



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
200 Texas St, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER FW Mason Heights LP

Mailing Address PO Box 470158 City, State, Zip Fort Worth, TX 76149

Phone N/A Email N/A

APPLICANT Columbia Residential

Mailing Address 1718 Peachtree St. NW | South Tower, Suite 684 City, State, Zip Atlanta, GA 30309

Phone 706-951-2510 Email sjerath@columbiare.com

AGENT / OTHER CONTACT Huitt-Zollars, Inc.

Mailing Address 500 W. 7th Street, Suite 300 City, State, Zip Fort Worth, TX 76102

Phone 817-335-3000, ext. 10283 Email jmarlia@huitt-zollars.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 2757 Moresby Street, Fort Worth, TX 76105

Total Rezoning Acreage: 5.672 ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☒ **YES - PLATTED**

Subdivision, Block, and Lot (list all): Mason Heights Addition Block 1 Lot 3R-2

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: 9.949 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ **NO – NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): 915B Proposed Zoning District(s): 916
 Current Use of Property: vacant
 Proposed Use of Property: multi-family development

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: "D" High Density Multifamily
 Land Uses Being Added or Removed: None

Are Development Standards or Waivers being requested? ☒ Yes ☐ No If yes, please list below:

Would like to request variance for parking requirement. 1 space per bedroom would now be the following:
 1 space per bedroom, 2 spaces per 2 bedroom, 2 spaces per 3 bedroom.

- ☒ Site Plan Included (completed site plan is attached to this application)
☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____
 Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☐ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

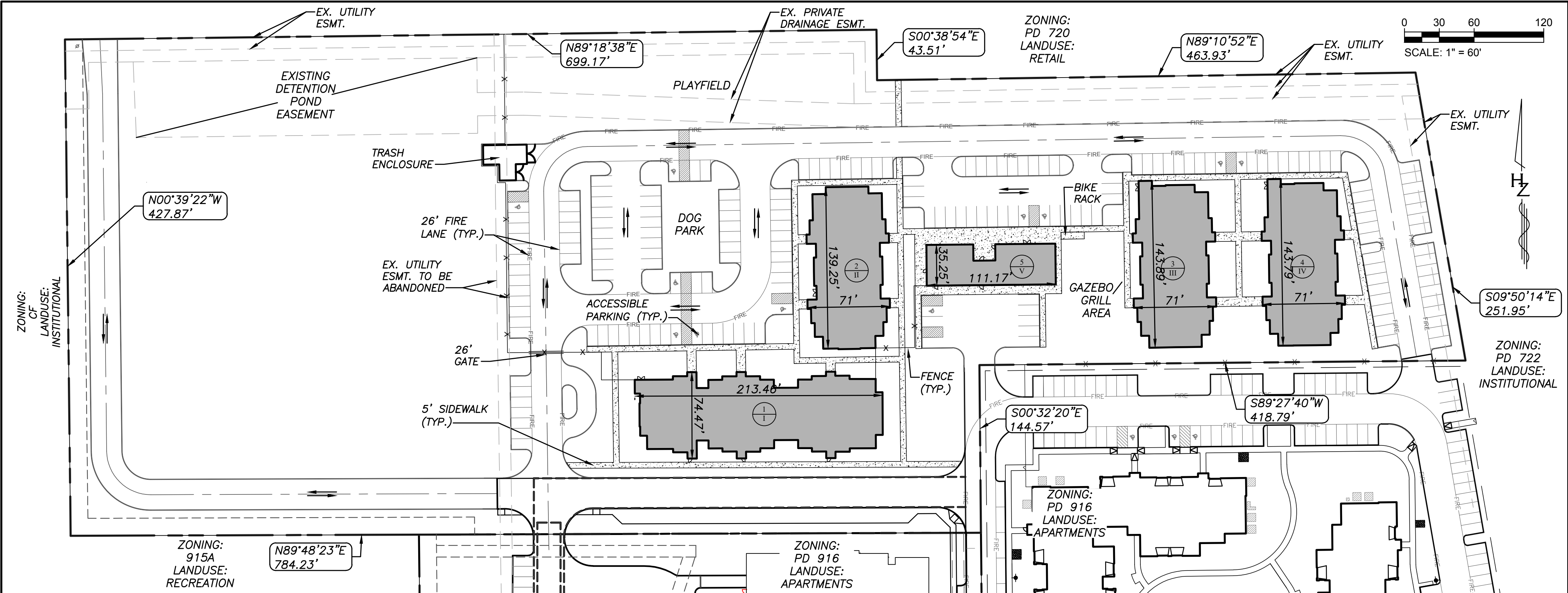
DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

