



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 "CR", the current zoning regulations and the proposed PD with a base of "C".

Requirement	CR Standards	Proposed PD/C (Provided per site plan)
Density	Maximum 16 units per acre C maximum of 24	Less than 16 units per acre (complies: site plan currently shows 8.67 units per acre)
Height	Maximum height 36'	Maximum height 36' (complies: maximum height provided 13.33')
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>Setback Adjacent to Two-Family District</u> : two feet for every one foot in overall structure height	<u>Front Yard</u> : 20' minimum <u>Rear Yard</u> : 5' minimum; 30' where adjacent to single family or duplex residential zones or uses <u>Side Yard</u> : 5' minimum; 30' where adjacent to single family or duplex residential zones or uses <u>Corner Yard</u> : 20' minimum <u>Setback Adjacent to Two-Family District</u> : minimum 30', 2:1 total height max height 13.33
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
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area  Spaces required: 334	Spaces provided for 334 bedrooms; landscaping tree planting mitigation may be required  (Complies: Spaces provided: 364)
Open Space	C Requires 45%	39.45% minimum <b>(requires Development Regulation Standard)</b>
Landscaping	Must meet 20 points of enhanced landscaping	Developer will meet enhanced landscaping requirements, per note on site plan. Asking developer to provide min square footages since they are deficient in open space

Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required <b>(requires Development Regulation Standard)</b>
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**Site Information:**

Surrounding Zoning and Land Uses:

North "EP" Planned Commercial and "E" Neighborhood Commercial / vacant  
 East City of Rendon  
 South "R2" Townhouse Cluster / vacant  
 West "B" Two-Family / single-family, cluster

Zoning History: ZC-18-067 from "EP", "E", "A-5", "CR" and "R2" to "MH" Manufactured Housing, denied by City Council June, 2018

**Site Plan Comments:**

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

- 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. Meets overall intent of the ordinance.*

**(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 April 23, 2021.  
 The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Kingspoint HA	District 6 Alliance
Trinity Habitat for Humanity	Streams and Valleys, Inc.
Everman ISD	Burleson ISD

*Not located within a Neighborhood Association.*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change from "CR" Low Density Multifamily to PD/C with development standards for a multifamily development. Surrounding land uses consist of single-family to the west, vacant land and a gas well pad site to the east, and vacant land to the south planned for an R2 development.

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

**2. Comprehensive Plan Consistency – Far South**

The 2021 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.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- 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 “CR” Low 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.

