



## MEMORANDUM

Date: March 27, 2020  
To: Mayor and Council  
From: Arty Wheaton-Rodriguez  
Subject: City Council Zoning Docket Overview of Significant Zoning Cases

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For the April 7<sup>th</sup> work session briefing we are providing the attached Zoning Case Summary for all cases. Below is some additional dialogue that addresses more specific details on a few of the cases.

**ZC-20-002 and 003 (CD 7)** are part of the same single-family residential project and have been continued in the past to work out details between the developer and surround communities.

**ZC-20-007 (CD 8)** is a case at the SE intersection of I-35W and I-20. The applicant originally requested “J” zoning, however during the public hearing he stated that they would be okay with a Planned Development with a base of “I” zoning for the entire site. A majority of the site they are wanting to rezone is currently zoned “I”. The zoning commission made a recommendation to PD/I with development standards for a 40’ landscape buffer, screening wall, and not truck traffic on the eastern-most drive with a site plan to help mitigate the concerns of the adjacent Highland Hills neighborhood.

**ZC-20-024 (CD 5)** is a Conditional Use Permit to allow for a cabinet construction use in three existing buildings along E. Lancaster, within the Historic Handley Urban Village. A cabinet construction use is usually a light industrial use because of its light manufacturing nature and not allowed by right in Mixed-Use 1 (“MU-1”). This CUP would allow that use to take place at this site.

**ZC-20-025 (CD 6)** is also a Conditional Use Permit to allow for a car wash in an “E” Neighborhood Commercial. Car washes in general are only allowed throughout our commercial districts via a CUP. These cases were originally hear by the Board of Adjustment only as Special Exceptions prior to the adoption of our conditional use permit ordinance.

For any questions or comments please email me at [arturo.wheaton-rodriguez@fortworthtexas.gov](mailto:arturo.wheaton-rodriguez@fortworthtexas.gov) or at 817-392-6226.

**ZONING CASE SUMMARY**  
April 7, 2020

<b>*Note re: Comprehensive Plan Consistency Categories</b>											
<b>SD-Significant Deviation</b>				<b>MBA-Minor Boundary Adjustment</b>			<b>TI-Technical Inconsistency</b>				
Case No.	Owner/Subject Address	Sector	CD	Current Zoning	Proposed Zoning	Proposed Use	Future Land Use	Comp. w/ Surr. Land Uses	Consistent w/Comp. Plan*	Staff Recommendation	Notes
ZC-19-131	Benchmark Acquisitions Ltd 10400 W. Cleburne Rd	Far Southwest	6	Unzoned	"A-5" One family	Residential	Single Family	Yes	Yes	Approval	40.04 ac.; proposed residential development. <b>(recommended for Approval by the Zoning Commission) (Continued from a previous meeting)</b>
ZC-19-146	Crowley Independent School District 1800-1900 blocks Cleburne Crowley Rd	Far Southwest	6	Unzoned	"CF" Community Facilities	School	Agricultural and Single-Family	Yes	Yes	Approval	94.713 ac.; proposed school <b>(recommended for Approval by the Zoning Commission) (Continued from a previous meeting)</b>
ZC-20-002	CFI Farm Properties LLC 9200-9500 Blocks Saginaw Blvd; 7800 Block Wagley Robertson Rd	Far Northwest	7	"AG" Agricultural, "A-10" One-Family, "A-7.5" One Family, "E" Neighborhood Commercial	"A-5" One-Family	Single Family	Single Family and Neighborhood Commercial	Yes	Yes	Approval	145.1 ac.; proposed residential development <b>(recommended for Approval by the Zoning Commission) (Continued from a previous meeting)</b>
ZC-20-003	CFI Farm Properties LLC 8000-8100 Blocks Wagley Robertson Rd	Far North	7	Unzoned, "AG" Agricultural	"A-7.5" One-Family, "A-5" One Family	Single Family	Single Family	Yes	Yes	Approval	19.06 ac.; proposed residential development <b>(recommended for Approval by the Zoning Commission) (Continued from a previous meeting)</b>
ZC-20-007	ARTEL Inc. D & KW Properties 5600-6200 Blocks South Freeway & 800 – 1000 blocks Loop 820	Sycamore	8	"A-5" One Family, "E" Neighborhood Commercial, "I" Light Industrial	"PD/I" Planned Development for all uses in "I" Light Industrial with a 40' landscape buffer, screening wall, and no truck activity on the far eastern drive; site plan included	Industrial	Light Industrial & Single Family	Yes (I & E) No (A-5)	Yes (I & E) No-SD (A-5)	Approval (I & E) Denial (A-5)	99.5 ac.; proposed industrial development <b>(recommended for Approval as amended as PD/I with development standards by the Zoning Commission) (Continued from a previous meeting)</b>
ZC-20-019	Union Gospel Mission Of Tarrant County 1105-1215 (odds) E. Lancaster Ave	Southside	8	MU-2" High Intensity Mixed-Use	"PD/MU-2' Planned Development for all uses in "MU-2" High Intensity Mixed-Use with waivers to required primary street frontage, office parking ratio, parking lot screening height, Individual street-oriented entries for street level residential units, and primary residential entrance spacing; site plan included	Multifamily	Near Southeast Mixed-Use Growth Center	Yes	Yes	Approval	0.97 ac.; proposed multifamily development <b>(recommended for Approval by the Zoning Commission) (Continued from a previous meeting)</b>
ZC-20-021	Elvira Rios 3905 Galvez Ave	Northeast	8	"B" Two-Family	PD/B Planned Development for all uses in "B" Two-Family plus three units on one lot; site plan waiver requested	Multifamily	Single Family	Yes	Yes	Approval	0.16 ac.; existing three units on one lot <b>(recommended for Approval as amended with no new construction by the Zoning Commission)</b>

