



# Zoning Staff Report

**Date:** January 11, 2022

**Case Number:** ZC-21-202

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Sarah Bergman](#)

**Owner / Applicant:** FW Stonegate Partners, LLC / Kyle Poulson

**Site Location:** 4100 Stonegate Boulevard

**Acres:** 2.89 acres

### Request

**Proposed Use:** Single-Family Residential / Townhomes

**Request:** From: “D” High Density Multifamily and “G” Intensive Commercial

To: “R2” Townhouse/Cluster

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is consistent (Minor Boundary Adjustment).**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 8-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject property is located just east of the intersection of Oak Hill Circle and Stonegate Boulevard. The existing structure on the site was a former estate known as the Stonegate Mansion that was later renovated for commercial use, most recently as an event center. The applicant intends to demolish the existing structure and redevelop the site with approximately 30 new single-family homes. The current zoning of the property is a combination of “G” Intensive Commercial and “D” High-Density Multifamily, and the applicant is proposing to rezone the site to “R2” Townhouse/Cluster in order to accommodate the new development.

## Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / multifamily apartments  
East “C” Medium Density Multifamily / multifamily apartments  
South “R1” Zero Lot Line-Cluster / single-family dwellings  
West “R1” Zero Lot Line-Cluster / single-family dwellings  
“C” Medium Density Multifamily / multifamily apartments

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.  
The following organizations were notified: (emailed November 22, 2021)

Organizations Notified	
Colonial Hills NA	Villages of Stonegate Phase II HA*
Hartwood Circle RA Inc	Tanglewood NA
Tarrant Regional Water District	Clearfork Property Owners Association
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

\* *This Neighborhood Association is located closest to the subject property*

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to change the zoning of this property from a combination of “G” Intensive Commercial and “D” High-Density Multifamily to “R2” Townhouse/Cluster. All surrounding land uses on the east side of Oak Hill Circle are residential. “R2” Townhouse/Cluster zoning in this location would serve as an appropriate buffer between the higher-density multifamily zoning to the north and lower-density single-family development to the south. “R2” zoning would also remove several higher-intensity land uses that are currently allowed by right under the “G” Intensive Commercial zoning designation.

The proposed zoning is **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – TCU/Westcliff

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map due to the existing commercial use of the property. However, property just to the south of this site is designated as “Low Density Residential” and property to the north is designated as “Medium-Density Residential.”

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes

The proposed zoning is **consistent** with the Comprehensive Plan (Minor Boundary Adjustment).

## Economic Development Plan

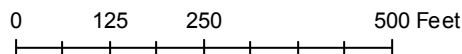
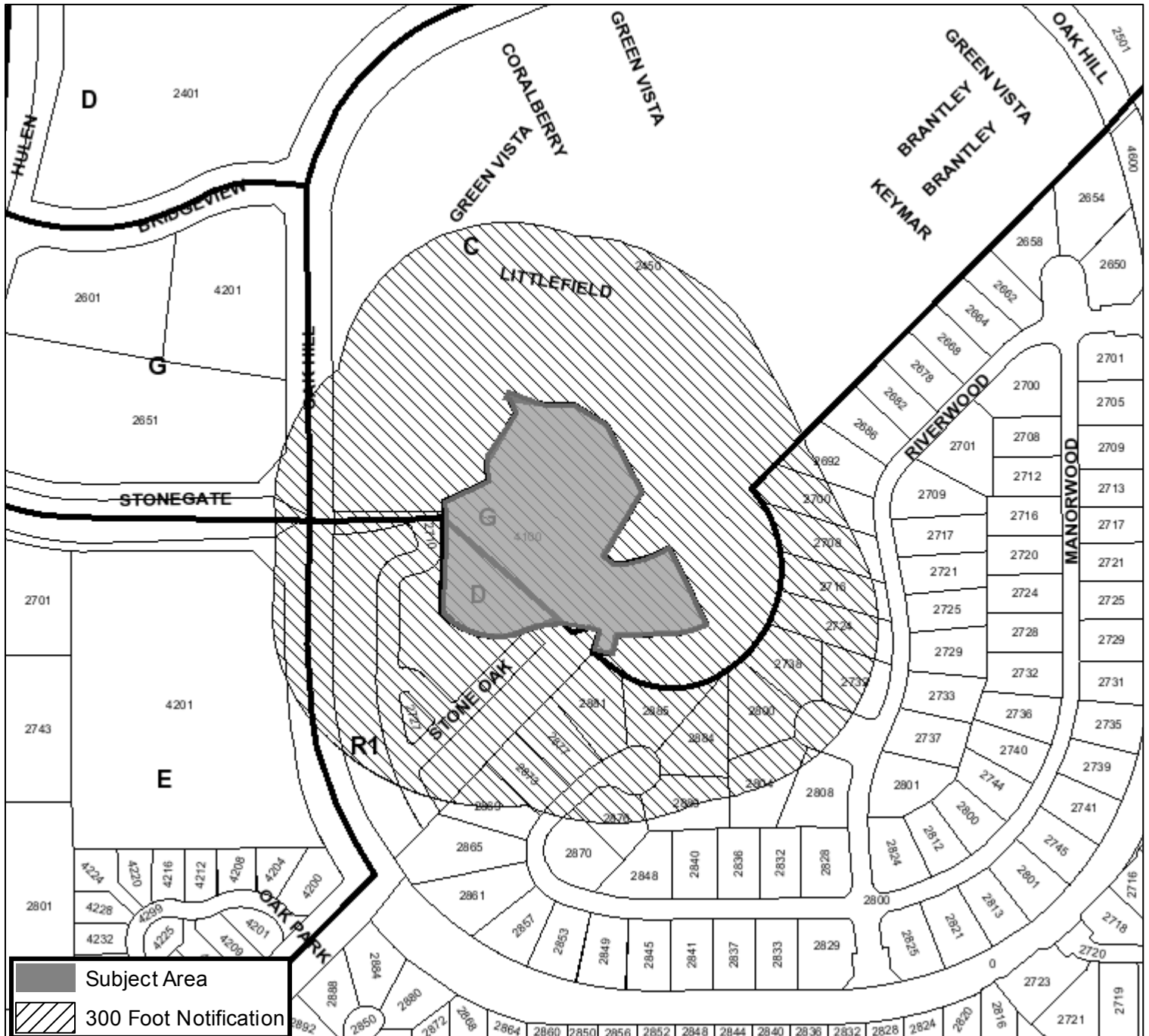
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

### INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

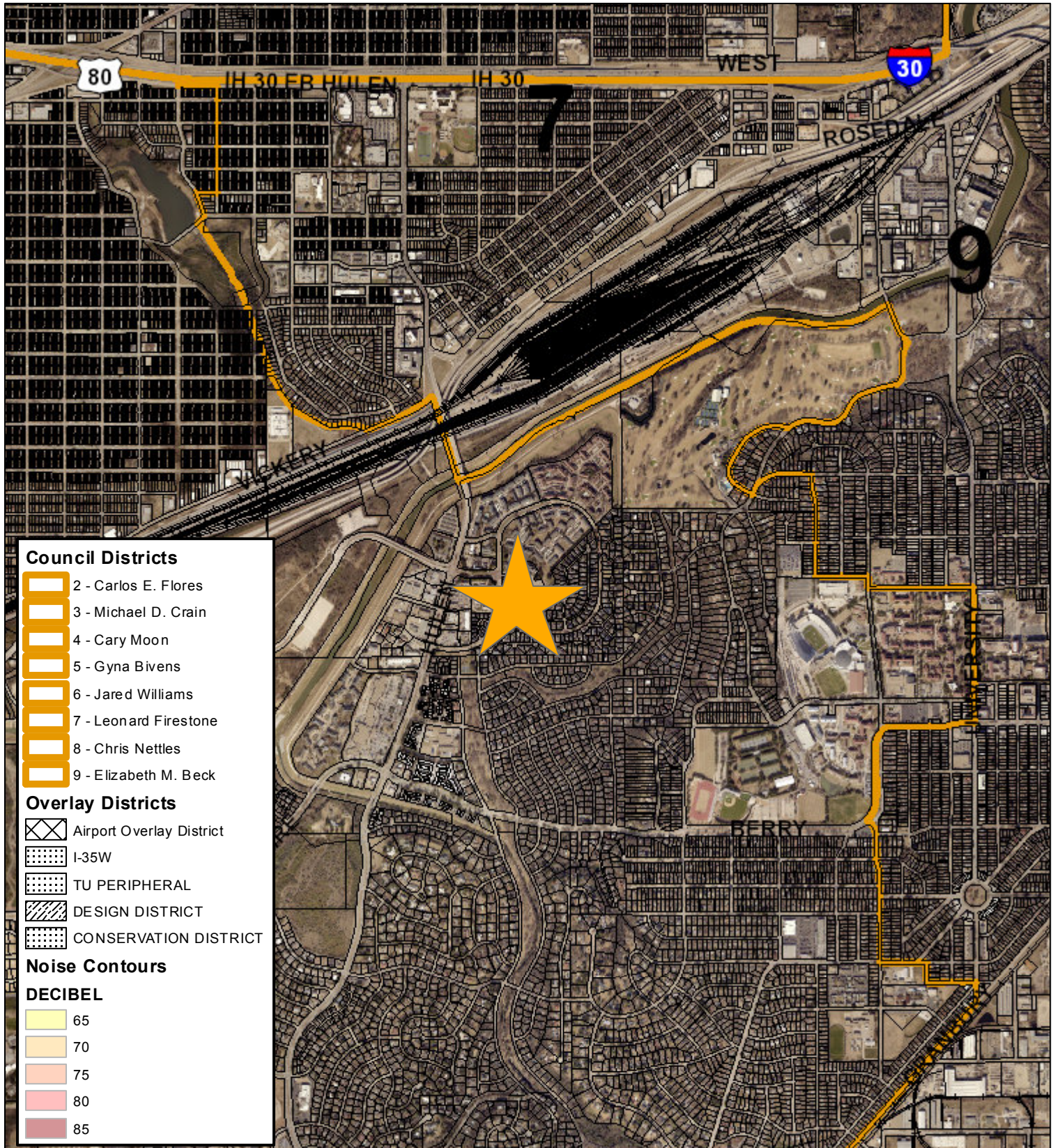
3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units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

