



# Zoning Staff Report

**Date:** December 14, 2021

**Case Number:** ZC-21-191

**Council District:** 9

## Zoning Map Amendment & Site Plan

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Plaza Tierra Caliente Inc. /  
Palladium USA International, Avis Chaisson & Masterplan, Maxwell Fisher

**Site Location:** 840 & 1000 Oak Grove Road

**Acreage:** 11.734 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: "C" Medium Density Multifamily

To: "PD" Planned Development with a base of "D" High Density Multifamily excluding Group Living, Fraternity, Museum, Library or Fine Arts Center, Government Operated or Controlled, Hospice, School and Government Office, Boarding and Lodging House, with a reduction in required parking. Site Plan included.

### Recommendation

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

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

**Staff Recommendation:** **Denial**

**Zoning Commission Recommendation:** **Approval by a vote of 5-1**

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## Project Description and Background

The site is located on the west side of Oak Grove Road, just to the east of Interstate 35W and north of Loop 820. The site is proposed to be split into two (2) distinct areas, divided by an Oncor power transmission line. The Oncor tract is not part of this request and will remain zoned as-is (“C” Medium Density Multifamily). The area to the north of the Oncor parcel totals 2.126 acres, and the second area south of the Oncor parcel is 9.608 acres. The site is proposed to support a single apartment community.

The proposed development consists of 240 total dwelling units, with a density of approximately 20 units per acre, below the density cap of 32 units per acre. The units will be a mix of one, two, and three bedroom units. The site will also feature shared community space/amenities and an on-site leasing center.

The proposed zoning change would create a Planned Development with waivers to the standard(s) listed below:

| Requirement                  | “D” Standards   | Proposed “PD/D”   |
|------------------------------|---|---|
| Front Yard                   | Minimum 20’   | 20’ (Complies)  |
| Side Yard                    | Minimum 5’  | 5’ (Complies)   |
| Height                       | Maximum height 48’ slab to top plate  | Maximum 4 stories/48’ (Complies)  |
| Minimum Parking Requirements | 1 space per bedroom; 1 space per 250 square feet of common area/office/recreation or 444 spaces | 0.91 spaces per bedroom; 1 space per 250 square feet of common area/office/recreation or 406 spaces (waiver required) |
| Open Space                   | Minimum 35%   | 45% (Complies)  |
| Density                      | Up to 32 units per acre   | 20.45 units per acre (Complies)   |

If there are any changes to the Site Plan in the future, the applicant will need to go through the entire zoning process again from start to finish.

The following additional comments were provided by other reviewing City departments:

**T/PW Stormwater:**

SWDS Acceptance required prior to platting, grading, and building permit issuance.

**Fire:**

FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)

1. FYI: Two points of access provided, as shown on site plan. Access across lots will be allowed with the understanding that access easements that cross lot lines will be named and shown on the plat.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.2 Secondary Access

2. FYI: Vehicle access gates must be a minimum of 20' wide when fully opened and be equipped with Knox Locks.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.6 Security Gates

3. FYI: Turn radii for multi-family projects must be a minimum of 25' inside and 51' outside.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.5 Fire Lane Specifications

FYI COMMENTS:

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 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at [www.fortworthtexas.gov/Fire/](http://www.fortworthtexas.gov/Fire/) (click on Bureau of Fire Prevention)

### **Park and Recreation:**

Neighborhood and Community Park Dedication Policy will apply; fees will be required.

Call Lori Gordon at 817-392-5743 for additional information.

### **Transportation:**

Transportation (Armond Bryant, 817-392-8702, [Armond.Bryant@fortworthtexas.gov](mailto:Armond.Bryant@fortworthtexas.gov))

1. (Access Management) MT Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. Will need to show that each parcel has 2 points of ingress/egress. CLEARED 10/29/21 AB.

