



# Zoning Staff Report

**Date:** June 28, 2022

**Case Number:** ZC-22-054

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** 820/30 Interchange Ltd / AHS Residential LLC, Mariana Mesquita Paes

**Site Location:** 9580 Westpoint Boulevard

**Acreage:** 10.281 acres

### Request

**Proposed Use:** Apartments

**Request:** From: “C” Medium Density Multifamily

To: “D” High Density Multifamily

### 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 8-0**

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## Project Description and Background

This is a proposed multifamily development along Westpoint Boulevard in the Far West sector of Fort Worth, in Council District 3. The site is proposed to be rezoned from the existing “C” Medium Density Multifamily to “D” High Density Multifamily. A total of 240 units are included in the development, which spans just over 10 acres. This results in a density of 23.39 dwelling units per acre, below the “D” maximum of 32 dwelling units per acre. The unit mix will be 50% one bedroom units, 37% two bedroom units, and 13% three bedroom units, along with a Leasing Office & Clubhouse.

The applicant was previously requesting a “PD” or Planned Development zoning designation on this site. They requested and received a 60-day continuance for their case at the **April 13<sup>th</sup>** Zoning Commission hearing, in order to refine their development plans in order to better address the Site Plan comments generated by staff. The applicant has worked diligently with City staff to pursue a revised zoning application under straight “D” zoning that better addresses the staff’s concerns.

## Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / apartment community  
East “F” General Commercial / undeveloped  
South “F” General Commercial / undeveloped  
West “C” Medium Density Multifamily / undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on May 27, 2022.

The following organizations were emailed on May 18, 2022:

Organizations Notified	
Willow Wood HOA*	NAS Fort Worth JRB RCC
White Settlement ISD	Fort Worth ISD
Trinity Habitat for Humanity	Streams and Valleys Inc

*\*Located closest to this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

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The areas directly adjacent to the subject property are generally undeveloped. To the north and west are areas zoned “C” Medium Density Multifamily, with two (2) apartment communities constructed to the north and undeveloped land to the west. To the east and south is more undeveloped land, zoned “F” General Commercial. The subject property has primary frontage along Westpoint Boulevard, which is an arterial (Neighborhood Collector) per the adopted Master Thoroughfare Plan and provides access to Loop 820.

The applicant has re-worked and improved the design of this development, eliminating the waivers associated with the previous Planned Development proposal. Since the current concept layout appears to adhere to the adopted regulations in place for new multifamily development within the City, staff’s analysis is that the proposed rezoning of this site from “C” to “D” **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far West

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The adopted 2022 Comprehensive Plan designates the subject property as future Medium Density Residential. Zoning classifications of “C”, “CR”, or “D” are acceptable within Medium Density Residential areas, or Planned Developments based on “C”, “CR”, or “D” with density of up to 36 dwelling units per acre.

The proposed zoning **is consistent** with the Comprehensive Plan.

