



Zoning Staff Report

Date: February 8, 2022

Case Number: ZC-21-131

Council District: 5

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Mmarooful H. Choudhury / Peter Kavanaugh

Site Location: 8661 & 8689 John T. White Road

Acreage: 5.10 acres

Request

Proposed Use: Townhomes

Request: From: "E" Neighborhood Commercial and "A-5" One-Family

To: "PD/R2" Planned Development for all uses in "R2" Cluster/Townhome excluding two-family dwellings (attached or detached), industrialized housing, school (elementary or secondary), government office facility, neighborhood recreation center, and gas drilling and production and with development standards attached in Exhibit A and with specific development standards for to open space; 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: **Denial with Prejudice by a vote of 7-2**

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Project Description and Background

The site is located at the northeast corner of John T. White Road and Randol Mill Road/Eastchase Parkway. It is located just over one-third mile north of Interstate 30. The site is currently zoned “E” Neighborhood Commercial and the applicant is requesting to rezone to “PD/R2” Planned Development for all uses in “R2” Townhouse/Cluster, excluding two-family dwellings (attached or detached), industrialized housing, school (elementary or secondary), government office facility, neighborhood recreation center, and gas drilling and production. The applicant is also proposing specific development standards that are attached as “Exhibit A.” A very small portion along the eastern side of the property is zoned “A-5” One-Family, but this area is not large enough for development as currently zoned.

This request was originally considered by the Zoning Commission on September 8, 2021 as a request for standard “R2” zoning. At that meeting, the applicant requested a 60-day continuance to allow for additional time to meet with neighborhood groups. At the November 10, 2021 hearing, the applicant indicated that they would be revising the request to PD zoning and a second 60-day continuance was granted to allow for proper noticing and submission of the PD site plan.

The attached site plan depicts 40 new lots intended for attached townhome development with six total buildings. The applicant is imposing a height limitation of two-stories for the two buildings along the eastern side of the property, and three-stories for all other buildings. Each unit is proposed to have a rear-access, two-car enclosed garage as well as two surface parking spaces, all located behind the front build wall. Common areas are shown along the John T. White Boulevard and Randol Mill Road frontages as well as in the eastern corner of the property.

The site plan also depicts dedication of a new public street with connections on John T. While Boulevard and Randol Mill Road. Transportation and platting staff have identified concerns with the proposed street and alley layout which are described in the “Site Plan Comments” section of this staff report. However, these items will need to be evaluated separately as the Zoning Commission is unable to waive requirements of the subdivision ordinance or access management policy.

The table below described the differences in development requirements for standard “R2” Townhouse/Cluster zoning, and the standards proposed with this PD:

Requirement	“R2” Standards	Proposed “PD/R2” Standards
Density	Maximum 24 units/acre	Complies (7.7 units/acre provided)
Height	Maximum height 36’	Complies
Required Yards	<u>Front Yard:</u> None required <u>Rear Yard:</u> None required <u>Interior Side Yard:</u> 5’ minimum <u>Corner Lot Side Yard:</u> 10’ minimum adjacent to both streets	<u>Front Yard:</u> 10-ft <u>Rear Yard:</u> 25-ft <u>Interior Side Yard:</u> 5-ft <u>Corner Lot Side Yard:</u> 10-ft Complies
Maximum Façade Length	250 feet maximum	Complies (maximum provided 225-ft)

Building Separation	10 feet minimum	Complies
Open Space	15% minimum	Open space as shown on the site plan is not compliant with zoning ordinance requirements as it is not accessible to the residents. A masonry wall is shown separating these areas from the townhome sites. The applicant is requesting a development standard in order to include these areas in open space calculations. This request is not supported by staff. <i>Development Standard Required</i>
Minimum Parking Requirements	Two spaces per dwelling unit, located behind the front building line, except for limited local streets or private access easements, where four spaces shall be required	Parking analysis not provided on site plan. Applicant has indicated that four parking spaces will be provided per unit. No waivers are requested.