2. Driveway spacing will need to meet Access Management Policy

3. Oak Grove Road is listed as a commercial connector with the existing right-of-way in the master thoroughfare plan.

4. Sidewalks and street lights are required for all public and private streets as per COFW Standards

5. Three vehicle stacking required for gated multi-family lot.

## Surrounding Zoning and Land Uses

North “PD-634” Planned Development & “A-5” One-Family / motel & residential neighborhood

East “E” Neighborhood Commercial / event center & undeveloped

South “I” Light Industrial / active gas well, telecom tower

West “C” Medium Density Multifamily & “E” Neighborhood Commercial / mini-warehouse storage & church

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 22, 2021.  
The following organizations were emailed on October 25, 2021:

| Organizations Notified       |                    |
|------------------------------|--------------------|
| Oakridge Terrace NA          | Highland Hills NA* |
| Southeast Fort Worth Inc     | Fort Worth ISD     |
| Streams And Valleys Inc      | Everman ISD        |
| Trinity Habitat for Humanity |                    |

\* Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

There is a variety of existing land uses in the vicinity of this site. Land uses range from a church and mini-warehouse/self storage to the west. To the north are a motel, an event center, and single family homes (Southland Terrace Addition). To the east there is a creek, floodplains and riparian areas, and to the south are more industrial type uses (gas well & telecom tower). The proximity to Interstate 35-W and Loop 820 promote easy access, but subject the site to higher than average noise levels that may not be ideal for residential uses.

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

### Comprehensive Plan Consistency – Sycamore

The 2021 Comprehensive Plan currently designates the subject property as Low Density Residential, which envisions future development aligned with “B” Two-Family zoning, “R-1” Zero Lot Line/Cluster zoning, or “R-2” Townhouse/Cluster zoning. The current proposal for a “PD/D” Planned Development with a base of High Density Multifamily is not supported by the adopted Comprehensive Plan designation.

### LAND USE AND ZONING CLASSIFICATIONS

| LAND USE                   | DEFINITION   | ZONING                           |
|----------------------------|--|----------------------------------|
| <b>RESIDENTIAL</b>         |  |                                  |
| 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 |

In addition, the proposal does not support any of the land use policies for development of the Sycamore Sector.

The proposed “PD-D” zoning **is not consistent** with the Comprehensive Plan. If the Planned Development request is approved as presented, staff suggests that the Comprehensive Plan be updated to reflect this change.

