



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
100 Fort Worth Trail, 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: 100 Fort Worth Trail; Council Chambers	
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:	



ZC-25-096

Aerial Photo Map



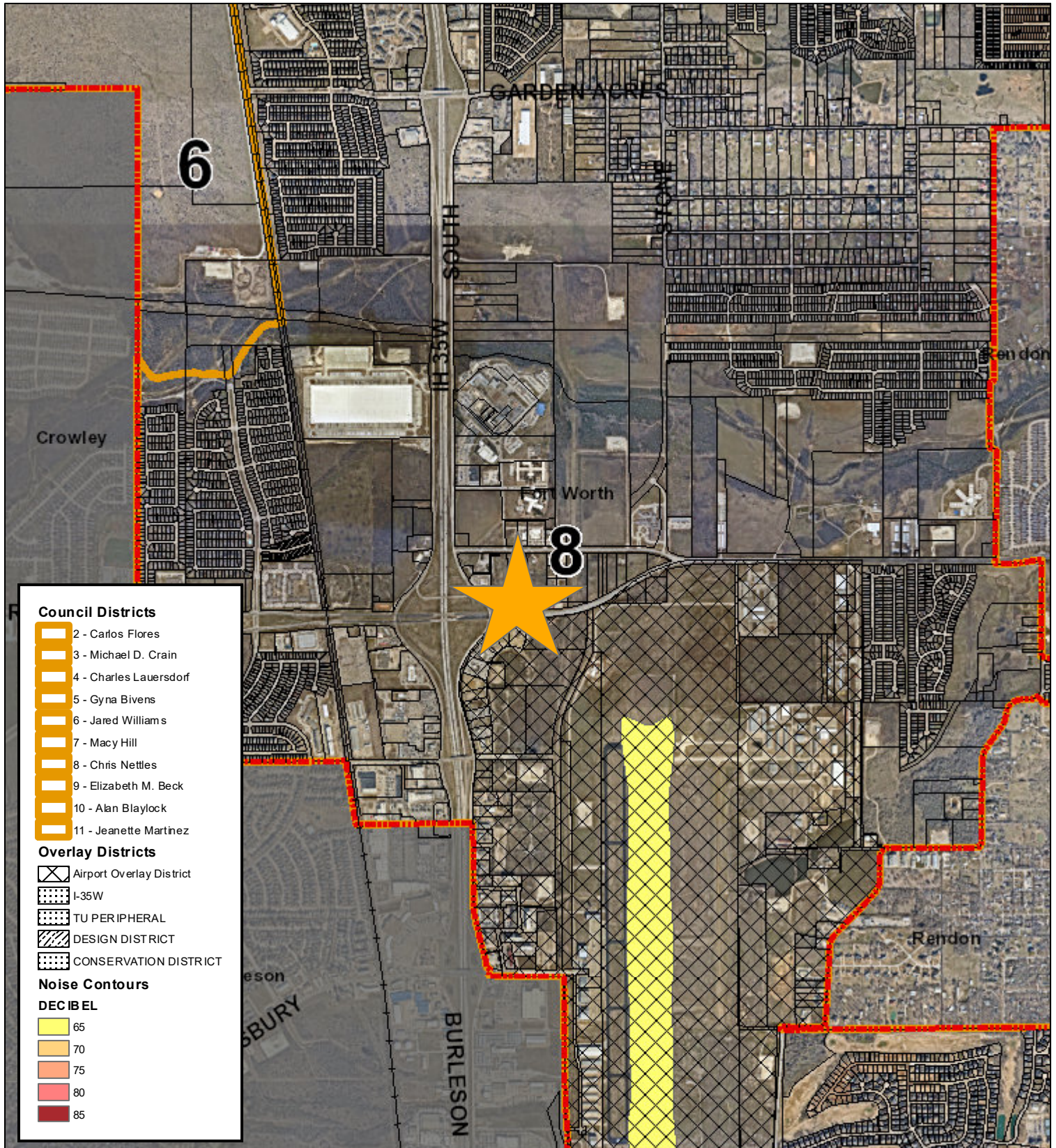
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ZC-25-096

