



Zoning Staff Report

Date: June 13, 2023

Case Number: ZC-22-202

Council District: 6

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Crowley ISD / Matrix Equities, Ronald Smith & Spiars Engineering, Jordan Huneycutt

Site Location: 7350 Granbury Road

Acreage: 33.08 acres

Request

Proposed Use: Commercial and Detached Multifamily

Request: From: "PD 662" Planned Development for all uses in "E" Neighborhood Commercial; excluding uses, site plan required; "R2" Townhome

To: "E" Neighborhood Commercial and "P/D" Planned Development-High Density Multifamily with development standards for parking, perimeter fencing, and waiver to MFD submittal; site plan included.

Recommendation

Land Use Compatibility:

Requested change **is not compatible**

Comprehensive Plan Consistency:

Requested change **is not consistent**

Staff Recommendation:

Denial

Zoning Commission Recommendation:

Denial by a vote of 6-0

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Project Description and Background

This is a proposed multi-use development along Granbury Road in the Wedgwood sector of Fort Worth, in Council District 6. The site, which is currently undeveloped, is proposed to be rezoned from the existing “PD 662” Planned Development-Neighborhood Commercial and “R2” Townhouse/Cluster to “PD-E” Planned Development-Neighborhood Commercial and “PD-D” Planned Development-High Density Multifamily. The entire site spans just over 33 acres in total. A narrative provided by the applicant as part of their submittal documents, is included below for additional context:

We are proposing to develop single story multifamily in a townhouse configuration on the western 30.048-acres of the site to be developed in 2-phases and neighborhood commercial with a maximum building height of 2-stories on the eastern 3.032-acres of the site.

The multifamily site will have several east/west and north/south open space corridors to encourage pedestrian circulation. Due to the size of the multifamily component of the proposed project we anticipate several project amenities including but not limited to pool, dog park, fitness center and clubhouse.

We acknowledge that existing the traffic flows in Granbury Road appear to be an existing concern of the neighbors and City, we have had a traffic study prepared and the the recommendation of the report is to have a traffic signal warrant study prepared, upon approval of the zoning we anticipate having the study prepared and are willing to work with the City to have the signal installed. If funding for the signal is not in the City's capital fund project we would be willing to install the signal as part of this development.

The multifamily PD-D portion is 30.048 acres of the total 33.08 acre site. The proposed density of the PD-D is approximately ten dwelling units per acre, below the “D” density maximum of 36 dwelling units per acre. These are proposed to be townhome-style buildings with one car attached garages and one tandem space in the driveway. Each unit appears to have a private, fenced yard. The PD-D portion would be required to be developed in accordance with the Site Plan submitted.

The development standards (waivers) for the PD-D portion are included below. Zoning staff is not supportive of any of the requested waivers, but particularly object to the requested waiver for reduced parking. Staff has suggested that the applicant meet or exceed the minimum standards, which would be 2 garage parking spaces per unit (for townhome configuration).

Requirement	“D” Standards	Proposed “PD-D”
Open Space	Minimum 35%	41.9% - Complies
Density	Maximum 32 units per acre	9.984 units per acre - Complies
Building setbacks	Front yard: 20’ minimum Rear yard: 5’ minimum Side yard: 5’ minimum	Front yard: 59’ minimum - Complies Rear yard: 105’ minimum - Complies Side yard: 5’ minimum – Complies
Supplemental setbacks adjacent to residential zones	<ul style="list-style-type: none"> • 3:1 setback for primary structures • 1:1 setback for garages and carports. • 20’ setback for dumpster enclosures and accessory structures. 	3:1 setback - Complies

Buffer Yard / Screening	Where adjacent to One or Two-Family District, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system.	5' landscaped buffer yard plus 6' solid screening fence provided (offset due to drainage easement) - Complies
Height	Maximum height 36' slab to top plate 48' slab to top plate beyond 250' setback to one- and two- family zoning	Rental Units: 10' max height / 1 story – Complies Leasing Center: 10' max height / 1 story – Complies Fitness Center: 26' max height / 2-story – complies
Parking	Two spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units. Plus 1 space per 250 square feet of common areas, offices, and recreation (633 spaces required)	Parking provided: 300 – Garage parking spaces 300 – Driveway parking spaces 126 – Surface Parking spaces 726 – Total parking spaces Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage (tandem parking). The units will be restricted from using the garages as storage. – (Waiver requested)
Landscaping	Must meet 20 points of enhanced landscaping	Will meet 20 points of enhanced landscaping - Complies
Urban Forestry	Must comply with Urban Forestry Ordinance requirements	Per note on site plan, will comply with Section 6.302, Urban Forestry. Trees will be spread throughout site in more of an SFR pattern - Complies
Fencing	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. Perimeter security fencing is prohibited, however security fencing is permitted on interior property lines.	n/a – no frontage on public R.O.W. Perimeter fencing around site – (Waiver requested)
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street	n/a – no buildings on public R.O.W.
Multifamily Design Standards	Submit MFD plan to meet standards	MFD Submittal not required - (Waiver requested)

All standards not listed will meet the “D” High Density Multifamily base requirements from Section 4.712 of the Zoning Ordinance. The remainder of the site, encompassing 3.032 acres would be used for commercial development under “PD-E” Planned Development-Neighborhood Commercial, split into three pad sites fronting Granbury Road, with the following conditions:

Requirement	“E” Standards	Proposed “PD-E”
Front yard	20 feet minimum; 0 feet minimum when fronting an arterial street	20 feet minimum; 0 feet minimum when fronting an arterial street
Rear yard	10 feet minimum unless adjacent to residential district, where 15feet minimum required	10 feet minimum unless adjacent to residential district, where 15feet minimum required
Side yard		
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot	None required unless through lot, then 10 feet minimum required	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment	2-Story, or 32-feet maximum Stealth Telecommunication and Telecommunication Towers are NOT PERMITTED
EXCLUDED USES:		
EXISTING PD662: TATOO PARLOR, POOL HALL, NO DETACHED POLE SIGNS		
ADDITIONAL: GAS LIFT COMPRESSOR STATION, SHORT TERM HOME RENTAL, GAS DRILLING & PRODUCTION		

The applicant is requesting to approve tandem parking as part of this PD request, instead of the two car garage requirement for multifamily – townhome configuration. Tandem parking is opposed by staff for several reasons, based on widely accepted planning principles. See reasoning below:

- Tandem spaces are not desirable, not fully accessible and lack maneuverability.
- People will often use garages as storage space rather than for parking a car.
- Regardless of whether the parking spaces are assigned or not, there are no practical controls or enforcement mechanisms on use of garage space by either the City or the property owner/management.
- Tandem parking is highly inconvenient and a hassle for future residents.
- To count as a parking space in the City of Fort Worth, there must be maneuverability and access.
- There is limited overflow parking elsewhere on site.
- Having cars parked in driveways (instead of in an enclosed garage) adds to visual clutter.
- Based on number of bedrooms and lack of nearby transit options, each unit will likely have two cars.
- Based on size of an average car in Texas, the developer should be providing additional space beyond the minimum dimensions of 9’x 18’.
- Lack of parking on-site could potentially result in overflow parking on adjacent neighborhood streets.
- Approval of tandem parking on this PD could set a precedent to make tandem parking more widespread and acceptable.
- In the instance that cases do not set a precedent, this configuration is not acceptable on a standalone basis either.

Surrounding Zoning and Land Uses

North “PD 655” & “PD 656” / psychiatric treatment center & undeveloped
East “A-5” One Family Residential / single-family residential & church
South “PD823” Planned Development / undeveloped
West “AG” Agricultural / railroad line

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
Ridgeview Estates HOA*	Summer Creek Meadows HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
District 6 Alliance	Crowley ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The areas directly adjacent to the subject property are not heavily developed at this time. To the north is a psychiatric treatment facility and some undeveloped land. To the east, on the same side of Granbury Road is a church campus. To the east across Granbury Road are existing single-family residential neighborhoods. To the west, the site is cut off from access to the Chisholm Trail Parkway by a railroad line which crosses under the toll road just south of the subject property. The only ingress and egress from the site would be from Granbury Road.

The general layout of this site **is not compatible** with surrounding land uses. Higher density residential would be more ideally situated at a major intersection with several access points in multiple directions to help diffuse traffic, or at a site that is more accessible to mass transit or a high capacity roadway. There are some similar types of residential products in the vicinity of the subject property, but none are directly adjacent to the site and do not provide a direct comparison. On the western side of Granbury Road (Granbury Road becomes Summer Creek Drive just south of the subject site), the cottage community to the north named Avilla Trails is located at the intersection of Altamesa Boulevard & Granbury Road, which offers both north/south and east/west access, as well as access to Chisholm Trail Parkway and Trinity Metro Bus Route #52 on Altamesa and Granbury Road. The density of Avilla Trails at eight and a half dwelling units per acre is also lower than the proposed development at ten dwelling units per acre. To the south, the Dylan Apartments and Sunset Pointe Apartments are also located

at a major intersection, where Summer Creek Drive and Sycamore School Road intersect, providing access in two directions, as well as being proximal to the interchange with Chisholm Trail Parkway & Sycamore School Road, providing access towards Cleburne or downtown Fort Worth.

Comprehensive Plan Consistency – Wedgwood

The adopted 2022 Comprehensive Plan designates the subject property as future institutional, based on the property ownership (Crowley ISD). Churches or schools can be built in any zoning district and any future land use category, however for a rezoning request to be considered ‘consistent’ in an area designated as future institutional, the request would need to be to rezone to “CF” Community Facilities. “CF” zoning is intended to accommodate public facilities including churches, government offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities. The designation of institutional future land use on this property could be an indicator that additional civic services are needed in this growing area.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

The proposed zoning to “PD-E” and “PD-D” is **not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Comprehensive Plan be updated to reflect these changes.

Economic Development Plan

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 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.

Site Plan Comments

Zoning

- On Site Plan, general notes 1 & 6 should reference "PD-E" not "E"
- Waiver Exhibit for PD-E section should have title section reading “Planned Development for all uses in "E" Neighborhood Commercial, with development standards (waivers) for building height, exclude the following uses: Tattoo Parlors, Pool Hall, No detached Pole Signs, Gas Lift Compressor Station, Gas Drilling & Production, Short Term Rentals; Site Plan Required”
- On Site Plan, label line or easement that cuts through detention pond

- FYI comment - verify all buildings are out of 10' permanent pipeline easement on western portion of site

Fire

FWFD - (Fire Marshal David Hood, david.hood@fortworthtexas.gov)

Two approved points of access must be provided and streets/EAE must be constructed to fire access road standards. Where divided by a median, Fire Lanes are required to be a minimum of 20' wide on either side of the median. The minimum inside turning radius shall be 25', and the minimum outside radius shall be 51'.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2

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

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6

Fire lanes will need to be named for final platting.

