



Zoning Staff Report

Date: February 14, 2023

Case Number: ZC-22-165

Council District: 2

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Brookhollow 1170, LTD/ IHS Real Estate Holdings, LLC

Site Location: 5851 North Freeway **Acreage:** 17.9 Acres

Request

Proposed Use: Multifamily Apartment Community

Request: From: “G” Intensive Commercial

To: “D” High Density Multifamily

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 5-3**

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Project Description and Background

The subject site is at 5851 North Freeway, near the northeast corner of Old Denton Rd and Cantrell Sansom Rd.

The applicant requests to change the zoning of this property from "G" Intensive Commercial to "D" High-Density Multifamily to allow for the construction of high-end multifamily apartments consisting of 420 units, according to their rezoning application. If "D" zoning is approved, this will allow densities *up to* 32 units per acre or *up to* 563 units on-site. The applicant proposes a density of under 24 units per acre to provide enhanced green space amenities while building 4-story units.

In addition to density caps, any proposed development will need to meet all other "D" development standards, including a minimum of 35% open space, 20-foot street side setbacks, 5-foot side and rear setbacks, 48-foot maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the site's interior, and no driveways, fences, or parking between the building façade and any street frontage. Additionally, solid screening fences are required when adjacent to a one- or two-family district.

This property is also within the I-35W overlay district and must meet the overlay design standards to obtain a Certificate of Appropriateness.

According to the applicant, they have been engaging in community outreach. As a result of meetings with the Crossing at Fossil Creek HOA and the North Fort Worth Baptist Church, they have agreed to build only three stories along Old Denton Rd, in addition to placing a fence and limiting traffic along the western side of the property.

Surrounding Zoning and Land Uses

North "PD/G" Intensive Commercial / mini-warehouse
East "G" Intensive Commercial / I-35W
South "G" Intensive Commercial / church
West "AR" One-family restricted / single-family residences

Recent Zoning History

- Immediately north of the property ZC-16-121, Request to rezone from "G" Intensive Commercial to "PD/G" Planned Development for "G" Intensive Commercial uses to add mini-warehouses.
- ZC-15-070 Request to rezone from "G" Intensive Commercial to "PD/G" for "G" Intensive Commercial uses plus hotel.

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.
The following organizations were emailed on September 30, 2022:

Organizations Notified	
Alexandra Meadows HOA	Fairway Bend HOA
Streams And Valleys Inc	Keller ISD
The Crossing at Fossil Creek HOA	Stoneglen at Fossil Creek HOA
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses consist of intensive commercial and warehouses to the north, a church to the south, and residences to the west and highway I-35W to the east.

A new apartment community at this site provide a good transition between the single-family uses and the intensive commercial. Overall, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan designates the subject property as future Mixed Use. Multifamily Residential is an acceptable zoning designation for Mixed Use designated areas on the Comprehensive Plan.

	For a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

Additionally, the proposed use also aligns with the following Far North Land Use policies:

- Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Gateway West, Alliance Town Center, Fossil Creek, and Nance Ranch Mixed-Use Growth Centers. Discourage single-family residential development within these growth centers.

The proposed zoning **is consistent** with the future land use designation for this area.

