



Zoning Staff Report

Date: October 11, 2022

Case Number: ZC-22-098

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Jaimin Patel

Site Location: 4520 Sycamore School Rd

Acreage: 4.72 acres

Request

Proposed Use: Multifamily

Request:
From: "F" General Commercial
To: "PD/D" Planned Development for "D" High Density Multifamily excluding Community Home, Group Home 1 &2, and Country Club uses with development standard for parking, site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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

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Project Description and Background

The subject property is located near the northeast corner of Hulen Street and Sycamore School Road. The site is currently vacant and is zoned “F” General Commercial. The applicant is requesting rezoning to "PD/D" Planned Development for all uses in "D" High Density Multifamily with a development standard for parking. The attached site plan shows a three (3) story multifamily complex, with a total of 146 units. Parking will be provided at a ratio of one space per bedroom plus additional spaces for the common areas, and will include a mix of surface parking and carport spaces.

The table below provides the “D” standards vs. the proposed multifamily.

Requirement	Existing “D” Standards	Proposed “PD/D” Standards (per attached site plan)
Density	Maximum 32 units/acre	32 units per acre (Complies)
Height	Maximum height 36’	Complies
Required Yards	<u>Front Yard</u> : 20’ minimum <u>Rear Yard</u> : 5’ minimum <u>Interior Side Yard</u> : 5’ minimum <u>Corner Lot Side Yard</u> : 20’ minimum adjacent to side street	Complies
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	Complies
Open Space	Minimum 35%	35% Complies

Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	Complies
Building Orientation	Buildings located on public streets must face the street with the longest length of the building parallel / adjacent to the street.	Complies
Parking	Located behind front of building	Complies
Parking	Required Parking/225 spaces	Provided/181 spaces <i>Development Standard Requested</i>
Multifamily Design (MFD) Standards	MFD Submittal Required prior to building plan review	Will comply

Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / multifamily
 East “A-10” One-Family / residential, Candleridge Park
 South “F” General Commercial / church, commercial
 West “F” General Commercial; “C” Medium Density Multifamily / commercial, multifamily

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Glenwyck HOA	Hulen Heights HOA
CandleRidge HA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

* *The subject property lies within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/D” Planned Development for “D” High Density Multifamily with development standard for parking, site plan included. Surrounding land consist of a church to the south, Candleridge Park and single-family uses to the east, multifamily to the north, and commercial and multifamily to the west. The rezoning is located on nearly five (5) acres and the propose improvements will not infringe on the nearby residences. The structures are located within the interior of the overall lot. The proposed multifamily is also located next to a park and within close proximity of bus routes 66x and 52, which will provide access to alternative modes of transportation.

As a result, the proposed zoning request is **compatible** at this location.

Comprehensive Plan Consistency –Wedgwood

The Comprehensive Plan designates the subject property as “Neighborhood Commercial”. The requested zoning change is not consistent with the following Comprehensive Plan policy:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Multifamily has been removed as an encouraged land use in commercial districts in accordance with current Zoning policies. Based on the lack of conformance with the future land use map and policy stated above the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan.

Economic Development Plan

The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The City desires to have a more sustainable tax base, driven less

by residential property valuation and more by commercial and industrial investment. The proposed multifamily does not meet this purpose.

Site Plan Comments

The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

1. If there is one continuous building, the Emergency Access easement won't need to be named and the building can be addressed from Sycamore School Road. The street name can remain as is, if there are no plans to alter the EAE.
2. The platted EAE doesn't match the one shown in the site plan with regard to access points.
3. The access shown on the site plan has been previously approved for Fire based on limited space available for additional. With limited access, one of the driveways must align with the median cut for eastbound traffic.
4. Hose lay must be provided to all exterior walls within 150', measured in a 5' wide unobstructed path. The distance MAY be increased from 150 to 300'. Hose lay is measured from the edge of a marked fire lane or public street. Standpipes may be required to provide hose lay to the walls of the courtyard area.
5. Minimum fire lane (EAE) width is 26'. Minimum fire lane (EAE) turn radii: 25' inside and 51' outside

(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.)