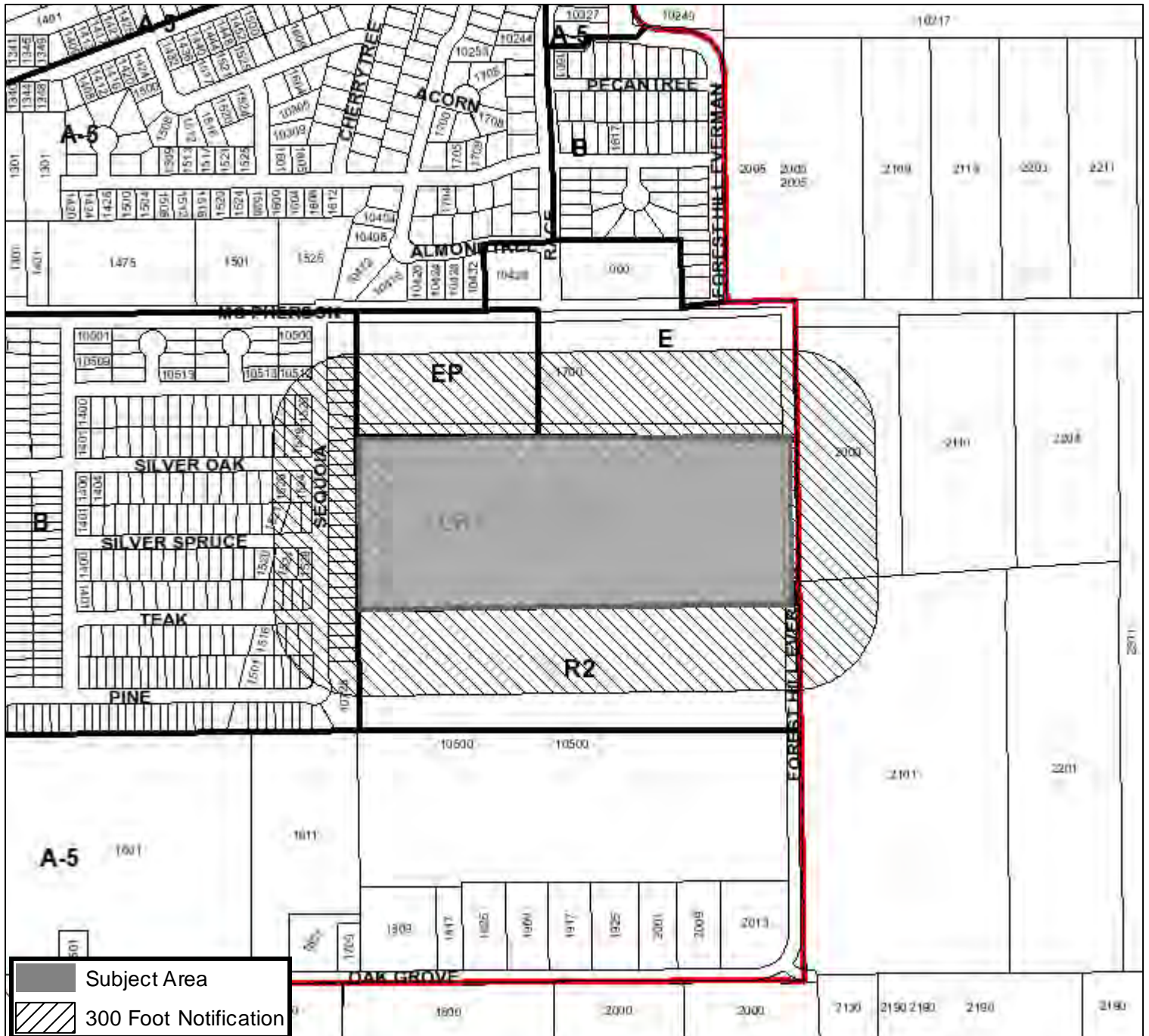
While the proposed zoning change has a lack of conformance with the future land use designation, it is in conformance with the policies stated above; the proposed zoning **is consistent (Technical Inconsistency)** with the Comprehensive Plan.



***Attachments:***

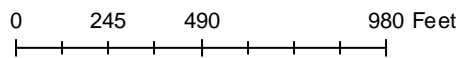
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

## Area Zoning Map

Applicant: Hussein Mahrouq  
 Address: 10300 Forest Hill Everman Road  
 Zoning From: CR  
 Zoning To: PD for multifamily uses  
 Acres: 20.58878879  
 Mapsco: 106WX  
 Sector/District: Far South  
 Commission Date: 5/12/2021  
 Contact: null



