2025**



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

** Not located within a registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

1. Add the correct site plan number in the lower right-hand corner.
2. Minimum open space requirement is 35% must comply or a waiver will be required through a zoning case amendment to the PD.
3. Provide on the site plan the setback distance from the A-5 single family district to the first building. 36 ft. is the maximum height if within 250 ft. This would also require a waiver through a zoning case amendment to the PD.

Fire

Comments

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

FYI: CORRECTIONS REQUIRED: Show and label widths of fire lanes.

All access roads will have to be built above 100 year floodplain.

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.

Minimum turn radius for fire lanes is a minimum of 25' inside and 51' outside.

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:

Addresses will be assigned by CFW Fire Department after the plat is recorded. **DO NOT SELF ADDRESS.** Plats are worked within 10 days in the order received.

Pursuant to the Fort Worth City Code, no building or structure not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the adopted Fire Code at the time of construction. Where construction is permitted, all structures subject to setbacks shall be located outside of any setback resulting from ultimate alteration of the pad site permit.

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

Comments

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

1. Turnaround required between any gate and street
2. Minimum driveway spacing on Brewer is 200 feet. Show distance between site driveways and neighboring driveways
3. Ingress AND egress required in two locations. Cannot have only one ingress or only one egress
4. Show parking aisle size - must be at least 24 feet between 90 degree parking stalls

Water

1. HOLD - 6/24/25 - Provide all proposed water and sewer easements for appurtenances and /or mains.

FYI

-- No direct connections are allowed to the 24" PVC Water main.

-- Construction Prohibited over Easements – also applies to trees, signs, light poles, retaining walls

-- No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage,

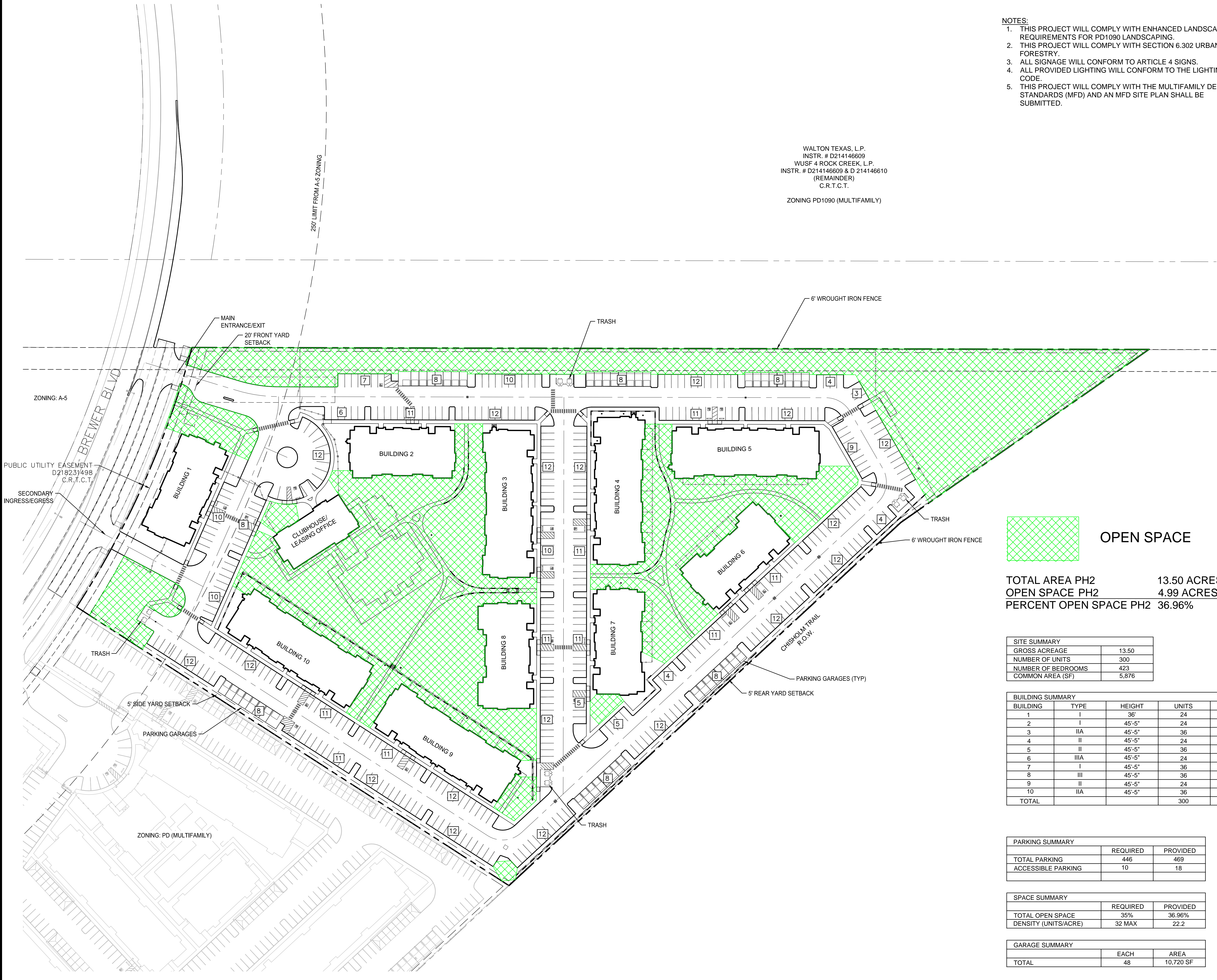
electric, cable or other utility easement of any type.

