



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 12, 2021

Council District 3

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

Opposition: One spoke, four letters submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Faith Community Baptist Church

Site Location: 2200 – 2400 Chapel Creek Boulevard Acreage: 8.11

Proposed Use: Detached Multifamily

Request: From: "C" Low Density Multifamily
To: Planned Development for all uses in "C" Medium Density Residential with development regulation standards for fencing and additional development standards as attached, with a waiver to MFD submittal; site plan included

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (Minor Deviation).

Staff Recommendation: Approval

Background:

The requested zoning change is located at the southeast corner of Chapel Creek Boulevard and Old Weatherford Road. The property is currently zoned "C" Medium Density Multifamily. The applicant is proposing a zoning change to "PD/C" with development standards in order to create a detached multifamily development.

The applicant is proposing a zoning change to create a detached multifamily development. These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities. These developments provide renters with an option that looks and feels like a single family neighborhood. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name "Cottage Development" has been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

As none of the city's districts can accommodate this form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. In this case, the developer has provided a list of development regulations that will be part of this Planned Development. The developer has provided specific site amenities in order to meet their enhanced landscaping requirements, found in section IV.c of the development standards. The development is requesting waivers to setback standards.

Below is a chart that illustrates the differences between the base "C" regulations and the proposed PD.

Requirement	C Standards	Proposed PD/C (Provided per site plan)
Density	Maximum 24 units per acre	12 units per acre (complies: site plan currently shows 10.23 units per acre)
Height	Maximum height 36'	Maximum height 36' (complies: maximum height provided 33.52')
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	<u>Front Yard</u> : 20' minimum (Western property line along Chapel Creek; provided) <u>Rear Yard</u> : 5' minimum; 30' where adjacent to single family or duplex residential zones or uses (Eastern property line) <u>Side Yard</u> : 5' minimum; 30' where adjacent to single family or duplex residential zones or uses (Northern property line along Old Weatherford and Southern property line) <u>Corner Yard</u> : 20' minimum (Note: The dumpster enclosure on site plan slightly encroaches into the rear yard setback.)
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.	Privacy fencing may be located beyond building facades; A 6' wooden screening fence where adjacent to "G" and for units' side yards; A 6' masonry screening fence where adjacent to ROW and for dumpster screening (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 190	Spaces provided for 182 bedrooms plus 8 amenity office/amenity; 25% of units minimum have enclosed/covered space (Complies: Spaces provided: 202)
Open Space	Minimum 45%	45% minimum (complies: providing 47%) (inclusive of fenced in yard areas)

Landscaping	Must meet 20 points of enhanced landscaping	Developer will meet enhanced landscaping requirements, per note on site plan.
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (requires Development Regulation Standard)

Site Information:

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single-family
- East "C" Medium Density Multifamily / gas well and vacant land
"G" Intensive Commercial / vacant land
- South "C" Medium Density Multifamily / vacant land
"G" Intensive Commercial / vacant land
- West "A-5" One Family / single-family

Zoning History: ZC-16-178 from "C" Medium Density Multifamily, "E" Neighborhood Commercial, "F" General Commercial, and "G" Intensive Commercial to "A-5" One-Family; effective 12/1/16

Site Plan Comments:

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

1. Fences not to be located in between building facades and the property line. Perimeter security fencing is prohibited, unless on interior property lines. Exterior security fences and gates along public streets shall not extend beyond building facades. **(Development Regulation Standard)**
 - *Analysis: The detached multifamily development is acting similar to a single family neighborhood. The fencing/screening surrounding the development is similar to the fencing/screening that typically surrounds single family neighborhoods. Staff supports the location of fencing/screening.*
2. Open space is only counted if no less than 25' in either dimension. Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.
 - *Analysis: Detached multifamily operates differently than traditional "C" medium density residential developments. Due to the separation of individual, detached units, the public open space is often smaller than the 25'x25' minimum dimension. For the purpose of this site plan, the enclosed side yards for each dwelling unit will be acceptable as open space. The yards, while private, are spaces the residents can use, as they do not have a building built there.*

(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.)

Public Notification:

300 foot Legal Notifications were mailed on November 18, 2020.
The following organizations were notified: (emailed November 16, 2020)

Organizations Notified	
Westland NA	FW Vista West HOA
Chapel Creek NA	Streams and Valleys, Inc.
Trinity Habitat for Humanity	Fort Worth ISD

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from “C” Medium Density Multifamily to PD/C with development standards for a multifamily development. Surrounding land uses consist of single-family to the north and west, vacant land and a gas well pad site to the east, and vacant land to the south.

The proposed zoning **is compatible** at this site.