## Site Plan Comments

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### Zoning and Land Use

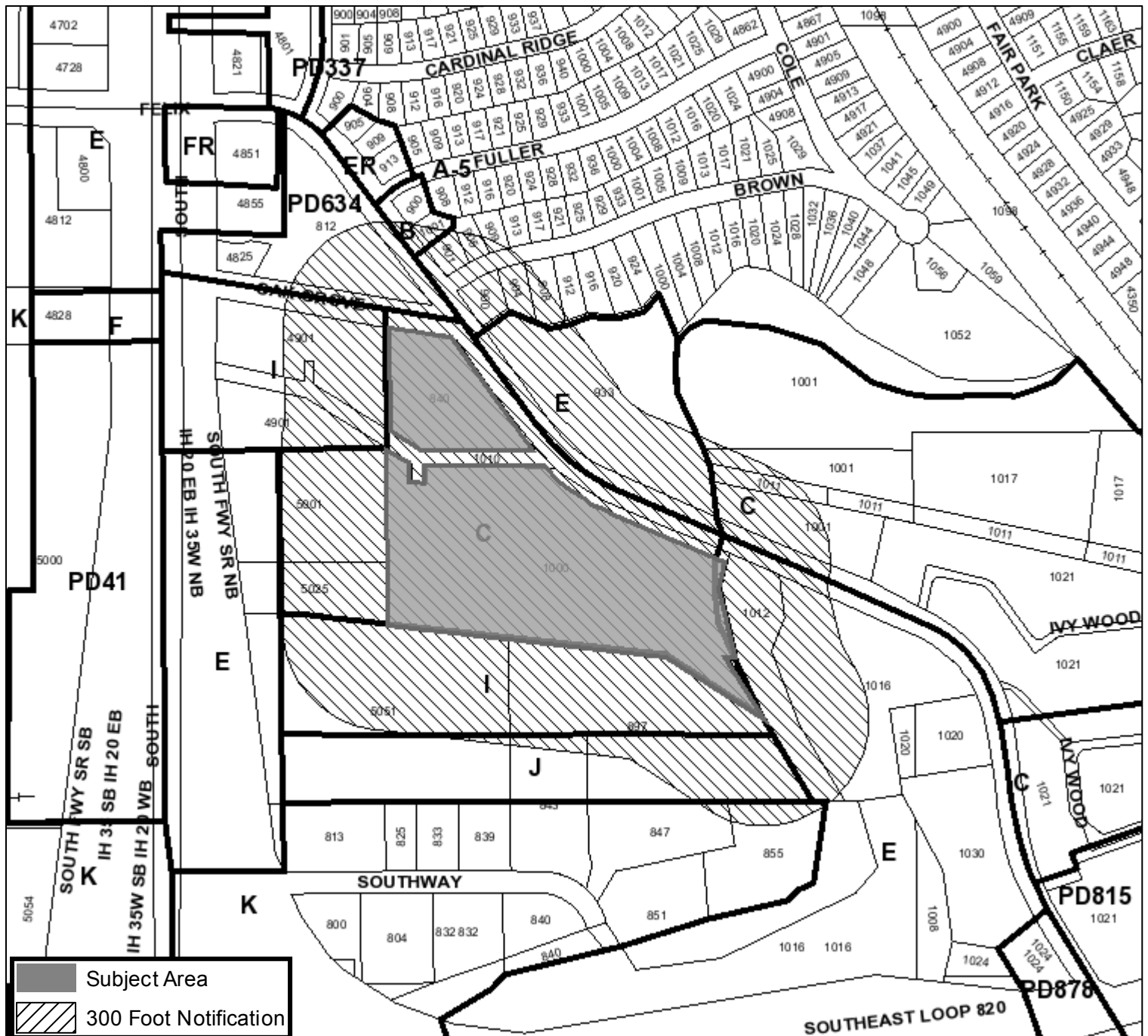
- The Site Plan as submitted shows 406 parking spaces provided, and 444 parking spaces required. This would leave the proposal short by 38 total parking spaces.
- Staff does not support a variance to the parking standards.
  - The area currently is not very accommodating of pedestrians (Walk Score is 37 out of 100)
  - The area currently is not very accommodating of bicycles (Bike Score is 37 out of 100)
  - Trinity Metro bus route #33 is a feeder route with low frequency (one bus every 60 minutes)
  - The nearest bus stop is not directly adjacent to the property
  - The parking requirements do not specifically account for visitor parking
  - No tuck under garage parking or podium parking is provided
  - There is no on-street parking along Oak Grove (minor arterial street per MTP) as an alternative
  - Potential for overflow parking on street, off-site, and potentially into the neighborhood to the north
  - If anything the parking spaces should exceed the minimum dimension of 9’x 18’ in order to accommodate standard vehicles commonly driven in Texas (i.e. oversized trucks and SUV’s).
- Planned Development “PD” zoning is not intended to be used as an end run around the Zoning Ordinance requirements or to bypass the Board of Adjustment. PD’s are intended to permit new or innovative concepts in land utilization not permitted by other zoning districts in the Ordinance.
- Pursuing standard “D” zoning without any waivers is a more appropriate and better in line with the spirit and intent of the adopted City policies.
- There is an example of a successful apartment project nearby at 1021 Oak Grove Road which was built in 2010 under the standard “C” zoning district requirements without a Planned Development or waivers.



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## Area Zoning Map

Applicant: Plaza Tierra Caliente Inc.  
Address: 840 & 1000 Oak Grove Road  
Zoning From: C  
Zoning To: PD for D and E uses  
Acres: 11.73366854  
Mapsc0: 91P  
Sector/District: Sycamore  
Commission Date: 11/10/2021  
Contact: 817-392-8043