Area Map



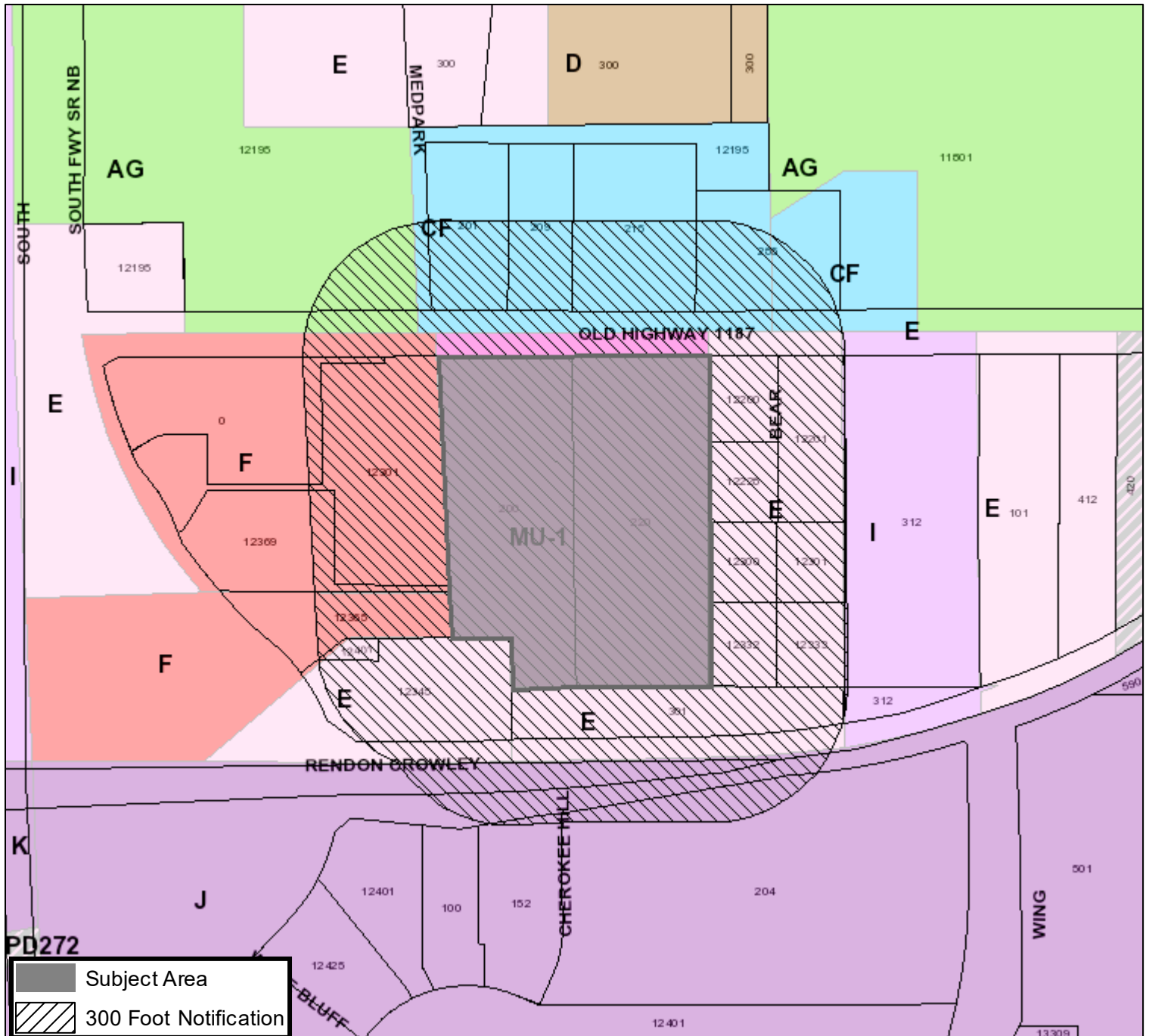
0 1,000 2,000 4,000 Feet



ZC-25-096

Area Zoning Map

Applicant: Alterrain Capital LLC/Kimley-Horn
Address: 200 & 220 Old Highway 1187
Zoning From: MU-1
Zoning To: PD for D use with waivers
Acres: 9.441
Mapsc0: Text
Sector/District: Far South
Commission Date: 6/11/2025
Contact: 817-392-2806