2. Comprehensive Plan Consistency – Far West

The 2020 Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change is consistent with the following Comprehensive Plan policies and strategies:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Preserve the character of rural and suburban residential neighborhoods.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Encourage locating multiple-unit residential structures on corner lots.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

While the Comprehensive Plan calls for single family, the current zoning of “C” Medium Density Residential permits a traditional multifamily development by right; the detached multifamily design of the proposed “PD/C” with development regulation standards creates a multifamily development with a form similar to a single-family residential development. Its design is a hybrid of the multifamily and single family styles of development. The detached multifamily development also provides a buffer between the uses of the “A-5” One Family zoning and the “G” Intensive Commercial zoning.

While the proposed zoning change has a lack of conformance with the future land use designation, it is in conformance with the policies stated above; the proposed zoning **is consistent (Minor Deviation)** with the Comprehensive Plan.

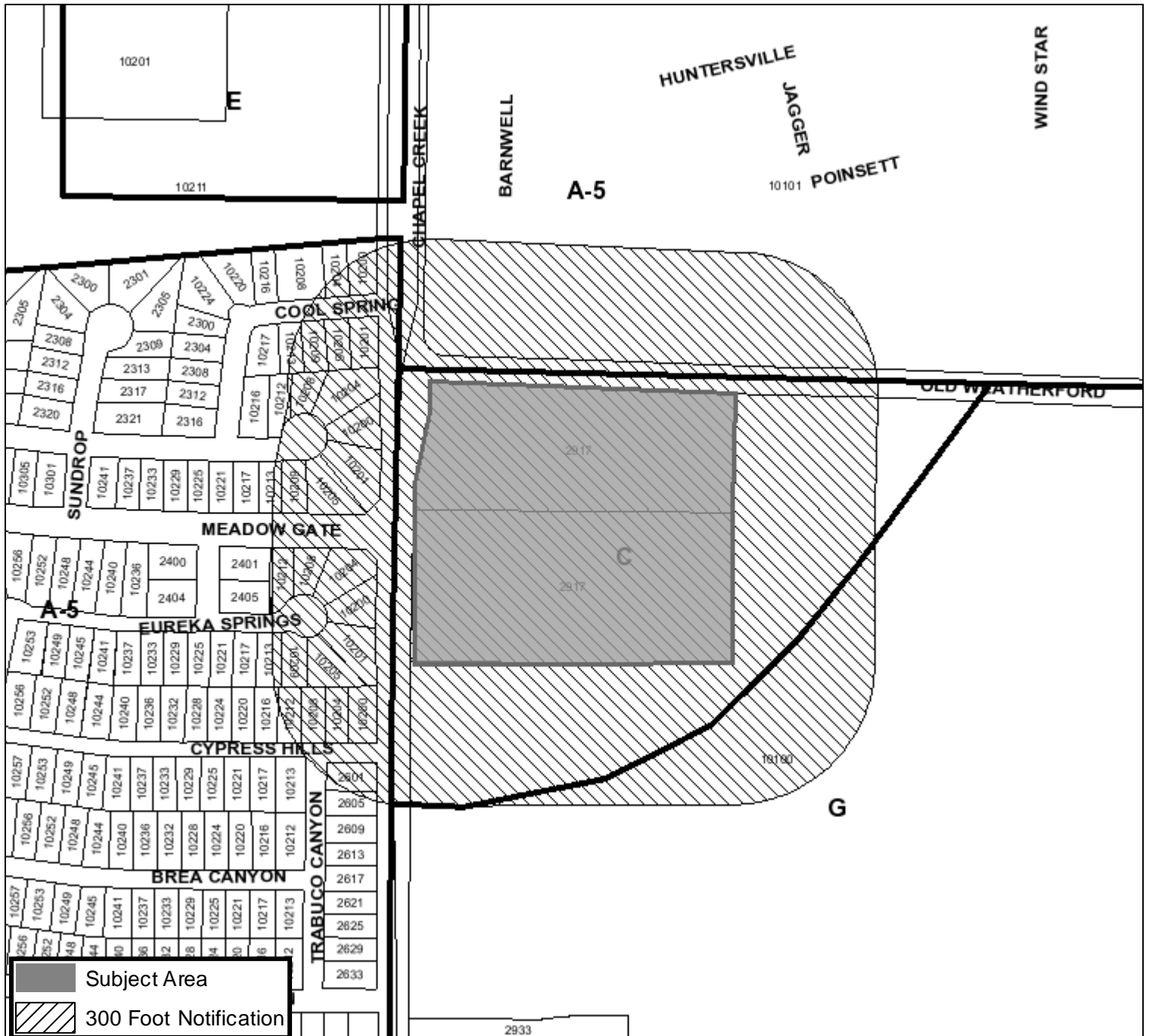
Attachments:



- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Development Regulation Standards
- Area Map
- Future Land Use Map
- Aerial Photograph