Hydrant requirements:

Less than or equal 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Less than or equal 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.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

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 by searching the City Secretary's site for Ordinance #25388-03-2022.

Water

Water Demand and sewer loading are required. Submit request to WPD@fortworthtexas.gov

Stormwater

FYI: Site will require an accepted Drainage Study prior to Platting, IPRC Review, Grading Permit Issuance, Building Permit Issuance.

Site has FEMA SFHA; Flood Study may be required, and if required, acceptance is required prior to Floodplain Development Permit Issuance for Commercial Grading and IPRC Construction Activities.

A LOMR study may be required, and if required, must be accepted by the City and under review at FEMA prior to individual FDP issuance to support building permits.

Transportation & Public Works

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

FYI Notes:

A. (Subdivision Ordinance Ch. 31-101-c-1) Access: Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. site plan only shows one point of ingress/egress.

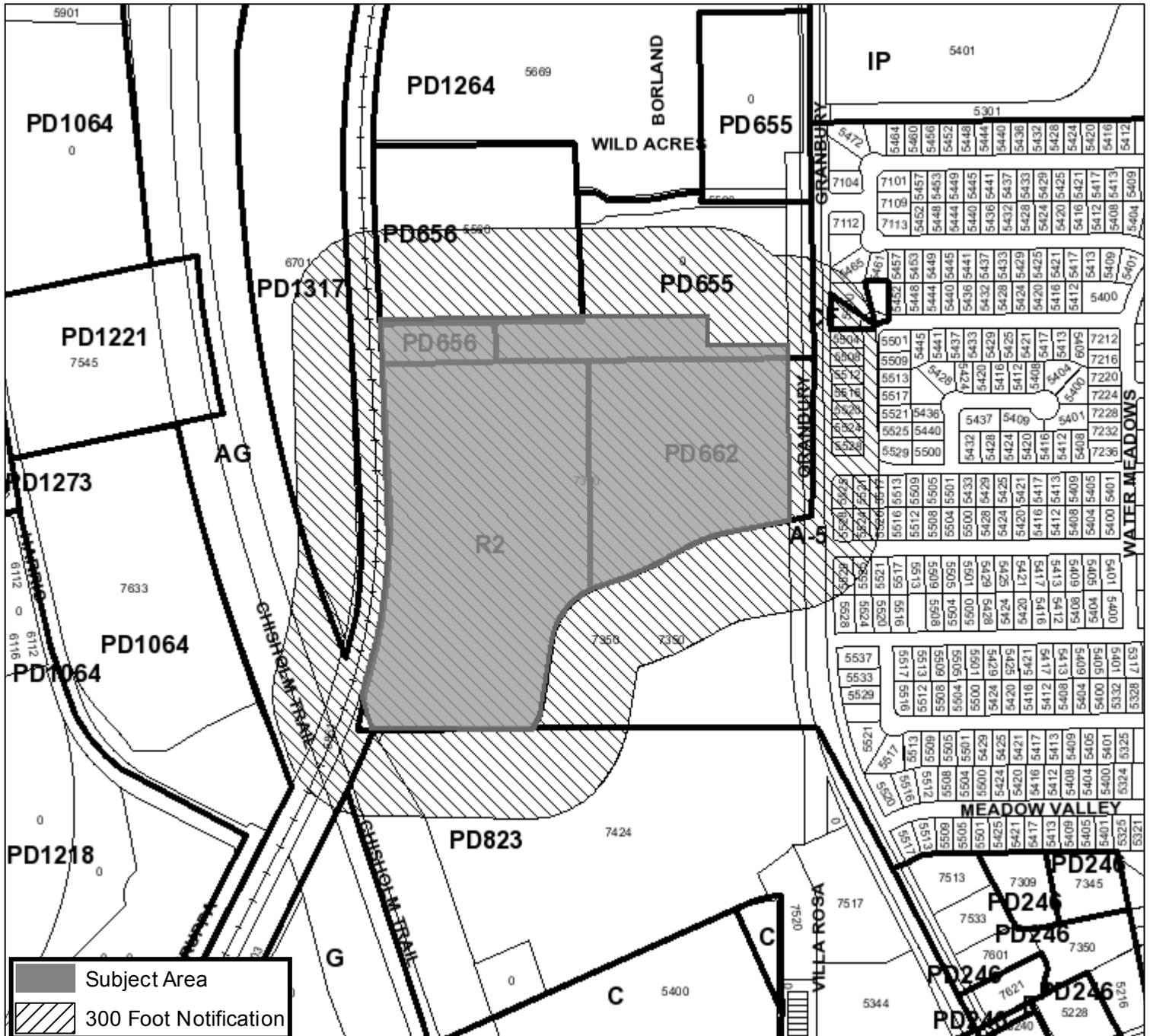
B. Drive approaches on Granbury Road subject to access management policy. Will require interior access for commercial sites.