Surrounding Zoning and Land Uses

North: “A-5” One-Family / single-family dwellings; and
“E” Neighborhood Commercial / undeveloped directly adjacent; mosque and school further north
East: “A-5” One-family / single-family dwellings
South: “E” Neighborhood Commercial / undeveloped; and “PD66” / residential
West: “PD626” / retail; and “PD578” / multifamily

Recent Zoning History

- ZC-20-047 from “PD169” Planned Development/Specific Use for E Neighborhood Commercial plus ice skating rink, site plan required to multiple tracts “A-7.5” One-Family (5.95 acres) / “R2” Townhouse/Cluster (3.09 acres) / “E” Neighborhood Commercial (2.95 acres); west of subject site; effective 7/16/20
- ZC-19-156 City initiated rezoning for over 700 acres; lots north and northwest of subject site; effective 12/28/19

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were notified: (emailed December 28, 2021)

Organizations Notified	
Historic Randol’s Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
John T White NA of East Fort Worth	Bentley Village-Waterchase NA*
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	East Fort Worth Business Association
Fort Worth ISD	

* Located within this registered neighborhood organization

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “E” Neighborhood Commercial to “PD/R2” Planned Development for all uses in “R2” Townhouse/Cluster with exclusions and development standards. The surrounding land uses include single family residential, multifamily residential, undeveloped, and retail.

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

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The excerpt below from the Comprehensive Plan indicates that multifamily residential is considered appropriate within the Neighborhood Commercial designation, but single-family development such as townhomes on individually platted lots is not.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, 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

The proposed zoning is not consistent with the land use designations for this area, and does not align with the following policies of the Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts.

Additionally, City of Fort Worth officials have expressed concern that the City is losing commercial corridors to residential development and that this trend should not be continued. This site is located at a hard corner of two arterial roadways, is surrounded by other commercially zoned and used land, and is designated as Neighborhood Commercial in the Comprehensive Plan.

Based on lack of conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

- Please add the following to the site plan:
 - o A date and signature line for “Director of Development Services” in the lower righthand corner, as well as the zoning case number (ZC-21-131).
 - o Zoning of surrounding properties (“A-5” One-Family for residential lots to the north and east, “E” Neighborhood Commercial for subject property and site to the north)
 - o The legal description for this site.
 - o The following general notes:
 - This project will comply with Section 6.301, Landscaping.
 - This project will comply with Section 6.302, Urban Forestry.
 - All signage will conform to Article 4, Signs.
 - All provided lighting will conform to the Lighting Code.
- Please label the following:
 - o Height and material of the existing fencing at the eastern edge of the property.
 - o Pavement type for driveways and internal alleys.
 - o Proposed site density (units per acre).
- The location and dimension of all proposed structures should be depicted on the site plan. Please indicate where the townhome buildings and associated parking areas will be located and label total square footage and building height.
- A parking analysis is required. The minimum parking requirement is two spaces per dwelling unit, located behind the front build wall. Please label minimum required and total provided spaces.
- The proposed open space areas do not appear to meet the intent of the Zoning Ordinance as they are separated from the residential properties by masonry walls. Please indicate how these areas will be utilized by the residents of this development. A waiver will be required for the current design.
- FYI – an encroachment agreement may be needed for the portions of the masonry wall that are proposed within the utility easements along the property boundaries.

Platting

- Provide information on the proposed townhomes. If sold as individual fee simple lots, a preliminary plat is required.
- Subdivision Ordinance, Section 31-106(g) Alley design standards.
 - (1) Length. Alleys shall be of a similar length as their associated opposite and parallel primary service streets, except for any additional length required for turnout returns to the primary service street. Dead-end alleys are prohibited. An alley with only one outlet shall be provided with an approved turn-around.
- The proposed multifamily development is proposed over two separate platted lots (Bentley Village Addition, Block MR, Lot 2, Lot 3). A final short plat (replat) is recommended to avoid any potential conflict with provisions of the Subdivision Ordinance standards (i.e. utilities crossing over property lines, access management drive way spacing).

Transportation

- Access to all proposed lots is subject to the Fort Worth Access Management Policy. A waiver to the access management policy is required for the proposed access onto John T. White and Randol Mill road.
- Single-family and two-family residential alley width is 16ft. with 12 ft. paving edge to edge. Deadened alleys require a waiver from the planning commission.

- On Commercial Connector right-of-way driveway spacing is 250 feet and 200 feet on Neighborhood connectors.

Fort Worth Fire Department

- 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 also has adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water 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.)