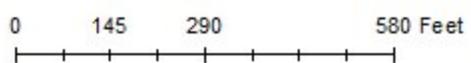
ZC-22-098

Area Zoning Map

Applicant: Jaimin Patel
 Address: 4520 Sycamore School Road
 Zoning From: F
 Zoning To: PD for D uses with development waivers to setbacks, parking, building height
 Acres: 4.72614826
 Mapsco: 103F
 Sector/District: Wedgwood
 Commission Date: 7/13/2022
 Contact: 817-392-8047

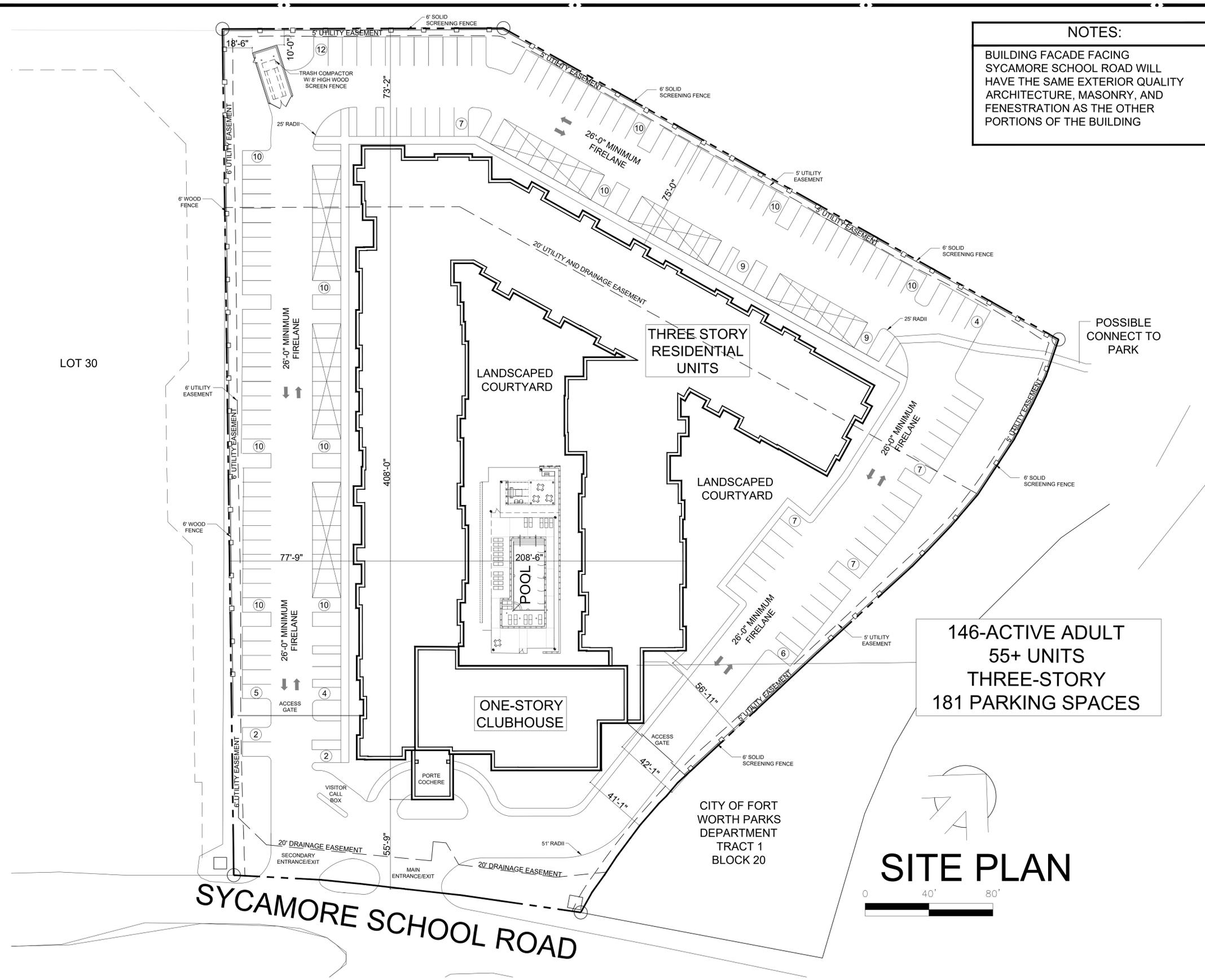


	Subject Area
	300 Foot Notification



Thursday, July 7, 2022 1:20:30 PM

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NOTES:
 BUILDING FACADE FACING SYCAMORE SCHOOL ROAD WILL HAVE THE SAME EXTERIOR QUALITY ARCHITECTURE, MASONRY, AND FENESTRATION AS THE OTHER PORTIONS OF THE BUILDING

PROJECT DATA:
 ACRES: 4.6 ACRES (200,376 SQ.FT.)
 -3 STORY ACTIVE ADULT APARTMENTS APPROX: 53,182 S.F.
 -1 STORY CLUBHOUSE APPROX.: 8,000 S.F.
