



**ZONING COMMISSION
AGENDA**

Wednesday, February 9th, 2022

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/q.php?MTID=e6f3b992abaec97fe367beac858387f4>

Meeting/ Access Code: 2554 849 3939

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 2554 849 3939

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

To view the docket for this meeting visit: <https://www.fortworthtexas.gov/calendar/boards-commission>

This meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act.

Members of the Zoning Commission may be participating remotely in accordance with the Texas Open Meetings Act. The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting.

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, February 7th. To sign up, either contact Sandra Barraza at Sandra.Barraza@fortworthtexas.gov or (817)392-8047, if you would like to participate in-person; or if you would like to participate virtually, register through WebEx in accordance with the directions on the City’s website above. Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

COMMISSION MEMBERS:

Jarod Cox CD 1	_____	Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	Jacob Wurman, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, Vice Chair, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

- I. **WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020**
 - A. **Overview of Zoning Cases** Staff
 - B. **Discussion of amendments to car wash regulations** AD, Daniel Leal
 - C. **Open Space Program and Strategy Report** Brandi Kelp, TPW

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MARCH 8th, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

- B. **APPROVAL OF MEETING MINUTES OF JANUARY 12th, 2022** _____ Chair

To view the docket please visit the City Calendar (Boards and Commissions) or visit <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

- 1. **ZC-21-152** **CD 9**

- a. Site Location: 209 E. Bolt Street
- b. Acreage: 0.14
- c. Applicant/Agent: Boxer Property Management
- d. Request: From: "A-5" One-Family
To: "UR" Urban Residential

This case has been withdrawn. No public hearing will be held.

- 2. **ZC-21-186** **CD 5**

- a. Site Location: 3117 Ada Avenue
- b. Acreage: 0.25
- c. Applicant/Agent: Omega Marketing
- d. Request: From: "A-5" One-Family
To: "CR" Low Density Multi-Family

This case has been withdrawn. No public hearing will be held.

- 3. ZC-21-175** **CD 5**
- a. Site Location: 4309 - 4325 (odds) E. Rosedale Street
 - b. Acreage: 1.19
 - c. Applicant/Agent: Martir Quintero Vasquez
 - d. Request: From: "A-5" One-Family, "ER" Neighborhood Commercial Restricted with Stop Six Overlay
To: "I" Light Industrial with Stop Six Overlay
- 4. ZC-21-208** **CD 4**
- a. Site Location: 3417 & 3421 N. Beach Street, 3859 Carolea Drive
 - b. Acreage: 3.74
 - c. Applicant/Agent: JoDon Properties
 - d. Request: From: "B" Two-Family
To: "J" Medium Industrial
- 5. ZC-21-212** **CD 7**
- a. Site Location: 8800-8900 blocks Lower Sonoma Lane
 - b. Acreage: 10.25
 - c. Applicant/Agent: Harmon 38 Investments LP
 - d. Request: From: "G" Intensive Commercial
To: "D" High Density Multifamily
- 6. ZC-21-148** **CD 5**
- a. Site Location: 5220 E Lancaster Avenue
 - b. Acreage: 1.12
 - c. Applicant/Agent: Espire Enterprises, LLC
 - d. Request: From: "E" Neighborhood Commercial
To: "PD" Planned Development with a base of "C" Medium Density Multifamily excluding Boarding/Lodging House and Government Office Facility, with development standards for open space, front yard setback, building orientation, and landscaping revision; Site plan included.
- 7. ZC-21-172** **CD 4**
- a. Site Location: 100-500 blocks Beach Street
 - b. Acreage: 29.87
 - c. Applicant/Agent: Robert H. Frost
 - d. Request: From: "B" Two-Family
To: "PD/I" Planned Development for "I" Light Industrial removing certain uses with development standards, site plan included.
- 8. ZC-21-118** **CD 6**
- a. Site Location: 5653 Westcreek Drive
 - b. Acreage: 0.47
 - c. Applicant/Agent: Mohamad Alwan
 - d. Request: From: "E" Neighborhood Commercial
To: "PD" Planned Development with a base of "E" Neighborhood Commercial for Auto Repair & Outside Storage (Automobiles), with specific development standards for projected front yard setback, supplemental side building setbacks, supplemental buffer yard, buffer yard landscaping requirements, screening fence requirements, dumpster screening requirements; site plan included

9. ZC-21-220

CD 8

- a. Site Location: 4108 Moberly & 4900 Miller Avenues
- b. Acreage: 0.80
- c. Applicant/Agent: Davi Group Inc.
- d. Request: From: "E" Neighborhood Commercial
To: "CR" Low Density Multifamily

10. ZC-21-224

CD 6

- a. Site Location: 9300 block Summer Creek Drive
- b. Acreage: 1.28
- c. Applicant/Agent: NEC CTR & McP LP
- d. Request: To: Add Conditional Use Permit to allow for a self-service car wash in "G" Intensive Commercial; site plan included

11. ZC-21-231

CD 7

- a. Site Location: 9301 Harmon Road
- b. Acreage: 9.71
- c. Applicant/Agent: Presidio Village LLC
- d. Request: From: "AG" Agricultural
To: "E" Neighborhood Commercial, "F" General Commercial

D. NEW CASES

12. SP-21-029

CD 5

- a. Site Location: 1251 Little Cina Lane
- b. Acreage: 2.85
- c. Applicant/Agent: Eastchase Hospitality, LLC
- d. Request: From: "PD1134" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan approved
To: Amend hotel site plan to modify building orientation, increase building area and number of guest rooms, and modify parking layout for PD1134

13. SP-22-001

CD 9

- a. Site Location: 1701 Oakhurst Scenic Drive
- b. Acreage: 13.26
- c. Applicant/Agent: Mercy Culture Church Inc.
- d. Request: From: PD 586 for church related activities with sign waivers
To: Amend site plan for PD 586 for church home for survivors of human trafficking

14. ZC-21-232

CD 8

- a. Site Location: 708-714 (evens) Parkdale Avenue
- b. Acreage: 0.37
- c. Applicant/Agent: Housing Channel
- d. Request: From: "PD 437" PD/SU Planned Development Specific Use for apartments for transitional housing for women and children
To: "UR" Urban Residential

15. ZC-21-233

CD 7

- a. Site Location: 13700-13900 blocks Old Denton Road
- b. Acreage: 77.92
- c. Applicant/Agent: Wiggins GST Exempt Family Trust
- d. Request: From: Unzoned
To: "I" Light Industrial

16. ZC-21-234

CD 9

- a. Site Location: 2100 blks Wenneca Ave. & West (I-30) Freeway, 2100-2200 blks W. Petersmith St.
- b. Acreage: 1.79
- c. Applicant/Agent: Dalal 1000 LLC, Sameer Dalad
- d. Request: From: "J/DUDD" Medium Industrial/Downtown Urban Design District
To: "PD/H/DUDD" Central Business District/DUDD overlay with Brewery and Distillery with 10 story height limit, site plan waived

17. ZC-21-236

CD 7

- a. Site Location: 9800-10400 blks Morris Dido Newark RD, 3600-4900 Bonds Ranch RD
- b. Acreage: 702.50
- c. Applicant/Agent: Bonds Ranch LP
- d. Request: From: Unzoned; "AG" Agricultural; "A-21" One-Family; "A-10" One-Family; "A-7.5" One-Family
To: "A-5" One-Family; "G" Intensive Commercial; "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily for detached multifamily with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.

18. ZC-22-002

CD 5

- a. Site Location: 6308 Willard Road
- b. Acreage: 5.27
- c. Applicant/Agent: James Wilborn
- d. Request: From: "UR" Urban Residential
To: "A-21" One-Family

19. ZC-22-003

CD 2

- e. Site Location: 2501 Northwest Loop 820 Freeway
- f. Acreage: 2.12
- g. Applicant/Agent: MCP18, LLC
- h. Request: To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility in "E" Neighborhood Commercial with waiver to the location of accessory uses in the front yard, site plan included

20. ZC-22-004

CD 9

- a. Site Location: 4501 West Freeway (I-30)
- b. Acreage: 29.04
- c. Applicant/Agent: Forth Worth ISD
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

21. ZC-22-005

CD 2

- a. Site Location: 1411 Maydell Street
- b. Acreage: 16.17
- c. Applicant/Agent: Fort Worth ISD
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

22. ZC-22-006

CD 4

- a. Site Location: 5917 Shelton Street
- b. Acreage: 49.01
- c. Applicant/Agent: Fort Worth ISD
- d. Request: From: "A-21" One-Family
To: "CF" Community Facilities

23. ZC-22-009

CD 5

- a. Site Location: 4329 E Rosedale Street
- b. Acreage: 0.16
- c. Applicant/Agent: Martir Quintero Vasquez
- d. Request: From: "A-5/SS" One-Family/ Stop Six Overlay
To: "E/SS" Neighborhood Commercial / Stop Six Overlay

24. ZC-22-014

All

- a. Applicant/Agent: City of Fort Worth
- b. Request: To: Adopt an ordinance amending the Zoning Ordinance, Chapter 2, "Review Bodies" to amend Chapter 5, "Supplemental Use Standards," Article I, "Standards for Selected Uses," section 5.116a "Home Occupation" to allow outdoor activities as a home occupation and add regulations for outdoor activities

E. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time **Friday, February 04, 2022 at 1:30 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Jamere D. Woodlee
City Secretary for the City of Fort Worth, Texas



Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-175

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Martir Quintero Vasquez

Site Location: 4309-4325 (odds) E. Rosedale Street **Acreage:** 1.19 acres

Request

Proposed Use: Office/Towing Company

Request: From: “A-5” One-Family, “ER” Neighborhood Commercial Restricted with Stop Six Overlay

To: “I” Light Industrial with Stop Six Overlay

Recommendation

Land Use Compatibility: Requested change is **not compatible**

Comprehensive Plan Consistency: Requested change is **not consistent (Significant Deviation)**

Staff Recommendation: **Denial**

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 - b. [Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The property is located on East Rosedale Street east of Miller Avenue. The applicant is proposing to change the zoning from “A-5” One-Family, “ER” Neighborhood Commercial Restricted with Stop Six Overlay to “I” Light Industrial with Stop Six Overlay to allow for a tow truck company with office. The applicant has been storing trucks on the site and was cited by Code Compliance for not having a Certificate of Occupancy.

This property went through a Council Initiated Rezoning in 2011 to limit the more intense uses within the corridor. The proposed use does not lend itself to industrial/outdoor storage type of uses. However, standard “E” Neighborhood Commercial or “ER” Neighborhood Commercial restricted would be the appropriate zoning to buffer the residential north of Rosedale Street.

This case was continued from the December meeting in order for staff to meet with the applicant to discuss options for the site. The meeting was held in December and two options were provided:

Option 1: CUP with a base of “E” or “ER” for truck storage with a time limit. This would enable them to continue to operate while they looked for more appropriate locations. We also discussed removing one of their properties from this zoning case for a tax office. As a result, they have submitted a new zoning case ZC-22-009 for ER to run separate from this proposal.

Option 2: Continue with the current proposal with the likelihood of denial.

The applicant decided that they would request a CUP. However, their decision came too late in this month’s process. The applicant would like to continue this case for 30 days so that the new proposal can be renoticed.

Surrounding Zoning and Land Uses

North “A-5” One-Family / residential

East “A-5” One-Family; “E” Neighborhood Commercial/ commercial, single-family

South “A-10” One-Family; “E” Neighborhood Commercial / restaurant, single-family

West “ER” Neighborhood Commercial Restricted / vacant

Recent Zoning History

- ZC-11-030 Council Initiated Rezoning from “I” Light Industrial to “ER” Neighborhood Commercial Restricted and “A-5” One-Family (subject property)

Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.

The following organizations were notified: (emailed November 22, 2021)

Organizations Notified	
Neighborhoods of East Fort Worth	Historic Stop Six NA*
Stop 6/Poly Oversight	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* *The subject property lies within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “I” Light Industrial with Stop Six Overlay. Surrounding land consist of residential uses to the north, east and south, commercial to the east and south, and vacant land to west. The site was rezoned by the Councilmember in 2011 to reduce the intensity of the zoning category to “A-5” One-Family

The proposed zoning request is **not compatible** at this location.

Comprehensive Plan Consistency – Southeast

The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

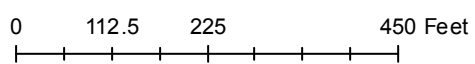
Based on the lack of conformance with the future land use map and policy stated above the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan.

Area Zoning Map

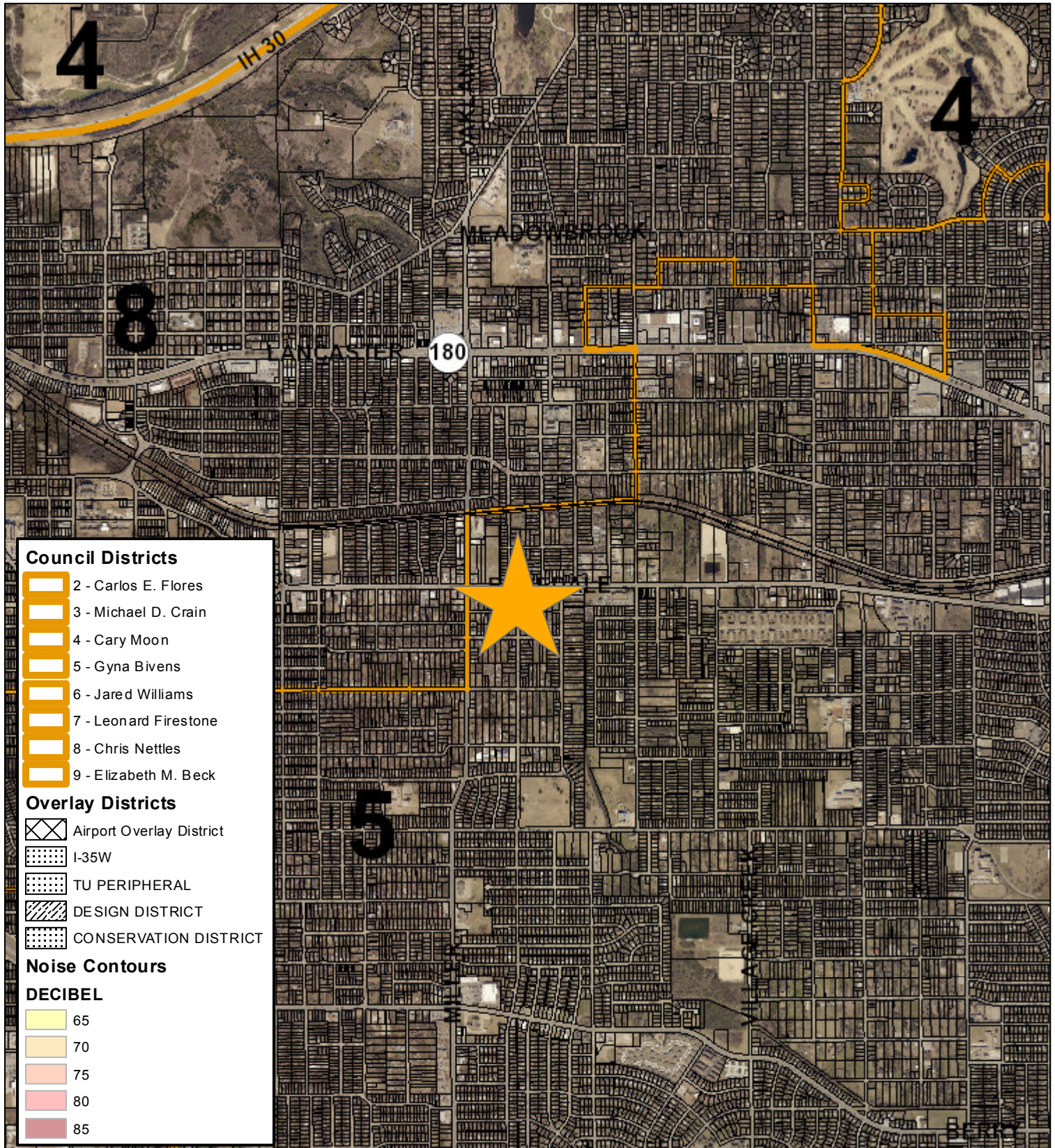
Applicant: Martir Quintero Vasquez
 Address: 4309 - 4329 (odds) E. Rosedale Street
 Zoning From: A-5, ER
 Zoning To: E, J
 Acres: 1.19266727
 Mapsco: 79J
 Sector/District: Southeast
 Commission Date: 12/8/2021
 Contact: 817-392-6329



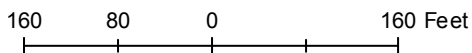
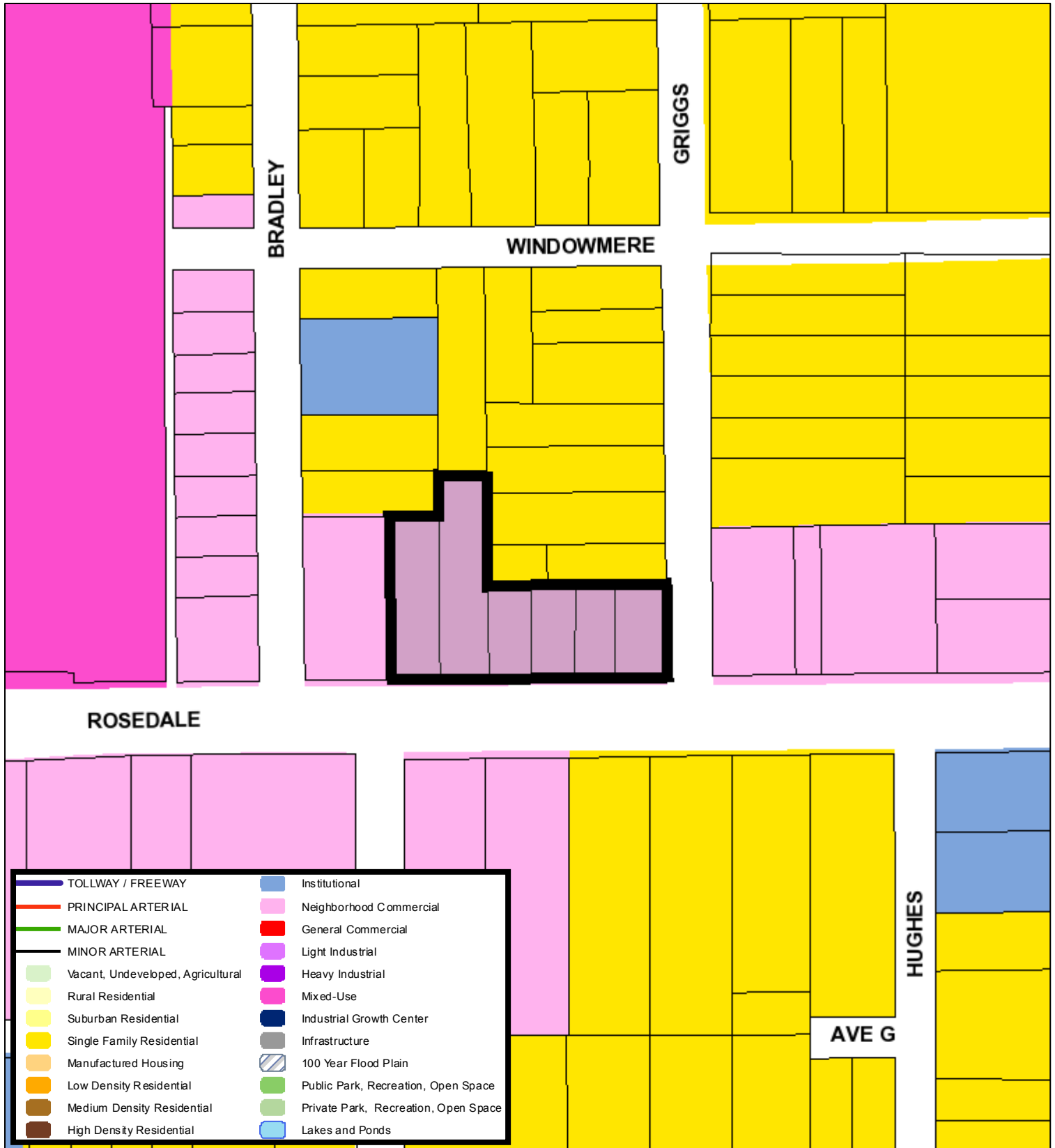
Subject Area
 300 Foot Notification



Area Map



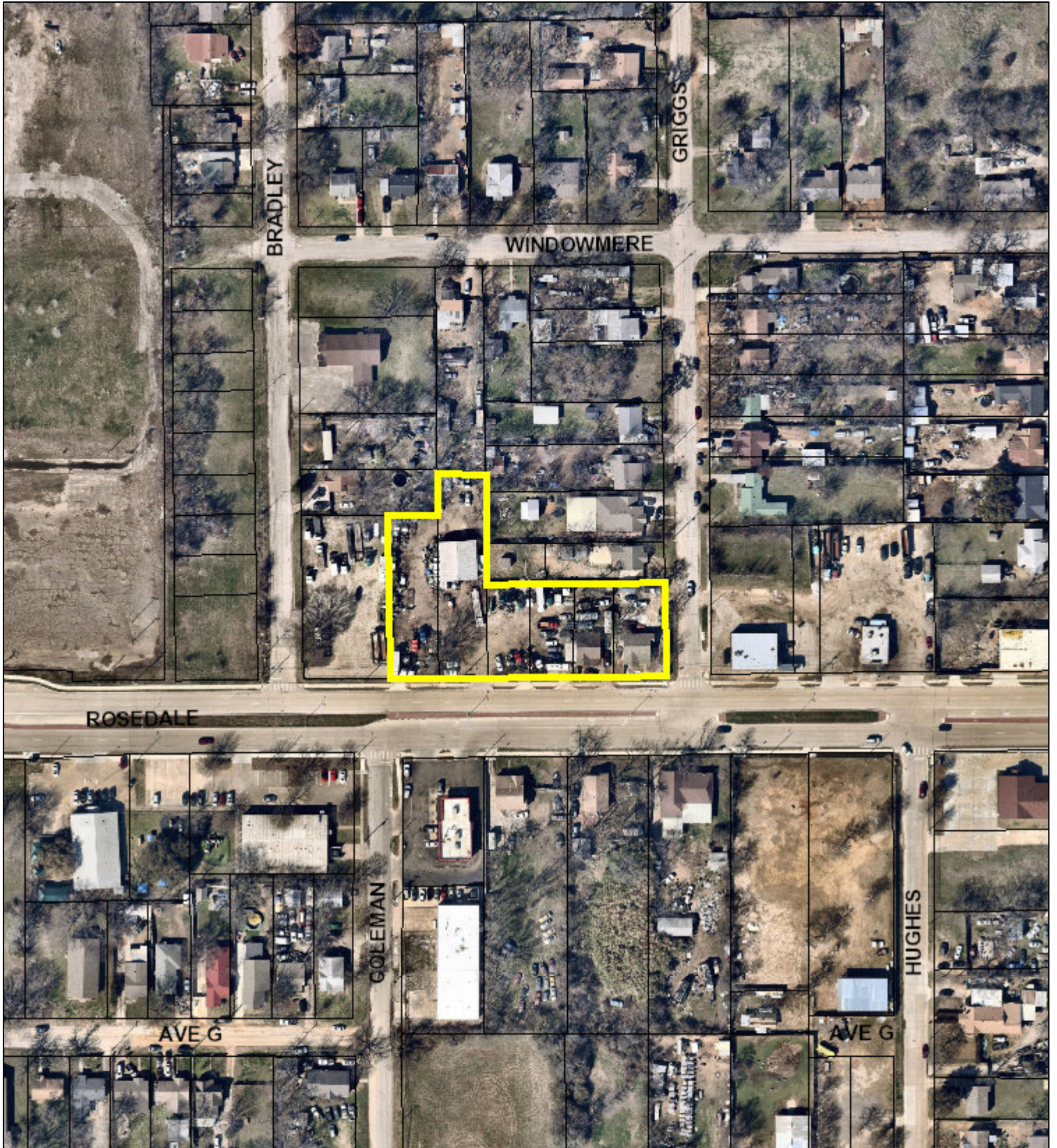
Future Land Use



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



0 100 200 400 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-208

Council District 4

Zoning Case

Case Manager: [Beth Knight](#)

Owner / Applicant: JoDon Properties / Evolving Texas

Site Location: 3417& 3421 N. Beach Street, 3859 Carolea Drive

Acreage: 3.74 acres

Request

Proposed Use: Mini-warehouse, office, retail, RV storage

Request: From: “B” Two-Family

To: “J” Medium Industrial

Recommendation

Land Use Compatibility: Requested change is **not compatible**.

Comprehensive Plan Consistency: Requested change is **not consistent (Significant Deviation)**.

Staff Recommendation: **Denial**

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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Elevations
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The proposed site is on the west side of N. Beach Street, approximately ¼ mile south of Long Avenue, in a mid-block location. The applicant is requesting “J” Medium Industrial to allow mini-warehouses and RV storage. The site currently contains two metal storage buildings and vacant land. A single-family neighborhood surrounds the site to the north, west, and south, and additional single-family houses in Haltom City lies across the street to the east.

The case was continued from the December 2021 Zoning Commission meeting to allow February 2022 meeting. The applicant has proposed to submit a Conditional Use Permit, but the site plan was not available in time for the departments to review. A continuance to the March Zoning Commission meeting will be needed to allow for departmental review and legal noticing.

Surrounding Zoning and Land Uses

North “B” Two-Family / Single family houses and vacant land
East Haltom City “SF-2” One-Family / Single family houses
South “B” Two-Family / Single family houses
West “B” Two-Family / Single family houses

Recent Zoning History

ZC-19-015: west of site along railroad, from K to PD/I plus recycling center with site plan w tree/landscape buffer, Withdrawn.

Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.
The following organizations were notified: (emailed November 22, 2021)

Organizations Notified	
Riverside Alliance	Bonnie Brae NA *
Streams and Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	Birdville ISD
Fort Worth ISD	

* This Fort Worth Neighborhood Association is located closest to the subject property.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “B” Two-Family to “J” Medium Industrial. The site is a mid-block location, instead of a major intersection designed for traffic from the larger community. All surrounding properties are zoned “B” Two-Family or “SF-2” Single Family in Haltom City and are used

exclusively for single family houses. The site is immediately adjacent to 10 single family lots, with houses being approximately 70 feet or less to the common property line. Limited commercial uses are found further south on Beach Street and are significantly less intensive non-residential uses than proposed for this site. Approximately ½ of the site’s area would be required to remain undeveloped as a buffer to the surrounding residential uses.

A request for “J” zoning does not require the applicant or a future owner to build only mini-warehouses and RV storage. The intent statement for “J” medium industrial notes a range of moderate-intensity industrial uses are acceptable “provided they are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations”. The requested zoning would allow the following uses by right: auto sales and repair, automotive body work and painting, towing yard, truck stop, mobile home sales, bars, pawnshops, and poultry killing/dressing. A number of other uses would be allowed by right, as well.

The proposed zoning request is **not compatible** with surrounding land uses due to the intensive land uses allowed by right in “J” Medium Industrial, which would create notable land use conflicts with the adjacent single family uses.

Comprehensive Plan Consistency – Northeast

The 2021 Comprehensive Plan currently designates the subject property as “Single Family” on the Future Land Use Map. The existing zoning of this site, “B” Two Family, is included in this list. The requested “J” Medium Industrial is included in the list of zoning districts envisioned for the Heavy Industrial category, as detailed in the excerpt from the Comprehensive Plan below.

Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage	All Commercial & Industrial

The proposed zoning is not consistent with the land use designations for this area, nor with the following policies of the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Preserve the character of rural and suburban residential neighborhoods.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

- Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28th Street, Sylvania Avenue and Riverside Drive.

Based on a lack of conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan. (Significant Deviation)

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:



1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

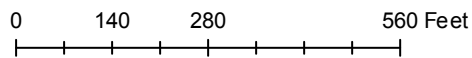
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

Area Zoning Map

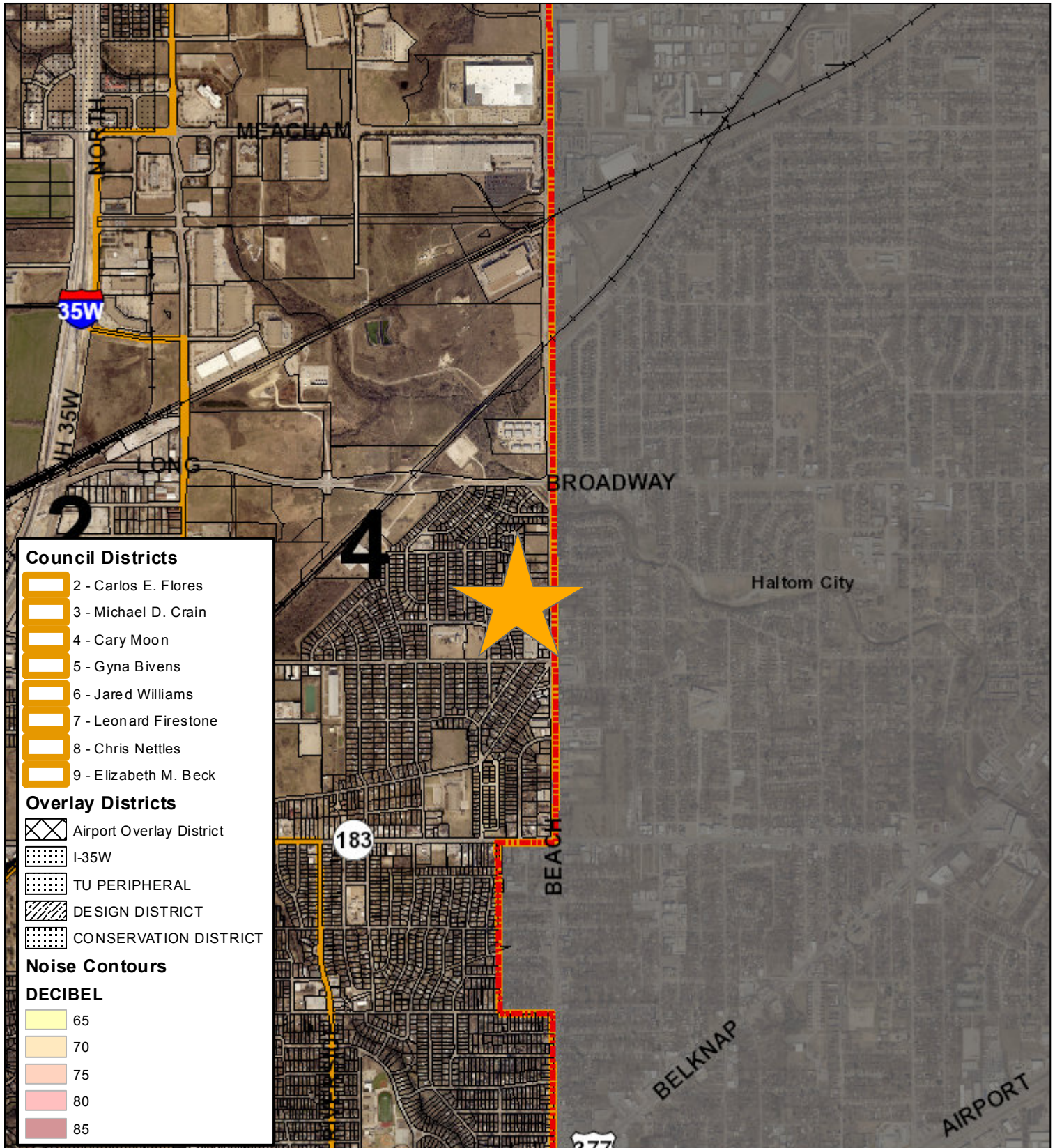
Applicant: JoDon Properties
 Address: 3417 & 3421 N. Beach Street, 3859 Carolea Drive
 Zoning From: B
 Zoning To: J
 Acres: 3.74056417
 Mapsco: 50W
 Sector/District: Northeast
 Commission Date: 12/8/2021
 Contact: 817-392-8190



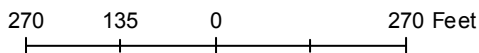
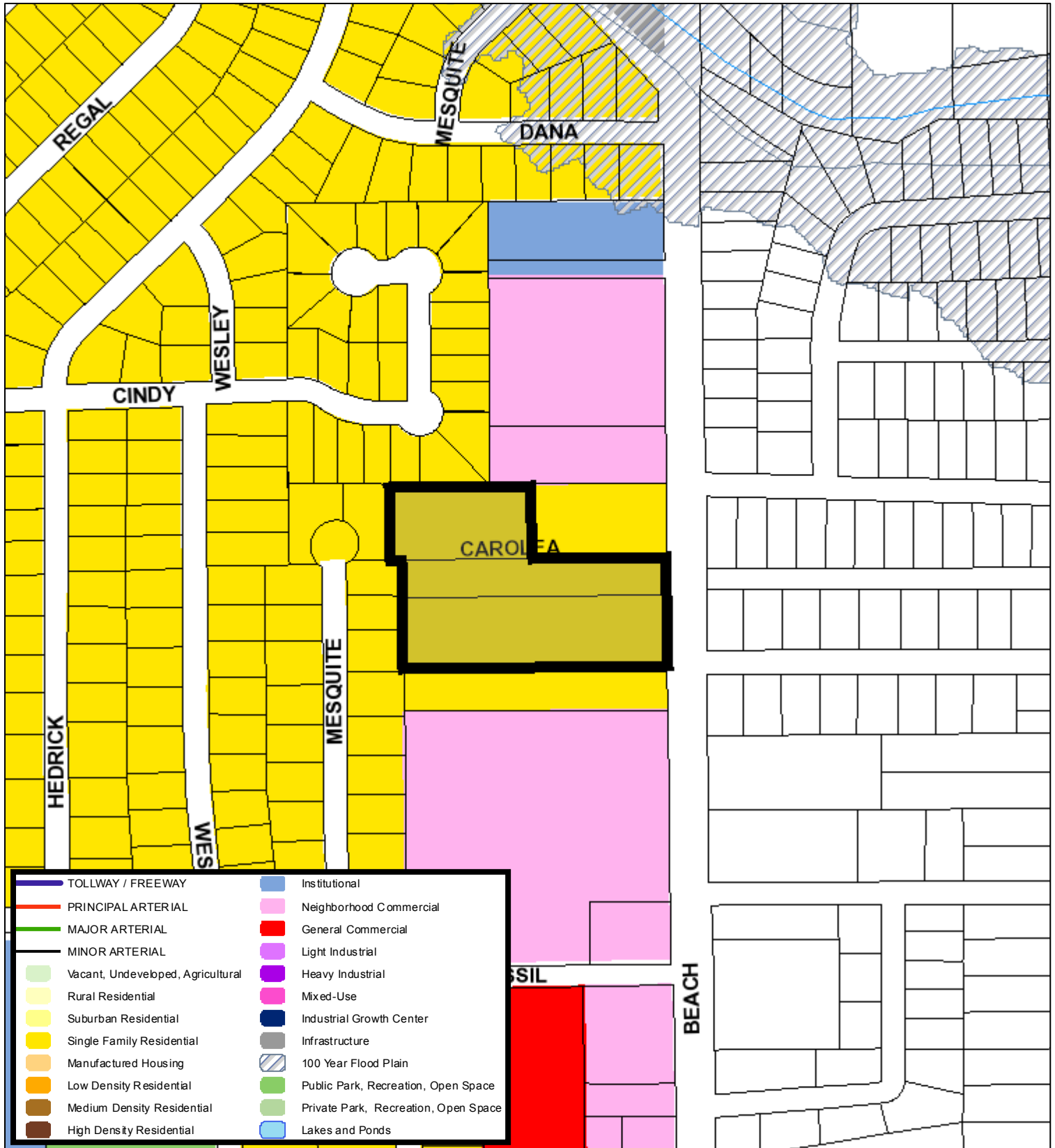
	Subject Area
	300 Foot Notification



Area Map



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



0 170 340 680 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-212

Council District: 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Harmon 38 Investments LP / Larkspur Communities at Presidio, LLC

Site Location: 8800 – 8900 blocks Lower Sonoma Lane

Acres: 10.26 acres

Request

Proposed Use: Multi-Family Dwelling

Request: From: “G” Intensive Commercial

To: “D” High Density Multifamily

Recommendation

Land Use Compatibility: Requested change **is not compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Denial**

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Project Description and Background

The subject property is located just east of the intersection of Highway 287 and Harmon Road, and north of Tarrant Parkway. The applicant is proposing to change the zoning of this 10.26-acre site from “G” Intensive Commercial to “D” High-Density Multifamily. If approved, the applicant intends to develop an age-restricted (55+) multifamily apartment complex. Age restrictions are private agreements and are not regulated by zoning.

The majority of property surrounding this site is zoned “G” Intensive Commercial and there is a large-scale commercial development immediately to the east (Presidio Towne Crossing). To the north is a large area of existing multifamily zoning, including 13.49 acres that were rezoned from “G” Intensive Commercial to “D” High Density Multifamily in December 2019.

This case was originally considered by the Zoning Commission on December 8, 2021, where the applicant requested a 60-day continuance.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / automotive repair; and
“D” High-Density Multifamily / vacant
East “G” Intensive Commercial / restaurant and retail uses
South “G” Intensive Commercial / vacant
West “G” Intensive Commercial / automotive repair, car wash, vacant pad sites

Recent Zoning History

- ZC-19-148: Rezoned 13.49-acres north of the subject property from “G” Intensive Commercial to “D” High-Density Multifamily.
- ZC-05-288: Rezoned the subject property from “C” Medium Density Multifamily to “G” Intensive Commercial as part of a larger rezoning request for the Presidio development

Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.

The following organizations were notified: (emailed November 22, 2021)

Organizations Notified	
North Fort Worth Alliance	Ridgeview OA
Chisholm Ridge HOA	Reata Meadows HOA
Quail Grove HOA*	Streams and Valleys, Inc
Trinity Habitat for Humanity	Northwest ISD
Eagle Mountain-Saginaw ISD	

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the subject property from “G” Intensive Commercial to “D” High Density Multifamily. All immediately adjacent properties are zoned “G” Intensive Commercial, and there is a large area of multifamily zoning to the north of this site, across Sonoma Creek Lane.

To the east is Presido Towne Crossing, a large-scale commercial development with various retail and restaurant locations. To the west there are more intensive commercial developments that are not compatible with residential zoning, including a car wash and an automotive repair facility. There is also an automotive repair facility immediately north of this site. The existing pattern of development in this area creates a separation between commercial uses along the North Tarrant Parkway frontage and multifamily development further north.

The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. This designation can include multifamily residential zoning districts, as described below:

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 **consistent** with the land use designations for this area, and aligns with the following policy of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

However, staff contends that the existing “G” Intensive Commercial zoning is more appropriate in this location given surrounding commercial development and the site’s location along an arterial roadway. Tarrant Parkway is designated as a Commercial Connector on the Master Thoroughfare Plan and the Comprehensive Plan supports locating large commercial uses adjacent to arterial roadways.

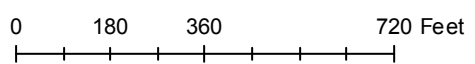
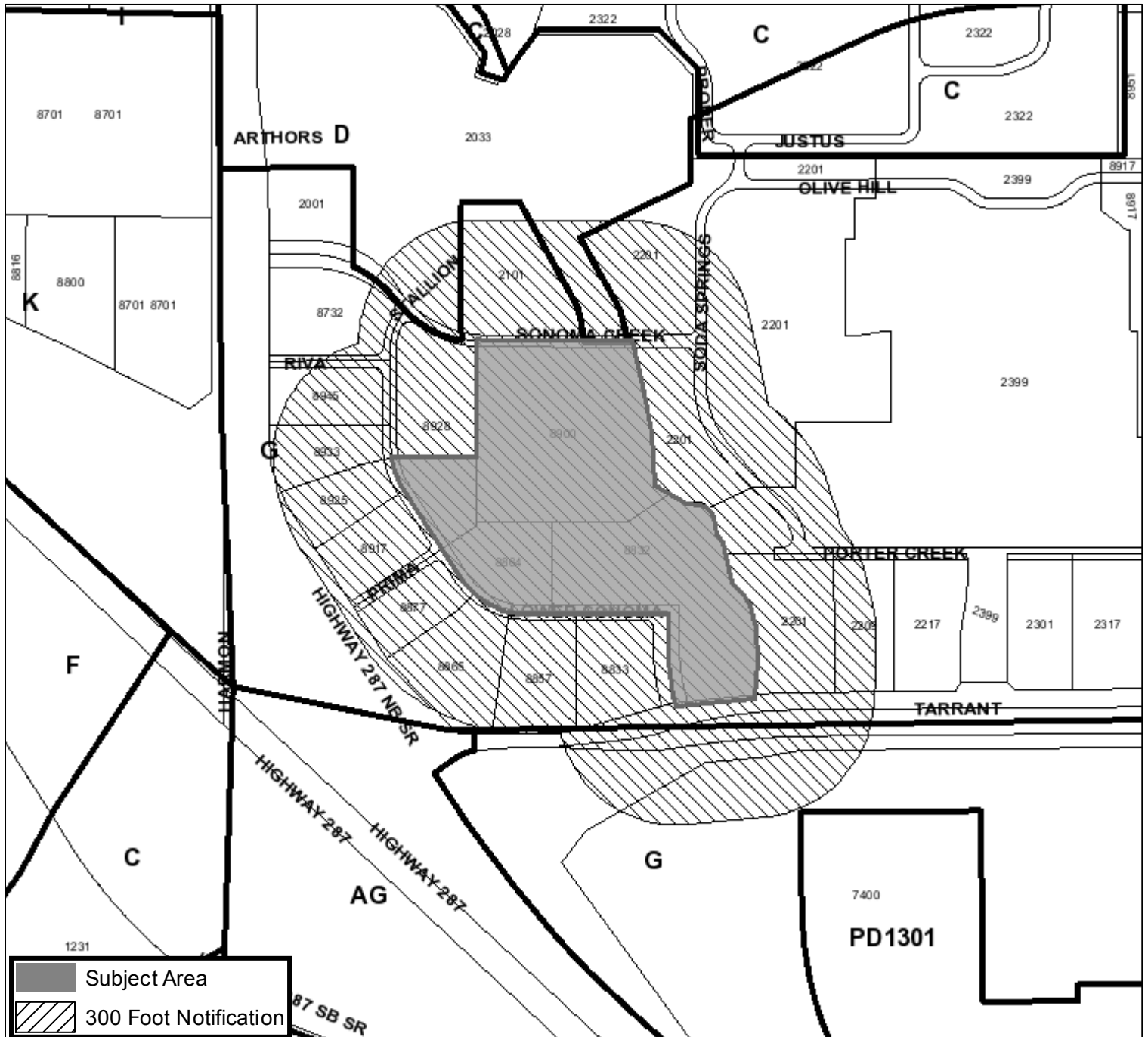
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. One of the intended outcomes of this plan is to promote a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

PERFORMANCE METRICS

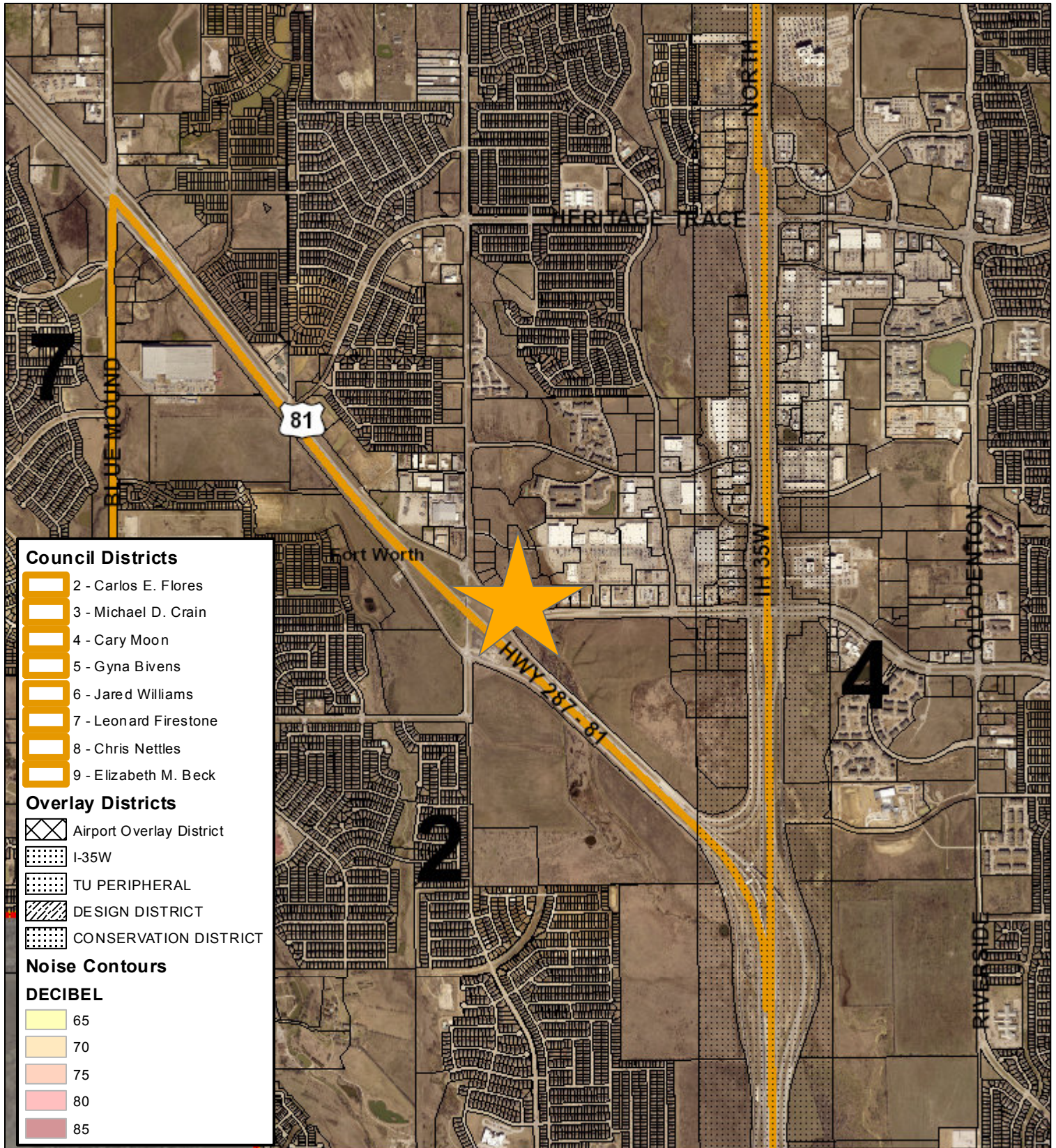
1. High-wage job growth.
 2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
 3. An economy that capitalizes on high-growth industries and the creative individuals who fuel them.
 4. A commitment to “quality of place” throughout the community.
- 

Area Zoning Map

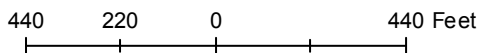
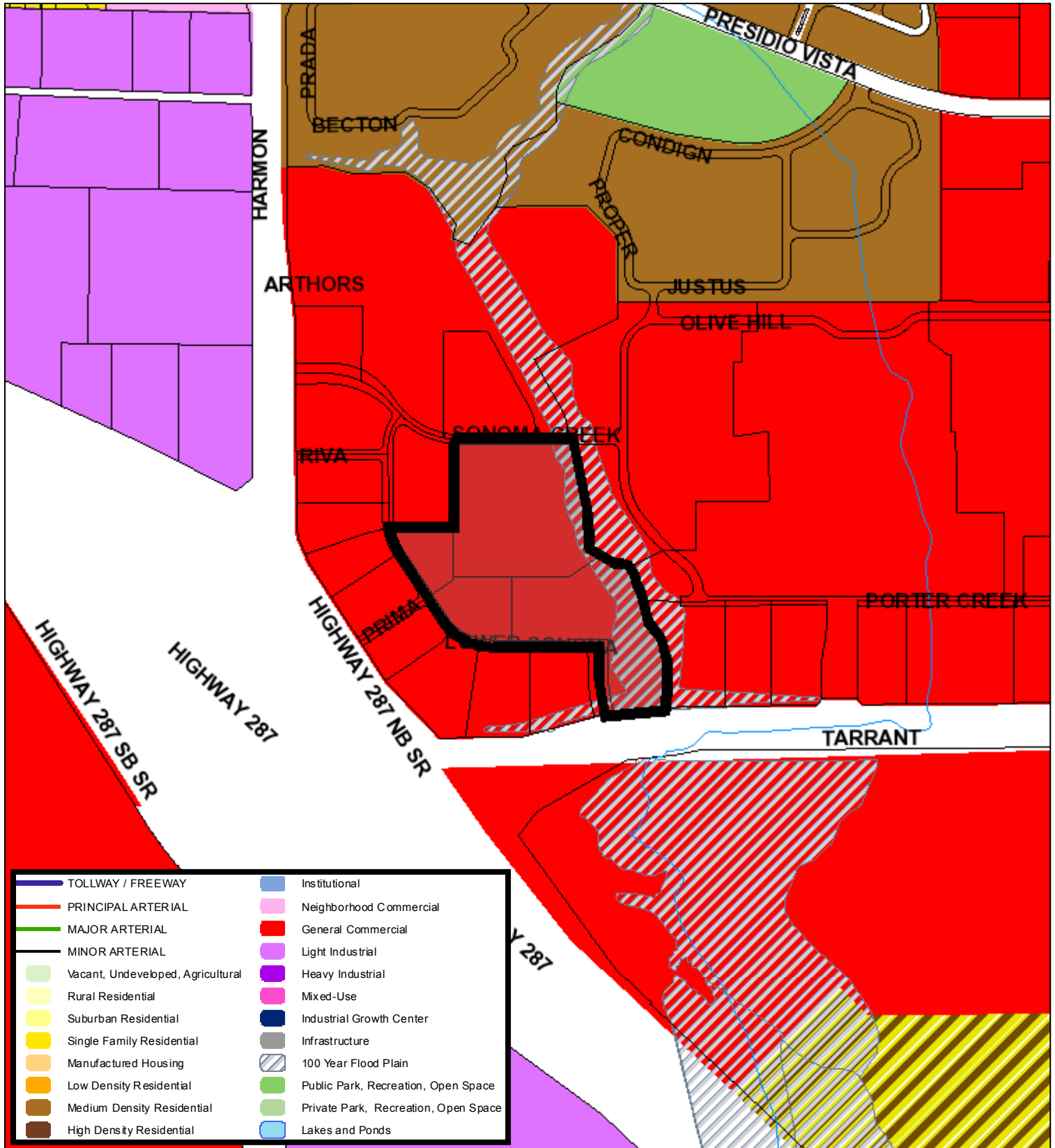
Applicant: Harmon 38 Investments LP
 Address: 8800 - 8900 blocks Lower Sonoma Lane
 Zoning From: G
 Zoning To: D
 Acres: 10.25647856
 Mapsco: 35A
 Sector/District: Far North
 Commission Date: 12/8/2021
 Contact: null



Area Map



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



0 275 550 1,100 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-148

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Espire Enterprises, LLC / Mary Nell Poole, Townsite

Site Location: 5220 East Lancaster Avenue

Acreage: 1.12 acres

Request

Proposed Use: Apartments

Request: From: "E" Neighborhood Commercial

To: "PD" Planned Development with a base of "C" Medium Density Multifamily excluding Boarding/Lodging House and Government Office Facility, with development standards for open space, front yard setback, building orientation, and landscaping revision; Site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

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10. Site Plan

Project Description and Background

The applicant is proposing to build a 24 unit apartment complex on this site. The location of the site is on the south side of East Lancaster Avenue, between Tierney Road and East Loop 820. Currently the property is undeveloped and zoned “E” for Neighborhood Commercial. This case has been opened at four (4) previous Zoning Commission hearings:

September 8th Zoning Commission – 30 day continuance in order to meet with neighborhood groups.

October 13th Zoning Commission – 30 day continuance to meet with neighborhood groups.

November 10th Zoning Commission – 60 day continuance based on additional time for the holidays, as well as to switch gears on the application from the original request for “C” Medium Density Multifamily to “PD/C” Planned Development with a base of “C” Medium Density Multifamily.

January 12th Zoning Commission – 30 day continuance in order to finalize consultations with neighborhood associations & refine required Site Plan for PD.

