



Zoning Staff Report

Date: September 12, 2023

Case Number: SP-23-006

Council District: 5

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: FW Babers Manor, LP

Site Location: 4400, 4408, 4416 & 4424 Ramey Ave

Acreage: 4.4

Request

Proposed Use: Multifamily

Companion Case: ZC-19-150/PD 1258

Request: To: Add site plan for PD 1258 "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with waivers to open space, front yard, corner lot setbacks, residential adjacency district setback, minimum parking requirement, waiver to the MFD submission; site plan included

Recommendation

Staff Recommendation: Approval

Zoning Commission Recommendation: Approval by a vote of 7-0

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. Site Plan Comments](#)
- Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Project Description and Background

The proposed site is along Ramey Avenue between the intersections of South Hughes and South Edgewood Terrace. The applicant is bringing in their Site plan for PD 1258 "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with waivers to open space, front yard, corner lot setbacks, residential adjacency district setback, minimum parking requirement, waiver to the MFD submission. The applicant has provided a narrative below:

"Baber's Manor will be an 80-unit multifamily development with a 5,000 sq. ft. community building with leasing office. Units provided will be (18) 1 bedroom, (48) 2 bedroom, and (2) 3-bedroom flats; with (12) 3-bedroom townhomes. There will be a total of 14 residential buildings, and 1 commercial building for the leasing office/clubhouse. Per the PD we calculated 85 surface parking spaces are required, we will provide 100 onsite parking spaces. Community amenities will include (2) playgrounds, a staffed 1,000 sq. ft. child."

Surrounding Zoning and Land Uses

North "A-7.5" One Family / single family, Neighborhood Park
East PD 289 Planned Development for day care facility, "CF" Community Facilities / single family, church
South "A-5" One-Family / single family
West "A-5" One-Family / single family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on July 25, 2023.

The following organizations were notified: (emailed June 26, 2023)

Organizations Notified	
Polytechnic Heights South NA	Echo Heights Stop Six Environmental Coalition
Historic Stop Six NA	East Fort Worth Inc.
Stop Six Sunrise Edition NA	Trinity Habitat for Humanity
Stop 6/Poly Oversight*	FWISD

