



**ZONING COMMISSION
AGENDA**

Wednesday, April 13th, 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=e2d40fb5679dbc1b4bd210f86fbc90084>

Meeting/ Access Code: 2556 463 5413

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2556 463 5413

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, April 11th. 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	_____	Dr. 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. Retail Smoke Shop Ordinance** **Melinda Ramos**
 - B. Overview of Zoning Cases** **Staff**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MAY 10TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

- B. APPROVAL OF MEETING MINUTES OF MARCH 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-21-218** **CD 8**

- a. Site Location: 1616 & 1620 E Rosedale St
- b. Acreage: 0.32
- c. Applicant/Agent: ANF Investments, LLC
- d. Request: From: “A-5” One-Family, “E” Neighborhood Commercial
To: “E” Neighborhood Commercial

2. ZC-21-236

CD 7

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

3. 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 supplemental and landscaping setbacks, projected residential front yard, illuminated sign, solid screening fence, and bicycle parking; site plan included

4. 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

5. ZC-21-233

CD 7

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

6. 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 waivers for screening fence, site plan included

7. 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

8. 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

9. 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 waivers for setbacks, fencing location, and landscaping buffer

D. NEW CASES

10. ZC-22-028

CD 8

- a. Site Location: 3001 & 3015 Fisher Avenue
- b. Acreage: 4.8
- c. Applicant/Agent: Boral Roofing LLC
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "I" Light Industrial

11. ZC-22-013

CD 9

- a. Site Location: 1050 Forest Park Boulevard
- b. Acreage: 0.29
- c. Applicant/Agent: Brewer & Hale, LLC
- d. Request: From: "E" Neighborhood Commercial
To: "PD/MU-1" Planned Development Low Intensity Mixed-Use for all uses in "MU-1" excluding ambulance dispatch station, mortuary, and golf course, with a development standard to not require street trees along Forest Park Boulevard, a development standard to allow 12 parking spaces, and site plan waiver requested

12. SP-22-004

CD 6

- a. Site Location: 5216 Sycamore School Road
- b. Acreage: 0.74
- c. Applicant/Agent: Revenue Avenue LLC
- d. Request: From: "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor
To: Submit required site plan for a drive-thru restaurant

13. SP-22-005

CD 6

- a. Site Location: 7601 Summer Creek Drive
- b. Acreage: 0.75
- c. Applicant/Agent: Revenue Avenue LLC
- d. Request: From: "PD 246" Planned Development for all uses in "E" Neighborhood
Commercial excluding tattoo parlor and massage parlor
To: Submit required site plan for a drive-thru restaurant

14. SP-22-006

CD 6

- a. Site Location: 7309 Canyon Park Drive
- b. Acreage: 1.09
- c. Applicant/Agent: Revenue Avenue LLC
- d. Request: From: "PD 246" Planned Development for all uses in "E" Neighborhood
Commercial excluding tattoo parlor and massage parlor
To: Submit required site plan for general and medical offices

15. ZC-22-032

CD 5

- a. Site Location: 3904 Miller Avenue, 4100 block Baylor Street
- b. Acreage: 0.91
- c. Applicant/Agent: Legacy Construction Solutions
- d. Request: From: "A-5" One-Family "E" Neighborhood Commercial
To: "R2" Townhouse/Cluster

16. ZC-22-034

CD 3

- a. Site Location: 5708 Wellesley Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: Avilez Home Builders LLC
- d. Request: From: "CB-TF" Camp Bowie District-Transition Zone
To: "A-5" One-Family

17. ZC-22-037

CD 8

- a. Site Location: 903 E. Powell Avenue
- b. Acreage: 0.13
- c. Applicant/Agent: Ramon Jasso & Ana Gutierrez Jasso
- d. Request: From: "CF" Community Facilities
To: "B" Two-Family

18. ZC-22-040

CD 9

- a. Site Location: 408 Foch Street
- b. Acreage: 0.25
- c. Applicant/Agent: Hezekiah Holdings LLC
- d. Request: From: "B" Two-Family
To: "UR" Urban Residential

19. ZC-22-041

CD 9

- a. Site Location: 715, 717, 721, 725 Clear Lake Avenue; 515 N Hampton Street; 1301, 1404, 1402, 1101 E Peach Street; 1315 & 1403 Bluff St; 415, 519 N Nichols Street; 409, 415, 504, 508, 514, 518 Wall Street;
- b. Acreage: 2.15
- c. Applicant/Agent: Brewer & Hale, Testudo Residential & Holdings
- d. Request: From: "D" High-Density Multi-Family, "G" High Intensive Commercial, "J" Medium Industrial, & PD 1226 for "H" uses with Downtown Urban Design District Overlay
To: "UR" Urban Residential

20. ZC-22-043

CD 3

- a. Site Location: 3201 South Hills Avenue
- b. Acreage: 4.61
- c. Applicant/Agent: Fort Worth Independent School District
- d. Request: From: "A-5" One-Family /TCU Residential Overlay
To: "CF" Community Facilities / TCU Residential Overlay

21. ZC-22-044

CD 9

- a. Site Location: 1326 College Avenue
- b. Acreage: 0.12
- c. Applicant/Agent: 1326 College Avenue LLC
- d. Request: From: "B/HC" Two-Family with Historical and Cultural Overlay
To: "C/HC" Medium-Density Multi-Family with Historical and Cultural Overlay

22. ZC-22-046

CD 6

- a. Site Location: 4301 W Risinger Road & 8701 S Hulen Street
- b. Acreage: 6.83
- c. Applicant/Agent: R Zeligson & I. Frank Trusts / GCRE Investment Fund LLC, Jordan Snyder
- d. Request: From: "E" Neighborhood Commercial
To: "D" High-Density Multi-Family

23. ZC-22-047

CD 9

- a. Site Location: 2825 & 2827 W. 5th Street
- b. Acreage: 0.28
- c. Applicant/Agent: Dike Family Partnership, FW Westside Properties LLC, James R Harris Properties LLC
- d. Request: From: "C" Medium-Density Multi-Family
To: "E" Neighborhood Commercial

24. ZC-22-048

CD 9

- a. Site Location: 5601 Crowley Road
- b. Acreage: 0.89
- c. Applicant/Agent: G&S Auto of Fort Worth IV, LLC
- d. Request: From: "FR" General Commercial Restricted and "PD 557" Planned Development for "FR" General Commercial Restricted
To: "E" Neighborhood Commercial

25. ZC-22-049

CD 8

- a. Site Location: 2300 block E. Maddox Avenue
- b. Acreage: 3.67
- c. Applicant/Agent: Oncor Electrical Delivery Co., LLC
- d. Request: From: "B" Two-Family
To: "PD/I" Planned Development for all uses in "I" Light Industrial excluding outdoor sales and storage, towing yard, and automotive repair, plus electrical substation with a maximum building height of 65 feet; site plan included

26. ZC-22-050

CD 3

- a. Site Location: 9400 block of Chapin Road
- b. Acreage: 57.53
- c. Applicant/Agent: Rowan Altgelt Laughlin Group, LTD
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

27. ZC-22-051

CD 8

- a. Site Location: 961 E. Allen Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: A to B LLC
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

28. ZC-22-052

CD 3

- a. Site Location: 9750 Legacy Drive
- b. Acreage: 2.74
- c. Applicant/Agent: V Bar V Real Estate Partnership, LLC
- d. Request: From: "PD/SU" Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; excluding the following: Massage Parlor or tattoo parlor. Site plan waived
To: "PD/F" Planned Development for all uses in "F" General Commercial plus hotel, site plan included

29. ZC-22-053

CD 5

- a. Site Location: 3120 Jimisons Lane, 1301 Vine Street
- b. Acreage: 5.50
- c. Applicant/Agent: ASG Holdings, Inc.
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

30. ZC-22-054

CD 3

- a. Site Location: 9580 Westpoint Boulevard
- b. Acreage: 10.28
- c. Applicant/Agent: 820/30 Interchange Ltd / AHS Residential LLC, Mariana Mesquita Paes
- d. Request: From: "C" Medium Density Multifamily
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for open space, building orientation, fencing placement, and parking placement; Site Plan included.

31. ZC-22-055

CD 3

- a. Site Location: 9513 Chapin Road
- b. Acreage: 2.93
- c. Applicant/Agent: Andrews 440 Ranch LP
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

32. ZC-22-057

CD 8

- a. Site Location: 4113 Mansfield Highway
- b. Acreage: 1.24
- c. Applicant/Agent: Lama Estate, LLC
- d. Request: From: "B" Two-Family, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial

33. ZC-22-059

CD 8

- a. Site Location: 4900 & 4950 Brentwood Stair Road
- b. Acreage: 16.60
- c. Applicant/Agent: TotalEnergies E&P USA
- d. Request: From: "A-21" One-Family
To: "A-7.5" One-Family; "PD/E" Planned Development for all uses in
"E" Neighborhood Commercial plus mini-warehouses, site plan included

34. ZC-22-060

CD 4

- a. Site Location: Generally 300-700 blks Canyon Creek Trail, 700-800 blks Timberview Courts, extending west to Oncor line
- b. Acreage: 43.5
- c. Applicant/Agent: Various / City of Fort Worth - Development Services
- d. Request: From: "A-5" One Family
To: "A-21" One-Family; "A-10" One Family

35. ZC-22-076

CD All

- a. Site Location: City of Fort Worth
- b. Applicant/Agent: City of Fort Worth
- c. Request: Car Wash Text amendment: Recommendation to the City Council on the adoption of an amendment to Zoning Ordinance Section 5.108, Car Wash to clarify the development standards for certain types of car washes; amend section 4.803 "Nonresidential District Use Table" to clarify where certain types of carwashes are allowed and amend Chapter 9, "Definitions" to add definitions related to carwashes carwashes

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: April 13, 2022

Case Number: ZC-21-218 (remanded)

Council District: 8

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Fasih Haider / Kohinoor Rahman

Site Location: 1616 & 1620 East Rosedale Street

Acreage: 0.33 acres

Request

Proposed Use: Convenience Store

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

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject property is located at the southwest corner of East Rosedale Street and South Riverside Drive. The site is currently vacant and is zoned a combination of “A-5” One-Family and “E” Neighborhood Commercial. The applicant is proposing to rezone the entire site to “E” Neighborhood Commercial to allow for development of a new convenience store. There was previously a commercial building on this property, but the structure was removed around 2005 and the site has remained vacant since. This property is located within both the East Rosedale and South Riverside Drive Scenic Corridors and Neighborhood Empowerment Zone (NEZ) Area Six.

Surrounding land uses are primarily residential and therefore any new commercial development of this site will be subject to increased building setback requirements. A 20-foot supplemental building setback will be required along the western and southern property lines, adjacent to one-family zoning, as well as a screening fence and 5-foot landscaped bufferyard. In addition, a projected front yard setback will apply along the front property line adjacent to East Rosedale Street, meaning new buildings cannot be constructed forward of the front build wall of the adjacent homes. Parking areas cannot be located within the projected front yard setback.

This case was originally considered by the Zoning Commission on January 12, 2022. The applicant was not in attendance at this hearing, and the Zoning Commission voted unanimously to recommend denial with prejudice. During the City Council hearing on February 8, 2022, the case was remanded back to Zoning Commission for consideration so that the applicant would have an opportunity to present their request to the Commission. No changes to the proposed zoning or other details of the request have changed since the initial hearing.

Surrounding Zoning and Land Uses

North (across Rosedale Street) “A-5” One-Family / single-family homes
East (across Riverside Drive) “J” Medium Industrial / convenience store
South “E” Neighborhood Commercial / vacant commercial building and “A-5” One-Family / single-family home
West “A-5” One-Family / single-family home

Recent Zoning History

- ZC-08-151: Rezoned 1616 East Rosedale Street from “E” Neighborhood Commercial to “A-5” One-Family as part of a larger City-initiated rezoning

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA
Glenwood Triangle NA	Parker Essex Boaz NA
Historic Southside 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	

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from a combination of “A-5” One-Family and “E” Neighborhood Commercial to “E” Neighborhood Commercial in order to allow for development of a new convenience store. Surrounding properties to the west and southwest are zoned “A-5” One-Family and are developed with single-family residences. Property immediately to the south is zoned “E” Neighborhood Commercial and is developed with a commercial structure that appears to be vacant. To the east, across South Riverside Drive, is an industrial-zoned property that is developed with a convenience store and additional vacant land zoned “E” Neighborhood Commercial.

The zoning ordinance includes specific protections for residential properties adjacent to commercial development, including increased setbacks, screening, and landscaping requirements. In addition, both East Rosedale Street and South Riverside Drive are designated as arterial roadways on the Master Thoroughfare Plan, and new single-family development is not encouraged fronting arterial roadways.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

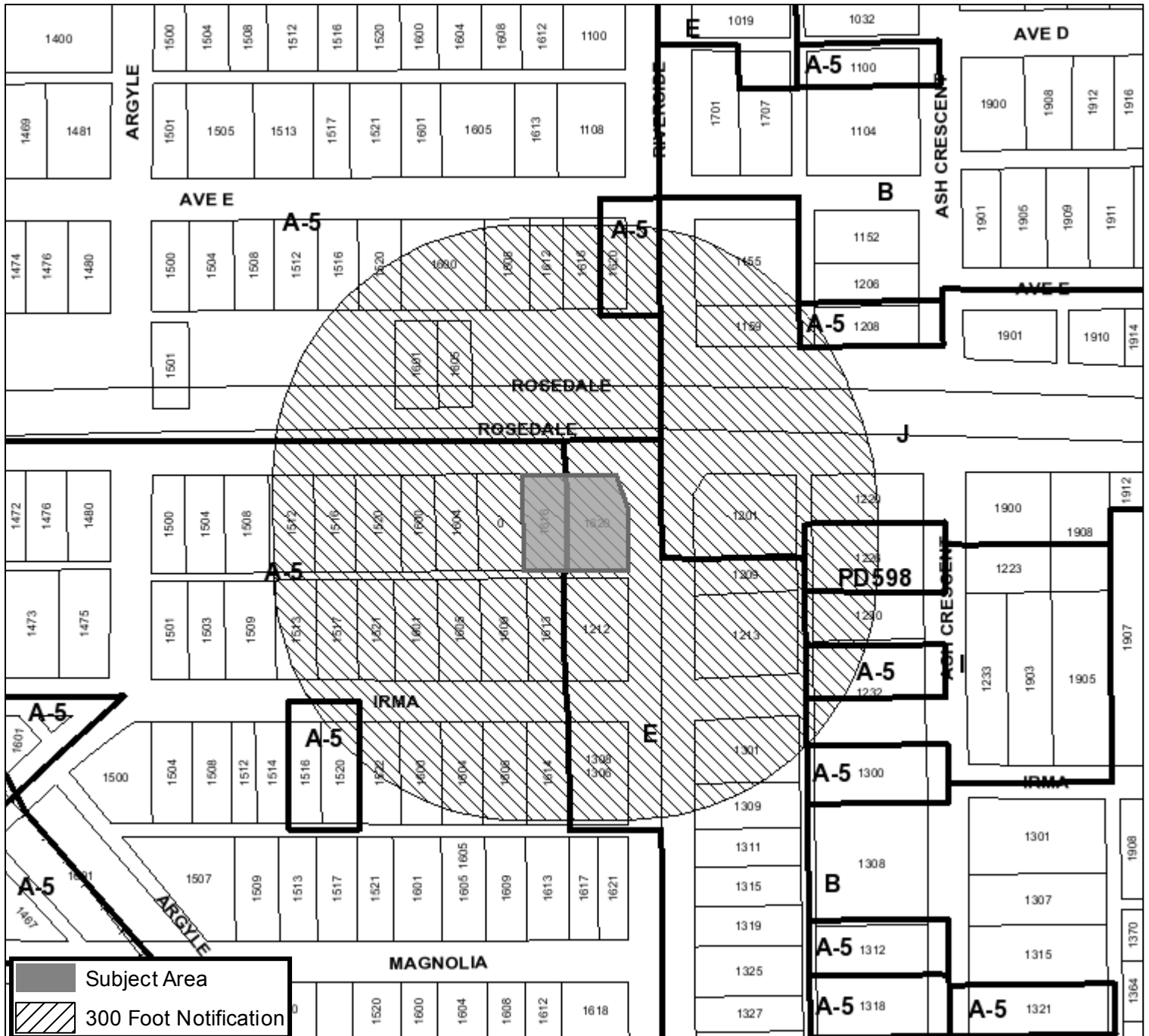
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

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

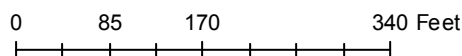


Area Zoning Map

Applicant: ANF Investments, LLC
 Address: 1616 & 1620 E. Rosedale Street
 Zoning From: A-5, E
 Zoning To: E
 Acres: 0.32773913
 Mapsco: 77M
 Sector/District: Southside
 Commission Date: 1/12/2022
 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

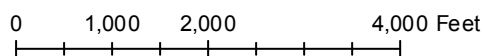
Overlay Districts

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

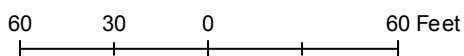
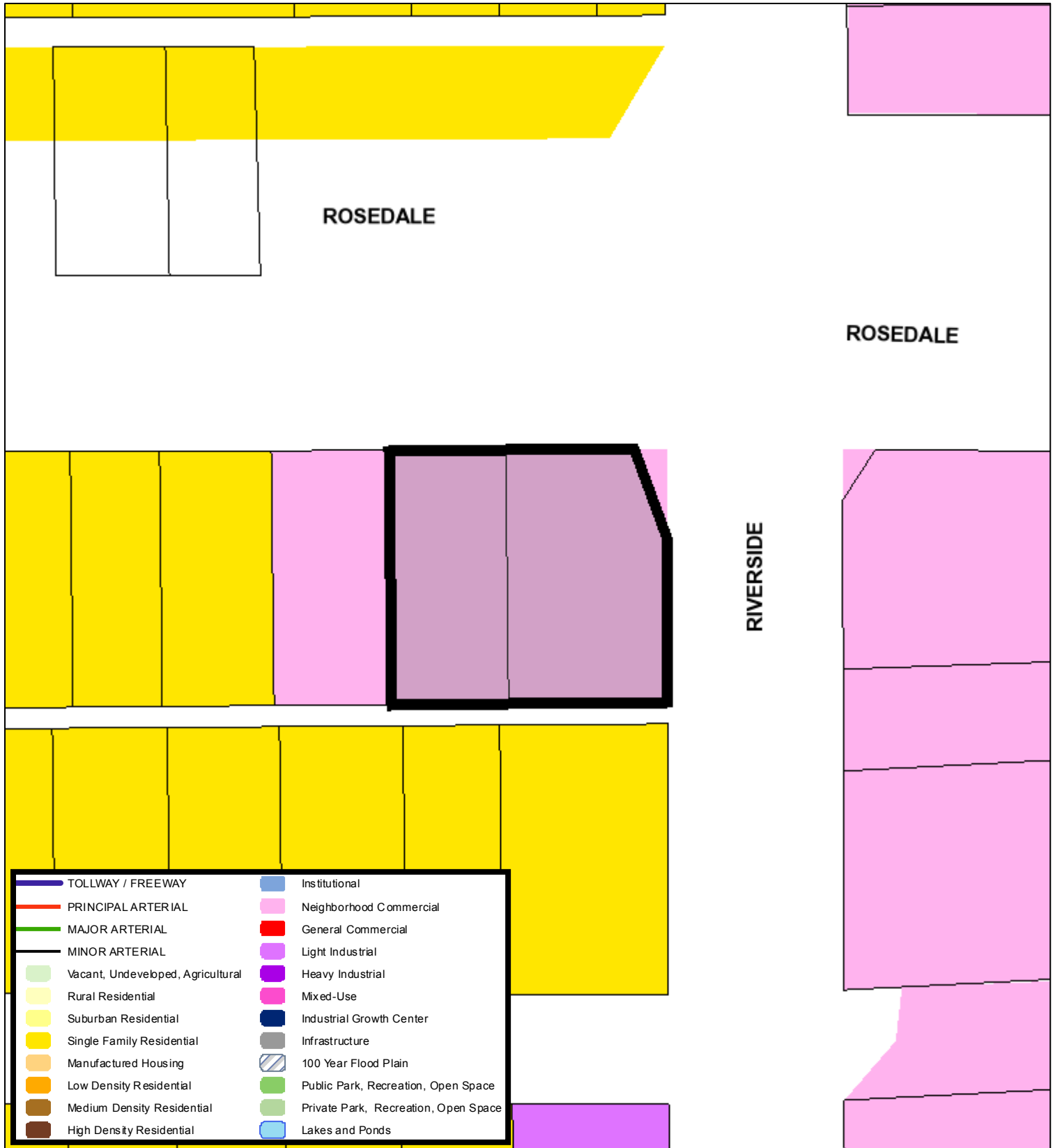
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



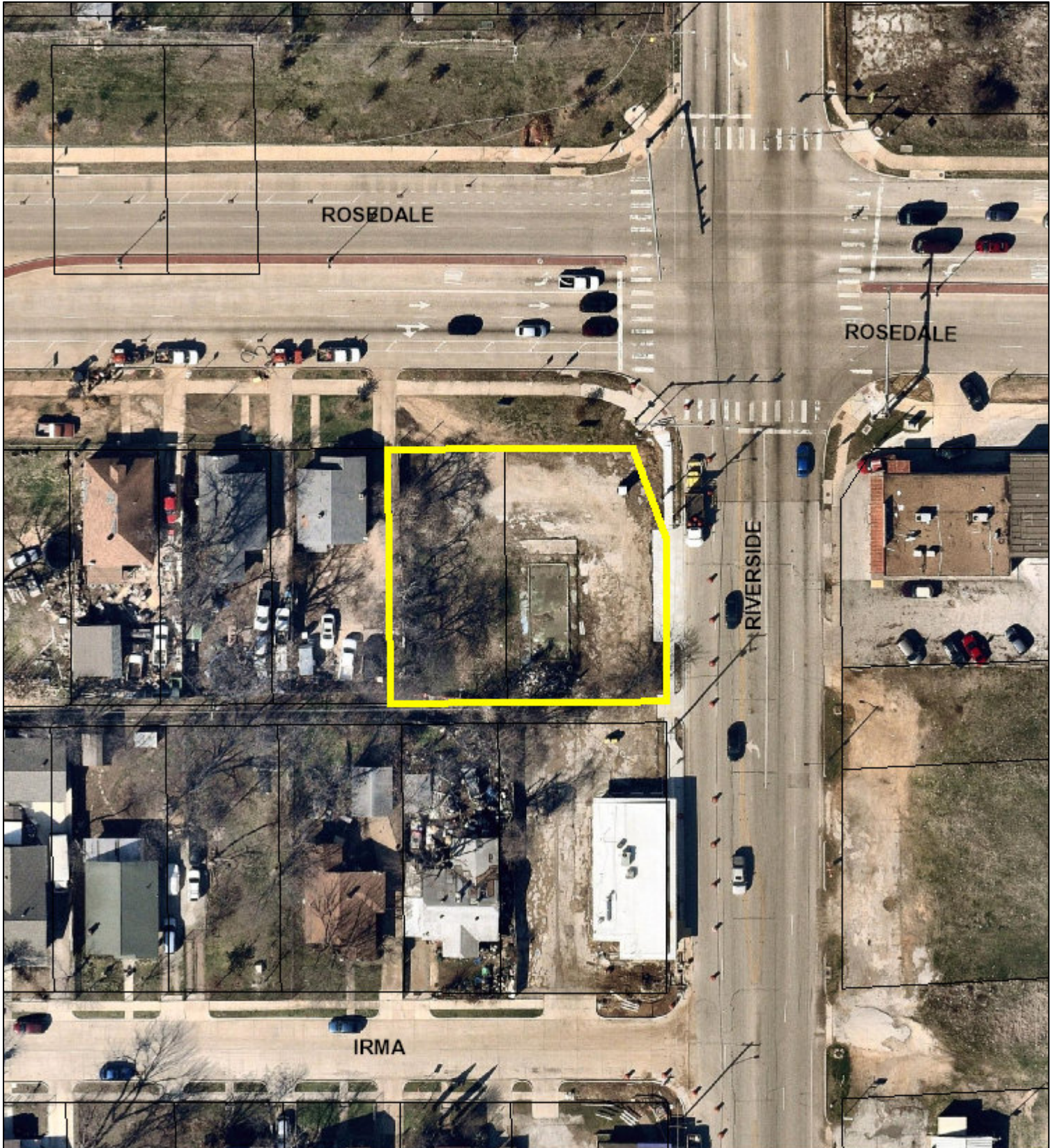
Future Land Use



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 37.5 75 150 Feet



Project Description and Background

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

Tract	Current Zoning	Proposed Zoning
1	Unzoned	“A-5” One-Family; “A-7.5” One-Family; “A-10” One-Family “E” Neighborhood Commercial; “PD/CR” Planned Development for all uses in “CR” Low-Density Multifamily for detached single-family with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.
2	Agricultural; “A-10” One-Family	“A-5” One-Family; “A-7.5” One-Family; “A-10” One-Family
3	Unzoned	“A-5” One-Family

Tract 1 is located on the western edge of the site and contains the intersection of Bonds Ranch Rd and Morris Dido Newark Rd. This tract is currently unzoned and is proposing annexation with the City. The applicant is proposing “A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family (231 acres); “E” Neighborhood Commercial (21 acres); and “PD/CR” for detached multifamily with development standards (28 acres). This form of development does not comply with any of the City’s standard zoning districts, and therefore Planned Development (PD) zoning with specific development regulations are utilized. The applicant for this project is proposing development standards for the following. A site plan will be required at a later date.

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

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

Tract 2 is located toward east of the overall site and is currently zoned Agricultural and “A-10” One-Family (375 acres). The applicant intends to rezone this portion to “A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family. There is an existing large lot single-family development that bisects the site.

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

Surrounding Zoning and Land Uses

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

Recent Zoning History

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



Public Notification

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

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

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property “A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family, “E” Neighborhood Commercial, and “PD/CR” Planned Development for all uses in “CR” Low-Density Multifamily for detached multifamily with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.

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

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

Comprehensive Plan Consistency – Far Northwest

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

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

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

Tract	Proposed Zoning	Future Land Use	Consistency
1	“A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family; “E” Neighborhood Commercial; “PD/CR” Planned Development for all uses in “CR” Low-Density Multifamily for detached single-family with development standards for setbacks, building orientation, fencing, open space, landscaping and a waiver to the MFD submittal, site plan required.	Single-family	Consistent (Technical Inconsistency)
2	“A-5” One-Family; “A-10” One-Family; “A-7.5” One-Family	Single-family	Consistent
3	“A-5” One-Family	Single-family	Consistent

Economic Development Plan

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

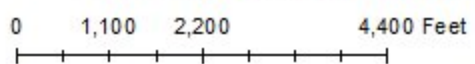
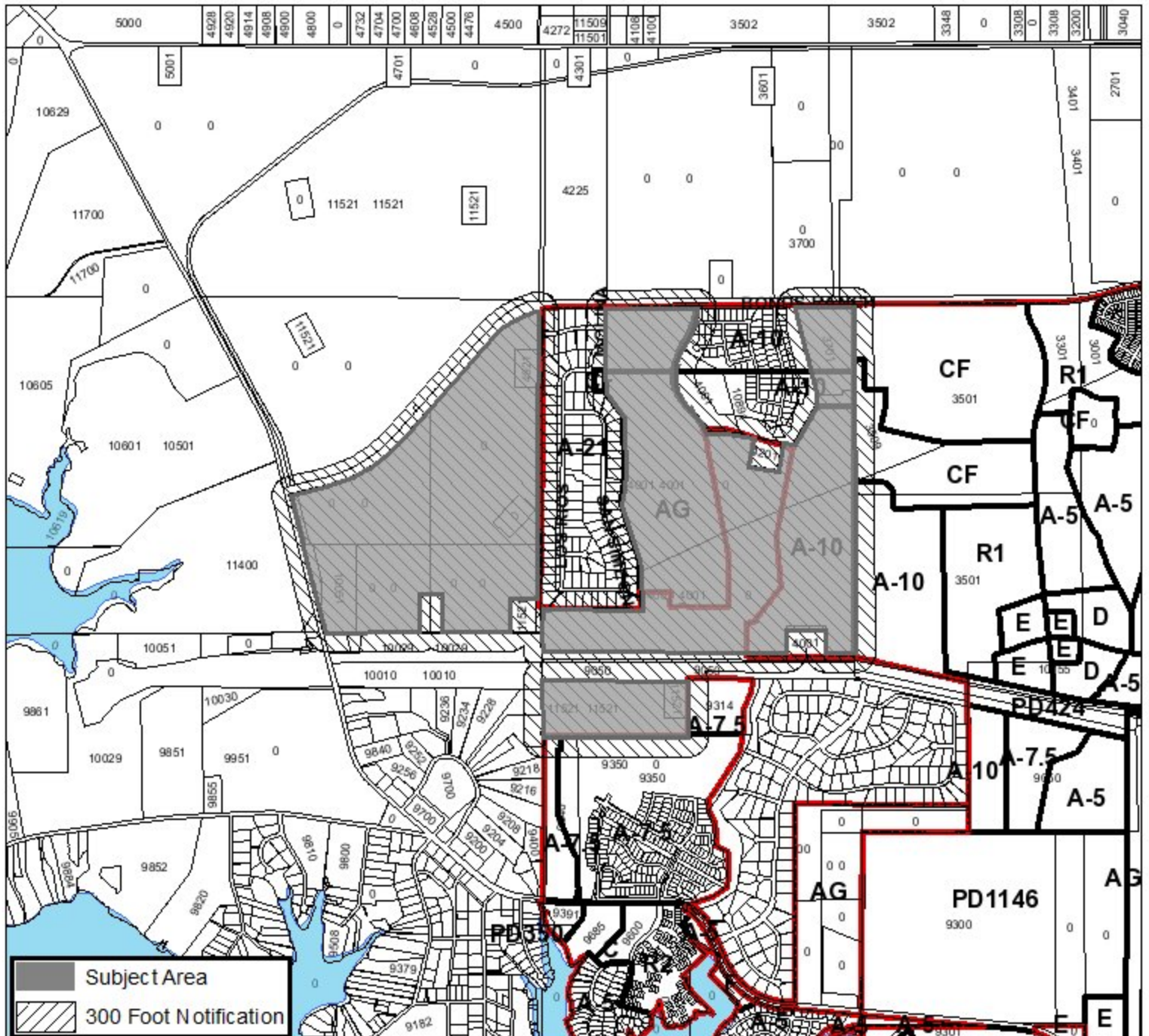
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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

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



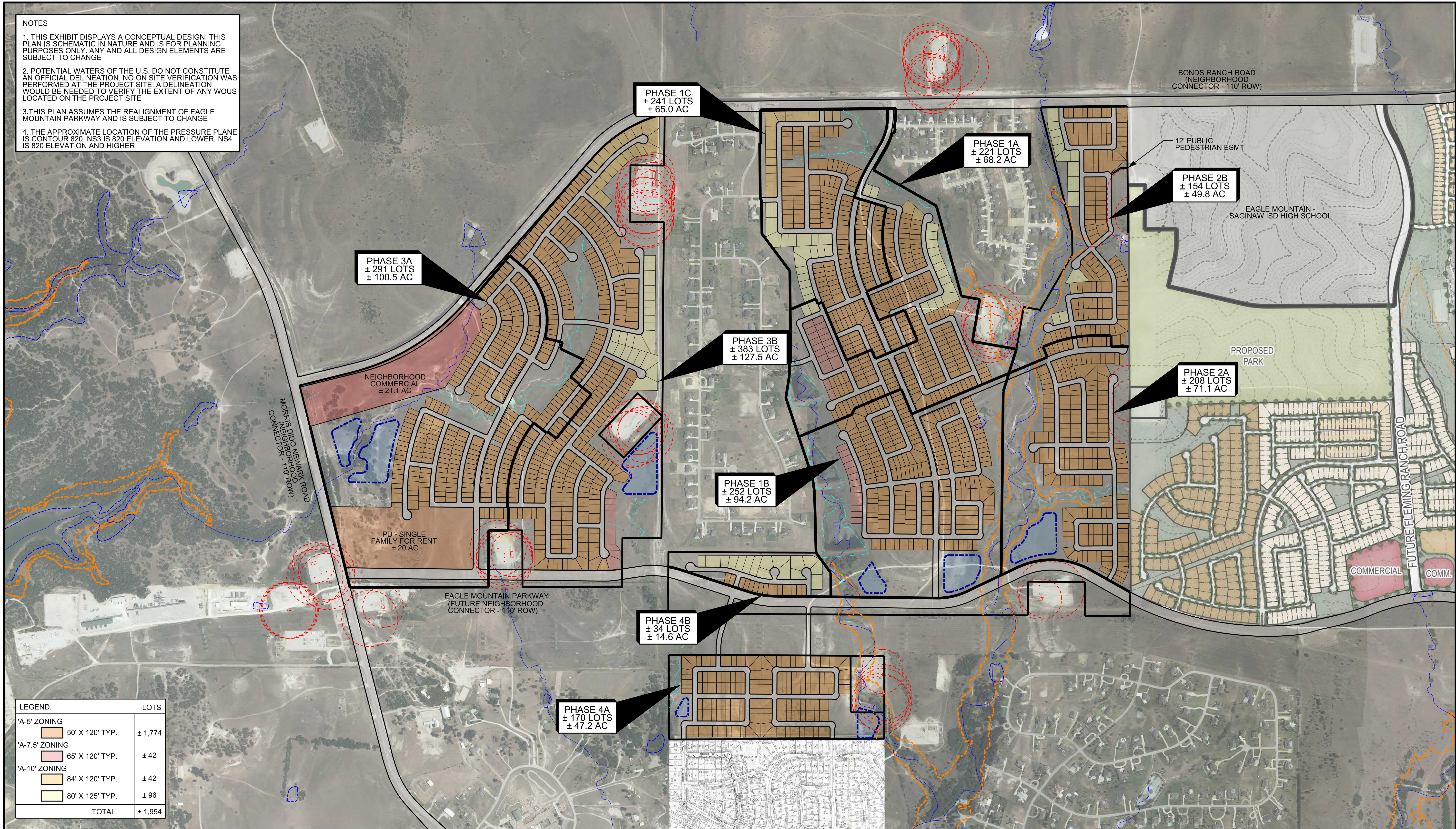
Area Zoning Map

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



NOTES

1. THIS EXHIBIT DISPLAYS A CONCEPTUAL DESIGN. THIS PLAN IS SCHEMATIC IN NATURE AND IS FOR PLANNING PURPOSES ONLY. ANY AND ALL DESIGN ELEMENTS ARE SUBJECT TO CHANGE
2. POTENTIAL WATERS OF THE U.S. DO NOT CONSTITUTE AN OFFICIAL DELINEATION. NO ON SITE VERIFICATION WAS PERFORMED AT THE PROJECT SITE. A DELINEATION WOULD BE NEEDED TO VERIFY THE EXTENT OF ANY WOUS LOCATED ON THE PROJECT SITE
3. THIS PLAN ASSUMES THE REALIGNMENT OF EAGLE MOUNTAIN PARKWAY AND IS SUBJECT TO CHANGE
4. THE APPROXIMATE LOCATION OF THE PRESSURE PLANE IS CONTOUR 820. NS3 IS 820 ELEVATION AND LOWER. NS4 IS 820 ELEVATION AND HIGHER.

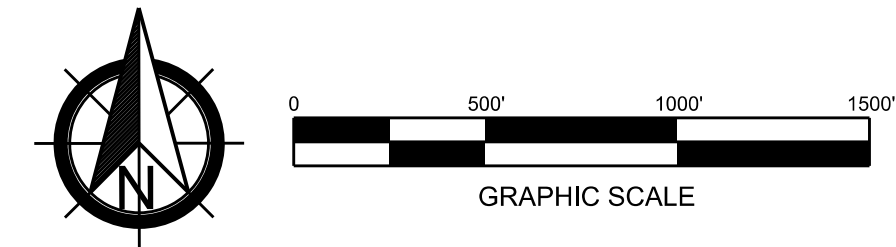


LEGEND:		LOTS
'A-5' ZONING	50' X 120' TYP.	± 1,774
'A-7.5' ZONING	65' X 120' TYP.	± 42
'A-10' ZONING	84' X 120' TYP.	± 42
	80' X 125' TYP.	± 96
TOTAL		± 1,954



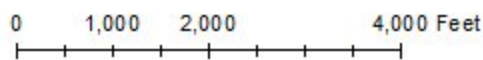
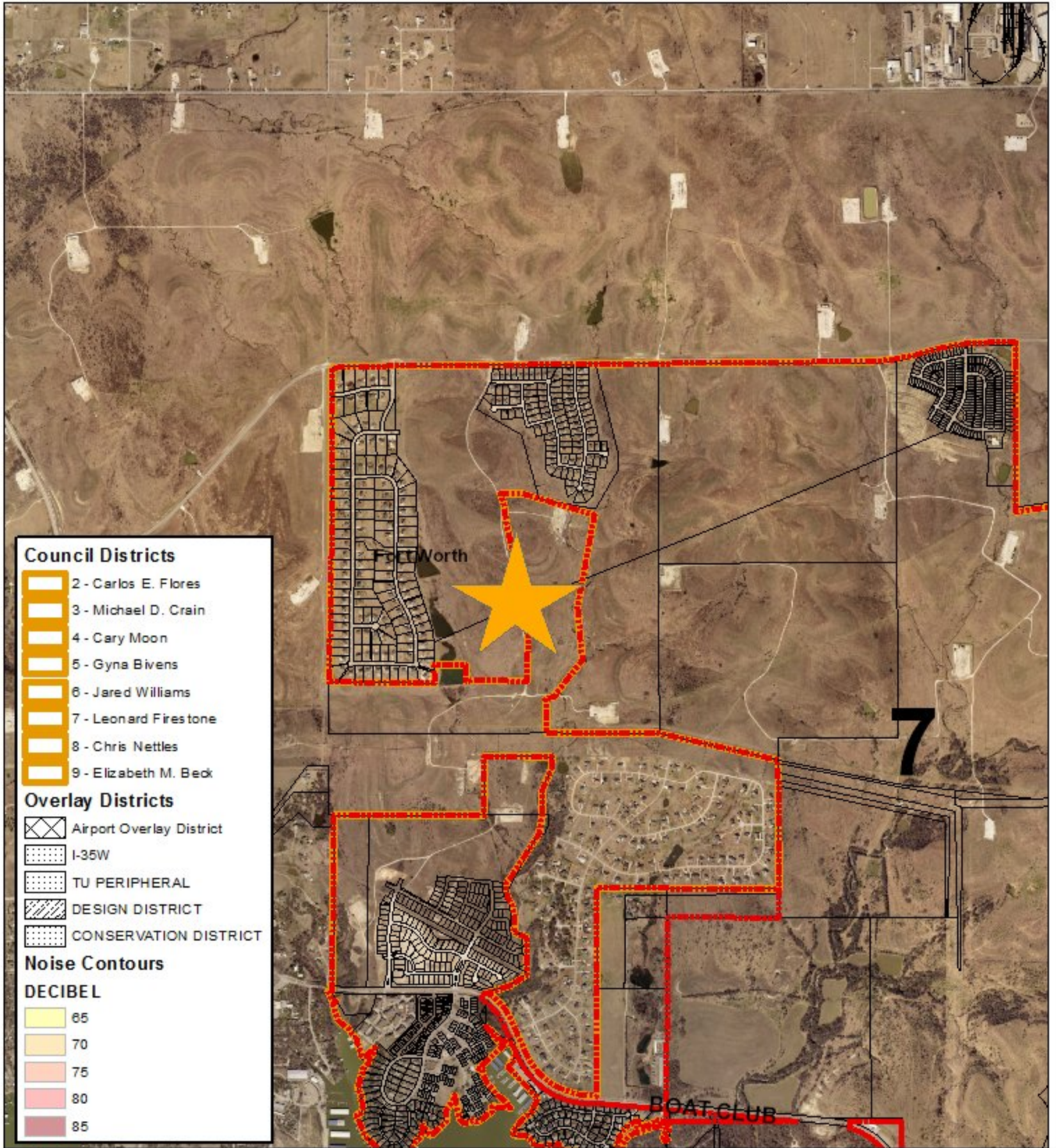
Rio Claro

APRIL 2022

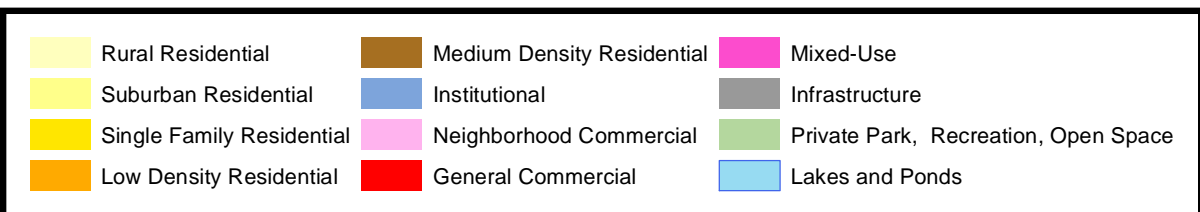
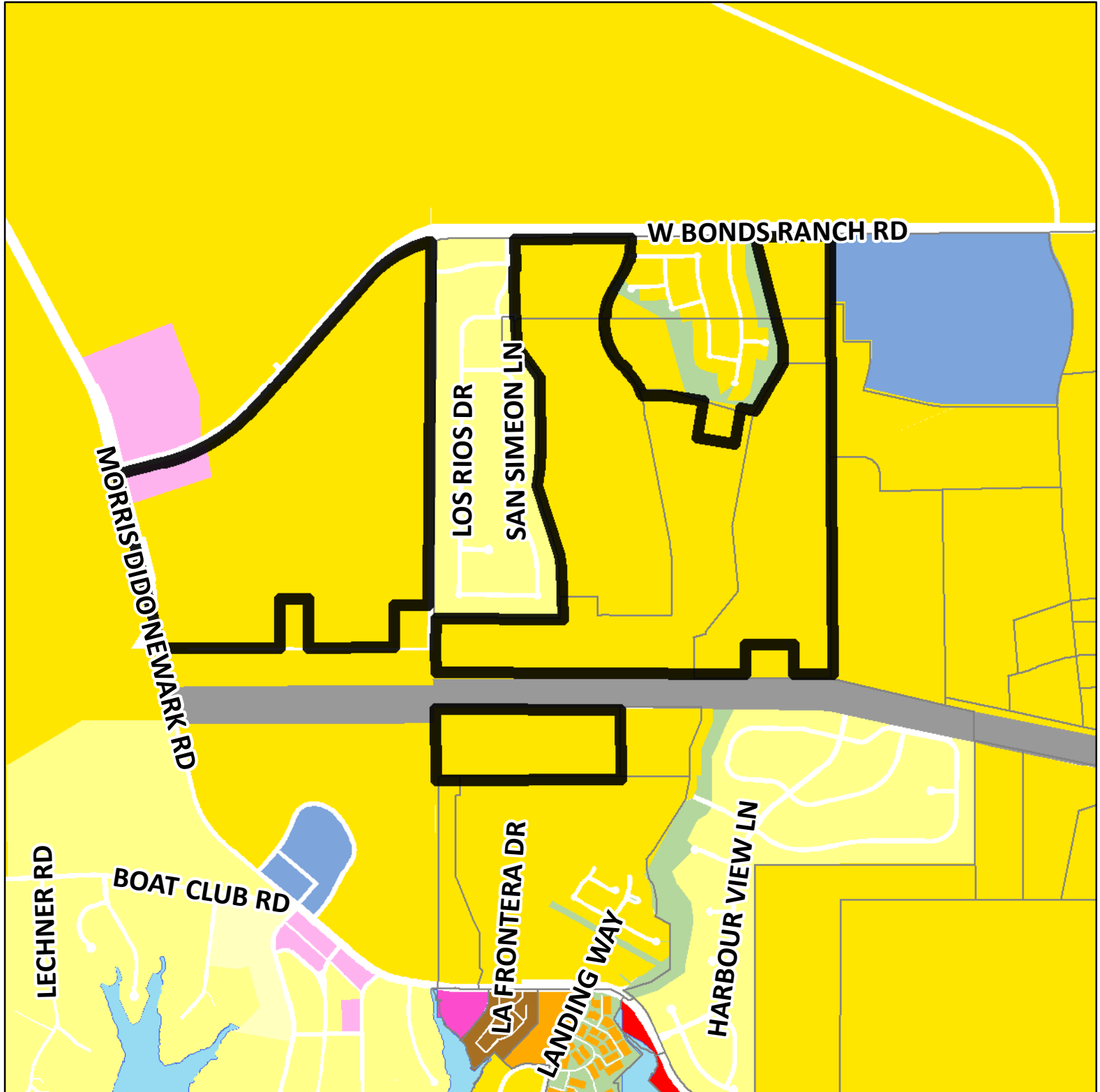


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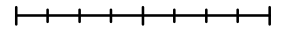
Area Map



Future Land Use



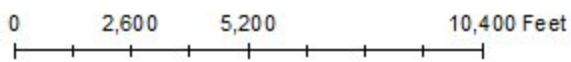
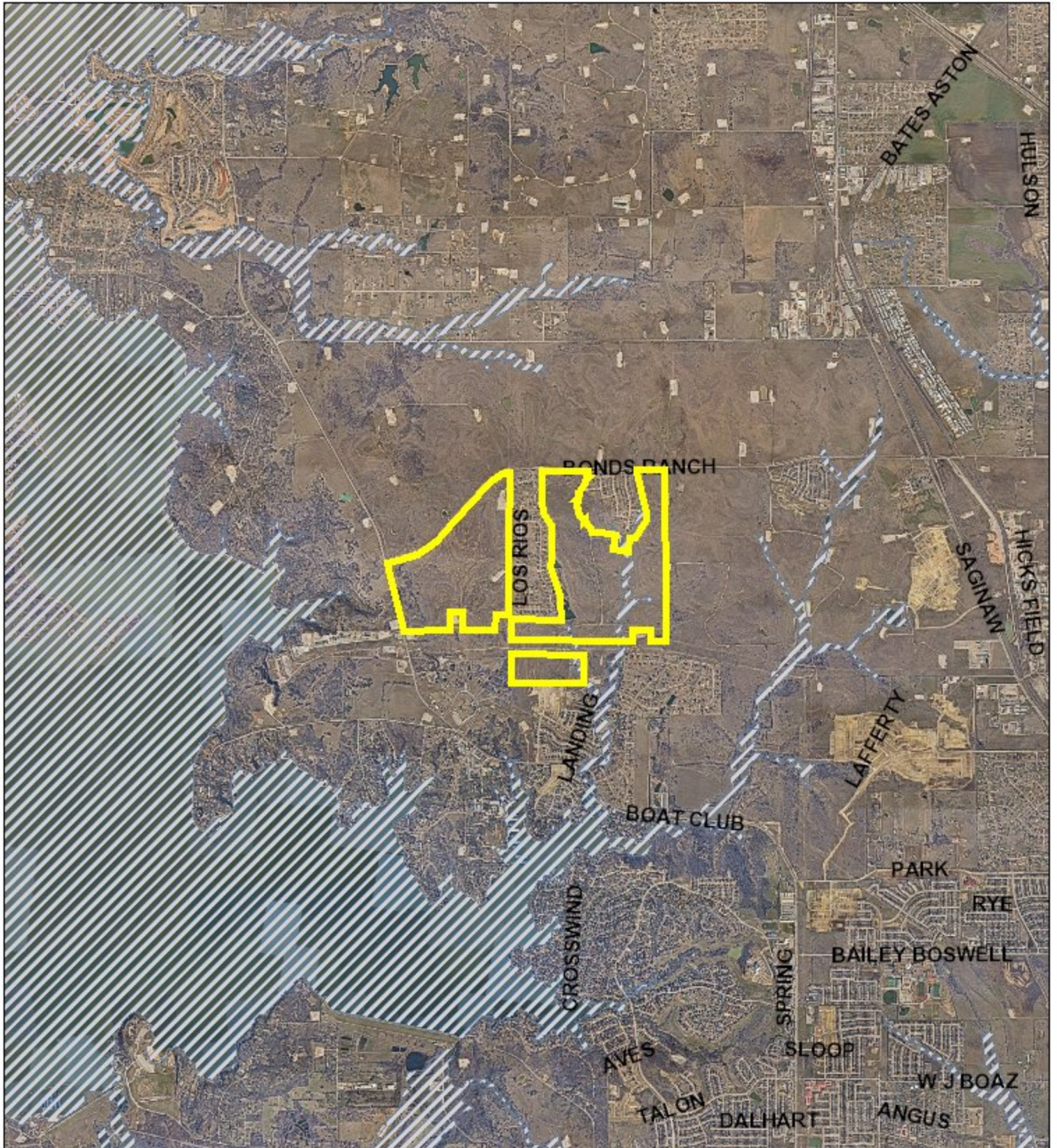
0 550 1,100 2,200 Feet





ZC-21-236

Aerial Photo Map





Zoning Staff Report

Date: April 13, 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 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**

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1. [Project Description and Background](#)
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3. [Recent Zoning History](#)
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 - 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.)