The PD proposal is intended to address neighborhood concerns and to codify a Site Plan to be attached to the rezoning. The applicant has expressed wanting to provide assurances to the interested neighborhood groups that the development will be of high standards and quality. The attached Site Plan depicts a couple of two (2) story buildings featuring interior halls, as well as landscaped areas, parking, and supporting infrastructure (gates, sidewalks, dumpster enclosure). The proposed complex would be built in a single phase, and would not have an on-site leasing or amenity center. A summary of variances to the “C” standards can be found below:

Requested Zoning

PD-C - Project will comply with the Multifamily Design Standards in Section 4.711 Medium Density Multifamily “C” District with the exception of: Open Space, Front Yard setback, Building Orientation and Landscaping Revision. **City Ordinance requirements in RED**

Open Space

Project will have minimum of 21% Open Space. **45% Required in "C" zones**

Front Yard Setback

Project will be allowed a variable front yard setback with a minimum 10'-4" setback along the western border and up to 28'-5" on the eastern border as shown on the site plan. **20' front setback in "C" zones**

Building Orientation

Due to the site constraints, the shortest portion of the building will face the ROW rather than the longest side. The building end facing the ROW will have the same exterior quality to the building façade as provided on the longest portion including architecture, masonry and fenestration.

Longest side of the building should be parallel to the street when not site-constrained

Landscaping

Project will comply with Section 6.301 Landscaping with the exception that points can be met with street trees (10 pts), sustainable landscaping (5 pts) and five additional trees beyond the existing landscape requirements (5 pts).

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / automobile repair shop
East “E” Neighborhood Commercial / mobile home park
South “A-5” One Family / residential
West “C” Medium Density Multifamily / apartments

Recent Zoning History

- ZC-11-030: City Council-initiated zoning change request intended to align the existing land uses and zoning. Approved by City Council on April 5, 2011.

Public Notification

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

Organizations Notified	
Neighborhoods of East Fort Worth	Fort Worth ISD
Central Meadowbrook NA*	Handley NA
Streams And Valleys Inc.	Trinity Habitat for Humanity
East Fort Worth, Inc.	Historic Handley Development Corporation
Southeast Fort Worth Inc	East Fort Worth Business Association

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The adjacent surrounding land uses are primarily residential, ranging from standard garden apartments on the west, mobile homes to the east, and larger lot single-family to the south. An unimproved portion of Panola Avenue right-of-way abuts the southern boundary of the site. With current bus routes on the Lancaster Avenue corridor, and future plans to expand transit capacity, this site would be highly attractive for the development of higher density residential and/or workforce housing.

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

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. Neighborhood Commercial accommodates multifamily residential, like the current proposal.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
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

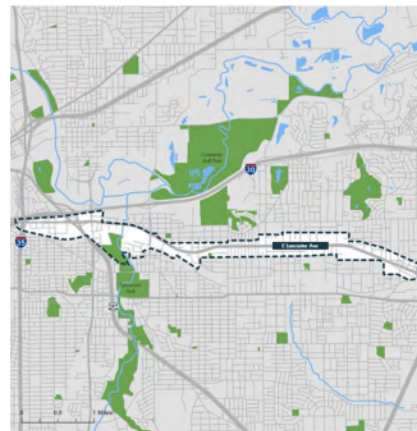
The proposed zoning is **consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map be updated to reflect this change.

Economic Development Plan

East Lancaster corridor is identified in the 2017 Economic Development Strategic Plan as a target area for investment. The plan calls for the City of Fort Worth to provide public resources and support in these target areas in order to promote and facilitate economic development. An excerpt of the plan is included for reference:

TARGET AREA: EAST LANCASTER

FIGURE 7. EAST LANCASTER SNAPSHOT



INDICATOR	VALUE
Total area (acres)	1,038
Dominant zoning district: Single Family A-5	31%
DEMOGRAPHICS & COMMUTING	
Total residents	17,637
Median household income	\$29,331
Inbound commuters (work in area)	2,513
Outbound commuters (live in area)	1,386
PROJECTED EMPLOYMENT INCREASE BY 2040	
NCTCOG forecast (jobs added)	3,048
FA growth target (jobs added)	6,708
INCENTIVES IN STUDY AREA	
Urban Villages Plan	Yes
Neighborhood Empowerment Zone	Yes
PID District	No
TIF District	No

Site Plan Comments

Zoning and Land Use

All comments have been addressed.

OVERVIEW

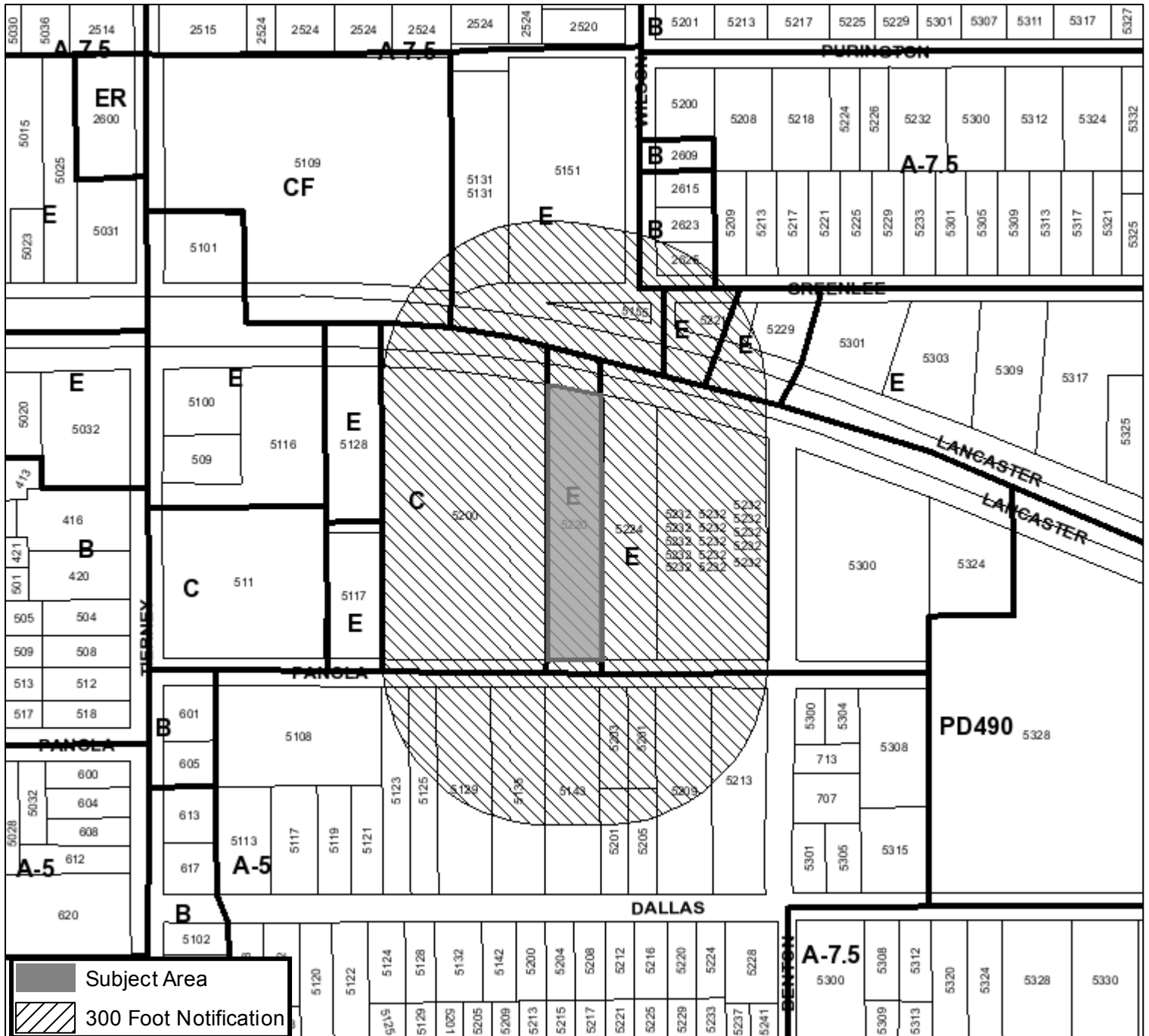
East Lancaster is a primarily residential area dominated by Hispanic or Latino residents who earn just over half of the city median household income. East Lancaster has the most incentive zones that overlap the target area's boundaries. Three NEZ zones are present within the target area: Evans and Rosedale NEZ, Evans and Rosedale NEZ, and Historic Handley NEZ. The target area also includes parts of two Urban Villages: Oakland Corners and Near East Side. It also borders three Tax Increment Financing (TIF) Districts, but does not directly within a TIF district. However, the area faces more challenges than any other target, except for Stop Six. Several challenges to improvement exist for this target. Significant new business investment and employment growth within the area is not likely within the next 5 to 10 years. Additionally, the unique geography of area (long and narrow), encompasses such diverse territory that it could be treated as three distinct zones. A concentration of homeless services in two-thirds of the area also presents a challenge, not only for current businesses, but for the attraction of new business.

PRIMARY CONSIDERATIONS

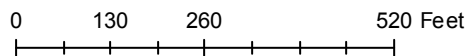
- Prioritize public investments where the improvements will have the greatest economic benefit, and focus on supporting new and existing business utilizing the help of local partners and incentives zones.
- Target East Lancaster for mixed-use projects, taking advantage of the Urban Villages in the area, and utilizing up-zoning where needed. Focus on nodes with existing businesses (e.g., Beech Street and Oakland Blvd).
- Address transportation infrastructure and housing issues. East Lancaster should be better connected to major employment nodes and educational and training opportunities. Efforts should also focus on ways to create higher-density, more affordable housing for area residents.

Area Zoning Map

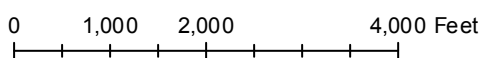
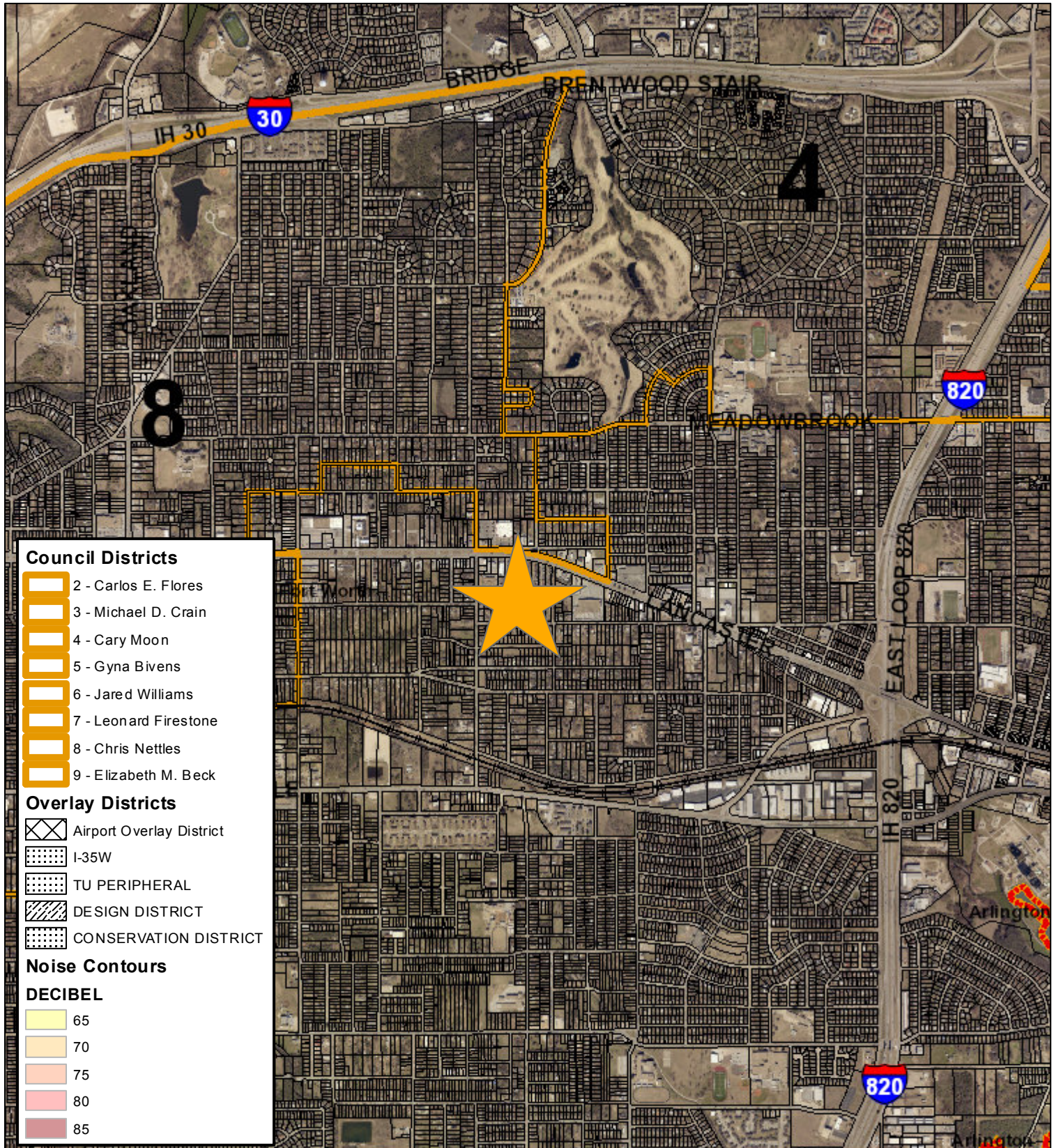
Applicant: Espire Enterprises, LLC
 Address: 5220 E. Lancaster Avenue
 Zoning From: E
 Zoning To: PD/C Planned Development for all uses in "C" Medium Density Multifamily
 Acres: 1.1231779
 Mapsco: 79F
 Sector/District: Eastside
 Commission Date: 1/12/2022
 Contact: 817-392-2806



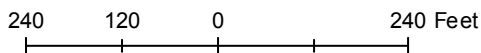
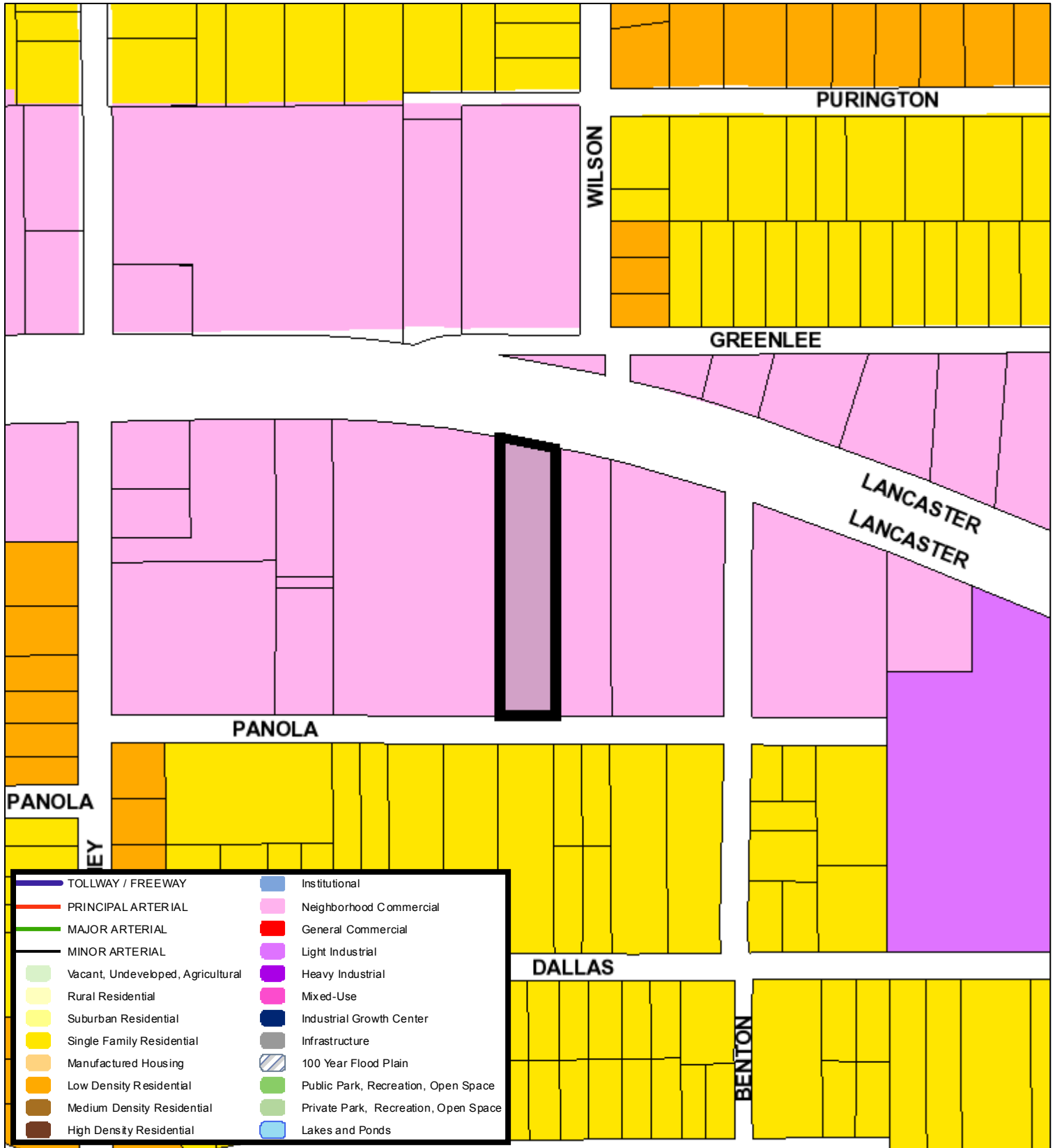
Subject Area
 300 Foot Notification



Area Map



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.

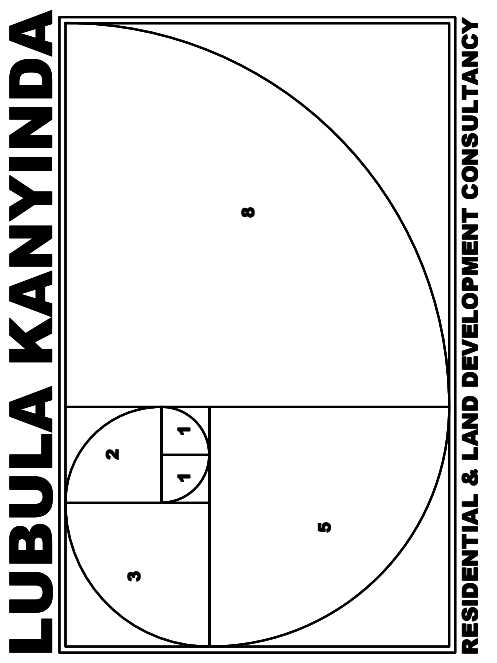


Aerial Photo Map



0 150 300 600 Feet





7420 FRONT LAKE TRAIL
 ARLINGTON, TEXAS 76002
 PH: 682.551.6960
 EMAIL: dixon.kanyinda@live.com

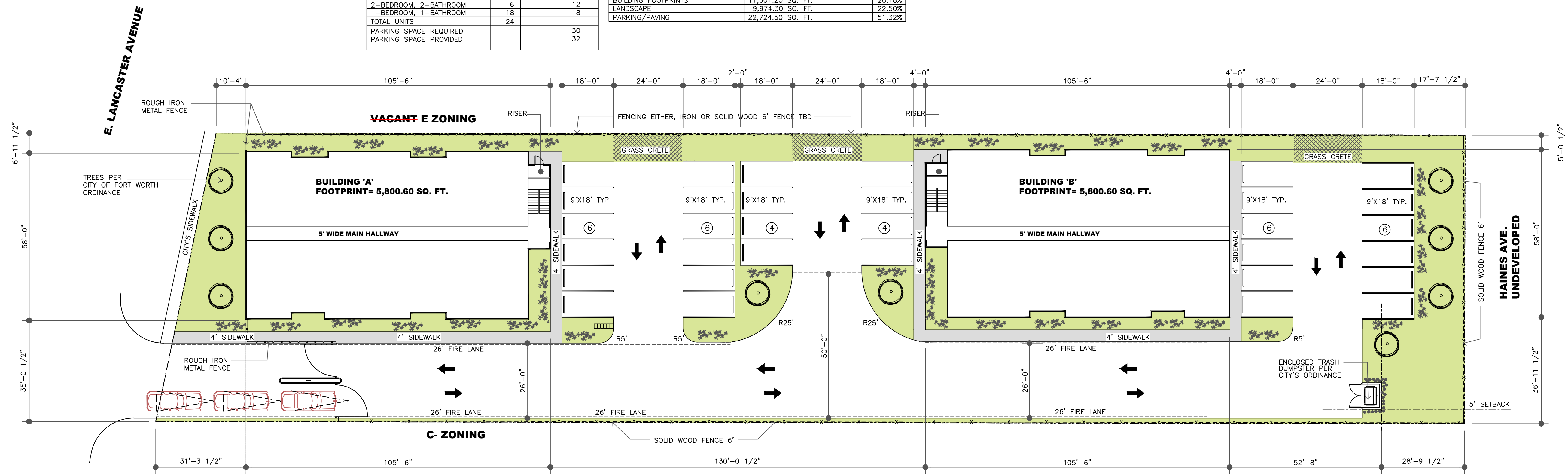
©LUBULA KANYINDA COPYRIGHTS 2022

**A NEW 24 UNITS
 APARTMENT COMPLEX**

5220 E. LANCASTER
 FORT WORTH, TEXAS

PARKING ANALYSIS		
APTS. TYPES	QTY.	PARKING SPACE
2-BEDROOM, 2-BATHROOM	6	12
1-BEDROOM, 1-BATHROOM	18	18
TOTAL UNITS	24	30
PARKING SPACE REQUIRED		30
PARKING SPACE PROVIDED		32

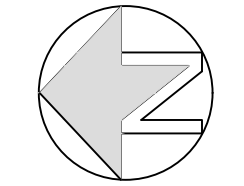
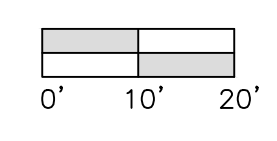
SITE COVERAGE ANALYSIS		
OVERALL AREA AS RECORDED	44,300.00 SQ. FT. = 1.0169 ACRE	100%
BUILDING FOOTPRINTS	11,601.20 SQ. FT.	26.18%
LANDSCAPE	9,974.30 SQ. FT.	22.50%
PARKING/PAVING	22,724.50 SQ. FT.	51.32%



NOTE:
 PATH FOR THE
 UNOBSTRUCTED FIRE TRUCK
 DISTANCE NOT TO EXCEED 300'

ZC-21-14B

DIRECTOR OF PLANNING & DEVELOPMENT
 DATE: _____



1 SITE LAYOUT PROPOSAL
 SCALE: 1"=20'-0"

PROJECT TITLE:

REVISIONS:

DRAWN BY:

PROJ. COORD.:

PROJ. COORD.:

DWG. TITLE:

COLORED SITE LAYOUT

SHEET#:

AS1

Legal Description

5220 E. Lancaster Ave
Haines Place Addition, Block 1, Lot 8

Requested Zoning

PD-C - Project will comply with the Multifamily Design Standards in Section 4.711 Medium Density Multifamily "C" District with the exception of: Open Space, Front Yard setback, Building Orientation and Landscaping Revision.

Open Space

Project will have minimum of 21% Open Space.

Front Yard Setback

Project will be allowed a variable front yard setback with a minimum 10'-4" setback along the western border and up to 28'-5" on the eastern border as shown on the site plan.

Building Orientation

Due to the site constraints, the shortest portion of the building will face the ROW rather than the longest side. The building end facing the ROW will have the same exterior quality to the building façade as provided on the longest portion including architecture, masonry and fenestration.

Landscaping

Project will comply with Section 6.301 Landscaping with the exception that points can be met with street trees (10 pts), sustainable landscaping (5 pts) and five additional trees beyond the existing landscape requirements (5 pts).

Lighting

All lighting will conform to the Lighting Code.

Signage

All signage will conform to Article 4 Signs.

Urban Forestry

Project will comply with Section 6.302 Urban Forestry

Neighborhood Association Approval

Project will submit along with other required documents for Building Permit an Approval Letter from the Central Meadowbrook Neighborhood Association (CMNA) indicating the group's review and approval of the final façade design, all paint colors, monument sign design, all exterior lighting and final landscape plan. Items listed will be presented to CMNA based on their input throughout the design process and will not indicate a variance from any city regulation not already approved on this site plan.



Zoning Staff Report

Date: February 09, 2022

Case Number: ZC-21-172

Council District: 4

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Robert H. Frost

Site Location: 100-500 blocks Beach Street

Acreage: 29.87

Request

Proposed Use: Industrial

Request: From: "B" Two-Family

To: "PD/I" Planned Development for "I" Light Industrial removing certain uses with development standards, site plan included.

Recommendation

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

Comprehensive Plan Consistency: Requested change is **not consistent (significant deviation)**.

Staff Recommendation: **Approval**

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Project Description and Background

The subject property is located south of 1st Street on the east side of Beach Street. The site is currently vacant and is zoned “B” Two-Family. The applicant is proposing to rezone this property to “J” Medium Industrial to allow for the development industrial and warehouse.

There is a significant amount of industrial zoned land east and south of the site. Development challenges exist and reduce the amount of land that can be used for industrial due to water features and extensive floodplain on the east side of the property. The proposed industrial would take advantage of the close proximity to arterials and highways near the site.

The site is located near Gateway Park. In 2002, City Council adopted an updated Gateway Park Master Plan as an amendment to the Fort Worth Park, Recreation and Open Space Master Plan. One of the goals of the plan is to expand the park. The applicant was notified of this document and provide a map of the proposal. The City does not own the land proposed for future park expansion.

This case was continued from the January meeting in order for the applicant to renote the case to “PD/I” Planned Development for all uses in “I” Light Industrial with development standards, site plan included. The applicant would like to ease neighborhood concerns by providing a site plan, development standards, additional setbacks, and removing certain uses. The development standards are provided below:

Requirement	“I” Light Industrial	Proposed PD
Front Yard	None required if entire block frontage is zoned “FR” through “K;” if the block frontage contains a residential district or the “ER” or “E” district, the most restrictive district standards apply	50 feet
Rear Yard	10 feet minimum adjacent to residentially zoned lot, none otherwise	0 feet (50 ft supplemental setback will be provided adjacent One or Two Family District)
Side Yard Interior	5 feet	5 feet
Corner	None required unless through lot, then 10 feet minimum required	None required unless through lot, then 10 feet minimum required
Loading Dock Locations	Screened from public ROW	Loading docks may not directly face public streets

Surrounding Zoning and Land Uses

North “B” Two-Family / single-family
East “K” Heavy Industrial; “J” Medium Industrial / vacant, truck storage
South “J” Medium Industrial / vacant
West “B” Two-Family / vacant, single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

The following organizations were notified: (emailed January 26, 2021)

Organizations Notified	
Riverside Alliance	Streams and Valleys Inc
Neighborhoods of East Fort Worth	Trinity Habitat for Humanity
East Fort Worth, Inc.	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD

* *Subject property is not located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “B” Two-Family to “PD/I” Planned Development for all uses in “I” Light Industrial with development standards, site plan included. Surrounding uses vary with single-family to the north and west with vacant land and truck parking to the south and east. Adjacent property to the south and east is already zoned “K” Heavy Industrial and “J” Medium Industrial.

The site is located along two arterials with nearby access to both SH 121 to the north and IH-30 to the south making this site desirable for industrial uses. Industrial zoned development adjacent residentially zoned property will be required to provide a 50 ft. setback, fencing, and a 5 ft. landscaped buffeyard.

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

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as “Low-Density Residential” and “Neighborhood Commercial” on the Future Land Use Map

The proposed “PD/I” zoning does not meet the intent of the Future Land Use Designation in this area. Therefore, the proposed zoning is **not consistent** with the Comprehensive Plan (**significant deviation**).

However, staff contends that the proposed use could be appropriate on this property and is a logical expansion of industrial that is already in place east of the site.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

The proposed zoning request will contribute to items 1 and 2 above.

Site Plan Comments

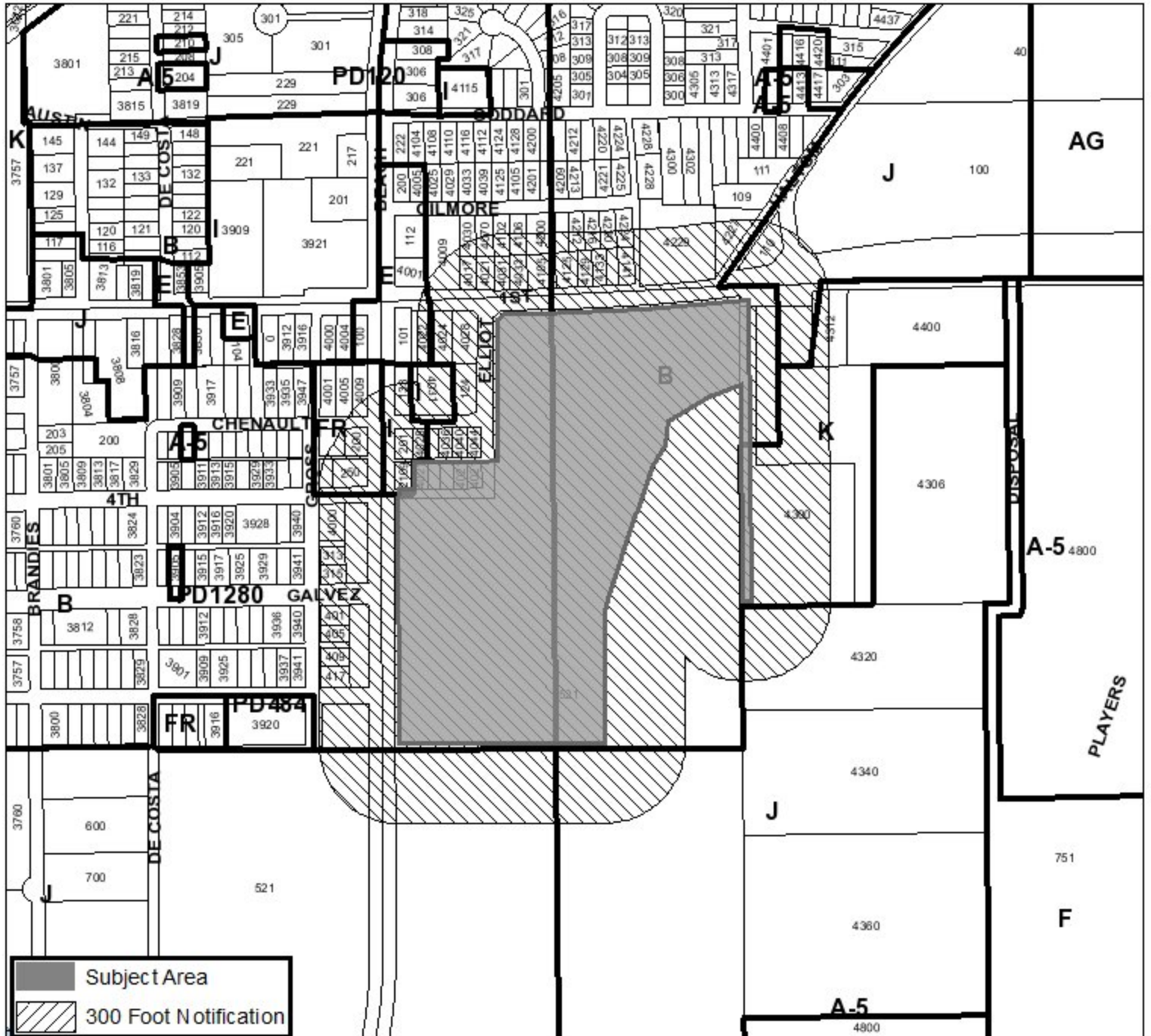
The site plan as submitted is in general compliance with the Zoning Ordinance regulations.



(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.)

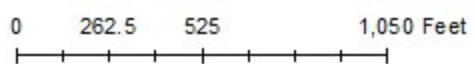


Area Zoning Map

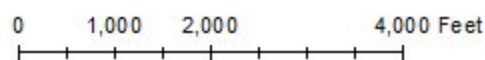
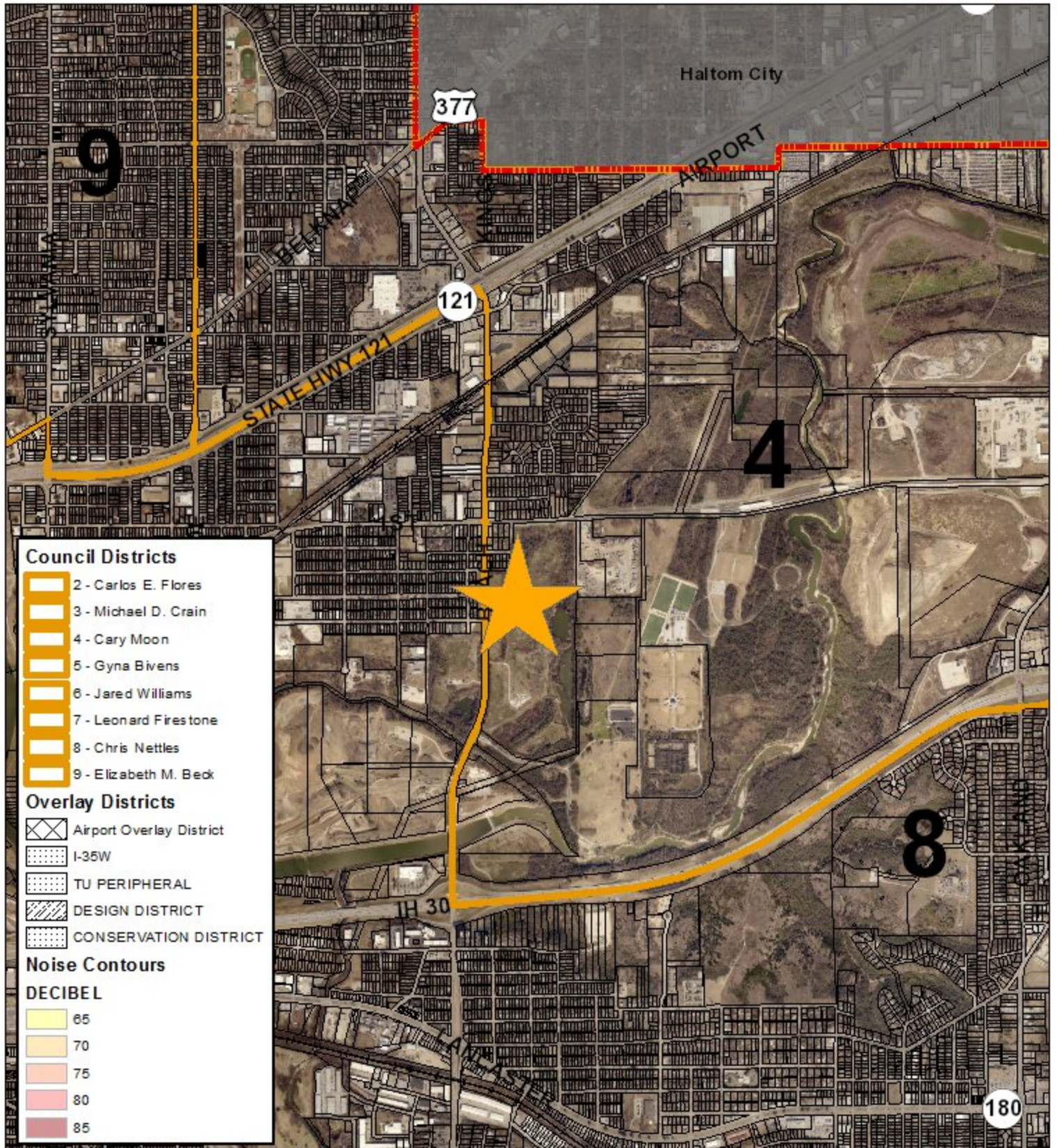
Applicant: Robert H. Frost
 Address: 100 - 500 blocks Beach Street
 Zoning From: B
 Zoning To: PD for "I" Light Industrial uses, removing certain uses and adding development standards
 Acres: 31.06595298
 Mapsco: 64STWX
 Sector/District: Eastside
 Commission Date: 2/9/2022
 Contact: 817-392-6226



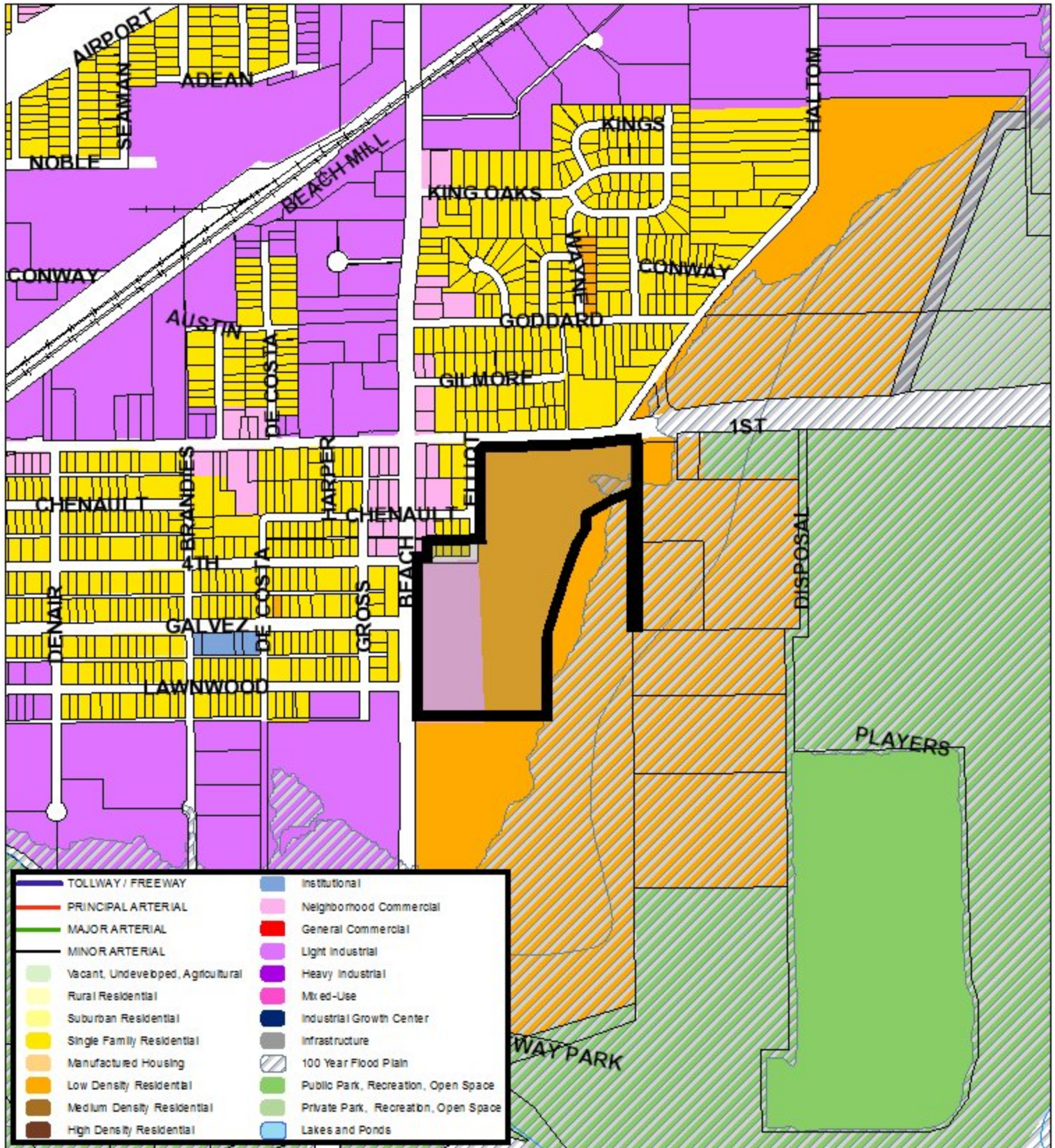
 Subject Area
 300 Foot Notification



Area Map



Future Land Use

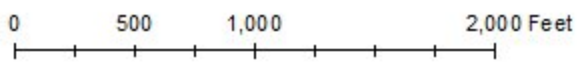


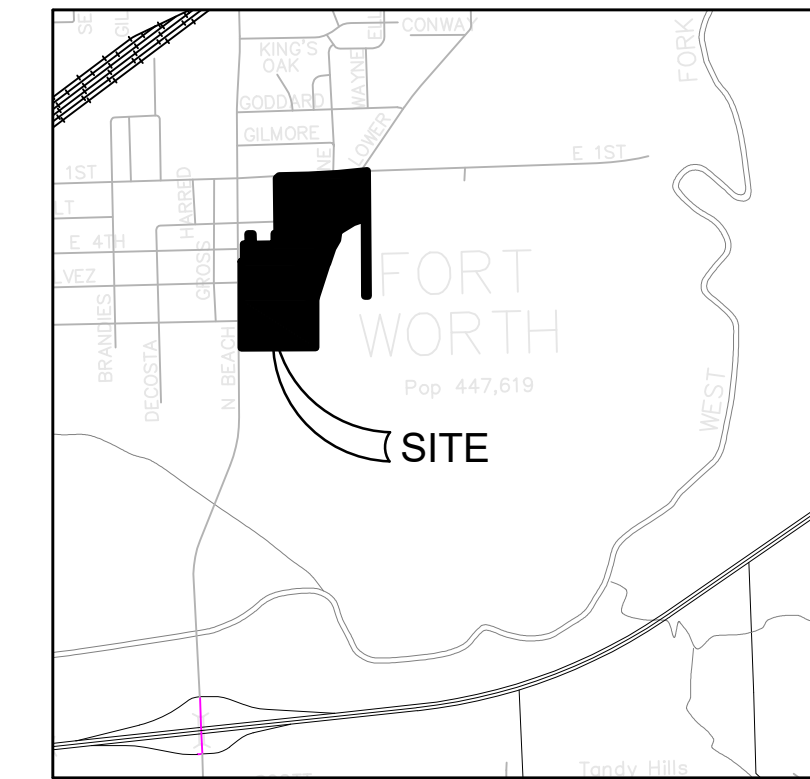
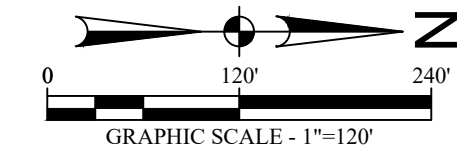
800 400 0 800 Feet

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.

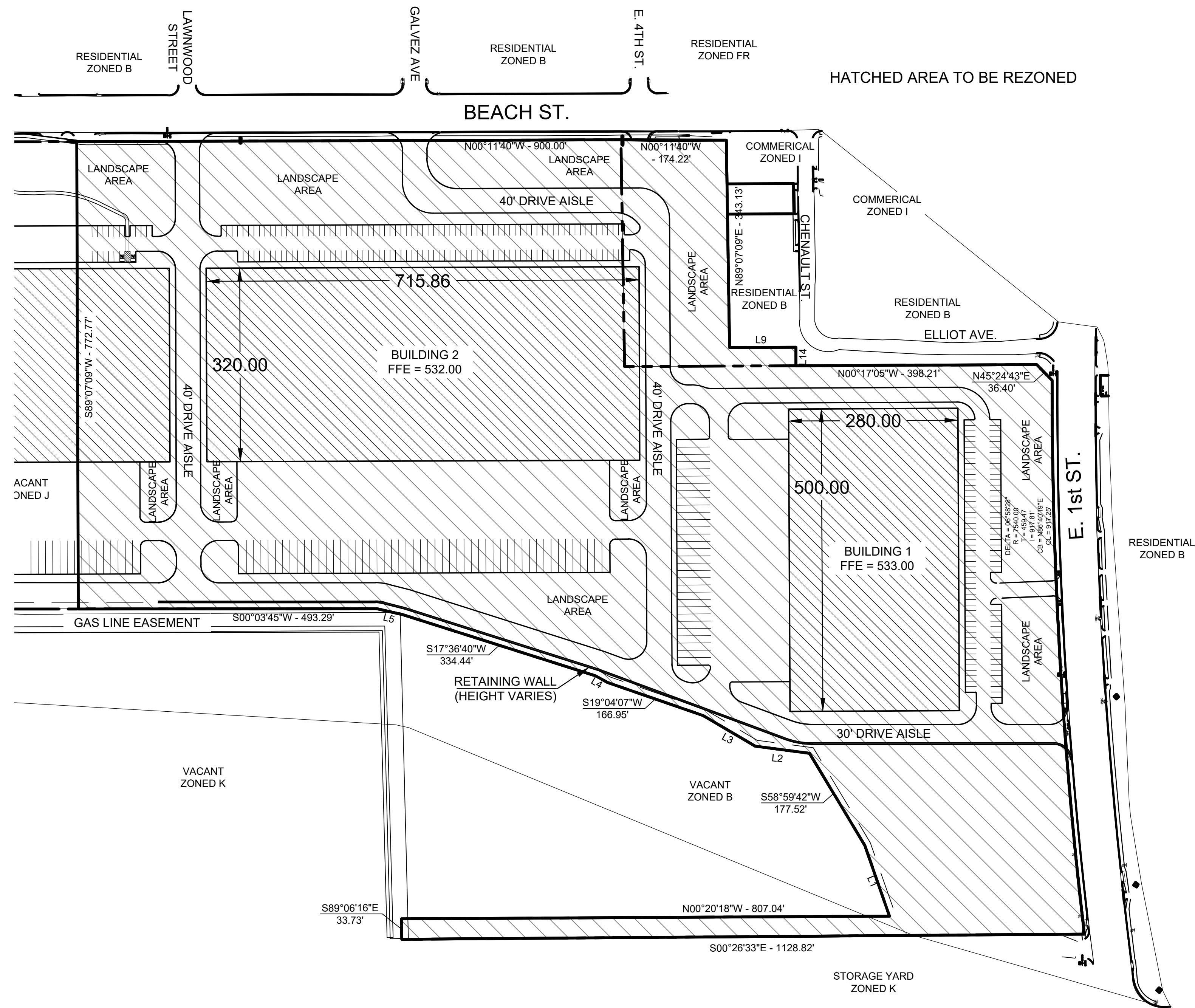


Aerial Photo Map





VICINITY MAP
1"=2000'



OWNER/DEVELOPER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TEXAS 75225
CONTACT: CHARLES KNOWLTON
EMAIL: CHARLESK@SCANNELLPROPERTIES.COM
TEL: (214) 686-7933

ENGINEER/SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: IAN NORFOLK, P.E.
EMAIL: INORFOLK@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

SITE NOTES:

- AREA LIGHTING - ALL PROVIDED LIGHTING WILL CONFORM TO THE CURRENT FORT WORTH LIGHTING CODE.
- SIGNAGE - ALL SIGNAGE WILL CONFIRM TO FORT WORTH ARTICLE 4, SIGNS
- LANDSCAPING - THIS PROJECT WILL COMPLY WITH FORT WORTH LANDSCAPING SECTION 6.301
- URBAN FORESTRY - THIS PROJECT WILL COMPLY WITH FORT WORTH URBAN FORESTRY SECTION 6.302

**BEACH
BUSINESS PARK**
FORT WORTH, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TEL: (214) 346-6200
TBPE FIRM #F-312

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

IAN NORFOLK, P.E. 93550
NAME P.E. NO.
DATE 08/17/2021
TBPE FIRM #F-312

Project No.:	43435
Issued:	2021-12-30
Drawn By:	CAD
Checked By:	IN
Scale:	AS NOTED
Sheet Title	PD SITE PLAN EXHIBIT
	PD SITE PLAN
	Sheet Number

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

ZONING CASE NUMBER: ZC-21-172

ZC-21-172
PROPOSED PLANNED DEVELOPMENT DISTRICT
December 29, 2021

PROPOSED REQUEST:

1. Modify request for a Planned Development, “PD”, under Light Industrial, “I”, standards, except as modified herein.

2. Modify the permitted uses as follows:

- Permitted Uses (below is a list of all uses permitted in “I” with strike-thru’s on uses we could offer to prohibit – open for discussion)
 - Household Living
 - ~~One dwelling unit when part of a business~~
 - Public and Civic Uses
 - ~~College or university~~
 - Day care center (child or adult)
 - ~~School, elementary or secondary (public or private)~~
 - ~~Correctional facility~~
 - Government maintenance facility
 - Government office facility
 - Museum, library or fine art center
 - ~~Probation or parole office~~
 - Ambulance dispatch station
 - Assisted living facility
 - Blood bank
 - Care facility
 - Health services facility, including doctor's office or medical clinic
 - Hospice
 - Hospital
 - ~~Massage therapy and spa~~
 - Nursing home (with full medical services)
 - Center, community recreation or welfare
 - Center, community recreation or welfare (private or non-profit)
 - Country club (private)
 - Golf course
 - Golf driving range
 - Park or playground (public or private)
 - Place of worship
 - Electric power substation (CUP)
 - ~~Gas lift compressor station~~
 - ~~Gas line compressor station~~
 - ~~Stealth communication towers~~

- Telecommunication antenna
- ~~Telecommunication tower~~
- Utility transmission or distribution line
- Wastewater (sewage) treatment facility
- Water supply, treatment or storage facility
- Amusement, indoor
- ~~Amusement, outdoor~~
- Baseball/softball facility; other ball fields (commercial)
- Bowling alley
- ~~Bar, tavern, cocktail lounge, club, private or teen, dance hall~~
- ~~Club, commercial or business~~
- Drive-in restaurant or business
- Event center or rental hall
- Health or recreation club
- Indoor recreation
- Lodge or civic club
- ~~Massage parlor~~
- Museum/cultural facility
- Restaurant, café, cafeteria
- ~~Sexually oriented business~~
- Stable, commercial, riding, boarding or rodeo arena
- Swimming pool, commercial
- Theater, drive-in
- Theater, movie theater or auditorium
- Vendor, food, mobile vendor food court
- ~~Bed and breakfast inn~~
- ~~Hotel, motel or inn~~
- ~~Recreational vehicle park~~
- Short term home rental
- Bank, financial institution
- Offices
- Antique shop
- Appliance, sales, supply or repair
- Bakery
- Barber or beauty shop
- Boat rental or sales
- Book, stationary stores or newsstand
- Burglar alarm sales and service
- ~~Business college or commercial school~~
- Caterer or wedding service
- Clothing/wearing apparel sales, new
- Clothing/wearing apparel sales, used
- Convenience store
- Copy store or commercial print without off-set printing

- Dance studio
- Dressmaking, custom; millinery shop
- Duplicating services
- Feed store, no processing/milling
- Firewood sales
- Furniture sales, new and used (office and residential) in a building
- Furniture upholstery, refinishing or resale
- General merchandise store
- Greenhouse or plant nursery
- Grocery store, meat market
- Gunsmithing, repairs or sales
- Home improvement store
- Interior decorating
- Kennel
- Large retail store
- Laundry or dry cleaning collection office
- Laundry, dry cleaning or washeteria
- Leather goods shop
- Liquor or package store
- Locksmith
- Medical supplies/equipment sales or rental
- ~~Mortuary or funeral home~~
- Newspaper distribution center
- Optician
- ~~Pawn shop~~
- Pharmacy (drug store)
- Photograph, portrait/camera shop or photo finishing
- Recording studio
- Retail sales, general
- Saddle or harness, repair or sales
- Shoe shine shop
- Studio, art or photography
- Tailor, clothing or apparel shop
- ~~Tattoo parlor~~
- Taxidermist shop
- Veterinary clinic w/indoor kennels
- Veterinary clinic w/outdoor kennels
- Auto parts supply, retail
- Automotive repair; paint and body shop
- Car wash, full or self service
- Gasoline sales
- ~~Mobile home or manufactured housing sales~~
- Parking area or garage, storage commercial or auxiliary
- Recreational vehicle (RV) sales/service

- Service station
- ~~Towing yard with office~~
- ~~Truck stop w/fuel and accessory services~~
- Vehicle sales or rental; including automobiles, motorcycles, boats or trailers
- Vehicle steam cleaning
- Light Industrial
 - Assaying
 - Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes
 - ~~Blacksmithing or wagon shop~~
 - Bottling works, milk or soft drinks
 - Carpet and rug cleaning
 - ~~Coal, coke or wood yard~~
 - ~~Crematorium~~
 - Data center
 - Electroplating
 - Fabricating or manufactured housing, temporary or office building
 - Food processing (no slaughtering)
 - Furniture or cabinet repair or construction
 - Furniture sales, with outside storage/display (new/used)
 - Galvanizing, small utensils
 - Machine shops
 - Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 ft. in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade
 - Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather and plastics
 - ~~Manufactured home/RV repair~~
 - Monument/marble works, finishing and carving only
 - Monument works, stone
 - Outdoor sales and storage including yards, contractors, lumber or storage, automobiles, storage yards, building materials
 - Paint mixing or spraying
 - Paper box manufacture
 - Pattern shop
 - Printing, lithographing, book-binding, newspapers or publishing
 - Rubber stamping, shearing/punching
 - Rubber stamp manufacture
 - Sheet metal shop
 - Warehouse or bulk storage
 - ~~Welding shop, custom work (not structural)~~
- Transportation Uses

- ~~Passenger station~~
- ~~Railroad roundhouse or RR car repair shop~~
- ~~Railroad tracks; team, spur, loading or storage~~
- Terminal, truck, freight, rail or water
- Recycling center, indoor only with no outdoor sorting or storage activity
- Wholesale Related Uses
 - Wholesale: bakery, produce market or wholesale house
 - Wholesale office or sample room
- Other Uses
 - ~~Fresh water fracture ponds and production~~
 - ~~Gas drilling and production~~
 - Urban agriculture
 - Community garden
- Accessory Uses
 - Satellite antenna (dish)
 - Storage or display outside
 - ~~Amusement, outdoor (temporary)~~
 - Batch plant, concrete or asphalt (temporary)
 - Trailer, portable; sales, construction or storage

3. Propose the following development standards:

DEVELOPMENT STANDARDS	
Front Yard	50 feet
Rear Yard	0 feet
Side yard	
Interior	5 feet
Corner	None required unless through lot, then 10 feet minimum required

4. Additional modifications:

- a) Loading dock locations: Loading docks may not directly face public streets.
- b) Parking:
 - i. Industrial buildings shall provide 1 parking space per 2,000 square feet of gross floor area or one space per three employees, whichever is greater.
 - ii. Warehouse buildings require one parking space per four employees.
- c) Landscape and buffers: For industrial uses, 4% of net site area or landscape of 30-foot depth along public right of ways is required. Redbud trees shall be used for required small canopy trees throughout the Property.



Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-118

Council District: 6

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Mohamad Alwan

Site Location: 5653 Westcreek Drive

Acreage: 0.478 acres

Request

Proposed Use: Expansion of existing auto repair shop

Request: From: "E" Neighborhood Commercial

To: "PD" Planned Development with a base of "E" Neighborhood Commercial for Auto Repair & Outside Storage (Automobiles), with specific development standards for projected front yard setback, supplemental side building setbacks, supplemental buffer yard, buffer yard landscaping requirements, screening fence requirements, dumpster screening requirements; site plan included

Recommendation

Land Use Compatibility: Requested change is **not compatible**

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

Staff Recommendation: **Denial**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan
11. Aerial Images (2003-2021)

Project Description and Background

The property is located in the South Hills South neighborhood, across Westcreek Drive from the Wedgwood East neighborhood, and generally southwest of the intersection of Loop 820 and McCart Avenue. The site is currently zoned “E” Neighborhood Commercial and is just under half an acre in size.

The proposed rezoning is intended to accommodate expansion of the existing auto repair business. The two (2) uses being added to qualify as a “PD” Planned Development are Auto Repair & Outside Storage, which are not permitted in base “E” Neighborhood Commercial zoning districts. Auto Repair has been taking place on this site for many years, and the land use is considered legal non-conforming. However, since the applicant is requesting to add additional buildings to the site, the zoning must be brought into compliance based on the increased intensity of the land use on the site.

Based on changes in aerial imagery over the past 20 years, staff has noticed that the following gradual changes have occurred which contribute to the site being in its current state:

- (2003).....Appears to be vacant/not in use
- (2005).....Fence facing Walton Avenue erected, cars started being stored outside (behind fence)
- (2010-13).....Inoperable cars being stored behind fence, some not moving for periods between one and three years
- (2014).....Current owner takes over property
- (2017).....Stacks of tires appear to be stored on the site outdoors; up to five cars being stored on Walton Avenue side outside of fence (previously only one to two cars were seen outside the fence)
- (2019).....Illegal addition of canopy & kennel; up to seven cars being stored on Walton Avenue side outside of fence
- (2021-).....Code enforcement involvement; up to ten cars being stored on Walton Avenue side outside of fence

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

- Projected front yard setback (6.101.f.2) *Ordinance requires 35’, applicant requesting 5’*
- Supplemental side building setbacks (6.300.c.1) *Ordinance requires 20’, applicant requesting 17’*
- Supplemental buffer yard (6.300.c.1) *Ordinance requires 5’, applicant requesting 0’*
- Buffer yard landscaping requirements (6.300.g) *Ordinance requires 15 points worth of plantings from landscape table, applicant requesting no plantings/0 points.*
- Screening fence requirements (6.300.d) *Ordinance requires 6’ minimum solid wood or masonry fence, applicant requests to continue using existing non-compliant R-panel metal fence.*
- Dumpster screening requirements (6.300.d) *Ordinance requires 6’ screening fence around dumpsters, applicant is not proposing any screening fence around the proposed dumpster.*
- Prohibited signs (6.405 e & h) *Ordinance does not allow portable signage or signage within public rights of way, applicant has two (2) portable signs in the right of way (technically off-site and within City right of way) per Google Street View dated November 2021 (Westcreek Drive) and December 2021 (Walton Drive).*

If there are any significant 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 applicant supplied a support 'petition' alongside the application. After staff review only six (6) of the respondents could be successfully verified, and four (4) were not verifiable. Additionally, no dates were identified in the petition or on the signatures. The description in the petition is also misleading. The petition states the applicants desire "To expand and add a couple more bays to the side of the building as alignment and muffler work" while the Site Plan depicts a "proposed free standing metal canopy".

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

Fire: 7/27/2021

Comments:

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

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 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)

Surrounding Zoning and Land Uses

North "A-5" One-Family / residential

East "A-5" One-Family / residential

South "E" Neighborhood Commercial / school

West "E" Neighborhood Commercial / mini-mall commercial center

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

The following organizations were emailed on January 26, 2022:

Organizations Notified	
South Hills South NA*	South Hills NA
Wedgwood East NA	District 6 Alliance
Streams And Valleys Inc	Fort Worth ISD
Trinity Habitat for Humanity	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Nearby land uses range from a small strip mall to the west, a school to the south, and single-family residential neighborhoods directly adjacent to the north and east.

The site is in the middle of an established residential neighborhood. It appears that when the neighborhood was built, the site was to be a neighborhood commercial-type node, with the intent of serving the local neighborhood with small amounts of retail and office space. The current building appears to be what was originally constructed on the site at some time between 1963 and 1968.

The proposed zoning **is not compatible** with surrounding land uses. The Zoning Ordinance suggests that auto-related uses require more intensive zoning classifications than “E” Neighborhood Commercial. Outdoor storage requires industrial zoning at minimum. Neither of these types of zones are best placed directly adjacent to existing single-family residential zones, especially without the proper buffering, which the applicant is not intending to provide.

Comprehensive Plan Consistency – Wedgwood

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, which envisions future development aligned with “E” Neighborhood Commercial zoning. The intent is to have small retail shops/services/offices in close proximity to residential zones for convenience.

The current proposal for a “PD/E” Planned Development with a base of Neighborhood Commercial is not supported by the adopted Comprehensive Plan designation, as automobile related uses such as car repair are not allowed by right in “E” zones as they are quasi-industrial. Typically auto repair would require a zoning of “FR” or above, which is more in line with the “General Commercial” designation in the adopted Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
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 Comprehensive Plan based on the proposed land uses, which would be more appropriate in areas designated General Commercial or Industrial on the future land use map. Additionally, the proposed rezoning does not support any of the policies tailored towards future growth and development specific to the Wedgwood sector of the City.

Economic Development Plan

The Wedgwood sector of the City is not directly addressed in the 2017 Economic Development Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City.

Site Plan Comments

Zoning and Land Use

The applicant submitted a revised Site Plan on January 12th, 2022. The Site Plan has no further corrections required as this is what the applicant has chosen to present, but staff will provide a detailed notation below listing all the deficiencies with this Site Plan in relation to standard “E” zoning.

- Front yard setback is based on a projected front yard. The projected front yard is 35 foot based on the setback of the residence next door at 5649 Westcreek Drive. The intent of the projected front yard is for the overall massing of the buildings in a block to be aligned and not have one sticking out in relation to another. No parking or structures can be placed in a projected front yard. The applicant is proposing parking in the front yard, as well as the existing legal non-conforming structure to remain in place.
- Supplemental side building setback is 20 foot based on the site directly adjoining single family “A-5” zoning. The existing “free standing metal canopy” is constructed 17 feet off the property line. The applicant wants to add a second “free standing metal canopy” aligned with the existing canopy, which would be encroaching 3 feet into the required 20 foot supplemental side yard. The intent of the supplemental side yard is to provide adequate separation between occupied residences and commercial businesses.
- Supplemental 5 foot buffer yard requirement runs concurrently with the 20 foot supplemental side building setback. The Zoning Ordinance requires that a 5 foot strip remain unencumbered and should be appropriately landscaped with specific tree and/or shrub plantings to serve as a noise/sight barrier between occupied residences and commercial businesses and to improve the aesthetics of the site. While the Site Plan shows ‘green area’ on the eastern side, this is disingenuous as no irrigation plans are proposed, no planting schedule has been provided, and there is no guarantee that the ‘green area’ would remain free and clear of cars and other debris that has accumulated in this side yard since 2014. No buffer yard or plantings are proposed to the north either, which is proposed to have parking stalls as well as storage of automobiles outside.
- For areas where commercial zones directly abut one or two family residential zones, the Zoning Ordinance requires a 6 foot solid screening fence that can be made of either wood or masonry. The intent is to provide a visual barrier between occupied residences and commercial businesses. The applicant is proposing to retain the existing non-compliant R-panel metal fence. No upgrades or improvements to the fencing have been proposed by the applicant.
- The Zoning Ordinance requires dumpsters and refuse facilities to be screened on three sides by an 8 foot fence if visible from residential zoned properties. The intent is to screen dumpsters and trash from view and to help control odors and prevent any unauthorized parties from accessing the trash. The latest Site Plan shows a 7 foot by 8 foot dumpster directly in the front yard of the property along Westcreek Drive. No screening information was provided, so staff is under the assumption that the applicant is proposing placing a dumpster

in the 35 foot front yard setback and within the 5 foot buffer yard setback with no type of screening or dumpster corral.

- No signage is depicted on the Site Plan, however staff has discovered at least two (2) illegal portable signs that appear on the property in differing locations (the signs are being moved around).

2011 Aerial photo.....On site
2012 Aerial photo.....On site
2013 Google Street View.....On site
2014 Google Street View.....Off site (in City street right of way)
2015 Google Street View.....Off site (in City street right of way)
2017 Aerial photo.....Off site (in City street right of way)
2018 Google Street View.....On Site
2019 Aerial photo.....On site
2021 Aerial photo.....On site
2021 Google Street View.....On Site



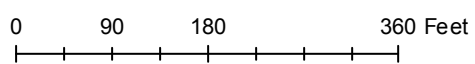


Area Zoning Map

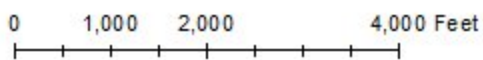
Applicant: Mohamad Alwan
 Address: 5653 Westcreek Drive
 Zoning From: E
 Zoning To: PD for Auto Repair & Outside Storage to allow expansion of existing business
 Acres: 0.4780591
 Mapsco: 90S
 Sector/District: Wedgwood
 Commission Date: 1/12/2022
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification



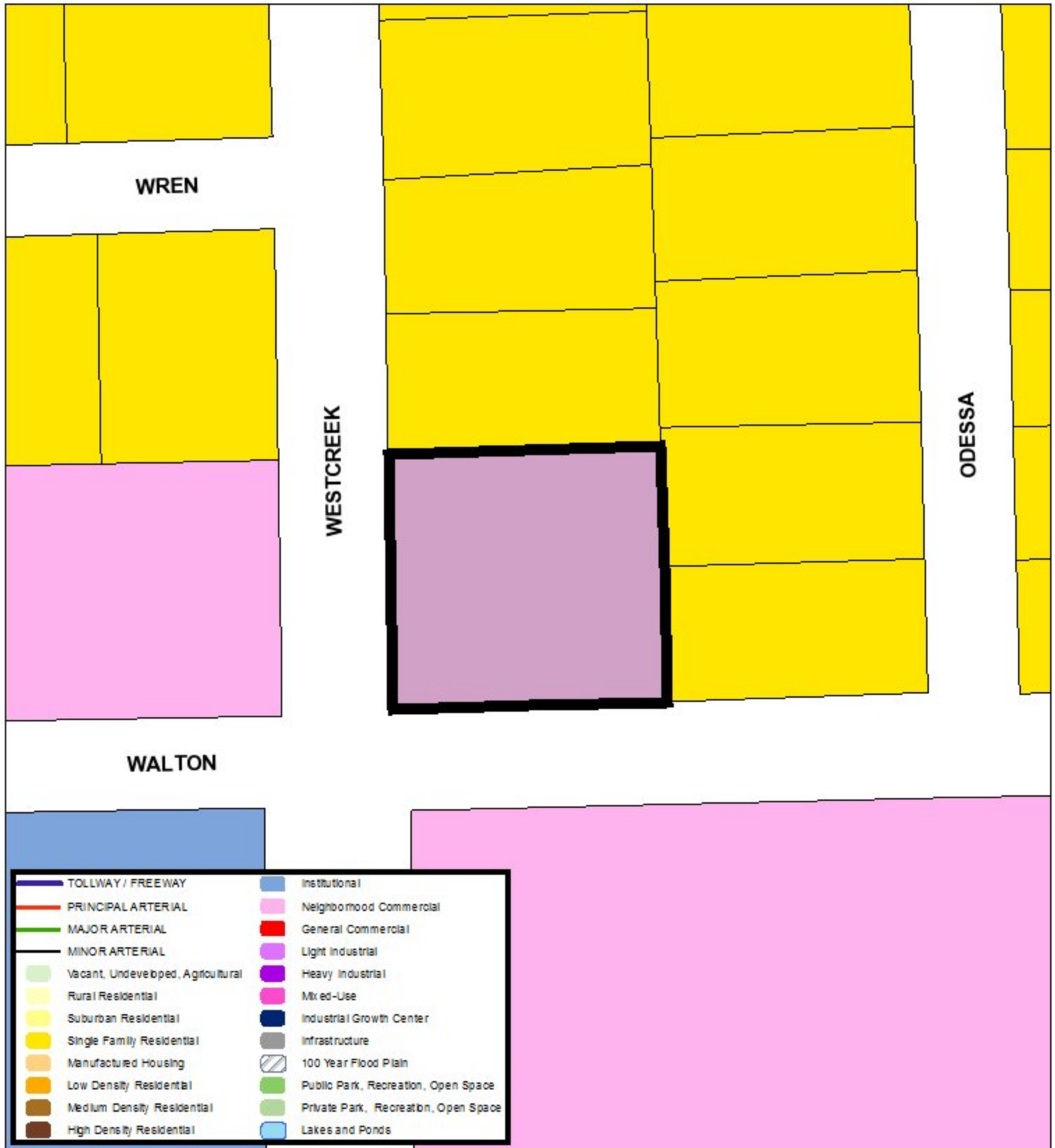
Area Map





ZC-21-118

Future Land Use



70 35 0 70 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.





ZC-21-118

Aerial Photo Map

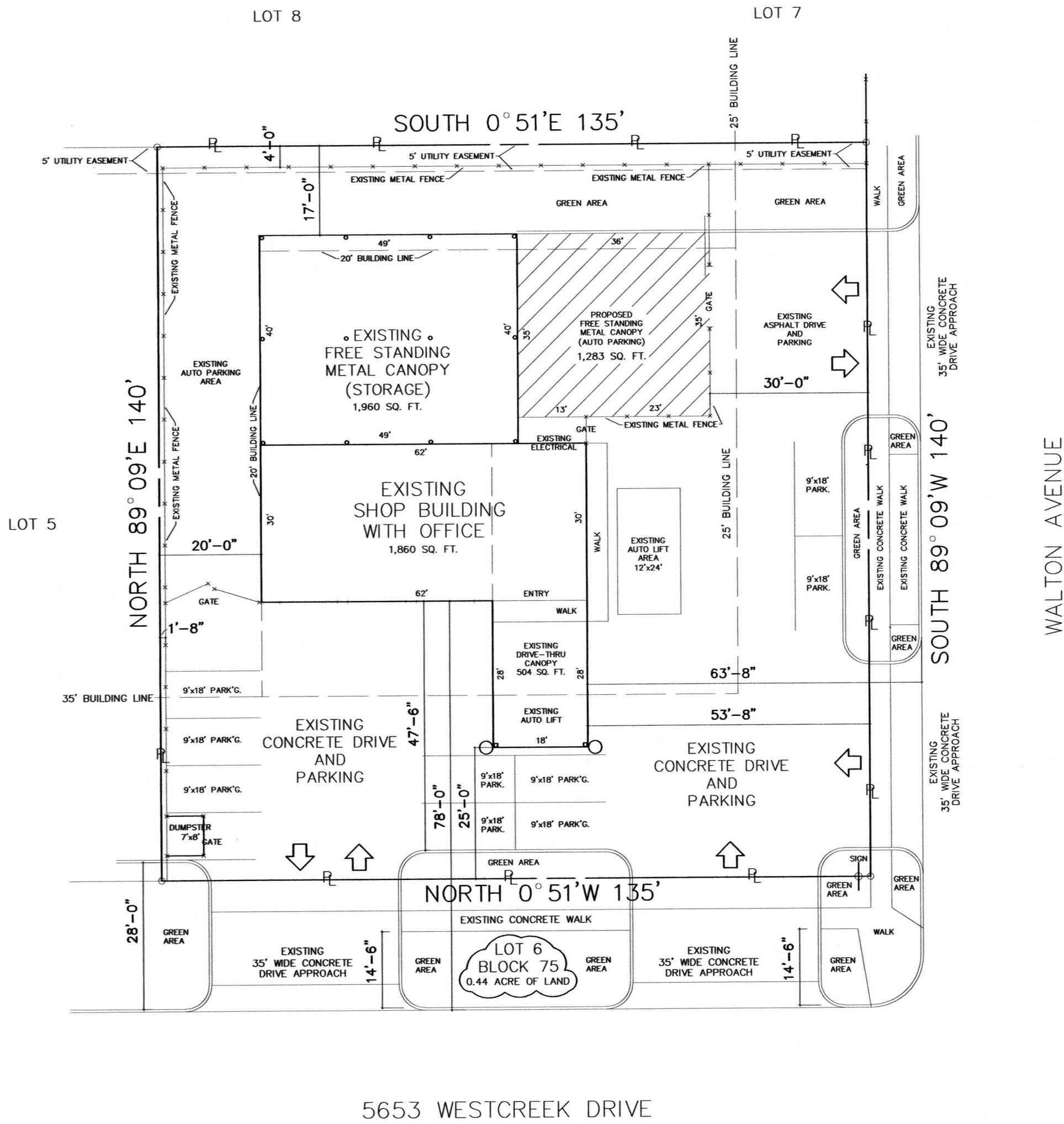
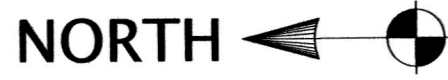


0 45 90 180 Feet



REVISIONS	BY

PLANNED DEVELOPMENT "PD" MEETING ALL "E" DISTRICT STANDARDS WITH ALLOWANCES FOR AUTOMOTIVE REPAIR; PAINT AND BODY SHOP & OUTDOOR STORAGE (INCLUDING AUTOMOBILES).



5653 WESTCREEK DRIVE

"REVISED" SITE PLAN

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION:

LOT 6, BLOCK 75, SOUTH HILLS, BEING A SUBDIVISION OF THE JOHN JENNINGS SURVEY IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

ZONING COMMISSION DATA:
JANUARY 12 @ 1:00 PM, CITY HALL ON SECOND FLOOR.

OWNERS RESPONSIBILITY:
LETTERS OF SUPPORT FROM NEIGHBORS.
IF THERE ARE ANY NEIGHBORHOOD ASSOCIATIONS,
MEET WITH THEM TO GET THEIR SUPPORT.

"REVISED" SITE PLAN ZC-21-118
FOR MOHAMAD ALWAN
5653 WESTCREEK DRIVE
FORT WORTH, TEXAS



LARRY D. WEATHERLEY
AND ASSOCIATES
DESIGNERS - PLANNERS
COMMERCIAL - RESIDENTIAL
6813 FRANWOOD TERRACE
FORT WORTH, TEXAS 76112
817.832-8921 cell
817.457-1954 office
larry.weatherley.design@gmail.com

SOCIETY OF
PROFESSIONAL
BUILDING DESIGNERS



CERTIFIED
PROFESSIONAL
DESIGNER #TX-101

Larry D. Weatherley
01.04.22

DRAWN: LDW

CHECKED: LDW

DATE: 01-04-2022

SCALE: 1"=20'-0"

JOB NO.: 75721MA
SHEET

A1

1 OF 1 SHEETS

Filter Layers...



Filter

Zoning Fill

Zoning Outline

+ WaterSewer_PnDViewer

- Aerials

Orthos_2021

Orthos_2020

Orthos_2019

Orthos_2017

Orthos_2015

Orthos_2014

Orthos_2013

Orthos_2012

Orthos_2011

Orthos_2010

Orthos_2009

Orthos_2007

Orthos_2005

Orthos_2003

Orthos_2001



WESTCREEK DRIVE

WALTON AVENUE



1:500

Filter Layers...



Filter

Zoning Fill



Zoning Outline



+ WaterSewer_PnDViewer



- Aerials

Orthos_2021



Orthos_2020



Orthos_2019



Orthos_2017



Orthos_2015



Orthos_2014



Orthos_2013



Orthos_2012



Orthos_2011



Orthos_2010



Orthos_2009



Orthos_2007



Orthos_2005



Orthos_2003



Orthos_2001



Filter Layers...



Filter

Zoning Fill



Zoning Outline



+ WaterSewer_PnDViewer



- Aerials

Orthos_2021



Orthos_2020



Orthos_2019



Orthos_2017



Orthos_2015



Orthos_2014



Orthos_2013



Orthos_2012



Orthos_2011



Orthos_2010



Orthos_2009



Orthos_2007



Orthos_2005



Orthos_2003



Orthos_2001



Filter Layers...



Filter

Zoning Fill

Zoning Outline

+ WaterSewer_PnDViewer

- Aerials

Orthos_2021

Orthos_2020

Orthos_2019

Orthos_2017

Orthos_2015

Orthos_2014

Orthos_2013

Orthos_2012

Orthos_2011

Orthos_2010

Orthos_2009

Orthos_2007

Orthos_2005

Orthos_2003

Orthos_2001



Filter Layers...



Filter

Zoning Fill



Zoning Outline



+ WaterSewer_PnDViewer



- Aerials

Orthos_2021



Orthos_2020



Orthos_2019



Orthos_2017



Orthos_2015



Orthos_2014



Orthos_2013



Orthos_2012



Orthos_2011



Orthos_2010



Orthos_2009



Orthos_2007



Orthos_2005



Orthos_2003



Orthos_2001



Filter Layers...



Filter

Zoning Fill



Zoning Outline



+ WaterSewer_PnDViewer



- Aerials

Orthos_2021



Orthos_2020



Orthos_2019



Orthos_2017



Orthos_2015



Orthos_2014



Orthos_2013



Orthos_2012



Orthos_2011



Orthos_2010



Orthos_2009



Orthos_2007



Orthos_2005



Orthos_2003



Orthos_2001



13



Filter Layers...



Filter

Zoning Fill

Zoning Outline

+ WaterSewer_PnDViewer

- Aerials

Orthos_2021

Orthos_2020

Orthos_2019

Orthos_2017

Orthos_2015

Orthos_2014

Orthos_2013

Orthos_2012

Orthos_2011

Orthos_2010

Orthos_2009

Orthos_2007

Orthos_2005

Orthos_2003

Orthos_2001



Filter Layers...



Filter

Zoning Fill

Zoning Outline

+ WaterSewer_PnDViewer

- Aerials

Orthos_2021

Orthos_2020

Orthos_2019

Orthos_2017

Orthos_2015

Orthos_2014

Orthos_2013

Orthos_2012

Orthos_2011

Orthos_2010

Orthos_2009

Orthos_2007

Orthos_2005

Orthos_2003

Orthos_2001



Filter Layers...



Filter

Zoning Fill

Zoning Outline

+ WaterSewer_PnDViewer

- Aerials

Orthos_2021

Orthos_2020

Orthos_2019

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Orthos_2014

Orthos_2013

Orthos_2012

Orthos_2011

Orthos_2010

Orthos_2009

Orthos_2007

Orthos_2005

Orthos_2003

Orthos_2001





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-220

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Davi Group Inc, Angel Davila / Jimenez Custom Homes, Chris Burdick & Cesar Jimenez

Site Location: 4900 Miller Avenue & 4109 Moberly Avenue **Acreage:** 0.803 acres

Request

Proposed Use: Multifamily

Request: From: “E” Neighborhood Commercial

To: “CR” Low Density Multifamily

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

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 - b. [Comprehensive Plan Consistency](#)
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6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The property is composed of two (2) lots of the Trentman City Addition and is within NEZ Area Six. The proposal to rezone this lot would change the current “E” Neighborhood zoning to “CR” Low Density Multifamily zoning, going from an allowance for a neighborhood commercial establishment to an allowance for up to twelve (12) dwelling units. The lot is just under an acre in size. “CR” zoning allows densities of up to sixteen (16) units per acre. No Site Plan is required under “CR” zoning applications.

The case was first opened by the Zoning Commission on **January 12th, 2022**. The applicant requested a 30-day continuance in order to gather additional supporting documents and photos to supplement their presentation. The applicant’s representative Chris Burdick has recently contacted City staff to indicate that they are going to request a second continuance from the Zoning Commission on February 9th.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / residential
East “PD-176” Planned Development-Commercial / auto repair & inspections
South “E” Neighborhood Commercial / church
West “C” Medium Density Multifamily / residential

Recent Zoning History

- (ZC-12-017) Request to rezone from “E” Neighborhood Commercial to “FR” General Commercial Restricted. Zoning Commission recommended denial 9-0 on March 14th, 2012. City Council voted to deny 7-0 on April 3rd, 2012.

Public Notification

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

Organizations Notified	
Glen Park NA*	Echo Heights NA
Streams and Valleys Inc.	Trinity Habitat for Humanity
Southeast Fort Worth Inc.	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The proposed zoning of “CR” Low Density Multifamily would allow approximately twelve (12) units on the site based on its acreage. Surroundings are generally single family residential to the west and east, and a linear commercial corridor along Miller Avenue to the north and south.

By virtue of the site being situated on a thoroughfare (Miller Avenue), as well as the subject property being surrounded by higher intensity zoning districts on all sides, the proposed zoning **is compatible** with surrounding land uses in this area. The development would need to meet all “CR” development standards, including all required setbacks, max height of 36 feet, and 60% minimum open space.

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. Multifamily zoning such as “CR” would be appropriate under the adopted Future Land Use Plan. The proposed zoning **is consistent** with the Comprehensive Plan designation.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
RESIDENTIAL		
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
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
COMMERCIAL		
<u>Neighborhood Commercial</u>	Retail, services, offices and mixed uses serving daily needs for a local market area	<u>Multifamily Residential, ER, E, MU-1</u>

Additionally, the proposal meets the specific policy tailored to the Southeast Planning Sector to “Promote a balance of residential, commercial, and industrial uses in the Southeast sector.”

Economic Development Plan

The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. Adding more housing units as proposed would fit into this objective.

3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.



3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

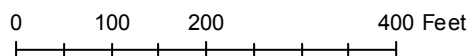


Area Zoning Map

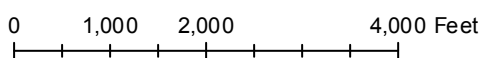
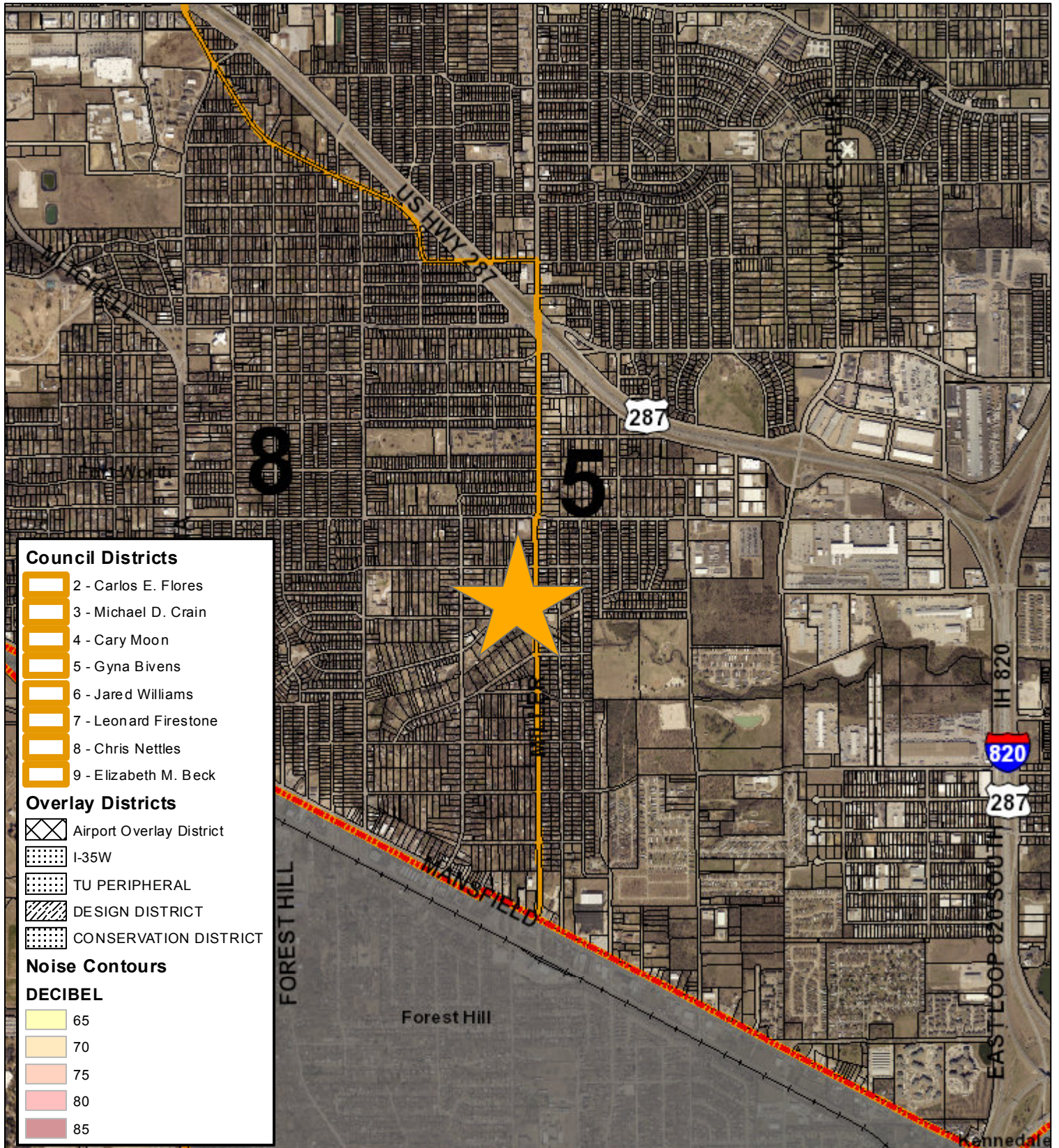
Applicant: Davi Group Inc.
 Address: 4108 Moberly & 4900 Miller Avenues
 Zoning From: E
 Zoning To: CR
 Acres: 0.80309033
 Mapsco: 92H
 Sector/District: Southeast
 Commission Date: 1/12/2022
 Contact: 817-392-8043



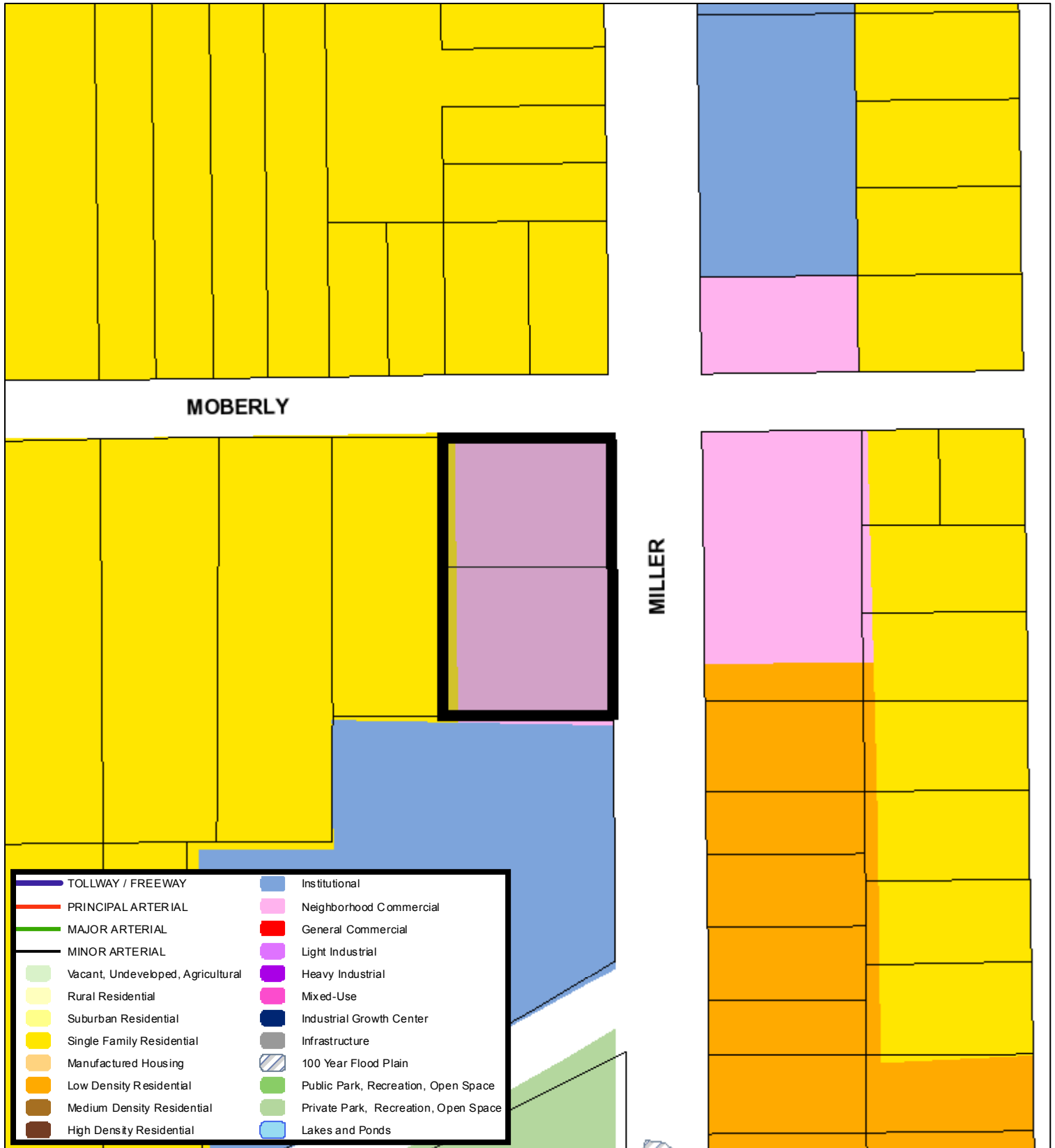
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



110 55 0 110 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



0 70 140 280 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-224

Council District: 6

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: NEC CTR & McP LP/JM Civil Engineering

Site Location: 9300 block Summer Creek Drive **Acreage:** 1.29 acres

Request

Proposed Use: Car Wash

Request: From: “G” Intensive Commercial

To: Add Conditional Use Permit to allow for a self-service car wash in “G” Intensive Commercial; site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change is **consistent**.

Staff Recommendation: **Approval**

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 - c. [Economic Development Plan](#)
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7. Plat
8. Site Plan
9. Elevations
10. Area Map
11. Future Land Use Map
12. Aerial Photograph

Project Description and Background

The proposed site is located on the west side of Summer Creek Drive, north of McPherson Boulevard. The applicant is requesting to add a Conditional Use Permit to allow a carwash facility; site plan included.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “G” district for a drive-thru carwash facility in an approximately 4,500 sq. ft. building. Self-service vacuum spaces are shown in a row south of the carwash building. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While a carwash is not permitted in the “G” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. The nearest residential use is a multifamily complex across Summer Creek Drive to the east, with additional multifamily complexes further to the north. The closest residential building is approximately 150 feet away. While the car wash dryer faces the multifamily complex, a landscaping berm has been proposed along the eastern side between the car wash dryer and the existing multifamily uses.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;

e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Vacant land
East “PD 971” Planned Development for D uses / Multifamily uses
South “G” Intensive Commercial / Vacant land
West “G” Intensive Commercial / Vacant land

Recent Zoning History

ZC-18-004, north of subject, amend PD 971 boundaries of R1 and D uses, approved 2/7/2018.
ZC-20-110, north of subject, from R1 to PD for CR uses plus cottage community, approved 9/17/2020.

Public Notification

300-foot Legal Notifications were mailed on December 21, 2021.
The following organizations were notified: (emailed December 22, 2021)

Organizations Notified	
Panther Heights NA*	Streams and Valleys Inc
Summer Creek Ranch HOA	Trinity Habitat for Humanity
District 6 Alliance	Crowley ISD

* *This Neighborhood Association is located closest to the subject property.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “G” zoning district. Surrounding land uses consist of a multifamily complex to the east with vacant commercially zoned land in all other directions. The multifamily uses are directly across the street from the car wash dryer, approximately 150 feet from the site. Sound from this type of equipment is noticeable until approximately 300 feet away. The applicants have added a landscaped berm between the car wash dryer and the multifamily uses to mitigate the sound effects on the neighborhood. The development waiver request to provide 23 parking spaces is 2 spaces less than required but provides more than 90% of the required parking spaces. As the site is more than 250 feet from a one- or two-family district, this development waiver request should not negatively impact the neighboring properties.

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. Please note the building material of the “Painted Structure” on the west elevation.
2. The dryer is facing the residential uses that are less than 300 feet away. Please note the height of the berm in the landscaping along Summer Creek Drive.
3. 25 parking spaces are required for 5 car lengths in the car wash, instead of 23 parking spaces provided, as required in Sec. 5.108. **This item has requested a development waiver.**
4. Revise the adjacent zoning of the land to the east from PD-MU to PD 971 for D uses.

The proposed zoning request **is compatible** with surrounding land uses due the sound buffering provided along the eastern side of the project, as well as the intensive commercial zoning surrounding the site.

(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.)

Comprehensive Plan Consistency – Far Southwest

The 2021 Comprehensive Plan currently designates the subject property as general commercial.

While the proposed zoning is consistent with the land use designations for this area, the proposed zoning aligns with the following policies of the Comprehensive Plan:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on conformance with the future land use map and conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

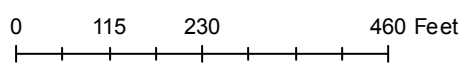
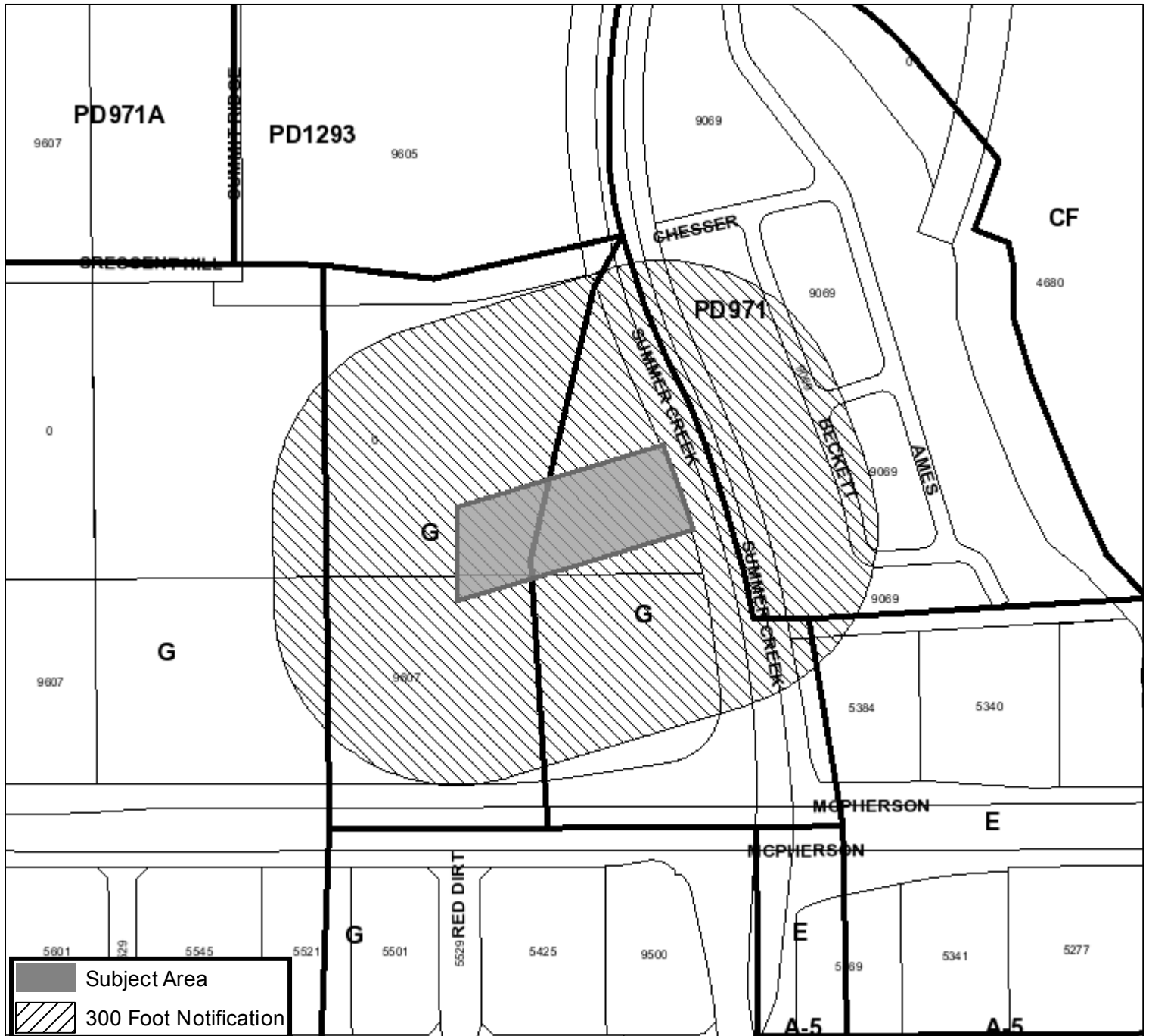
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and the auto-oriented use does not contribute to walkable corridors.

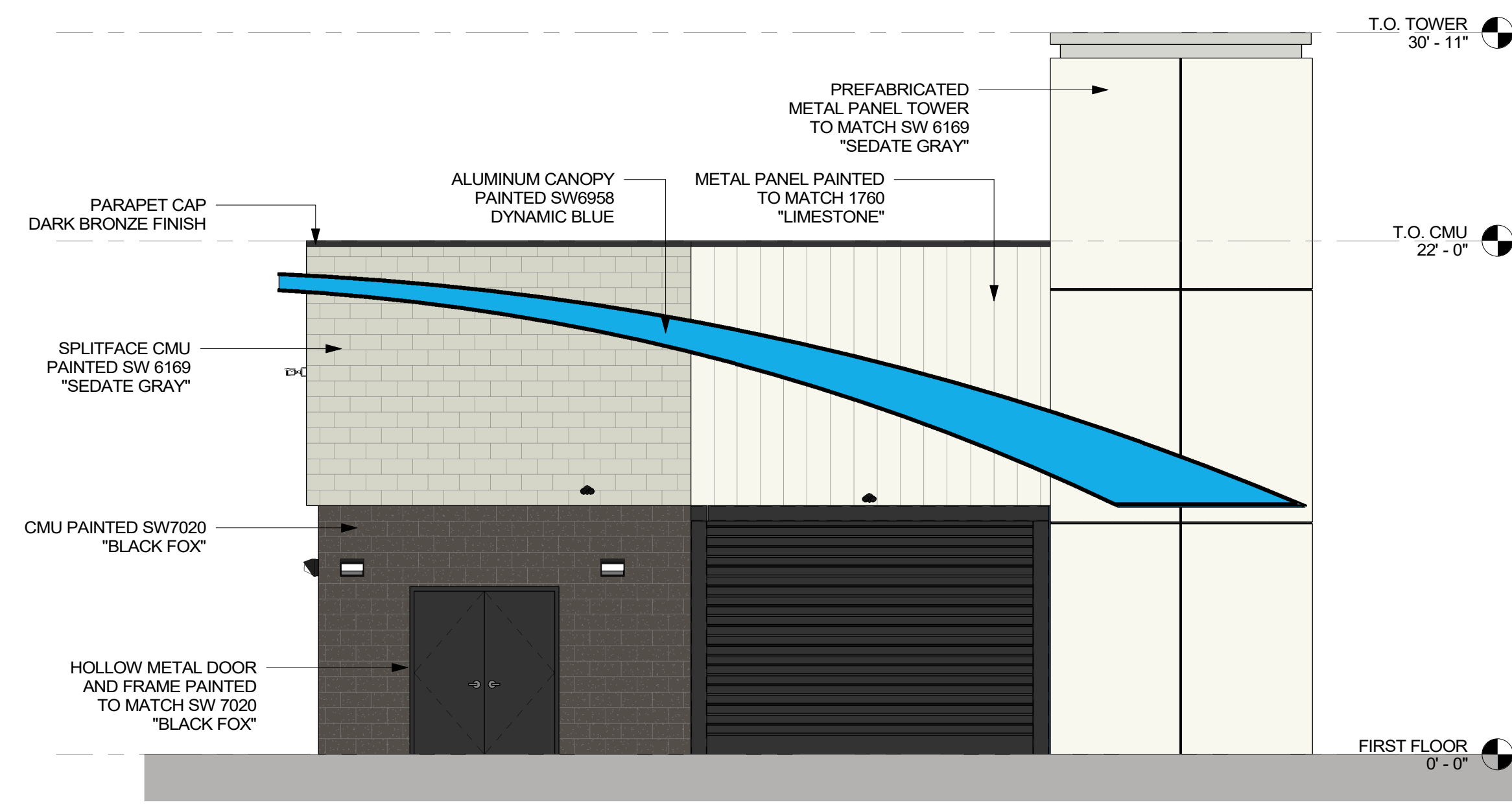


ZC-21-224

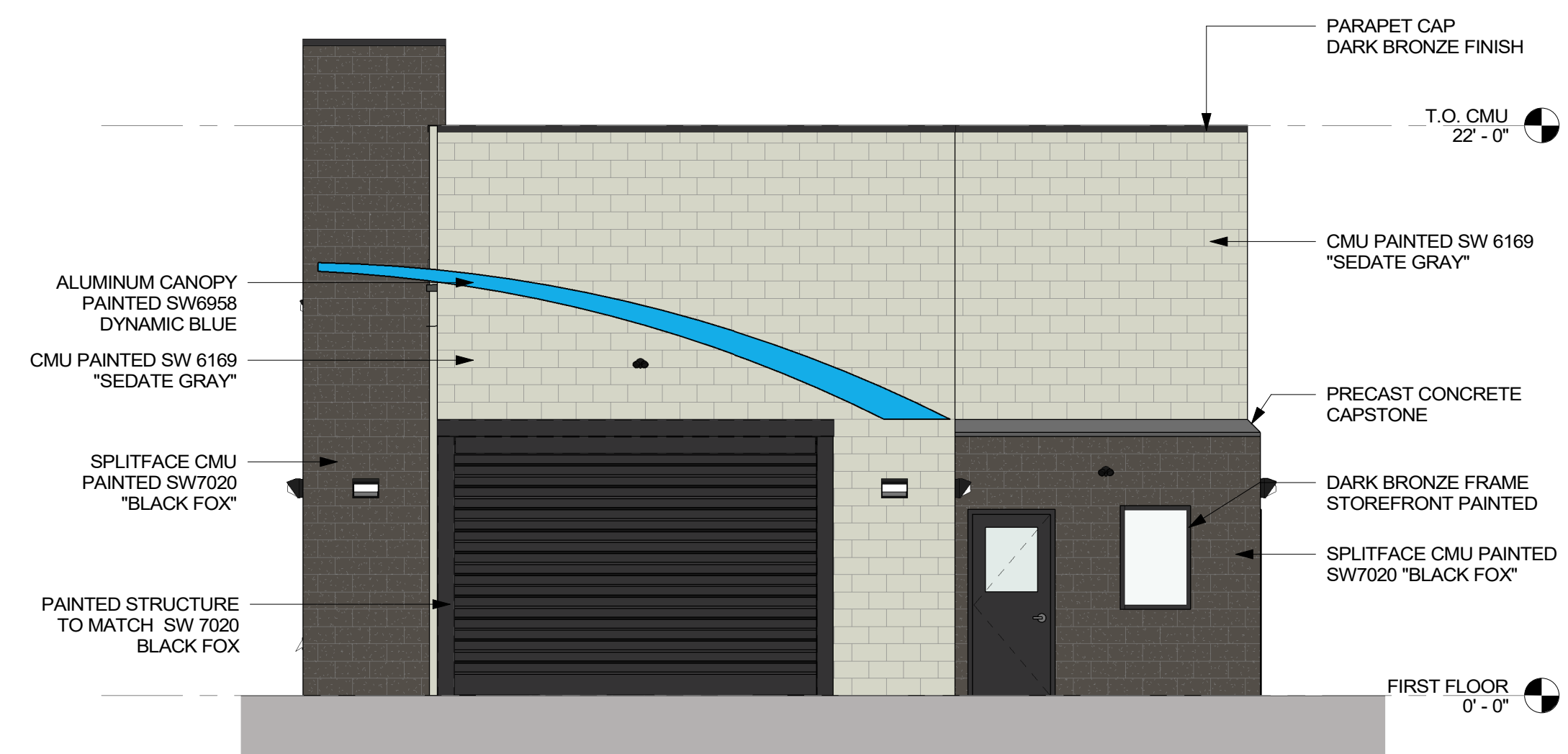
Area Zoning Map

Applicant: NEC CTR & McP LP
 Address: 9300 block Summer Creek Drive
 Zoning From: G
 Zoning To: Add Conditional Use Permit for car wash
 Acres: 1.2858437
 Mapsco: 102Z
 Sector/District: Far Southwest
 Commission Date: 1/12/2022
 Contact: 817-392-8190