This PD site plan begins the third phase of development within the Renaissance Heights development, located at 2757 Moresby Street, Fort Worth, TX 76105. Earlier last year a PDC was conducted where it was recommended by zoning staff to consolidate the PD zoning with the Phase 3 development to remain consistent across the whole development. Along with the PD site plan submittal, the rezoning of PD 915B on the west end of the development is request to change to PD 916 across the whole site. The proposed site plan is well within the perimeters of the development standards, with exception of requesting a variance for parking requirements, as noted in the application and on the PD site plan. The proposed site plan, being the third phase of development within the Renaissance Heights development is more than compatible with the surrounding land uses in the area. Renaissance Heights Phase 3 will bring in line 100 units of affordable apartments, along with amenities such as a gazebo/grill area, dog park and playfield to the development.

J:\MARLIA 02\05\2024\7-10AM\1\PROJ\R305784_09 - RENAISSANCE HEIGHTS PHASE 3 CIVIL\10 CADD & BIM\AUTOCAD - DWG\PD SITE PLAN\30578409_PD SITE PLAN.DWG



DEVELOPMENT STANDARD NOTES (ZC-15-148)

USE

"PD/D" PLANNED DEVELOPMENT FOR ALL USES IN "D" HIGH DENSITY MULTI-FAMILY DISTRICT (DENSITY SHALL BE 30 UNITS/ACRE)

BUILDING LAYOUT

- A. MULTI-FAMILY BUILDINGS WILL BE SITUATED SUCH THAT PARKING IS INTERNAL TO THE SITE. I.E. BUILDINGS WILL BE ADJACENT TO THE RIGHT OF WAY WITHOUT PARKING BETWEEN THE BUILDINGS AND RIGHT OF WAY.

LANDSCAPING/BUFFERING, SIDEWALKS, AND FORESTRY

LANDSCAPING: PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING

LANDSCAPING STANDARDS: LOTS WITH FRONTAGE ALONG "THE COLLECTOR" SHALL PROVIDE A LANDSCAPE BUFFER ADJACENT TO THE RIGHT OF WAY IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- A. LANDSCAPE BUFFER MINIMUM 10 FEET IN WIDTH
B. 3" CALIPER TREES AT 40 FEET ON CENTER
C. 5 GALLON SHRUBS TO SCREEN HEAD IN PARKING
D. MINIMUM 4' SIDEWALK SHALL BE LOCATED IN THE RIGHT OF WAY

TREES SHALL BE SELECTED FROM THE FOLLOWING:

- A. LIVE OAK
B. LACEBARK ELM
C. SHUMARD (RED) OAK
D. CHINESE PISTACHE
E. CEDAR ELM

SHRUBS SHALL BE SELECTED FROM THE FOLLOWING:

- A. DWARF BURFORD HOLLY
B. DWARF TEXAS SAGE
C. INDIAN HAWTHORN (CLARA)
D. ABELIA
E. DWARF WAX MYRTLE

LANDSCAPING IN PARKING LOT: ONE THREE-INCH CALIPER TREE WITHIN AN IRRIGATED LANDSCAPE ISLAND OF NOT LESS THAN 150 SQUARE FEET WITH LIVE GROUND COVER SHALL BE PROVIDED FOR EVERY 100 PARKING SPACES, OR FRACTION THEREOF. A SEPARATE IRRIGATED LANDSCAPE ISLAND IS REQUIRED FOR EVERY 100 PARKING SPACES; THE REQUIRED 150-SQUARE FOOT LANDSCAPE AREAS CANNOT BE COMBINED TO CREATE FEWER, LARGER LANDSCAPE ISLANDS. IN ADDITION, EACH END OF A PARKING STRIP SHALL HAVE AN IRRIGATED LANDSCAPE ISLAND PLANTED WITH A MINIMUM OF ONE THREE-INCH CALIPER TREE AND THREE SHRUBS WITHIN AN AREA OF NOT LESS THAN 300 SQUARE FEET WITH LIVE GROUND COVER.

