



Zoning Staff Report

Date: June 14, 2022

Case Number: ZC-22-068

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Allison Ann (owner) / Jennifer Burns (applicant), Amanda Mata (representative)

Site Location: 5401 Benbrook Boulevard

Acreage: 13.854 acres

Request

Proposed Use: Apartments

Request: From: "A-5" One-Family

To: "C" Medium Density Multifamily

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 7-0**

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Project Description and Background

The subject site is located on the east side of Benbrook Boulevard, near the intersection with Loop 820/I-20, in Council District 3. The site was previously used as a stable. The applicant is requesting to rezone this property to “C” Medium Density Multifamily, to accommodate an apartment development with approximately 246 units, for a density of just under 18 dwelling units per acre of gross density. In addition to the apartment units, there will be an on-site leasing office / clubhouse, as well as a pool and dog park, all available for the residents use. Parking depicted on the Preliminary Layout shows a mixture of surface parking and garages. Please note that a formal Site Plan is not required for a rezoning to “C”, however the applicant has provided staff with a Preliminary Layout showing their most recent development plans in order to give staff and City officials an idea on how the applicant envisions the layout and functionality of the site.

Any proposed development will need to meet all other “C” development standards, including minimum 45% Open Space, 20 foot street side setbacks, 5 foot side and rear setbacks, 36’ 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 interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / floodplain
East “A-5” One Family Residential / South Z. Boaz Park (City of Fort Worth public park)
South “A-5” One Family Residential / South Z. Boaz Park (City of Fort Worth public park)
West n/a (City of Benbrook) / single family residential & undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2022.
The following organizations were emailed on April 22, 2022:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	NAS Fort Worth JRB RCC
Bomber Heights NA*	

*Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Surrounding land uses in this area vary greatly. There is single family residential development to the west, outside the City of Fort Worth and within the City of Benbrook. The north is a small sliver of residentially zoned land that is within a floodplain and unlikely to ever develop. The east and south property boundaries are where the site has direct adjacency to South Z. Boaz Park, a public Fort Worth recreation and nature space.

The main access to and from the development would be off of Benbrook Boulevard, with a secondary ingress/egress point shown connecting to an existing road on the south.

A new apartment community at this site would not be disruptive to existing uses in the vicinity. Proximity to thoroughfares (Benbrook Boulevard as well as I-20) is also favorable for multifamily projects and affords easy access. Overall, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

The 2022 Comprehensive Plan designates the subject property as Agricultural on the Future Land Use Map. Zoning in alignment with this Comprehensive Plan designation would be “AG” Agricultural zoning, which is currently in place.

Unless the City intends for this parcel to remain as undeveloped preserve land or agricultural uses, then the Future Land Use Plan designation would need to be modified. In order to accommodate the current development and rezoning proposal, a designation of Medium Density Residential would be required in order to accommodate a rezoning to “C” Medium Density Multifamily.

The proposed zoning is **not consistent** with the Comprehensive Plan. However, due to the amount of land preserved in the design, and the lack of development immediately adjacent to the site, staff is supportive of the request for rezoning to “C” – Medium Density Multifamily. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

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.