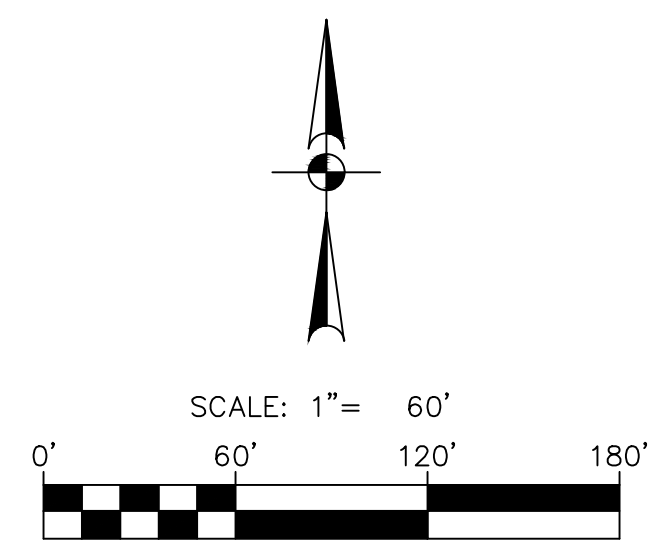
 Subject Area  
 300 Foot Notification





**LEGEND**

- 2-BEDROOM UNIT PLAN # 1900  
2 BEDROOMS  
19'-4" X 41'-4" 741 SQ. FT.
- 3-BEDROOM UNIT PLAN # 1910  
3 BEDROOM  
19'-4" X 55'-8" 1018 SQ. FT.
- 3-BEDROOM UNIT PLAN # 1920  
3 BEDROOM  
19'-4" X 67'-4" 1244 SQ. FT.
- SURFACE PARKING SPACES
- PROPOSED FIRE HYDRANT
- OPEN AREA
- PRIVATE OPEN AREA

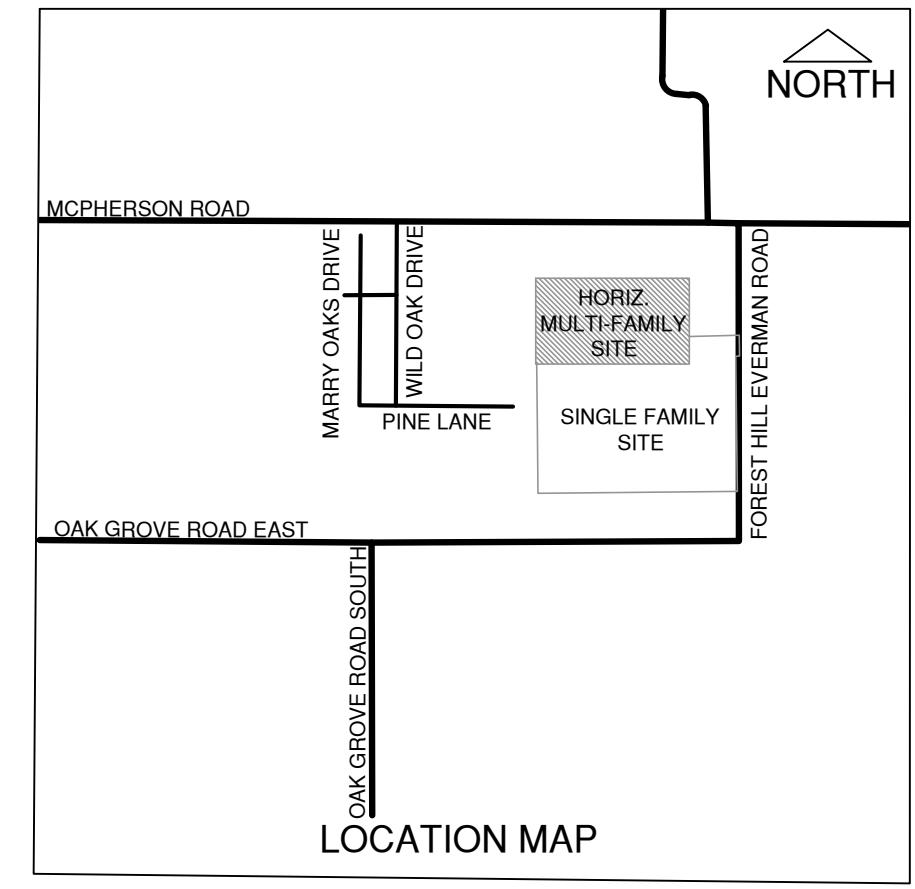


PLAN #1900	1	8	13.33	23	19%	2	46
PLAN #1910	1	8	13.33	49	41%	3	147
PLAN #1920	1	8	13.33	47	39%	3	141
<b>COMMON AREA</b>							
<b>TOTAL</b>				<b>119</b>	<b>100%</b>		<b>334</b>