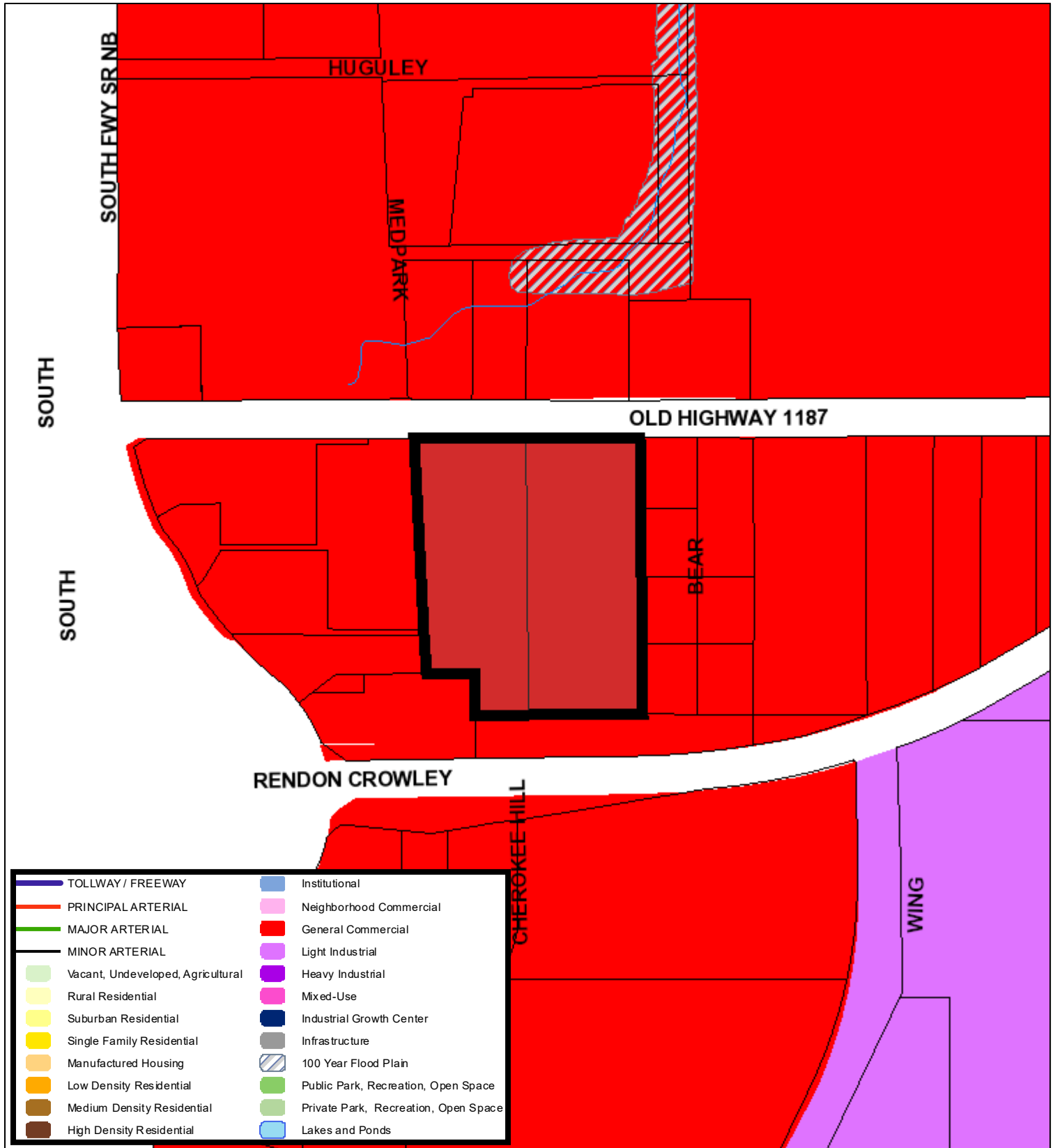
0 160 320 640 Feet

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ZC-25-096

Future Land Use



350 175 0 350 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.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Alterrian Capital, LLC

Mailing Address 5763 S. State Highway 205 City, State, Zip Rockwall, Tx 75032

Phone _____ Email _____

APPLICANT John Ainsworth

Mailing Address 801 Cherry Street City, State, Zip Fort Worth, TX 76102

Phone 817-339-2253 Email john.ainsworth@kimley-horn.com

AGENT / OTHER CONTACT N/A

Mailing Address N/A City, State, Zip N/A

Phone N/A Email N/A

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): FM1187 LEGAL DESCRIPTION: MARTIN, JOESPH SURVEY Abstract 1017 Tract 1A06 and Tract 1A04

Total Rezoning Acreage: 9.4419 ☒ 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): _____

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: _____ 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: 9.4419 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 type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" 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): _____ Proposed Zoning District(s): _____

Current Use of Property: _____

Proposed Use of Property: _____

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: _____

Land Uses Being Added or Removed: _____

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

☒ 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.