 146 TOTAL UNITS:
 UNIT A1 - 644 S.F. = 39 UNITS
 UNIT A2 - 720 S.F. = 42 UNITS
 UNIT A3 - 887 S.F. = 18 UNITS
 UNIT B1 - 967 S.F. = 36 UNITS
 UNIT B2 - 1,112 S.F. = 11 UNITS
 TOTAL UNITS = 146 UNITS
 UNITS PER ACRE = 31.7 UNITS
 CONSTRUCTION TYPE:
 R-2 USE TYPE VA
 HEIGHT OF PROPOSED BUILDING:
 3RD FLOOR PLATE: 30'-5"
 MID-POINT ROOF: 36'-4"
 PEAK: 41'-8"

PARKING DATA:
 PROJECT OPEN SPACE (35%-70,901SQFT)

TOTAL PARKING REQUIRED: 225 SPACES	TOTAL PARKING PROVIDED: 181 SPACES 45 CARPORTS 181 TOTAL SURFACE PARKING SPACES
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AMENITIES:
 - OUTDOOR RESORT STYLE POOL
 - GATED / FENCED COMMUNITY
 - CLUBHOUSE
 - 2 ELEVATORS

- PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS AND AN MFD SHALL BE SUBMITTED FOR THIS PROJECT.
 - ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY

**146-ACTIVE ADULT
 55+ UNITS
 THREE-STORY
 181 PARKING SPACES**

SITE PLAN

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

SYCAMORE SQUARE

SEE SURVEY PLAT FOR ADDITIONAL INFORMATION

OWNER
 JD DESIGN & DEVELOPERS, LLC.
 2316 SHACKLEFORD TRAIL, GRAND PRAIRIE, TX 75052
 P: 817.307.6722

ARCHITECT
 ARRIVE ARCHITECTURE GROUP
 2344 HIGHWAY 121, SUITE 100, BEDFORD, TX 76021
 P: 817.514.0584

ENGINEER
 CIVIL POINT ENGINEERS, INC.
 9101 LBJ FREEWAY, SUITE 300, DALLAS, TX. 75243
 P: 972.554.1100

SURVEYOR
 JBI PARTNERS
 2121 MIDWAY RD. SUITE 300, CARROLLTON, TX 75006
 P: 972.248.7676

SYCAMORE SQUARE

Fort Worth, Texas

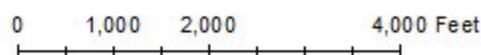
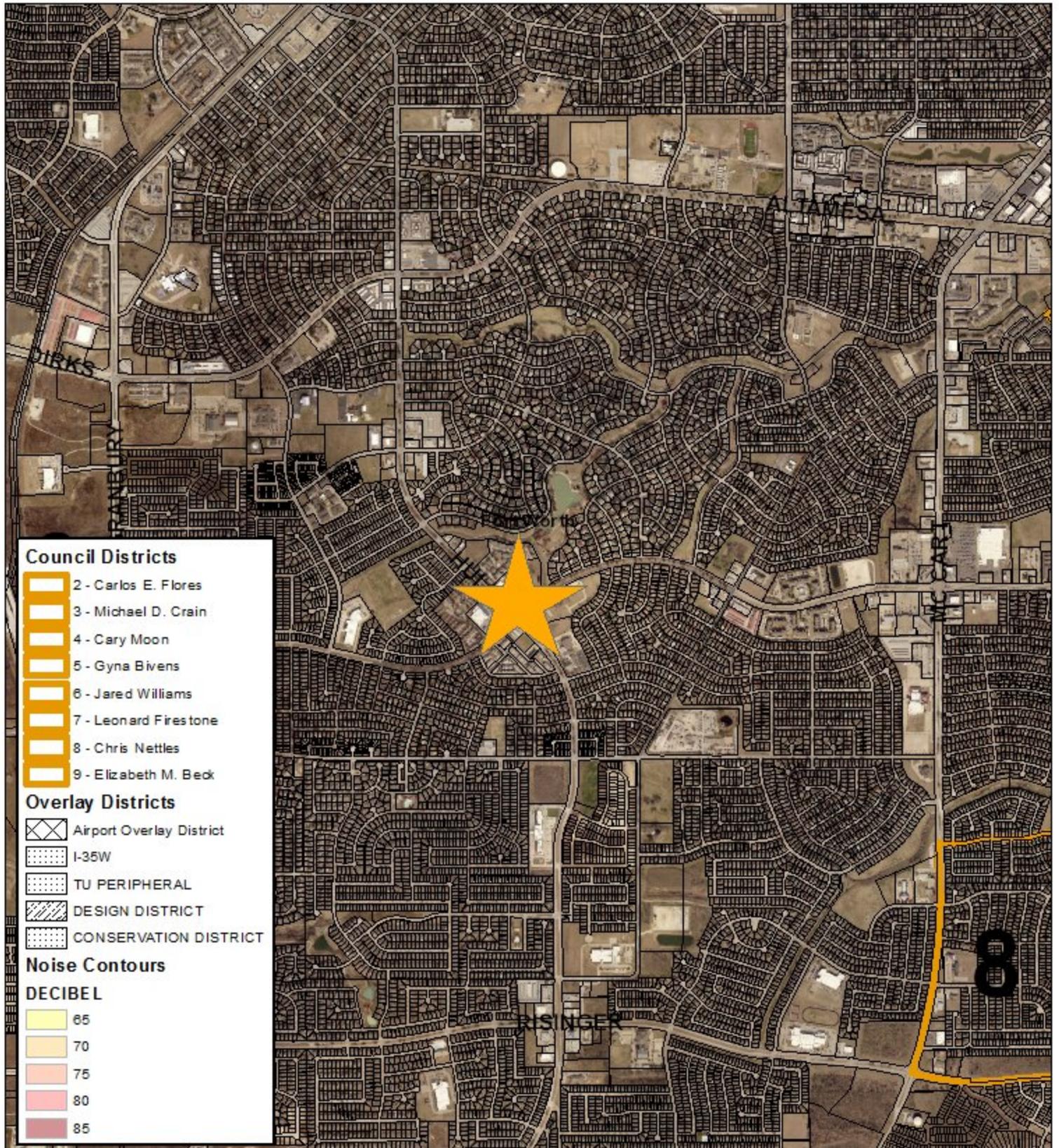
ARRIVE ARCHITECTURE GROUP
 Architecture Planning Project Management
 2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.arrivea.com
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SEAL

