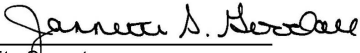


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time **Friday, March 04, 2022 at 2:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary
City of Fort Worth, Texas



**ZONING COMMISSION
AGENDA**

Wednesday, March 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/g.php?MTID=e2a57126ecf28ee9e4b0268344869433e>

Meeting/ Access Code: 2552 653 1665

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 2552 653 1665

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, March 7th. To sign up, please register through WebEx in accordance with the directions on the City’s website above. This link should be used to register whether you plan to participate in-person or virtually. For questions or assistance with registration, please contact Sandra Barraza at Sandra.Barraza@fortworthtexas.gov or (817)392-8047.**

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. Overview of Notification and Zoning Map** **Staff**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, APRIL 12TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

B. APPROVAL OF MEETING MINUTES OF FEBRUARY 9th, 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-21-175 **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: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus truck parking with development standards for setbacks and fencing, site plan included / Stop Six Overlay

2. 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: "PD" Planned Development for "E" Neighborhood Commercial uses plus mini-warehouse; with development standards for required for supplemental and landscaping setbacks, projected residential front yard, illuminated sign, solid screening fence, and bicycle parking; site plan included

3. ZC-22-035

CD 9

- a. Site Location: 1701 Oakhurst Scenic Drive
- b. Acreage: 13.26
- c. Applicant/Agent: Mercy Culture Church Inc.
- d. Request: From: "PD-SU" for church related activities and signs that exceed the maximum height allowed in "CF", site plan required.
To: Amend PD 586 to allow transitional housing, site plan required

4. ZC-21-233

CD 7

- a. Site Location: 13700-13900 blocks Old Denton Road
- b. Acreage: 77.92
- c. Applicant/Agent: Espire Enterprises, LLC
- d. Request: From: Unzoned
To: "I" Light Industrial

5. ZC-22-005

CD 2

- a. Site Location: 1411 Maydell Street
- b. Acreage: 18.41
- c. Applicant/Agent: Fort Worth ISD
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

D. NEW CASES

6. ZC-22-007

CD 7

- a. Site Location: 7350 Lake Country Drive, 9000 block Boat Club Road
- b. Acreage: 51.71
- c. Applicant/Agent: Paul Krause, Buffer LLC, Eagle Mt. Lake Farms LLC
- d. Request: From: "AG" Agricultural
To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with development standards for open space, setbacks adjacent to one-family residential, front yard fencing, and a waiver to the MFD; Site Plan included.

7. ZC-21-214 **CD 2**

- a. Site Location: 1827 Grand Avenue & 1824 Jacksboro Highway
- b. Acreage: 0.14
- c. Applicant/Agent: Big Brother Holding Company, LLC
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "A-5" One-Family

8. ZC-22-010 **CD 8**

- a. Site Location: 10428 Almondtree Dr, 1801 McPherson Road
- b. Acreage: 3.01
- c. Applicant/Agent: Lee Scott
- d. Request: From: "E" Neighborhood Commercial
To: "A-5" One-Family

9. ZC-22-012 **CD 6**

- a. Site Location: 10800-10900 blocks South Freeway (I-35W)
- b. Acreage: 0.26
- c. Applicant/Agent: Saade Brothers Development Corp.
- d. Request: From: "A-5" One-Family
To: "I" Light Industrial

10. ZC-22-016 **CD 6**

- a. Site Location: 10350 South Freeway
- b. Acreage: 4.67
- c. Applicant/Agent: Abel Anzua Garcia
- d. Request: To: Add Conditional Use Permit (CUP) for truck and trailer parking in
"I" Light Industrial with development standard for screening fence,
site plan included

11. ZC-22-017 **CD 4**

- a. Site Location: 8000-8100 blocks Monterra Boulevard
- b. Acreage: 9.21
- c. Applicant/Agent: Hillwood Multifamily Land LP & AIL Investment LP
- d. Request: From: "PD 710-A2" for certain "E" Neighborhood Commercial uses plus
certain multifamily uses with development standards; site plan
waived
To: Amend "PD 710-A2" to add development standards for building
orientation; site plan waiver requested.

12. ZC-22-018 **CD 7**

- a. Site Location: 110 & 112 Priddy Lane
- b. Acreage: 0.43
- c. Applicant/Agent: West Fork Capital, LLC / Mary Nell Poole, Townsite
- d. Request: From: "B" Two-Family
To: "UR" Urban Residential

13. ZC-22-019

CD 4

- a. Site Location: 3800 & 3820 Golden Triangle, 10650 Old Denton Rd, 10700 N. Riverside
- b. Acreage: 31.65
- c. Applicant/Agent: Hazel Ventures LP / Bryan Freel, Empire Group of Companies LLC
- d. Request: From: "FR" General Commercial Restricted & PD 426B for FR uses + grease recycling
To: "FR" General Commercial Restricted & "PD" Planned Development with a base of "C" Medium Density Multifamily, with development standards for front yard fencing, building orientation, and open space; Site Plan included

14. ZC-22-020

CD 3

- a. Site Location: 5217 Wellesley Ave
- b. Acreage: 0.15
- c. Applicant/Agent: West Fork Capital, LLC
- d. Request: From: "CF" Community Facilities
To: "A-5" One-Family

15. ZC-22-021

CD 8

- a. Site Location: 3412 W. Risinger
- b. Acreage: 1.53
- c. Applicant/Agent: 1233 E Rosedale Trust / Mary Nell Poole, Townsite
- d. Request: From: "A-5" One-Family, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial

16. ZC-22-022

CD 6

- a. Site Location: 10500 Forest Hill Everman
- b. Acreage: 1.46
- c. Applicant/Agent: Lennar Homes, Inc.
- d. Request: From: "PD1310" Planned Development for all uses in "C" Medium Density Multifamily plus detached multifamily with development standards for open space and a waiver to the MFD submittal; site plan approved
To: "R2" Townhouse/Cluster

17. ZC-22-023

CD 7

- a. Site Location: 1100 - 1200 blocks Bold Ruler Road
- b. Acreage: 186.52
- c. Applicant/Agent: Fort Worth ISD
- d. Request: From: Unzoned
To: "K" Heavy Industrial

18. ZC-22-024

CD 9

- a. Site Location: 2700 & 2704 Lipscomb Street
- b. Acreage: 0.94
- c. Applicant/Agent: James A. Davis & Laurie O. Brants / Mary Nell Poole, Townsite
- d. Request: From: "I" Light Industrial
To: "UR" Urban Residential

19. ZC-22-025

CD 4

- a. Site Location: 1025 W. Beach
- b. Acreage: 2.02
- c. Applicant/Agent: 5 B Corporation
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "E" Neighborhood Commercial; site plan included with development standards for setbacks, fencing location, and landscaping buffer

20. ZC-22-027

CD 3

- a. Site Location: 3225 Alameda Street
- b. Acreage: 8.00
- c. Applicant/Agent: Dougherty Holdings Eleventh, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial with 4 lanes and semi-truck stop; site plan included with development standards for building height, bicycle parking, and signs, site plan included.

21. ZC-22-029

CD 9

- a. Site Location: 1701 S. University
- b. Acreage: 3.33
- c. Applicant/Agent: Westbend South LP
- d. Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included

22. ZC-22-031

CD 9

- a. Site Location: 2163 W Seminary Dr
- b. Acreage: 0.47
- c. Applicant/Agent: Iveline, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow for a tattoo parlor in "E" Neighborhood Commercial; site plan included

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.



Zoning Staff Report

Date: March 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 / Stop Six Overlay

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus truck parking with development standards for setbacks and fencing, site plan included / 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**

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](#)
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 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus truck parking, site plan included. The applicant has been storing trucks on the site without proper authorization.

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 last month in order to renote the final proposal. Initially, staff believed that a CUP would suffice for the site, however, the underlying residential zoning would not permit a CUP for the proposed use. As a result, the applicant is requesting a PD/E. This proposal allows for all uses in “E” Neighborhood Commercial with the addition of truck parking. The applicant has been made aware of the changes. Staff is recommending denial of any truck related activities for the site.

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 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus truck parking, site plan included/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.

Economic Development Plan

The 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.

Site Plan Comments

Zoning and Land Use

- 20 ft setback adjacent one- or two-family district (**Development Standard Requested**)
 - Structures prohibited or Waiver needed
 - 5 ft bufferyard with plantings required per Ordinance
- Screening fence and point system required adjacent one- or two-family district (**Development Standard Requested**)
 - Label type of fence surrounding the proposal
- Provide notes per site plan checklist
- Provide note stating parking will be hard surface dust free

Transportation and Public Works

- No comments received

Fire, Park & Recreation, Water Departments:

- No comments received

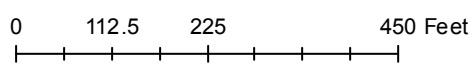
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

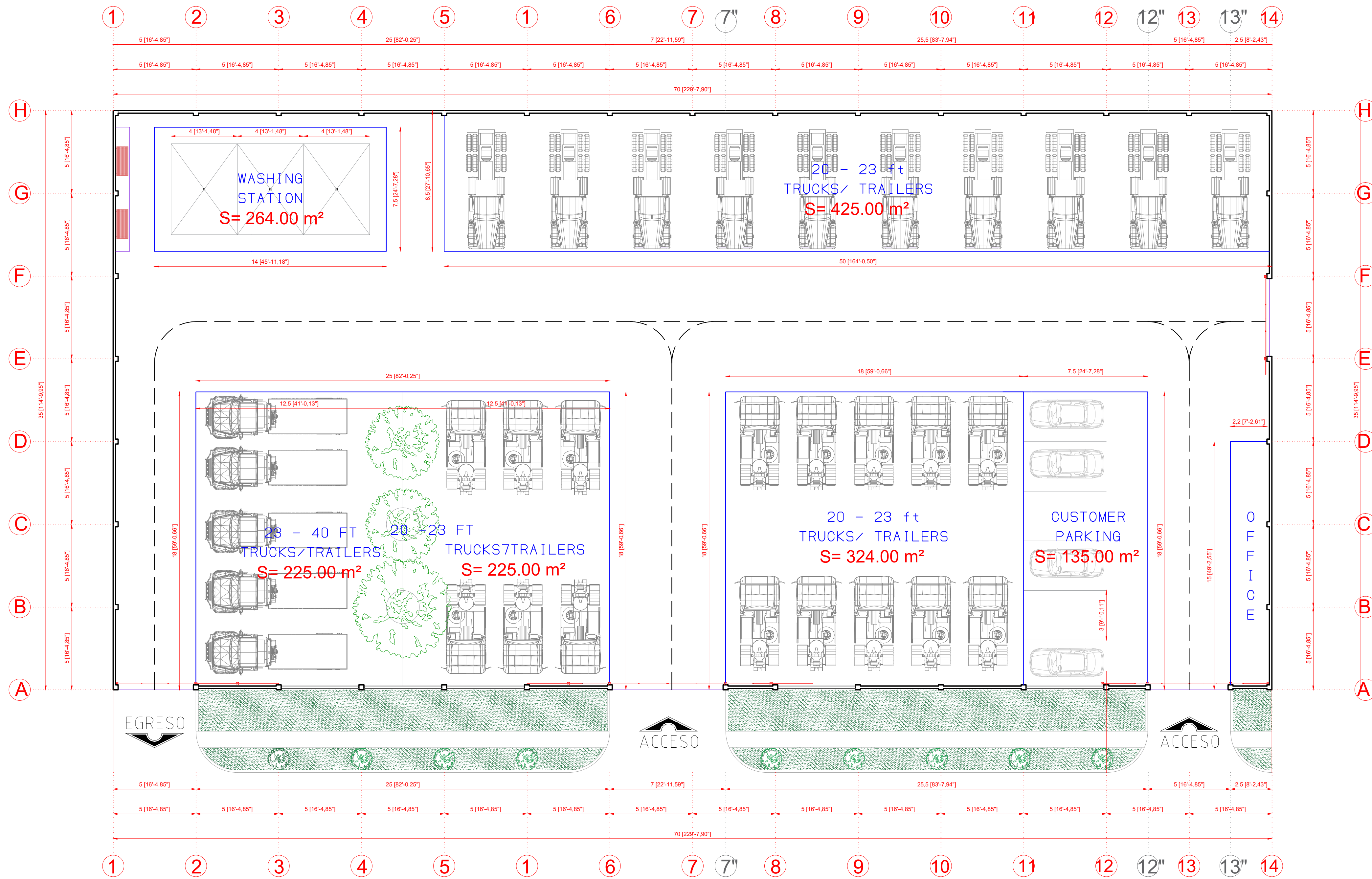
Area Zoning Map

Applicant: Martir Quintero Vasquez
 Address: 4309 - 4329 (odds) E. Rosedale Street
 Zoning From: A-5, ER
 Zoning To: PD for "E" Neighborhood Commercial removing certain uses, plus truck parking
 Acres: 1.19266727
 Mapsco: 79J
 Sector/District: Southeast
 Commission Date: 3/9/2022
 Contact: 817-392-6329

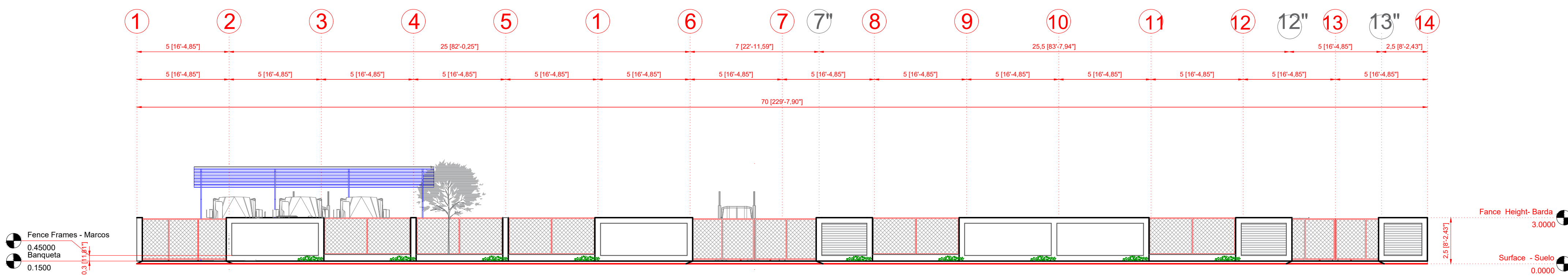


Subject Area
 300 Foot Notification





ARCHITECTURAL PLANT
 DIMENSION: MTS - FT - IN SCALE: 1:150



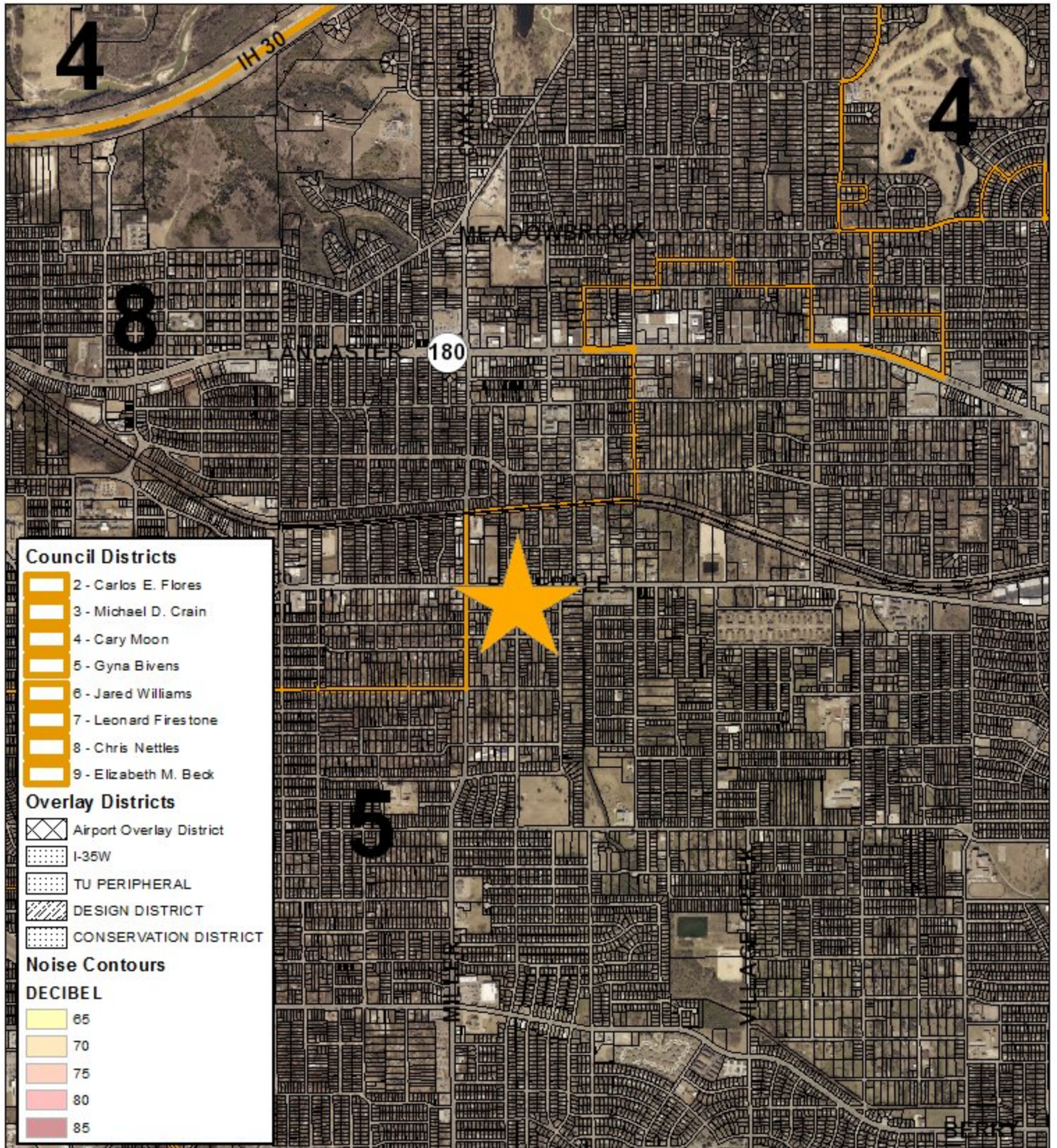
FRONT VIEW-VISTA SUR
 DIMENSION: MTS - FT - IN SCALE: 1:150

QJ TOWING SERVICES









ROSEDALE ST, FORT WORTH, TEXAS 76105








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

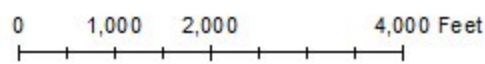
Overlay Districts

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

Noise Contours

DECIBEL

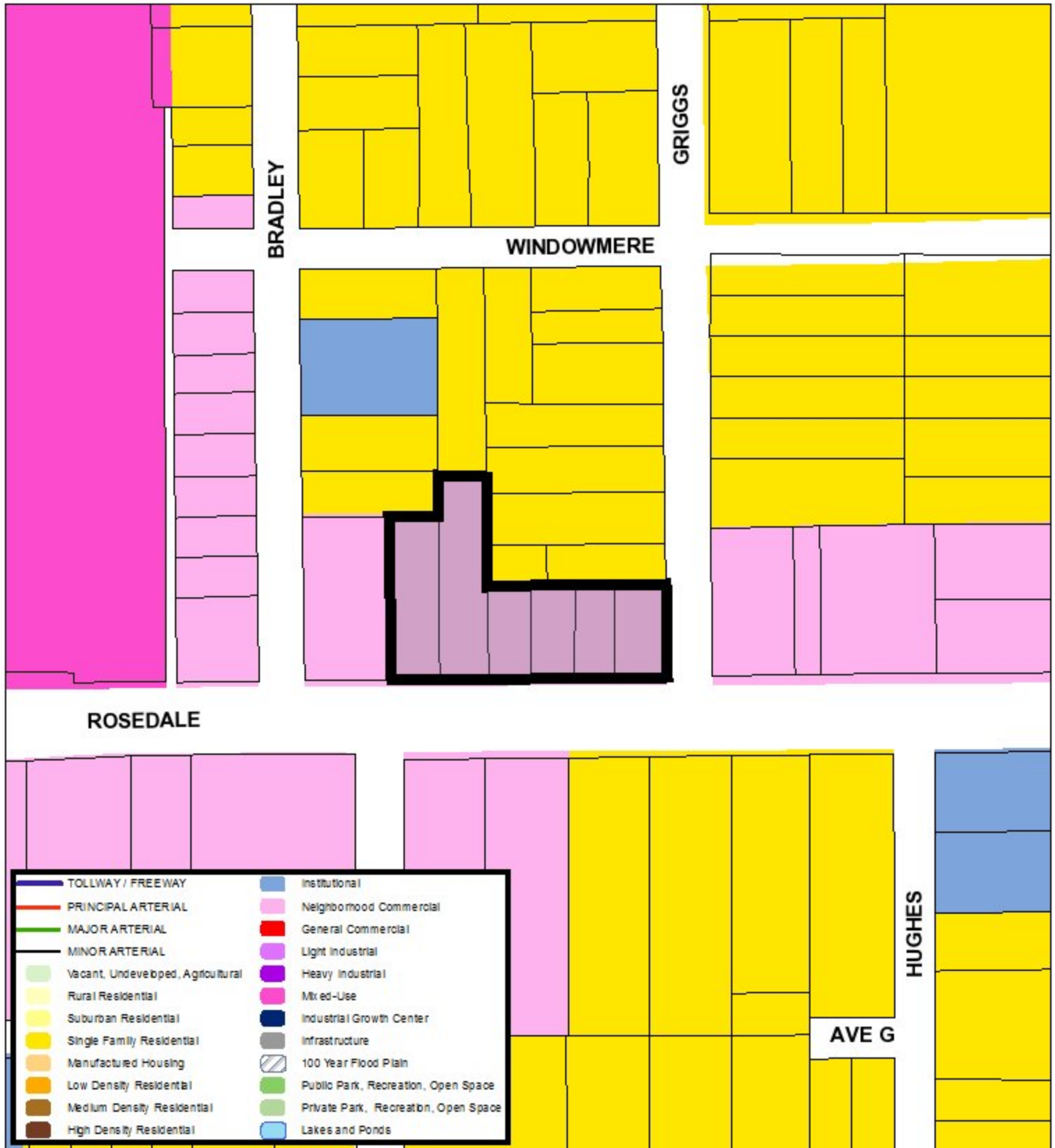
-  65
-  70
-  75
-  80
-  85





ZC-21-175

Future Land Use

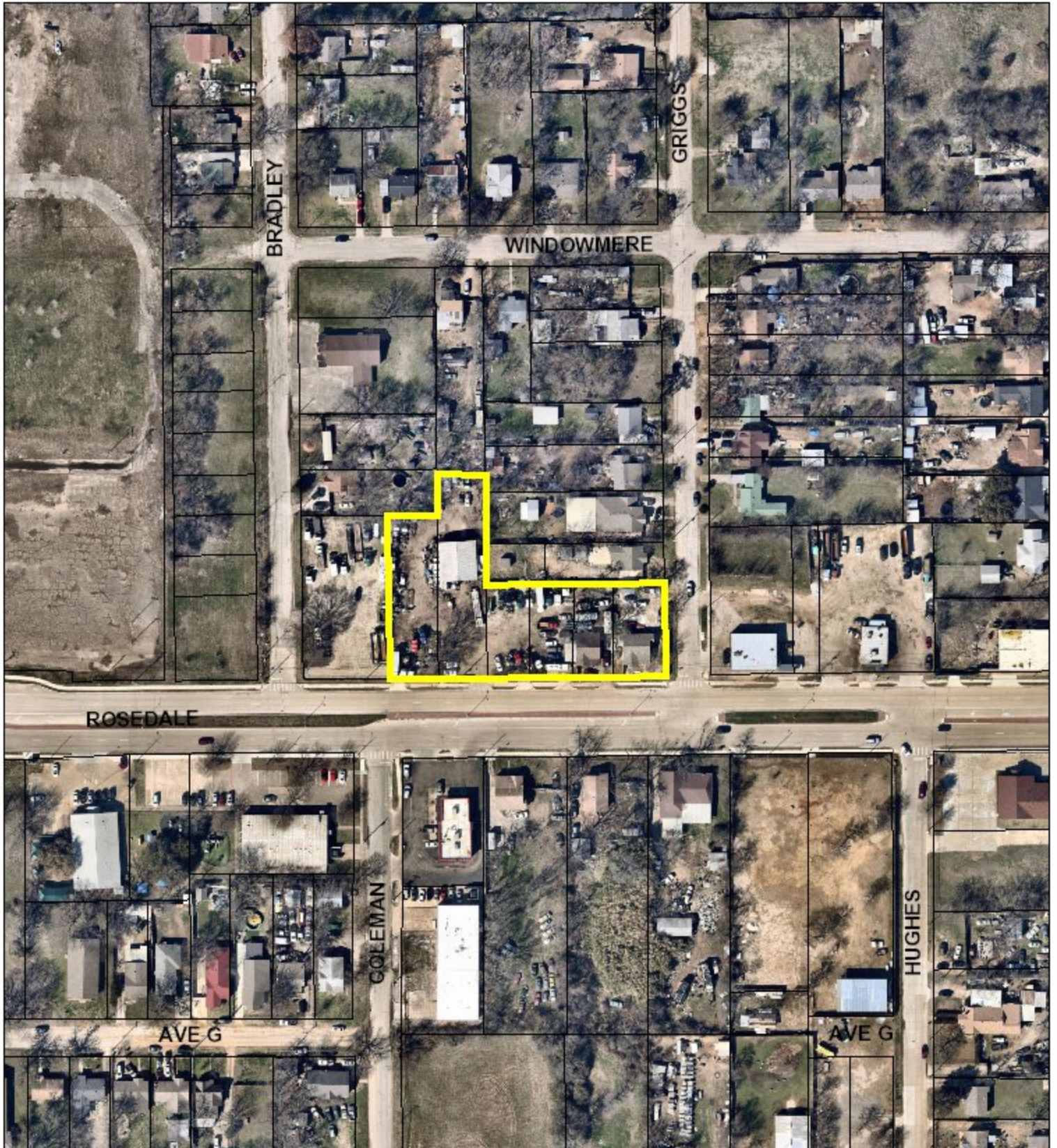


160 80 0 160 Feet

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



0 100 200 400 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-21-208

Council District: 4

Zoning Map Amendment

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: "PD" Planned Development for "E" Neighborhood Commercial uses plus mini-warehouse; with development standards for required for supplemental and landscaping setbacks, projected residential front yard, illuminated sign, solid screening fence, and bicycle parking; site plan included

Recommendation

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

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

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. 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 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 “PD” Planned Development for “E” Neighborhood Commercial uses plus mini-warehouses and outdoor RV storage on an approximately 3.74 acre lot, with 8 development waivers. The case was continued from the December 2021 and February 2022 Zoning Commission meetings to allow submittal of a revised zoning case for a Planned Development (PD) plus site plan. Mini-warehouses and outdoor RV storage are allowed by right in the medium and heavy industrial districts and only permitted within commercial zoning districts with a PD approval. The intent statement for “J” medium industrial notes that a range of moderate-intensity industrial uses provided they are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This district is intended to serve the entire community.

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 lie across the street to the east. Limited commercial uses are found further south on Beach Street and are significantly less intensive non-residential uses than proposed for this site. The site is immediately adjacent to 10 single family lots, with all houses being approximately 70 feet or less to the common property line.

The site plan shows a two-story mini-warehouse building 10 feet from the southern property line and approximately 25 feet away from the existing residence to the south. The other nine existing single family houses back up to the proposed outdoor RV storage. An approximate 13,000 square foot, 2-story commercial building is shown on the northeastern portion of the lot, with the dumpster placed behind this building. Covered outdoor RV storage is the predominate land use, generally spanning 1.5 acres.

As the land uses proposed are medium industrial uses that share a property line with two family zoning, the site is subject to the residential projected front yard requirements and the additional standards in Sec. 6.300K. Below is a chart that illustrates the differences between the use in an industrial district and the proposed PD:

Requirement	Industrial Standards	Proposed PD
Supplemental setback	50-foot supplemental setback for buildings and dumpster	10-foot setback for all buildings and dumpster <i>(requires Development Regulation Waiver)</i>
Landscaping setback	20-foot landscaped setbacks are required adjacent to a residential district at the property line	10-foot landscaped setback along property lines <i>(requires Development Regulation Waiver)</i>
Projected residential front yard	No fencing or signage in front yard	Fencing and monument sign in front yard <i>(requires 2 Development Regulation Waivers)</i>
Illuminated sign	No illuminated sign facing residential district	Illuminated sign faces 2 residential districts <i>(requires Development Regulation Waiver)</i>
Solid screening fence	8-ft masonry screening fence is required around outdoor storage, abutting a residential district	6-ft wood screening fence is shown <i>(requires 2 Development Regulation Waivers)</i>
Bicycle parking	1 bicycle rack	No bicycle rack <i>(requires Development Regulation Waiver)</i>

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 February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Riverside Alliance	Bonnie Brae NA *
Streams and Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	Birdville ISD
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 “B” Two-Family to “PD” Planned Development for “E” Neighborhood Commercial uses plus mini-warehouses and outdoor RV storage, site plan included with notable development waivers. 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 proposed site plan is predominated by buildings and concrete, with minimal areas for buffering against the existing single family houses. The mini-warehouse use is shown to be over 400 feet long with more than 65,000 square feet in a two-story building.

The requirement for “PD” zoning does not allow an option for revocation for code violations, comparable to a Conditional Use Permit. The site plan included does not require development of mini-warehouses or outdoor RV storage, and could include other 24-hour “E” Neighborhood Commercial uses. The requested zoning would allow the following uses by right: drive-thru restaurants, convenience stores with fuel sales, and game rooms. A number of other non-residential 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 shown in the Planned Development site plan, as well as allowing 24-hour commercial uses. These proposed and potential uses would create notable land use conflicts with the immediately adjacent single family houses.

Comprehensive Plan Consistency– Northeast Sector

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 on the list below. The proposed “PD” Planned Development requests uses that would be allowed in “J” Medium Industrial zoning. The requested land uses would be 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		
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)

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.

Site Plan Comments

Zoning and Land Use

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

1. The industrial uses are subject to the 50-foot supplemental setback noted in Sec. 6.300K, and all buildings and the dumpster have a 10-foot side setback. Either revise the site plan or **request this development waiver in bold.**
2. Sec. 6.300K requires a 20-foot landscaping buffer on the sides and rear, and all buildings and the dumpster have a 10-foot side setback. Either revise the site plan or **request this development waiver in bold.**
3. The site is subject to the projected residential front yard standards, where the proposed monument sign is in the front yard and the fencing runs to the front property line. Either revise the site plan or **request these development waivers in bold.**
4. The arrow to the monument sign needs to be adjusted to the revised location.
5. Illuminated signs are required to face away from the residential uses, instead of facing the two adjacent single family uses on Beach Street. Either revise the site plan or **request this development waiver in bold.**
6. Sec. 6.300K requires an 8-foot masonry fence around the outdoor RV storage, instead of a 6-foot wood fence. Either revise the site plan or **request these development waivers in bold.**
7. Detail specifically either how many employees will be employed by the mini-warehouse use, so the correct number of spaces can be determined.
8. Bicycle parking is required. Either revise the site plan or **request this development waiver in bold.**
9. The access easement on the western side is landscaped and fenced, instead of paved and open, which does not allow vehicular access. Please either remove the access easement or show paving and adjust the fencing around it.
10. Show and label all other existing or proposed easements. How is Carolea Drive being handled?
11. Label the surfaces on both islands at the ends of the 18 covered RV spaces. Is this space open for landscaping or covered in a larger building?
12. Label the zoning and land use of the site to the south.
13. Add the zoning district of the residential uses to the east.
14. Add the building footprints of the covered RV structures.

15. Remove the “Curbed paving edge” and “Existing Pavement” labels and symbols from the Legend, as they are not used.
16. As mini-warehouses are only allowed in PDs instead of CUPs, please revise the requested zoning in both the Site Data Table and the document title on the right-hand corner.
17. Add the RV storage square footage to the Site Data Table.
18. Add the height of all proposed structures to the Site Data Table.
19. Add the note: “Exterior portions and/or facades of buildings must use colors consisting of neutral earth tone; trim and may be a different neutral earth tone color.”
20. Add the note: “Exterior entrances shall consist of storefront glass, canopies and masonry articulation or similar architectural features.”
21. Add the note: “Any outdoor lighting within 150 feet of a one- or two-family district shall not create any ambient light that trespasses onto adjacent residential uses and shall be zero foot candles on the side adjacent to a residential property with appropriate cutoffs installed. Lighting in this area shall not exceed 20 feet in height including attached wall fixtures.”
22. Remove the note on the right-hand side regarding being released for interim review only. The site plan is requesting approval from Council.
23. Move “The Space Station” title block to the right-hand corner and bold the wording.
24. Add the current metes and bounds legal description, even if that means a second sheet is added.
25. Please update the signature line to “Director of Development Services”.

TPW Stormwater

- FYI: an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.

Development Services – Roadways

- Carolea is an easement - not a right-of-way, so we will address abandoning it during platting.

(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.)

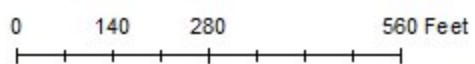


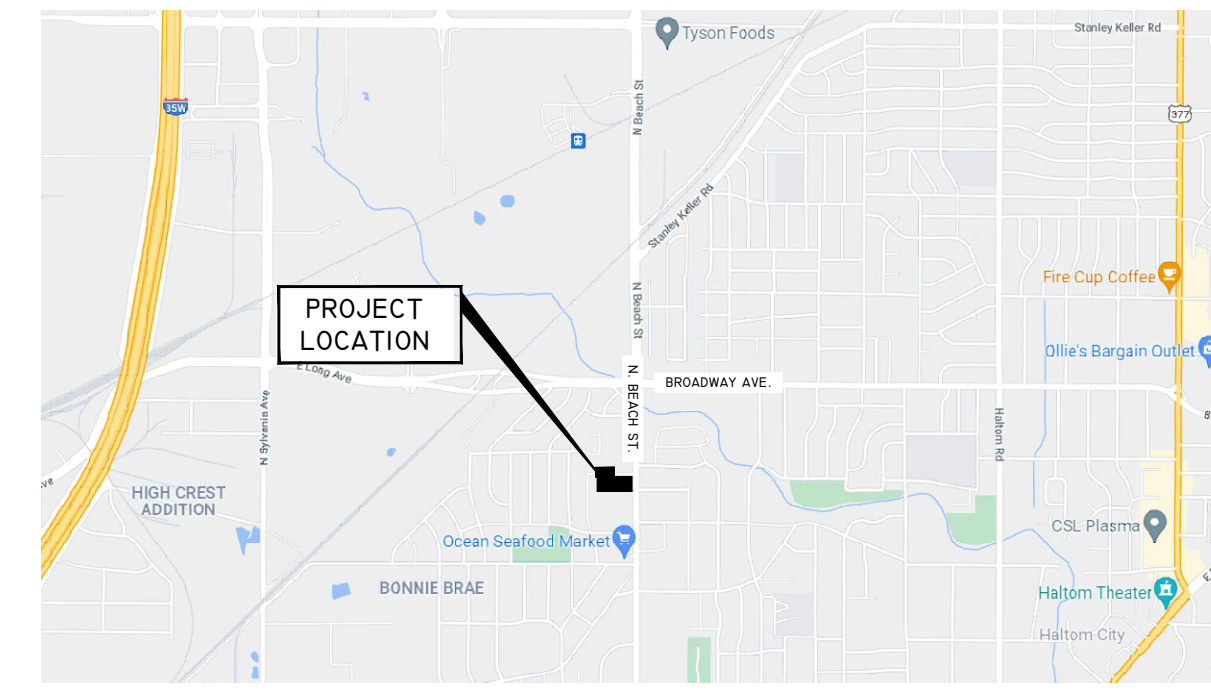
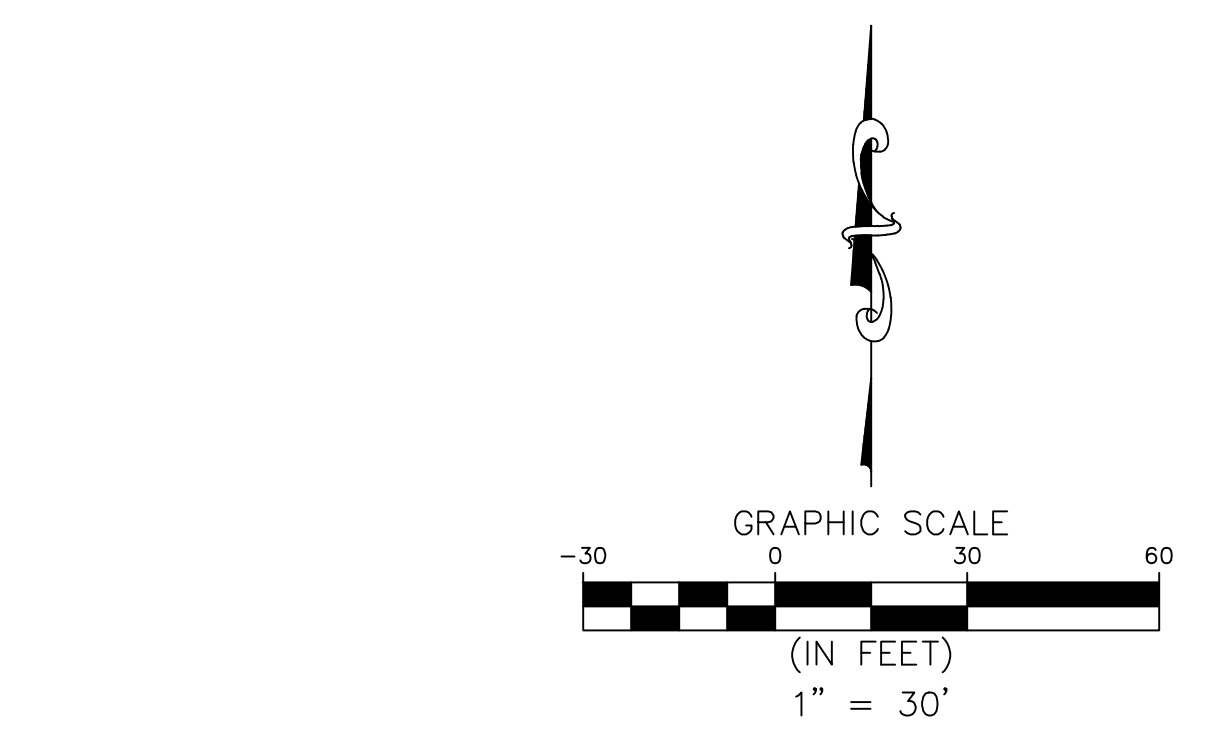
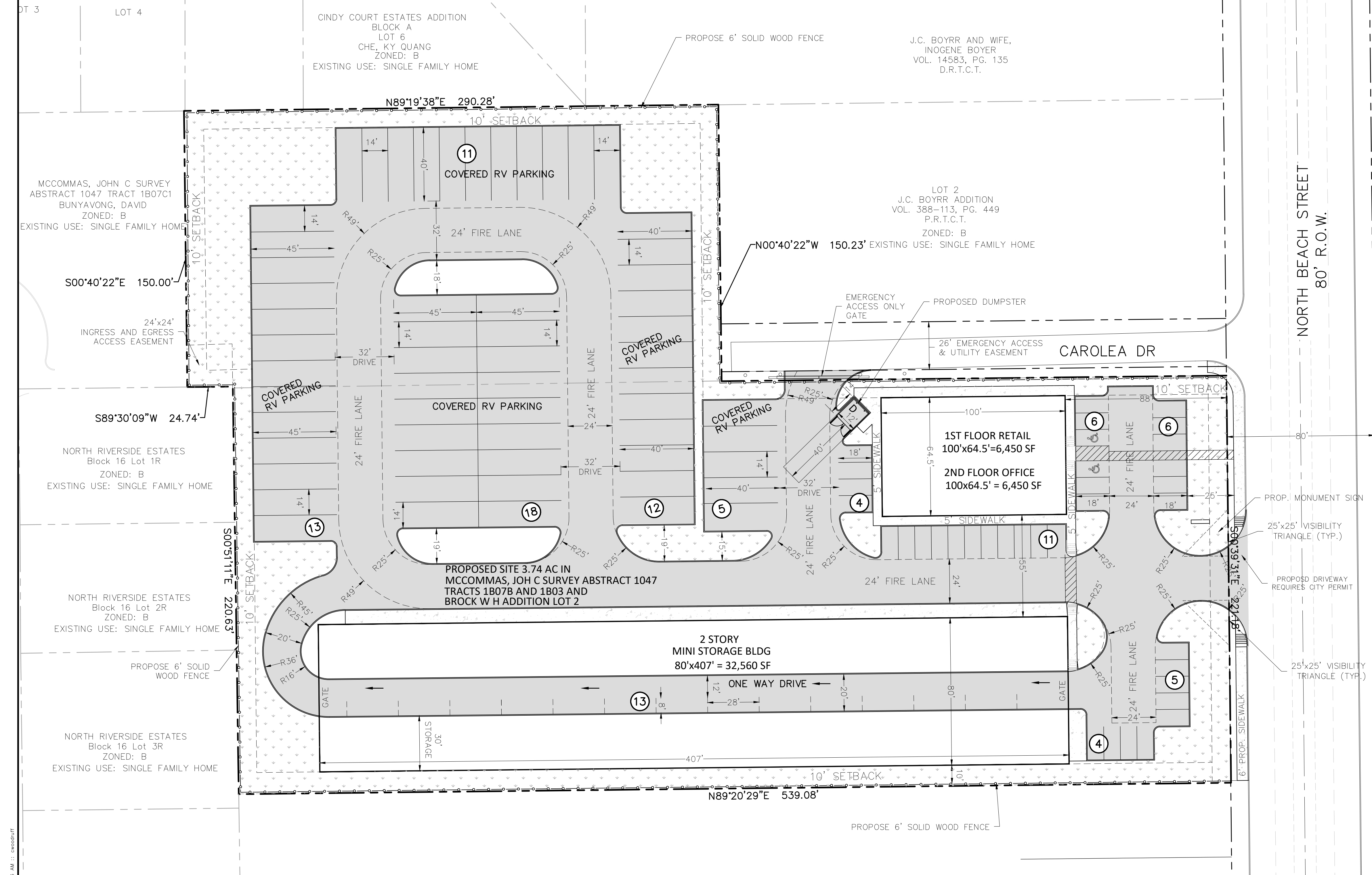
Area Zoning Map

Applicant: JoDon Properties
 Address: 3417& 3421 N. Beach Street, 3859 Carolea Drive
 Zoning From: B
 Zoning To: PD for E uses with mini-warehouse and outdoor storage
 Acres: 3.74056417
 Mapsco: 50W
 Sector/District: Northeast
 Commission Date: 3/9/2022
 Contact: 817-392-8190



Subject Area
 300 Foot Notification





NO.	DATE	REVISIONS	COMMENTS

TYPE NO. F-12452

evolving
Civil Engineering + Planning

420 Throckmorton, Suite 620 • Fort Worth, TX 76102
817.529.2700 • evolvingtexas.com

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER THE AUTHORITY OF SAMANTHA D. RENZ, P.E., CFM LIC. # 114504 ON 08/19/2021

IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

THE SPACE STATION
3421 NORTH BEACH STREET
FORT WORTH, TX

CONDITIONAL USE PERMIT
SITE PLAN

DRAWN BY:	CDW
DESIGNED BY:	CDW
CHECKED BY:	JC
PROJECT NO.	2020023
DATE:	12/06/21
SHEET:	1 OF 1

LEGEND

PROPOSED CONCRETE PAVEMENT	
PROPOSED SIDEWALK	
PROPOSED LANDSCAPING	
PAVEMENT MARKING (WHITE STRIPING)	
CURBED PAVING EDGE	
EXISTING PAVEMENT	

SITE DATA TABLE		
LOT AREA	162,007 SF, 3.74 AC	
BUILDINGS FOOTPRINT	39,060 S.F.	
LOT COVERAGE	(24.1%), MAX 50%	
ZONING:	CURRENT B, PROPOSED E, WITH CUP	
PARKING REQUIRED	SF	REQUIRED
MINI WAREHOUSE	65,120	6
RETAIL	6,450	26
OFFICE	6,450	17
		49
PARKING PROVIDED		
OUTSIDE		34
INSIDE		13
HC		2
TOTAL		49
RV PARKING PROVIDED		59

- GENERAL NOTES:**
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH. FORT WORTH.
 - APPLICANT WILL COMPLY WITH THE SIGN ORDINANCE
 - ALL PROPOSED LIGHTING WILL CONFORM TO LIGHTING CODE
 - PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING
 - PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY

Owner/Developer: Donald K. Jury
Address: 436 Haltom Rd.
City/State: Fort Worth, TX 76117
Telephone Number: 817.834.4604

Evolving Texas
Engineer: Samantha D. Renz, P.E.
Address: 420 Throckmorton St. Suite 620
City/State: Fort Worth, TX 76012
Telephone Number: 817.529.2700
E-mail Address: samantha@evolvingtexas.com

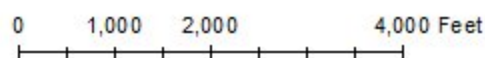
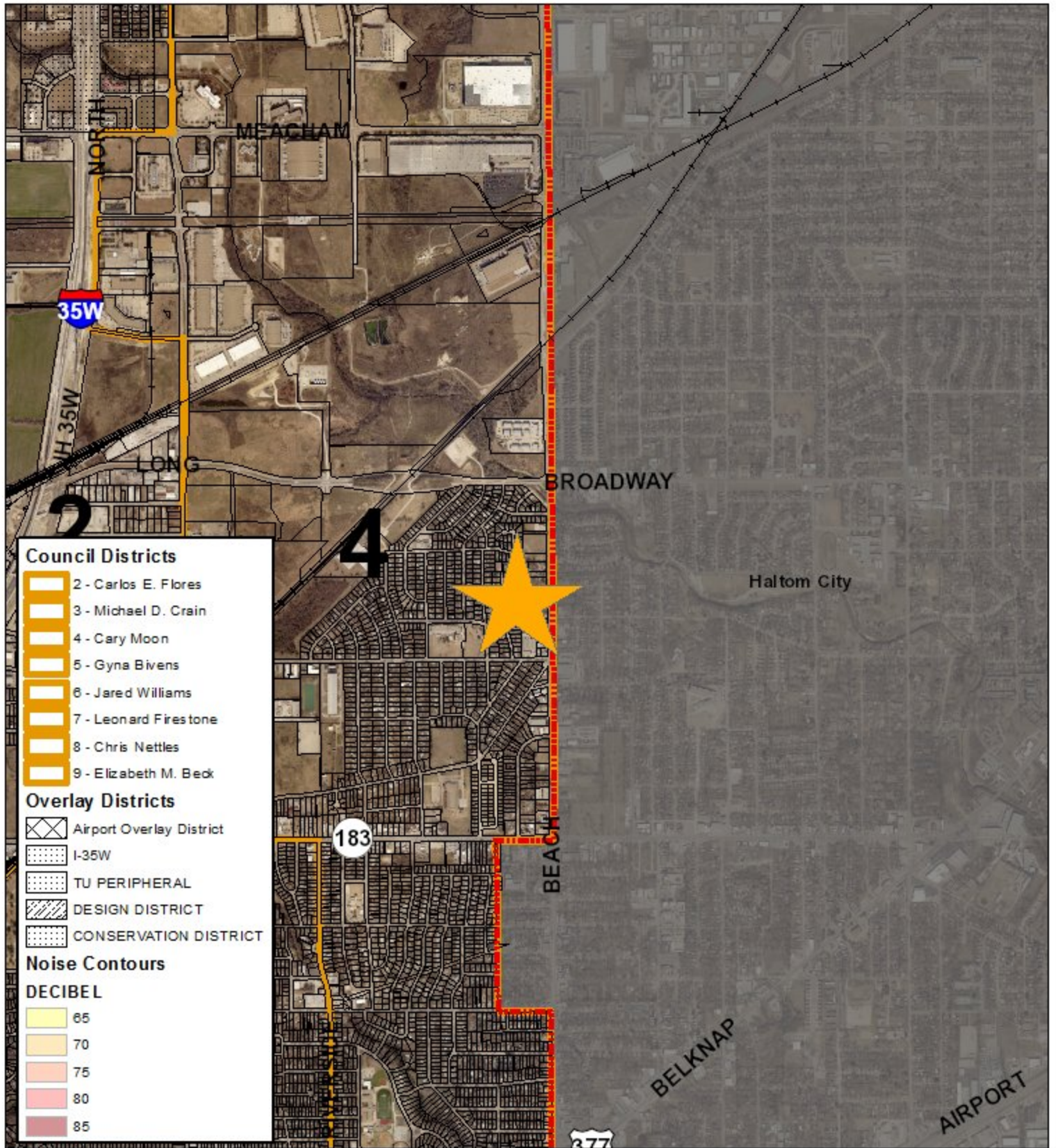
Zoning Case Number: ZC-21-208

Director of Planning and Development

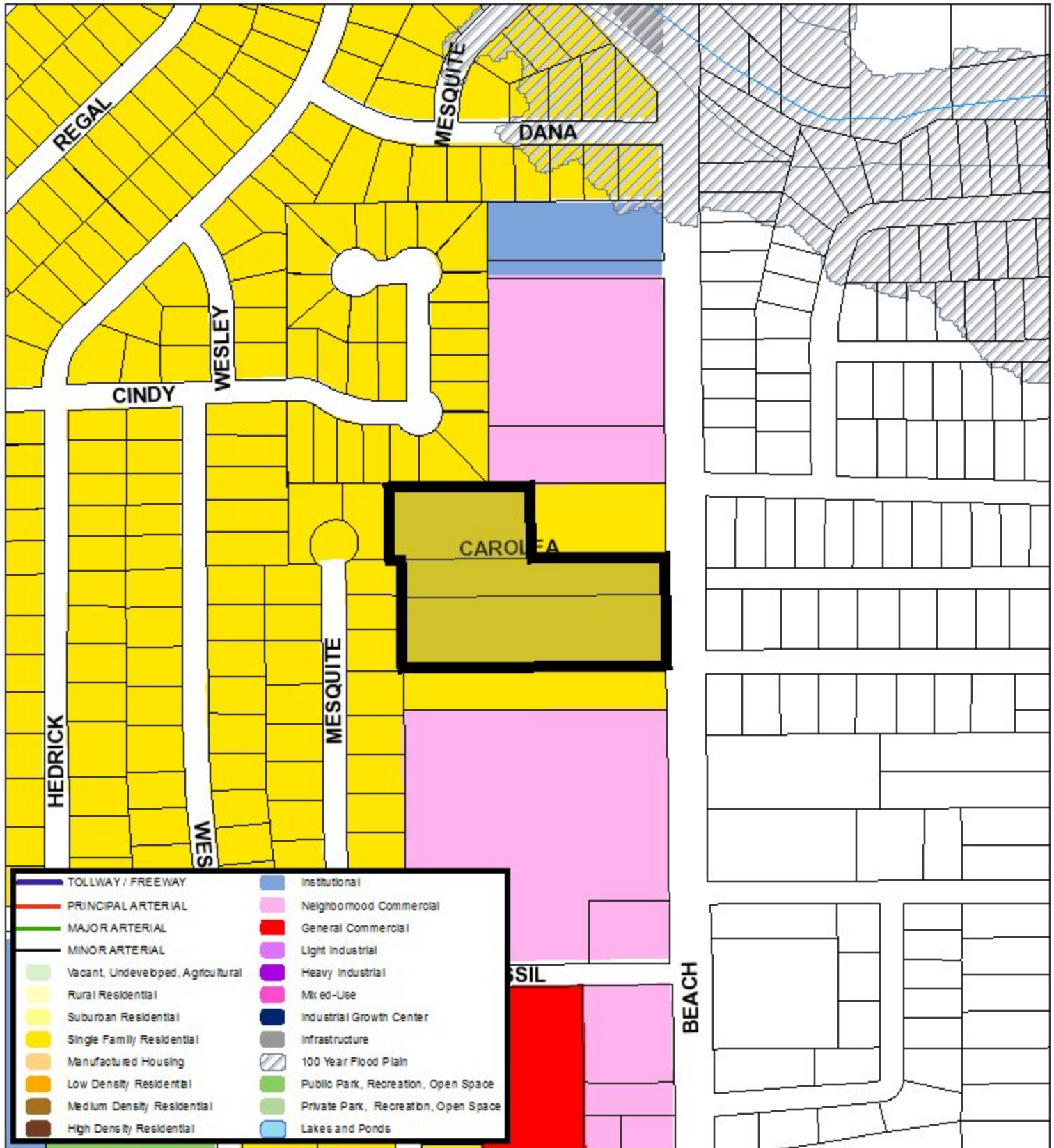
Date: _____

P:\2021\2021023 - The Space Station (DON JURY)\4 Engineering\1 CAD\3 Concept\2021023 - Site Plan 7.dwg : 2022-02-24, 10:28 AM : cadstaff

Area Map



Future Land Use



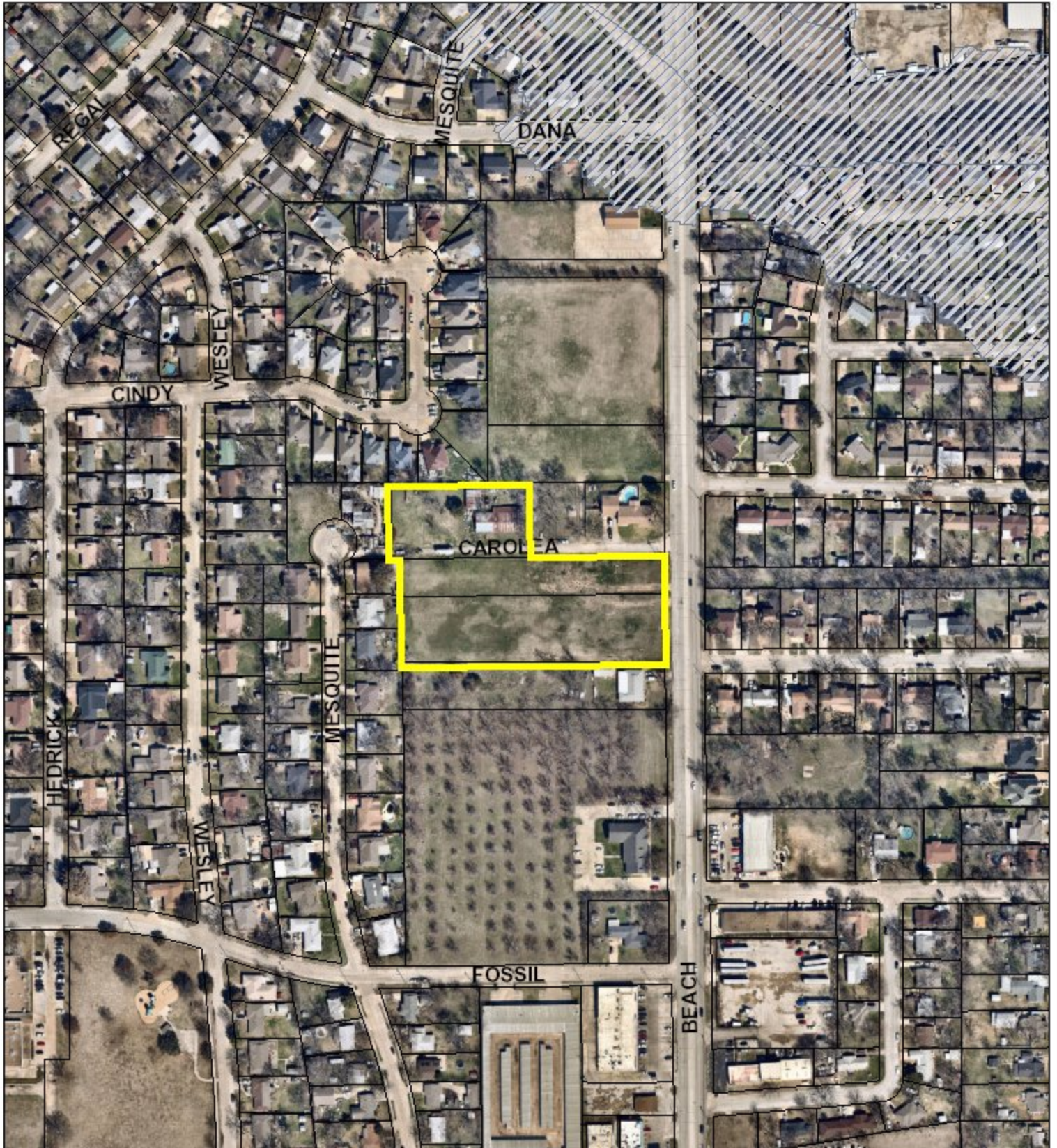
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		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

270 135 0 270 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



0 170 340 680 Feet





Zoning Commission

Date: March 9, 2022

Case Number: ZC-22-035

Council District 9

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Mercy Culture Church Inc.

Site Location: 1701 Oakhurst Scenic Drive

Acreage: 13.2 acres

Request

Proposed Use: Transitional Housing

Request: From: "PD-SU" for church related activities and signs that exceed the maximum height allowed in "CF", site plan required.

To: Amend PD 586 to allow transitional housing, site plan required

Recommendation

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

Comprehensive Plan Consistency: Requested change **is 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. Site Plan Comments](#)
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 proposed site is located in-between IH-35 W and Oakhurst Scenic Drive north of Yucca Street. The applicant would like to amend their current PD 586 to add transitional housing. The proposed development will include two-story structure that is surrounded by a fence with guard shack.

According to the applicant, the proposed 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 case was continued from last month’s meeting in order for the applicant to meet with surrounding neighborhood organizations. The case originally came in as an SP, however, staff determined that the proposed use would require a zoning change. Staff has renoticed to reflect this change.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family (separated by Oakhurst Scenic)
East “A-21” One-Family / single-family (separated by Oakhurst Scenic)
South “PD 527” PD/SU for church related activities plus signage height waiver / church, private school
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 February 25, 2022.
The following organizations were notified: (emailed February 25, 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 Riverside Park	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

Land Use Compatibility

The applicant is proposing a zoning change to amend their current PD 586 to add transitional housing. Surrounding land uses consist of single-family to the north and east, church and private school directly south and I-35W to the west. The current zoning is for church related uses. The proposed transitional home would be located on the site operated by the church, however, is not compatible with surrounding single-family and school related land uses. The proposed use would also eliminate much needed parking for the existing church, which would result in parking continuing to overflow into the neighborhood.

As a result, the proposed zoning request is **not compatible** at this location.

Comprehensive Plan Consistency – Northeast

The Comprehensive Plan designates the subject property as Community Facilities. The proposed zoning is **consistent** with the Comprehensive Plan.