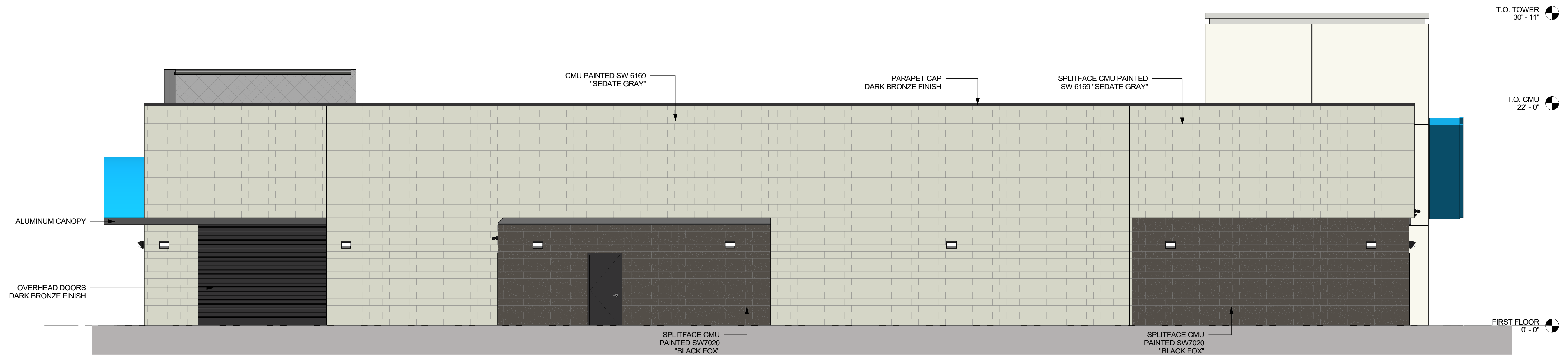




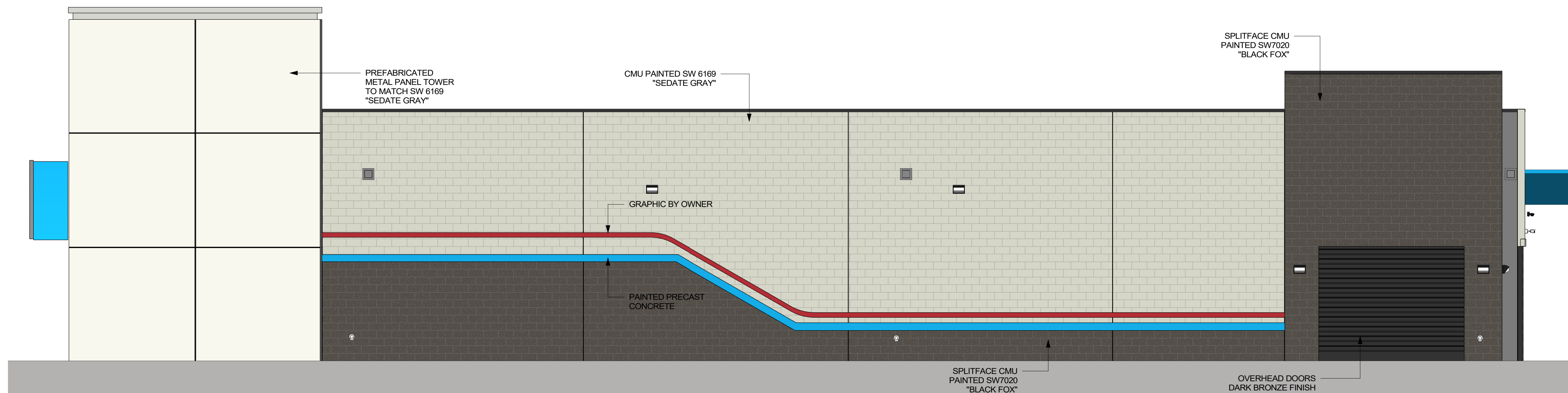
EAST ELEVATION
3/16" = 1'-0" 4



WEST ELEVATION
3/16" = 1'-0" 3

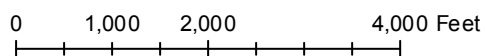
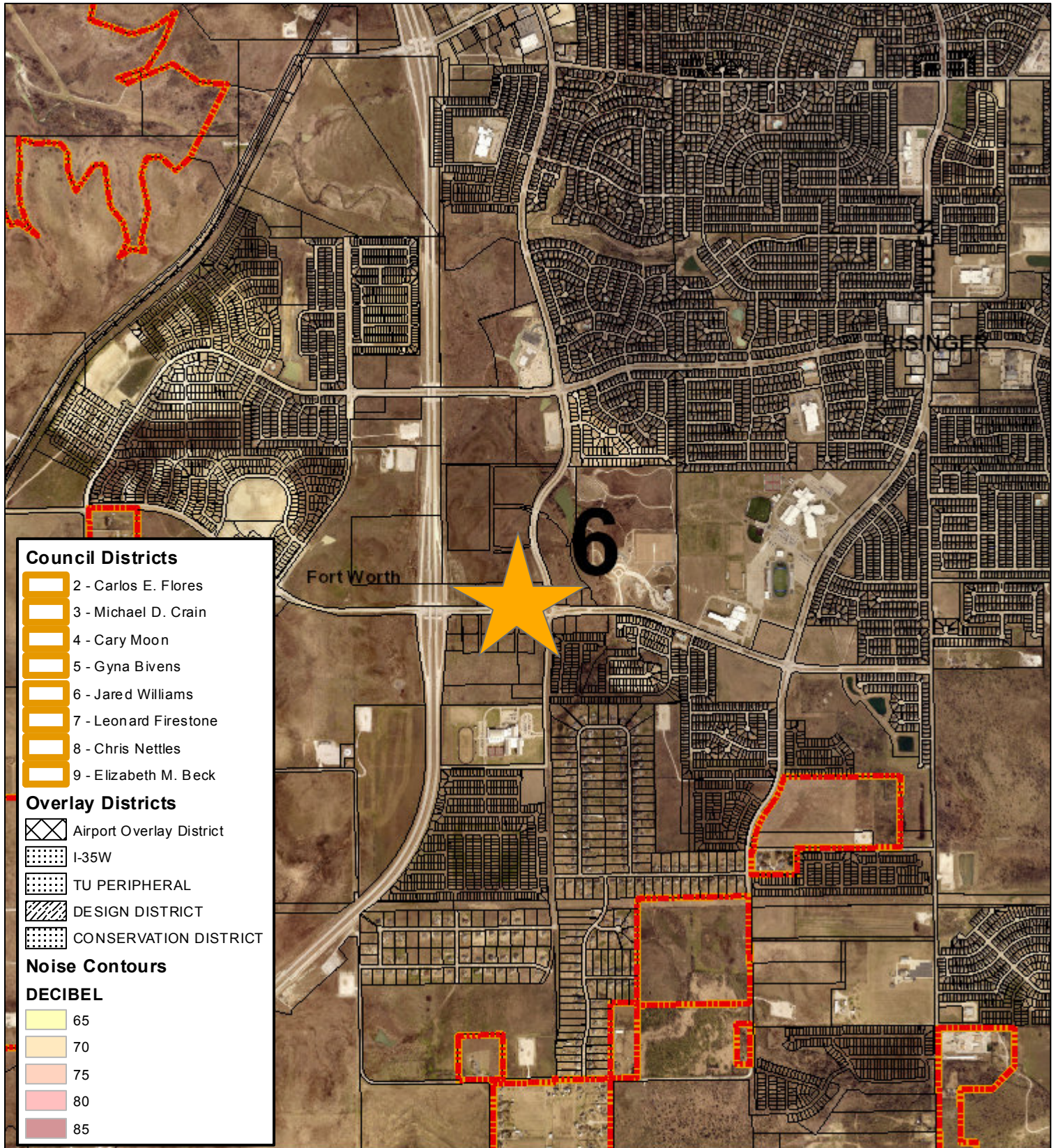


SOUTH ELEVATION
3/16" = 1'-0" 2

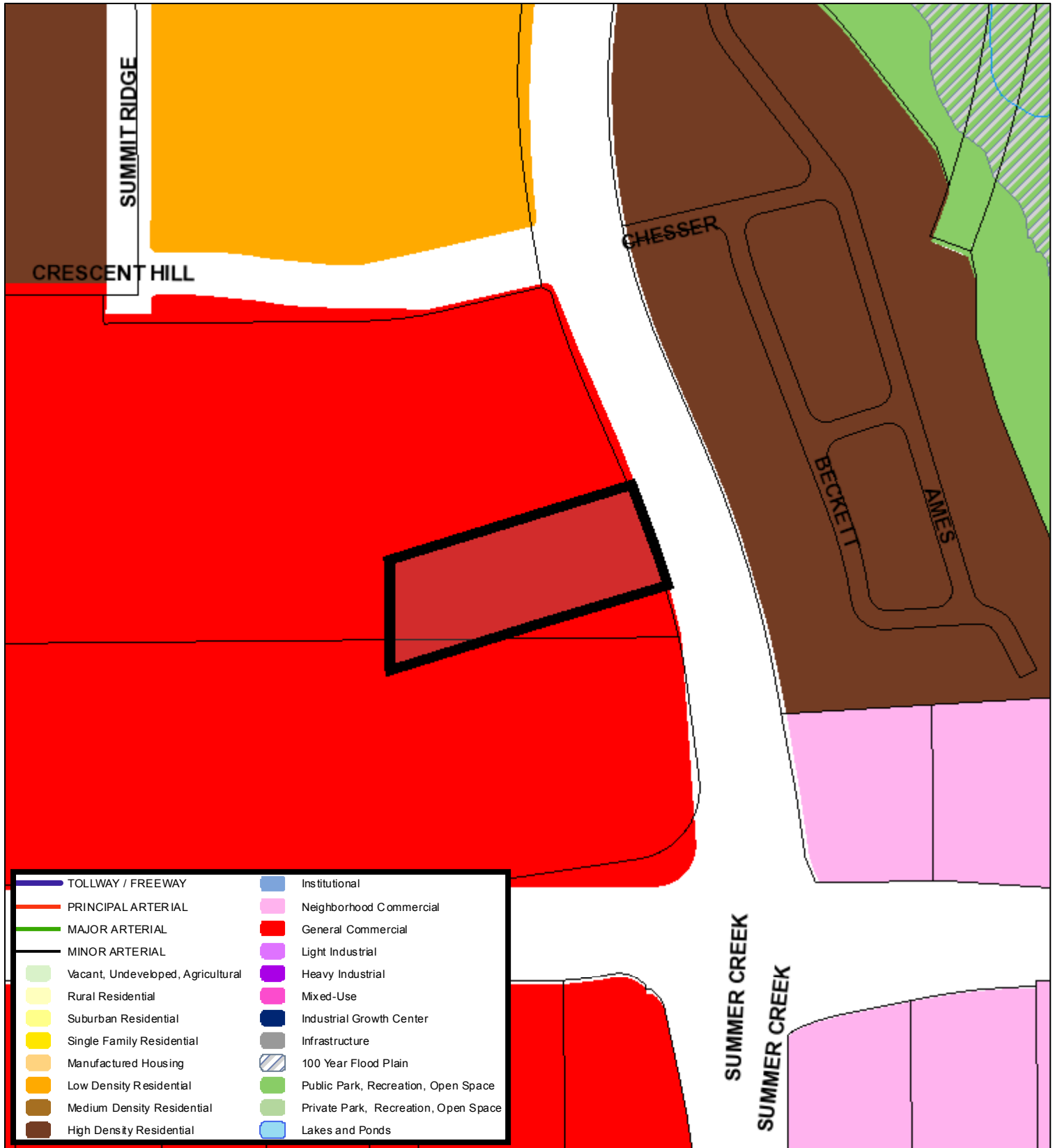


NORTH ELEVATION
3/16" = 1'-0" 1

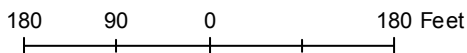
Area Map



Future Land Use



TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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



0 115 230 460 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-231

Council District: 7

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Presidio Village LLC

Site Location: 9301 Harmon Rd

Acres: 9.7 acres

Request

Proposed Use: Commercial

Request: From: “AG” Agricultural

To: “E” Neighborhood Commercial; “F” General Commercial

Recommendation

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

Comprehensive Plan Consistency: Requested change is **consistent (Technical Inconsistency)**.

Staff Recommendation: **Approval**

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 - b. [Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Conceptual Site Plan

Project Description and Background

The subject property is located on Harmon Rd south of Heritage Trace Parkway. The site is currently vacant and the applicant is proposing to change the zoning from “AG” Agricultural to “E” Neighborhood Commercial and “F” General Commercial to allow for a development with various commercial uses.

This case was continued from the previous month in order for the applicant to consider revising the corner zoning to “E” Neighborhood Commercial or “F” General Commercial. It was also recommended that the applicant meet with surrounding neighborhoods. In discussions with the applicant, staff confirmed that they have reached out to both registered and non-registered organizations in close proximity to the site. The applicant has also decided to seek “F” General Commercial on the northeastern most corner. This will keep the height to a maximum of 45 feet and will also give the applicant flexibility in uses.

The applicant mentioned that the adjacent neighborhood does not want a connection to Creosote Dr. or would like them to provide speed bumps or other traffic measures. Typically, access and connectivity are reviewed during the platting phase or through a PD with a site plan. Although access and transportation are important components for this case, our primary function is land use compatibility and Comprehensive Plan consistency. Waivers to access would come from the Planning Commission.

Surrounding Zoning and Land Uses

North “I” Light Industrial / industrial
East “C” Medium Density Multifamily, “A-5” One-Family / vacant, multifamily
South “E” Neighborhood Commercial / single-family
West “R1” Zero Lot Line/Cluster / single-family

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
North Fort Worth Alliance	Reata Meadows HOA
Quail Grove HOA	Reata Ranch HOA*
Tehama Ridge HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD
Eagle Mountain-Saginaw ISD	

* *Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from to “E” Neighborhood Commercial and “F” General Commercial. Surrounding uses vary, with single-family to the west and south, industrial to the north, and multifamily/vacant uses across the street to the east. The majority of the site is proposed for neighborhood commercial uses which are appropriate along major arterials and adjacent residential uses. Screening fences, setbacks, and bufferyards would be required when the commercial is constructed.

A corner lot within this development is proposed for “F” Intensive Commercial. This would allow more intense uses. However, the corner lot would be buffered by Neighborhood Commercial, which would lesson the impact to surrounding neighborhoods. In addition, industrial uses are located to the north.

As a result, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. The majority of the proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

However, the small tract on the northeast corner would require a General Commercial designation. This would constitute a technical inconsistency for that portion. Based on the overall conformance with the future land use map, the proposed zoning is **consistent (Technical Inconsistency)** with the Comprehensive Plan.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.

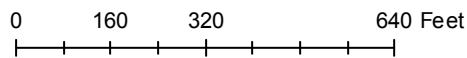
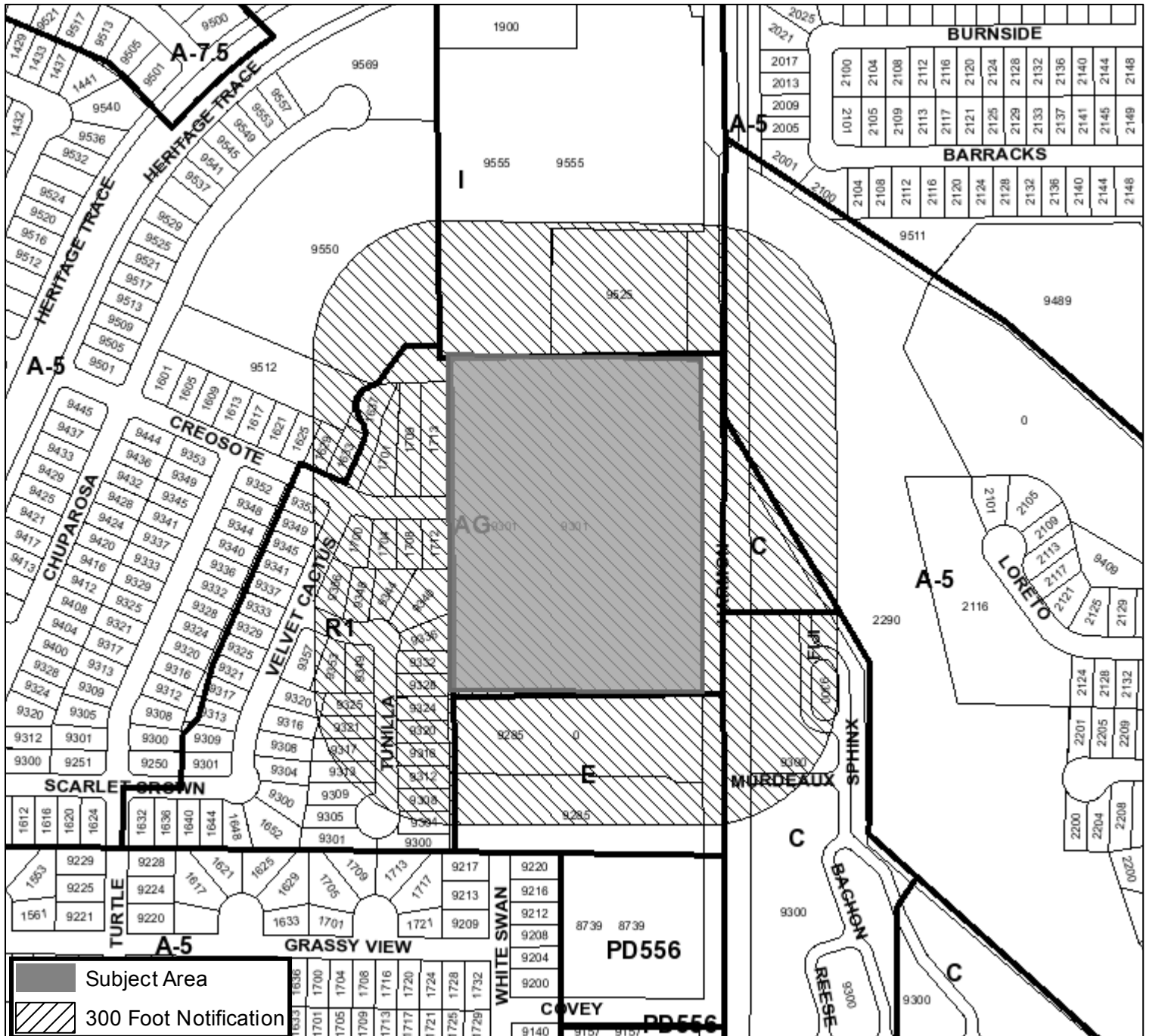
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

The proposed zoning would create tax revenue and jobs for the City of Fort Worth.

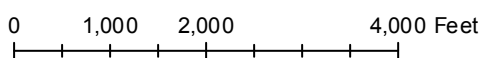
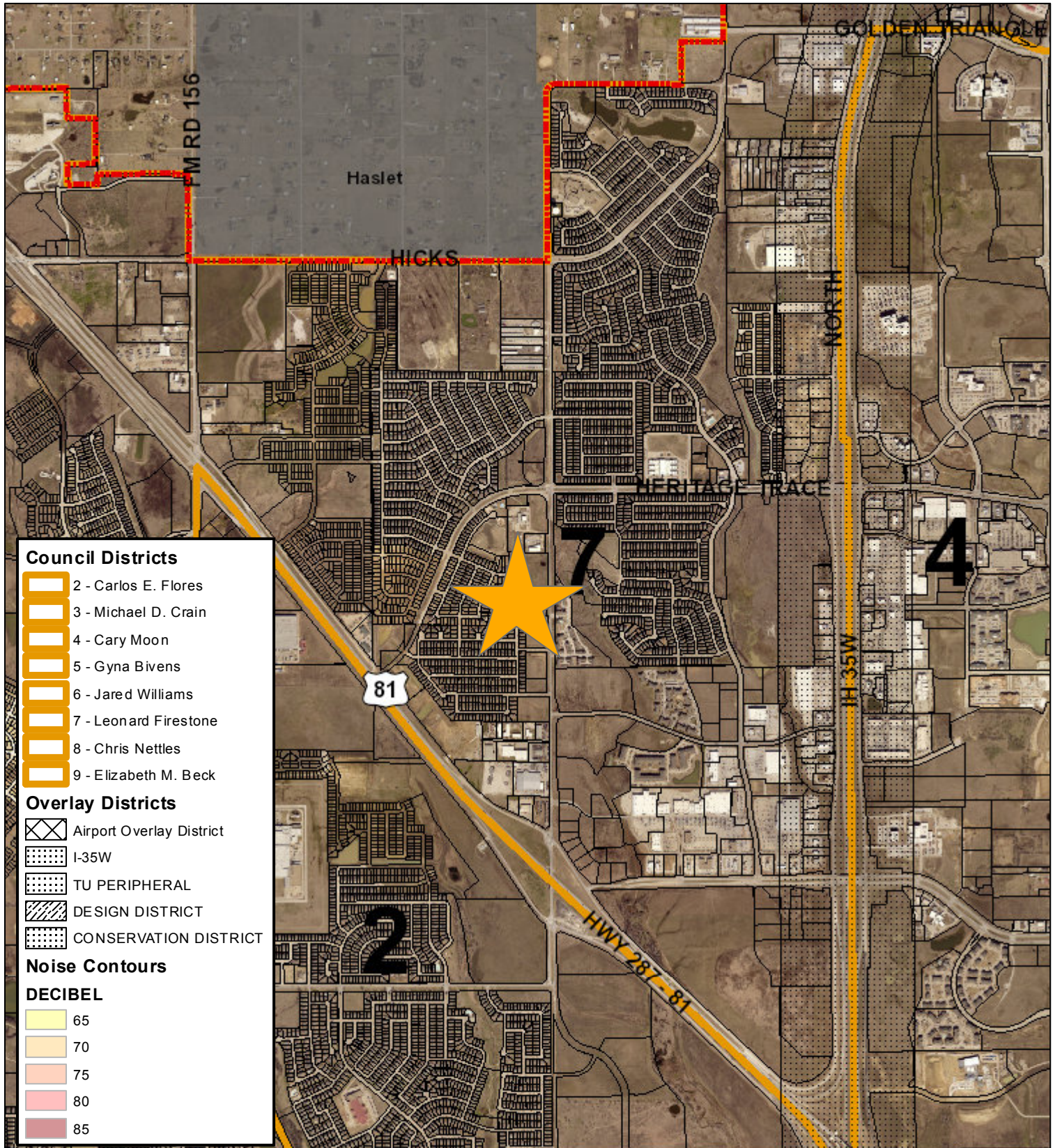


Area Zoning Map

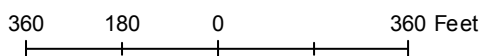
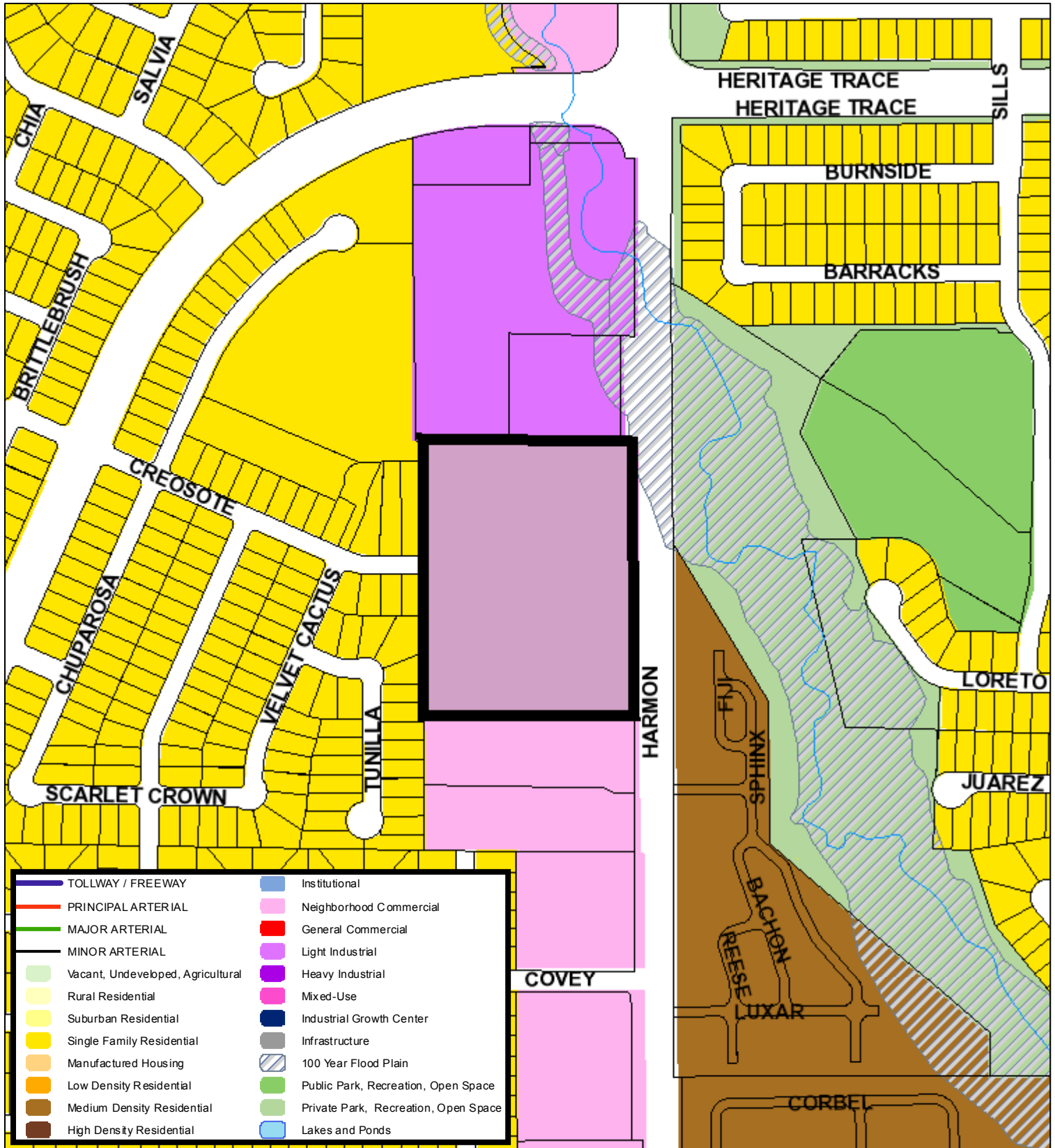
Applicant: Presidio Village LLC
 Address: 9301 Harmon Road
 Zoning From: AG
 Zoning To: E, G
 Acres: 9.71510761
 Mapsco: 21W
 Sector/District: Far North
 Commission Date: 1/12/2022
 Contact: 817-392-6329



Area Map



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.



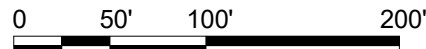
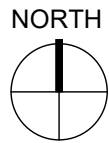
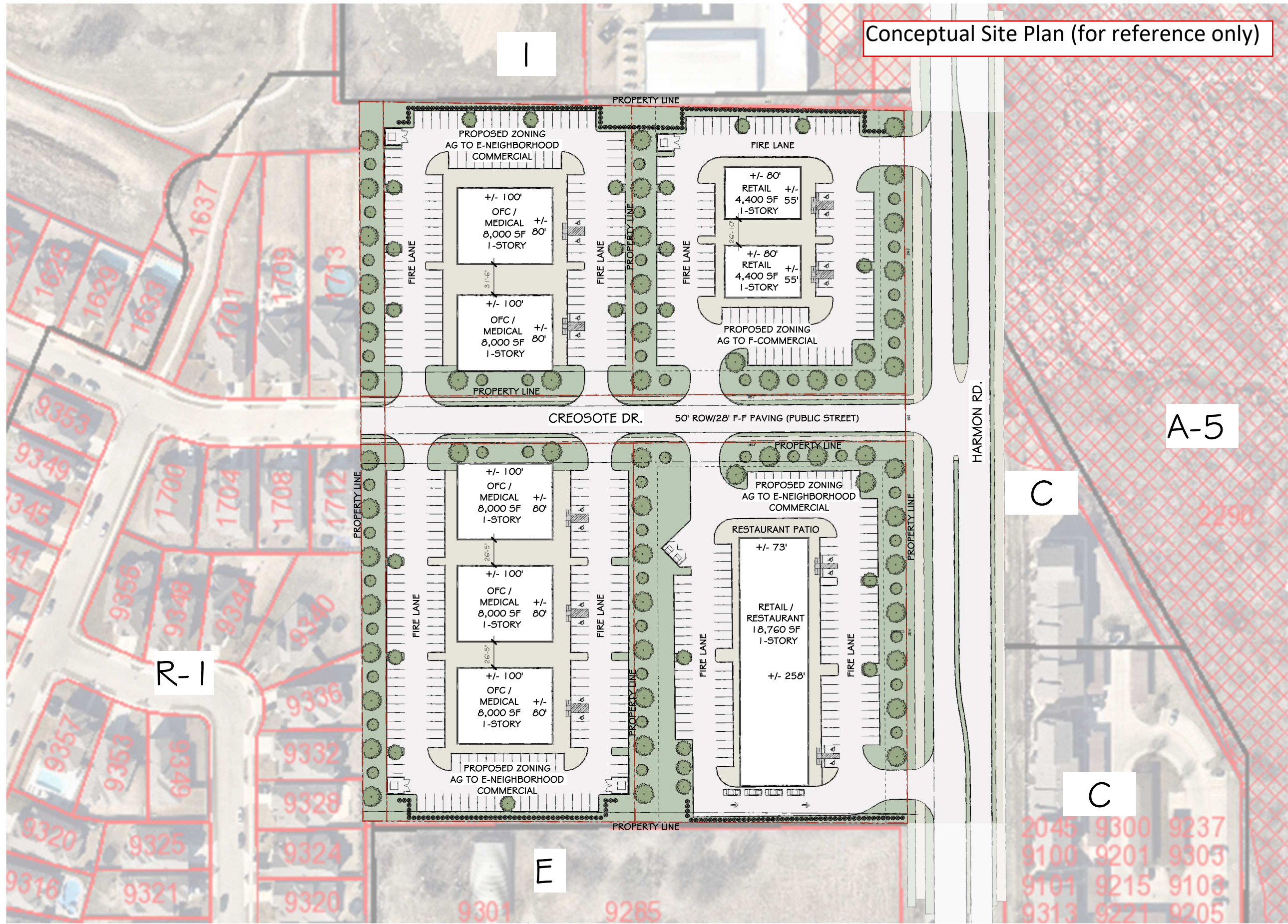
Aerial Photo Map



0 230 460 920 Feet



Conceptual Site Plan (for reference only)





Zoning Staff Report

Date: February 9, 2022

Case Number: SP-21-029

Council District: 5

Site Plan

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Eastchase Hospitality, LP / Mason Lepak

Site Location: 1251 Little Cina Lane

Acreage: 2.86 acres

Request

Proposed Use: Hotel

Companion Case: ZC-17-067

Request: From: “PD1134” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan approved
To: Amend hotel site plan to modify building orientation, increase building area and number of guest rooms, and modify parking layout for PD1134

Recommendation

Staff Recommendation: **Approval**

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1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located along the east side of Little Cina Lane, northeast of the intersection of East Freeway (IH-30) and Eastchase Parkway. This site was rezoned in 2017 from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel (case ZC-17-067). Hotel is an allowed land use in “G” Intensive Commercial zoning, but a PD is required for sites located within 1,000 feet of a one or two-family district. The majority of land surrounding this property is zoned for commercial or multifamily use, but there is an area of “A-5” One-Family zoning to the east. However, that site is covered almost entirely by floodplain making future residential development unlikely. The only other single-family district in proximity to this site is located north of John T White Road, more than 1,000 feet away.

A site plan was approved with the original zoning change request in 2017 depicting a four-story hotel with 88 guest rooms and 92 parking spaces. No waivers or development standards were requested for this site plan, as it complied with all development requirements for “G” Intensive Commercial zoning. In March 2020, an administrative site plan amendment was approved to allow minor changes to the site (increase of 17 square feet of building area, one additional guest room). The applicant is now proposing additional site changes that fall slightly outside of the 5% threshold that can be approved administratively. The site plan still complies with all development requirements for “G” Intensive Commercial zoning and supplemental standards for hotels. No waivers or development standards are requested. Below is a summary of changes proposed with this site plan:

- Building orientation shifted so that the pool and courtyard area are located on the west side of the building rather than east.
- Increase in building area from 14,142 square feet to 16,490 square feet (15.3% increase)
- Increase in number of guest rooms from 88 to 109 (21.3% increase).
- Modified parking layout, with an increase in total number of spaces from 92 to 100 (8.3% increase).
- No change proposed to building height (four stories).

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / vacant (floodplain), Lowe’s Home Improvement located to northeast
East “PD 1223” Planned Development for “G” Intensive Commercial uses plus hotel / vacant
South “PD 1223” and “G” Intensive Commercial / vacant
West “G” Intensive Commercial / vacant

Recent Zoning History

- ZC-17-067: Rezoned the subject property from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan approved (approved 6/6/2017).
- ZC-18-159: Rezoned property immediately to the east from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel; site plan approved (approved 11/13/2018).

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

The following organizations were notified: (emailed January 26, 2022)

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

* *This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

- All zoning comments have been addressed with the current site plan.

Fire Department

FYI COMMENTS:

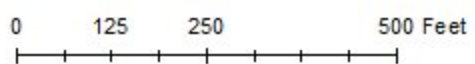
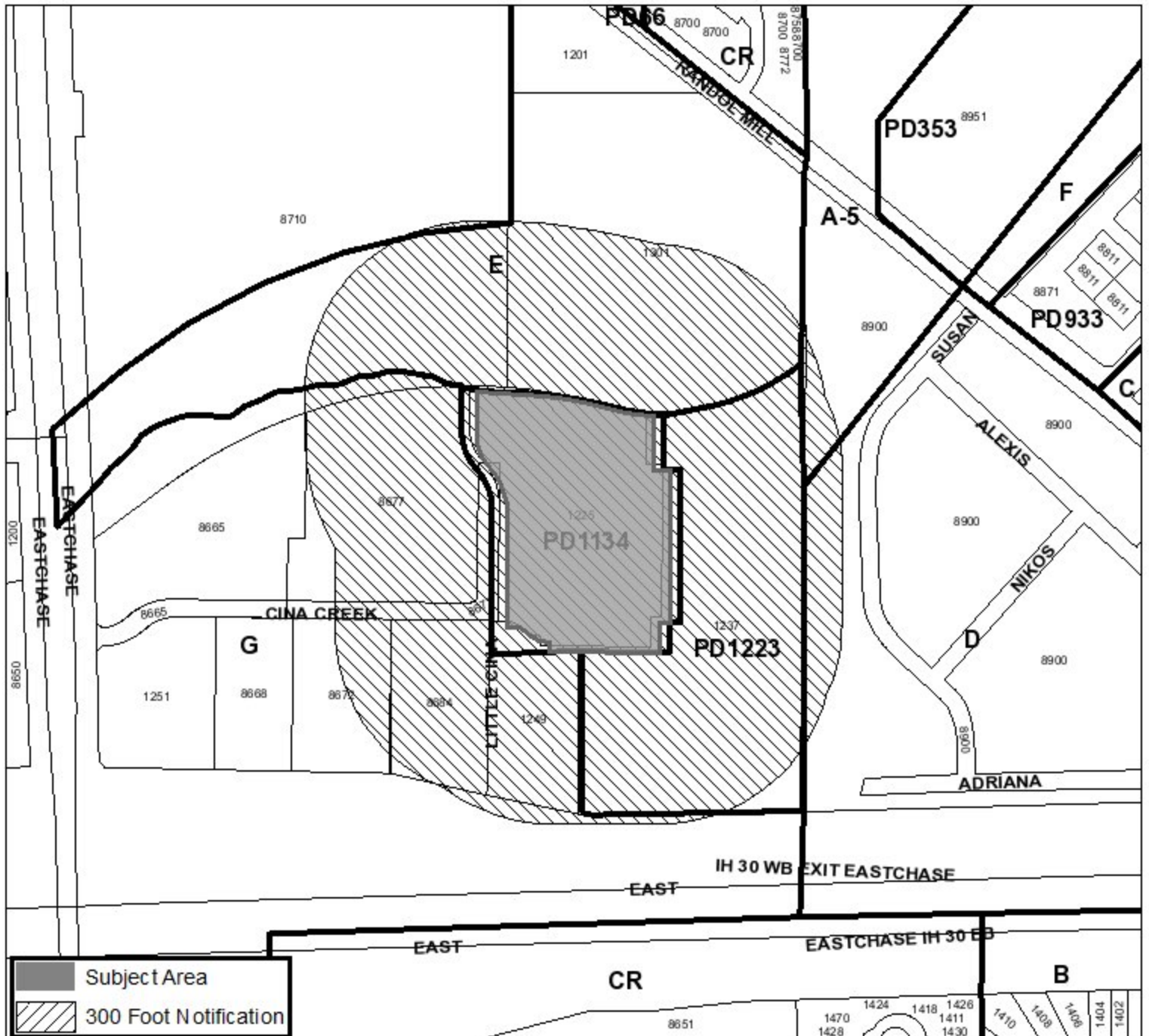
- Platted 24' Emergency Access Easement shown on site plan. Access is compliant with Fire Code.
- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
It is the applicant's and the owner's 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/ (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.)



Area Zoning Map

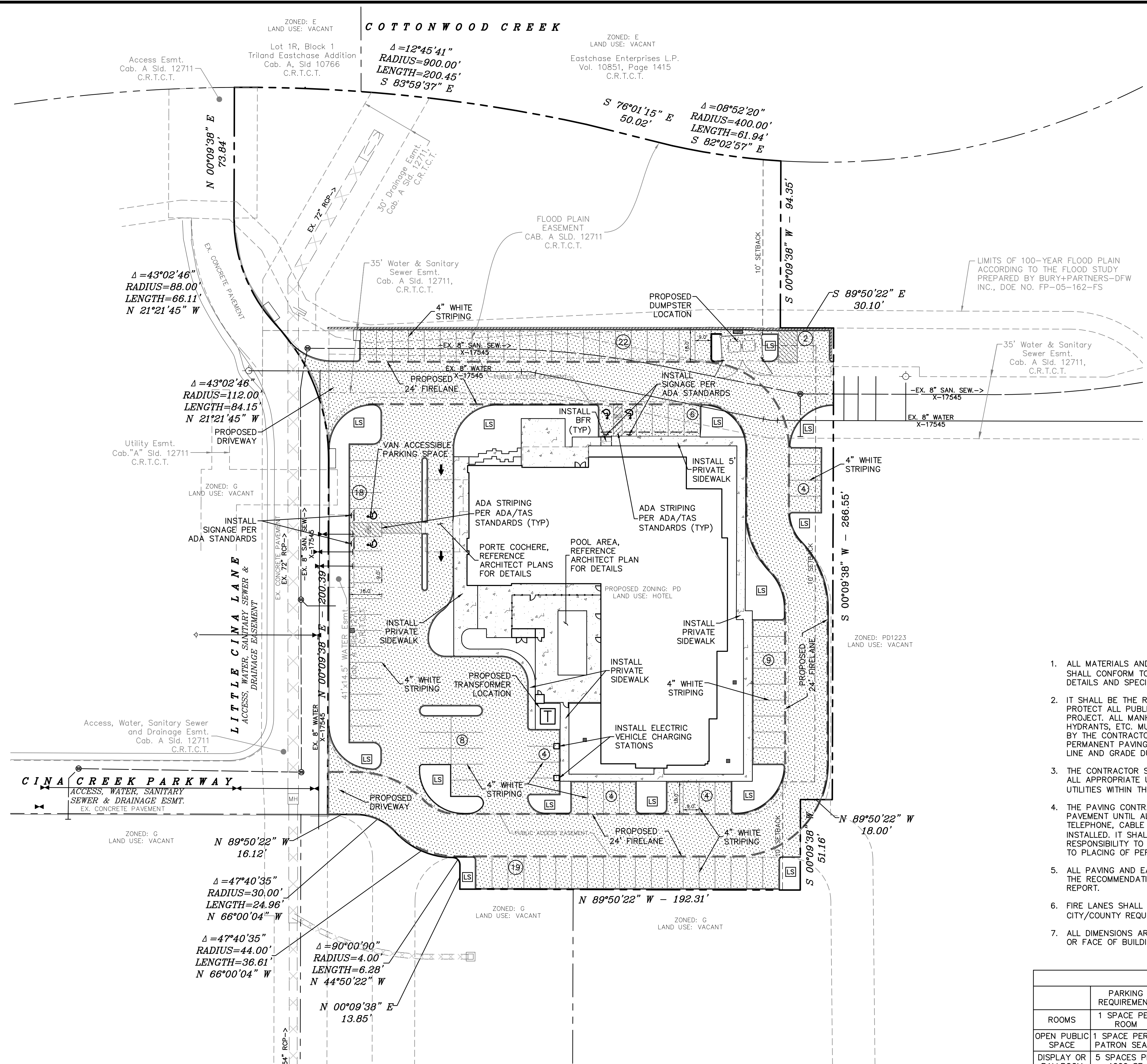
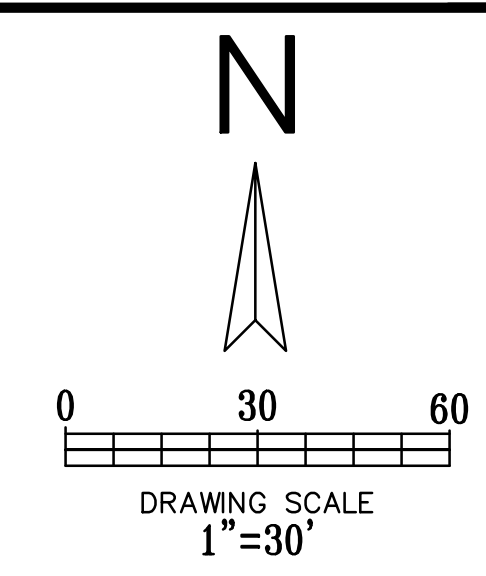
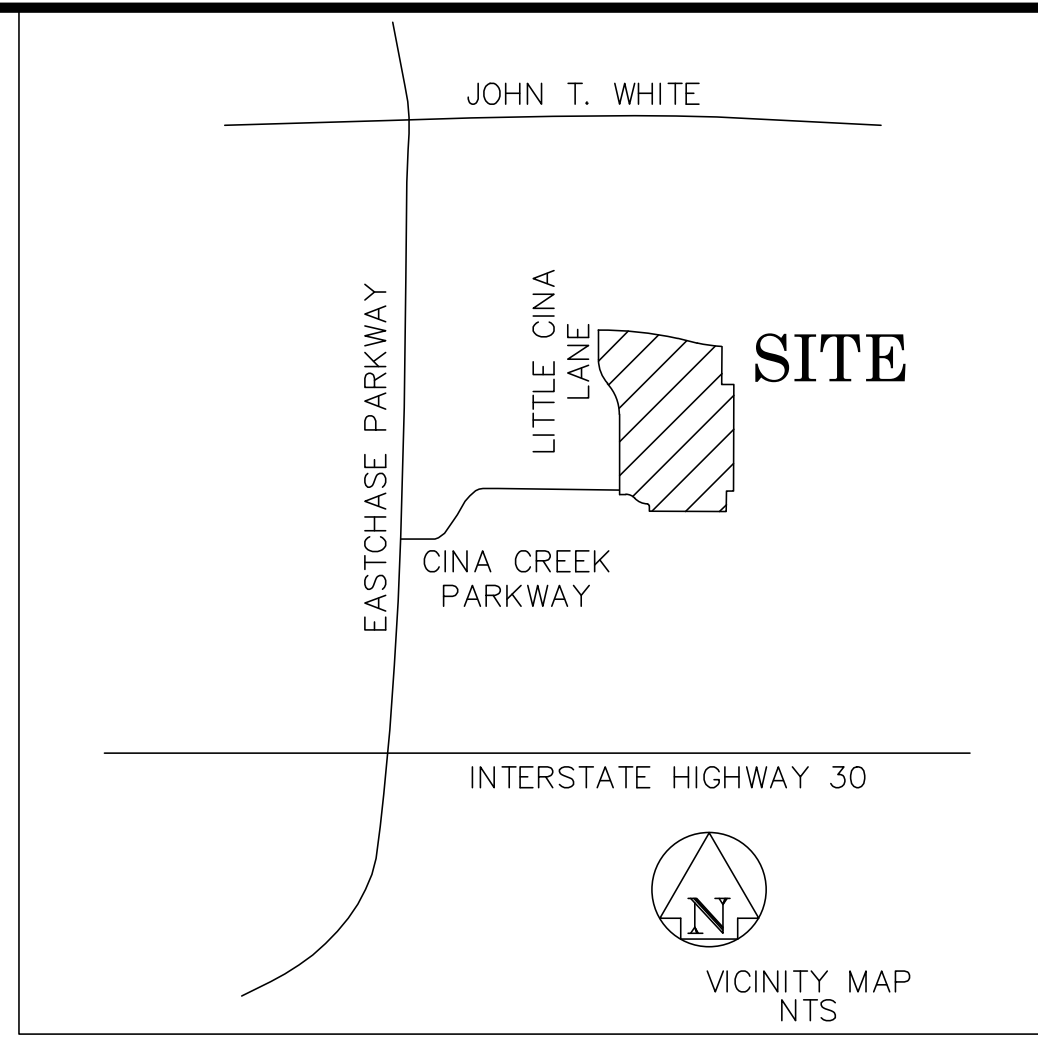
Applicant: Eastchase Hospitality, LLC
 Address: 1251 Little Cina Lane
 Zoning From: PD 1134 for G uses plus hotel
 Zoning To: Amend Site Plan for hotel
 Acres: 2.85621528
 Mapsco: 67Y
 Sector/District: Eastside
 Commission Date: 2/9/2022
 Contact:



FOR REVIEW, NOT FOR CONSTRUCTION
 THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 01/28/22.

SITE PLAN
EASTCHASE HOTEL
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

PLOT DATE	01/28/22
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD21025
SHEET NUMBER	SP



LEGEND

- EXISTING CURB
- PROPOSED CURB
- Ⓟ PROPOSED PARKING SPACES IN A ROW
- LS PROPOSED LANDSCAPING AREA
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT

SITE DATA TABLE

ZONING:	PD 1134
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	HOTEL
SITE ACREAGE:	2.856 ACRES
BUILDING FLOOR AREA:	16,490 SF
GROSS FLOOR AREA:	64,142 SF
BUILDING HEIGHT/NUMBER OF STORIES:	52' / 4-STORY
NUMBER OF GUEST ROOM	109
PERVIOUS AREA:	52,790/124,417 : 42%
IMPERVIOUS AREA:	71,627/124,417 : 58%
PARKING PROVIDED:	100 SPACES
ACCESSIBLE PARKING PROVIDED:	4 SPACES
VAN ACCESSIBLE PARKING PROVIDED:	1 SPACE

- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA/SITE.
 - THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
 - ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
 - FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE CITY/COUNTY REQUIREMENTS (IF ANY).
 - ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHER WISE NOTED.
 - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 - SLOPE WITHIN THE HANDICAP PARKING AND STRIPED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - ALL CURB RADII ARE 1.5' UNLESS OTHER WISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADII IS 0').
 - CONTRACTOR TO REFERENCE ARCHITECT/LANDSCAPE PLANS FOR ANY SPECIAL PATTERN/STAINS OR ANY OTHER PAVEMENT DETAILS.
 - CONTRACTOR SHALL INSTALL RETAINING WALL AND RAILING PER THE PLANS AND DIRECTION OF THE STRUCTURAL ENGINEER AND ARCHITECT.
 - ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - THE MINIMUM PARKING SPACE SIZE SHALL BE 9'x18'.
 - THE EXTERIOR CONSTRUCTION MATERIAL OF BUILDING SHALL CONSIST OF EIFS AND BRICK.

PARKING ANALYSIS

	PARKING REQUIREMENT	UNIT OR SF	PARKING REQUIRED	PARKING PROVIDED
ROOMS	1 SPACE PER ROOM	109	109	100
OPEN PUBLIC SPACE	1 SPACE PER 4 PATRON SEATS	0	0	0
DISPLAY OR BALLROOM	5 SPACES PER 1000 SF	0	0	0
TOTAL			109	100

CITY OF FORT WORTH, TEXAS

 DIRECTOR OF DEVELOPMENT SERVICES

 DATE

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

SURVEYOR:
 A&W SURVEYORS
 2220 CUS THOMASSON
 BDC, A, S.T.E. C
 MESQUITE, TEXAS 75150
 TELEPHONE: 972.681.4975

ARCHITECT:
 TYPE-SIX DESIGN AND
 DEVELOPMENT SERVICES
 920 S. MAIN ST. STE 150,
 GRAPEVINE, TX 76051
 TELEPHONE: 972.677.9075

PROPERTY OWNER:
 EASTCHASE HOSPITALITY, LLC
 1200 WALNUT HILL LANE, #2525
 IRVING, TEXAS 75038
 TELEPHONE: 972.600.8162

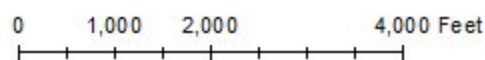
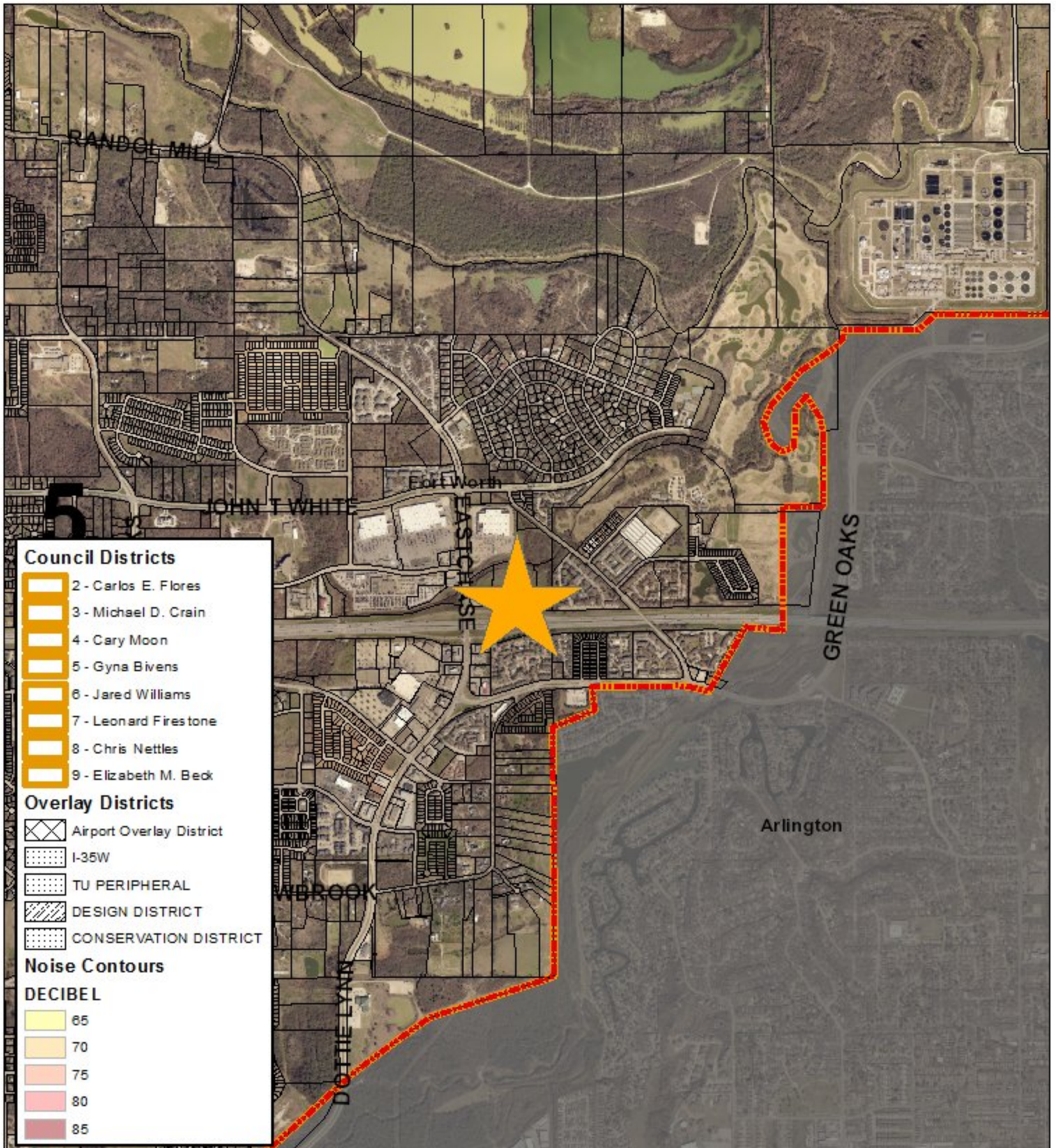
PLAN PREPARED BY:
 CUMULUS DESIGN
 P.O. BOX 2119
 EULESS, TX 76039
 TELEPHONE: 214.235.0367
 FAX: 214.235.0547

REVISION DATE:
 JANUARY 2022

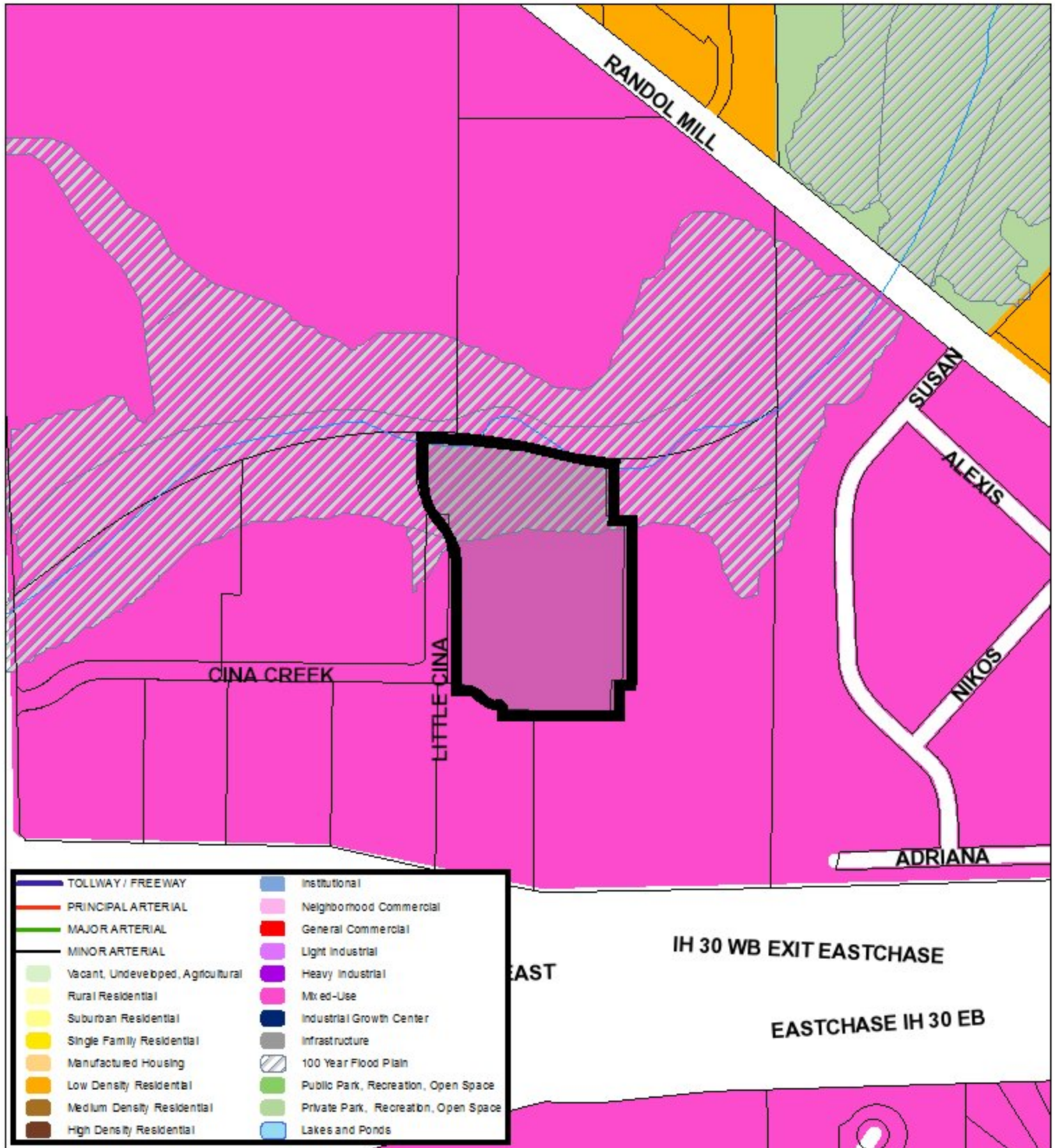
EASTCHASE HOTEL
 LOT 8R1, BLOCK 1
 TRILAND EASTCHASE ADDITION
 AN ADDITION TO THE CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

SP-21-029 (PD1134)

Area Map



Future Land Use



210 105 0 210 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



0 137.5 275 550 Feet





Zoning Commission

Date: February 9, 2022

Case Number: SP-22-001

Council District 9

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Mercy Culture Church Inc.