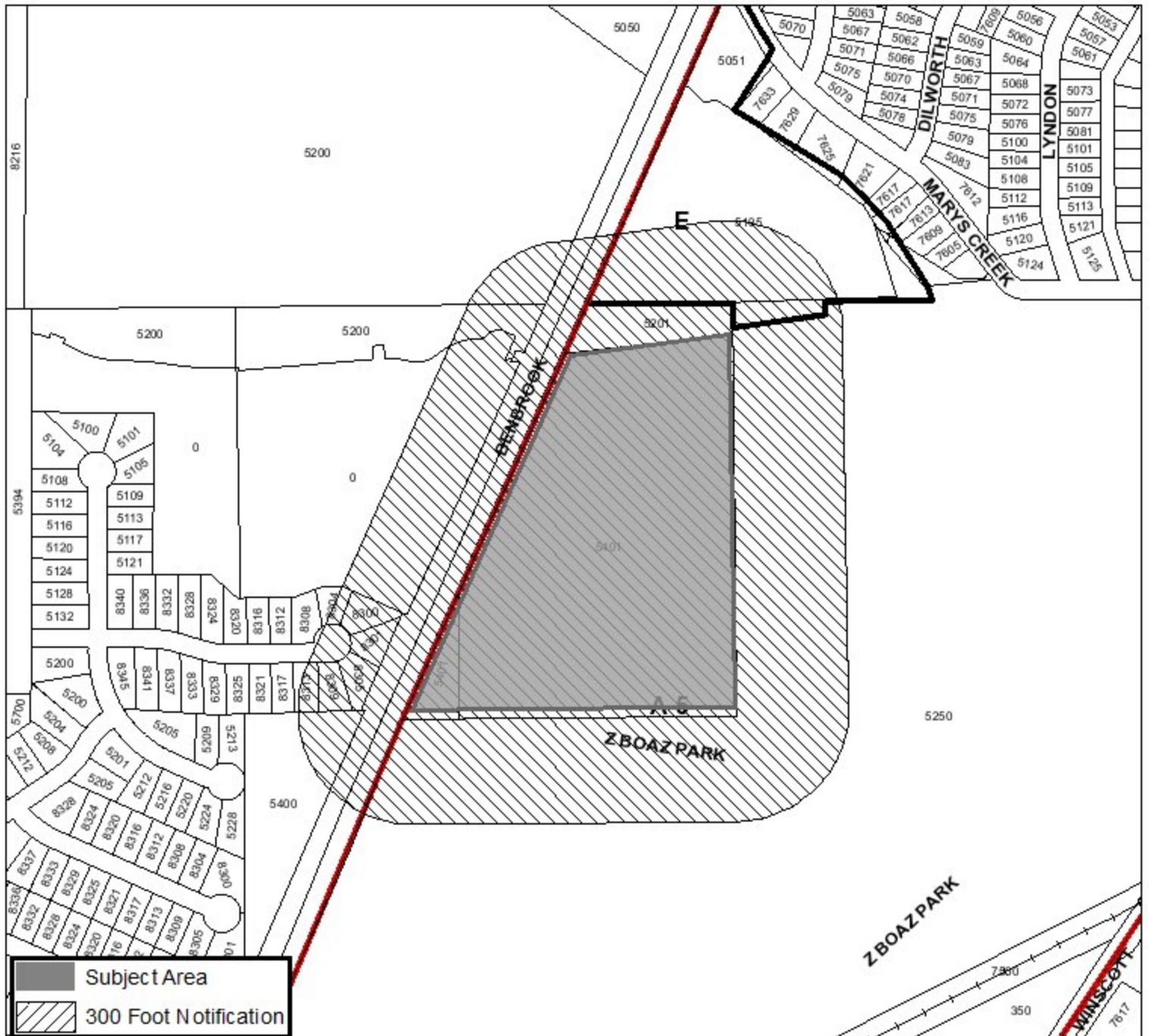
3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.