However, the requested zoning change is not consistent with the following Comprehensive Plan policies:

- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

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

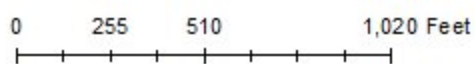
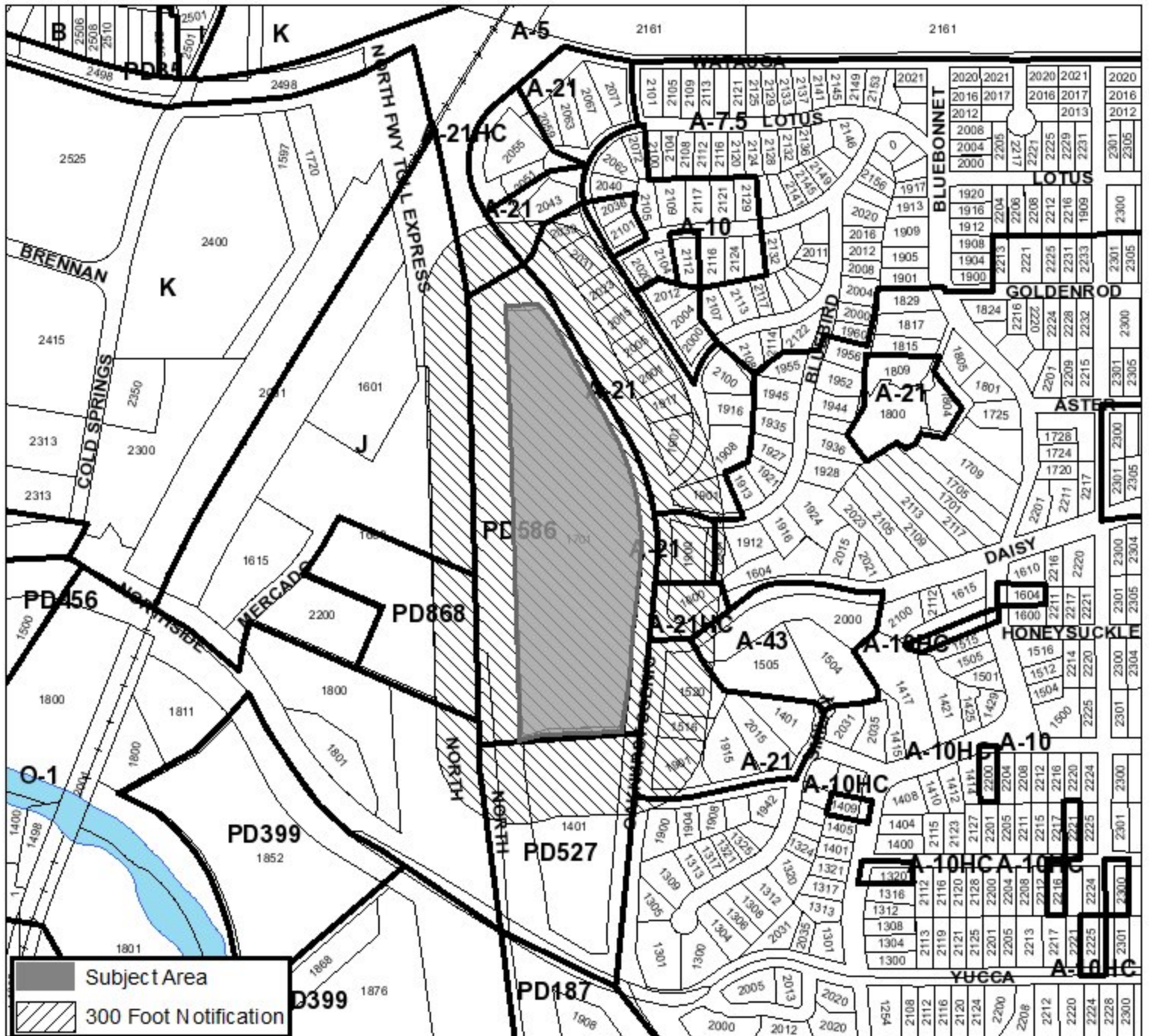
Fire, Park & Recreation, Water Departments:

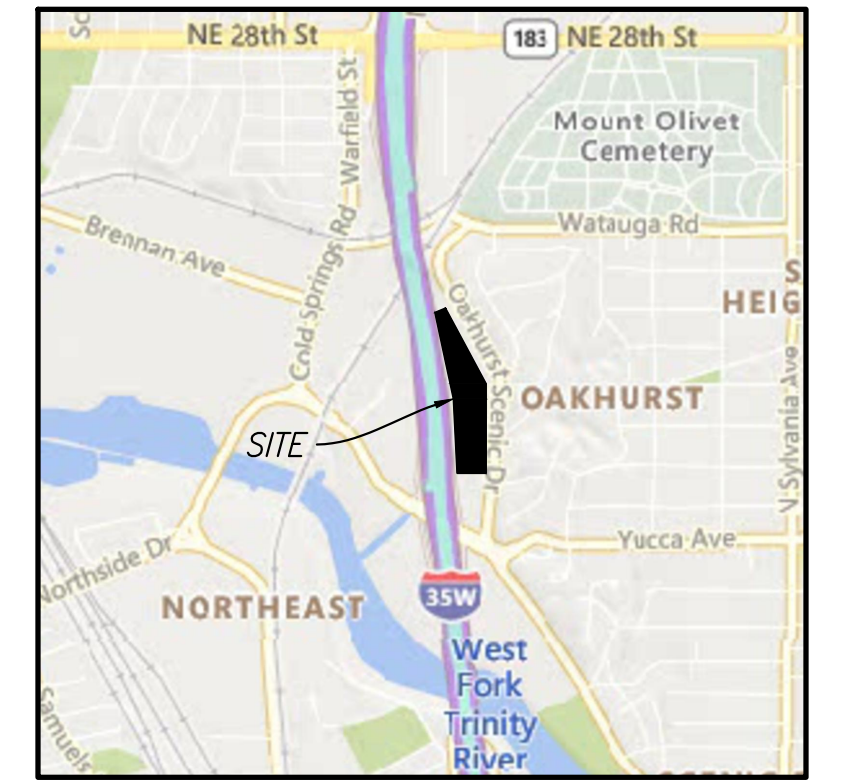
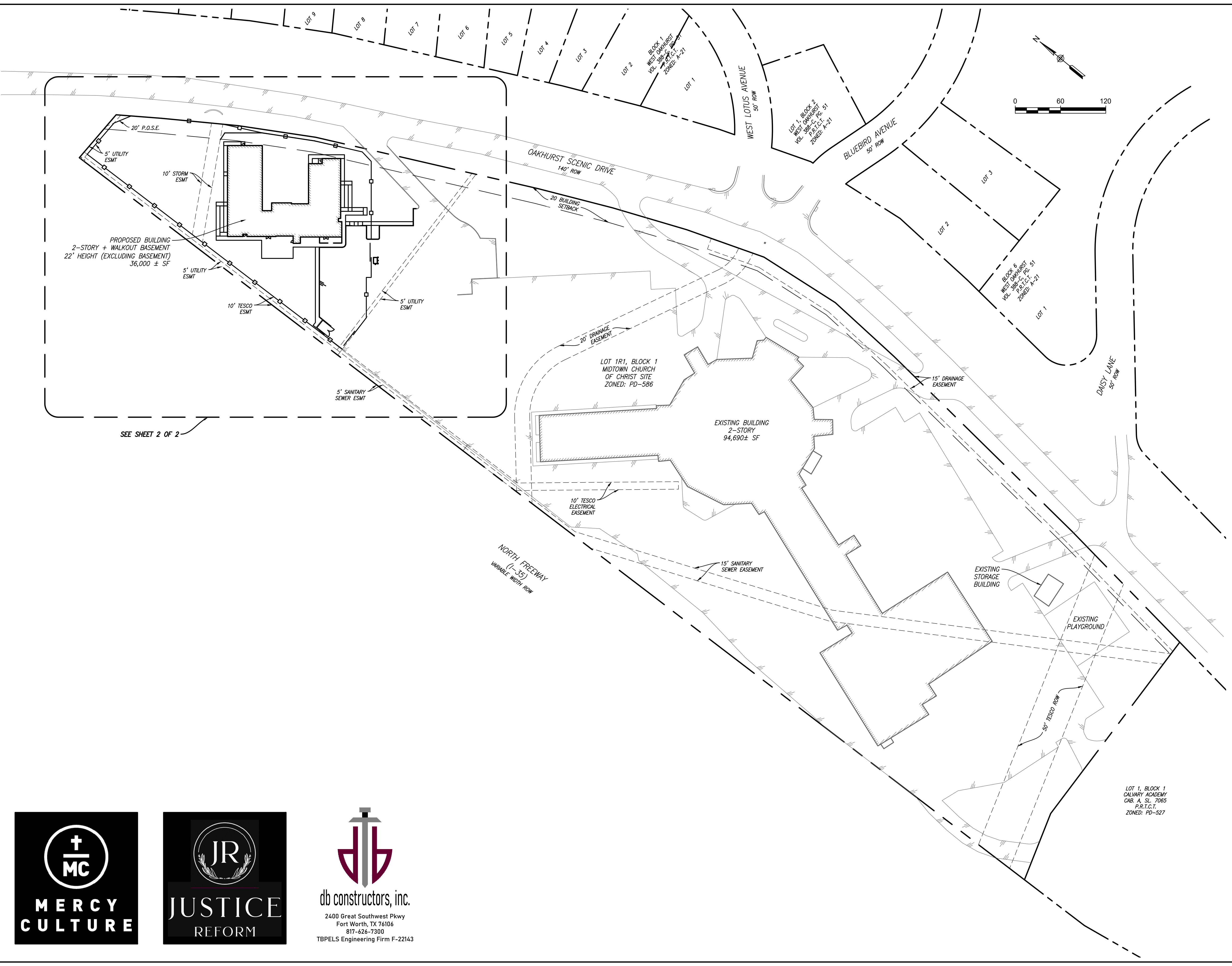
- No comments received

(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
Mapsc0: 63K
Sector/District: Northeast
Commission Date: 3/9/2022
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.
 5. FENCING WITHIN PUBLIC UTILITY EASEMENTS WILL REQUIRE AN ENCROACHMENT AGREEMENT.

PARKING:
SEATS IN SANCTUARY 1350
REQUIRED SPACES 338 (1/4-SEATS PER SEC. 6.201)
SPACES PROVIDED PRE-DEVELOPMENT 587
SPACES PROVIDED POST-DEVELOPMENT 540*

*INCLUDES OVERALL 29 SPACE REDUCTION DUE TO PROPOSED DEVELOPMENT AND ADDITIONAL REDUCTION OF 18 SPACES THAT ARE TO BE BEHIND PROPOSED SECURITY FENCE

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

**SITE PLAN
JUSTICE REFORM**

ZC-22-035
LOT 1R1, BLOCK 1
MIDTOWN CHURCH OF CHRIST
MARCH 2022

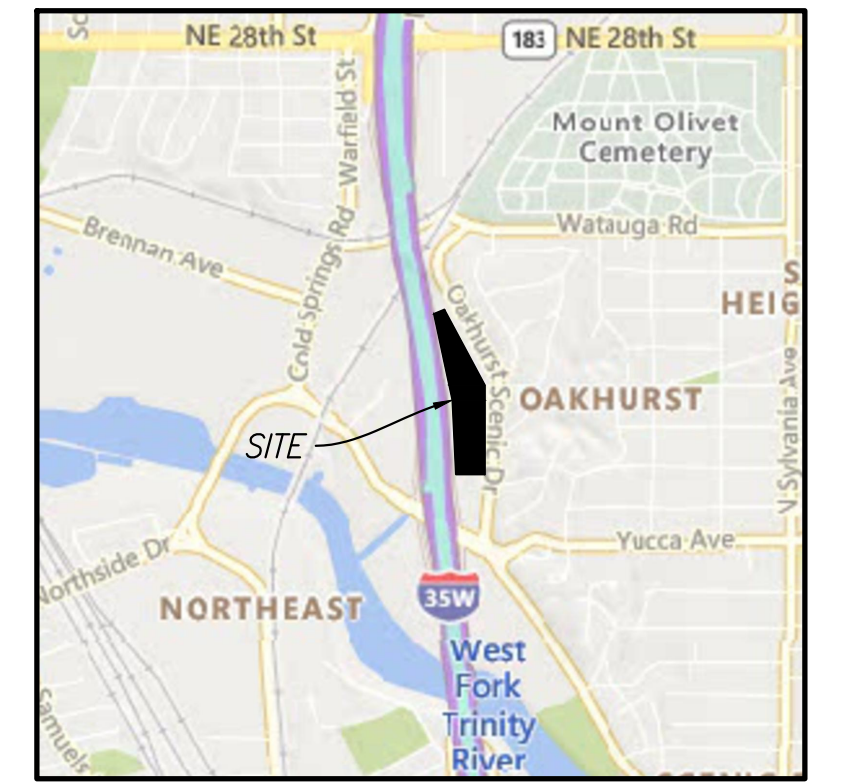
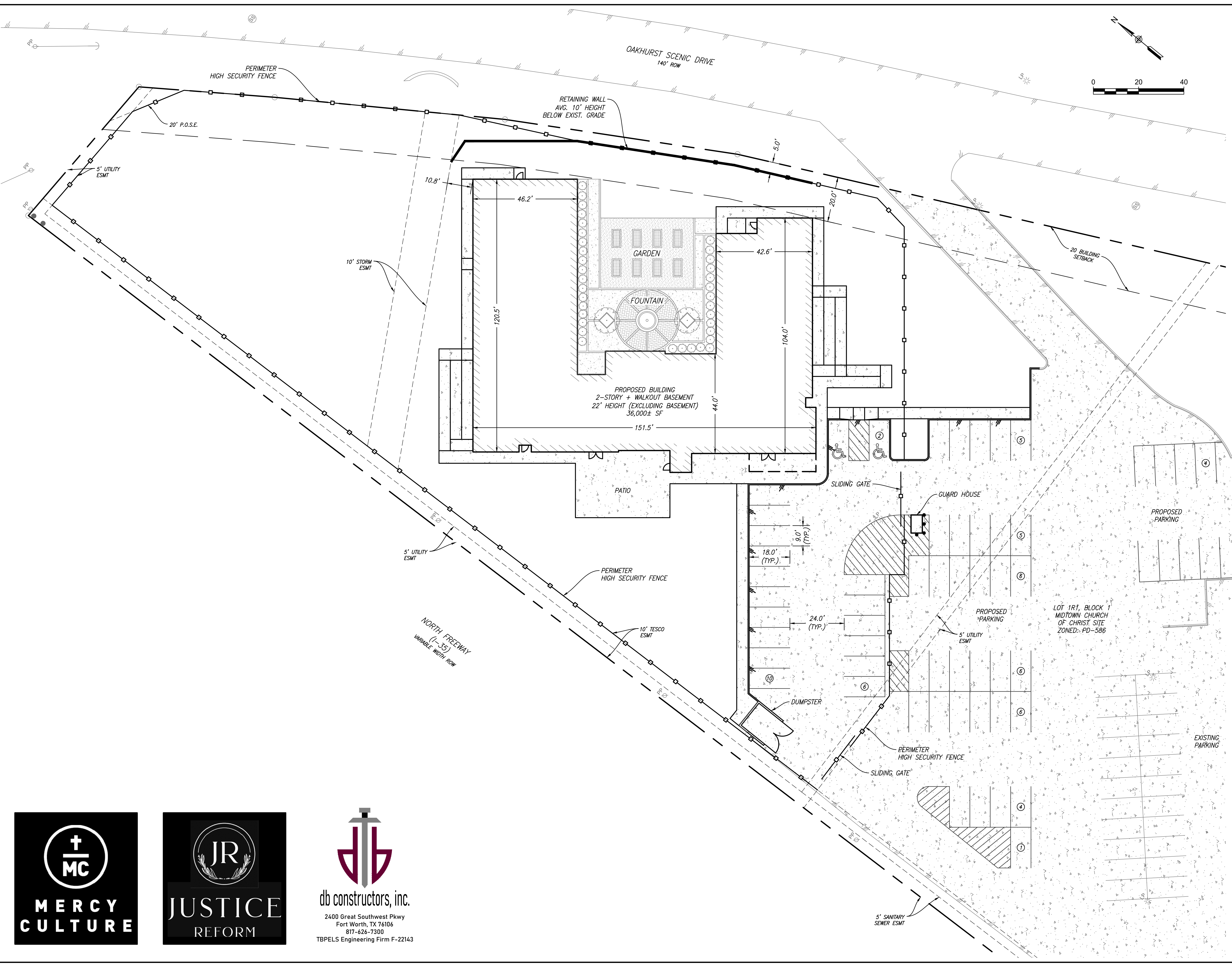
OWNER
MERCY CULTURE CHURCH INC.
PO BOX 660675
DALLAS, TX
817-554-1954

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





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.
 5. FENCING WITHIN PUBLIC UTILITY EASEMENTS WILL REQUIRE AN ENCROACHMENT AGREEMENT.

PROPOSED BUILDING PARKING:
SPACES PROVIDED 18*

*SPACES LOCATED BEHIND SECURITY FENCE

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

**SITE PLAN
JUSTICE REFORM**

ZC-22-035
LOT 1R1, BLOCK 1
MIDTOWN CHURCH OF CHRIST
MARCH 2022

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

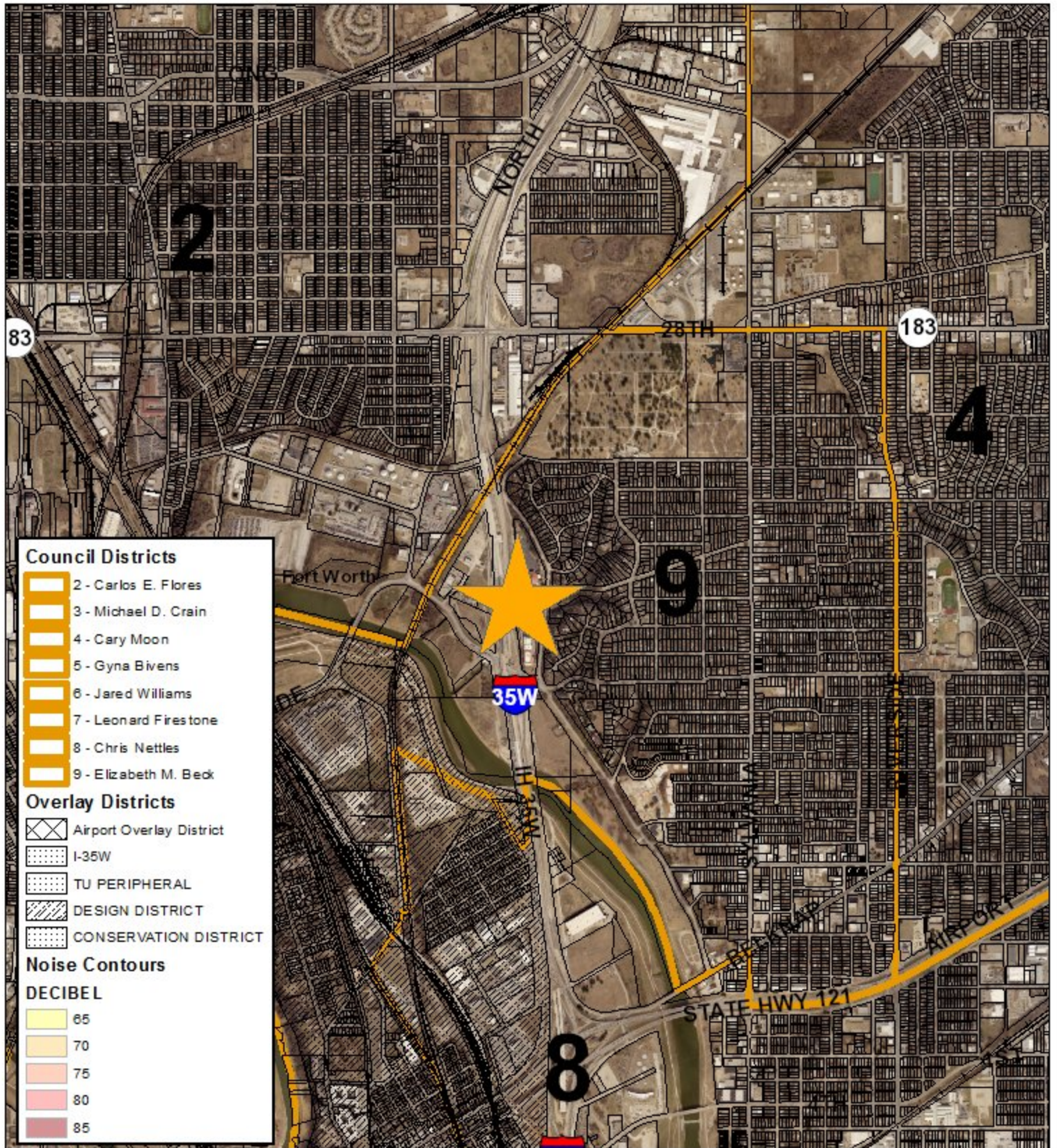
SURVEYOR
VOTEX SURVEYING
10440 N. CENTRAL EXPRESSWAY
DALLAS, TX
469-333-8831

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

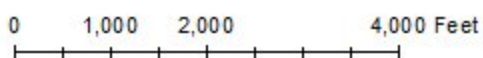
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

Overlay Districts

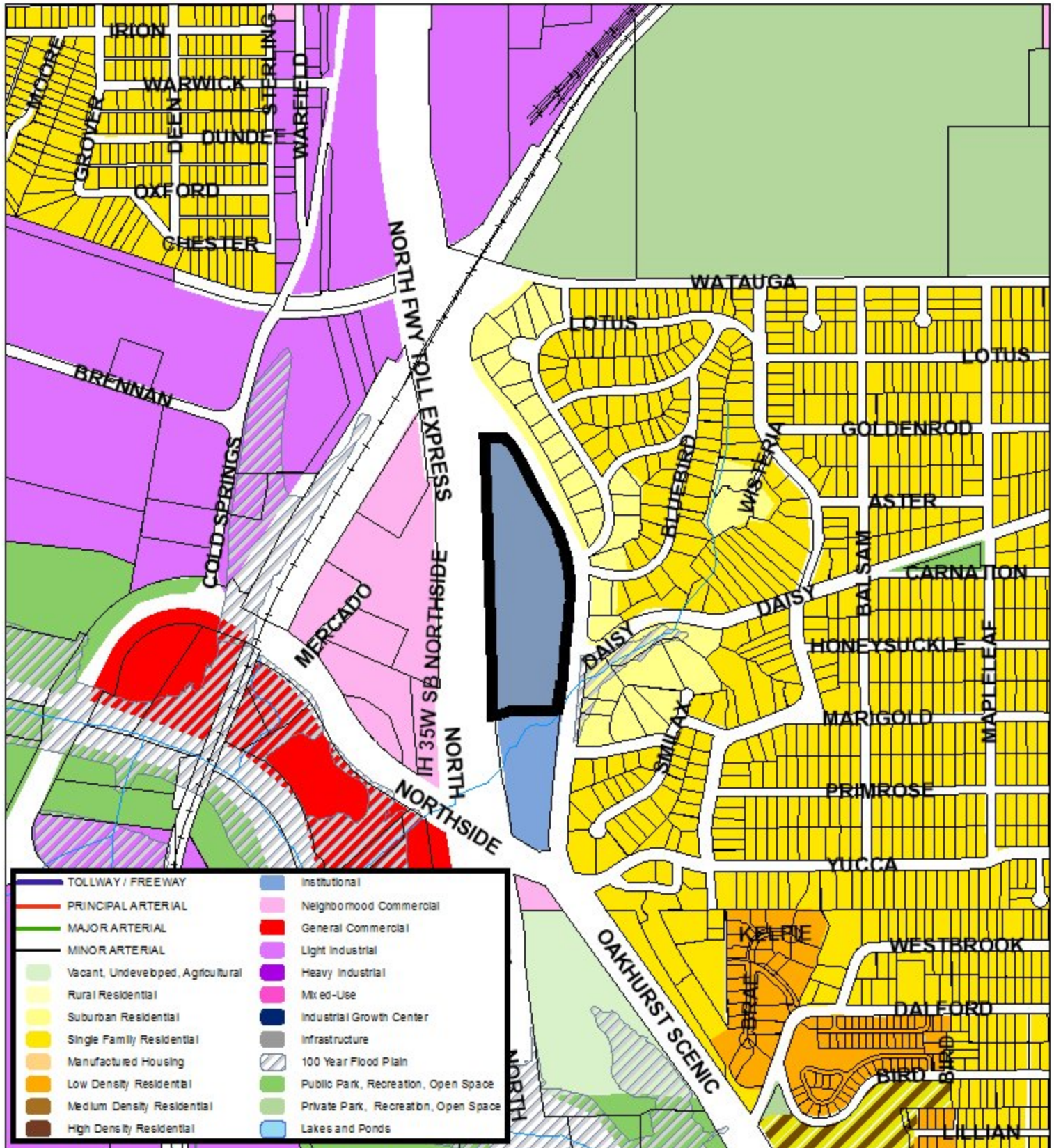
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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

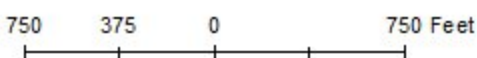


Future Land Use



	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

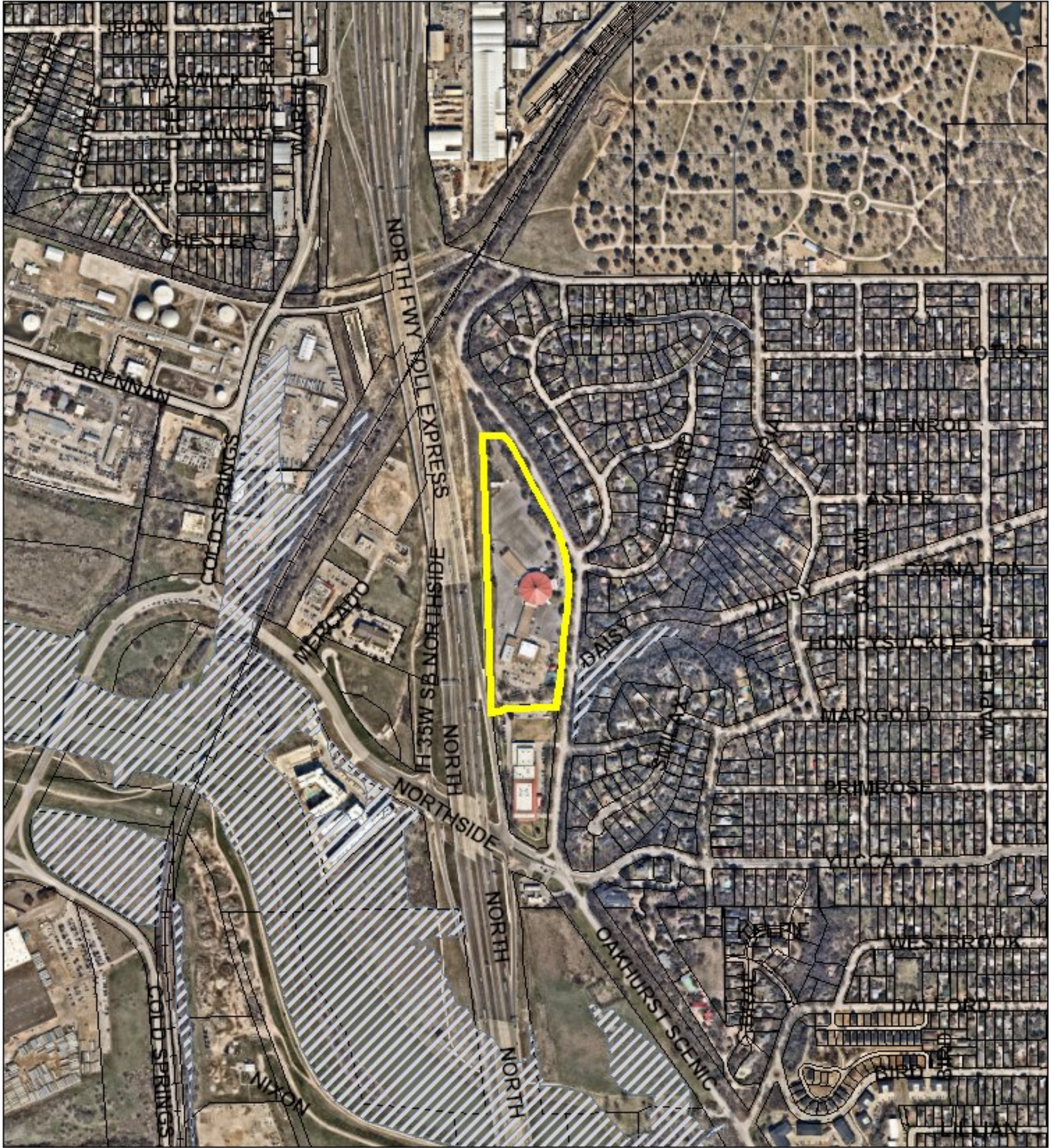
750 375 0 750 Feet



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



0 475 950 1,900 Feet





Zoning Staff Report

Date: March 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**

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](#)
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.

This case was originally considered by the Zoning Commission on February 9, 2022 and the applicant requested a 30-day continuance.

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

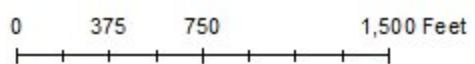
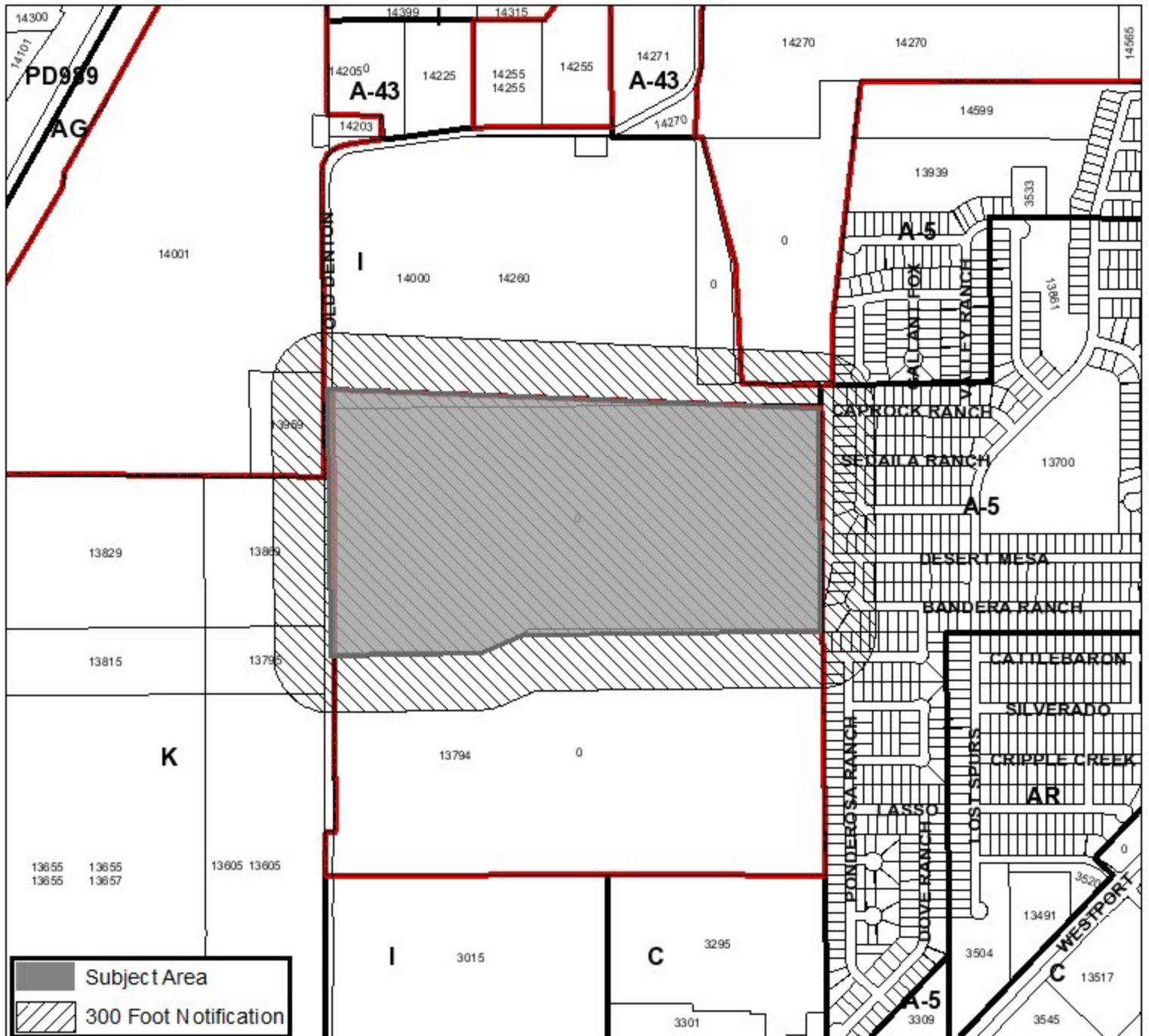
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



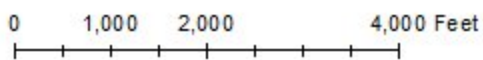
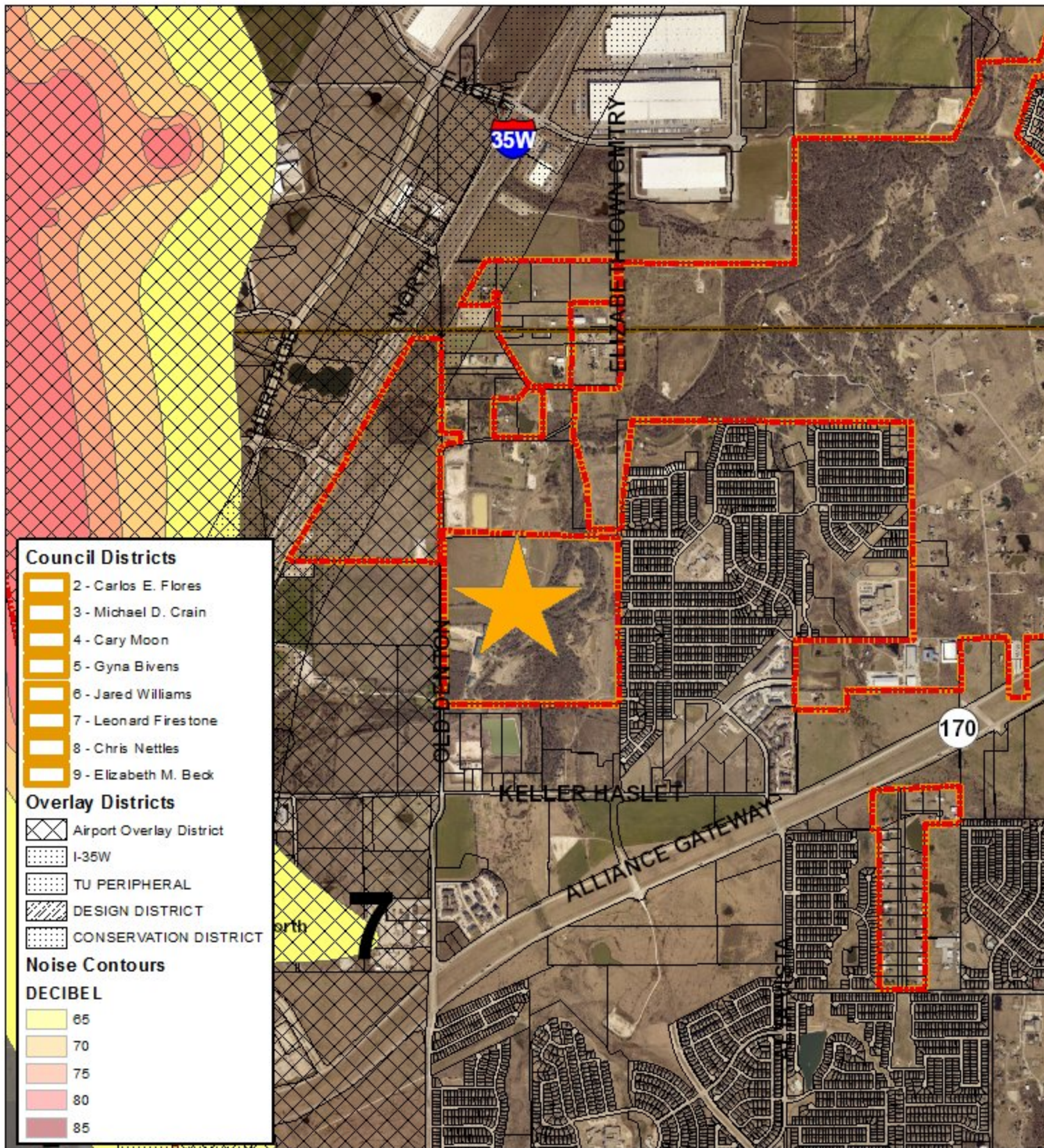
zc-21-233

Area Zoning Map

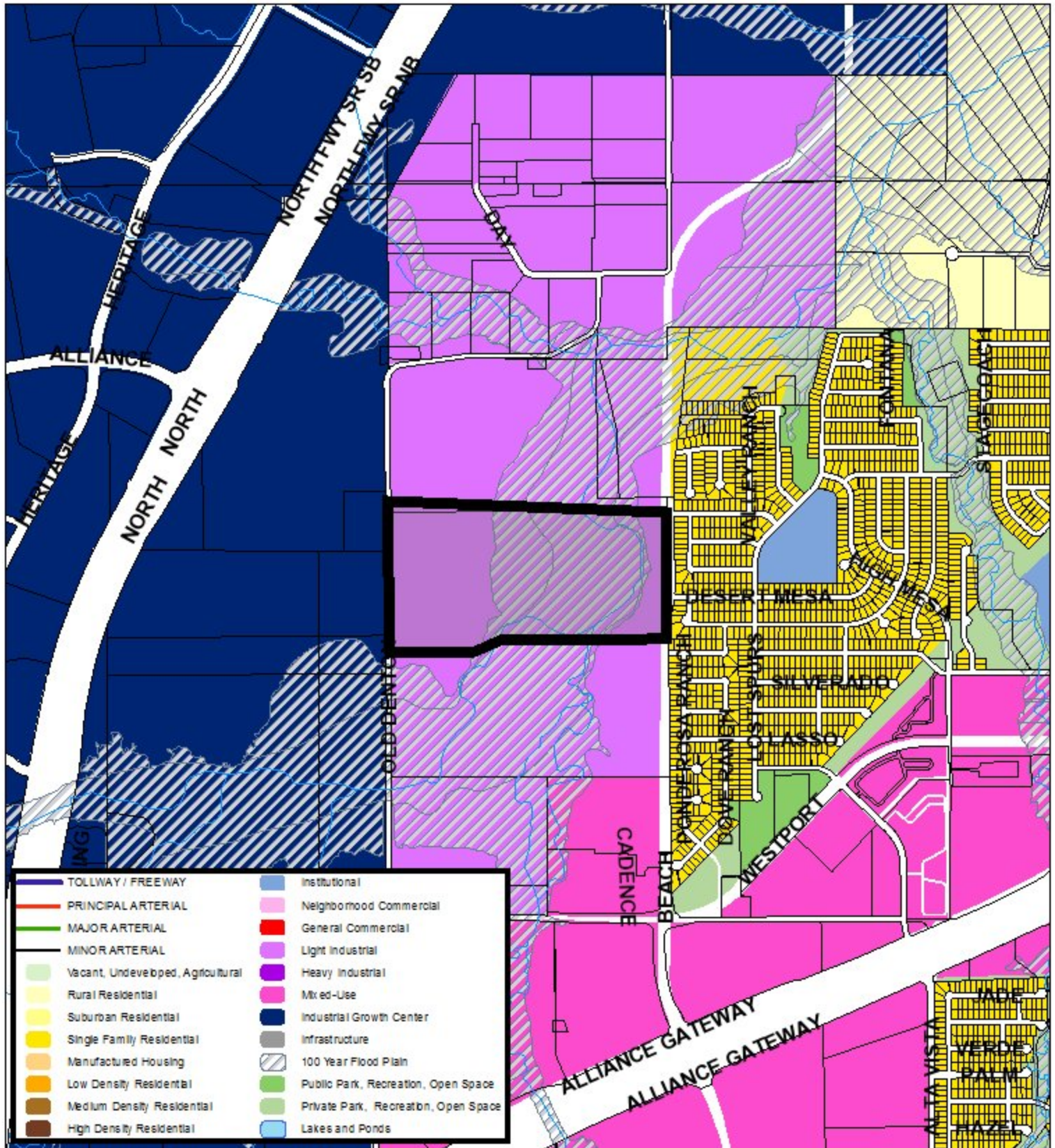
Applicant: Wiggins GST Exempt Family Trust
 Address: 13700 - 13900 blocks Old Denton Road
 Zoning From: Unzoned
 Zoning To: I
 Acres: 77.92264157
 Mapsco: 8N
 Sector/District: Far North
 Commission Date: 2/9/2022
 Contact: 817-392-2495



Area Map



Future Land Use



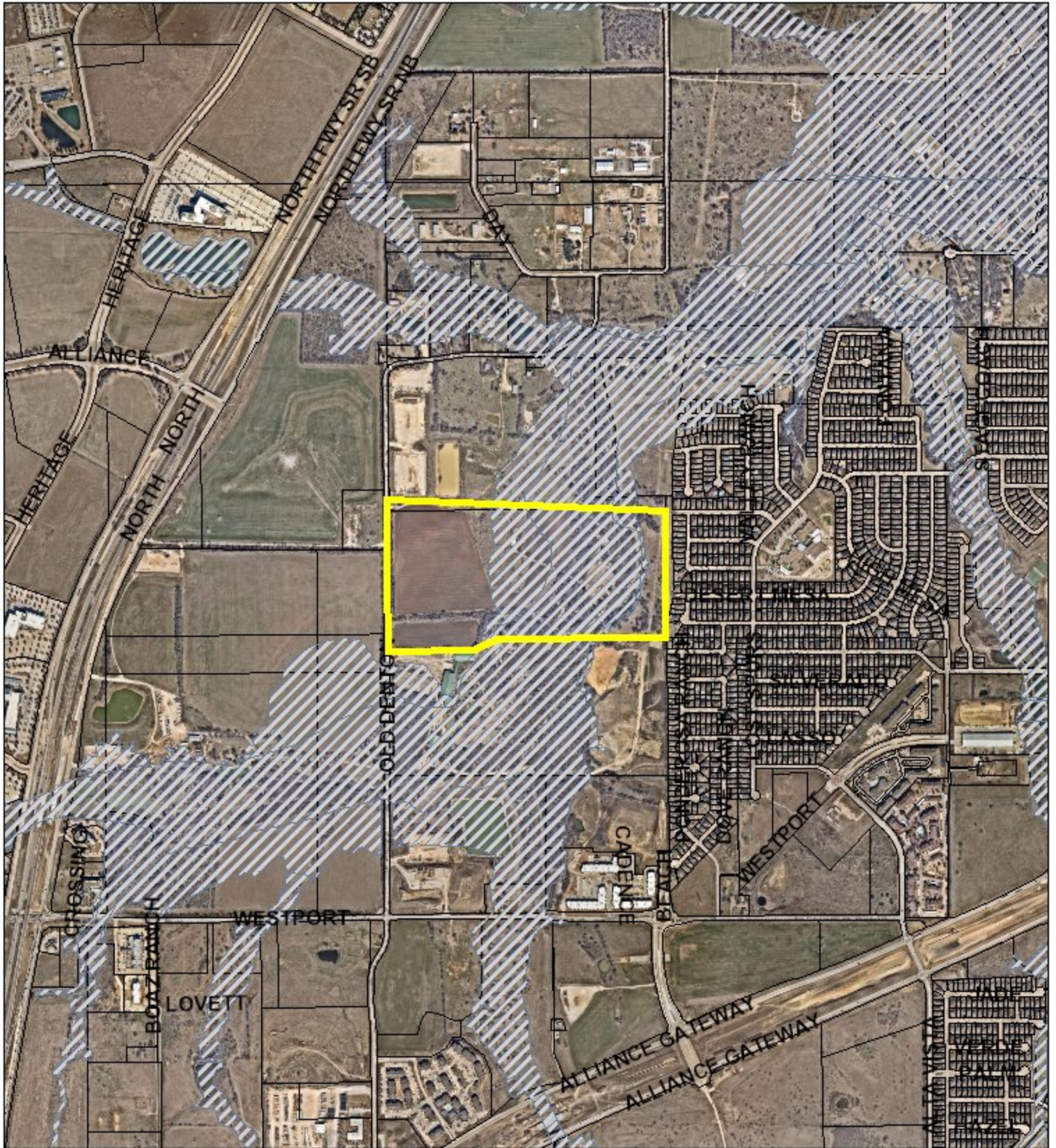
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		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 Staff Report

Date: March 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: 18.41 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: **Approval**

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](#)
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 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.

This request was originally considered by the Zoning Commission on February 9, 2022. The applicant requested a 30-day continuance of this item in order to add additional property to the rezoning request. A parking lot on the southern side of Maydell Street has now been added to the request, increasing the total site acreage from 16.18 acres to 18.41 acres. The case was re-noticed with the new site boundary as described below.

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 February 25, 2022.
The following organizations were notified: (emailed February 25, 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.

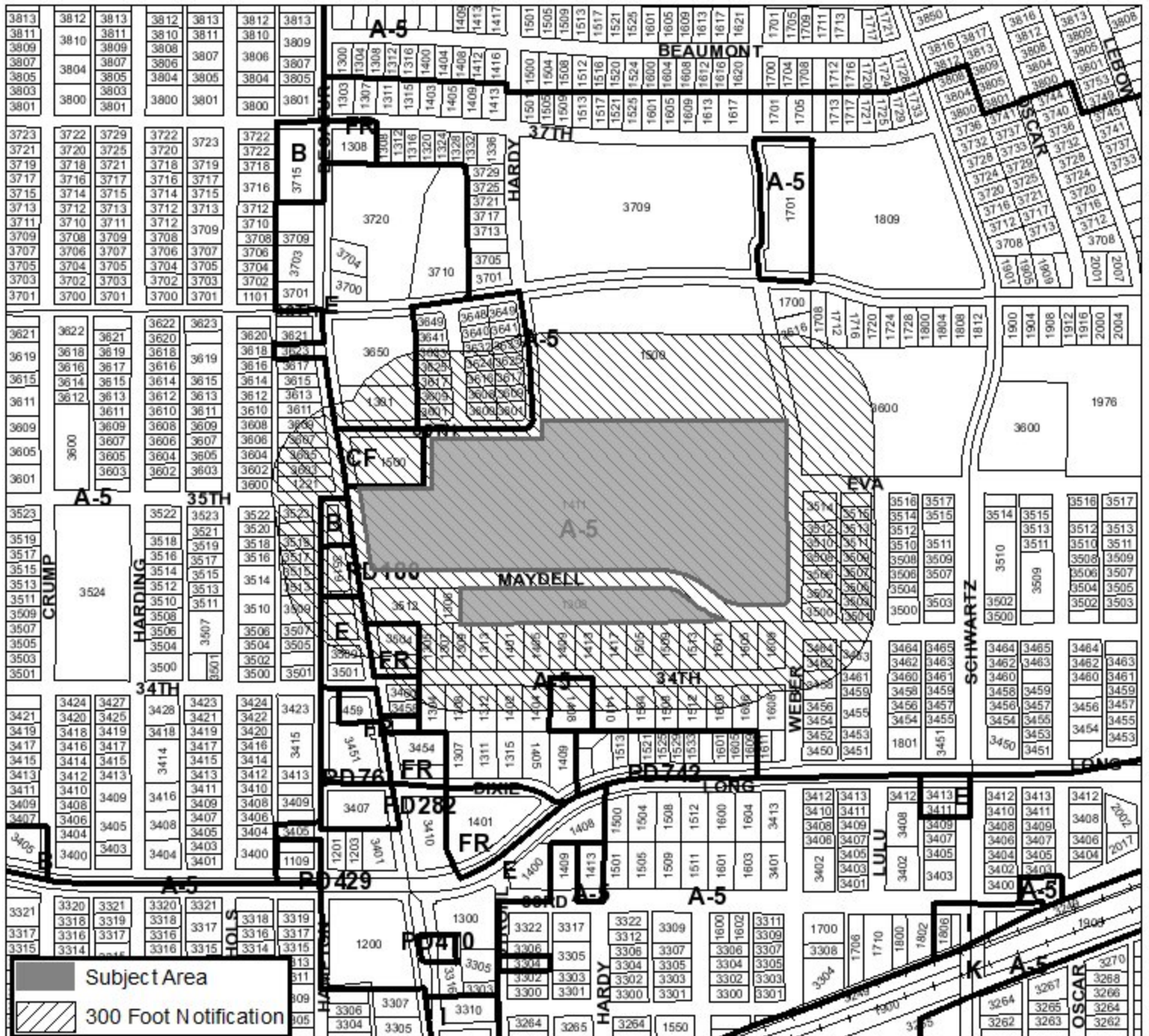
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. 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.



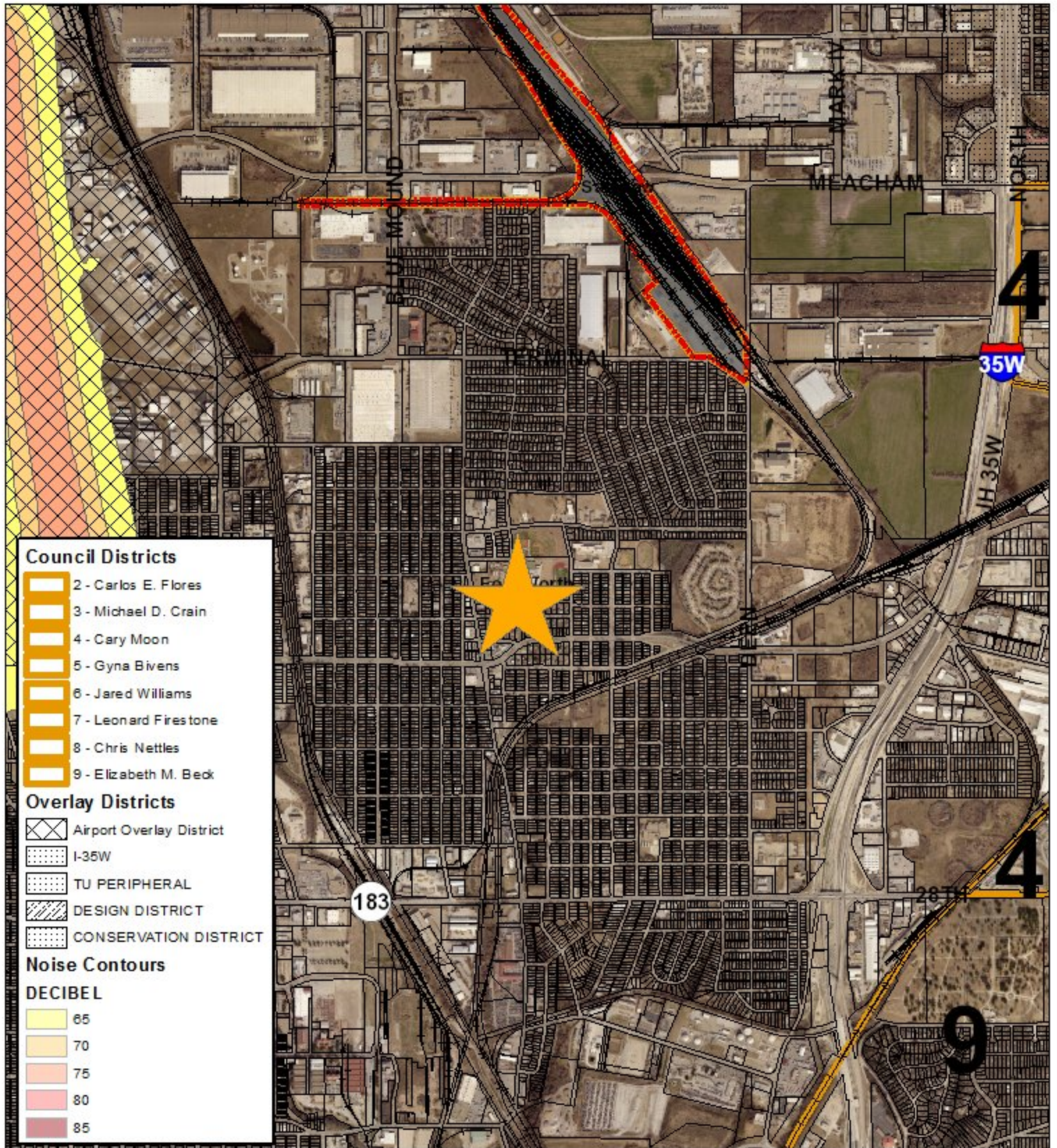
Area Zoning Map

Applicant: Fort Worth ISD
 Address: 1308 & 1411 Maydell Street
 Zoning From: A-5
 Zoning To: CF
 Acres: 18.4082538
 Mapsco: 48Z
 Sector/District: Northeast
 Commission Date: 3/9/2022
 Contact: 817-392-2495



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

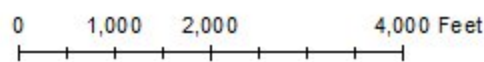
Noise Contours

DECIBEL

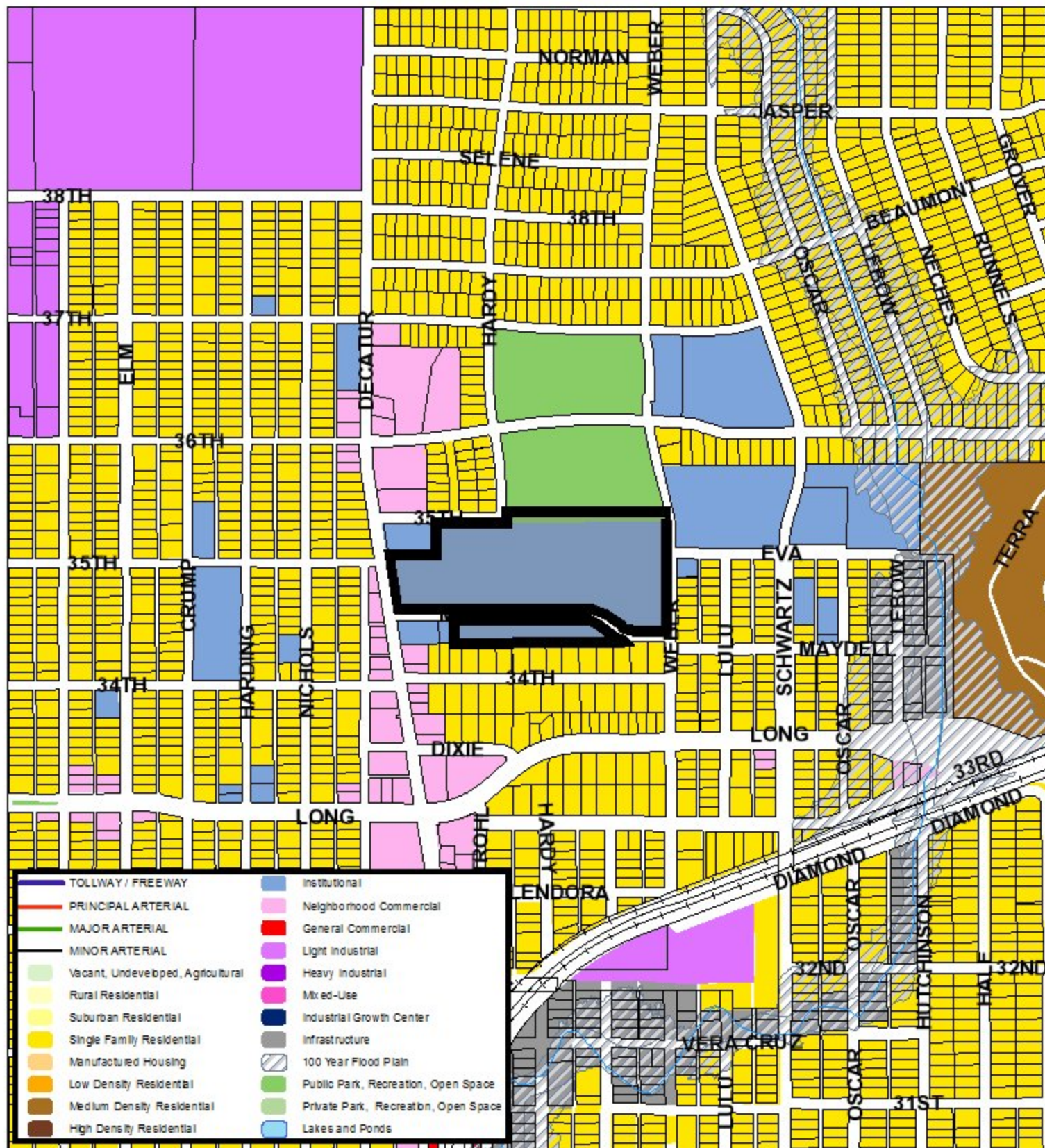
-  65
-  70
-  75
-  80
-  85



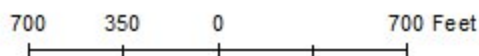
0 1,000 2,000 4,000 Feet



Future Land Use



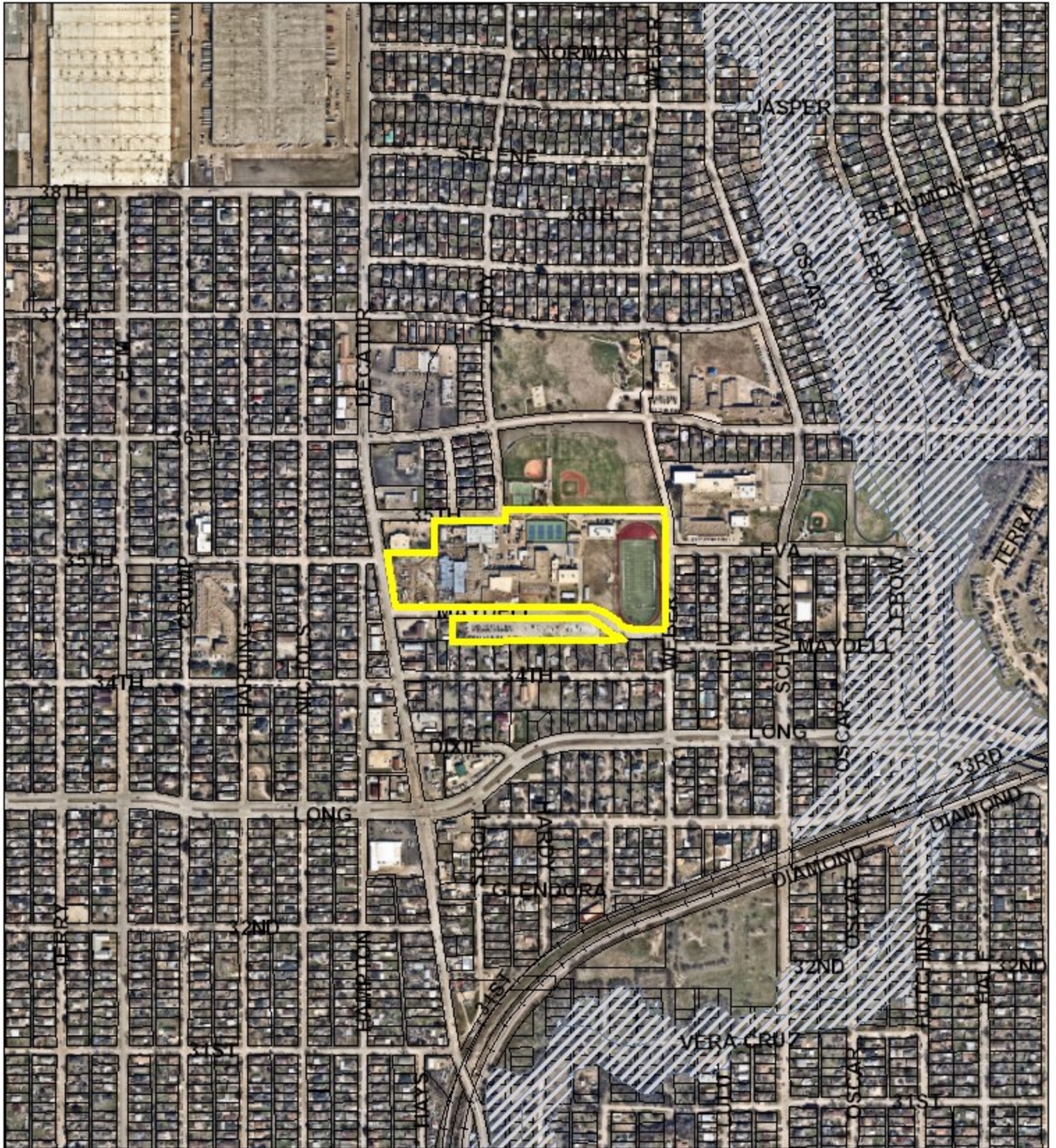
700 350 0 700 Feet



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





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-007

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Paul Krause & Gerald Fantasky / Alexandra Johnson, Republic Property Group

Site Location: 8997 Boat Club Road (FM 1220) **Acreage:** 51.71 acres

Request

Proposed Use: Detached Multifamily - Low Density

Request: From: "AG" Agricultural

To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with specific development standards for open space, setbacks adjacent to one-family residential, front yard fencing, and a waiver to the MFD; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

This is a proposed detached multifamily development along Boat Club Road in northwestern Fort Worth in Council District 7. The single family units clustered around green spaces and connected by trails, are representative of a new style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached multifamily development shares characteristics of an apartment community and a single-family neighborhood, but is considered to be a hybrid of the two. They are also sometimes referred to as ‘cottage communities’.

The site is proposed to be zoned as a “PD” Planned Development with a base zoning district of “CR” Low Density Multifamily. A total of 319 units are included in the development, which spans just over 50 acres. This results in a density of just over 6 dwelling units per acre, below the “CR” maximum of 16 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with a Leasing & Amenity Center. The development would be gated and fenced based on the Site Plan submitted by the applicant.

Large portions of the site are to be preserved as open space, predominately along the drainageways and riparian corridors. This can be interpreted as a type of cluster development, where dwelling units are grouped in specific areas while retaining large contiguous areas to remain in a natural or minimally altered state. This is in alignment with planning principles and promotes preservation of the natural environment.

Each home will feature a private yard and enclosed garage. Additional parallel parking will be provided on the main drives to exceed the required minimum parking amount. Residents will have access to over 30 acres of open space, as well as multiple shared amenities.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / restaurant
East n/a (ETJ) / Self Storage, Mini-Warehouse & single family residential
South “CF” Community Facilities / Private School
West “A-5” One Family Residential / single family residential & undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were emailed on February 25, 2022:

Organizations Notified	
Lake Country POA*	Northwest Fort Worth Neighborhood Alliance
Boswell Ranch Estates HOA	Eagle Mountain Phase II Property Owners, Inc
Highlands HOA	Streams and Valleys Inc
Eagle Mtn-Saginaw ISD	Trinity Habitat for Humanity

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

There are a variety of land uses in the vicinity of this site. To the west and south are residential areas within the City of Fort Worth that are developed as a mixture of single family and duplex residences. There is also a track and viewing stands for a private school immediately to the south, which has the potential for future nuisances between the proposed cottage community and the school based on proximity to floodlights and crowd noise. To the west is a large swath of undeveloped woodland that is zoned “A-5” and is more likely than not to develop as a future single family neighborhood in accordance with the Comprehensive Plan. Properties to the east are not within Fort Worth City limits but are within the City’s 5-mile ETJ, and are developed as both single family residential and self-storage/mini warehouse facilities.

Based on the quasi-single family nature of this style of development, the proposed zoning **is compatible** with the current surrounding land uses.

The proposed PD conditions are listed below, including waivers to open space, setbacks adjacent to A-5 zoning, MFD submittal, and front yard fencing.

REQUIREMENT	CR/ MFD STANDARDS	PROPOSED PD/ CR
Open space	60% minimum	54% (waiver requested)
Units per acre	16 maximum	7 units per acre (complies)
Front yard	20 feet minimum	30 feet (complies)
Rear yard	5 feet minimum	30 feet (complies)
Side yard	Interior lot = 5 feet minimum Corner lot = 20 feet minimum adjacent to side street	30 feet (complies)
Setback adjacent to one- or two-family residential district	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	Adjacent to <u>existing</u> one- or two-family residential district: 66 feet for one-story units (complies) 84 feet for two-story units (complies) All other boundaries 30 feet (waiver requested)
Height	36 feet maximum	28 feet (complies)
MFD	MFD Site Plan required	MFD Site Plan will not be submitted (waiver requested)
Fencing	Fences shall not be located in the area between building facades and the property line.	Fencing shall be allowed in the area between between building facades and the property line (waiver requested)

Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan designates the subject property as Agricultural/Vacant on the Future Land Use Map. Zoning in alignment with this Comprehensive Plan designation would be “AG” Agricultural zoning, which is currently in place. See red box below:

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture	AG
Rivers, Lakes, Streams, 100 Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Roads, railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
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

Unless the City intends for this parcel to remain as undeveloped preserve land or agricultural uses, then the Future Land Use Plan designation would need to be modified. In order to accommodate the current proposal, a designation of Medium Density Residential would be required in order to accommodate a PD with a base zoning of “CR” Low Density Multifamily (shown in purple boxes above).

In addition, the development aligns with the specific sector-related growth policies for Far Northwest that are outlined below:

- (1) Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- (6) Promote innovative development projects that showcase Green Infrastructure practices, conserve riparian buffers to protect the water quality of Lake Worth and Eagle Mountain Lake, and extend greenway networks with hike & bike trails.

The proposed zoning **is not consistent** with the Comprehensive Plan. However, due to conformance with the policies stated above, and given the amount of land preserved in the design, staff is supportive of the request for rezoning to “PD/CR” – Planned Development/Low Density Multifamily. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

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 site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Zoning and Land Use

(all comments addressed)

- ~~Rep. confirmed latest unit count of 319 as of 1/24/2022.~~
- ~~Rep. confirmed meeting w/ Council Member Leonard Firestone, tentative meeting scheduled w/ Lake Country POA in early February.~~
- ~~Staff recommends meeting with North Fort Worth Neighborhood Alliance.~~
- ~~Staff recommends consultation with Urban Forestry Department – Bryan Lyness, Sr. Planner.~~
- ~~Any revised Site Plan should be uploaded in the Accela online portal.~~
- ~~General Landscaping requirement is 10% of site. Refer to Sections 6.301 & 4.710.d.6 of the COFW Zoning Ordinance for specific planting requirements.~~
- ~~One Family Residential "A-5" zoning along all western property lines—specific setbacks apply. 30' minimum off property line for all structures. Additional setback of 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. If non-compliant, list as waiver under the PD comparison table.~~
- ~~1 parking space (9'x18') per bedroom, plus 1 parking space per 250 per club or office space. Tire stops are not required if the parking lot has a curb, but if you are installing any tire stops, please depict those on the site plan & ensure 18' measurement is measured from tire stop back. Add a note to the effect of confirming all parking spaces will meet minimum dimensions found in COFW Zoning Ordinance Section 6.202.~~
- ~~Correct signature line to "Director of Development Services".~~
- ~~Some of the 3' meandering sidewalks/trails appear to go off site (around property lines N 64 28 29 E 196.94' & N 16 37 50 E 229.43').~~
- ~~Relocate comparison chart from Narrative to Site Plan. Utilize existing "CR" table with all line items (see on Pg. 1 of attachment) with a comparison column showing PD standards and compliance (complies) or waiver (does not comply). Rear yard, Side Yard, and Setback adjacent to One or Two Family Residential are not currently shown.~~
- ~~Strike building separation from comparison table (not zoning related— Note 12 should be sufficient).~~
- ~~Strike Note 2 (appears to be carry over from a separate development).~~
- ~~Note 11— Remove private yards from Open Space calculations. If the Open Space falls below 60%, simply request a waiver through the PD for the lower amount. Staff is not supportive of counting private yards in the calculations for Open Space.~~
- ~~Provide separate exhibit (upload to Accela) showing Open Space diagram with green shading as well as calculations. Refer to COFW Zoning Ordinance Section 4.710.d.7.g for what areas count towards calculation of Open Space.~~
- ~~Two parking spaces from the Lake Country Drive entrance need to be pushed back behind the units (no parking in front of the projected front yard of the units). This will result in two parallel spaces removed.~~
- ~~Any fencing between the buildings and the public rights of way must be pushed back behind the units. Must be listed as a waiver in the table if you do not intend to comply with the Ordinance regulation.~~
- ~~There will be a 5' buffer yard required along any adjacency to the one- and two- family district. The alley on the west appears to be within the 5' but can't tell for sure.~~
- ~~Need confirmation that units meet setbacks along western property line adjacent to A-5 zoning. 84 feet off property line minimum for unit types 2, 3, 4, & 6; 66 feet for unit types 1 and 5.~~
- ~~Revise parking count by 2. Should be 734 spaces (1 per bedroom) and 746 spaces for total parking required~~
- ~~Include open space percentage (54%) on Open Space diagram.~~
- ~~Add MFD waiver and fencing waiver to bottom left comparison table on Site Plan.~~
- ~~Increased setbacks* apply to entire western property line adjacent to A-5.~~

- ~~*30' minimum off property line for all structures. Additional setback of 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 [84 feet off property line minimum for unit types 2, 3, 4, & 6; 66 feet for unit types 1 and 5.]~~

Fire Department

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
 1. Additional hydrants will be required.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Reference Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants
 2. Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Permits are required.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.6 Security Gates
 3. Minimum fire lane width for multi-family projects is 26'. Where divided by medians, a minimum of 20' on either side of the median is required.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.1 Fire Lane Specifications
 4. For "alleys": All structures must be addressed from a platted Emergency Access Easement that is a minimum of 26' wide. Approved turn-arounds must be provided for dead end Emergency Access Easements longer than 150' in length.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.7 Fire Lane Specifications
 5. Cul-de-sac required to be marked as a minimum of 100 feet diameter.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.5 Fire Lane Specifications
 6. Minimum turn radii for Emergency Access Easements is 25' inside and 51' outside.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503 Fire Lane Specifications
 7. Hose lay must be provided to all exterior portions of each structure within 150, measured along a 5' wide unobstructed path.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.1 Buildings and Facilities
 8. The north section of the project area appears to fall within a Limited Purpose District.