## Area Zoning Map



Applicant: FW Stonegate Partners LLC  
 Address: 4100 Stonegate Boulevard  
 Zoning From: D, G  
 Zoning To: R2  
 Acres: 2.89246278  
 Mapsco: 75U  
 Sector/District: TCU/W.cliff  
 Commission Date: 12/8/2021  
 Contact: 817-392-2495








### Area Map








**Council Districts**

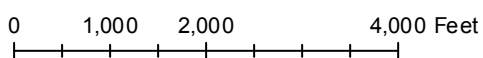
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

**Overlay Districts**

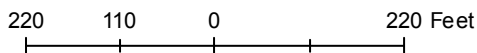
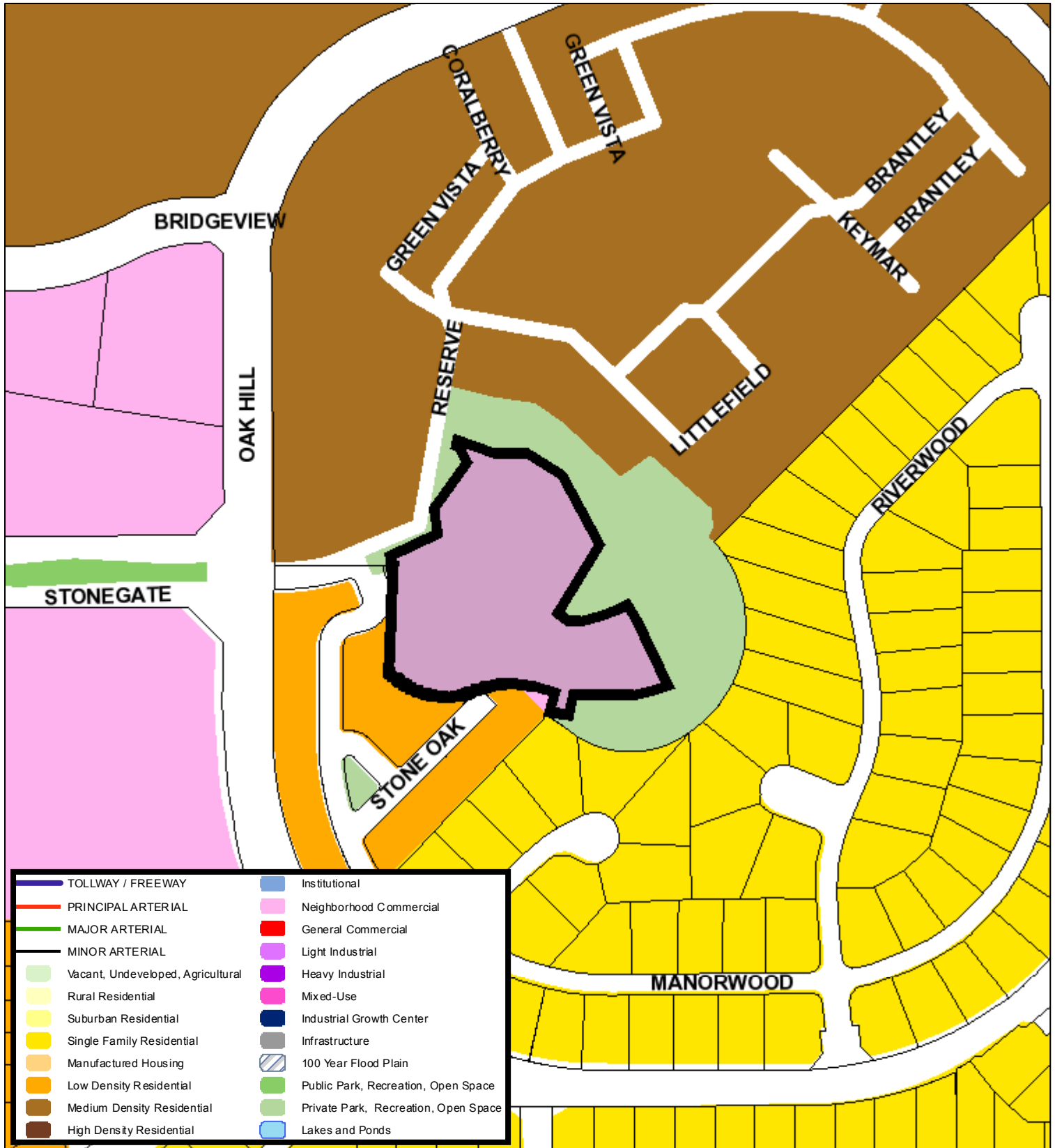
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