C. 6' sidewalk required along Granbury Road

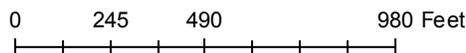
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

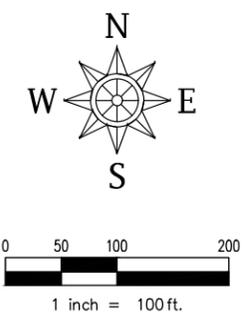
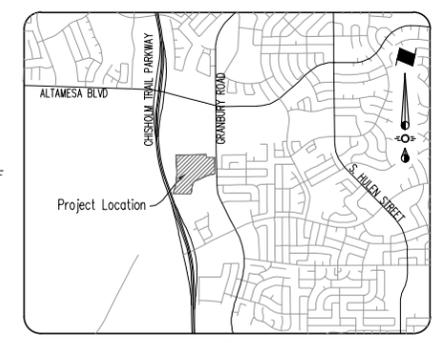
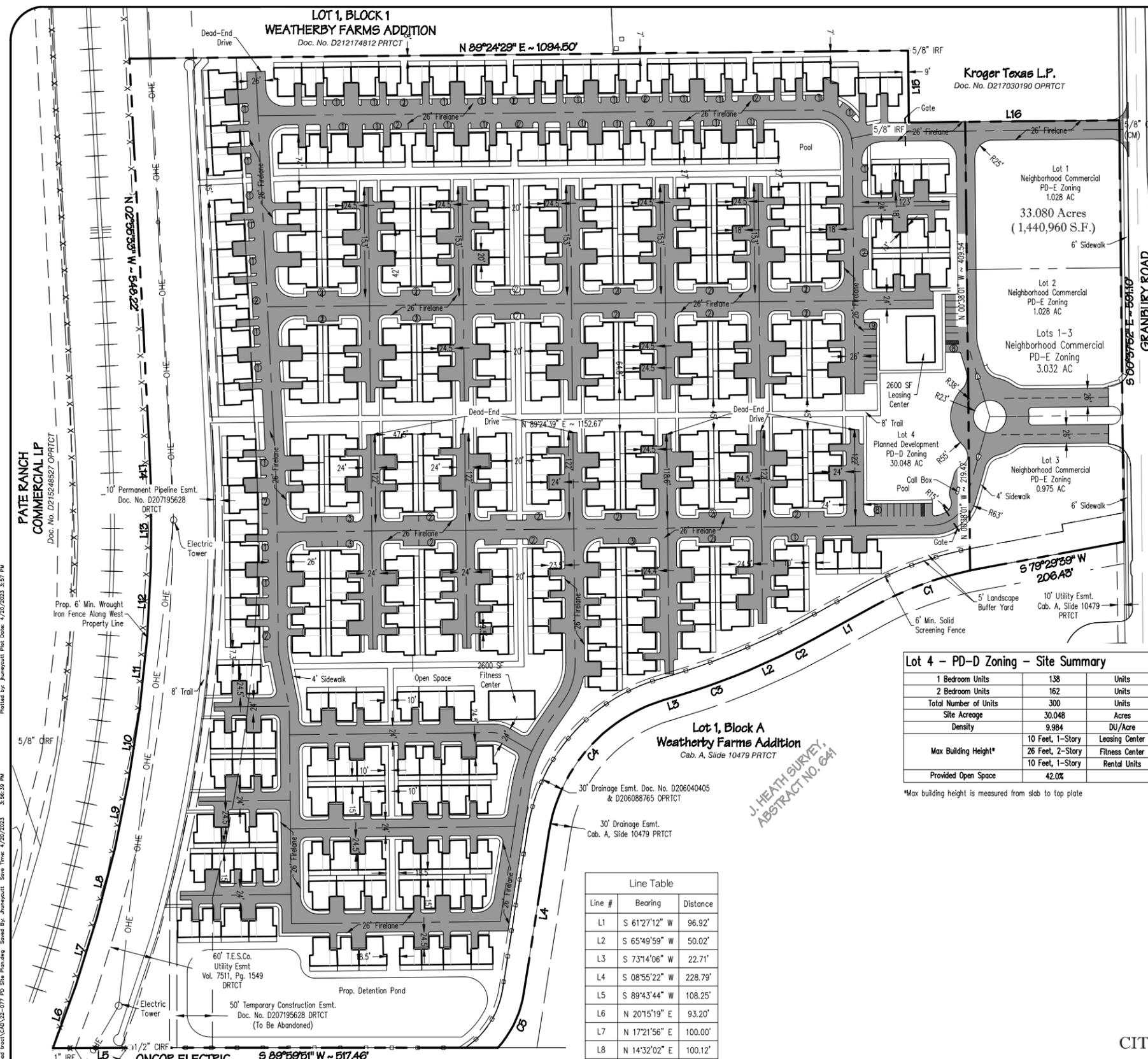
Area Zoning Map

Applicant: Crowley ISD/ Ronald L. Smith
 Address: 7350 Granbury Road
 Zoning From: R2, PD662
 Zoning To: PD-D & PD-E
 Acres: 33.080
 Sector/District: Far Southwest
 Commission Date: 5/10/2023
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification





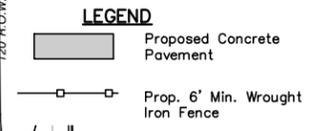
Lot 4 - Parking Summary - Planned Development, PD-D

Parking Type	Spaces Required
1 Bedroom	138 Units @ 2/Unit = 276 Spaces
2 Bedroom	162 Units @ 2/Unit = 324 Spaces
Leasing Center Parking	2500 SF @ 1/250 SF = 10 Spaces
Fitness Center Parking	5600 SF @ 1/250 SF = 23 Spaces
Total Parking Required	633 Spaces

Lot 4 - Parking Summary - Planned Development, PD-D

Parking Type	Spaces Provided
Garage Parking	300
Driveway Parking	300
Surface Parking	126
Total Parking Provided	726

*Driveway tandem spaces do not count as provided parking given proposed townhome configuration. See note 11 requesting a variance to consider driveway parking as provided to meet required.