**Located within this Neighborhood Organization*

Development Impact Analysis

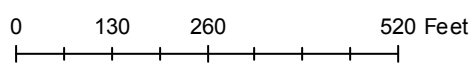
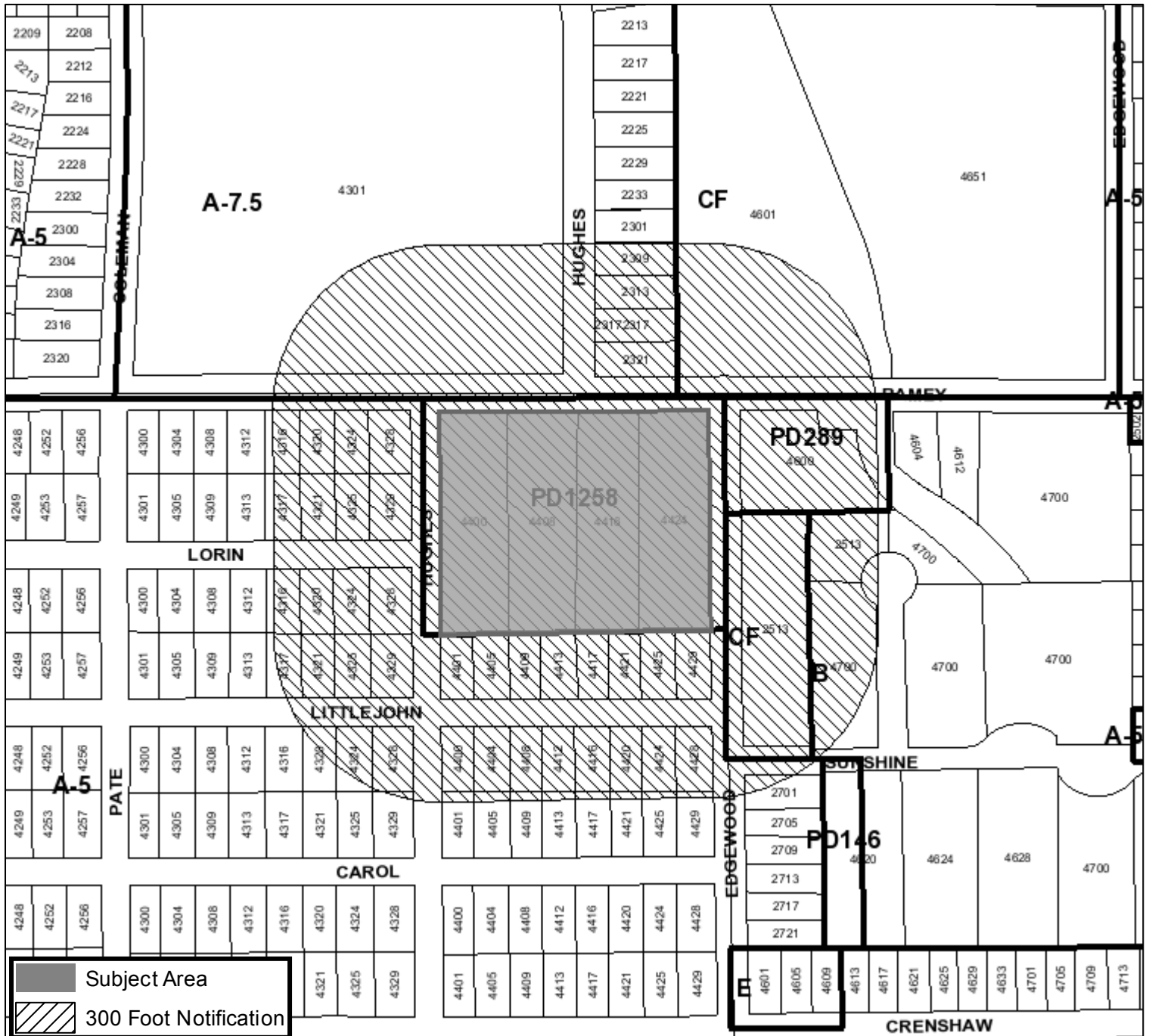
Site Plan Comments

The site plan as submitted is consistent with Zoning requirements.

(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.)