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 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)

Stormwater

Contact: sds@fortworthtexas.gov

FYI, an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.

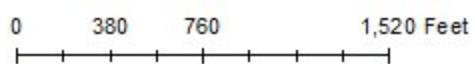
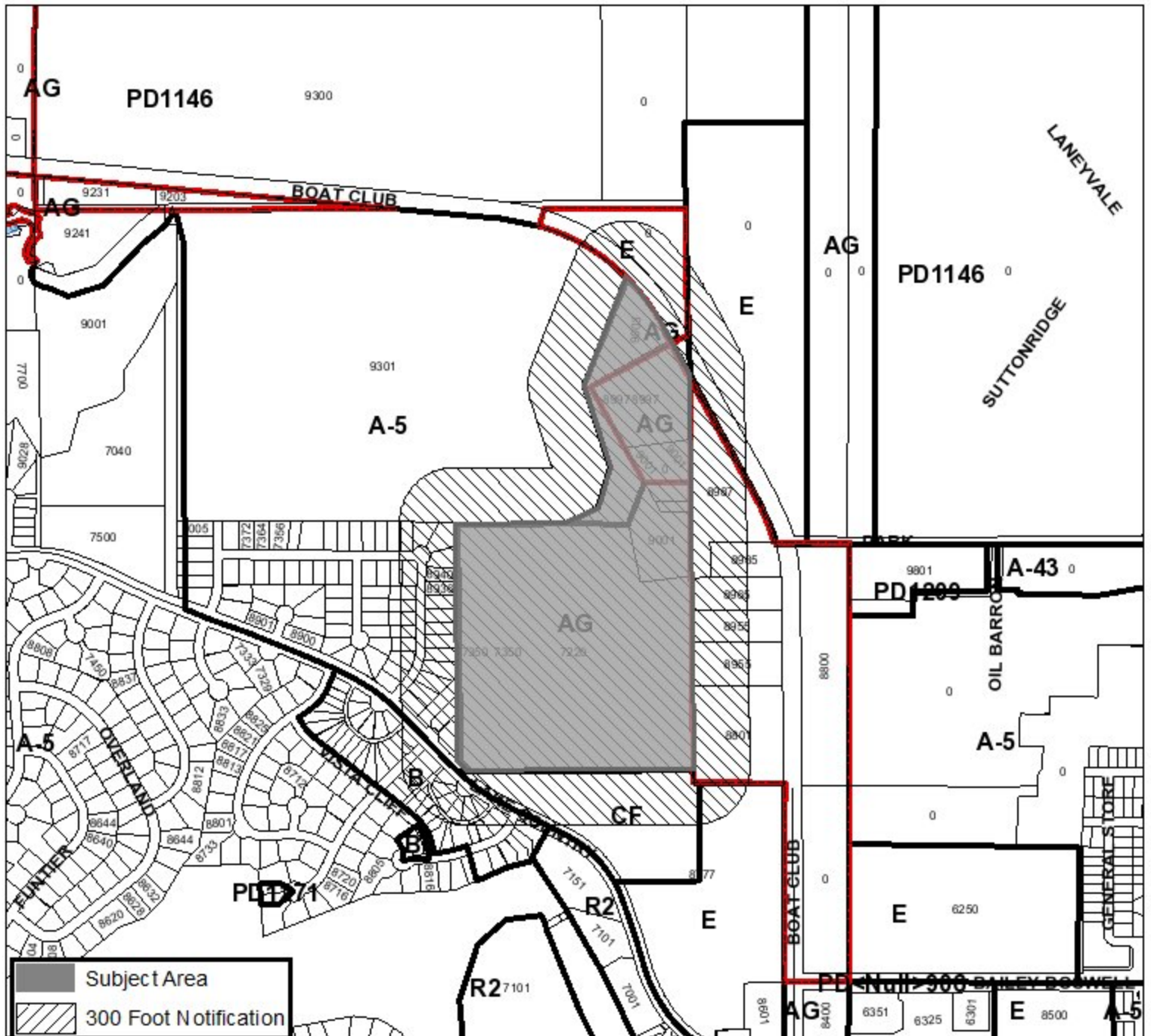
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



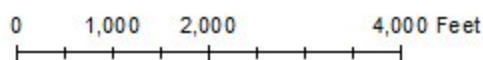
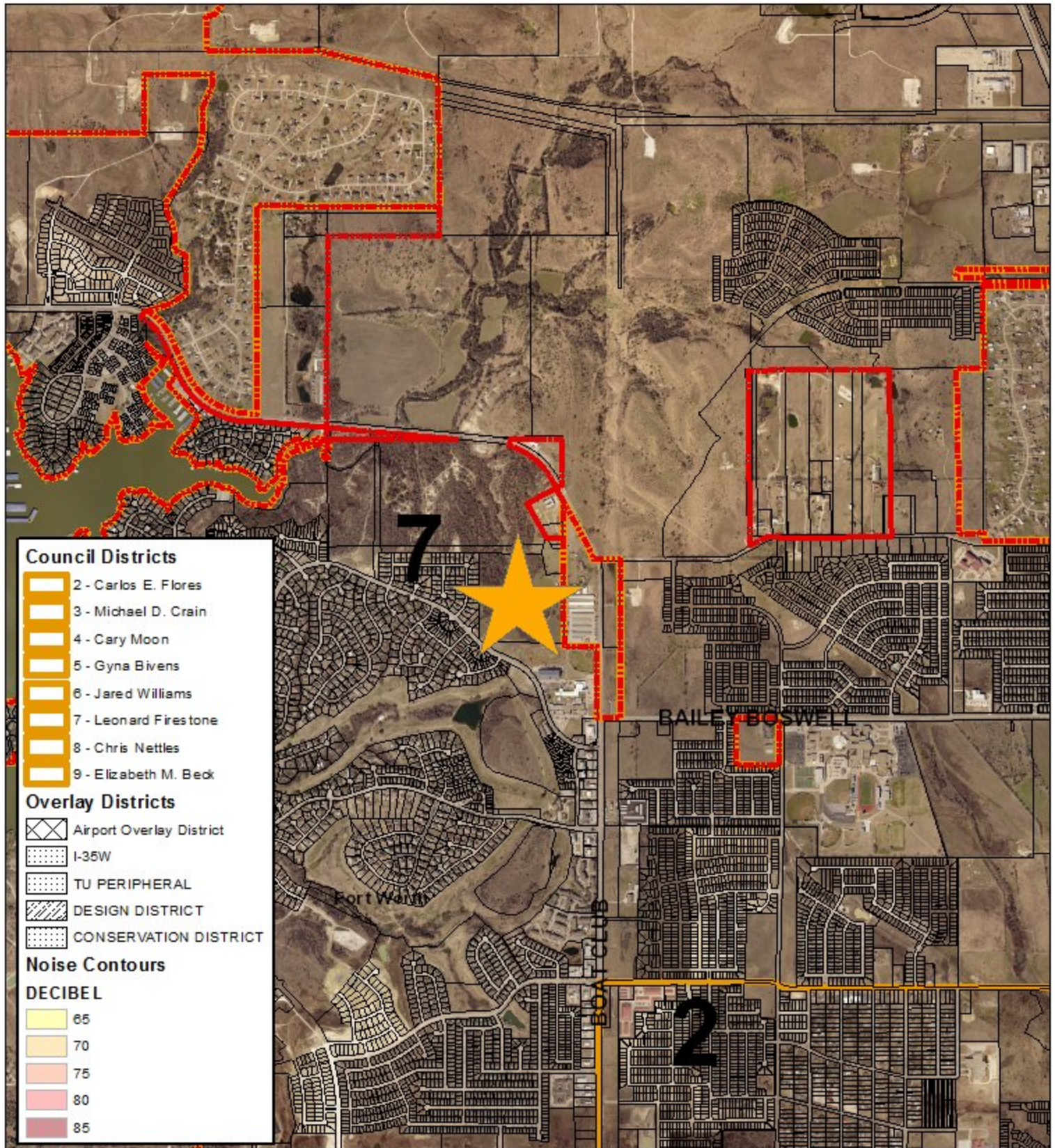
ZC-22-007

Area Zoning Map

Applicant: Paul Krause, Buffer LLC, Eagle Mt. Lake Farms LLC
 Address: 7350 Lake Country Drive, 9000 blk Boat Club Road
 Zoning From: AG
 Zoning To: PD for CR uses plus detached multifamily
 Acres: 51.71062955
 Mapsco: 32EK
 Sector/District: Far Northwest
 Commission Date: 3/9/2022
 Contact: 817-392-8043



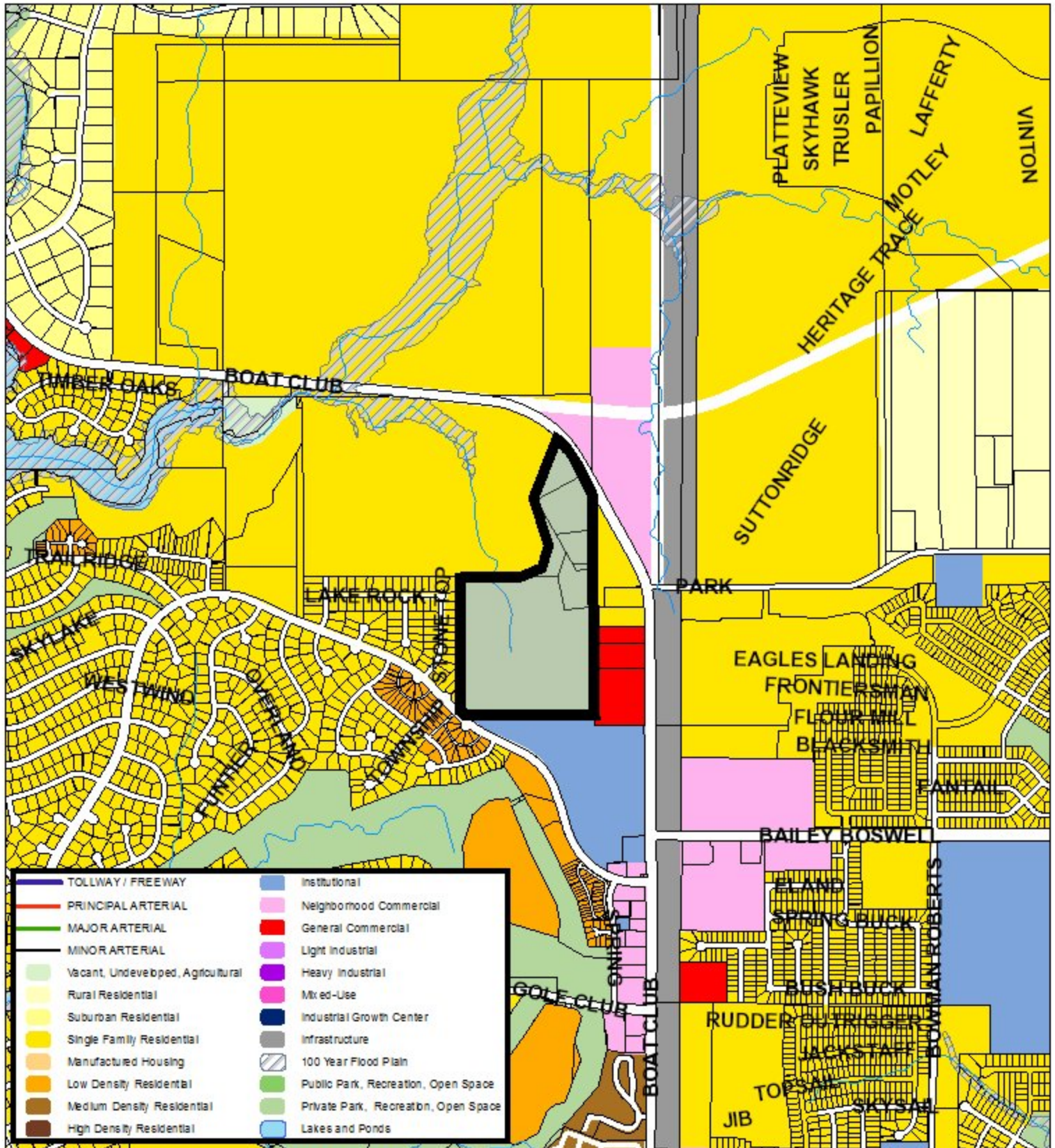
Area Map





ZC-22-007

Future Land Use

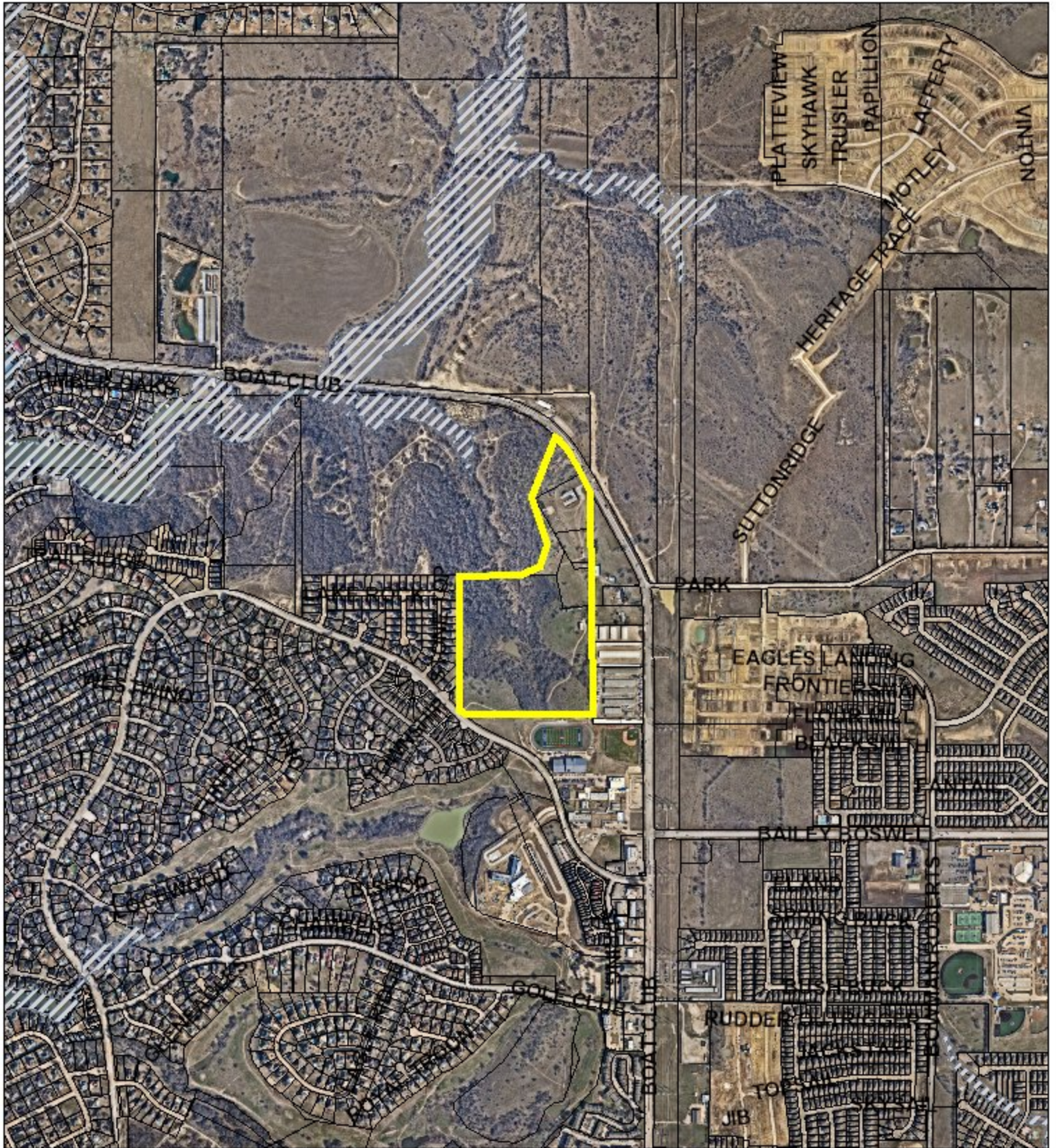


1,200 600 0 1,200 Feet

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.

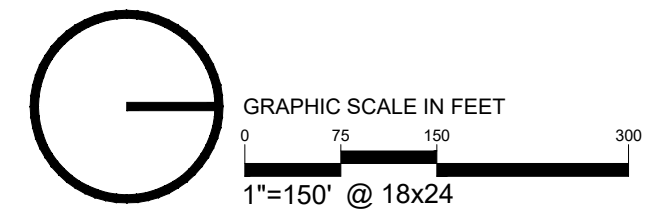


Aerial Photo Map



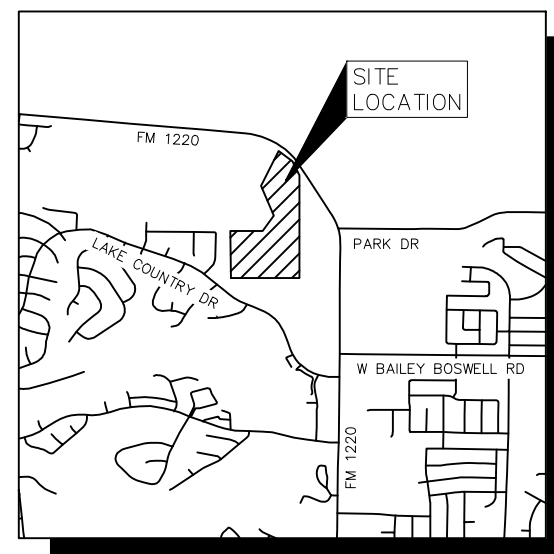
0 750 1,500 3,000 Feet



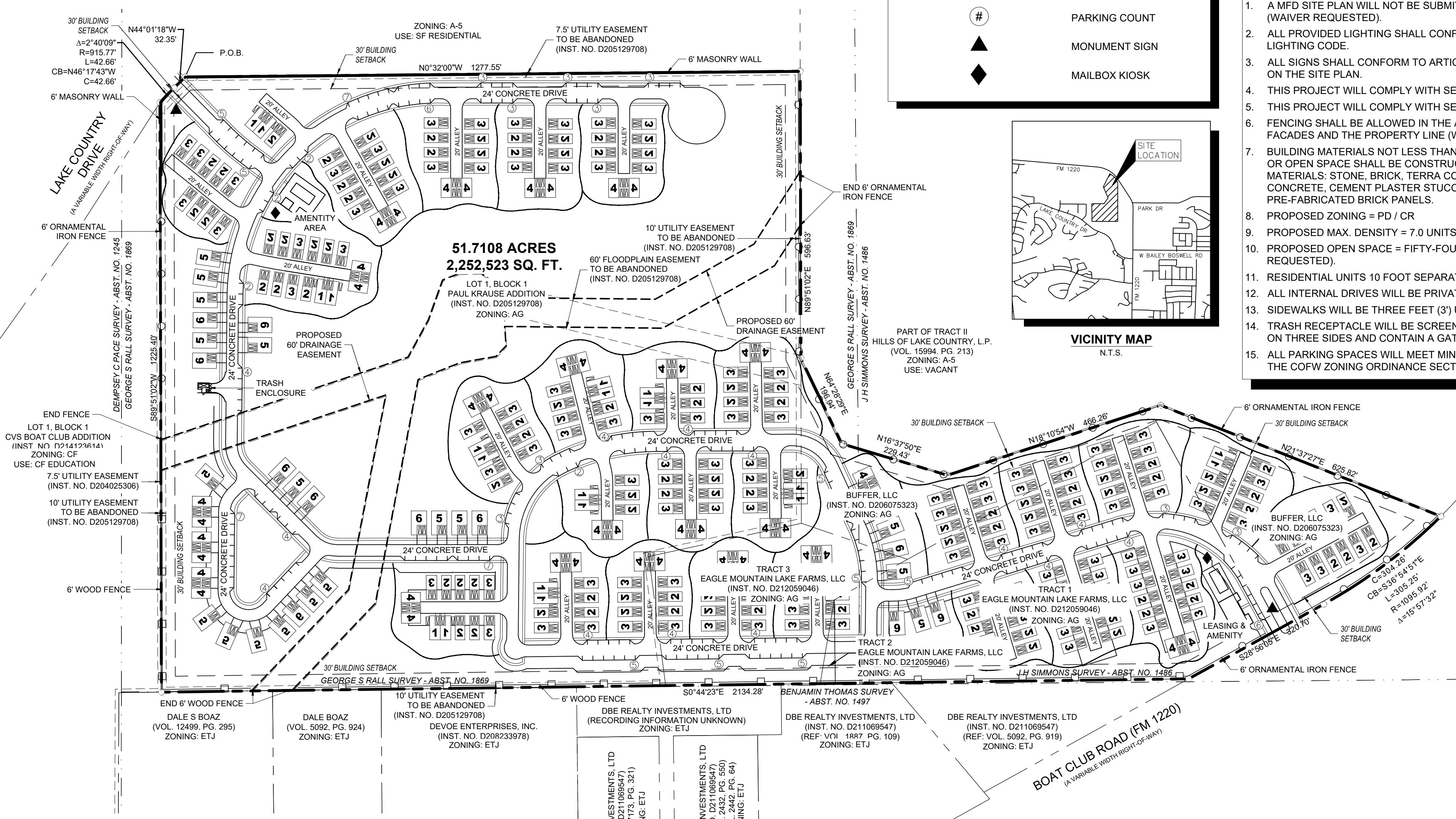


LEGEND

- PROPERTY BOUNDARY
- # PARKING COUNT
- ▲ MONUMENT SIGN
- ◆ MAILBOX KIOSK



- NOTES**
- A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT (WAIVER REQUESTED).
 - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS UNLESS SPECIFIED ON THE SITE PLAN.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - FENCING SHALL BE ALLOWED IN THE AREA BETWEEN BUILDING FACADES AND THE PROPERTY LINE (WAIVER REQUESTED).
 - BUILDING MATERIALS NOT LESS THAN 70% FACING A PUBLIC STREET OR OPEN SPACE SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS: STONE, BRICK, TERRA COTTA, PATTERNED PRE-CAST CONCRETE, CEMENT PLASTER STUCCO, CEMENT BOARD SIDING OR PRE-FABRICATED BRICK PANELS.
 - PROPOSED ZONING = PD / CR
 - PROPOSED MAX. DENSITY = 7.0 UNITS / ACRE
 - PROPOSED OPEN SPACE = FIFTY-FOUR PERCENT (54%) (WAIVER REQUESTED).
 - RESIDENTIAL UNITS 10 FOOT SEPARATION.
 - ALL INTERNAL DRIVES WILL BE PRIVATE.
 - SIDEWALKS WILL BE THREE FEET (3') UNLESS OTHERWISE LABELED.
 - TRASH RECEPTACLE WILL BE SCREENED IN WITH A 6' MASONRY WALL ON THREE SIDES AND CONTAIN A GATE.
 - ALL PARKING SPACES WILL MEET MINIMUM DIMENSIONS FOUND IN THE COFW ZONING ORDINANCE SECTION 6.202.



OWNERS:

PAUL KRAUSE
7350 LAKE COUNTRY DRIVE
FORT WORTH, TX 76179
817-991-7214

GERALD FANTASKY
8997 BOAT CLUB ROAD
FORT WORTH, TX 76179
817-707-4366

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET
STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JOHN AINSWORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11
SUITE 1300
FORT WORTH, TX 76102
817-339-2275

REQUIREMENT	CR/ MFD STANDARDS	PROPOSED PD/ CR
Open space	60% minimum	54% (waiver requested)
Units per acre	16 maximum	7 units per acre (complies)
Front yard	20 feet minimum	30 feet (complies)
Rear yard	5 feet minimum	30 feet (complies)
Side yard	Interior lot = 5 feet minimum Corner lot = 20 feet minimum adjacent to side street	30 feet (complies)
Setback adjacent to one- or two-family residential district	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	Adjacent to existing one- or two-family residential district: 66 feet for one-story units (complies) 84 feet for two-story units (complies) All other boundaries 30 feet (waiver requested)
Height	36 feet maximum	28 feet (complies)
MFD	MFD Site Plan required	MFD Site Plan will not be submitted (waiver requested)
Fencing	Fences shall not be located in the area between building facades and the property line.	Fencing shall be allowed in the area between building facades and the property line (waiver requested)

RESIDENTIAL SUMMARY

UNIT TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	MAX UNIT DIMENSIONS	# OF STORIES	UNITS (+/-)	% OF UNITS
1 - BOWERY	ONE	761	22'	22' x 50'	ONE	26	8.2%
2 - CARNABY	TWO	1,020	28'	20' x 50'	TWO	106	33.2%
3 - GRAFTON	THREE	1,391	28'	22' x 50'	TWO	110	34.5%
4 - ABBEY	TWO	1,006	28'	32' x 40'	TWO	47	14.7%
5 - BEALE	TWO	1,084	22'	32' x 50'	ONE	18	5.6%
6 - ORCHARD	THREE	1,469	28'	32' x 50'	TWO	12	3.8%
TOTALS		365,338				319	100%

PARKING SUMMARY

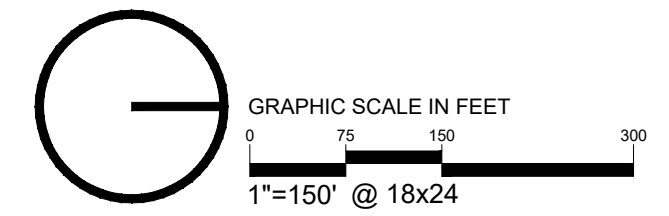
Parking Required = 746 spaces
12 spaces (1 per 250 SF indoor recreation = 3025 SF)
734 spaces (1 per bedroom)
Parking Provided = 804 spaces
612 Enclosed Attached Garage
26 Uncovered Alley
166 Uncovered Parallel
ADA Parking Required = 17 spaces (2% of total)
ADA Parking Provided = 17 spaces

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

LAKE COUNTRY COTTAGES

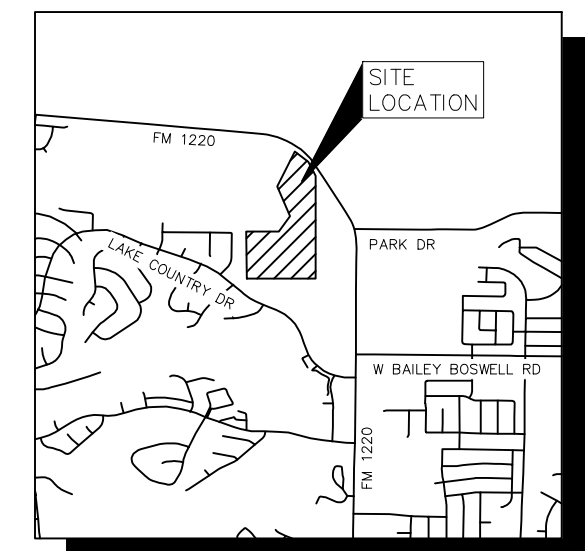
ZONING SITE PLAN
ZC 22-007
FORT WORTH, TX
FEBRUARY 2022

RECORD STREET RESIDENTIAL

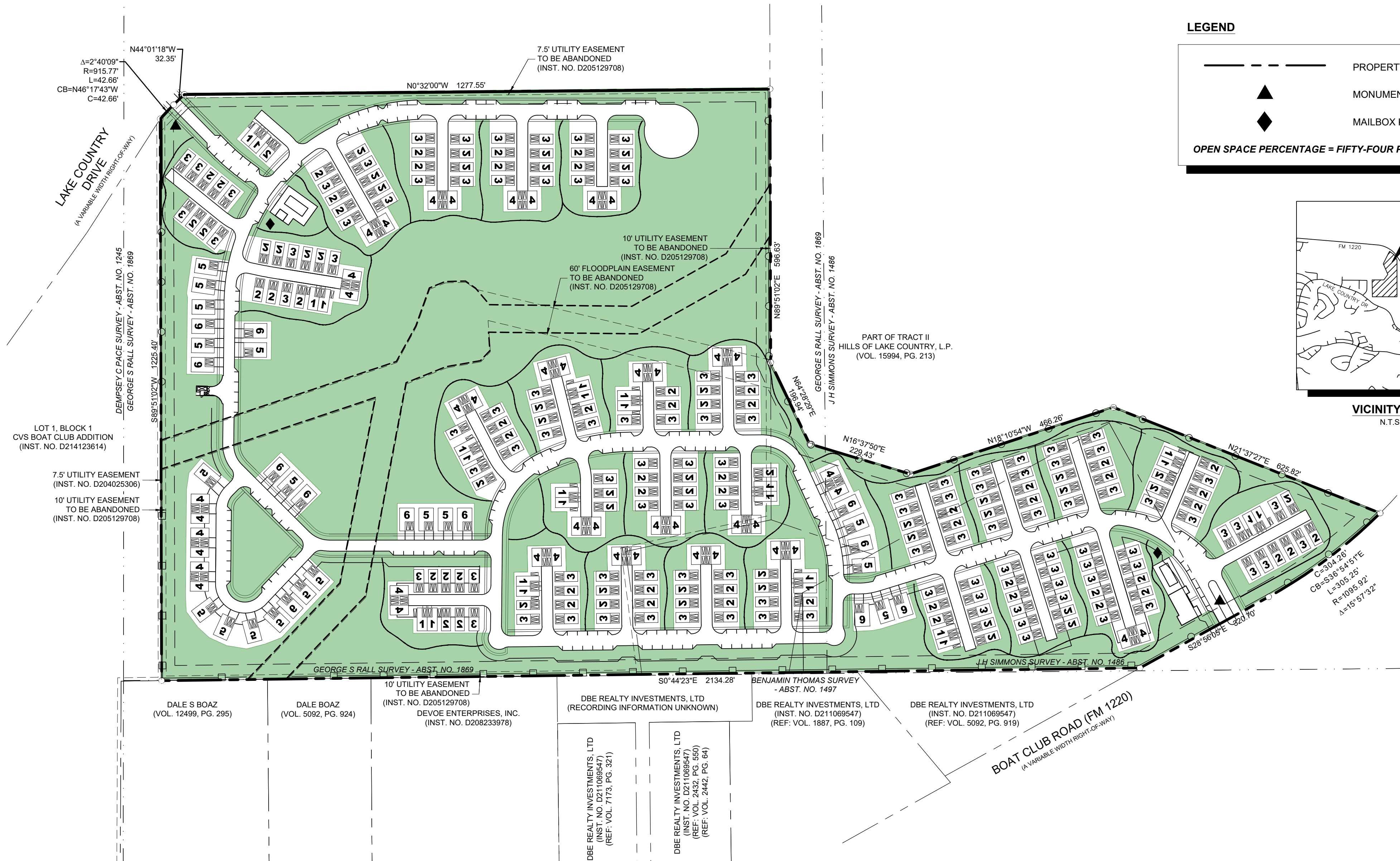


LEGEND

PROPERTY BOUNDARY
 MONUMENT SIGN
 MAILBOX KIOSK
OPEN SPACE PERCENTAGE = FIFTY-FOUR PERCENT (54%)



VICINITY MAP
N.T.S.



OWNERS:

PAUL KRAUSE
7350 LAKE COUNTRY DRIVE
FORT WORTH, TX 76179
817-991-7214

GERALD FANTASKY
8997 BOAT CLUB ROAD
FORT WORTH, TX 76179
817-707-4366

DEVELOPER:

ALEXANDRA JOHNSON
REPUBLIC PROPERTY GROUP
400 S. RECORD STREET, STE. 1200
DALLAS, TX 75202
817-455-7315

ENGINEER:

JOHN AINSWORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2275

RESIDENTIAL SUMMARY

UNIT TYPE	# OF BEDROOMS	FLOOR AREA (SF)	MAX HEIGHT	MAX UNIT DIMENSIONS	# OF STORIES	UNITS (+/-)	% OF UNITS
1 - BOWERY	ONE	761	22'	22' x 50'	ONE	26	8.2%
2 - CARNABY	TWO	1,020	28'	20' x 50'	TWO	106	33.2%
3 - GRAFTON	THREE	1,391	28'	22' x 50'	TWO	110	34.5%
4 - ABBEY	TWO	1,006	28'	32' x 40'	TWO	47	14.7%
5 - BEALE	TWO	1,084	22'	32' x 50'	ONE	18	5.6%
6 - ORCHARD	THREE	1,469	28'	32' x 50'	TWO	12	3.8%
TOTALS		365,338				319	100%

PARKING SUMMARY

Parking Required = 748 spaces
12 spaces (1 per 250 SF indoor recreation = 3000 SF)
736 spaces (1 per bedroom)
Parking Provided = 804 spaces
614 Enclosed Attached Garage
24 Uncovered Alley
166 Uncovered Parallel
ADA Parking Required = 17 spaces (2% of total)
ADA Parking Provided = 17 spaces

LAKE COUNTRY COTTAGES

OPEN SPACE EXHIBIT
ZC 22-007
FORT WORTH, TX
FEBRUARY 2022

RECORD STREET RESIDENTIAL



Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-21-214

Council District: 2

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Big Brother Holding Company

Site Location: 1821 & 1827 Grand Avenue

Acreage: 0.14 acres

Request

Proposed Use: Single-family home

Request: From: “ER” Neighborhood Commercial Restricted

To: “A-5” One-Family

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

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](#)
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 18th Street in-between Jacksboro Hwy and Grand Avenue. The applicant is proposing to change the zoning from “ER” Neighborhood Commercial Restricted to “A-5” One-Family for single-family home. The applicant is in the process of building a couple of single-family homes along Grand Avenue and would like to utilize the proposed site for single-family purposes. Surrounding land uses are primarily residential with commercial along Jacksboro Highway. The contour of the area also has steep grade, increasing up a hill along towards Grand Avenue and lowering the closer you get to Jacksboro. Single-family is appropriate at this location.

Surrounding Zoning and Land Uses

North “A-5” One-Family; “E” Neighborhood Commercial / residential, motel
East “A-5” One-Family/ single-family
South “E” Neighborhood Commercial / commercial, automotive
West “E” Neighborhood Commercial / commercial

Recent Zoning History

- ZC-10-181 Council Initiated Rezoning from “B” Two-Family to “A-5” One-Family (subject property)

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
West Side Alliance	Inter-District 2 Alliance
Crestwood NA	North Side NA*
Tarrant Regional Water District	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

* *The subject property lies in close proximity to this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land consists of residential uses to the north and east with commercial uses south and west. The applicant would like to incorporate a small area of land into existing A-5 adjacent the site to construct single-family residential. The bulk of commercial is located along Jacksboro Highway.

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

Comprehensive Plan Consistency – Northside

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 (Minor Boundary Adjustment)** 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 3.2. NEIGHBORHOOD ALIGNMENT

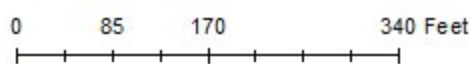
3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.



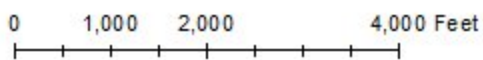
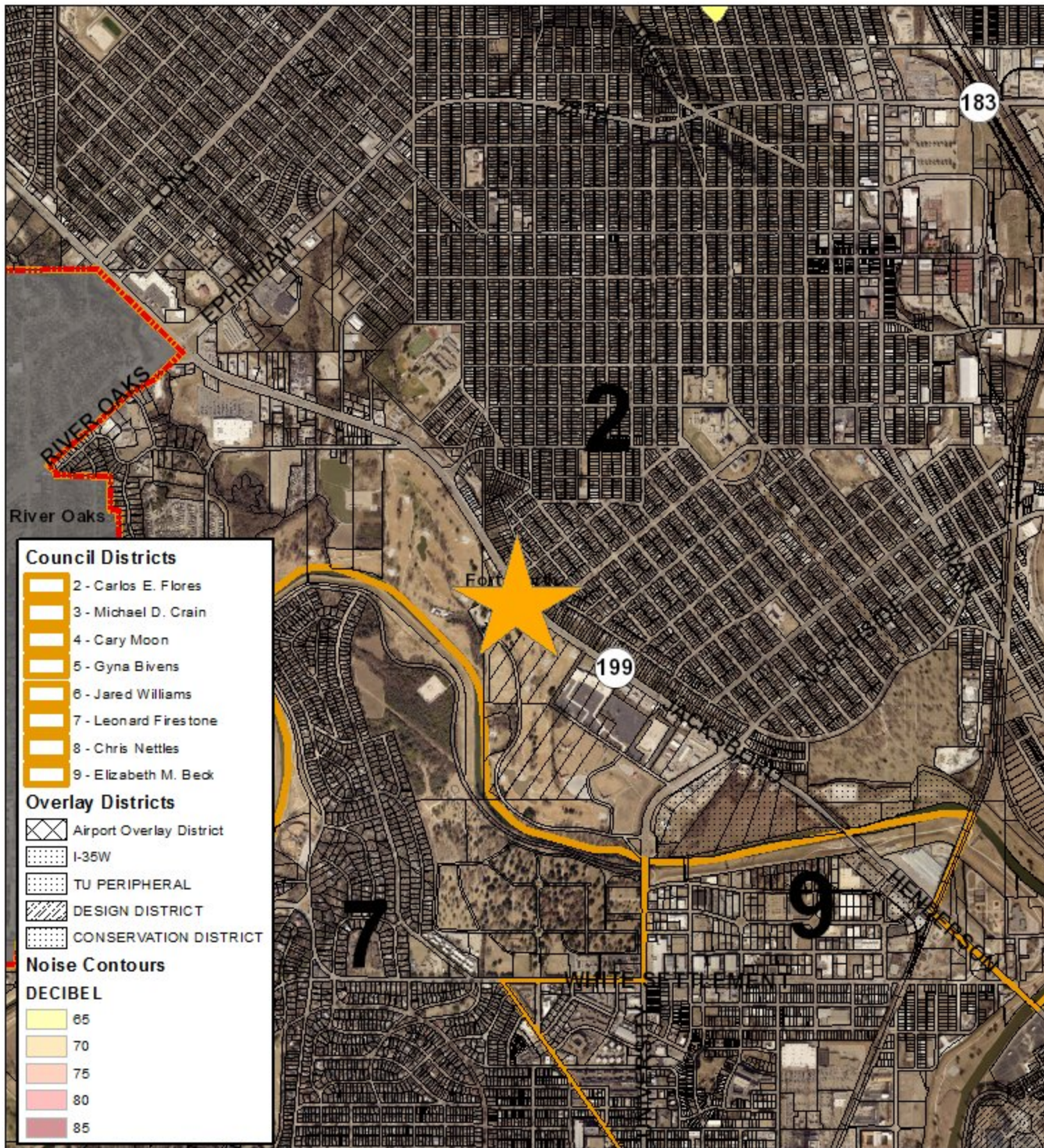
ZC-21-214

Area Zoning Map

Applicant: Big Brother Holding Company, LLC
 Address: 1821 & 1827 Grand Avenue
 Zoning From: ER
 Zoning To: A-5
 Acres: 0.14050257
 Mapsco: 62N
 Sector/District: Northside
 Commission Date: 3/9/2022
 Contact: 817-392-8028



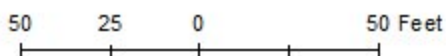
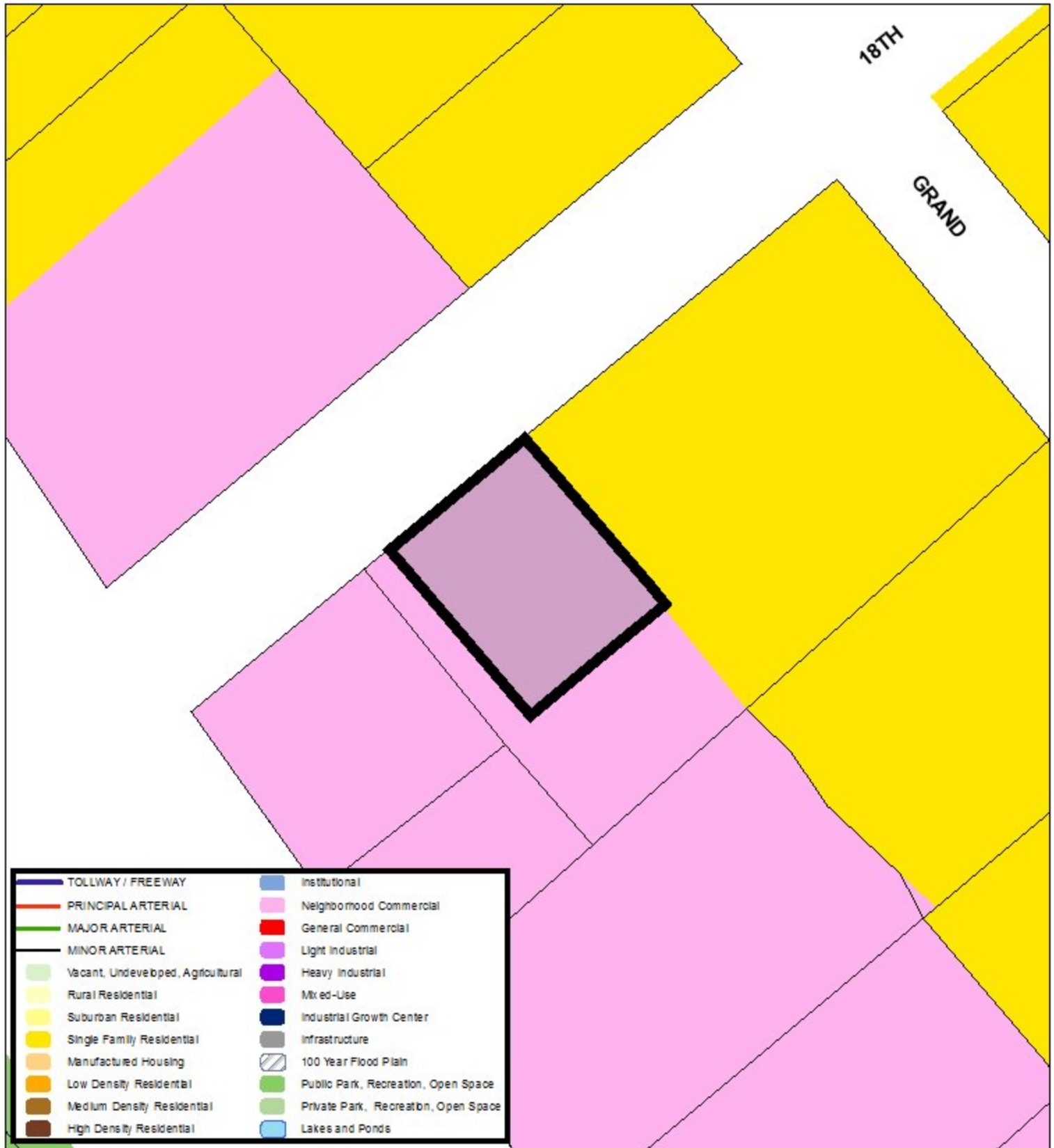
Area Map





ZC-21-214

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-21-214

Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-010

Council District: 8

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Lee Scott / Pape-Dawson Engineers

Site Location: 10428 Almondtree Drive, 1801 McPherson Road

Acreage: 3.02 acres

Request

Proposed Use: Single-Family Residential

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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](#)
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 at the northwest corner of McPherson Road and Forest Hill Everman Road. This site, as well as all immediately adjacent land, is currently vacant. The subject property is zoned “E” Neighborhood Commercial and surrounding property to the north, east, and west is zoned either “A-5” One-Family or “B” Two-Family. The applicant is requesting to rezone the subject property to “A-5” One-Family in order to develop it as part of a larger single-family development planned for this area.

Surrounding Zoning and Land Uses

North “A-5” One-Family and “B” Two-Family / vacant, single-family residences located further north
East “B” Two-Family / vacant
South (across McPherson Road) “E” Neighborhood Commercial / vacant
West “A-5” One-Family / vacant

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Everman ISD

The subject property is not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the subject property from “E” Neighborhood Commercial to “A-5” One-Family. All surrounding property on the north side of McPherson Road is zoned for residential use and much of the vacant land is under common ownership. The property owner intends to develop the surrounding land for single-family residential use and would like to incorporate the subject property into this development. This new development would connect with the existing single-family subdivision to the north.

Property to the south, across McPherson Road, is zoned “E” Neighborhood Commercial and “ER” Neighborhood Commercial Restricted. This land is currently vacant as well.

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

Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map. “A-5” One-Family is listed as an appropriate zoning district within 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

In addition, the proposed zoning aligns with the following policies of the Comprehensive Plan:

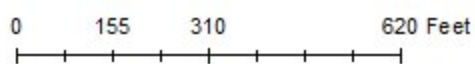
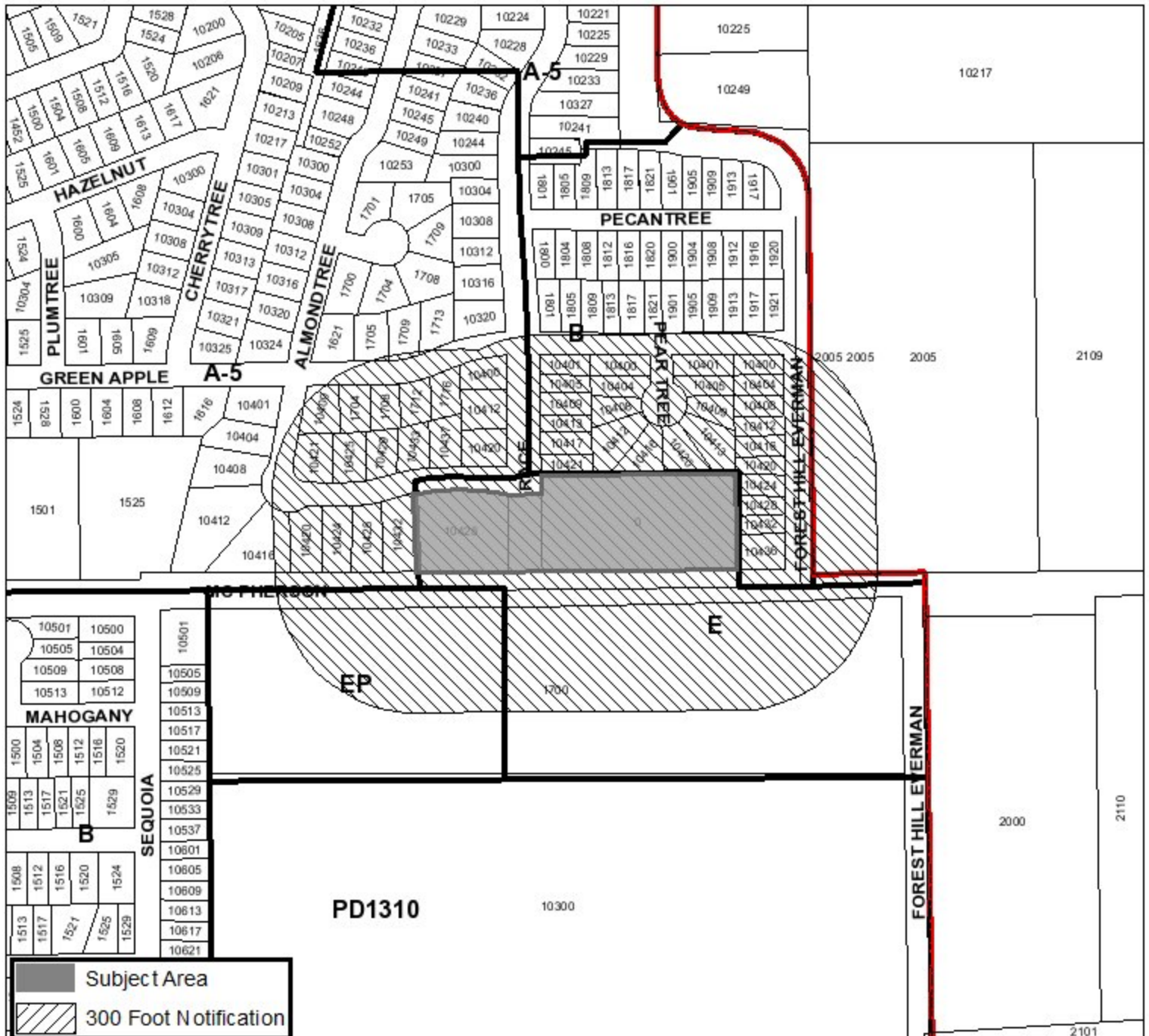
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

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

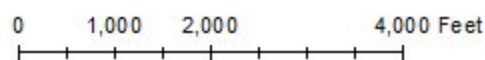
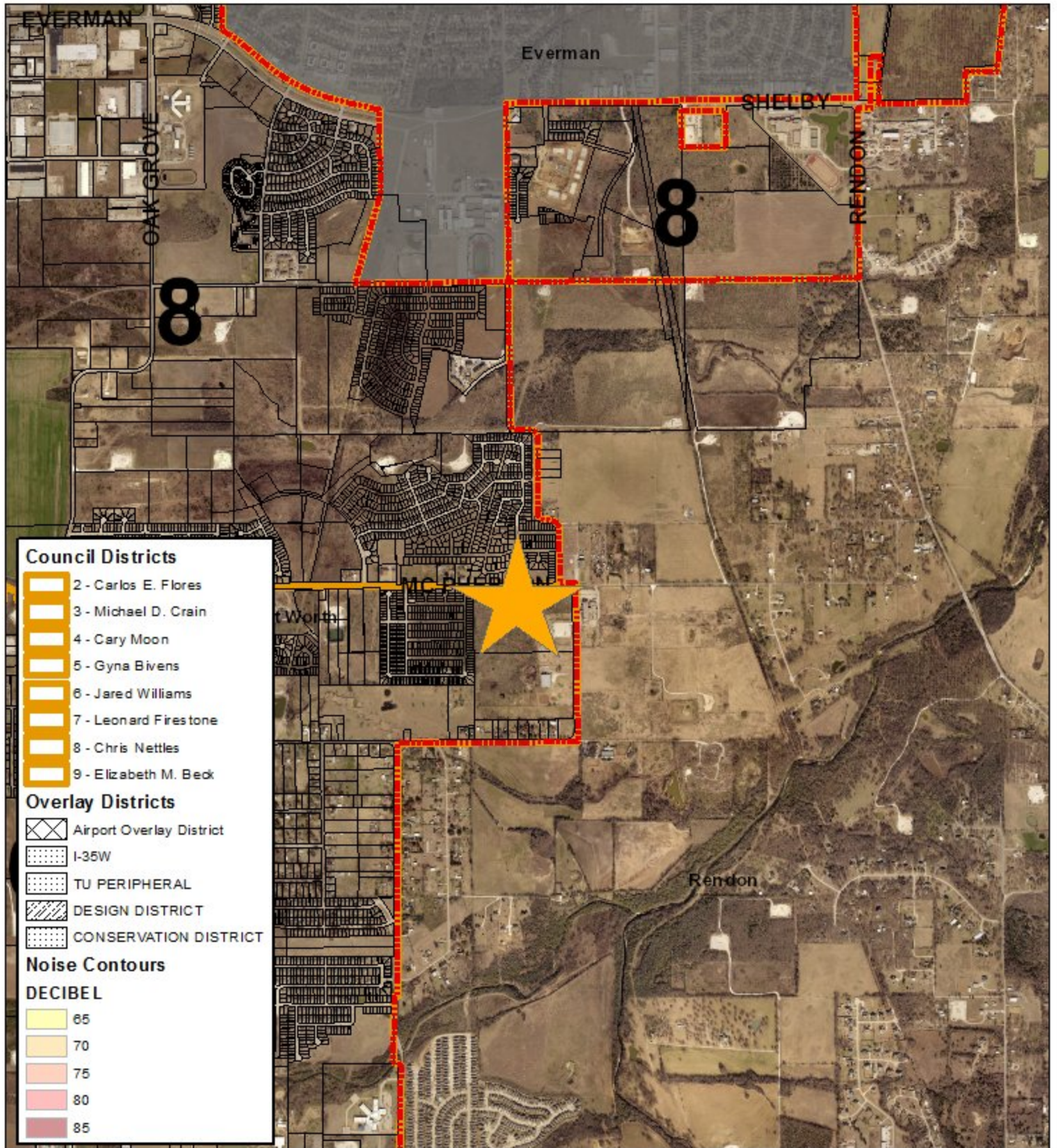


Area Zoning Map

Applicant: Lee Scott
 Address: 10428 Almondree Drive, 1801 McPherson Road
 Zoning From: E
 Zoning To: A-5
 Acres: 3.01818821
 Mapsco: 106W
 Sector/District: Far South
 Commission Date: 3/9/2022
 Contact: 817-392-2495



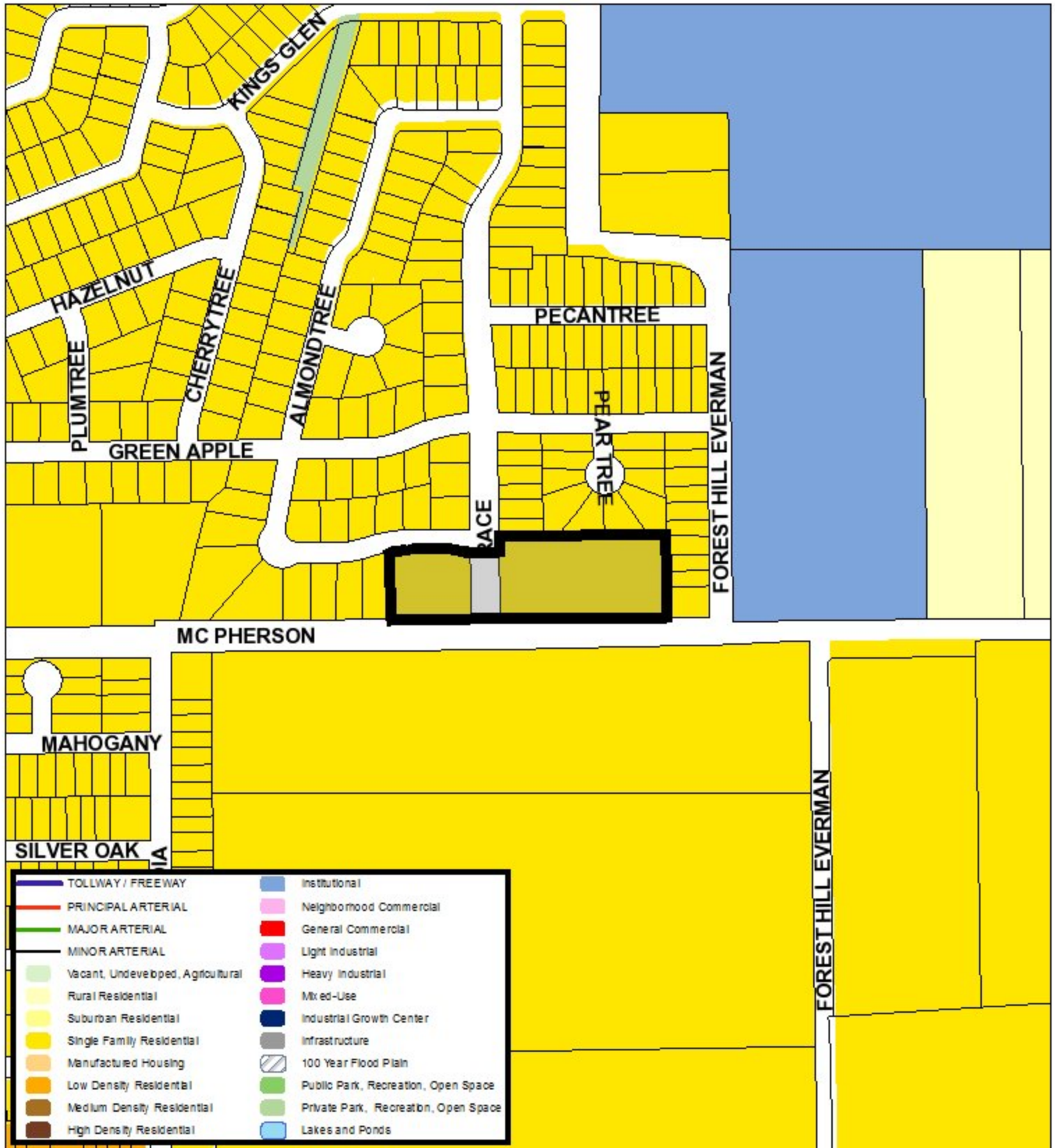
Area Map





ZC-22-010

Future Land Use



330 165 0 330 Feet

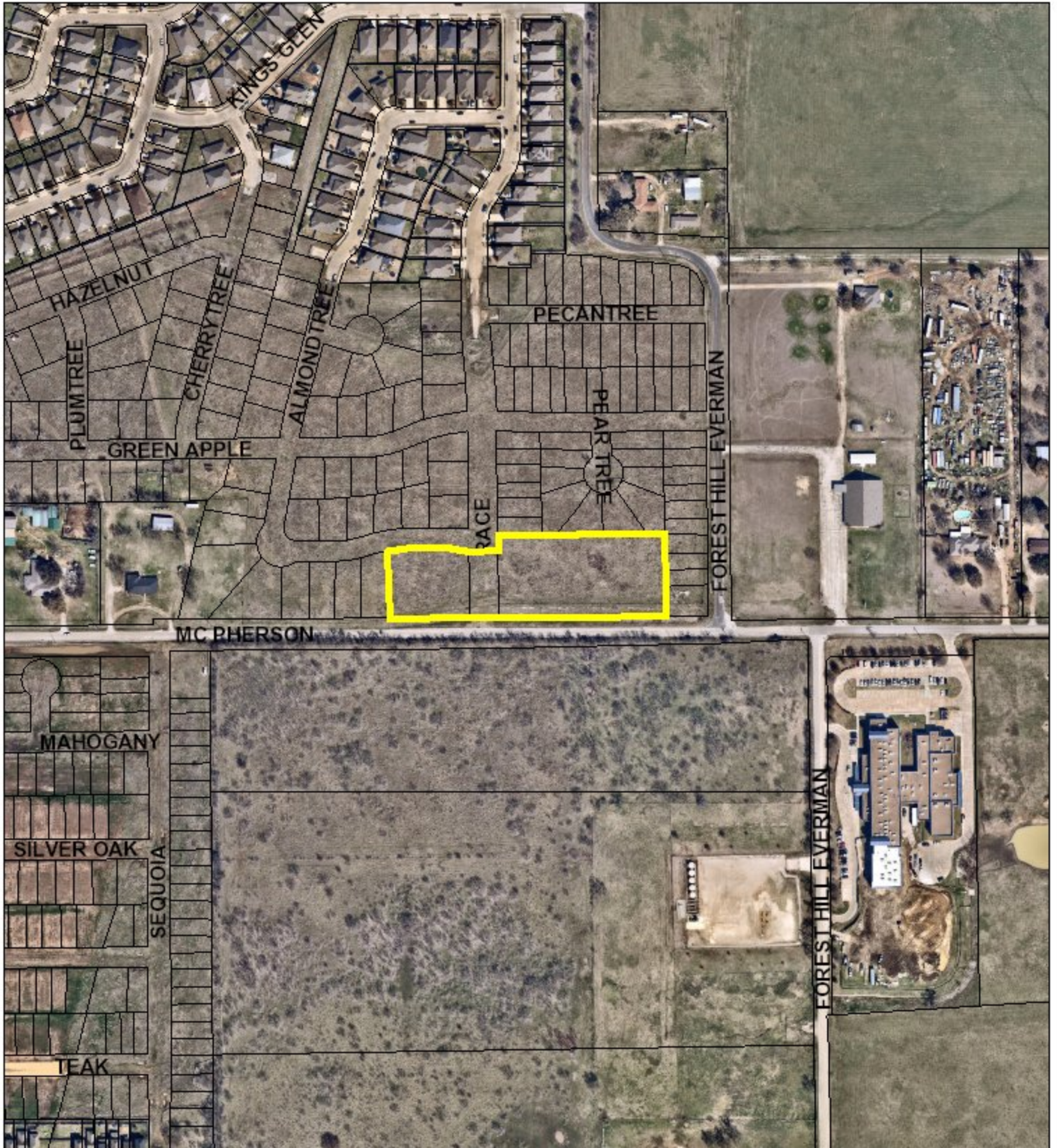
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-010

Aerial Photo Map



0 210 420 840 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-012

Council District: 6

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Saade Brothers Development Corp. / Alliance Industrial Partners, LLC

Site Location: 10800 - 10900 blocks South Freeway (I-35W)

Acreage: 0.26 acres

Request

Proposed Use: Industrial / Warehouse

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

To: "I" Light Industrial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency).**

Staff Recommendation: **Approval**

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](#)
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 west side of South Freeway (I-35) south of its intersection with McPherson Boulevard. This 0.26-acre property is part of a much larger tract of land that is intended for industrial development. Nearly all land fronting the west side of South Freeway between McPherson Boulevard and Rendon Crowley Road is zoned “I” Light Industrial. This area borders an existing single-family subdivision located further west. The subject property appears to be a small remainder tract that was zoned “A-5” One-Family but never developed for residential use. The applicant is requesting to rezone this portion to “I” Light Industrial to create a uniform zoning across the entire site before proceeding with development.

The Zoning Ordinance includes specific buffer and landscaping requirements for industrial development adjacent to one or two-family zoning districts (Section 6.300(k)). This includes a 50-foot supplemental building setback, solid screening wall, 20-foot landscaped bufferyard with specific tree planting requirements, and other specific building, lighting, and signage restrictions. As a result, no development is proposed on the subject property itself, as most of it is located within the required 50-foot supplemental building setback.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family dwellings
East “I” Light Industrial / vacant
South “I” Light Industrial / vacant
West “A-5” One-Family / single-family dwellings

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
The Parks of Deer Creek HOA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Burleson ISD	Crowley ISD

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone this property from “A-5” One-Family to “I” Light Industrial. All surrounding property between this site and South Freeway is zoned “I” Light Industrial, as is the majority of property fronting the highway between McPherson Boulevard and Rendon Crowley Road. While much of this land is currently vacant, there is a large warehouse development currently under construction to the south of this site, closer to Rendon Crowley Road.