## Economic Development Plan

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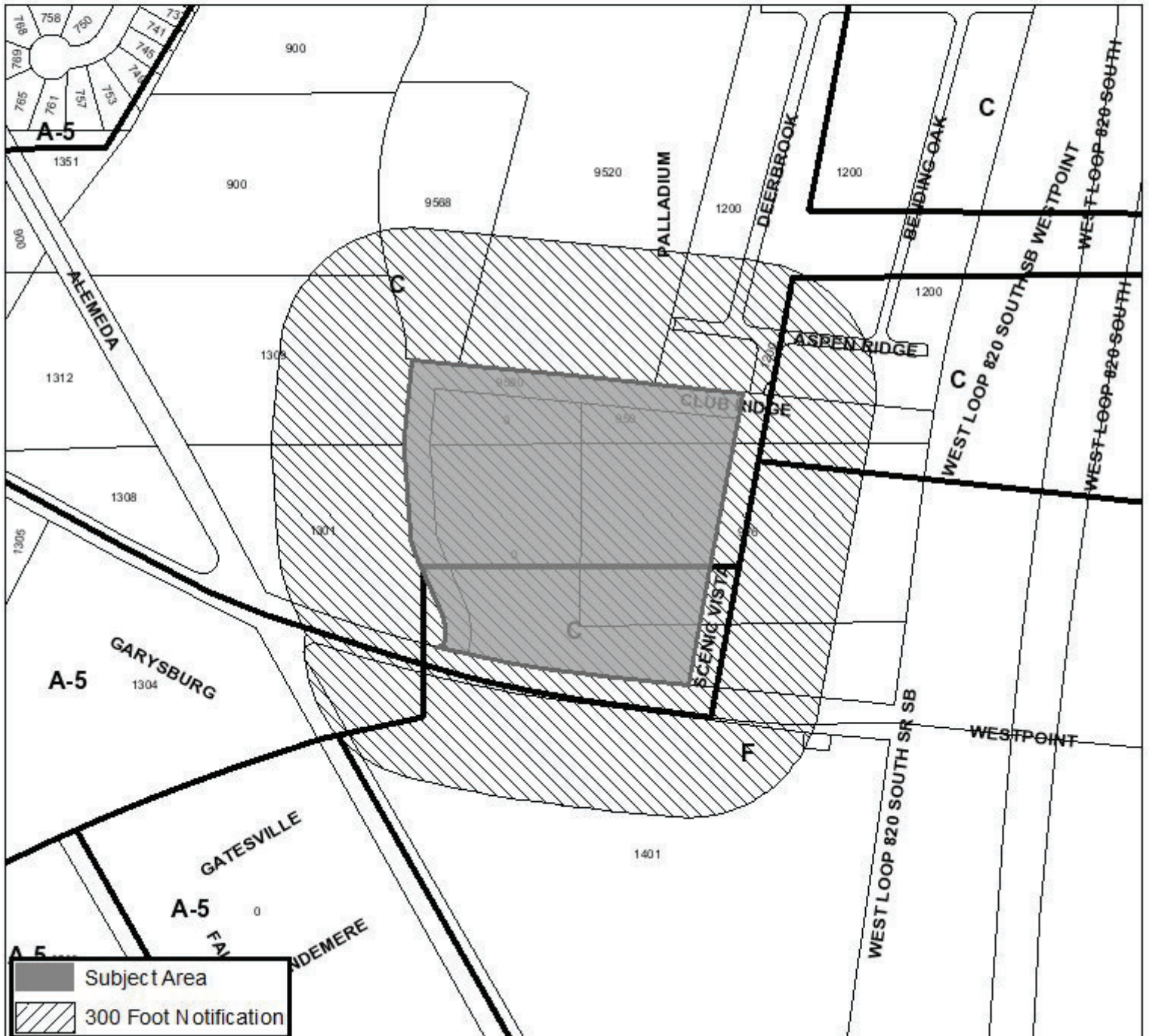
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six (6) target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.



ZC-22-054

# Area Zoning Map

Applicant: Westpoint Partners, LLC  
Address: 9500 block Westpoint Boulevard  
Zoning From: C  
Zoning To: PD for C uses with development waivers  
Acres: 10.28573388  
Mapsc0: 72D  
Sector/District: Far West  
Commission Date: 4/13/2022  
Contact: 817-392-8043