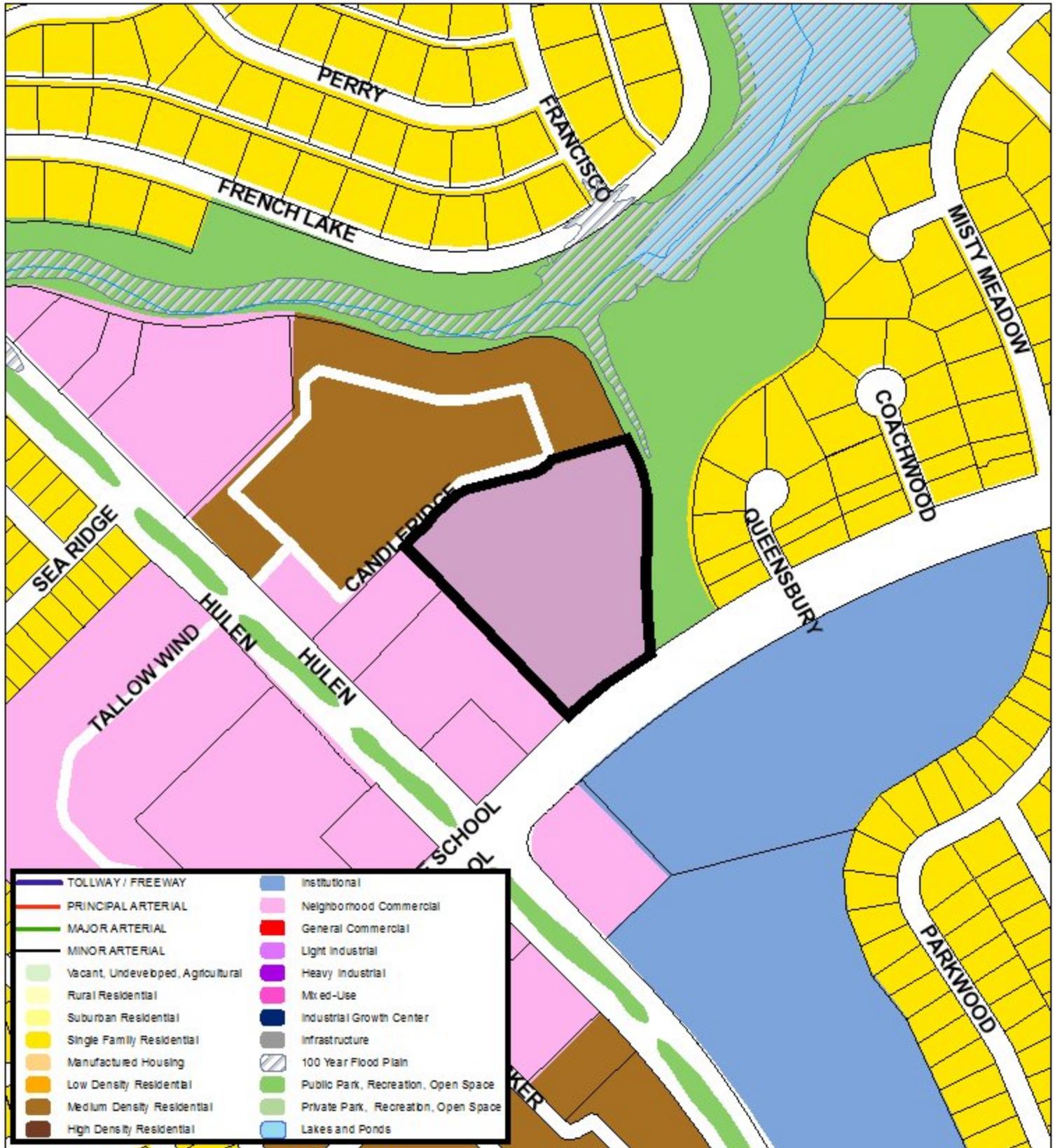
REVISION	DATE	BY	DESCRIPTION

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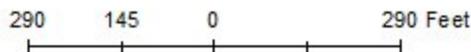
Area Map



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	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential	 Infrastructure
 Manufactured Housing	 100 Year Flood Plain
 Low Density Residential	 Public Park, Recreation, Open Space
 Medium Density Residential	 Private Park, Recreation, Open Space
 High Density Residential	 Lakes and Ponds



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



0 187.5 375 750 Feet

