



**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
February 16, 2021

**Council District** 7

**Zoning Commission Recommendation:**  
Approval by a vote of 7-0  
  
**Opposition:** 1 speaker, and 1 letter  
**Support:** none

Continued Yes  No   
Case Manager Randy Hutcheson  
Surplus Yes  No   
Council Initiated Yes  No

**Owner / Applicant:** North Presidio, LLC

**Site Location:** 9200 – 9400 Blocks Tehama Ridge Parkway Acreage: 18.809

**Proposed Use:** Urban Residential Multifamily

**Request:** From: "G" Intensive Commercial/I-35W Central Zone Overlay  
To: "UR" Urban Residential /I-35W Central Zone Overlay

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is not consistent. (Minor Deviation)**

**Staff Recommendation:** Approval

**Overview:**  
Site Context:

The site is located in the larger Citadel development in North Fort Worth (see image on right). The Citadel is located west of I-35W from Alliance Town Center, north of North Tarrant Parkway, east of Tehama Ridge Parkway, and south of Heritage Trace Parkway. The single family neighborhoods to the west of the site are separated by floodplain and the four lane Tehama Ridge Parkway. The single family homes back up to Tehama Ridge Parkway (See Attachment – Site Photographs).



**Aerial with development overlay – looking southeast**

Area Context:

North Fort Worth has experienced a tremendous amount of development ZC-20-124

since 2000. In 2000, much of North Fort Worth was largely vacant land north of North Tarrant Parkway. By 2010, Alliance Town Center was under construction and mostly single family residential development was filling in much of the vacant land east of I-35W. The Alliance Corridor continues to add more jobs further increasing demand for a variety of housing and support services. From logistics, corporate headquarters, and ancillary commercial development, the corridor continues to quickly grow.

**Future Land Use and Zoning:**

In Texas, most interstate highways are complemented by frontage roads (see image on right). The access road system encourages cities to line interstates with commercial/office/ and industrial uses. Far North Fort Worth is no exception. In 2002, the subject property had a future land use policy of light industrial which is not unusual for rural property located outside the urban core of cities. As one can imagine, access to the national interstate highway network is attractive to industrial and logistics (warehouse) uses. Overtime, single family development grew significantly. As a result, the future land use policy changed, from light industrial to general commercial. The exception was the east side of I-35W. Hillwood had a vision for development of their properties in North Fort Worth and requested a future land use of Mixed Use Growth Center for properties they owned along the east side of I-35W.



**Aerial photograph of project area**

**Zoning Request:**

The applicant has provided testimony in prior public hearings that this project is intended to provide residential support to their commercial development. They consider their larger development to be a lifestyle center. The proposed rezoning and floodplain on the west provides a good transition zone between low density single-family and the higher density commercial, and the busy I-35W corridor. As such, Urban Residential (“UR”) is appropriate at this location within the development (see image above).



**Multifamily site layout**

## ***Development Impact Analysis:***

### **Land Use Compatibility:**

The future land use designation for this property is General Commercial which is defined as retail, services, offices, and mixed uses serving occasional needs for a larger market area. The policy is implemented by multifamily residential, ER, E, MU-1, and MU-2. Although Urban Residential (“UR”) is not listed as a zoning category to implement general commercial future land use, the purpose of Urban Residential (“UR”) zoning provides a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. An additional purpose of Urban Residential (“UR”) is to encourage a range of housing choices within walking distance of rail transit stations and mixed-use urban villages. Although the proposed development is not located adjacent to an urban village or rail station, Urban Residential (“UR”) zoning in this location would provide similar support to the commercial develop as we have seen in PD-795 (Alliance Town Center) directly east across I-35W. It would also add to the variety of housing choices needed for this expanding employment corridor.

When development on both sides of I-35W is contemplated as a whole and not a collection of individual developments, it functions as a mixed use growth center. In addition, collectively, this area meets the intent of the City of Fort Worth Future Land Use Policy for a Regional Mixed Use Growth Center. Lastly, since the development is considered a lifestyle center with a mix of commercial and residential, an urban multifamily infill project would not be inconsistent.