General Notes & Legend:

- Lot 4 rezoned to PD-D with listed exceptions. Lot 1-3 to be rezoned to Neighborhood Commercial "PD-E".
- All provided lighting shall conform to City of Fort Worth lighting code.
- This project will comply with section 6.302 Urban Forestry.
- The project will comply with section 6.204 Bicycle Parking.
- This project will comply with Article 4 - Signs.
- This project will comply with Enhanced Landscaping in accordance with Section 4.7.12.d.6.a for the "PD-D" district and "D" landscape requirements, as well as 6.301 for the "PD-E" district.
- Dumpsters and compactor will be screened with a masonry wall on all three sides and contain a gate.
- The squares on the fence shown are for illustrative purposes only. They are not indicative of rod spacing. Proposed rod spacing will be determined during the detailed landscape design process.
- Sidewalk connections to ROW are to be provided as shown, one connection to each ROW.
- Standard Parking Spaces are to be 9'x18' for head-in parking and 8'x22' for parallel parking.
- This request for a planned development on Lot 4 is in accordance with the "D" district standards, with the following exceptions:
 - Perimeter security fence will be provided along the north, south and east property lines
 - Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).
 - A MFD site plan will not be required to be submitted
 - Driveway parking spaces provided to be counted as tandem parking.

Lot 4 - PD-D Zoning - Site Summary

1 Bedroom Units	138	Units
2 Bedroom Units	162	Units
Total Number of Units	300	Units
Site Acreage	30.048	Acres
Density	9.984	DU/Acre
Max Building Height*	10 Feet, 1-Story	Leasing Center
	26 Feet, 2-Story	Fitness Center
	10 Feet, 1-Story	Rental Units
Provided Open Space	42.0%	

*Max building height is measured from slab to top plate

Line Table

Line #	Bearing	Distance
L1	S 61°27'12" W	96.92'
L2	S 65°49'59" W	50.02'
L3	S 73°14'06" W	22.71'
L4	S 08°55'22" W	228.79'
L5	S 89°43'44" W	108.25'
L6	N 20°15'19" E	93.20'
L7	N 17°21'56" E	100.00'
L8	N 14°32'02" E	100.12'
L9	N 11°25'37" E	99.91'
L10	N 08°46'00" E	100.00'
L11	N 05°55'53" E	99.87'
L12	N 03°04'06" E	100.18'
L13	N 00°12'40" E	99.96'
L14	N 02°21'19" W	63.95'
L15	S 00°35'31" E	100.78'
L16	N 89°24'29" E	295.80'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	157.44'	500.00'	18°02'29"	S 70°28'25" W	156.79'
C2	51.43'	1000.00'	2°56'47"	S 62°55'36" W	51.42'
C3	104.18'	1000.00'	5°58'08"	S 70°15'02" W	104.13'
C4	258.16'	230.00'	64°18'39"	S 41°04'44" W	244.82'
C5	86.10'	150.00'	32°53'12"	S 25°21'55" W	84.92'

PD SITE PLAN
Villages On Granbury
 33.080 Acres
 situated in the
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR
 Spiars Engineering, Inc.
 3575 Lone Star Circle, Suite 434
 Fort Worth, TX 76177
 Telephone: (469) 395-0542
 TBPE No. F-2121
 Contact: Jordan Huneycutt, PE

OWNER/APPLICANT
 Matrix Equities, Inc.
 10446 N. 74th Street, Suite 200
 Scottsdale, AZ 85258
 Telephone: (214) 789-6088
 Contact: Ronald L. Smith, PE