Economic Development Plan

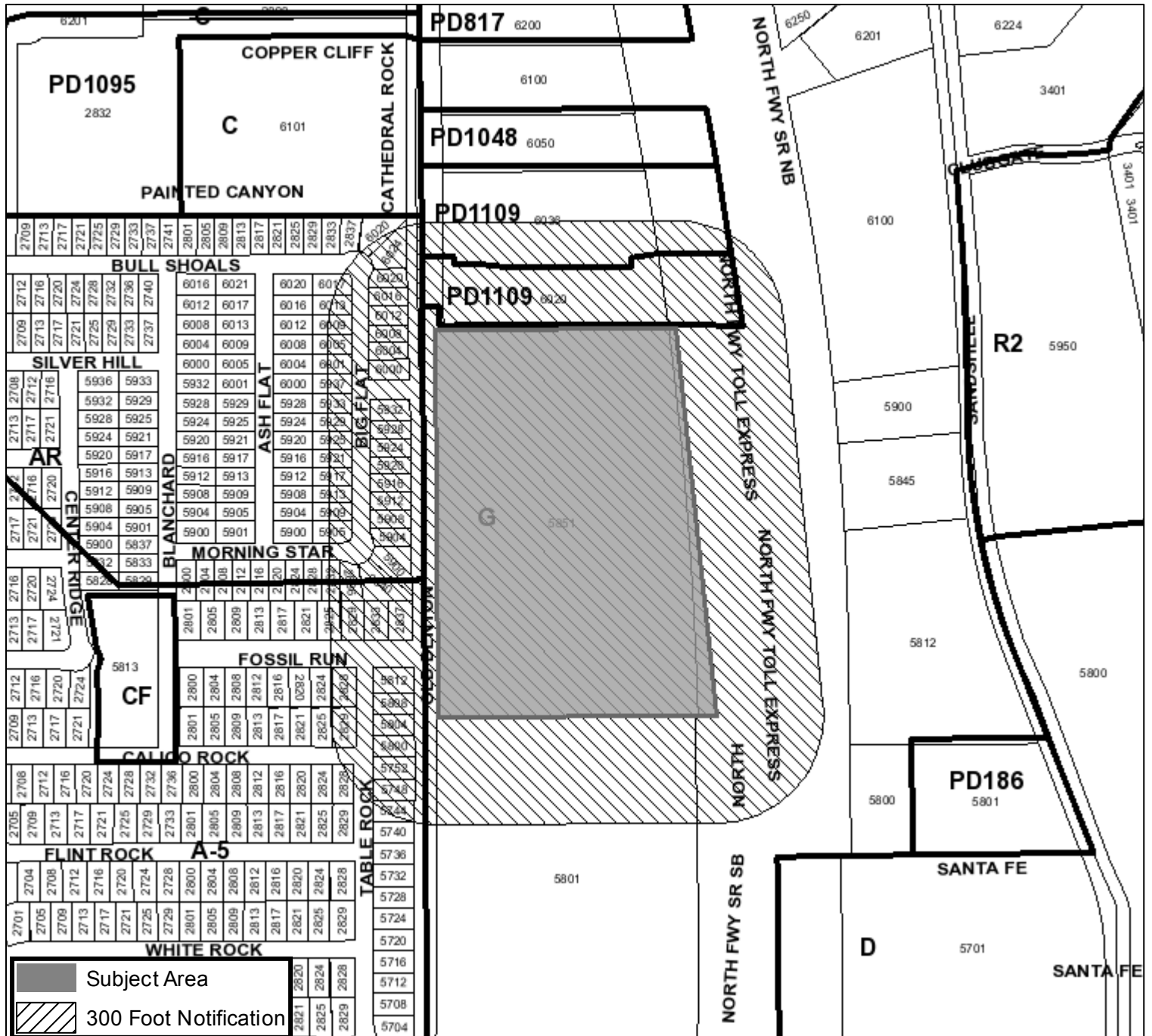
The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high-quality housing with a range of types and price points. The apartment community proposed would fit into this objective.



- 3.2.2.** Encourage substantial new housing investment and development in the city's under-served neighborhoods.
 - 3.2.2.1.** Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