Subject Area  
300 Foot Notification

0 162.5 325 650 Feet



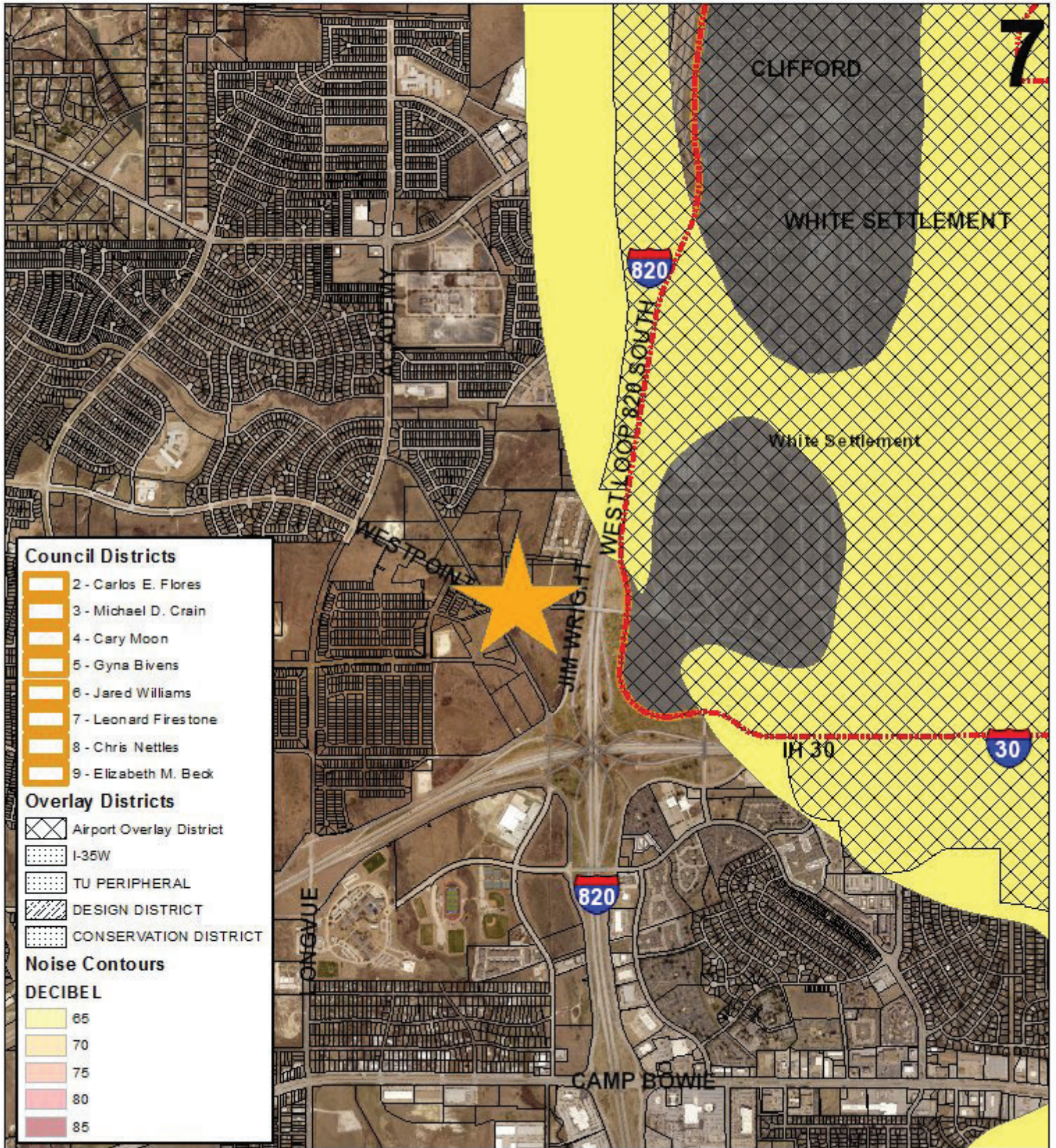
**AHS - ALEMEDA - DRAFT - UNIT MIX**

UNIT TYPE	DESCRIPTION	BUILDING				TOTALS		PARKING
		BLDG-1	BLDG-2	BLDG-3	BLDG-4	NO. OF UNITS	%	
1	1BED / 1BATH	40	32	16	32	120	90.9%	
2	2BED / 2BATH	24	32	16	16	88	36.7%	
3	3BED / 2BATH	0	0	0	16	32	13.3%	
	<b>UNITS</b>	<b>64</b>	<b>64</b>	<b>48</b>	<b>64</b>	<b>240</b>	<b>100%</b>	
	<b>LEVELS</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>			
	<b>BUILDING QUANTITY</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>4</b>		