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal? ☐ Yes ☐ No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☐ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☐ No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - ☒ Site Plan meeting requirements of attached checklist (pages 7-8)
 - ☒ A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

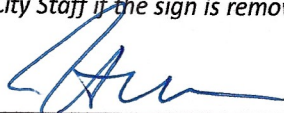
I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):



Owner's Name (Printed):

Alterrian Capital, LLC by Justin Webb, manager

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) John Ainsworth, P.E. (Kimley-Horn) ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

MARTIN, JOSEPH SURVEY Abstract 1017 Tract 1A06 and Tract 1A04

(CERTIFIED LEGAL DESCRIPTION)

DocuSigned by:

John Ainsworth

Applicant or Agent's Signature

John Ainsworth

Applicant or Agent's Name (Printed):

Owner's Signature (of the above referenced property)

Alterrian Capital, LLC by Justin Webb
Owner's Name (Printed) its manager



May 5, 2025

Rafael McDonnell
Zoning Commission Chair
City of Fort Worth

Subject: Sage Multifamily – Old Hwy 1187
Zoning Change Application

Mr. McDonnell,

Kimley-Horn is pleased to submit the proposed zoning change request for the proposed multifamily development on Old Highway 1187 in the northeast quadrant of Interstate 35W and E. Rendon Crowley Road (FM 1187). The subject site is ±9.4 acres and is currently zoned as MU-1. This zoning change request is for planned development with high density multifamily (“D”) zoning (PD/D) with the following waivers requested:

- (4.712(d)(4)(b)) Fences shall be allowed in the area between building façade and the property line. Perimeter security fencing shall be allowed.
- (4.712(d)(2)) Parking shall be provided at 1.5 spaces per dwelling unit.
- (4.712(c)(2)(a)) The minimum front yard setback shall be five feet.
- (4.712(b)) A MFD site plan will not be submitted for this project.

The subject site consists of two vacant single-family tracts, currently containing several uninhabitable residences, deteriorating auxiliary buildings, and overgrown vegetation. Adjacent to ongoing and recent development, the subject site presents a clear opportunity for improvements.

While the MU-1 zoning does allow for multifamily development, the type of development that it promotes is inconsistent with this submarket. By definition, MU-1 is intended “to provide areas in which a variety of housing types exist among neighborhood-serving commercial and institutional uses... designed to accommodate and encourage compact, walkable development forms...” The MU-1 is more suitable for an urban/infill or higher density area, whereas this submarket does not meet the intent, and this is the only MU property in the vicinity. Adjacent uses include full-service restaurants, the THR Hugely hospital and nearby medical offices, a fuel station, and car wash.

We offer the following narrative to support the requested waivers:

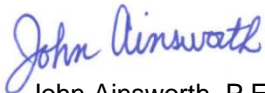
- **(4.712)(b) – A multifamily development (MFD) site plan shall not be required for multifamily development.**
 - This waiver is requested because the requested PD/D zoning will be tied to the site plan included.

- **(4.712(c)(2)(a)) - The minimum front yard setback shall be five feet.**
 - A reduced front yard setback will allow for more efficient land use and bring the buildings closer to Old Hwy 1187.
- **(4.712(d)(4)(b)) – Fences shall be allowed in the area between building facades and the property line. Perimeter security fencing shall be allowed.**
 - Placement of fences between the building facades and property line will allow the future residents to have an enhanced sense of privacy by providing a physical and visual buffer from adjacent developments. A perimeter security fence will improve both the aesthetics and appeal of the proposed development. Based on feedback from current multifamily residents, the presence of a security fence significantly increases the desirability of a residents by creating a sense of safety and peace of mind.
- **(4.712)(d)(2) - Parking requirements shall be provided at 1.5 spaces per dwelling unit**
 - A waiver is requested to allow 1.5 parking spaces per unit, Additional information and references are provided in the enclosed narrative.

The vision of the proposed development is to fill the community's need for a dense, secure, and family-oriented garden style community. By rezoning to PD/D with the requested waivers, the proposed multifamily development will be able to accomplish this vision. We appreciate your consideration and respectfully request approval of the proposed zoning request.