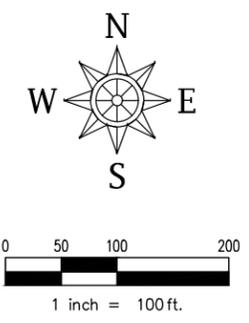
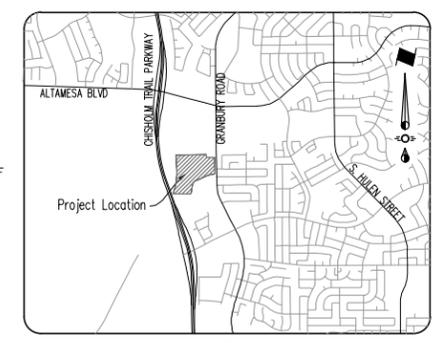
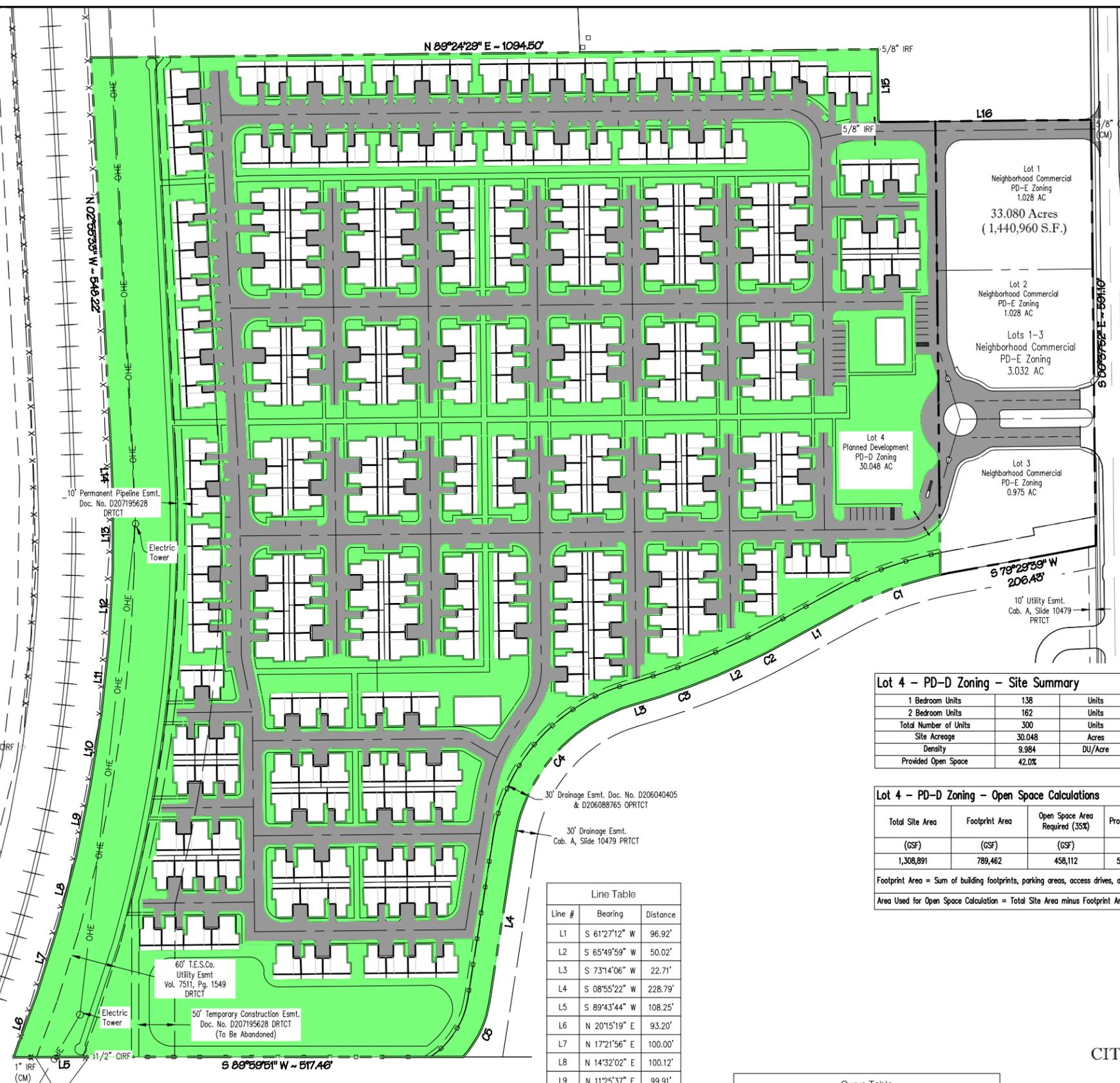
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 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

ARCHCO RCM
DYLAN LAND LLC
 Doc. No. D219268610 OPRCT

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Drawing: 22-077-077 granbury road tract\CAD\22-077 PD Site Plan.dwg Saved By: jhuneycutt Date: 4/20/2023 3:56:39 PM
 Plotted By: jhuneycutt Plot Date: 4/20/2023 3:57 PM



LEGEND

- Open Space Area
- Pavement

Lot 4 - PD-D Zoning - Site Summary

1 Bedroom Units	138	Units
2 Bedroom Units	162	Units
Total Number of Units	300	Units
Site Acreage	30.048	Acre
Density	9.984	DU/Acre
Provided Open Space	42.0%	

Lot 4 - PD-D Zoning - Open Space Calculations

Total Site Area	Footprint Area	Open Space Area Required (35%)	Provided Open Space
(GSF)	(GSF)	(GSF)	(GSF)
1,308,891	789,462	458,112	549,429 (42.0%)

Footprint Area = Sum of building footprints, parking areas, access drives, and fenced patios.
 Area Used for Open Space Calculation = Total Site Area minus Footprint Area

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L1	S 61°27'12" W	96.92'
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Villages On Granbury
 33.080 Acres
 situated in the
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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 Spiars Engineering, Inc.
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 Fort Worth, TX 76177
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 Matrix Equities, Inc.
 10446 N. 74th Street, Suite 200
 Scottsdale, AZ 85258
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 Contact: Ronald L. Smith, PE

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EXHIBIT A
ZC-22-202, 7300 Granbury Road

Planned Development for all uses in "D" Medium Density Multifamily, with development standards (waivers) for tandem parking, perimeter fencing, and waiver to MFD submittal; Site Plan included