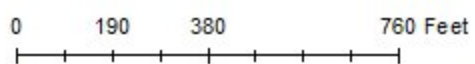
ZC-22-068

Area Zoning Map

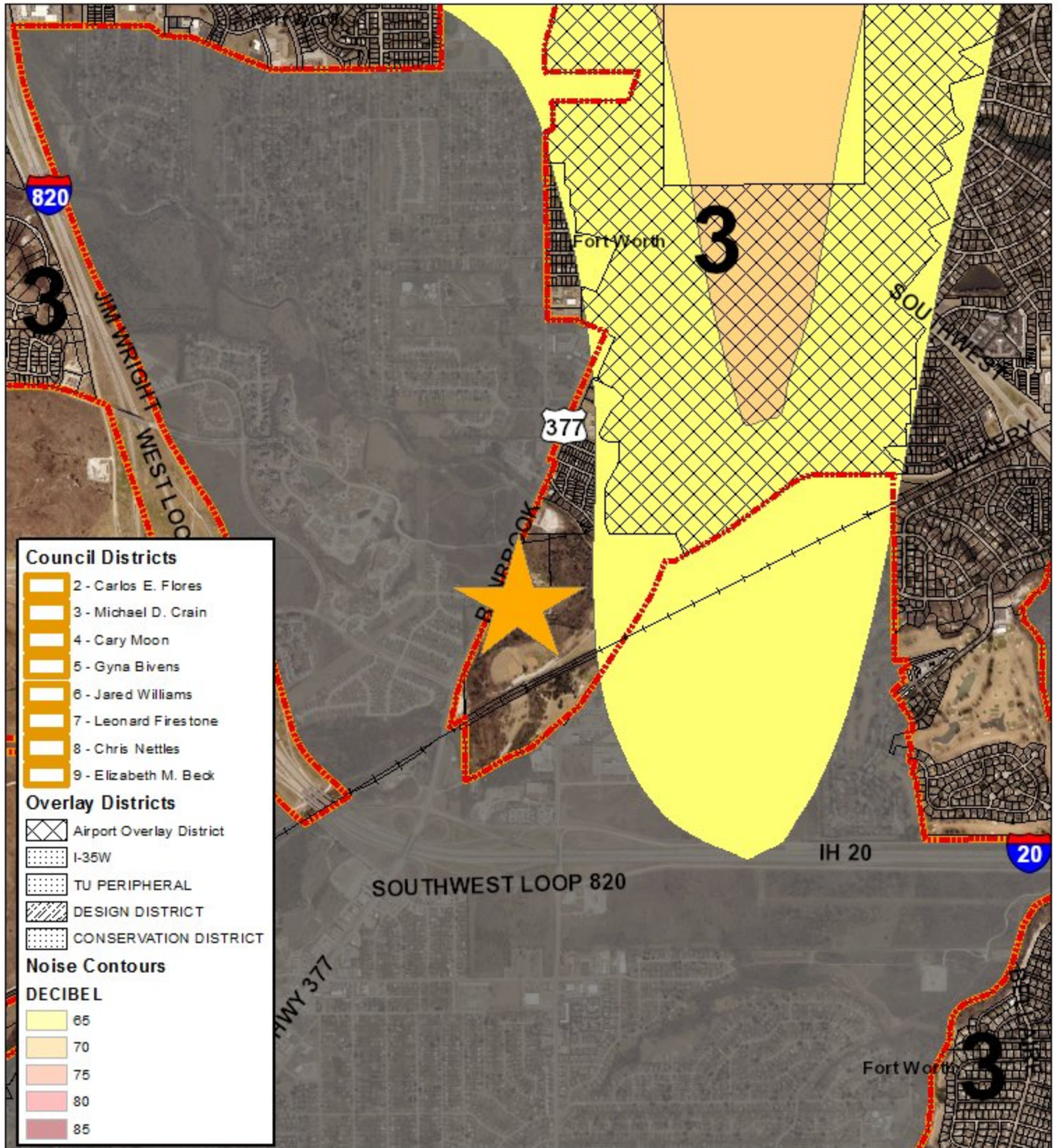
Applicant: Ann Allison
 Address: 5401 Benbrook Boulevard (5401 Benbrook Highway)
 Zoning From: A-5
 Zoning To: C
 Acres: 13.85377789
 Mapsco: 87C
 Sector/District: W.hills/Ridglea
 Commission Date: 5/11/2022
 Contact: 817-392-8043











 Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

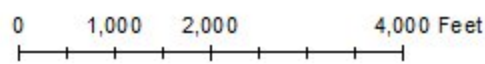
Overlay Districts

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

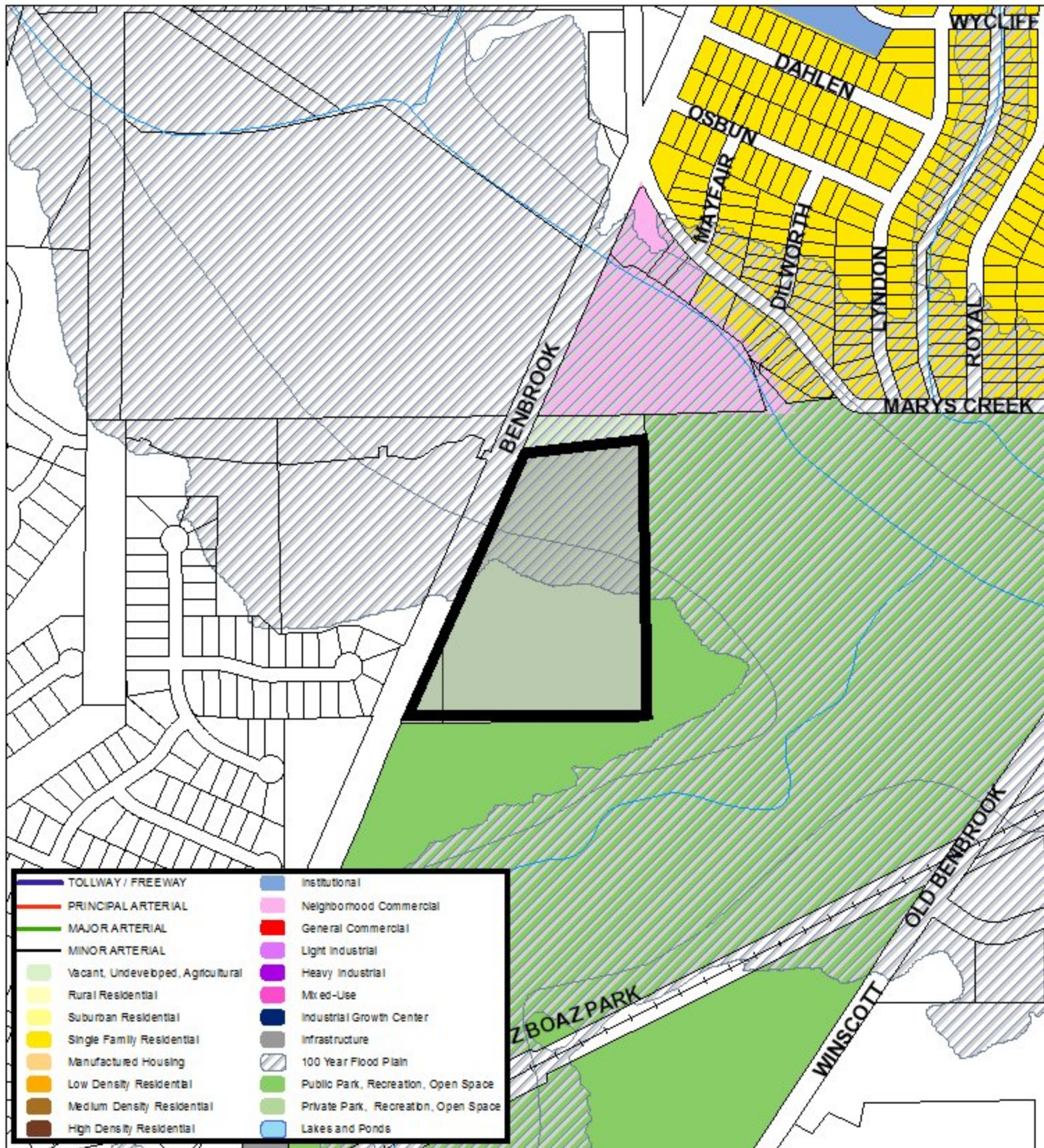
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use