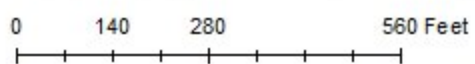


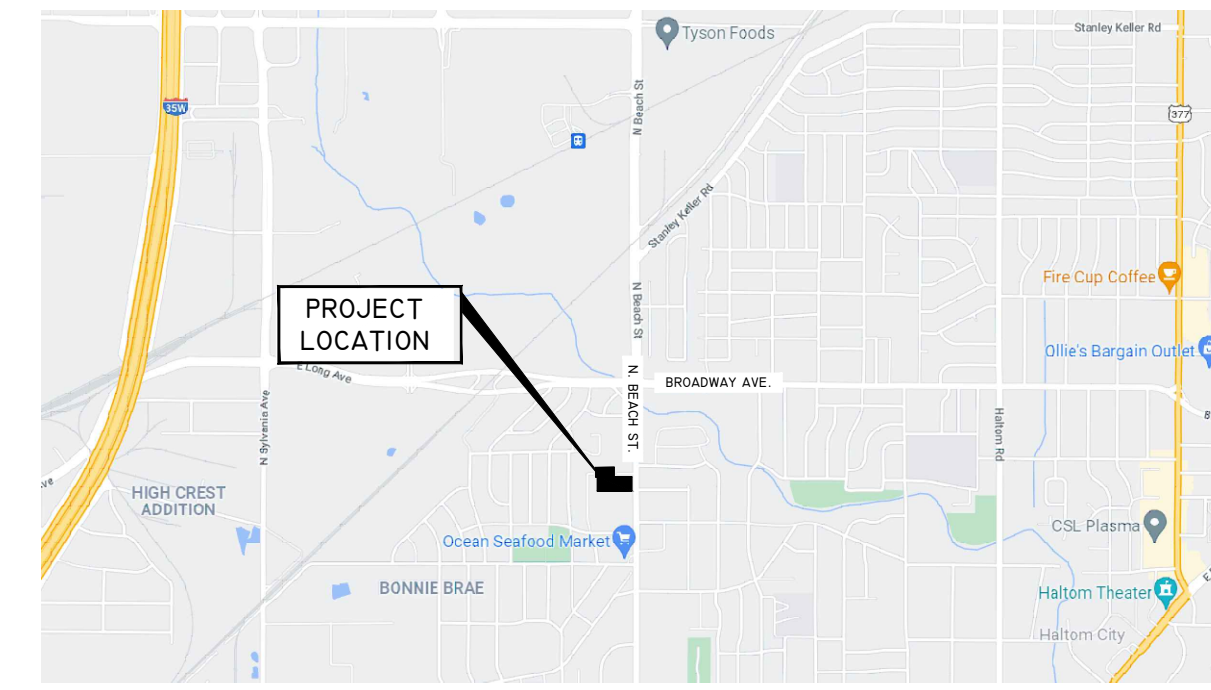
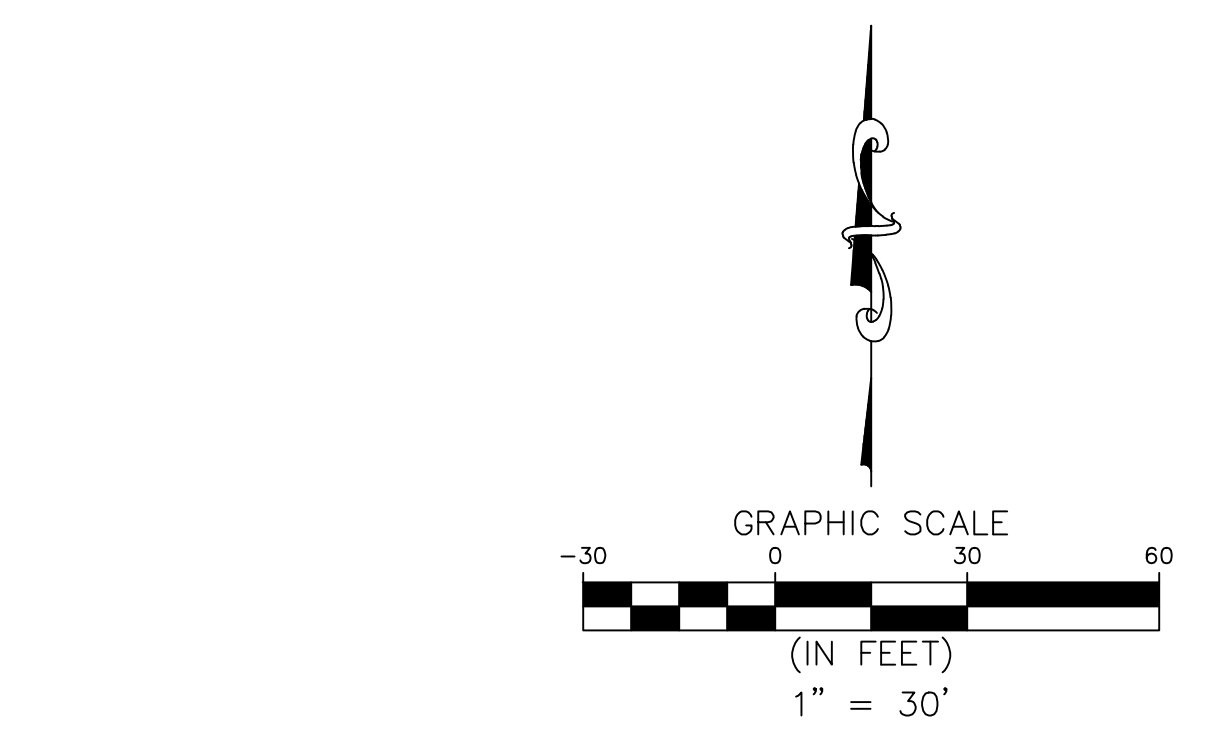
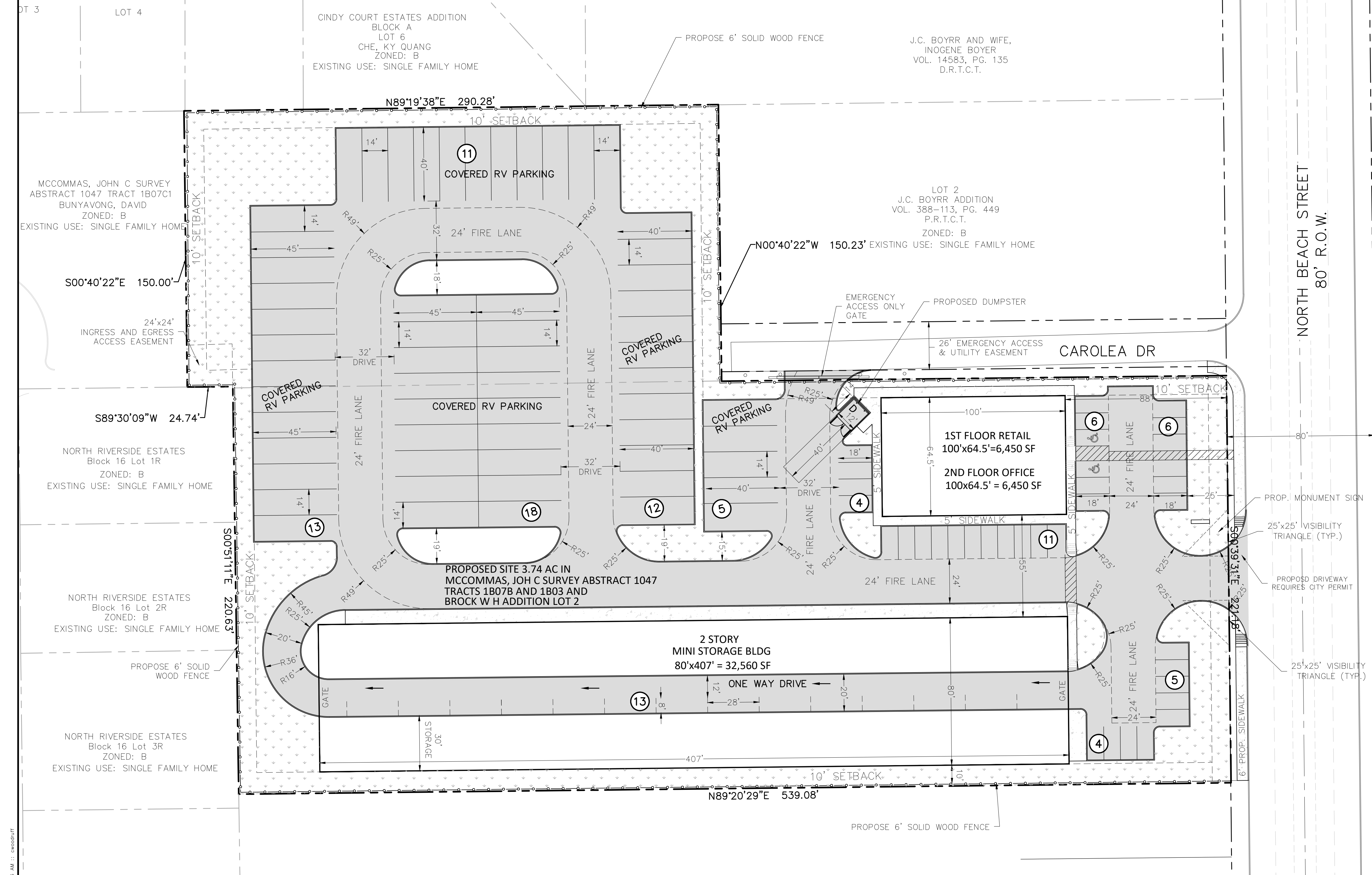
Area Zoning Map

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

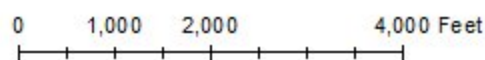
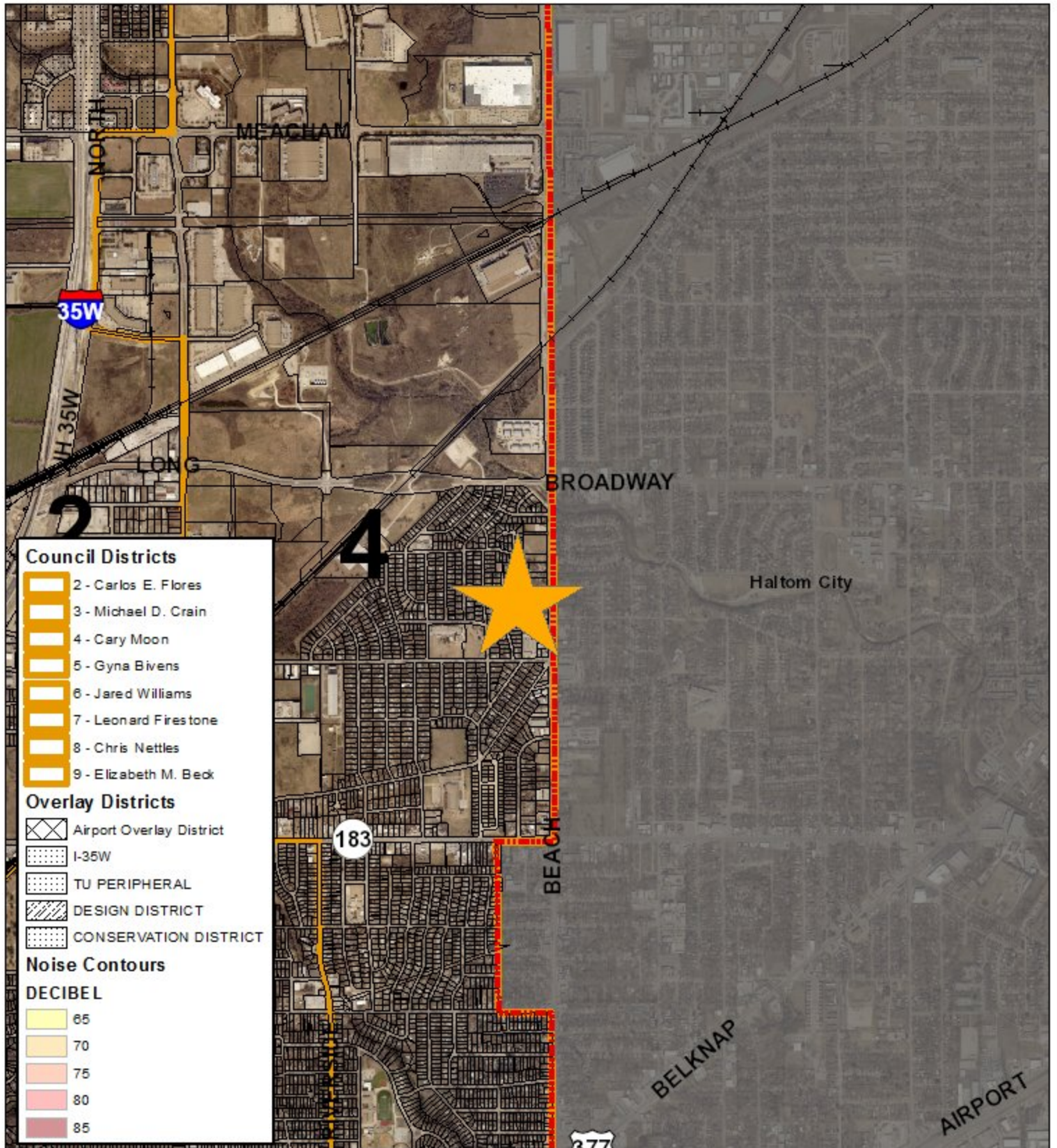
Zoning Case Number: ZC-21-208

Director of Planning and Development

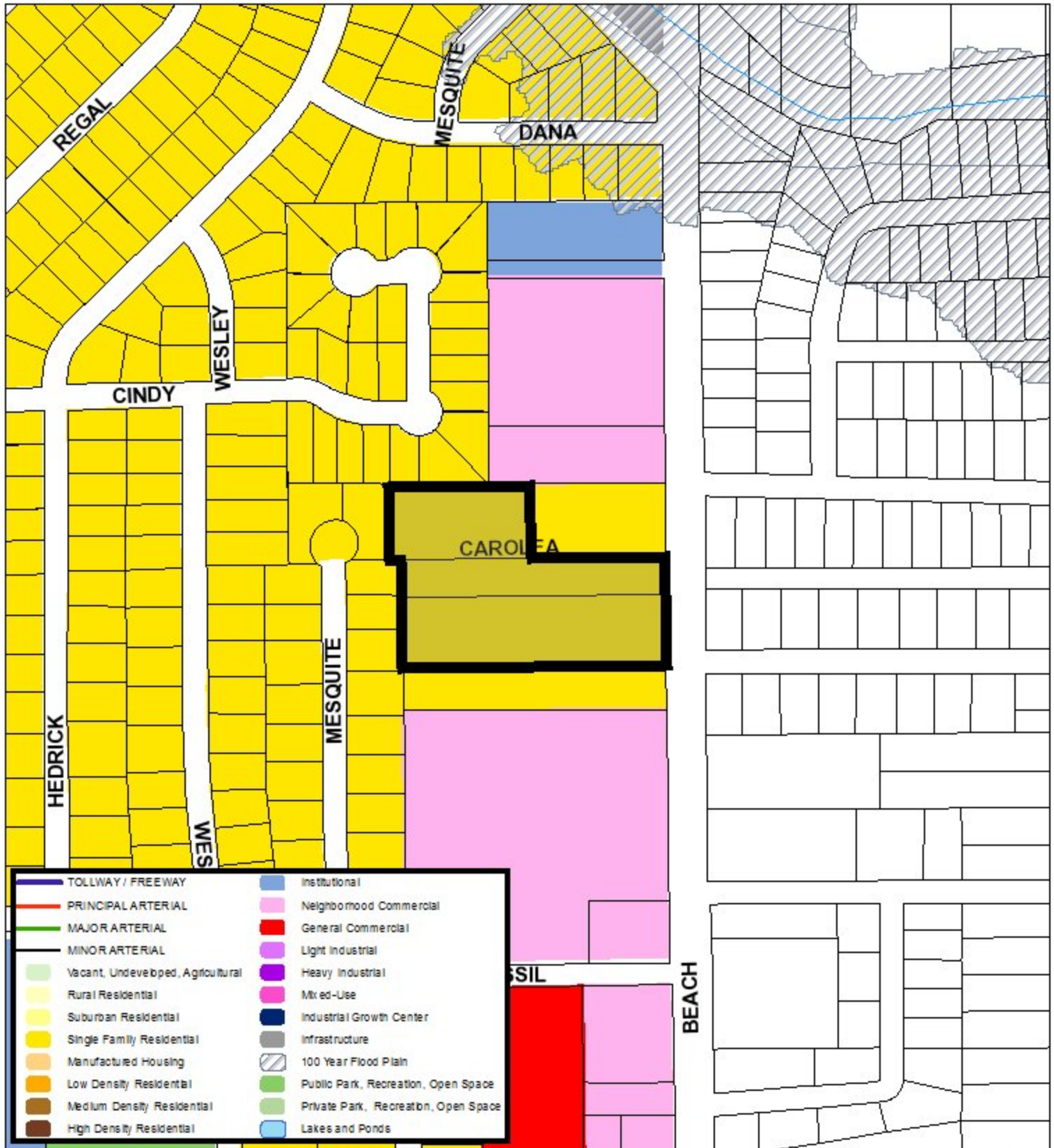
Date: _____

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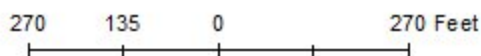
Area Map



Future Land Use



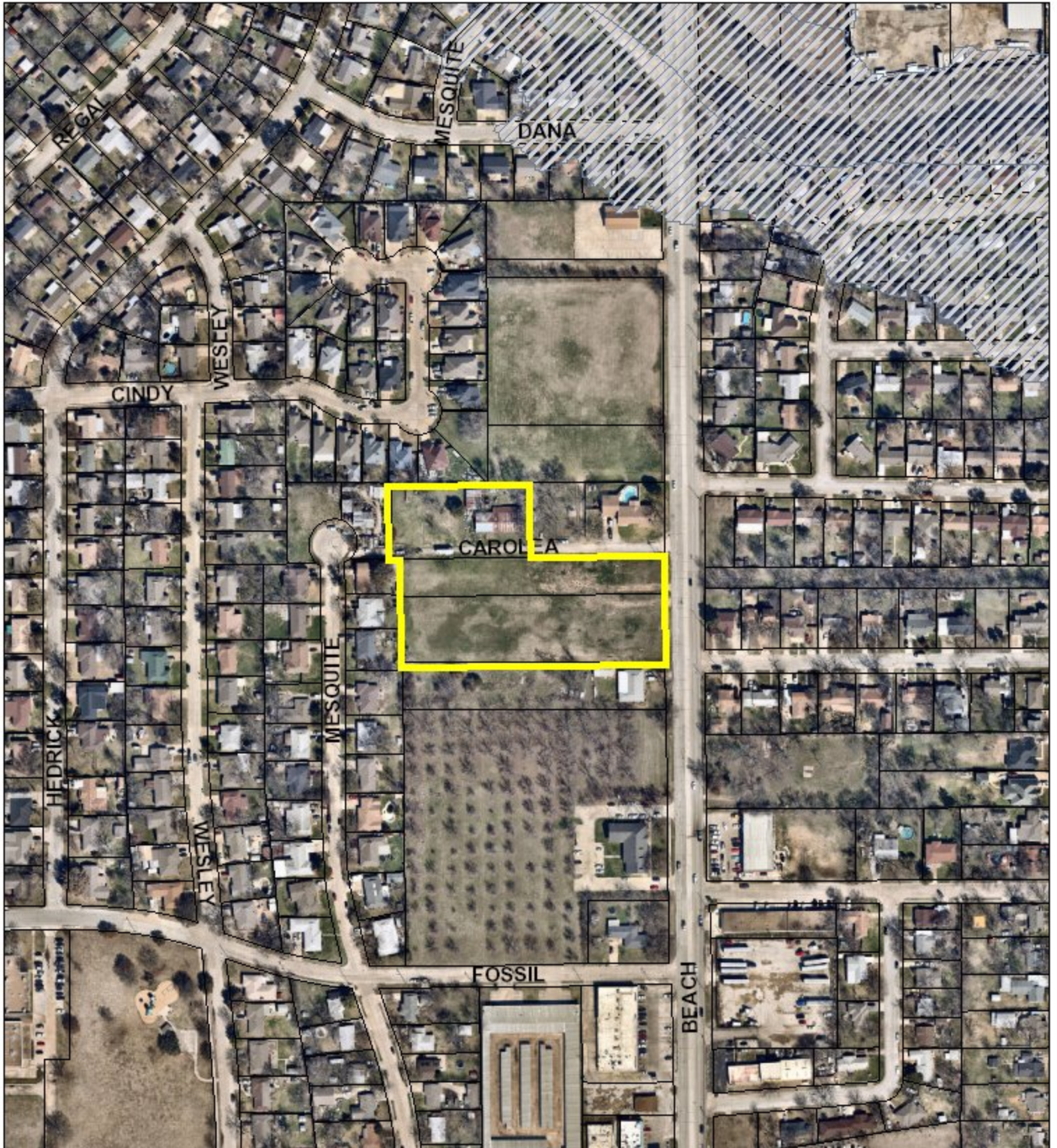
270 135 0 270 Feet



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 Commission

Date: April 13, 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**

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- [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

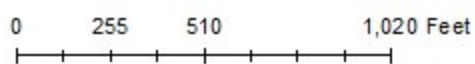
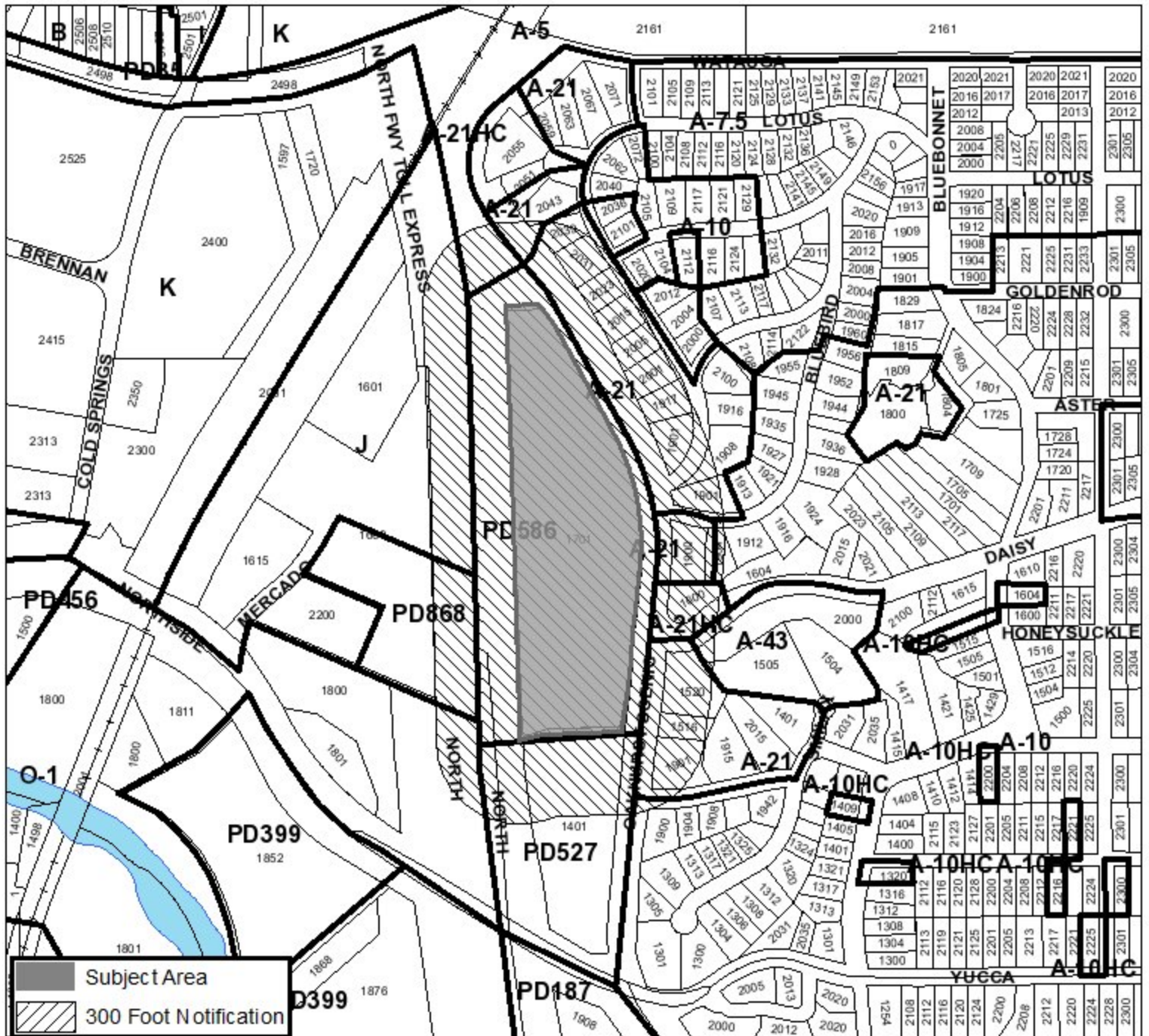
Fire, Park & Recreation, Water Departments:

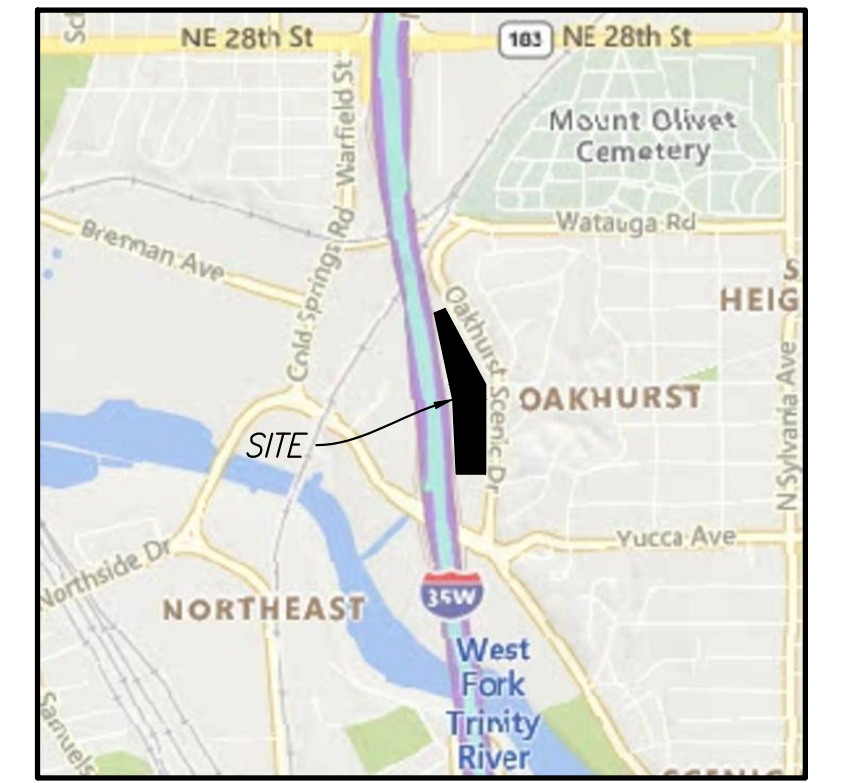
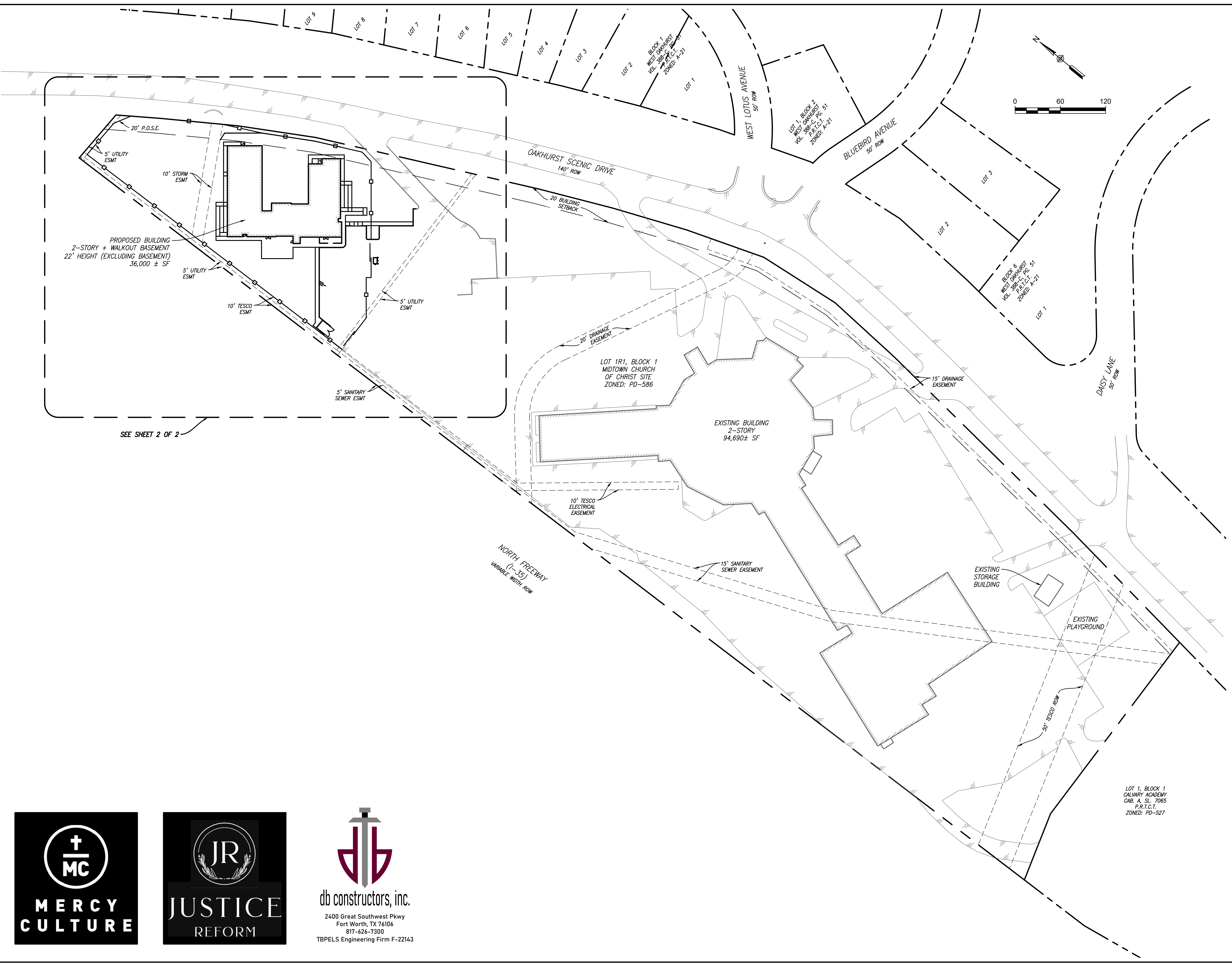
- No comments received

(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
 Mapsco: 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.

SEE SHEET 2 OF 2

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

**SITE PLAN
JUSTICE REFORM**

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

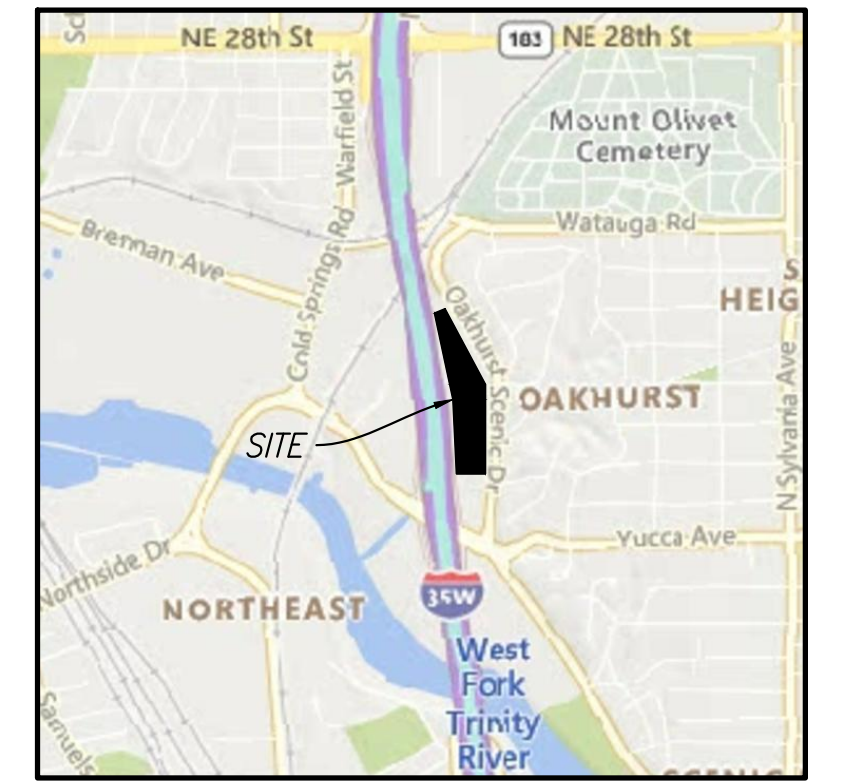
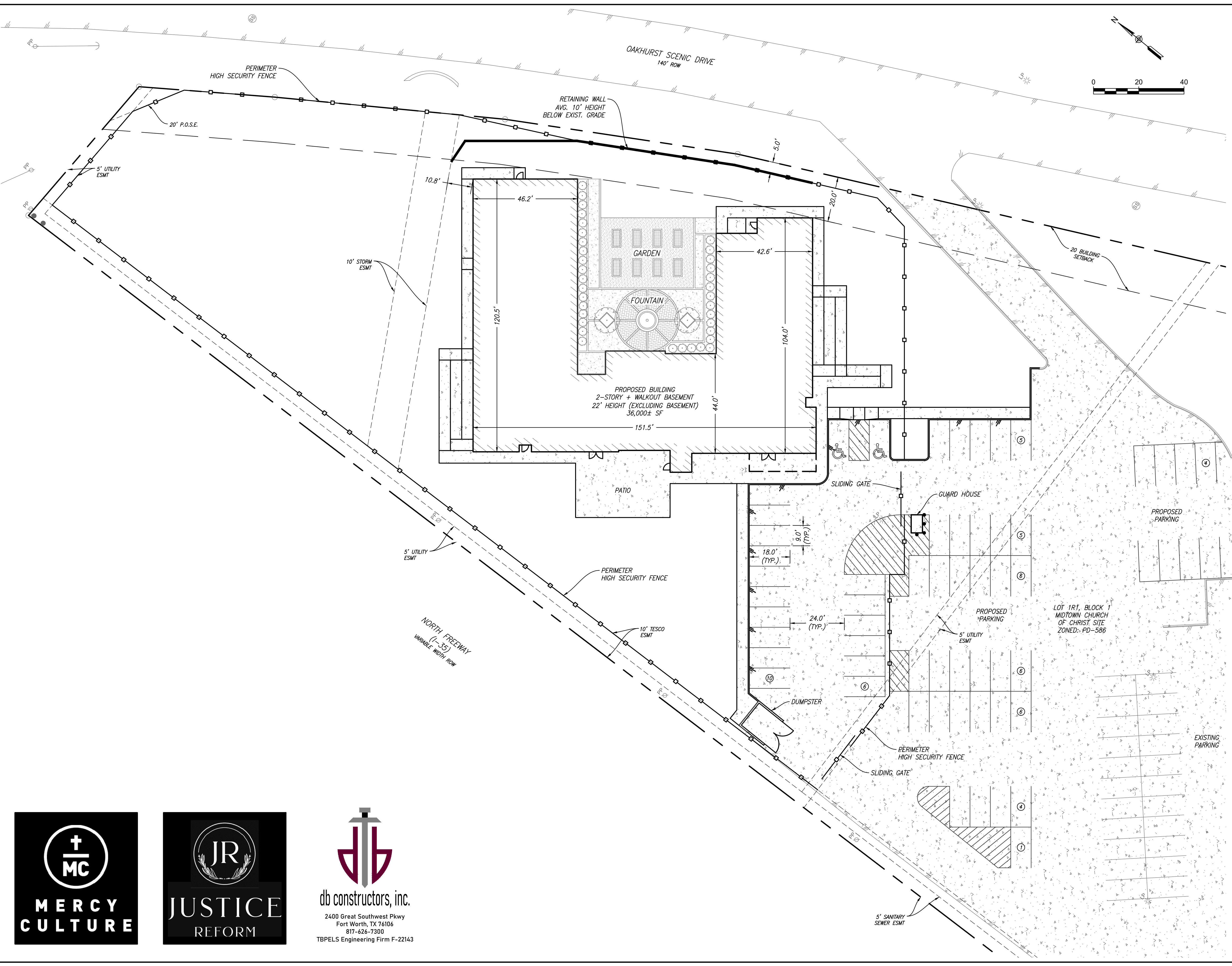
OWNER
MERCY CULTURE CHURCH INC.
PO BOX 660675
DALLAS, TX
817-554-1954

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

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DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

**SITE PLAN
JUSTICE REFORM**

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

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

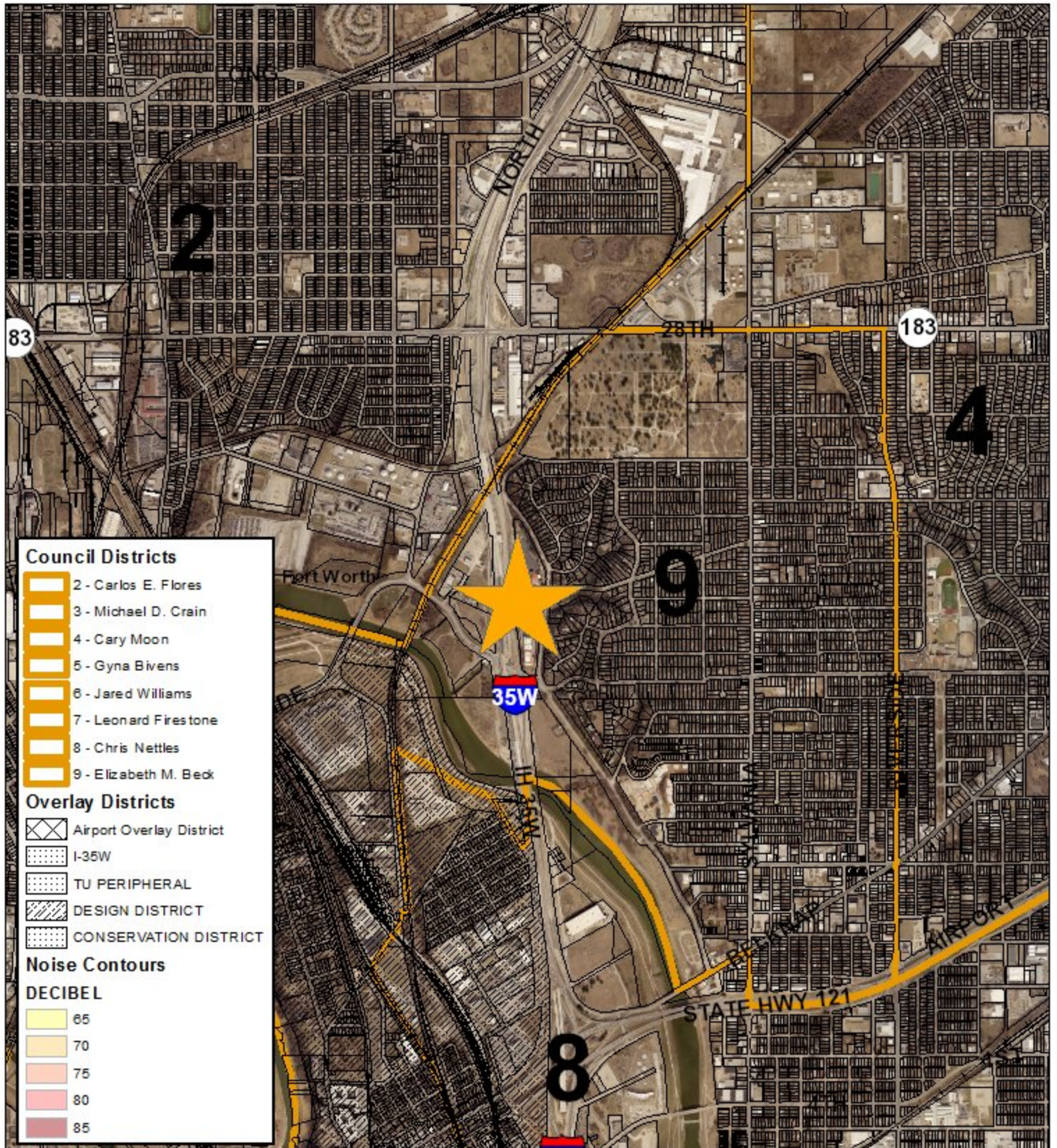
SURVEYOR
VOTEX SURVEYING
10440 N. CENTRAL EXPRESSWAY
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ARCHITECT
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FORT WORTH, TX
817-626-7300



Area Map



Council Districts

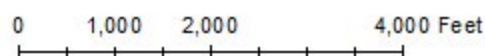
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

Overlay Districts

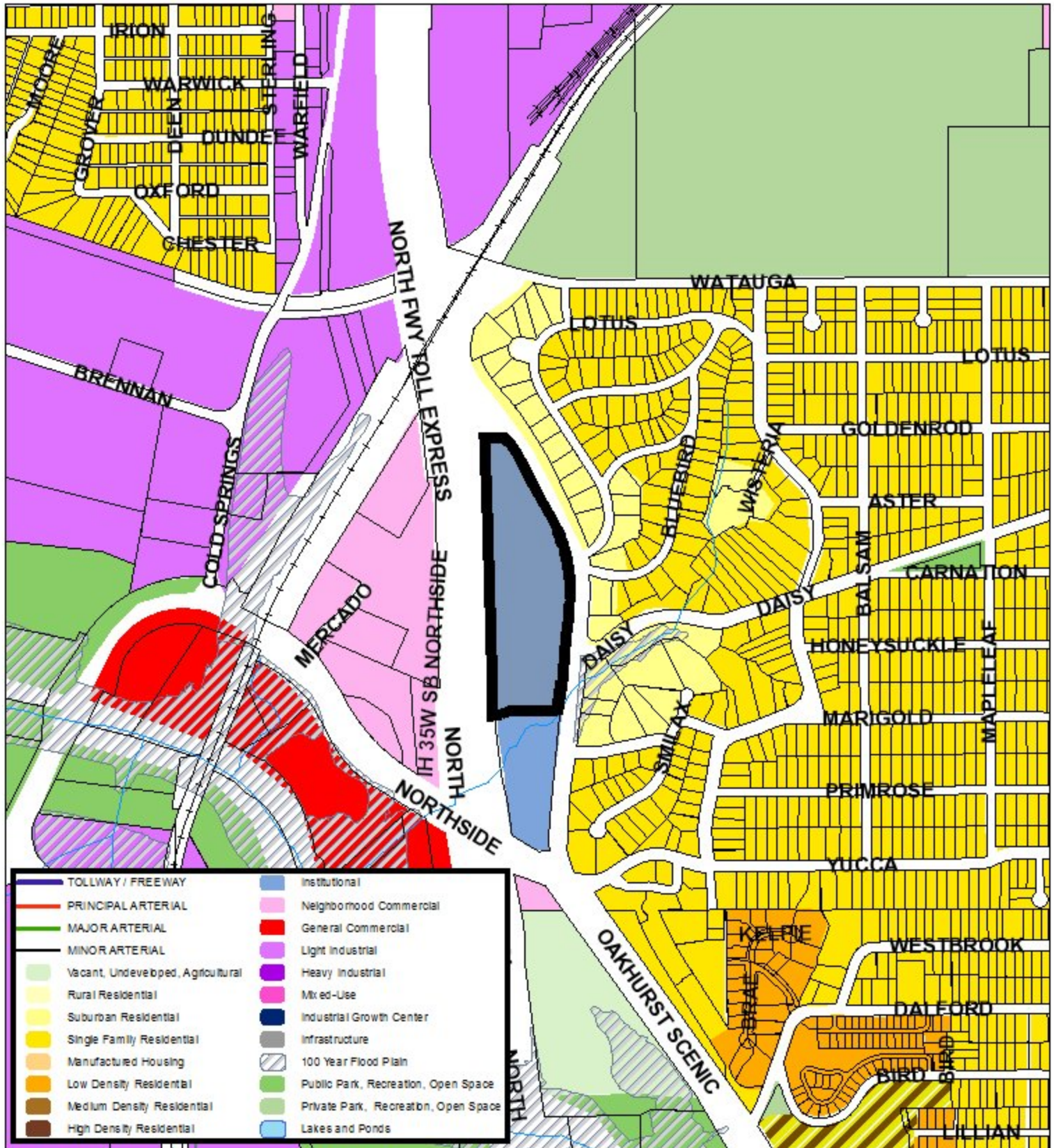
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

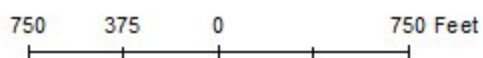
- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



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



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: April 13, 2022

Case Number: ZC-21-233

Council District: (future) 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

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

Site Location: 13700 – 13900 blocks Old Denton Road

Acreage: 77.92 acres

Request

Proposed Use: Industrial / Warehouse

Request: From: Unzoned (ETJ)

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

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6. Area Zoning Map with 300 ft. Notification Area
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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. A second 30-day continuance was approved at the March 9, 2022 Zoning Commission hearing to provide the applicant with additional time to finalize access agreements for Old Denton Road.