Site Location: 1701 Oakhurst Scenic Drive

Acreage: 13.2 acres

Request

Proposed Use: Church Home for survivors of human trafficking

Request: To: Amend site plan for PD 586 for church home for survivors of human trafficking

Recommendation

Staff Recommendation:

Continuance

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9. Aerial Photograph

Project Description and Background

The applicant is amending the site plan to include a church home for survivors of human trafficking. The residences will house up to 100 women for 1 to 3 years, depending on their needs.

The facility itself will be contained within a secure site for the safety of the residents. These residents will be staying on the property throughout the first portions of their recovery. The women living here will be healing, recovering, and learning or expanding life and job skills. The residents will not be leaving the facility until they are assimilated into the job market after 1 to 3 years depending on the situation.

The perimeter will be secured by an ornamental wrought iron type fence. This will be supplemented by security guards, cameras and internal alarms within the facility. Visitors will be limited to scheduled hours during the day and will have to be approved beforehand. Appointments are typically made for 1 – 2-hour visits during normal business hours. The only people allowed in to the facility (each having to be pre-approved / background checked) will be those associated with the residents such as family members or members of their recovery team (attorneys, case workers, etc.). All deliveries will also be strictly controlled for the safety of the women housed there.

Within the facility, the women will have several levels of support. There is 24-hour oversight and security at every level. There will be “floor parents” who will be living at the facility all week with others coming on the weekend to maintain a high level of care. They will have several programs to aid in their recovery and healing. Nutrition, arts, music, and life skills will also be part of their daily routine. The women will cook and eat together within the facility, and there will be a fitness room contained within The Justice Residences as well.

The applicant has requested a 30 day continuance in order to have further discussions with the neighborhood.

Surrounding Zoning and Land Uses

North “A-5” One-Family / undeveloped

East “A-21” One-Family / undeveloped

South “PD 527” PD/SU for church related activities plus signage height waiver / church

West “PD 868” PD/E plus hotel, site plan approved; “O-1” Floodplain / I-35W

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.
The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance
Riverside Alliance	Charleston Homeowners Association
Diamond Hill Jarvis NAC	Vintage Riverside NA
Oakhurst NA*	Tarrant Regional Water District
Friends of Oakhurst Park	Streams and Valleys Inc
Trinity Habitat for Humanity	Riverside Business Alliance
Oakhurst Scenic Drive Inc.	Oakhurst Alliance of Neighbors
Fort Worth ISD	

*Organization located across the street

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

- Fencing prohibited within easement. Encroachment Agreement required
- Provide Parking counts for center vs. church (i.e. parking required for church minus parking removed due to development)

Transportation and Public Works

- No comments received

Fire, Park & Recreation, Water Departments:

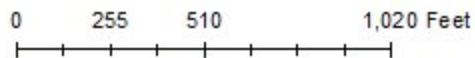
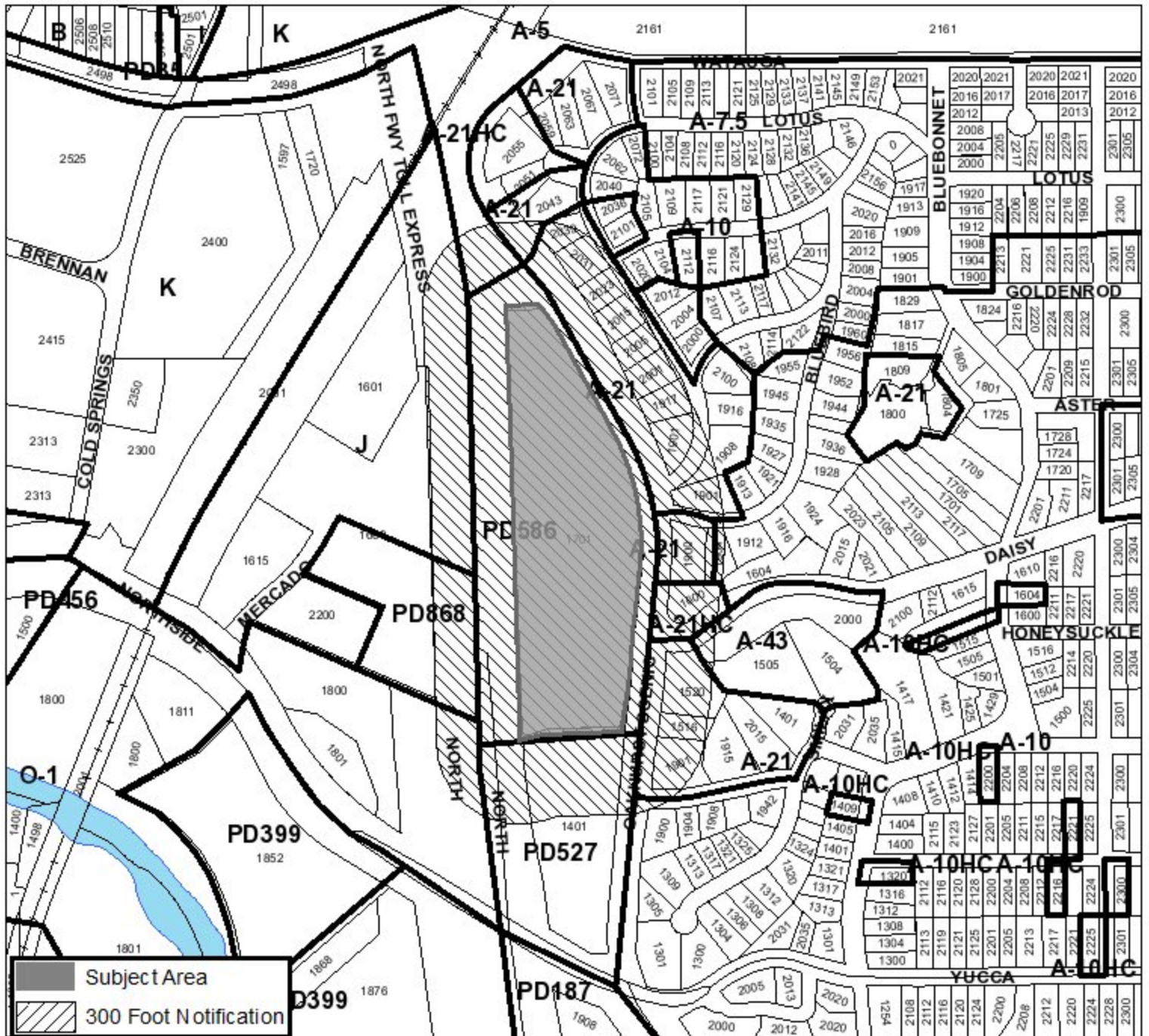
- No comments received

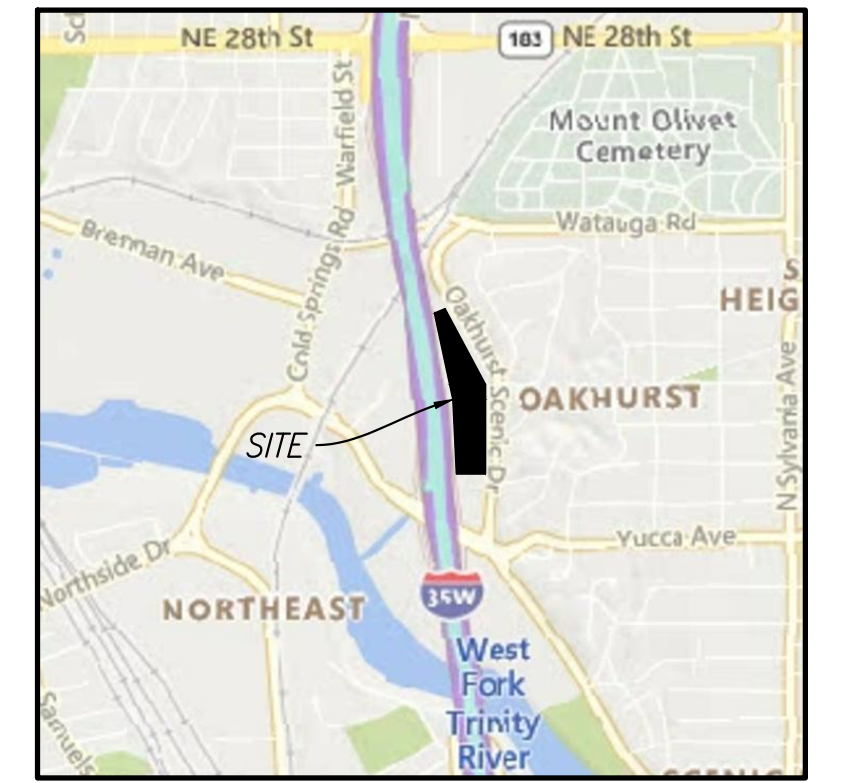
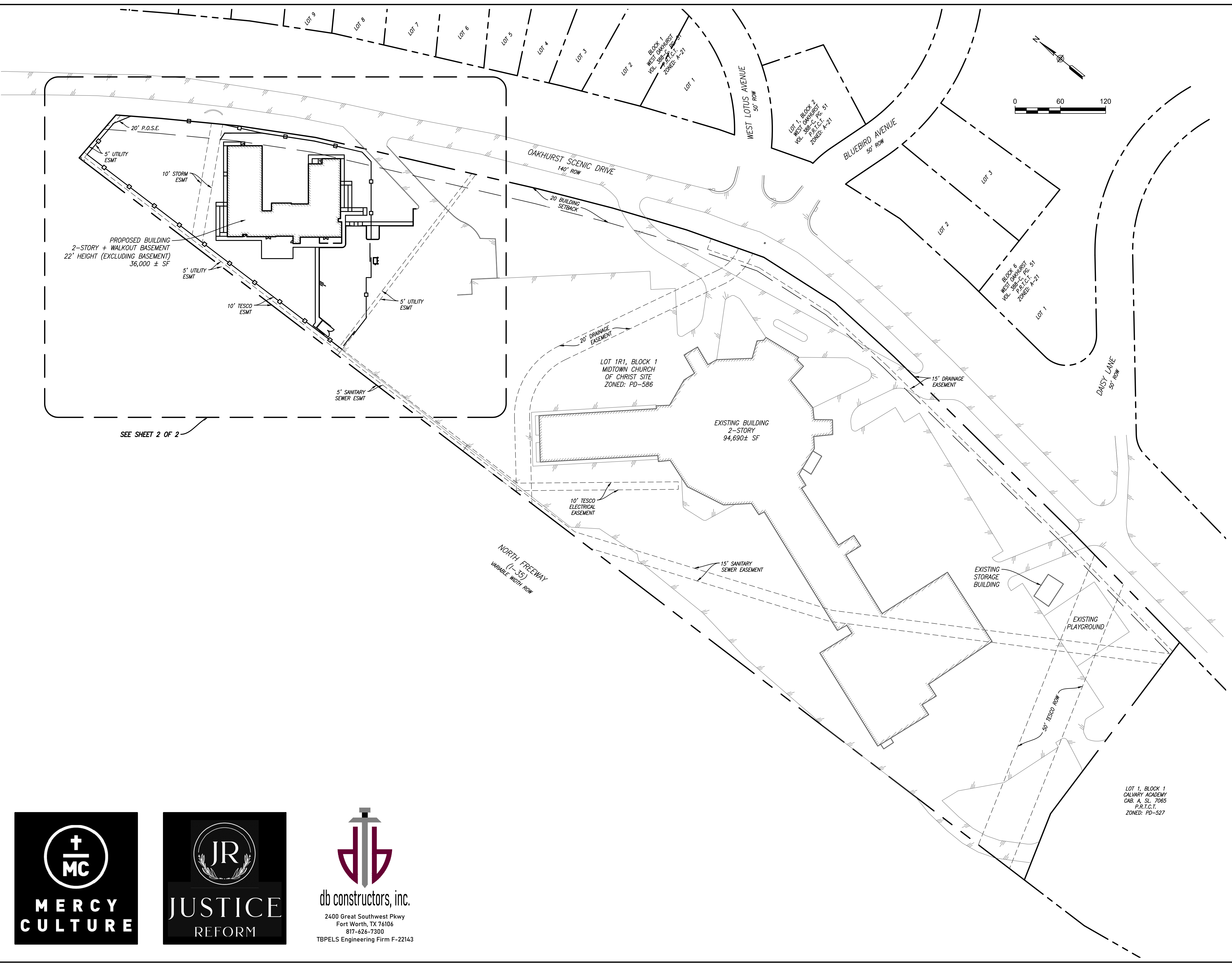
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



Area Zoning Map

Applicant: Mercy Culture Church Inc.
 Address: 1701 Oakhurst Scenic Drive
 Zoning From: PD 586 for church related activities with sign waivers
 Zoning To: Amend site plan for PD 586
 Acres: 13.2651034
 Mapsco: 63K
 Sector/District: Northeast
 Commission Date: 2/9/2022
 Contact:





LOCATION MAP
SCALE 1:2000

- NOTES:
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 3. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 4. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

SEE SHEET 2 OF 2

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

**SITE PLAN
JUSTICE REFORM**

SP-22-00X
LOT 1R1, BLOCK 1
MIDTOWN CHURCH OF CHRIST
JANUARY 2022

LOT 1, BLOCK 1
CALVARY ACADEMY
CAB. A, SL. 7065
P.R.T.C.T.
ZONED: PD-527

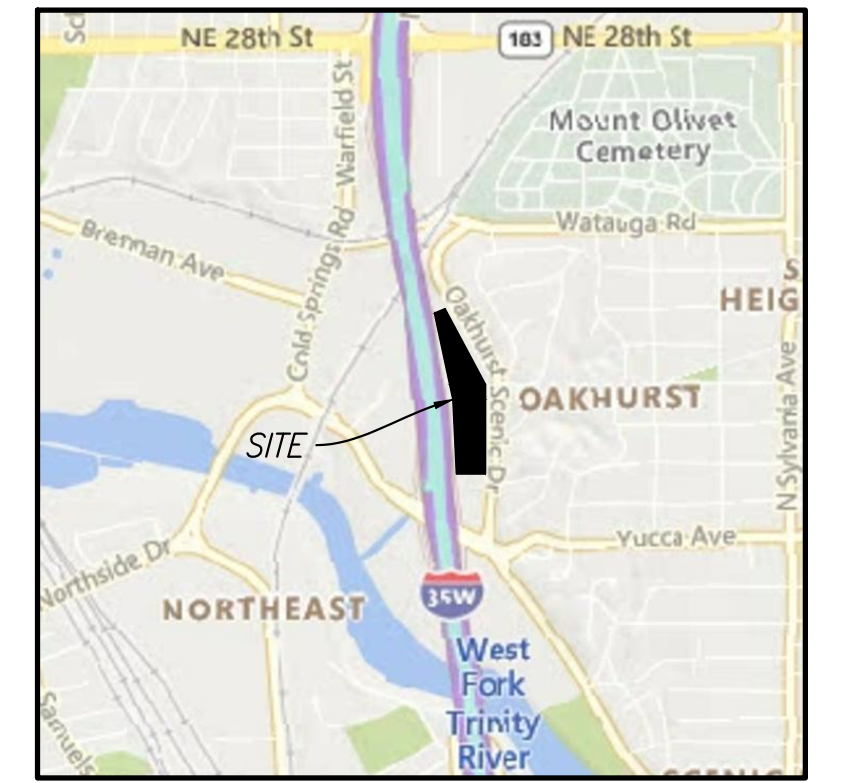
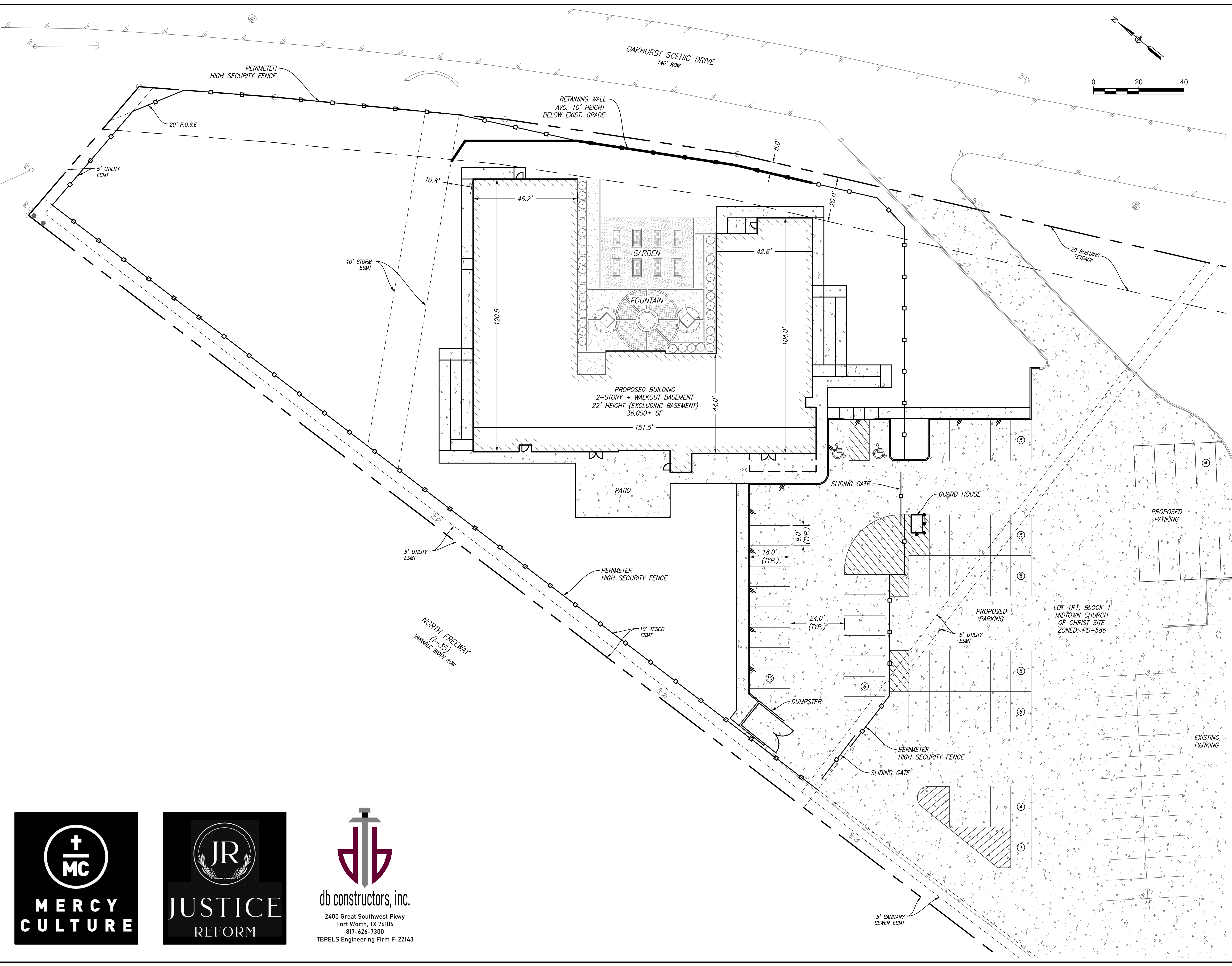


OWNER
MERCY CULTURE CHURCH INC.
PO BOX 660675
DALLAS, TX
817-554-1954

SURVEYOR
VOTEX SURVEYING
10440 N. CENTRAL EXPRESSWAY
DALLAS, TX
469-333-8831

ENGINEER
DB CONSTRUCTORS
2400 GREAT SOUTHWEST PKWY
FORT WORTH, TX
817-626-7300

ARCHITECT
DB CONSTRUCTORS
2400 GREAT SOUTHWEST PKWY
FORT WORTH, TX
817-626-7300



LOCATION MAP
SCALE 1:2000

- NOTES:
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 3. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 4. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

**SITE PLAN
JUSTICE REFORM**

SP-22-00X
LOT 1R1, BLOCK 1
MIDTOWN CHURCH OF CHRIST SITE
JANUARY 2022

OWNER
MERCY CULTURE CHURCH INC.
PO BOX 660675
DALLAS, TX
817-554-1954

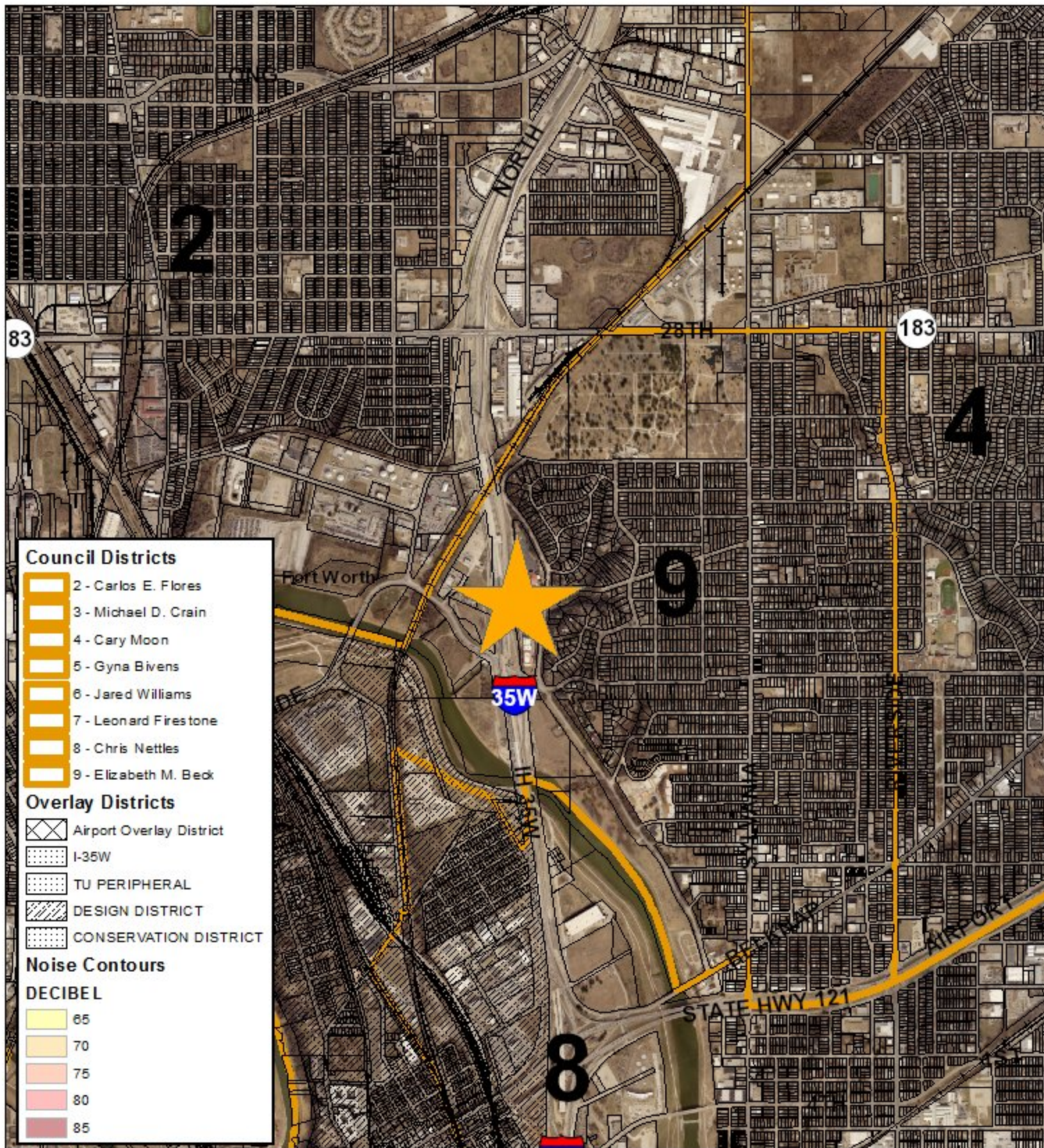
SURVEYOR
VOTEX SURVEYING
10440 N. CENTRAL EXPRESSWAY
DALLAS, TX
469-333-8831

ENGINEER
DB CONSTRUCTORS
2400 GREAT SOUTHWEST PKWY
FORT WORTH, TX
817-626-7300

ARCHITECT
DB CONSTRUCTORS
2400 GREAT SOUTHWEST PKWY
FORT WORTH, TX
817-626-7300



Area Map



Council Districts

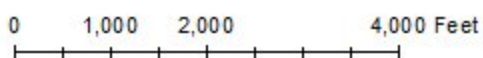
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

Overlay Districts

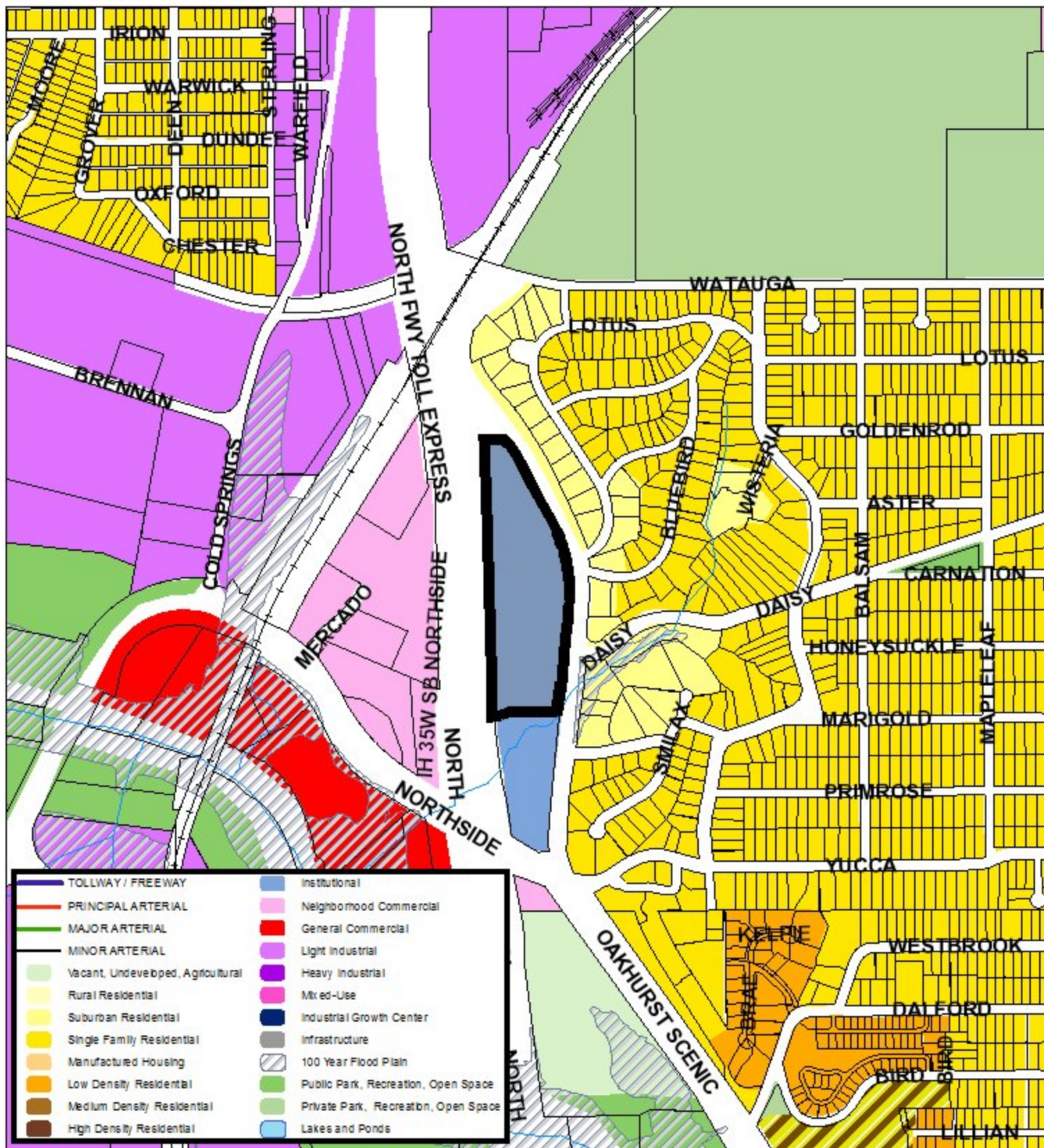
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



Future Land Use

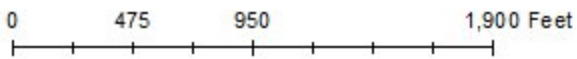


750 375 0 750 Feet

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





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-232

Council District: 8

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Housing Channel / Brad Lonberger

Site Location: 708-714 (evens) Parkdale Avenue

Acres: 0.37 acres

Request

Proposed Use: Urban Residential

Request: From: “PD 437” PD/SU Planned Development Specific Use for apartments for transitional housing for women and children

To: “UR” Urban Residential

Recommendation

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

Comprehensive Plan Consistency: Requested change is **consistent (Technical Inconsistency)**.

Staff Recommendation: **Approval**

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 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
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Project Description and Background

The site is located along the west side of Parkdale Avenue, one lot south of Vista Street; it is part of the residential block at the northeast corner of Beach Street and Vickery Boulevard. The site is within the Neighborhood Empowerment Zone (NEZ) Area Six (6). The southern half of the block, beginning five lots south of the subject site, is within the Polytechnic/Wesleyan Urban Village. Per the application document, the site's current use is "housing for abused and neglected women and children."

The site was previously rezoned in 2001 from "B" Two-family to Planned Development PD437 for transitional housing for women and children. According to the 2001 staff report, the Women's Second Change organization had been in the neighborhood a number of years operating across the street and was offered the land to expand their services, purchasing the property with federal funds. The property was refurbished to provide housing, counseling, and training for homeless and abused women.

The applicant is now requesting to rezone from PD437 to "UR" Urban Residential zoning. City Council approved updates to the "UR" Urban Residential ordinance on October 12, 2021; should this lot be rezoned to "UR" Urban Residential, any new development must comply with the newly updated ordinance.

Surrounding Zoning and Land Uses

North "A-5" One-Family / residential
East "A-5" One-Family / residential
South "A-5" One-Family / residential
"UR" Urban Residential / residential
"MU-1" Low Density Mixed-Use / commercial and vacant
West "A-5" One-Family / residential

Recent Zoning History

- ZC-17-069, 0.44 acres from "A-5" to "MU-1"; effective 6/20/17; southwest of subject site
- ZC-14-030, 99.57 acres council initiated rezoning from "B" and various to "A-5" and various; effective 4/24/14; large area including subject site
- AZC-01-1046, from "B" to "PD/SU" Planned Development/Specific Use for Apartments for transitional housing for women and children; effective 10/16/01; subject site

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Neighborhoods of East Fort Worth	Parker Essex Boaz NA
Polytechnic Heights NA*	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* Located within this registered Neighborhood Association

Land Use Compatibility

The applicant is requesting to rezone from PD437 for transitional housing to “UR” Urban Residential. The adjacent land uses are single family residential use in “A-5” One-family zoning.

The southern half of the block, beginning five lots south of the subject site, is already zoned “UR” Urban Residential from the 2014 council initiated rezoning. Southeast of the site, the zoning is “MU-1” Low Density Mixed-Use, with commercial uses and vacant lots. These areas are part of the Polytechnic/Wesleyan Urban Village.

While “UR” Urban Residential zoning allows for a variety of housing types from a single-family detached product through an apartment/condominium, there are several sections of the ordinance to serve as protections for the existing structures, ensuring the scale of the “UR” Urban Residential development is better suited for the adjacent uses.

- Rear setbacks in “UR” Urban Residential are increased from five (5) feet to twenty (20) feet when adjacent to a one- or two-family structure.
- If the “UR” Urban Residential product is not a one- or two-family structure, then it must have a five (5) foot bufferyard with screening and plantings, as it is surrounded by a one-family district.
- While the “UR” Urban Residential district allows a structure of three (3) stories by right, with the option to earn a fourth story with a height bonus for providing either structured parking or public open space, all uses adjacent to one- or two-family districts must apply a transitional height plane of 45 degrees to portions of the building about 3 stories or 38 feet, whichever is less, as measured from the property line of the one- or two-family district. The current “A-5” One-Family district has a maximum height of 35 feet, although none of the surrounding properties appear to be more than one story. The current PD437 appears to have a two-story structure.

It should be noted that the maximum lot size for a single-family lot in the “UR” Urban Residential district is 5,000 square feet. Two of the lots being rezoned meet the criteria. However, the largest northern lot exceeds this maximum size and could not have a single-family home built on it without replatting.

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

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Medium-Density Residential on the Future Land Use Map. This designation is due to the Planned Development zoning that allows for multifamily use; the adjacent lots are all designated as single-family residential. The southern half of the block, beginning five lots south of the subject lot, is designated as Mixed-Use future land use; this Mixed-Use designation extends along Vickery Boulevard all the way from Beach Street to the railroad tracks to the east.

The proposed zoning is consistent (technical inconsistency) with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations.
- Promote the rehabilitation of older housing stock to increase housing values within the central city and in neighborhoods that have experienced historical disinvestment.
- Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

Based on conformance with the policies stated above, the proposed zoning is **consistent** (technical inconsistency) with the Comprehensive Plan.

Economic Development Plan

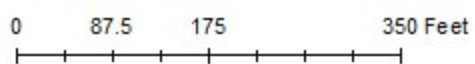
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

- 3.2.2. Encourage substantial new housing investment and development in the city's under-served neighborhoods.

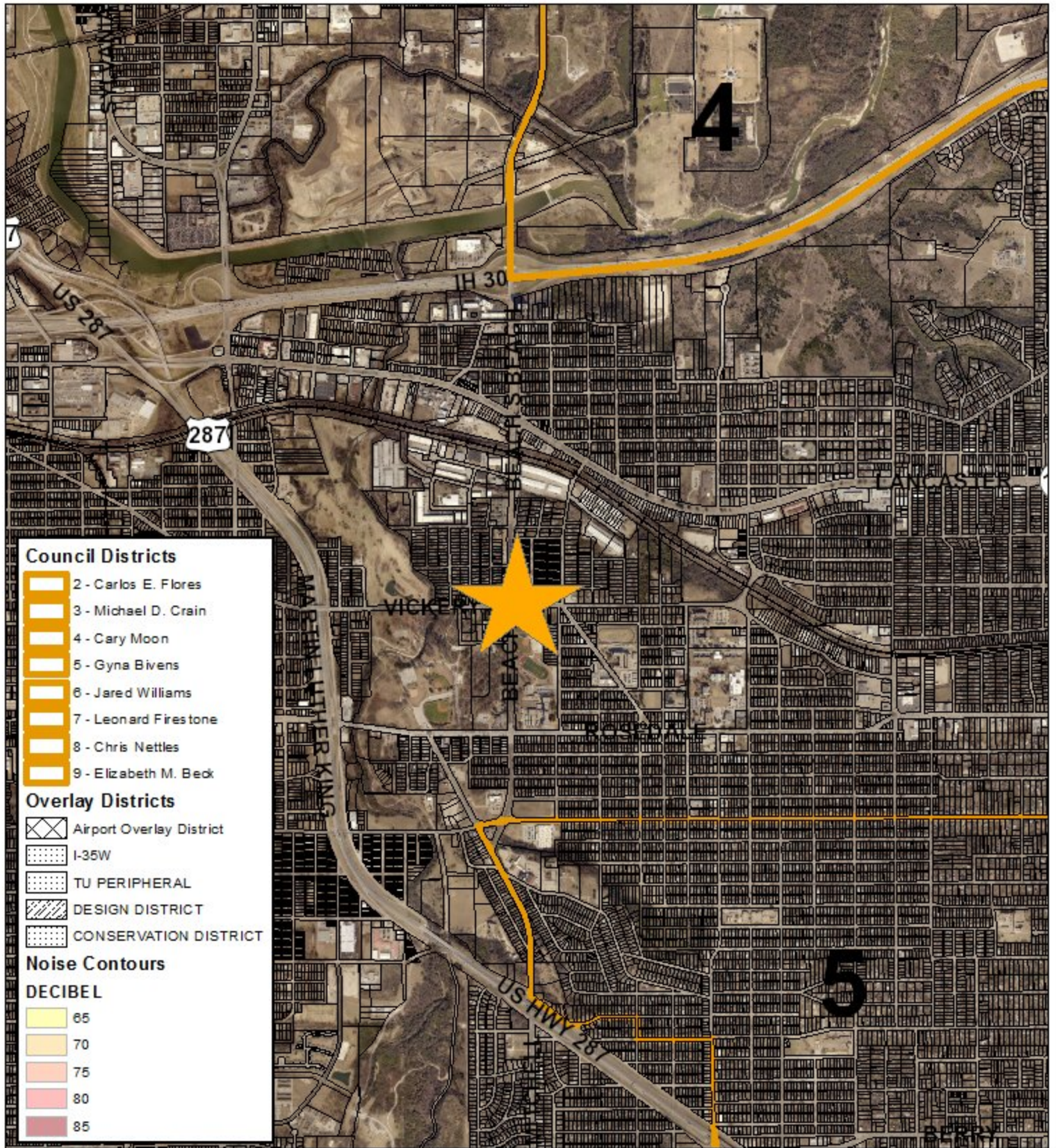


Area Zoning Map

Applicant: Housing Channel
 Address: 708 - 714 (evens) Parkdale Avenue
 Zoning From: PD 437 for transitional housing
 Zoning To: UR
 Acres: 0.37023007
 Mapsco: 78E
 Sector/District: Southeast
 Commission Date: 2/9/2022
 Contact: null



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

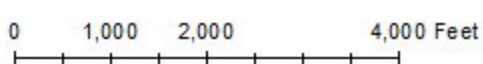
Overlay Districts

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

Noise Contours

DECIBEL

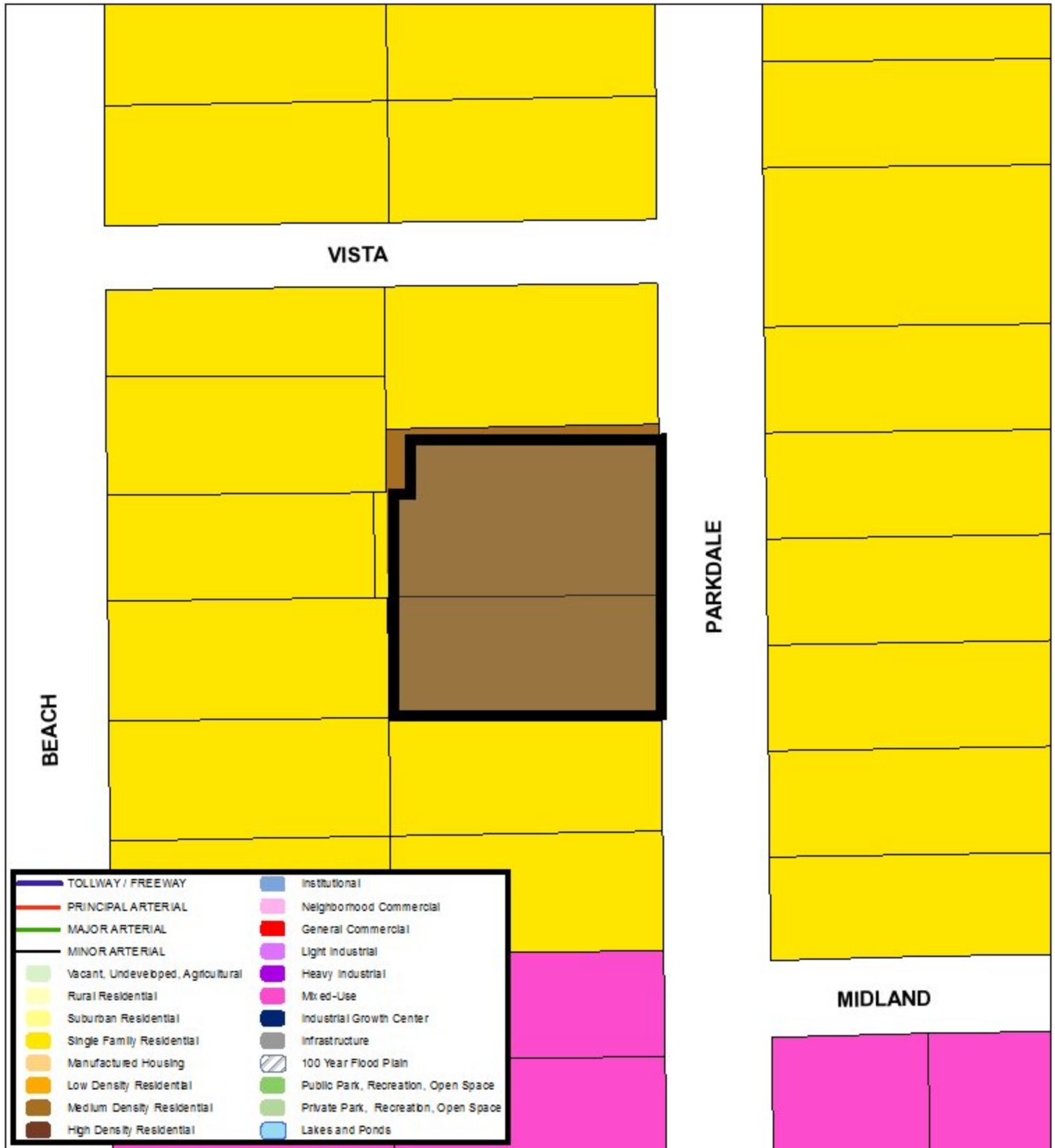
- 65
- 70
- 75
- 80
- 85



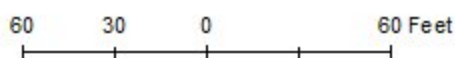


ZC-21-232

Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds



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 37.5 75 150 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-21-233

Council District: (future) 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Wiggins GST Exempt Family Trust / Joe Podge, Steam Realty Acquisition, LLC

Site Location: 13700 – 13900 blocks Old Denton Road

Acreage: 77.92 acres

Request

Proposed Use: Industrial / Warehouse

Request: From: Unzoned (ETJ)

To: “I” Light Industrial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

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1. [Project Description and Background](#)
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5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located along the east side of Old Denton Road north of its intersection with Westport Parkway. This site is currently located in the City’s Extraterritorial Jurisdiction (ETJ) and zoning regulations do not apply. The applicant has submitted a related request for owner-initiated annexation of the property (case no. AX-21-016), and if approved, the zoning of the site will default to “AG” Agricultural District. Instead, the applicant is requesting that the property be zoned “I” Light Industrial upon annexation to allow for new industrial warehouse development.

The site is currently vacant and a large portion is encumbered by floodplain. Property to the north, west, and south is already zoned for industrial development, and there is a single-family subdivision located to the east. However, the floodplain area on the subject property separates the developable portion of this site from the single-family subdivision.

Surrounding Zoning and Land Uses

North “I” Light Industrial / vacant, gas well sites
East “A-5” One-Family / single-family residential
South Unzoned (ETJ) / event center
West “K” Heavy Industrial / vacant, gas well sites

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.
The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
North Fort Worth Alliance*	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

* *This Neighborhood Alliance is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to annex the subject property into the Fort Worth City Limits and assign “I” Light Industrial zoning upon annexation. Property to the north is zoned “I” Light Industrial and all land between the subject property and North Freeway (I-35) to the west is zoned “K” Heavy Industrial. Property to the south is located outside of the City Limits, but there is additional industrial land along the Westport Parkway Frontage.

There is a single-family subdivision to the east, zoned “A-5” One-Family. However, a large area of FEMA 100-year floodplain (approximately 0.3 miles wide) on the subject property provides a buffer to the residential area.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. The proposed zoning is consistent with this designation, and also aligns with the following policies of the Comprehensive Plan:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Protect industrial areas from encroachment. Through zoning, ensure that existing and planned major employment nodes and districts are protected from incompatible land uses and development.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise.

The proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

- 1.3.3. **Protect industrial areas from encroachment.** Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

PERFORMANCE METRICS

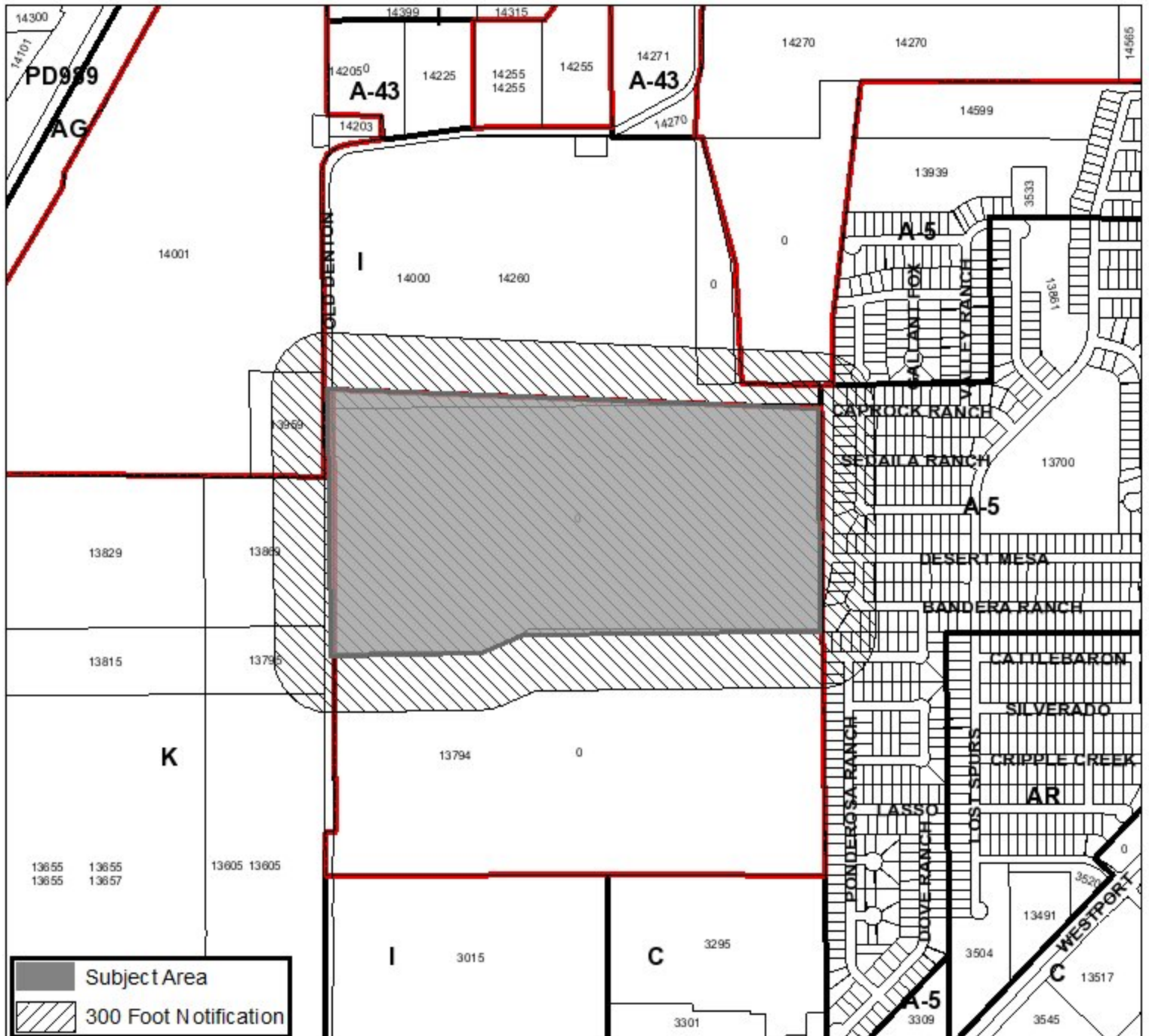
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



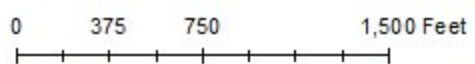
ZC-21-233

Area Zoning Map

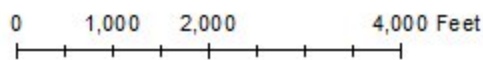
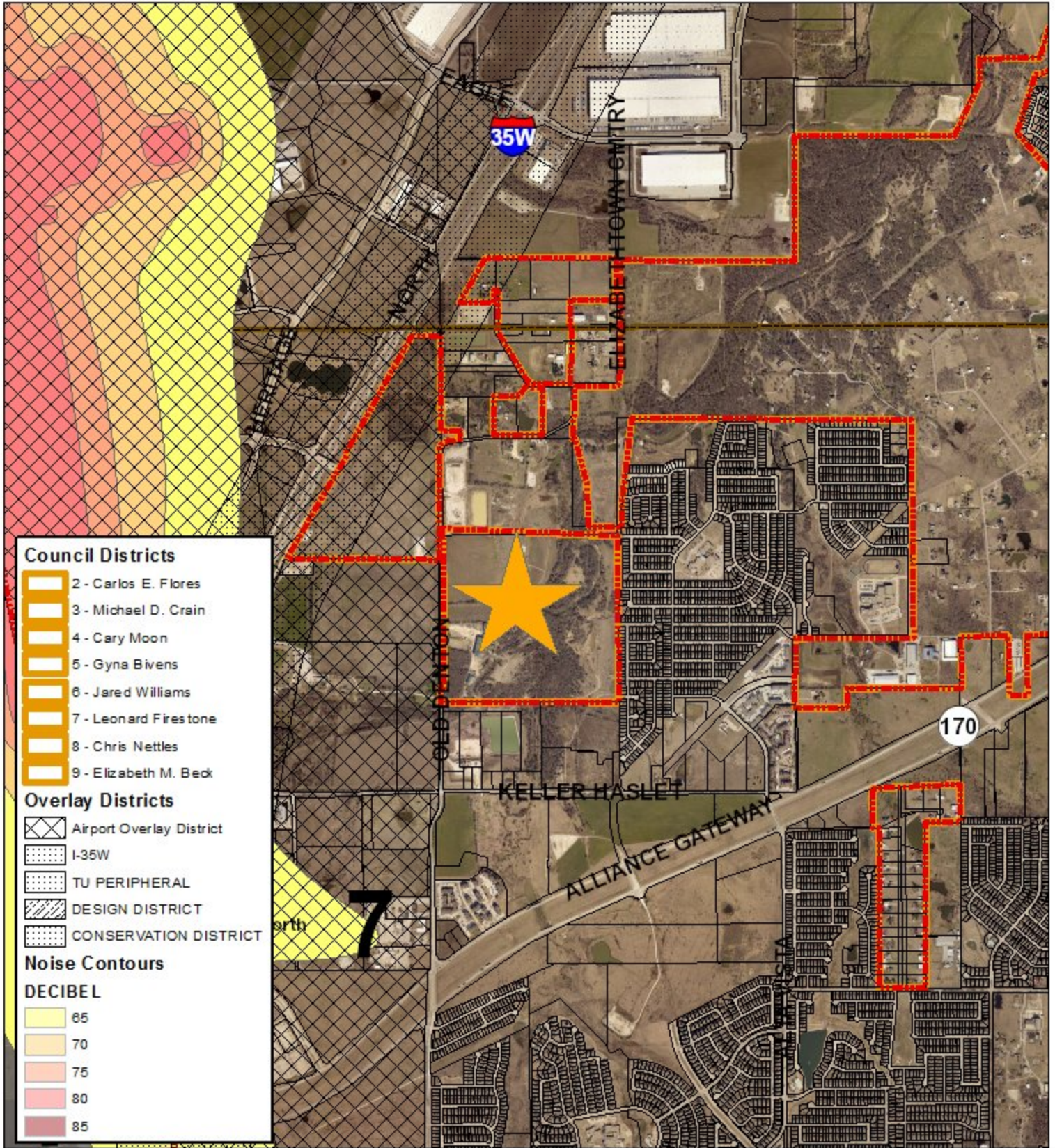
Applicant: Wiggins GST Exempt Family Trust
 Address: 13700 - 13900 blocks Old Denton Road
 Zoning From: Unzoned
 Zoning To: I
 Acres: 77.92264157
 Mapsco: 8N
 Sector/District: Far North
 Commission Date: 2/9/2022
 Contact: 817-392-2495



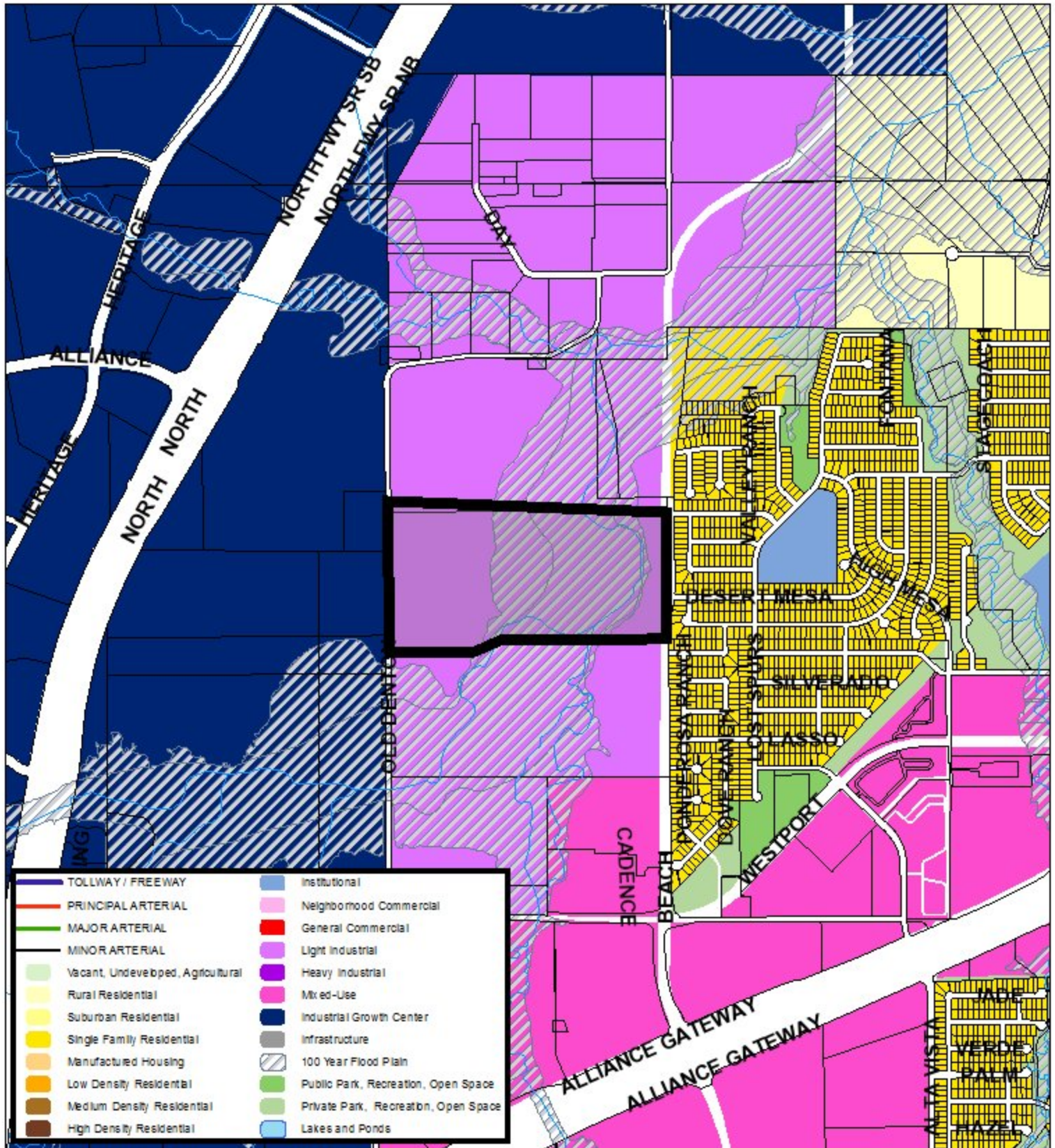
Subject Area
 300 Foot Notification



Area Map



Future Land Use



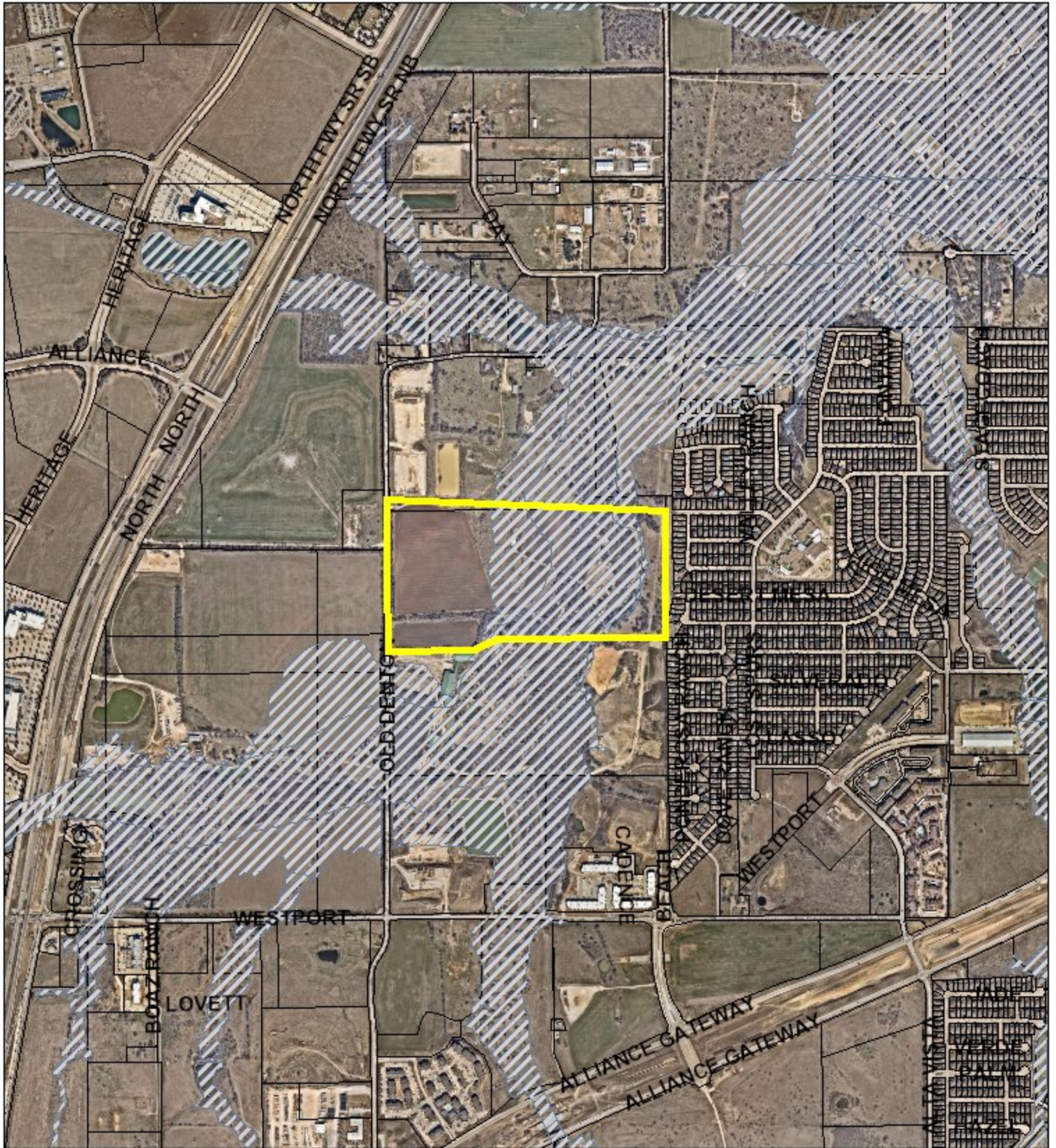
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

1,200 600 0 1,200 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



0 750 1,500 3,000 Feet





Zoning Commission

Date: February 09, 2022

Case Number: ZC-21-234

Council District: 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Dalal 1000, LLC/ Samer Dalal

Site Location: 2100 Block of Wenneca Avenue, 2200 Block of W. Petersmith, W. Freeway, W 14th Avenue and W. Tucket Street

Acreage: 1.58

Request

Proposed Use: Mixed- Use and Townhomes

Request: From: “J” Mediums Industrial

To: “PD/H” Central Business District with Brewery and Distillery with 10 story height limit, site plan waived and DUDD overlay

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

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Project Description and Background

s

These properties are located within the Downtown Mixed- Use Growth Center. They are bounded to the South by Holly Water Treatment Plant, North by I-30, East by the Trinity River and West by the Sunset Terrace Neighborhood.

The applicant is proposing to rezone from the properties from “J” Medium Industrial to “PD/H” plus brewery and distillery with a 10 story height limit and the site plan waived. The site plan will be reviewed by the Downtown Design Review Board prior to building permit being issued because the properties will remain in the Downtown Urban Design District.

The properties are currently vacant land the applicant would like to develop a 10story mixed-use building and townhomes.

Surrounding Zoning and Land Uses

North: “J” Medium Industrial/ Office – Warehouse
East “J” Medium Industrial/ Office – Warehouse
South “J” Medium Industrial/ Office – Warehouse
West “J” Medium Industrial/ Office – Warehouse

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on 1/27/2022.

The following organizations were notified: 1/25/2022.

Organizations Notified	
West 7th Neighborhood	Alliance Fort Worth Downtown Neighborhood Alliance
Sunset Terrace NA *	Mistletoe Heights NA
Near Southside, Inc.	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

* *This Neighborhood Association is located closest to the subject property”*

Land Use Compatibility

The site is located south of Holly Water Treatment Plant, north of I-30, East of the Trinity River and West of the Sunset Terrace Neighborhood. The surrounding area is a combination of office and warehouse uses. As development in the Central Business District intensifies, pressure to the adjacent parcels not eligible to be zoned to “H” Central Business District has increased. There currently is not a zoning district that is sustainable for these areas that are located within the Downtown Mixed -Use Growth but not the Central Business District. As a result staff has recommend “PD/ H” with a 10 story height limit. This is similar to what occurs on the northside of the Central Business District along Samuels Avenue.

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

Comprehensive Plan Consistency – Downtown

The 2021 Comprehensive Plan currently designates the subject property as Mixed Use.

The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Link growth centers with major thoroughfares, public transportation, trails, and linear parks.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

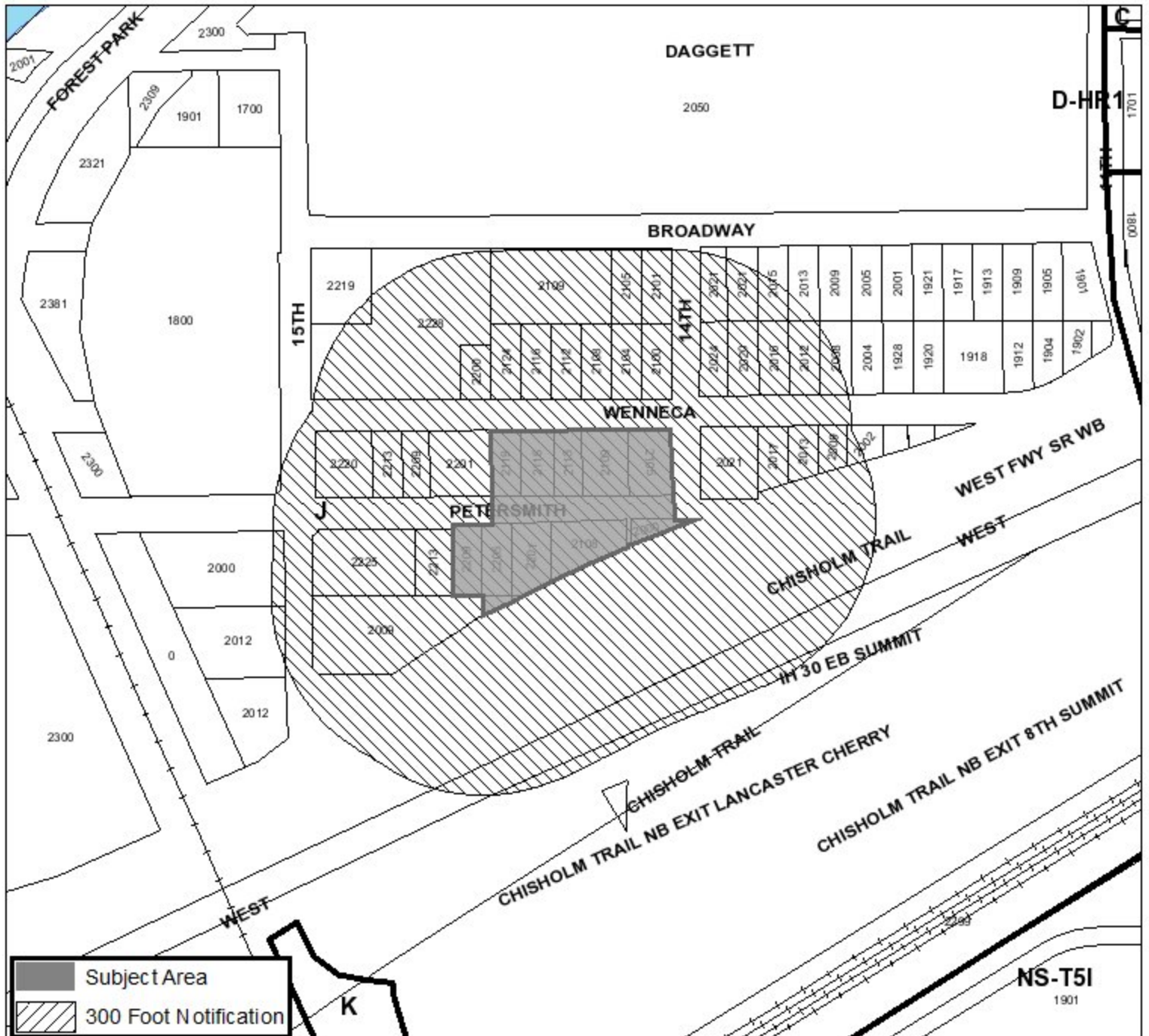
- Rapidly increased residential units in downtown and downtown adjacent neighborhoods.



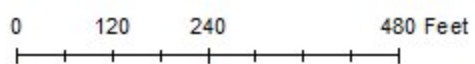
ZC-21-234

Area Zoning Map

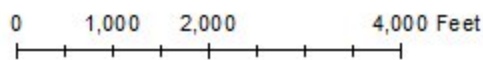
Applicant: Dalal 1000 LLC, Sameer Dalad
 Address: 2100 blks Wennca Ave. & West (I-30) Freeway, 2100 - 2200 blks W. Petersmith St.
 Zoning From: J with Downtown Urban Design District Overlay
 Zoning To: PD for H uses plus brewery and distillery with Downtown Urban Design District Overlay
 Acres: 1.79014476
 Mapsco: 76G
 Sector/District: Downtown
 Commission Date: 2/9/2022
 Contact: null



■ Subject Area
 ▨ 300 Foot Notification



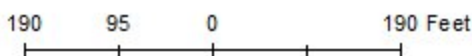
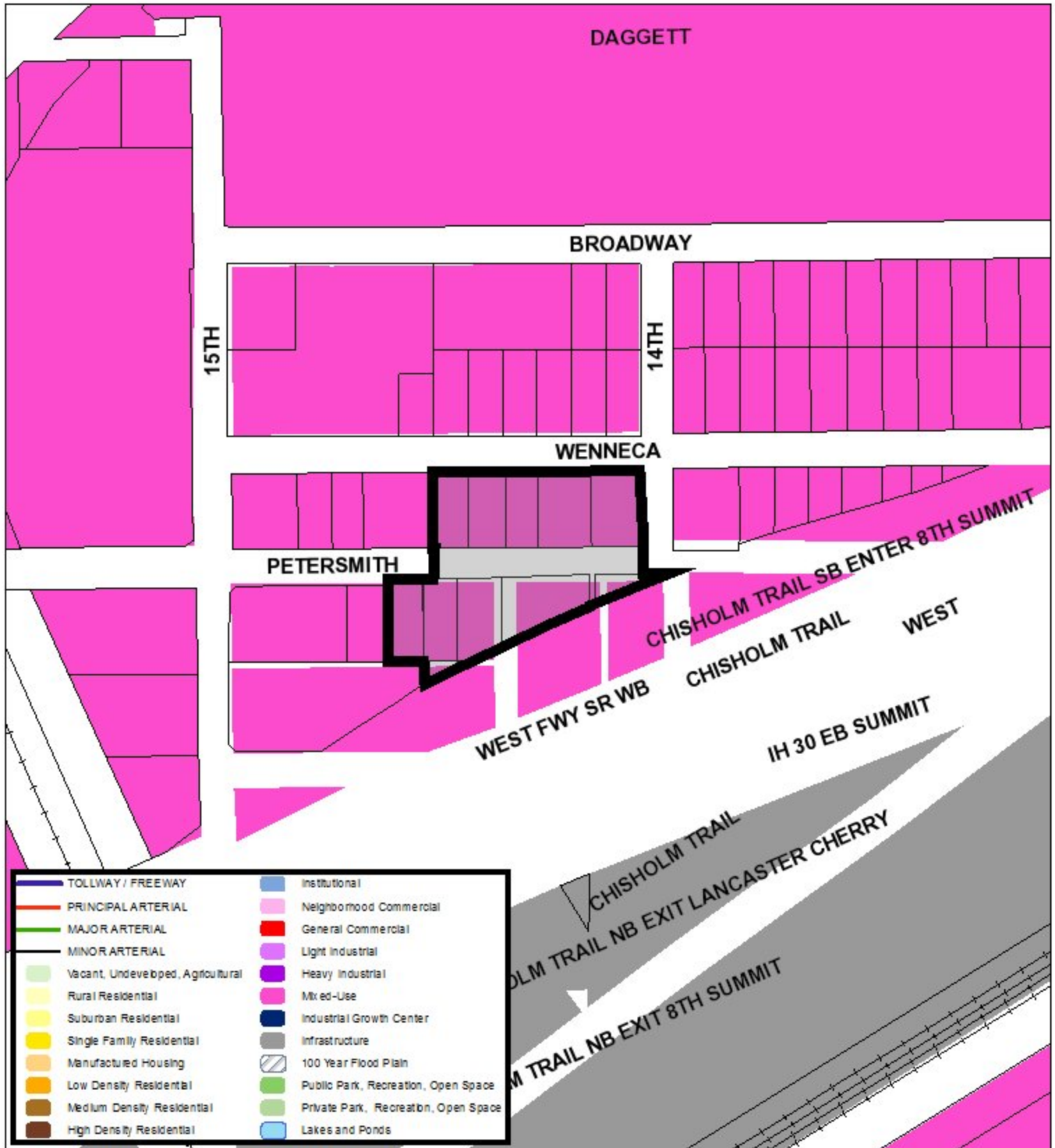
Area Map





ZC-21-234

Future Land Use



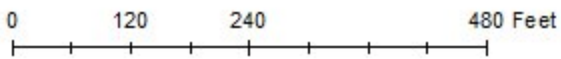
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-21-234

Aerial Photo Map



Project Description and Background

The subject property is located along Bonds Ranch Rd in-between Business Highway 287 to the east and Morris Dido Newark Rd to the west. The applicant is proposing three (3) tracts for the overall 702-acre site with the current and proposed zoning described in the table below:

Tract	Current Zoning	Proposed Zoning
1	Unzoned	“A-5” One-Family; “G” Intensive Commercial; “A-5” One-Family; “G” Intensive Commercial; “PD/CR” Planned Development for all uses in “CR” Low-Density Multifamily for detached single-family with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.
2	Agricultural; “A-10” One-Family	“A-5” One-Family
3	Unzoned	“A-5” One-Family

Tract 1 is located on the western edge of the site and contains the intersection of Bonds Ranch Rd and Morris Dido Newark Rd. This tract is currently unzoned and is proposing annexation with the City. The applicant is proposing “A-5” One-Family (231 acres); “G” Intensive Commercial (21 acres); and “PD/CR” for detached multifamily with development standards (28 acres). This form of development does not comply with any of the City’s standard zoning districts, and therefore Planned Development (PD) zoning with specific development regulations are utilized. The applicant for this project is proposing development standards for the following. A site plan will be required at a later date.

Requirement	CR Standards	Proposed PD/CR
Density	Maximum 16 units per acre	12 units per acre
Height	Maximum height 36’	Single story, approximately 17’
Front Yard	20 ft minimum	20 ft minimum
Minimum Parking Requirements	1 space per bedroom. 1 space per 250 sq. ft. of office/amenity area	1 space per bedroom. 1 space per 250 sq. ft. of office/amenity area
Open Space	Minimum 60%	0%, Open Space adjacent with remainder of development (Requires Development Regulation Standard) Staff does not support this waiver
Landscaping	Must meet 20 points of enhanced landscaping.	Minimum one (1) tree spaced at a rate of 1 tree per 4 unit in front of the units, similar to single family (Requires Development Regulation Standard)

Building Orientation	The longest length of the building shall be placed parallel adjacent to the street.	Relief requested (Requires Development Regulation Standard)
Multifamily Design Standards	Submit MFD plan to meet standards.	MFD Submittal not required. (Requires Development Regulation Standard)
Setback Adjacent to “A” or “B” Zoning	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	Minimum 20’ adjacent to A-5 Zoning (Requires Development Regulation Standard)

Tract 2 is located toward east of the overall site and is currently zoned Agricultural and “A-10” One-Family (375 acres). The applicant intends to rezone this portion to “A-5” One-Family. There is an existing large lot single-family development that bisects the site.

Tract 3 is located on the southside of the overall site and is currently unzoned and this tract will also be annexed if zoning is approved. Directly north of this tract is a large electric easement that separates the other tracts to the north. The proposed zoning is “A-5” One-Family (47 acres).

Surrounding Zoning and Land Uses

North ETJ; “A-10” One-Family; “A-21” One-Family / single-family, undeveloped
 East “A-10” One-Family; “A-21” One-Family; “CF” Community Facilities / single-family, undeveloped
 South ETJ / undeveloped
 West ETJ; “A-10” One-Family; “A-21” One-Family / single-family, undeveloped

Recent Zoning History

- ZC-18-201: from PD 424 for mixed use form-based code to “A-5” One-Family; “R1” “D” High Density Multifamily; “E” Neighborhood Commercial; “F” General Commercial; “CF” Community Facilities (east of the subject property).
- ZC-20-138: from PD 424 for mixed use form-based code to “CF” Community Facilities (east of the subject property).



Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.
The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Harbour View Estates HOA
Bonds Ranch HOA	The Landing HOA
Streams and Valleys Inc	Trinity Habitat for Humanity

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property “A-5” One-Family, “G” Intensive Commercial, and “PD/CR” Planned Development for all uses in “CR” Low-Density Multifamily for detached multifamily with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.

Surrounding properties are primarily undeveloped and residential. The applicant intends to provide single-family, a commercial tract, and detached multifamily. The proposed commercial and detached multifamily would take advantage of the proximity to the intersection of Bonds Ranch Rd and Morris Dido Newark. The multifamily density for the project will occur along Morris Dido Newark Rd, which is a regional arterial. Regional arterials are appropriate locations for both commercial and multifamily. The proposed single-family is appropriate at this location.

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

Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. The policies below apply to this development.

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The table below describes the consistency with the Comprehensive Plan:

Tract	Proposed Zoning	Future Land Use	Consistency
1	“A-5” One-Family; “G” Intensive Commercial; PD/D” Planned Development for all uses in “D” High-Density Multifamily with development standards for setbacks, fencing, open space, signage and a waiver to the MFD submittal, site plan required	Single-family	Consistent (Technical Inconsistency)
2	“A-5” One-Family	Single-family	Consistent
3	“A-5” One-Family	Single-family	Consistent

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

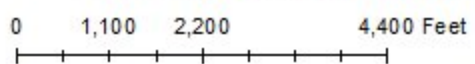
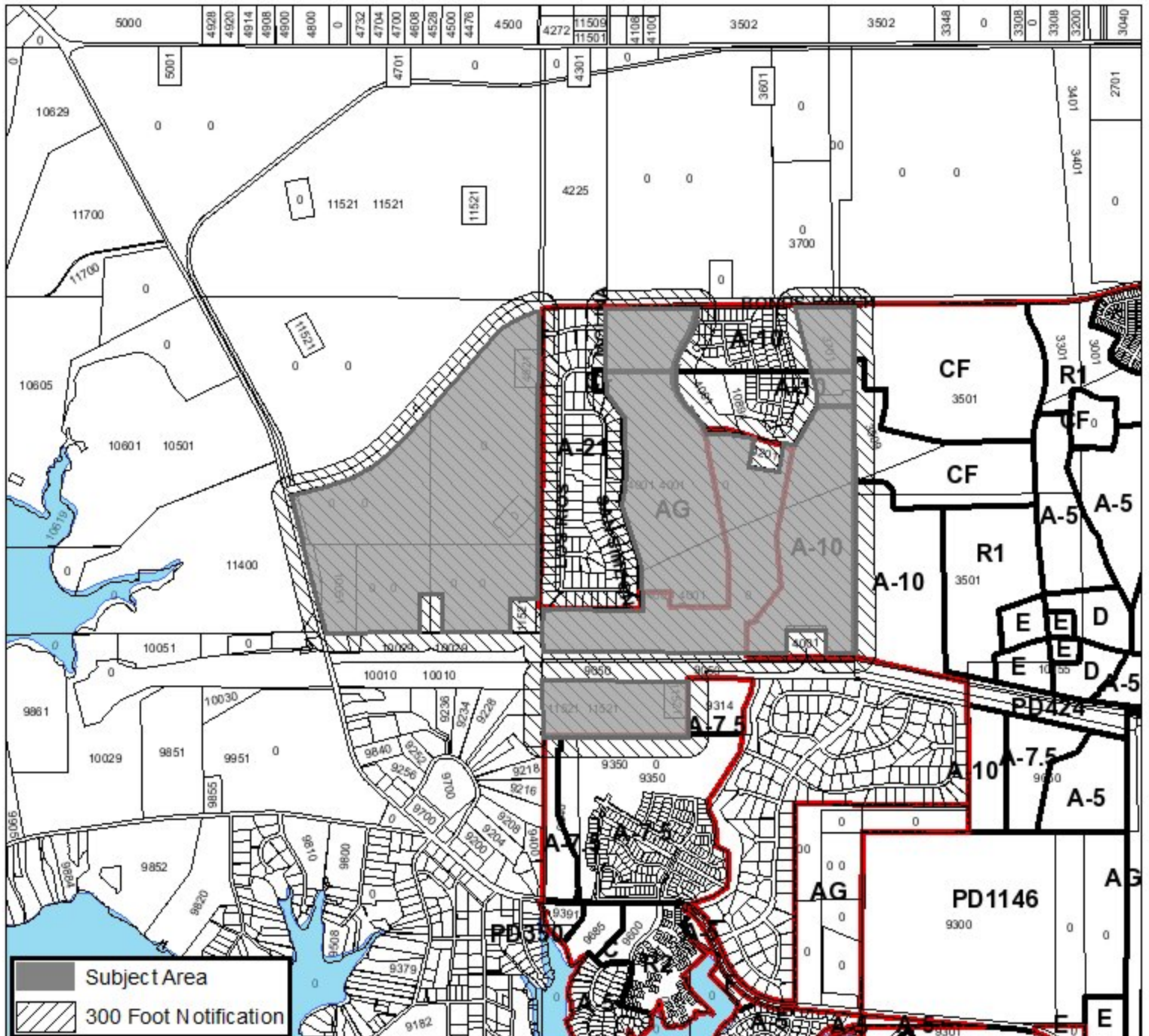
Although the proposed zoning request does not assist in high-wage job growth and is not a targeted high-growth industry, it will contribute to the quality of place for the neighborhood.



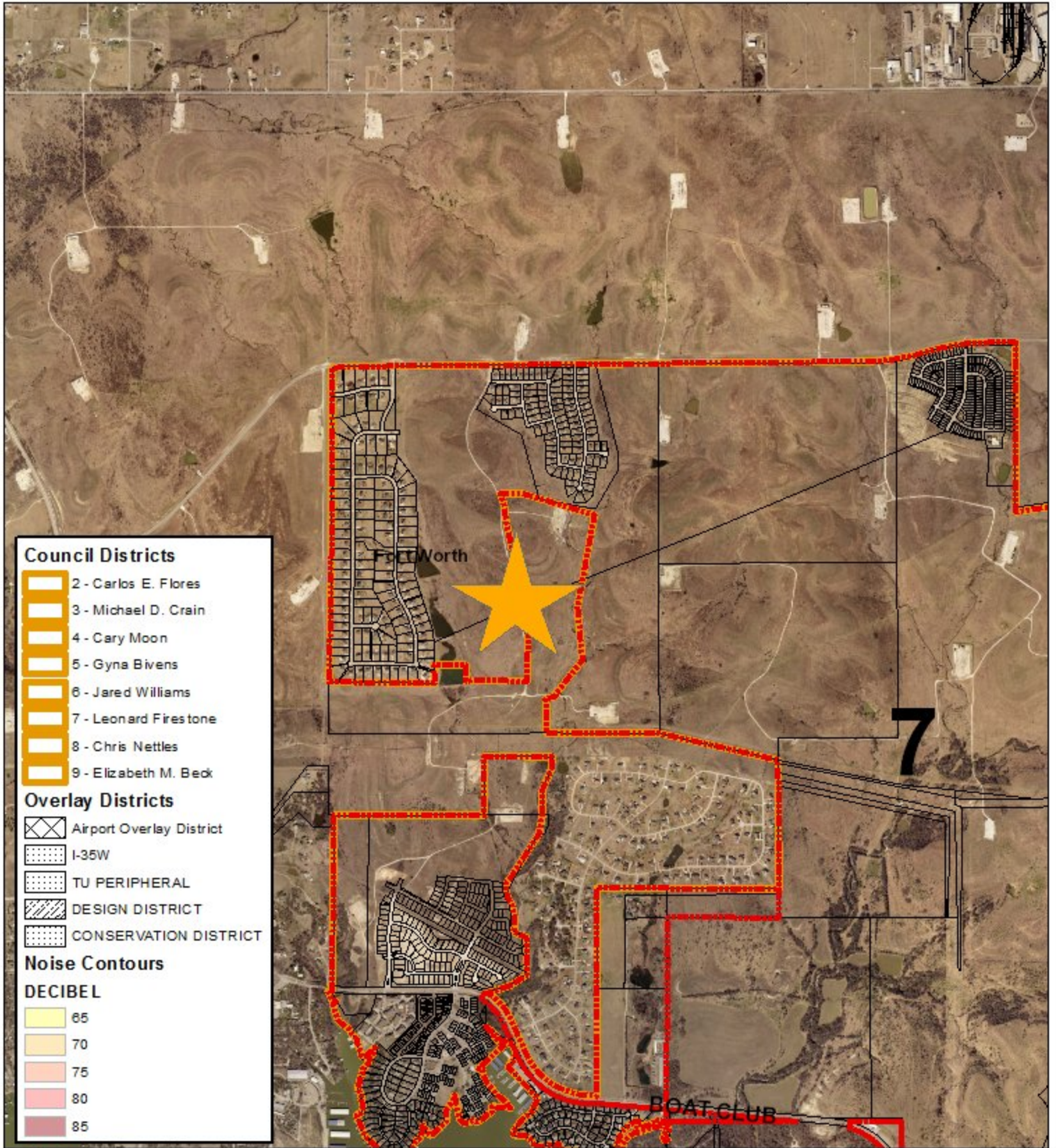


Area Zoning Map

Applicant: Bonds Ranch LP
 Address: 9800-10400 blks Morris Dido Newark Rd, 3600 - 4900 blks Bonds Ranch Rd.
 Zoning From: Unzoned, AG, A-21, A-10, A-7.5
 Zoning To: A-5, G, PD for single family rentals
 Acres: 702.50874035
 Mapsco: Pgs 17, 18
 Sector/District: Far Northwest
 Commission Date: 2/9/2022
 Contact: null

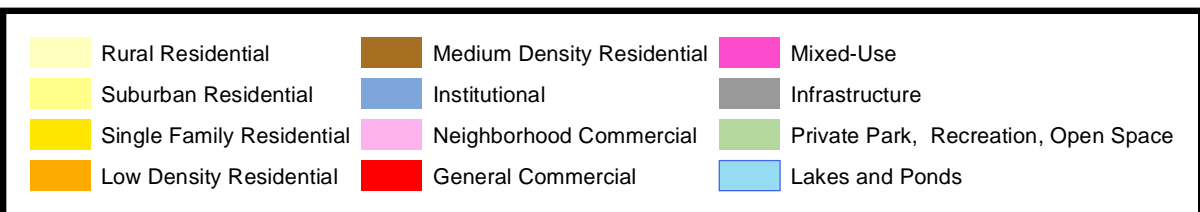
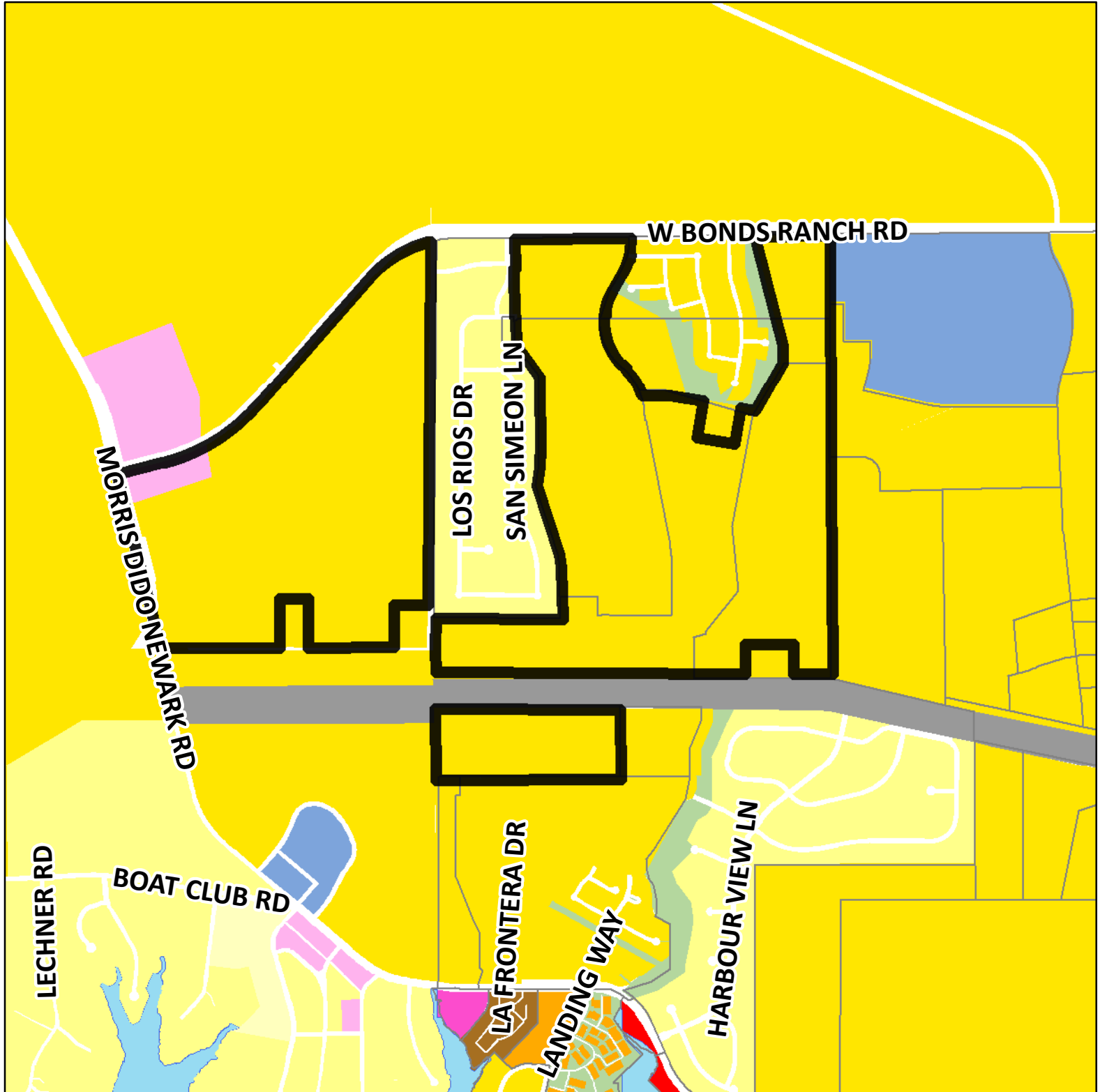


Area Map

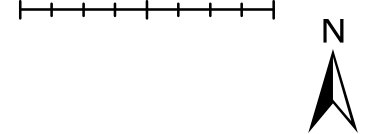


0 1,000 2,000 4,000 Feet

Future Land Use



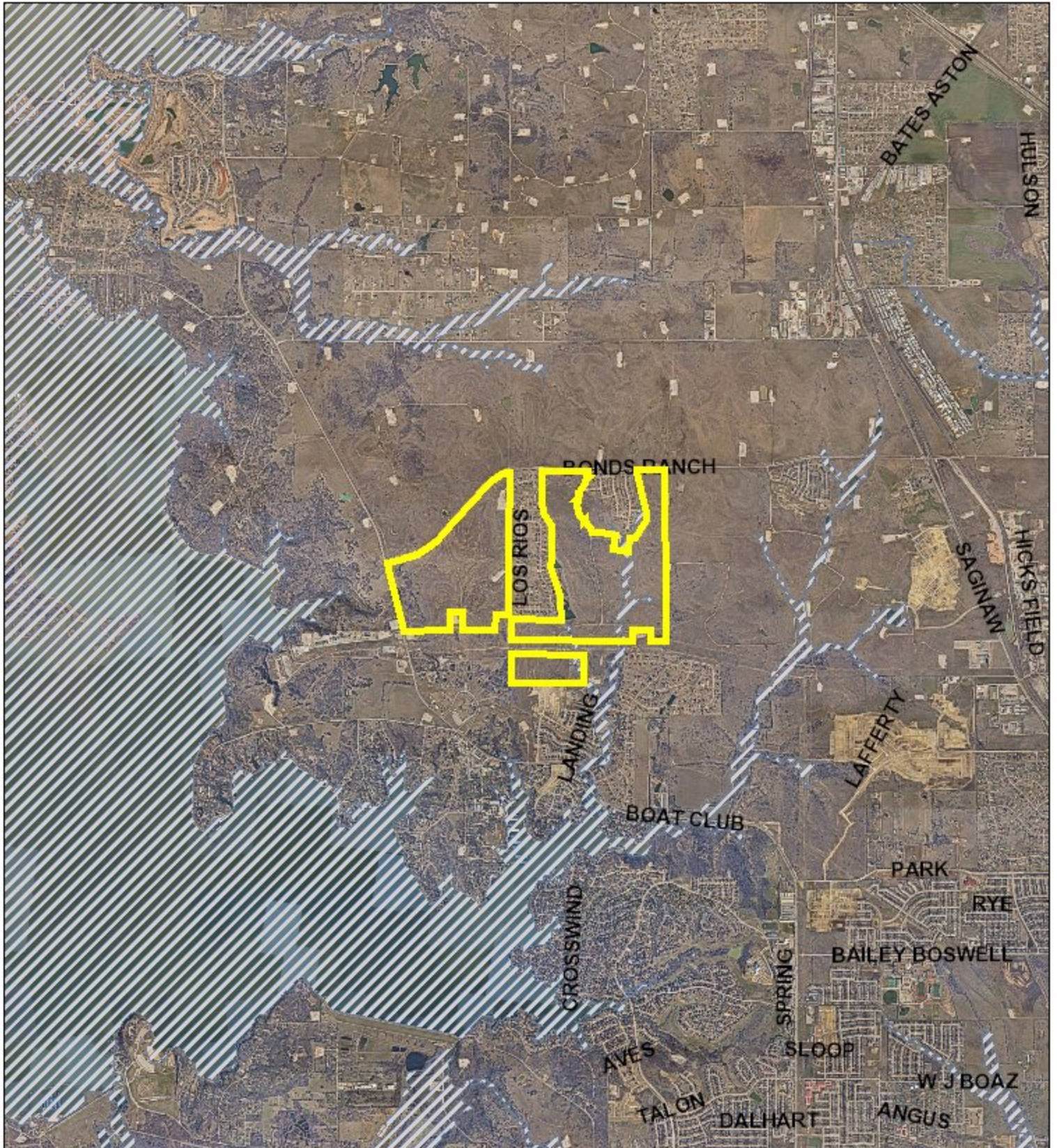
0 550 1,100 2,200 Feet





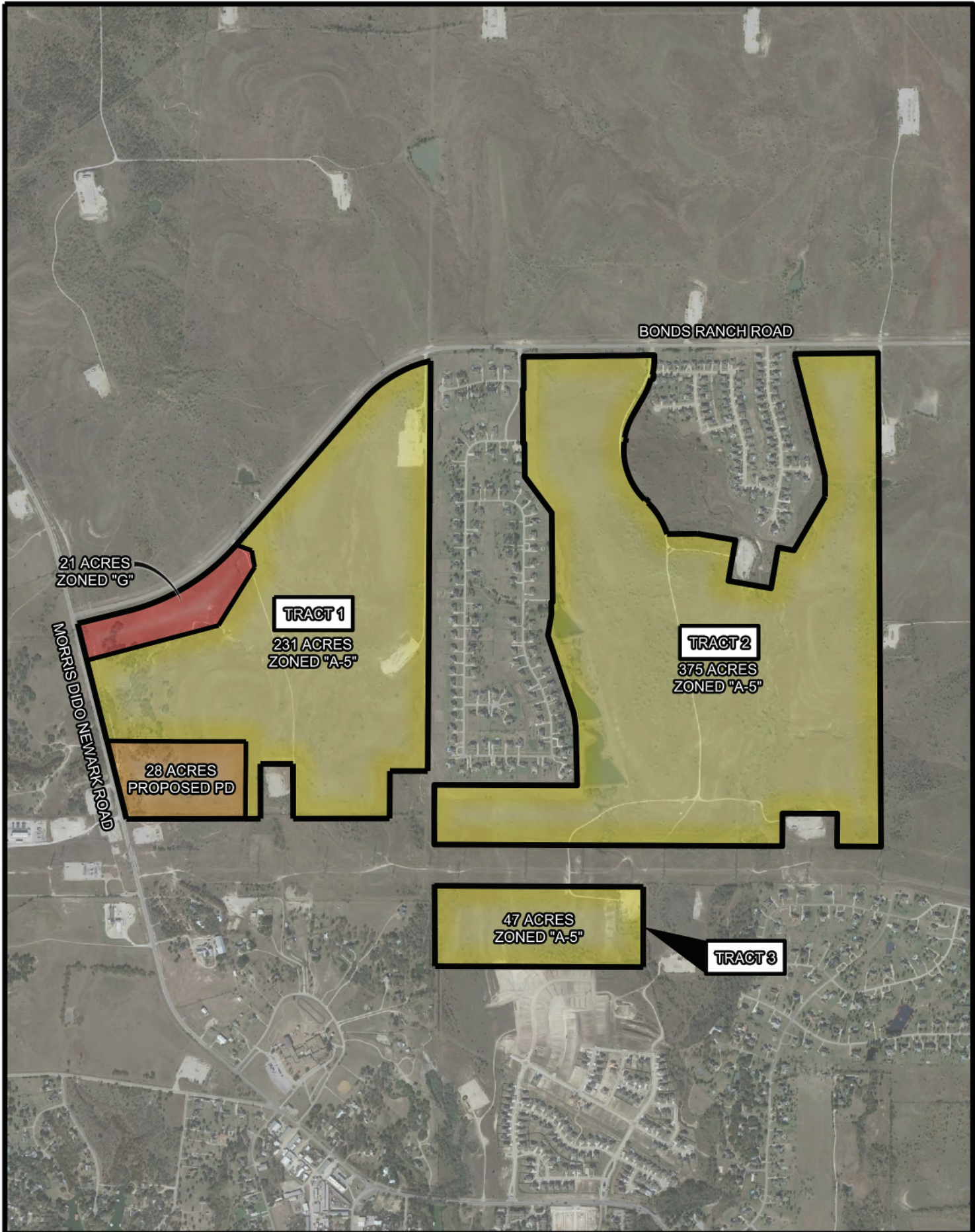
ZC-21-236

Aerial Photo Map



0 2,600 5,200 10,400 Feet





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Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-22-002

Council District: 5

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: James and Glenda Wilborn

Site Location: 6308 Willard Road

Acres: 5.28 acres

Request

Proposed Use: Single Family

Request: From: “UR” Urban Residential

To: “A-21” One-Family Residential

Recommendation

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

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

Staff Recommendation: **Denial**

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6. Area Zoning Map with 300 ft. Notification Area
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9. Aerial Photograph

Project Description and Background

The property is located on the south side of Willard Street, about a quarter mile east of East Loop 820. If you continue along Willard Road to the east, it dead ends into Quail Road in about 900 feet; on the other side of Quail Road is a floodplain; the floodplain then gives way to Lake Arlington to the east. The property is about 1000 feet from Lake Arlington, as the crow flies. The site is within Neighborhood Empowerment Zone (NEZ) Area Six. The property is just over a mile drive from the Lake Arlington/Berry/Stalcup Urban Village to the south.

The applicant is requesting a zoning change from “UR” Urban Residential to “A-21” One-Family. The site and surrounding area were part of a council initiated rezone in 2017, ZC-17-097. The site was rezoned from “A-10” to “UR”, as part of that rezoning for the Lake Arlington area redevelopment. The applicant has owned and lived on this lot since 1999, almost two decades before the council initiated rezoning to “UR” Urban Residential. Due to the redevelopment efforts of the area master plans, along with the information within the Future Land Use Consistency section at the end of this report, staff is not able to recommend approval.

The area generally east of East Loop 820 and bordering Lake Arlington have been the focus of planning efforts since 2004. In 2011, the City Council endorsed the Lake Arlington Master Plan. The plan proposes redevelopment of the area from under-utilized parcels and low density industrial developments to higher density residential and development that protects Lake Arlington as a recreation and water source. The area is approximately two square miles. The 2017 Comprehensive Plan designated an expansion of the Berry Lake Arlington Urban Village to encourage a higher quality development of the lake area, a highway-oriented commercial cluster, as well as higher density residential parcels.

The block currently has commercial and gas well uses on the west side closer to 820; the eastern portion of the block is mainly residential homes, many of which have planted fields/large gardens, and a number of vacant, undeveloped lots.

Staff notes the property is wooded. All Urban Forestry requirements must be met. Failure to comply with the Urban Forestry ordinance will result in denial of urban forestry, grading, and building permits.

In “UR” Urban Residential zoning, many building types are permitted: single family house, single family attached (townhouse), two-family attached (duplex) (side by side or front to back), manor house, garden apartment, cottage court, and apartment/condo. Since the applicant wishes to use the site for “A-21” single family use, the table below will compare that information:

	Current Zoning: Single Family House in UR	Requested Zoning: A-21
Lot size	5,000 sq. ft. maximum	½ acre (21,780 sq. ft.) minimum
Lot width	N/A	85’ min. at building line
Lot coverage	N/A	30% maximum
Front Yard	0’ min./20’ max.	30’ min., subject to projected front yards
Rear Yard	5’ min. primary structure or 20’ min. when adjacent to one- or two-family; 5’ min. accessory structure	10’ minimum
Side Yards	0’ min./20’ max.	10’ minimum

Height	Min.: None Max.: 3 stories of 14 feet each	35' maximum
Parking	2 parking spaces behind the front build wall, garage doors that face street must be located min. 20' behind front build wall	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3
Landscaping	Street trees and pedestrian scaled lighting	Subject to Urban Forestry (one tree in parkway and one in yard)
Façade Design Standards	Façade variation required when facing ROW: façade >50' wide shall incorporate each of the three elements; façade <50' wide min. two elements	N/A
Fence	Fences and walls taller than 4' must be open style	Up to 8' height if located behind front build wall

Surrounding Zoning and Land Uses

North "UR" Urban Residential / residential and vacant
 East "A-21" One-Family / plans to develop as residential
 South "UR" Urban Residential / vacant, forested, Lake Arlington
 West "UR" Urban Residential / vacant, forested

Recent Zoning History

- ZC-21-060 4.39 acres from "UR" Urban Residential to "A-5" One-Family; adjacent lot on eastern side of subject site
- ZC-17-097 Council initiated rezoning related to Lake Arlington Master Plan for about two square miles between 820 and Lake Arlington; subject lot was included as A-10 to UR; effective 12/21/17

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.
 The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Parkside NA	Historic Carver Heights NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

** Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning to “A-21” One Family for single family development. Surrounding uses consist primarily of residential and undeveloped lots.

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

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Urban Residential on the Future Land Use Map.

A number of the policies from the Comprehensive Plan support the rezoning to “A-21” One-Family:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Preserve the character of rural and suburban residential neighborhoods.

Other policies from the Comprehensive Plan support both the “A-21” and the “UR” zoning:

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.

And yet other policies and strategies from the Comprehensive Plan support the lot remaining as “UR” Urban Residential zoning.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
- Support new housing development in the Lake Arlington area, particularly new development of high quality in accordance with the Council-endorsed Lake Arlington Master Plan.
- Implement policies, strategies, and regulations that ensure good urban design, such as mixed-use and urban residential zoning, form-based codes, and TOD and urban villages development.