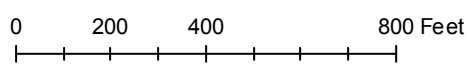


Area Zoning Map

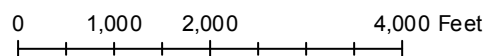
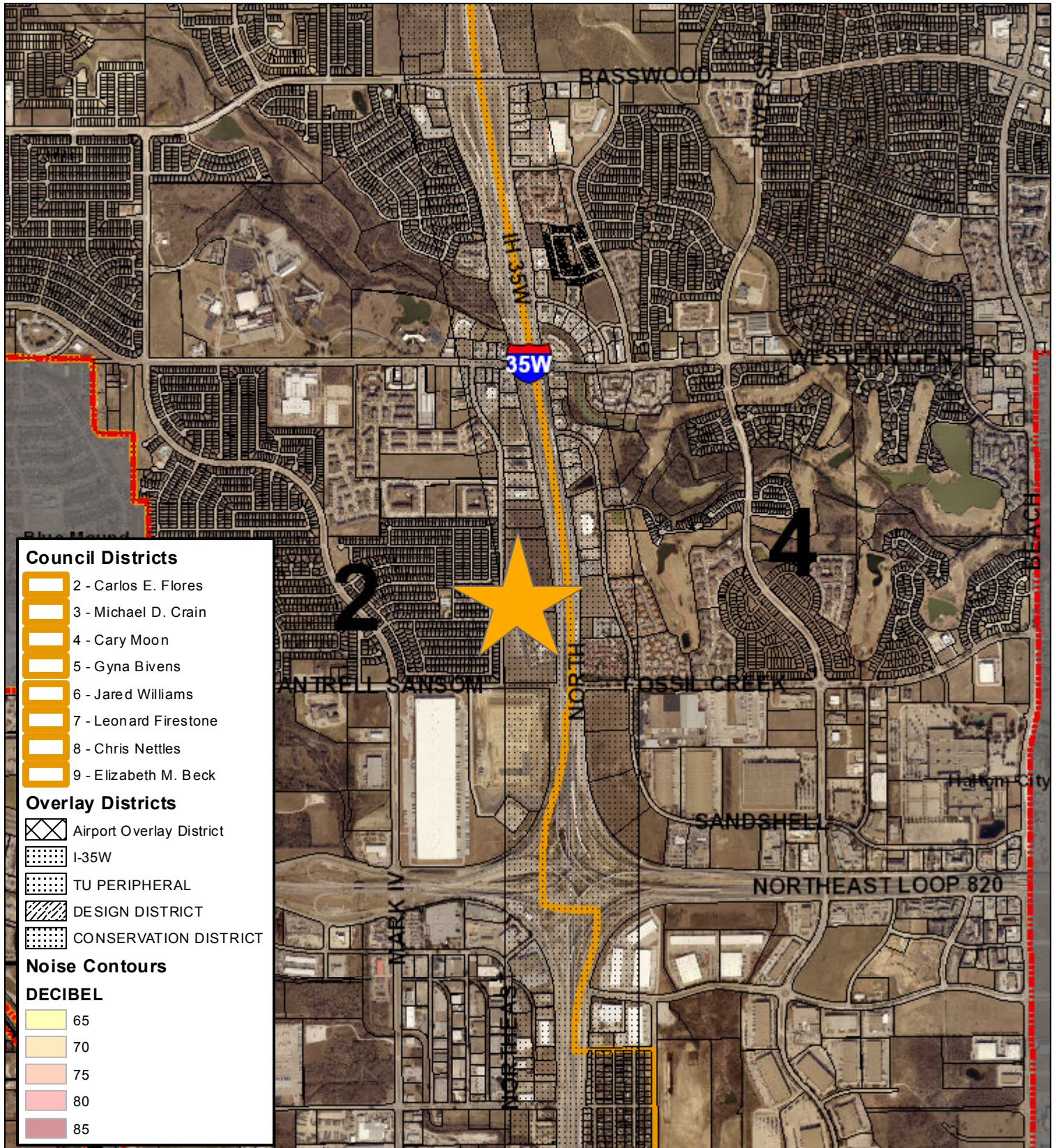
Applicant: Brookhollow 1170, LTD/ IHS Real Estate Holdings
 Address: 5851 North Freeway
 Zoning From: G
 Zoning To: D
 Acres: 17.93299856
 Mapsco: 49B,C
 Sector/District: Far North
 Commission Date: 10/12/2022
 Contact: null