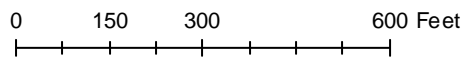


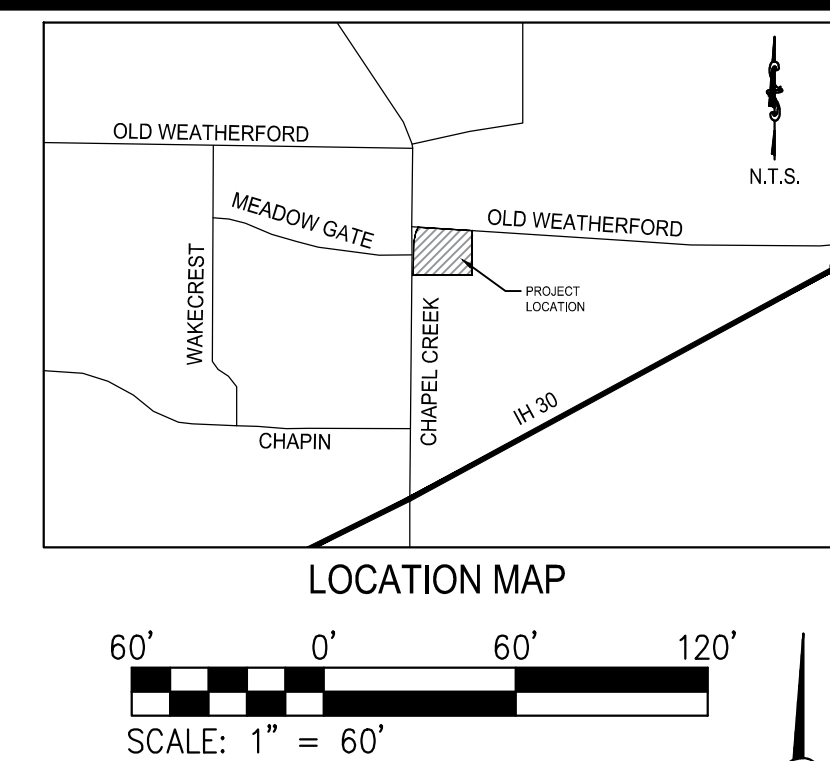
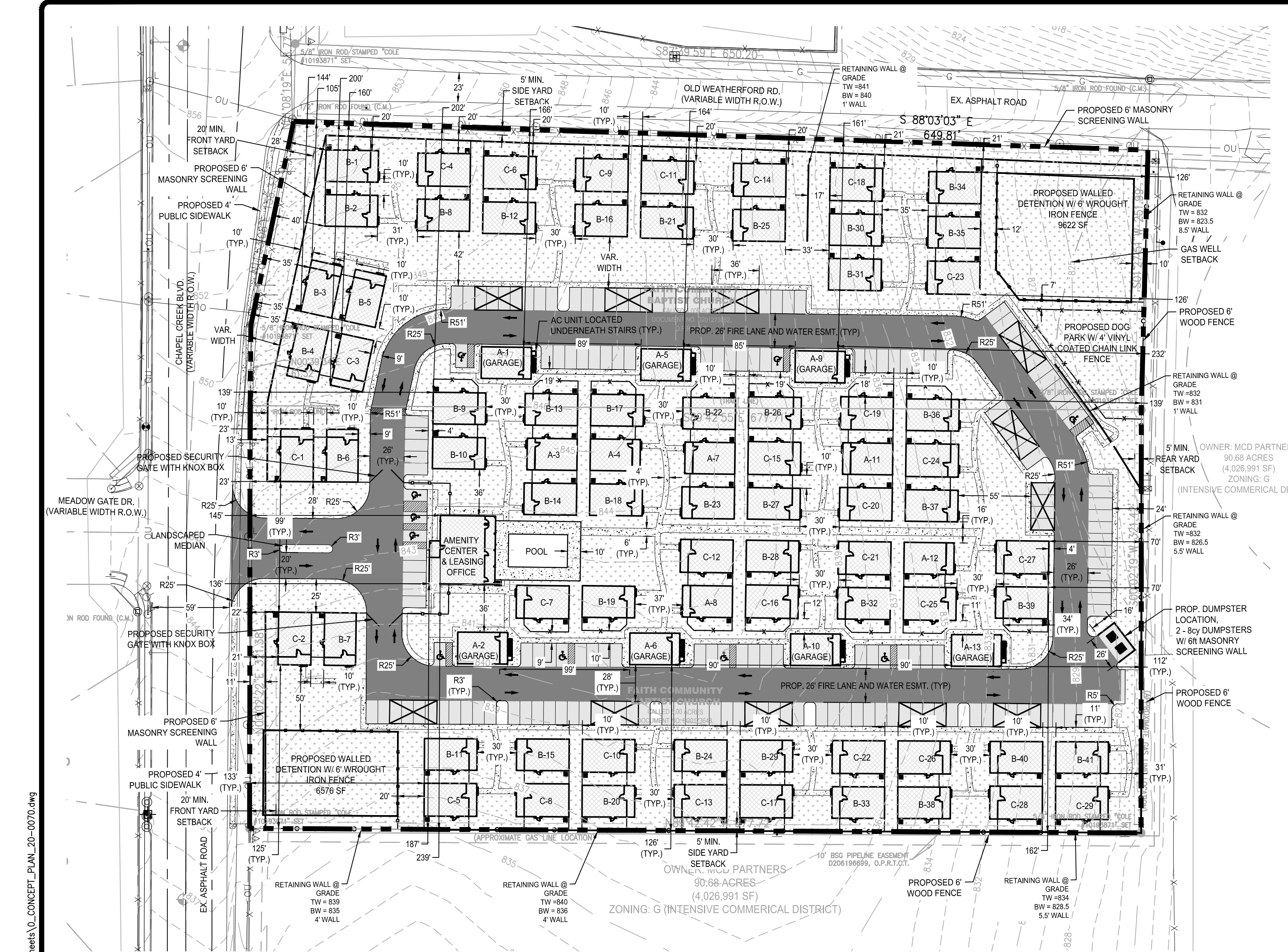
Area Zoning Map