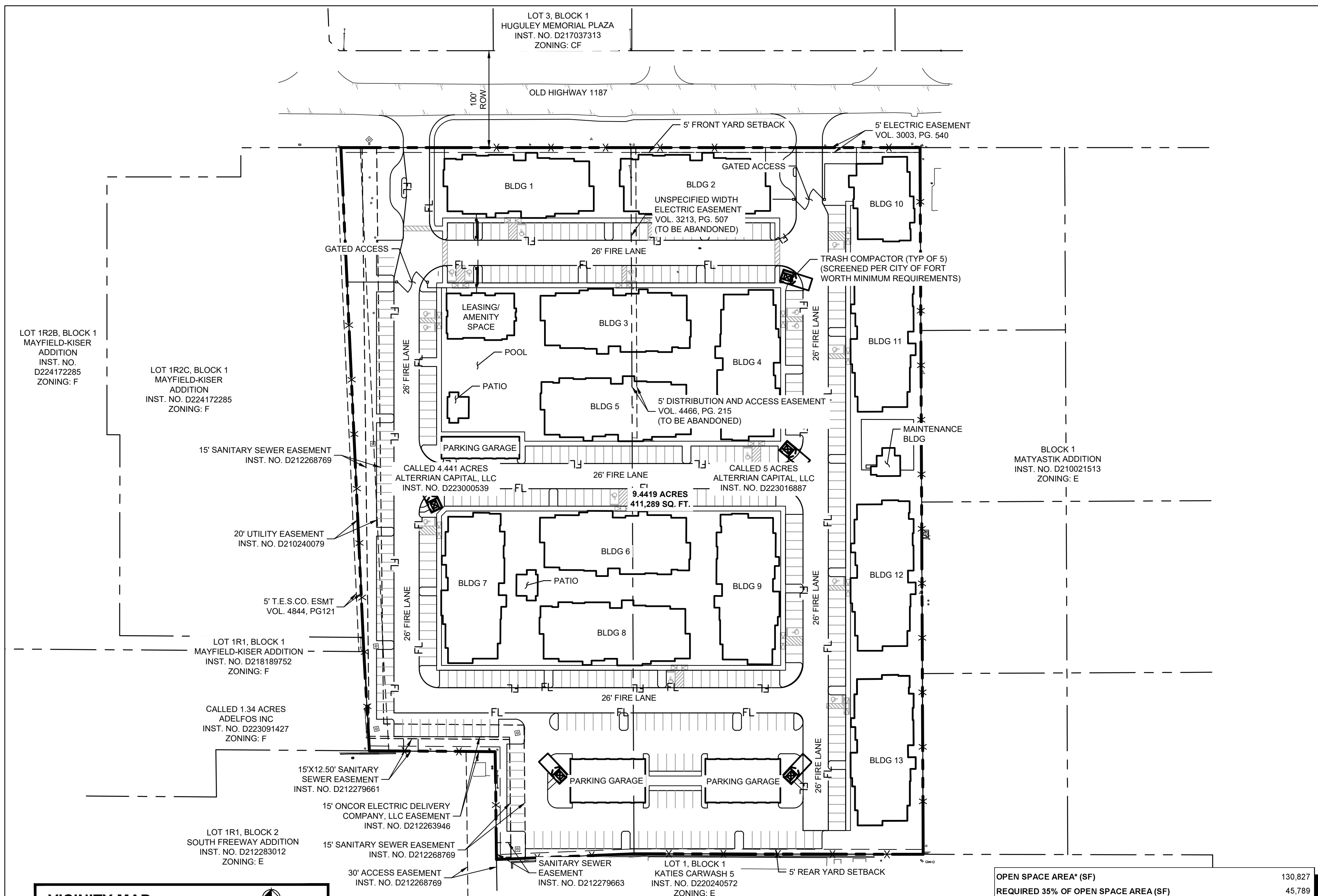
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John Ainsworth, P.E.