Property to the west is zoned “A-5” One-Family and is developed as a single-family subdivision. The Zoning Ordinance includes specific protections for single-family properties adjacent to industrial development, including screening, landscaping, and a 50-foot supplemental building setback requirement as described in Section 6.300(k).

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

Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. “I” Light Industrial is not specifically listed as an appropriate zoning district within this designation.

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

However, the proposed zoning does align with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- 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.

The proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan. However, due to conformance with the policies stated above and given the existing industrial zoning on the remainder of the site, staff is supportive of the request for rezoning to “I” Light Industrial in this location.

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

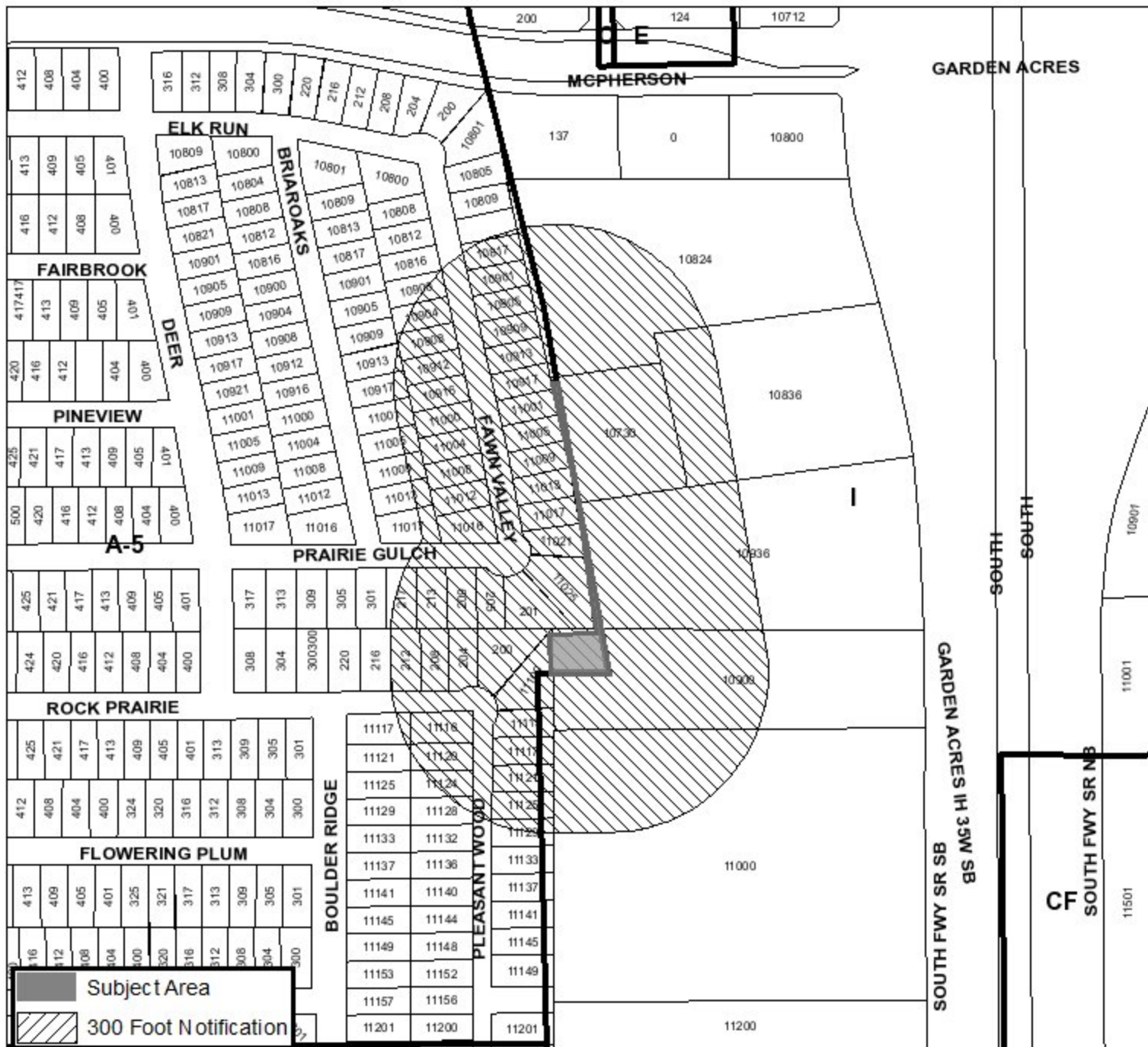
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



ZC-22-012

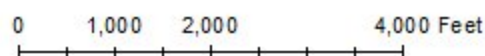
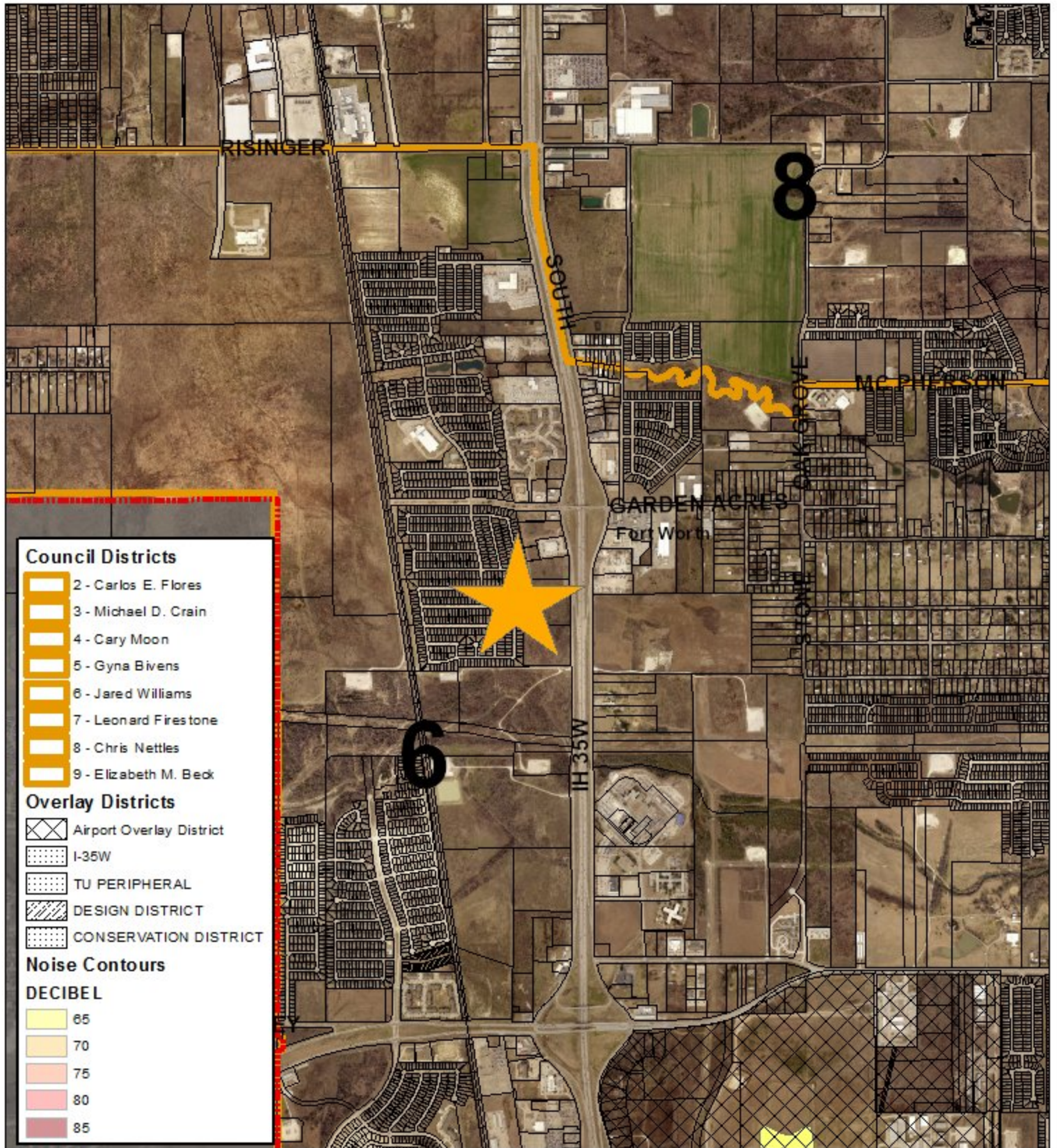
Area Zoning Map

Applicant: Saade Brothers Development Corp.
 Address: 10800 - 10900 blocks South Freeway (I-35W)
 Zoning From: A-5
 Zoning To: I
 Acres: 0.26076735
 Mapsco: 119A
 Sector/District: Far South
 Commission Date: 3/9/2022
 Contact: 817-392-2495



0 137.5 275 550 Feet

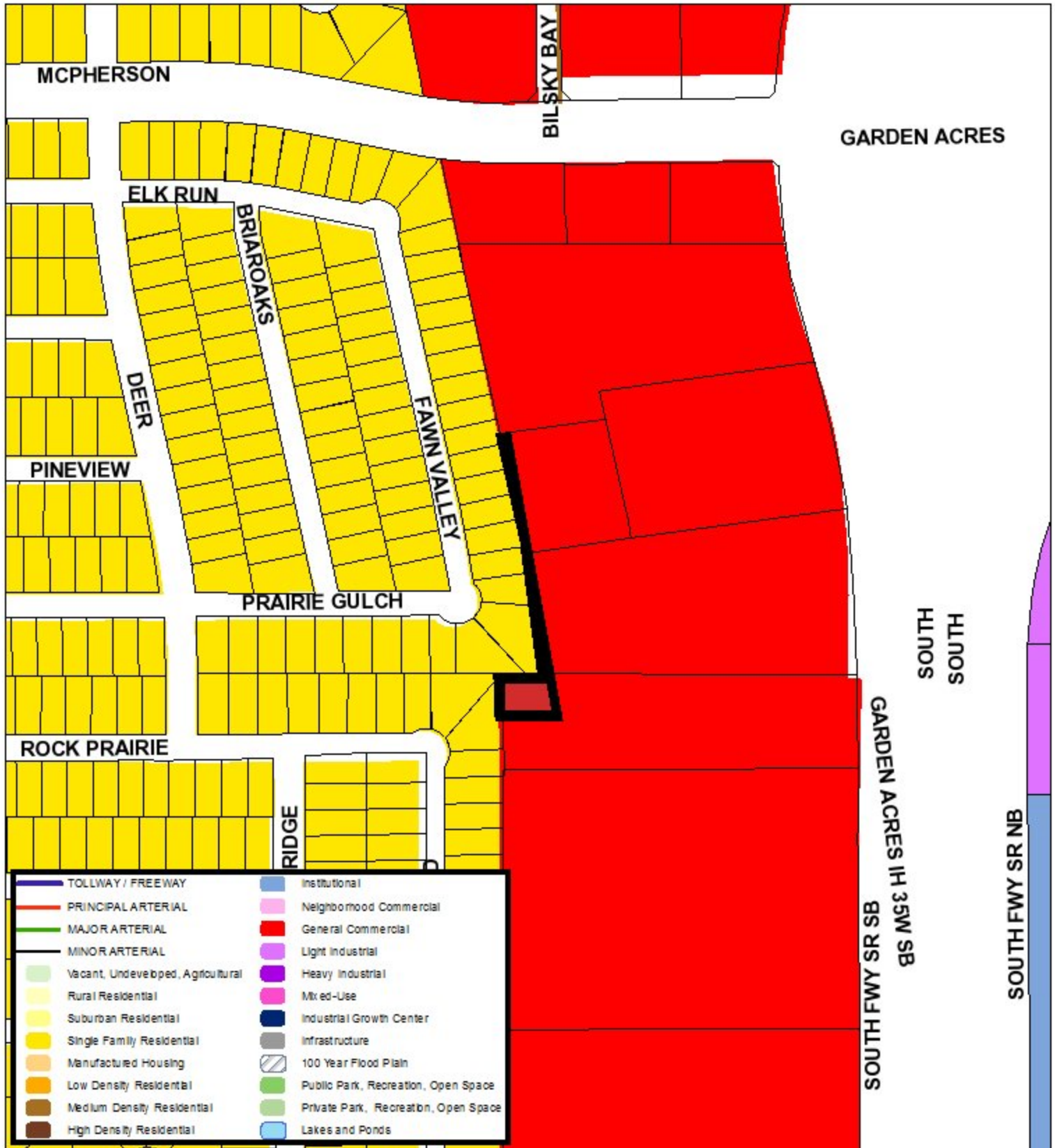
Area Map



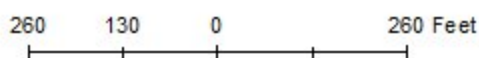


ZC-22-012

Future Land Use



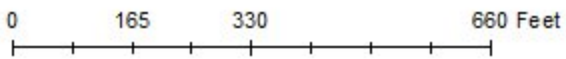
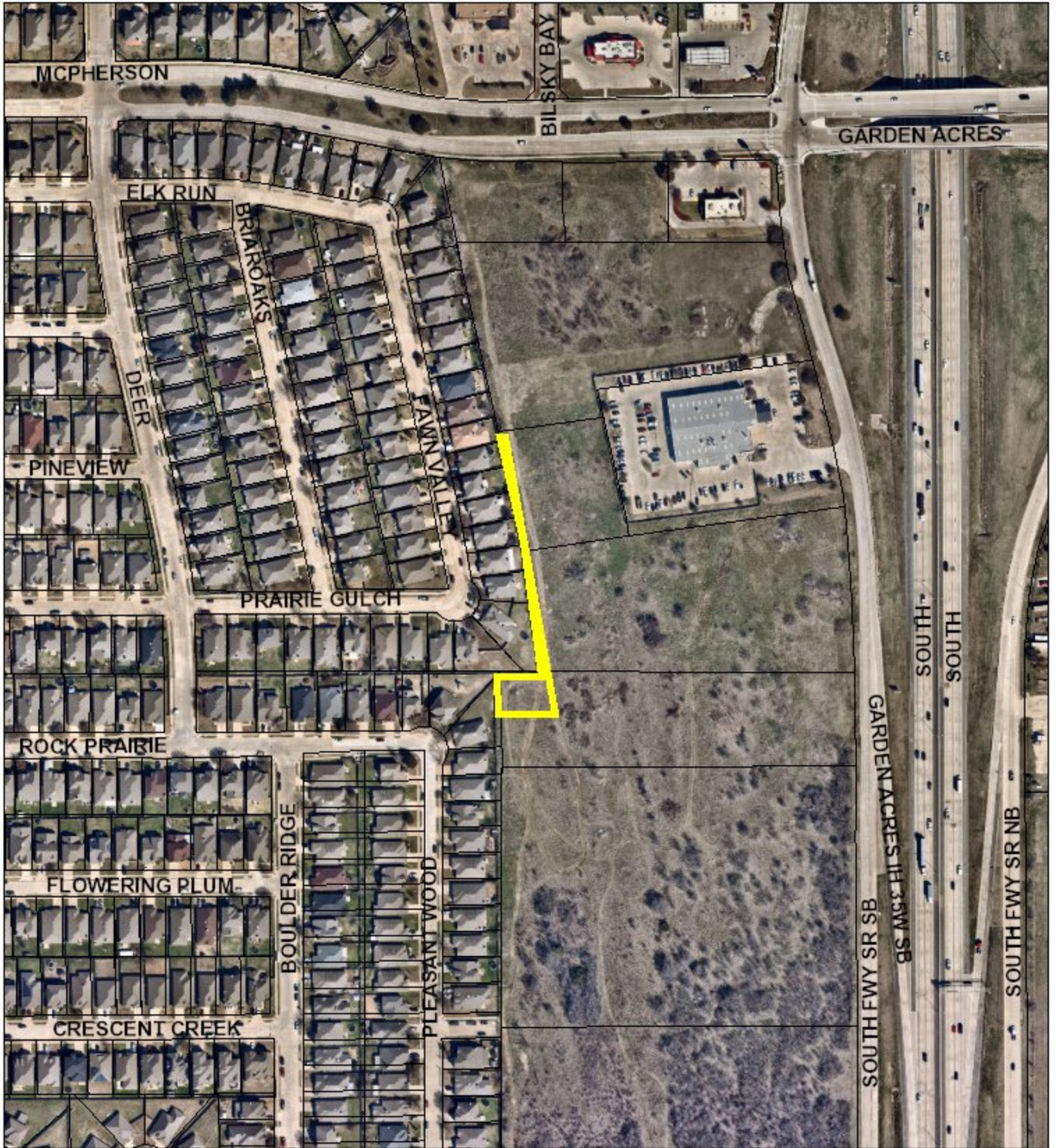
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
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





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-016

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Abel Anzua Garcia

Site Location: 10350 South Freeway

Acreage: 4.69 acres

Request

Proposed Use: Truck and Trailer Parking

Request: To: Add Conditional Use Permit (CUP) for truck and trailer parking in "I" Light Industrial with development standard for screening fence, site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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. [Lake Worth Vision Plan 2011](#)
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 along the western I-35W S Freeway frontage near the McPherson Rd exit. The applicant is requesting to add a Conditional Use Permit for truck and trailer parking in “I” Light Industrial with development standard for screening fence, site plan included. 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.

There are similar uses located both north and south of the property with residential subdivision open space directly west. The subdivision is separated by a park and grove of trees. Industrial property adjacent One-Family uses required a 50 ft setback, bufferyard, screening fence, and point system. The will meet the 50 ft setback standard but does not intend to provide a fence and is seeking a waiver to this standard. Staff supports this waiver if existing trees are maintain on the west side of the site.

Staff also recommends adding a 3 year time limit on the proposed use to ensure that they continue to meet the CUP requirements.

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

Requirement	I Standards	Proposed CUP
Setback adjacent single-family district	50 ft	50 ft
Solid screening fence	6-ft minimum solid screening fence is required along the western property line, abutting a residential district	Cyclone Fence Provided (Development Standard Requested)

Surrounding Zoning and Land Uses

North “I” Light Industrial / truck parking

East I-35W; “I” Light Industrial / industrial

South “I” Light Industrial / RV sales

West “A-5” One-Family / single-family, Parks of Deer Creek trail system and water feature

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Risinger Deer Creek HOA	The Parks of Deer Creek HOA *
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Burleson ISD
Everman ISD	Crowley ISD

* *The subject property is closest to this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to Add Conditional Use Permit (CUP) for truck and trailer parking in “I” Light Industrial with development standard for screening fence, site plan included. Surrounding land uses include industrial to the north and south, single-family to the west, and I-35W to the east. Several industrial uses exist near this facility and along the I-35 corridor.

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

Comprehensive Plan Consistency – Far South

The Comprehensive Plan designates the subject property as General Commercial. The proposed zoning is **not consistent (Technical Inconsistency)** with the Comprehensive Plan.

However, the requested zoning change is not consistent with the following Comprehensive Plan policies:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
- 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.

Economic Development Plan

The 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 will help achieve item #2 above.

Site Plan Comments

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

1. Screening fence required adjacent one-family zoning district (**Waiver Requested**)

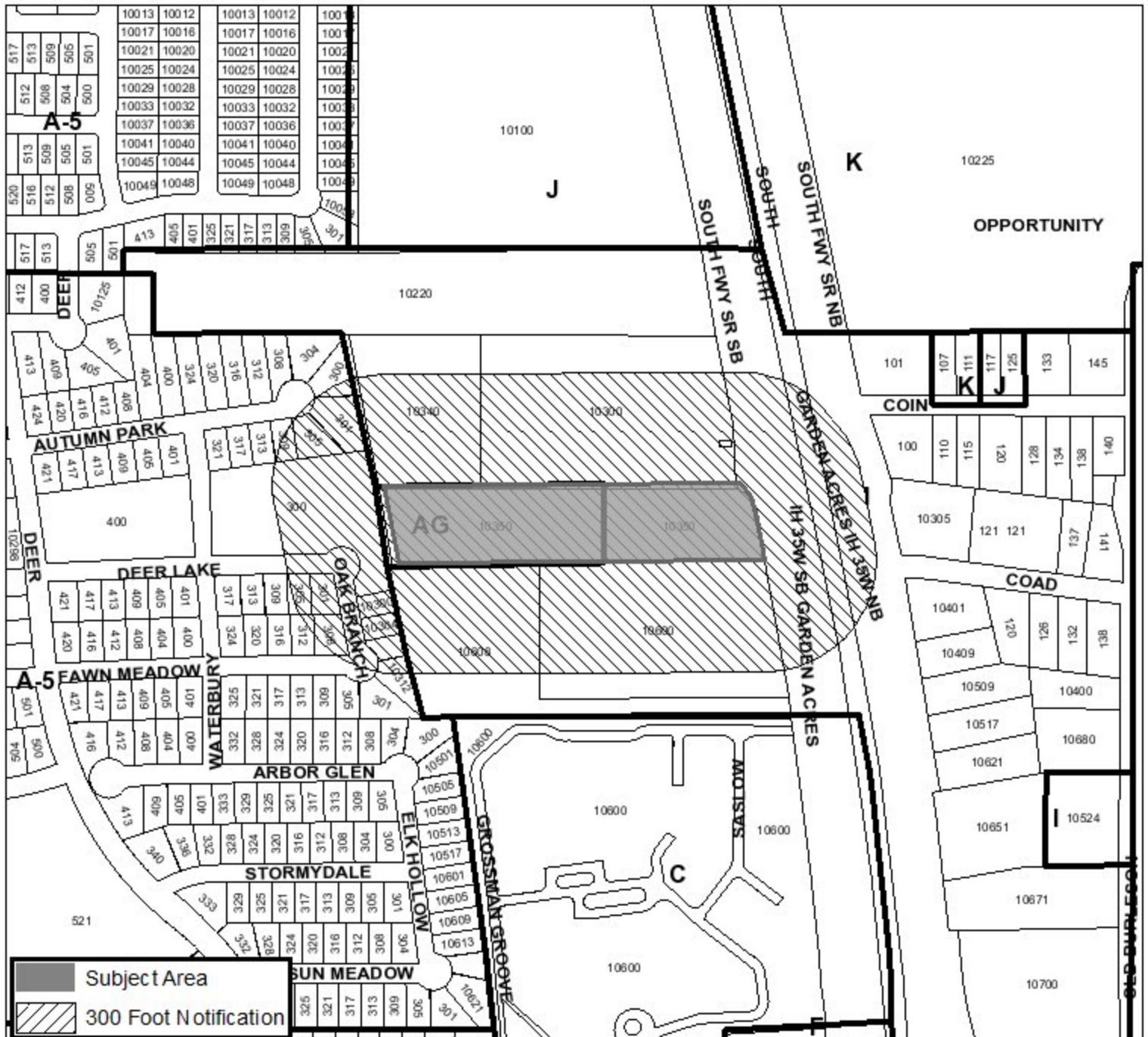
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





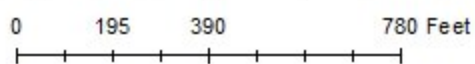
ZC-22-016

Area Zoning Map

Applicant: Abel Anzua Garcia
 Address: 10350 South Freeway
 Zoning From: AG, I
 Zoning To: Add Conditional Use Permit for truck & trailer parking
 Acres: 4.67975482
 Mapsco: 105WX
 Sector/District: Far South
 Commission Date: 3/9/2022
 Contact: 817-392-8047

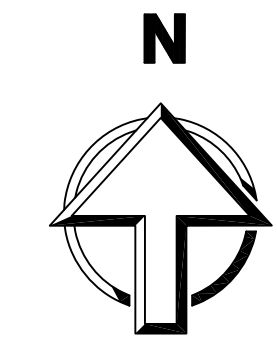


 Subject Area
 300 Foot Notification

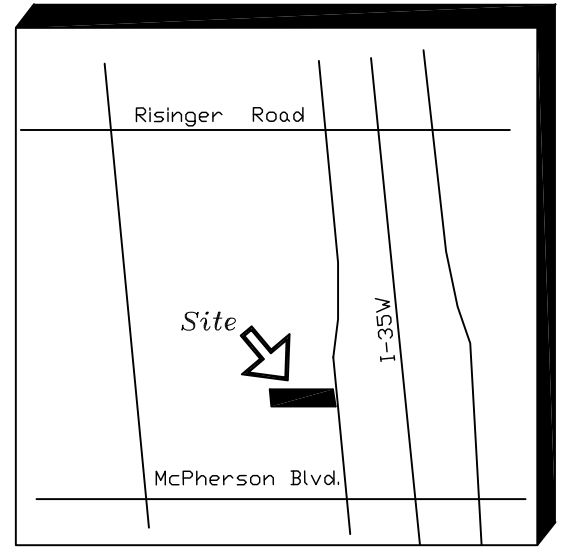


Canopy Coverage Calculations

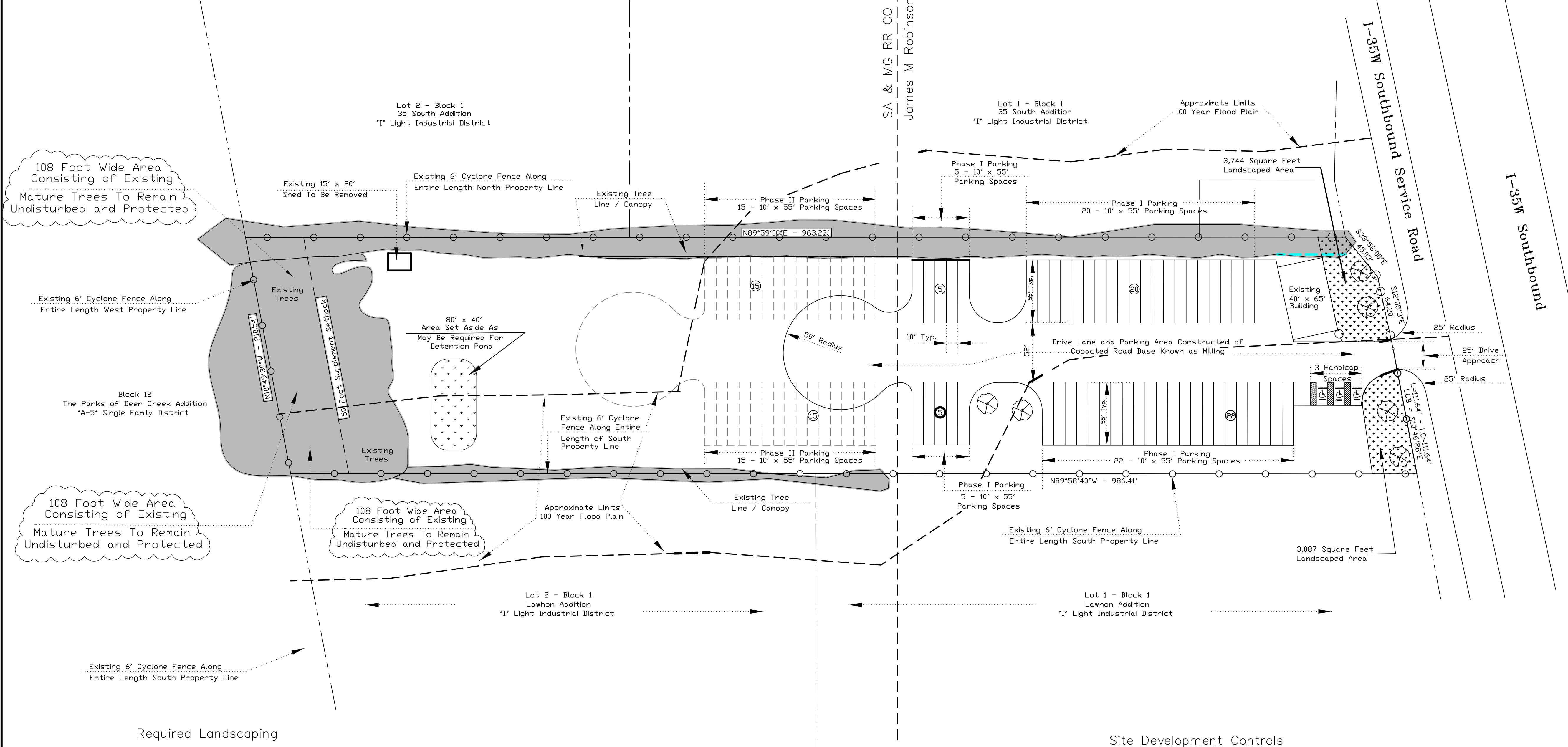
Area Gross Site -----203,850 square feet / 4.68 acres
 Area existing easements ----- 0- square feet
 Net Site -----203,850 square feet / 4.68 acres
 Net Urban Forestry Area Required - 20% ----- 40,770 square feet / 0.94 acres
 Existing on-site tree canopy to remain ----- 36,959 square feet / 0.85 acres
 New tree installed (6 at 2,000 sq. ft canopy each) -- 12,000 square feet /
 Total tree canopy preserved / installed - 60,959 square feet



SCALE: 1" = 50'



Location Map



LEGAL DESCRIPTION
 BEING 4.680 acres of land situated in the JAMES M. ROBINSON SURVEY, Abstract No. 1344, and the SA & M G. RAILROAD CO. SURVEY, Abstract No. 1483, Fort Worth, Tarrant County, Texas, and being the same tract of land conveyed to Abel Anzua Garcia, by the deed recorded in County Clerk's File No. D221001015, of the Official Public Records of Tarrant County, Texas. Said 4.680 acres of land being more particularly described by miles and bounds as follows:
 BEGINNING at a 1/2" iron rod found at the Southeast corner of said Abel Anzua Garcia Tract and the Northeast corner of Lot 1, Block 1, Lawhon Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D19007858, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING lying in the West right-of-way line of Interstate Highway No. 35/South Freeway (a variable width public right-of-way);
 THENCE S 89° 38' 34" W 986.15 feet, along the South boundary line of said Abel Anzua Garcia Tract and the North boundary line of Lots 1 & 2, Block 1, of said Lawhon Addition, to a 1/2" iron rod found at the Southwest corner of said Abel Anzua Garcia Tract and the Northwest corner of said Lot 2, Block 1, Lawhon Addition, and said point lying in the East boundary line of Lot 61X, Block 12, The Parks of Deer Creek, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 5051, of the Plat Records of Tarrant County, Texas;
 THENCE N 11° 14' 57" W 210.53 feet, along the West boundary line of said Abel Anzua Garcia Tract and the East boundary line of said Lot 61X, Block 12, to a 1/2" iron rod marked "R.P.L.S. #4818" found at the Northwest corner of said Abel Anzua Garcia Tract and the Southwest corner of 35 South Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D20709850, of the Official Public Records of Tarrant County, Texas;
 THENCE N 89° 35' 38" E 993.24 feet, along the North boundary line of said Abel Anzua Garcia Tract and the South boundary line of said 35 South Addition, to a 1/2" iron rod marked "R.P.L.S. #4818" found at the Northeast corner of said Abel Anzua Garcia Tract and the Southwest corner of said 35 South Addition;
 THENCE along the East boundary line of said Abel Anzua Garcia Tract and the West right-of-way line of address Interstate Highway No. 35/South Freeway, as follows:
 1. S 39° 14' 22" E 45.08 feet, to a 1/2" iron rod marked "R.P.L.S. #4818" found;
 2. S 12° 29' 28" E 64.25 feet, to a concrete Texas Department of Transportation right-of-way monument found;
 3. S 11° 08' 38" E 111.63 feet, to the POINT OF BEGINNING containing 4.680 acres (203,850 square feet) of land.

Requested Variances

1. Variance for required Screen Fence

LEGEND

	Existing Trees
	Landscape Area

**Site Plan For
 "I" Light Industrial District-CUP
 Commercial Truck / Trailer Parking**

10350 South Freeway
 Fort Worth, Texas 76140
 Tract 1B08B - Abstract 1344
 James M Robinson Survey
 74,923 Square Feet / 1.7199 Acres
 and
 Tract 2A02 - Abstract 1483
 SA & MG RR CO Survey
 130,680 Square Feet / 3.00 Acres

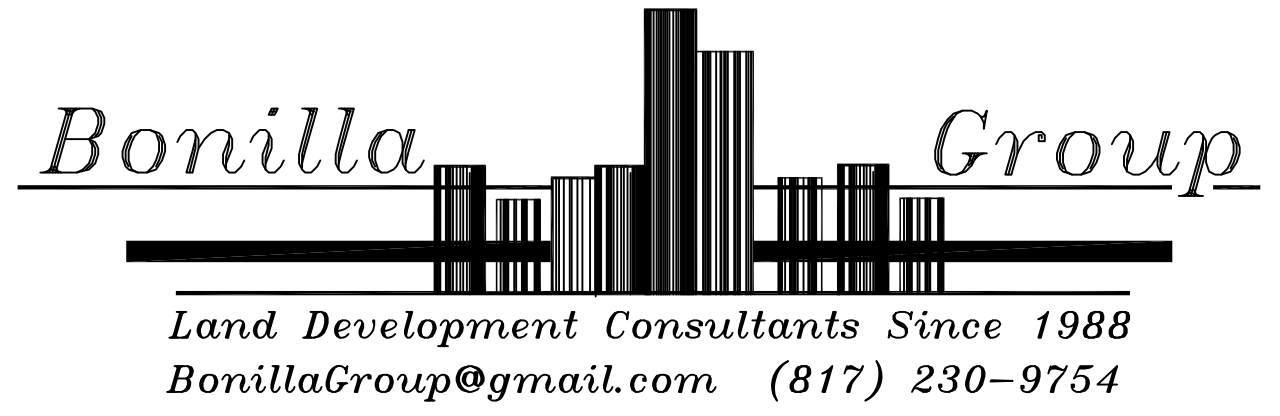
ZC-22-xxx

Director of Development

Date

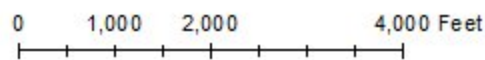
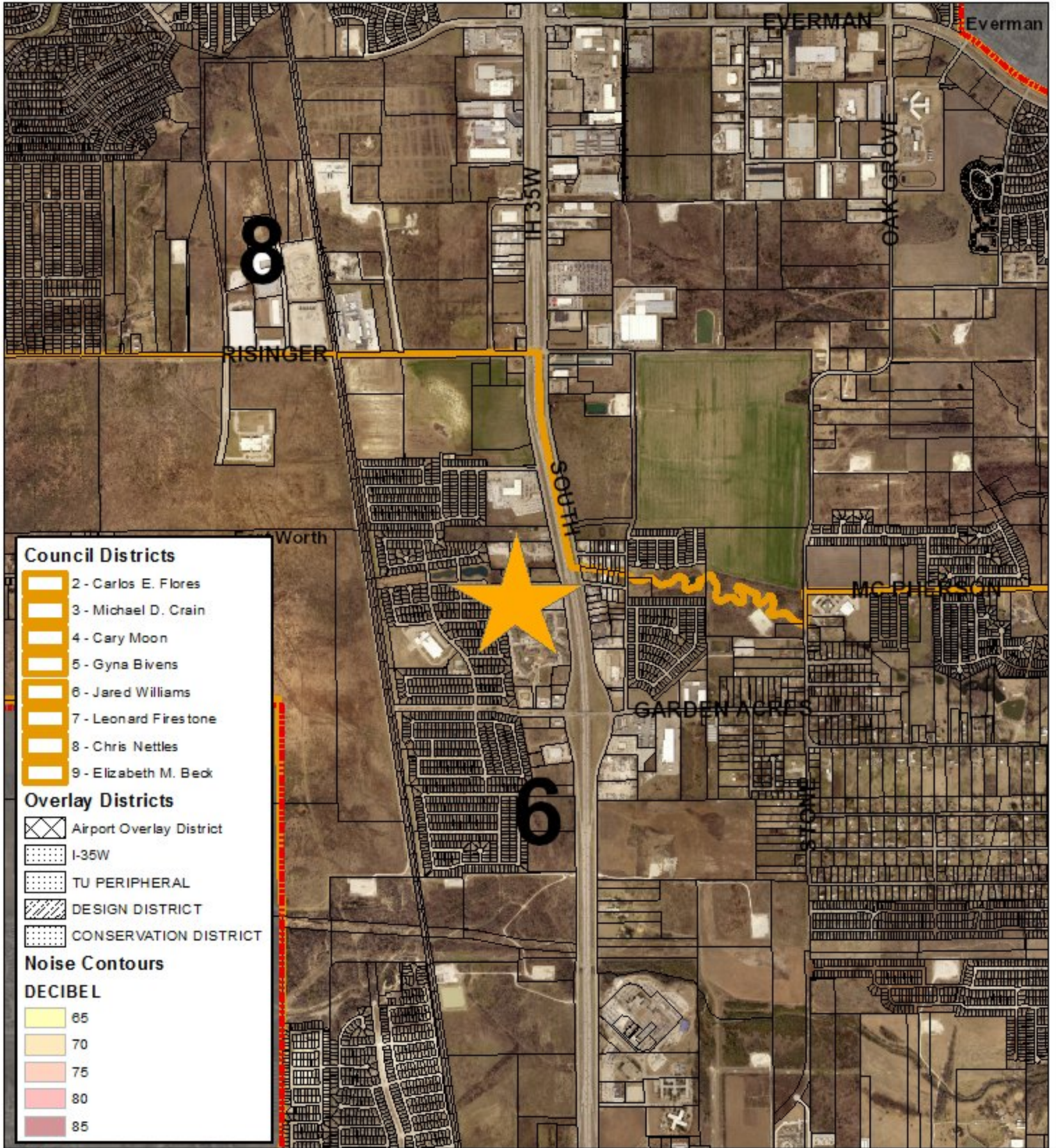
1. Required Landscaping required at street frontage = 6,200 square feet
 Landscaping provided at street frontage = 6,831 square feet

- Site Development Controls**
1. Lighting will conform to Lighting Code
 2. Signage will conform to Article 4 Signs
 3. Project will comply with Section 6.301 Landscaping
 4. Project will comply with Section 6.302 Urban Forestry
 5. Site Will Be Open 7 Days A Week
 6. Hours of Operation Will Be From 6 AM Thru 12 Midnight
 7. Onsite Consumption or Selling Of Alcohol Prohibited
 8. Electronically Amplified Music or Announcements Prohibited
 9. 68% of Site To Remain As Green Undeveloped Land
 10. Existing Trees At West Property Line To Remain And Will Be Protected



Owner / Applicant
 Abel Anzua Garcia
 9209 Old Clydesdale Drive
 Fort Worth, TX. 76123

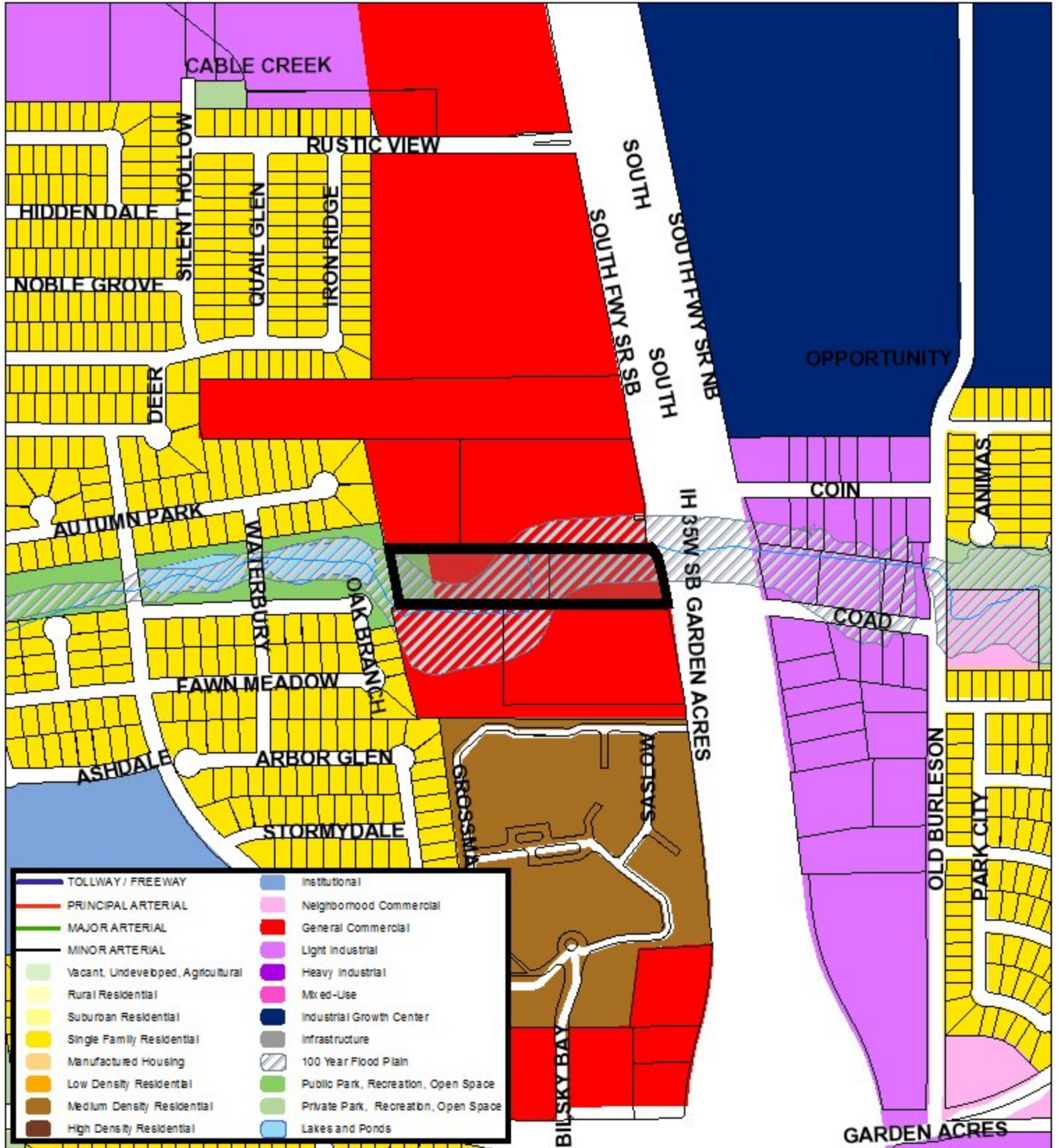
Area Map





ZC-22-016

Future Land Use

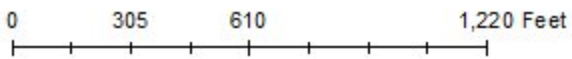


490 245 0 490 Feet

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: March 9, 2022

Case Number: ZC-22-017

Council District: 4

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Hillwood Multifamily Land LP & AIL Investment LP

Site Location: 8000 – 8100 blocks Monterra Boulevard

Acreage: 9.21 acres

Request

Proposed Use: Detached Multifamily Development

Request: From: “PD 710-A2” for certain “E” Neighborhood Commercial uses plus certain multifamily uses with specific development standards; site plan waived

To: Amend “PD 710-A2” to add specific development standards for building orientation; site plan waiver requested.

Recommendation

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

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

Staff Recommendation: **Approval**

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](#)
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 at the southwest corner of Riverside Drive and Monterra Boulevard. This site was included in a 133-acre rezoning approved in 2006 that created Planned Development “PD 710.” PD 710 included four separate districts, each with specific permitted uses and development standards. The development standards and zoning boundaries have been amended several times, and currently the subject property is located within Area 2 (PD 710-A2). This district allows uses in “E” Neighborhood Commercial with exclusions and development standards. Certain multifamily uses are also allowed. A full description of PD 710-A2 is included below. The subject property is the last parcel within PD 710-A2 that remains undeveloped.

The applicant is proposing a detached multifamily development on the subject property, which is allowed under the current zoning. Detached multifamily developments are designed to look and feel like traditional single-family neighborhoods while encompassing some elements of multifamily development and being located on a single platted lot. Most are intended for rental use but some may be rent-to-own or condominium style. Like other multifamily developments, they are professionally-managed and include amenities. This form of development often does not comply with any of the City’s standard multifamily districts, and therefore Planned Development (PD) zoning with specific development standards is often utilized.

In this situation, the current PD zoning is able to accommodate the proposed detached multifamily development with one exception. The applicant is requesting to add a development standard that allows buildings with a maximum of two dwellings units to have the shorter length of the building oriented to the street, if the primary entry to the unit is also oriented to the street. This request is typical with detached multifamily developments.

PD 710-A2 Standards:

Planned Development for all uses in “E” Neighborhood Commercial excluding appliance repair, cold storage or ice plant, pawn shop, tattoo parlor, taxidermy, check cashing, and allowing the following residential uses: multifamily apartments, condos, and single dwelling units when part of a business. All buildings may contain a mix of uses, with either office/apartment combination units (single-occupant mixed use with office downstairs and apartment upstairs from each unit), or individual retail at ground level with separate apartments above.

The following development standards apply:

- Multifamily uses are to be developed to “C” Medium Density Multifamily standards.
- Minimum open space requirement for multifamily development is 20%.
- Minimum 50% masonry construction (brick, stone, cementitious fiber concrete products or stucco).
- Maximum building height is three (3) stories or 45 feet measured front slab to top plate.
- Sign requirements for "E" Neighborhood Commercial apply with the following exceptions: signs adjacent to North Tarrant Parkway or North Riverside Drive (Old Denton Road) will be limited to ground-mounted monument style. Signage is limited to sixty square feet and a maximum height of six feet with a maximum illumination of 25 lumens.
- Entry features may be located at the main entry to the development (at North Tarrant Parkway and at the entry to each complex within the development, and will be subject to the following: Entry feature must be located on collector or wider street, limited to twenty-five feet with a monument side and rear setback of five feet. The front setback along the street right-of-way is required. Entry signs must be free standing or attached to a wall or entry feature.
- Total number of residential dwelling units may not exceed 1,026 units for the entire 133-acre PD.
- Minimum 20-foot setback adjacent to North Riverside Drive and North Tarrant Parkway right-of-way.

- Maximum 20-foot front setback adjacent to Monterra Boulevard right-of-way.
- Maximum allowable square footage of non-residential uses will not exceed 15,000 square feet.
- **Buildings with a maximum of two dwelling units are permitted to have the shorter length of the building oriented toward the street, if the primary entry to the unit is also oriented toward the street (proposed with this zoning request).**
- Site plan waived.

Surrounding Zoning and Land Uses

North “PD 710-A2” / multifamily apartments
 East “I” Light Industrial / various industrial uses and “E” Neighborhood Commercial / vacant
 South “E” Neighborhood Commercial / vacant
 West “PD 710-A1” / multifamily apartments

Recent Zoning History

- ZC-19-103: Amended PD 710-A2 development standards to have a minimum 20-ft setback adjacent to North Riverside Drive and North Tarrant Parkway, a maximum 20-ft front yard setback along Monterra Boulevard right-of-way, to be developed to “C” Medium Density Multifamily, clarify 20% open space and include all previous development standards; site plan waived (Area 2 – includes subject property).
- ZC-17-190: Amended PD 710-A2 to expand Area 2 (Mixed-Use) and allow gasoline sales, clarify that multifamily uses are permitted, clarify that a building may include a single use or mix of uses, establish maximum front setback of 20-ft adjacent to Monterra Boulevard, and maximum allowable square footage of non-residential uses not to exceed 15,000 square feet; site plan waived (removed the subject property from Area 1 – Multifamily and located it entirely within Area 2 – Mixed-Use)
- ZC-07-013: Amended PD 710 to clarify that Area 1 – Multifamily should be developed to “C” Medium Density Multifamily standards with a minimum open space requirement of 20%.
- ZC-06-175: Created PD 710, including four sub-districts with specific allowed land uses and development standards for each (subject property is shown within Area 1 - Multifamily and Area 2 – Mixed Use).

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
 The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
North Fort Worth Alliance	Arcadia Park Estates HOA
Summerfields NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to modify the existing “PD 710-A2” zoning on this site to add development standards for building orientation. Detached multifamily development is proposed, which is permitted under the current zoning. Surrounding properties to the north and west are already developed for multifamily use.

Property to the south is current vacant and is zoned “E” Neighborhood Commercial. Property to the east is developed for industrial use, but is separated from the subject property by Riverside Drive, an arterial roadway.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Mixed-Use” on the Future Land Use Map. Specifically, this site is located within the Alliance Town Center Mixed Use Growth Center. Multifamily zoning districts are listed as appropriate within the Mixed-Use Future Land Use Designation.

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

In addition, the proposed zoning aligns with the following policies of the Comprehensive Plan:

- Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Gateway West, Alliance Town Center, Fossil Creek, and Nance Ranch Mixed-Use Growth Centers. Discourage single-family residential development within these growth centers.

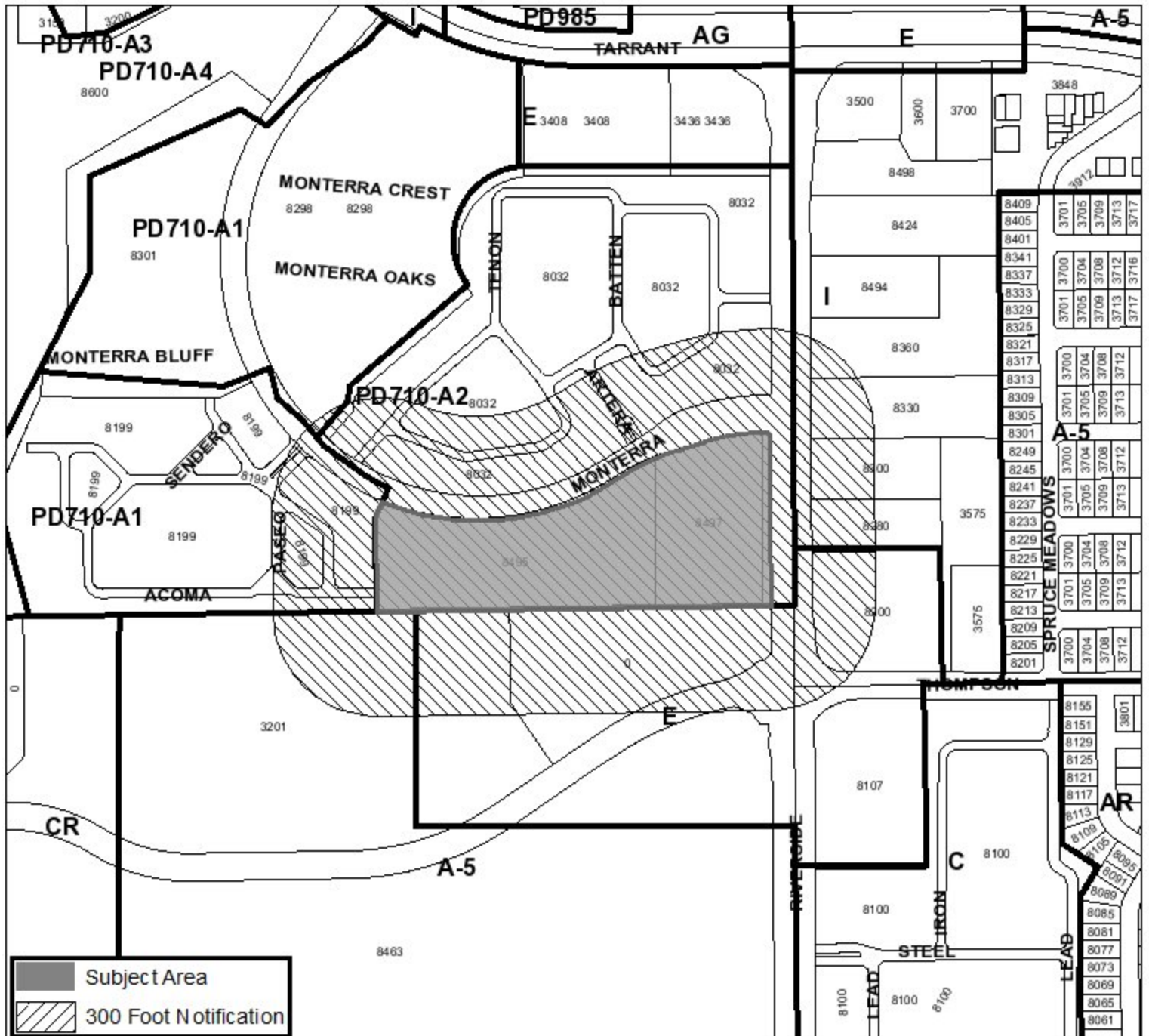
The proposed zoning is **consistent** with the Comprehensive Plan.





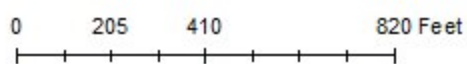
ZC-22-017

Area Zoning Map

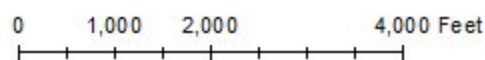
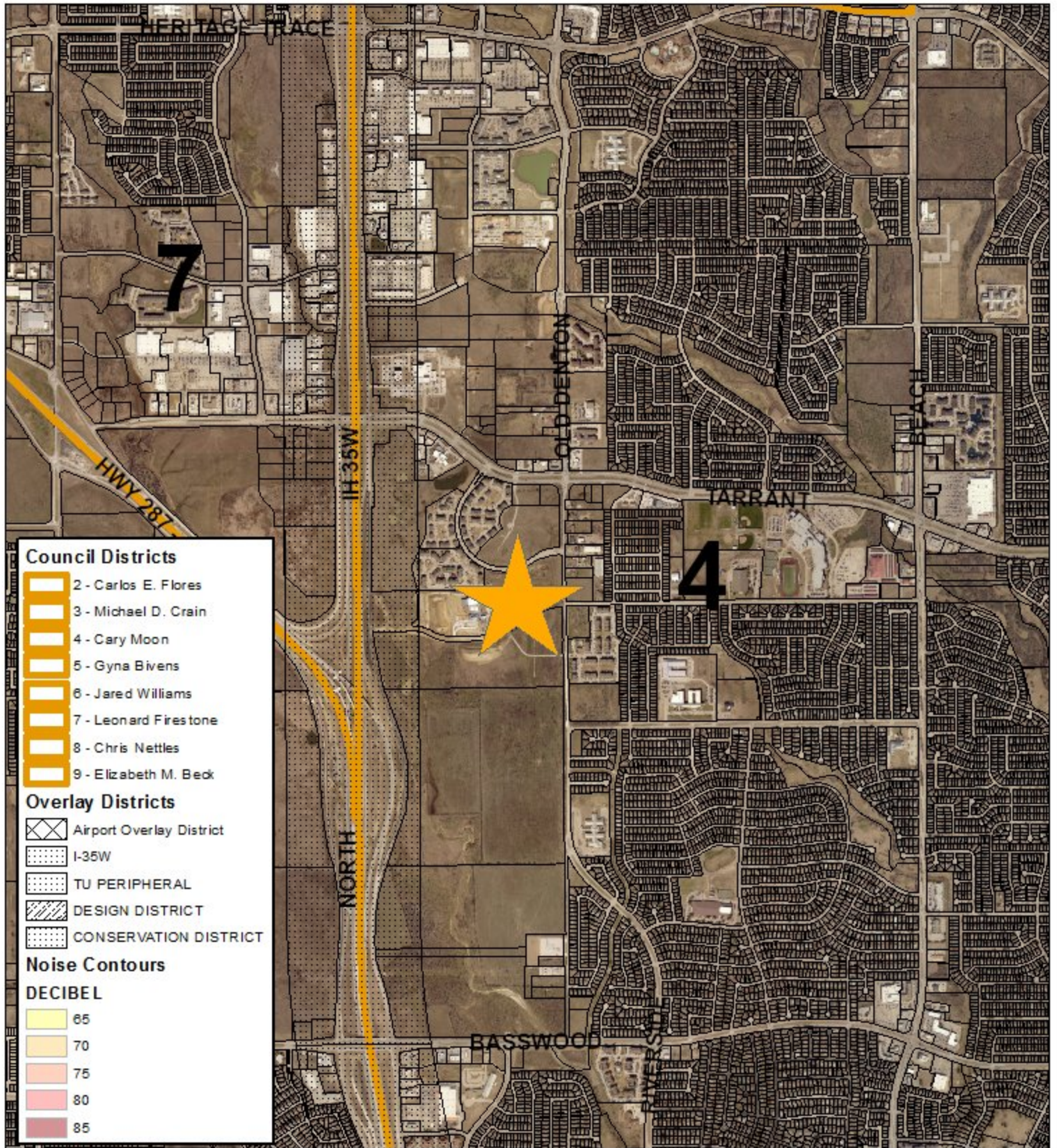
Applicant: AIL Investment & Hillwood Multifamily Land
 Address: 8000 - 8100 blocks Monterra Boulevard
 Zoning From: PD 710-A2 for certain E uses
 Zoning To: Amend PD 710-A2 for detached multifamily
 Acres: 9.2141768
 Mapsco: 35G
 Sector/District: Far North
 Commission Date: 3/9/2022
 Contact: 817-392-2495



 Subject Area
 300 Foot Notification



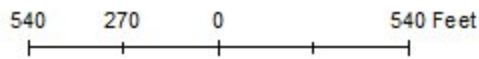
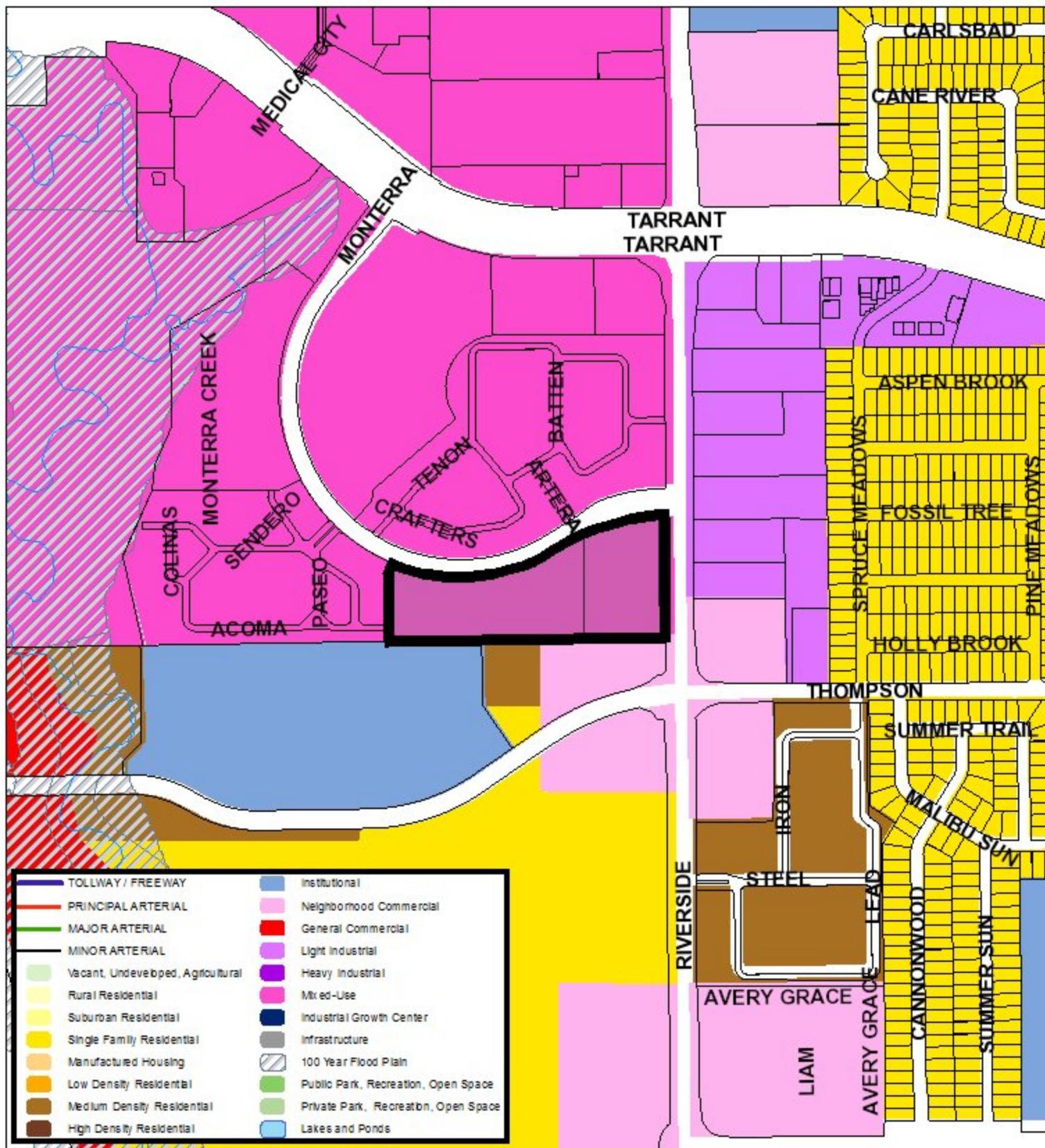
Area Map





ZC-22-017

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



0 340 680 1,360 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-018

Council District: 7

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: West Fork Capital, LLC / Mary Nell Poole, Townsite

Site Location: 110 & 112 Priddy Lane

Acreage: 0.43 acres

Request

Proposed Use: Townhomes

Request: From: “B” Two-Family

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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](#)
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 site is located along the east side of Priddy Lane just north of its intersection with White Settlement Road. It is located in a rapidly redeveloping area called “The River District.” The residential structures on both lots have been demolished. The applicant is requesting to rezone to “UR” Urban Residential in order to build townhomes.

Surrounding land uses are all residential in nature with a single-family dwelling located immediately to the north and south and multifamily development to the east and west. The land on the east side of the lots is not within the City of Fort Worth. There is commercial development on nearby properties fronting White Settlement Road, including an office building and auto-repair facility.

Surrounding Zoning and Land Uses

North “B” Two-Family / residential

East Not the City of Fort Worth / multifamily dwellings

South “B” Two-Family / single family residential (rezoned Feb. 2022)

West “UR” Urban Residential / multifamily apartments

Recent Zoning History

- ZC-21-223: Rezoned from “B” Two Family and “E” Neighborhood Commercial to “B” Two-Family; City Council voted to approve at February 8, 2022 meeting
- ZC-16-216: Rezoned property to the west (across Priddy Lane) from “E” Neighborhood Commercial and “B” Two-Family to “UR” Urban Residential for new multifamily development

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.

The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
The Grove at the River District HOA	FW Rivercrest Bluffs HOA
River District NA*	FW River Heights HOA
Tarrant Regional Water District	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone two lots from “B” Two-Family to “UR” Urban Residential. Surrounding land uses are all residential in nature with a single-family dwelling located immediately to the north and south and multifamily development to the east and west. The land on the east side of the lots is not within the City of Fort Worth. Property fronting White Settlement Road has been developed commercially.

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

Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as “Mixed Use” on the Future Land Use Map. As shown below, this designation is intended to include the “UR” Urban Residential zoning district.