Surrounding Zoning and Land Uses

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

Recent Zoning History

- None

Public Notification

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

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

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

Development Impact Analysis

Land Use Compatibility

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

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

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

Comprehensive Plan Consistency – Far North

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

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

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

Economic Development Plan

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

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

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

PERFORMANCE METRICS

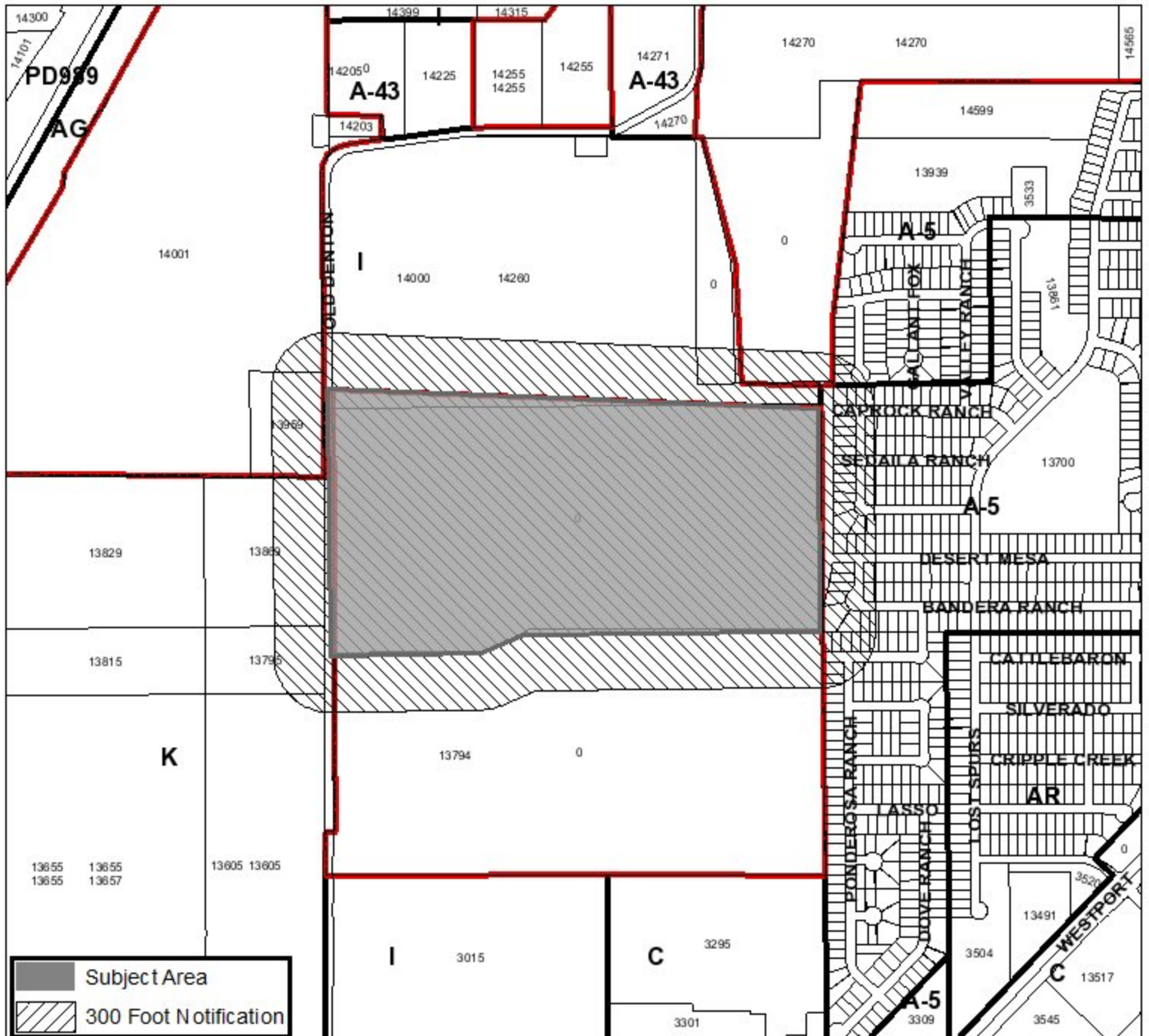
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



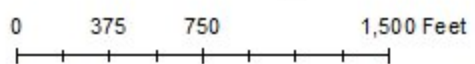
ZC-21-233

Area Zoning Map

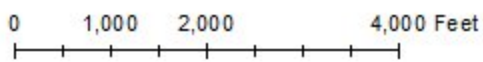
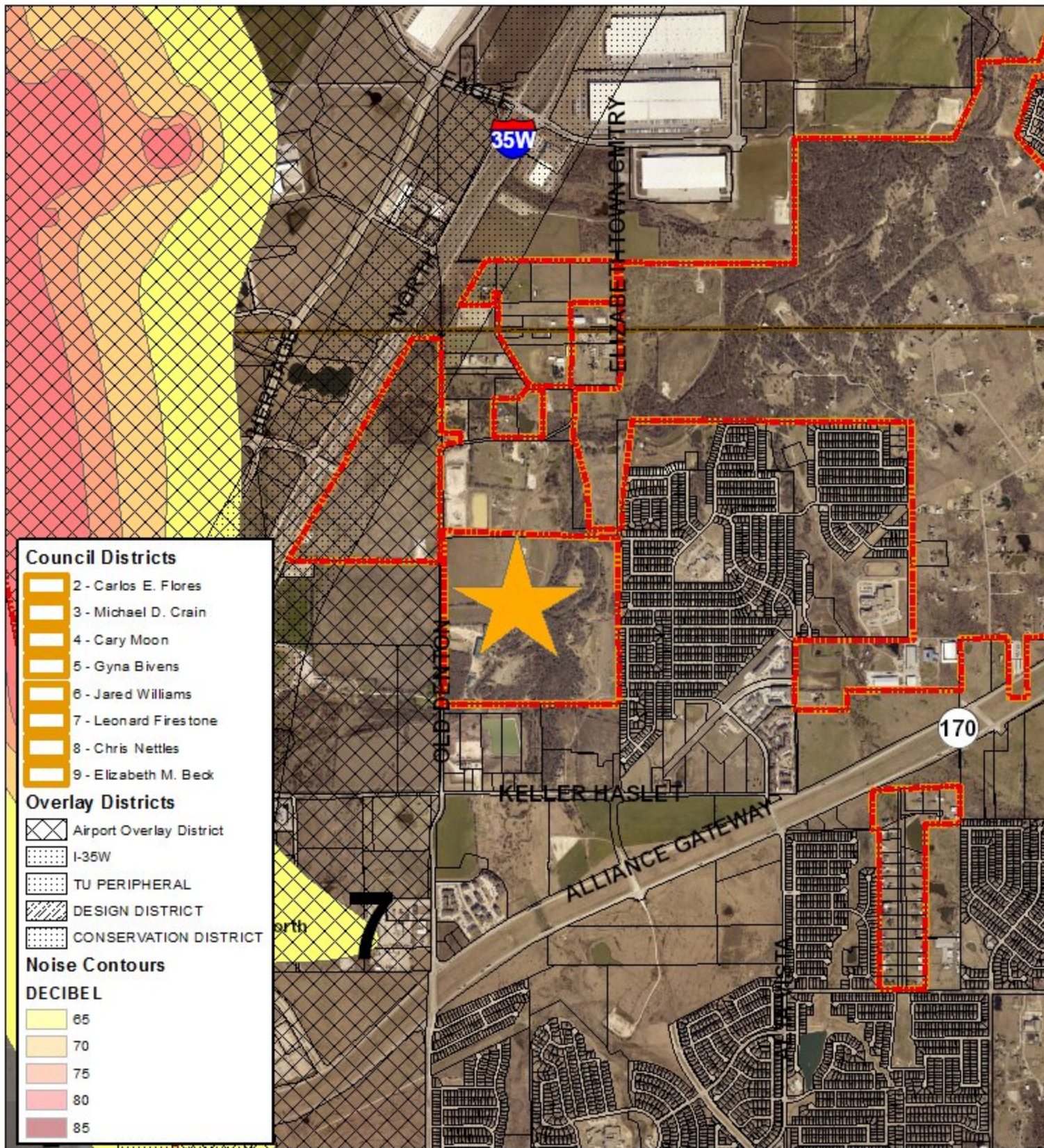
Applicant: Wiggins GST Exempt Family Trust
 Address: 13700 - 13900 blocks Old Denton Road
 Zoning From: Unzoned
 Zoning To: I
 Acres: 77.92264157
 Mapsco: 8N
 Sector/District: Far North
 Commission Date: 2/9/2022
 Contact: 817-392-2495



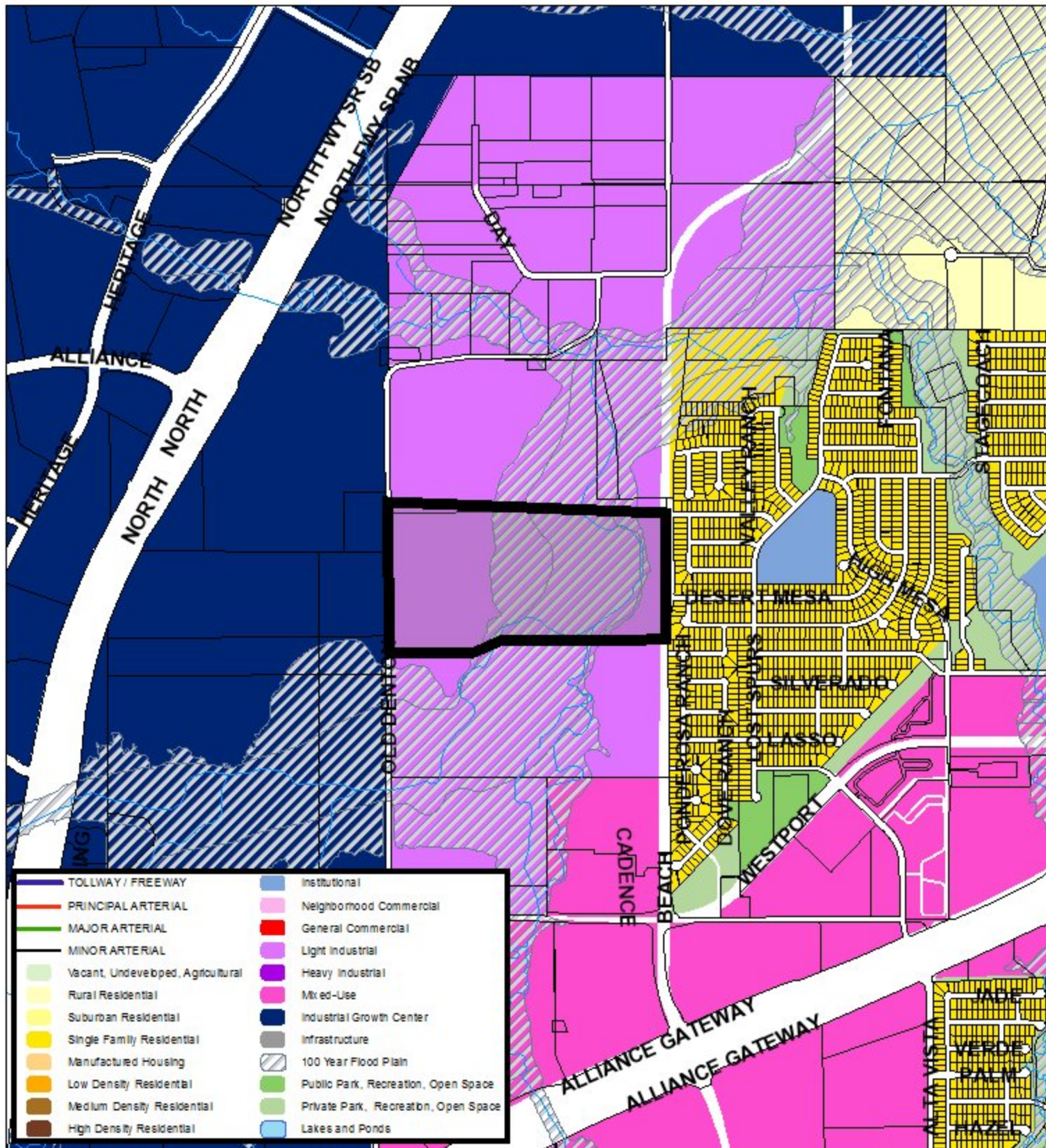
Subject Area
 300 Foot Notification



Area Map



Future Land Use

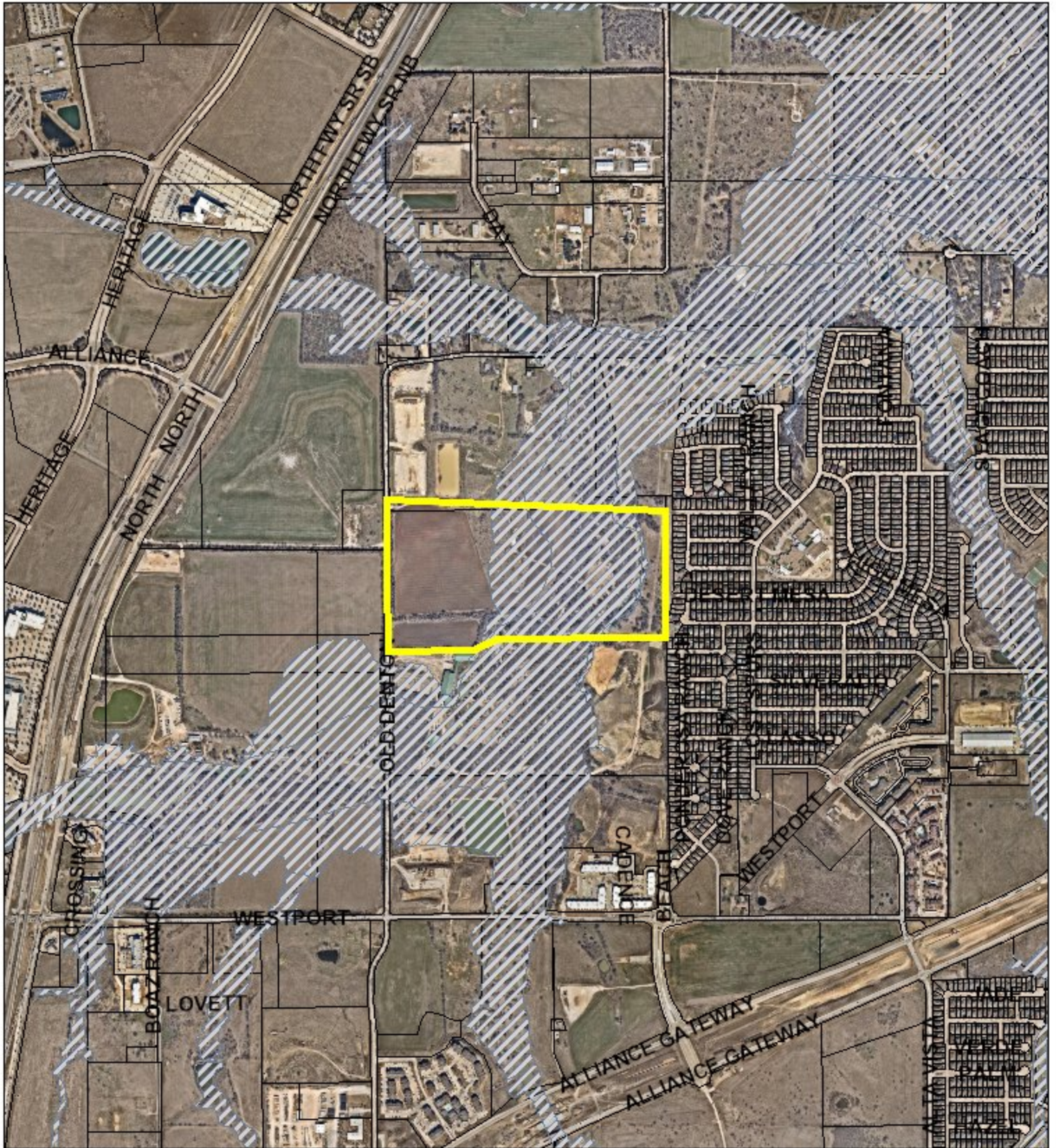


1,200 600 0 1,200 Feet

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: April 13, 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 waivers for screening fence, site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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 - 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 waiver 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 (waiver Requested)

It is also important to note that a detailed flood study by a licensed PE will be required to analyze and/or mitigate the impacts of the development. Disturbance of at least an acre of land, even if it’s just paving, would trigger a grading permit and drainage study (separate from flood study) from our Stormwater Department. Any structure would require a finished floor elevation 2 feet above the floodplain based on their studies. Finally, our floodplain ordinance does not allow more than one foot of flooding in a parking or vehicle storage area unless provisions have been made to remove vehicles during flood events.

This case was continued from the March Zoning Commission meeting in order for the applicant to consider providing a fence adjacent to residential to the west.

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**)

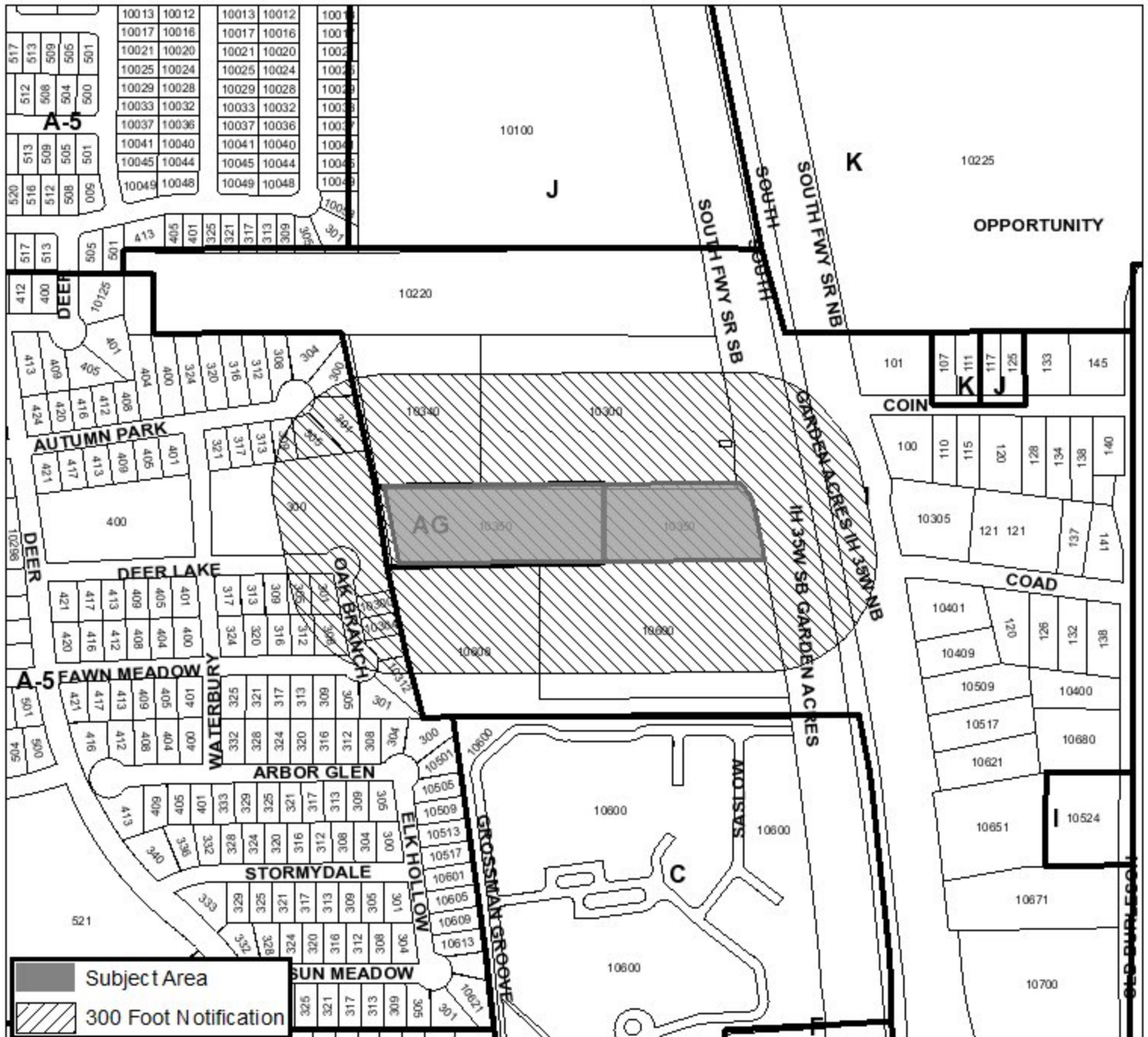
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



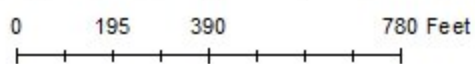
ZC-22-016

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

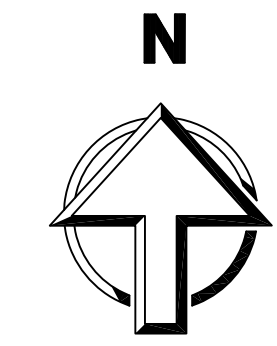


Subject Area
 300 Foot Notification

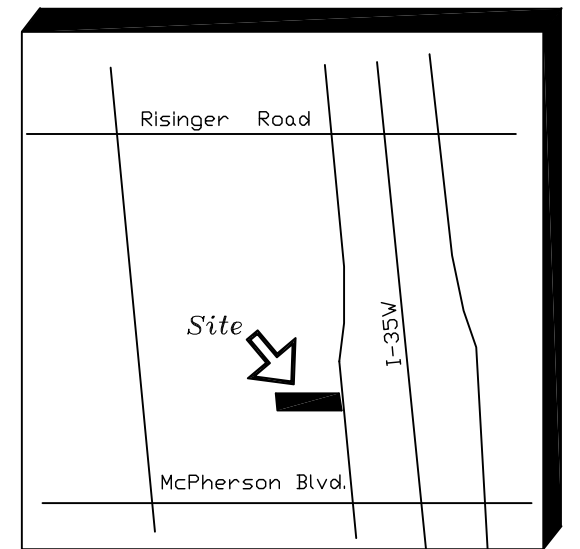


Canopy Coverage Calculations

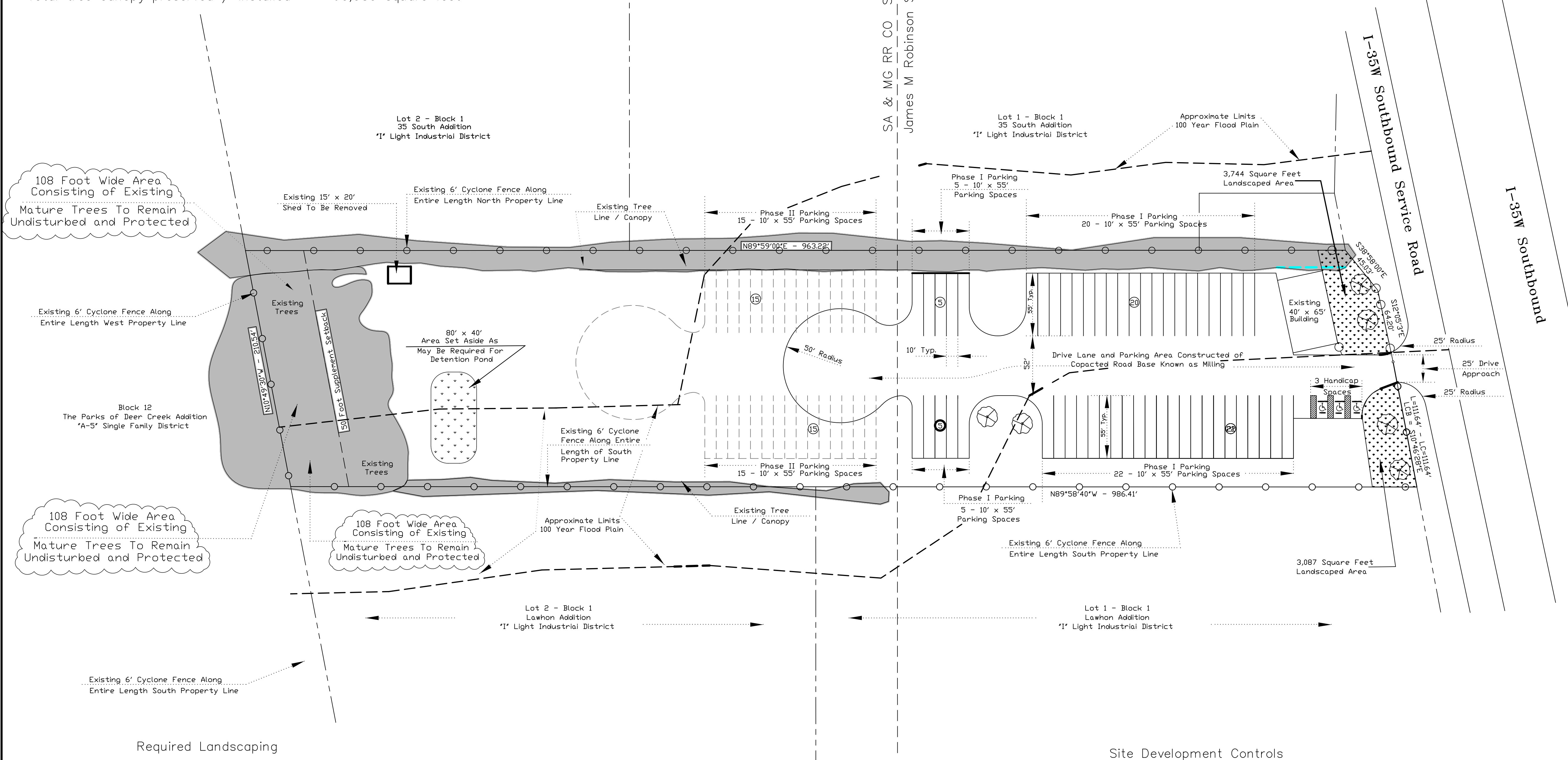
Area Gross Site -----203,850 square feet / 4.68 acres
 Area existing easements ----- 0- square feet
 Net Site -----203,850 square feet / 4.68 acres
 Net Urban Forestry Area Required - 20% ----- 40,770 square feet / 0.94 acres
 Existing on-site tree canopy to remain ----- 36,959 square feet / 0.85 acres
 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

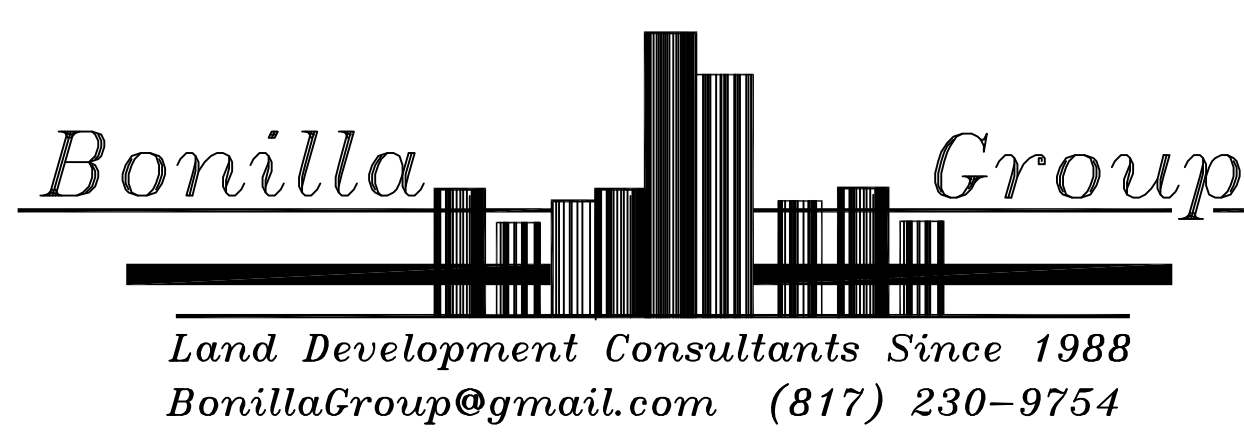
ZC-22-xxx

Director of Development

Date

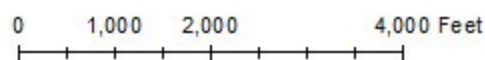
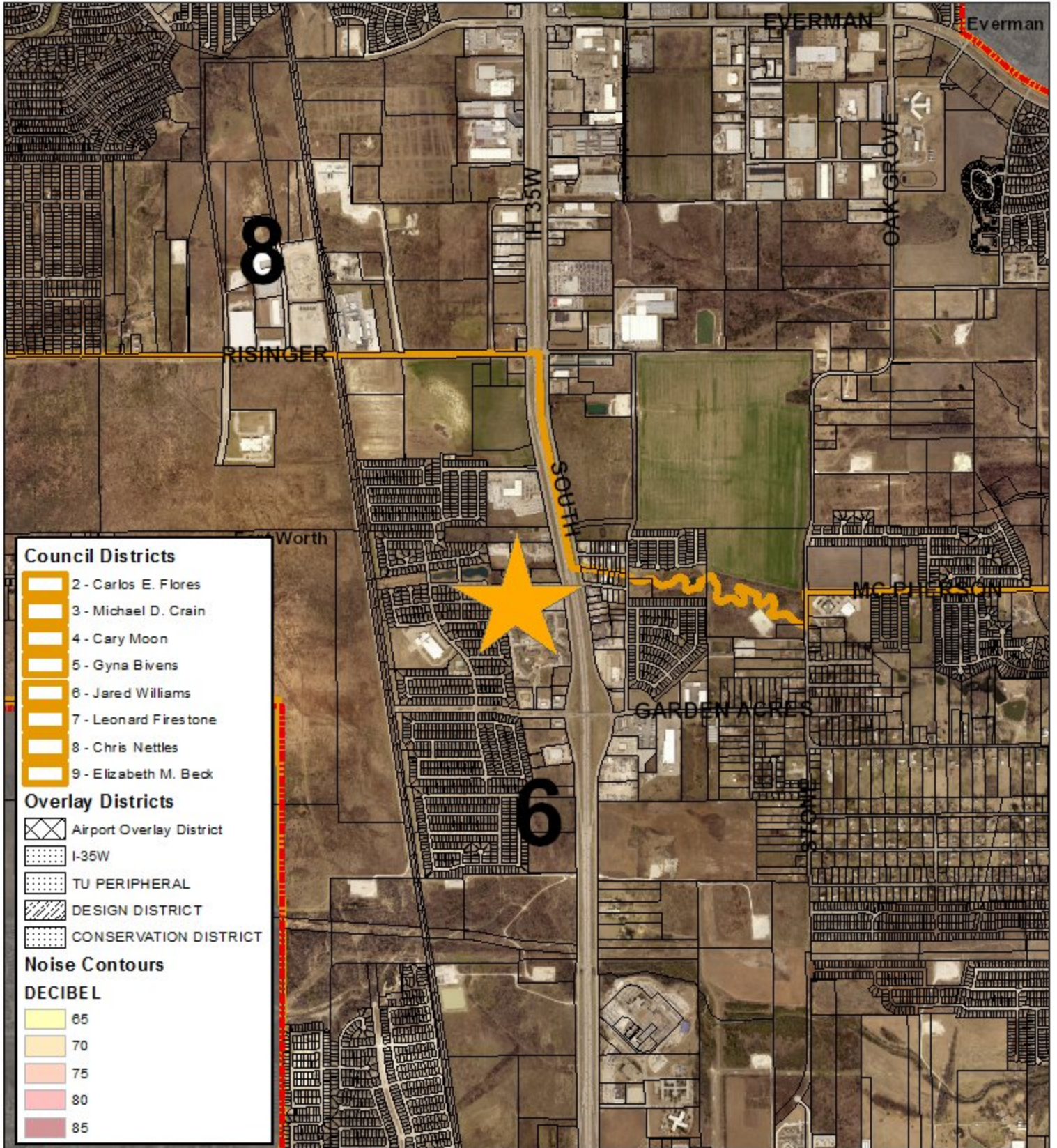
1. Required Landscaping required at street frontage = 6,200 square feet
 Landscaping provided at street frontage = 6,831 square feet

- 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

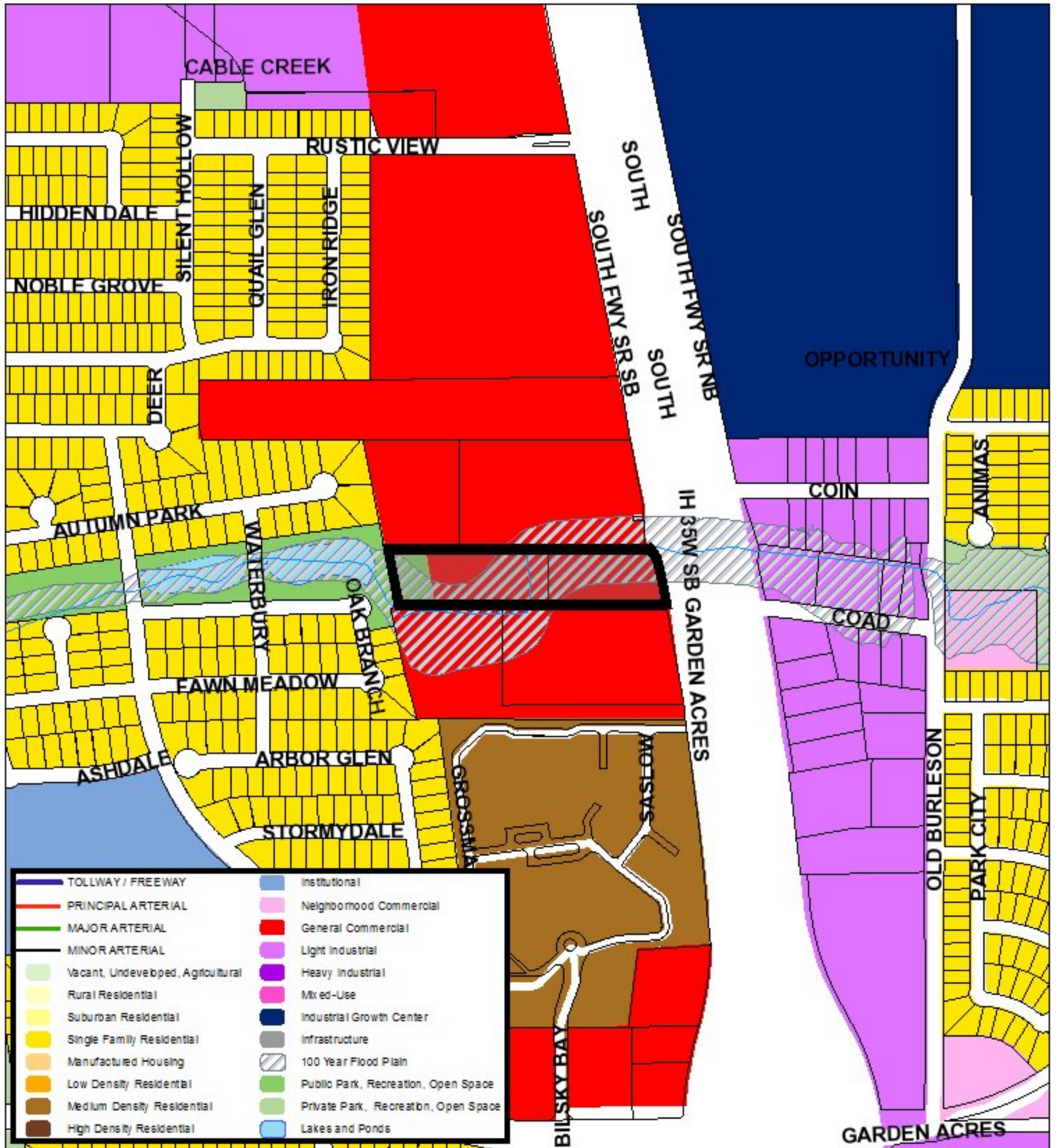
Area Map



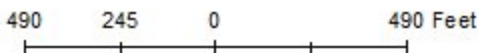


ZC-22-016

Future Land Use



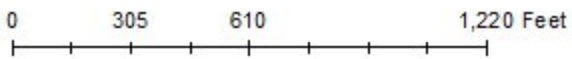
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		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: April 13, 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**

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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.

This case was initially heard at the March 9 Zoning Commission hearing, but a thirty (30) day continuance was granted to allow the applicant time for discussions with the neighborhood.

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

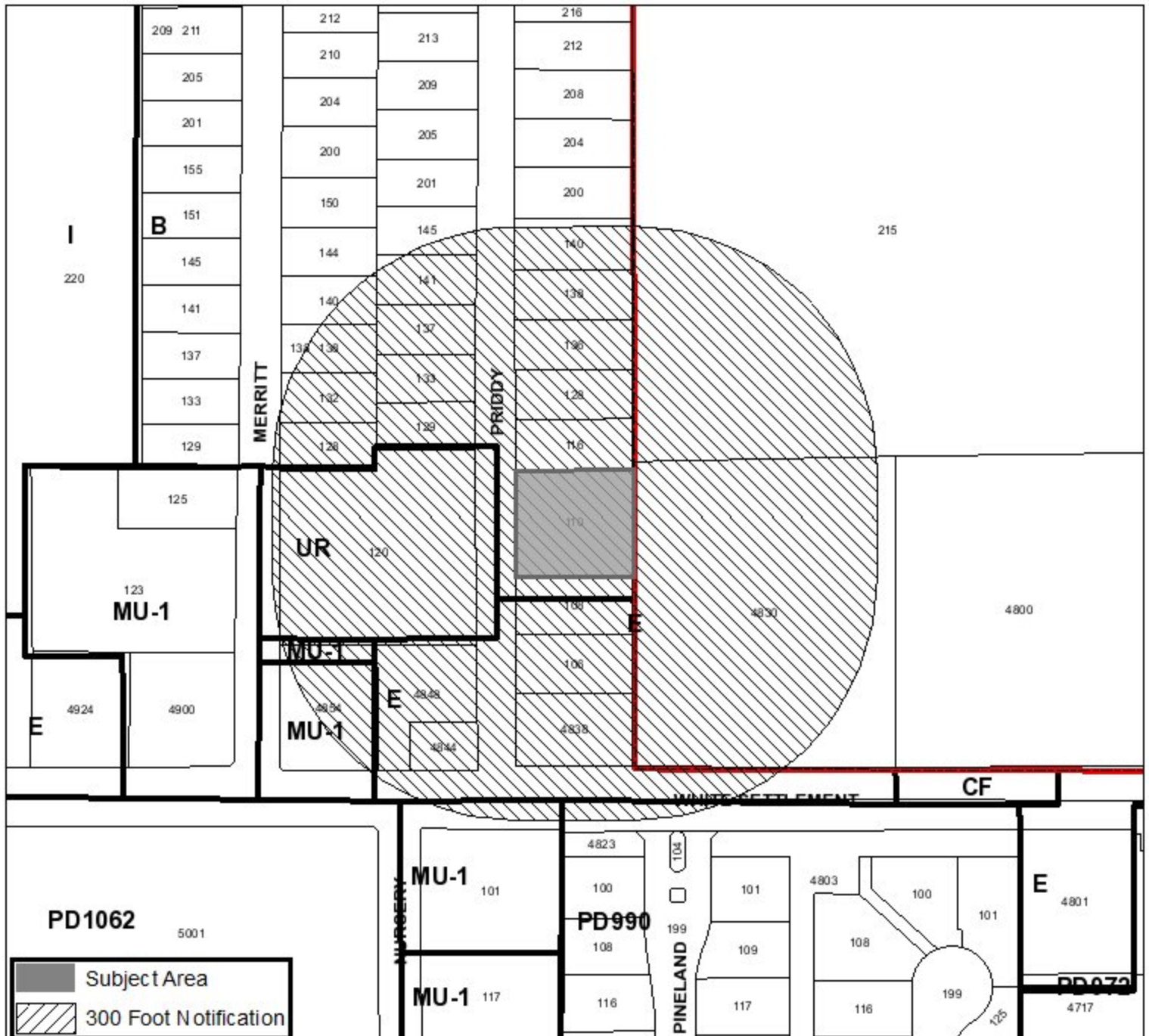
3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.