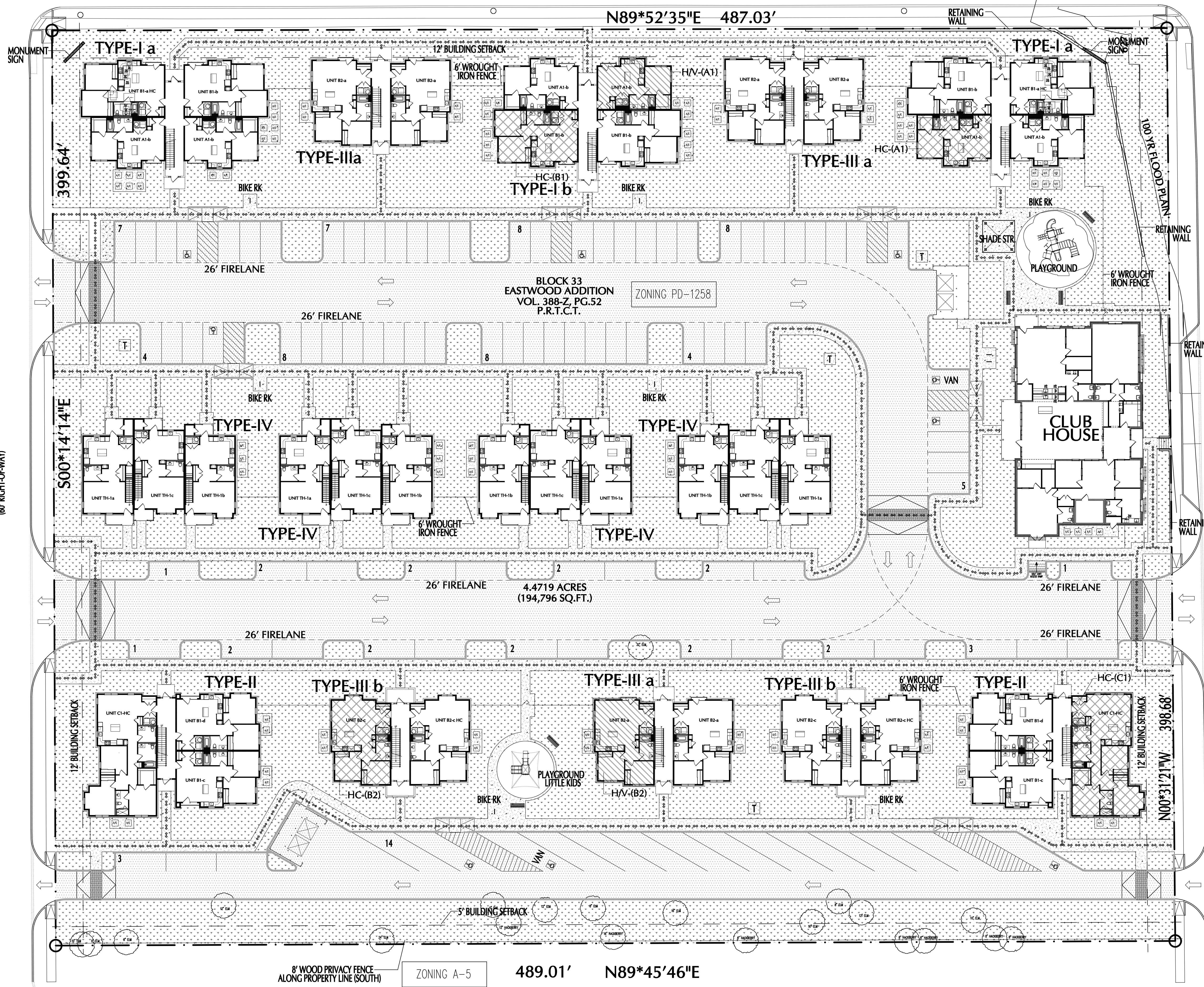
Area Zoning Map

Applicant: FW Babers Manor, LP
 Address: 4400, 4408, 4416 & 4424 Ramey Ave.
 Zoning From: PD
 Zoning To: Submit Required Site Plan
 Acres: 4.44485774
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 8/9/2023
 Contact: 817-392-6226



RAMEY AVE.
(60' RIGHT-OF-WAY)

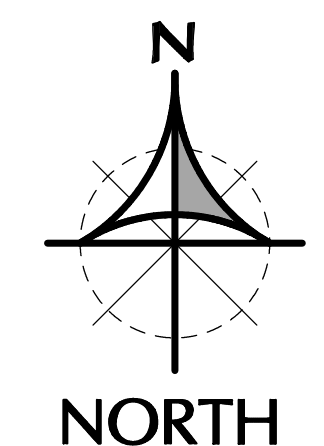
N89°52'35"E 487.03'



BLOCK 33
EASTWOOD ADDITION
VOL. 388-Z, PG.52
P.R.T.C.T.

4.4719 ACRES
(194,796 SQ.FT.)

489.01' N89°45'46"E



ZONING: PD-1258
DENSITY: 80 UNITS/4.47 ACR.
17.89 UNITS PER ACRE

SITE CALCULATION

BUILDING TYPE I	3 (12 UNITS EA.)
BUILDING TYPE II	2 (6 UNITS EA.)
BUILDING TYPE III	5 (4 UNITS EA.)
BUILDING TYPE IV	4 (3 UNITS EA.)
80 UNITS TOTAL	

BUILDING TYPE I	3 STORY BLDG. 6- UNIT A1 (1 BED, 1 BATH) 6- UNIT B1 (2 BED, 1 BATH)
BUILDING TYPE II	2 STORY BLDG. 4- UNIT B1 (2 BED, 1 BATH) 1- UNIT B2 (2 BED, 1 BATH) 1- UNIT C1 (3 BED, 2.5 BATH)
BUILDING TYPE III	2 STORY BLDG. 4- UNIT B2 (2 BED, 1 BATH)
BUILDING TYPE IV	2 STORY BLDG. 2- UNIT TH1 (3 BED, 2.5 BATH) 1- UNIT TH1a (3 BED, 2.5 BATH)