ure guaranteed at ground elevation

-- No Sewer available at this time



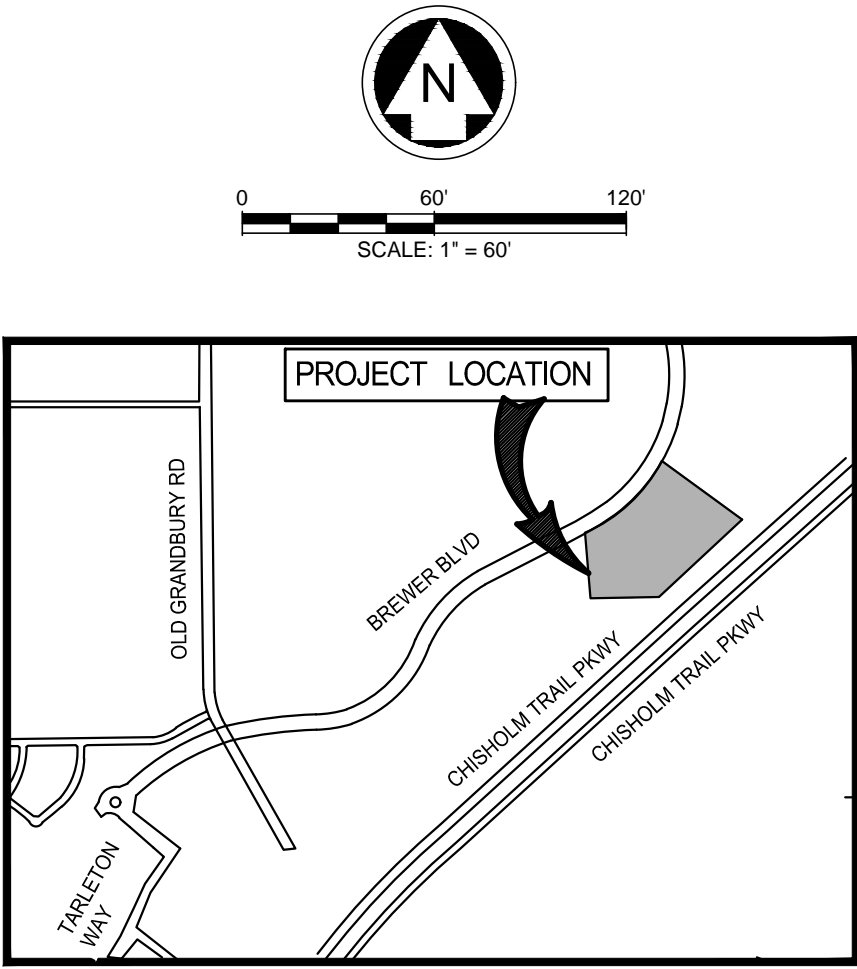
Drawing: C:\Users\1657\OneDrive\Documents\Rock Creek Multifamily\SP-25-002\SP-25-002-01.dwg
User: 1657
Date: 7/20/24 4:29 PM
Plot Date: 7/20/24 4:29 PM