### **Comprehensive Plan Consistency – Far North:**

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
4. Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Gateway West, Alliance Town Center, Fossil Creek, and Nance Ranch Mixed-Use Growth Centers. Discourage single-family residential development within these growth centers.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
7. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
8. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.

### **Economic Development Plan Concepts – Alliance:**

- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. ( Multifamily represents commercial investment)
- Maximize development potential of major districts. Alliance is an emerging district with available land for infill development.
  - As with any employment center, a variety of housing types are needed to house workers and recruit new business opportunities.

### **Multifamily Design Trends:**

The design of multifamily housing in large urban centers is moving from campus like layouts to more vertical urban building types. These designs are more compact and often include a mix of surface and structured parking. Multifamily developments with an urban feel can be found in suburbs like Keller and North Richland Hills adjacent to more traditional retail development. Although Urban Residential (“UR”) zoning is not listed as one of the zoning categories implementing the General Commercial Future Land Use Policy, it is the more appropriate zoning category to deliver the proposed multifamily development.

### **Conclusion and Recommendation:**

Based on the information above, staff recommends approval of the zoning request and recommends staff meeting with area property owners to discuss changing the future land use from General Commercial to Mixed Use Growth Center.

**Technical Background Information:**

**Site Information:**

Surrounding Zoning and Land Uses:

- North "G" General Commercial / undeveloped
- East "G" General Commercial / commercial
- South "G" General Commercial / undeveloped
- West "G" General Commercial / undeveloped

Zoning History:

**Request from "G" General Commercial to "D" High Density Multifamily (I-35W Central Zone Overlay on eastern portion of property)**

- **December 11, 2019**
  - Continuance requested by applicant to February 12, 2020 to allow more work with Tehama Ridge Neighborhood
- **February 12, 2020**
  - Continuance requested by applicant to March 4, 2020 to allow more time to work through issues with property owner.
- **March 4, 2020**
  - Continuance requested by applicant to April, 2020 to allow more time to work through issues with property owner. The April meeting was canceled due to COVID-19
- **May 13, 2020**
  - Continuance requested by applicant to June 8, 2020 to allow time to discuss with a concerned HOA raised on April 29<sup>th</sup>.
- **June 10, 2020**
  - Applicant requested a withdrawal of the case. The withdrawal was approved 8-0.

**Public Notification:**

300 foot Legal Notifications were mailed on September 24, 2020.

Courtesy notices were sent to following organizations: (emailed September 22, 2019)

<b>Organizations Notified</b>	
Tehama Ridge HOA	Reata Ranch HOA*
North Fort Worth Alliance	Reata Meadows HOA*
Trinity Habitat for Humanity	Keller ISD
Streams And Valleys Inc	Northwest ISD