ZC-22-018

Area Zoning Map

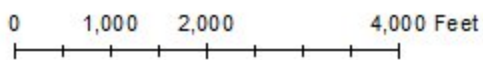
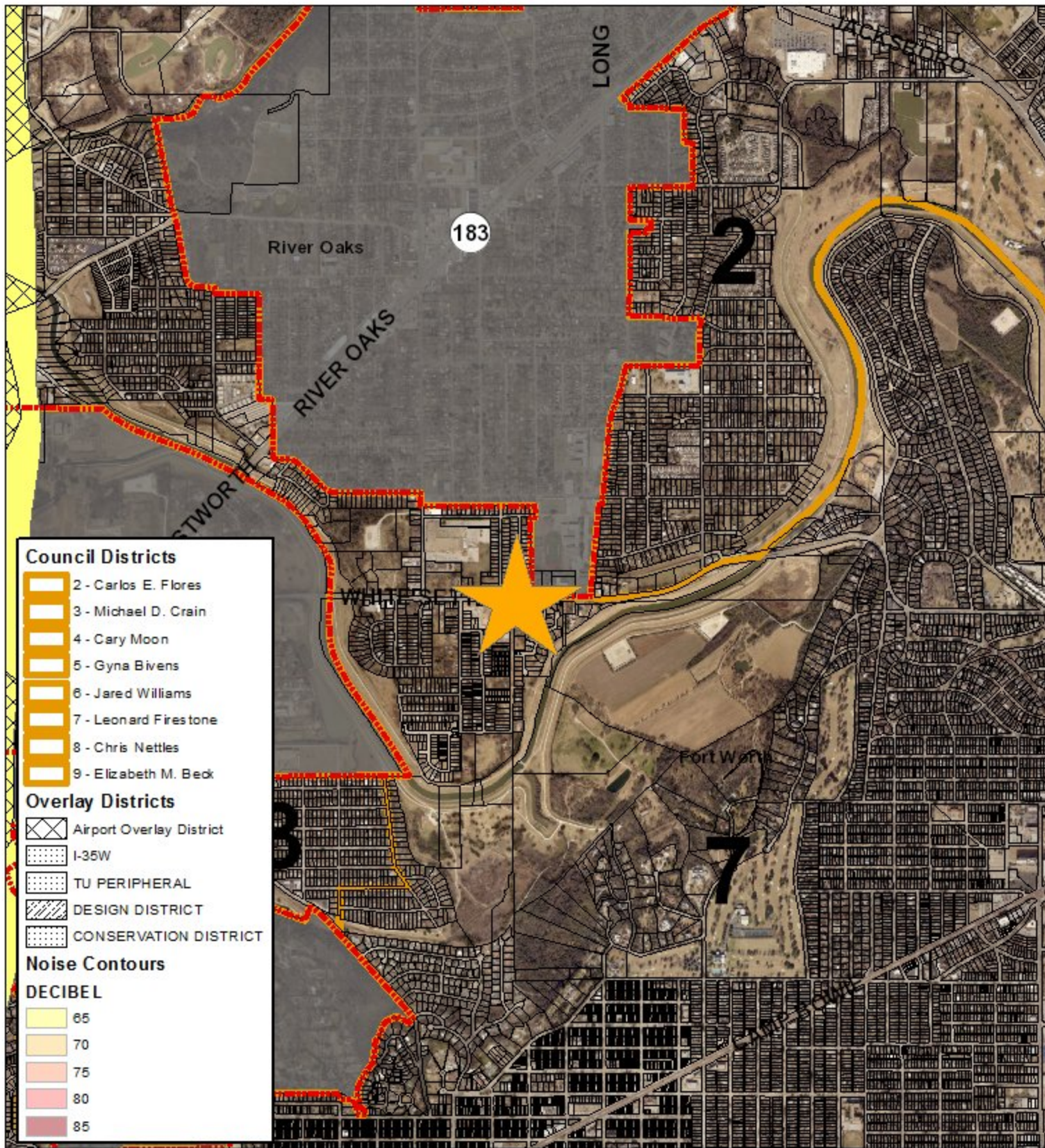
Applicant: West Fork Capital, LLC
 Address: 110 & 112 Priddy Lane
 Zoning From: B
 Zoning To: UR
 Acres: 0.43401291
 Mapsco: 61X
 Sector/District: Northside
 Commission Date: 3/9/2022
 Contact: 817-392-2806



Subject Area
 300 Foot Notification

0 87.5 175 350 Feet

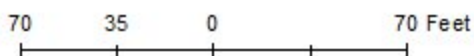
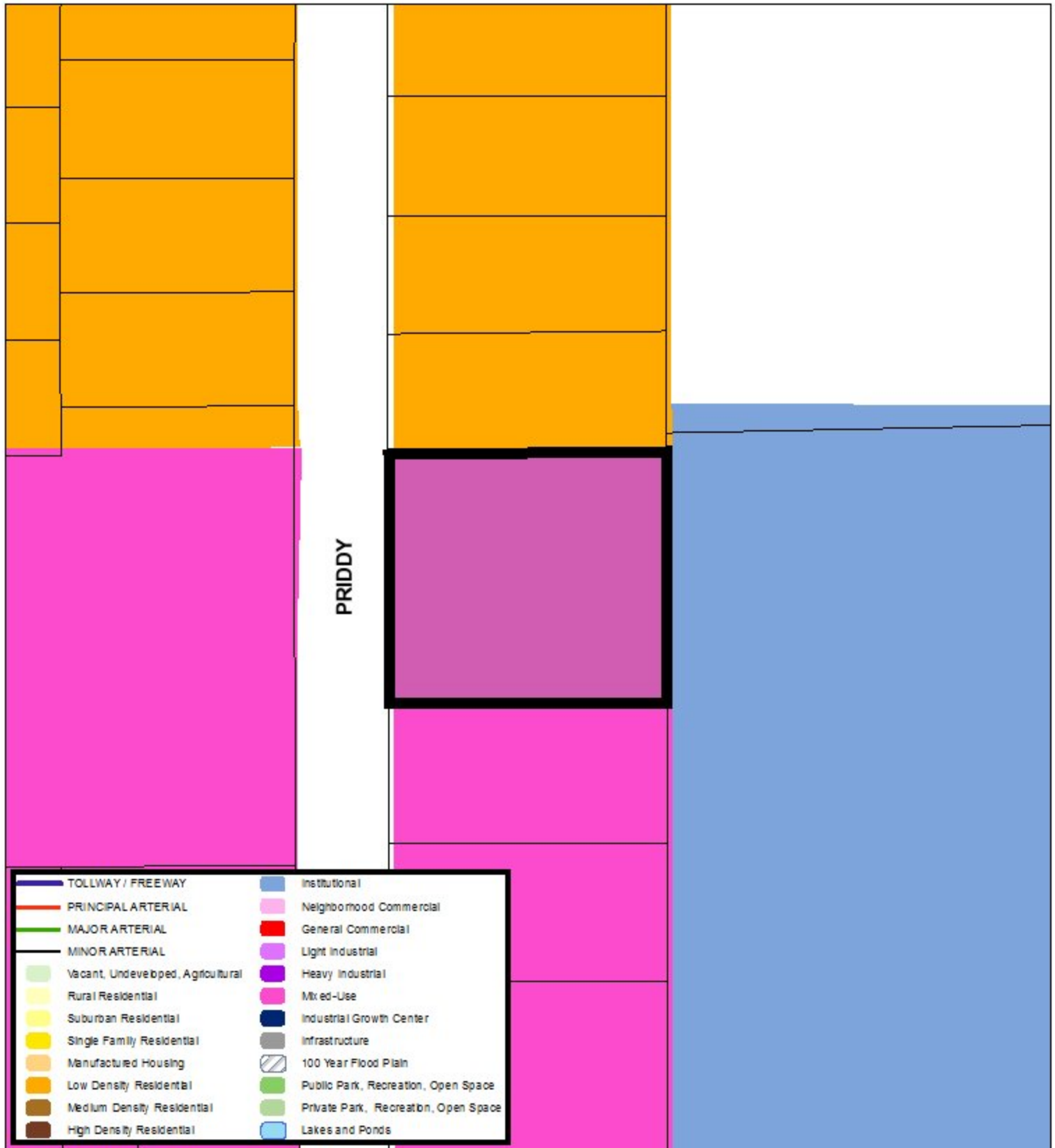
Area Map





ZC-22-018

Future Land Use



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: April 13, 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**

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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.

This case was initially heard at the March 9 Zoning Commission hearing, but the applicant requested a thirty (30) day continuance to allow time for more discussions with the neighborhood.

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*

Development Impact Analysis

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.





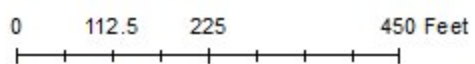
ZC-22-024

Area Zoning Map

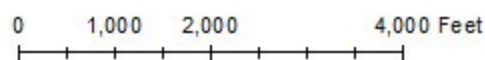
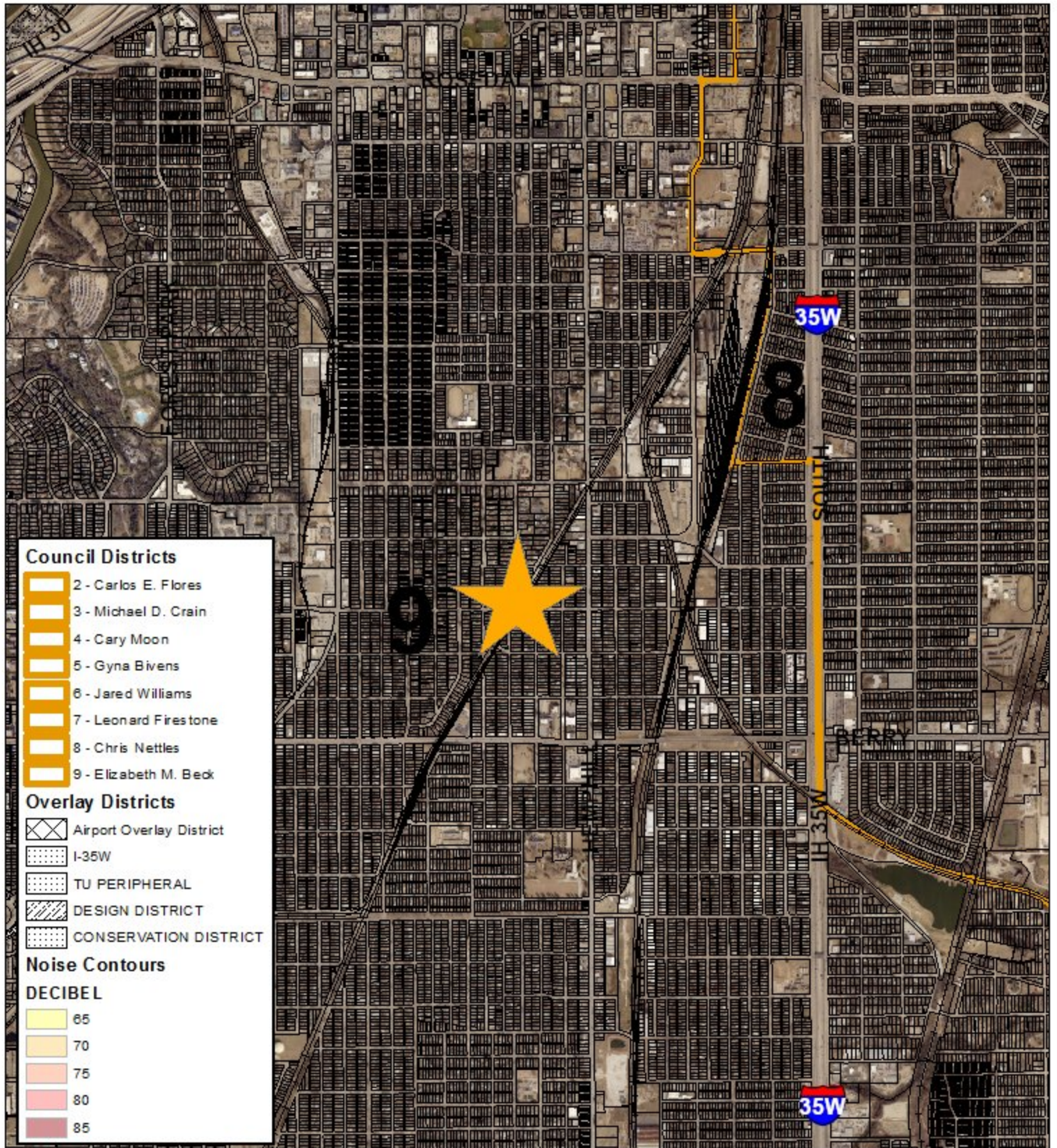
Applicant: James Davis & Lauri Brants
 Address: 2700 & 2704 Lipscomb Street
 Zoning From: I
 Zoning To: UR
 Acres: 0.94454018
 Mapsco: 76V
 Sector/District: Southside
 Commission Date: 3/9/2022
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification



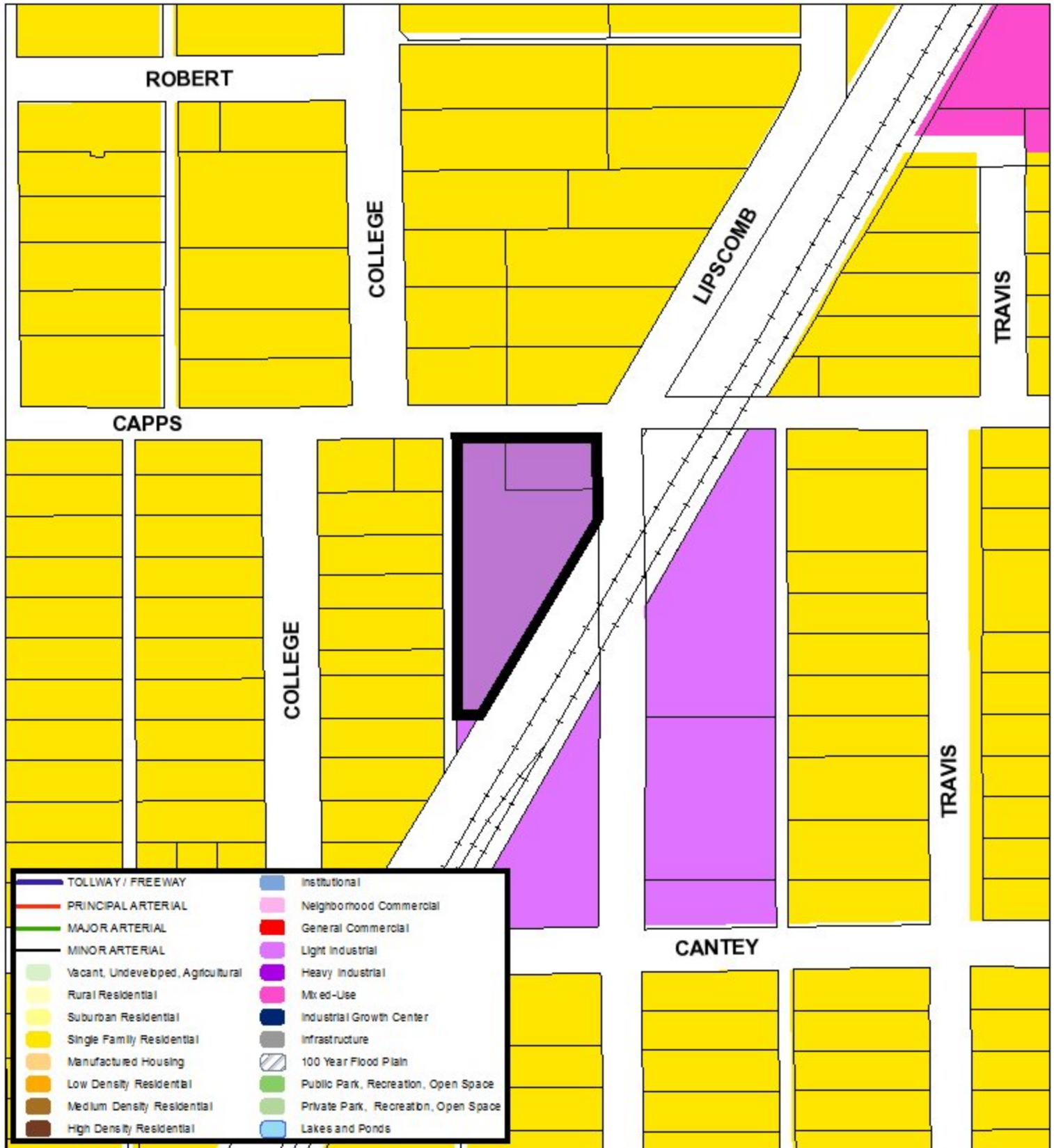
Area Map





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.



Aerial Photo Map



0 100 200 400 Feet





Zoning Staff Report

Date: April 13, 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: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in “E” Neighborhood Commercial; site plan included with 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**

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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 decreases noticeably 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 35 feet inside the 100-foot setback required. The required 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 50% 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 65 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 shown adjacent to carwash and will not be allowed in the floodway easement <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.

Public Notification

- ZC-18-043, east of subject, from E to PD for D uses, approved 11/14/2018.
- 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)

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 65 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. **This item is requesting a development waiver.** The fence along the western property line will need a utility easement encroachment agreement.
3. The access easement and drainage easement overlap in the northeast corner. Generally, the surface material of these two easements is not the same.
4. Note the land use and zoning of the surrounding properties to the east.

TPW Stormwater

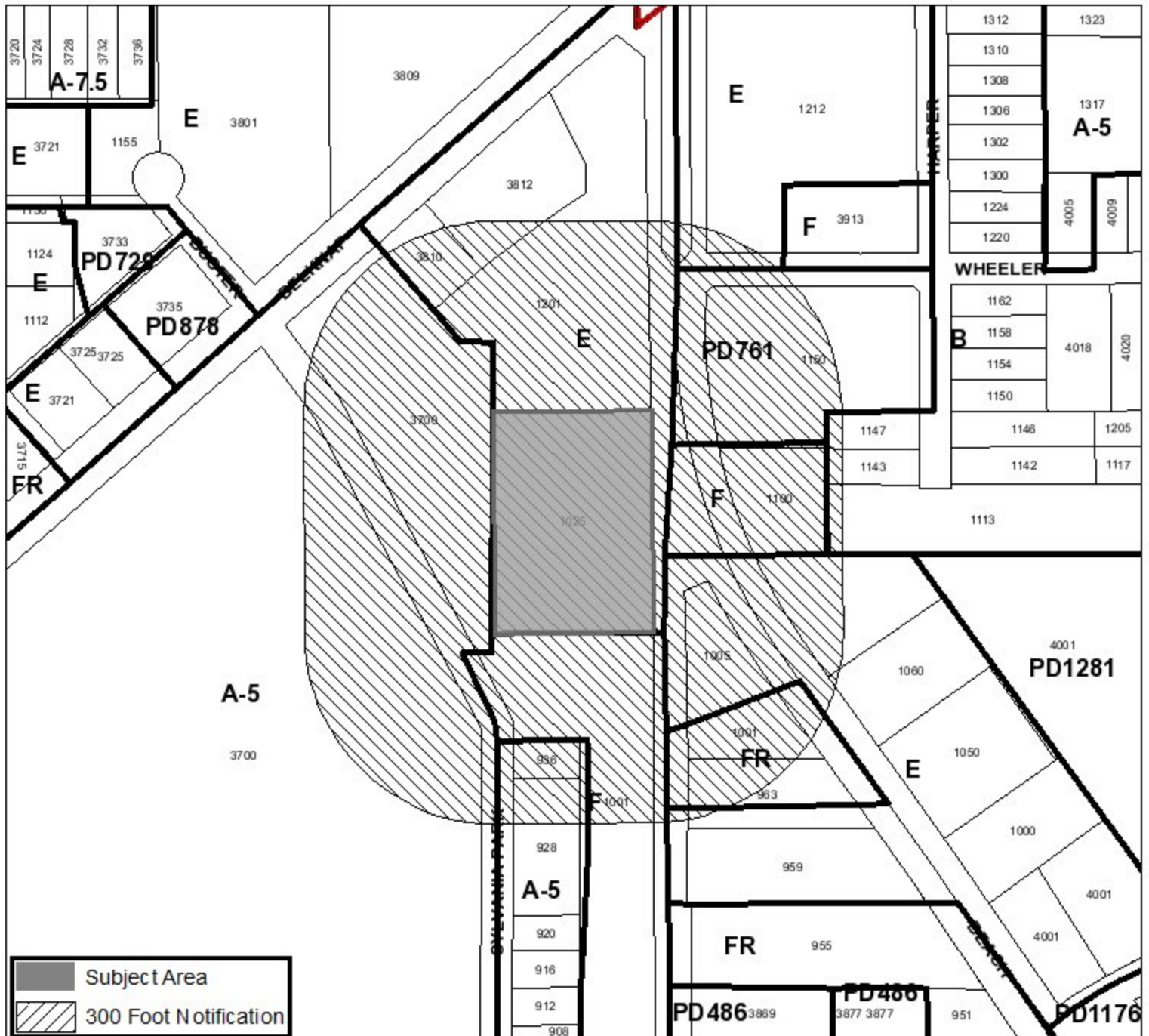
- FYI: an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.
- FSR Acceptance required and FDP issuance required prior to grading and building permit issuance.



(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.)

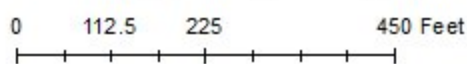


Area Zoning Map

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



CURRENT ZONING: E - NEIGHBORHOOD COMMERCIAL
 CURRENT LAND USE: RETAIL
 LOT 1R, BLOCK 1
 LEE SUBDIVISION ADDITION
 DOCUMENT NO. D218010142
 O.P.R.T.C.T.

ACCESS EASEMENT
 INST. NO. D197184380
 O.P.R.T.C.T.

N 89°45'14"E

250.52'

352.33'

5-B CORPORATION
 VOLUME 9027, PAGE 4980
 D.R.T.C.T.
 2.027 ACRES
 88,292 SQ. FT.

LOT 2R, BLOCK 1
 LEE SUBDIVISION ADDITION
 DOCUMENT NO. D218010142
 O.P.R.T.C.T.

DRAINAGE EASEMENT
 VOL. 7688, PG. 625
 O.P.R.T.C.T.

FLOODWAY EASEMENT
 INST. NO. D218010142
 O.P.R.T.C.T.

CURRENT ZONING: A-5 - ONE FAMILY
 CURRENT LAND USE: PARK
 SYLVANIA PARK
 CITY OF FORT WORTH

PROPOSED SOLID-SCREENING FENCE

N 00°16'20"W

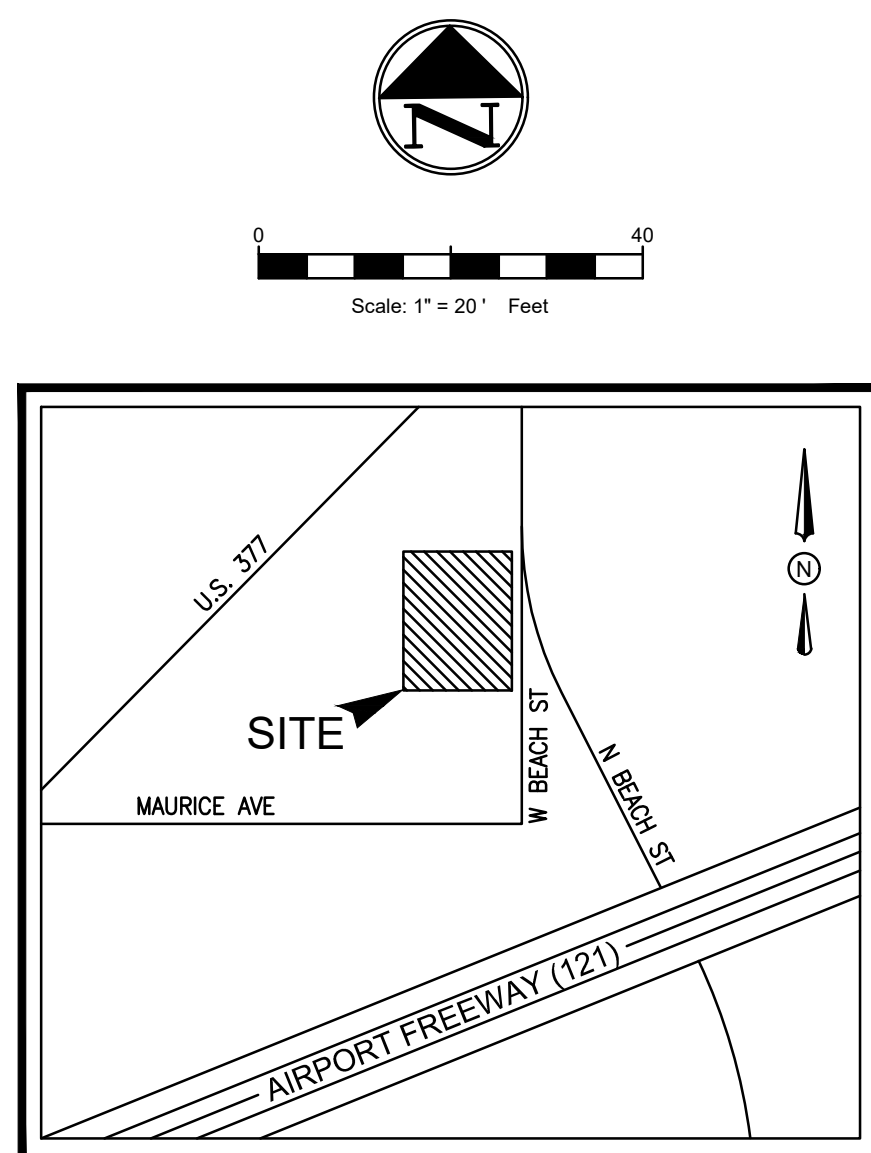
FRANKLIN WOODS SURVEY
 ABSTRACT No. 1624

S 89°25'07"W

251.72'

CURRENT ZONING: F - GENERAL COMMERCIAL
 CURRENT LAND USE: STORAGE
 LOT 1-R, BLOCK 1
 CORBELL ADDITION
 VOL. 388-164, SLIDE 11
 O.P.R.T.C.T.

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
FM	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.)
CURRENT ZONING:	E (Neighborhood Commercial)
PROPOSED USE:	CAR WASH
PROPOSED ZONING:	ADD CONDITIONAL USE PERMIT FOR AUTOMATIC CAR WASH
BUILDING AREA:	3,591 S.F.
BUILDING COVERAGE:	4.1%
NUMBER OF STORIES:	1
BUILDING HEIGHT:	34'-6"
IMPERVIOUS AREA:	31.78%
PERVIOUS/LANDSCAPE AREA:	68.22%
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

- VICINITY MAP**
N.T.S.
- 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 LINE" 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 RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

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	---
LANDSCAPE AREA	---

LEGAL DESCRIPTION

Being a 2.027 acre tract of land situated in the Franklin Woods Survey, Abstract No. 1624, Tarrant County, Texas and being all of Lot 2R, Block 1, Lee Subdivision Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D218010142, Official Public Records, Tarrant County, Texas, as conveyed to 5 B Corporation by Correction Warranty Deed, recorded in Volume 9027, Page 1980 (O.P.R.W.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument (CM)) at the southeast corner of said Lot 2R, same being the northeast corner of Lot 1-R, Block 1, Corbell Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-164, Slide 11, O.P.R.W.C.T., and also being on the westerly right-of-way line of West Beach Street (variable width right-of-way);

THENCE South 89 degrees 25 minutes 07 seconds West, departing the westerly right-of-way line of said West Beach Street, and being along the common southerly line of said Lot 2R, and the northerly line of said Lot 1-R, Corbell Addition, a distance of 251.72 feet, to a 3/4 inch iron rod (CM) found on the southwest corner of said Lot 2R, and on the easterly line of Sylvania Park, owned by the City of Fort Worth (recording information not found);

THENCE North 00 degrees 16 minutes 20 seconds West, along the common westerly line of said Lot 2R, and the easterly line of said Sylvania Park, a distance of 352.33 feet to a 1/2 inch iron rod (CM) found on the northwest corner of said Lot 2R, same being the southwest corner of Lot 1R, Block 1, Lee Subdivision Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D218010142, O.P.R.W.C.T.;

THENCE North 89 degrees 45 minutes 14 seconds East, along the common northerly line of said Lot 2R, and the southerly line of said Lot 1R, Lee Subdivision Addition, a distance of 250.52 feet, to a 5/8 inch iron rod with "Traverse LS Prop Cor" cap set on the northeast corner of said Lot 2R, same being the southeast corner of said Lot 1R, Lee Subdivision Addition, and also being on the westerly right-of-way line of said West Beach Street;

THENCE South 00 degrees 25 minutes 03 seconds East, along the common easterly line of said Lot 2R, and the westerly right-of-way line of said West Beach Street, a distance of 350.86 feet to the POINT OF BEGINNING and containing 2.027 Acres or 88,292 Square Feet of land, more or less.

- CITY GENERAL NOTES**
- THE CAR WASH BUILDING SETBACK IS REQUIRED TO BE 100 FEET, AS PER SEC. 5.108, INSTEAD OF THE APPROXIMATELY 63.7 FEET SHOWN. THIS ITEM IS REQUESTING A DEVELOPMENT WAIVER.
 - 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. THIS ITEM NEEDS A DEVELOPMENT WAIVER.
 - 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, WITH EXCEPTION OF THE DEVELOPMENT WAIVERS NOTED ABOVE.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

PROJECT CONTACT LIST	
OWNER/DEVELOPER	5 B CORPORATION
	5000 COLLINWOOD AVE
	FORT WORTH, TX. 76017
	DR. WILLIAM RANELLE
	817-832-4853

NO.	DATE	DESCRIPTION	BY
1	02-07-22	1st CUP SUBMITTAL	X
2	03-23-22	2nd CUP SUBMITTAL	X
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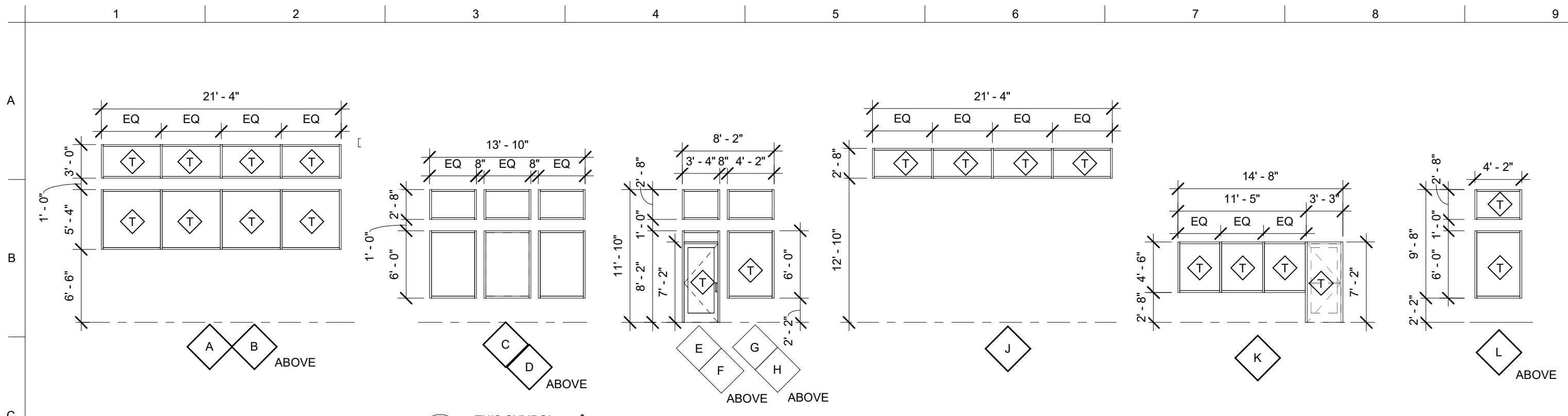
03-22-2022

Director of Development Services Date

SHAMMY'S CAR WASH
 ZONING CASE NO. ZC-22-025
 WEST BEACH STREET
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 LEE SUBDIVISION ADDITION - LOT 2R, BLOCK 1

TRIANGLE ENGINEERING LLC	
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	03-23-22 SCALE #1 003-22 SP
TX. P.E. FIRM #11525	





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

THIS SYMBOL DENOTES TEMPERED GLASS

WINDOW TYPES

C, D, E, F, G, H (OFFICE -> EXT)
4 1/2" ANODIZED ALUMINUM STORE FRONT SYSTEM, 1" DOUBLE GLAZED INSULATED GUARDIAN GLASS SNR 43 ON CLEAR

A, B, J, L, M (TUNNEL -> EXT)
4 1/2" ANODIZED ALUMINUM STORE FRONT SYSTEM, SINGLE GLAZED CLEAR

INSTALL STOREFRONT FRAME WITH EXTERIOR FACING INWARD AT TUNNEL LOCATION TYP. (WEEPS INTO TUNNEL)

K (OFFICE -> TUNNEL)
4 1/2" ANODIZED ALUMINUM STORE FRONT SYSTEM, 1" DOUBLE GLAZED INSULATED, CLEAR GLAZING, NO FILM OR TINT

NOTES:

- 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
- ALL GLAZING IN CONDITIONED SPACES TO COMPLY WITH IECC STANDARDS FOR CLIMATE ZONE REFER TO COMCHECK FOR U FACTOR AND SHGC. SHGC RATING NOT REQUIRED ON WINDOWS INTO TUNNEL.
- PER SPECIFICATIONS, GLAZING THICKNESS TO BE DETERMINED BY GLAZING MANUFACTURER TAKING INTO ACCOUNT WIND LOADS, GLAZING SIZE, AND GLAZING LOCATION. SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT FOR APPROVAL.

EXTERIOR FINISH SELECTIONS

PAINT (EXTERIOR)	EP-1	BENJAMIN MOORE, 322 ABSTRACTA (YELLOW)
	EP-2	BENJAMIN MOORE, 2119-10 SPACE BLACK (BLACK)
METAL COMPONENTS	MTL-1	VESTA METAL PANEL, 482 GILDED GRAIN
	MTL-2	VESTA METAL PANEL, 463 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 SOFFIT PANEL - FLUSH SOLID 12", MATTE BLACK 24GA
	MTL-6	PAC CLAD SNAP-ON STANDING SEAM, SMOOTH PANEL 12", 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)
	MTL-9	HOLLOW METAL
MASONRY	CMU-1	JEWELL CONCRETE- OLD CASTLE, 8"x8"x16" SPLIT FACE BLOCK, COLOR: SOFT COTTON
	CMU-2	JEWELL CONCRETE- OLD CASTLE, 12"x8"x16" HIGH POLISH BLOCK, COLOR: WHITE
STOREFRONT SYSTEM	SF-1	CLEAR ANODIZED STOREFRONT SYSTEM
POLYCARBONATE	PB-1	POLYCARBONATE LIGHT BOX TO MATCH MTL-1. INSTALLED BY OTHERS
	PB-2	POLYCARBONATE LIGHT BOX TO MATCH EP-2. INSTALLED BY OTHERS
VENTILATED FACADE	VF-1	TRESPA UNITY MAX COBALT BLUE SPECULAR

EXTERIOR FINISH SELECTIONS NOTES:

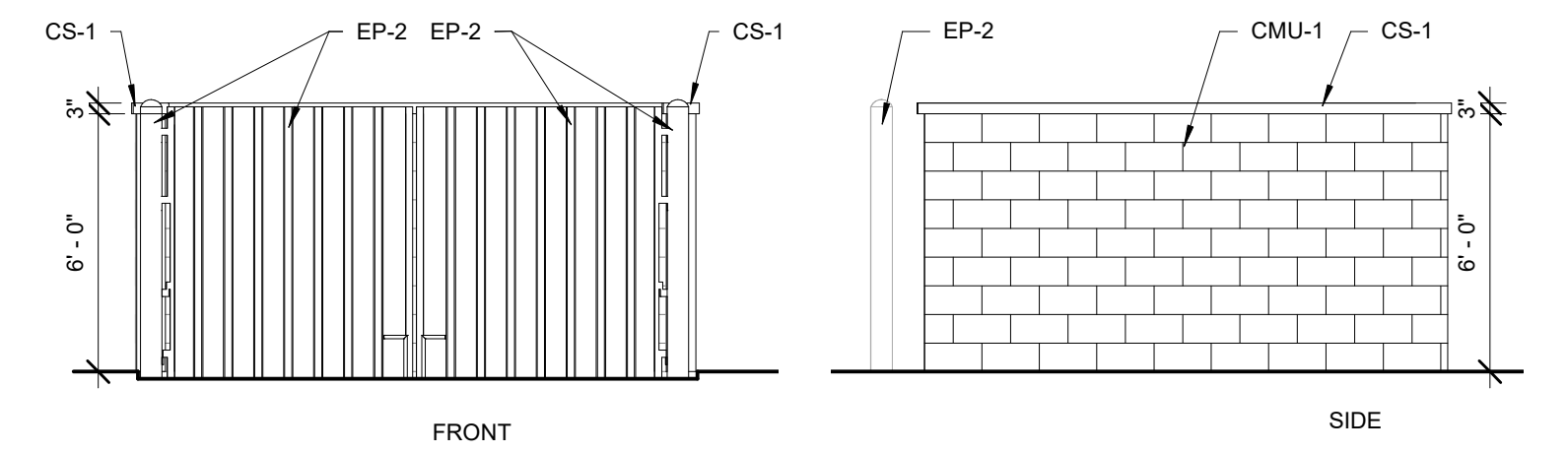
- ALL EXTERIOR FINISHES, MATERIALS, AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL ARCHITECTURAL CMU BLOCK TO BE INTEGRALLY COLORED, PRE-SEALED AT THE FACTORY. UTILIZE MATCHING SMOOTH FACE PRE-COLORED CMU WHERE SHOWN AND WHERE COMPONENTS. FLASHING, COPINGS WILL ATTACH, TYPICAL.
- ALL STANDARD CMU (NON-INTEGRALLY COLORED) TO BE COMPLETELY COVERED.
- PROVIDE LHM AQUAPEL ON ALL CMU SURFACES PRIOR TO FINAL PAINT OR COVERING.
- PAIN ALL EXPOSED STEEL STRUCTURE AS SCHEDULED.
- ALL EXPOSED METAL FLASHING/TRIM PIECES ARE TO BE PRE-FINISHED METAL.
- ALL CONNECTIONS, FASTENERS AND TRIMS FOR GALVANIZED ITEMS MUST BE GALVANIZED OR STAINLESS STEEL.

EXPOSED EXTERIOR CONCRETE NOTE

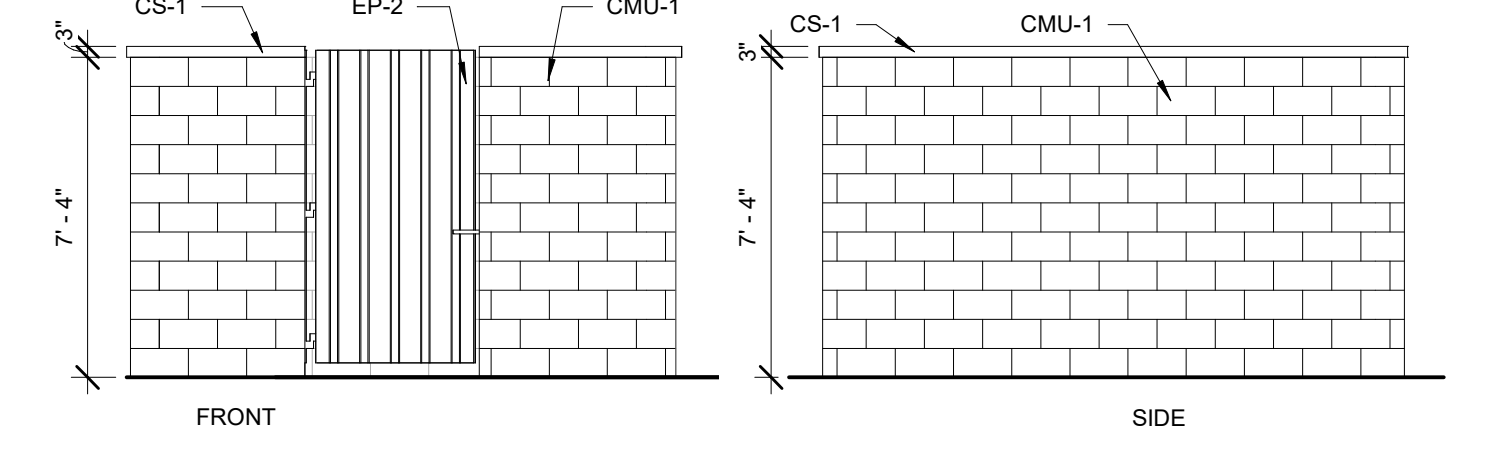
- ALL EXPOSED EXTERIOR CONCRETE ABOVE GRADE IS TO HAVE SMOOTH RUBBED FINISH

EXTERIOR MOCKUP WALL NOTES

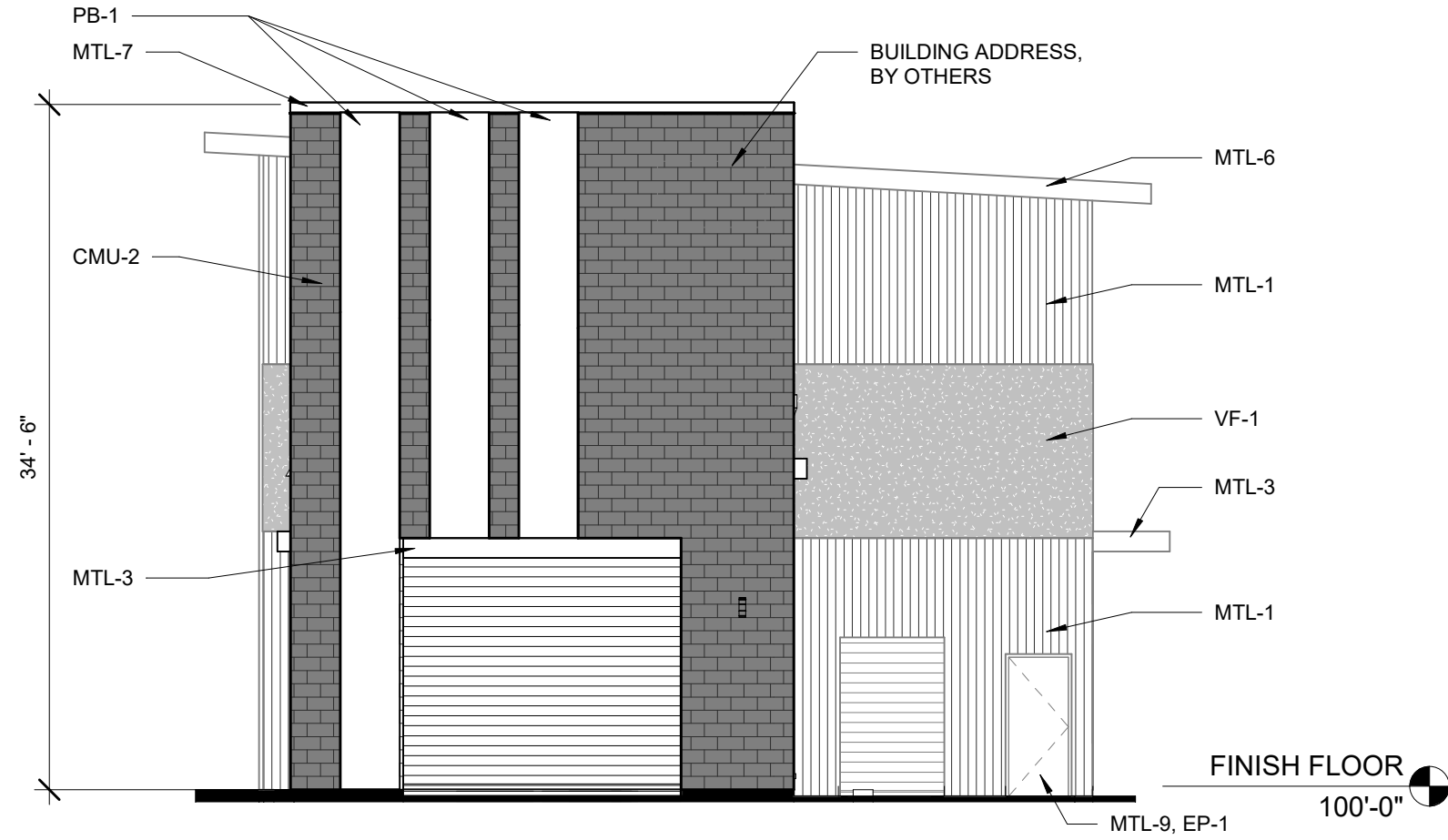
CONTRACTOR TO PROVIDE AN EXTERIOR FINISH MOCK-UP WALL, 4' WIDE BY 6' HIGH MINIMUM, FOR OWNER AND/OR ARCHITECT APPROVAL PRIOR TO ANY EXTERIOR FINISH CONSTRUCTION. MOCK-UP WALL TO HAVE ALL EXTERIOR COMPONENTS REPRESENTED INCLUDING GROUT, SEALANTS, FLASHING, ETC...