URBAN FORESTRY: PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

LOT LIGHTING

PARKING LOT LIGHTING: LIGHT POLES SHALL BE NO MORE THAN 30 FEET IN HEIGHT AND PAINTED BLACK, DARK GRAY, OR DARK GREEN, OR HAVE BRONZE OXIDANT PROTECTIVE COATING. THE MAIN ENTRANCE SHALL BE LIT TO BE

DISTINGUISHABLE FROM SURROUNDING AMBIENT LIGHTING. LIGHTING WITHIN THE BUFFERYARD ADJACENT TO RESIDENTIAL PROPERTY SHALL NOT EXCEED ONE FOOT CANDLE AT GROUND LEVEL. LIGHT POLES WITHIN 140 FEET OF RESIDENTIAL PROPERTY SHALL NOT EXCEED 20 FEET IN HEIGHT AND SHALL BE SHIELDED AWAY FROM RESIDENTIAL PROPERTY.

STREET LIGHTING: LIGHT POLES ALONG THE COLLECTOR STREET AND AT THE INTERSECTION WITH MITCHELL BLVD. OR WICHITA ST. SHALL BE BLACK POWDER COATED.

BUILDING HEIGHT

MAXIMUM HEIGHT SHALL NOT EXCEED 35 FEET - SLAB TO TOP PLATE (3 STORIES)

BUILDING MATERIALS

THE EXTERIOR FACADE OF ALL MAIN AND ACCESSORY BUILDINGS SHALL HAVE NOT LESS THAN 70% MASONRY (HARDY ALLOWED)

SIGNS - PER CODE

ADDITIONAL NOTES:

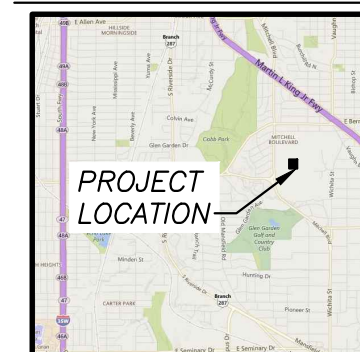
- ALL VEHICULAR PAVING IS TO BE CONCRETE
- ALL FIRE LANES WILL INCLUDE EMERGENCY ACCESS EASEMENT
- ROADWAYS, DRIVEWAYS, PARKING LOTS & SIDEWALK WILL BE PAVED WITH ASPHALT OR CONCRETE. SURFACES OTHER THAN CONCRETE WILL BE GRASS, WITH THE EXCEPTION OF THE AMENITY PARKING SURFACE WILL CONSIST OF PAVERS MATERIAL.
- PROPOSED FENCING WILL BE 6' TALL PICKET FENCE AROUND THE PERIMETER OF THE SITE.

Site Requirements		
Description	Zoning Requirement	Provided
Open Space	35%	59%
Units per acre	30 max	10.06
Front Yard	20' min	N/A
Rear Yard	5' min	5'
Side Yard	5' min	5'
Height	35' max	35'
Off-Street Parking	210*	182
Accessible Parking	5	11
Bicycle Spaces	20	20
Sidewalk along ROW	4'	5'
Landscape Setback along ROW	10'	10'

Notes:

- All signage will conform to Lighting Code
- All signage will conform to Article 4, Signs
- The project will conform to Section 6.301, Landscape
- The project will conform to Section 6.302, Urban Forestry
- The project will conform with additional street tree requirements along Lowriemore Lane
- This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted

LOCATOR MAP

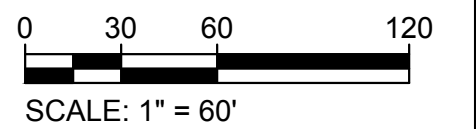


Required Parking			
1 per bedroom	Units	Bedroom(s)	Spaces
	35	1bd	35
	35	2bd	70
	30	3bd	90
Total Residential			195
1 per 250 sf of Common Area (3,700 sf)			15
Total			210

Variance Request for Parking			
1 per bedroom 2 per 2 bedroom 2 per 3 bedroom	Units	Bedroom(s)	Spaces
	35	1bd	35
	35	2bd	70
	30	3bd	60
Total Residential			165
1 per 250 sf of Common Area (3,700 sf)			15
Total			180
			182

Required
Provided

Building Type	Multifamily Residential	Multifamily Residential	Multifamily Residential	Multifamily Residential	Amenity Building
Gross Floor Area	35,323 SF	23,073 SF	23,497 SF	23,497 SF	3,870 SF
Number of Stories	3	3	3	3	1
Units	30	23	23	24	-
Bedrooms	72	41	40	42	-



LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	EASEMENT
	LANDSCAPE BUFFER
	BUILDING/STRUCTURE/AREA
	EXTERIOR BUILDING DOOR
	PAVING CURB
	PAVING STRIPING/MARKING
	SIDEWALK
	PUBLIC STREET CURB
	FENCE/WALL
	VEHICULAR FLOW
	BUILDING ENTRANCE/EXIT

PD SITE PLAN

FW MASON HEIGHTS, LP
9005 CREST RIDGE CT
FORT WORTH, TX 76179
(817) 235-6826



500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com

LOTS 3R-2, BLOCK 1
MASON HEIGHTS ADDITION

RENAISSANCE HEIGHTS PHASE 3

ZONING CASE: SP-24-0XX

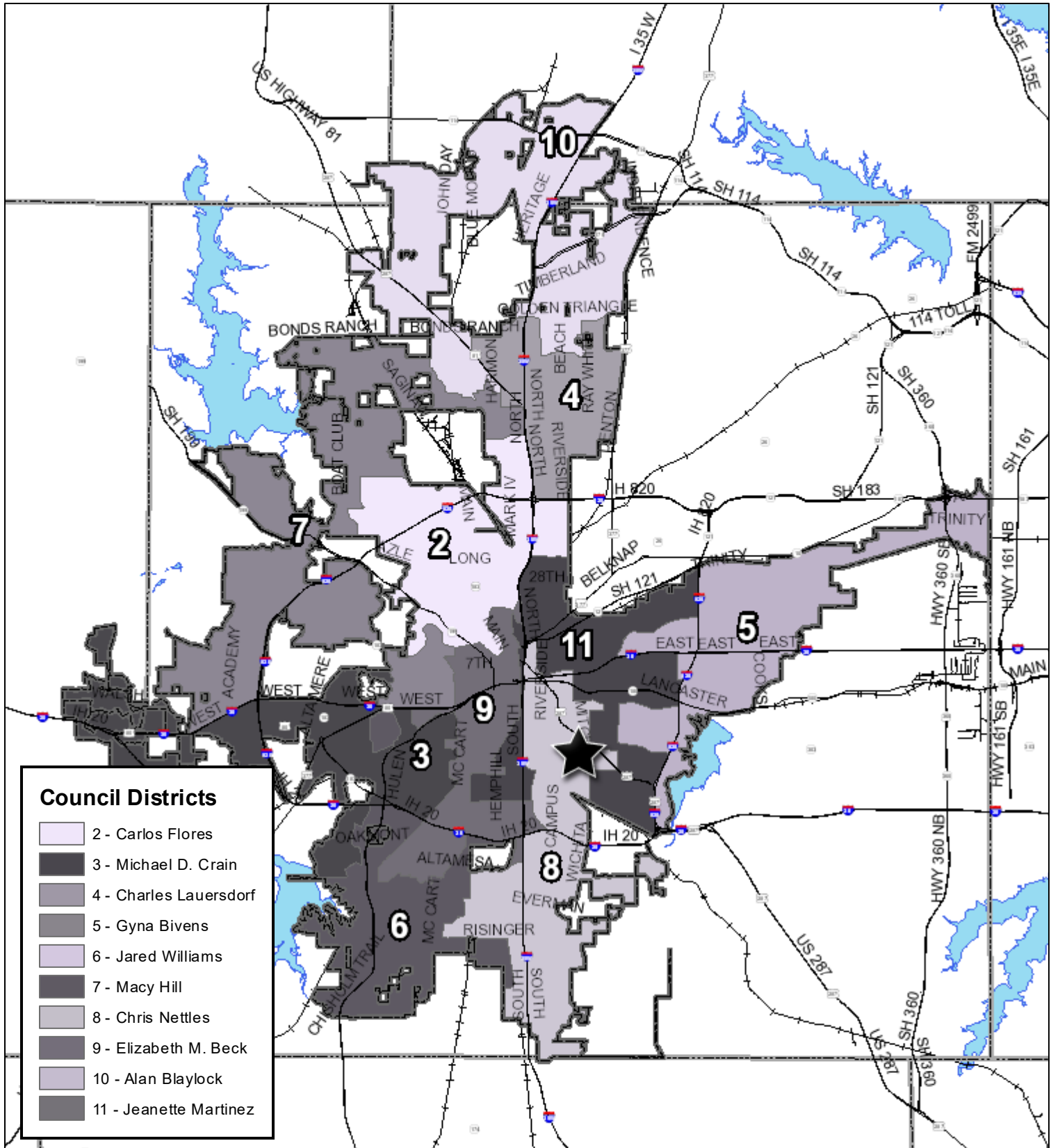
Director of Planning and Development

Date



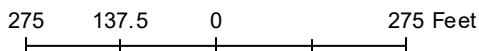
ZC-24-016

Location Map



0 2.5 5 10 Miles

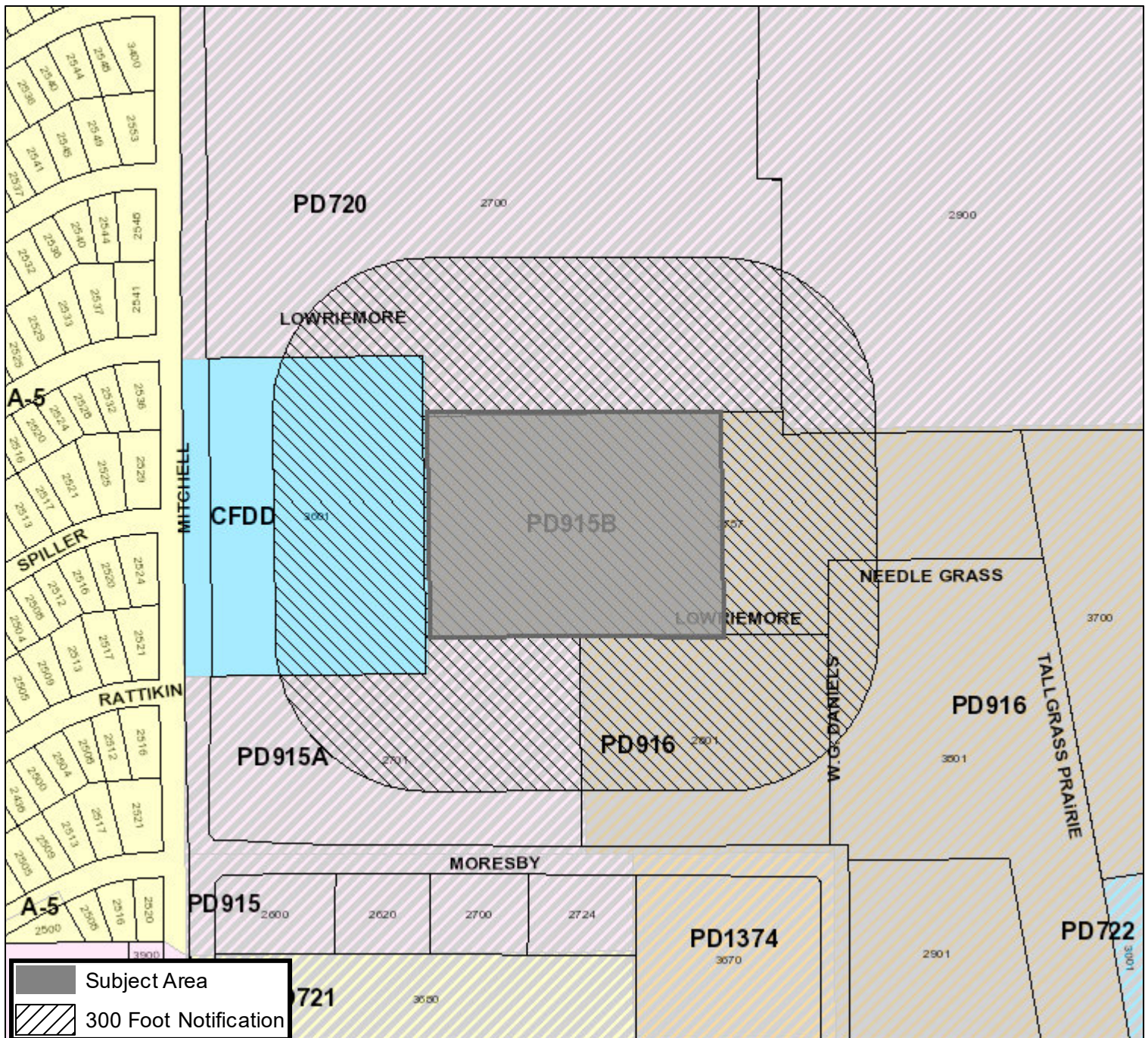
Future Land Use



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.