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 policies of the Comprehensive Plan:

- Promote the rehabilitation of older housing stock to increase housing values within the central city and in neighborhoods that have experienced historical disinvestment.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

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. The below recommendations apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

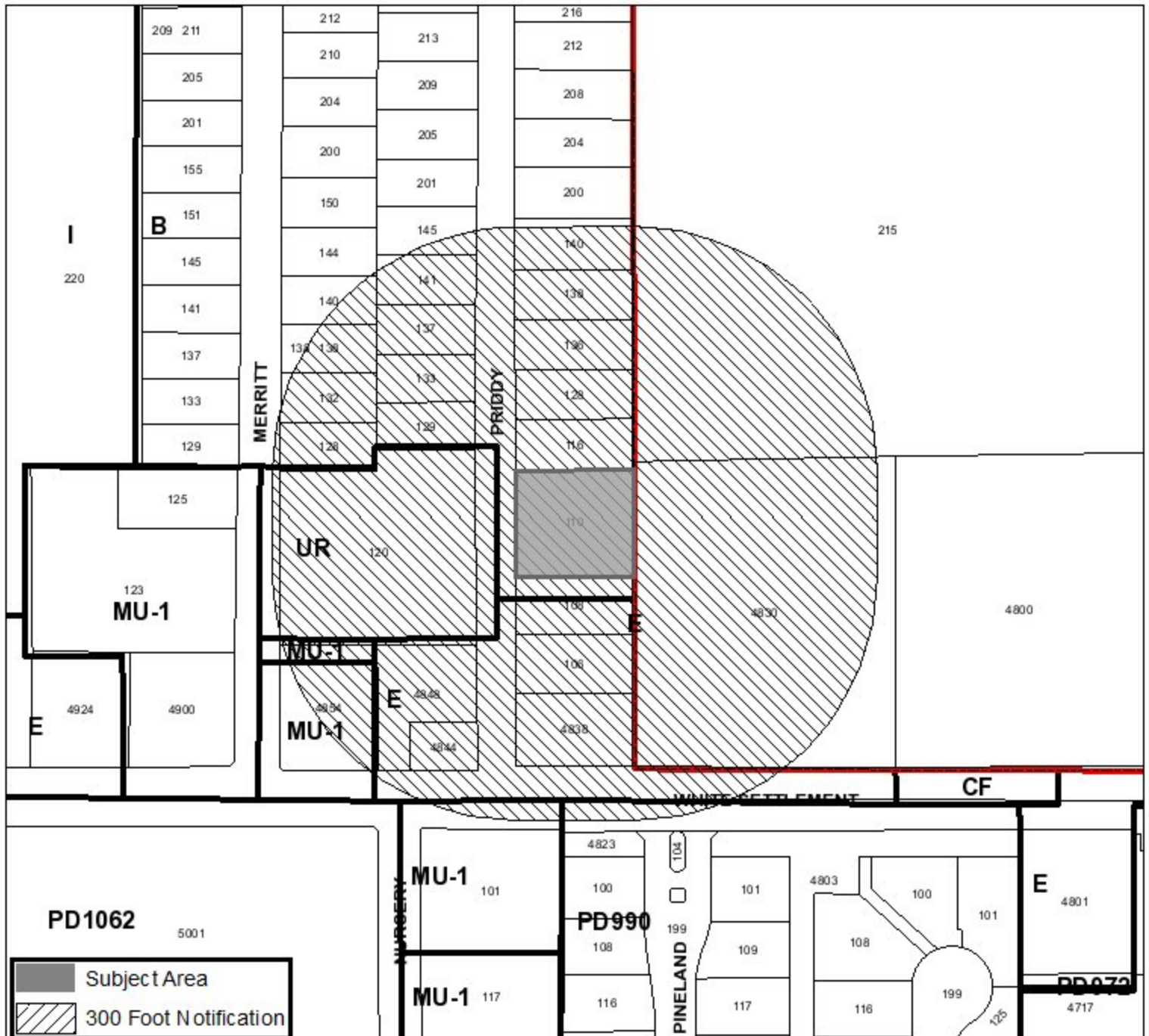
3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.





ZC-22-018

Area Zoning Map

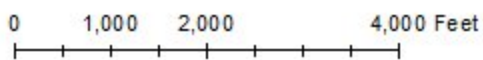
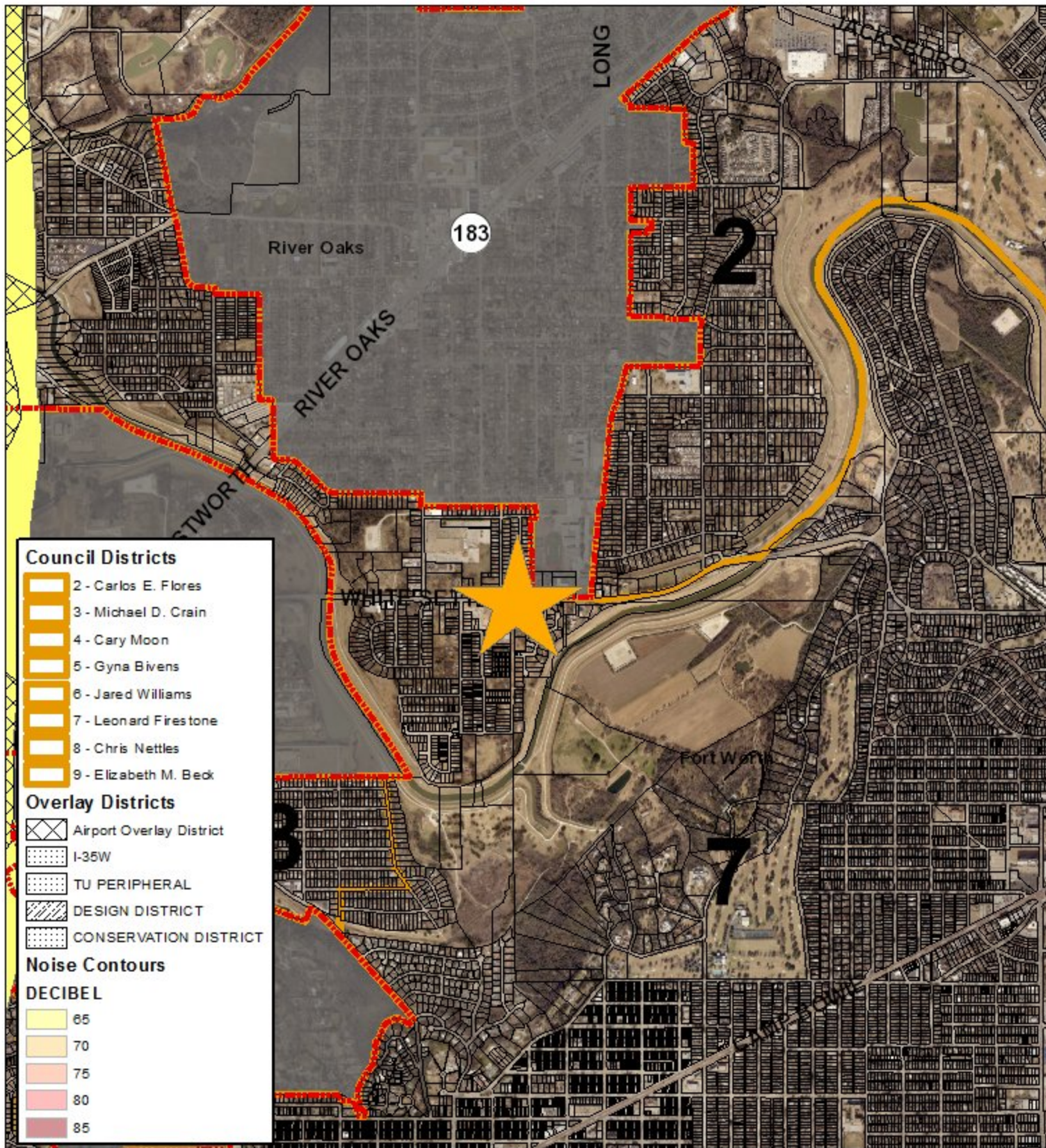
Applicant: West Fork Capital, LLC
 Address: 110 & 112 Priddy Lane
 Zoning From: B
 Zoning To: UR
 Acres: 0.43401291
 Mapsco: 61X
 Sector/District: Northside
 Commission Date: 3/9/2022
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification

0 87.5 175 350 Feet

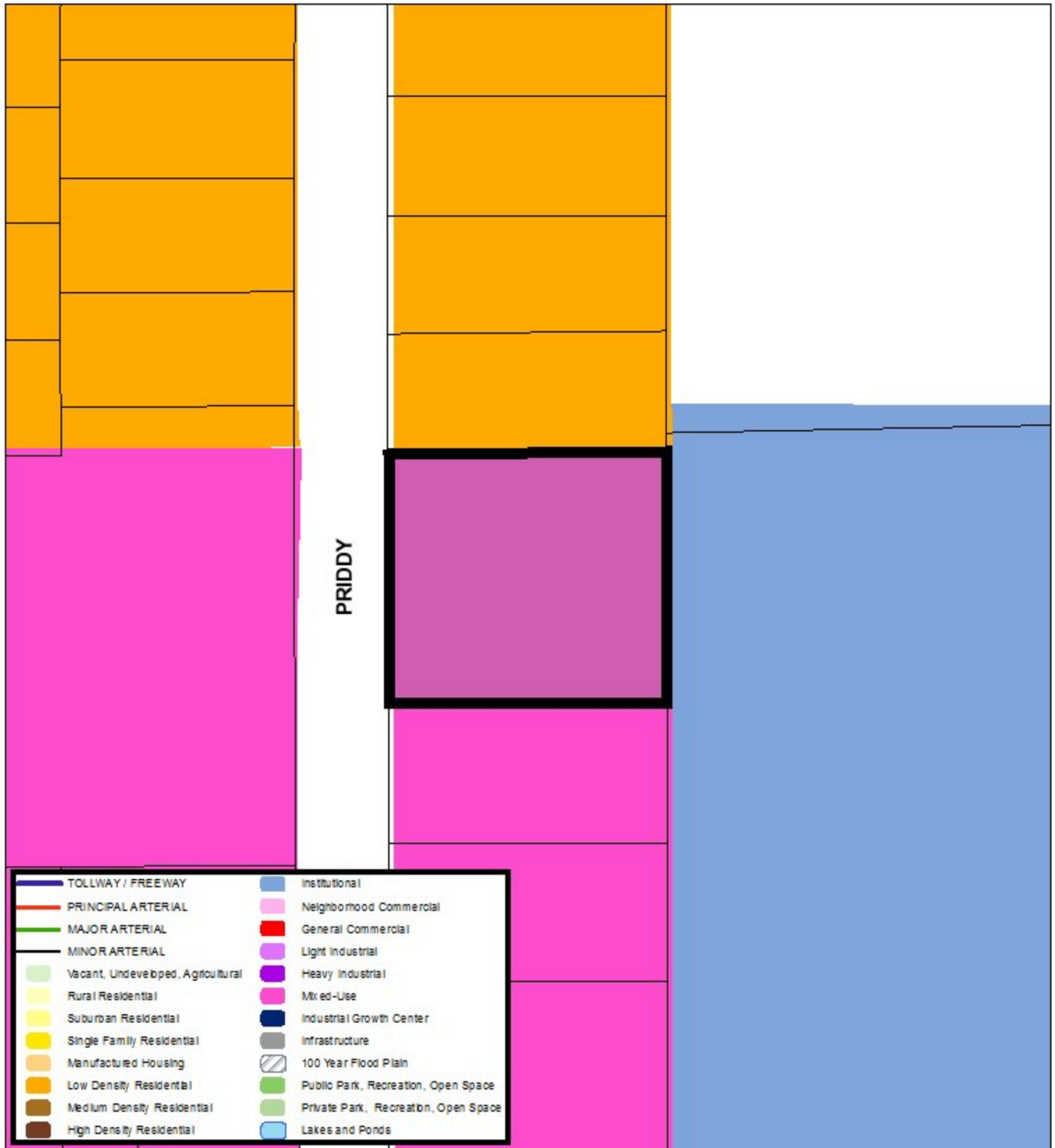
Area Map





ZC-22-018

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.



Aerial Photo Map



0 40 80 160 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-019

Council District: 4

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Hazel Ventures LP / Bryan Freel, Empire Group of Companies LLC

Site Location: 3800 & 3820 Golden Triangle Blvd., 10700 N. Riverside Drive Acreage: 31.65 acres

Request

Proposed Use: Detached Multifamily - Medium Density & Commercial

Request: From: "FR" General Commercial Restricted & PD 426B for FR uses + grease recycling
To: "FR" General Commercial Restricted & "PD" Planned Development with a base of "C" Medium Density Multifamily, with development standards for front yard fencing, building orientation, and open space; Site Plan included

Recommendation

Land Use Compatibility: Requested change for "PD-C" portion **is compatible**
Requested change for "FR" portion **is compatible**

Comprehensive Plan Consistency: Requested change for "PD-C" portion **is not consistent (technical inconsistency)**
Requested change for "FR" portion **is consistent**

Staff Recommendation: **Approval**

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 & Narrative from Applicant

Project Description and Background

This is a proposed detached multifamily development along Golden Triangle Blvd. in northern Fort Worth in Council District 4. This type of detached multifamily development shares characteristics of an apartment community and a single-family neighborhood, but is considered to be a hybrid of the two. These are also sometimes referred to as ‘cottage communities’.

The overall 31.65 acre site is proposed to be zoned with two distinct zones. 29.411 acres are to be rezoned as a “PD” Planned Development with a base zoning district of “C” Medium Density Multifamily. A total of 322 units are included in the proposed development, resulting in a density of 11 dwelling units per acre, below the “C” maximum of 24 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with a Leasing Center & Clubhouse. The development would be gated and fenced based on the Site Plan submitted by the applicant. Nearly $\frac{3}{4}$ of the parking is open surface parking. Roughly $\frac{1}{4}$ would be garage parking, all of which are detached from the units. A small portion totaling 2.238 acres fronting Golden Triangle Blvd. would be rezoned to “FR” General Commercial Restricted, and would feature a shared driveway aligned with an existing median cut to provide the main access point to the residential community.

The existing development along Golden Triangle is operating as a grease recycling facility. The grease recycling facility is proposed to become defunct with the construction of this development. All buildings will be removed, and the site will be scraped and cleaned. Additionally, please note that the drainage easement shown on the current Site Plan is intended to be removed during the platting process, in conjunction with proposed drainage improvements to the site. No residential units will be constructed in a drainage easement.

Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted, PD 426C, “CF” Community Facilities / auto sales, body shop, tattoo shop, retail, animal hospital, undeveloped
East “C” Medium Density Multifamily / duplexes
South “K” Heavy Industrial / industrial park
West “FR” General Commercial Restricted / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were emailed on February 25, 2022:

Organizations Notified	
Crawford Farms HOA*	North Fort Worth Alliance
Sunset Hills HOA	Villages of Woodland Springs HOA
Northwest ISD	Streams and Valleys Inc
Keller ISD	Trinity Habitat for Humanity

* Located nearest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

There are a variety of land uses in the vicinity of this site. To the north and south are commercial and industrial areas annexed into the City of Fort Worth around 2000 that were developed in the 1980's to county standards in place at that time. To the east is a duplex development zoned "C" Medium Density Multifamily, which is not connected to the subject property. To the west is land that is currently undeveloped and zoned "FR" which is generally in line with the Comprehensive Plan, so it is reasonable to assume that the area to the west will fill in with commercial development in the future.

The portion proposed for rezoning to "PD-C" is **compatible** with the current surrounding land uses.

The 2.238 acre portion proposed for rezoning to "FR" is **compatible** with the current surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan designates a majority of the "PD-C" proposed area as Low Density Residential on the Future Land Use Map. Zoning that matches the Comprehensive Plan designation would be "B" Two Family, "R-1" Zero Lot Line/Cluster, or "R-2" Townhouse/Cluster zoning. "C" Medium Density Multifamily would require a categorization of Medium Density Residential or General Commercial in order to be fully in alignment with the Comprehensive Plan.

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

This is noted as a **technical inconsistency** because a small portion of the 29.411 acre "PD-C" site is marked for future General Commercial, which suggests that multifamily is appropriate in that section, which only comprises about 9 of the 322 total units (3% of units), or 1.78 acres of the 29.411 acres (6% of the land area of the proposed residential community).

The section proposed to be rezoned to “PD-C” zoning **is not consistent (technical inconsistency)** with the adopted Comprehensive Plan. If the change of zoning is approved, staff suggests that the Comprehensive Plan be updated to reflect the change.

The section proposed to be rezoned to “FR” zoning **is consistent** with the adopted 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 site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Site Plan Comments

Zoning and Land Use (all comments addressed as of 3/4)

- ~~Parking provided exceeds minimum required, however clubhouse parking is not accounted for in the requirements. 2,400 square foot clubhouse would increase the parking requirements by +10, from 595 spaces to 605 spaces, based on the current unit counts.~~
- ~~Appears to comply with 36' max height, but confirm that heights shown in chart for 3 bedroom units are correct (21' height but 1 story?)~~
- ~~1 parking space (9'x18') per bedroom, plus 1 parking space per 250 per club or office space. Tire stops are not required if the parking lot has a curb, but if you are installing any tire stops, please depict those on the site plan & ensure 18' measurement is measured from tire stop back. Add a note to the effect of confirming all parking spaces will meet minimum dimensions found in COFW Zoning Ordinance Section 6.202.~~
- ~~Correct signature line to "Director of Development Services"~~
- ~~Provide comparison chart on Site Plan. Utilize existing "C" table with all line items, adding a comparison column showing PD standards and notation showing compliance ("Complies") or waiver ("Does not comply" & list variance).~~
- ~~Note 10 Strike note. Staff is not supportive of straying from the definition of Open Space contained in 4.711.d.7 of the COFW Zoning Ordinance. If the Open Space falls below 45%, simply request a waiver through the PD for the lower amount.~~
- ~~Note 11 Remove private yards from Open Space calculations. Staff is not supportive of counting private yards in the calculations for Open Space. If the Open Space falls below 45%, simply request a waiver through the PD for the lower amount. The amount shown currently of 52.1% less private yards at 8.7% would give you 44.2%, which is less than a percentage point from meeting the minimum of 45%. Numbers may shift below 44.2% based on comment above regarding note 10.~~
- ~~Provide separate exhibit (upload to Accela) showing Open Space diagram with green shading as well as calculations. Refer to COFW Zoning Ordinance Section 4.710.d.7.g for what areas count towards calculation of Open Space.~~
- ~~Remove Monument Sign from Site Plan (note on plan showing compliance should be sufficient)~~
- ~~Amend height in comparison table to capture clubhouse @ 23' 2"~~
- ~~Double check & possibly correct south & east setbacks~~
- ~~Upload Revisions to Accela (can email me a copy as well just to be sure)~~

Fire Department

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

1. Two points of ingress/egress required. (two points are not shown as compliant)

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.7 Secondary Access-Multiple-family Residential

Minimum turn radius for fire lanes is a minimum of 25' inside and 51' outside. (inside radius shown as compliant)

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.4 Fire Lane Turn Radius

Where divided by a median, fire lanes must be a minimum of 20' on either side of the median.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503 Fire Lane Specifications

Each building will have its own address. Each building address shall be clearly visible from the corresponding street or marked fire lane. ("stacked" buildings will be difficult to locate)

CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage

Units farther than 25' from the curb line, the numbers shall not be less than 6" in height.

CFW Fire Department Planning and Addressing Standards Section VI.10 Posting of an Address, Rear Structures

Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits through the Fire Department are required.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.6 Security Gates

Additional hydrants will be required.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Reference Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Email FWFDStreets@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat number in the subject line.

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 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)

Stormwater

Contact: sds@fortworthtexas.gov

FYI, an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.

(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.)

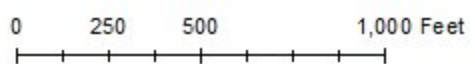
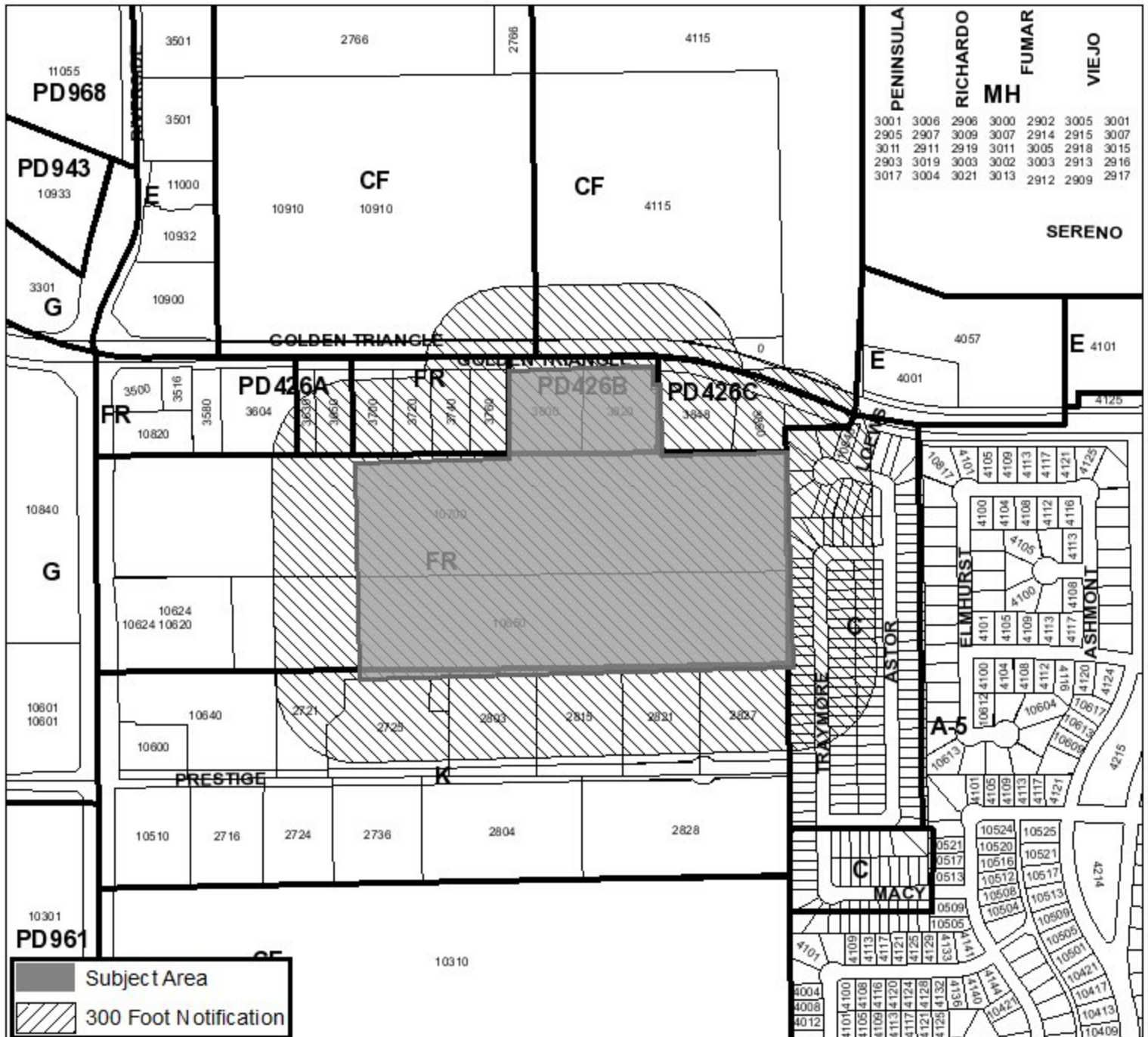




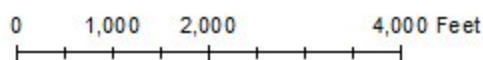
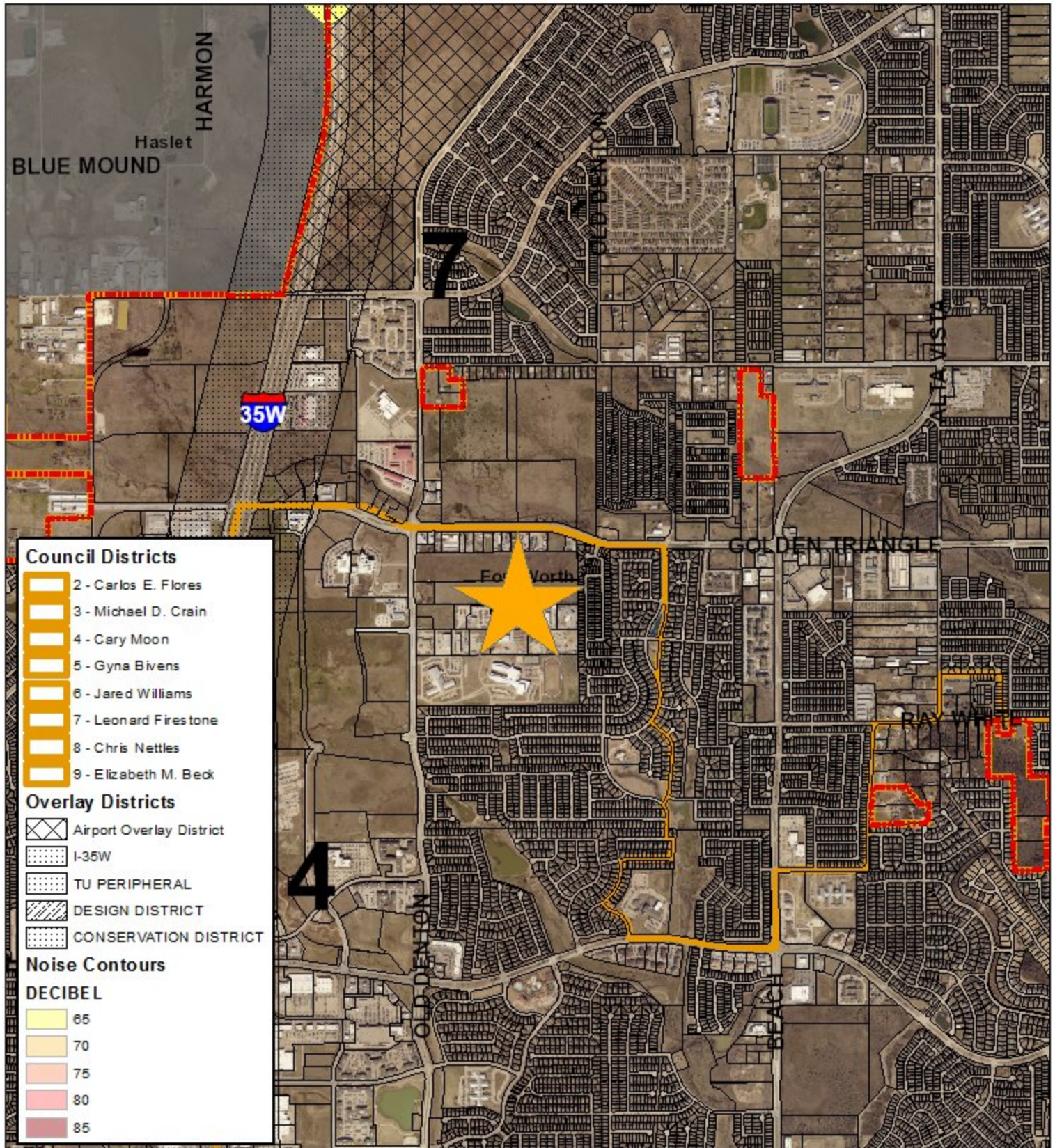
ZC-22-019

Area Zoning Map

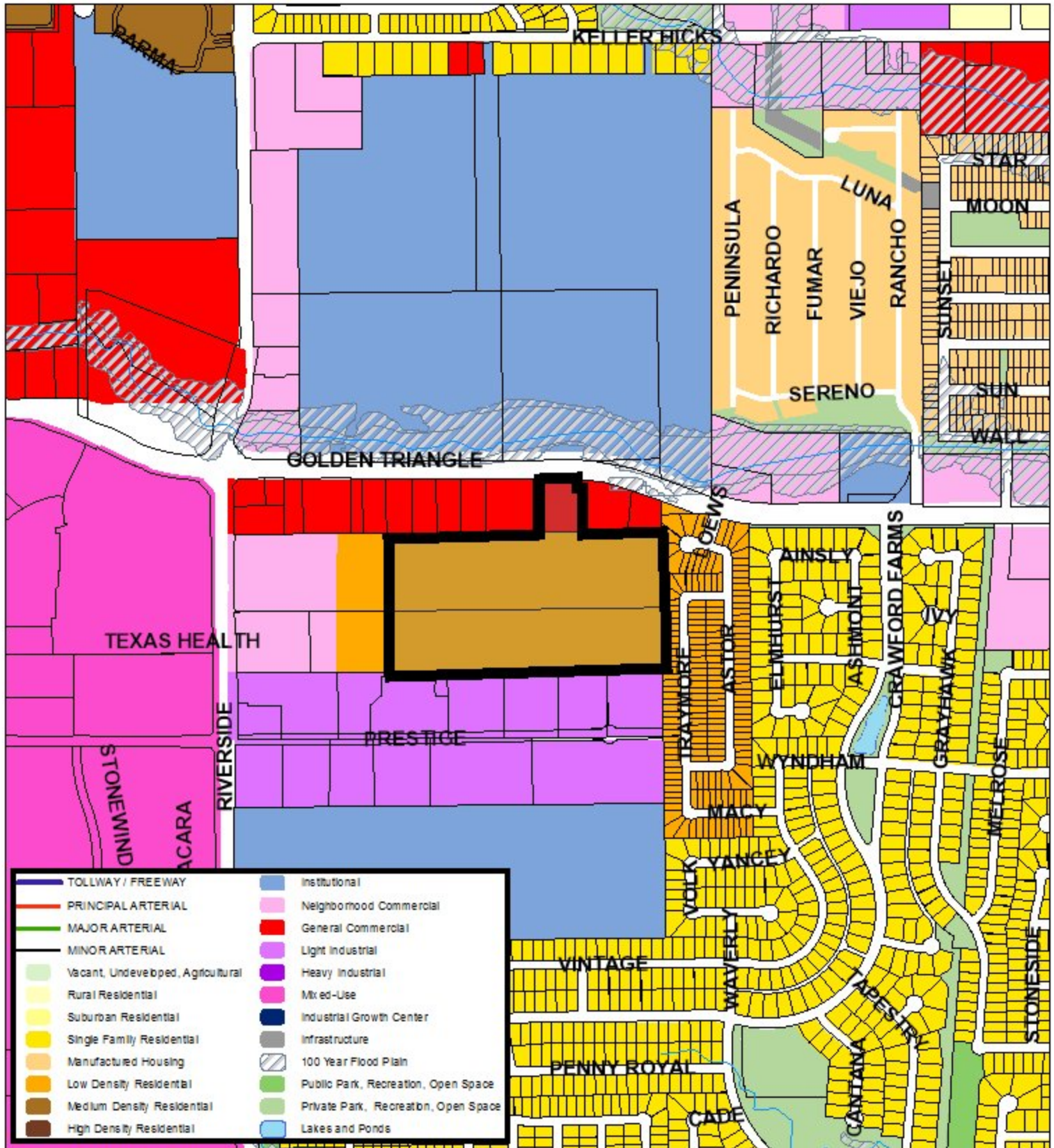
Applicant: Hazel Venture/Cox Family Tr/Alliance Processors
 Address: 3800 & 3820 Golden Triangle, 10650 Old Denton Rd, 10700 N. Riverside
 Zoning From: FR, PD 426B for FR uses plus grease recycling
 Zoning To: FR, PD for C uses plus detached multifamily
 Acres: 31.65055059
 Mapsco: 21MR
 Sector/District: Far North
 Commission Date: 3/9/2022
 Contact: 817-392-8043



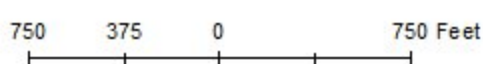
Area Map



Future Land Use



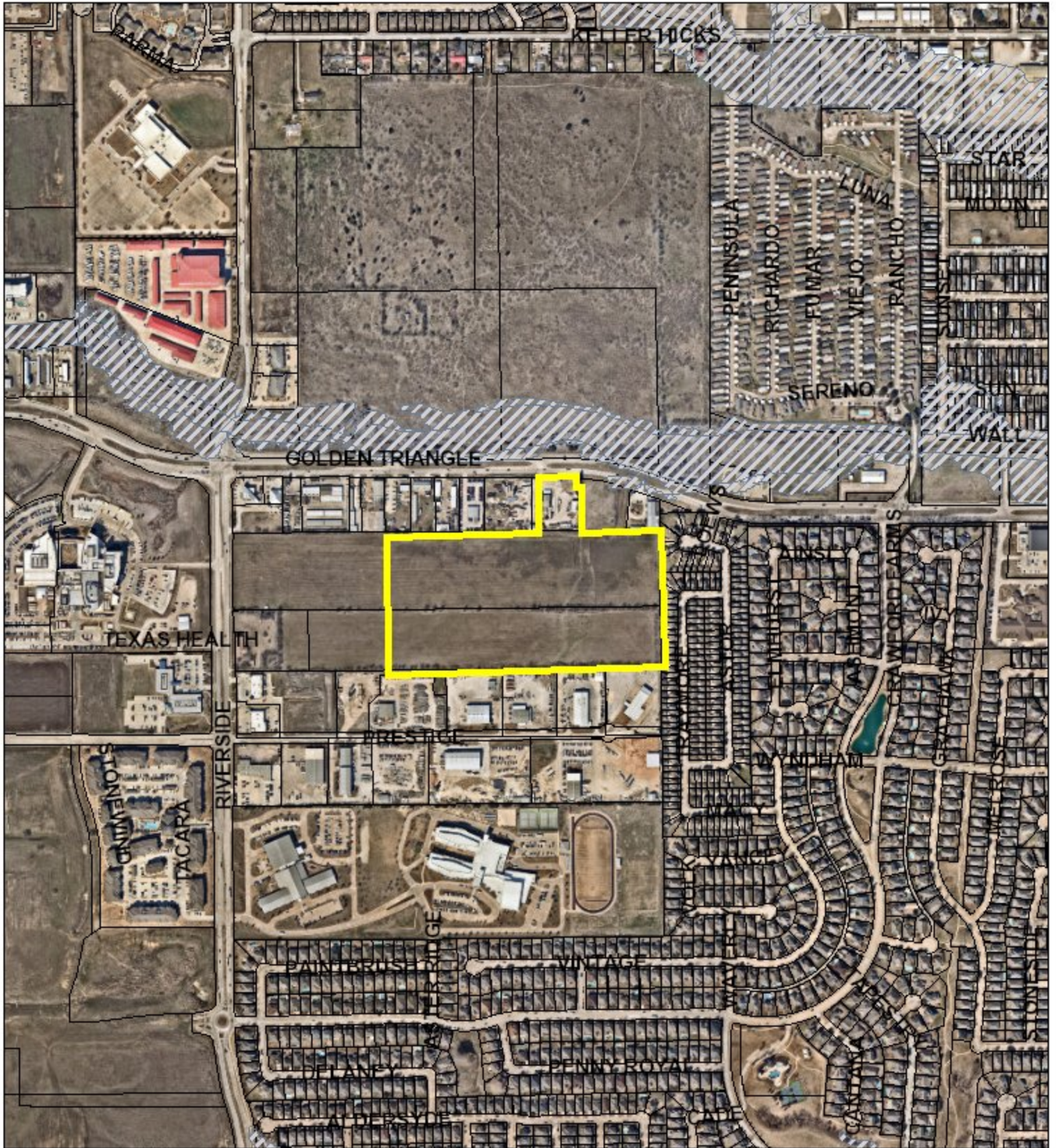
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		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



0 470 940 1,880 Feet



GOLDEN TRIANGLE BOULEVARD

N. RIVERSIDE DRIVE



VICINITY MAP
NOT TO SCALE
OWNER/DEVELOPER: The Empire Group of Companies, LLC
ENGINEER / PLANNER / SURVEYOR: Dunaway Associates
6617 N. Scottsdale Rd 101, Scottsdale, AZ 85250
550 Bailey Ave., Suite 400, Fort Worth, TX 76107
ARCHITECT: McGoUGH Adamson
535 E. McKellips Rd, Suite 131, Mesa, AZ 85203

Plan 1 (1 Bedroom) - 96 Units			Plan 2 (2 Bedroom) - 183 Units		
Height	16'-2" FT		Height	17'-8" FT	
Stories	1		Stories	1	
Total Gross SF:	680	SF Per Unit	Total Gross SF:	1,011	SF Per Unit
Plan 3 (3 Bedroom) - 43 Units			Leasing Office		
Height	17'-10" FT		Height	20'-1" FT	
Stories	1		Stories	1	
Total Gross SF:	1,283	SF Per Unit	Total Gross SF:	993	SF Per Unit
Mailbox Plaza			Clubhouse		
Height	6'-0" FT		Height	23'-2" FT	
Stories	1		Stories	1	
Total Gross SF:	75	SF Per Unit	Total Gross SF:	2,400	SF Per Unit

INTERIOR PROJECT DEVELOPMENT STANDARDS:
A. MAXIMUM HEIGHT 1-STORY (ALL BUILDINGS)
B. 10' TYPICAL RESIDENTIAL SETBACK FROM PARKING/GARAGE
C. 10' MINIMUM BUILDING SEPARATION
D. GATED COTTAGE HOME COMMUNITY
E. PRIVATE STREETS/FIRE LANES

16.0 ACRES EXISTING 'FR' ZONING - COMMERCIAL NOT INCLUDED IN 'PD-C' ZONING CHANGE ZONED 'FR'

N. RIVERSIDE DRIVE

TRAYMORE DRIVE

Requirement	C Standards	Proposed PD/C (Provided per site plan)
Density	Maximum 24 units per acre	12 units per acre Provided (Complies)
Height	Maximum height 36' slab to top plate	16' - 23' Provided (Complies)
Required Yards	Front Yard: 20' minimum Rear Yard: 5' minimum Interior Side Yard: 5' minimum Corner lot side yard: 20' minimum adjacent to side street	Front Yard (along Golden Triangle Blvd.): 20' Provided (Complies) Rear Yard (south property line): 15' - 30' Provided (Complies) Interior Side Yard (east property line): 35' - 40' Provided (Complies) Interior Side Yard (north property line): 15' - 30' Provided (Complies) Interior Side Yard (west property line): 15' Provided (Complies) Not adjacent to one or two-family zoning districts
Bufferyard	Where adjacent to one or two-family district a five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system	N/A
Fences	Fences shall only be located in the area between building facades and the property line	Screening fences proposed on Model Home private patio along Golden Triangle Blvd. (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces Required: 605	Spaces provided: 661 (56 extra) Complies
Open Space	Minimum 45%	Per COFW minimum open space criteria 14.2% Provided (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhanced landscaping	Per note on site plan, project will comply with landscaping requirements for "C" per 4.711 (d)(6), including enhanced landscaping
Urban Forestry	Must comply with Urban Forestry ordinance requirements	Per note on site plan, project will comply with section 6.302, Urban Forestry
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street	Model home units facing base office (requires Development Regulation Standard)
Facade Variation	Must meet selection of facade variation elements	Will be reviewed upon MFD/building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	Will submit application for MFD permit to meet standards

Overall Site Breakdown		
Area	Square Footage	Acres
Residential Site Area 'PD-C'	1,293,732	29.7
Commercial Site Area 'FR'	797,148	18.3
Total Area	2,090,880	48

Site Breakdown (To Be Rezoned)		
Area	Square Footage	Acres
Residential Site Area 'PD-C'	1,293,732	29.7
Commercial Site Area 'FR'	100,188	2.3
Total Area	1,393,920	32

Open Space			
Area	Square Footage	Percent (%)	
Required Open Space	581,175	45	
Amenity Open Space	88,963	6.9	
COFW Open Space (25' X 25' or more)	94,889	7.3	
Total Open Space Per COFW Minimum Guidelines	183,852	14.2	
Private Patios Open Space	137,203	10.6	
Other Open Space (All Spaces Less Than 25' X 25')	361,971	28	
Total Proposed Open Space	683,026	52.8	

Canopy Tree Legend		
Common Name	Size	
Small Canopy Tree	45 Gal.	
Medium - Large Canopy Tree	4" CAL.	

PARKING INFORMATION			
Residential Parking requirements	Plan 1 (680 SF)	Plan 2 (1,011 SF)	Plan 3 (1,283 SF)
Bedroom Breakdown	96	183	43
# of Units	96	183	43
# of Beds/Unit	1	2	3
# of Beds	96	366	129
Sub-totals	322 Units		591 Beds
Residential Parking Required	1 Space Per Bedroom: 591 Spaces		
Total SF of Leasing Office	993 SF		
Leasing Office Parking Required	1 Space Per 250 SF: 4 Spaces		
Total SF of Clubhouse	2400 SF		
Clubhouse Parking Required	1 Space Per 250 SF: 10 Spaces		
Total Parking Required	605 Spaces		
Parking Provided	Leasing Office: 13 Spaces	Clubhouse: 10 Spaces	Detached Garage: 128 Spaces
	Surface Parking Spaces: 510 Spaces		
Total Parking Provided	661 Spaces		

*Handicap Parking Required (2% of Total Provided) Spaces

- NOTES**
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 - BUILDING MATERIALS - STUCCO, STONE, BRICK, FIBER CEMENT, PANEL AND SIDING, COMPOSITE SHINGLE, STANDING SEAM ACCENTS, AND OTHER MATERIALS PERMITTED BY THE CITY OF FORT WORTH CODE OF ORDINANCES GUIDELINES.
 - LIGHTING WILL CONFORM TO LIGHTING CODE.
 - SITE LIGHTING TO BE DETERMINED AT A LATER DATE. ALL SITE LIGHTING SHALL COMPLY WITH CITY OF FORT WORTH STANDARDS AND SPECIFICATIONS.
 - PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING REQUIREMENTS FOR "C" ZONED DISTRICTS INCLUDING ENHANCED LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. DUE TO THE FORM OF DETACHED MULTIFAMILY, THE TREES WILL BE SPREAD THROUGHOUT THE DEVELOPMENT IN A FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN THE FRONT AND BACK YARDS.
 - SITE WILL COMPLY WITH MULTIFAMILY DESIGN STANDARDS FOR "C" ZONED DISTRICTS.
 - DUMPSTER SCREENING WALL SHALL BE 8' TALL BRICK VENEERED WALL.
 - PEDESTRIAN SIDEWALKS AND TRAILS WILL MEANDER WITHIN OPEN SPACE AREAS.
 - ALL PARKING SPACES WILL MEET THE MINIMUM DIMENSIONS IN COFW ZONING ORDINANCE SECTION 6.202.

LANDSCAPING SHOWN IS CONCEPTUAL.
ENHANCED LANDSCAPING FOR "C" ZONING. 20 POINTS REQUIRED
STREET TREES TO BE PROVIDED AT 1 PER 35' OF STREET FRONTAGE - 10 POINTS
DOG PARK PROVIDED - 5 POINTS
PEDESTRIAN-SCALED LIGHTING AT 1 PER 60' OF STREET FRONTAGE - 10 POINTS
25 POINTS PROVIDED

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY (R.O.W.)
- BUILDING SETBACK
- PROPOSED PAVED AREAS
- PROPOSED PARKING
- PROPOSED AMENITY OPEN SPACE
- PROPOSED OTHER OPEN SPACE
- PARKING COUNT
- 1 BEDROOM LAYOUT (1 BEDROOM UNITS, 2 UNITS ATTACHED/DUPLEX)
- 2 BEDROOM LAYOUT (2 BEDROOM UNITS, DETACHED SINGLE FAMILY)
- 3 BEDROOM LAYOUT (3 BEDROOM UNITS, DETACHED SIGNL FAMILY)

ZC-22-019
DIRECTOR OF DEVELOPMENT SERVICES
DATE

VILLAGE AT GOLDEN TRIANGLE
29.7 ACRES OUT OF THE
WILLIAM MCCOWAN SURVEY, ABSTRACT NO. 999
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
761-917-2800
TX REG. F-11142

Planned Development Site Plan

GRAPHIC SCALE
1 inch = 100'

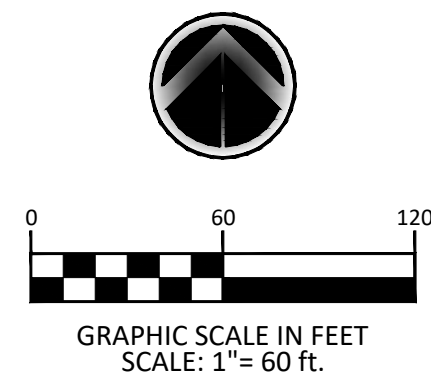
North

Date Prepared: February 07, 2022
Date Updated: March 02, 2022
DA B007692.001

PLOTTED BY: Jorja Gammill, ON: Wednesday, March 02, 2022 AT: 4:12 PM FILEPATH: C:\Production\00000000000000000000000000000000\Project Management\Consent\Zoning PD Site Plan\PD Site Plan.dwg

LEGEND

- OPEN SPACE (MIN 25'X25' AREA)
TOTAL = 94,889 S.F. (7.3%)
- AMENITY OPEN SPACE
TOTAL = 88,963 S.F. (6.9%)
- OPEN SPACE PER COFW GUIDELINES = 183,852 S.F. (14.2%)**
- OTHER OPEN SPACE (PRIVATE PATIOS)
TOTAL = 137,203 S.F. (10.6%)
- OTHER OPEN SPACE (ALL SPACES LESS THAN 25' X 25')
TOTAL = 361,971 S.F. (28.0%)
- TOTAL OTHER OPEN SPACE = 499,174 S.F. (38.6%)**
- COMBINED TOTAL OPEN SPACE = 683,026 S.F. (52.8%)**



PLOTTED BY: Joshua Cantrell ON: Wednesday, March 02, 2022 AT: 8:29 AM FILE PATH: G:\Production\400000000\5500\5502\001\Project_Management\Correspondence\Zoning\PD_Site_Plan\Open_Space_Exhibit\Open_Space_Exhibit.dwg

ZC-22-019, Village at Golden Triangle

Project Narrative

March 2, 2022

Project Context and Description

The Property is situated East of N. Riverside Drive and South of Golden Triangle Boulevard. The proposal is for a zoning change to create a “cottage community”, a multifamily use that will include multiple individual, separate structures on one lot, shared community space and a leasing office on site. As none of the City’s districts can accommodate this form at this time, a PD/C is necessary with certain waivers in order to allow the cottage community form.

This gated community, which will be professionally managed and maintained, will provide a high-demand housing option complete with luxury amenities. The development will offer one, two, and three-bedroom configurations. The two-bedroom and three-bedroom homes within the community will be detached, and the one-bedroom homes will be organized in a duplex-style configuration. The site plan provides for 322 total units which is made up of 96 one-bedroom units, 183 two-bedroom units, and 43 three-bedroom units. Every home in the community will be single-story with a modern, open floor plan design, including vaulted ceilings, abundant natural light, and a private outdoor patio and backyard.

The community will offer a high quality of life through ample amenities such as resort-style community pool and spa, barbeque areas, lush green dog park, multiple community open areas for recreational activities, and a stand-alone community center outfitted with a state-of-the-art fitness center and gathering space for community and/or private events. Most importantly, the community management will be responsible for all maintenance of amenities and landscaping including individual patios and backyard areas. Other amenities will include a car wash area, car-charging stations, pet-wash area, trash compactors to minimize refuse container eye-sores, and valet refuse service. Every home will also include a doggy-door access to the backyard along with smart home technology packages (video door bells, keyless entry systems, and remote controlled security and HVAC systems).

Parking throughout the community includes a mix of uncovered, covered, garage, and accessible spaces and exceeds the total parking requirements. Garage structures will be designed to complement the homes – in architectural style and colorization. Storage units available for residents to rent are located at the ends of the garage structures. All parking shade canopies will be painted to complement the project color scheme.

This detached multifamily form will provide an option to the typical large building multifamily structures by creating individual “homes” with small yards under a rental structure with no resident maintenance requirements.

Land Use Compatibility

Surrounding land uses include mixed commercial development to the north, hospital/medical uses to the west, mixed industrial uses to the south and duplex residential development to the east. The proposed PD cottage community (single family for lease/detached multi-family) provides for a mix of single family detached and duplex residential units with landscape buffers areas around the perimeter. The proposed “missing middle” cottage home community should be considered as compatible with the surrounding land uses.

Comprehensive Plan Consistency

The 2021 Comprehensive Plan designates the subject property as Low Density Residential. While the requested based zoning of C is not technically deemed low density residential, the PD development standards impose a density limit of under 12 units per acre, which is less dense (more restrictive) than the other zoning classification which the Comprehensive Plan qualifies as Low Density Residential. Both Golden Triangle Blvd. and N. Riverside Drive are Commercial Connector arterial roadways in the Master Thoroughfare Plan, providing the proposed detached multifamily use adequate access to high-capacity roads and will not adversely affect any area residential uses. Further, the policies listed below from the Comprehensive Plan and the strategies from the Economic Development Plan apply to this proposed use and project:

- 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.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single Family Residential and high density uses.
- 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, sale, and design of existing neighborhoods..

While the proposed use is not consistent with the future land use map, based in the policies stated above, the proposed zoning is functionally consistent with the Comprehensive Plan.



Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-020

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: West Fork Captial, LLC

Site Location: 5217 Wellesley Avenue

Acreage: 0.15 acres

Request

Proposed Use: Single-family home

Request: From: “CF” Community Facilities

To: “A-5” One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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](#)
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 Wellesley Avenue west of Merrick Street. The applicant is proposing to change the zoning from “CF” Community Facilities to “A-5” One-Family to allow for a single-family home.

This property is zoned “CF” Community Facilities because it was most likely part of the church property directly west. The applicant purchased the property a few years back for a single-family home. Construction of a single-family home would not impact current church operations as they appear to have enough parking on the remainder of their property. The proposed use is appropriate at this location.

Surrounding Zoning and Land Uses

North “A-5” One-Family / residential
East “CF” Community Facilities / Church
South “A-5” One-Family / residential
West “A-5” One-Family / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.

The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Como NAC*	Sunset Heights NA
Streams and Valleys Inc	Trinity Habitat for Humanity
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 “A-5” One-Family for a single-family home. Surrounding land consist of residential uses to the north, west and south with a church to the east.

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

Comprehensive Plan Consistency –Arlington Heights

The Comprehensive Plan designates the subject property as single-family residential. 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:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

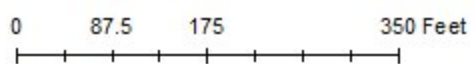
3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.



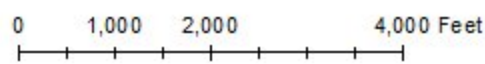
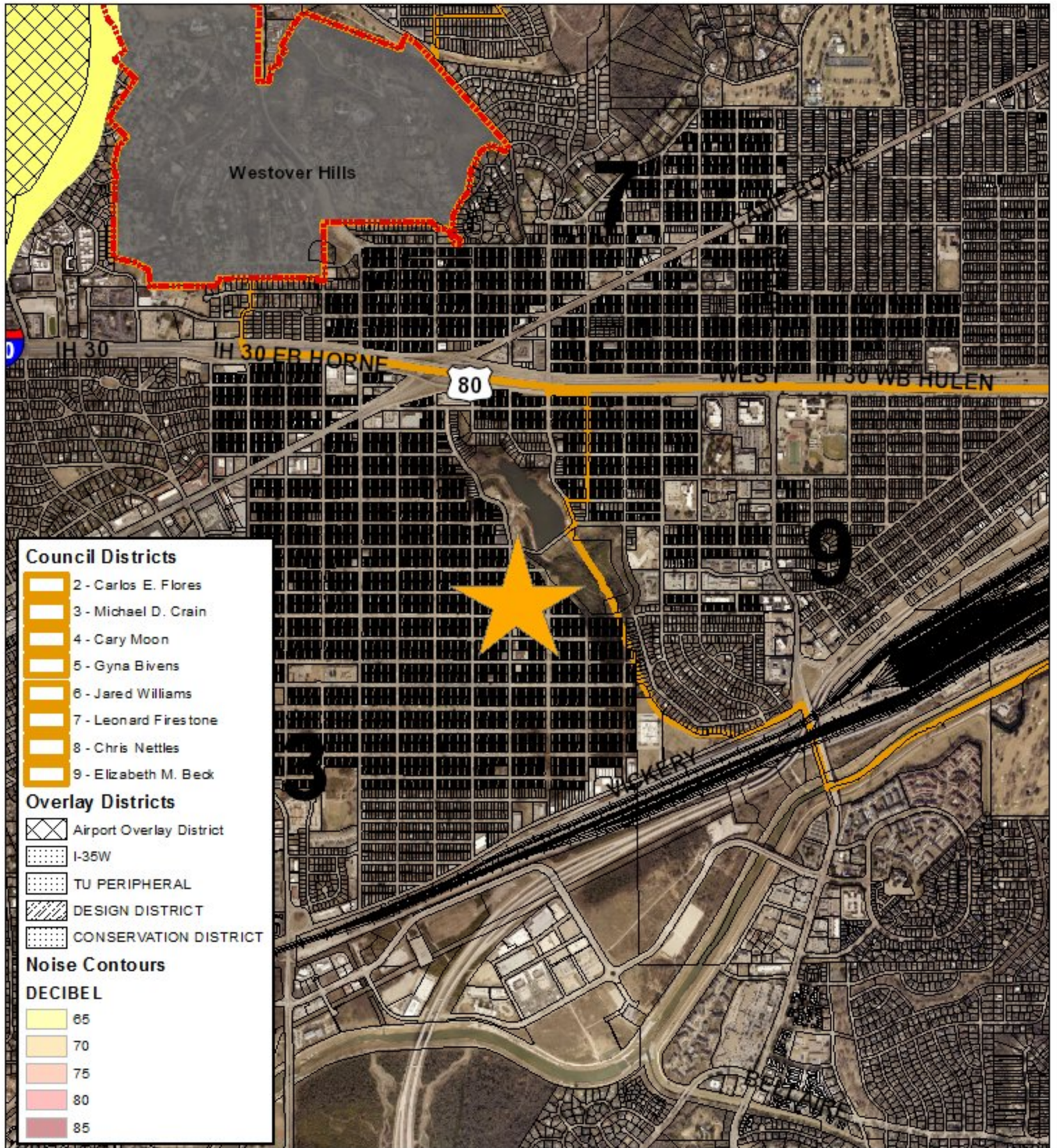
ZC-22-020

Area Zoning Map

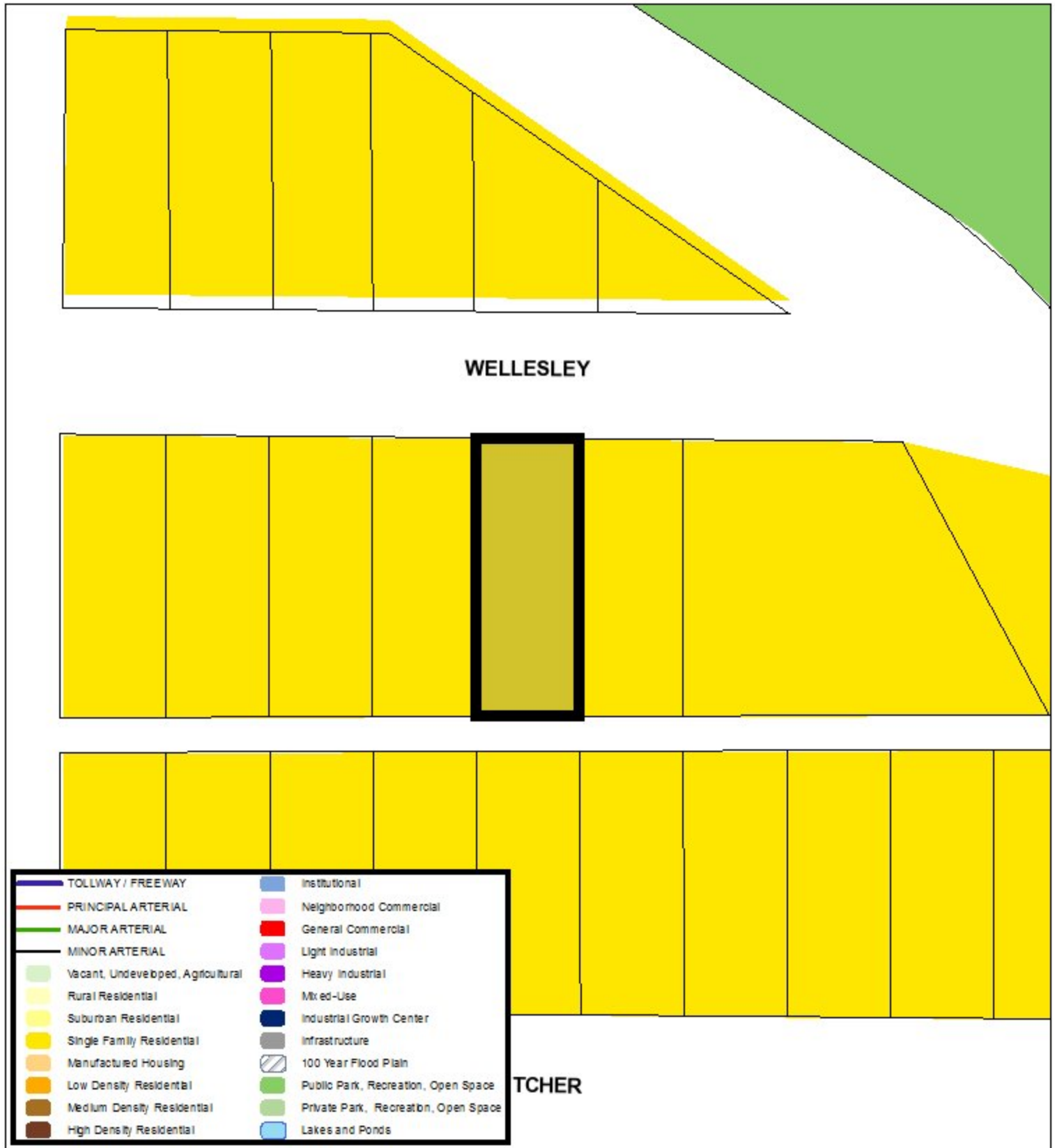
Applicant: West Fork Capital, LLC
 Address: 5217 Wellesley Avenue
 Zoning From: CF
 Zoning To: A-5
 Acres: 0.15431136
 Mapsco: 75N
 Sector/District: Arlington Heights
 Commission Date: 3/9/2022
 Contact: 817-392-8047



Area Map

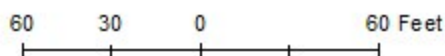


Future Land Use



 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

60 30 0 60 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 40 80 160 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-021

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: 1233 E Rosedale Trust / Mary Nell Poole, Townsite

Site Location: 3412 W. Risinger Road

Acreage: 1.53 acres

Request

Proposed Use: Commercial

Request: From: “E” Neighborhood Commercial & “A-5” One Family Residential

To: “E” Neighborhood Commercial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

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](#)
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 applicant is proposing to zone the entire subject site “E” Neighborhood Commercial. The site is currently split-zoned with 0.43 acres already zoned “E” and the remainder 1.10 acres zoned “A-5” One Family Residential. This would make the zoning uniform across the site and would accommodate future neighborhood commercial development, which is primarily small scale retail, offices, and services.

Surrounding Zoning and Land Uses

North “B” Two Family Residential / residential
East PD 621 base “AR” One-Family Restricted / residential
South “E” Neighborhood Commercial / undeveloped
West “E” Neighborhood Commercial / daycare

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were emailed February 25, 2022:

Organizations Notified	
Crowley ISD	District 6 Alliance
Trinity Habitat for Humanity	Streams and Valleys Inc

Development Impact Analysis

Land Use Compatibility

Surrounding properties to the west are zoned and developed for commercial purposes (daycare). Properties to the north and east are residentially zoned and developed with single-family homes. City staff is comfortable with the overall compatibility of this proposed rezoning, in conjunction with the screening measures mandated by the Zoning Ordinance for any new commercial construction on the subject property. A combination of fencing and landscaping must equal 25 points from the enhanced landscape table found in Section 6.300.c.3.g of the City of Fort Worth Zoning Ordinance. Applicants are encouraged to exceed the minimum 25 point requirement when possible. In addition, there is a required minimum 5’ buffer yard composed of landscaped area off of the northern and eastern property lines. A supplemental building setback of 20’ prohibits any buildings and structures within 20’ of the northern and eastern property lines. Parking can be in this area, exclusive of the 5’ landscaped buffer yard.

Because any new commercial construction would be subject to the current supplemental buffer yards and setbacks, and because the site adjoins commercial uses to the west, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Wedgwood

The 2021 Comprehensive Plan currently designates the subject property as future single family residential.

There being existing development on the north, west, and east, it is difficult to envision this small site being developed as a standalone residential area. The only access is on the arterial W. Risinger Road, which is not conducive to residential development but is ideal for commercial development. Additionally, the Comprehensive Plan shows a commercial node centered on the intersection of W. Risinger Road and McCart Avenue.

The area requested to be rezoned to “E” Neighborhood Commercial is currently earmarked as future single family residential, however since the area borders an existing tract of future neighborhood commercial, it is reasonable to envision the boundary being extended to accommodate the entirety of the proposed rezoning site. Technically, the proposed zoning is **not consistent (minor boundary adjustment)** with the Comprehensive Plan. If the rezoning request is approved, City staff recommends that the Comprehensive Plan be updated to reflect this change.

Economic Development Plan

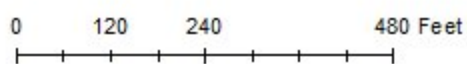
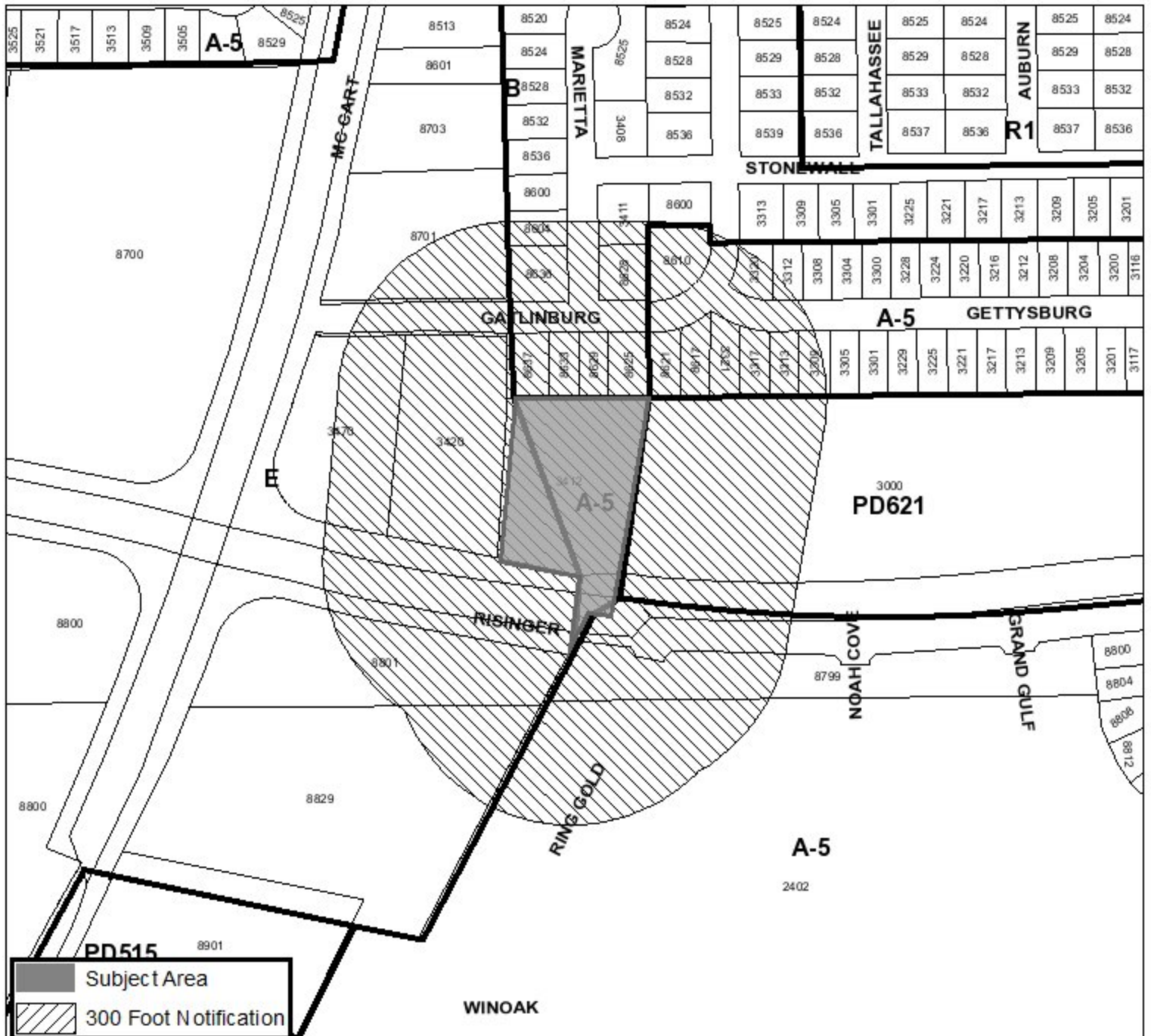
The site is not directly addressed in the 2018 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses, including minority-owned firms. Rezoning to allow commercial development of this property could provide a site for exactly this type of desired business endeavor.