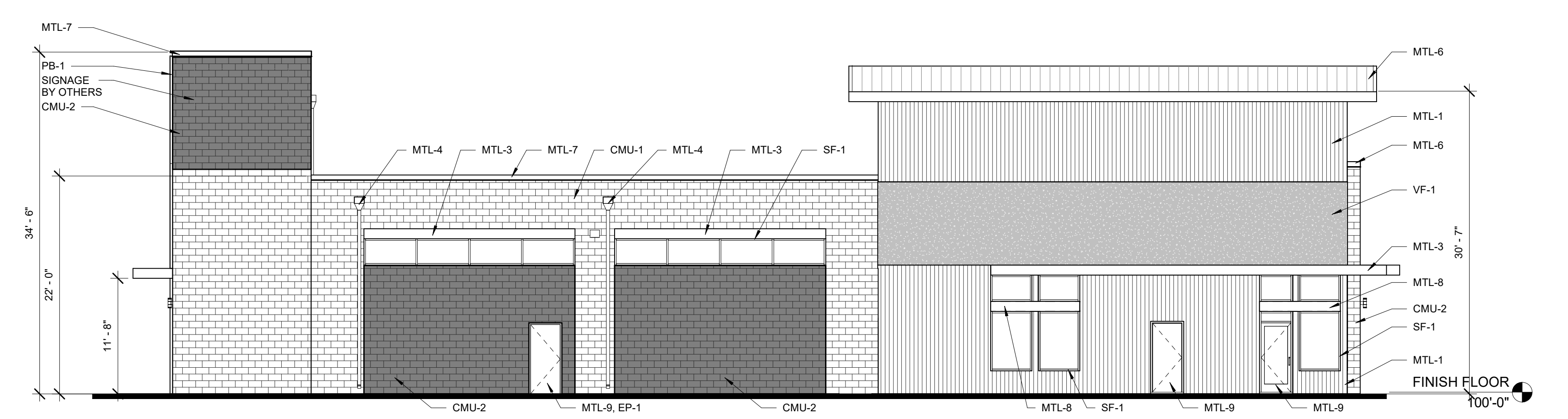
E1 DUMPSTER ENCLOSURE ELEVATIONS
1/4" = 1'-0"



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



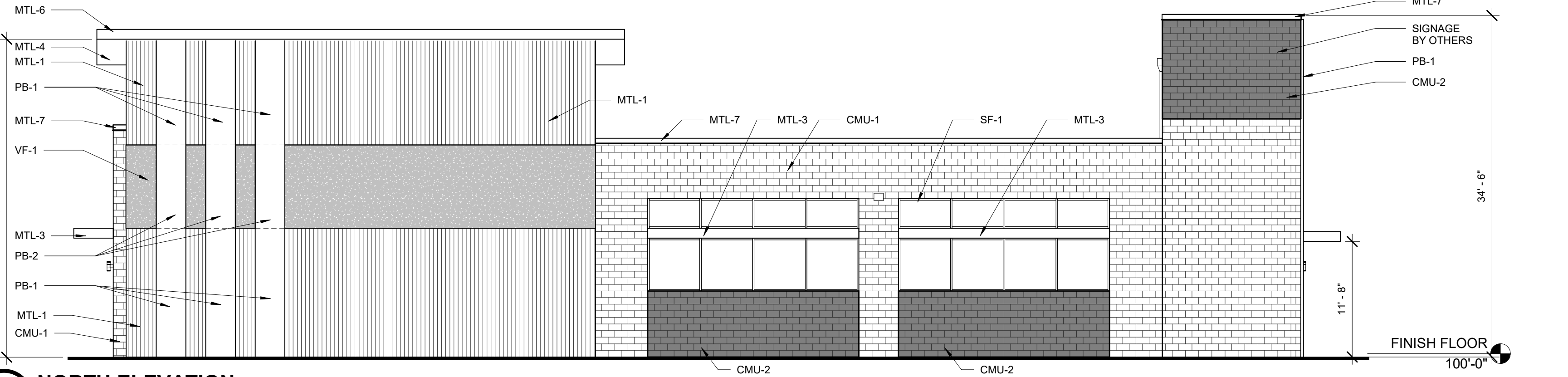
K1 WEST ELEVATION
1/8" = 1'-0"



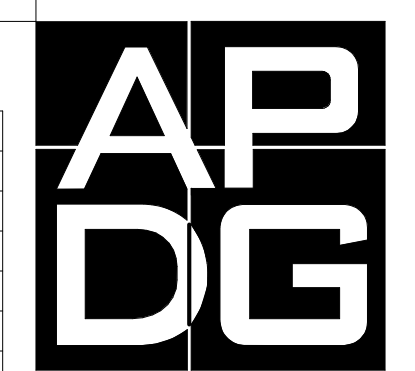
K6 SOUTH ELEVATION
1/8" = 1'-0"



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



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



A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION

972-724-4440
972-691-7731 FAX
APDG.US
© COPYRIGHT A PLUS DESIGN GROUP 2022

Trent 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

REVISIONS

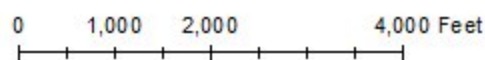
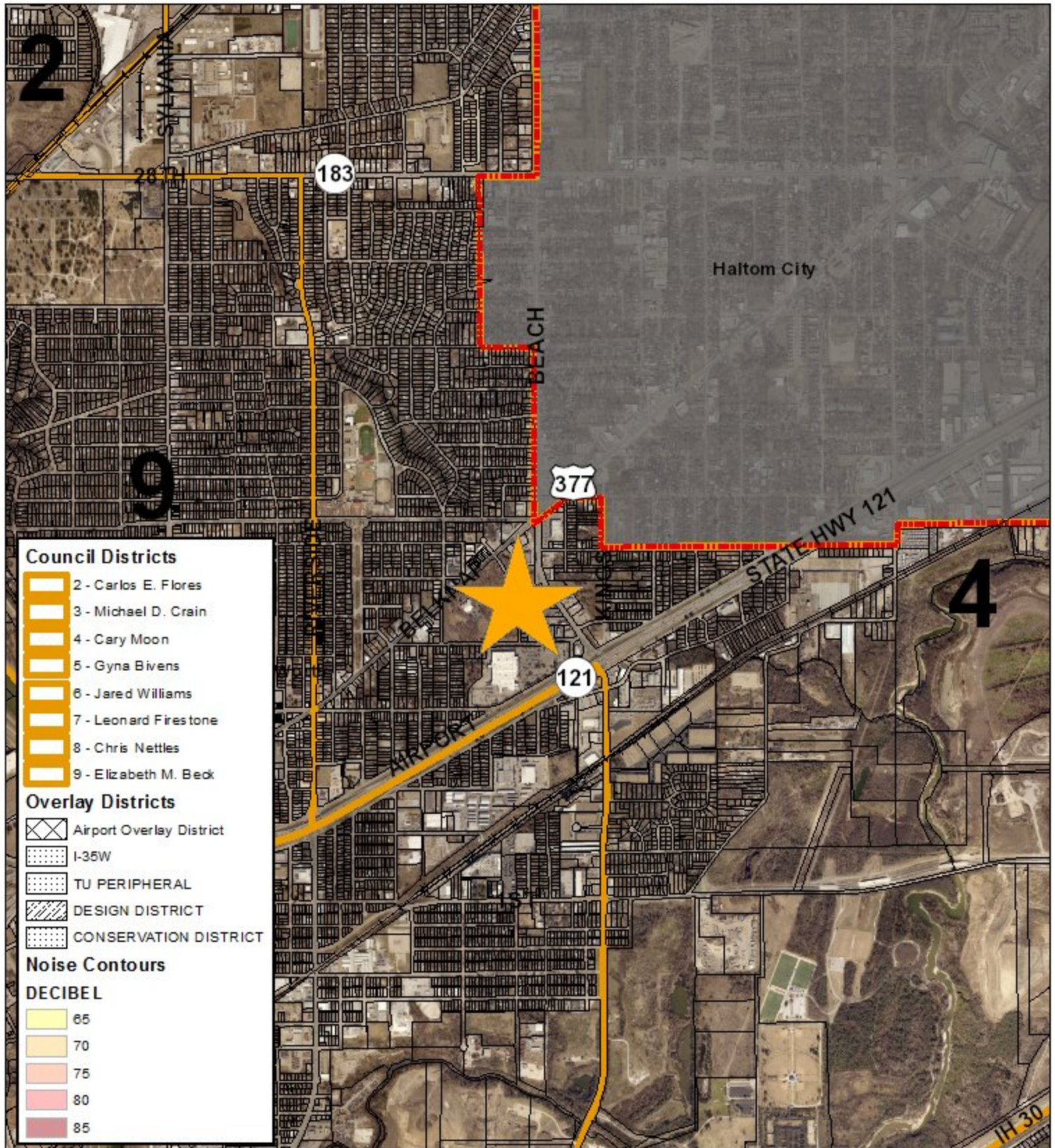
No.	DATE	NOTE

Project No. 21-0720
Date 02-28-22

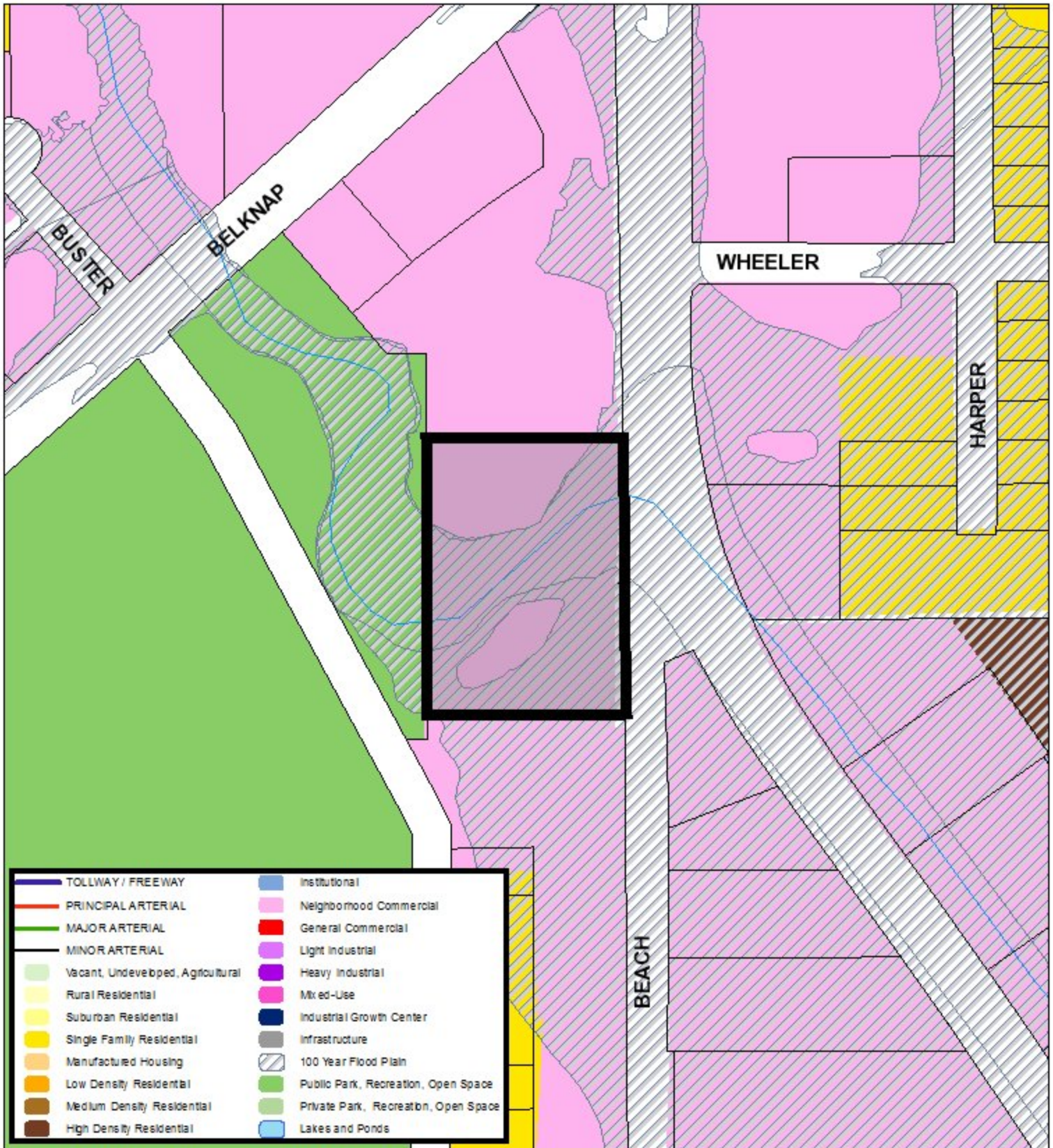
EXTERIOR ELEVATIONS

A3.1

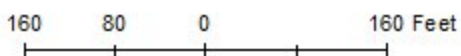
Area Map



Future Land Use



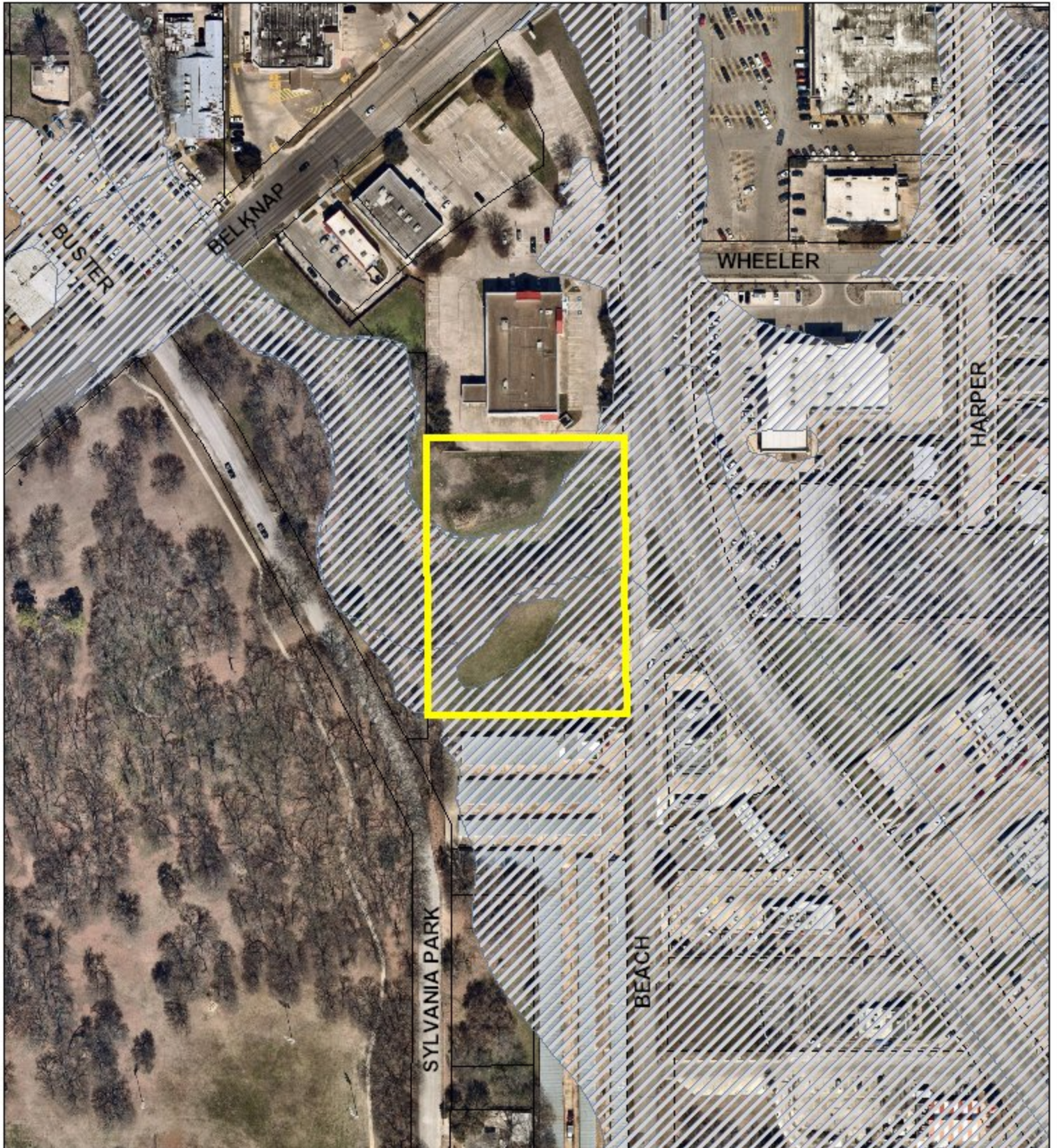
160 80 0 160 Feet



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 Staff Report

Date: April 13, 2022

Case Number: ZC-22-028

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Boral Roofing LLC / Huber Mendoza & Maritza Valle

Site Location: 3001 & 3015 Fisher Avenue

Acreage: 4.82 acres

Request

Proposed Use: Semi Truck / Trailer Parking

Request: From: “ER” Neighborhood Commercial Restricted

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. 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 purchasing the property from the current owners, Boral Roofing, who used the site for outside storage. The applicant is intending to operate a semi truck & trailer parking area on this site, which is just under 5 acres total. The applicant has stated their intent to construct a building on the site in conjunction with this request. A general layout was requested by City staff on February 28th, but was never provided. Please note that for industrial rezoning applications, a site plan or layout is *not* required, however if provided, this can give staff and elected & appointed officials insight into how the property is intended to be set up and operated.

The applicant has stated that in the future they may be interested in pursuing truck repair on the site. Staff has notified them that this is acceptable only if the rezoning request to “I” is approved, and even then, the truck repair component would need to be contained within a building rather than out in the open. However, for the immediate future they are simply intending to park semi trucks and trailers on the site.

Surrounding Zoning and Land Uses

North “I” Light Industrial / railroad & food bank
East “I” Light Industrial / vacant industrial & commercial
South “I” Light Industrial / manufacturing
“A-5” One Family / residential
West “A-5” One Family / undeveloped

Recent Zoning History

- ZC-19-057, City-initiated rezoning case protects much of the property zoned two-family but constructed as single family homes, addresses potential growth along the river, and reduces the intensity of the industrial zoning districts while retaining districts that allow and support the existing industrial uses.

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were emailed on March 31, 2022:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

It is staff's opinion that this rezoning request is sensible in light of the existing industrial developments on two sides of the subject property, as well as the proximity to the railroad line immediately to the north. Combined with the fact that this site has been zoned commercially, the outside storage which has occurred on the property since at least 2000 is of a quasi-industrial nature, meaning the new proposed use will not be dramatically out of character.

The applicant has been notified of the development standards in industrial zones, including but is not limited to:

- Parking requirements are 1 space per 500 square feet or 1 space per three employees, whichever is greater.
- Landscape requirements are generally 4% of the Site area or 30 feet depth along all public rights-of-way.
- Front setbacks are 20 feet off the front property line.
- No storage, parking, or buildings can be placed in the setbacks.

Considering the industrial nature of the surroundings at least two sides of the subject property, as well as the development standards for industrial properties, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as future Light Industrial on the Future Land Use Map. This explicitly covers “transportation related uses” as one of the acceptable land use definitions. The proposed rezoning **is consistent** with the Comprehensive Plan.

Economic Development Plan

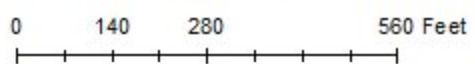
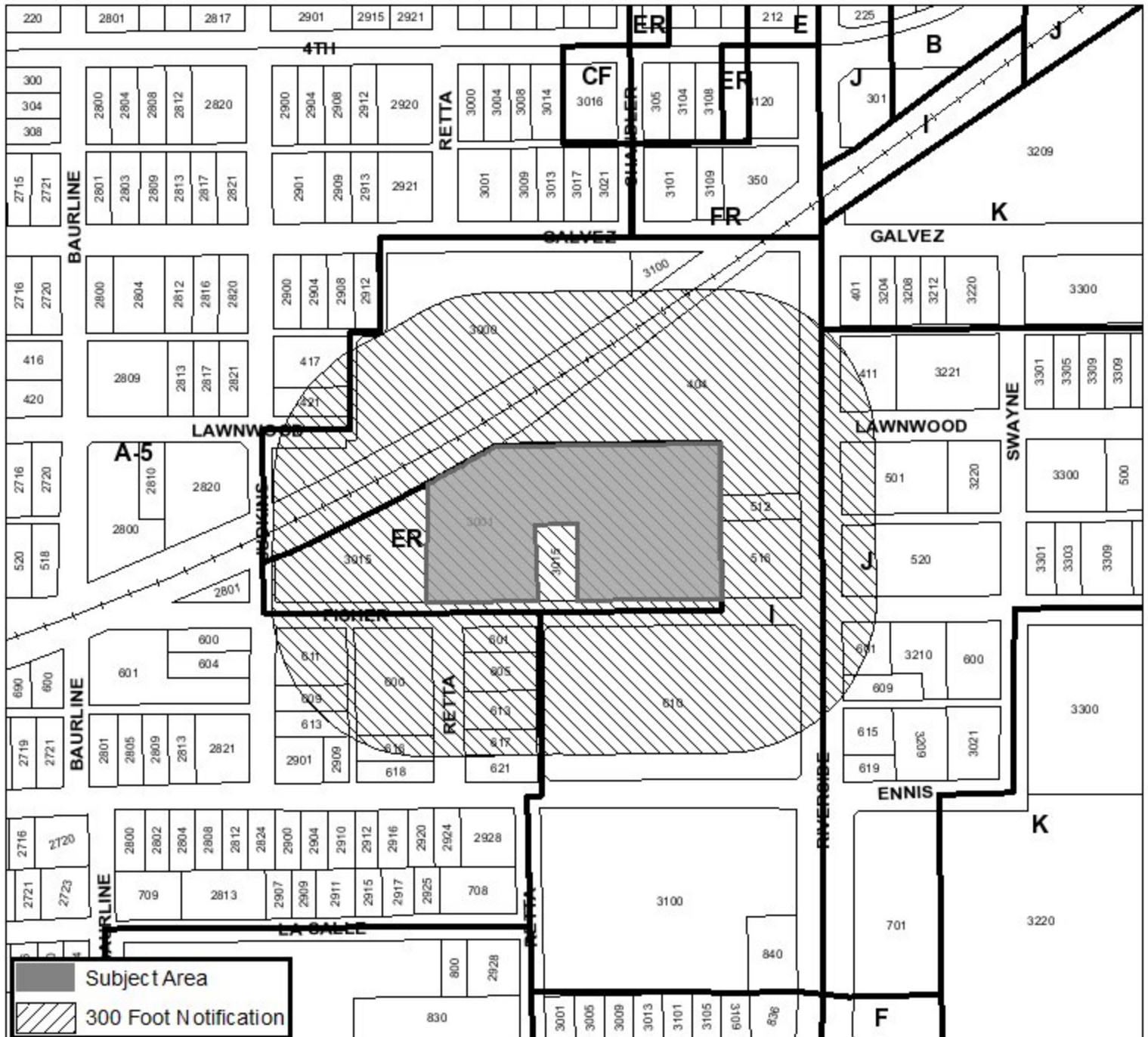
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The most recent update to this plan was approved by the City Council in January 2022. According to this document, Transportation & Logistics made up a larger share of local employment (6%) than the national average (1.4%). This sector is seen as a growth industry, and the truck parking as proposed helps contribute to the distribution and mobility networks in the North Texas region, strengthening the City's position as a key hub for logistics.



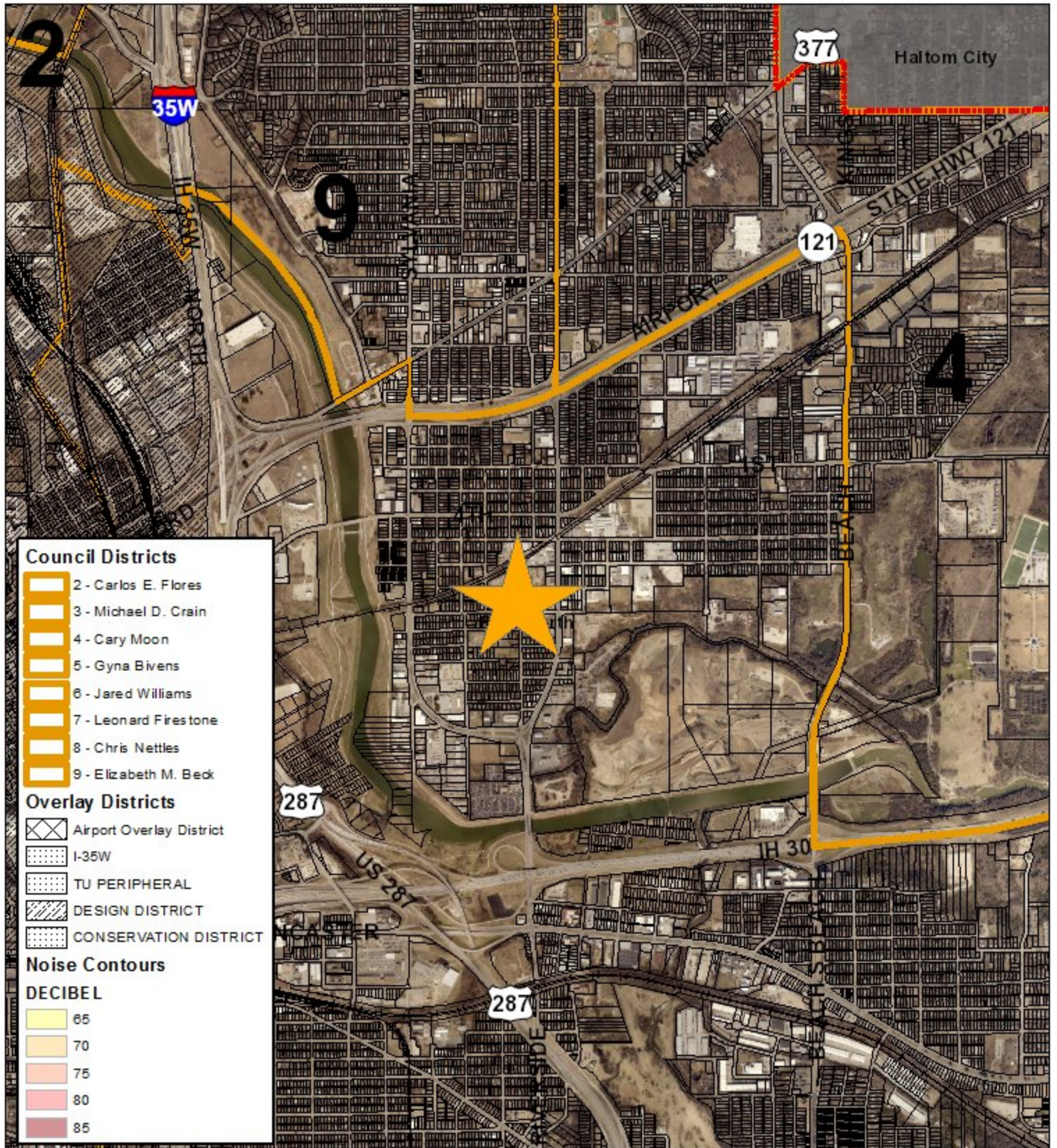
ZC-22-028

Area Zoning Map









Applicant: Boral Roofing LLC
 Address: 3001 Fisher Avenue
 Zoning From: ER
 Zoning To: J
 Acres: 3.60362264
 Mapsco: 63Z
 Sector/District: Northeast
 Commission Date: 3/9/2022
 Contact: 817-392-8043








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

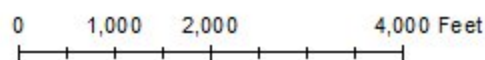
Overlay Districts

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

Noise Contours

DECIBEL

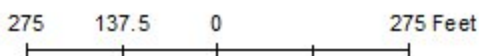
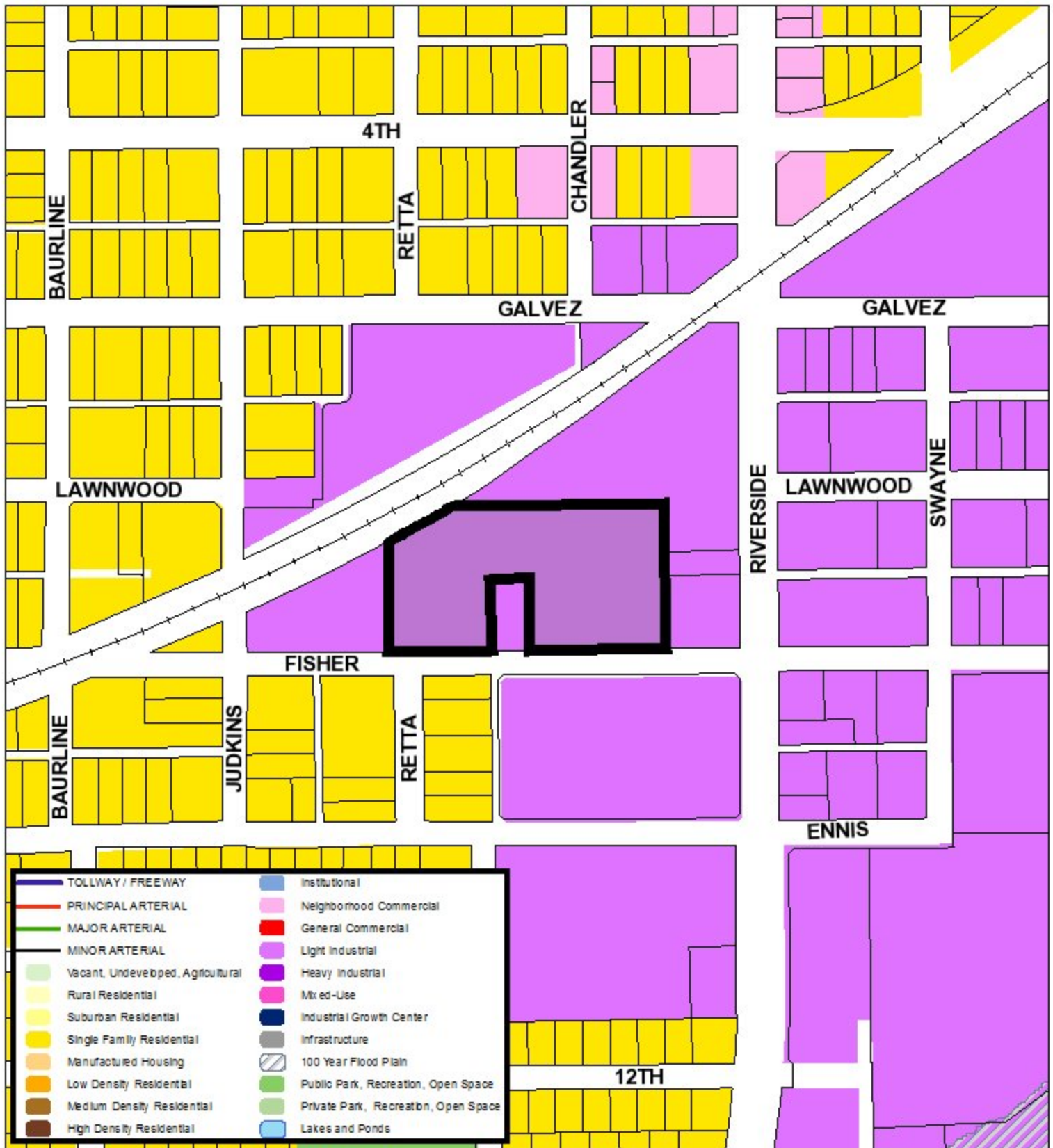
-  65
-  70
-  75
-  80
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ZC-22-028

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-22-028

Aerial Photo Map



0 175 350 700 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-013

Council District: 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Brewer & Hale, LLC / Darin Norman, Urbanworth LLC

Site Location: 1050 Forest Park Boulevard

Acreage: 0.29 acres

Request

Proposed Use: Mixed-Use residential and commercial in existing building

Request: From: “E” Neighborhood Commercial

To: “PD/MU-1” Planned Development Low Intensity Mixed-Use for all uses in “MU-1” excluding ambulance dispatch station, mortuary, and golf course, with a development standard to not require street trees along Forest Park Boulevard, a development standard to allow 12 parking spaces, and site plan waiver requested

Recommendation

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

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

Urban Design Commission Recommendation: **Approval**

Staff Recommendation: **Approval**

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1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [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 project area is an approximately quarter-acre northern portion of a lot located in the southwest corner of Rosedale Street and Forest Park Boulevard. This corner is a prominent corner and gateway into the medical district; it is part of an official Scenic Corridor along Rosedale Street. The site is also adjacent to the Historical Mistletoe Heights neighborhood.

The site is currently zoned “E” Neighborhood Commercial, but the applicant seeks to rezone to a Planned Development “PD” with a base of “MU-1” Low Intensity Mixed-Use, removing the uses of ambulance dispatch station, mortuary, and golf course, with a development standard to not require street trees along Forest Park Boulevard, a development standard to allow 12 parking spaces, and site plan waiver requested

The site has an existing building, which previously served as office use but is currently vacant. The applicant is proposing to add a residential use to the upper floors of the building, which is not allowed in “E” Neighborhood Commercial. Because the site is developed there are a few items the site does not comply with for the MU-1 Ordinance. The applicant is therefore requesting altered development standards for the items not in compliance.

Planned Developments based on “MU” must first have the development standards reviewed by the Urban Design Commission (UDC). This case went before the Urban Design Commission (UDC) on March 17 and received a recommendation of approval.

In application documents, the applicant wrote the following:

The project is an adaptive re-use of an existing 3-story building currently zoned E Commercial. A zoning amendment application ZC-22-013 was submitted on 1/24/22 requesting MU-1 zoning. This would be a mixed-use project with commercial/retail at the ground level and multifamily units on the two stories above. The existing site cannot accommodate sufficient parking for the permissible uses in the existing E zoning category for common uses such as restaurant and office given the square footage of the existing structure that was constructed in 1983. That is also true of the proposed MU-1 uses. At approximately 7'-0" wide, the existing streetside between Forest Park Blvd travel lanes and the eastern property line is insufficient to accommodate both street trees and the minimum sidewalk width of 5'-0". By the MU-1 ordinance, re-use of existing structures requires the planting of street trees. For these reasons, we are requesting waivers from the parking and street-tree requirements for MU-1.

Requested Street Trees Development Standard

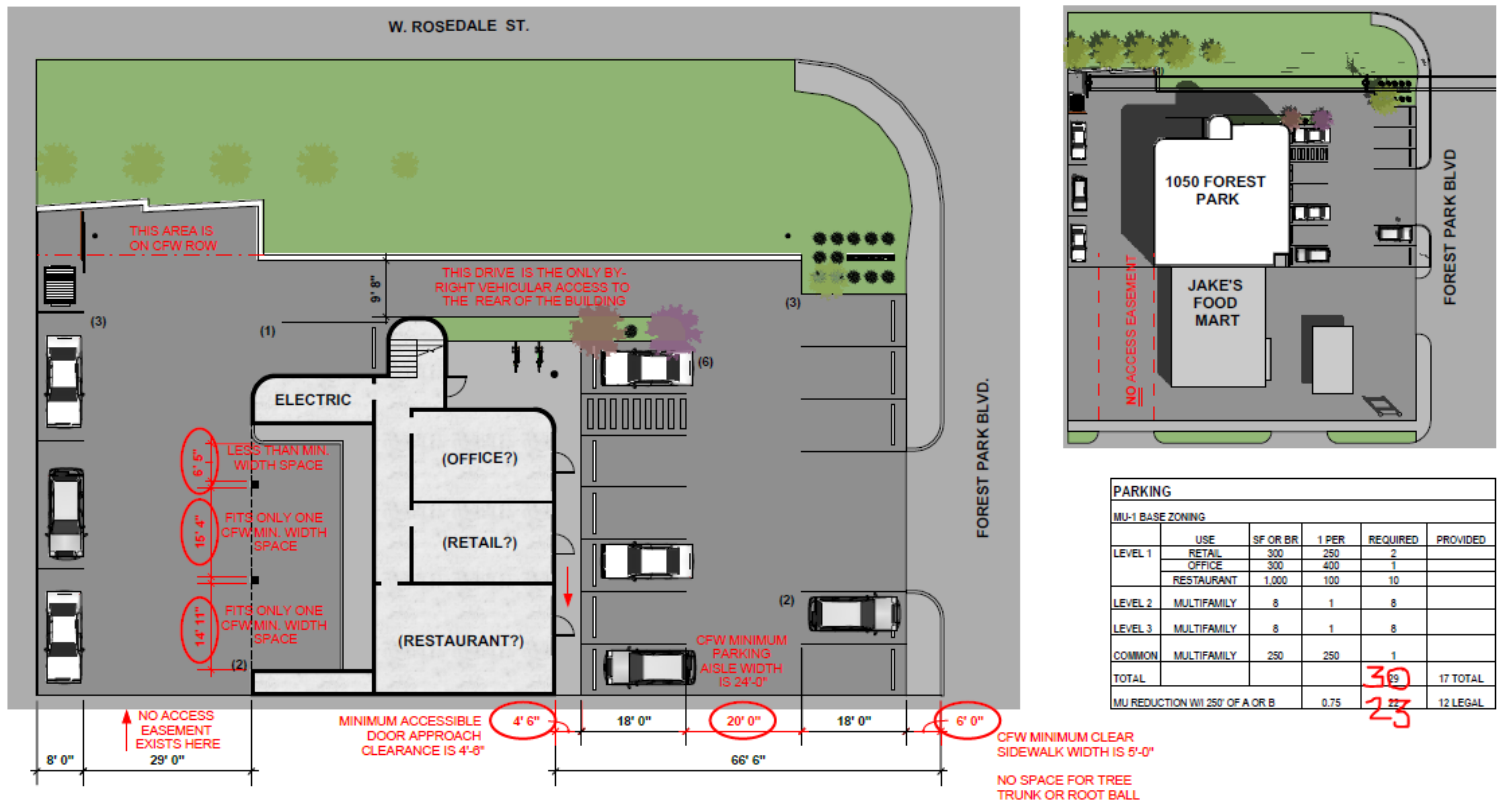
The “MU-1” Ordinance requires street trees to be planted along all public right-of-way. This is a corner lot with Rosedale Street to the north and Forest Park Boulevard to the east. The applicant is requesting a development standard to not require street trees along the eastern property line along Forest Park Boulevard; Street trees will still be required along Rosedale Street.

Staff is supportive of this request as there is not room to plant street trees in the ROW along Forest Park Boulevard. The existing sidewalk abuts the existing pavement of the parking lot.

Requested Parking Development Standard

Residential parking is always required in “MU-1” zoning; commercial parking would be required at this site, as it is within 250 feet of one- or two-family zoning. Based on the proposed number of bedrooms and combination of commercial uses, as shown in the table, 23 parking spaces are required. The site does not provide the required parking. The applicant is requesting a development standard that only 12 spaces be required.

The site plan below, submitted for the UDC hearing as a conceptual parking plan by the applicant, shows 17 spaces provided. Only 12 of the parking spots can be counted towards the required parking. Five (5) parking spots along Forest Park Boulevard are not able to be counted since the drive aisle width is 20 feet, which is four (4) feet less than the required minimum width.



Requested Site Plan Waiver

Planned Developments typically require a site plan to be approved by the Zoning Commission and City Council; however, applicants forming a PD can request to waive the site plan. Staff is supportive of a waiver to the site plan submittal for this PD. The site is already developed and will not be changing the footprint of the building or paving, so a site plan would not be providing additional helpful information or tying the site to a specific pre-approved design, as it already exists as is. In requiring a site plan, a change to the site of greater than 5% would require the revision to go back through the entire public hearing process. In waiving the site plan, this allows any future development to redevelop the site by adhering to the current MU-1 code, with the exception of the development standards, without having to go back through the public hearing process.

Surrounding Zoning and Land Uses

- North "G" Intensive Commercial (across Rosedale) / Office
- East "A-5/HC" One-Family, Historic Mistletoe Heights / Single-Family Residential
- South "E" Neighborhood Commercial / Convenience store with gas pumps
- West "A-5/HC" One-Family, Historic Mistletoe Heights / Single-Family Residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant wishes to renovate the existing commercial building to convert the second and third floors to apartments, while using the first floor for commercial use such as retail, office, and restaurant. The building previously was a commercial use, but is currently vacant. The southern half of the lot is a convenience store with gas pumps. The site is surrounded on three (3) sides by residential homes in the Historic Mistletoe Heights Neighborhood. Across Rosedale Street are commercial uses.

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

Comprehensive Plan Consistency – TCU/Westcliff

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “MU-1” zoning as an appropriate type in the Neighborhood Commercial designation of Future Land Use.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE 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, All Commercial, 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:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

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

Economic Development Plan

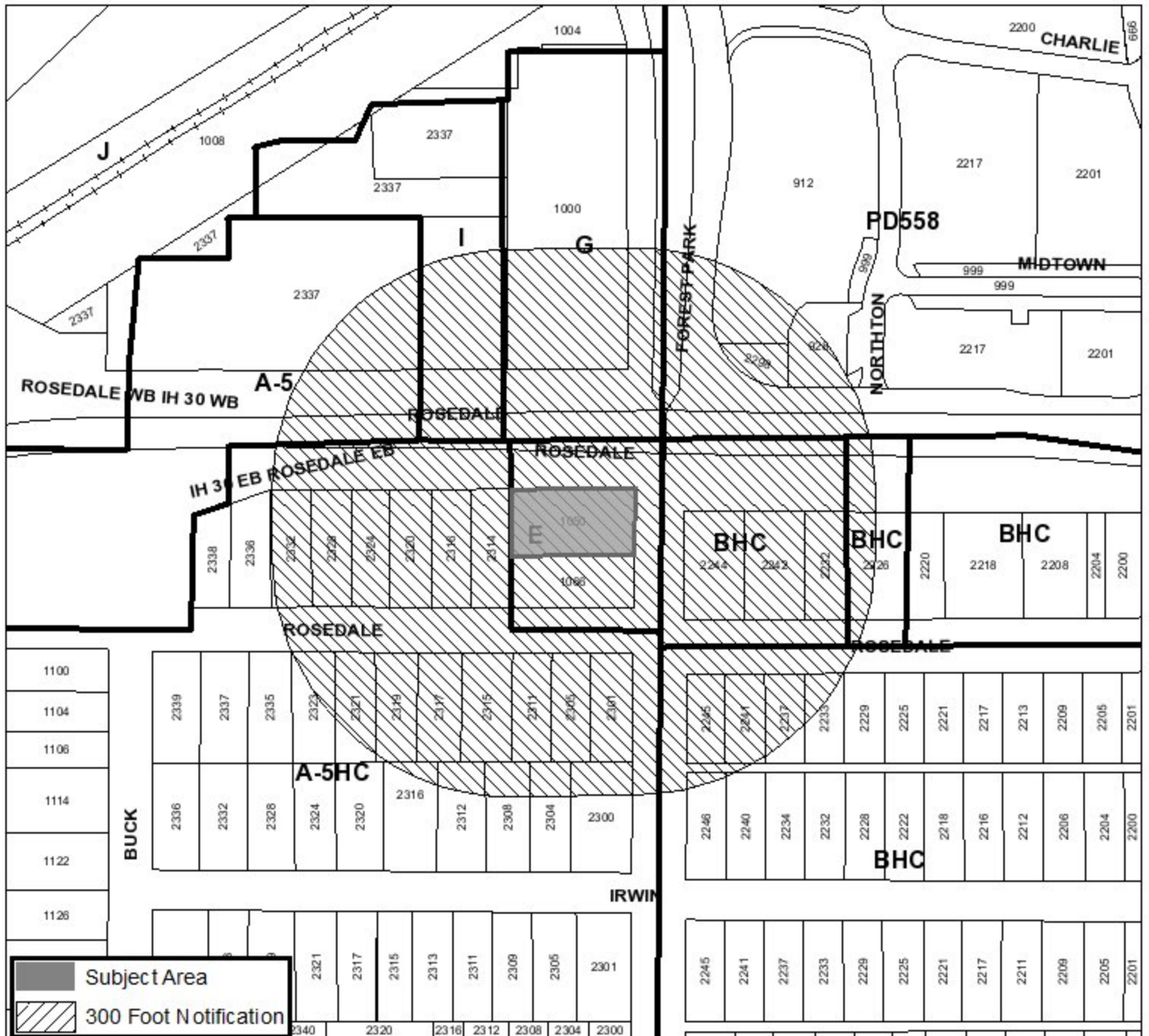
The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:



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.