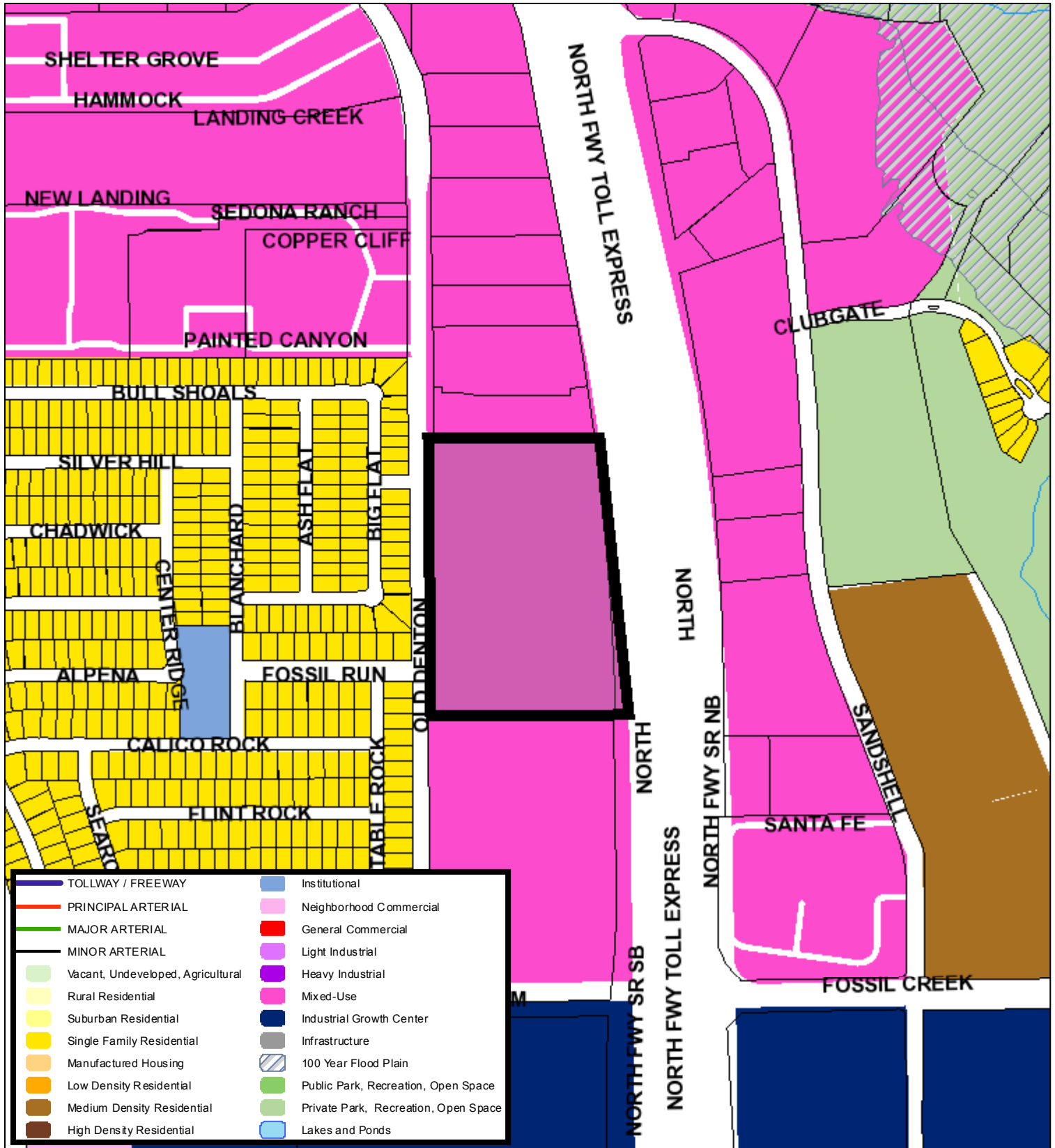
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



520 260 0 520 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



0 325 650 1,300 Feet