*\*Closest registered Neighborhood Associations*

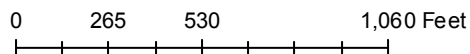
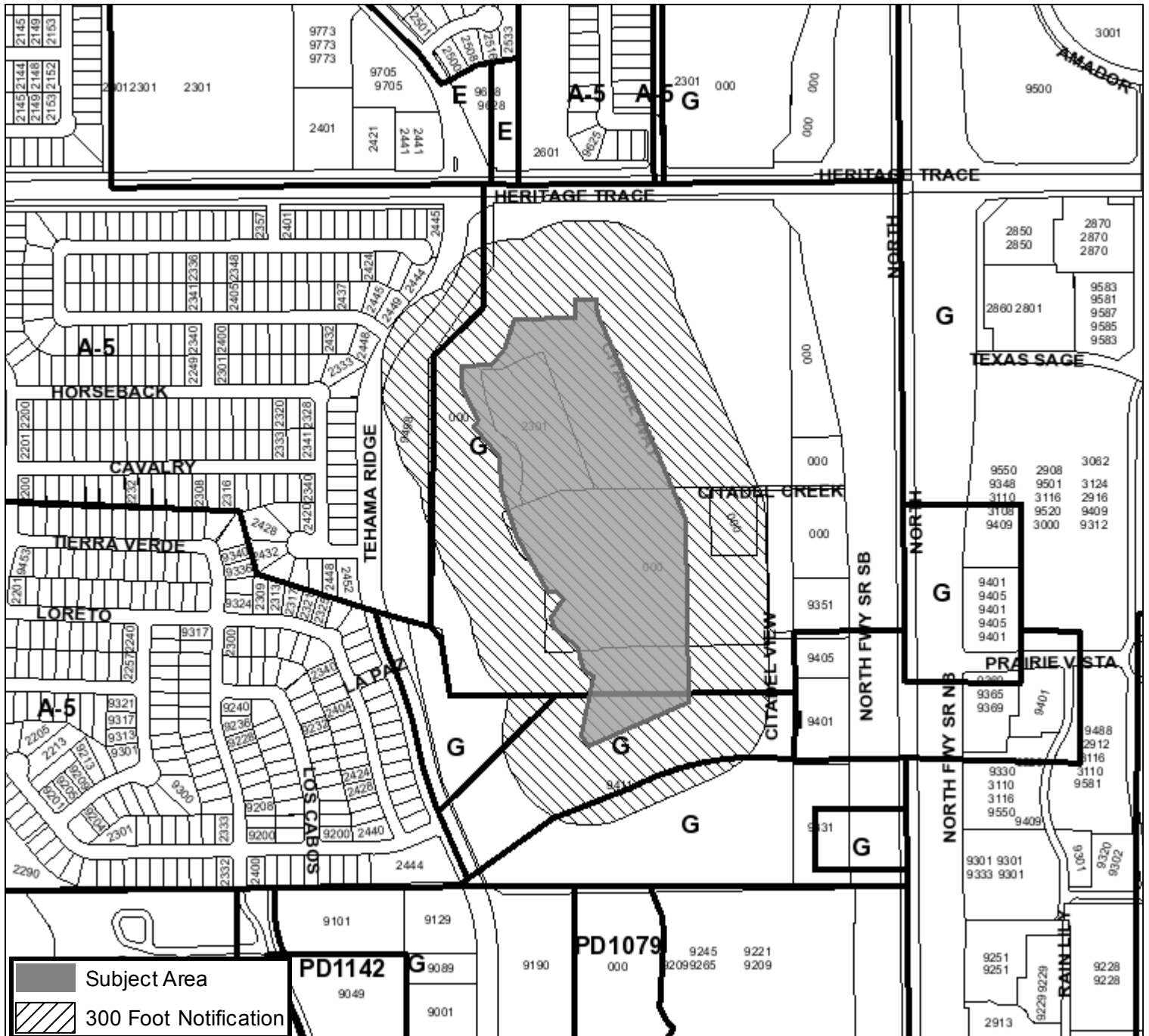
**Attachments:**

- Location Map
- Aerial Photo Map
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Multifamily Site Plan
- Overall Development Site Plan
- Site Photographs



## Area Zoning Map

Applicant: North Presidio, LLC  
 Address: 9200 - 9400 blocks Tehama Ridge Parkway  
 Zoning From: G with I-35W Central Zone Overlay  
 Zoning To: UR with I-35W Central Zone Overlay  
 Acres: 18.80933568  
 Mapsco: 21X  
 Sector/District: Far North  
 Commission Date: 10/14/2020  
 Contact: null