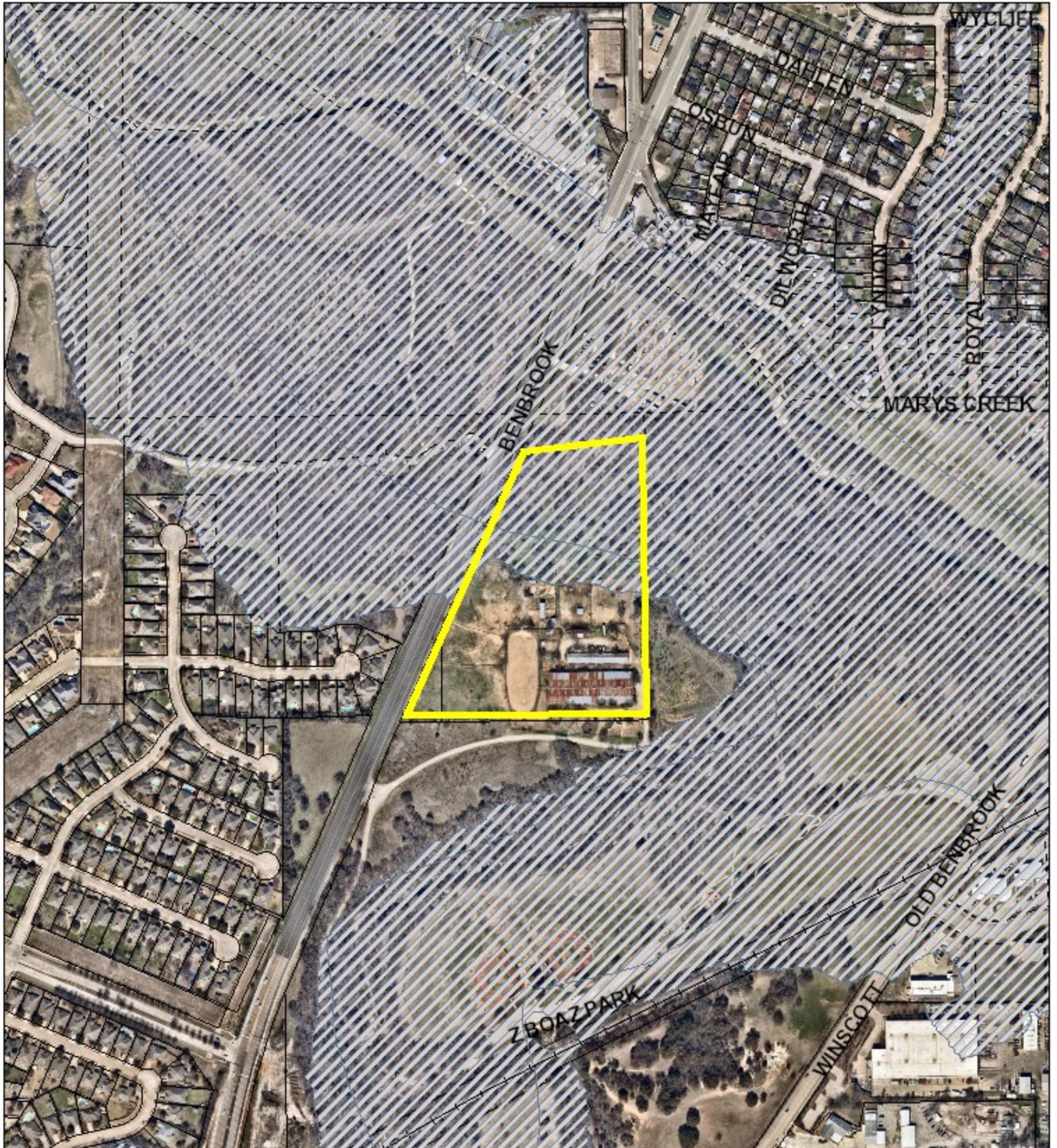


470 235 0 470 Feet

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



0 295 590 1,180 Feet



TABULATIONS

GROSS SITE AREA: 14.800 AC.
NET SITE AREA: 8.700 AC.

UNIT TABULATION:

1 BEDROOM: 147 UNITS (59.76%)
2 BEDROOM: 80 UNITS (32.52%)
3 BEDROOM: 19 UNITS (7.72%)

TOTAL: 246 UNITS
@ 16.62 UNITS/ACRE (GROSS DENSITY)
@ 28.28 UNITS/ACRE (NET DENSITY)

PARKING TABULATION:

369 SURFACE PARKING
56 TUCK UNDER GARAGE
425 TOTAL PARKING
@ 1.73 PARKING/UNIT
@ 1.17 PARKING/BED

*394 PARKING REQUIRED
(1 P/1BD+2P/2BD + 3P/3BD +1P/250SF FOR COMMON AREAS)