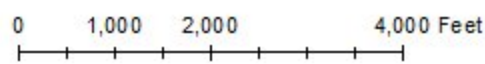
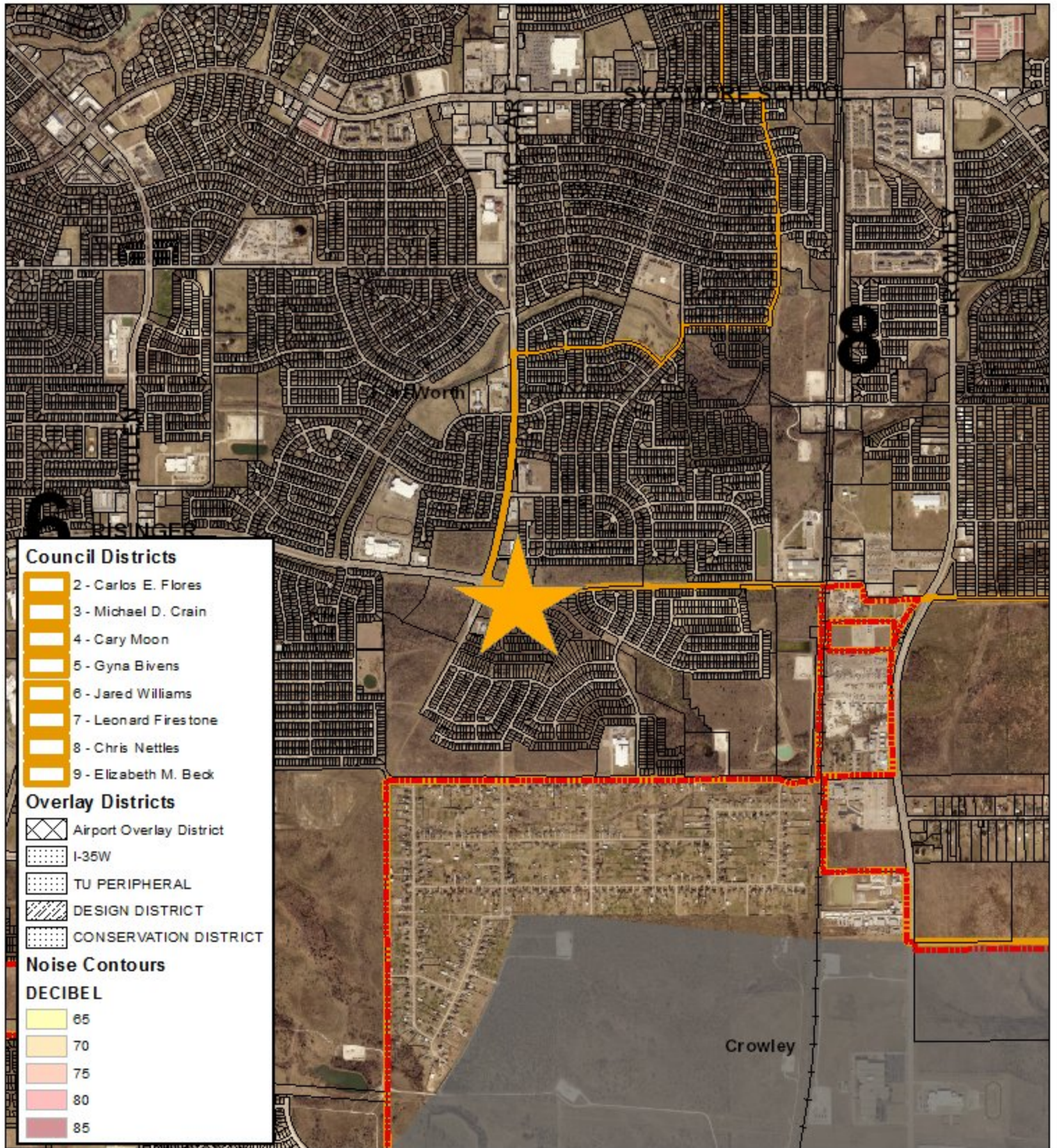
ZC-22-021

Area Zoning Map

Applicant: 1233 E. Rosedale Trust
 Address: 3412 W. Risinger Road
 Zoning From: A-5, E
 Zoning To: E
 Acres: 1.53865986
 Mapsco: 103V
 Sector/District: Wedgwood
 Commission Date: 3/9/2022
 Contact: 817-392-8043



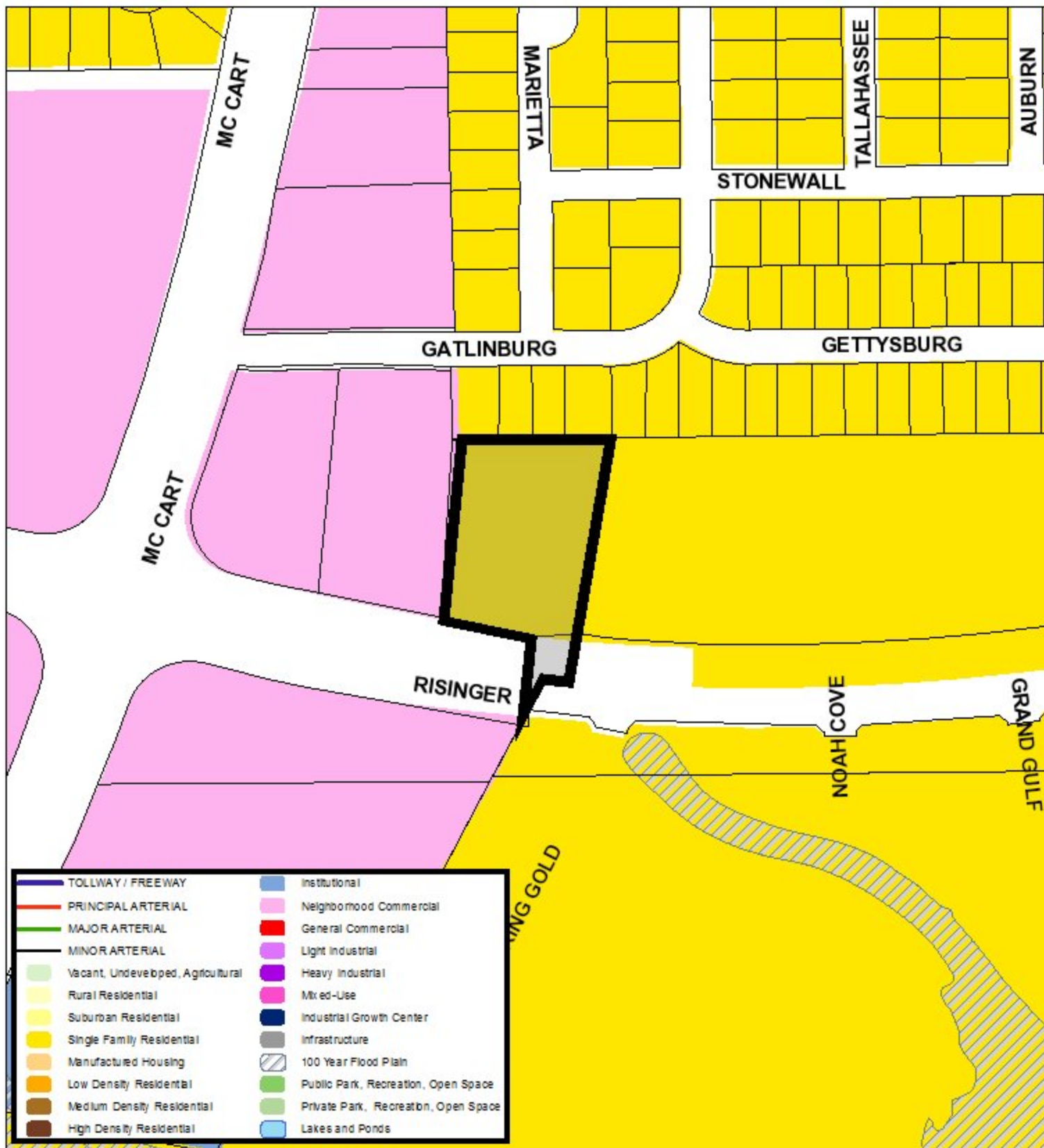
Area Map





ZC-22-021

Future Land Use



200 100 0 200 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



0 125 250 500 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-022

Council District: 6

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Lennar Homes of Texas Land & Construction LTD / Pape-Dawson Engineers

Site Location: 10500 block Forest Hill Everman Road

Acreage: 1.46 acres

Request

Proposed Use: Single-Family Residential

Request: From: “PD1310” Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily with specific development regulations for open space and a waiver to the MFD submittal; site plan approved

To: “R2” Townhouse/Cluster

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**.

Staff Recommendation: **Approval**

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](#)
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 west side of Forest Hill Everman Road just south of its intersection with McPherson Road. In August 2021, this site was rezoned from “CR” Low Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily including detached multifamily with specific development standards and a waiver to the MFD submittal, site plan approved (case ZC-21-063). After this zoning change was approved, the applicant determined that the metes and bounds description submitted with the zoning change request included more property than intended. A small section at the southern end of the site was intended to be zoned “R2” Townhouse/Cluster, rather than “PD/C” as described above. To correct this, the applicant has submitted a new zoning change request to remove approximately 1.46 acres of land from PD 1310 and rezone it to “R2” Townhouse/Cluster. The site plan approved with PD 1310 did not depict any development on this portion of the property.

Property to the south of this site is zoned “R2” Townhouse/Cluster, and the applicant has submitted a preliminary plat for a new single-family subdivision on this property. If this zoning change is approved, the subject property will be included in this subdivision and developed for single-family residential use.

Surrounding Zoning and Land Uses

North “PD 1310” Planned Development for “C” Medium Density Multifamily uses / vacant and gas well site
East Unzoned (Rendon) / elementary school
South “R2” Townhouse-Cluster / vacant
West “B” Two-Family / single-family, zero-lot line dwellings

Recent Zoning History

- ZC-21-063: Rezoned 20.58 acres, including the subject property, from “CR” Low Density Multifamily to “PD 1310” Planned Development for all uses in “C” Medium Density Multifamily including detached multifamily with specific development standards; site plan approved.

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Burleson ISD
Everman ISD	

The subject property is not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone this site from “PD 1310” Planned Development for “C” Medium Density Multifamily uses to “R2” Townhouse/Cluster to match the existing zoning to the south of this site. Surrounding land is primarily vacant the majority is zoned for residential use. Property to the east, across Forest Hill Everman Road, is located outside of the Fort Worth City Limits.

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

Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map. “R2” Townhouse/Cluster is not specifically listed as an appropriate zoning district within this classification.

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

The proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan. However, given that this is a relatively small section of property and the site immediately to the south is already zoned “R2” Townhouse/Cluster, staff is supportive of the rezoning request.





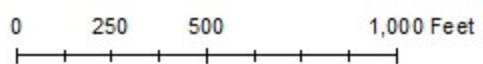
ZC-22-022

Area Zoning Map

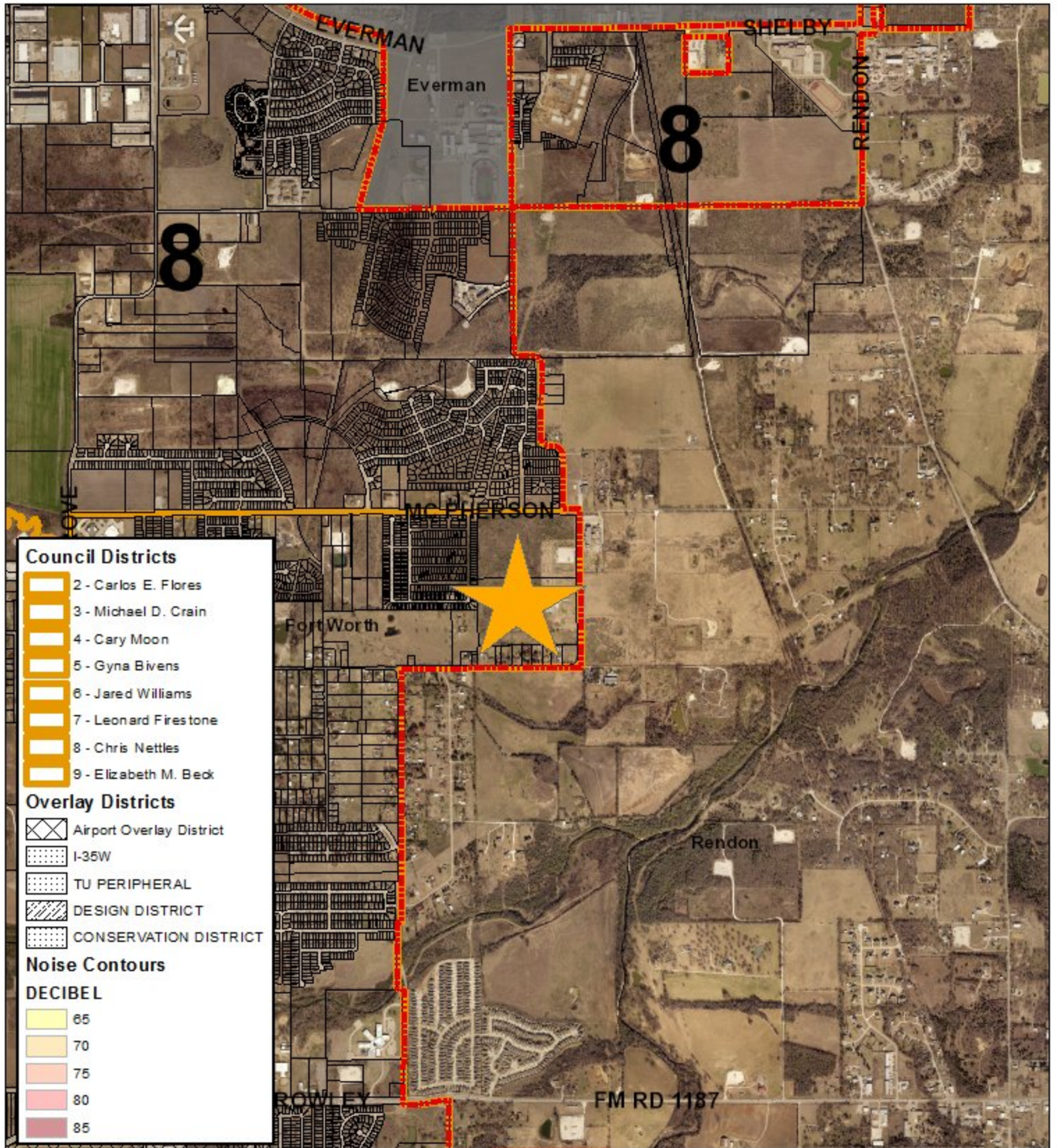
Applicant: Lennar Homes, Inc.
 Address: 10500 block Forest Hill Everman Road
 Zoning From: R2, PD 1310 for C uses
 Zoning To: R2
 Acres: 1.46473588
 Mapsco: 120AB
 Sector/District: Far South
 Commission Date: 3/9/2022
 Contact: 817-392-2495











 Subject Area
 300 Foot Notification







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

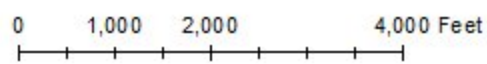
Overlay Districts

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

Noise Contours

DECIBEL

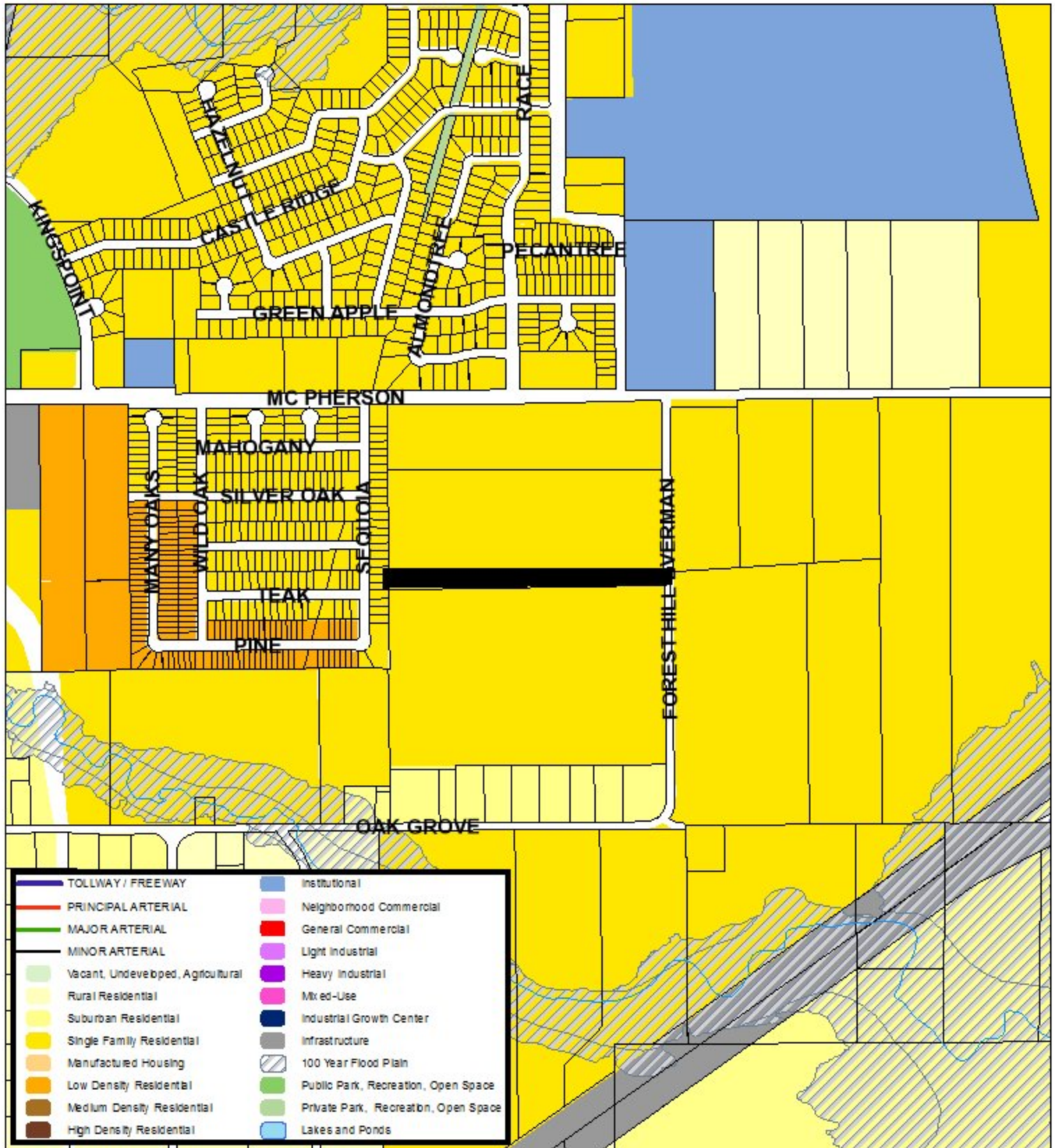
-  65
-  70
-  75
-  80
-  85





ZC-22-022

Future Land Use

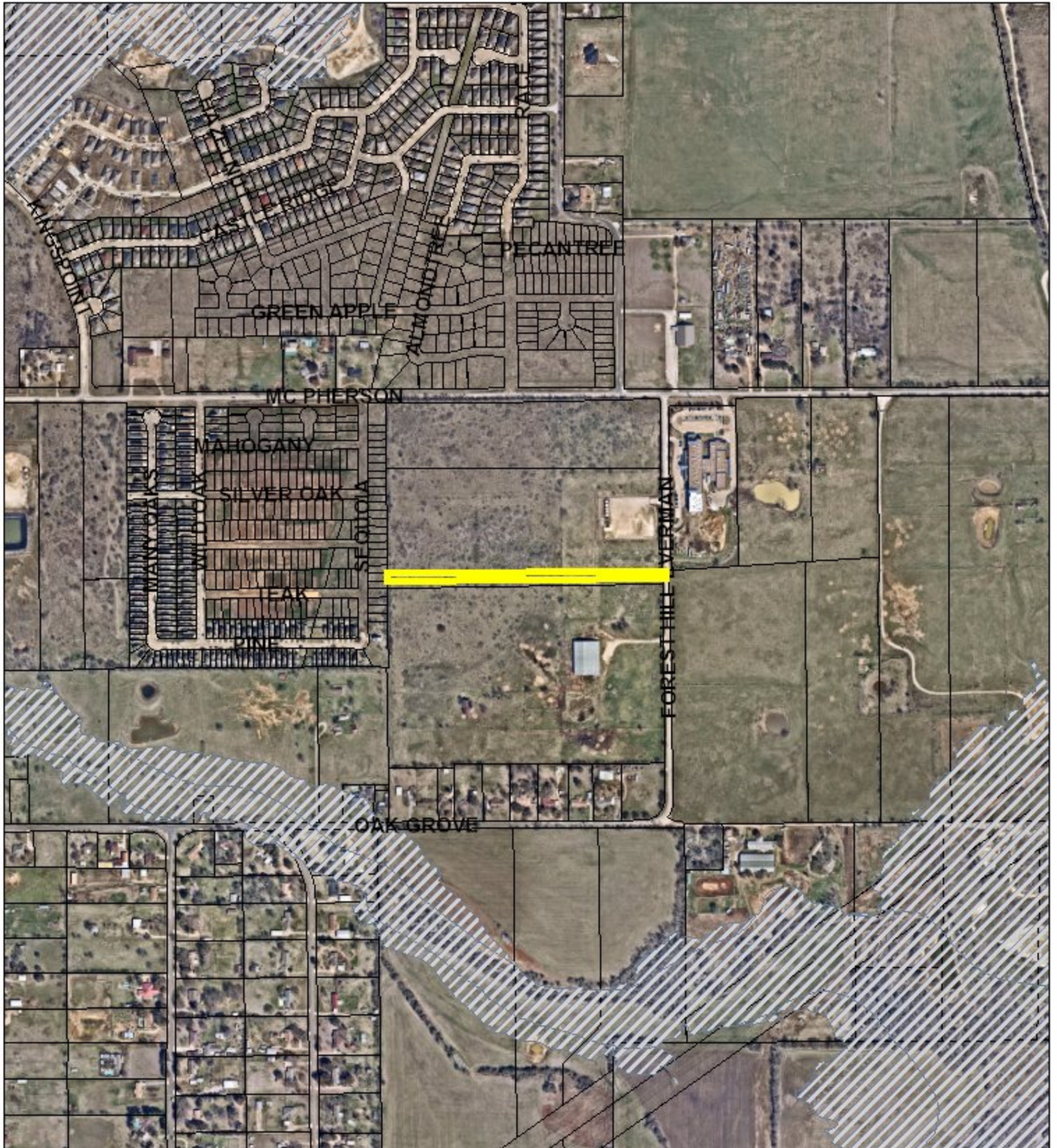


720 360 0 720 Feet

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



0 450 900 1,800 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-023

Council District: (future) 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: The M.T. Cole Family Partnership No. 2, LP / NorthPoint Development

Site Location: 1100 – 1200 blocks Bold Ruler Road

Acreage: 186.52 acres

Request

Proposed Use: Intermodal Logistics Center

Request: From: Unzoned (ETJ)

To: “K” Heavy Industrial

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (Minor Boundary Adjustment).**

Staff Recommendation: **Approval**

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](#)
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 south of Highway 114 and east of FM 156 in the City’s Extraterritorial Jurisdiction (ETJ). The property owner is requesting to annex the site into the Fort Worth City Limits and assign “K” Heavy Industrial zoning upon annexation in order to develop a new Intermodal Logistics Center. The site is currently vacant except for gas wells and it is bounded by the BNSF Railway to the east and Elizabeth Creek to the north. The applicant has developed similar projects in this area over the last several years, with three industrial buildings complete and one currently under construction.

A significant portion of the subject property is located within the FEMA 100-year floodplain, which separates this site from the single-family residential development to the north. No access to this site is proposed from the residential area. All surrounding land uses to the east, south, and west of this site are either zoned “K” Heavy Industrial or located outside of the Fort Worth City Limits.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family residential subdivision currently under development
East “K” Heavy Industrial / industrial and warehouse
South Unzoned (ETJ) / industrial railyard
West Unzoned (ETJ) / BNSF Railway

Recent Zoning History

- ZC-21-029: Rezoned 197.41 acres immediately east of this property from unzoned (ETJ) to “K” Heavy Industrial
- ZC-20-111: Rezoned 85.96 acres east of the subject property from (ETJ) to “K” Heavy Industrial
- ZC-19-039: Rezoned 115.01 acres east of the subject property from (ETJ) to “K” Heavy Industrial

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.

The following organizations were notified: (emailed February 25, 2022)

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

The subject property is not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to annex this property into the Fort Worth City Limits and assign “K” Heavy Industrial zoning upon annexation. All surrounding property to the east, south, and west is either zoned “K” Heavy Industrial or is located outside of the Fort Worth City Limits. Property to the north is zoned “A-5” and developed with single-family dwellings. However, the residential development is separated from the subject property by Elizabeth Creek and the surrounding floodplain area is heavily wooded. The closest residential lot is more than 600 feet away from the subject property and no access is proposed to this site from the residential area.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan designates the southern portion of the subject property as “Industrial Growth Center” and the northern portion as “Single-Family Residential.” The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Promote industrial development within the Meacham, **Alliance**, and Alliance Gateway East Industrial Growth Centers.
- Promote commercial and industrial development near **Alliance Airport, BNSF rail yards**, and Texas Motor Speedway that would not be adversely affected by noise
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan (minor boundary adjustment). If this zoning change is approved, staff recommends that the Future Land Use Map also be updated to match the new zoning.

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.** 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

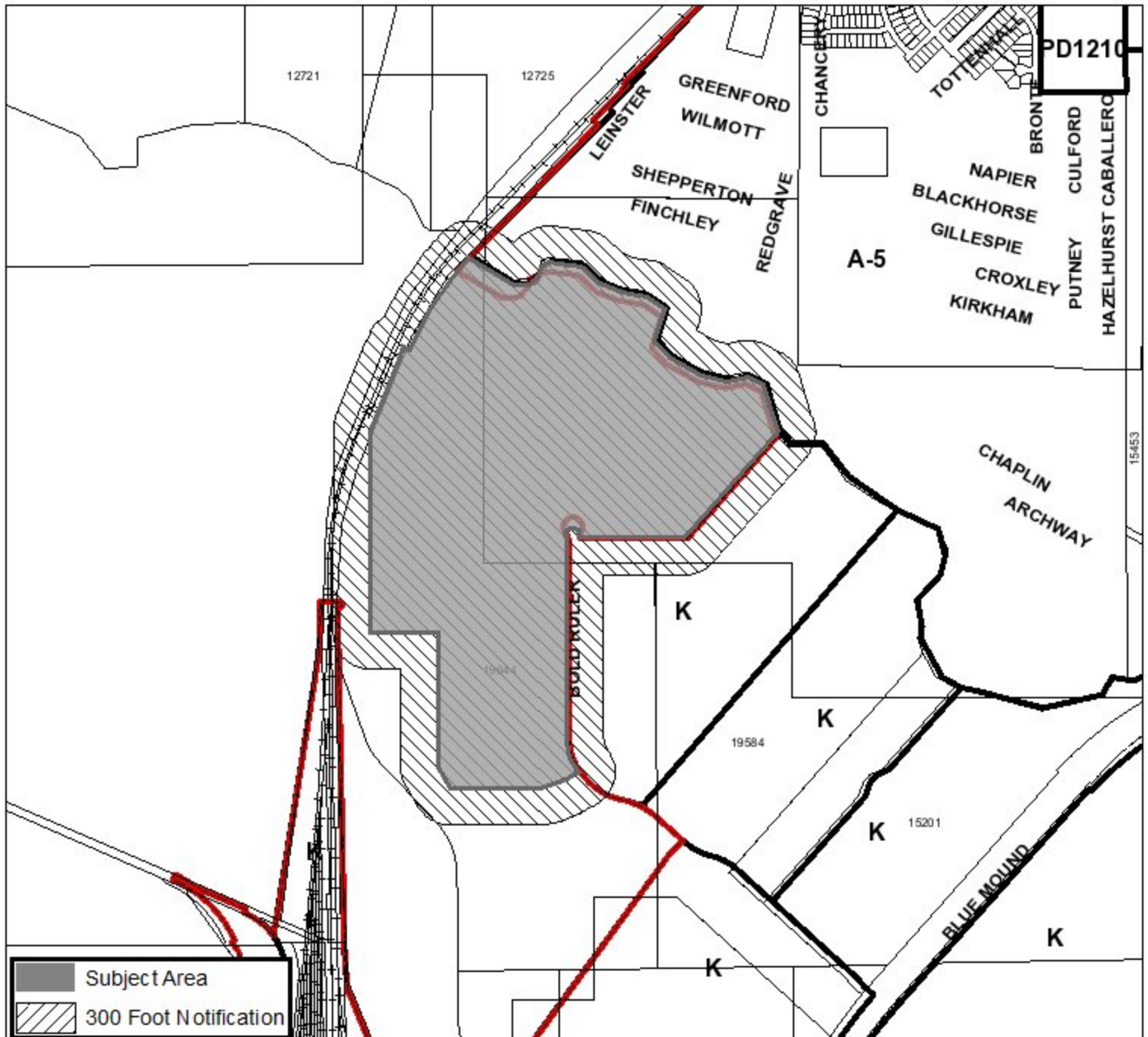
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





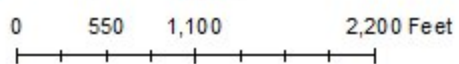
ZC-22-023

Area Zoning Map

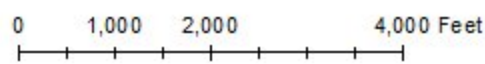
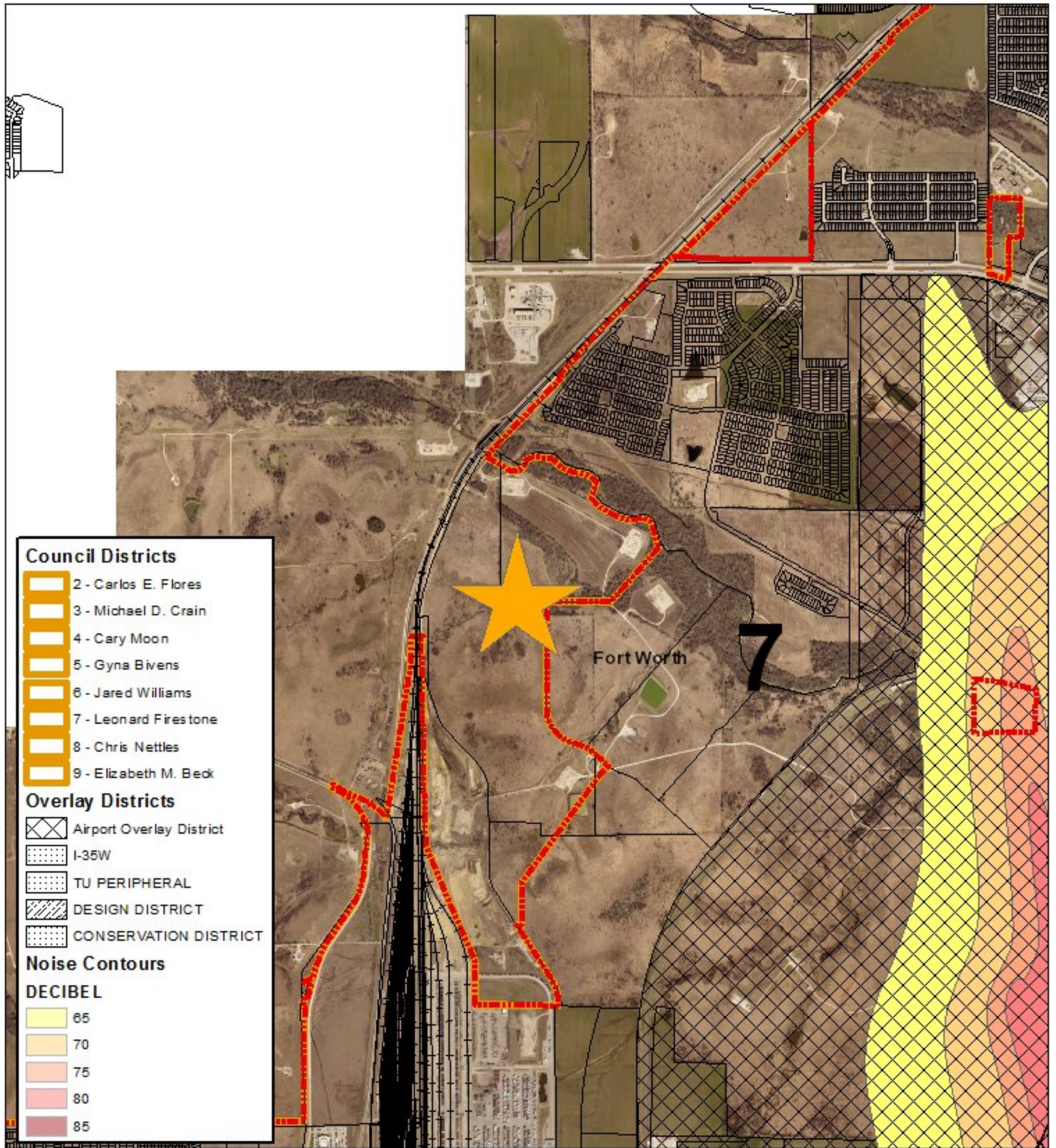
Applicant: MT Cole Family Partnership #2, LP
 Address: 1100 - 1200 blocks Bold Ruler Road
 Zoning From: Unzoned
 Zoning To: K
 Acres: 186.52045088
 Mapsco: 641QUV
 Sector/District: Far North
 Commission Date: 3/9/2022
 Contact: 817-392-2495



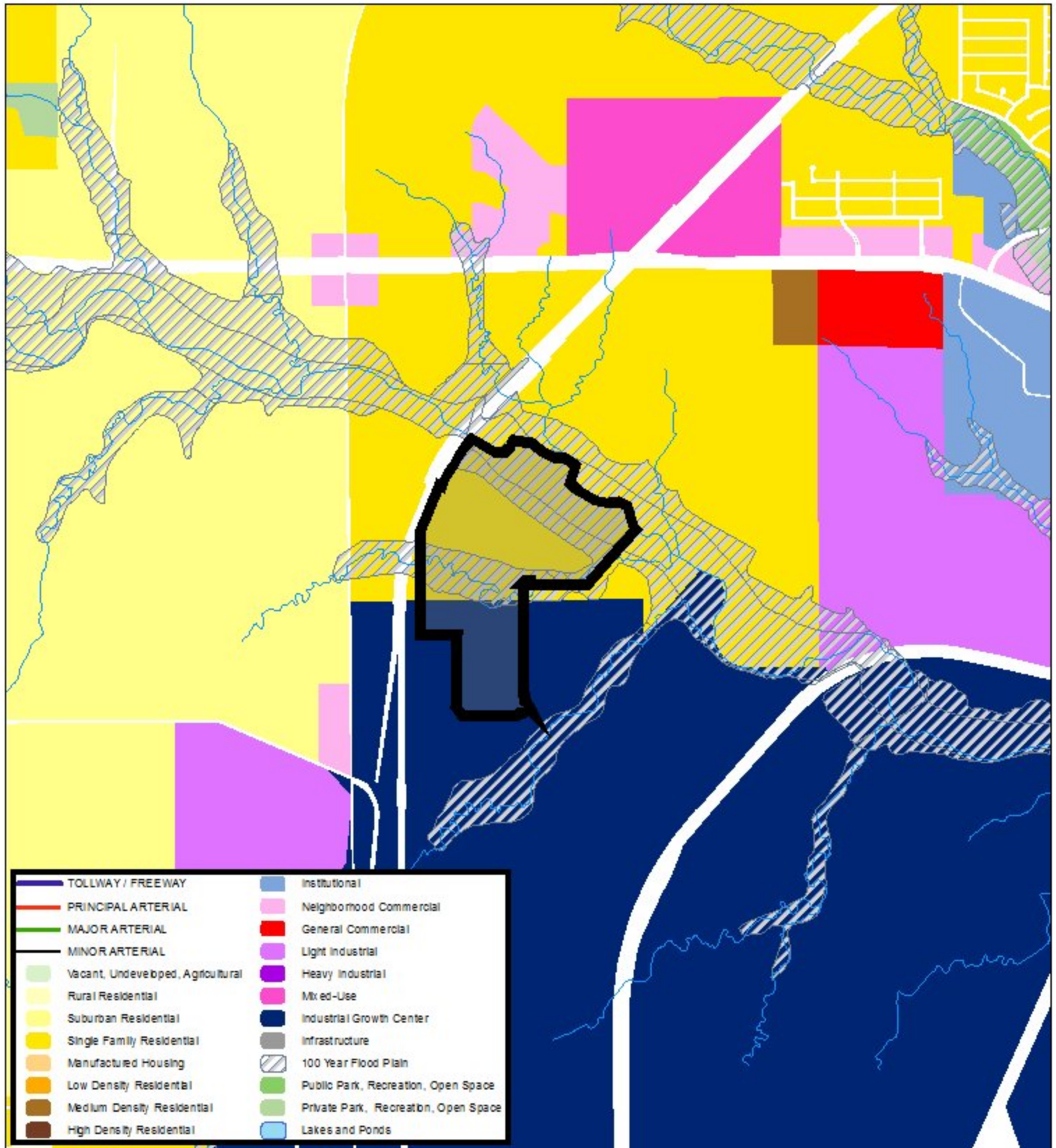
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



1,900 950 0 1,900 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-22-023

Aerial Photo Map



0 1,250 2,500 5,000 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-024

Council District: 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: James A. Davis & Laurie O. Brants / Mary Nell Poole, Townsite

Site Location: 2700 & 2704 Lipscomb

Acreage: 0.94 acres

Request

Proposed Use: Townhomes

Request: From: "I" Light Industrial

To: "UR" Urban Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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](#)
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 site is located in the Ryan Place neighborhood at the southwest corner of Capps Street and Lipscomb Street; Hemphill Street is about 800 feet east of the site. The site is roughly a triangle shape, with the hypotenuse formed by a railroad track cutting along the southeast of the lots; light industrial buildings are on the other side of the railroad tracks. Residential one- and two-family homes are adjacent to the west of the site. The applicant is requesting to rezone the site from “I” Light Industrial to “UR” Urban Residential with the intention of developing townhomes.

Surrounding Zoning and Land Uses

North “B” Two-Family / residential
“E” Neighborhood Commercial / unoccupied commercial building
East Railroad tracks then “I” Light Industrial / industrial
South Railroad tracks then “I” Light Industrial / industrial
West “B” Two-Family / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Las Familias de Rosemont NA	Worth Heights NA
South Hemphill Heights NA	Ryan Place Improvement Assn*
Shaw Clarke NA	Fairmount NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Berry Street Initiative
Fort Worth ISD	

* Located within this registered Neighborhood Association

Land Use Compatibility

The applicant is requesting to rezone from “I” Light Industrial to “UR” Urban Residential in order to build townhomes. To the north is residential and a few lots of commercial; one commercial lot is unoccupied, the other a window replacement company. A railroad track cuts along the southeast of the lots; on the other side of the railroad track are industrial uses such as mini-warehouses, car paint restoration, and a small used car sales lot. To the west of the site are one- and two-family homes.

While the existing industrial sites to the east and south of the subject site are not ideal neighbors for the proposed residential, the rezoning request would be downzoning the current site from unoccupied “I” light industrial to townhomes. The townhomes would serve as a buffer between the existing homes and the existing railroad track and light industrial uses. The proposed townhome use is compatible with the adjacent residential uses.

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 residential 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, where it is adjacent to the “B” Two-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 west-adjacent “B” Two-Family district has a maximum height of 35 feet, with some residences being one story and some two story.

“UR” Urban Residential is pedestrian-oriented development. The subject site is about 800 feet west of Hemphill Street, which has many commercial uses along the corridor. The residents of the townhomes at the subject site will have the option to walk to commercial entities on Hemphill Street. The lots on either side of Hemphill are zoned “MU-1” Low Intensity Mixed-Use, which pairs well with the proposed “UR” Urban Residential. There are also bus stops located along Hemphill at both West Capps Street and West Cantey Street that the townhome residents could utilize.

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

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

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	All Commercial & Industrial

The proposed zoning is not consistent with the land use map designation for this area.

However, the proposed rezoning does align with the following policies and strategies 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.
- 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 within developed areas, which will efficiently utilize existing infrastructure
- 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 traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage infill of compatible housing.

The proposed rezoning lacks conformance with the future land use map, but is in conformance with the Comprehensive Plan's policies stated above; therefore the proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan.

The proposed rezoning supports the following initiatives and metrics of the 2018 Economic Development Strategic Plan:

Initiative 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).

Metric 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.



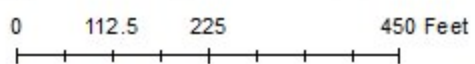
ZC-22-024

Area Zoning Map

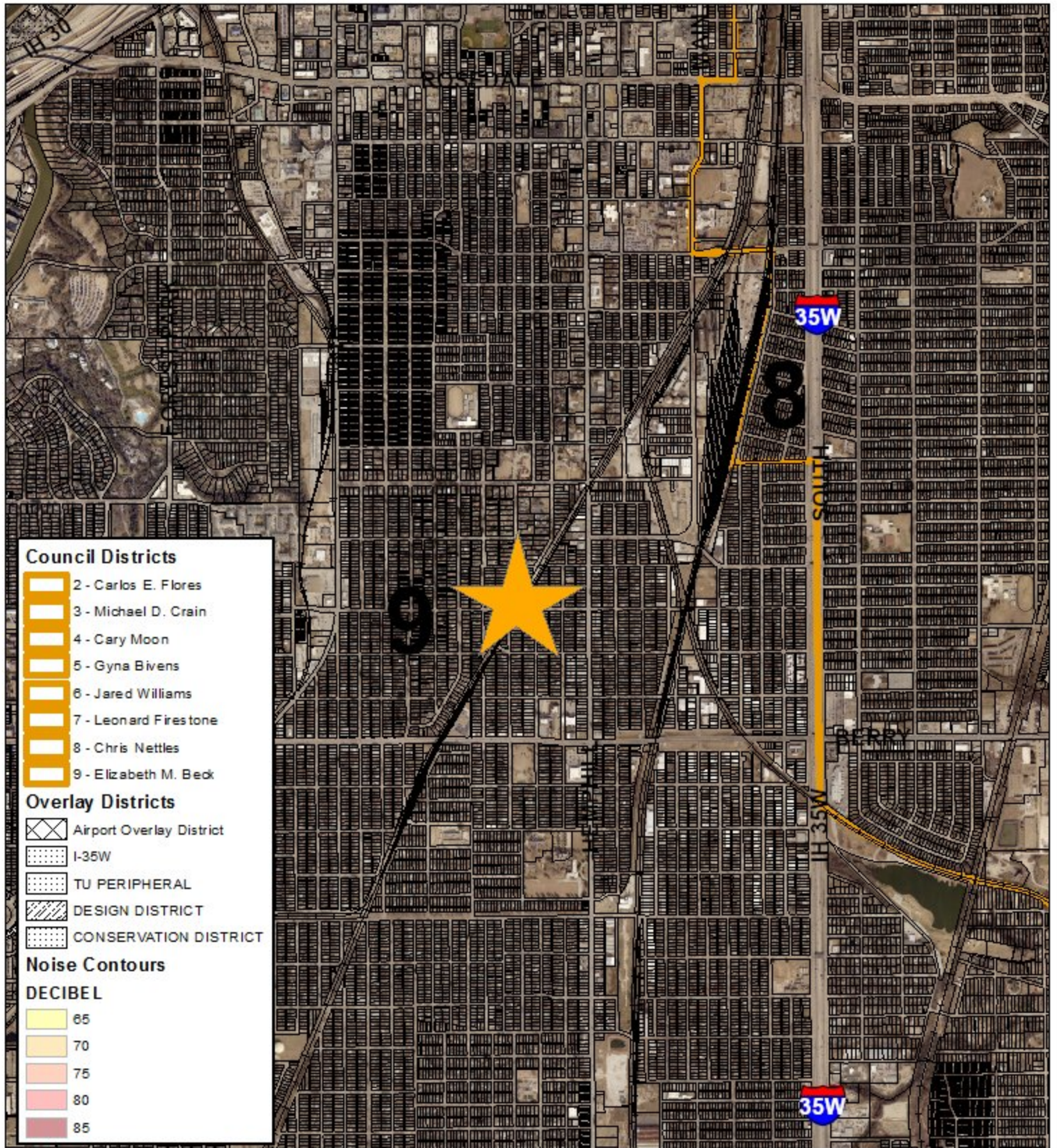
Applicant: James Davis & Lauri Brants
 Address: 2700 & 2704 Lipscomb Street
 Zoning From: I
 Zoning To: UR
 Acres: 0.94454018
 Mapsco: 76V
 Sector/District: Southside
 Commission Date: 3/9/2022
 Contact: 817-392-2806



Subject Area
 300 Foot Notification



Area Map



Council Districts

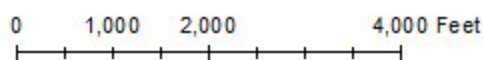
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

Overlay Districts

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

Noise Contours

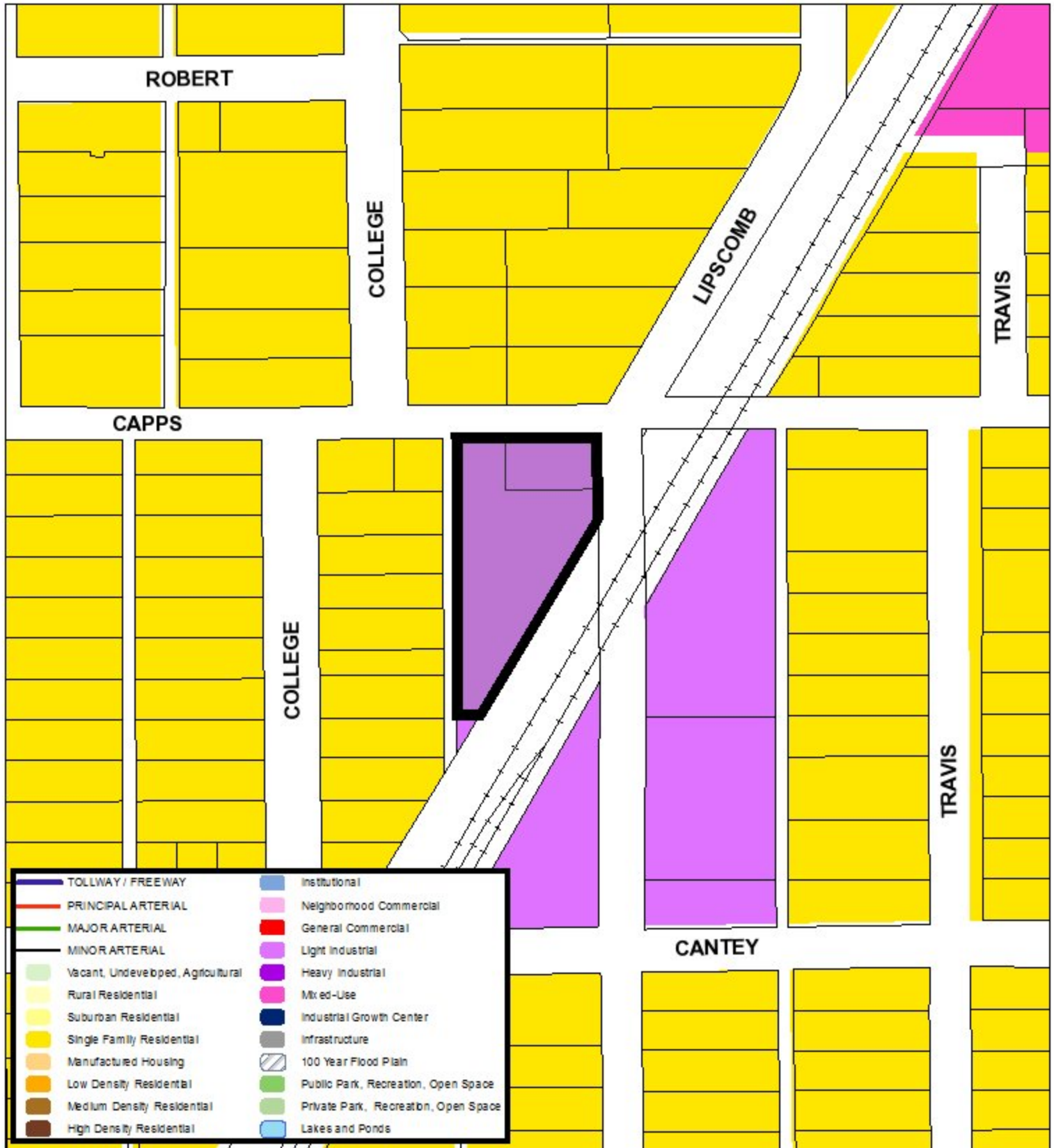
- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85





ZC-22-024

Future Land Use



160 80 0 160 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-22-024

Aerial Photo Map



0 100 200 400 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-025

Council District: 4

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: 5 B Corporation / Kiew Kam

Site Location: 1025 W. Beach Street

Acreage: 2.03 acres

Request

Proposed Use: Car Wash

Request: From: “E” Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in “E” Neighborhood Commercial; site plan included with development waivers for setbacks, fencing location, and landscaping buffer

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

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

Staff Recommendation: **Approval**

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](#)
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 proposed site is located at the north end of the 2-block long West Beach Street, where the street joins N. Beach Street, approximately one block south of Belknap Street. The applicant is requesting to add a Conditional Use Permit to allow an automated 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 3,600 sq. ft. building. Self-service vacuum spaces are shown in two rows 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 “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 with a creek and its associated floodway dividing the property in two. The nearest residential “A-5” district lies along the western property line, with additional single family uses to the east. Although the site is directly adjacent to a residential district, the land is used for the Sylvania public park.

The lot’s floodway easement in the middle of the property does not leave enough space to orient the car wash tunnel and dryer in a north/south direction to face other commercial uses. The car wash dryer faces other commercial uses to the east. The closest residential building is more than 300 feet away in a residential neighborhood to the east, separated by the intervening commercial building. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 17 vacuums are unlikely to have a detrimental impact on the neighborhood.

The floodway constrains the larger buildable area on the south side of the lot. While the vacuums meet the 25-foot setback, the car wash building is approximately 40 feet inside the 100-foot setback required. The 5-foot landscaping buffer along the western property line has a minor encroachment by a portion of the car wash drive. The solid screening fence along the same property line conflicts with the floodway, where stormwater should flow freely. However, the same floodway creates a naturally landscaped area that is approximately 40% of the site’s area.

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 E regulation and the proposed CUP:

Requirement	E Standards	Proposed CUP
Car wash setback	100-foot setbacks are required from any residential zoning.	Car wash is approximately 60 feet from the residential zoning <i>(requires Development Regulation Waiver)</i>
Solid screening fence	6-ft minimum solid screening fence is required along the entire western property line, which abuts a residential district	Screening fence is not shown and will not be allowed in the floodway easement <i>(requires Development Regulation Waiver)</i>
Landscaping	5-foot landscaping buffer required along the entire western property line, which abuts a residential district	A portion of a driveway goes into the 5-foot landscaping buffer <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

- North “E” Neighborhood Commercial / Commercial use
- East “E” Neighborhood Commercial, “F” General Commercial, and “PD 761” Planned Development for “E” uses plus automobile parts sales / Automobile repair and commercial uses
- South “F” General Commercial / Mini-warehouses
- West “A-5” One-Family / Public park

Recent Zoning History

- ZC-16-170, east of subject, from CR, D to A-5, approved 4/21/2016.
- ZC-18-043, east of subject, from E to PD for D uses, approved 11/14/2018.

Public Notification

ZC-18-190, east of subject, from E to D, approved 1/16/2019.

ZC-20-023, east of subject, from D to PD for D uses with waivers, approved 4/9/2020.

ZC-21-010, north of subject, from A-5 to E, denied 4/14/2021.

300-foot Legal Notifications were mailed on February 25, 2022.

The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Riverside Alliance	Oakhurst Alliance of Neighbors
East Fort Worth, Inc.	East Fort Worth Business Association
United Riverside Rebuilding Corp., Inc.	Fort Worth ISD
Carter Riverside NA*	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity

* *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 public park in residential zoning to the west with other commercial uses in all other directions. The closest residential uses are more than 300 feet from the car wash dryer to the east. The significant floodplain running through the property creates a small buildable area on the north property line and a larger buildable area on the southern property line. The existing floodway easement both constrains development options and allows a notable portion of the property to remain in its undeveloped state.

Based on the surrounding non-residential uses and distance to the closest residential use, the proposed zoning (conditional use permit for automated car wash) is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as neighborhood commercial, where vehicular uses are generally not allowed. The proposed zoning is inconsistent with the land use designations for this area, but complies with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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 a lack of conformance with the future land use map but conformance 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 and is not a targeted high-growth industry. While the auto-oriented use does not contribute to walkable corridors, the large amount of street frontage left undeveloped in the floodway easement does contribute to walkable corridors.

Site Plan Comments

Zoning and Land Use

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

1. The car wash building setback is required to be 100 feet, as per Sec. 5.108, instead of the approximately 60 feet shown. **This item is requesting a development waiver.**
2. A 6-ft minimum solid screening fence is required along the western property line, which abuts a residential district, as required in Sec. 5.108. Since the western property also contains a floodway easement, the solid fence cannot be in this easement. Show the fence location, excluding the floodway easement area. **This item needs a development waiver.** Add this note in bold and revise the site plan. The fence along the western property line will need a utility easement encroachment agreement.
3. A portion of the driveway is in the required 5-foot landscaping buffer on the western property line. **This item needs a development waiver as shown.** Either add this note in bold or revise the site plan.
4. Please remove all topo and floodplain lines, as well as their labels, outside the easements, so the site plan can be more clear.
5. Show the 10-foot utility easement along the southern property line.
6. The access easement and drainage easement overlap in the northeast corner. Generally, the surface material of these two easements is not the same.
7. Add the Requested Zoning of Conditional Use Permit for car wash to the Site Data Summary Table.
8. Note the building’s stories and height on the Site Data Summary Table.
9. Add a Legend for all ground surfaces and shown all landscaped areas north and south of the car wash facilities.
10. Note the land use and zoning of the surrounding properties.
11. Add the name, address, and telephone number of the developer/owner.
12. Add the legal description to the site plan.

13. Update the signature line to “Director of Development Services”.
14. Revise the case number to ZC-22-025.
15. Change the note to “will comply with Sec. 6.301 Landscaping, with exception of the development waivers noted above”.
16. Revise the EFIS material on the elevations to a different exterior material. Car washes should have durable exterior surfaces, as per Sec. 5.108.
17. Remove all Signage by others notes from the building elevations and the sign outline areas (polycarbonate boxes). Signs will be issued under separate permits. Signage on towers will be based on the width of the tower, instead of the building length.
18. Label all door materials.

TPW Stormwater

- FYI: an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.
- FSR Acceptance required and FDP issuance required prior to grading and building permit issuance.

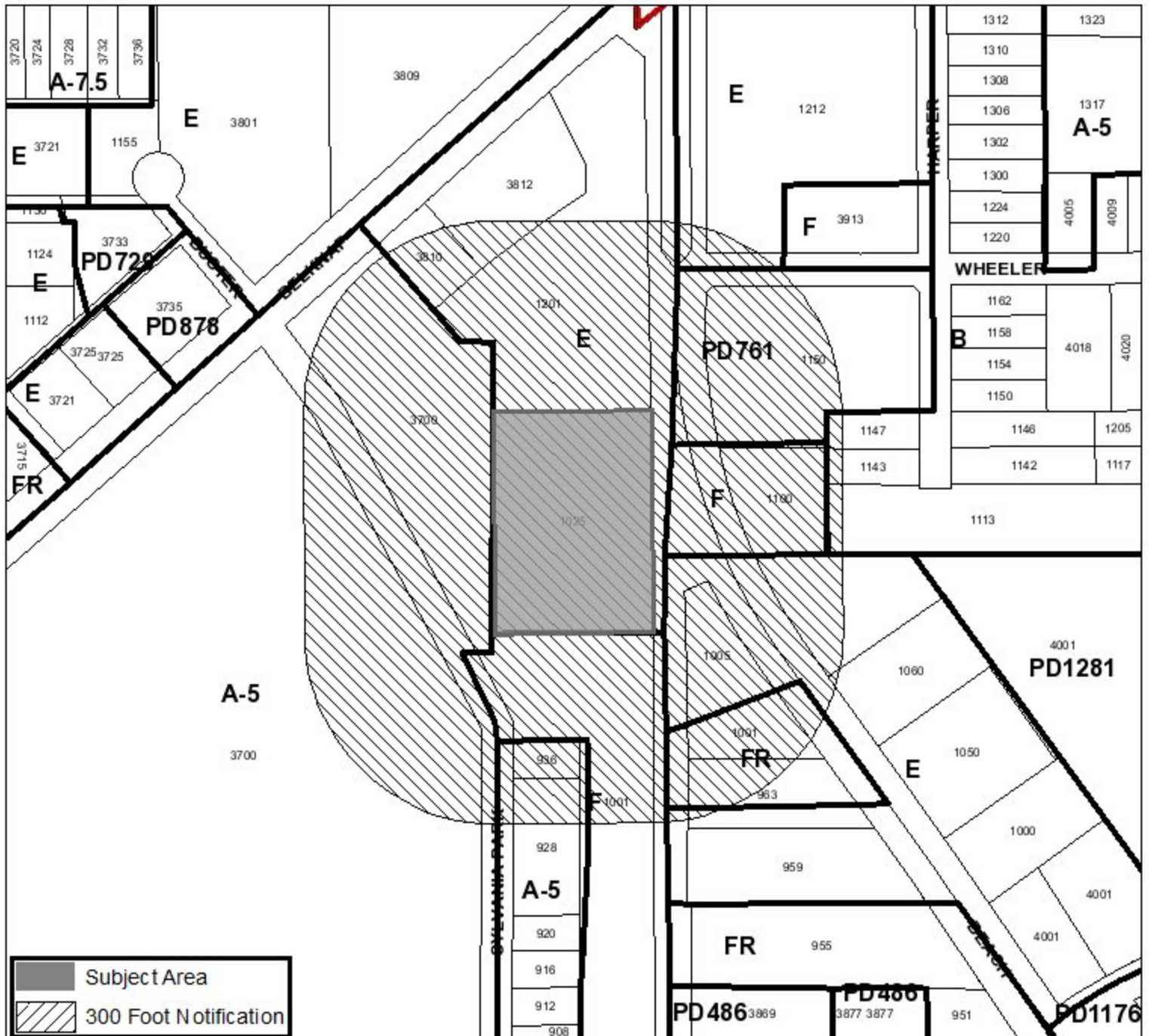
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



ZC-22-025

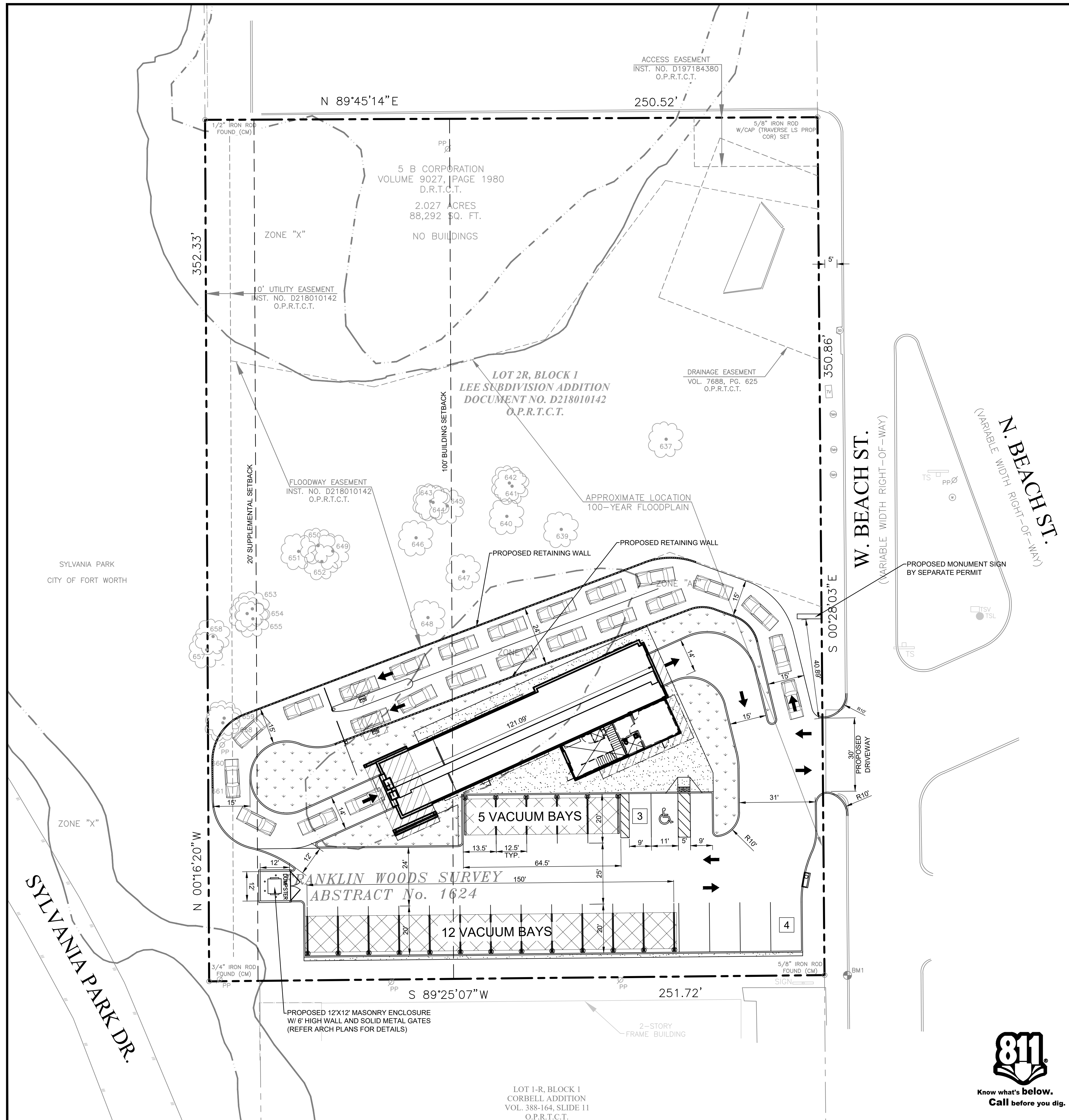
Area Zoning Map

Applicant: 5 B Corporation
 Address: 1025 W. Beach Street
 Zoning From: E
 Zoning To: Add Conditional Use Permit for automatic car wash
 Acres: 2.02763972
 Mapsco: 64N
 Sector/District: Northeast
 Commission Date: 3/9/2022
 Contact: 817-392-8190

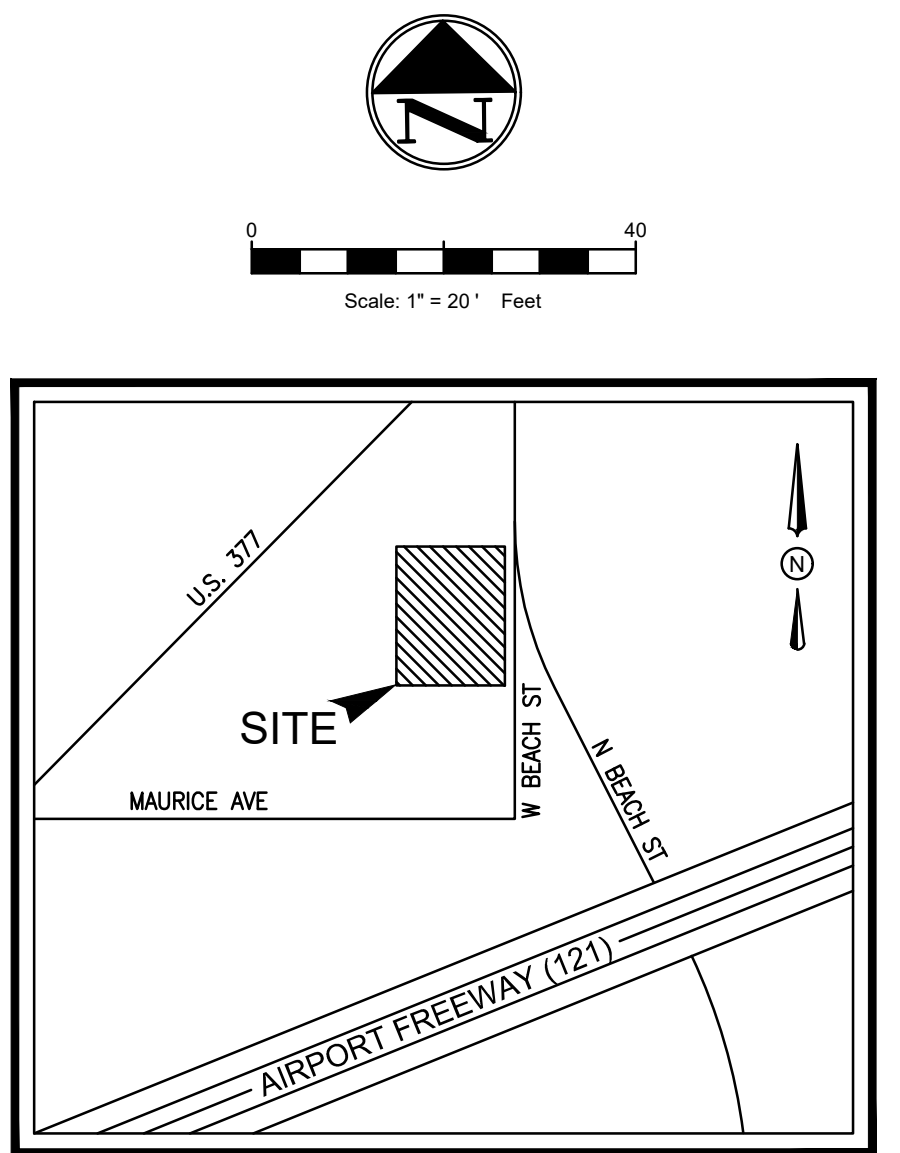


	Subject Area
	300 Foot Notification

0 112.5 225 450 Feet



EXISTING LEGEND	
---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
W	WATER LINE
SAN	SANITARY SEWER LINE
---	STORM DRAIN LINE (AS NOTED)
OHE	OVERHEAD ELECTRIC LINE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
WM	WATER METER
FH	FIRE HYDRANT
SS	SANITARY SEWER MAN HOLE
CV	CABLE VAULT
UV	UTILITY VAULT
FO	FIBER OPTIC MARKER
WV	WATER VALVE
TS	TRAFFIC SIGN
SMH	STORM MAN HOLE
LP	LIGHT POLE
PP	POWER POLE
BM	BENCH MARK
CM	CONTROL MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS



SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.027 ACRES (88,292 S.F.)
ZONING:	E (Neighborhood Commercial)
PROPOSED USE:	CAR WASH
BUILDING AREA:	3,591 S.F.
BUILDING COVERAGE:	4.1%
IMPERVIOUS AREA:	32.08%
PERVIOUS/LANDSCAPE AREA:	67.92%
REGULAR PARKING REQUIRED:	23 SPACES
5 SP PER 26 FT OF CAR WASH TUNNEL	
REGULAR PARKING PROVIDED:	17 VACUUM BAYS + 6 REGULAR
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	24 SPACES - 17 ARE VACUUM BAYS

*A VARIANCE WAIVER IS REQUESTED FOR BUILDING ENCRANCHING 100' BUILDING SETBACK ALONG WESTERN PROPERTY LINE (RESIDENTIAL ADJACENCY)

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X - X
FIRE LANE	---
STRIPING	---
PARKING SPACES	X
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
SANITARY SEWER DOUBLE CLEANOUT	---
SANITARY SEWER SAMPLE PORT	---
GREASE TRAP	---
DOMESTIC WATER METER	---
IRRIGATION METER	---
GAS METER	---
TRANSFORMER	---
LIGHT POLE	---
POWER POLE	---

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

- CITY GENERAL NOTES**
- ALL PROVIDED LIGHTING WILL CONFIRM 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.