0 205 410 820 Feet

Created: 10/14/2021 9:07:45 AM





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## Area Map



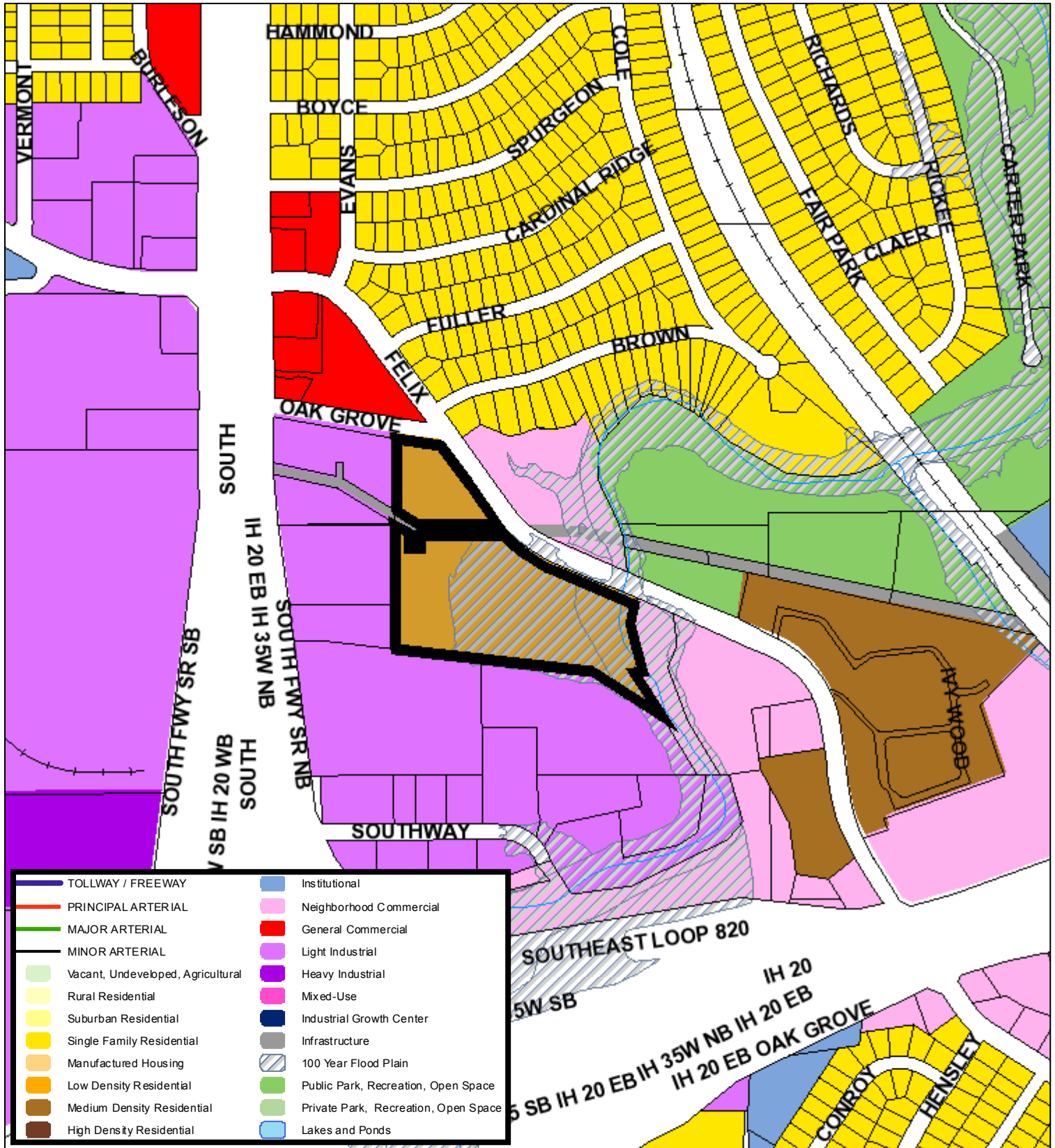
0 1,000 2,000 4,000 Feet





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## Future Land Use



530 265 0 530 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**





SITE DATA  
-11.734 ACRES  
TRACT A = 9.608  
TRACT B = 2.126  
-240 UNITS  
-20.45 UNITS/ACRE

| PARKING TABULATION    |     |
|-----------------------|-----|
| PARKING REQUIRED      |     |
| 1.00 PER 1-BR (98x1)  | 98  |
| 2.00 PER 2-BR (100x2) | 200 |
| 3.00 PER 3-BR (42x3)  | 126 |
| TOTAL                 | 424 |

COMMON SPACE  
(1/250: 4,990SF)

TOTAL REQUIRED 444

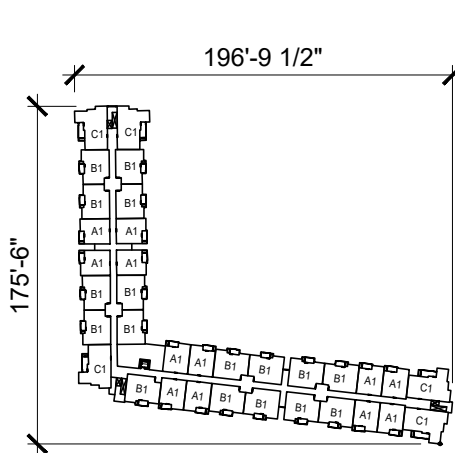
PARKING PROVIDED  
TOTAL 406

NOTE:  
ALL PARKING TO BE 9'x18'