Applicant: Faith Community Baptist Church
 Address: 2200 0 2400 blocks Chapel Creek Boulevard
 Zoning From: C
 Zoning To: PD/C with development standards
 Acres: 9.07020698
 Mapsco: 72F
 Sector/District: Far West
 Commission Date: 12/9/2020
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification





LEGEND

- SITE PROPERTY BOUNDARY: [Symbol]
- PROPERTY LINES: [Symbol]
- PROPOSED BUILDING SETBACK: [Symbol]
- PROPOSED SIDEWALK: [Symbol]
- GRASS TURF: [Symbol]
- PROPOSED CONC. PAVEMENT: [Symbol]
- FIRE LANE: [Symbol]
- PROPOSED CANOPY PARKING: [Symbol]
- PROPOSED 4' VINYL CHAIN LINK: [Symbol]
- PROPOSED 6' WROUGHT IRON FENCE: [Symbol]
- PROPOSED 6' WOODEN FENCE: [Symbol]
- PROPOSED 6' MASONRY SCREEN WALL: [Symbol]
- AC UNIT W/ 4'x3' CONCRETE PAD: [Symbol]
- DUMPSTERS: [Symbol]

- PROPOSED AMENITIES:**
- 1,000sf MIN. SWIMMING POOL WITH 10FT COOLING DECK.
 - 5,000sf. MIN. DOG PARK WITH FENCE AND 1 DOG WASTE STATION EVERY 2,500sf OF PARK.
 - 500sf MIN. COMMUNAL KITCHEN AND INDOOR DINING SPACE.

- NOTES:**
- THIS PROJECT SHALL COMPLY WITH THE CITY OF FORT WORTH MEDIUM DENSITY MULTIFAMILY DESIGN DISTRICT (C) 4.711.
 - THIS PROJECT SHALL COMPLY WITH THE DEVELOPMENT STANDARD REGULATIONS AS ATTACHED
 - ALL 90° PARKING STALLS ARE 9'x18' UNLESS OTHERWISE SPECIFIED.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE ORDINANCES.
 - ALL SIGNAGE SHALL CONFORM TO CITY OF FORT WORTH ARTICLE 4, SIGNS.
 - THIS PROJECT SHALL COMPLY WITH THE CITY OF FORT WORTH LANDSCAPING CODE 4.711(d)(6).
 - THIS PROJECT SHALL COMPLY WITH THE CITY OF FORT WORTH URBAN FORESTRY CODE 6.302.
 - SURVEYOR:
LUKE JACKSON, RPLS
6175 MAIN ST.
FRISCO, TX 75034
972-624-6000 EXT-1304
 - ARCHITECT:
APM ARCHITECTURE
4239 SHORECREST DR.
DALLAS, TX 75209
214-213-8212

PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE BUFFALO BAYOU, BRAZOS AND COLORADO RAILWAY COMPANY SURVEY, ABSTRACT NO. 219, BEING IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING COMPRISED OF TWO TRACTS OF LAND, A CALLED 5.000 ACRE TRACT OF LAND AND A CALLED 4.009 ACRES TRACT OF LAND DESCRIBED IN DEEDS TO FAITH COMMUNITY BAPTIST CHURCH AS RECORDED IN DOCUMENT NO. D201273648 AND DOCUMENT NO. D201273652, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED HEREIN AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" SET (TYPICAL) FOR THE NORTHWEST CORNER OF SAID 4.009 ACRES TRACT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF OLD WEATHERFORD ROAD (A CALLED VARIABLE WIDTH RIGHT-OF-WAY (R.O.W.)) AND THE EAST R.O.W. LINE OF CHAPEL CREEK BOULEVARD (A CALLED VARIABLE WIDTH R.O.W.) AND BEING IN THE SOUTH LINE OF CHAPEL CREEK PHASE 1, AS RECORDED IN DOCUMENT NO. D211813596, O.P.R.T.C.T.;