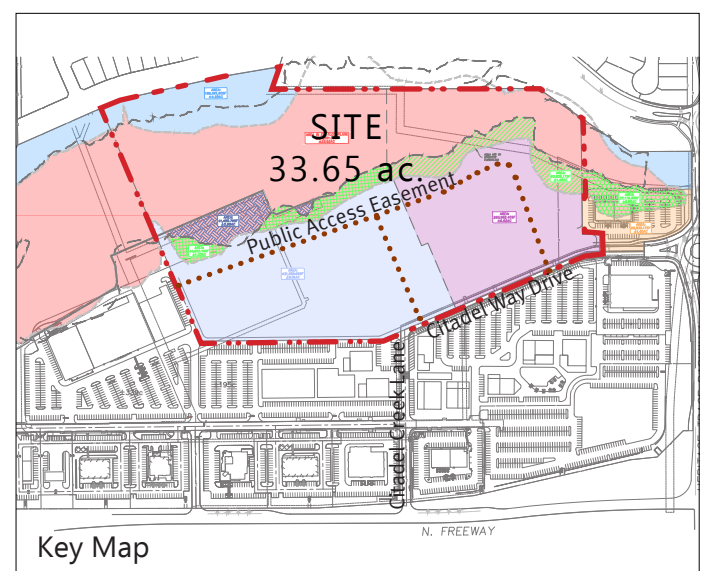




PROJECT DATA	
<b>Units</b>	
MF (avg . 850 s.f./unit) : <small>(75% 1bedroom, 25% 2bedrooms)</small>	376 units
Bungalows (avg. 1,200 s.f. /unit) : <small>(3bedrooms)</small>	25 units
Town Homes (avg. 2,000 s.f. /unit) : <small>(3bedrooms)</small>	13 units
<b>Total:</b>	<b>414 units</b>
<b>Leasing/Amenity:</b>	<b>10,000 s.f.</b>
<b>Parking Required:</b>	
Leasing/ Amenity (1 space/250 s.f.):	12 sps
MF (1 space/ bedroom):	470 sps <small>(1.25 sps/unit)</small>
Bungalows (2 spaces/ Unit) :	50 sps <small>(2.00 sps/unit)</small>
Town Homes (2 spaces/ Unit) :	26 sps <small>(2.00 sps/unit)</small>
<b>Total:</b>	<b>558 sps</b>
<b>Parking Provided:</b>	
Leasing/ Amenity:	12 sps
MF (1 space/ bedroom):	
Tuck-Under :	90 sps
Surface:	285 sps
Parking Deck:	130 sps
Street Parking:	40 sps
<b>Total:</b>	<b>545 sps</b> <small>(1.45 sps/unit)</small>
Bungalows (2 spaces/ Unit) :	50 sps <small>(2.00 sps/unit)</small>
Town Homes (2 spaces/ Unit) :	26 sps <small>(2.00 sps/unit)</small>
<b>Total:</b>	<b>633 sps</b>
<b>Site Area, Usable:</b>	
(Property Line Usable)	<b>15.80 acres</b>
<b>Density</b>	<b>26.20 units/acre</b>



CONDITION SUMMARY	Zoning District	Proposed Zoning: <b>"UR" District URBAN RESIDENTIAL</b> Current Zoning: <b>"G"</b>
	Setbacks	Front yard (min/max): 0'/20' Primary Structure (min): 20' Side yard (min/max): 0'/20' Side: Common Lot Line (min/max): 0'/5'
	Open Space (pocket park)	Open space. One additional story of height shall be permitted if providing a publicly accessible urban pocket park that adheres to the outline standards: • min. 2,500 s.f. / max. one acre • Pocket parks shall provide a minimum of 20% ground level green space.
	Easement	<b>Required Parking(Zoning)</b>
	Density	<b>Multifamily Residential:</b> • 1 off-street per bedroom • 1 space per 250 S.F. of common areas, offices and recreation <b>Single Family Detached:</b> • 2 spaces per dwelling unit
Height	<ul style="list-style-type: none"> <li>• Principle building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement.</li> <li>• 3 stories, single use = 40 units/acre.</li> <li>• 4 stories, single use with height bonus (structured parking or open space) = 60 units/acre.</li> <li>• Minimum height Two stories</li> <li>• Maximum height: Three stories or 38' /Four stories with height bonus</li> </ul>	