SURFACE PARKING	366	100%
<b>TOTAL</b>	<b>366</b>	<b>100%</b>

TOTAL NUMBER OF UNITS	119	UNITS
GROSS ACREAGE	14.51	ACRE
NET ACREAGE	14.51	ACRE
DENSITY	8.20	DU/ACRE
OPEN SPACE (W/O PRIVATE AREAS)	6.53	ACRE
OPEN SPACE (W/ PRIVATE AREAS)	7.92	ACRE
PERCENTAGE OPEN SPACE (W/O PRIVATE OPEN AREAS)	45.02%	
PERCENTAGE OPEN SPACE (W/ PRIVATE OPEN AREAS)	54.56%	

- NOTES:**
- PROPOSED PD LAND USES: RESIDENTIAL DWELLING UNITS AS WELL AS USES ALLOWED UNDER THE "C" MEDIUM DENSITY MULTIFAMILY DISTRICT.
  - ALL PROVIDED LIGHTING SHALL CONFORM TO LIGHTING CODE.
  - ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
  - PLANTED TREE SPACING WILL FOLLOW GUIDELINES SIMILAR TO THOSE ESTABLISHED FOR SINGLE FAMILY DEVELOPMENTS.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
  - THIS PROJECT WILL COMPLY WITH FORT WORTH SIGN CODE.
  - DUMPSTERS WILL BE SCREENED ON ALL THREE SIDES AND CONTAIN A GATE.
  - AMENITIES FOR ENHANCED LANDSCAPE PLAN SHALL INCLUDE: STREET TREES (10PTS) PRIVATE PARK/DOG PARK (5PTS), AND SUSTAINABLE LANDSCAPE (5PTS).
  - MINIMUM AREA FOR PRIVATE PARK/DOG PARK AND SUSTAINABLE LANDSCAPE WILL BE 1,000 SQUARE FEET EACH. THE LOCATIONS OF DESIGNATED AREAS SHOWN ON SITE PLAN ARE SHOWN FOR PLANNING PURPOSES. THE EXACT LOCATION WILL BE DETERMINED DURING PLATTING.
  - MFD IS NOT REQUIRED FOR THIS DEVELOPMENT AS "WAIVER REQUIRED."
  - THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "C" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
    - ADDITIONAL AMENITIES MAY INCLUDE: PEDESTRIAN SCALED LIGHTING, COURTYARD AREAS, AND COMMUNITY GARDEN.
    - RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO WALL.
    - 30' BUILDING SETBACK FOR WEST PROPERTY LINE AND 15' BUILDING SETBACK FOR SOUTH PROPERTY LINE ADJACENT TO SINGLE FAMILY.
    - FRONT YARD SETBACK IS TEN FEET (10').
    - MAXIMUM DENSITY PER ACRE SHALL BE 12 UNITS PER GROSS ACRE.
    - FAÇADE REQUIREMENTS DO NOT APPLY TO THIS DEVELOPMENT.
    - MINIMUM 30% OPEN SPACE REQUIRED.