THENCE SOUTH 87 DEGREES 39 MINUTES 59 SECONDS EAST, ALONG SAID NORTH R.O.W. LINE OF OLD WEATHERFORD ROAD AND SOUTH LINE OF SAID CHAPEL CREEK PHASE 1, A DISTANCE OF 650.20 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 2014" FOUND FOR THE NORTHEAST CORNER OF SAID 4.009 ACRES TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF THE REMAINING PART OF A TRACT OF LAND DESCRIBED IN DEED TO MCD PARTNERS AS RECORDED IN DOCUMENT NO. 201020482, O.P.R.T.C.T.;

THENCE SOUTH 01 DEGREES 27 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF SAID 4.009 ACRES TRACT AND NORTHEAST CORNER OF SAID 5.000 ACRES TRACT;

THENCE SOUTH 00 DEGREES 02 MINUTES 19 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID 5.000 ACRES TRACT, A DISTANCE OF 321.42 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 5.000 ACRES TRACT AND ELL CORNER OF SAID MCD PARTNERS TRACT;

THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 5.000 ACRES TRACT AND MOST SOUTHERLY NORTH LINE OF SAID MCD PARTNERS TRACT, A DISTANCE OF 677.72 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 5.000 ACRES TRACT BEING IN THE SAID EAST R.O.W. LINE OF CHAPEL CREEK BOULEVARD;

THENCE ALONG THE WESTERLY LINE OF SAID 5.000 ACRES TRACT AND 4.009 ACRES TRACTS AND THE EAST R.O.W. LINE OF SAID CHAPEL CREEK BOULEVARD THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, A DISTANCE OF 321.38 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 2014" FOUND FOR THE NORTHWEST CORNER OF SAID 5.000 ACRE TRACT AND SOUTHWEST CORNER OF SAID 4.009 ACRES TRACT;

NORTH 00 DEGREES 39 MINUTES 34 SECONDS EAST, A DISTANCE OF 61.32 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 11 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 158.33 FEET TO A 1/2 INCH IRON ROD STAMPED "RPLS 2014" FOUND FOR CORNER IN THE SOUTH R.O.W. LINE OF SAID OLD WEATHERFORD ROAD;

NORTH 01 DEGREES 08 MINUTES 19 SECONDS WEST, OVER AND ACROSS SAID OLD WEATHERFORD ROAD, A DISTANCE OF 58.77 FEET TO THE POINT OF BEGINNING, CONTAINING, WITHIN THE METES AND BOUNDS RECYCLED HEREIN, 9.024 ACRES (393,068 SQ. FT.) OF LAND, MORE OR LESS OF WHICH APPROXIMATELY 0.844 ACRES (36,775 SQ. FT.) LIES WITHIN ROAD.

GENERAL SITE DATA

SITE DATA	
ZONING	PLANNED DEVELOPMENT DISTRICT
LAND USE	C (MEDIUM DENSITY MULTIFAMILY)
GROSS FLOOR AREA	±96,681 SF
IMPERVIOUS PAVEMENT AREA	±297,495 SF
LOT AREA	±353,380 SF
OPEN SPACE AREA	±165,804 SF
OPEN SPACE % (45% MIN.)	47%
GROSS ACREAGE	8.11 AC
ENHANCED LANDSCAPING POINT SYSTEM REQUIREMENT (20 PTS)	MET (SEE PROP. AMENITIES TABLE)
LAND DENSITY PER NET ACRE (12 DWELLING UNIT MAX PER ACRE)	10.23 DU/AC

PARKING CRITERIA

TOTAL # UNITS	83
TOTAL # BEDROOMS	182
1 SPACE PER BEDROOM	182
ENCLOSED AND COVERED SPACES REQUIRED (%25 OF UNITS)	21
ENCLOSED SPACES PROVIDED	21
COVERED SPACES PROVIDED	44
AMENITY SPACE REQUIRED (1 PER 250sf)	8
TOTAL PARKING REQUIRED	190
TOTAL PARKING PROVIDED	202
REQUIRED ADA PARKING	7
PROVIDED ADA PARKING	10
DUMPSTER'S PROVIDED	2 (8cy DUMPSTERS)

BUILDING SUMMARY TABLE

BUILDING TYPE	DIMENSIONS (LxWxH)	NUMBER OF UNITS	NUMBER OF STORIES	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	TOTAL AREA (SF)
A	38'x24x23.08'	6	1	1	1	±698 SF
A (GARAGE)	38'x24x33.52'	7	2	1	1	±793 SF
B	40'x24x27.52'	41	2	2	2	±1027 SF
C	40'x25'x27.52'	29	2	3	2.5	±1309 SF
AMENITY CENTER	52'x50'x21.52'	1	1	0	2	±1988 SF

EXTERIOR CONSTRUCTION MATERIALS:
ALL BUILDINGS SHALL BE CONSTRUCTED OF ENGINEERED WOOD LAP SIDING, WOOD BOARD AND BATTEN AND ASPHALT-SHINGLE ROOFING. WITH THE EXCEPTION OF THE AMENITY CENTER / LEASING OFFICE WHICH WILL HAVE STANDING SEAM METAL ROOFING IN PLACE OF THE ASPHALT-SHINGLE ROOFING.