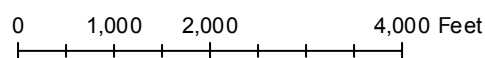
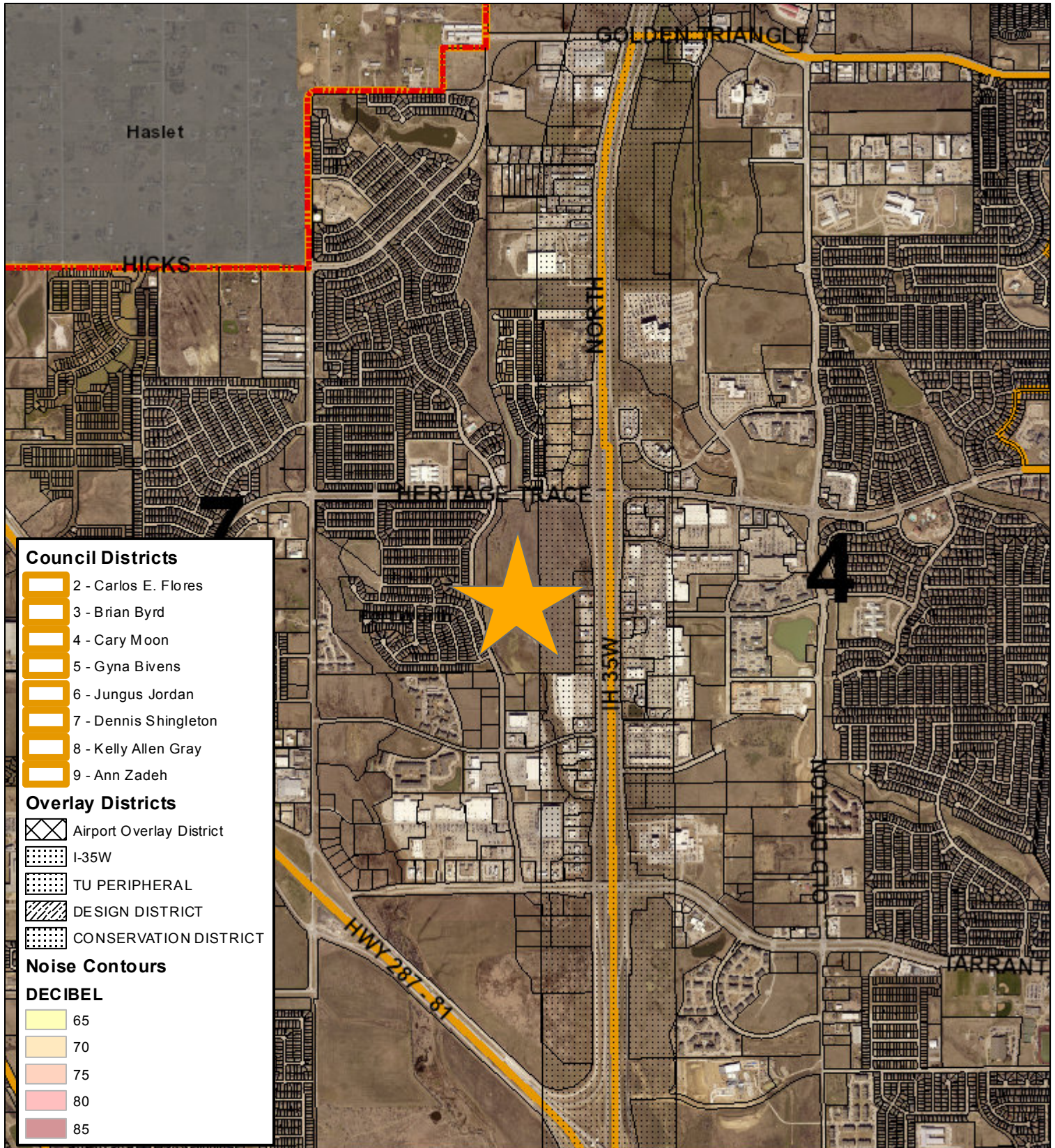