- DECIBEL**
-  65
  -  70
  -  75
  -  80
  -  85



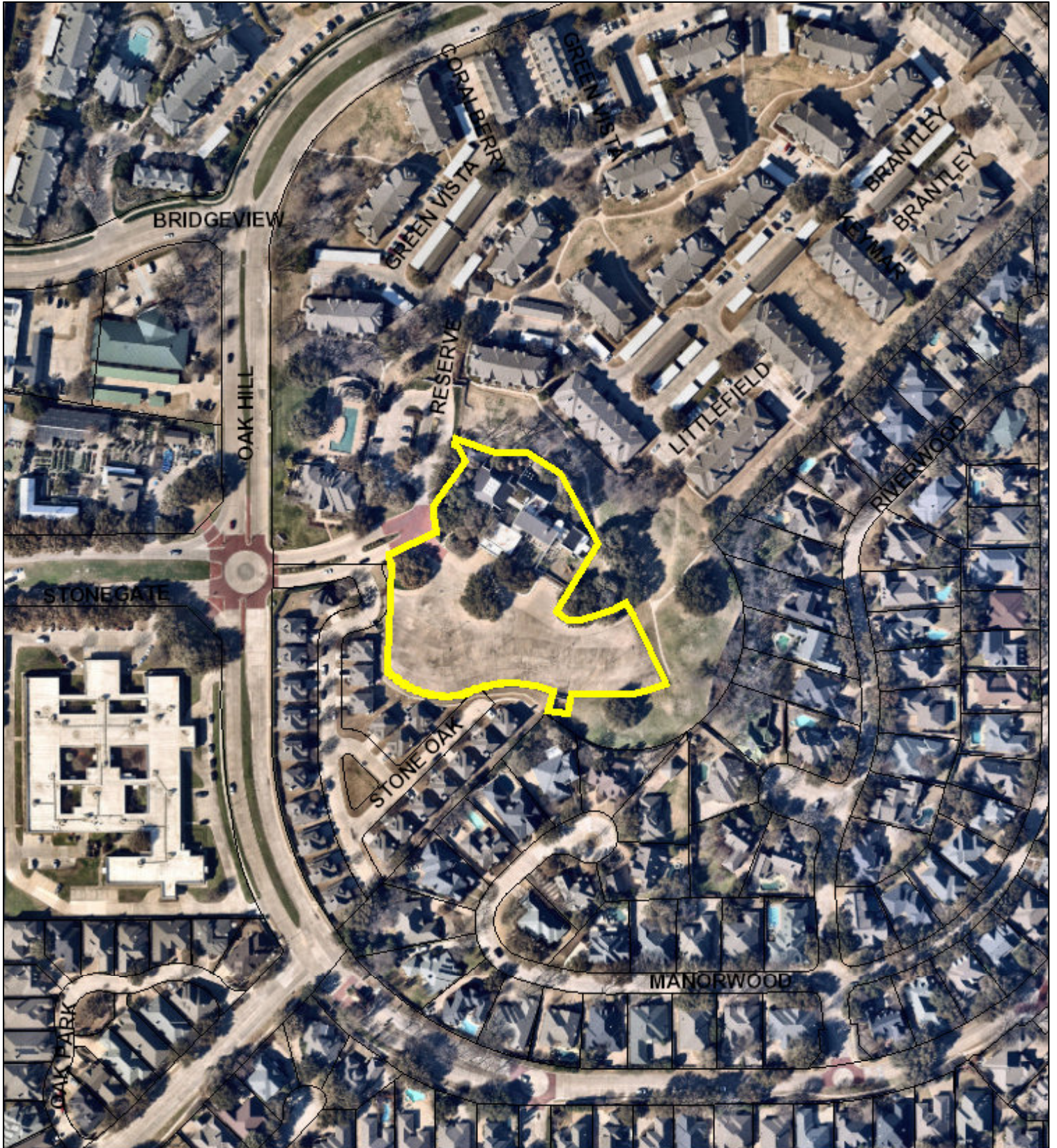
### Future Land Use



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



0 140 280 560 Feet