DIRECTOR OF PLANNING & DEVELOPMENT: _____ DATE _____

CHAPEL CREEK COTTAGES

ZONING CASE #:

CLAY DEVELOPMENT PARTNERS LLC
360 N. SAINT PAUL ST. APT. 230
DALLAS, TX 75201
20-882-7201

STATE OF TEXAS
133912
LICENSED PROFESSIONAL ENGINEER
12/01/2020

CHAPEL CREEK COTTAGES
2917 CHAPEL CREEK BLVD.
FORT WORTH, TX 76108
BBB & C RY SURVEY
ABSTRACT 219 TRACT 1A04

DALLAS
Civil Engineering / Surveying / Planning / Landscape Architecture
These Registered Professional Engineers are duly licensed and qualified to perform the services herein stated to be performed by them.

DESIGN/CALC BY SHS
DRAWN BY SEO
CHECKED BY SAT
DRAWING SCALE 1"=40'
DATE December 1, 2020
Job Number 20-0070
Sheet Number 01

MSD P.N.O. BASE MAP: _____

LAYOUT:CONCEPT_SITE_PLAN
DATE: Dec 01, 2020 - 2:23pm
DRAWINGS:JOBS\Jobs2020\20-0070 Fort Worth Cottages - Clay Dev\CADD\Concept\PlotSheets\0_Concept_PLAN_20-0070.dwg

DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD/C" – Planned Development District for all uses in "C" Medium Density Multifamily with Development Standards plus Cottage Community. Use and development of the subject property shall be in conformance with Section 4.711 of the City of Fort Worth Zoning Ordinance, and as amended, except as noted in the regulations below.

I. Permitted Uses

- a. Permitted uses on the subject property shall comply with the Medium Density Multifamily District "C" zoning of the City of Fort Worth, to include but not be limited by the following:
 - i. One-family detached dwelling
 - ii. One-family zero lot line detached
 - iii. One-family zero lot line attached (twin home)
 - iv. Twin-family detached
 - v. Duplex/two-family attached dwelling
 - vi. One-family attached (townhouse, rowhouse)
 - vii. Cluster housing
 - viii. Multifamily dwelling apartment

II. Dwelling Unit Density

- a. The maximum allowed density shall be 12 dwelling units per acre.

III. Space Limits and Separation Distances

- a. Space Limits
 - i. Minimum front yard setback: 20 feet
 - ii. Minimum rear yard setback: 5 feet; 30 feet where adjacent to single family or duplex residential zones or uses
 - iii. Minimum side yard setback: 5 feet; 30 feet where adjacent to single family or duplex residential zones or uses
 - iv. Minimum corner yard setback: 20 feet
 - v. Maximum height of structure: 36 feet
 - vi. Minimum Open Space: 45%
- b. Building Separation Distances
 - i. Front to Front minimum separation distance: 30 feet
 - ii. Front to rear minimum separation distance: 30 feet
 - iii. Front to side minimum separation distance: 30 feet
 - iv. Rear to rear minimum separation distance: 10 feet
 - v. Rear to side minimum separation distance: 10 feet
 - vi. Side to side minimum separation distance: 10 feet

IV. Site Development Standards

a. Public Right-of-Way Improvements

- i. Public sidewalk four feet in width shall be provided as required by the City of Fort Worth
 1. The public sidewalk shall adhere to the design requirements set forth in the City of Fort Worth Standards
 2. Sidewalks provided exceeding the minimum four feet in width will count toward the Enhanced Landscaping points per the City of Fort Worth Zoning Ordinance Section 4.711(6)

b. Enhanced Landscaping

- i. Enhanced Landscaping requirements shall meet the requirements of 20 points laid out in the City of Fort Worth Zoning Ordinance Section 4.711(6)

c. Site Amenities

- i. Three of the following amenities are required. Providing two or more of the same amenities shall not count as multiple required amenities unless specifically stated:
 1. Swimming pool (minimum 1,000 square foot surface area) with cooling deck (minimum ten feet wide in all areas);
 2. Jacuzzi or hot tub area (minimum eight person);
 3. At least a total of four barbeque grills with total shaded seating area(s) for a minimum of 16 people;
 4. Ramada(s), arbor(s), and/or trellis(es) covering at least 2,000 square feet of recreation space;
 5. Tot play lot (minimum 4,000 square foot area);
 6. A splash pad (water play amenity for children) which is a minimum of 1,000 square feet in area;
 7. A dog park which is at least 5,000 square feet in area which satisfies the following requirements:
 - a. The dog park is enclosed by a minimum four-foot tall vinyl coated chain link fence;
 - b. No side of the enclosure shall be shorter than 25 feet in length;
 - c. One dog waste station which shall include a bag dispenser and waste receptacle must be installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park; and
 8. One regulation size volleyball, basketball, tennis or other similarly related playing court. Each court shall count as an amenity up to a limit of two;
 9. Fitness center and/or weight room (minimum 500 square feet);
 10. Library and/or business center (minimum 500 square feet);
 11. Communal kitchen and indoor dining space (minimum 500 square feet);
 12. Community gardens not to be less than a total of 1,250 square feet of planting area;