- Support community efforts to create form-based zoning districts that reflect the aspirations of stakeholders to foster the development of attractive and vibrant walkable urban neighborhoods.
- Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
- Rezone property between Loop 820 and Lake Arlington to promote development of the Lake Arlington Urban Village in accordance with the Lake Arlington Master Plan.
- In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

While there are policies from the Comprehensive Plan that support both the current and the proposed zoning, the greater number of policies that support the current zoning of “UR”, paired with the fact that “UR” is the designation of the Comprehensive Plan, outweigh the policies that could support the rezoning to “A-21”. Therefore, the proposed zoning is **not consistent (significant deviation)** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

3.2.1.3. For areas of the city targeted for urban revitalization, **prevent the growth of land uses and activities that would make the area a less desirable location** for business investment and job growth. Examples of land uses and activities **that might diminish** the economic potential of a target area include:

- Large public sector or nonprofit developments (e.g., community centers, churches, homeless services centers).
- Land-intensive, auto-centric development (e.g., gas stations, automotive repair shops, car washes, storage unit complexes).

3.2.2. Encourage substantial **new housing investment** and development in the city’s under-served neighborhoods.

While this portion of the Economic Development Plan supports “UR” zoning, the last part (3.2.2) also supports “A-21” zoning.

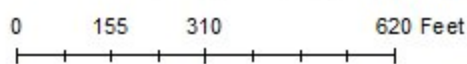
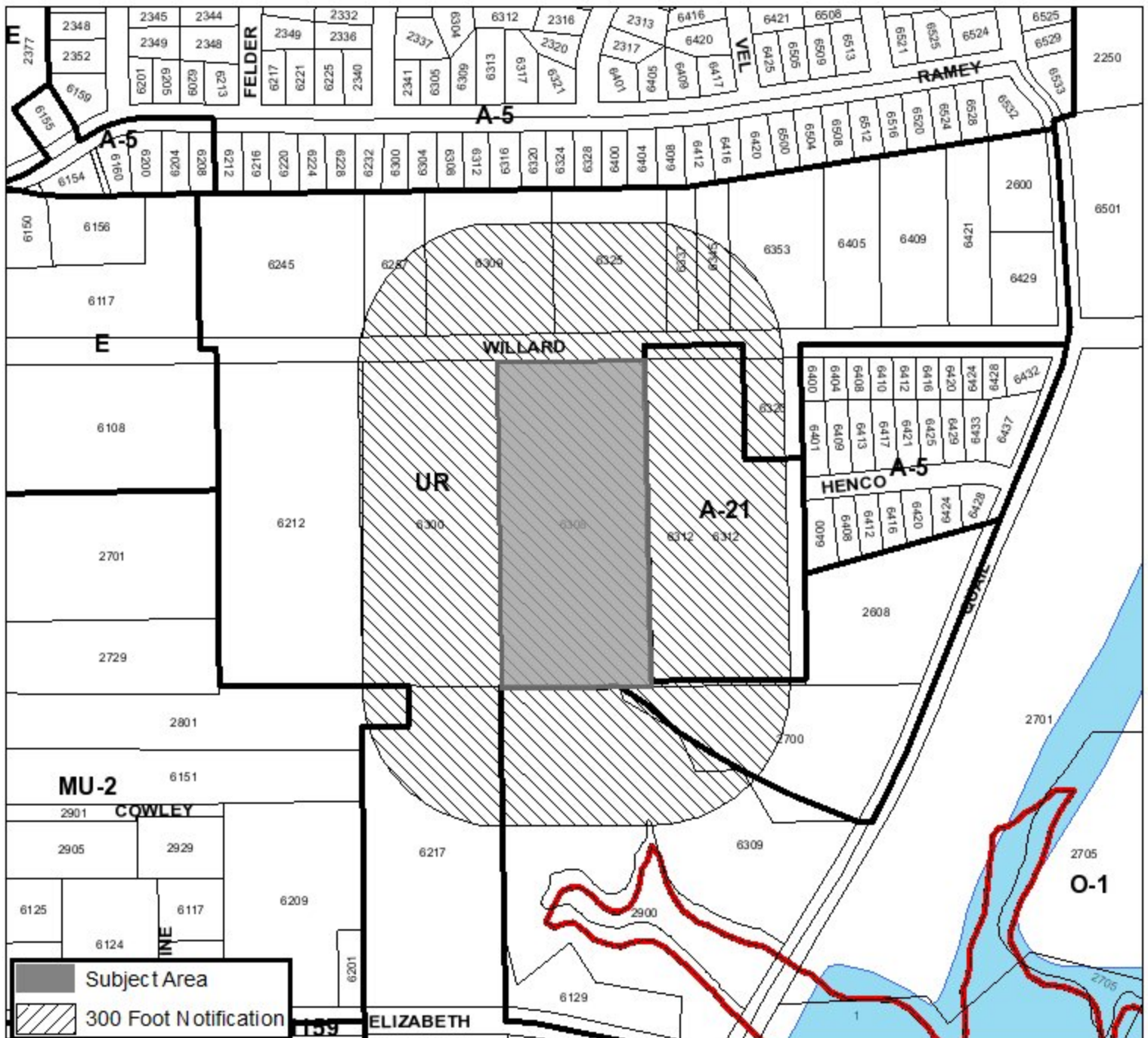
Overall, as seen above in the Comprehensive Plan policies and the Economic Development Plan policies, some policies support the rezoning to “A-21” One-Family. However, the number of policies of the Comprehensive Plan and Economic Development Plan that support the “UR” Urban Residential, combined with the overall decades of planning efforts of the area, lead Staff to recommend denial of the rezoning request.



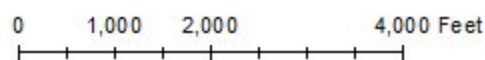
ZC-22-002

Area Zoning Map

Applicant: James Wilborn
 Address: 6308 Willard Road
 Zoning From: UR
 Zoning To: A-21
 Acres: 5.27619971
 Mapsco: 80S
 Sector/District: Southeast
 Commission Date: 2/9/2022
 Contact: null



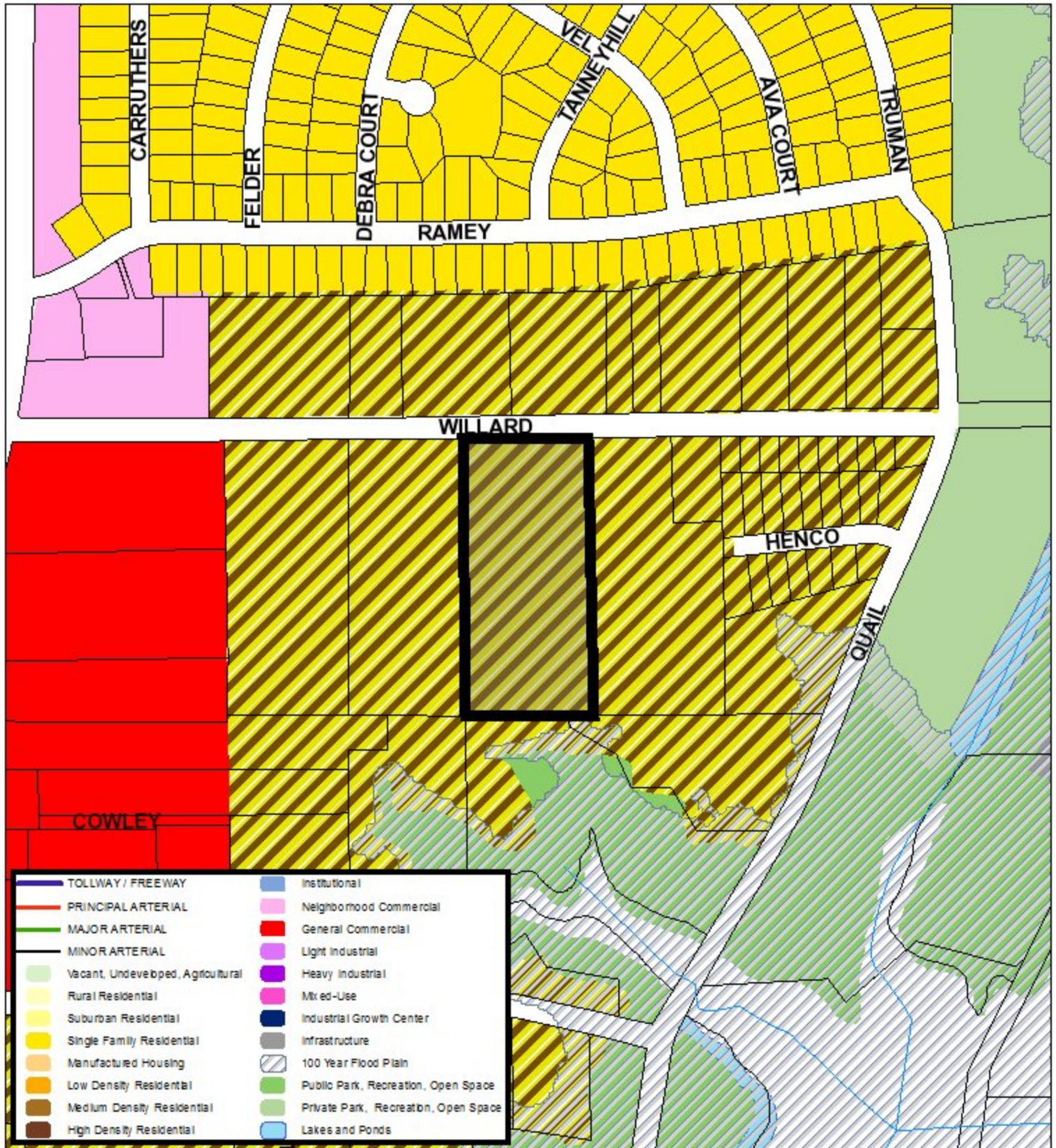
Area Map





ZC-22-002

Future Land Use

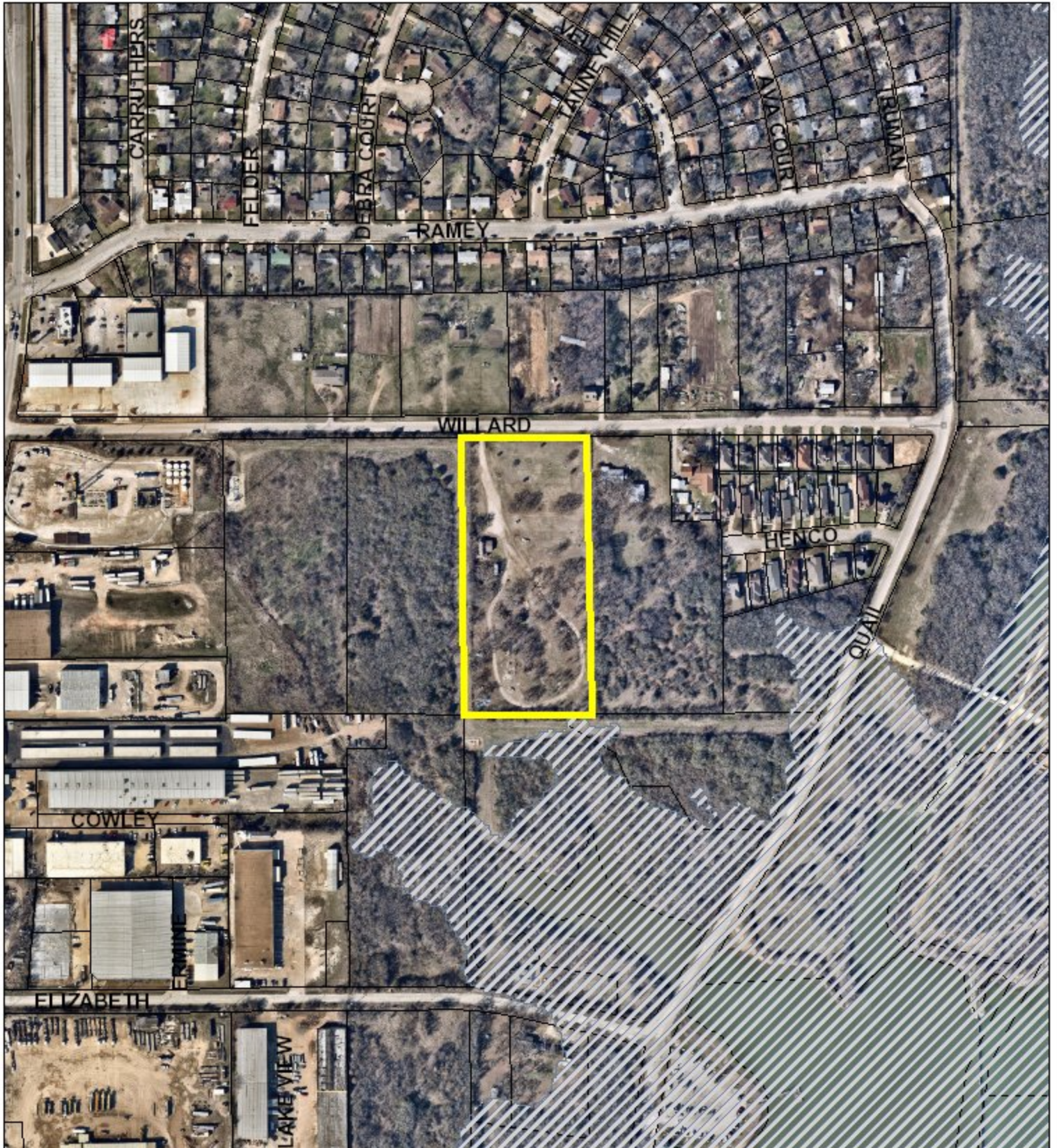


340 170 0 340 Feet

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



0 215 430 860 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-22-003

Council District: 2

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: MCP18, LLC/ MJ Thomas Engineering

Site Location: 2501 Northwest Loop 820 Freeway

Acres: 2.12 acres

Request

Proposed Use: Car Wash

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility; site plan included, with waiver to the location of accessory uses in the front yard

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

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency)**.

Staff Recommendation: **Approval**

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6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
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10. Aerial Photograph

Project Description and Background

The proposed site is located at the northwest corner of Marine Creek Drive and the NW Loop 820, which are both significant arterial roadways. The applicant is requesting to add a Conditional Use Permit to allow a self-serve carwash facility; site plan included.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “E” district for a drive-thru carwash facility in an approximately 4,900 sq. ft. building. Self-service vacuum spaces are shown in a row south of the carwash building. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The general area and the subject site are designated as Mixed Use in the Marine Creek Growth Center. The area is serviced by a low-frequency Trinity Metro bus line that runs along Marine Creek Drive, generally once per hour. Angle Avenue on the south side of Loop 820 is covered by a Scenic Corridor overlay.

While a carwash is not permitted in the “E” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. The nearest residential district, having “CR” zoning, lies more than ¼ mile from the southern property line, with additional multifamily complexes in that vicinity. The car wash dryer faces Loop 820 and other commercial zoning to the south. Although sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 30 vacuums are unlikely to have a detrimental impact on the neighborhood. The site is surrounded by the Northwest Campus of Tarrant County College to the west, an industrial use to the east, and Loop 820 to the south.

The site plan shows the 30 vacuum stalls, 2 central vacuum machines, and the dumpster in the front yard, between the building and NW Loop 820. The location of these accessory uses requires a development waiver from both the supplemental standards for car washes, as well as the standard accessory use requirements for commercial sites.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or

approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Below is a chart that illustrates the differences between the base regulations and the proposed CUP:

Requirement	Supplemental Standards	Proposed CUP
Location of vacuum canopies	Not located in the front yard.	Vacuum canopies are in the front yard <i>(requires Development Regulation Waiver)</i>
Requirement	E Standards	Proposed CUP
Location of vacuum canopies, central vacuums, and dumpster	Behind the front face of the building.	Vacuum canopies, central vacuums, and dumpster are in the front yard <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

- North “AG” Agricultural / Community college campus
- East “J” Medium Industrial / Industrial use
- South “E” Neighborhood Commercial / Loop 820 freeway
- West “AG” Agricultural / Community college campus

Recent Zoning History

- ZC-16-220, east of subject, from IP to J, approved 1/26/2017.
- ZC-20-161, south of subject, from G to J to allow a car wash, approved 2/4/2021.

Public Notification

- 300-foot Legal Notifications were mailed on January 28, 2022.
- The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Inter-District 2 Alliance
Terrace Landing OA*	Far Greater Northside Historical NA
Monticello NA	Crestwood NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Lake Worth ISD	Fort Worth ISD

* This Neighborhood Association is located closest to the subject property.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “E” zoning district. Surrounding land uses consist of a college campus to the north and west, with with an industrial use to the east, and commercially zoned vacant land to the south. The closest residential district is more than ¼ mile away.

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. The vacuum canopies, central vacuum machines, and dumpster are required to be out of the front yard, as per Sec. 5.104B and Sec. 5.302B. **These items need development waivers as shown.**
2. Remove the signage from the west elevation, as the site plan notes the sign ordinance will be followed.
3. The polycarbonate roof materials are not of similar durability as the other building materials. Please choose a different material and replace the polycarbonate materials on all portions of the elevations.
4. What are the circles along the east side of the building? Please add the symbol and its label to the legend.

The proposed zoning request **is compatible** with surrounding land uses due the large surrounding institutional or industrial uses, as well as the lack of residential uses in the vicinity.

(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.)

Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan currently designates the subject property as mixed use in the community level Marine Creek Growth Center, where vehicular uses are generally not allowed. The proposed zoning is inconsistent with the land use designations for this area, but is consistent with the following policies of the Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Marine Creek Mixed-Use Growth Center.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Based on a lack of conformance with the future land use map but consistent with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan. (Technical Inconsistency)

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

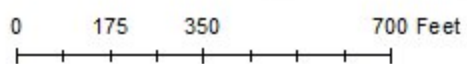
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and the auto-oriented use does not contribute to walkable corridors.



ZC-22-003

Area Zoning Map

Applicant: MCP18, LLC
 Address: 2501 Northwest Loop 820 Freeway
 Zoning From: E
 Zoning To: Add Conditional Use Permit for carwash
 Acres: 2.12080465
 Mapsco: 47Q
 Sector/District: Far Northwest
 Commission Date: 2/9/2022
 Contact: 817-392-8190



Being a tract or parcel of land situated in the Joseph Bowman Survey, Abstract No.80, City of Fort Worth, Tarrant County, Texas, being the same 1.93 acre tract conveyed to MCP18 LLC., by deed recorded as D218284427, Deed Records, Tarrant County, Texas, being more particularly described as follows:
 Beginning at a 5/8" iron rod found for corner in the north line of Interstate Highway Loop 820 (variable width right-of-way), being the southeast corner of a tract conveyed to Tarrant County Water District by deed recorded in Volume 2993, Page 101, Deed Records, Tarrant County, Texas, and the southwest corner of said 1.93 acre tract;
 Thence North 13°48'22" East with the common line between said 1.93 acre tract and said Tarrant County Water District tract a distance of 923.78 feet to a 5/8" iron rod found for corner in the west line of Marine Creek Parkway (variable width right-of-way), being the north corner of said 1.93 acre tract and the northeast corner of said Tarrant County Water District tract and being in a curve to the left;
 Thence In a southerly direction with the west line of said Marine Creek Parkway and said curve to the left having a central angle of 00°24'59", a radius of 3090.00 feet, an arc length of 22.46 feet and a chord bearing South 51°20'38" East and chord distance of 22.46 feet to a 5/8" iron rod found for corner west line of said Marine Creek Parkway, being a corner of said 1.93 acre tract and the end of a curve to the left;
 Thence South 02°53'52" East with the west line of said Marine Creek Parkway and the east line of said 1.93 acre tract a distance of 414.03 feet to a TxDot monument found for corner in the west line of said Marine Creek Parkway, being a corner of said 1.93 acre tract;
 Thence South 11°25'49" East with the west line of said Marine Creek Parkway and the east line of said 1.93 acre tract a distance of 54.24 feet to a TxDot monument found for corner, being a corner of said 1.93 acre tract;
 Thence South 23°19'55" West with the west line of said Marine Creek Parkway and the east line of said 1.93 acre tract a distance of 368.30 feet to a TxDot monument found for corner at the intersection of the in the west line of said Marine Creek Parkway with the north line of said Interstate Highway Loop 820, being a corner of said 1.93 acre tract;
 Thence South 58°22'17" West with the north line of said Interstate Highway Loop 820 and the south line of said 1.93 acre tract a distance of 133.89 feet to the POINT OF BEGINNING and containing 1.93 acres of land, more or less, as surveyed on the ground December 5, 2021 by Tucker Surveyors.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
2. CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
3. DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
4. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE, AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH. A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
7. VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
8. ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
9. ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
10. ALL SIGNAGE, PERMANENT, PORTABLE, BANNERS, ETC. TO FOLLOW THE FORT WORTH SIGN ORDINANCE (CHAPTER 6)

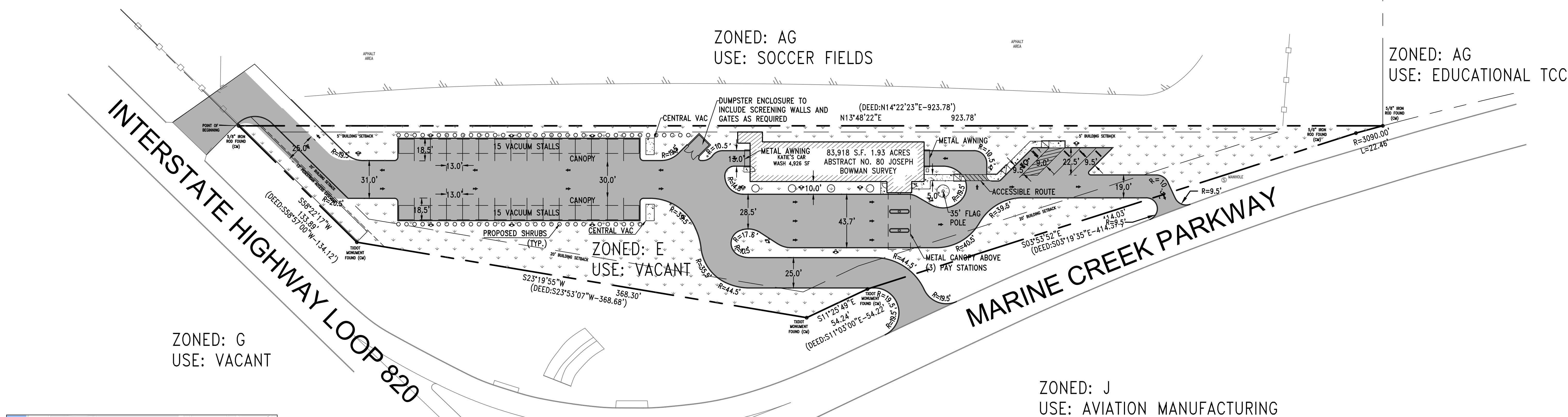
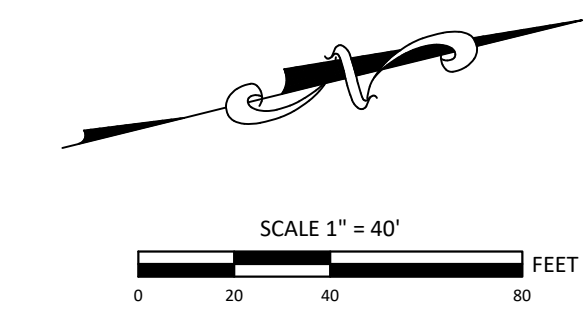
11. HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM.
12. BUILDING NOT TO EXCEED 25'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
13. EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, ALUMINUM AND GLASS WINDOW PANELS AND STOREFRONT MATERIALS.
14. ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2"
15. APPLICANT WILL COMPLY WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
16. BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE STORAGE AREA AND OFFICE.
17. ALL LIGHTING SHALL CONFORM TO LIGHTING CODE
18. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
19. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

THE INTENT OF THE CONDITIONAL USE PERMIT IS TO PROVIDE A NEW CAR WASH AS SHOWN ON THIS PLAN

REQUESTING WAIVER FOR CENTRAL VACUUM MACHINES, CANOPIES AND DUMPSTERS TO BE ALLOWED IN THE FRONT YARD

SURFACE LEGEND	
	PROPOSED SIDEWALK
	PROPOSED CONCRETE (PARKING AND DRIVE AISLES)
	PROPOSED LANDSCAPE
	PROPOSED SHRUBS (TYP.)

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.93 ACRES (83,918 SQ. FT.)
ZONING:	E
PROPOSED USE:	CARWASH
BUILDING AREA:	4,926 SQ. FT.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	5.87%
IMPERVIOUS AREA:	38,677 SQ. FT. (46.1%)
PERVIOUS/LANDSCAPE AREA:	45,241 SQ. FT. (53.9%)
REGULAR PARKING PROVIDED:	4
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1
VACUUM PARKING PROVIDED:	30
TOTAL PARKING PROVIDED:	34



ZONING CASE NUMBER: ZC-22-003

DIRECTOR OF DEVELOPMENT SERVICES
 DATE: _____

DEVELOPER:
 ROBERT PETRIE
 6111 LAKE WORTH BLVD
 LAKE WORTH, TX 76135
 817-401-1617
 ROBERT@PETRIEAUTOSALES.COM

OWNER:
 MCP18, LLC
 3000 ALAMEDA BLVD, STE 204
 FORT WORTH, TX 76133
 817-921-9200
 WILL@NORTHERNCRAIN.COM

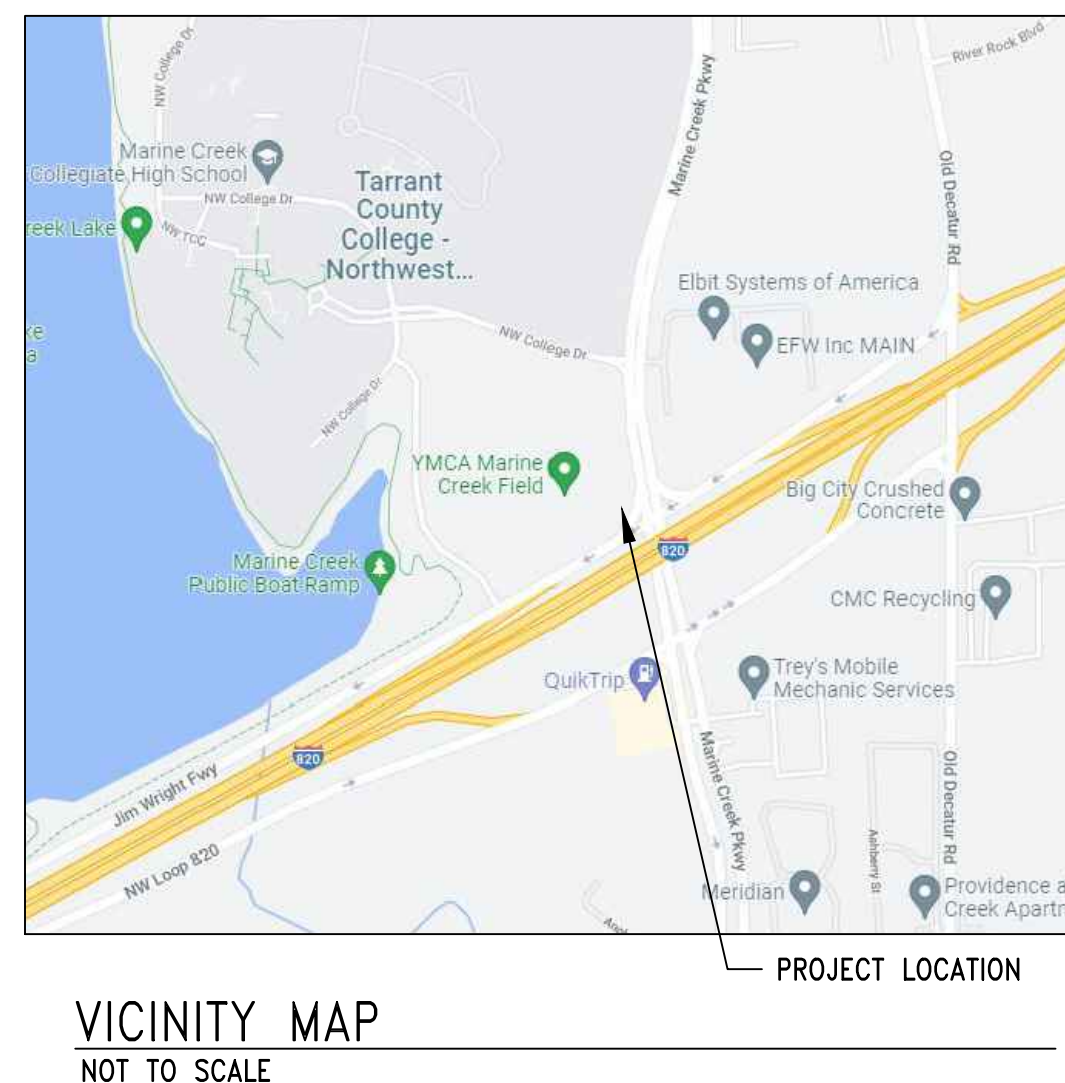
MJ THOMAS
 ENGINEERING, LLC

4700 BRYANT IRVIN CT, SUITE 204
 FORT WORTH, TX 76107
 REGISTRATION NO. F-9435

PHONE - (817) 732-9839
 FAX - (817) 732-9841
 MJT NO. - 947-002

KATIE'S EXPRESS CAR WASH, LLC #15
 FORT WORTH, TEXAS

SITE PLAN
 SHEET
C1.00





214.766.5905
 PO BOX 383023
 DUNCANVILLE, TX 75138



711 N. FIELDER RD.
 ARLINGTON, TX 76012
 PH: (817) 635-5696
 FAX: (817) 635-5699



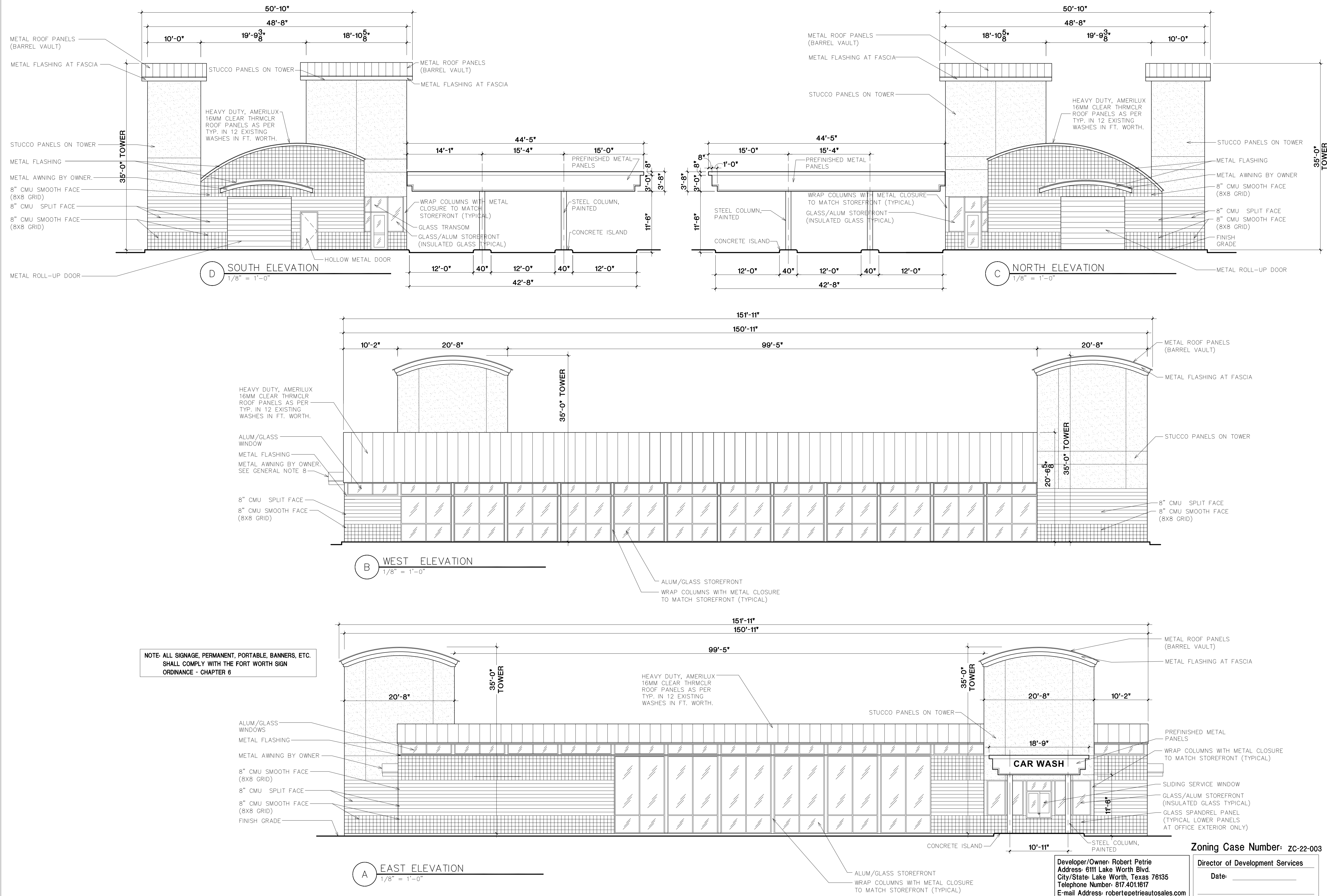
KATIE'S CAR WASH
 MARINE CREEK
 FORT WORTH, TX

REVISIONS

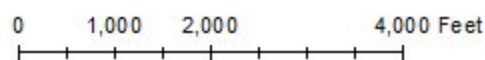
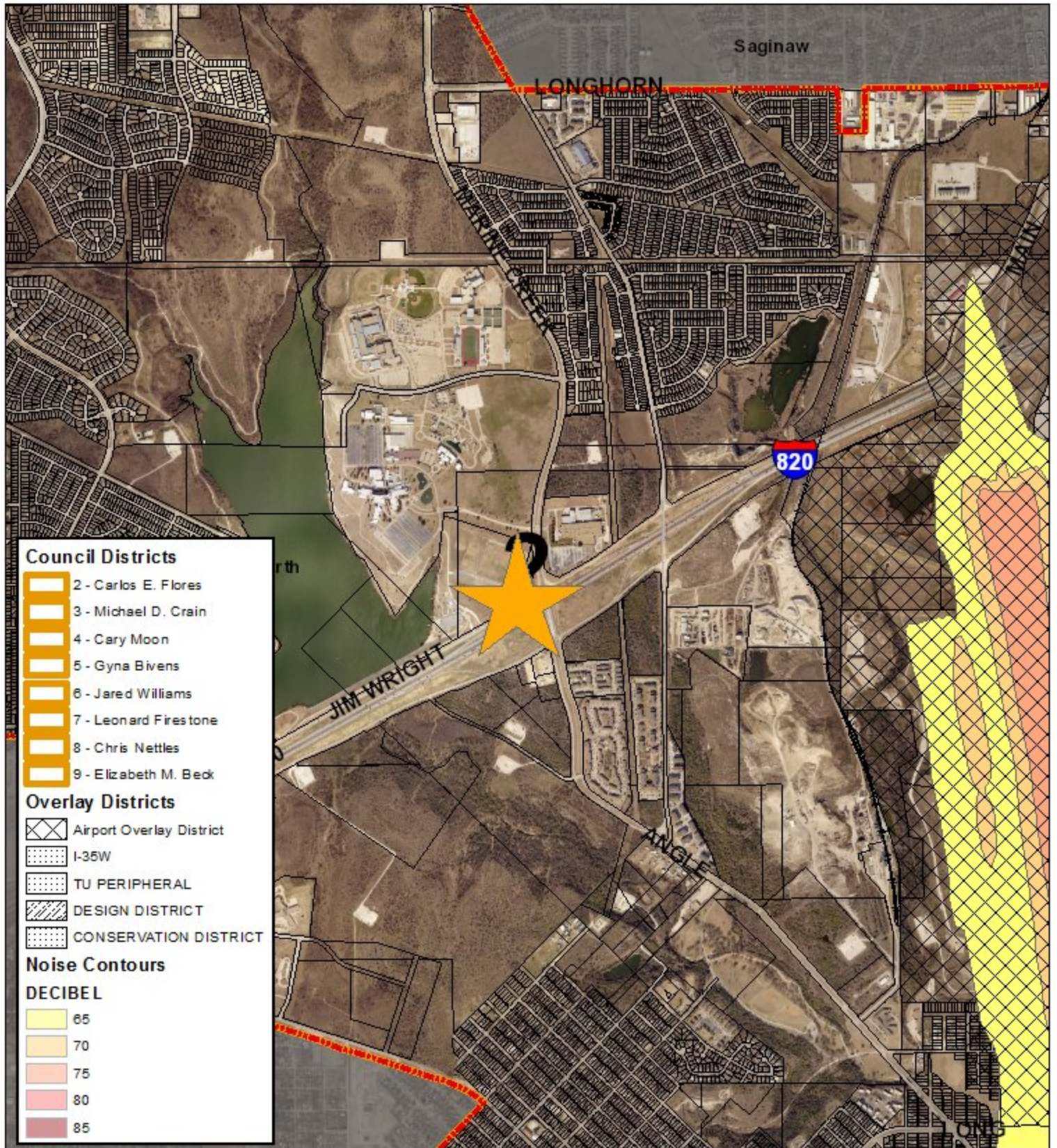
EXTERIOR
 ELEVATIONS

SHEET NUMBER

A2.01



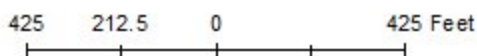
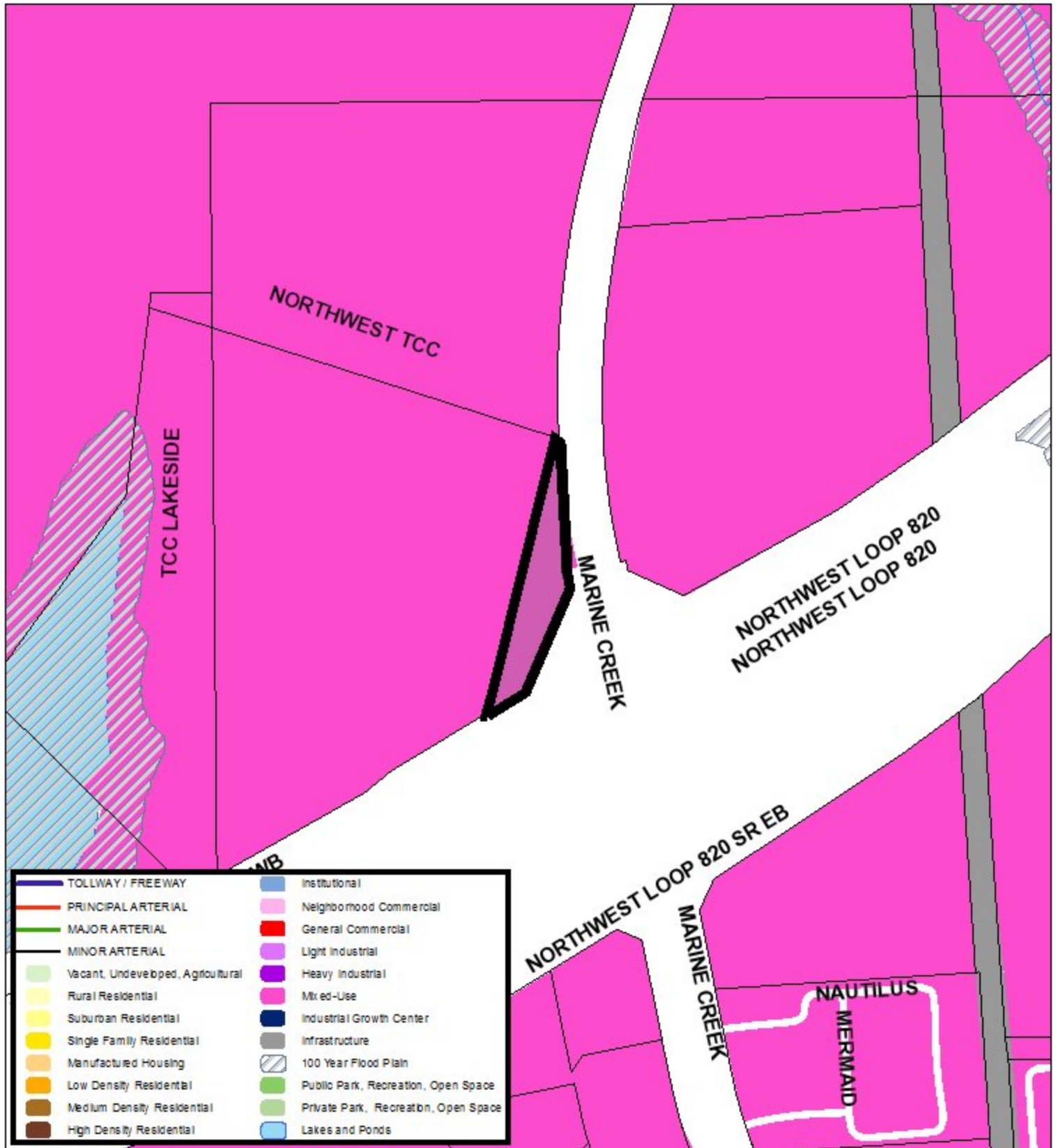
Area Map





ZC-22-003

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



0 265 530 1,060 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-22-004

Council District: 9

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Fort Worth ISD / Peloton Land Solutions

Site Location: 4501 West Freeway (I-30)

Acreage: 29.04 acres

Request

Proposed Use: School

Request: From: "A-5" One-Family

To: "CF" Community Facilities

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

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 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is the location of Arlington Heights High School and it is bounded by West Freeway (IH-30) to the north, Hulen Street to the west, Ashland Avenue to the east, and Donnelly Avenue to the south. Public school is an allowed land use in all standard zoning districts and the subject property is currently zoned “A-5” One-Family. However, the applicant is requesting a zoning change to “CF” Community Facilities in order to allow an electronic sign to be installed on the property.

Electronic changeable copy signs may be permitted by special exception in commercial, industrial, mixed-use, and community facility zoning districts (subject to the provisions of Section 6.411 of the Zoning Ordinance). Therefore, if this zoning change is approved, the applicant will also need to seek approval of a Special Exception from the Board of Adjustment.

Surrounding Zoning and Land Uses

North West Freeway (IH-30)

East “A-5” One-Family / single-family residences

South “A-5” One-Family / single-family residences; “FR” General Commercial Restricted / vet clinic

West “MU-1” Low Intensity Mixed Use / commercial and retail

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
West Side Alliance	Arlington Heights NA
Alamo Heights NA*	Sunset Heights NA
Crestline Area NA	Streams and Valleys, Inc
Trinity Habitat for Humanity	Camp Bowie District, Inc
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “CF” Community Facilities, which is an appropriate zoning designation for the current use of the site as a public high school. The school use occupies and entire block, so all surrounding properties are separated from the subject property by a public street. Properties to the east and south are developed for single-family residential use. Property to the west is developed for commercial and retail use, and to the north is West Freeway (IH-30).

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

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. This designation is intended to include “Schools, churches, government, human services, utilities, community centers, and day cares.” The Comprehensive Plan specifically labels “CF” Community Facilities as the appropriate zoning classification for properties designated for Institutional use. The current use of the site as a public high school conforms to this designation.

RESIDENTIAL		
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
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

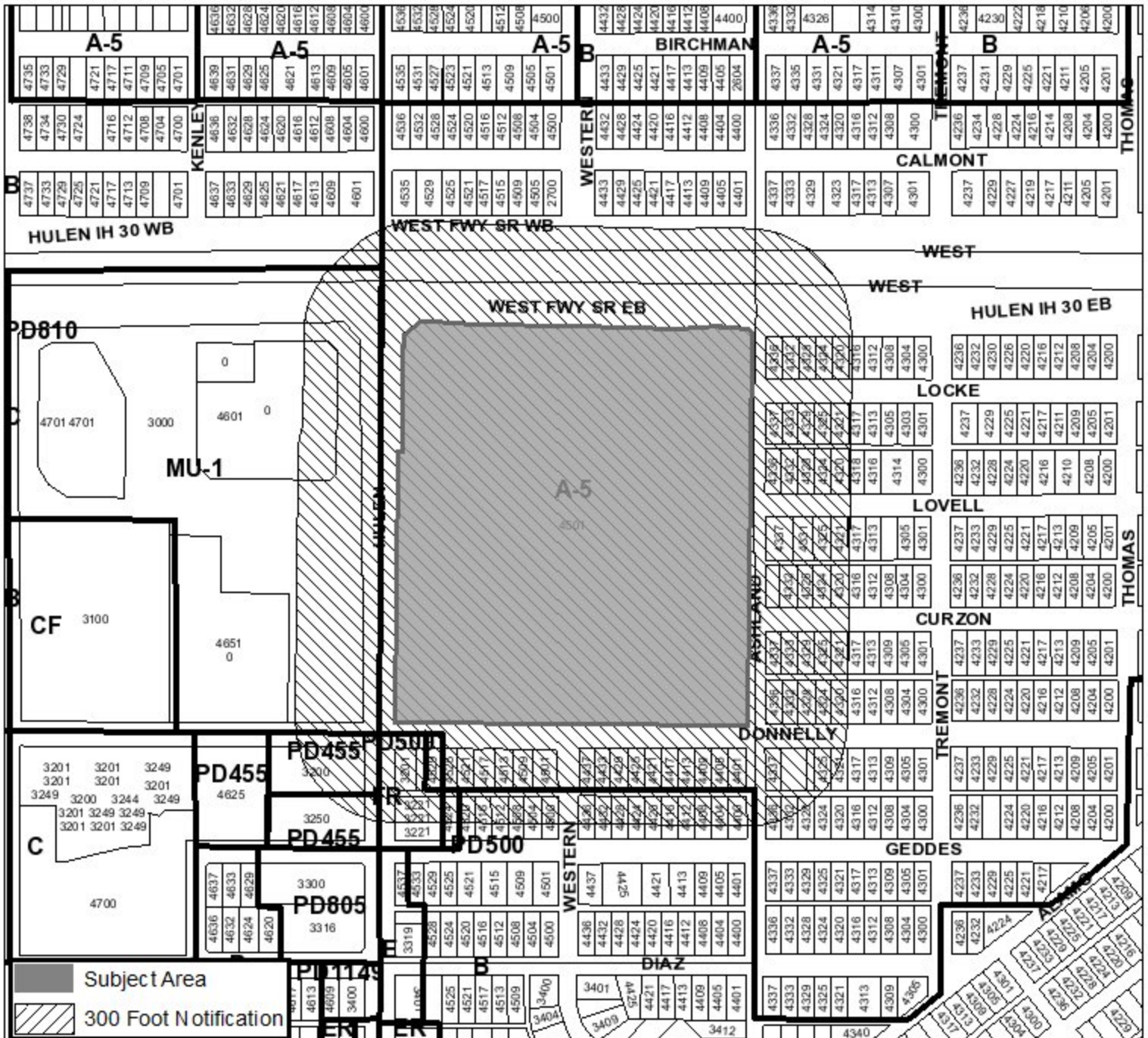
The proposed zoning is **consistent** with the Comprehensive Plan.



