



Zoning Staff Report

Date: November 12, 2024

Case Number: SP-24-010

Council District: 6

Site Plan

Case Manager: [Alexander Johnson](#)

Owner / Applicant: Thomas Barkowski / Westwood Professional Services

Site Location: Brewer Road near the corner of Old Granbury Road

Acreage: 13.78 acres

Request

Proposed Use: Multi-Family

Request: Consider site plan on property zoned PD 1090 Planned Development "PD/D" Planned Development for all uses in "D" High Density Multifamily.

Recommendation

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

This is a piece of land measuring 13.78 acres in Council District 6. The land is zoned PD/D, which means it can be used for all purposes under the D category, but being a planned development, a site plan is required.

Currently, the site is empty. The applicant intends to construct a 270-unit multifamily development, in accordance to the previously approved PD1090 standards. The applicant is submitting the required site plan for PD1090 and is not seeking any additional waivers or variances to the development standards.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / vacant and "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan required / vacant
East “PD1091” PD for all uses in F, site plan req / vacant
South “PD1091” PD for all uses in F, site plan req / vacant
West “A-5” One Family Residential vacant and "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan required / vacant

Recent Zoning History

- ZC-26-085 :
 - From: Unzoned, “A-43” One-Family, “A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and “I” Light Industrial
 - To: “A-5” One-Family, “D” High Density Multifamily, “CF” Community Facility, “E” Neighborhood Commercial, “F” General Commercial, “G” Intensive Commercial, and “MU-2” high Intensity Mixed-Use

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.

The following organizations were notified(email) on August 2, 2024

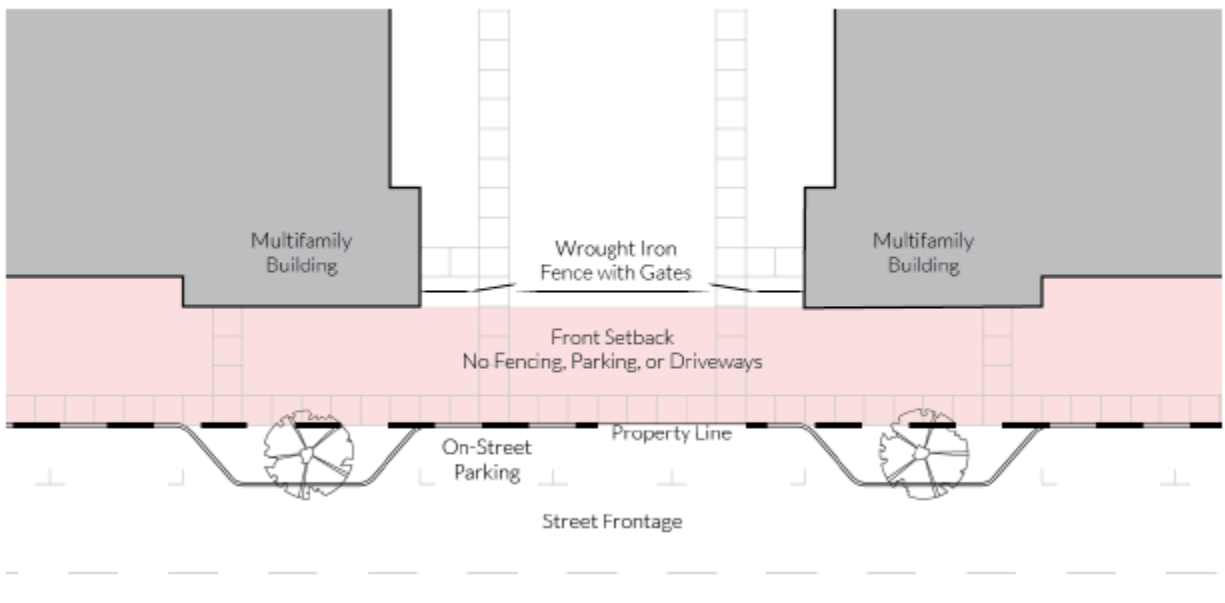
Organizations Notified	
Panther Heights NA	Chisholm Trail Ranch Residential Community HOA
District 6 Alliance	Streams And Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

* *Not located within a registered Neighborhood Association*

Site Plan Comments

Zoning & Land Use

1. Front yard fence needs to be behind the front wall of the front yard building (otherwise a development standards will be needed for the PD)
 - b. Multifamily development. Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.



2. Friendly reminder regarding open space, please make sure site complies

Open space is:

- open to the sky
- green space
- a minimum of 25x25 area
- clustered areas to provide recreation/gathering amenities for residents and guests (pools, dog parks, playgrounds)
- patios adjacent to a unit (not enclosed)
- accessible floodplain
- required front yard

Open space is NOT:

- areas that are not accessible
- enclosed patios
- drainage easements as these are typically enclosed by fencing, retaining walls

- required front yard with security/perimeter fencing

Fire

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Internal Emergency Access Easements will need to be named. The Fire Department will assist you with that during the platting phase. I attached the standards for street names. Email Fireplatting@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

Two points of access are required from projects having more than 100 units.

Fire lanes must be a minimum of 26' wide and provide hose lay to the exterior of each structure within 150', measured in a 5' wide unobstructed path from the edge of a marked fire lane or public street. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system.

Where divided by a median, fire lanes must be a minimum of 20' on either side of the median.

Minimum turn radius for fire lanes is a minimum of 25' inside and 51' outside.

Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Permits are required.

Hydrant requirements:

? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

? 500 ft. hose lay distance to all points of building.

FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.

Addresses will be verified on platted lots on permit applications. If platting, addresses will be assigned after the final plat is recorded. Please do not self-address for permit applications.

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available at the City Secretary's site for Ordinance #25388-03-2022. **Development Transportation**

TPW

TPW (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)

1. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street.

2. Show the dimensions of all existing or recorded streets, alleys, easements, railroad ROW, or other public ROW within or adjacent to the subdivision boundaries. The distance from the centerline of the existing roadway of the boundary street to the proposed property line shall be shown. Include all dedication information for all existing rights-of-way.
3. Emergency access easements shall not be less than 26' in width. Show the full 26' width on the plat. Where emergency access easements intersect, the dedication of a 10' by 10' public open space easement (POSE) shall be dedicated for sight visibility shall be required. The emergency access easements shall remain unobstructed at all times.
4. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a knock-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW)
5. Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards
6. Show Case Number on the plat. (But not as part of title block).
7. Show distance(s) from property corner(s) to nearest identifiable street, railroad or other intersection.

Water

Comments

1. HOLD - 7/22/24 - Show all future appurtenances and easements.
2. HOLD - 7/22/24 - No public sewer main available at this time. Provide IPRC/CFA permit number to verify all extensions and easements.

FYI:

- Sewer per acre due on this tract.
- Construction Prohibited over Easements – also applies to trees, signs, light poles, and retaining walls.
- No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, trees, signs, electric, cable, or other utility easement of any type.

Existing 24" P.V.C. in Brewer Blvd. No direct taps are allowed off of this water main.

<https://www.fortworthtexas.gov/files/assets/public/government/documents/fw-water-installation-policy-design-criteria.pdf>