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 DIRECTOR OF PLANNING AND DEVELOPMENT      DATE

**SOUTH OAK GROVE ADDITION**

**OWNER**  
 HUSSEIN MAHROUG  
 1161 CORPORATE DRIVE WEST, SUITE 300  
 ARLINGTON, TEXAS 76006  
 817-301-6986

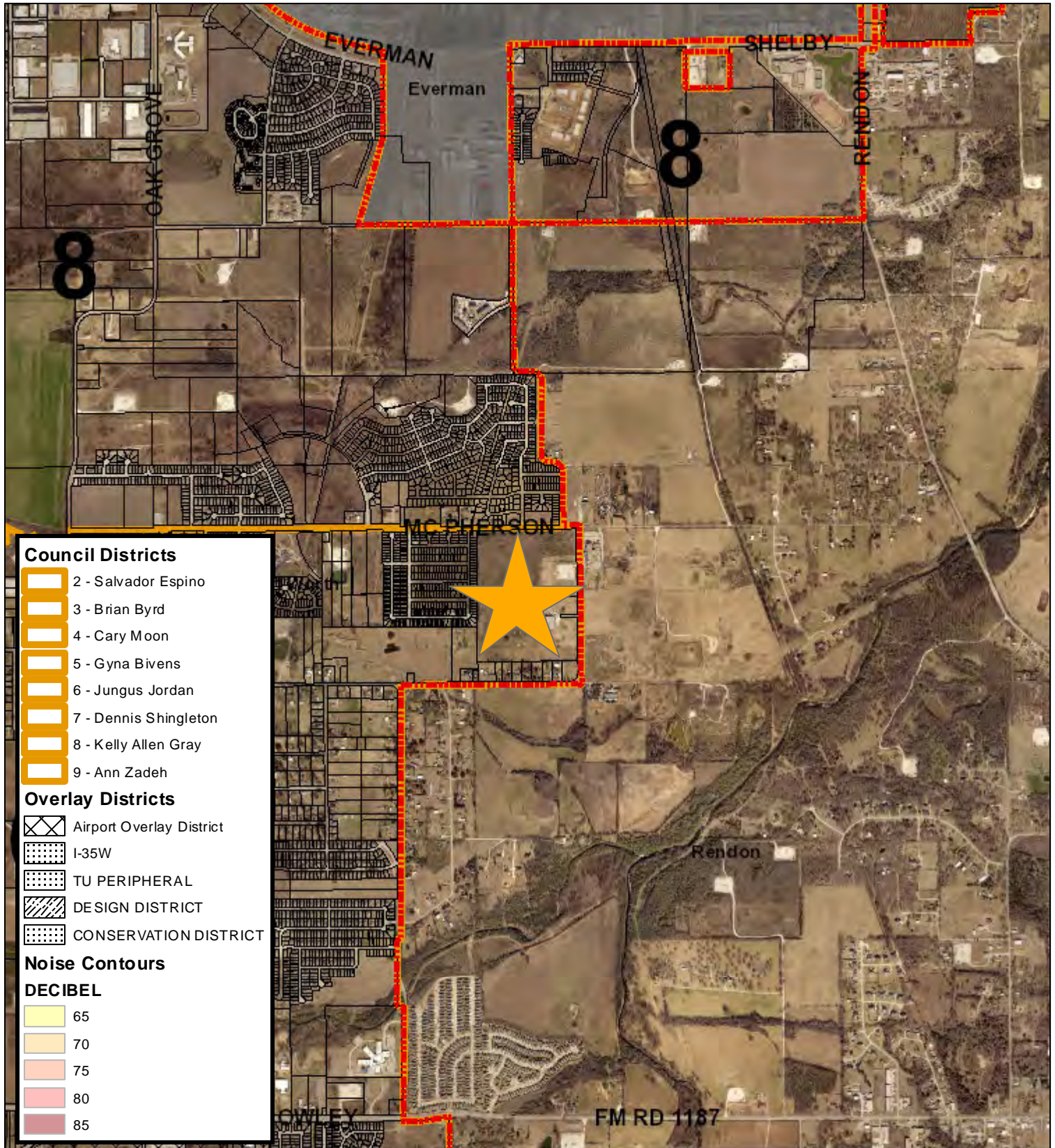
**DEVELOPER**  
 CHRIS TYSDAL  
 LENNAR HOMES OF TEXAS LAND AND  
 CONSTRUCTION, LTD.  
 1707 MARKET PLACE BLVD., SUITE 100  
 IRVING, TEXAS 75063  
 469-587-5383

**APPLICANT/ENGINEER:**  
 ASHLEY WILLIAMS, P.E.  
 PAPE-DAWSON ENGINEERS  
 5810 TENNYSON PARKWAY, SUITE 425  
 PLANO, TEXAS 75024  
 214-420-8494