WALTON TEXAS, L.P.
INSTR. # D214146609
WUSF 4 ROCK CREEK, L.P.
INSTR. # D214146609 & D 214146610
(REMAINDER)
C.R.T.C.T.

ZONING PD1090 (MULTIFAMILY)

- NOTES:
1. THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR PD1090 LANDSCAPING.
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 5. THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.



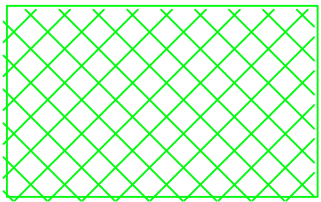
LOCATION MAP
SCALE : N.T.S.

OWNER/DEVELOPER
DUKE COMPANIES, INC.
13740 MIDWAY ROAD, SUITE 804
DALLAS, TX 75244
PHONE: 972-385-1676

ENGINEER/SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
500 WEST 7th ST., SUITE 1300
FORT WORTH, TX 76102
PHONE: 817-953-2777
TX FIRM NO 12207
TBLPS FIRM NO 10177700

ARCHITECT
MEEKS PARTNERS
16000 MEMORIAL DRIVE, SUITE 100
HOUSTON, TX 77079
PHONE: 281-558-8787

LANDSCAPE ARCHITECT
ARTIS
1405 W. KOENIG LN.
AUSTIN, TX 78756
PHONE: 512-689-0627



OPEN SPACE

TOTAL AREA PH2 13.50 ACRES
OPEN SPACE PH2 4.99 ACRES
PERCENT OPEN SPACE PH2 36.96%

SITE SUMMARY	
GROSS ACREAGE	13.50
NUMBER OF UNITS	300
NUMBER OF BEDROOMS	423
COMMON AREA (SF)	5,876

BUILDING SUMMARY				
BUILDING	TYPE	HEIGHT	UNITS	AREA
1	I	36'	24	9,161
2	I	45'-5"	24	9,161
3	IIA	45'-5"	36	12,783
4	II	45'-5"	24	12,783
5	II	45'-5"	36	12,783
6	IIIA	45'-5"	24	9,514
7	I	45'-5"	36	9,161
8	III	45'-5"	36	9,514
9	II	45'-5"	24	12,783
10	IIA	45'-5"	36	12,783
TOTAL			300	110,426

PARKING SUMMARY		
	REQUIRED	PROVIDED
TOTAL PARKING	446	469
ACCESSIBLE PARKING	10	18

SPACE SUMMARY		
	REQUIRED	PROVIDED
TOTAL OPEN SPACE	35%	36.96%
DENSITY (UNITS/ACRE)	32 MAX	22.2

GARAGE SUMMARY		
	EACH	AREA
TOTAL	48	10,720 SF

DIRECTOR OF DEVELOPMENT SERVICES	
DATE	

NO.	DATE	REVISION

CITY OF FORT WORTH, TEXAS

PD SITE PLAN
SITE PLAN
SP-25-002

FORT WORTH, TARRANT COUNTY, TEXAS

Westwood

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 250, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: TB	DATE: JUNE 2024	PROJECT #: R0051657.00	SHEET: C1
DESIGNED: TB			
REVIEWER: TB			