Director of Planning and Development _____ Date _____

SHAMMY'S CAR WASH
ZONING CASE NO. SP-XX-XXXX
 WEST BEACH STREET
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 LEE SUBDIVISION ADDITION - LOT 2R, BLOCK 1

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

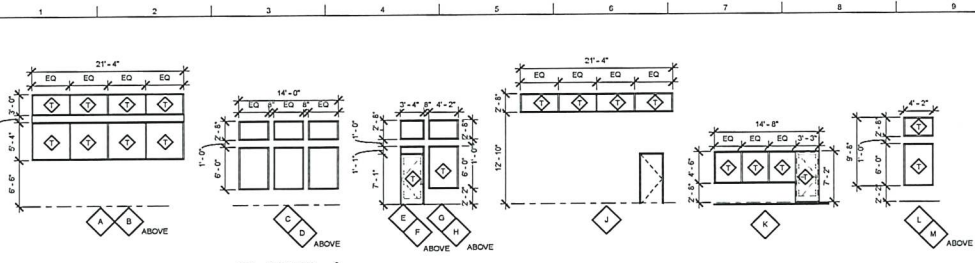
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	02-07-22	SCALE BAR	003-22	SP

TX. P.E. FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	02-07-22	1st CUP SUBMITTAL	X
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

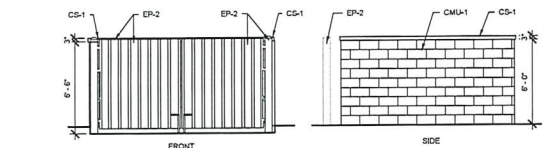


02-07-2022

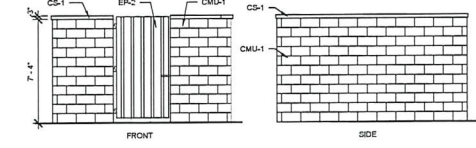


C1 WINDOW ELEVATIONS
1/8" = 1'-0"

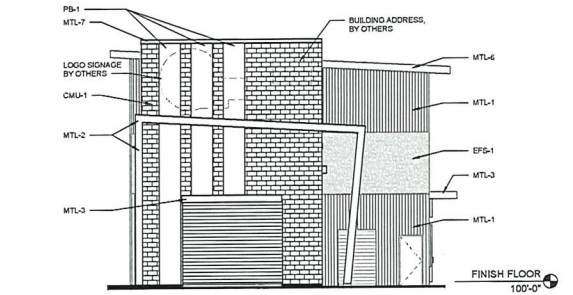
THIS SYMBOL DENOTES TEMPERED GLASS



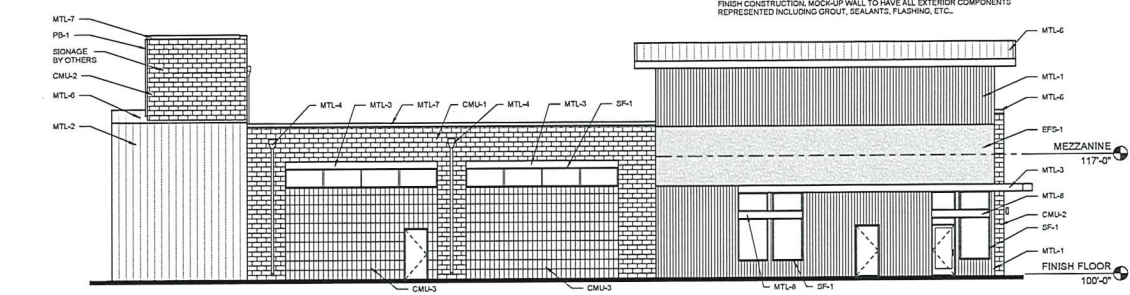
E1 DUMPSTER ENCLOSURE ELEVATIONS
1/4" = 1'-0"



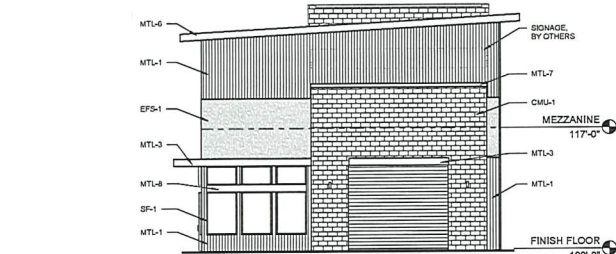
E6 VACUUM ENCLOSURE ELEVATIONS
1/4" = 1'-0"



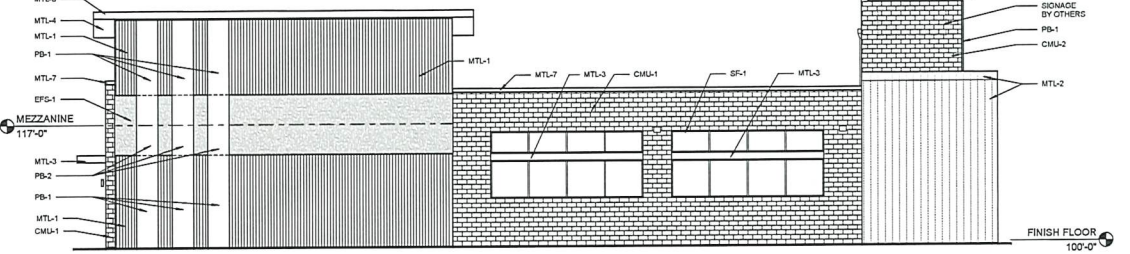
K1 WEST ELEVATION
1/8" = 1'-0"



K6 SOUTH ELEVATION
1/8" = 1'-0"



N1 EAST ELEVATION
1/8" = 1'-0"



N6 NORTH ELEVATION
1/8" = 1'-0"

WINDOW TYPES

- C, D, E, F, G, H (OFFICE -> EXT)
 4 1/2" ANODIZED ALUMINUM STORE FRONT SYSTEM, 1" DOUBLE GLAZED INSULATED GUARDIAN GLASS (NR 4) ON CLEAR
- A, B, L, M (TUNNEL -> EXT)
 4 1/2" ANODIZED ALUMINUM STORE FRONT SYSTEM, SINGLE GLAZED CLEAR
- K (OFFICE -> TUNNEL)
 4 1/2" ANODIZED ALUMINUM STORE FRONT SYSTEM, 1" DOUBLE GLAZED INSULATED, CLEAR GLAZING, NO FILM OR TINT
- NOTES:
 1. DIMENSIONS SHOWN ARE NOMINAL AND DO NOT SHOW REQUIRED GAPS TO MASONRY. PROVIDE SYSTEMS THAT FIT WITHIN COURSED MASONRY. VERIFY ALL OPENING PRIOR TO SHOP DRAWINGS AND FABRICATION.
 2. ALL GLAZING IN CONDITIONED SPACES TO COMPLY WITH IECC STRENGTHS FOR CLIMATE ZONE REFER TO CODEBOOK FOR U FACTOR AND SHGC. SHGC RATING NOT REQUIRED ON WINDOWS INTO TUNNEL.
 3. PER SPECIFICATIONS, GLAZING THICKNESS TO BE DETERMINED BY GLAZING MANUFACTURER TAKING INTO ACCOUNT WIND LOAD, GLAZING SIZE, AND GLAZING LOCATION. SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT FOR APPROVAL.

EXTERIOR FINISH SELECTIONS

PAIN (EXTERIOR)	EP-1	BENJAMIN MOORE, 322 ABSTRACTA (YELLOW)
	EP-2	BENJAMIN MOORE, 2119-10 SPACE BLACK (BLACK)
METAL COMPONENTS	MTL-1	VESTA METAL PANEL, 480 OILDED DRAIN
	MTL-2	VESTA METAL PANEL, 480 COAL
	MTL-3	24GA METAL PAINTED TO MATCH EP-1 (YELLOW)
	MTL-4	PREFINISHED METAL GUTTERS AND DOWNSPITS, COLOR TO MATCH CMU-1
	MTL-5	PAC CLAD COPPER PANEL, FLUSH SOLID 1/2", MATTE BLACK 24GA
	MTL-6	PAC CLAD SNAP-ON STANDING SEAM, SMOOTH PANEL, 1/2", MATTE BLACK 24GA
	MTL-7	PREFINISHED METAL COPING, COLOR TO MATCH EP-2 (BLACK), 24 GA.
	MTL-8	24GA METAL PAINTED TO MATCH EP-2 (BLACK)
MASONRY	CMU-1	JEWELL CONCRETE- OLD CASTLE, 8"x8"x16" SPLIT FACE BLOCK, COLOR: SOFT COTTO
	CMU MORTAR:	MAFEI 38 AVALANCHE
	CMU-2	JEWELL CONCRETE- OLD CASTLE, 12"x8"x16" HIGH POLISH BLOCK, COLOR: WHITE
	CMU MORTAR:	MAFEI 38 AVALANCHE
	CMU-3	JEWELL CONCRETE- OLD CASTLE, 8"x8"x16" HIGH POLISH BLOCK, COLOR: WHITE
	CMU MORTAR:	MAFEI 38 AVALANCHE
STOREFRONT SYSTEM	SF-1	CLEAR ANODIZED STOREFRONT SYSTEM
POLYCARBONATE	PB-1	POLYCARBONATE LIGHT BOX TO MATCH EPF-1, INSTALLED BY OTHERS
	PB-2	POLYCARBONATE LIGHT BOX TO MATCH EP-2, INSTALLED BY OTHERS
EPF	EPF-1	DRYVIT 2" SYSTEM, FINESSE TEXTURE, BENJAMIN MOORE 2054-30 OL' BLUE EYES
CAST STONE	CS-1	CAST STONE TO MATCH CMU-1

EXTERIOR FINISH SELECTIONS NOTES:

- A. ALL EXTERIOR FINISHES, MATERIALS, AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 B. ALL ARCHITECTURAL CMU BLOCK TO BE INTRINSICALLY COLORED, PRE-SEALED AT THE FACTORY, UTILIZE MATCHING SMOOTH FACE PRE-COLORED CMU WHERE SHOWN AND WHERE COMPONENTS. FLASHING, COPINGS WILL ATTACH, TYPICAL.
 C. ALL STANDARD CMU (NON-INTRINSICALLY COLORED) TO BE COMPLETELY COVERED.
 D. PROVIDE LAM AQUAPL ON ALL CMU SURFACES PRIOR TO FINAL PAINT OR COVERING.
 E. PAINT ALL EXPOSED STEEL STRUCTURE AS SCHEDULED.
 F. ALL EXPOSED METAL FLASHING/TRIM PIECES ARE TO BE PRE-FINISHED METAL.
 G. ALL CONNECTIONS, FASTENERS AND TRIMS FOR GALVANIZED ITEMS MUST BE GALVANIZED OR STAINLESS STEEL.

EXPOSED EXTERIOR CONCRETE NOTE

1. ALL EXPOSED EXTERIOR CONCRETE ABOVE GRADE IS TO HAVE SMOOTH RUBBED FINISH.

EXTERIOR MOCKUP WALL NOTES

- CONTRACTOR TO PROVIDE AN EXTERIOR FINISH MOCKUP WALL 4' WIDE BY 6' HIGH MINIMUM FOR OWNER AND/OR ARCHITECT APPROVAL PRIOR TO ANY EXTERIOR FINISH CONSTRUCTION. MOCK-UP WALL TO HAVE ALL EXTERIOR COMPONENTS REPRESENTED INCLUDING GROUT, SEALANTS, FLASHING, ETC.



A PLUS DESIGN GROUP
 ARCHITECTURE
 INTERIORS
 CONSTRUCTION

872-724-4440
 872-691-7731 FAX
 APDG.US
 Trant W. Clark, Architect
 TX Registration # 17084
PRELIMINARY
NOT FOR CONSTRUCTION
 THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.



A NEW CAR WASH FOR:
 SHAMMY'S
 W BEACH ST,
 FORT WORTH, TX

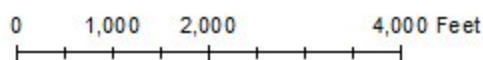
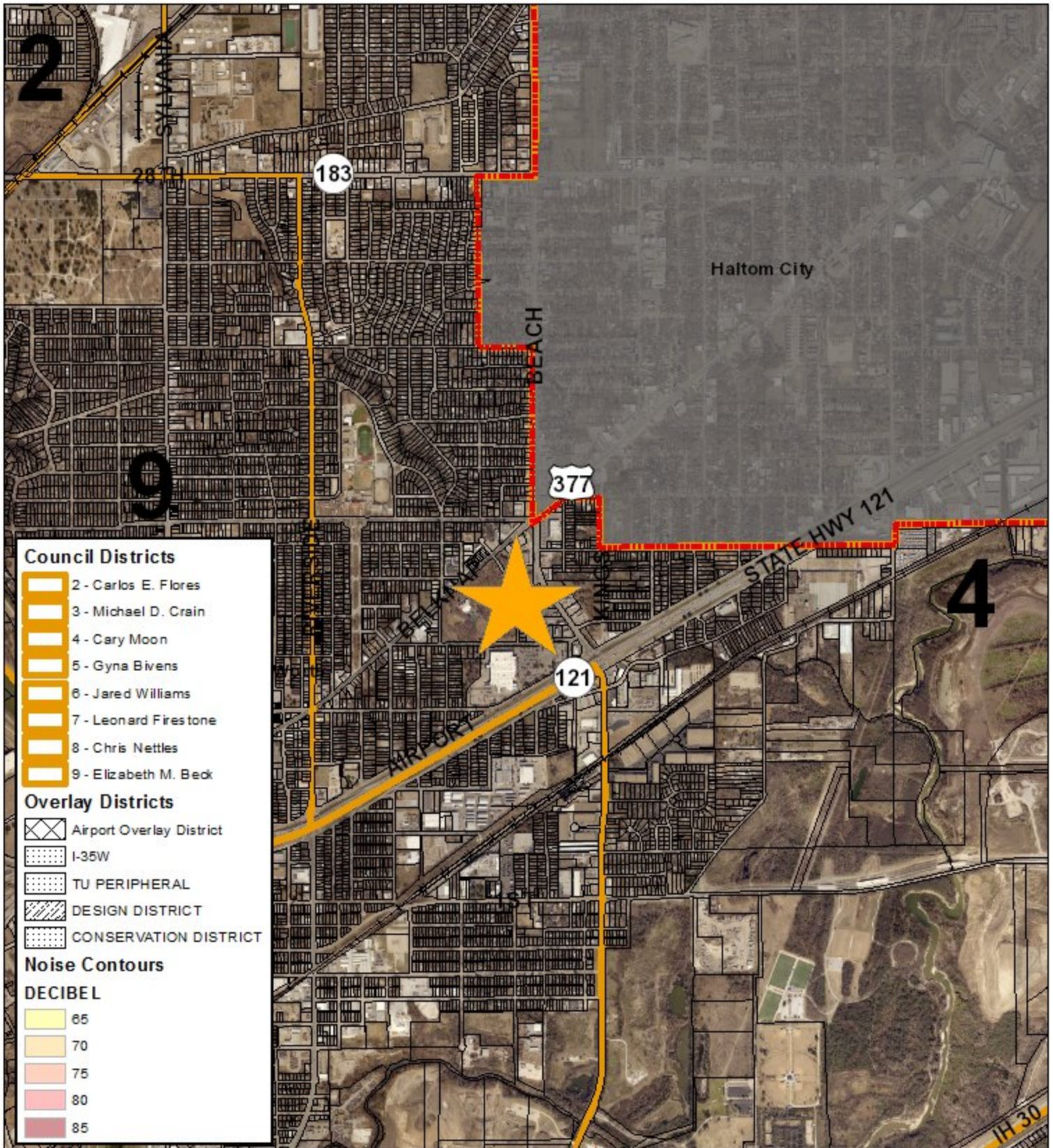
REVISONS	No.	DATE	NOTE

Project No. 21-0720
 Date 09/21

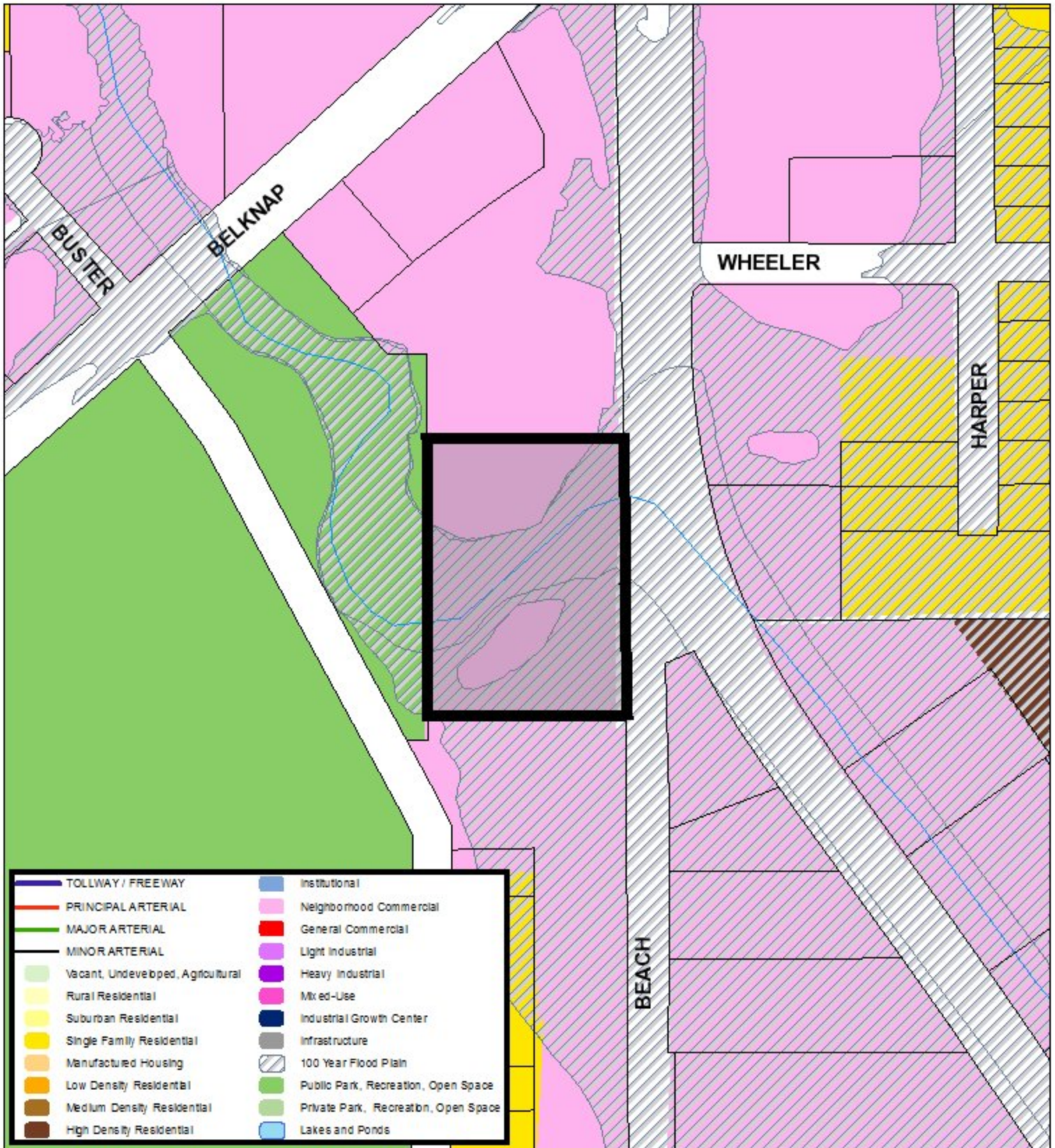
EXTERIOR ELEVATIONS

A3.1

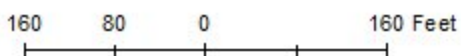
Area Map



Future Land Use



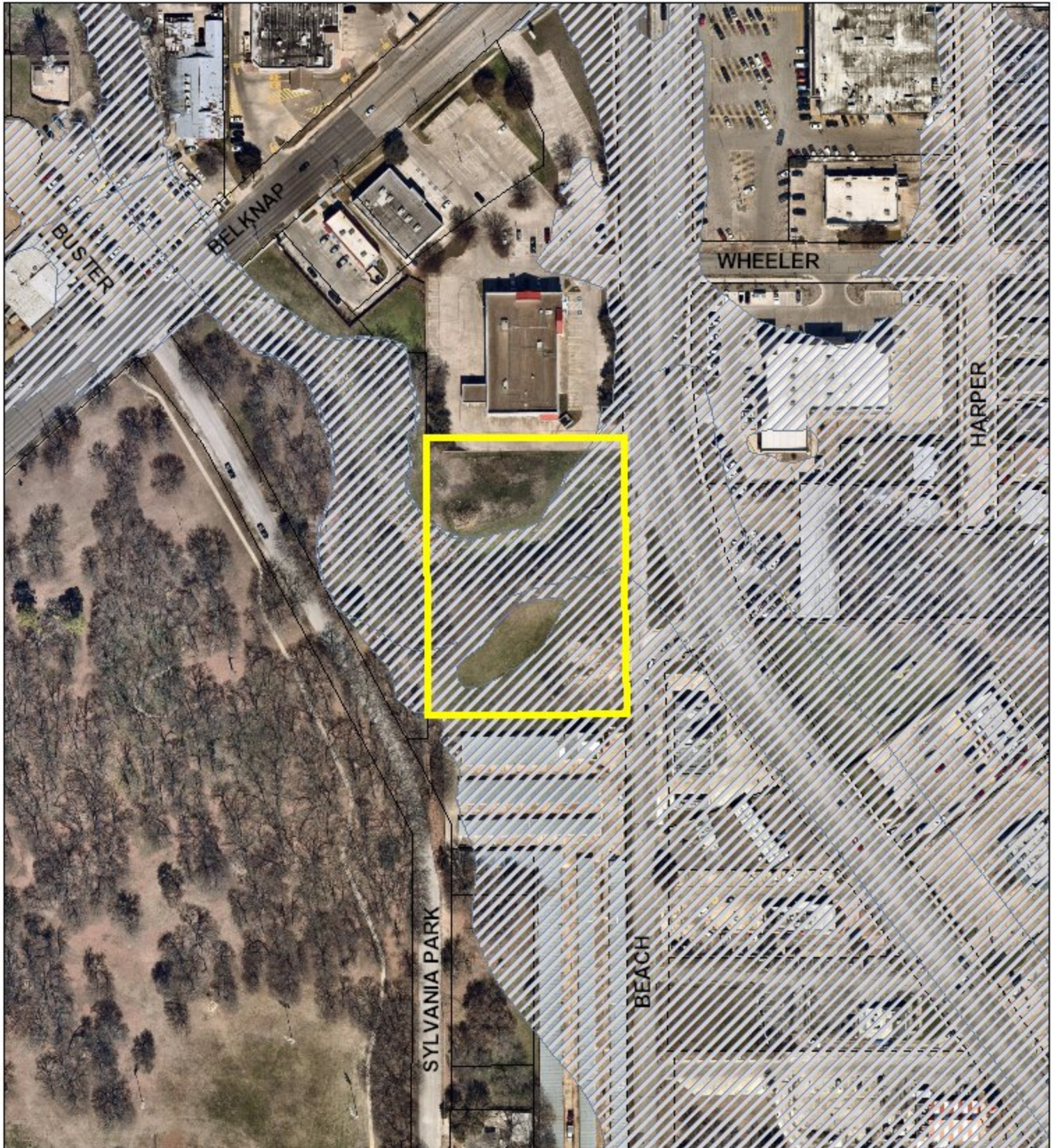
160 80 0 160 Feet




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



0 105 210 420 Feet



Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Dougherty Holdings Eleventh, LLC / Mohamed Sharaf

Site Location: 3225 Alemeda Street

Acreage: 8.01 acres

Request

Proposed Use: Semi truck stop and automated car wash

Request: From: "F" General Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility with 4 lanes and semi truck stop; site plan included with development waivers for building height, bicycle parking, and 6 sign waivers.

Recommendation

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

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

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. 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 proposed site is on the northwest corner of Camp Bowie West Boulevard and West Loop 820 South. The applicant is requesting to add a Conditional Use Permit to allow a full semi-truck stop with fueling, scale, and parking, as well as an automated carwash facility with 4 wash lanes; site plan included. The site plan shows 8 development waivers on the 8.01 acre lot. Semi truck stops with their accessory uses and automated carwashes are allowed by right in the industrial districts and only permitted within commercial zoning districts with a CUP approval. The intent statement for “J” medium industrial notes that a range of moderate-intensity industrial uses provided they are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This district is intended to serve the entire community. Only the heavy industrial (“K”) district allows uses that produce noise, dust, or fumes. Unless the truck stop does not allow the semi trucks to idle when parked, noise and fumes will be emitted from the site.

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 semi-truck stop and carwash is not permitted in the “F” 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. Limited commercial uses or commercially zoned land surrounds the site to the north, east, and south, as well as being significantly less intensive non-residential uses than proposed for this site. A single-family neighborhood and one industrial lot lie directly across the street to the west.

Only the northbound Loop 820 traffic has an exit in the immediate vicinity. The I-30 exits are approximately one mile away. The southbound Loop 820 traffic must take the Alameda Street exit, generally 1.7 miles north, driving over I-30 and past a school, an apartment complex, and a single family neighborhood, as no continuous frontage road have been constructed in this area. Alameda Street had previously been classified as a minor arterial roadway, due to its current configuration as a 4-lane undivided roadway, which is not suitable for semi-truck traffic. While the roadway classification may have been changed, the existing road conditions have not.

The site plan shows 22 semi-truck parking space on the northwestern property line and the semi-truck scale and fueling in the same vicinity, approximately 60 feet away from the existing residential neighborhood. These semi-truck uses take primary access from Alameda Street, while the other commercial uses of the car wash and convenience store take access from the larger freeway service road or Camp Bowie Boulevard West. A 13,800 square foot convenience store is shown on the southeastern corner. Although a 6-foot masonry fence is shown along the northwestern property line, 10 feet of landscaping is shown between the masonry fence and the truck parking, where truck and trailer overhangs will compress the landscaping. The site plan does not readily show how the site will meet the landscaping ordinance or the parking requirements. These site plan deficiencies may require additional development waivers.

The Conditional Use Permit proposal includes two signs, a freeway sign on the Loop 820 frontage and a monument sign at the southeastern corner. The sign square footage for the 50-foot freeway sign has been calculated incorrectly. Sec. 6.406 states one sign area will be calculated per sign no matter how the message is displayed. Therefore, while the freeway sign shows 7 different message areas individually and totaling 632.5 square feet, the actual sign area is 820 square feet or 2 ½ times larger than allowed. The monument sign shows electronic changeable copy sign square footages that are prohibited and does not meet other technical aspects of the sign ordinance. Electronic changeable copy signs are approved through a Board of Adjustment Special Exception, instead of a development waiver on a Conditional Use Permit. A sign with more square footage than allowed or that does not meet other sign requirements will not be able to also request electronic changeable copy messaging.

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.

Additional development regulation waivers may be required when a more complete sign plan is submitted. Below is a chart that illustrates the initial differences between the “F” General Commercial district and the proposed CUP:

Requirement	“F” Standards	Proposed CUP
Building Height	35-foot maximum height for all structures, except detached signs	50-foot tall convenience store (<i>requires Development Regulation Waiver</i>)
Attached sign	4-foot maximum height for roof sign	22-foot tall roof sign on carwash (<i>requires Development Regulation Waiver</i>)
Freeway sign	325 square feet maximum sign square footage	820 square feet (<i>requires Development Regulation Waiver</i>)*
Monument sign	25% non-illuminated, non-advertised area distinct from sign face and providing a vertical framing element	0% non-illuminated, non-advertised area, not distinct from sign and not providing a vertical element (<i>requires 4 Development Regulation Waivers</i>)*
Bicycle parking	1 bicycle rack	No bicycle rack (<i>requires Development Regulation Waiver</i>)
		*signs can either vary a development regulation or contain electronic changeable copy, but not both

Surrounding Zoning and Land Uses

North “F” General Commercial / Vacant land

East “F” General Commercial and “PD 986” Planned Development for “F” uses plus production of aviation communication components / Non-residential uses

South “G” Intensive Commercial / Non-residential uses

West “A-5” One-Family and “I” Light Industrial / Single family subdivision and 1 non-residential use

Recent Zoning History

ZC-17-059: west of site, from E to I, approved for PD/E with automobile repair, 5/4/2017.

ZC-18-103: west of site, from A-5, I to PD/E plus lodge with on-premise alcohol sales, approved 8/8/2018.

ZC-18-174: north of site, from G to I, approved for PD/G with indoor car storage only, 1/16/2019.

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.

The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Chapin Rd & Alameda St NA*	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “F” General Commercial to add a Conditional Use Permit plus semi-truck stop and automated car wash, site plan included with notable development waivers. The requirement for “Conditional Use Permit” zoning allows an option for revocation for code violations. The site is mainly surrounded by commercial uses, as well as a single family subdivision, instead of an industrial area designed for heavy traffic from the multi-county region. The semi-truck facilities of the parking, scale, and fueling are closest to the residential neighborhood and do not limit the truck idling on the lot. The main truck access point on Alameda Street is currently a 4-lane undivided roadway, not designed for heavy truck traffic. The site plan and sign proposals contain notable development waivers that are more appropriate for an industrial area.

The proposed zoning request with its emphasis on semi truck traffic **is not compatible** with surrounding land uses due to the intensive land uses shown in the CUP site plan, as well as allowing sign waivers. These proposed uses and their operational characteristics would create notable land use conflicts with the single family houses and the general area. None of the existing trees or topography appears to be preserved.

Comprehensive Plan Consistency– Far West Sector

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The requested Conditional Use Permit requests uses that would be allowed in “K” Heavy Industrial zoning. The requested land uses would be included in the list of zoning districts envisioned for the Industrial Growth Center category, as detailed in the excerpt from the Comprehensive Plan below.

COMMERCIAL	
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area
INDUSTRIAL	
Light Industrial	Warehousing, transportation, light assembly, outside storage
Heavy Industrial	Heavy manufacturing, outside storage
Industrial Growth Center	Industrial and commercial uses serving a large region

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

- 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.
- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
- 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.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

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.

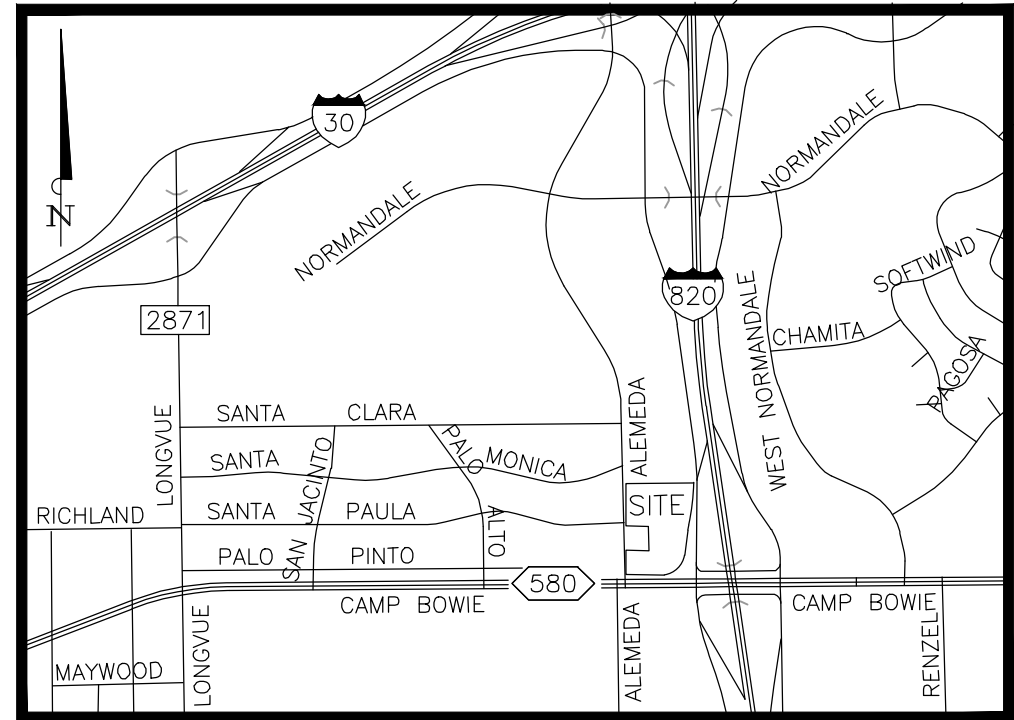
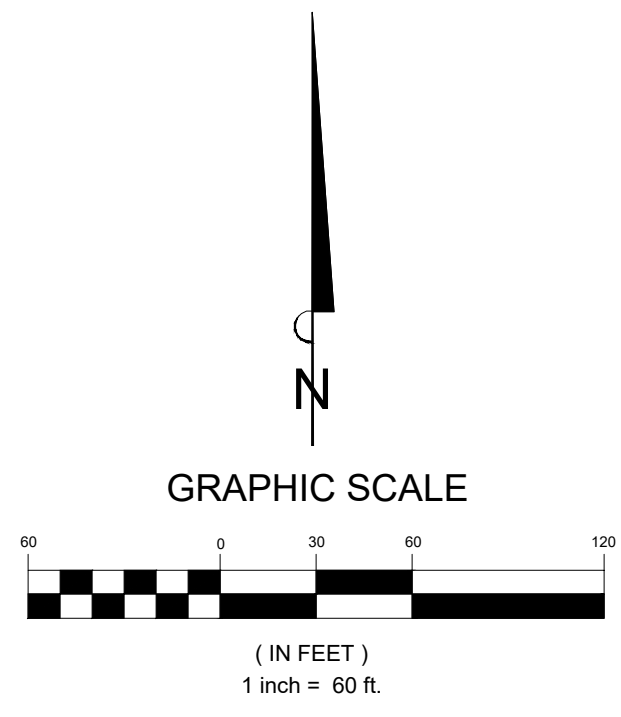
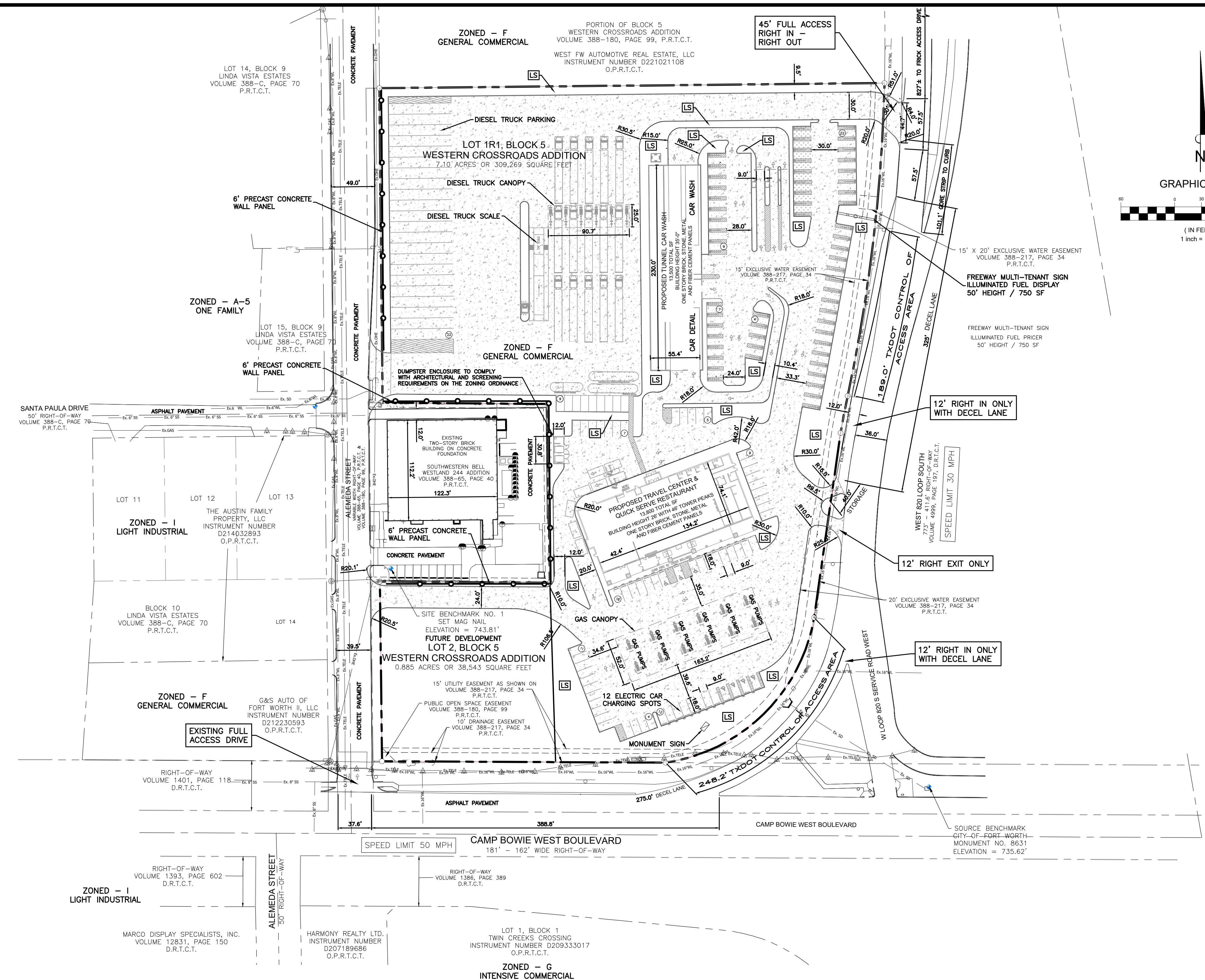
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

Zoning and Land Use

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

1. The convenience store building is subject a 35-foot maximum building height. Either revise the building elevations or **request this development waiver in bold.**
2. The attached roof sign on the carwash is limited a 4-foot or less. Either revise the building elevations or **request this development waiver in bold.**
3. The freeway sign square footage is one rectangle covering all the signage, instead of separate signs. Signs that are oversized are not allowed to also have electronic changeable copy. **Only signs without electronic changeable copy are eligible for a development waiver.**
4. The monument sign does not meet the technical requirements and shows a prohibited amount of electronic changeable copy. **Only signs without electronic changeable copy are eligible for a development waiver.**
5. Bicycle parking is required. Either revise the site plan or **request this development waiver in bold.**
6. Parking space count is not shown, so the correct number of parking spaces cannot be determined. Please include a table with each land use, the square footage, parking requirement, and number of parking spaces provided.
7. The existing trees on site are not preserved, and it is not readily apparent how the site will meet Sec. 6.301 Landscaping. Please ensure the site has 10% open space in the correct locations.
8. The existing trees on site are not preserved, and it is not readily apparent how the site will meet Sec. 6.302 Urban Forestry. Please ensure the site has the required number of trees in the correct locations.
9. Any vacuuming facilities are not specifically labeled. Please include the sheet with the list of numbered site plan items. Any vacuum canopies in the front yard will require a development waiver.
10. The freeway sign encroaches into a utility easement, which will require an easement encroachment agreement.
11. Add a separate symbol and label for landscaping to the Legend and then add that symbology to the site plan.
12. The landscaping on the northwest side adjacent to the solid masonry fence is likely to be compressed by either truck or trailer overhangs. Swap the location of the fence and landscaping.
13. Note that the car wash has 4 wash lanes and how many cars can fit on each one.
14. Note that semi-truck idling is not allowed on the site.
15. Show a comparable amount of the single family lots on the northwest side, similar to the non-residential lots on the southwest side.
16. Label the land use of the sites to the north and south.
17. Label the building heights on the elevations.
18. Remove all signage from all portions of the buildings. Signs will be issued under separate permits. Signage on towers will be based on the width of the tower, instead of the building length.
19. Label all doors' building material.
20. Add the current metes and bounds legal description, even if that means a second sheet is added.
21. This site's zoning case number is ZC-22-027.
22. Please update the signature line to "Director of Development Services".
23. Additional comments may be made when the required information is provided.

(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.)



VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS

LEGEND

	CONCRETE PAVEMENT
	CONCRETE SIDEWALK FLATWORK WITHIN CITY R.O.W. OR EASEMENTS SHALL BE PER CITY STANDARDS AND DETAILS.
	ACCESSIBLE PARKING SPACE
	LANDSCAPING

NOTES

- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
- THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
- THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

LEGAL DESCRIPTION

LOT 1R, BLOCK 5, WESTERN CROSSROADS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CLERK'S FILE NO. D217169366, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

SIGNAGE VARIANCES REQUESTED

- 6.409(e) Detached Signs. Additional signs may be erected under the following circumstances:
- On lots having more than 100 feet of street frontage, more than one detached sign may be installed provided that such signs are at least 100 feet apart and the total area of all signs does not exceed the maximum allowable sign area set forth in subsection (f):
 - Maximum allowable sign area.
 - Six hundred square feet for freeways or toll roads.
- Waiver: Freeway Sign Height and Total Square Footage
Height: 50'
Total Square Footage: 750 with fuel pricer (illumination)
- Waiver: Additional Signage - Monument Sign
Height: 8'
Width: 16'
Message Area: 96 square feet
Minimum ground contact: 75% of structure's width
Add: LED Message Area
Add: Illumination (fuel pricer)

Director of Planning and Development: _____
Date: _____

**CONDITIONAL USE PERMIT SITE PLAN
WESTERN CROSSROADS ADDITION
LOTS 1R1 AND LOT 2, BLOCK 5**

Being a Replat of Lot 1R, Block 5, Western Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Instrument Number D217169366, Official Public Records, Tarrant County, Texas
Containing 7.985 Acres of land
Date Prepared: February 7, 2022
ZONING CASE NO. _____

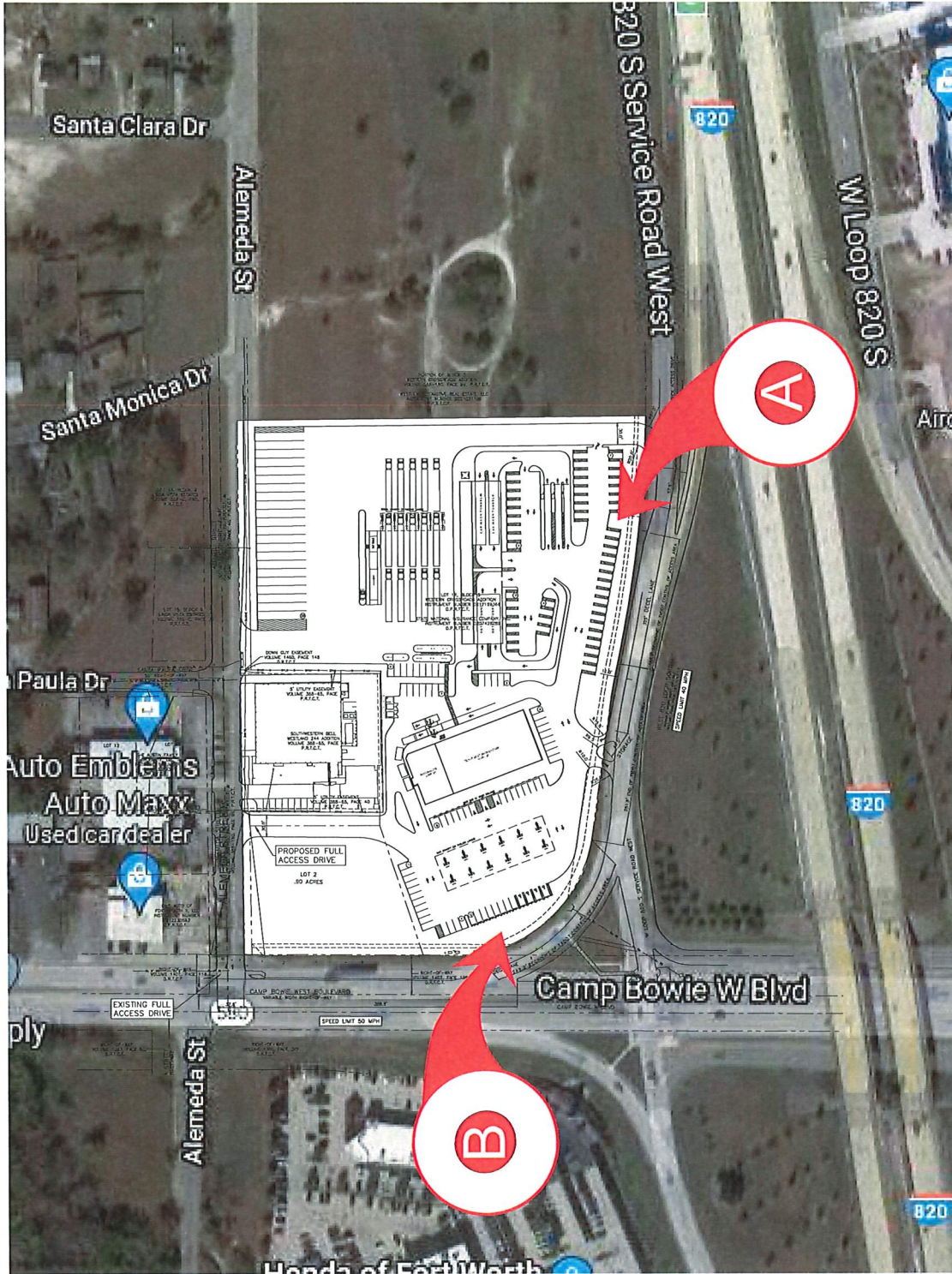
BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: REMINGTON C. WHEAT, P.E.
PHONE: 817-842-2094
remington@bannistereng.com

DEVELOPER:
VICTRON STORES, L.P.
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168
PHONE: 469-517-2058
CONTACT: MELINDA NELSON

OWNER:
DOHERTY HOLDINGS ELEVENTH, LLC
2925 MALL HILL DROIVE
LAKELAND, FLORIDA 33810

CONTACT: Remington C. Wheat, P.E.



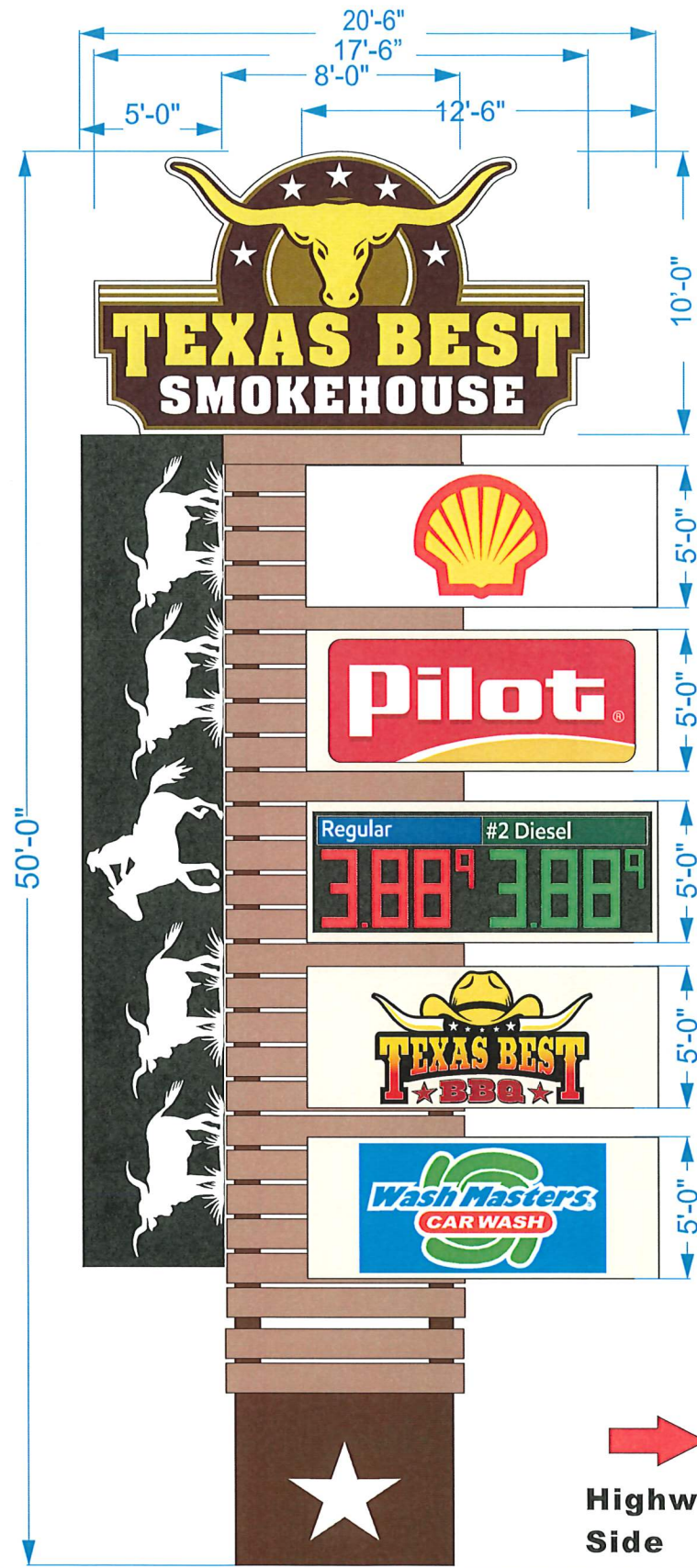
TOTAL SQUARE FEET:

← SPELLING IS YOUR RESPONSIBILITY → SIZES ARE NOTED → PROOF IS NOT TO SCALE → COLORS ON FINISHED PRODUCT MAY VARY SLIGHTLY FROM ELECTRONIC PROOF

	CUSTOMER	Pilot TBS	REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other utility lines, for any other work necessary to install the Display, including but not limited to drilling for excavation or removal of any rock, unless notified of sprinkler lines or private utility lines prior to drilling. Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceedings arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Toss or other agents for location of all public utilities. Buyer, in the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.	
	COMPANY	Victron Energy, Inc.	CUSTOMER	DATE
	LOCATION	WEST Loop 820	LANDLORD	DATE
	CITY, STATE	Fort Worth, TX 76116	Customer Signature:	
PHONE: (972) - 205 - 9090	EMAIL: SALES@MYFUTURESIGNS.COM	ADDRESS: 1624 Chairman Dr Dallas, TX 75243	WEB: myfuturesigns.com	

Regulated by the Texas Department of Licensing & Regulation
 Website: www.license.state.tx.us
 ATTN ELECTRICAL SIGNS: FINAL PLANS ARE DESIGNED, PERMITTED, MANUFACTURED, INSTALLED, AND INSPECTED BY A LICENSED MASTER SIGN ELECTRICIAN AS REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION





TBS	: 10' X 17'-6"	= 175
Shell	: 5' X 12'-6"	= 62.5
Pilot	: 5' X 12'-6"	= 62.5
Pricer	: 5' X 12'-6"	= 62.5
BBQ	: 5' X 12'-6"	= 62.5
Wash	: 5' X 12'-6"	= 62.5
Cow	: 5' X 29'	= 145

Total 632.5



TOTAL SQUARE FEET:

◀ SPELLING IS YOUR RESPONSIBILITY ▶ SIZES ARE NOTED ▶ PROOF IS NOT TO SCALE ▶ COLORS ON FINISHED PRODUCT MAY VARY SLIGHTLY FROM ELECTRONIC PROOF

	CUSTOMER	Pilot TBS	<small>REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS:</small> If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Toss or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.	CUSTOMER	DATE
	COMPANY	Victron Energy, Inc.		LANDLORD	DATE
	LOCATION	WEST Loop 820		Customer Signature:	
PHONE: (972) - 205 - 9090	CITY: STATE	Fort Worth, TX 76116	EMAIL: SALES@MYFUTURESIGNS.COM	ADDRESS: 11624 Chairman Dr Dallas, TX 75243	WEB: myfuturesigns.com



Regulated by the Texas Department of Licensing & Regulation
Website: www.license.state.tx.us

ATTN ELECTRICAL SIGNS: FINAL PLANS ARE DESIGNED, PERMITTED, MANUFACTORY, INSTALLED, AND INSPECTED BY A LICENSED MASTER SIGN ELECTRICIAN AS REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION

B



TOTAL SQUARE FEET:

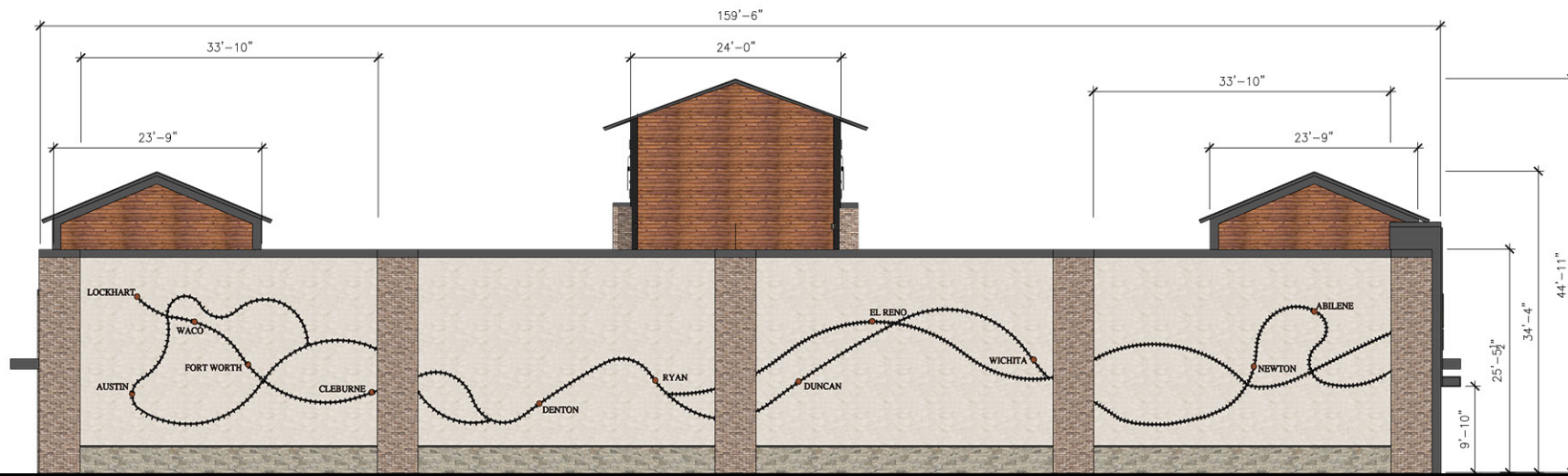
◀ SPELLING IS YOUR RESPONSIBILITY ▶ SIZES ARE NOTED ▶ PROOF IS NOT TO SCALE ▶ COLORS ON FINISHED PRODUCT MAY VARY SLIGHTLY FROM ELECTRONIC PROOF

	CUSTOMER	Pilot TBS	<small>REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Toss or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.</small>	CUSTOMER	DATE
	COMPANY	Victron Energy, Inc.		CUSTOMER SIGNATURE:	LANDLORD
	LOCATION	WEST Loop 820			
	CITY, STATE	Fort Worth, TX 76116			
PHONE: (972) - 205 - 9090	EMAIL: SALES@MYFUTURESIGNS.COM	ADDRESS: 11624 Chairman Dr Dallas, TX 75243	WEB: myfuturesigns.com		

UL LISTED E476302

Regulated by the Texas Department of Licensing & Regulation
Website: www.license.state.tx.us

ATTN ELECTRICAL SIGNS: FINAL PLANS ARE DESIGNED, PERMITTED, MANUFACTORY, INSTALLED, AND INSPECTED BY A LICENSED MASTER SIGN ELECTRICIAN AS REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION



WEST: 5,068 SF

	NICHIHA, REDWOOD- 947 SF (19%)
	STONE- 404 SF (8%)
	BRICK- 575 SF (11%)
	CAST STONE- 24 SF (1%)
	METAL PANEL- 220 SF (4%)
	STUCCO - 2,898 SF (57%)

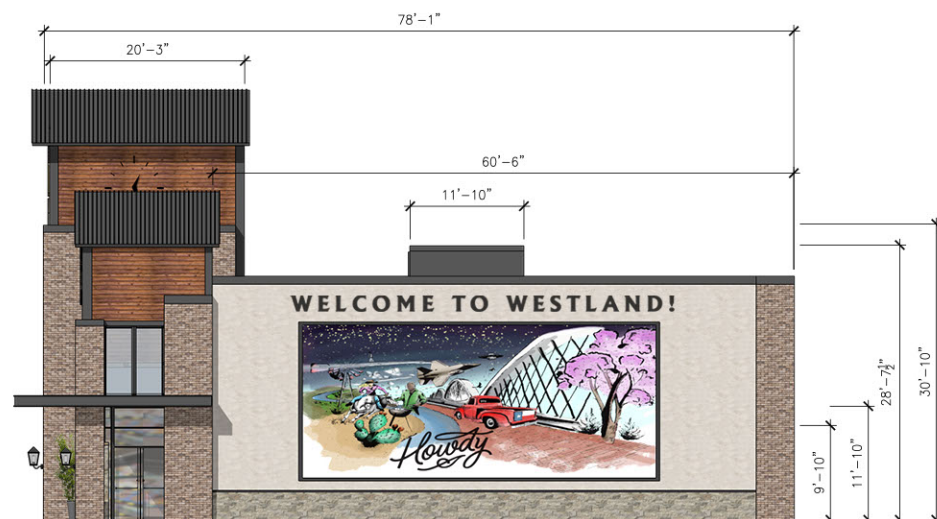
WEST ELEVATION



EAST: 2,897 SF

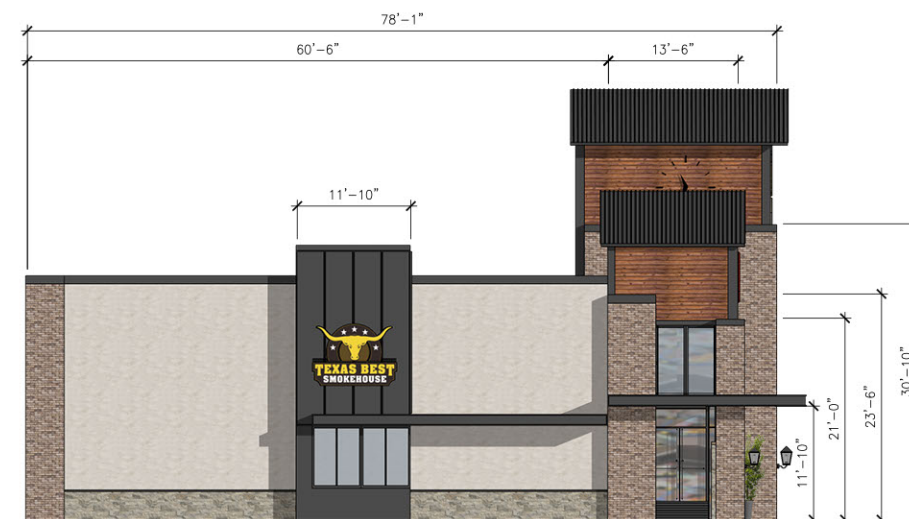
	NICHIHA, REDWOOD- 915 SF (31%)
	STONE- 93 SF (3%)
	BRICK- 800 SF (28%)
	CAST STONE- 2 SF (0%)
	METAL PANEL- 454 SF (16%)
	STUCCO - 633 SF (22%)