13. Other amenity as approved by the City of Fort Worth as part of the PD site plan approval process.

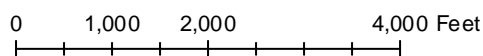
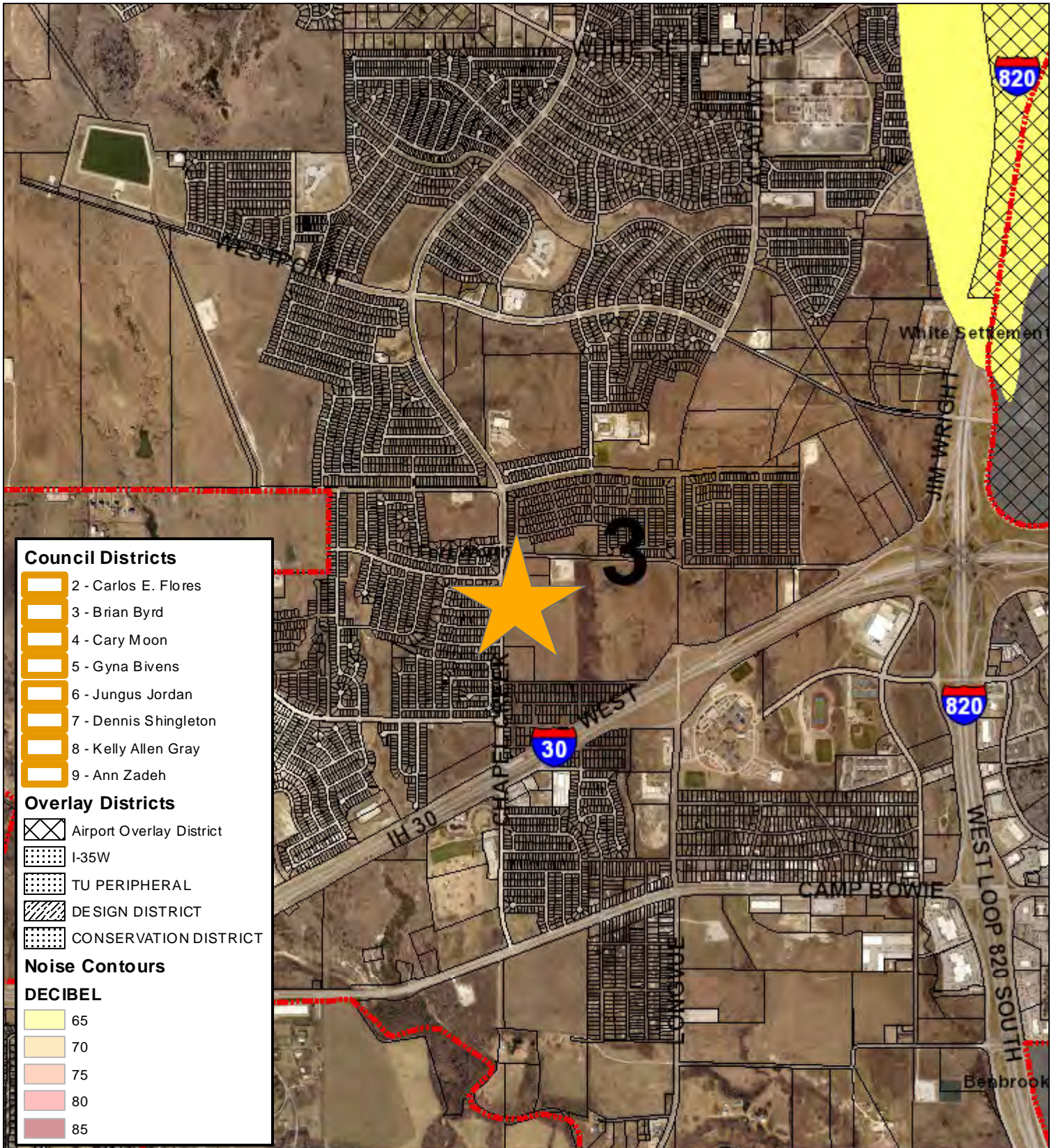
- d. Major Site Enhancements
 - i. The main entrance of the development from Chapel Creek Blvd shall feature a landscaped median
 - ii. Each unit is provided a private porch that is at least 140 square feet in area.