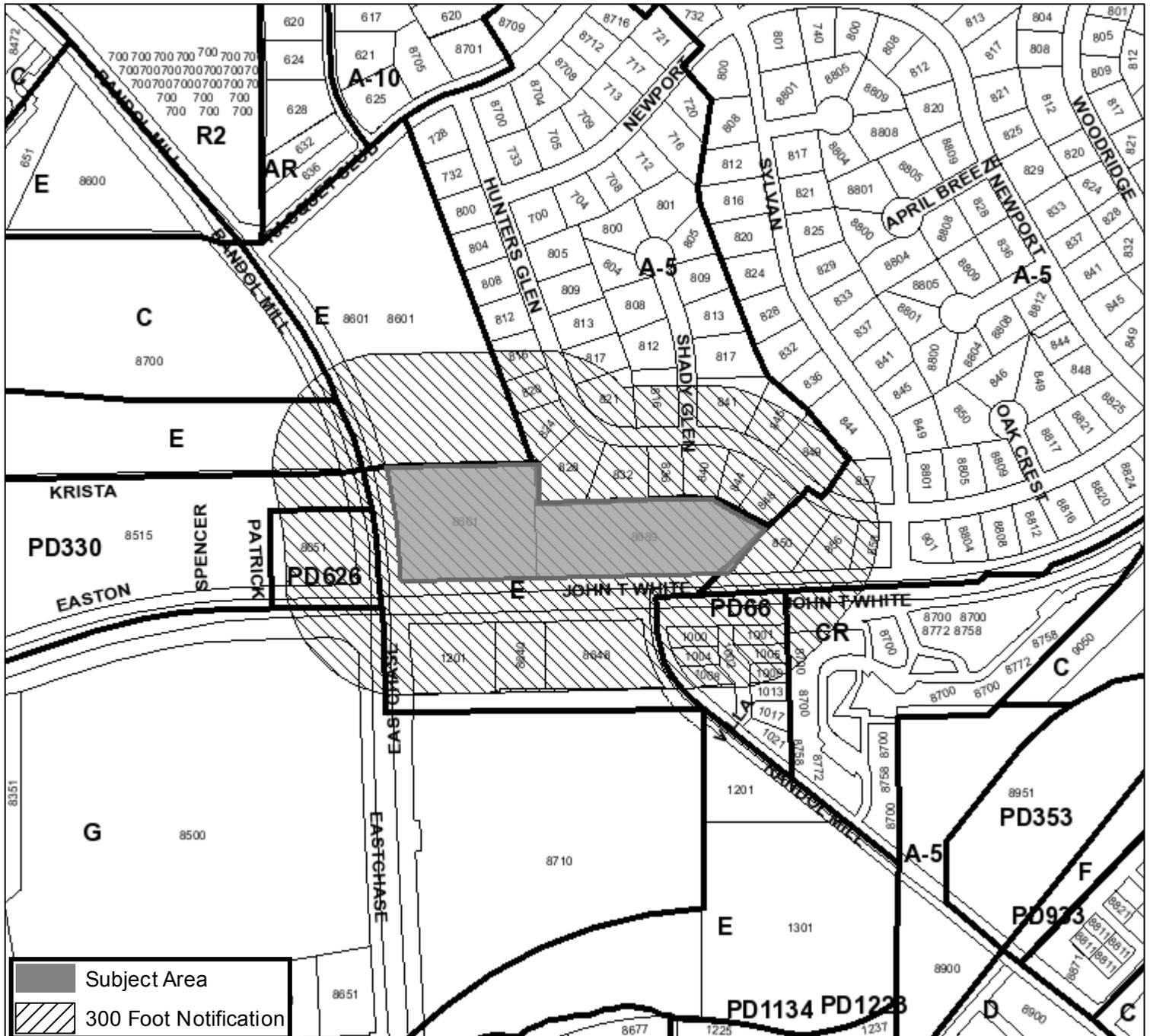
“Exhibit A”

Development within the proposed “PD/R2” District shall be in conformance with the Zoning Ordinance requirements for “R2” Townhouse/Cluster, except as noted for the development standards provided below:

1. The development must conform to the attached site plan.
2. The two structures on the easternmost side of the site plan are limited to two (2) stories in height.
3. All other structures are limited to three (3) stories in height.
4. All individual town homes must have a two-car enclosed garage.
5. All garages must face alleys shown on the site plan.
6. No lot will have a front entrance garage.
7. The maximum number of town homes permitted on this site is 40.
8. Exteriors of homes will be stone or brick, except for openings, window-sills, garage doors, roof facias and exposed exhaust vents.
9. A masonry wall will be built on all sides of the property adjacent to alleys and along property lines separating the residential lots and the lots in Bentley Village Section 3 Subdivision and along John T. White Boulevard and Randol Mill Road.
10. An open wrought iron-type fence, six feet in height, will be erected along the north property line adjacent to Lot 1, Block M of Bentley Village Addition (Church Property). An open wrought iron-type fence, six feet in height, will be erected along John T. White Boulevard beginning at the wall on the east side of the easternmost 20' alley at its intersection with the masonry wall and running to the point that is the intersection of the John T. White right of Way with the westernmost point of lot 3, Block F of Bentley Village, Section 3 Addition.
11. Front yard setbacks must be a minimum of ten (10) feet.
12. Rear yard setbacks must be a minimum of twenty-five (25) feet.
13. Streets and alleys shown on the site plan must be built to City of Fort Worth street and alley standards.
14. Development must conform to the attached site plan with only exceptions caused by City of Fort Worth public streets, alleys or required public easements and corner visibility standards.
15. The areas depicted as open space in the attached site plan will be counted towards the minimum 15% requirement for “R2” zoning.

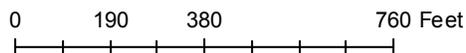
Area Zoning Map

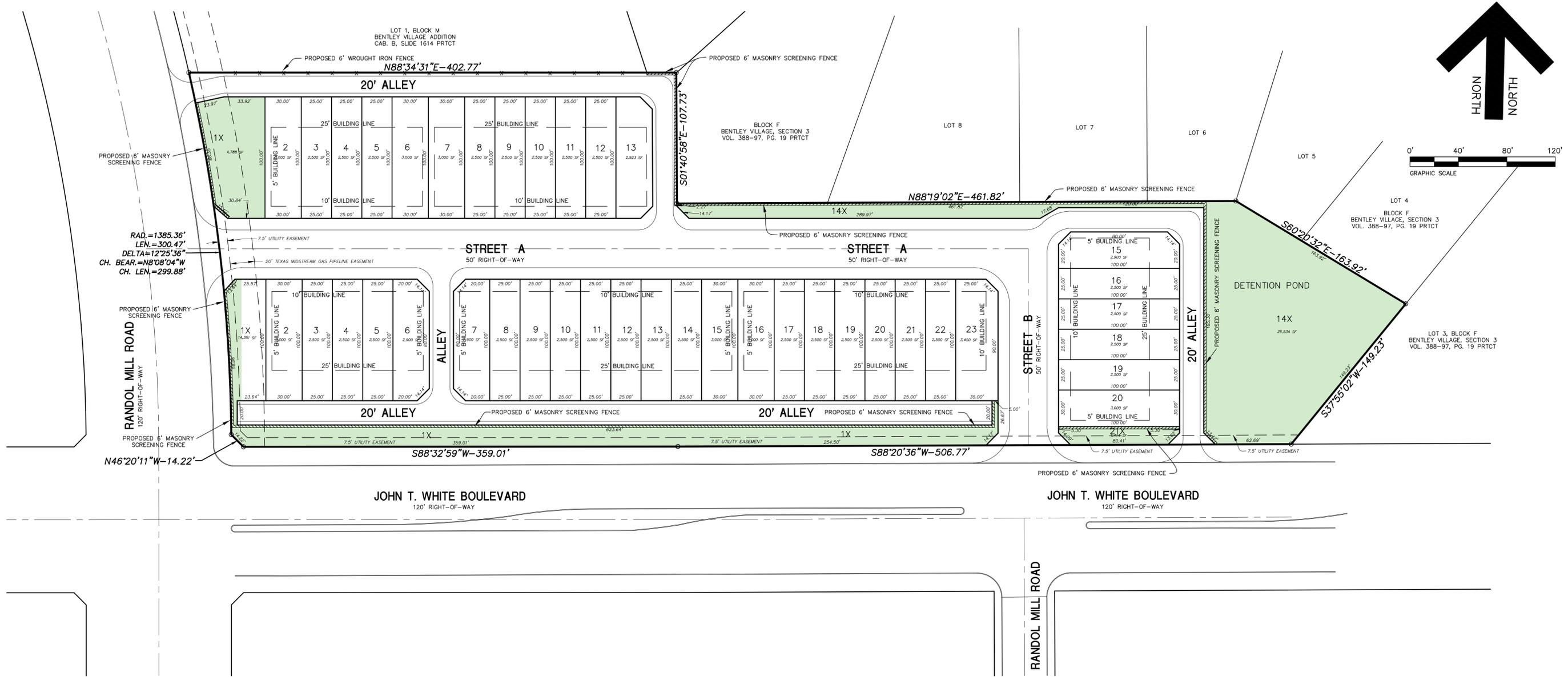
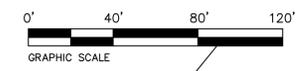
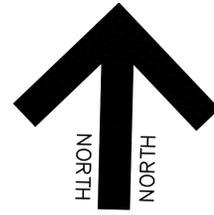
Applicant: MMaroof Choudhury
 Address: 8661 & 8689 John T. White Road
 Zoning From: A-5, E
 Zoning To: PD for R2 uses
 Acres: 5.10269796
 Mapsco: 67U
 Sector/District: Eastside
 Commission Date: 1/12/2022
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification

0 190 380 760 Feet



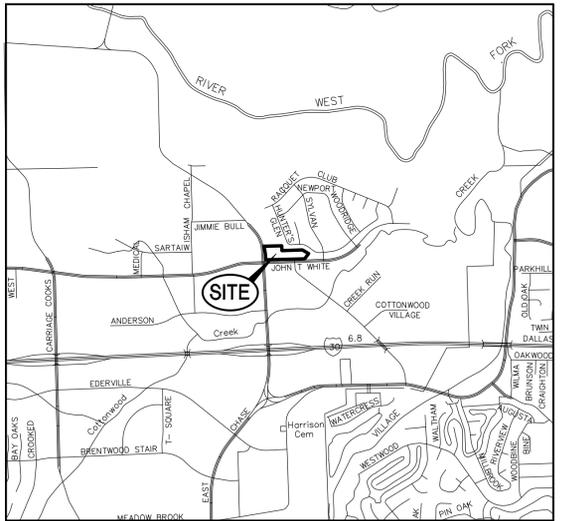


RAD. = 1385.36'
 LEN. = 300.47'
 DELTA = 12°25'36"
 CH. BEAR. = N8°08'04"W
 CH. LEN. = 299.88'

N46°20'11"W - 14.22'

JOHN T. WHITE BOULEVARD
 120' RIGHT-OF-WAY

JOHN T. WHITE BOULEVARD
 120' RIGHT-OF-WAY



LOCATION MAP
 N.T.S.

SITE DATA		
TOTAL SITE AREA - 225,963 SQ. FT. OR 5.1874 ACRES		
NET SITE AREA = 56,254 SF OR 1.2914 ACRES		
TOTAL NUMBER OF RESIDENTIAL LOTS - 40		
	REQUIRED	PROVIDED
OPEN SPACE	15% (33,894 SF)	47,087 SF = 20.8%
UNITS PER ACRE	24 MAX.	7.7
MAXIMUM FACADE LENGTH	250 FT.	225 FT.
FRONT YARD	0 FT	10 FT
SIDE YARD	5 FT	5 FT
SIDE YARD ADJ. TO STREET	10 FT	10 FT
REAR YARD	0 FT	25 FT
HEIGHT	35 FT MAX.	35 FT. MAX.
BUILDING SEPARATION	10 FT. MIN.	10 FT. MIN.