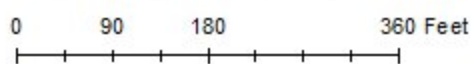


Area Zoning Map

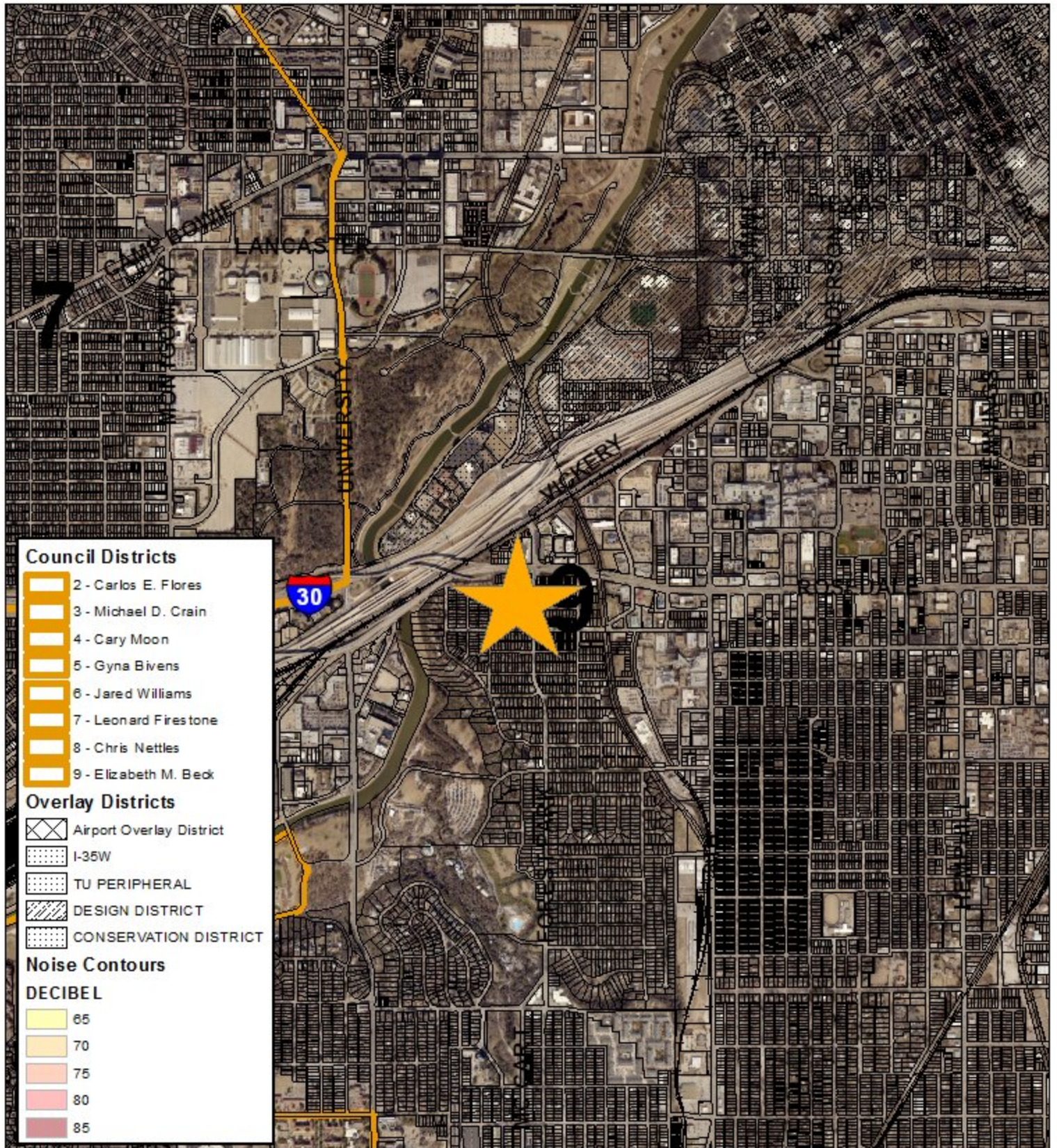
Applicant: Brewer & Hale, LLC
 Address: 1050 Forest Park Boulevard
 Zoning From: E
 Zoning To: PD for MU-1 uses with development waivers and site plan waived
 Acres: 0.29057402
 Mapsco: 76K
 Sector/District: TCU/W.cliff
 Commission Date: 3/9/2022
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification



Area Map



Council Districts

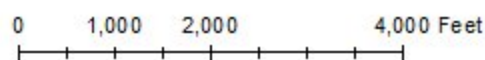
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

Overlay Districts

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

Noise Contours

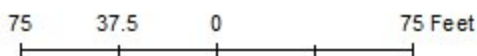
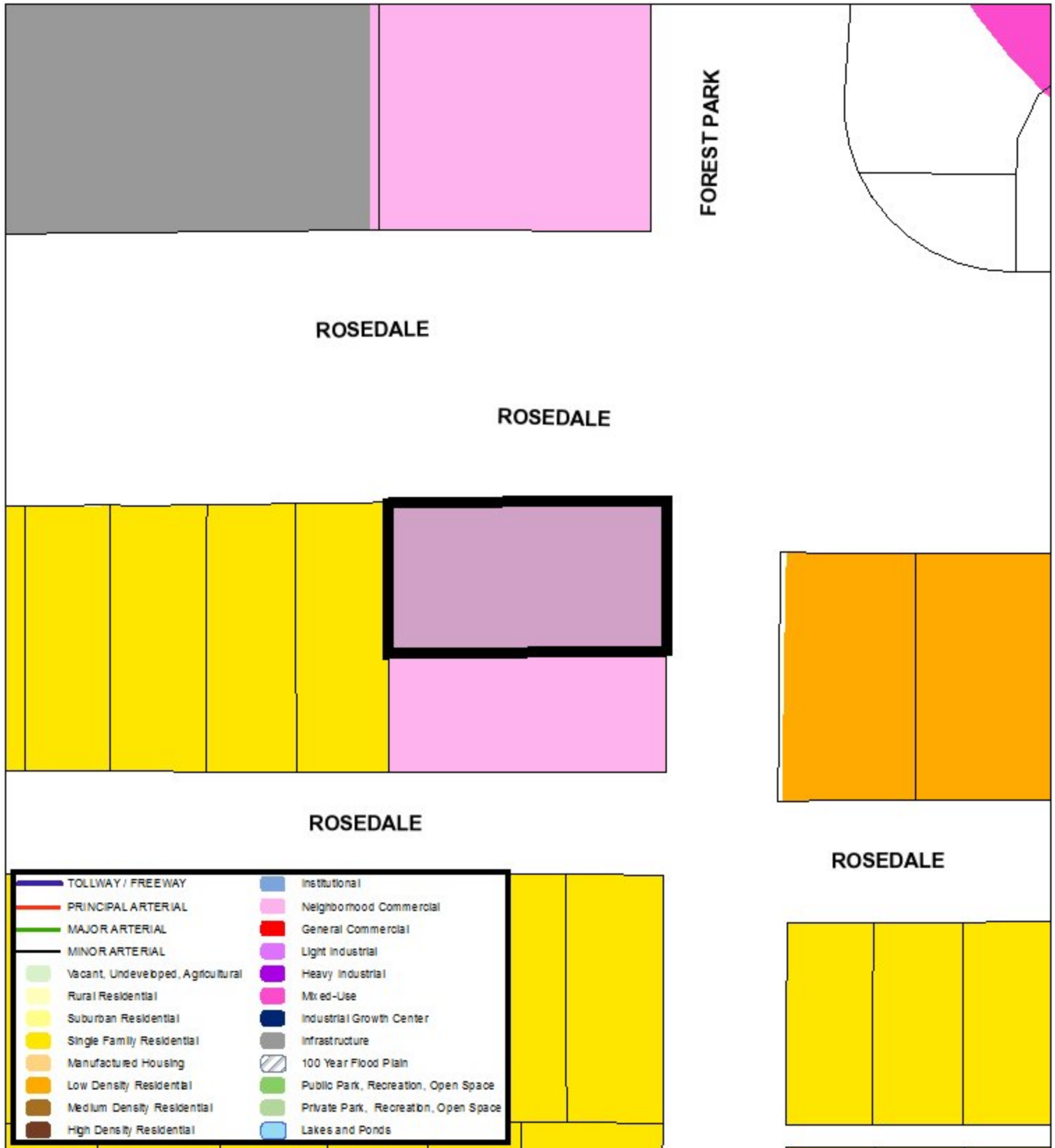
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ZC-22-013

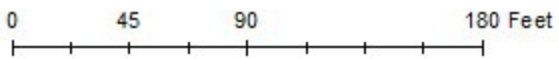
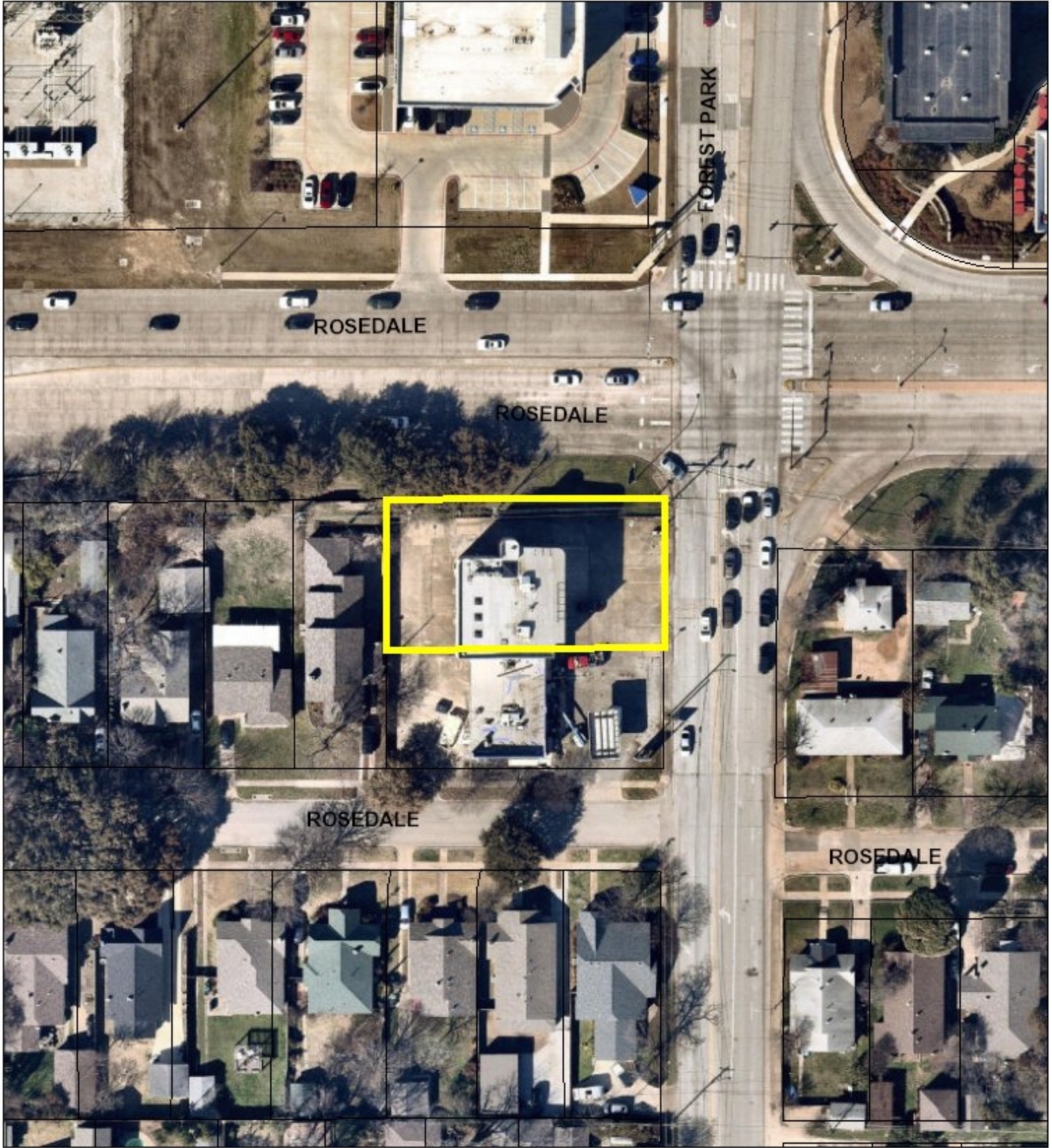
Future Land Use



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





Zoning Staff Report

Date: April 13, 2022

Case Number: SP-22-004

Council District: 6

Site Plan

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Revenue Avenue LLC

Site Location: 5216 Sycamore School Road

Acreage: 0.74 acres

Request

Proposed Use: Drive-Thru Restaurant

Companion Case: ZC-02-270

Request: From: "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor

To: Submit required site plan for a drive-thru restaurant

Recommendation

Staff Recommendation: **Approval**

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4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located northeast of the intersection of Summer Creek Drive and Sycamore School Road. The current zoning of this site is Planned Development PD 246, which was approved in 2002 to allow all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan required. Although the zoning was approved in 2002, commercial development within the PD area has only begun in the last five years. The applicant is now submitting the required site plan for 5216 Sycamore School Road to allow development of a new drive-thru restaurant.

The site plan depicts a 3,600 square foot restaurant building with a drive-thru lane and two small patio areas. The site will take access from Canyon Park Drive, a named easement, and 42 off-street parking spaces are being provided to meet minimum ordinance requirements. The site plan complies with all requirements for “E” Neighborhood Commercial zoning and no waivers or specific development standards are being requested.

The majority of surrounding lots are also located within PD 246. There is an existing commercial development immediately west of this site that includes a drive-thru coffee shop, restaurant, nail salon, dentist office, and animal clinic. Property to the north is currently vacant but a site plan has been approved for a daycare. Two other site plan requests have been submitted and are currently under review – one for a drive-thru restaurant (SP-22-005) and another for general and medical offices (SP-22-006).

Property to the west is zoned “A-5” One-Family and is developed with single-family dwellings. A five-foot wide landscaped bufferyard and 20-foot supplemental building setback is required along the property line adjacent to the residential zoning. There is an existing stone retaining wall and landscaped area in place along this property line due to the difference in elevation between the subject property and the residential lots. A wood privacy fence is also in place along the rear of the residential lots, providing additional buffering from the proposed commercial development.

Surrounding Zoning and Land Uses

North PD 246 / vacant

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

South PD 246 / vacant

West PD 246 / commercial building with office, retail, and restaurant uses

Recent Zoning History

- ZC-02-270: Established PD 246 for all uses in “E” Neighborhood Commercial excluding tattoo and massage parlor; site plan required.
- Site plan cases for properties within Planned Development PD 246:
 - SP-17-017: retail center (5228 Sycamore School Road)
 - SP-18-012 / SP-20-008: daycare (7345 Canyon Park Drive)
 - SP-21-011: drive-thru restaurant (7621 Summer Creek Drive)
 - SP-22-005: proposed drive-thru restaurant (7601 Summer Creek Drive)
 - SP-22-006: proposed office buildings (7309 Canyon Park Drive)

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
Ridgeview Estates HOA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	Hulen Heights HOA
Summer Creek HA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

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

Fort Worth Fire Department

FYI COMMENTS:

- The 24' fire lane is named as Canyon Park Drive.
- Access is provided from Canyon Park Drive. IFC 2021/Amendments Ordinance #25388-03-2022 Section 503
- An existing hydrant along Canyon Park Drive provided building hose lay. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants
- IFC 2021/Amendments states hose lay must be no more than 150 from a hydrant to the FDC for sprinkler systems. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1
- Minimum fire lane width is 20' and is only required for building hose lay or access. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 503.2.1

General information:

- 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 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

(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.)





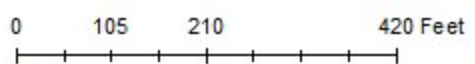
SP-22-004

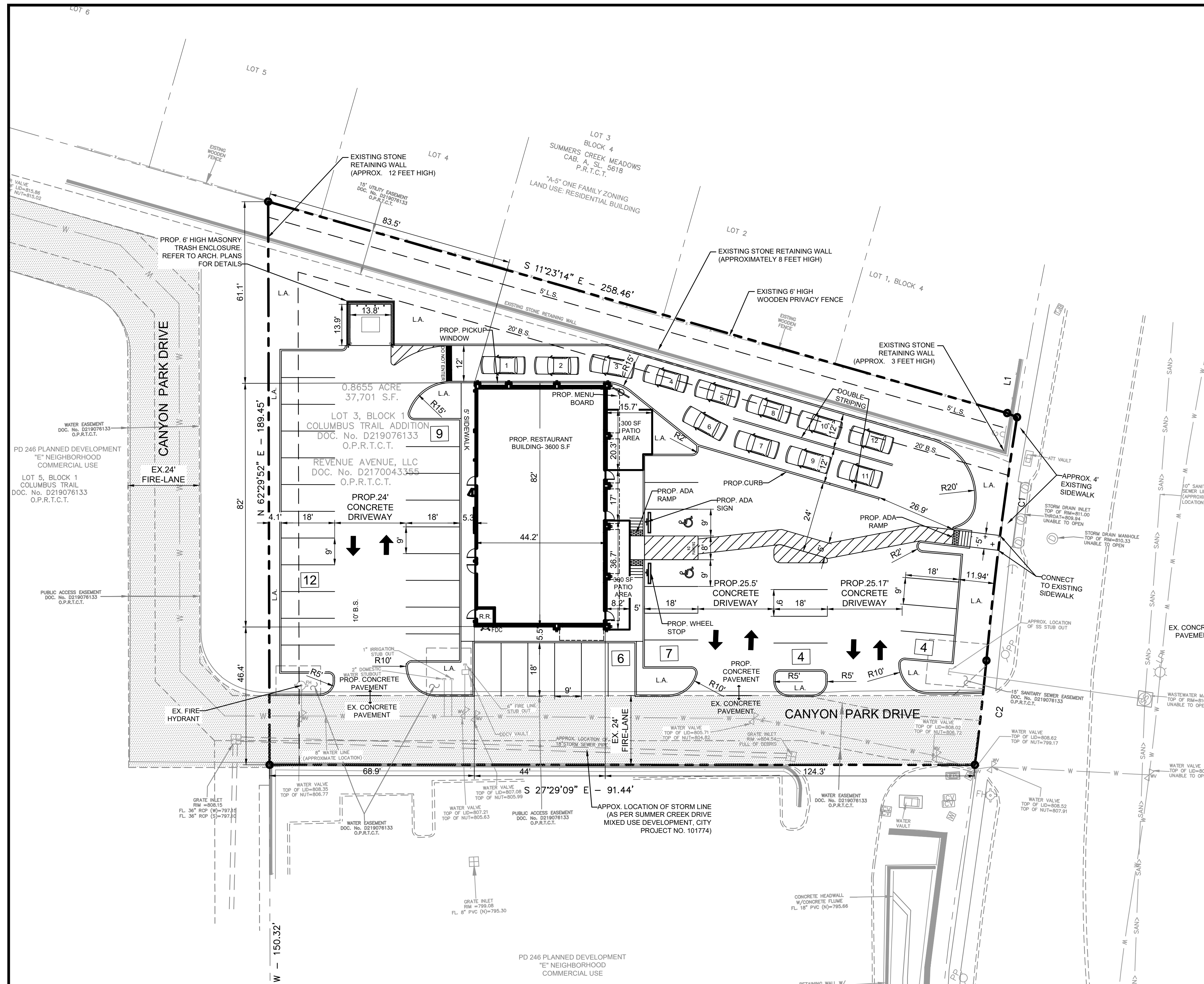
Area Zoning Map

Applicant: Revenue Avenue LLC
 Address: 5216 Sycamore School Road
 Zoning From: PD 246 for E uses
 Zoning To: Site plan for drive-through restaurant
 Acres: 0.73641015
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 4/13/2022
 Contact: 817-392-2495



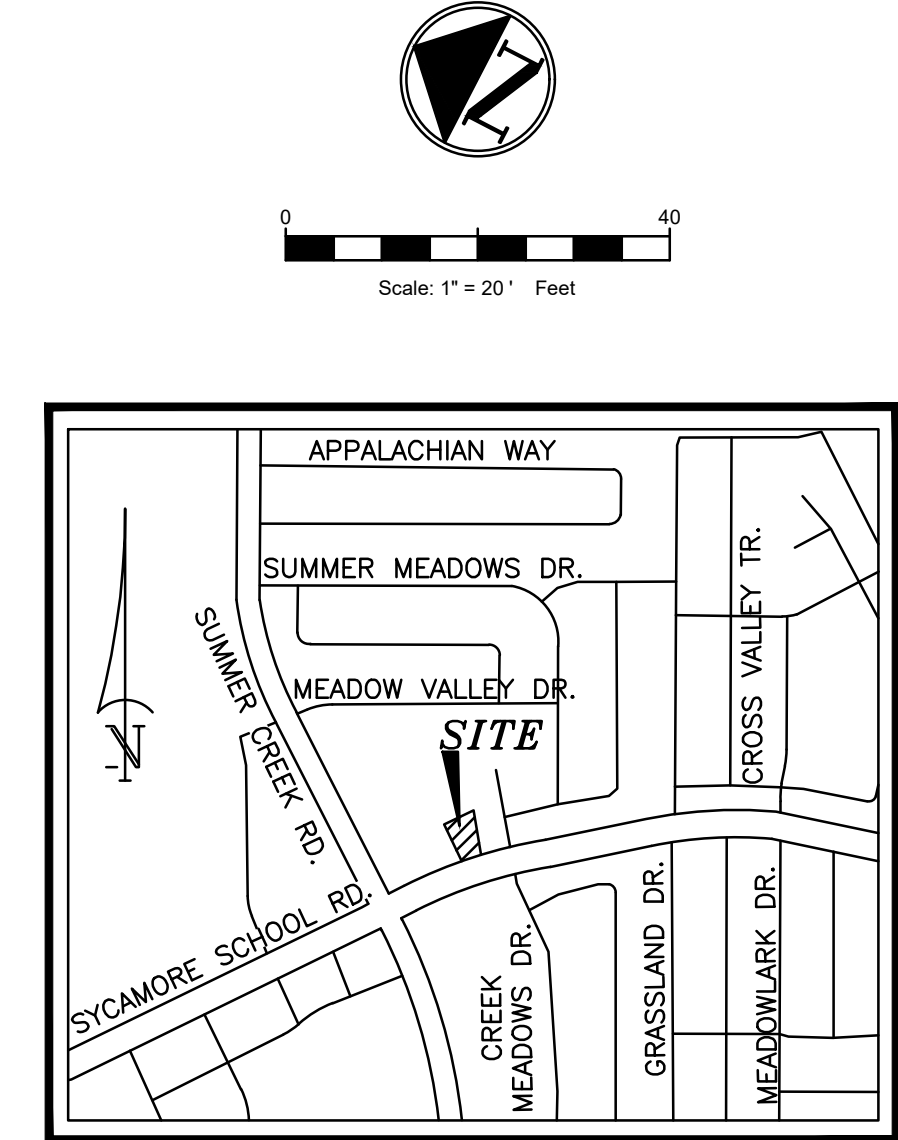
 Subject Area
 300 Foot Notification





EXISTING LEGEND

—	BOUNDARY LINE	⊙	TELEPHONE MANHOLE
- - -	ADJOINER BOUNDARY LINE	⊙/P	STORM MAN HOLE
- - -	EASEMENT LINE (AS NOTED)	⊙/PP	LIGHT POLE
— W —	WATER LINE	⊙/PP	POWER POLE
— SS —	SANITARY SEWER LINE	⊙/PP	BENCH MARK
—	STORM DRAIN LINE (AS NOTED)	(CM)	CONTROL MONUMENT
—	OVERHEAD ELECTRIC LINE	⊙/CO	SANITARY SEWER CLEANOUT
—	SET IRON ROD (AS NOTED)	⊙/CO	TRAFFIC SIGNAL CONTROL BOX
—	FOUND IRON ROD (AS NOTED)	⊙/CO	MAILBOX
—	"X" CUT FOUND	⊙/CO	NOT TO SCALE
—	"X" CUT SET	⊙/CO	OFFICIAL PUBLIC RECORDS
—	GAS VALVE	⊙/CO	TARRANT COUNTY, TEXAS
—	FIRE HYDRANT	⊙/CO	EASEMENT ENCROACHMENT
—	SANITARY SEWER MAN HOLE	⊙/CO	DOC No. D219165299
—	WATER VALVE	⊙/CO	O.P.R.T.C.T.
—	TRAFFIC SIGNAL BOX	⊙/CO	DEED RECORDS
—	WATER METER	⊙/CO	TARRANT COUNTY, TEXAS
—	ELECTRIC PEDESTAL	⊙/CO	UNDERGROUND UTILITIES (SUE)



BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1260'	82.53'	03°45'09"	S 69°48'54" W	82.51'
C2	990'	32.27'	02°14'47"	S 68°57'43" W	32.27'

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 04°43'13" E	3.62'

SITE LEGEND

CONCRETE CURB	
STRIPING	
PARKING SPACES	
HANDICAP LOGO	
WHEEL STOPS	
HANDICAP SIGN	
RAMP	
DUMPSTER	
MENU BOARD	
TRAFFIC ARROW	
BUILDING SETBACK	
LANDSCAPE SETBACK	
LANDSCAPE AREA	

SITE DATA SUMMARY

NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
PROPOSED ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	RESTAURANT
NET ACREAGE	0.8655 ACRES OR 37,701 S.F.
PROPOSED BUILDING AREA	3600 S.F.
PROPOSED PATIO AREA	600 S.F.
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	9.5%
FLOOR AREA RATIO	0.095
PARKING REQUIREMENT	1 SPACE PER 100 G.F.A.
REQUIRED PARKING	42
PROVIDED PARKING	42
REQUIRED HANDICAP PARKING	2
PROVIDED HANDICAP PARKING	2

FLOOD NOTES:

THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0295K, DATED 09-25-2009. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAND DESCRIPTION

BEING ALL OF LOT 3, BLOCK 1, COLUMBUS TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN VAN LENT SURVEY, ABSTRACT NO. 1871 ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. D219076133, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AS CONVEYED TO REVENUE AVENUE AND RECORDED IN

- ### BENCHMARKS:
- SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, APPROXIMATELY ±300' NORTHEAST FROM THE INTERSECTION OF SYCAMORE SCHOOL ROAD AND EAST SUBDIVISION ENTRANCE DRIVE, ± 21' SOUTH FROM THE SAID DRIVEWAY AND AT THE CORNER OF STORM DRAIN INLET. ELEVATION = 801.22'
 - SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, APPROXIMATELY ±460' NORTHWEST FROM THE INTERSECTION OF SYCAMORE SCHOOL ROAD AND GRANDBURY ROAD, ± 53' NORTHEAST FROM THE NORTH RIGHT-OF-WAY GRANDBURY ROAD, AND APPROXIMATELY ± 21' SOUTHEAST DIRECTION OF A SANITARY SEWER MANHOLE. ELEVATION = 810.00'

- ### 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 RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

- ### GENERAL NOTES:
- ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
 - PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
 - THE PROPOSED BUILDING WILL COMPLY "PD" ARCHITECTURAL STANDARDS.
 - THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.
 - ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 ANDREW YEOH 469-213-2804 AYEOH@TRIANGLE-ENGR.COM	OWNER THE REVENUE AVE. LLC 100 DECKER CT., SUITE 197 IRVING, TEXAS 75062 KEVIN AFKAMI 469-363-3222 KEVIN@TENANTREADVISORS.COM
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 MARK NACE 469-784-9321 MARKNACE@TRAVERSELANDSURVEYING.COM	LANDSCAPE ARCHITECT GREEN SPOT STUDIO 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM



NO.	DATE	DESCRIPTION	BY
1	03/07/2022	1st CITY SUBMITTAL	AY
2	04/07/2022	2nd CITY SUBMITTAL	AY
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DIRECTOR OF DEVELOPMENT SERVICES DATE

SITE PLAN

0.8655 AC. LOT 3, BLOCK 1
COLUMBUS TRAIL ADDITION
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS 76123

ZONING CASE No. SP-22-004

SITE PLAN RESTAURANT

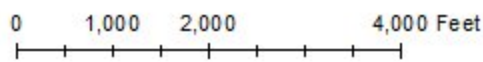
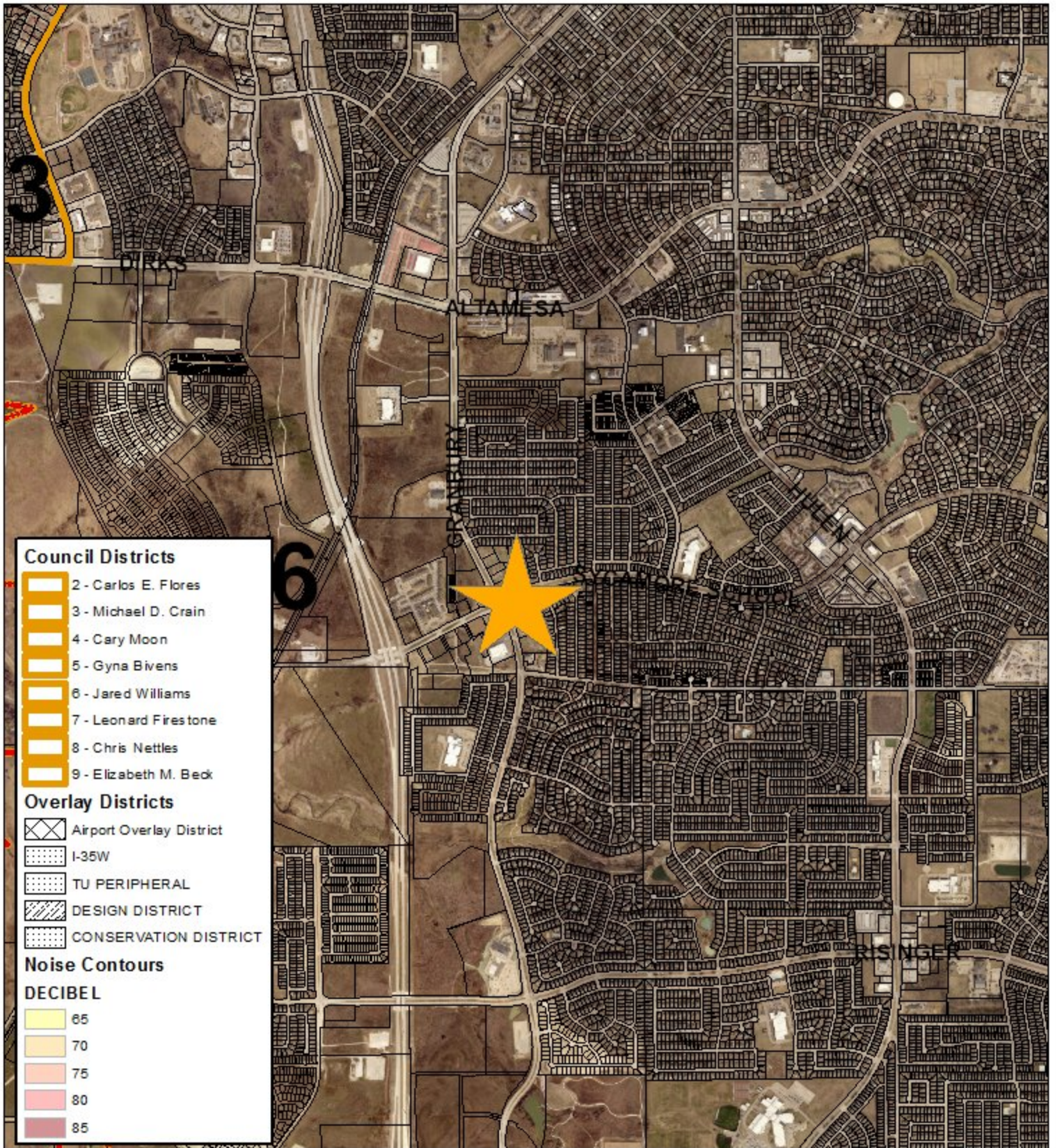
5215 SYCAMORE SCHOOL
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS 76123

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

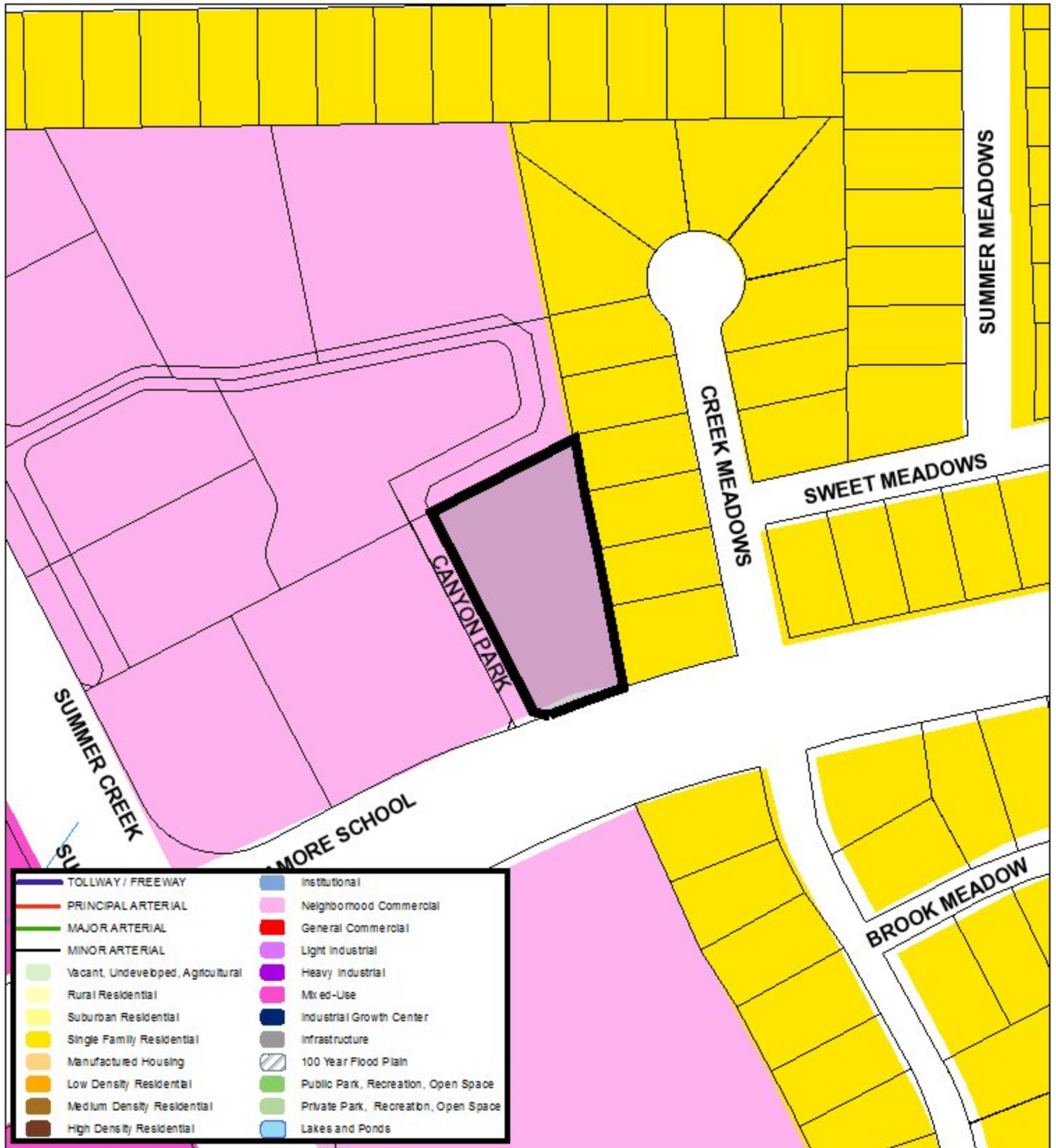
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	04/07/22	SCALE BAR	021-22	C-3.0

TX. P.E. FIRM #11525


Area Map



Future Land Use



130 65 0 130 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 85 170 340 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: SP-22-005

Council District: 6

Site Plan

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Revenue Avenue, LLC

Site Location: 7601 Summer Creek Drive

Acreage: 0.75 acres

Request

Proposed Use: Drive-Thru Restaurant

Companion Case: ZC-02-270

Request: From: “PD 246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor

To: Submit required site plan for a drive-thru restaurant

Recommendation

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

Project Description and Background

The subject property is located northeast of the intersection of Summer Creek Drive and Sycamore School Road. The current zoning of this site is Planned Development PD 246, which was approved in 2002 to allow all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan required. Although the zoning was approved in 2002, commercial development within the PD area has only begun in the last five years. The applicant is now submitting the required site plan for 7601 Summer Creek Drive to allow development of a new drive-thru restaurant.

The site plan depicts a 3,400-square foot restaurant building with a drive-thru lane and a 700-square foot patio space. An existing easement connecting to Summer Creek Drive provides access to this site and surrounding development. 41 off-street parking spaces are being provided to meet minimum ordinance requirements. The site plan complies with all requirements for “E” Neighborhood Commercial zoning and no waivers or specific development standards are being requested.

All immediately surrounding properties are also located within PD 246. There is an existing commercial development to the south of this site that includes a drive-thru coffee shop, restaurant, nail salon, dentist office, and animal clinic. Two other site plan requests within this PD have been submitted and are currently under review – one for a drive-thru restaurant (SP-22-004) and another for general and medical offices (SP-22-006).

Surrounding Zoning and Land Uses

North PD 246 / vacant

East PD 246 / vacant

South PD 246 / retail center; “E” Neighborhood Commercial / drive-thru coffee shop

West PD 823 / apartment complex, convenience store and gas station

Recent Zoning History

- ZC-02-270: Established PD 246 for all uses in “E” Neighborhood Commercial excluding tattoo and massage parlor; site plan required.
- Site plan cases for properties within Planned Development PD 246:
 - SP-17-017: retail center (5228 Sycamore School Road)
 - SP-18-012 / SP-20-008: daycare (7345 Canyon Park Drive)
 - SP-21-011: drive-thru restaurant (7621 Summer Creek Drive)
 - SP-22-004: proposed drive-thru restaurant (5216 Sycamore School Road)
 - SP-22-006: proposed office buildings (7309 Canyon Park Drive)

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
Ridgeview Estates HOA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

- Please update the following items on the site plan:
 - Revise signature block to read “Director of Development Services” instead of “Director of Planning and Development.”
 - Add the zoning case number: SP-22-005.
 - Canyon Park Drive is a named easement. Please label this on the site plan.
 - Correct the zoning labels for surrounding properties to be “PD 246” Planned Development for “E” Neighborhood Commercial Uses.

Transportation

- Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

Fire Department

FYI COMMENTS:

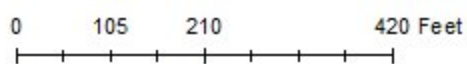
- The 24' fire lane is named as Canyon Park Drive.
- Access is provided from Canyon Park Drive and the 24' Public Access Easement that parallels Summer Creek Drive. IFC 2021/Amendments Ordinance #25388-03-2022 Section 503
- An existing hydrant along Canyon Park Drive provided building hose lay. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants
- IFC 2021/Amendments states hose lay must be no more than 150 from a hydrant to the FDC for sprinkler systems. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1
- Minimum fire lane width is 20' and is only required for building hose lay or access. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 503.2.1

(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.)

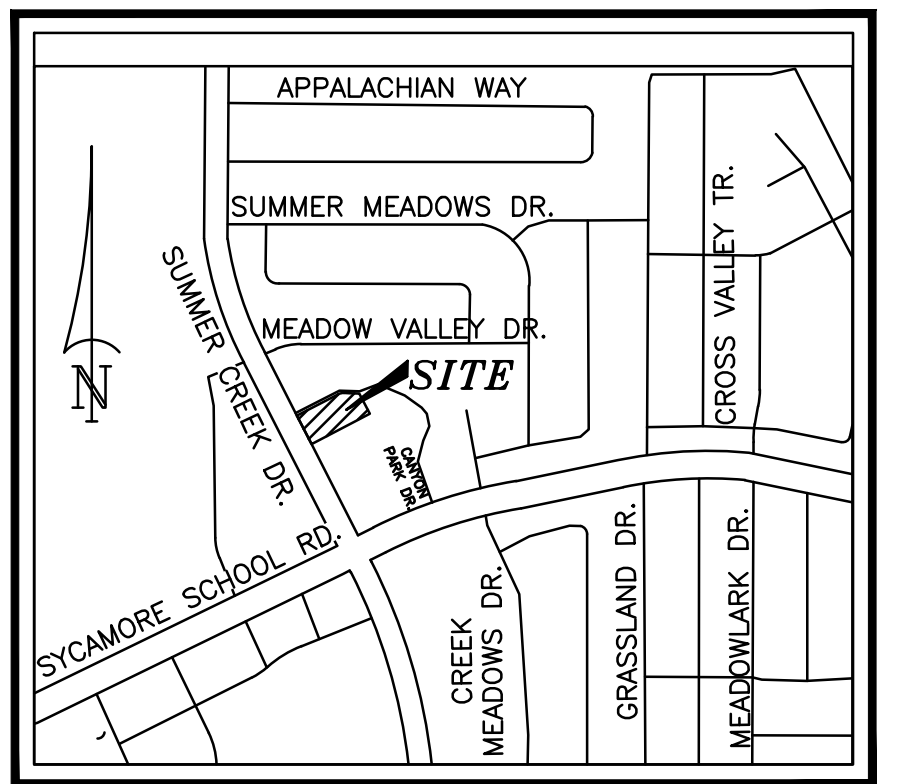
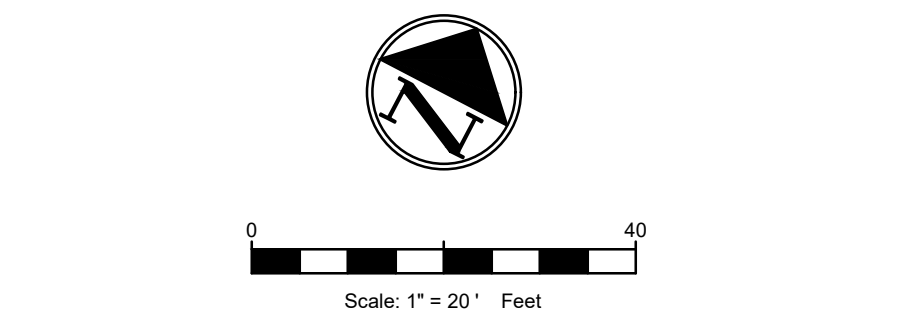
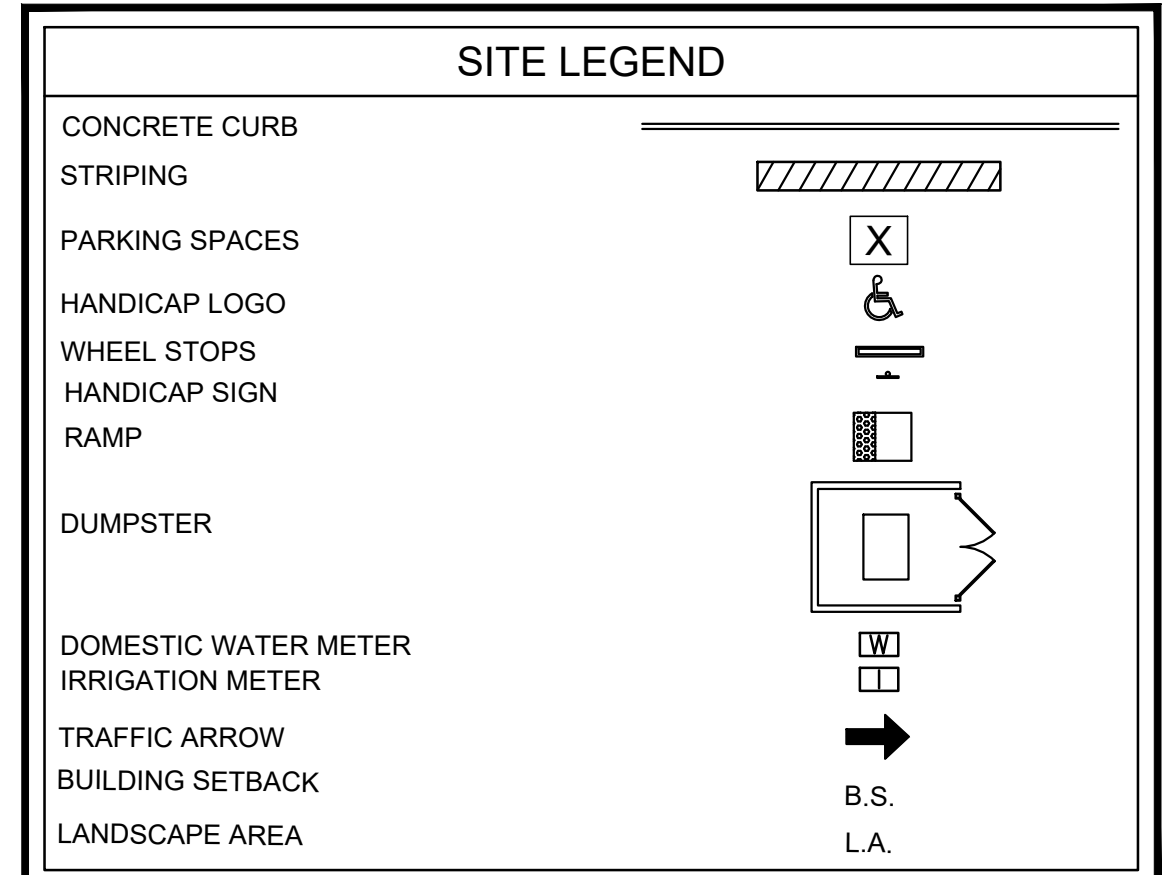
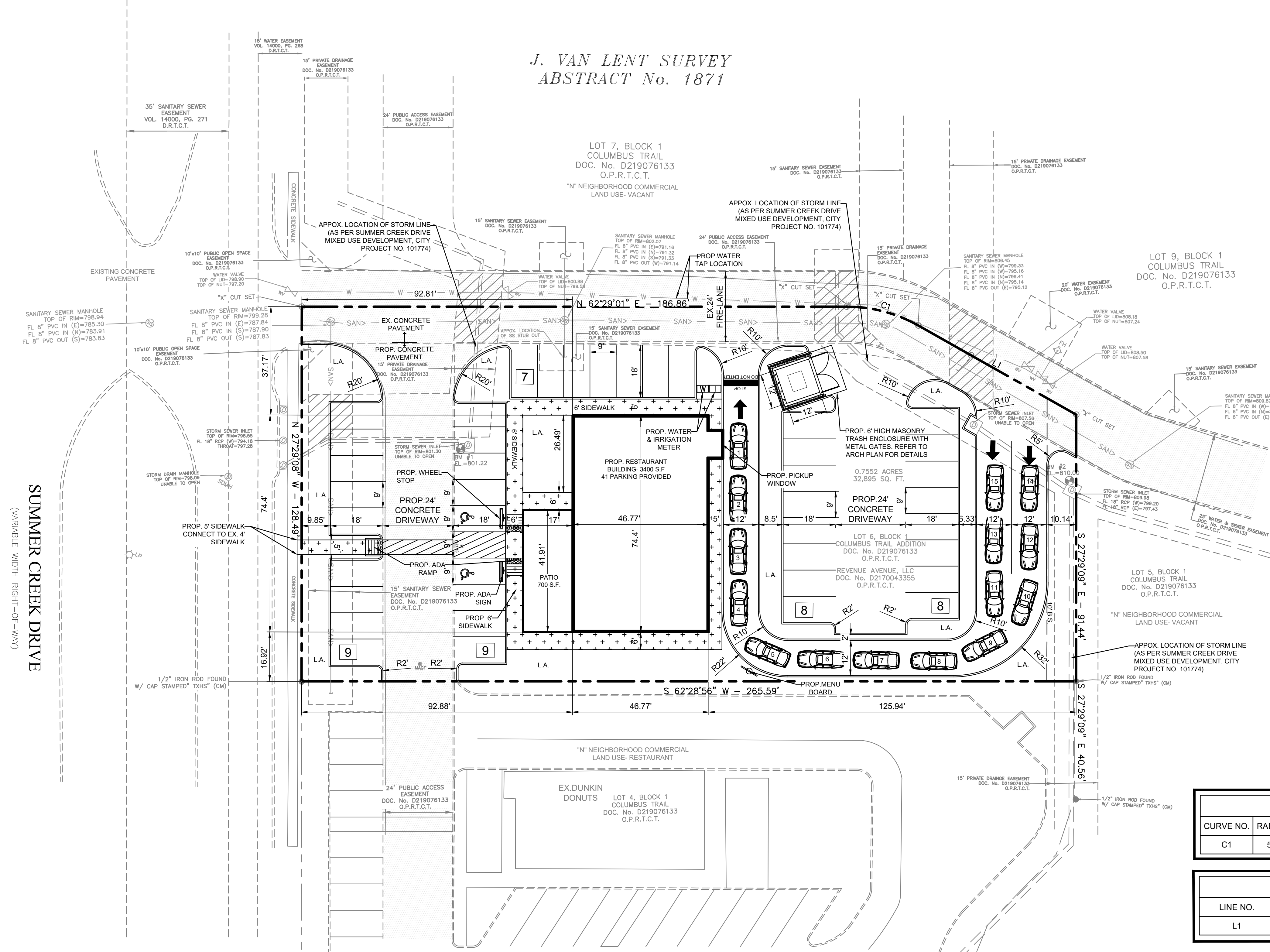


Area Zoning Map

Applicant: Revenue Avenue LLC
 Address: 7601 Summer Creek Drive
 Zoning From: PD 246 for E uses
 Zoning To: Site plan for drive-through restaurant
 Acres: 0.75493038
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 4/13/2022
 Contact: 817-392-2495

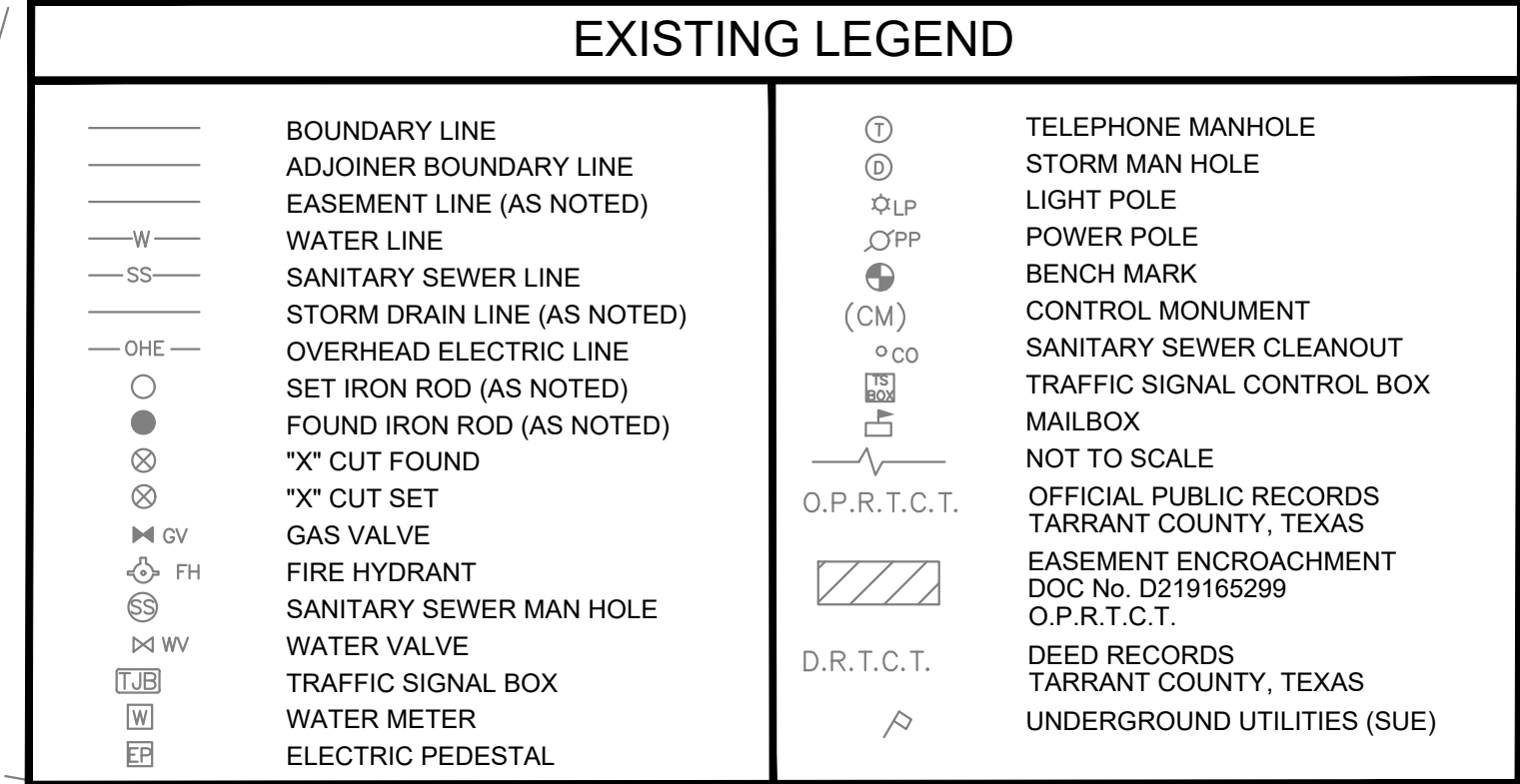


J. VAN LENT SURVEY
ABSTRACT No. 1871



SITE DATA SUMMARY

NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
EXISTING ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	RESTAURANT
NET ACREAGE	0.7552 ACRES OR 32,895 S.F.
PROPOSED BUILDING AREA	3400 S.F.
PROPOSED PATIO AREA	700 S.F.
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	10.33%
FLOOR AREA RATIO	0.103
PARKING REQUIREMENT	1 SPACE PER 100 G.F.A.
TOTAL REQUIRED PARKING	41
TOTAL PROVIDED PARKING	41
REQUIRED HANDICAP PARKING	2
PROVIDED HANDICAP PARKING	2



BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50'	25.70'	29°27'09"	N 77°13'46" E	25.42'

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 88°03'30" E	61.16'

FLOOD NOTES:

THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0295K, DATED 09-25-2009. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAND DESCRIPTION

BEING ALL OF LOT 6, BLOCK 1, COLUMBUS TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN VAN LENT SURVEY, ABSTRACT NO. 1871 ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. D219076133, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AS CONVEYED TO REVENUE AVENUE AND RECORDED IN DOCUMENT NO. D2170043355, O.P.R.T.C.T.