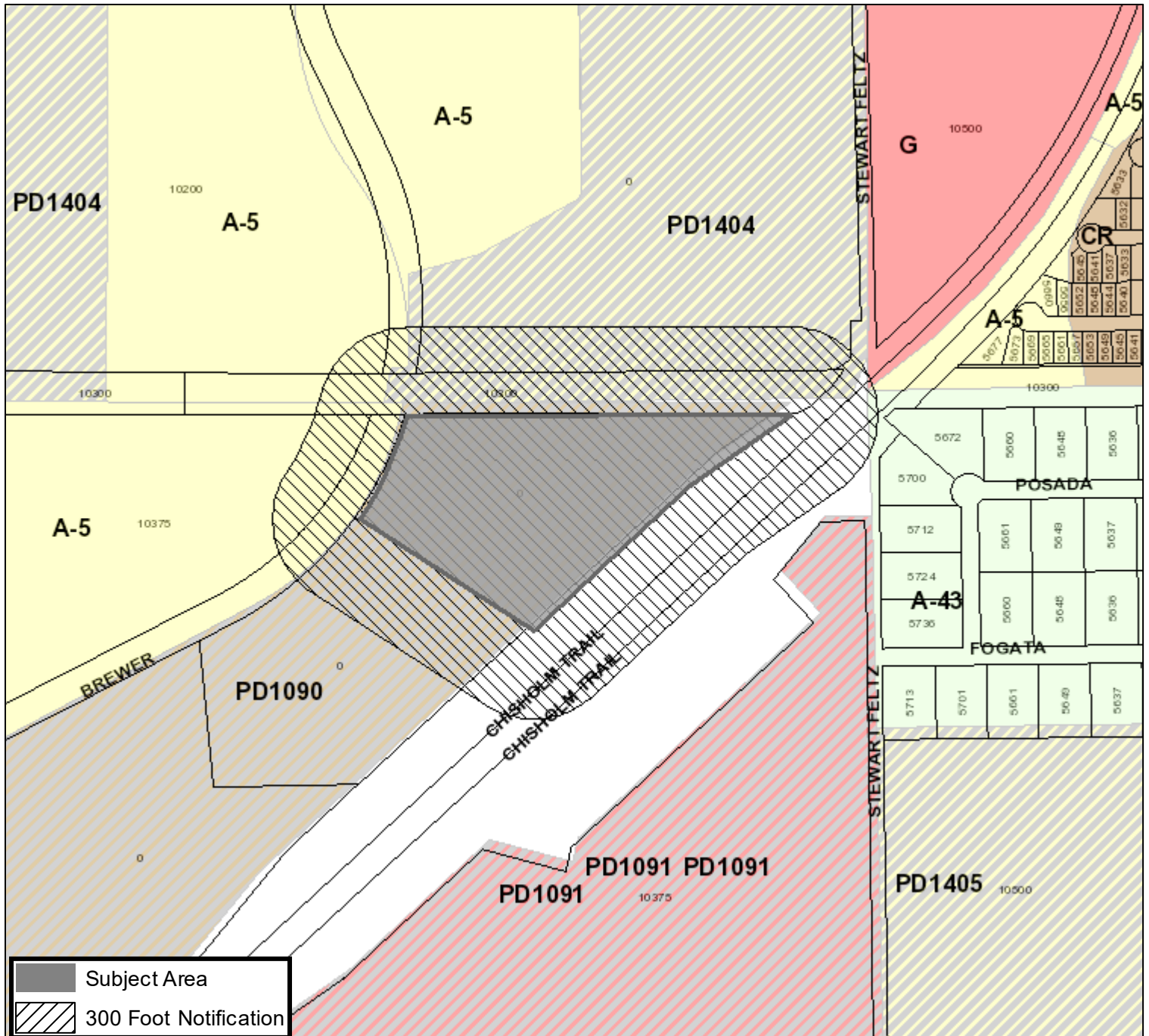
ROCK CREEK MULTIFAMILY



SP-25-002

Area Zoning Map

Applicant: AMFP VI Chisholm Trail II/Westwood Pro. Service
Address: 10200 block Brewer Boulevard
Zoning From: PD 1060 for D uses
Zoning To: ?
Acres: 13.497
Mapsc0: Text
Sector/District: Far Southwest
Commission Date: 7/9/2025
Contact: 817-392-7869