EAST ELEVATION



NORTH: 2,540 SF

	NICHIHA, REDWOOD- 334 SF (13%)
	STONE- 201 SF (8%)
	BRICK- 601 SF (24%)
	CAST STONE- 12 SF (0%)
	METAL PANEL- 94 SF (4%)
	STUCCO - 1,298 SF (51%)



SOUTH: 2,802 SF






	NICHIHA, REDWOOD- 334 SF (12%)
	STONE- 165 SF (6%)
	BRICK- 613 SF (22%)
	CAST STONE- 10 SF (0%)
	METAL PANEL- 382 SF (14%)
	STUCCO - 1,298 SF (46%)

NORTH ELEVATION

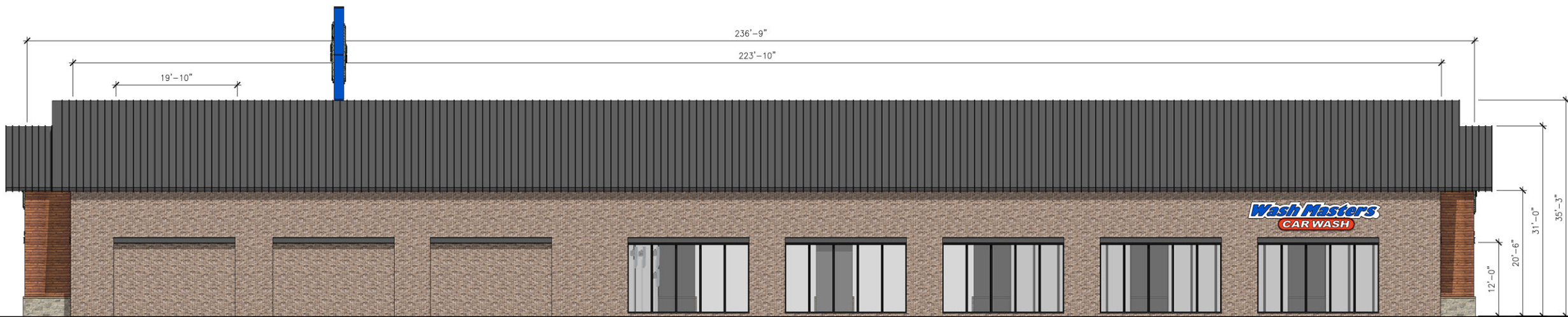
SOUTH ELEVATION








EAST: 2,874 SF

-  NICHIIHA, REDWOOD- 988 SF (35%)
-  STONE- 121 SF (4%)
-  BRICK- 1,445 SF (50%)
-  CAST STONE- 19 SF (1%)
-  METAL PANEL- 301 SF (10%)

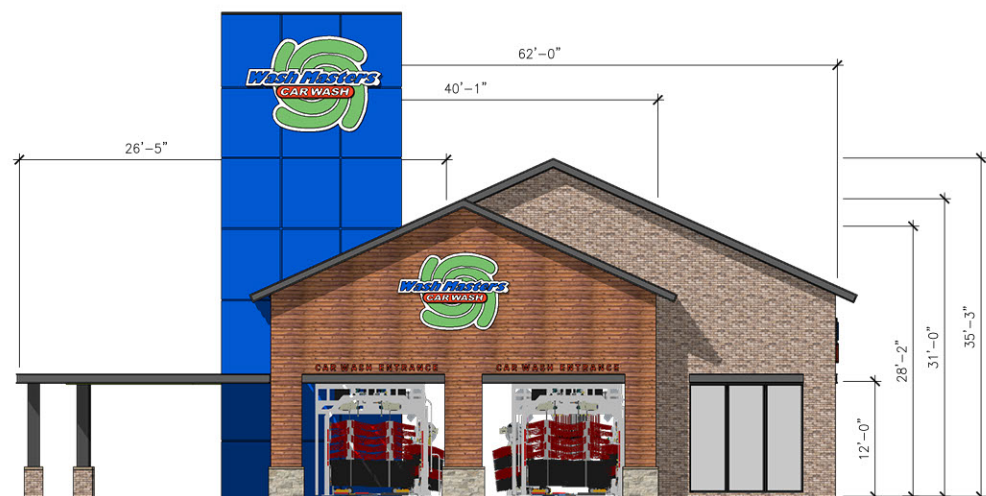
EAST ELEVATION








WEST: 3,828 SF

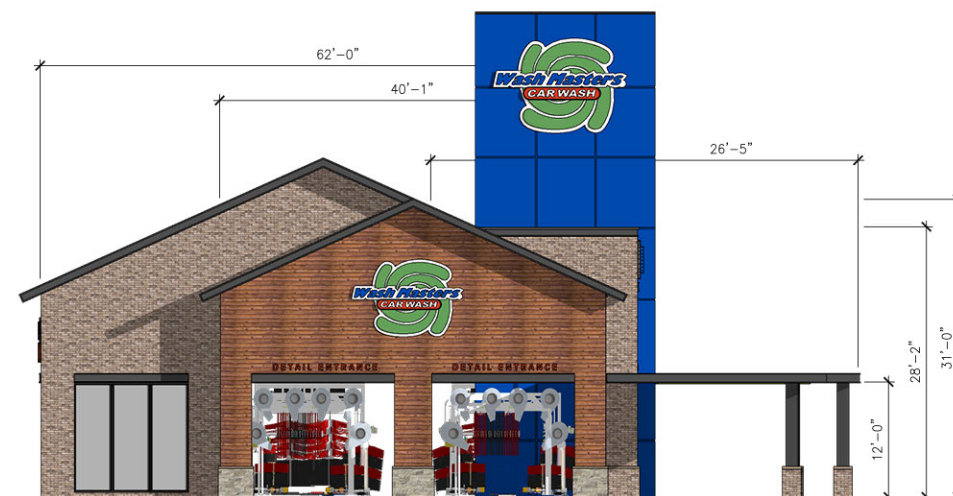
-  NICHIIHA, REDWOOD- 160 SF (4%)
-  STONE- 23 SF (1%)
-  BRICK- 3,513 SF (92%)
-  CAST STONE- 4 SF (0%)
-  METAL PANEL- 128 SF (3%)

WEST ELEVATION








NORTH: 1,349 SF

-  NICHIIHA, REDWOOD- 651 SF (48%)
-  STONE- 48 SF (3%)
-  BRICK- 587 SF (44%)
-  CAST STONE- 8 SF (1%)
-  METAL PANEL- 55 SF (4%)



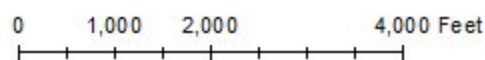
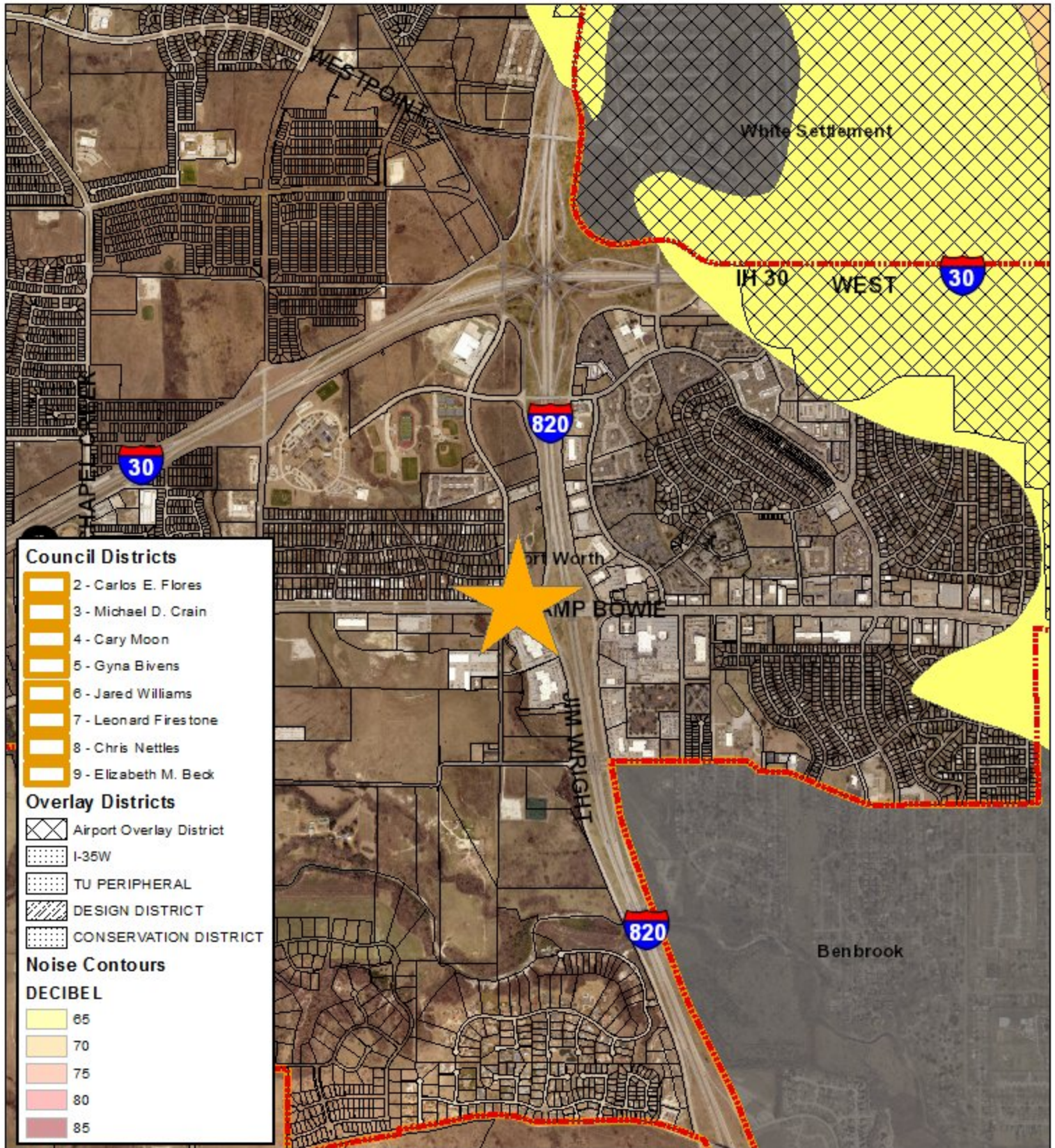
SOUTH: 1,372 SF

-  NICHIIHA, REDWOOD- 651 SF (47%)
-  STONE- 52 SF (4%)
-  BRICK- 587 SF (43%)
-  CAST STONE- 8 SF (1%)
-  METAL PANEL- 74 SF (5%)

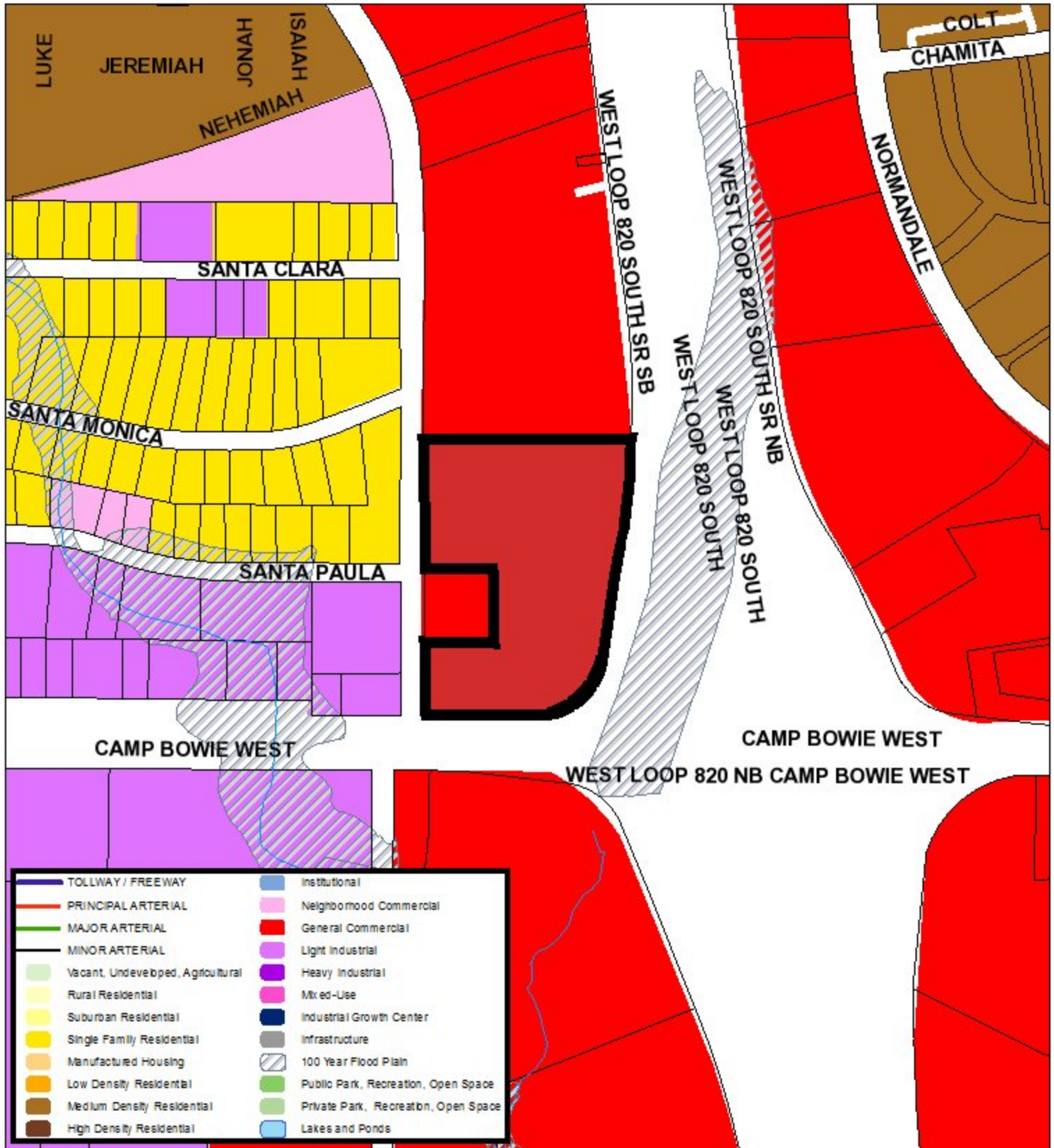
NORTH ELEVATION

SOUTH ELEVATION

Area Map



Future Land Use

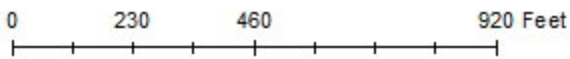
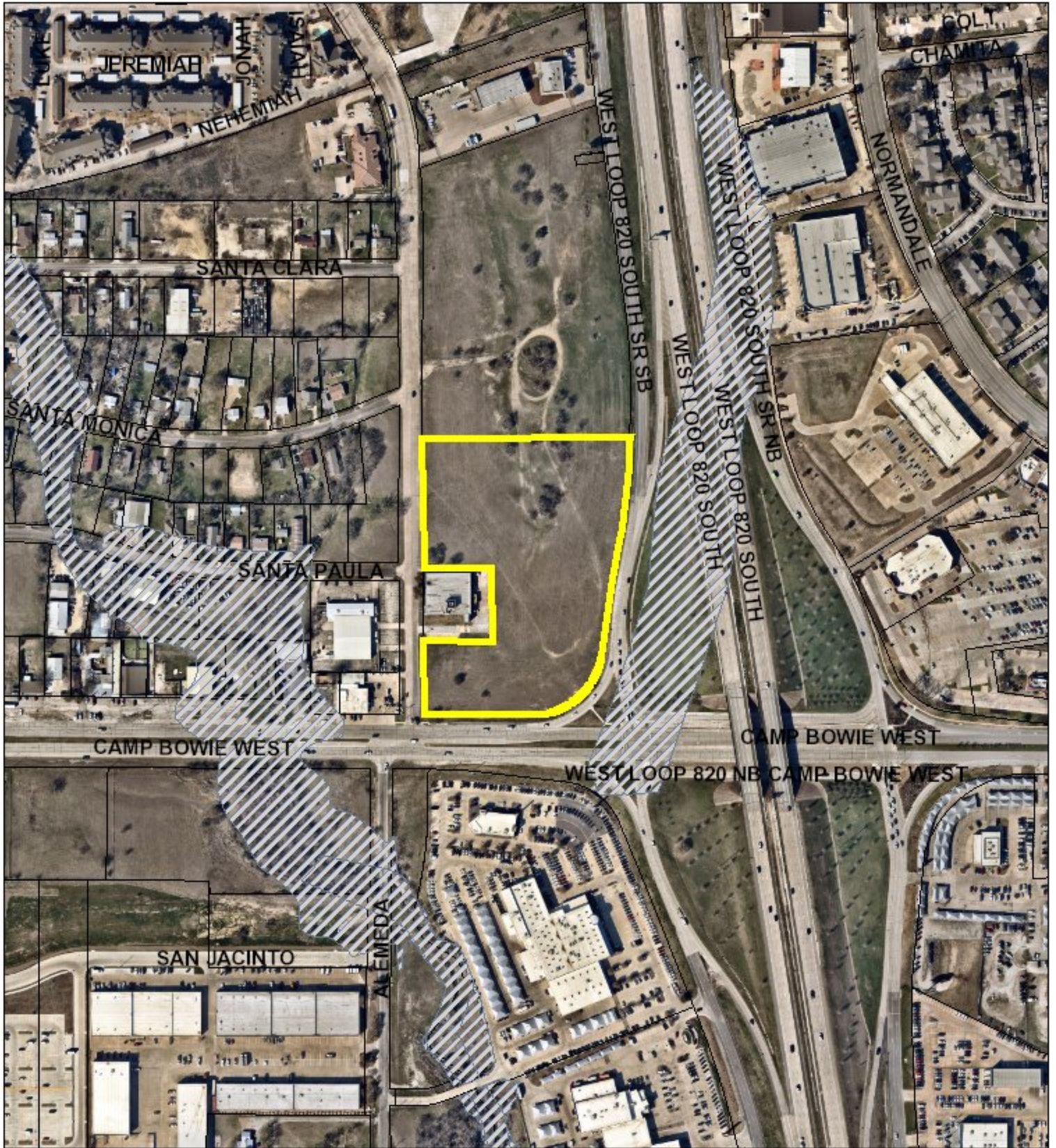


360 180 0 360 Feet

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: March 9, 2022

Case Number: ZC-22-029

Council District: 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Westbend South LP / Chad Colley, Trademark Acquisition Limited Partnership

Site Location: 1701 S. University Drive

Acreage: 3.33 acres

Request

Proposed Use: Mix of uses including hotel, retail, restaurant, and multifamily residential

Request: From: “G” Intensive Commercial

To: “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Cover Letter with List of Development Standards
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject site is at the northeast quadrant where University Drive crosses over the Clear Fork Trinity River. The site has over 500 feet along the riverbank trail. This location was previously occupied by Hawthorn Suites by Wyndam, but the structures were demolished more than a year ago. The applicant is requesting to rezone from “G” Intensive Commercial to “PD/G” Planned Development with base “G” zoning plus hotel and residential use, with development standards for height, setbacks, urban forestry, landscaping, and parking. A site plan has been submitted.

Per the Non-Residential Use Table, a hotel use is allowed in “G” Intensive Commercial subject to the supplemental standard 5.116.

§ 5.116 HOTEL, MOTEL OR INN.

(a) *Location adjacent to residential district.* Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than “MU-2” high intensity mixed-use, a planned development district shall be created for such use. Provided however, this regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet.

The subject property is within 1,000 feet from one- or two-family zoning (that is not designated as park of Forest Park or the Fort Worth Zoo) across the river along the Mistletoe Heights neighborhood. The river is less than 300 feet wide. Therefore, the applicant must apply for a Planned Development for the desired hotel use. The applicant also wants to build multifamily in the development, and therefore has added this use to the Planned Development, as residential multifamily use is not allowed by right within “G” Intensive Commercial.

Prior to submitting the Zoning Change application, the applicant spoke with City staff about the intended rezoning; several different options were discussed. All of the proposed uses are allowed in “MU-1” Low Intensity Mixed-Use, however, the “MU-1” district does not allow for the proposed twelve (12) story height; “MU-1” allows for a maximum of ten (10) stories. The developer expressed in a Predevelopment Conference that in order to be financially viable, the project must be twelve stories instead of ten. The base district of this Planned Development is proposed to be “G” Intensive Commercial, which allows a maximum height of twelve (12) stories or 120 feet.

The applicant provided the following request:

From: “G” Intensive Commercial

To: “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus hotel and residential uses. No electronic changeable copy sign, with the following provisions:

1. Building Height - Maximum building height shall be 12 stories.
2. Building Setbacks – Primary street min/max = 0’/30’. Side Street min/max is 0’/20’. Rear yard minimum is 0’.
3. Urban Forestry – Per Mixed Use zoning requirements.
4. Landscape – Landscaping requirements shall comply with MU-1 landscape requirements.
5. Parking - Minimum parking spaces required per MU-1 zoning.

6. Residential multifamily: Maximum of 350 units.
7. Hotel: Maximum of 205 rooms/keys.

The proposed rezoning is similar to the 2007 Planned Development adjacent to the north of the subject site, which is the following:

Recommended From: *“G” Intensive Commercial*

To: *“PD/G” Planned Development for all uses in “G” Intensive Commercial, plus hotel and residential with waivers to the off street parking and loading requirements. No electronic changeable copy sign, with the following provisions. Site plan approved. (SP-07-059)*

1. Garage Setback – Set back the garage levels fronting the river a minimum of 15' so that the mass and height of the structure is obscured from view of trail users approaching the north and the south.
2. Landscaping Buffer for Surface Level Parking – Plant multiple 6-8” caliper specimen trees and shrubs at ground level where appropriate to obscure the surface level parking area and the upper levels of the garage in that area.
3. Banner/Environmental Graphics Program – Install a banner/environmental Graphics program on the eastern side of the garage front (fronting the river) to visually enhance the garage’s river facing appearance, subject to collaborative design review.
4. Garage Lighting – Implement a lighting plan for the garage that mitigates the impact of the surrounding areas as much as possible.
5. Riverfront Storefronts – 50 percent of the building exterior façade areas facing the river shall be in retailer-restaurant storefront systems.
6. Trailhead – Development of the existing trail as a “destination point” for trail users through landscaping (where allowed) and creation of off-trail gathering areas with bike racks and a drinking fountain.
7. Safe Trail Entry/Exit Path – Construction of a trail entry/exit path to safely allow “through traffic” for train users gathering at the trailhead.
8. Art/Signage – The facades of Building C (parking garage) shall not be used as a projection surface for art or signage.

Surrounding Zoning and Land Uses

East “A-5” One-Family / Forest Park
 South Trinity River; across is “A-5” One-Family / Trinity River; across is Forest Park and the Fort Worth Zoo
 West “G” Intensive Commercial / restaurants
 “E” Neighborhood Commercial / parking for Trinity Trails

Recent Zoning History

- ZC-16-128 Case was withdrawn but had requested “G” to “MU-2”; subject site
- SP-13-012 to amend site plan for PD798 (after ZC-07-012 below) to change location, size, and type of buildings proposed; north-adjacent to subject site
- ZC-07-216 ; “G” to “PD/G plus residential & hotel use, with several development standards, site plan required; north-adjacent to subject site
- ZC-06-074 Case was withdrawn 2/14/07 but had requested “G” to “MU-2” ; north-adjacent to subject site

Public Notification

300-foot Legal Notifications were mailed on March 25, 2022.

The following organizations were notified: (emailed March 25, 2022)

Organizations Notified	
Colonial Hills NA	University West NA
Park Hill NA	Mistletoe Heights NA
Berkeley Place NA	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

** Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The development adjacent to the north is similar to this newly proposed development, with a mix of office, commercial, retail, and restaurant. Across University Drive are retail, restaurant, and hotel uses. Across the Trinity River are residential, public parkland, and the Fort Worth Zoo.

The subject site has a bus stop along University Drive, which can be utilized by residents who live in the multifamily apartments on site, patrons wishing to shop or eat at the commercial establishments, workers getting to and from their jobs, or visitors staying at the hotel. The site also has over 500 feet along the Trinity Trail system fronting the river, which patrons and residents can utilize. The site is in close proximity to many surrounding employment, retail, and restaurant locations.

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

Comprehensive Plan Consistency – TCU/Westcliff

The 2021 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map. As shown in the table below from Ch. 4 Land Use of the Comprehensive Plan, “G” Intensive Commercial zoning conforms to the Mixed-Use designation. The addition of the residential use to the “G” base zoning further qualifies the proposed rezoning as a Mixed-Use development.

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

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Stimulate redevelopment of the Berry Street, University Drive, and 8th Avenue/Cleburne Road/McCart Avenue commercial districts.
- Encourage recreational development along the Trinity River corridor.

Based on 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.

Zoning and Land Use

- On October 12, 2021, City Council voted to approve updates to the “MU-1” Low Intensity Mixed-Use Ordinance. Several of the requested development standards for the proposed PD state they will be designed to the “MU-1” standards; they must be designed to the current (most updated) “MU-1” standards.
- Any encroachment into easements must provide approval letters from all easement holders.
- Landscaping and tree placements as shown on the site plan are allowed to be relocated in updated versions of site plan; the locations of plantings were not reviewed as part of this zoning case. Per development standard, the required landscaping will be per MU-1 requirements (street trees and pedestrian scaled lighting).
- Per the requested development standard, the site will comply with MU-1 parking requirements. Commercial parking is as follows:

(e) Off-Street Parking and Loading

(1) Commercial and Mixed-Use Parking

LOCATION	REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)	
	MINIMUM	MAXIMUM**
Project not located within 250 feet of a one- or two family zoned property	None*	100 percent (%)
Project located within 250 feet of a one-or- two family zoned property	75 percent (%)	100 percent (%)
Project located within 1,320 feet of an existing or approved passenger rail station or stop	50 percent (%)	100 percent (%)

*Residential uses as part of a mixed-use building shall provide required parking as listed in the residential parking table
 ** For mixed-use buildings and projects, the maximum parking requirement shall be the sum of the individual requirements for all uses.

It should be noted that the Trinity River, as well as the park and zoo across the river, are all zoned “A-5” One-Family. However, this will not necessitate minimum parking requirements for the commercial component of the site, as stated in (b)(1) of the 6.201(B) referenced section:

(b) Required off-street parking.

(1) Minimum parking requirements. The following table establishes the minimum parking requirements for uses located in residential zoned property or within 250 feet of one- or two-family zoned property. This regulation shall not include properties adjacent to one- or two-family districts that are used as utilities, waterways, railroad right-of-way or other nonresidential public use. When a property zoned and used for one- or two-family residential purposes is located within 250 feet but is separated by one of the above uses, parking is not required only if access is not possible to the residential area. For all other uses, no minimum parking spaces shall be required.

TPW-Stormwater

- FYI, an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.

Transportation

Transportation (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

- Developers to contribute their portion of funding for traffic signal at Collinsworth and S. University based upon their rough proportionality.

Fire Department

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

- A building where the topmost occupied floor level is more than 55' in height above the lowest level of fire department vehicle access shall be accessible by a public street or fire apparatus access road that is not less than 15' nor more than 25' from the inside curb to the building face along at least 1/2 of the length of 2 sides of the building. The measurement does not need to be contiguous.
Such buildings shall also be provided with 2 separate and approved fire apparatus access roads. IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.4 Buildings Taller Than 55'
- Buildings greater than 55 ft. in height and Group E and H occupancies: the two access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.2
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.7 Secondary Access-Multiple-family Residential
- Emergency Access/Fire Lane requirements IFC 2015/CFW Adopted Amendments Jan 1, 2017:
Minimum turn radius: 25' inside and 51' outside (Section 503.2.4)
Where divided by a median, the minimum width on either side of the median is 20' (Section 503.2.1)
Minimum of 26' wide for multi-family or for buildings over 55' in height (Section 503.2.1)
Minimum overhead clearance is 14' (Section 503.2.1)
- Existing hydrants may need to be relocated to meet requirements for hose lay to FDC:
Maximum distance from Fire Department Connection (FDC):
? 150 ft. for a standpipe system, and
? 300 ft. for a sprinkler and/or combined system.
The FDC shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 300 ft. hose lay distance of the nearest fire hydrant. For all standpipe systems, the FDC shall be within 150 ft. of the fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Reference Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants
- 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 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.)

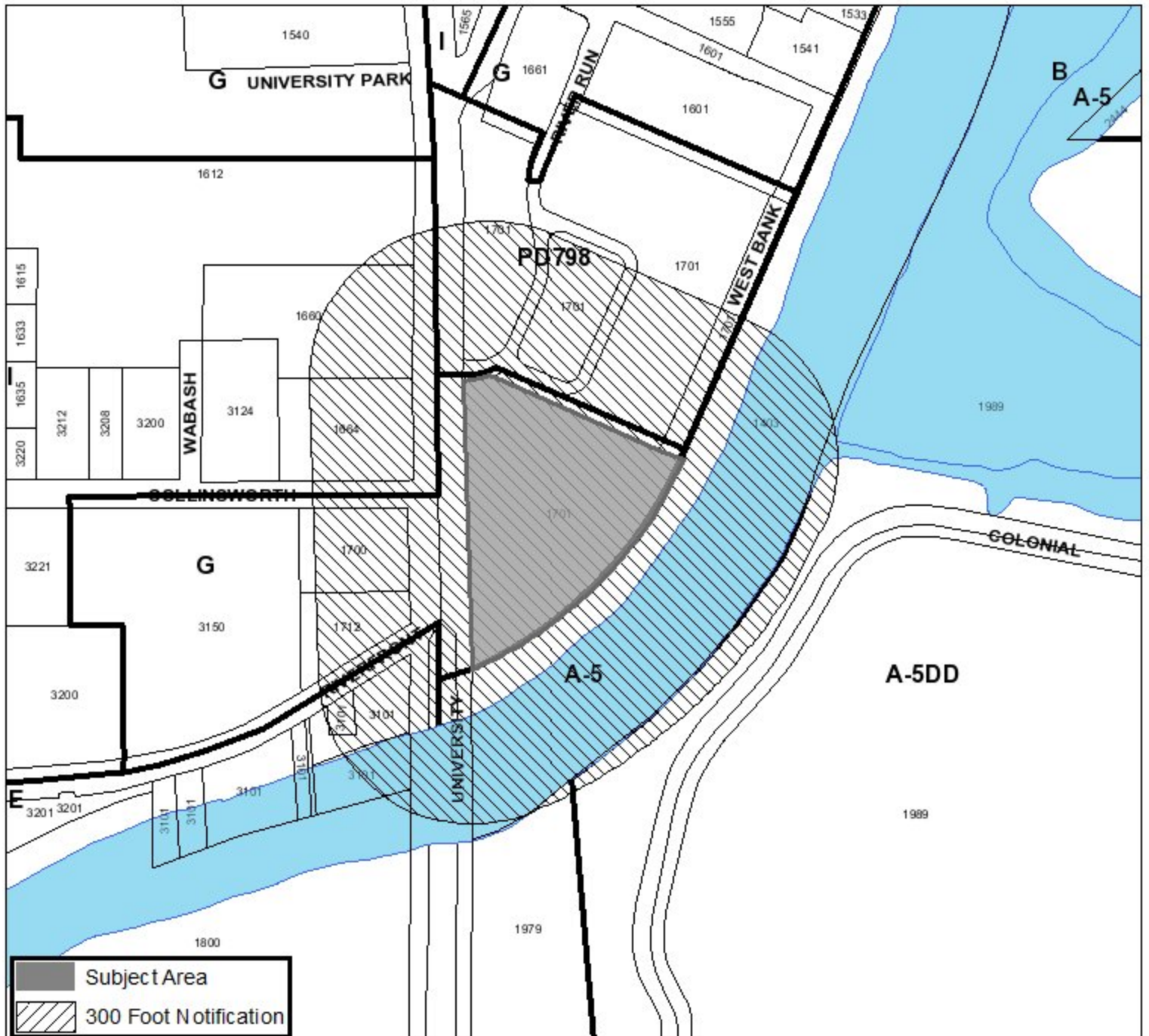




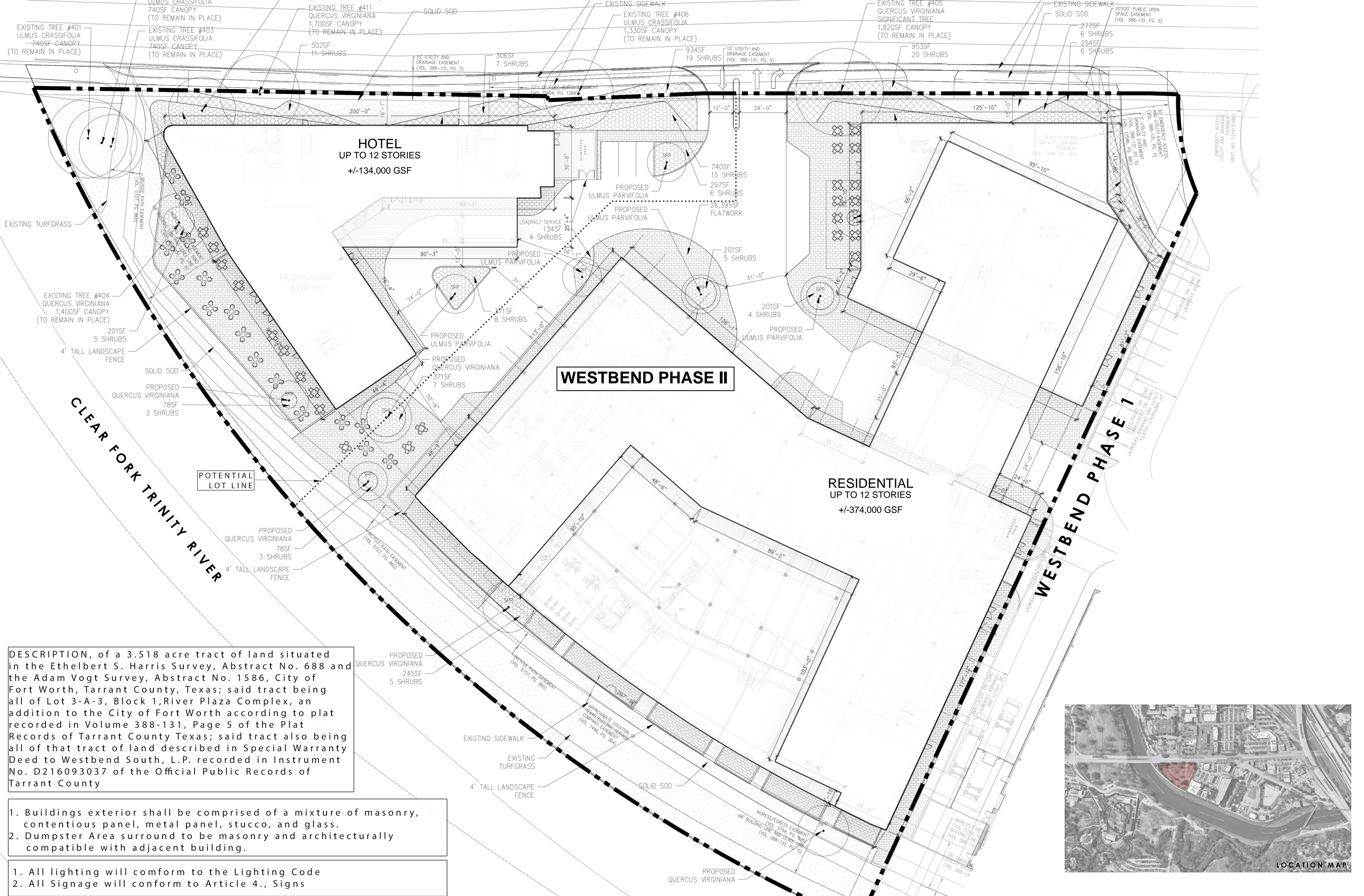
ZC-22-029

Area Zoning Map

Applicant: Westbend South LP
 Address: 1701 S. University Drive
 Zoning From: G
 Zoning To: PD for G uses plus multifamily and hotel
 Acres: 3.33914528
 Mapsco: 76N
 Sector/District: TCU/W.cliff
 Commission Date: 3/9/2022
 Contact: 817-392-8012



0 140 280 560 Feet



WESTBEND PHASE II

HOTEL
UP TO 12 STORIES
+/-134,000 GSF

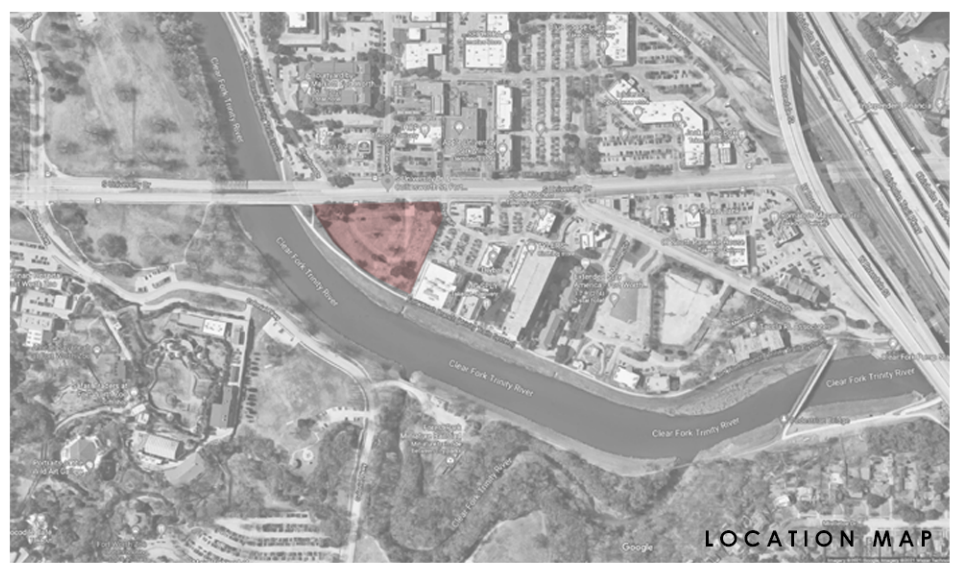
RESIDENTIAL
UP TO 12 STORIES
+/-374,000 GSF

DESCRIPTION, of a 3.518 acre tract of land situated in the Ethelbert S. Harris Survey, Abstract No. 688 and the Adam Vogt Survey, Abstract No. 1586, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 3-A-3, Block 1, River Plaza Complex, an addition to the City of Fort Worth according to plat recorded in Volume 388-131, Page 5 of the Plat Records of Tarrant County Texas; said tract also being all of that tract of land described in Special Warranty Deed to Westbend South, L.P. recorded in Instrument No. D216093037 of the Official Public Records of Tarrant County

1. Buildings exterior shall be comprised of a mixture of masonry, contentious panel, metal panel, stucco, and glass.
2. Dumpster Area surround to be masonry and architecturally compatible with adjacent building.

1. All lighting will conform to the Lighting Code
2. All Signage will conform to Article 4., Signs

1. Building Height - Maximum building height shall be 12 stories
2. Building Setbacks - Primary street min/max = 0'/30'. Side Street min/max is 0'/20'. Rear yard minimum is 0'.
3. Urban Forestry - Per Mixed Use zoning requirements.
4. Landscape - Landscaping requirements shall comply with MU-1 landscape requirements.
5. Parking - Minimum parking spaces required per MU-1.
6. Residential: Maximum 350 units.
7. Hotel: Maximum 205 rooms/keys.



DIRECTOR OF PLANNING AND DEVELOPMENT DATE
WESTBEND SOUTH PD/G
ZONING CASE # ZC-22-029

Prepared: March 2, 2022

Planning and Development Department
Zoning Applications Section
200 Texas Street
Fort Worth, TX 76102

ZC-22-029

RE: Zoning Change of 1701 S. University Dr. from "G" Intensive Commercial to "PD" Planned Development

To Whom It May Concern,

This application is being made on behalf of the property owner, WestBend South LP, by the applicant Trademark Acquisition, Limited Partnership, C/O Chad A. Colley, P.E.

Parcel: RIVER PLAZA COMPLEX ADDITION Block 1 Lot 3A3

Proposed zoning change:

From: "G" Intensive Commercial

To: "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus hotel and residential uses. No electronic changeable copy sign, with the following provisions:

1. Building Height - Maximum building height shall be 12 stories.
2. Building Setbacks – Primary street min/max = 0'/30'. Side Street min/max is 0'/20'. Rear yard minimum is 0'.
3. Urban Forestry – Per Mixed Use zoning requirements.
4. Landscape – Landscaping requirements shall comply with MU-1 landscape requirements.
5. Parking - Minimum parking spaces required per MU-1 zoning.
6. Residential multifamily: Maximum of 350 units.
7. Hotel: Maximum of 205 rooms/keys.

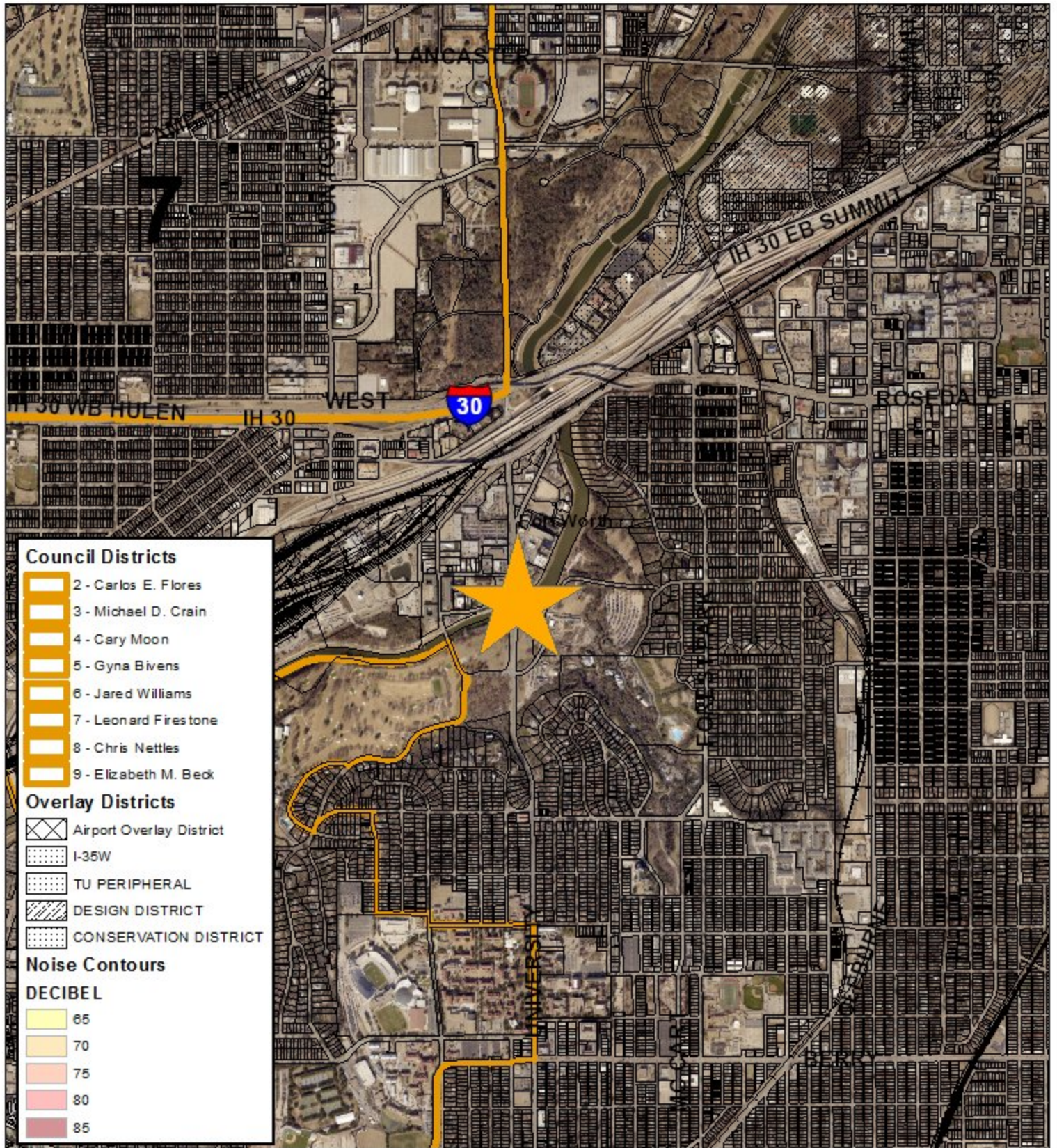
- What is the disadvantage of the present zoning classification?
 - o Answer: The current zoning classification does not allow multifamily uses and thus limits the highest and best use for the property.
- What is the advantage of the proposed zoning classification, if approved?
 - o Answer: The proposed PD would allow the mix of uses, density and height necessary to achieve the highest and best use for the property and will not impose unnecessary limitations of other standard zoning classifications that might be proposed. The proposed PD (Phase II) is very similar to our existing Phase I development of WestBend PD, directly north of this subject property.

Sincerely,



Chad A. Colley, P.E.

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

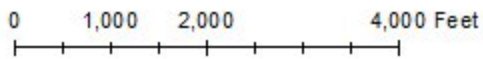
Overlay Districts

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

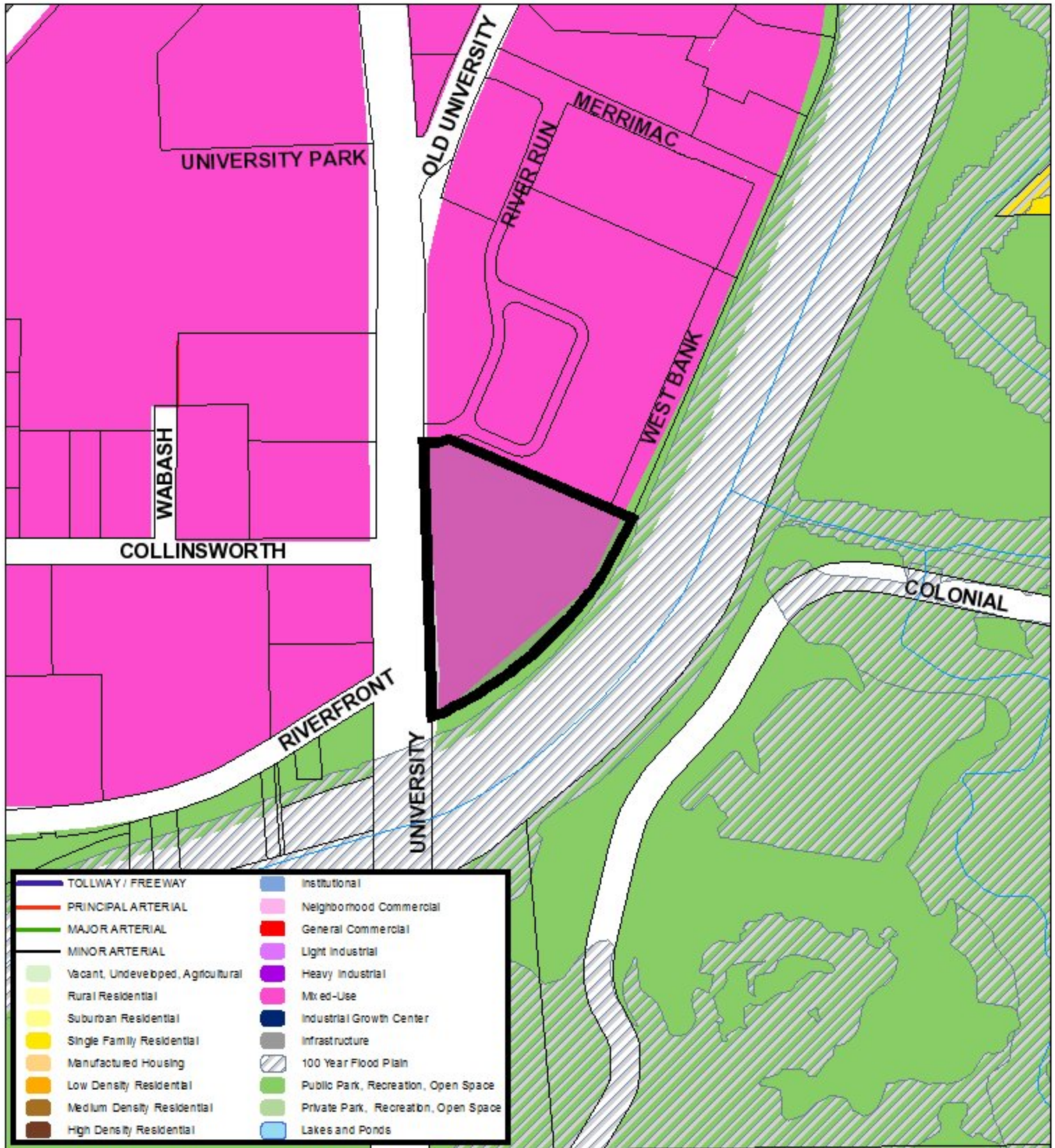
Noise Contours

DECIBEL


- 65
- 70
- 75
- 80
- 85



Future Land Use



270 135 0 270 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



0 170 340 680 Feet





Zoning Staff Report

Date: March 9, 2022

Case Number: ZC-22-031

Council District: 9

Conditional Use Permit

Case Manager: [Stephen Murray](#)

Owner / Applicant: Iveline, LLC

Site Location: 2163 W. Seminary Drive

Acreage: 0.47 acres

Request

Proposed Use: Tattoo Parlor

Request: To: Add Conditional Use Permit (CUP) to allow for a tattoo parlor in “E” Neighborhood Commercial; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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](#)
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 proposed site is located at the southeast corner of Seminary Drive and Wayside Avenue. The applicant is requesting to add a Conditional Use Permit to allow for a tattoo parlor in “E” Neighborhood Commercial; site plan included. 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.

In this case, the applicant submitted a building permit and was inadvertently approved to occupy a retail suite within the existing shopping center. Tattoo parlors are first allowed by right in “FR” General Commercial Restricted. As a result of this error, staff allowed the applicant to continue operating until final authorization was complete. The applicant has been made aware of the possibility of denial for the case.

The proposed site is located along Seminary, which is a major arterial. In addition, the applicant is occupying a portion of the overall retail center. The proposed CUP would allow the occupant to continue to operate at this location. If warranted, a time limit of 1-2 years can be placed on the CUP to ensure the use has minimal impact to the neighborhood.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / vacant
East “E” Neighborhood Commercial / restaurant
South “A-5” One-Family / residential
West “E” Neighborhood Commercial / restaurant

Recent Zoning History

- ZC-17-197, Council Initiated Rezoning (the subject property did not change zoning categories)

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Las Familias de Rosemont NA	South Hills NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

* The subject property is located within this Neighborhood Association.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a tattoo parlor in the “E” zoning district. Surrounding land uses consist of a restaurants and vacant commercial space to the north, east and west, with single-family to the south.

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

Comprehensive Plan Consistency – TCU/Westcliff

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. The proposed zoning is inconsistent with the land use designations for this area, but is consistent with the following Comprehensive Plan policy:

- 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.

The proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan. Although the use is not technically consistent with neighborhood commercial, operational characteristics would be similar to a salon or barber shop. Also, the proposed new use is located within an existing retail center facing a major arterial.

Economic Development Plan

The 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.

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.)

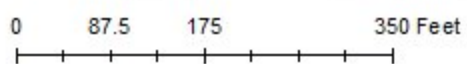
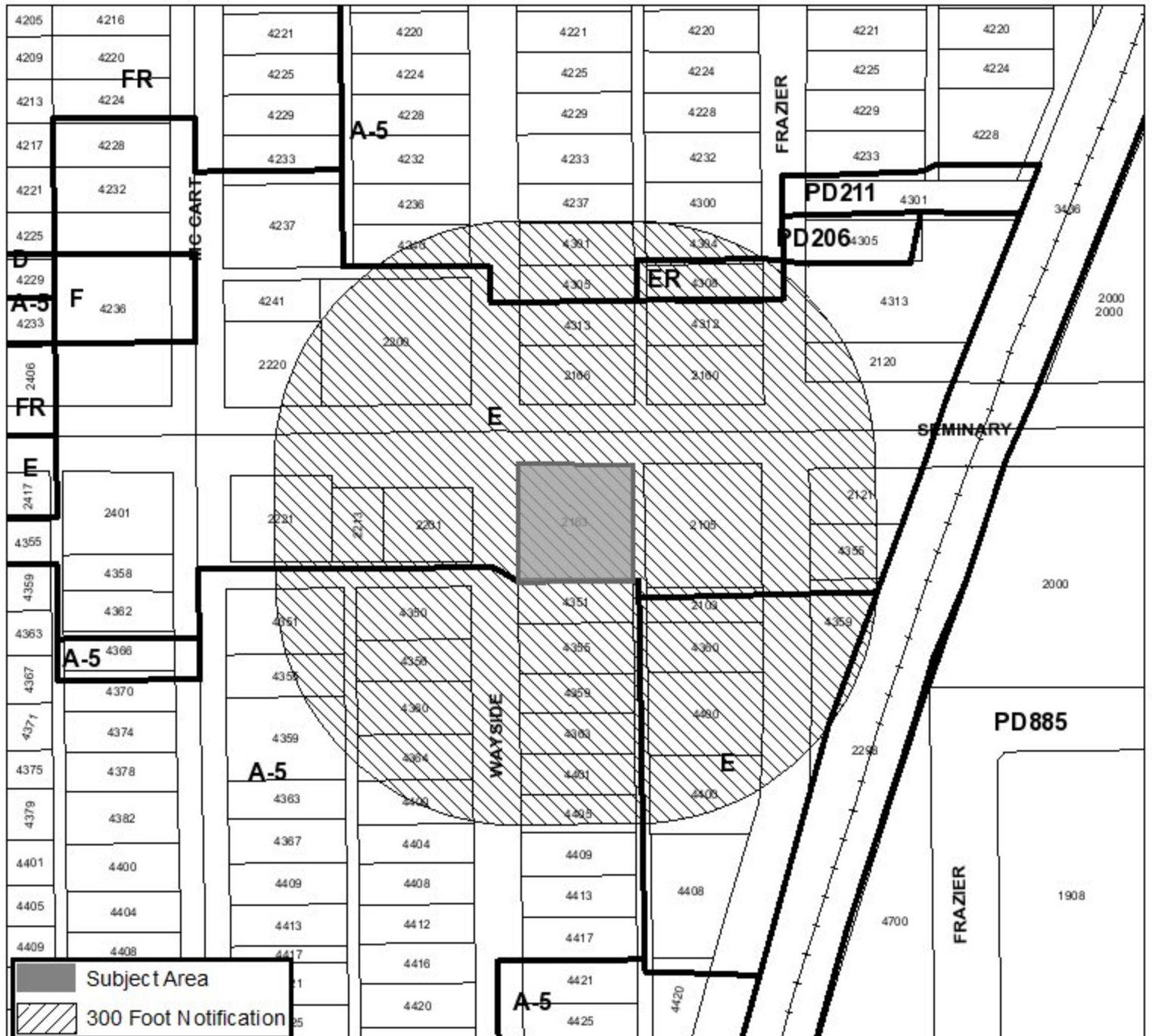




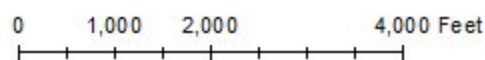
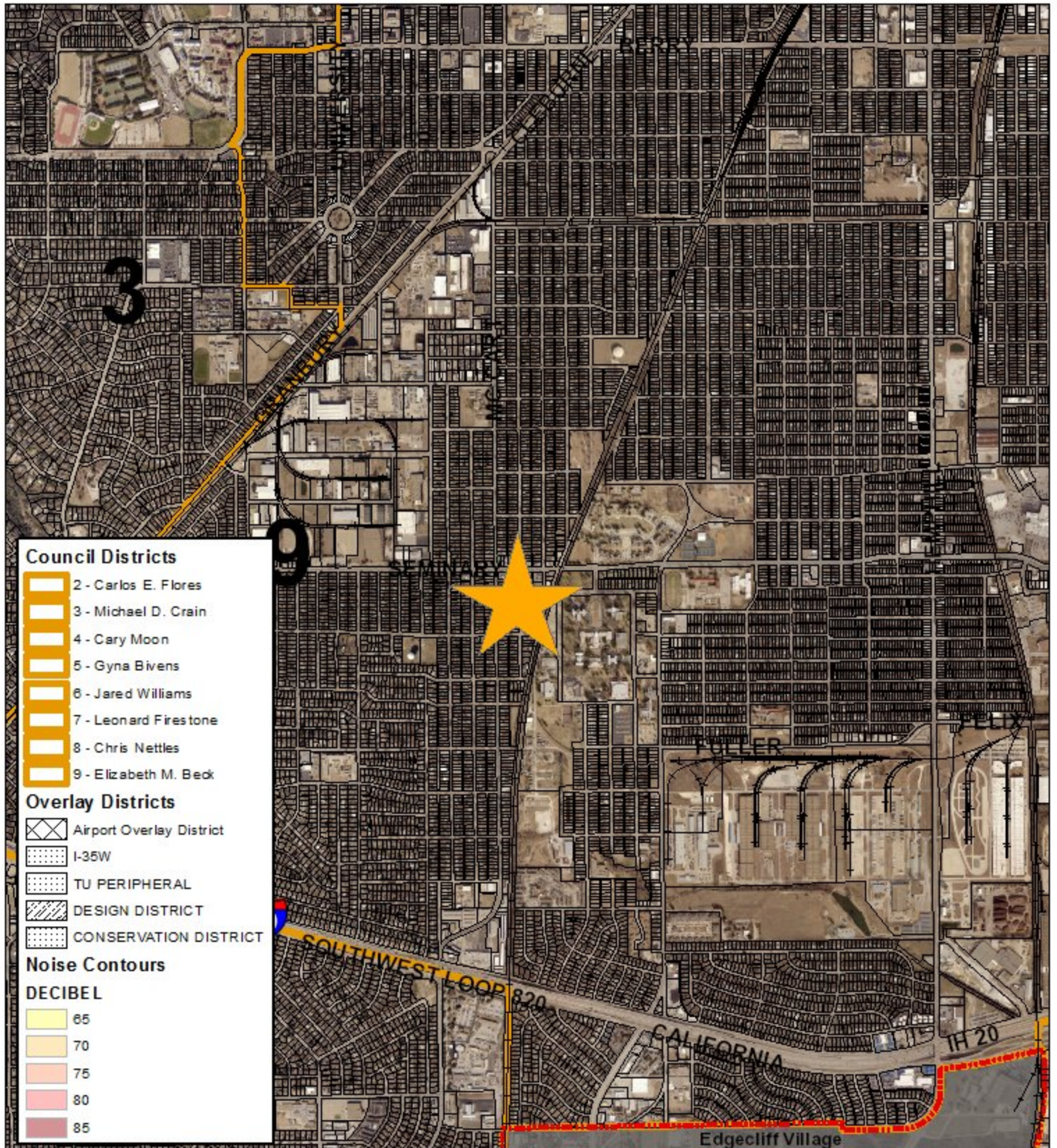
ZC-22-031

Area Zoning Map

Applicant: Iveline, LLC
 Address: 2163 W. Seminary Drive
 Zoning From: E
 Zoning To: Add Conditional Use Permit for tattoo parlor
 Acres: 0.47254601
 Mapsco: 090K
 Sector/District: TCU/W.cliff
 Commission Date: 3/9/2022
 Contact: 817-392-6329



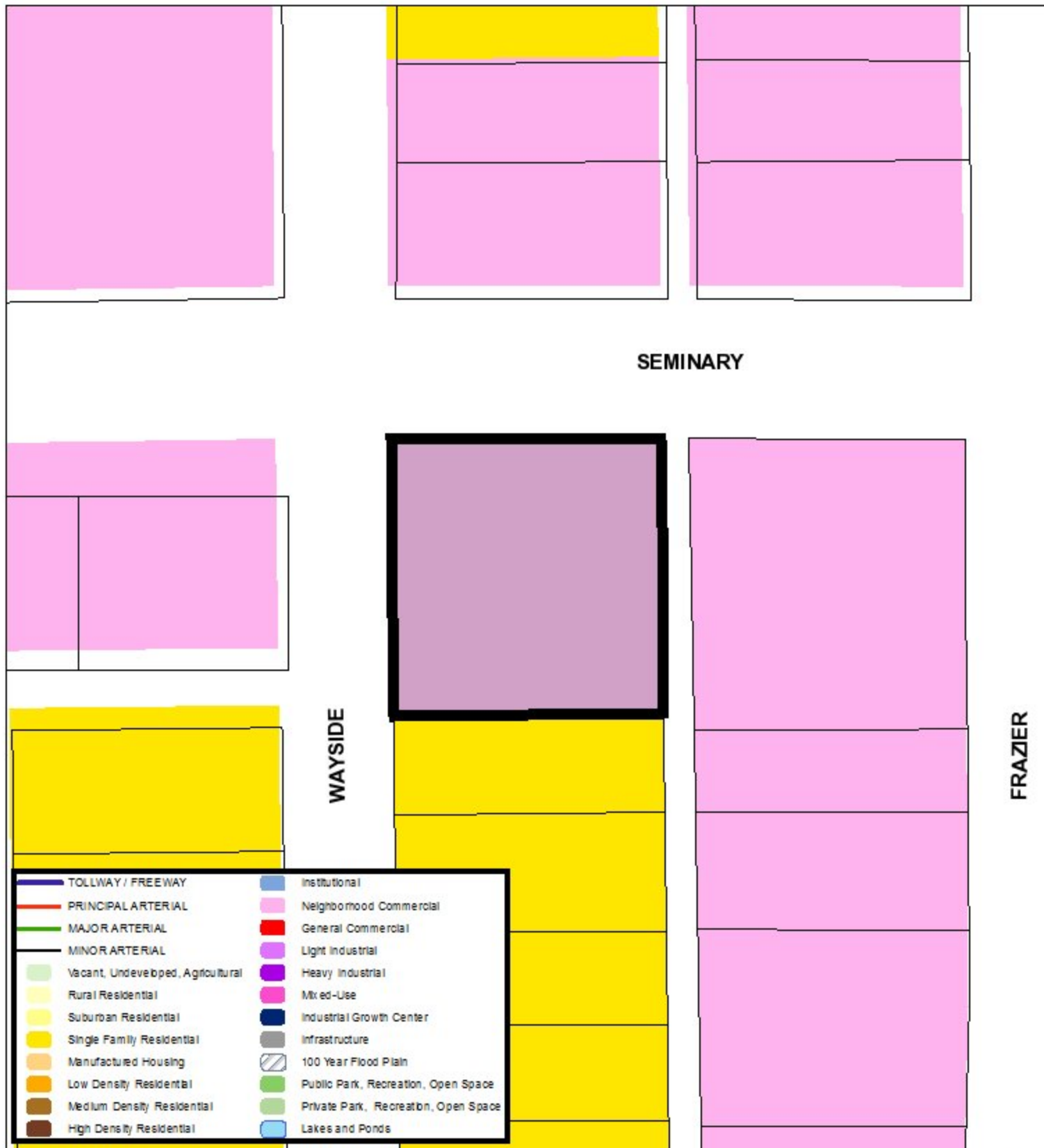
Area Map



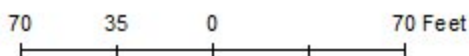


ZC-22-031

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.





ZC-22-031

Aerial Photo Map



0 40 80 160 Feet