**ZONING SITE PLAN**  
 ZC-21-063

**FORT WORTH, TEXAS**  
 APRIL 2021






### Area Map



**Council Districts**






-  2 - Salvador Espino
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

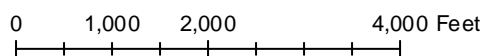
**Overlay Districts**

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

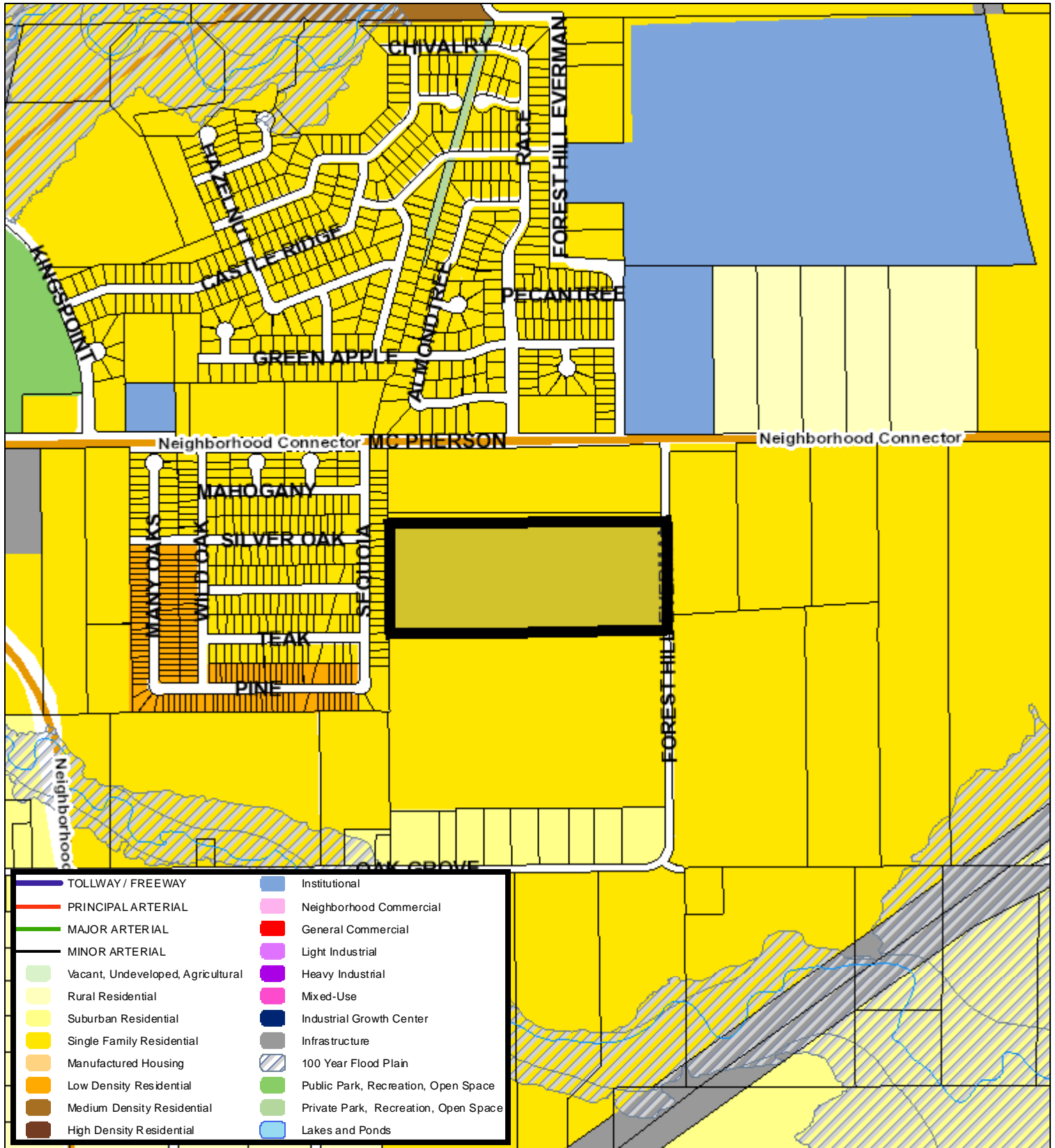
**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85