- #### BENCHMARKS:
- SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, ON THE WEST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 59' NORTHEAST DIRECTION OF THE CENTER OF STORM DRAIN INLET. ELEVATION = 801.22'
 - SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX ON NORTHEAST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 21' SOUTHEAST DIRECTION OF A SANITARY SEWER MANHOLE. ELEVATION = 753.14'

- #### 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.
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- #### GENERAL NOTES:
- ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
 - PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
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PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 MCDERMOTT DR. ALLEN, TX 75013 ANDREW YEOH 469-213-2804 AYEHO@TRIANGLE-ENGR.COM	OWNER THE REVENUE AVE. LLC 100 DECKER CT., SUITE 197 IRVING, TX 75062 KEVIN AFKAMII 469-363-3222 KEVIN@TENANTREADVISORS.COM
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX 75244 MARK NACE 469-784-9321 MARKNACE@TRAVERSELANDSURVEYING.COM	LANDSCAPE ARCHITECT GREEN SPOT STUDIO 1784 W. MCDERMOTT DR., SUITE 110 ALLEN, TX 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM



NO.	DATE	DESCRIPTION	BY
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DIRECTOR OF PLANNING & DEVELOPMENT DATE

SITE PLAN
0.7552 AC. LOT 6, BLOCK 1
COLUMBUS TRAIL ADDITION
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS 76123
ZONING CASE No. _____

SITE PLAN RESTAURANT

7601 SUMMER CREEK DRIVE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS 76123

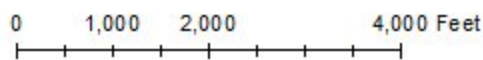
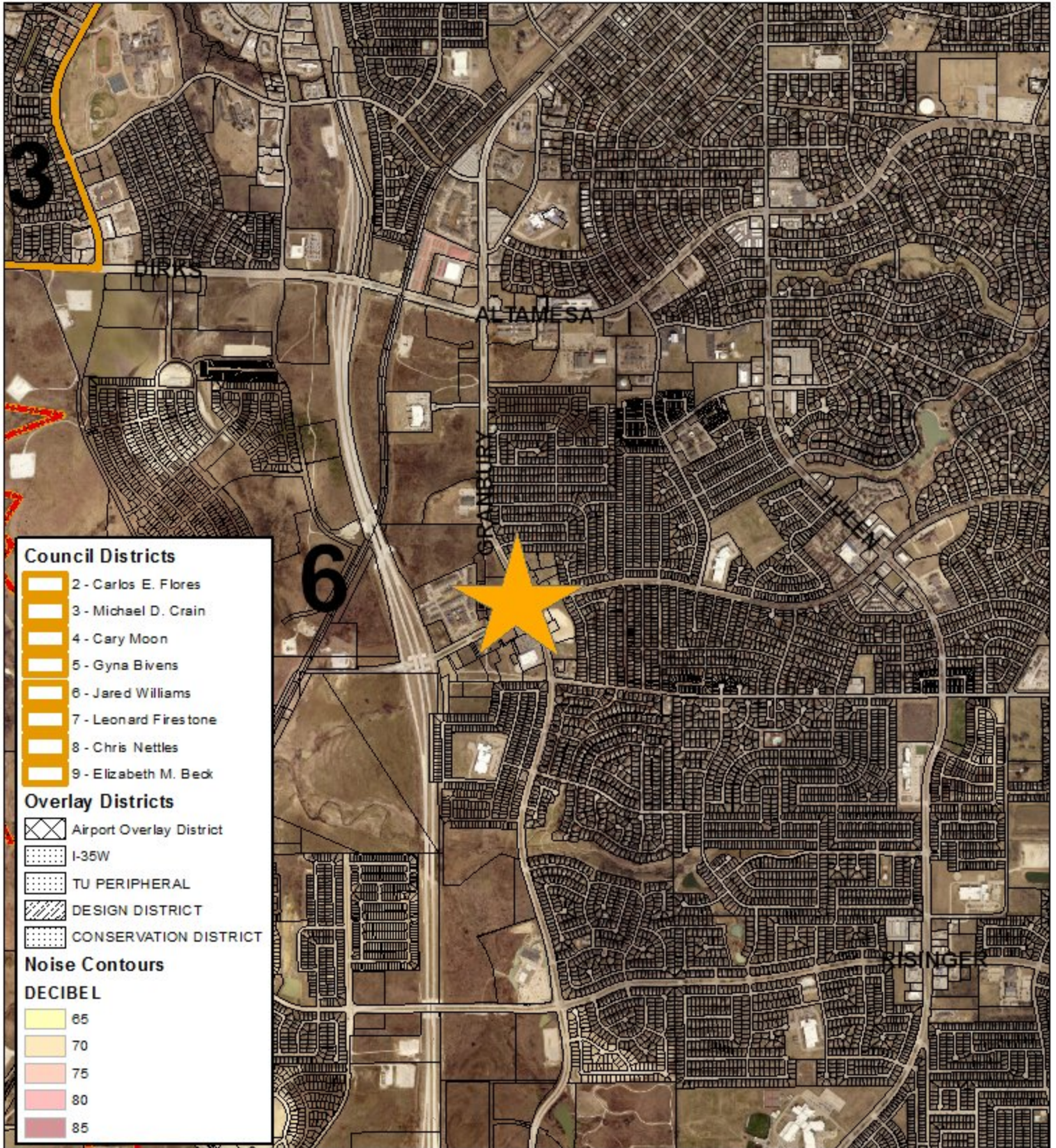
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	03/02/2022	SCALE BAR	020-22	C-3.0

TX. P.E. FIRM #11525

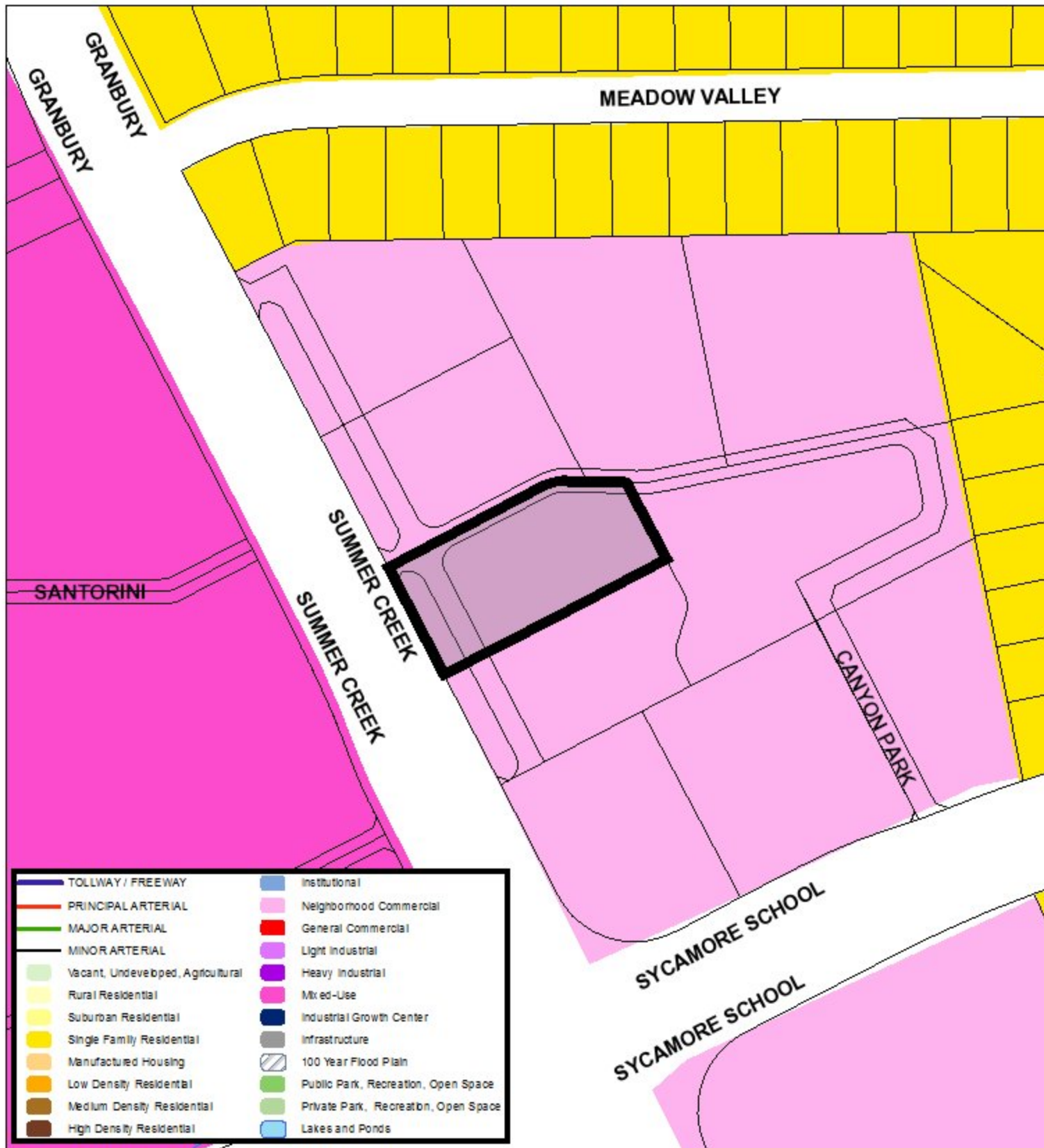
Area Map





SP-22-005

Future Land Use



140 70 0 140 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 90 180 360 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: SP-22-006

Council District: 6

Site Plan

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Revenue Avenue LLC

Site Location: 7309 Canyon Park Drive

Acreage: 1.09 acres

Request

Proposed Use: General and Medical Offices

Companion Case: ZC-02-270

Request: From: “PD 246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor

To: Submit required site plan for general and medical offices

Recommendation

Staff Recommendation: **Approval**

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6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located northeast of the intersection of Summer Creek Drive and Sycamore School Road. The current zoning of this site is Planned Development PD 246, which was approved in 2002 to allow all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan required. Although the zoning was approved in 2002, commercial development within the PD area has only begun in the last five years. The applicant is now submitting the required site plan for 7309 Canyon Park Drive to allow development of new general and medical offices.

The site plan depicts two new medical office buildings (4,500 square feet and 4,000 square feet) and one new general office building (4,000 square feet). All three buildings will be single-story in height. The site will take access from Canyon Park Drive, a named easement, and 52 off-street parking spaces are being provided to meet minimum ordinance requirements. The site plan complies with all requirements for “E” Neighborhood Commercial zoning and no waivers or specific development standards are being requested.

The majority of surrounding lots are also located within PD 246 and are currently vacant. However, a site plan has been approved for daycare use on the property immediately to the west (case SP-20-008) and two other site plans are currently under review for new drive-thru restaurants to the south (cases SP-22-004 and SP-22-005). There is existing commercial development fronting Sycamore School Road that includes a drive-thru coffee shop, restaurant, nail salon, dentist office, and animal clinic.

Property to the north is zoned “A-5” One-Family and is developed with single-family dwellings. A five-foot wide landscaped bufferyard and 20-foot supplemental building setback is required along the property line adjacent to residential. The site plan indicates that the nearest building will be 30 feet from the residential property line.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family
East PD 246 / vacant
South PD 246 / vacant (site plan under review for drive-thru restaurant)
West PD 246 / vacant (site plan approved for daycare)

Recent Zoning History

- ZC-02-270: Established PD 246 for all uses in “E” Neighborhood Commercial excluding tattoo and massage parlor; site plan required.
- Site plan cases for properties within Planned Development PD 246:
 - SP-17-017: retail center (5228 Sycamore School Road)
 - SP-18-012 / SP-20-008: daycare (7345 Canyon Park Drive)
 - SP-21-011: drive-thru restaurant (7621 Summer Creek Drive)
 - SP-22-004: proposed drive-thru restaurant (5216 Sycamore School Road)
 - SP-22-005: proposed drive-thru restaurant (7601 Summer Creek Drive)

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
Ridgeview Estates HOA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

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

Fire Department

FYI COMMENTS:

- Access is provided from Canyon Park Drive. One point of access is required. IFC 2021/Amendments Ordinance #25388-03-2022 Section 503
- An existing hydrant along Canyon Park Drive provides building hose lay. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants
- IFC 2021/Amendments states hose lay must be no more than 150 from a hydrant to the FDC for sprinkler systems. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1
- Minimum fire lane width is 20' and is only required for building hose lay or access. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 503.2.1
- Minimum turn radius for marked fire lanes is 25' inside and 45' outside. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 503.2.4

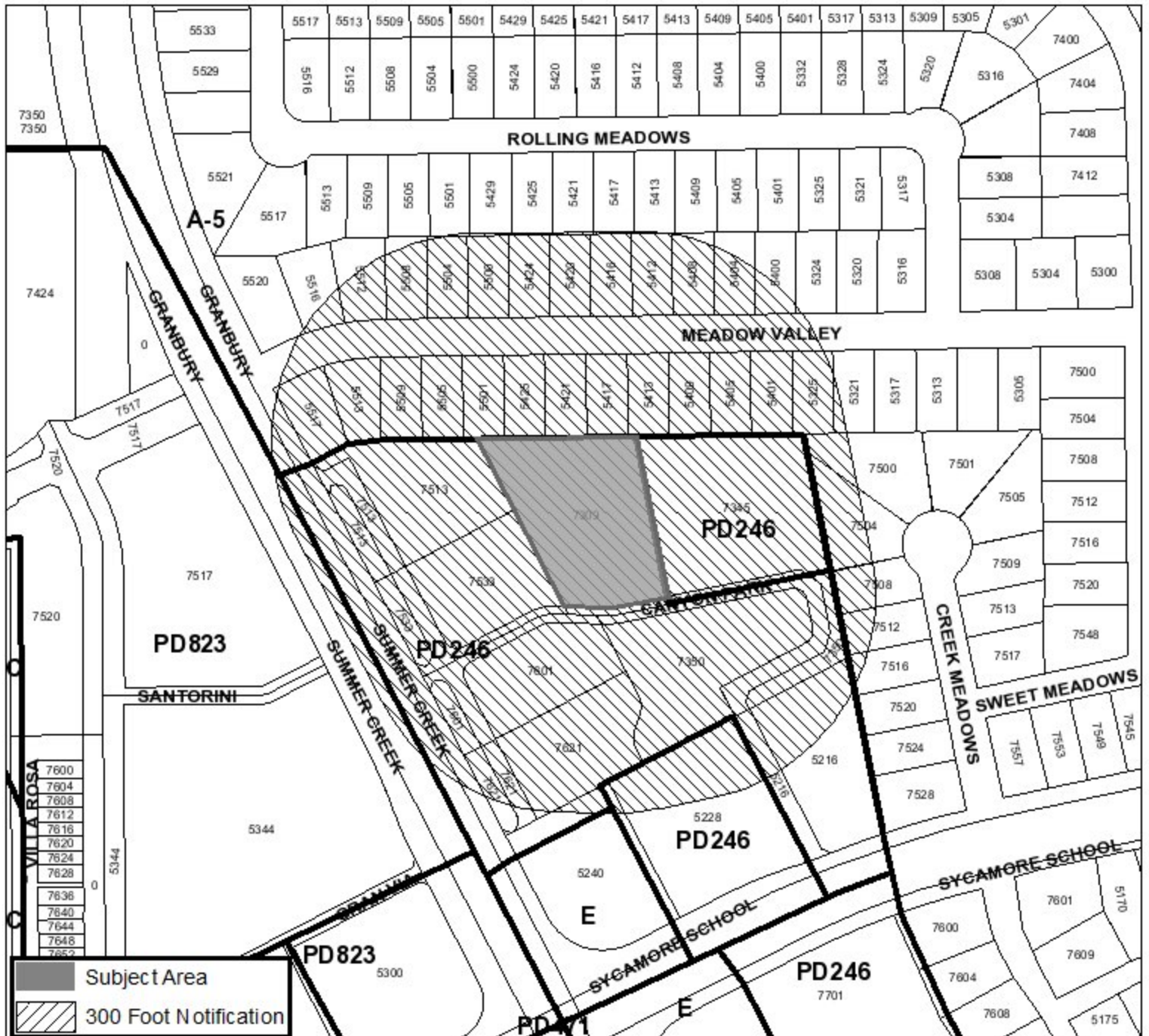
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff **cannot be waived** through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*





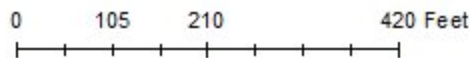
SP-22-006

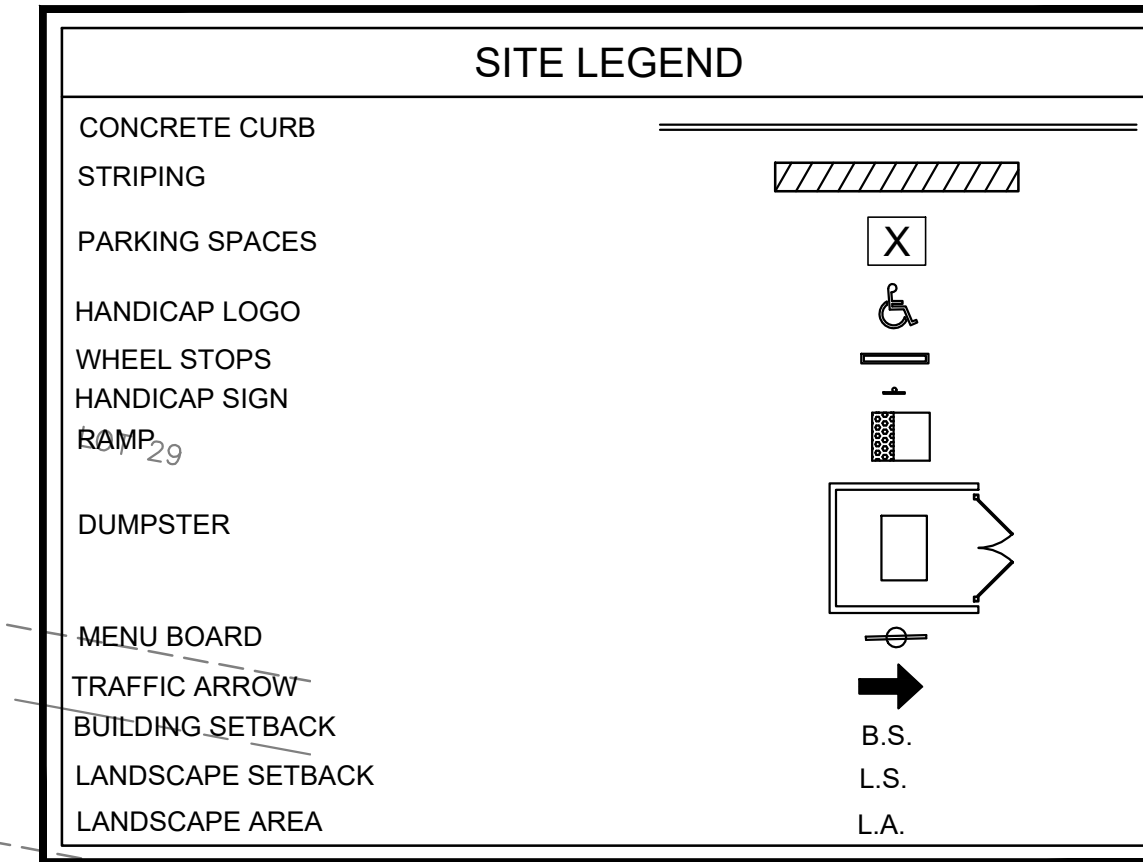
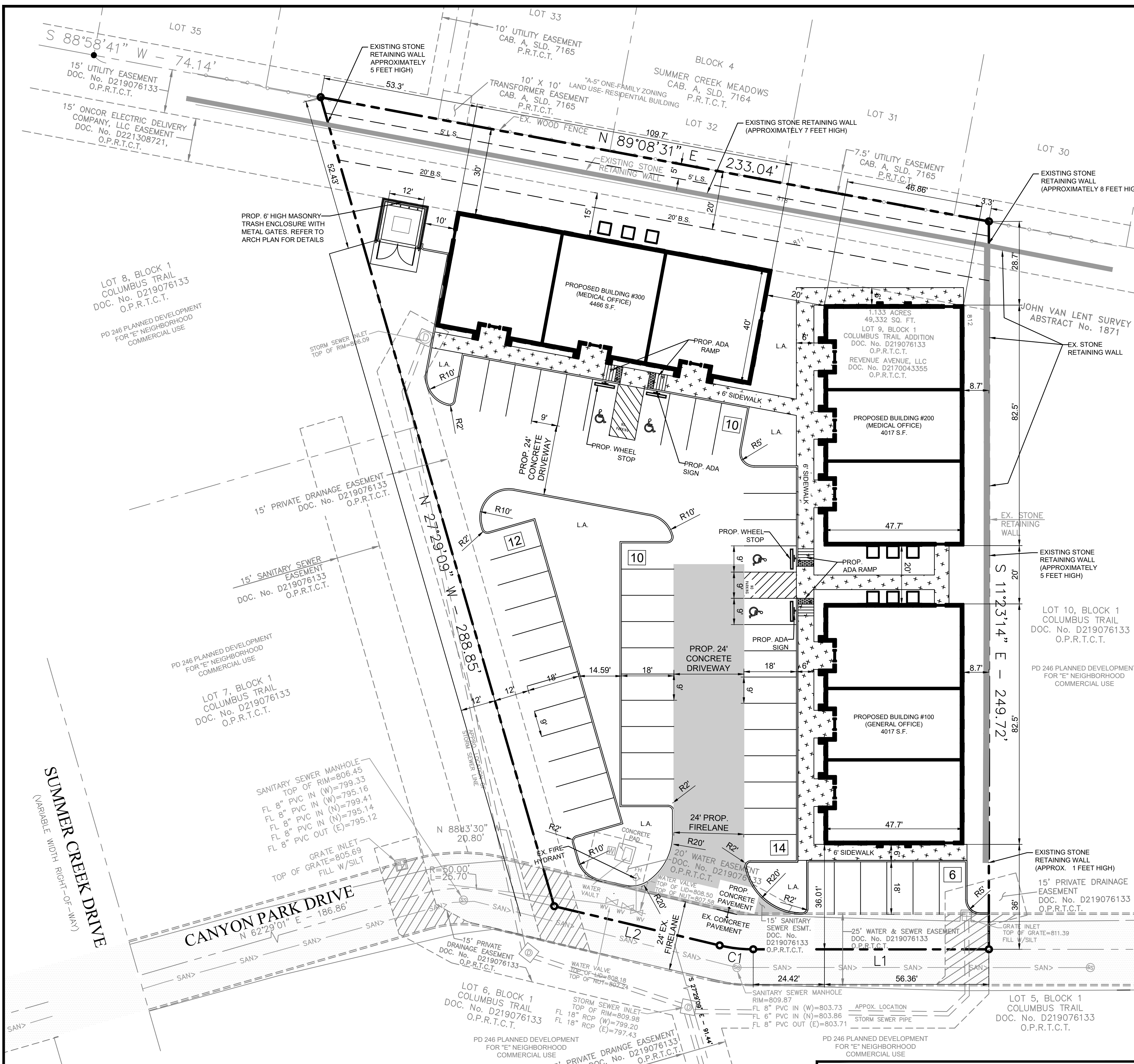
Area Zoning Map

Applicant: Revenue Avenue LLC
 Address: 7309 Canyon Park Drive
 Zoning From: PD 246 for E uses
 Zoning To: Site plan for general and medical offices
 Acres: 1.08866821
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 4/13/2022
 Contact: 817-392-2495

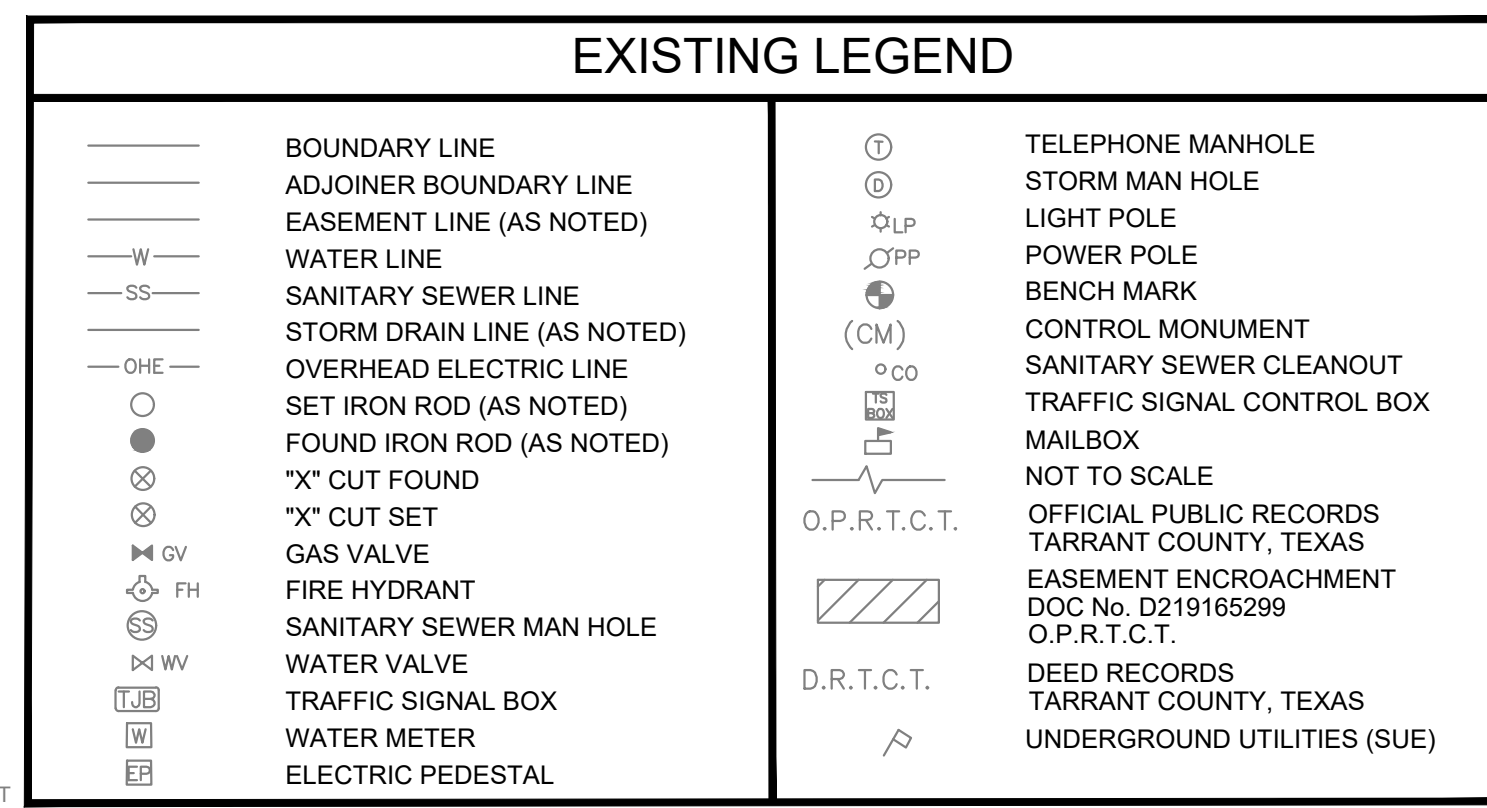


 Subject Area
 300 Foot Notification



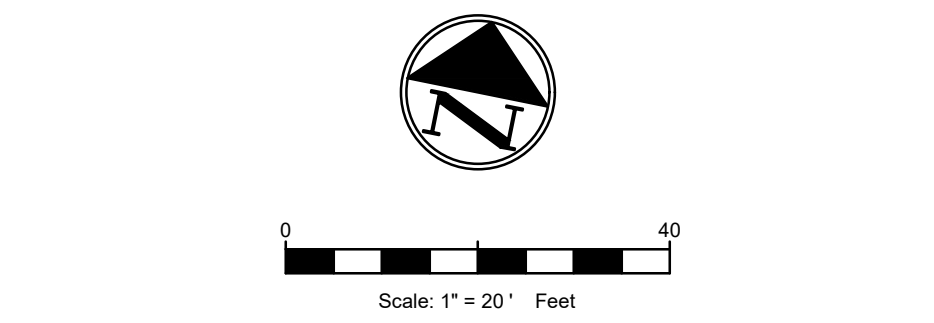


LAND DESCRIPTION
 BEING ALL OF LOT 9, BLOCK 1, COLUMBUS TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN VAN LENT SURVEY, ABSTRACT NO. 1871 ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. D219076133, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AS CONVEYED TO REVENUE AVENUE AND RECORDED IN DOCUMENT NO. D2170043355, O.P.R.T.C.T.



PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 ANDREW YEOH 469-213-2804 AYE0H@TRIANGLE-ENGR.COM	OWNER THE REVENUE AVE. LLC 100 DECKER CT., SUITE 197 IRVING, TEXAS 75062 KEVIN AFKAMI 469-363-3222 KEVIN@TENANTREADVISORS.COM
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 MARK NACE 469-784-9321 MARKNACE@TRAVERSELANDSURVEYING.COM	LANDSCAPE ARCHITECT STUDIO GREEN SPOT 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM



- SITE GENERAL NOTES**
 MAPSCO - 59 X
- 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 FURNISH "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.

FLOOD NOTES:
 THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0295K, DATED 09-25-2009. THE PROPERTY IS LOCATED IN ZONE "X"(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°36'46" W	80.78'
L2	N 88°03'30" W	678.90'

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50'	11.64'	13°20'03"	S 85°16'38" W	11.61'

- BENCHMARKS:**
- SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, ON THE SOUTHWEST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 178' SOUTHWEST DIRECTION OF THE CENTER OF STORM DRAIN INLET. ELEVATION = 801.22'
 - SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX ON SOUTH SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 21' SOUTHEAST DIRECTION OF A STORM DRAIN INLET. ELEVATION = 810.00'

- GENERAL NOTES:**
- ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
 - PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
 - THE PROPOSED BUILDING WILL COMPLY "PD" ARCHITECTURAL STANDARDS.
 - THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.
 - ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

SITE DATA SUMMARY

NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
PROPOSED ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	MEDICAL & GENERAL OFFICE
NET ACREAGE	1.133 ACRES OR 49,332 S.F.
PROPOSED BUILDING AREA #300	4466 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #200	4017 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #100	4017 S.F. (GENERAL OFFICE)
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	25.33%
FLOOR AREA RATIO	0.253
NUMBER OF STAFF	4 DOCTORS, 12 EMPLOYEES
PARKING REQUIREMENT	1 SPACE PER DOCTOR+1 SPACE PER 4 EMPLOYEES + 1 PER 400 S.F. (MEDICAL OFFICE) 1 SPACE PER 400 S.F. (GENERAL OFFICE)
REQUIRED PARKING	52
PROVIDED PARKING	52
REQUIRED HANDICAP PARKING	4
PROVIDED HANDICAP PARKING	4

- NOTE:**
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.



NO.	DATE	DESCRIPTION	BY
1	03/07/2022	1st CITY SUBMITTAL	AY
2	04/07/2022	2nd CITY SUBMITTAL	AY
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SITE PLAN
GENERAL & MEDICAL OFFICE
 7309 CANYON PARK DRIVE
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS 76123
 COLUMBUS TRAIL ADDITION, LOT 9, BLOCK 1

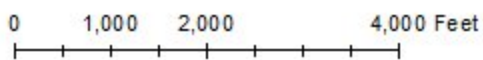
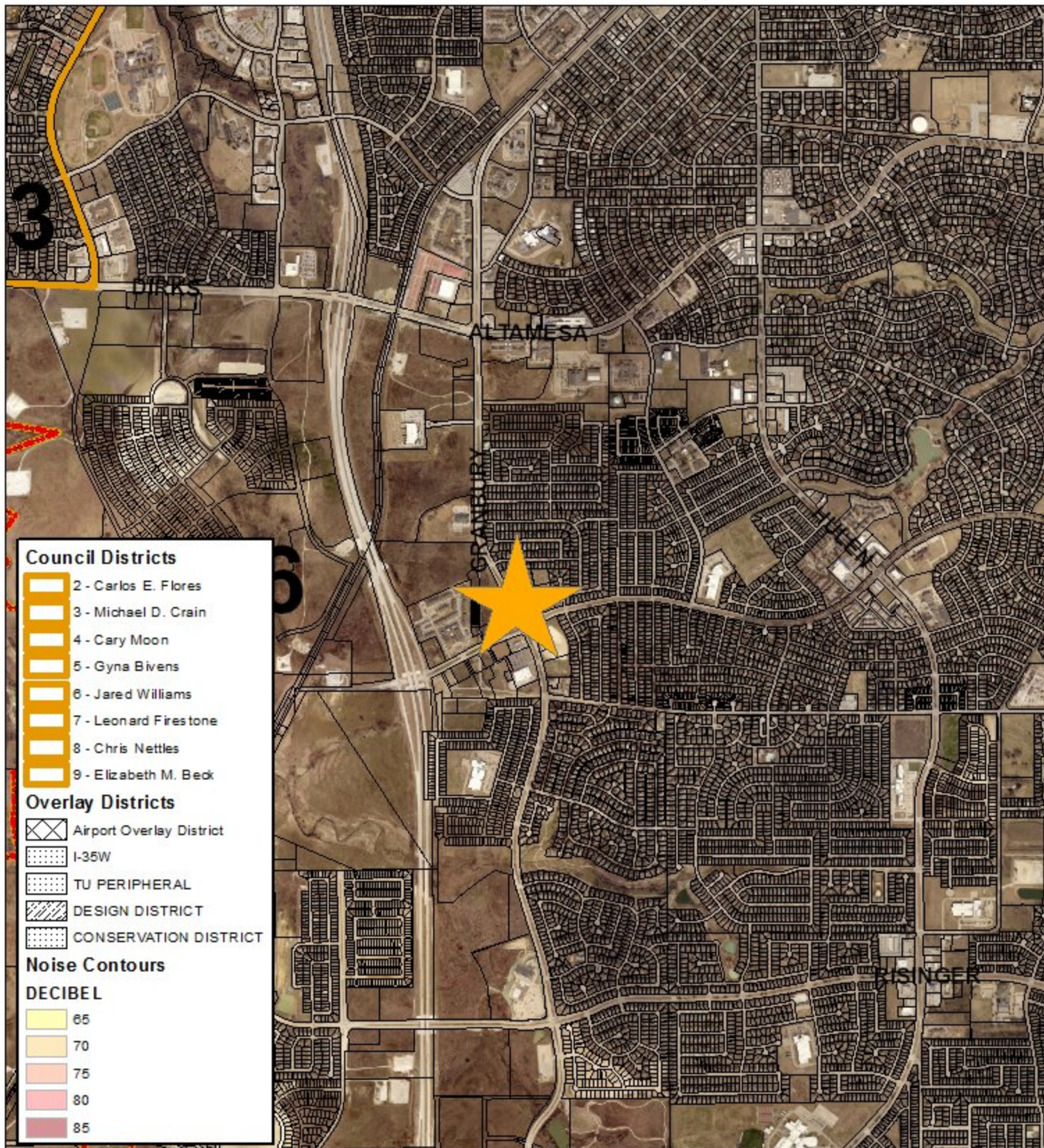
TRIANGLE ENGINEERING LLC
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	04/07/22	SCALE BAR	022-22	C-3.0

TX. P.E. FIRM #11525

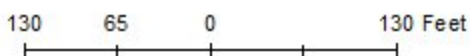
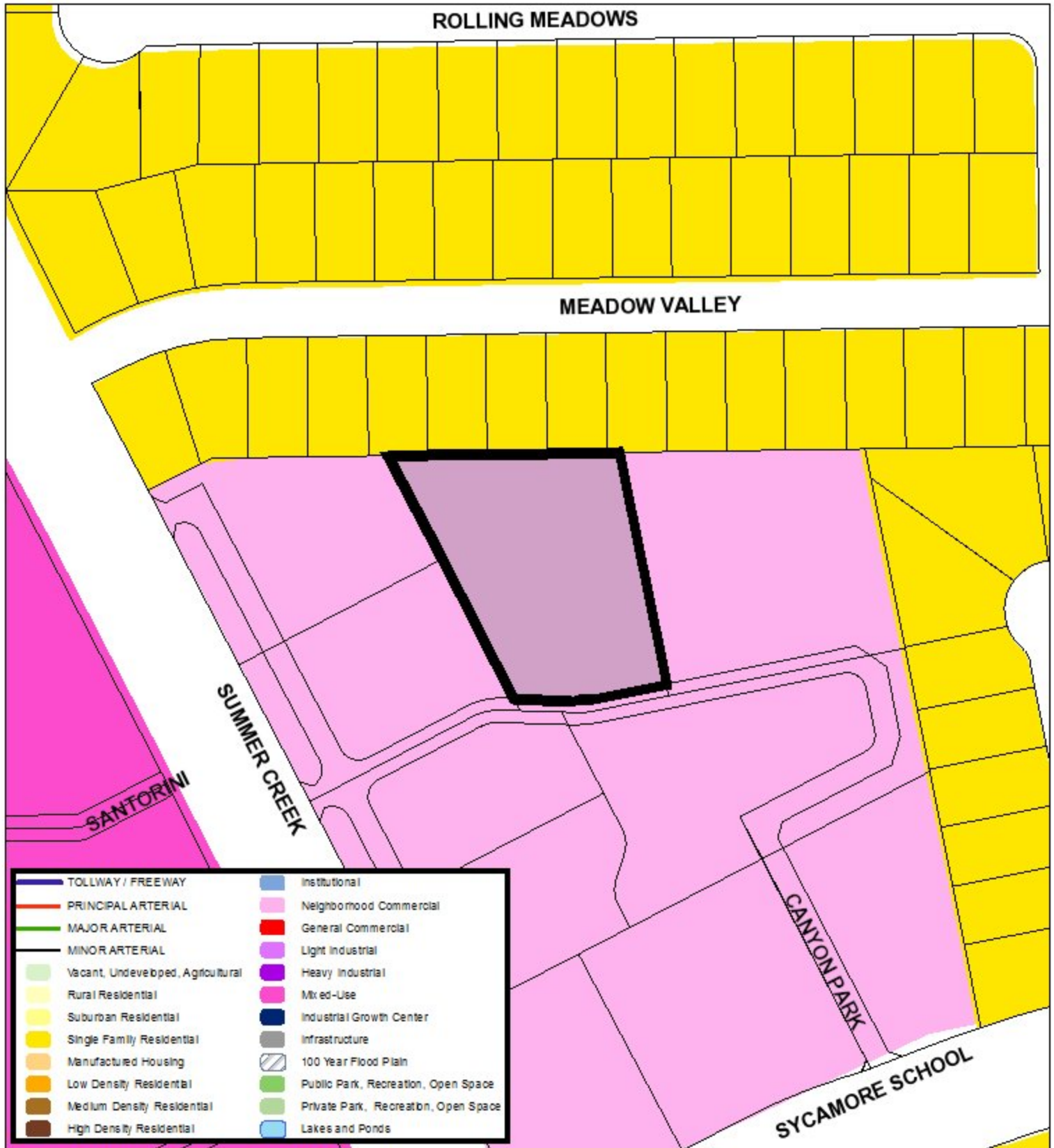
Area Map





SP-22-006

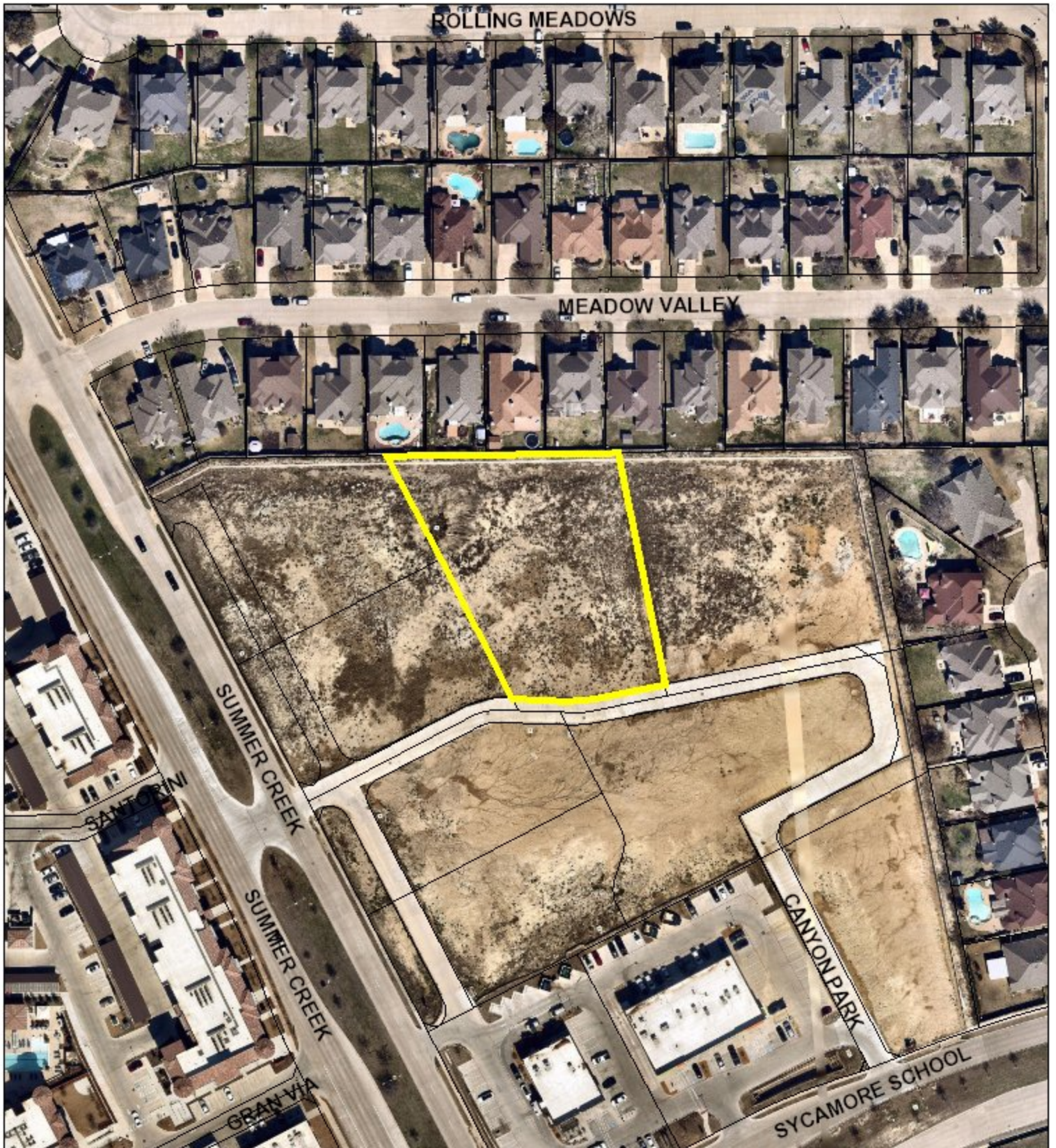
Future Land Use



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 85 170 340 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-032

Council District: 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Legacy Construction Solutions, Jeremis Smith

Site Location: 3904 Miller Avenue & 4100 block Baylor Street

Acres: 0.916 acres

Request

Proposed Use: Townhomes

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

To: "R2" Townhouse/Cluster

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The property is located on the southwest corner of Miller Avenue and Baylor Street, in the Guy E Vance Subdivision, NEZ Area Six, and Council District 5 . The subject site, which is just under 40,000 square feet, or approximately 0.916 acres, is currently zoned with the western half designated as “A-5” One Family Residential and the eastern half closer to Miller Avenue (arterial) designated as “E” Neighborhood Commercial. The applicant is seeking to rezone to “R2” Townhouse/Cluster to accommodate a row townhouse development.