ZC-22-004

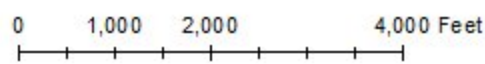
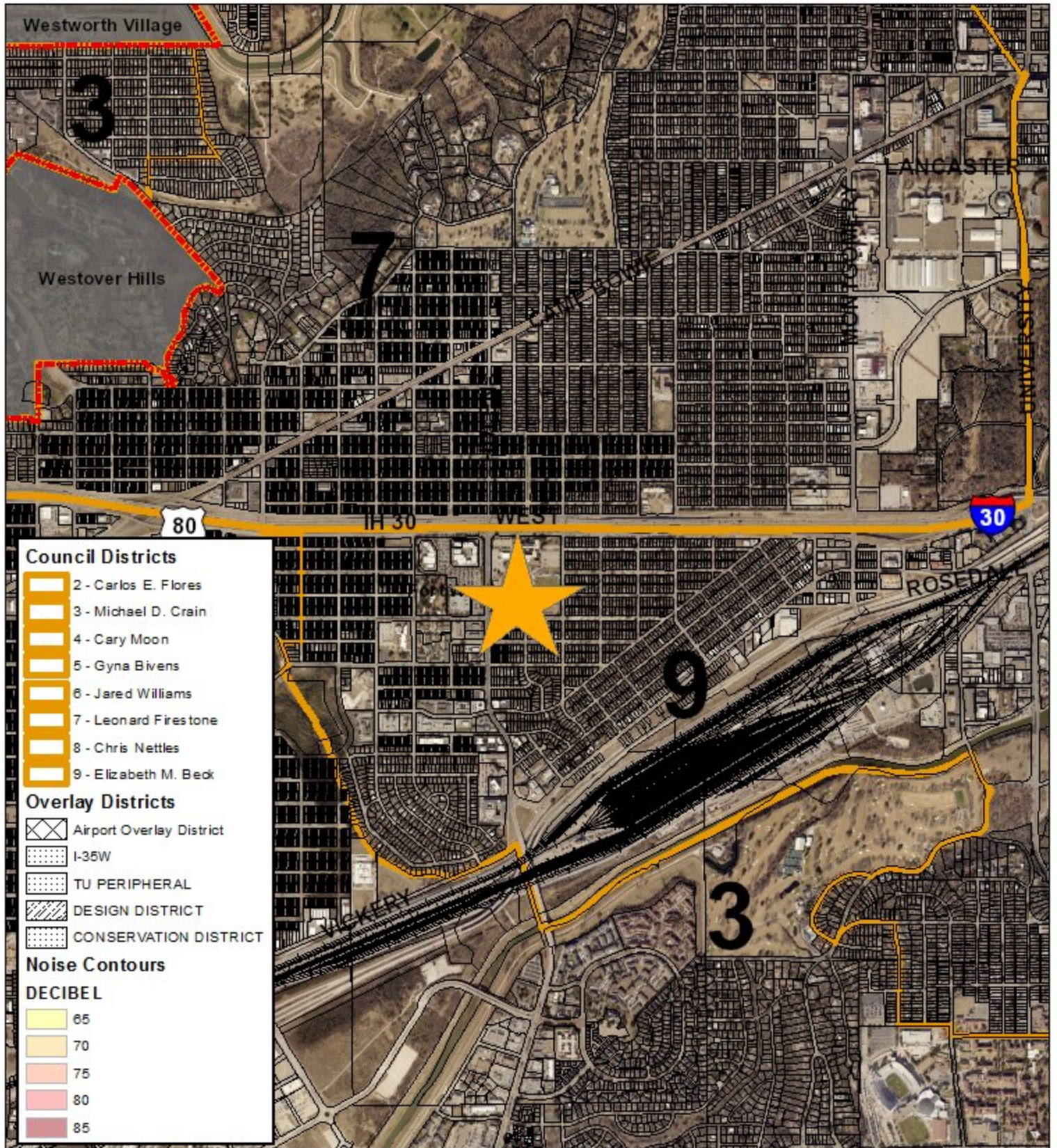
Area Zoning Map

Applicant: Fort Worth ISD
 Address: 4501 West Freeway (I-30)
 Zoning From: A-5
 Zoning To: CF
 Acres: 29.04132876
 Mapsco: 75L
 Sector/District: Arlington Heights
 Commission Date: 2/9/2022
 Contact: null



0 215 430 860 Feet

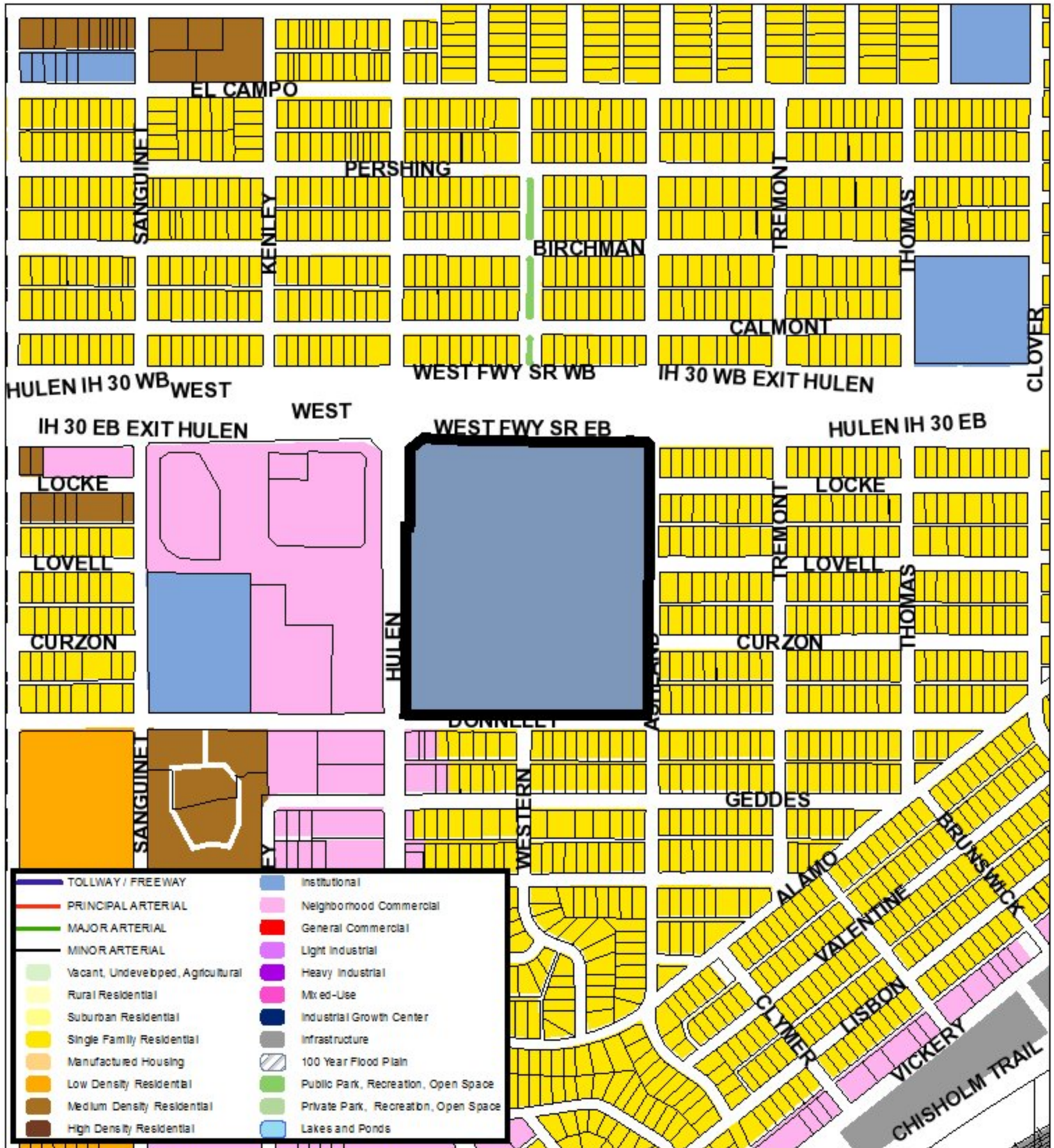
Area Map





ZC-22-004

Future Land Use

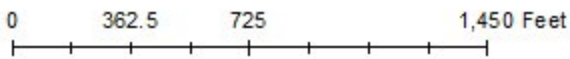
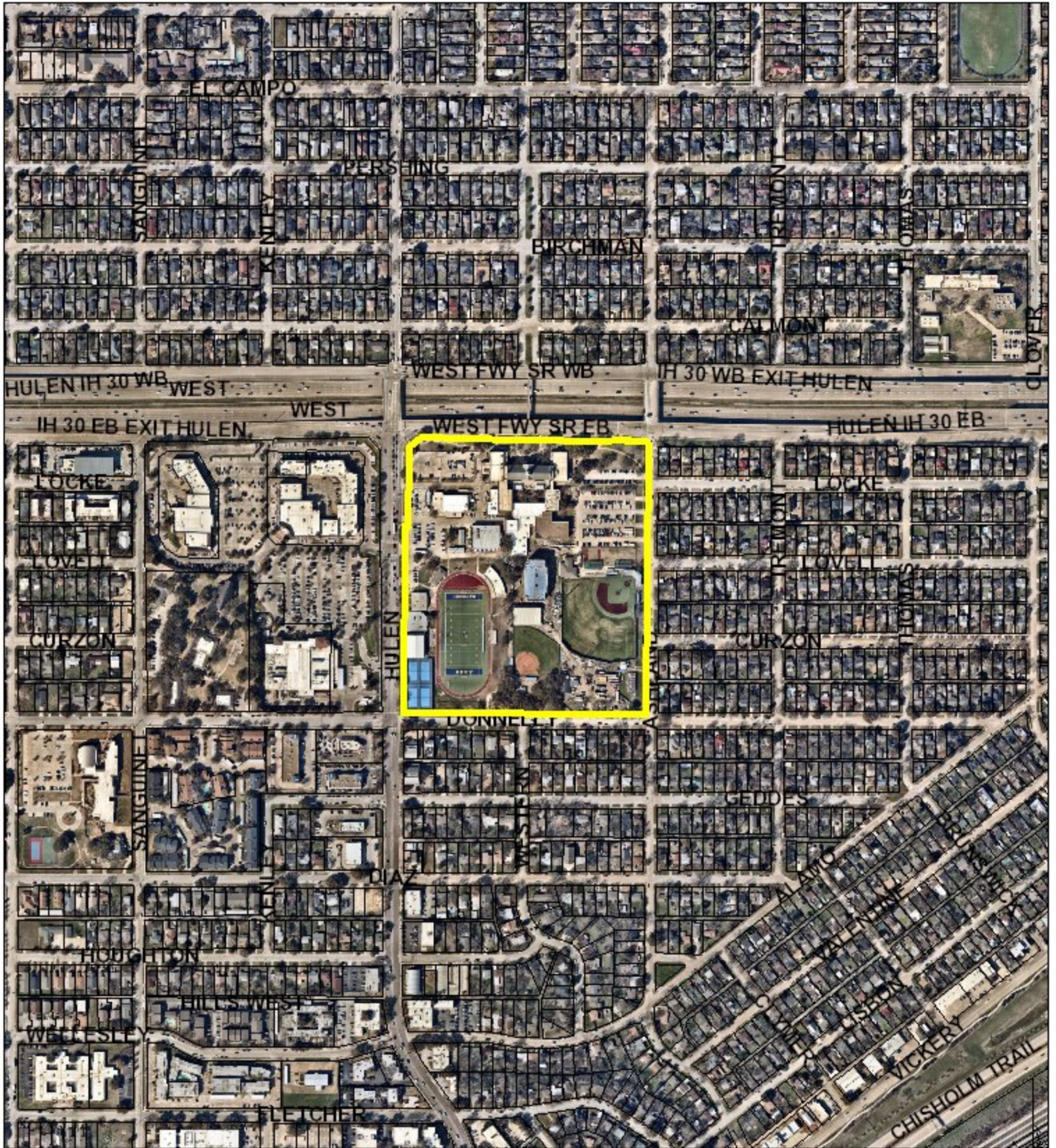


580 290 0 580 Feet

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





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-22-005

Council District: 2

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Fort Worth ISD / Peloton Land Solutions

Site Location: 1411 Maydell Street

Acreage: 16.18 acres

Request

Proposed Use: School (request for new electronic changeable copy sign)

Request: From: “A-5” One-Family

To: “CF” Community Facilities

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Continuance**

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7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located at the northeast corner of Maydell Street and Decatur Avenue, being the location of Diamond Hill Jarvis High School. Public school is an allowed land use in all standard zoning districts and the subject property is currently zoned “A-5” One-Family. However, the applicant is requesting a zoning change to “CF” Community Facilities in order to allow an electronic sign to be installed on the property.

Electronic changeable copy signs may be permitted by special exception in commercial, industrial, mixed-use, and community facility zoning districts (subject to the provisions of Section 6.411 of the Zoning Ordinance). Therefore, if this zoning change is approved, the applicant will also need to seek approval of a Special Exception from the Board of Adjustment.

The applicant intends to request a continuance for this item in order to add additional property to the rezoning request, specifically the school parking lot located south of Maydell Street. Staff supports the continuance request as this will allow time for the case to be re-noticed with the new site boundary.

Surrounding Zoning and Land Uses

North “A-5” One-Family / athletic fields for school and single-family residences
East “A-5” One-Family / W.A. Meacham Middle School and single-family residences
South “A-5” One-Family / parking lot for school, place of worship, and single-family residences
West “CF” Community Facilities / Fort Worth Public Library; “B” Two-Family / duplex; and
“PD 180” for all uses in “E” Neighborhood Commercial plus auto sales and auto repair / auto-repair

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Inter-District 2 Alliance	Diamond Hill Jarvis NAC*
Steams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “CF” Community Facilities, which is an appropriate zoning designation for the current use of the site as a public high school. Nearly all surrounding properties are developed for either single-family residential or institutional use. A Fort Worth Public Library located is on the same block as the subject property, W.A. Meacham Middle School is located directly across Weber Street to the east, and there is a church and a parking lot for the school across Maydell Street to the south.

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

Comprehensive Plan Consistency – Northeast

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. This designation is intended to include “Schools, churches, government, human services, utilities, community centers, and day cares.” The Comprehensive Plan specifically labels “CF” Community Facilities as the appropriate zoning classification for properties designated for Institutional use. The current use of the site as a public high school conforms to this designation.

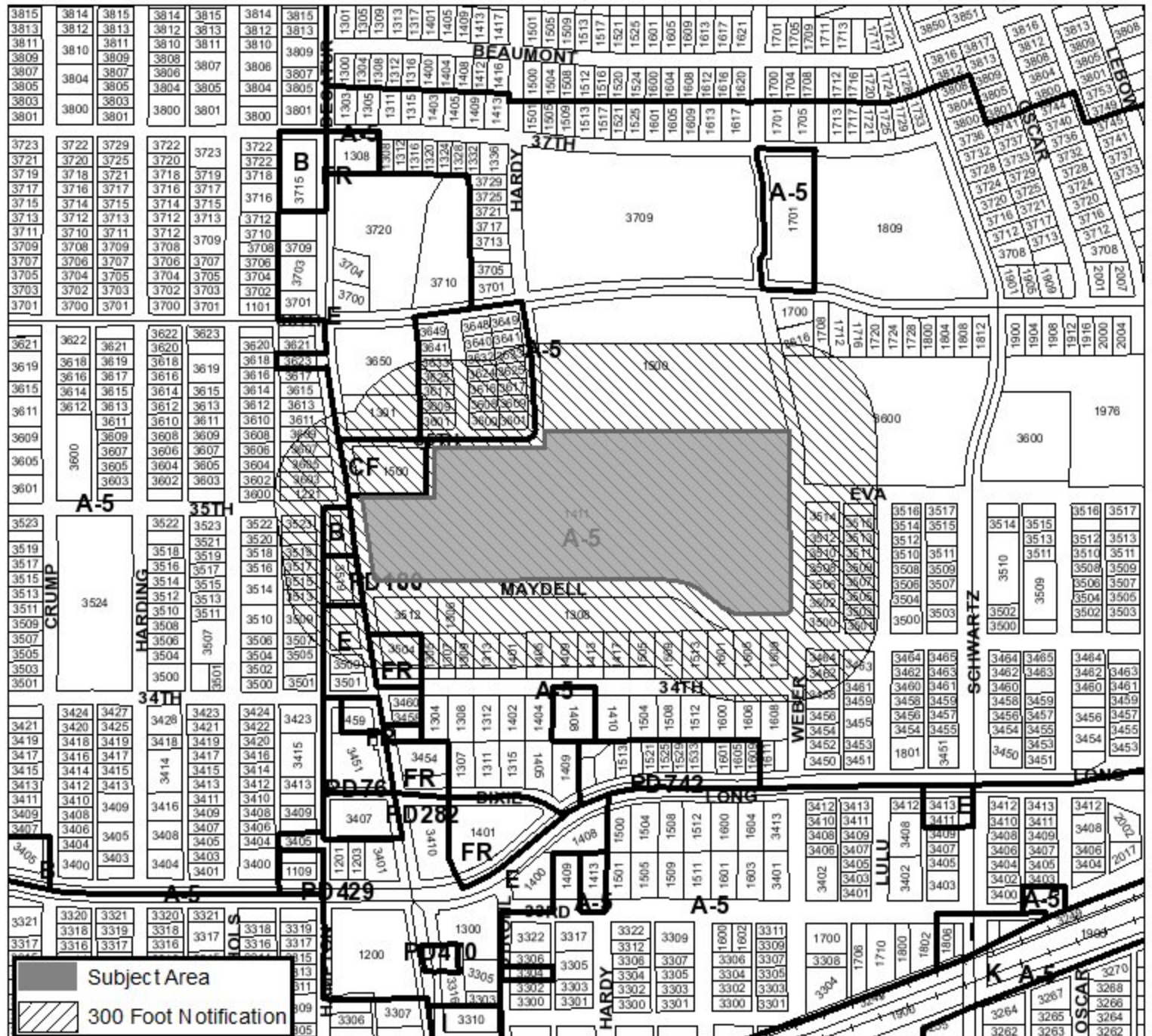
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. 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
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

The proposed zoning is **consistent** with the Comprehensive Plan.



Area Zoning Map

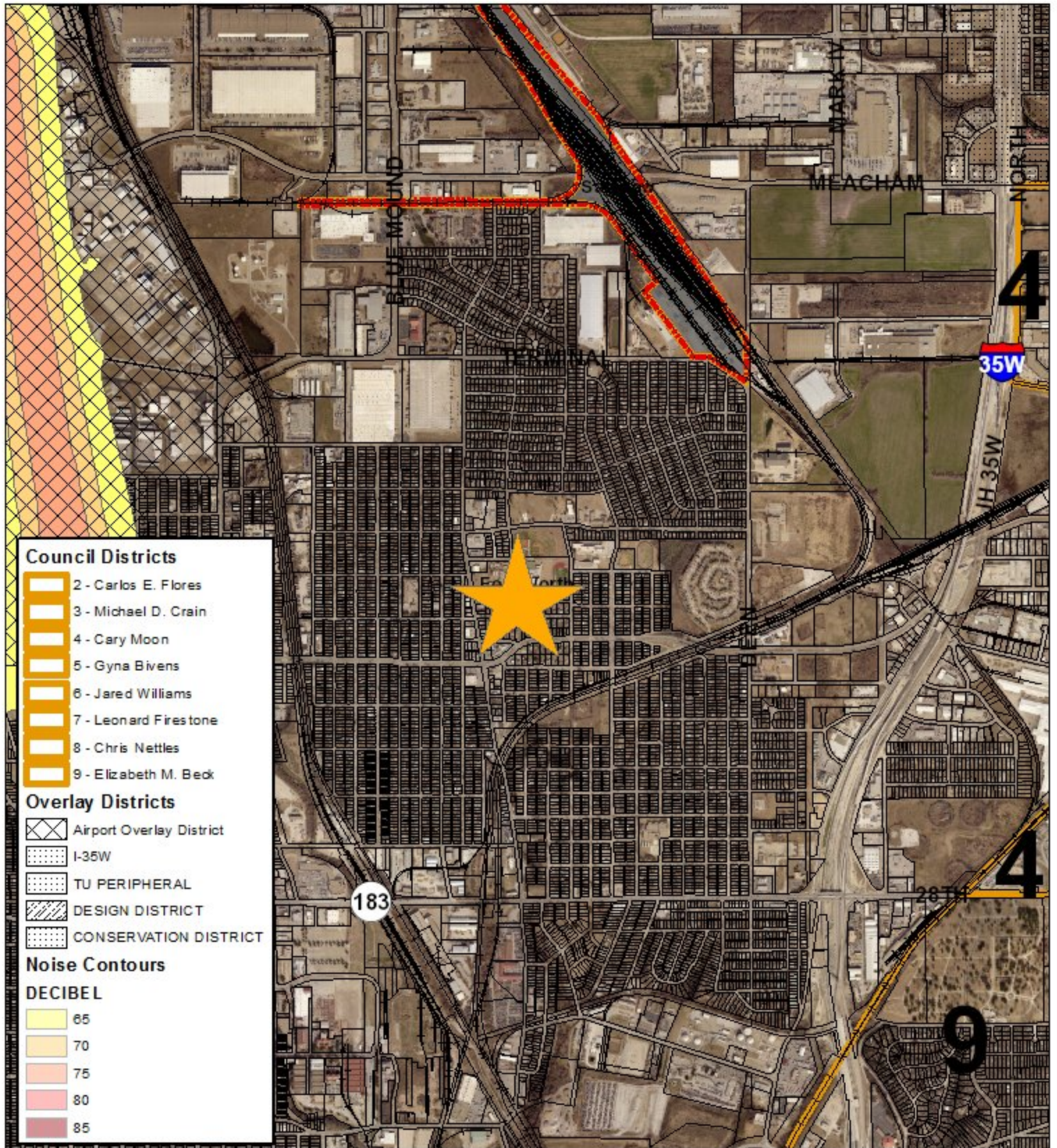
Applicant: Fort Worth ISD
 Address: 1411 Maydell Street
 Zoning From: A-5
 Zoning To: CF
 Acres: 16.17669299
 Mapsco: 48Z
 Sector/District: Northeast
 Commission Date: 2/9/2022
 Contact: null











Subject Area
 300 Foot Notification

0 250 500 1,000 Feet






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

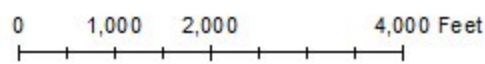
Overlay Districts

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

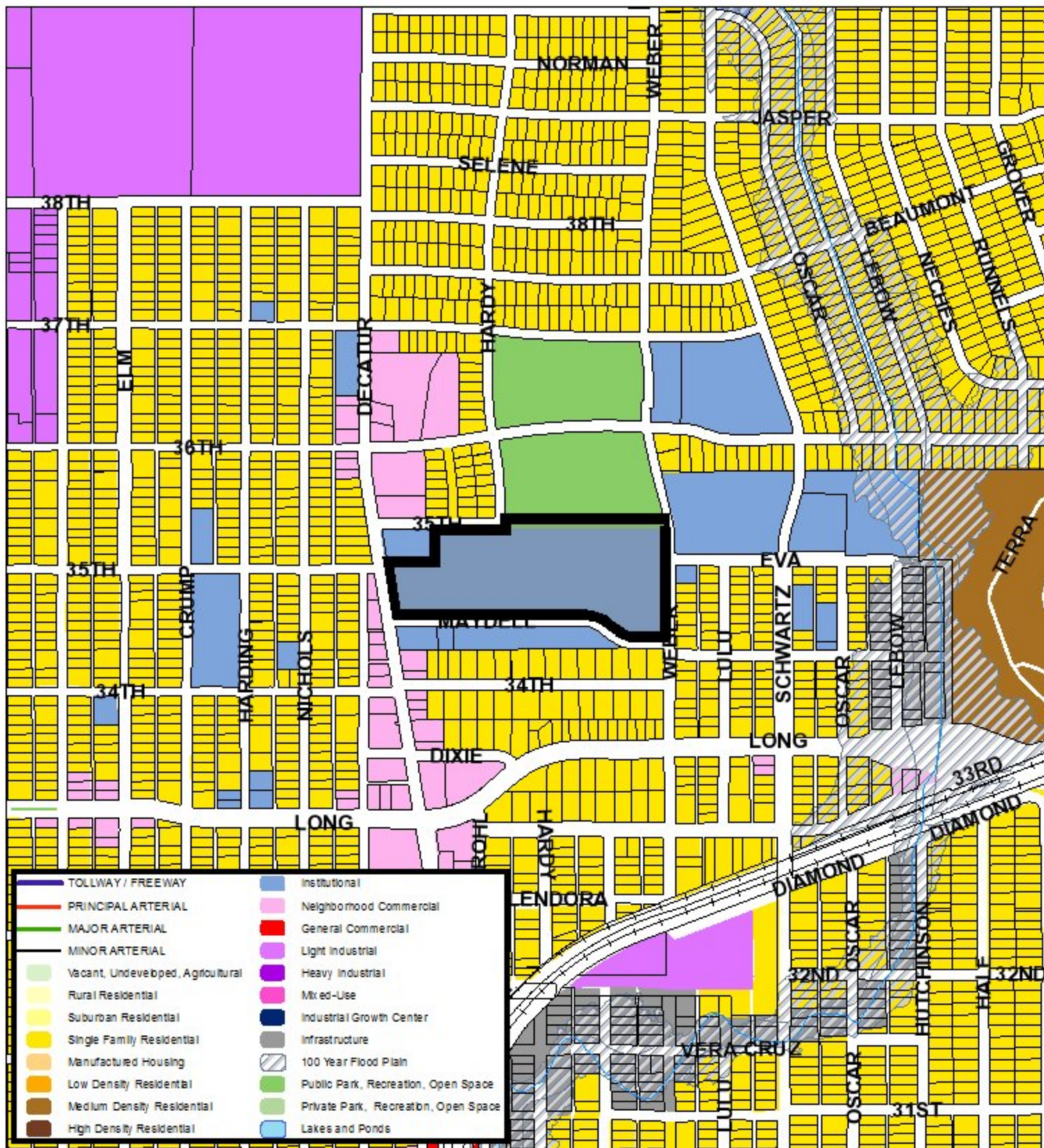
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DECIBEL

-  65
-  70
-  75
-  80
-  85

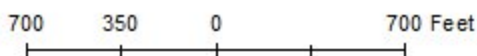


Future Land Use



	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		Infrastructure
	Manufactured Housing		100 Year Flood Plain
	Low Density Residential		Public Park, Recreation, Open Space
	Medium Density Residential		Private Park, Recreation, Open Space
	High Density Residential		Lakes and Ponds

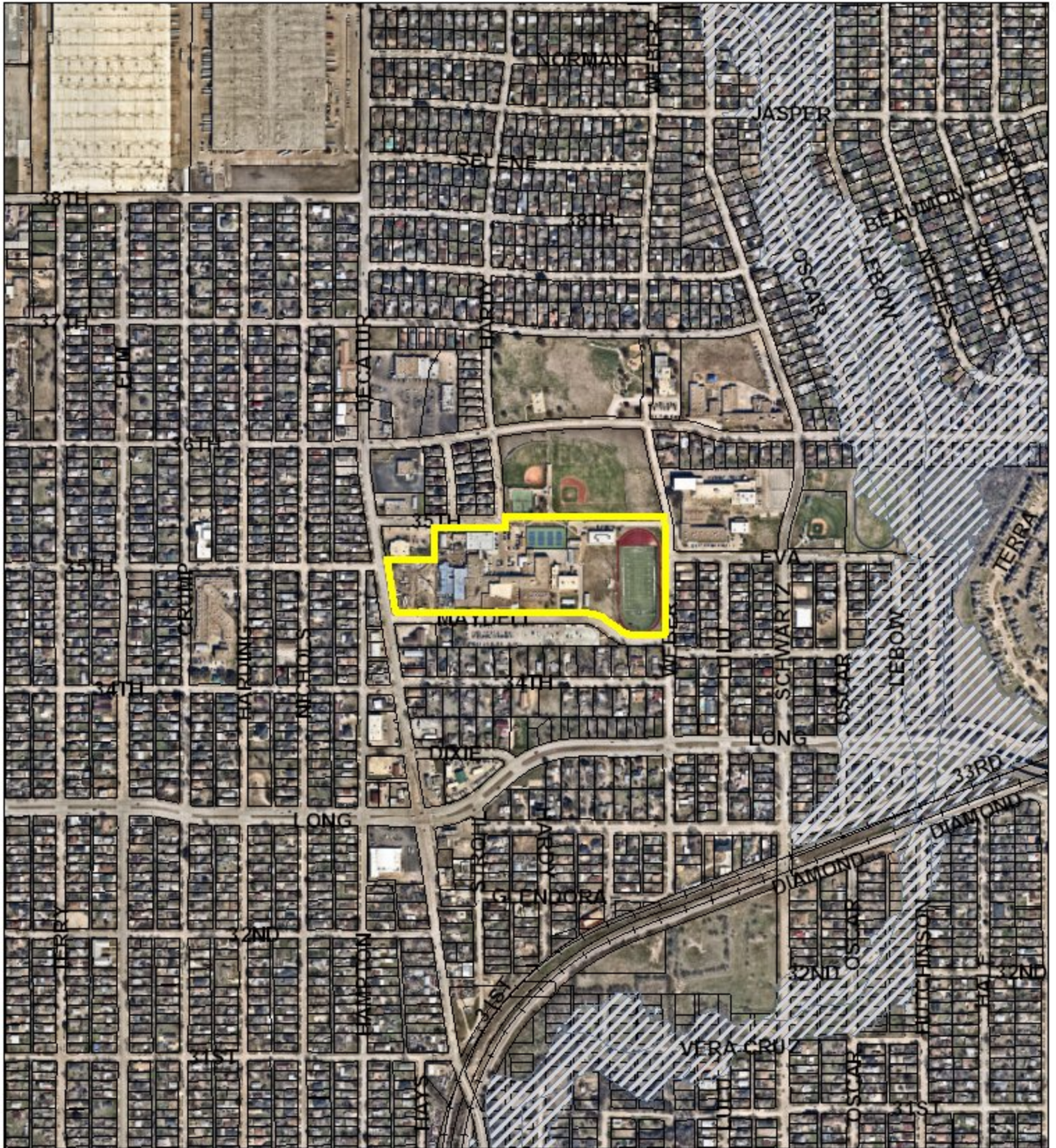
700 350 0 700 Feet



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



0 440 880 1,760 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-22-006

Council District: 4

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Fort Worth ISD / Brad Sicard, Peloton Land Solutions

Site Location: 5917 Shelton Street

Acreage: 48.8 acres

Request

Proposed Use: School

Request: From: “A-21” One-Family

To: “CF” Community Facilities

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

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8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is in the Eastern Hills neighborhood and is the site of Eastern Hills Elementary & Eastern Hills High School. The zoning of the site is currently “A-21” One-Family. The applicant is proposing to change the zoning of this property to “CF” Community Facilities to better match the zoning to the land use and the Comprehensive Plan. “CF” Zoning is an appropriate zoning category for this location.

Surrounding Zoning and Land Uses

North “A-10” One-Family / residential
East “A-10” One-Family, “B” Two-Family, “C” Medium Density Multifamily / residential, duplex, apartments
South “E” Neighborhood Commercial & “C” Medium Density Multifamily / commercial & apartments
West “A-5” & “A-7.5” One-Family / residential

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
Eastern Hills HOA*	Handley NA
Neighborhoods of East Fort Worth	Central Meadowbrook NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Ryanwood NA	Brentwood-Oak Hills NA
East Fort Worth, Inc	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “A-21” One-Family to “CF” Community Facilities. Surrounding properties are primarily single family residential in nature, with a few apartment complexes and a commercial node at the corner of Meadowbrook Drive and Weiler Boulevard.

The purpose of the “CF” Community Facilities district is to accommodate those institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city. “CF” Community Facilities is an appropriate zoning designation in this location given that it is currently developed as educational facilities. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as Institutional. Community Facilities zoning would be appropriate under the adopted Future Land Use Plan. The proposed zoning **is consistent** with the Comprehensive Plan designation.

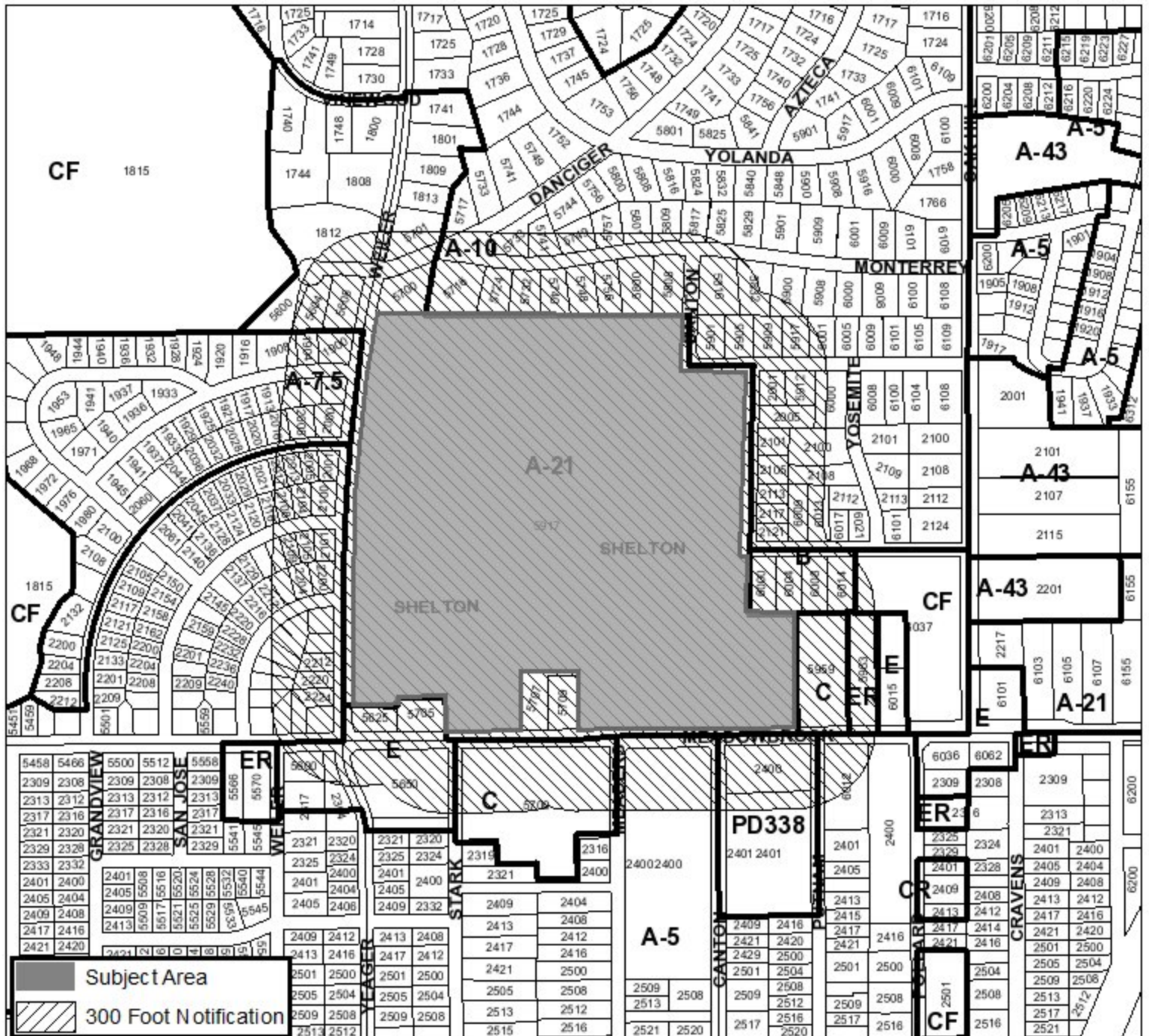
LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
RESIDENTIAL		
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
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

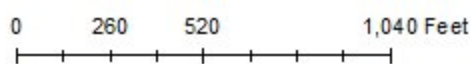


Area Zoning Map

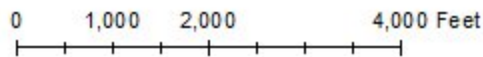
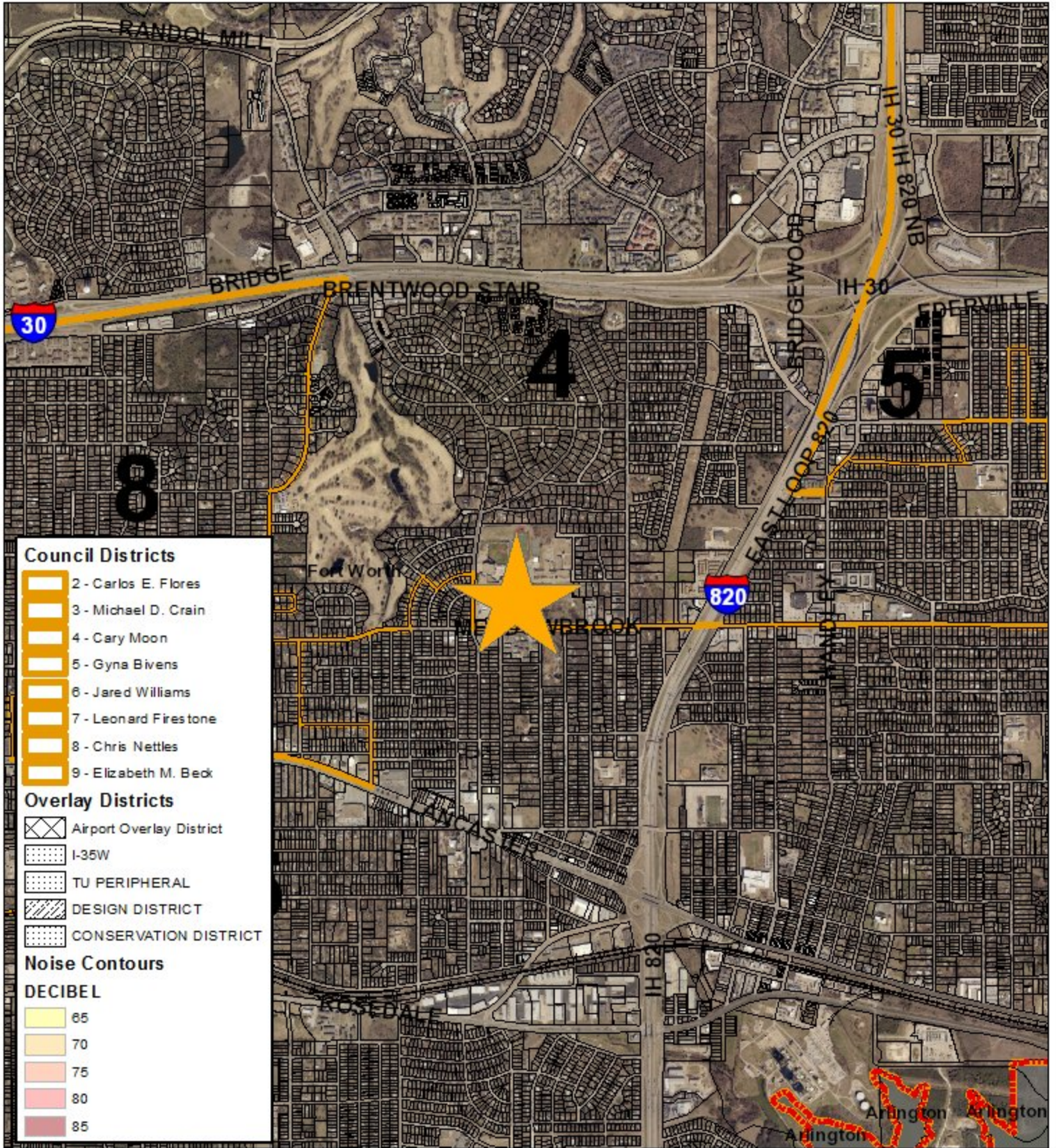
Applicant: Fort Worth ISD
 Address: 5917 Shelton Street
 Zoning From: A-21
 Zoning To: CF
 Acres: 49.01605819
 Mapsco: 79CD
 Sector/District: Eastside
 Commission Date: 2/9/2022
 Contact: null



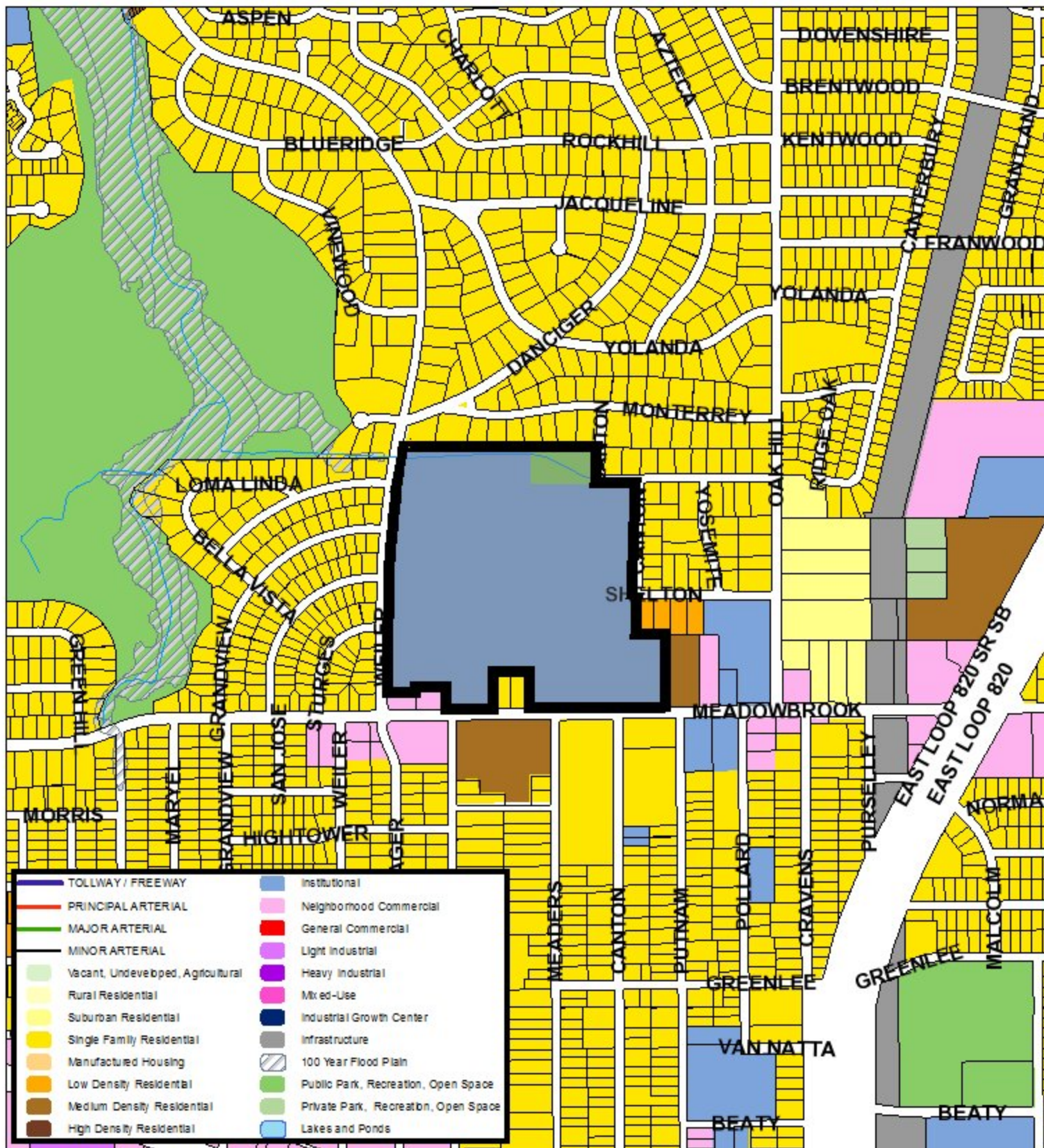
Subject Area
 300 Foot Notification



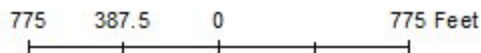
Area Map



Future Land Use



775 387.5 0 775 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



0 485 970 1,940 Feet





Zoning Staff Report

Date: February 9, 2022

Case Number: ZC-22-009

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Martir Quintero Vasquez

Site Location: 4329 E. Rosedale Street

Acreage: 0.16 acres

Request

Proposed Use: Tax Office

Request: From: "A-5" One-Family with Stop Six Overlay

To: "E" Neighborhood Commercial with Stop Six Overlay

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The property is located on East Rosedale Street east of Miller Avenue. The applicant is proposing to change the zoning from “A-5” One-Family to “E” Neighborhood Commercial with Stop Six Overlay to allow for a tax office.

This property went through a Council Initiated Rezoning in 2011 to limit the more intense uses within the corridor. However, “E” Neighborhood Commercial is appropriate zoning to buffer the residential north of Rosedale Street.

Surrounding Zoning and Land Uses

North “A-5” One-Family / residential

East “A-5” One-Family; “E” Neighborhood Commercial/ commercial, single-family

South “A-10” One-Family; “E” Neighborhood Commercial / restaurant, single-family

West “ER” Neighborhood Commercial Restricted / vacant

Recent Zoning History

- ZC-11-030 Council Initiated Rezoning from “I” Light Industrial to “ER” Neighborhood Commercial Restricted and “A-5” One-Family (subject property)

Public Notification

300-foot Legal Notifications were mailed on January 28, 2022.

The following organizations were notified: (emailed January 26, 2022)

Organizations Notified	
Neighborhoods of East Fort Worth	Historic Stop Six NA*
Stop 6/Poly Oversight	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

* *The subject property lies within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “E” Neighborhood Commercial with Stop Six Overlay. Surrounding land consists of residential uses to the north, west and south with commercial to the east. E Rosedale Street is considered a major arterial and commercial uses are appropriate because they provide a buffer to more intense uses along the corridor.

The proposed zoning request is **compatible** at this location.

Comprehensive Plan Consistency – Southeast

The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:


- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Based on the conformance with the future land use map and policies stated above the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

Stop Six Primary Considerations

- Housing investment and reinvestment are the most important strategies for this area to raise the level of appeal to existing and future residents as well as businesses.
 - Strategic City investments should be focused along corridors and nodes of existing activity. New and existing business should be supported, and mixed-use projects should be targeted for the area.
- 





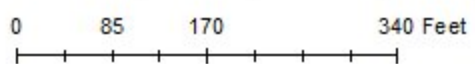
ZC-22-009

Area Zoning Map

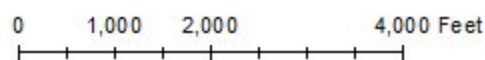
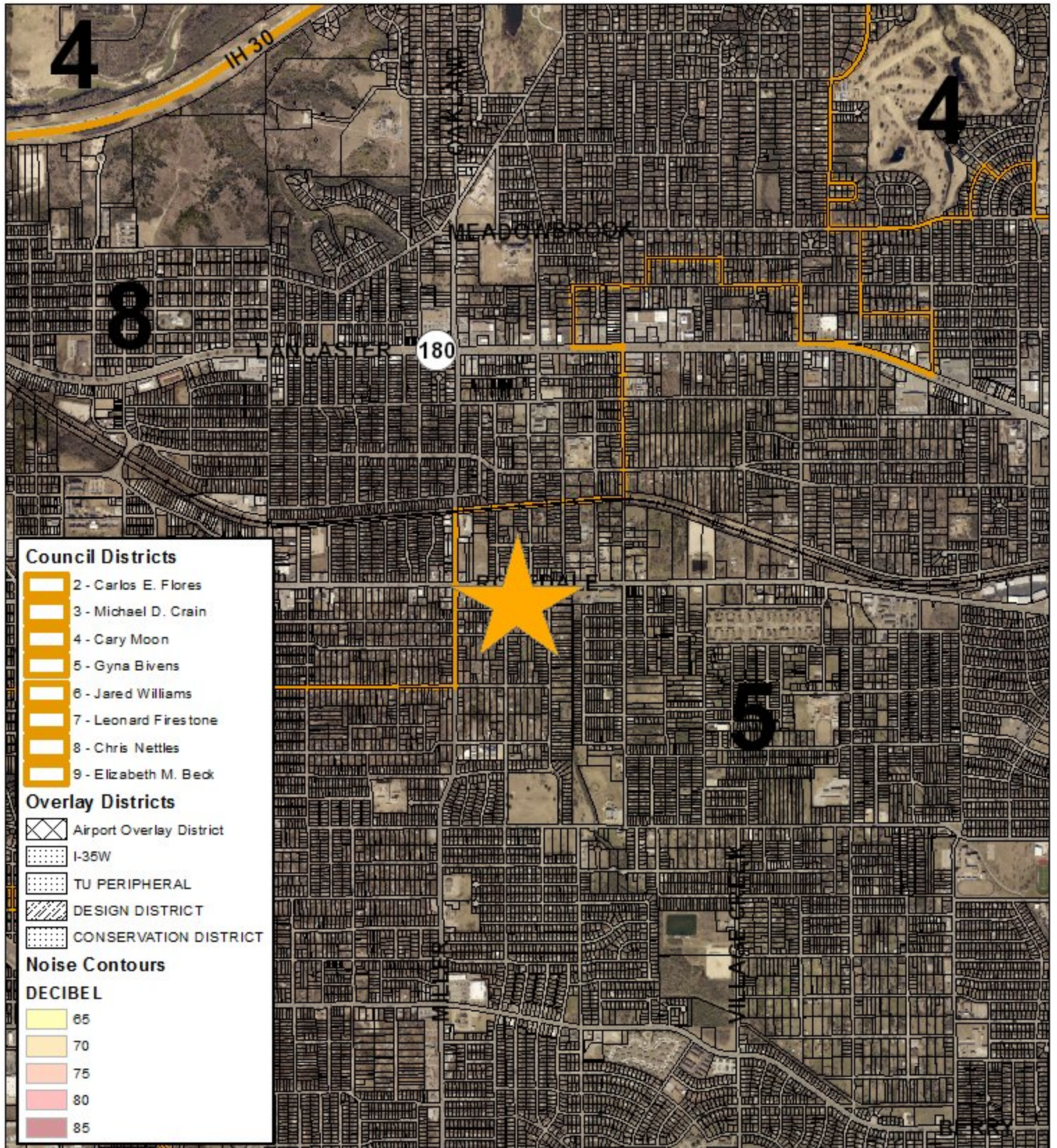
Applicant: Martir Quintero Vasquez
 Address: 4329 E. Rosedale Street
 Zoning From: A-5
 Zoning To: E
 Acres: 0.1653041
 Mapsco: 79J
 Sector/District: Southeast
 Commission Date: 2/9/2022
 Contact: 817-392-6329



 Subject Area
 300 Foot Notification



Area Map





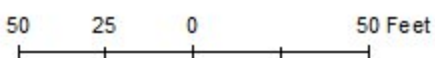
ZC-22-009

Future Land Use



ROSEDALE

TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



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 30 60 120 Feet



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 5, SUPPLEMENTAL USE STANDARDS,"ARTICLE 1, "STANDARDS FOR SELECTED USES," SECTION 5.116A "HOME OCCUPATIONS" TO ALLOW OUTDOOR ACTIVITIES AS A HOME OCCUPATION AND ADD REGULATIONS FOR OUTDOOR ACTIVITIES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, home occupations are allowed use in residential districts when the use clearly incidental to the use of the dwelling as a residence, is conducted entirely within the principal dwelling unit, attached garage or one accessory building, and

WHEREAS, it is desired by the City Council to allow some home occupations to occur outside of the principal dwelling and attached garage or accessory structure, provided that those activities do not create a nuisance to surrounding property owners; and

WEHREAS, the proposed amendments allow outdoor activities as a home occupation and provide for regulations for outdoor activities and is in conformance with the intent that outdoor activities do not create a nuisance for surrounding property owners;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

SECTION 1.

Chapter 5 "Supplemental Use Standards" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1, "Standards for Selected Uses", Section 5.116A "Home Occupations" to read as follows:

Sec. 5.116.A HOME OCCUPATIONS.

~~—(a) Home occupations may be permitted in accordance with the use table in Chapter 4, Article 6, subject to the following conditions:~~

~~—(1) a. The use is conducted entirely within:~~

~~—— 1. The principal dwelling unit and attached garage; and/or~~

~~2. One accessory building. Such use is limited to the members of the family or other residents residing in the dwelling unit and one additional employee. Employees that do not visit the home as part of their job are excluded from this provision.~~

~~b. Up to five employees may be permitted if approved by the city council. In reviewing such a request, the city council may consider the following:~~

~~1. The reason for the request;~~

~~2. The impact on the character of the neighborhood;~~

~~3. Availability of on-site parking and number of employee vehicles;~~

~~4. Hours when employees will located on site;~~

~~5. Whether the home occupation business is conducted entirely inside the dwelling unit; and~~

~~6. The consent of the majority of property owners of the one or two family residential property along both sides of the block face.~~

a. Home Occupations may be permitted in accordance with the use table in Chapter 4, Article 6, subject to the following conditions:

1) All home occupations must be conducted entirely from within the principal dwelling and attached garage or one accessory building except for home occupations that are outdoor activities as described below. The use is conducted entirely within the principal dwelling unit and attached garage; and/or

2) ~~one accessory building. Such Use as home occupation~~ is limited to the members of the family or other residents residing in the dwelling unit and one additional employee. Employees that do not visit the home as part of their job are excluded from this provision.

~~b. Provided however, Up~~ to five employees may be permitted if approved by the City Council. In reviewing such a request, the City Council may consider the following:

a. the reason for request;

b. the impact on the character of the neighborhood;

c. availability of on-site parking and number of employee vehicles;

d. hours when employees will be located on site;

e. whether the home occupation is conducted entirely inside the dwelling unit; and

f. the consent of the majority of property owners of the one or two-family residential property along both sides of the block face.

3) Outdoor activities:

a. Performance of the activity shall not be visible from the street.

b. Performance of outdoor activity shall be solely located and contained in the rear yard.

c. Operation of hours for outdoor activities shall be between the hours of 8:00 a.m. and 8:00 p.m.

d. For swimming lessons and water safety instruction, provided that such instruction involves no more than four (4) pupils at any one time; and

- e. Participants must have access to a permanent restroom facility in the principal dwelling unit, attached garage or an accessory building connected to water and sewer.

(42) Traffic. No vehicular traffic shall be generated by the home occupation business in greater volumes than would reasonably be expected in the residential neighborhood or create unreasonable parking or traffic congestion for the abutting or adjoining neighbors or for the immediate neighborhood. Any parking of vehicles must be consistent with city ordinances. Any parking or traffic of such character, intensity and continued duration, which substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities, shall be considered unreasonable. It shall be a defense to prosecution under this subsection (a) that the parking or traffic created was reasonable under the totality of the circumstances existing in the neighborhood. Upon request of the residents of the neighborhood, a representative from the transportation and public works department shall review the traffic impacts to the neighborhood and, if applicable, refer the review to the traffic management program.

(53) Accessory and Secondary. The use must be clearly incidental and secondary to the residential use of the dwelling and may not alter the existing residential character of the principal dwelling or the garage/accessory building. A home occupation that requires structural alteration of the principal dwelling or garage/accessory building to comply with nonresidential construction code is prohibited, except for accessibility requirements.

(64) Appearance. A change in the outside appearance of the dwelling unit or lot indicating the use or conduct of a home occupation, including advertising signs or displays is prohibited. All equipment, goods, wares, merchandise or materials associated with home occupation, including equipment, goods, wares, merchandise or materials located in or on vehicles, must not be visible from any public street or public right-of-way or from other locations off the premises.

(75) Direct Sales. The direct sale of commodities, goods, wares, materials, merchandise or products to the general public is prohibited, however orders may be filled on the premises to persons by prior individual oral or written invitation or if placed earlier by a customer by phone, mail, internet or off-site sales parties. Products from a cottage food production operation as defined in the Tex. Health and Safety Code § 437.001.(2-b) may be sold directly to the consumer.

(86) Signs. Home occupations must not involve the use of advertising signs or window displays, or any other device that calls attention to the business use of the dwelling through audio or visual means.

- a. All on-site advertising that is visible from any public street or public right-of-way or from other locations off the premises, other than advertising located on vehicles, is prohibited. For the purposes of this subsection (a)(6), **VEHICLE** is defined as a passenger automobile, passenger van, motorcycle or pick-up truck. All advertising on vehicles shall be mounted flat against or painted on the vehicle and shall not refer to the street address of the home occupation business.
- b. All off-site advertising, including signs, displays, billboards, television, radio and/or any other advertising medium uses that refers to the street address is prohibited, other than business stationary, business cards, the home occupation business website, newsletters and applicable trade directories.

(7)

(98) Nuisance. No machinery or equipment shall be permitted that produces noise, noxious odor, vibration, glare, electrical interference or radio or electromagnetic interference beyond the boundary of the property. Only general types and sizes of machinery that are typically found in dwellings for hobby or domestic purposes shall be permitted. No use shall generate noise or glare in excess of what is typical in a residential neighborhood. No mechanical equipment shall be used which will be obnoxious or offensive by reason of vibrations, noise, odor, dust, smoke or fumes. No combustible materials shall be permitted on the premises that are in violation of the city's fire code.

~~(9) A person who engages in a home occupation may not conduct outdoor activities between the hours of 10:00 p.m. and 7:00 a.m.~~

(b) The operation of detail, auto repair, paint or body shop business, including, but not limited to, a boat, motorcycle, trailer or auto shop business, shall not be permitted as a home occupation.

(c) A home school shall not be considered a home occupation and shall not be subject to the regulations of this section.

(d) A home occupation is permitted as an incidental use and is secondary to the use of a dwelling. The city council may, at any time, amend this ordinance to terminate any or all home based business uses without creating nonconforming rights to the continuance of a home-based business.

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the

remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

SECTION 7.

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

SECTION 8.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

By: _____
Melinda Ramos,
Sr. Assistant City Attorney

Jannette S. Goodall,
City Secretary

ADOPTED: _____

EFFECTIVE: _____