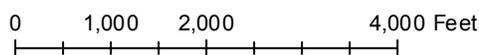
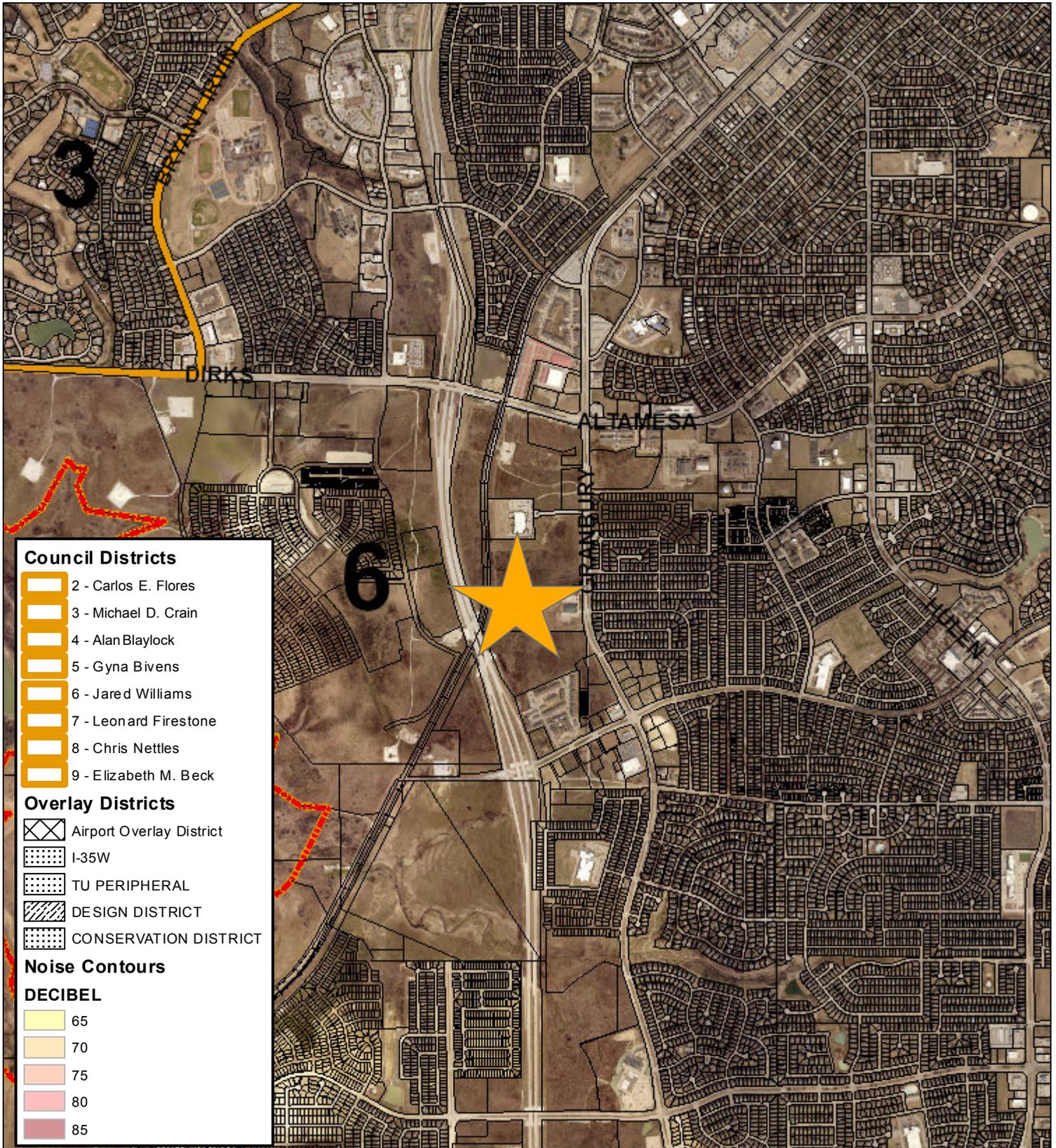
Requirement	"D" Standards	Proposed "PD-D"
Open Space	Minimum 35%	42.0% - Complies
Density	Maximum 32 units per acre	9.984 units per acre - Complies
Building setbacks	Front yard: 20' minimum Rear yard: 5' minimum Side yard: 5' minimum	Front yard: 59' minimum - Complies Rear yard: 105' minimum - Complies Side yard: 5' minimum – Complies
Supplemental setbacks adjacent to residential zones	<ul style="list-style-type: none"> • 3:1 setback for primary structures • 1:1 setback for garages and carports. • 20' setback for dumpster enclosures and accessory structures. 	3:1 setback - Complies
Buffer Yard / Screening	Where adjacent to One or Two-Family District, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system.	5' landscaped buffer yard plus 6' solid screening fence provided (offset due to drainage easement) - Complies
Height	Maximum height 36' slab to top plate 48' slab to top plate beyond 250' setback to one- and two- family zoning	Rental Units: 10' max height / 1 story – Complies Leasing Center: 10' max height / 1 story – Complies Fitness Center: 26' max height / 2-story – complies

<p>Parking</p>	<p>Two spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units.</p> <p>Plus 1 space per 250 square feet of common areas, offices, and recreation (633 spaces required)</p>	<p>Parking provided: 300 – Garage parking spaces 300 – Driveway parking spaces 126 – Surface Parking spaces 726 – Total parking spaces</p> <p>Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage (tandem parking). The units will be restricted from using the garages as storage. – (Waiver requested)</p>
<p>Landscaping</p>	<p>Must meet 20 points of enhanced landscaping</p>	<p>Will meet 20 points of enhanced landscaping - Complies</p>
<p>Urban Forestry</p>	<p>Must comply with Urban Forestry Ordinance requirements</p>	<p>Per note on site plan, will comply with Section 6.302, Urban Forestry. Trees will be spread throughout site in more of an SFR pattern - Complies</p>
<p>Fencing</p>	<p>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.</p> <p>Perimeter security fencing is prohibited, however security fencing is permitted on interior property lines.</p>	<p>n/a – no frontage on public R.O.W.</p> <p>Perimeter fencing around site – (Waiver requested)</p>
<p>Building Orientation</p>	<p>Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street</p>	<p>n/a – no buildings on public R.O.W.</p>
<p>Multifamily Design Standards</p>	<p>Submit MFD plan to meet standards</p>	<p>MFD Submittal not required - (Waiver requested)</p>