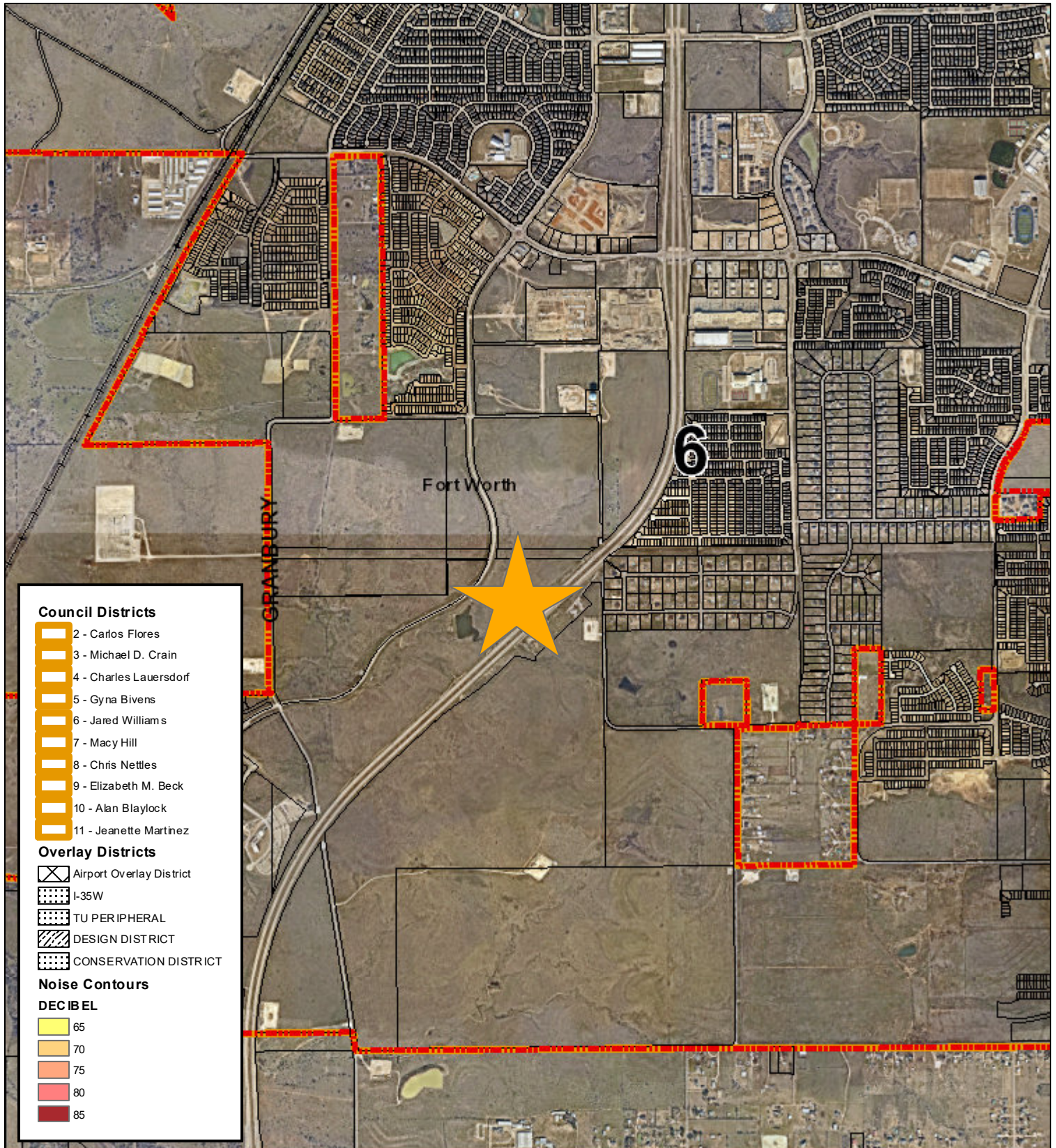
0 245 490 980 Feet

Created: 6/17/2025 2:19:52 PM



SP-25-002

Area Map