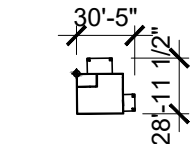
OPEN SPACE:  
REQUIRED: 35%  
PROVIDED: 45%

| UNIT TABULATION            |       |   |                           |
|----------------------------|-------|---|---------------------------|
| UNIT TYPE                  | UNITS | # | UNIT S.F. TOTAL UNIT S.F. |
| A1 ONE BEDROOM, ONE BATH   | 98    |   | 751 SF 73,598 SF          |
| B1 TWO BEDROOM, TWO BATH   | 100   |   | 950 SF 95,000 SF          |
| C1 THREE BEDROOM, TWO BATH | 42    |   | 1,154 SF 48,468 SF        |
| TOTAL                      | 240   |   | 217,066 SF                |

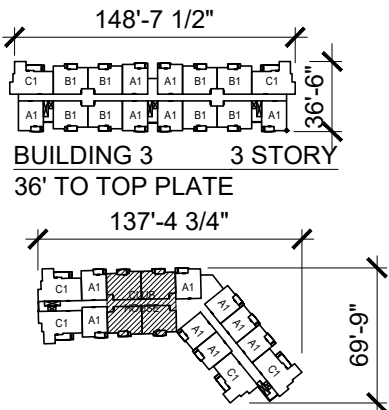
| BUILDING TABULATION |         |                     |                 |
|---------------------|---------|---------------------|-----------------|
| BUILDING TYPE       | # UNITS | UNIT TYPES          | TOTAL UNIT S.F. |
| 3                   | 46      | A1-32, B1-10, C1-16 | 51,996 SF       |
| 2                   | 136     | A1-48, B1-68, C1-20 | 123,728 SF      |
| 1                   | 58      | A1-18, B1-22, C1-6  | 41,342 SF       |
| TOTAL               | 240     |                     | 217,066 SF      |



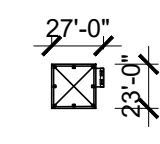
BUILDING 2 4 STORY  
42' TO TOP OF PLATE



MAINTENANCE BUILDING  
10'-1" TO TOP OF PLATE



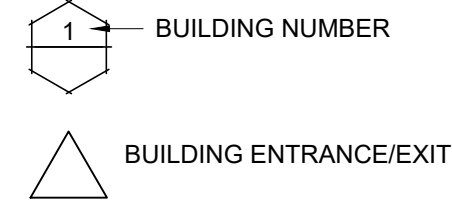
BUILDING 1 4 STORY  
42' TO TOP OF PLATE