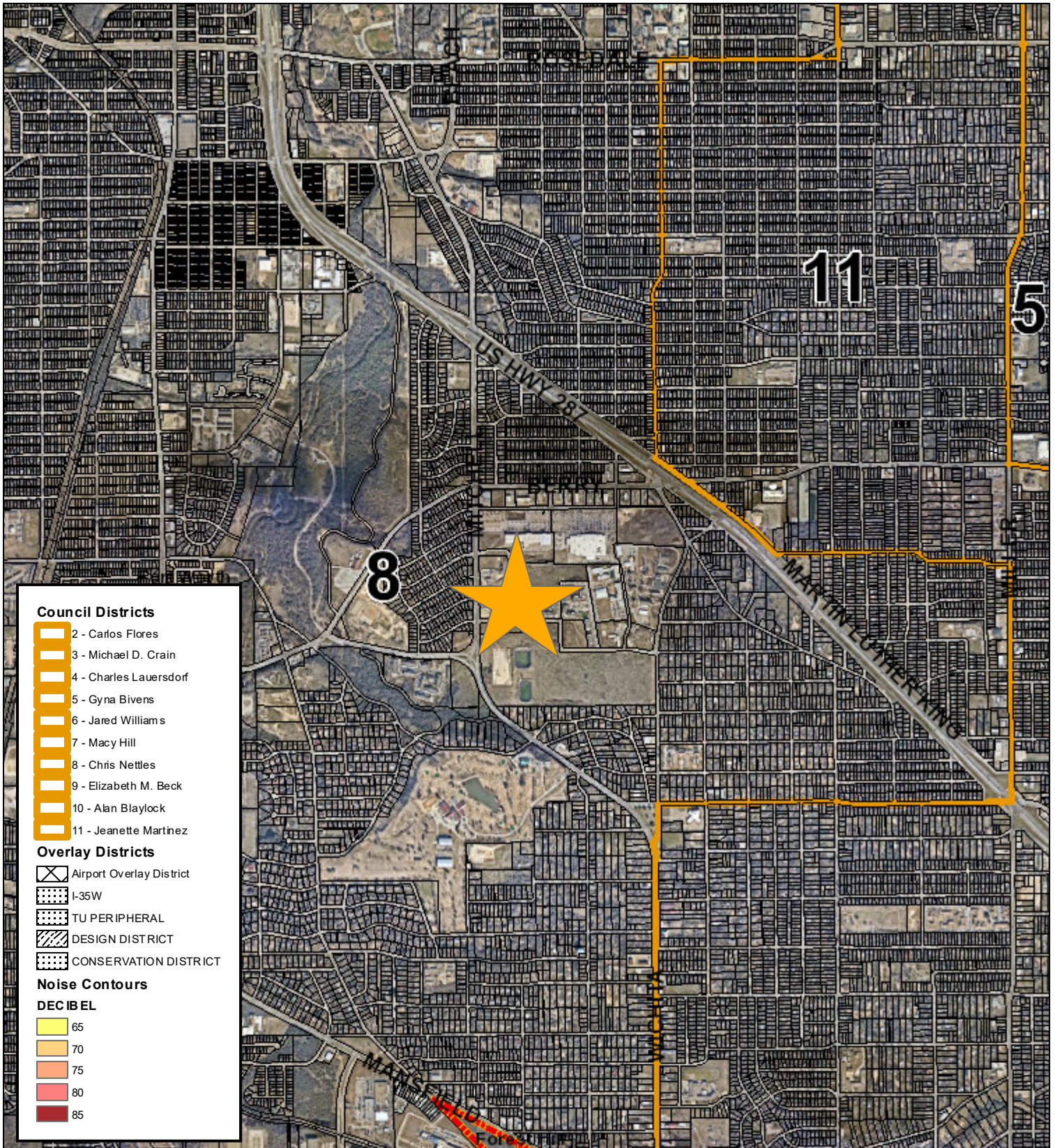
Applicant:	FW Mason Heights LP
Address:	2801 Moresby Street
Zoning From:	PD915B
Zoning To:	PD/D 916
Acres:	5.75543186
Mapsc0:	Text
Sector/District:	Southeast
Commission Date:	3/13/2024
Contact:	817-392-2495





ZC-24-016

Area Map



0 1,000 2,000 4,000 Feet

Aerial Photo Map