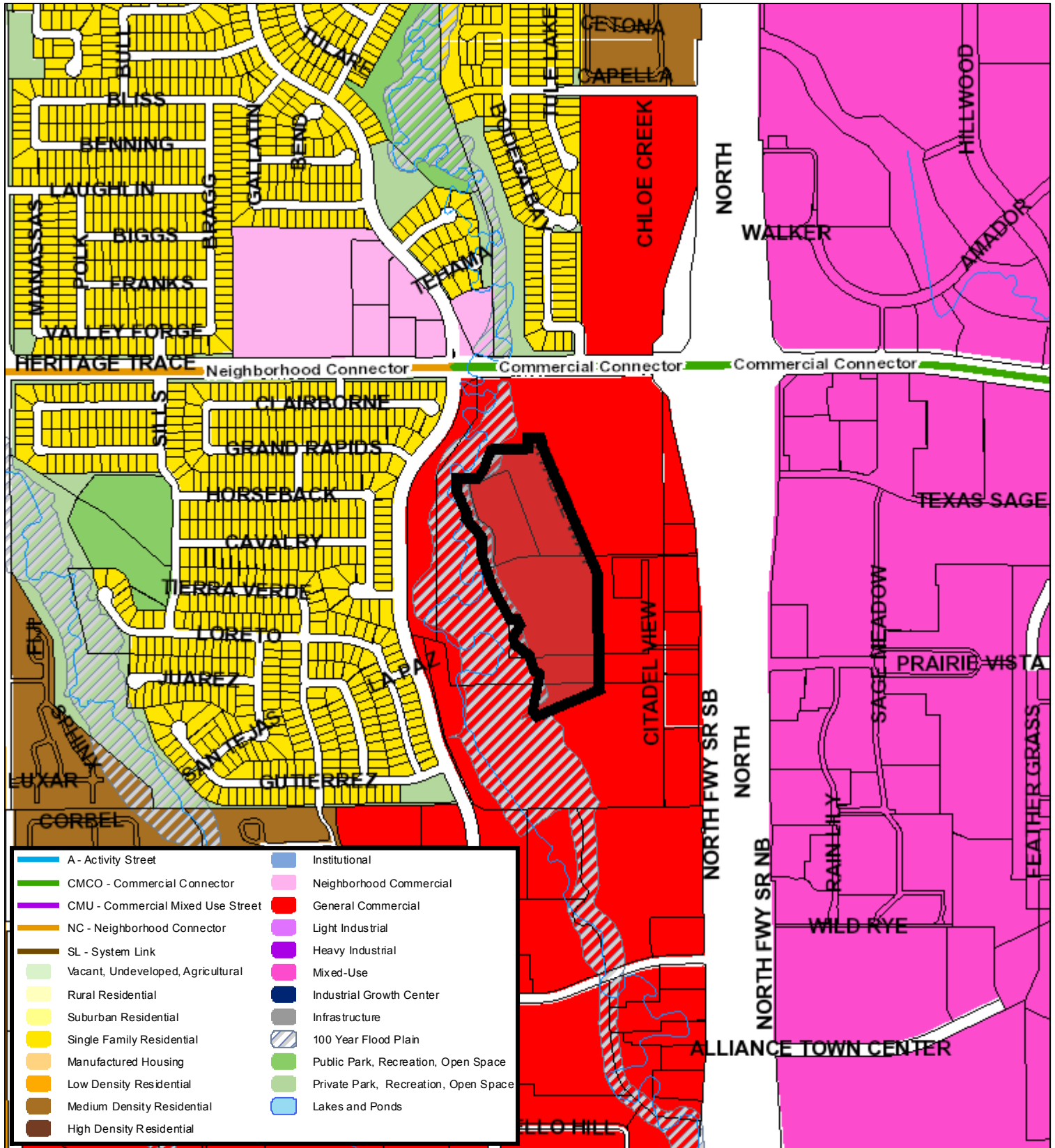


### Area Map





### Future Land Use



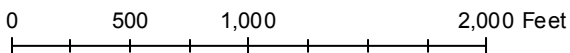