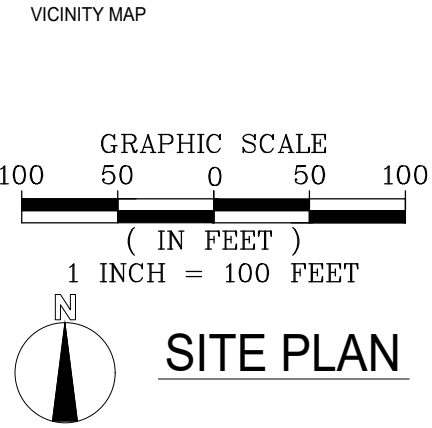
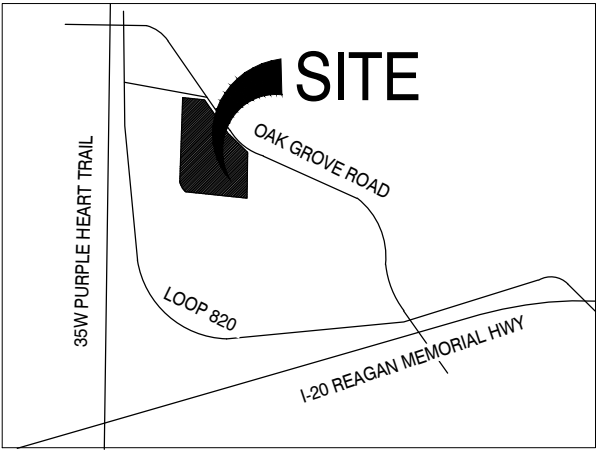
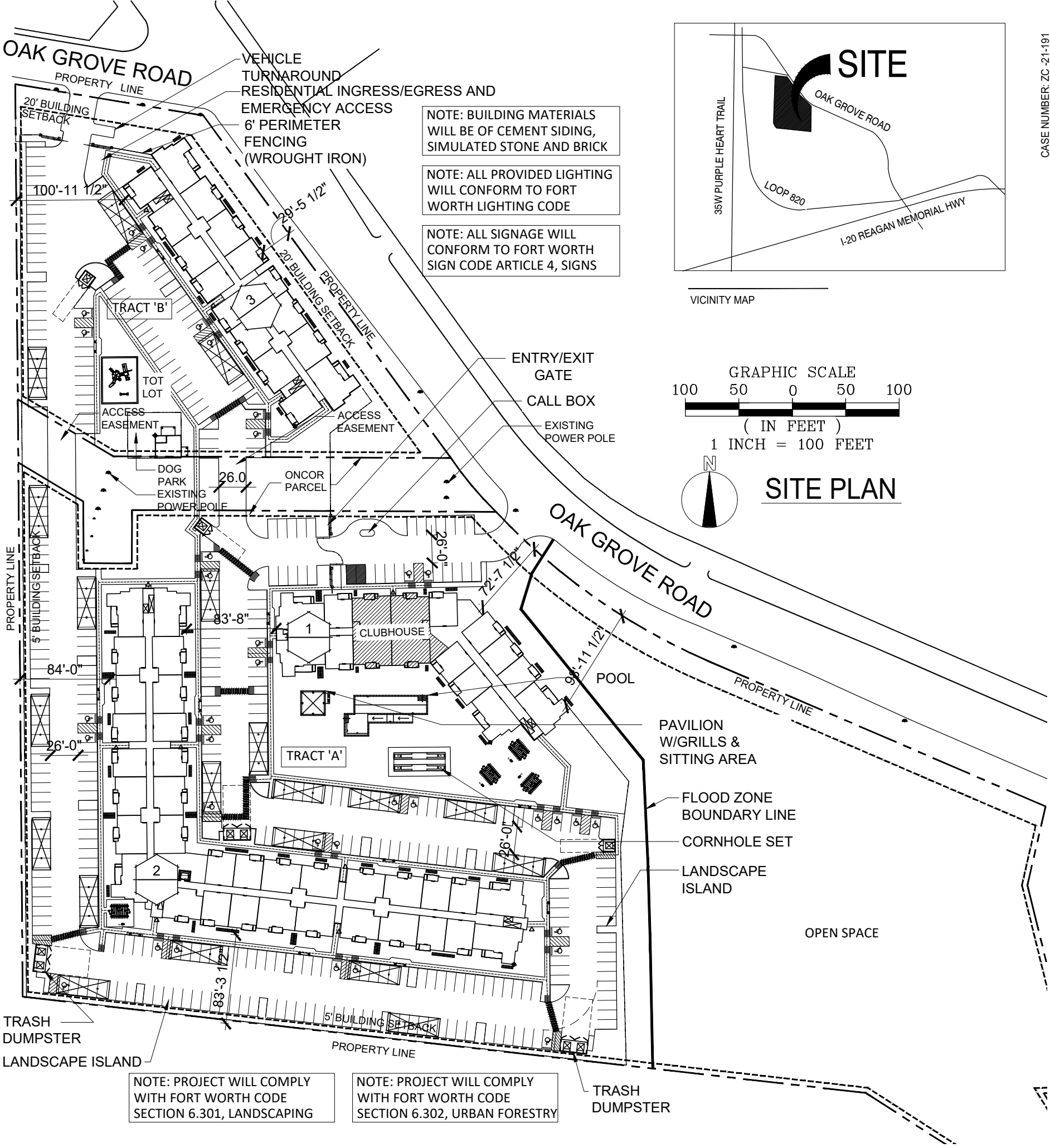
PAVILION  
10'-1" TO TOP OF PLATE