LEGEND

- PROPOSED OPEN SPACE
- PROPOSED 6' WROUGHT IRON FENCE
- PROPOSED 6' MASONRY SCREENING FENCE

OWNER:

MmAROOFUL H. CHOUDHURY
 13151 EMILY ROAD
 DALLAS, TEXAS 75240
 TEL: 214-335-3428
 email: Tauhid@tasacom.com

REVISIONS:	

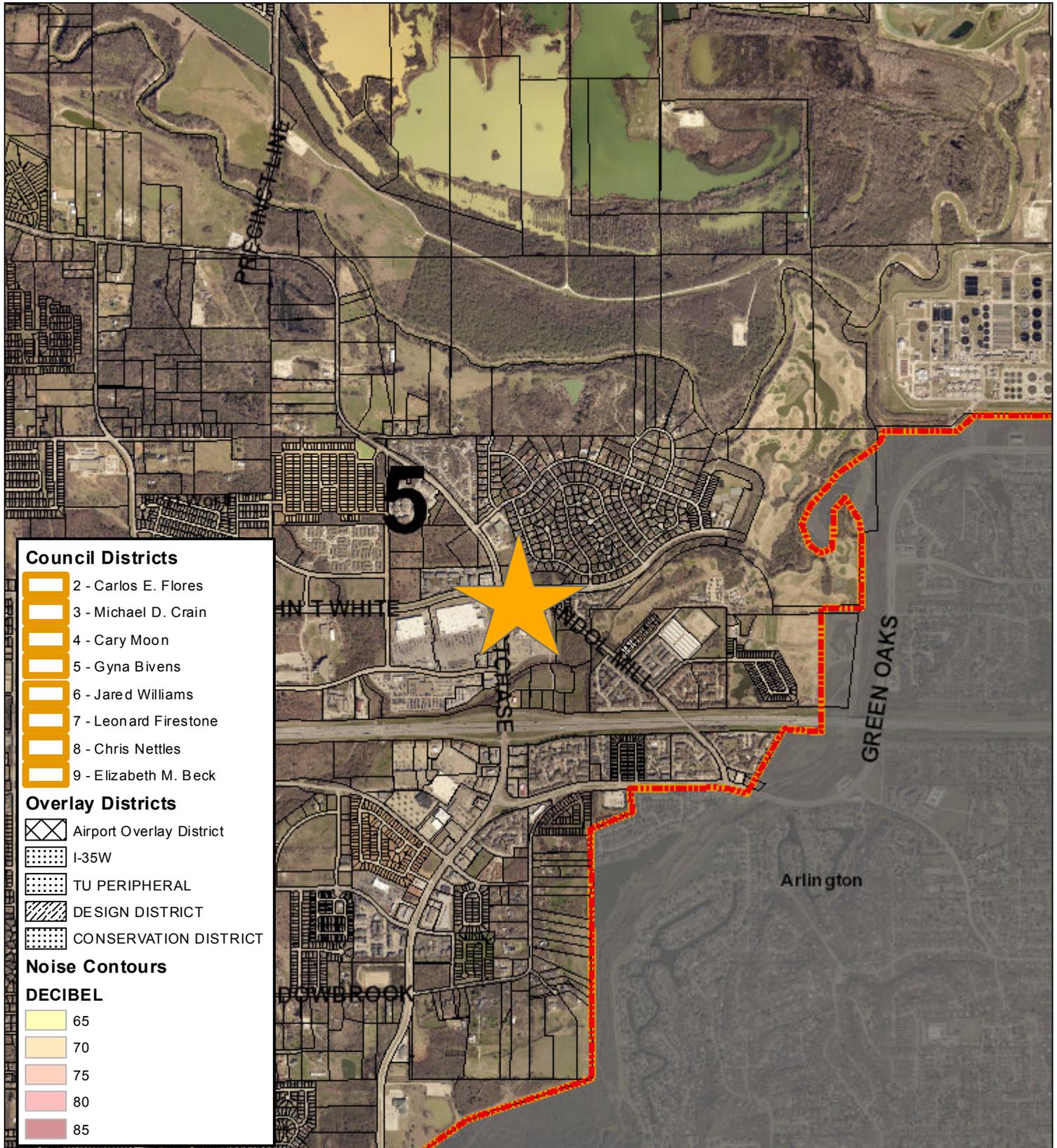
SHEET TITLE:
SITE PLAN FOR R2 ZONING
 A TOWNHOUSE DEVELOPMENT
 JOHN T. WHITE BOULEVARD AT RANDOL MILL ROAD
 FORT WORTH, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8527

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 2500 Texas Drive Suite 100 Irving, Texas 75062
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DATE: 12-9-2021	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDJR	1 OF 1