### Future Land Use



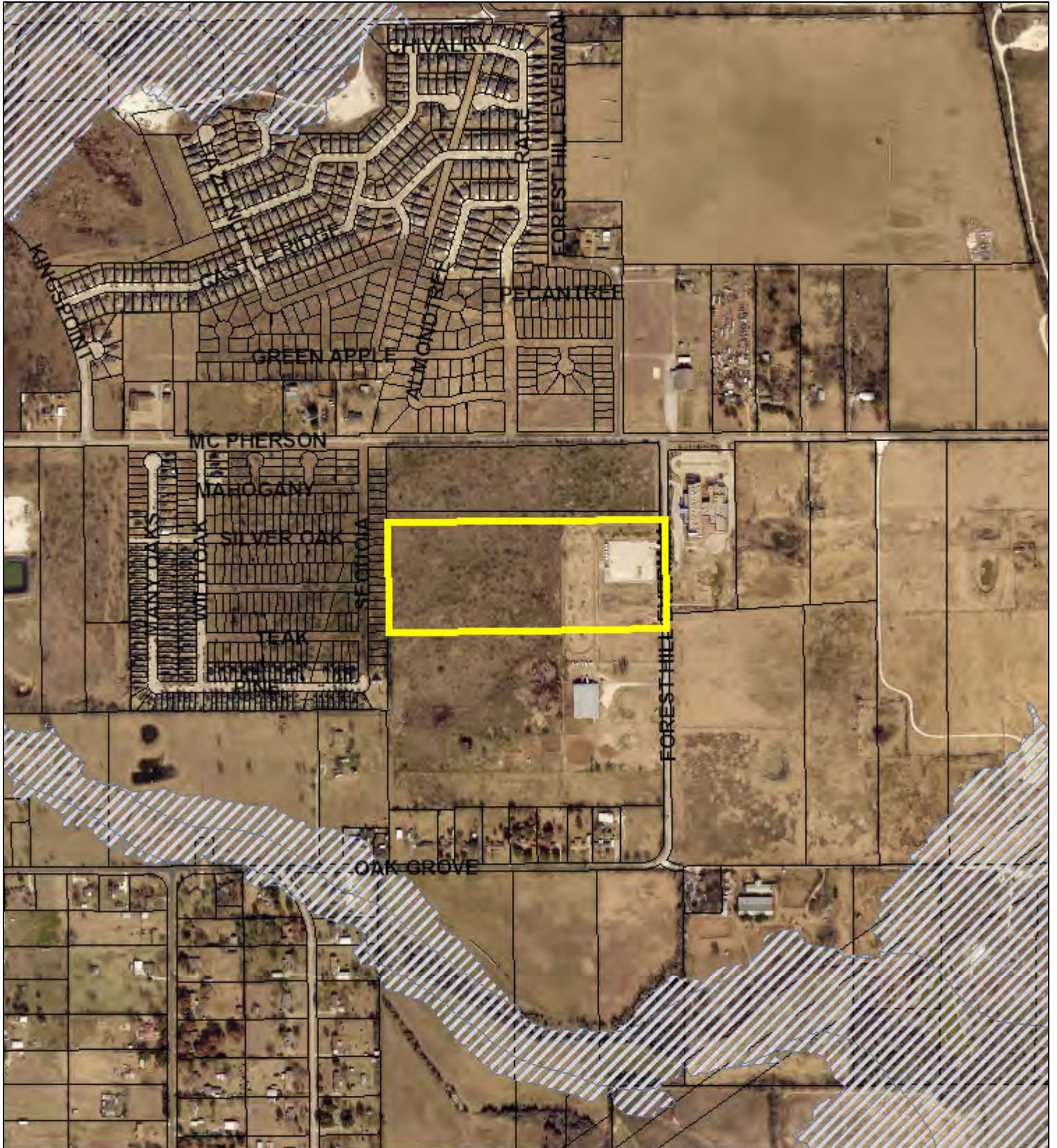
720 360 0 720 Feet

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**



0 450 900 1,800 Feet