VARIANCES:  
-PARKING VARIANCE  
  
LAND USE:  
-PLANNED DEVELOPMENT FOR 'D'  
MULTIFAMILY WITH A MAXIMUM OF 240  
UNITS FOR TRACTS 'A' AND 'B', SITE PLAN  
INCLUDED  
-NORTH OF PROPERTY, PD 634  
-WEST OF PROPERTY, ZONE 'C' AND 'I'  
-EAST OF PROPERTY, ZONE 'E'  
-SOUTH OF PROPERTY, ZONE 'I'

BUILDING KEY



\*Please refer to building plan sheets  
for locations



SITE PLAN

CASE NUMBER: ZC-21-191

Cross  
architects  
CROSS ARCHITECTS  
879 JUNCTION DRIVE  
ALLEN, TEXAS 75013  
972.398.6644

PALLADIUM OAK GROVE  
FORT WORTH, TEXAS

DIRECTOR OF DEVELOPMENT SERVICES

DATE

A1.0  
SITE PLAN

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## **Nature of Request**

### **Palladium USA – Palladium Oak Grove**

On behalf of Palladium USA International, Inc. (Palladium), Masterplan requests approval of a change of zoning from C “Medium Density” Multifamily to a Planned Development District (PD) for D “High Density” Multifamily on the properties located at 840 and 1000 Oak Grove Road. The proposal also includes a site plan reflecting two 4-story and one 3-story buildings, totaling a 240-unit multifamily development on Tracts A and B. Palladium, an international real estate group with over 150 years of experience developing, owning and managing multifamily communities, provides diverse housing types and styles across the globe. As a leader in the multifamily housing development industry, Palladium produces quality multifamily developments that offer luxury market rate, mixed-income, and workforce housing opportunities.

The subject 11.734-acre property is located south of Oak Grove Road and east of Interstate 35W. The property is zoned for C “Medium Density” Multifamily and is underdeveloped with a non-conforming bull riding ring. With re-zoning, the non-conforming use would be removed from the property to accommodate the proposed development. Multifamily is ideally suited for this property, particularly given the non-residential adjacencies and Sycamore Creek to the east. Setbacks created by both the creek and adjacent streets buffer the property well from largely distant single-family development to the northeast. Future residents will have convenient vehicular access to both throughfares and IH 35W and IH 20, pedestrian access to two nearby bus stops, as well pedestrian access to the trails and open space offered by Carter Park to the east.

The multi-family development consists of three buildings for a total of 240 living units and a centralized clubhouse located in Building 1. Buildings 1 and 2 are 4-stories while Building 3 is 3-stories. The clubhouse would be comprised of engaging social spaces including a business center, children’s play area and a fitness room. The development proposal includes significant landscaping as well as a large pavilion that includes grills and ample seating areas. In addition to the pavilion, residents will have access to several exterior amenities including a pool, cabana, dog park and horseshoe pit. Please refer to the site plan for additional information including a breakdown of the proposed unit mix.

Although the current C “Medium Density” district accommodates the proposed approximate density of 21 units per acre, it does not accommodate the proposal from a building height standpoint for the two most southern residential buildings. The D “High Density” category would allow Palladium to deliver a high standard of resident programs and amenities for future residents. Moreover, the PD will strike non-residential uses that may not be appropriate as part of the proposed residential community.

The proposed Planned Development District is requested for the following reasons:

- **Building Site:** The building site area contains an intervening parcel owned by Oncor utility company. Typically public utility facilities are located in easements; however, Oncor outright owns this separate parcel. As such, the Oncor lot bifurcates the building site. The purpose of the PD is to define two tracts within the PD site area including treating Tracts A and B as one development for the purpose of complying with zoning regulations.



- Eliminate Uses: Group living, Fraternity, Museum, library or fine arts center, government operated or controlled, Hospice, School and Government office, Boarding and lodging house
- Parking: Decrease the parking requirement from 443 to 406, a total reduction of 37 parking spaces. The proposed development has a significant proportion of two- and three-bedroom units (60%), driving the parking requirement since one parking space is required per bedroom. Since this development is geared toward families, the actual parking demand is lower than the requirement. Palladium communities demand no more than 1.5 parking spaces per unit, or no greater than 384 parking spaces for a community of 240 units.