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

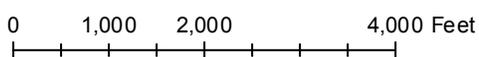
Overlay Districts

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

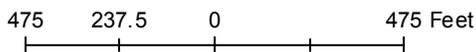
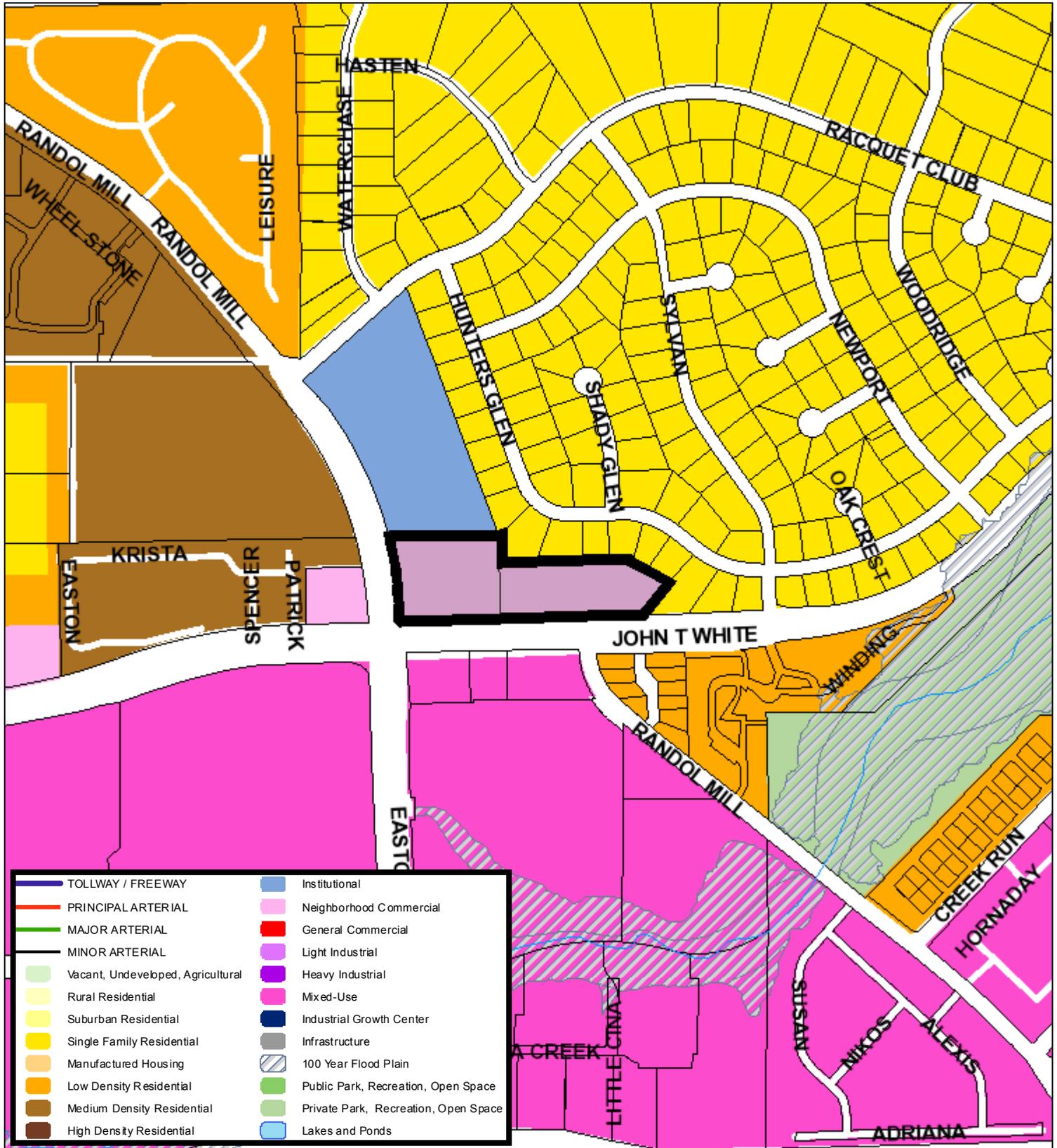
Noise Contours

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



0 295 590 1,180 Feet