**Alemeda - Multifamily**  
**Gensler**



## Area Map



**Council Districts**

- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

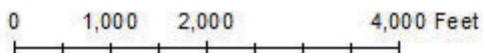
**Overlay Districts**

- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

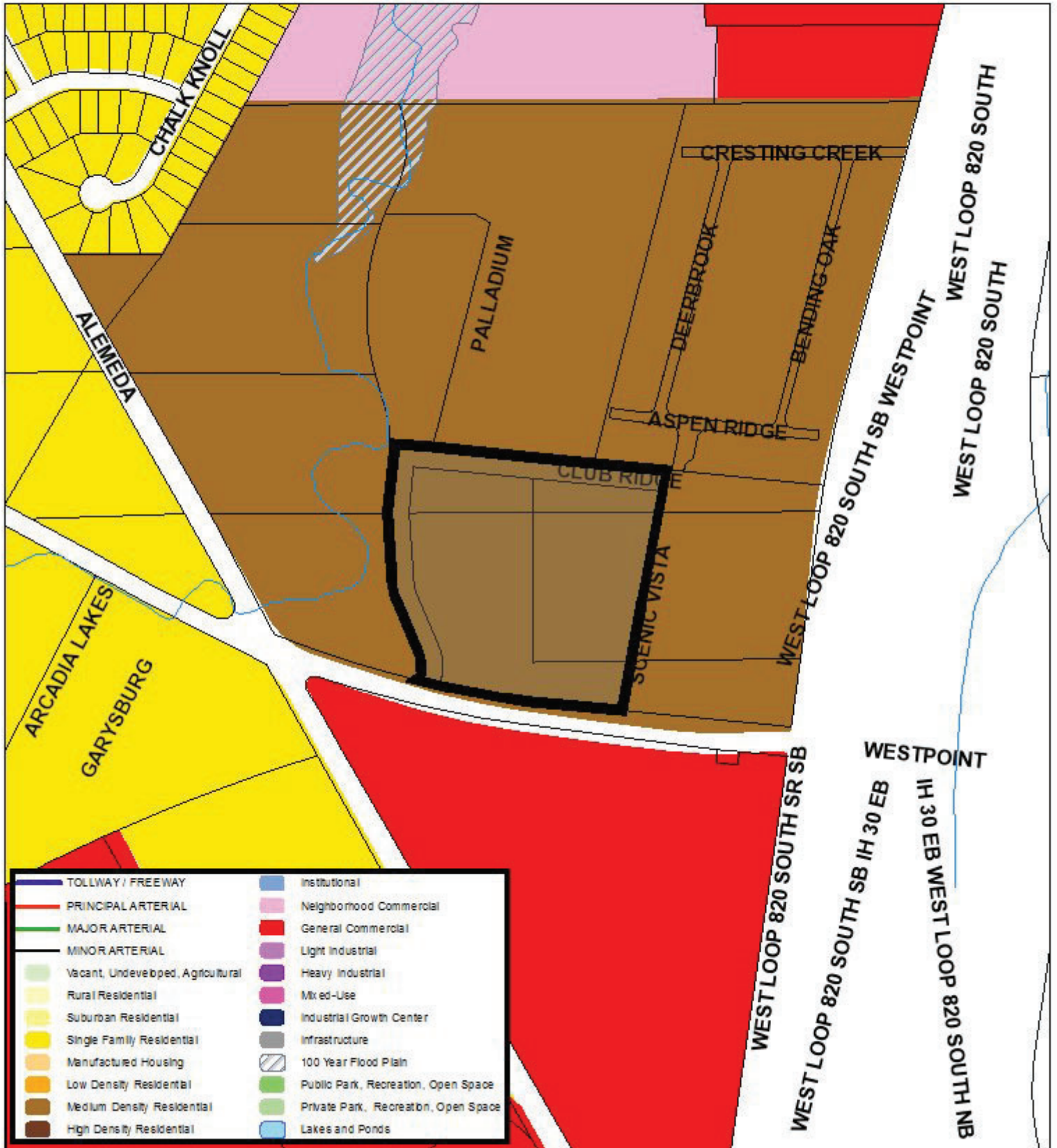
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use



360 180 0 360 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