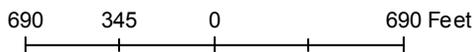
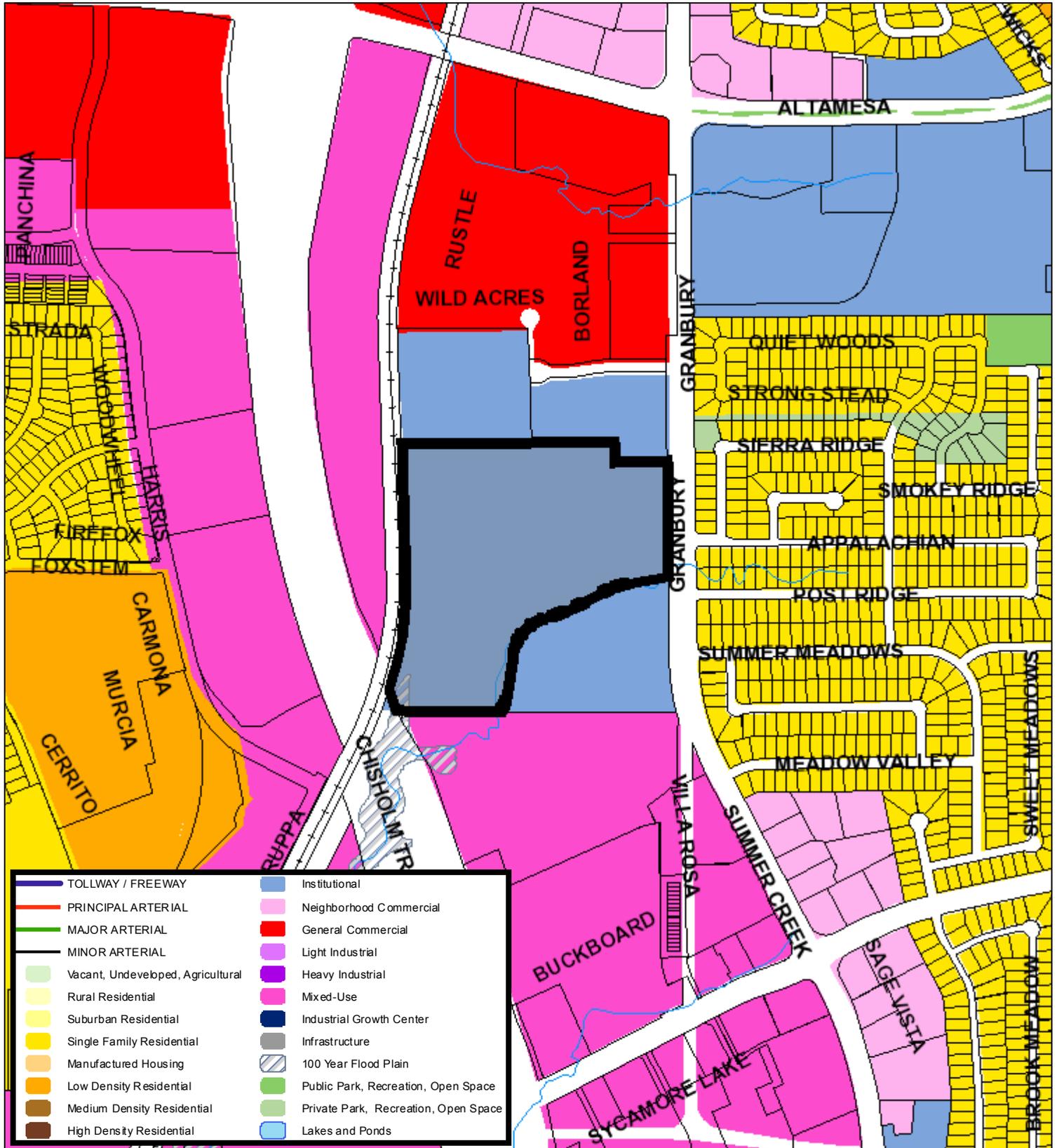
Planned Development for all uses in "E" Neighborhood Commercial, with development standards (waivers) for building height, exclude the following uses: Tattoo Parlors, Pool Hall, No detached Pole Signs, Gas Lift Compressor Station, Gas Drilling & Production, Short Term Rentals; Site Plan Required

Requirement	"E" Standards	Proposed "PD-E"
Front yard	20 feet minimum; 0 feet minimum when fronting an arterial street	20 feet minimum; 0 feet minimum when fronting an arterial street
Rear yard	10 feet minimum unless adjacent to residential district, where 15 feet minimum required	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side yard		
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot	None required unless through lot, then 10 feet minimum required	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment	2-Story, or 32-feet maximum Stealth Telecommunication and Telecommunication Towers are NOT PERMITTED
<p>EXCLUDED USES:</p> <p>EXISTING PD662: TATOO PARLOR, POOL HALL, NO DETACHED POLE SIGNS</p> <p>ADDITIONAL: GAS LIFT COMPRESSOR STATION, SHORT-TERM HOME RENTAL, GAS DRILLING & PRODUCTION</p>		

Area Map



Future Land Use



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



0 435 870 1,740 Feet