Project Manager



GRAPHIC SCALE IN FEET
0 37.5 75 150

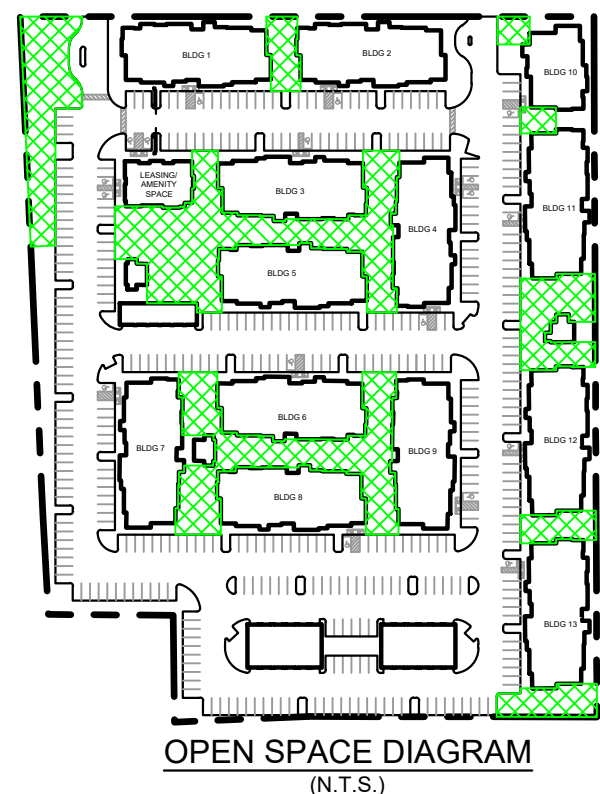
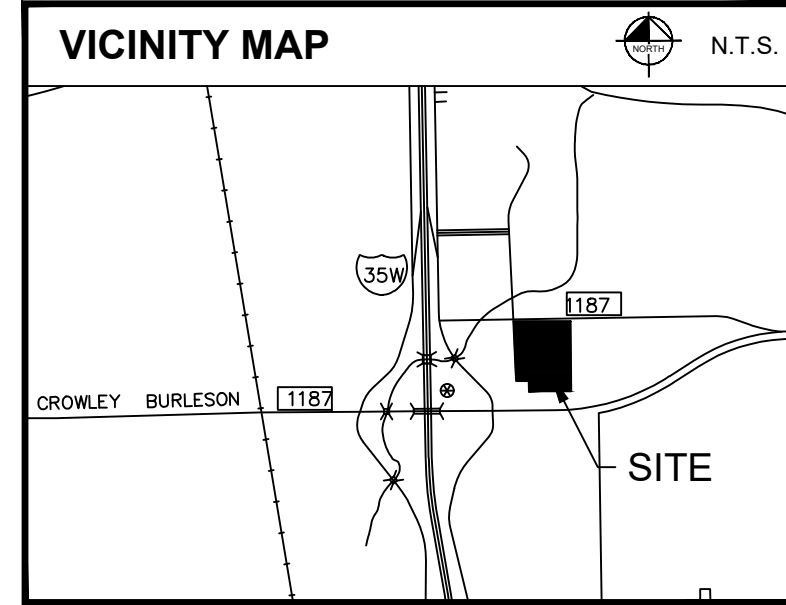
NORTH

LEGEND

- PROPERTY LINE
- FENCE
- FIRE LANE

EXISTING ZONING:	MU-1
PROPOSED ZONING:	PD/D
UNITS	300
BEDROOMS	528
CLUBHOUSE/ LEASING/ FITNESS/MAIL (SF)	5,000
MAX BUILDING HEIGHT ALLOWED:	48'
MAX BUILDING HEIGHT PROPOSED:	30'-6" TOP PLATE
BUILDING MATERIAL	MASONRY AND SIDING
FENCING HEIGHT	6'
FENCING MATERIAL	WROUGHT IRON
PARKING REQUIRED (BASED ON CODE)	1 PER BEDROOM = 528 SPACES 1 PER 250 SF OF COMMON AREA = 20 SPACES TOTAL: 548 (11 ADA)
PARKING REQUIRED (BASED ON WAIVER) (REF. 9.3 BELOW)	1.5 PER UNIT = 450 SPACES
PARKING PROVIDED	30 COVERED SPACES 428 OPEN PARKING TOTAL = 458 (18 ADA)

- NOTES:
- THIS PROJECT WILL COMPLY WITH SECTION 4.712(c) (6) FOR "D" HIGH-DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
 - THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS.
 - TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.
 - EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY FACADE MATERIAL WITH MASONRY (SUCH AS BRICK, STONE, OR SYNTHETIC STONE) ACCENTS AT SELECT LOCATIONS.
 - ALL DECORATIVE WALLS SHALL BE SAME MATERIAL AS THE BUILDING OVER CONCRETE MASONRY BLOCKS.
 - DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:
 - (4.712(d)(4)(b)) FENCES SHALL BE ALLOWED IN THE AREA BETWEEN BUILDING FACADE AND THE PROPERTY LINE. PERIMETER SECURITY FENCING SHALL BE ALLOWED.
 - (4.712(d)(2)) PARKING SHALL BE PROVIDED AT 1.5 SPACES PER DWELLING UNIT.
 - (4.712(c)(2)(a)) THE MINIMUM FRONT YARD SETBACK SHALL BE FIVE FEET.
 - (4.712(b)) A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT.