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<b>ZC-20-022</b>	Design Work Pro LLC 705 East Jefferson Ave	Southside	8	"J" Medium Industrial	"B" Two-Family	Residential	Single Family	Yes	Yes	Approval	0.14 ac.; proposed residential development ( <b>recommended for Approval by the Zoning Commission</b> )
<b>SP-20-006</b>	ALNA Properties II, LLC 2735 Purington Ave.	Eastside	8	PD 1020	Amend site plan for PD 1020 to reduce parking count	Residential	Low Density Residential	NA	NA	Approval	0.169 ac.; existing residential development ( <b>recommended for Approval by the Zoning Commission</b> )
<b>ZC-20-023</b>	Yun Kyong Chu 4001 Fain St	Northeast	4	"D" High Density Multifamily	"PD/D" Planned Development for all uses "D" High Density Multifamily with waivers to projected front yard, open space, parking location, dumpster and accessory building setbacks, screening fence, fence location, parking lot landscape islands, parking lot screening and height; site plan included	Multifamily	Medium Density Residential	Yes	Yes	Approval of PD/D with waivers to height, accessory building location, dumpster location, parking location, parking lot landscape islands  Denial of waivers to fencing location, screening fence, and projected front yard	5.07 ac.; proposed multifamily development ( <b>recommended for Approval by the Zoning Commission</b> )
<b>ZC-20-024</b>	Rafael & Claudia Leal 3116 Haynie St	Eastside	5	"MU-1" Low Density Mixed-Use	Add Conditional Use Permit (CUP) to allow for cabinet construction	Cabinet Construction	Mixed-Use Growth Center	Yes	Yes	Approval	0.48 ac.; proposed cabinet construction ( <b>recommended for Approval by the Zoning Commission</b> )
<b>ZC-20-025</b>	JLJ Investments 301 East Rendon Crowley Rd	Far South	6	"E" Neighborhood Commercial	Add Conditional Use Permit (CUP) to allow a car wash facility	Car Wash	General Commercial	Yes	Yes	Approval	1.83 ac.; proposed car wash ( <b>recommended for Approval by the Zoning Commission</b> )
<b>ZC-20-026</b>	Custer Commons LP 8681 N. Beach	Far North	4	"E" Neighborhood Commercial	"PD/D" Planned Development for all uses in "D" High Density Multifamily with waivers to (MFD) Multifamily Development Submittal, parking, height and screening fence; site plan included	Multifamily	Neighborhood Commercial	Yes	No-TI	Approval with adherence to façade design standards	15.35 ac.; proposed multifamily development ( <b>recommended for Approval by the Zoning Commission</b> )
<b>ZC-20-027</b>	Texas Wesleyan University, Sebastian Salazar, Gloria Salazar 3222, 3226, 3228 E Rosedale St; 3217, 3221, 3231, 3235 Ave G	Southeast	8	"MU-1" Low Intensity Mixed-Use	"MU-2" High Intensity Mixed-Use	Multifamily	Mixed-Use	Yes	Yes	Approval	1.07 ac.; proposed multifamily development ( <b>recommended for Approval by the Zoning Commission</b> )
<b>ZC-20-028</b>	HPC Revelstoke Residential, Ltd 9500 Block of Blue Mound Rd	Far Northwest	2	"D" High Density Multifamily	"F" General Commercial	Commercial	Medium Density Multifamily	Yes	No-TI	Approval	1.9 ac.; proposed commercial development ( <b>recommended for Approval by the Zoning Commission</b> )
<b>ZC-20-029</b>	Total E & P Usa Real Estate, LLC 6700 block Hatch Rd	Far Northwest	7	"AG" Agricultural	"A-5" One-Family	Single Family	Single Family	Yes	Yes	Approval	7.26 ac.; proposed single family development ( <b>recommended for Approval by the Zoning Commission</b> )