- V. Off-Street Vehicle Parking
 - a. 1 parking space for each bedroom plus 1 parking space for every 250 square feet of the amenity and leasing center building
 - b. No less than 25% of the units shall have an enclosed or covered parking space

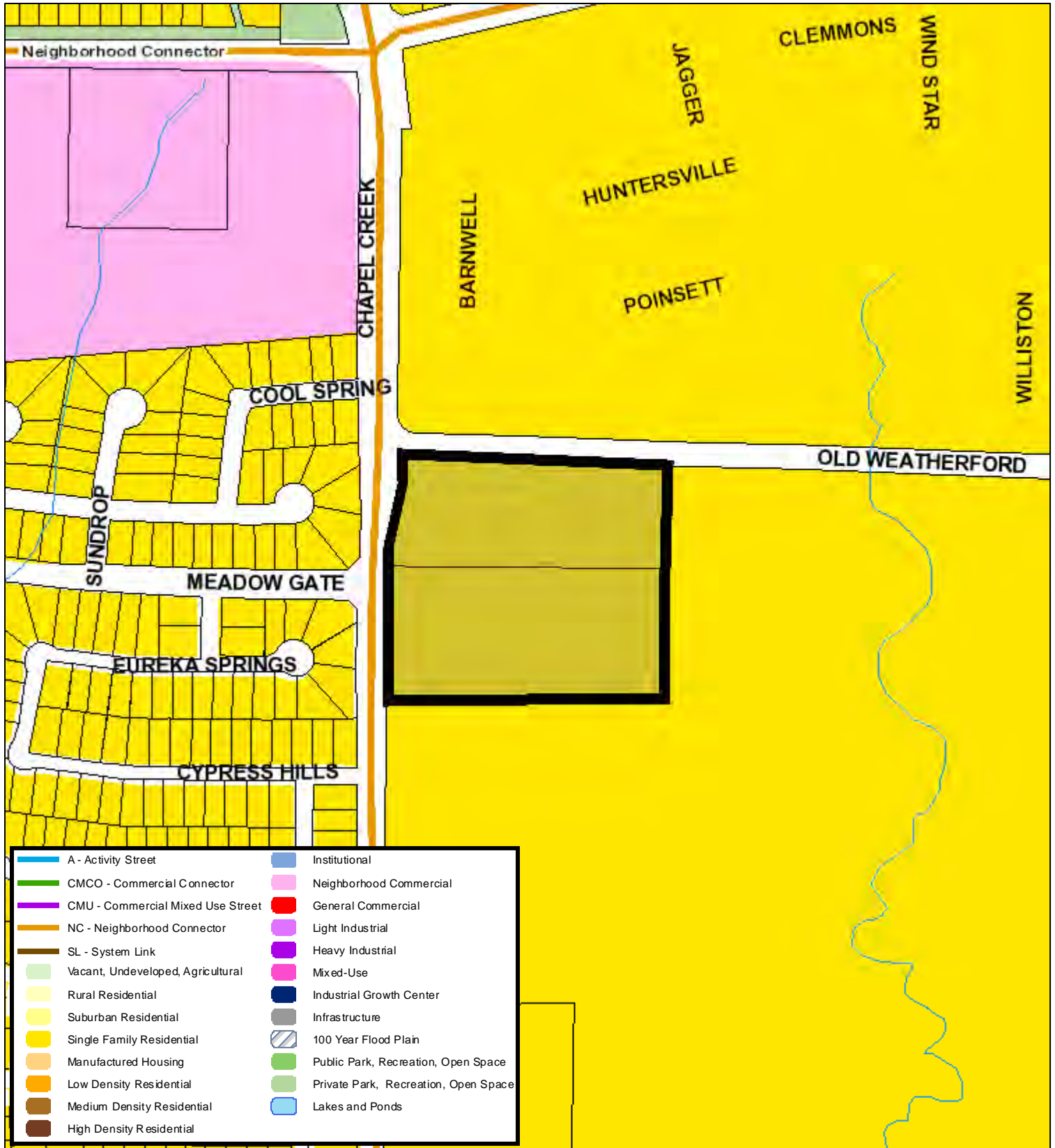
- VI. Fences, walls, and screening requirements
 - a. Automated security gates are allowed, and locations must adhere to the approved site plan.
 - b. Privacy fencing may be located beyond the building facades, and locations must adhere to the approved site plan.
 - i. A 6-foot wooden screening fence shall be erected or placed in all locations specified below:
 - 1. Adjacent to the land zoned "G" Intensive Commercial District
 - 2. As privacy fencing for all dwelling units' side yards
 - ii. A 6-foot masonry screening fence shall be erected or placed in all locations specified below:
 - 1. Adjacent to City of Fort Worth public right-of-way
 - 2. Where required for screening dumpsters from view

- VII. Unified Residential Development Compliance
 - a. The Unified Residential Development approval process is not required as Cottage Communities do not comply with traditional apartment standards.
 - b. The site plan shall be reviewed and approved by the City of Fort Worth as part of the Planned Development, and the proposed Cottage Community must comply with the approved Planned Development site plan.

Area Map



Future Land Use



325 162.5 0 325 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



0 205 410 820 Feet