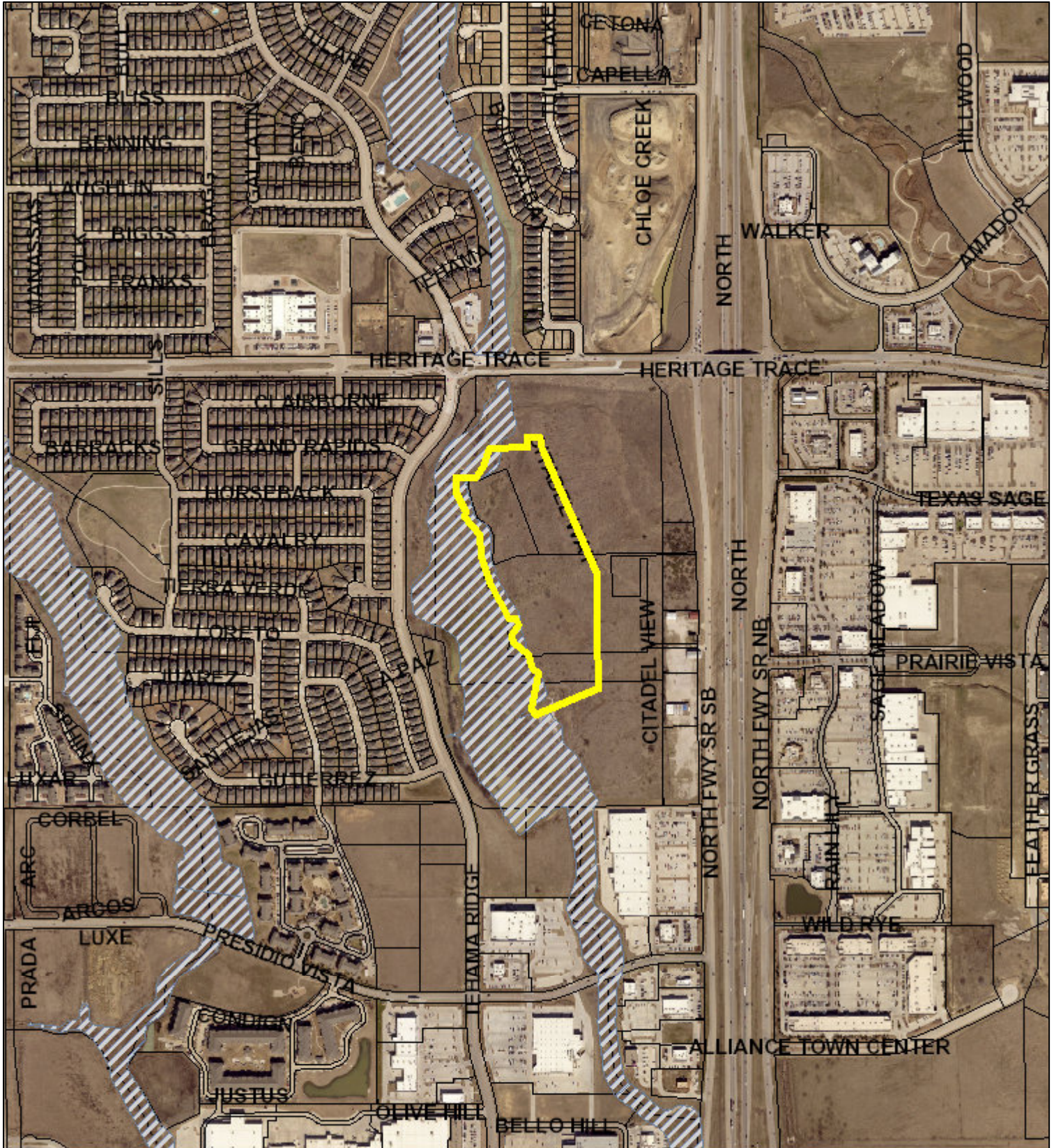
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A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