LEGEND

- PROPERTY LINE
- PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')

OPEN SPACE AREA* (SF)	130,827
REQUIRED 35% OF OPEN SPACE AREA (SF)	45,789
PROVIDED OPEN SPACE AREA (SF) (MIN. 25'x25')	63,592
PROVIDED OPEN SPACE RATIO**	49%
NET LAND AREA (SF)	411,289
BUILDING FOOTPRINTS AND PATIOS (SF)	120,227
PARKING AREAS AND ACCESS DRIVES (SF)	160,235
* = DEFINED AS NET LAND AREA MINUS BUILDING FOOTPRINTS, PARKING AREAS, AND ACCESS DRIVES	
** = DEFINED AS "PROVIDED OPEN SPACE AREA" / OPEN SPACE AREA	

Kimley»Horn

801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

ARCHITECT
MICHAEL DELGADO
PROJECT ARCHITECT
CROSS ARCHITECTS
879 JUNCTION DR
ALLEN, TEXAS 75013

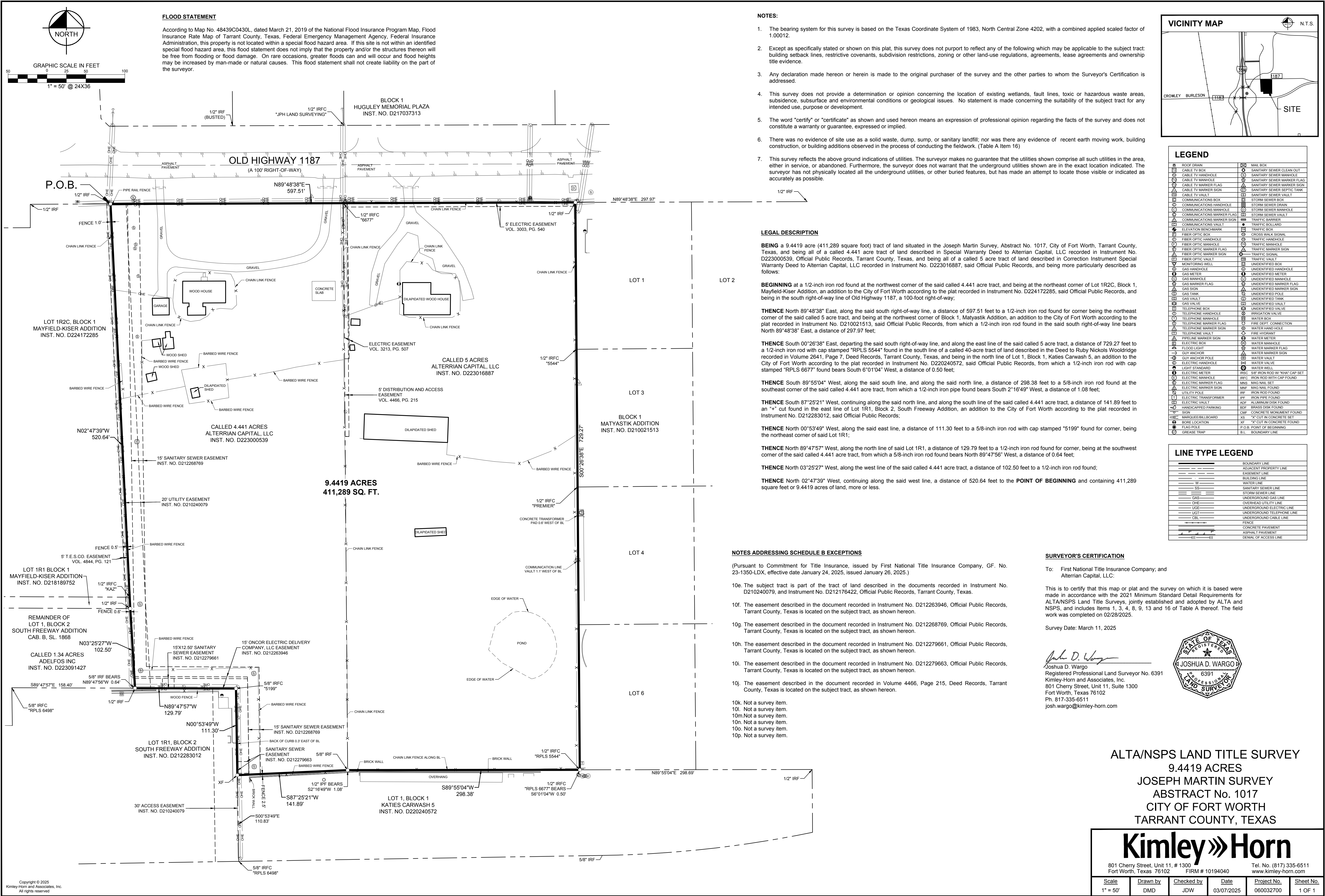
OWNER/DEVELOPER:
ALBERT TORRICO
NATIONAL DEVELOPMENT MANAGER
SAGE HOMES NORTHWEST LLC
9505 19TH AVE SE, STE 118
EVERETT, WA 98208