QTY.	UNIT NET RENTABLE AREAS	NET RENTABLE AREA =	SQ. FT.
16	UNIT A1	NET RENTABLE AREA =	663 SQ. FT.
1	UNIT A1-H/C	NET RENTABLE AREA =	663 SQ. FT.
1	UNIT A1-H/V	NET RENTABLE AREA =	663 SQ. FT.
25	UNIT B1	NET RENTABLE AREA =	852 SQ. FT.
1	UNIT B1-H/C	NET RENTABLE AREA =	852 SQ. FT.
20	UNIT B2	NET RENTABLE AREA =	945 SQ. FT.
1	UNIT B2-H/C	NET RENTABLE AREA =	945 SQ. FT.
1	UNIT B2-H/V	NET RENTABLE AREA =	945 SQ. FT.
1	UNIT C1	NET RENTABLE AREA =	1,437 SQ. FT.
1	UNIT C1-H/C	NET RENTABLE AREA =	1,437 SQ. FT.
8	UNIT TH1	NET RENTABLE AREA =	1,535 SQ. FT.
4	UNIT TH1a	NET RENTABLE AREA =	1,557 SQ. FT.
TOTAL=80			

COMMON AREAS	
CLUBHOUSE =	4,270 SQ.FT.
BUILDING TYPE I =	996 SQ.FT. X 3 = 2988 SQ.FT.
BUILDING TYPE II =	576 SQ.FT. X 2 = 1152 SQ.FT.
BUILDING TYPE III =	576 SQ.FT. X 5 = 2880 SQ.FT.
TOTAL =	11,290 SQ.FT.

PARKING CALCULATION	
PARKING REQUIRED: 1 SPACE PER UNIT	80 SPACES
1 SPACE PER 350 SF (OFFICE)	1,689/350=5 SPACES
TOTAL PARKING REQUIRED:	85 SPACES
PARKING PROVIDED:	91
STANDARD SPACES:	7 (>5%)
ACCESSIBLE SPACES:	2
VAN ACCESSIBLE SPACES:	100
TOTAL PARKING PROVIDED:	100
ACCESSIBLE UNIT (5%)=	4 UNITS
HEARING/VISUAL IMPAIRED (2%)=	2 UNITS

LEGEND	
	GRASS/LANDSCAPE = 70,111 SF (36%)
	PAVING = 53,254 SF (27%)
	CONCRETE/SIDEWALKS = 24,999 SF (13%)
	BUILDINGS COVERED AREA = 46,432 SF (24%)
	194,796 SF (100%)

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	194,796 SF (100%)

NOTE: THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS SECTION 7

NOTE: ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.

NOTE: THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY

NOTE: ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE

NOTE: THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) & AN MFD SITE PLAN WILL BE SUBMITTED



BABERS MANOR APARTMENTS & TOWNHOMES
A 348 UNIT DEVELOPMENT
4400, 4408, 4416 & 4424 RAMEY AVE.
FORT WORTH, TX 76105

OWNER: HW Design Group, LP
1000 S. Lamar Blvd., Suite 100
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www.hwdesigngroup.com

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SURVEYOR: Stanley-Horn & Associates, Inc.
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CIVIL ENGINEER: CARILLO ENGINEERING, LLC
1000 S. Lamar Blvd., Suite 100
Fort Worth, Texas 76102
Phone: 817-332-9477
www.carilloeng.com

DATE OF PREPARATION: 05.01.2023

01 SITE PLAN
SCALE: 1" = 20'-0"

DRAWN BY: F.S.G./R.S.G.
CHECKED BY: R.P.G.
DATE: 01.23.2023
ISSUED FOR PERMIT: XX.JX.2023
ISSUE FOR PRICING: XX.JX.2023
ISSUE FOR CONSTRUCTION: XX.JX.2023
REVISIONS:

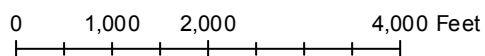
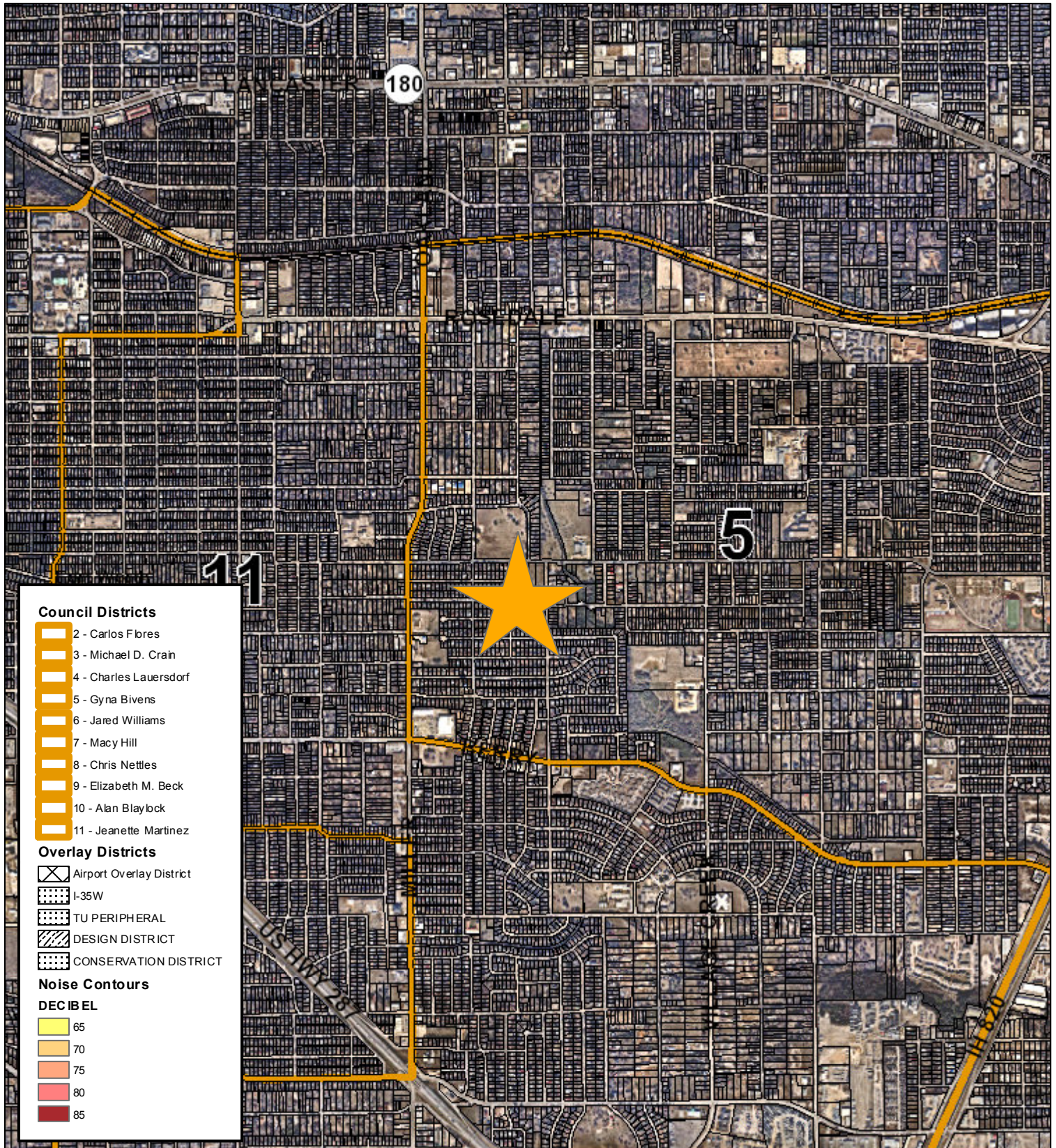
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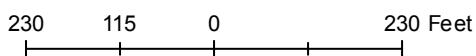
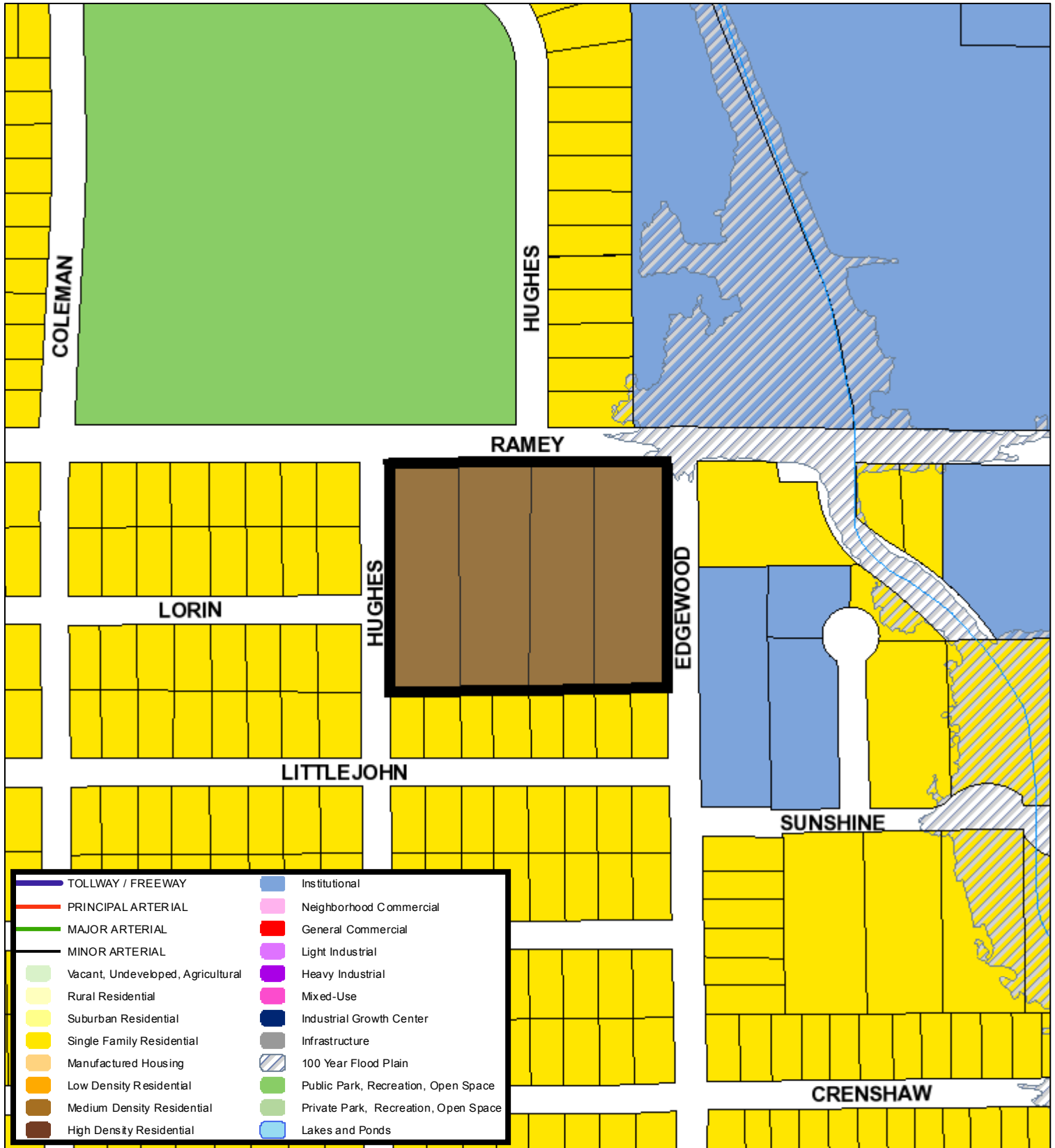
BABERS MANOR APARTMENTS & TOWNHOMES
A 80 UNIT DEVELOPMENT
FORT WORTH, TEXAS

PROJECT NO. 230213-MFI
SHEET NO. A-1.00a

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



0 145 290 580 Feet