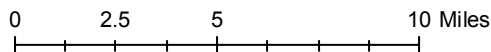
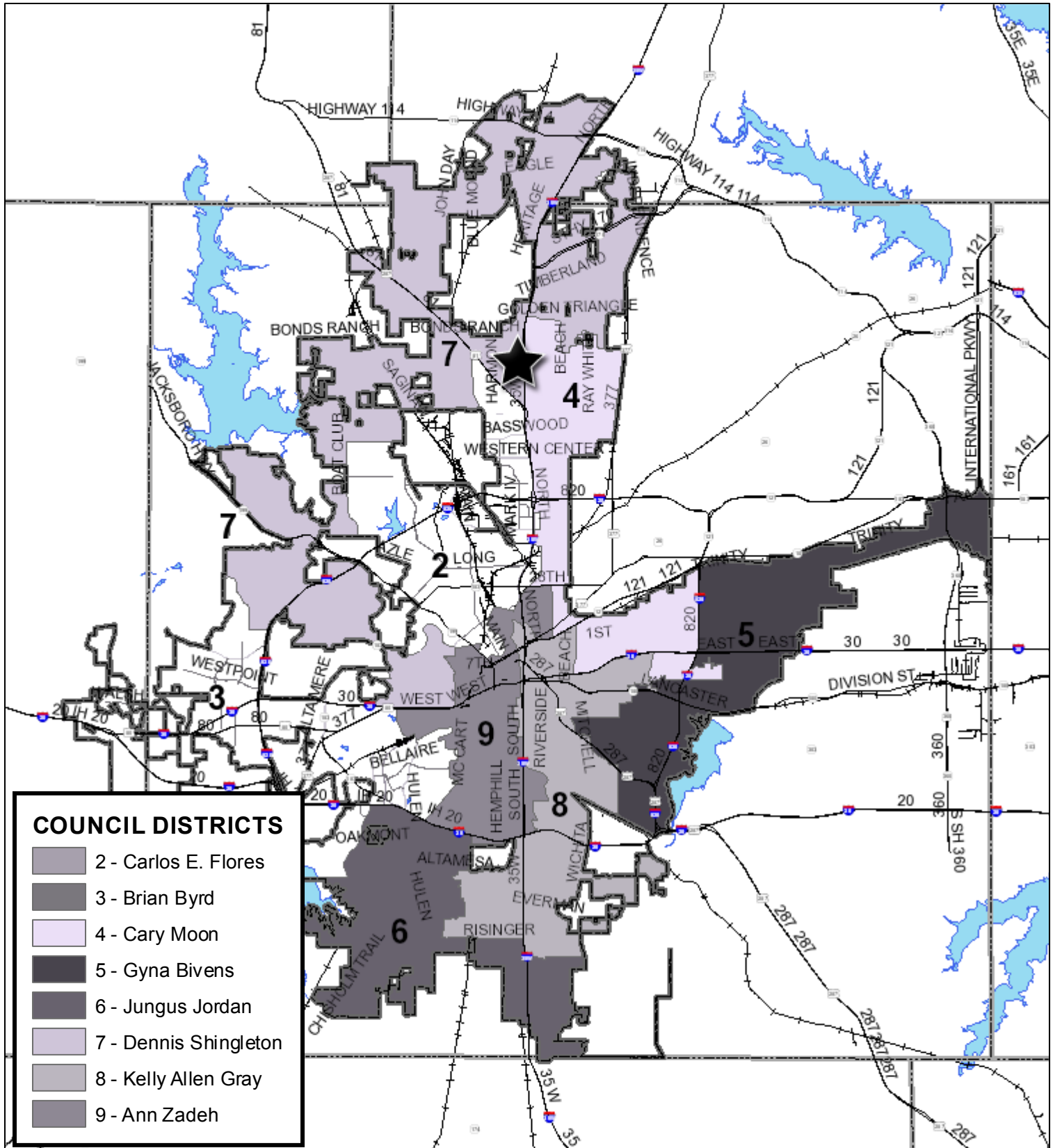


## Aerial Photo Map





### Location Map



## Site Photographs

Looking South/Southwest from Northern Portion of Development



Looking West from Single Family/Tehama Drive





# Site Photographs

## Tehama Ridge Parkway