ENGINEER:
JOHN AINSWORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2253

SAGE BURLESON MULTIFAMILY PD SITE PLAN

PD SITE PLAN
ZC-25-XXX

FORT WORTH, TX
MAY 2025





SAGE HOMES

May 5, 2025

Rafael McDonnell
Zoning Commission Chair
City of Fort Worth

Project: Sage Multifamily – Old Highway 1187

Request for Reduced Parking Requirement – Multi-Family Development in Fort Worth

Mr. McDonnell:

We respectfully request approval for a reduced parking ratio of **1.50 spaces per dwelling unit** for the proposed Sage Burleson multifamily development in Fort Worth, Tarrant County, Texas. This request reflects evolving transportation preferences, operational experience with similar projects, and alignment with comparable parking standards in peer cities across Texas.

Resident Transportation Patterns

The development is designed to serve residents who live and work within the south Fort Worth and Burleson areas, offering a well-located rental option. Given the proximity to major employment centers, increased walkability, and expanding public transit options, we anticipate that many future residents will not rely solely on private vehicles. This is particularly relevant for younger renters, remote workers, and families with a single household vehicle. These usage patterns have been changing over time and impact design and cost for multifamily developments.

Parking Supply & Operational Strategy

Our current **site plan provides 458 parking spaces**, which exceeds the proposed 1.50 spaces per unit. However, as the project progresses, final site design adjustments — including utility placement, landscaping, and fire access — may affect that total. The requested reduction provides flexibility to adapt the site layout while providing sufficient parking.

Operational data from similar developments indicate that two- and three-bedroom units frequently require only one vehicle, particularly in households with children or where extra rooms are used as offices. In practice, these units do not consistently demand a proportional increase in parking. Additionally, multifamily communities rarely operate at full



occupancy with the maximum number of vehicles present at the same time, further supporting a reduced requirement.

Regional Comparisons

The proposed parking ratio is consistent with or more conservative than those in other major Texas cities:

- [Houston, TX](#): Minimum requirement of approximately 1.42 spaces per unit for a similar unit mix.
- [San Antonio, TX](#): 1.50 spaces per unit required for multifamily development.
- [Austin, TX](#): No minimum parking requirement for multifamily developments outside of accessibility provisions.

These demonstrate that Fort Worth’s current standard of 1.76 spaces per unit is comparatively high and may not reflect actual usage trends in today’s housing market.

Supporting Research & Policy Direction

Recent studies — including findings from the [District Department of Transportation](#) and the [Dallas City Plan Commission](#) — highlight the unintended impacts of excessive parking, such as increased traffic, higher development costs, and inefficient land use. Environmental factors attributed to overparking, including increased greenhouse gas emissions and impervious surface.

Unit Mix & Anticipated Demand

A breakdown of the proposed unit mix is provided below:

Unit Type	Number of Units
1-Bedroom Units	111
2-Bedroom Units	150
3-Bedroom Units	39
Total Units	300

Figure 1 - Proposed Unit Mix

The proposed development includes a substantial number of two- and three-bedroom units; these larger units do not inherently necessitate a proportional increase in required parking. Based on operational experience, many of the additional bedrooms serve non-vehicular uses, such as home offices.

Access to Alternative Transportation

Trinity Metro's expanded ZIPZONE service — supported by grants from the North Central Texas Council of Governments and the Congestion Mitigation and Air Quality Improvement Program — offers an affordable and reliable rideshare option for this area. This investment in last-mile connectivity enhances the viability of reduced parking by providing residents with real alternatives to car ownership.



Figure 2 -TEXRAIL Systems Map

Conclusion

While current zoning requires 548 spaces, we believe a reduced ratio of 1.50 spaces per unit (450 spaces) is more appropriate for this project's context. Our current plan reflects this while maintaining capacity to add spaces if future conditions require it.

We appreciate your consideration of this request and would welcome the opportunity to provide additional information or address any questions.

Sincerely,

Signed by:

Albert Torrico

519AE0A71274441...

Albert Torrico

National Development Manager

Sage Homes NW, LLC