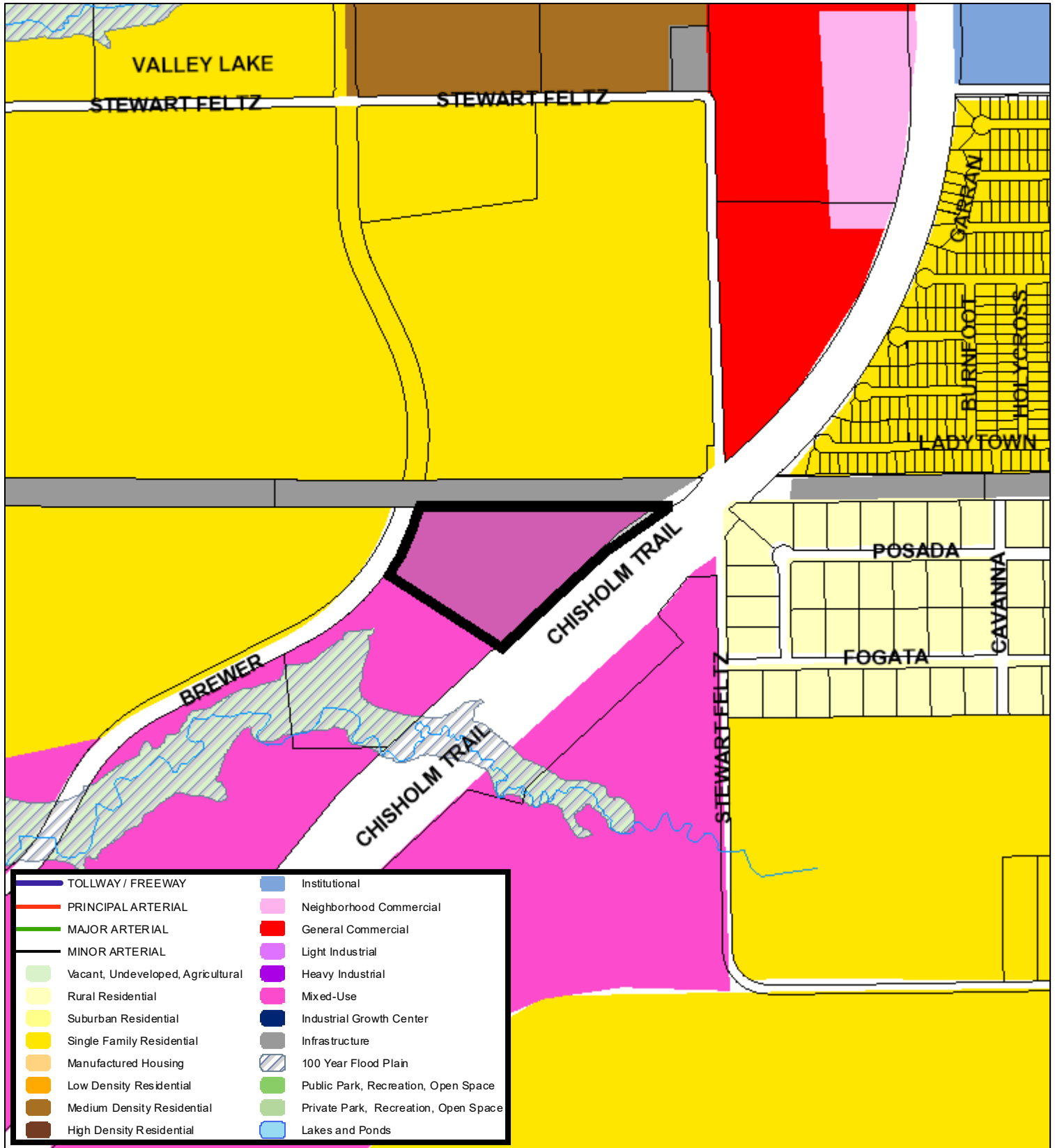


0 1,000 2,000 4,000 Feet



SP-25-002

Future Land Use



700 350 0 700 Feet

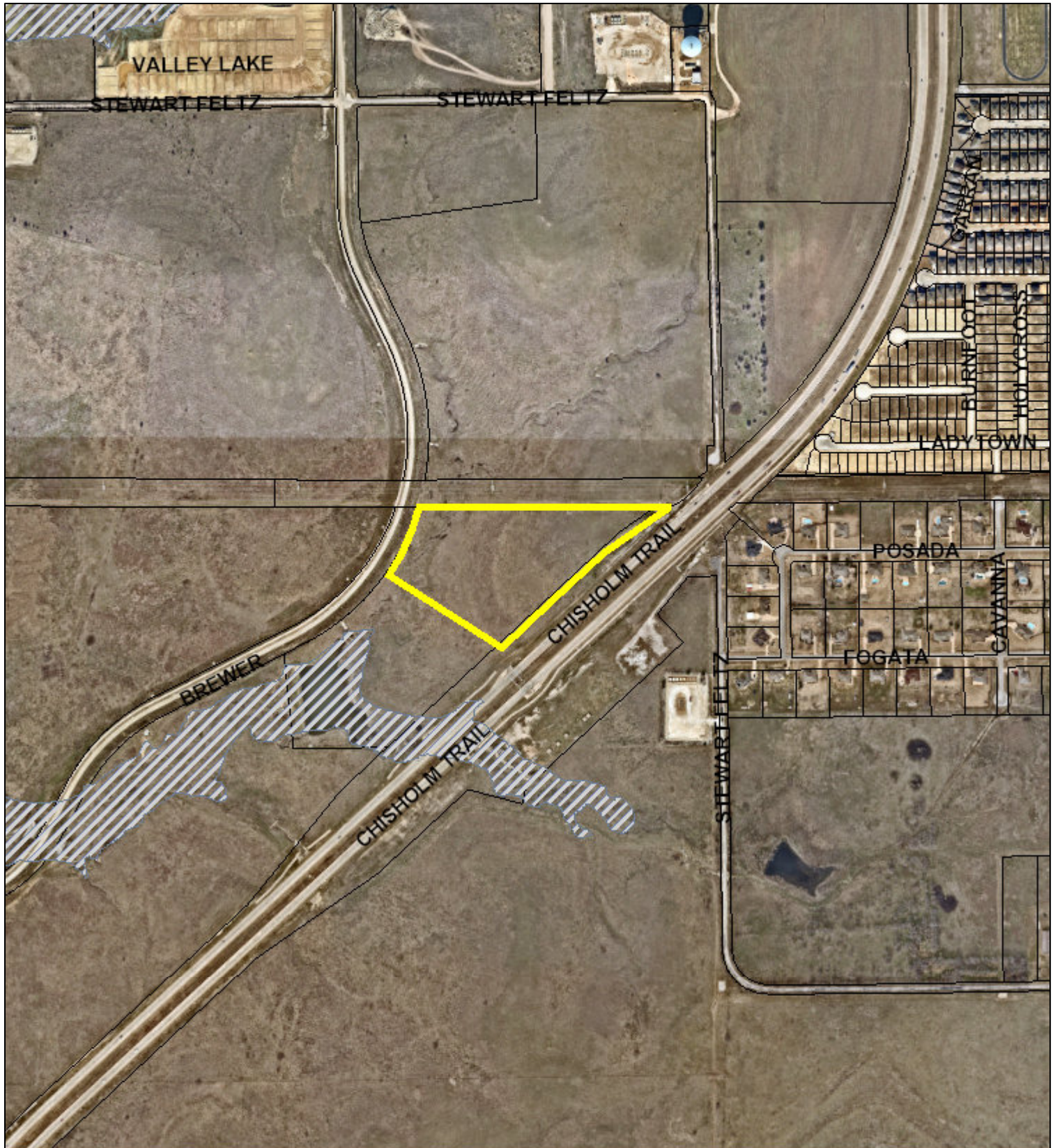
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





SP-25-002

Aerial Photo Map



0 435 870 1,740 Feet