No site plan was provided with this application. Please note that “R2” zoning does not require a Site Plan to accompany the application, however providing a site plan on the front end can give staff and officials a better understanding of the intended layout, scope, and function of the proposed development.

The proposed “R-2” Townhouse/Cluster zoning would accommodate townhouse or rowhouse development. “R-2” zoning allows up to 24 dwelling units per acre. Other “R2” development standards are shown below:

Townhouse/Cluster (“R2”) District	
Open space	15% minimum
Units per acre	Maximum number of 24 units per acre on average, unless located in a “C” or “D” district where authorized density shall apply.
Maximum façade length	Maximum building façade length of 250 feet
Front yard*	None required
Side yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Height	35 feet maximum (refer to Development Standards, § 6.100, Height)
Bldg. separation	10 feet minimum
Notes:	
* May be subject to projected front yard (see Chapter 6, Development Standards, § 6.101(f), Yards).	
** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d), Yards).	

(2) *Parking.* Two spaces per dwelling unit, located behind the front building line, except for limited local streets or private access easements, where four spaces shall be required, located behind the front building line or may be provided within the development. For nonresidential uses, see Chapter 6 Development Standards, Article 2 Off Street Parking and Loading, § 6.200.

(3) *Residential design standards.* A site plan for residential development is required.

a. *General.* Under this provision, townhouses, rowhouses or the clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.

b. *Plat required.* Such properties shall be platted showing the following, if applicable:

c. *Open space.*

d. *One building per lot.* Each residential building shall be located on a separately platted lot.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / dollar store
East "A-5" One Family Residential / single family residence
"E" Neighborhood Commercial / convenience store
South "A-5" One Family Residential and "E" Neighborhood Commercial / vacant & undeveloped
West "A-5" One Family Residential / single family residence

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were emailed on March 31, 2022:

Organizations Notified	
Eastland NA*	Fort Worth ISD
Trinity Habitat for Humanity	Streams And Valleys Inc
Glen Park NA	Village Creek NA
Fairhaven NA	Echo Heights NA
East Fort Worth, Inc	Southeast Fort Worth Inc

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning to “R2” Townhouse/Cluster. Surrounding uses are a mixture of single family residential, neighborhood serving retail, and undeveloped properties. The property proposed to be rezoned is situated along a commercial corridor which follows Miller Avenue. This corridor does provide transit services (Trinity Metro bus route #25) and is an ideal location for providing housing with an additional degree of density as proposed. While no site plan was provided or required at this point, it would be sensible for any townhouse units built to not face directly on to Miller but rather along Baylor Street, which is less congested with traffic and can better accommodate curb cuts for drive access.

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

The 2022 Comprehensive Plan designates the eastern “E” zoned portion of the property as future Neighborhood Commercial. Compatible zoning would be: small scale retail/office, mixed use, or apartment home developments.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE 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
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1

The western “A-5” zoned portion of the property is designated as future Single Family Residential. This would be analogous to, but not the same as “A-10”, “A-7.5”, “A-5”, and “AR” zoning. The “R2” zoning proposed would require Low Density Residential future designation in order to be in alignment with the Comprehensive Plan. However, the distinctions between Single Family Residential and Low Density Residential are minimal at best, and are both considered to be of similar nature, the latter is just slightly more dense than the former.

The proposed zoning **is not consistent** with the Comprehensive Plan. If the zoning designation is changed for this property, staff would recommend that the Comprehensive Plan be changed to “Low Density Residential” to reflect this change.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

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

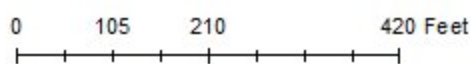
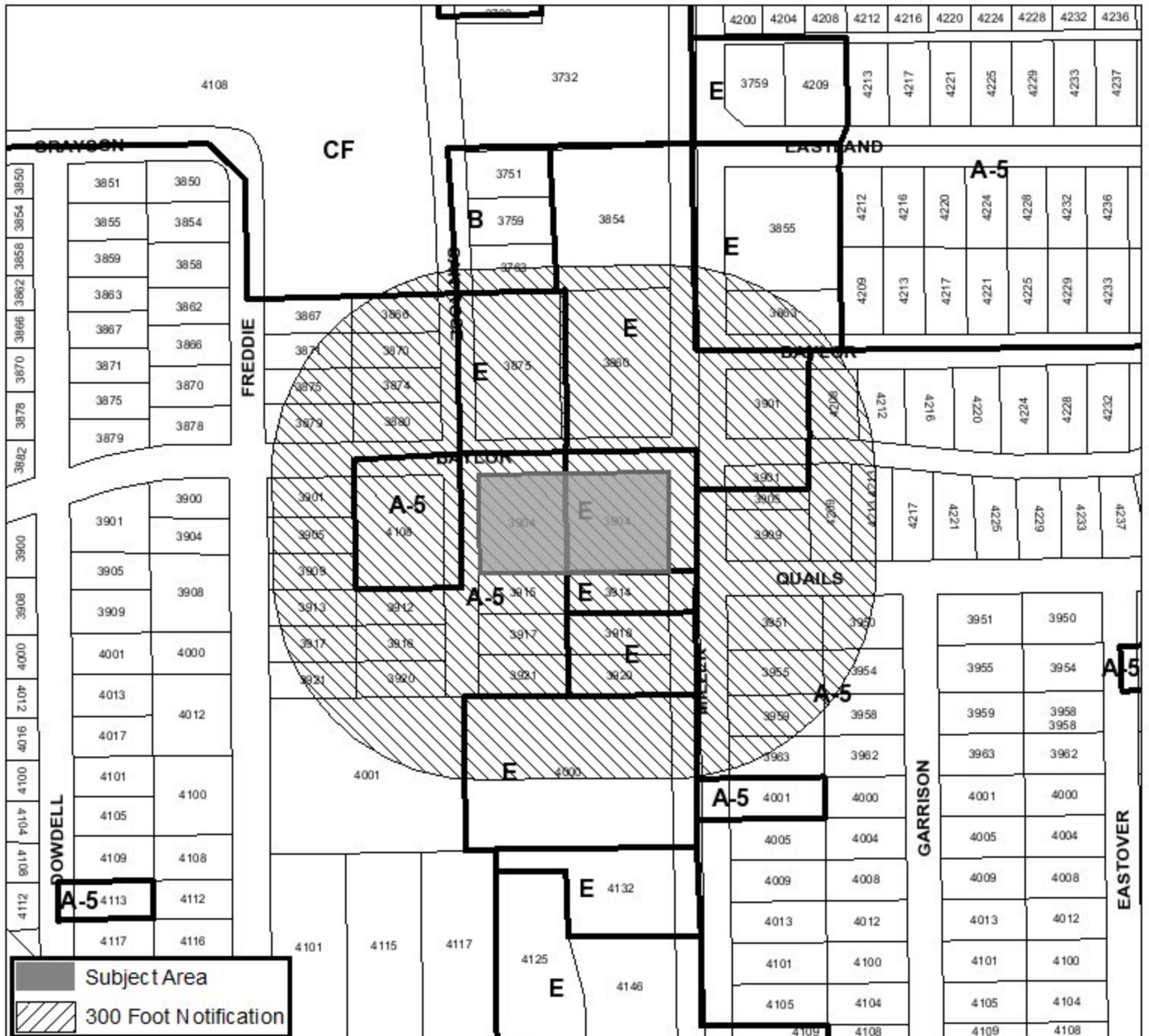
3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units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



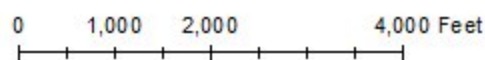
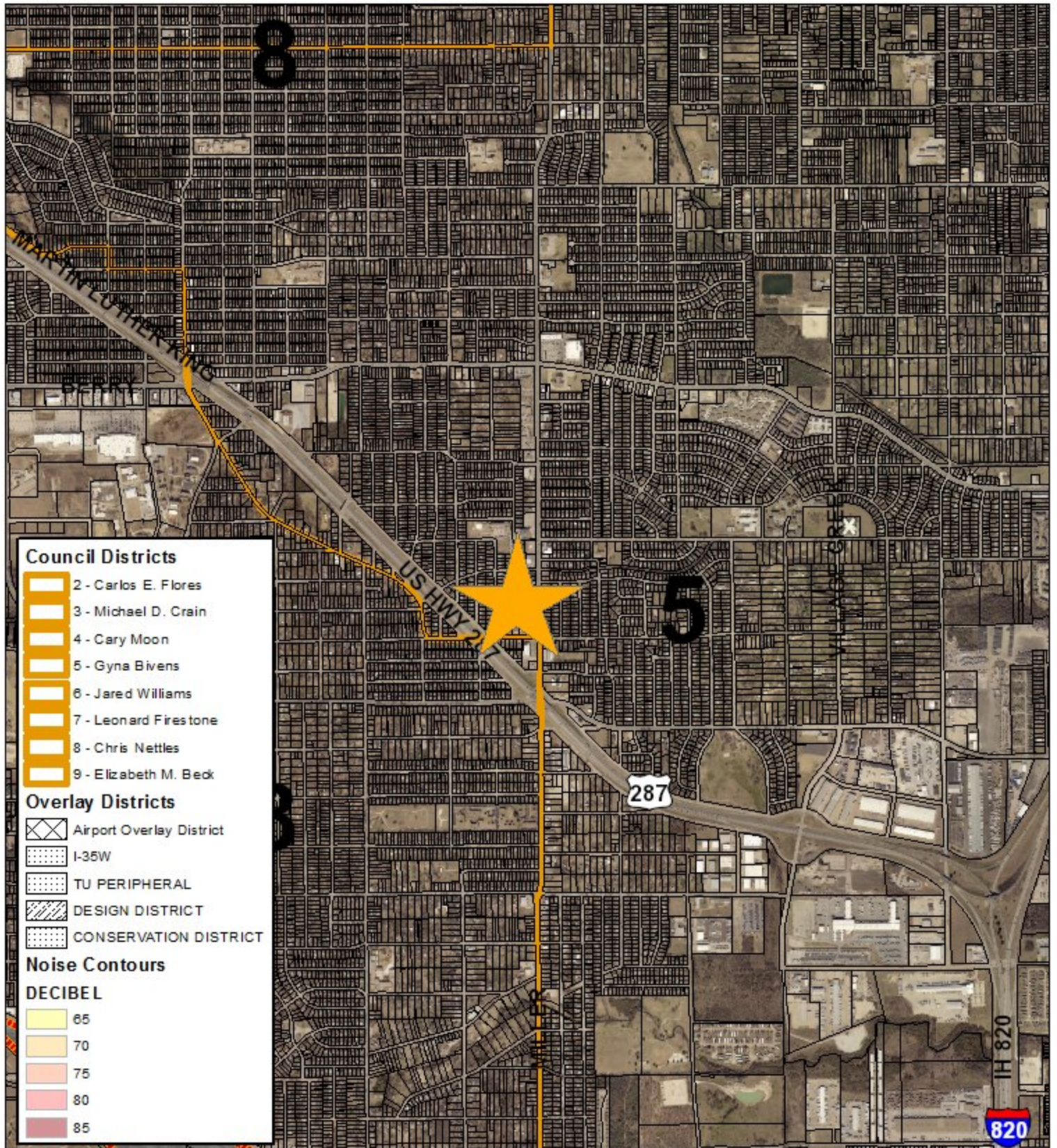
ZC-22-032

Area Zoning Map

Applicant: Legacy Construction Solutions
 Address: 3904 Miller Avenue, 4100 block Baylor Street
 Zoning From: A-5, E
 Zoning To: R2
 Acres: 0.91604337
 Mapsco: 78Z
 Sector/District: Southeast
 Commission Date: 4/13/2022
 Contact: 817-392-8043



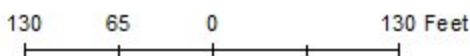
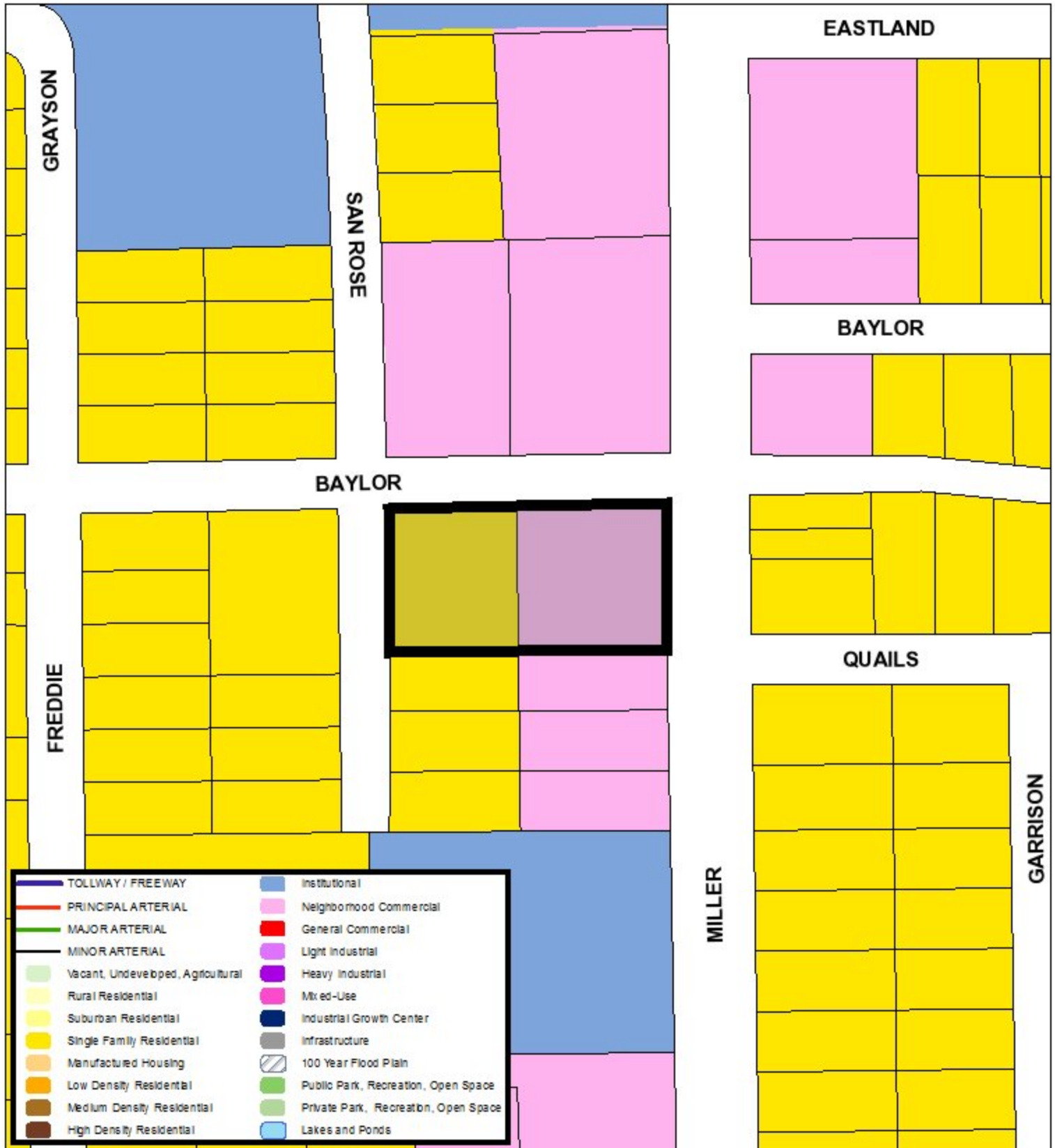
Area Map





ZC-22-032

Future Land Use



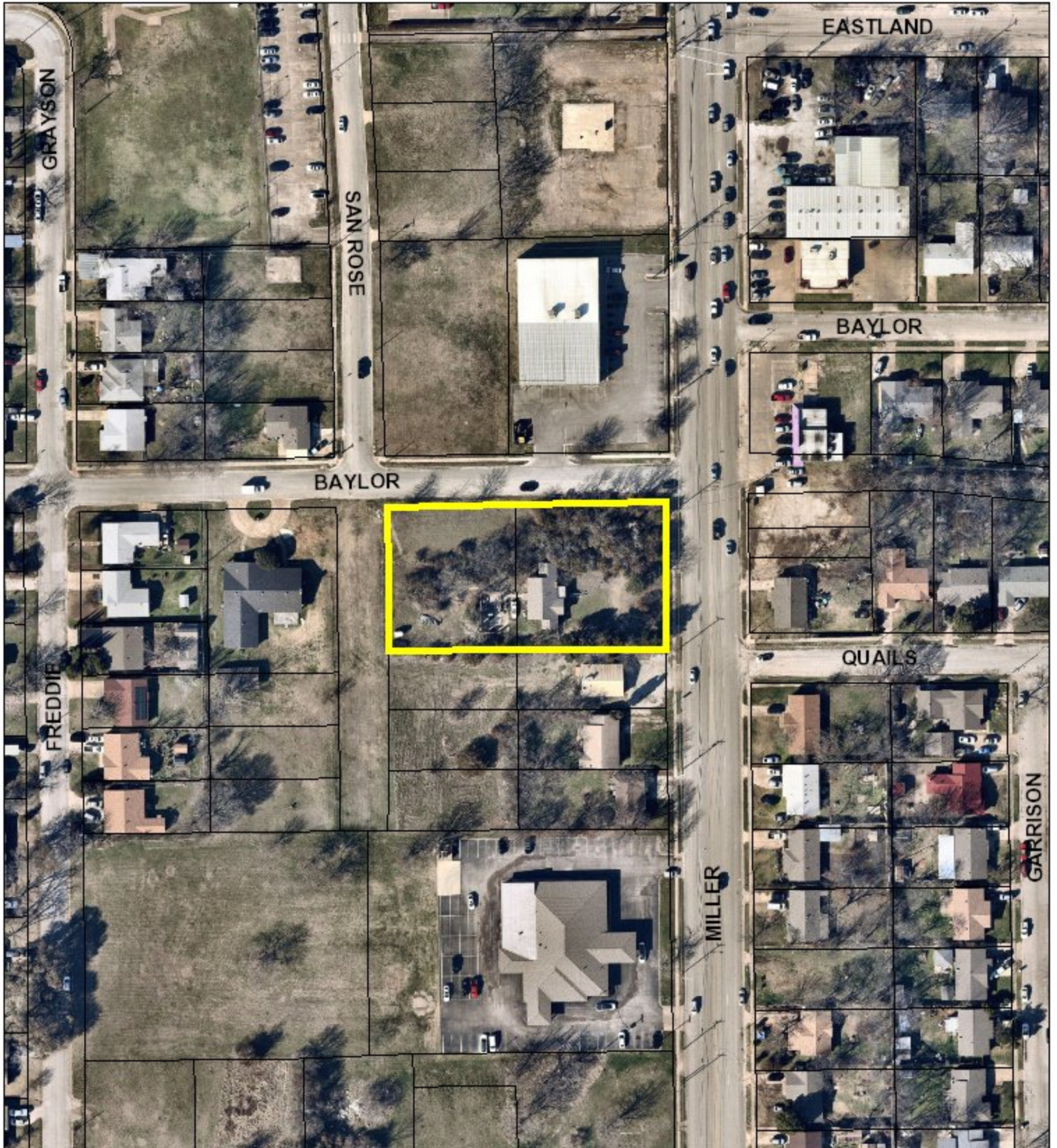
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-032

Aerial Photo Map



0 80 160 320 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-034

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Avilez Home Builders, LLC

Site Location: 5708 Wellesley Avenue

Acreage: 0.14 acres

Request

Proposed Use: Single-family home

Request: From: “CB-TF” Camp Bowie District-Transition Zone

To: “A-5” One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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- [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 near the corner of Horne Street. The applicant is proposing to change the zoning from “CB-TF” Camp Bowie District-Transition Zone to “A-5” One-Family to allow for a single-family home.

This property was zoned to “CB” Camp Bowie back in 2019. The proposed use is appropriate at this location.

Surrounding Zoning and Land Uses

North “A-5” One-Family / residential
East “CB-TF” Camp Bowie-TF / vacant
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 April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
Ridglea Area Neighborhood Alliance	Como NAC*
Ridglea Hills NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Camp Bowie District, Inc
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 vacant land 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

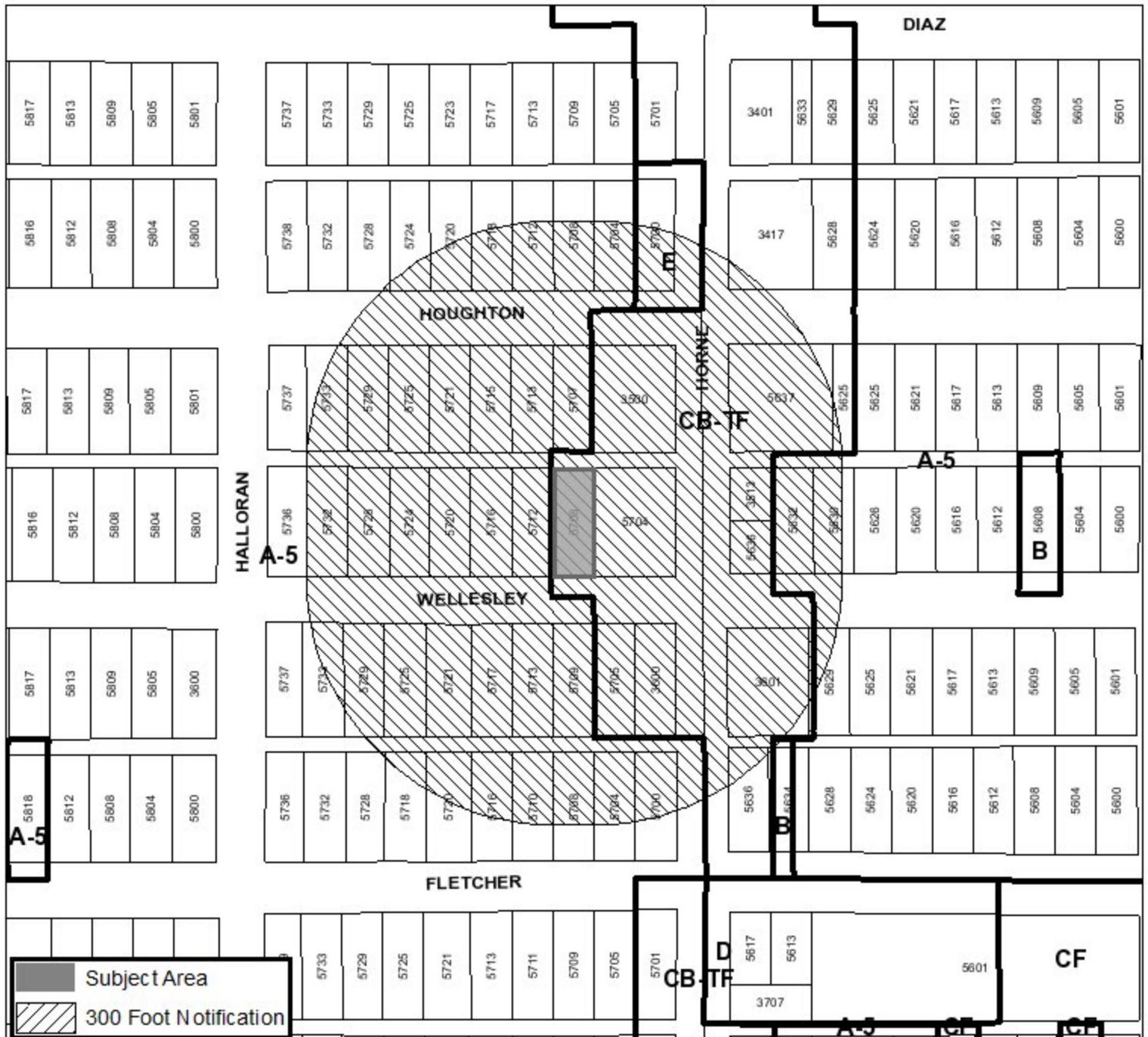
3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.



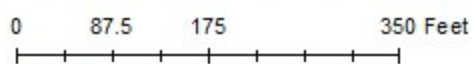
ZC-22-034

Area Zoning Map

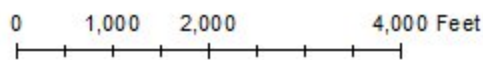
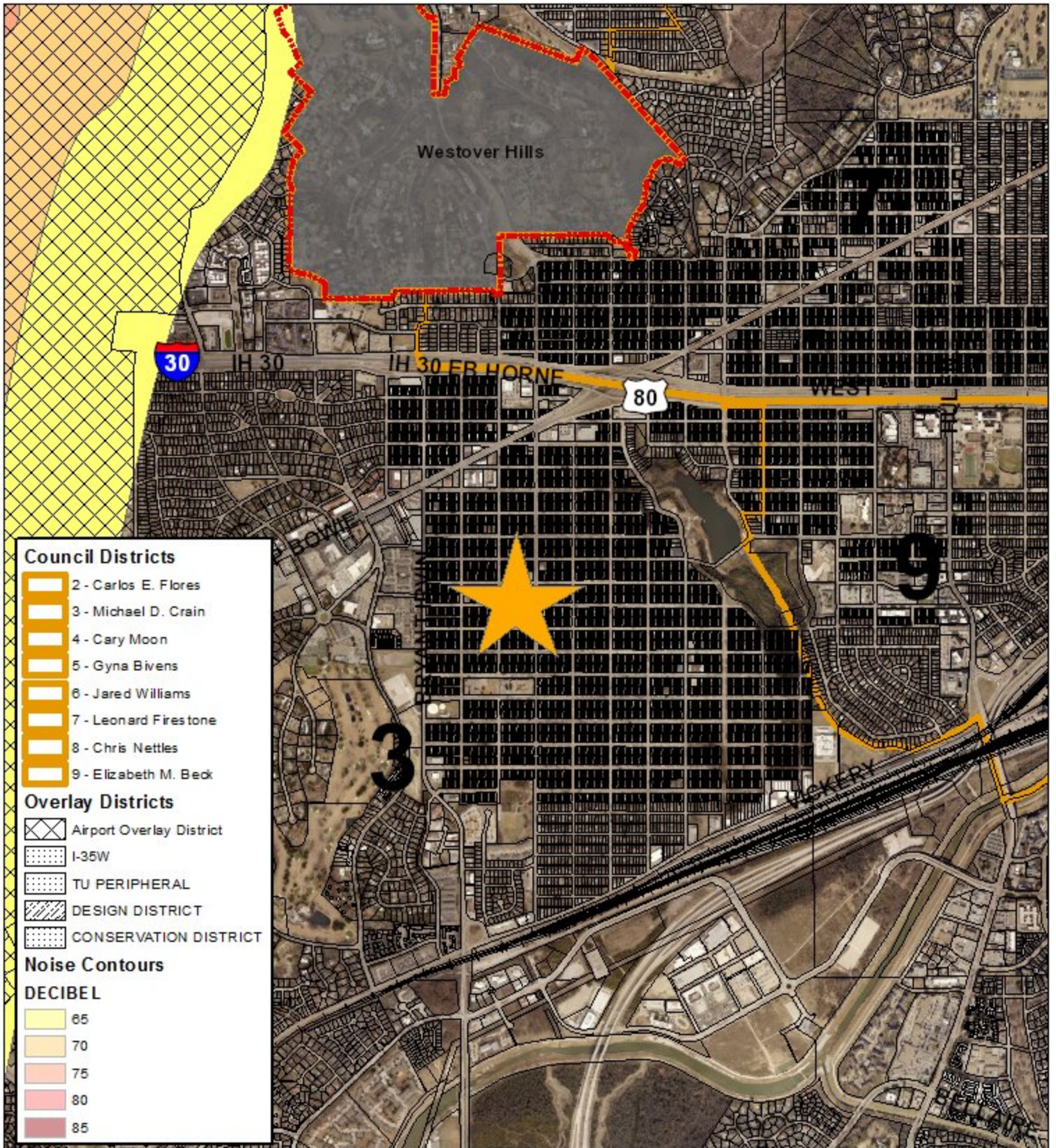
Applicant: Avilez Home Builders LLC
 Address: 5708 Wellesley Avenue
 Zoning From: CB-TF
 Zoning To: A-5
 Acres: 0.14707715
 Mapsco: 74R
 Sector/District: Arlington Heights
 Commission Date: 4/13/2022
 Contact: 817-392-8047



Subject Area
 300 Foot Notification



Area Map





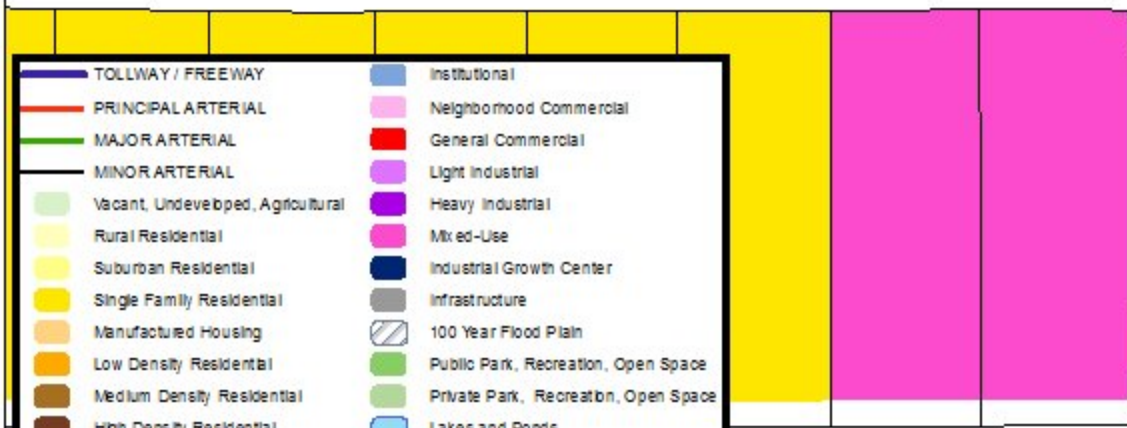
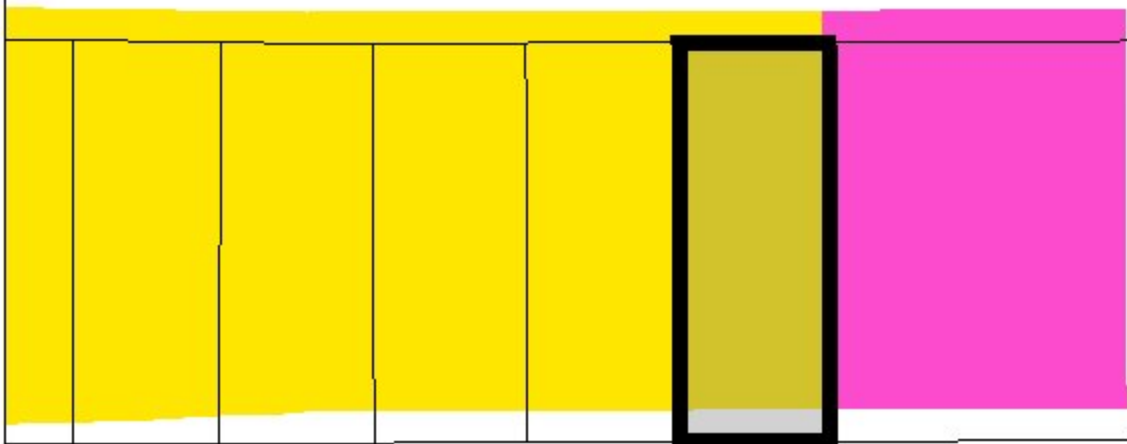
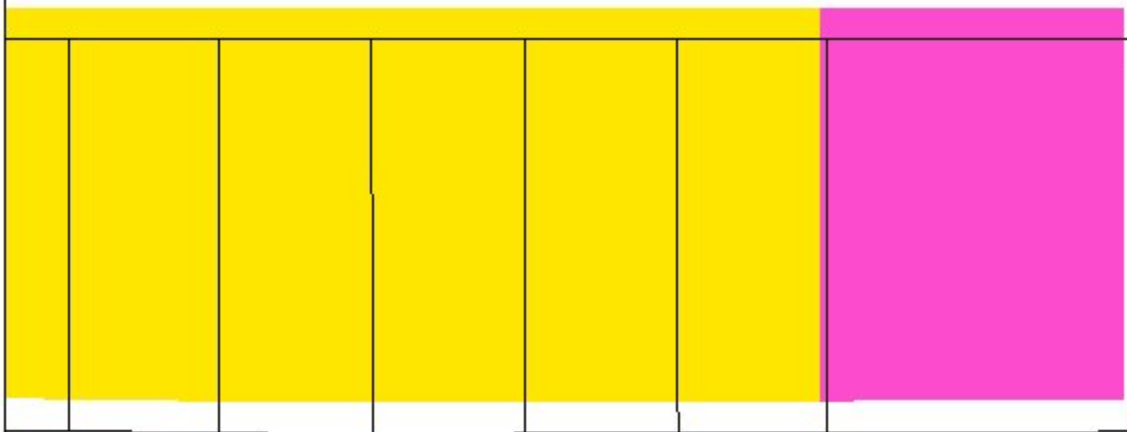
ZC-22-034

Future Land Use

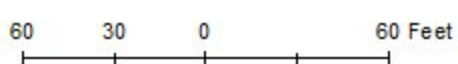
HOUGHTON

WELLESLEY

HORNE



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



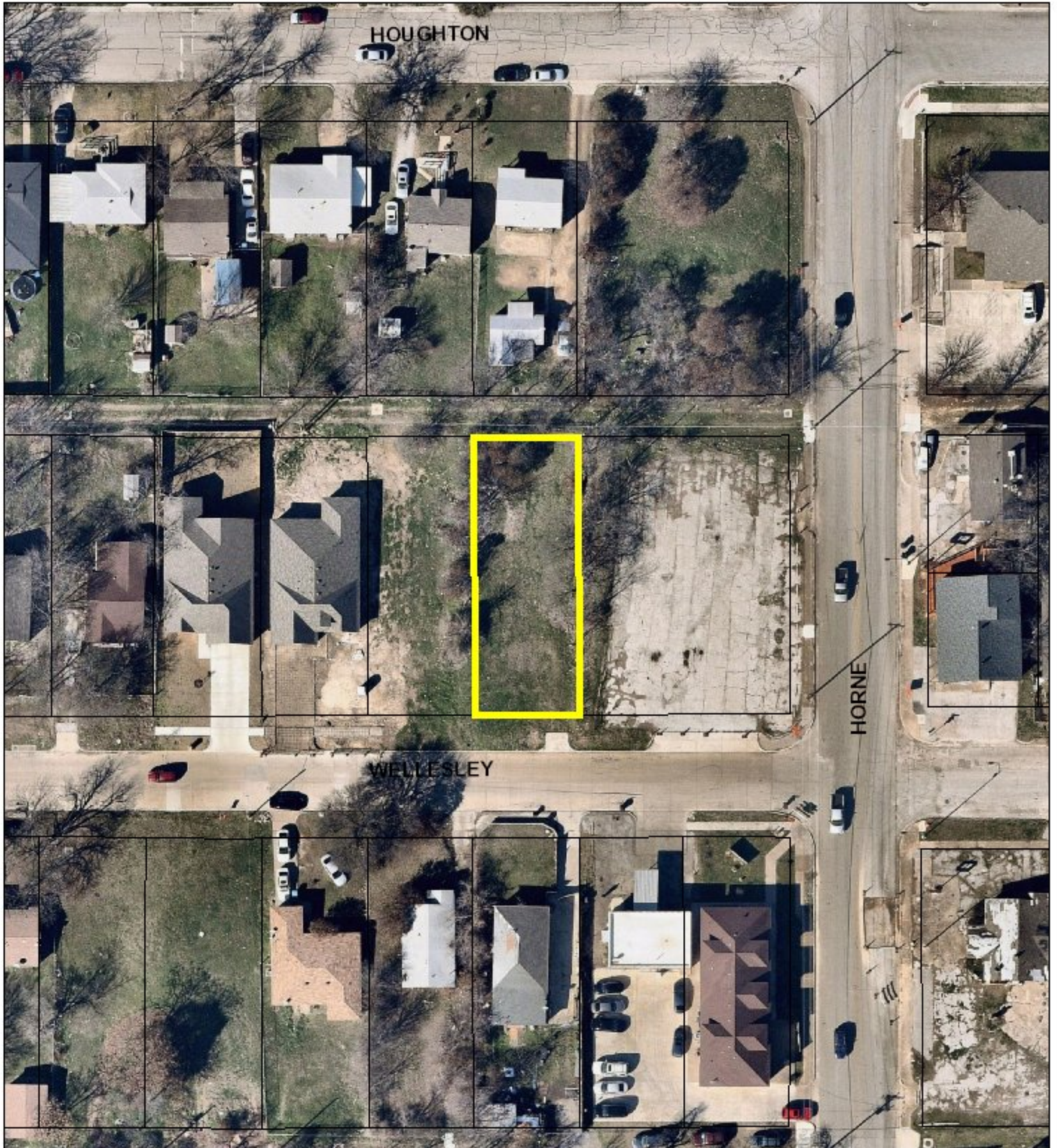
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-034

Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-037

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Ramon Jasso & Ana Gutierrez Jasso

Site Location: 903 E. Powell Avenue

Acreage: 0.138 acres

Request

Proposed Use: Duplex

Request: From: “CF” Community Facilities

To: “B” Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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6. 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 within the Southland Subdivision and NEZ Area Six. The proposal to rezone this lot would change the current “CF” Community Facilities zoning to “B” Two-Family zoning, allowing for one (1) duplex unit containing two (2) dwelling units. The lot is approximately 6,000 square feet, and meets the “B” zoning minimum requirements. The existing building on site is currently a duplex, and the rezoning would bring the land use and zoning into agreement.

Surrounding Zoning and Land Uses

North “CF” Community Facilities / church
East “A-5” One-Family / single family residential
South “A-5” One-Family / undeveloped
West “CF” Community Facilities / single family residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were emailed on March 31, 2022:

Organizations Notified	
Morningside NA*	Near Southside, Inc.
United Communities Association of South Fort Worth	Southeast Fort Worth Inc
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

This site is surrounded by “A-5” One Family zoning on two sides, and “CF” Community Facilities on the other two side. The rezoning of this property to “B” would bring the zoning in line with the existing land use. No change in land use will be occurring, an occupied duplex is on site currently and will remain. There is also a bus route (#5) which runs on Evans Avenue, providing public transportation access.

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

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject site as Institutional. This is analogous to but not the same as “CF” Community Facilities zoning. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The property was likely given the designation as future Institutional since it was previously owned by the church that is just to the north of the subject site.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
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

While the proposed zoning of “B” is **not consistent** with the Comprehensive Plan Future Land Use designation, it is only a **technical inconsistency** since it was only classified in this way based on the previous ownership by the church. If this property had been privately owned at the time the initial Comprehensive Plan designations were assigned, the future land use designation would have likely been different and more in alignment with the existing land use (duplex). If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The subject property is within one of the six target areas, with detailed strategies shown below:

TARGET AREA: EVANS & ROSEDALE

FIGURE 4. EVANS & ROSEDALE SNAPSHOT



INDICATOR	VALUE
Total area (acres)	1,136
Dominant zoning: single family A-5	59%
DEMOGRAPHICS & COMMUTING	
Total residents	9,321
Median household income	\$19,868
Inbound commuters (work in area)	1,233
Outbound commuters (live in area)	1,925
PROJECTED EMPLOYMENT INCREASE BY 2040	
NCTCOG forecast (jobs added)	1,971
FA growth target (jobs added)	5,831
INCENTIVES IN STUDY AREA	
Urban Villages Plan	Yes
Neighborhood Empowerment Zone	Yes
PID District	No
TIF District	Yes

OVERVIEW

Evans & Rosedale is one of the two smallest and least population-dense of the target areas. Its majority Black or African American residents have the lowest household income of all six areas. With large swaths of vacant land and proximity to the Near Southside medical district, Evans & Rosedale is a strong candidate for revitalization and new development. The City of Fort Worth has already made moves to improve this district. The City has included Evans and Rosedale as one of two areas covered by its Urban Village Development Program. This program is designed to revitalize older, once-vibrant districts and their surrounding neighborhoods by creating mixed-use nodes and walkable neighborhoods with distinct character that builds on their history and reflects what makes them unique. The target area also aligns with the Evans & Rosedale Neighborhood Empowerment Zone, which offers special incentives for rehabilitation projects within the area. The primary challenge in improving this target area will be balancing the needs of an underserved population with economic strategies that will benefit the city.

PRIMARY CONSIDERATIONS

- The City should continue its revitalization efforts supported by the Evans & Rosedale Neighborhood Empowerment Zone and the Urban Village Development program, with a special focus on existing businesses.
- As the primary landowner in the Evans and Rosedale area, the City should use the land to promote the kind of walkable, mixed-use, mixed-income urban development desired by the community and detailed in the 2005 Urban Village Master Plan.
- Close attention should be paid to improving housing availability and affordability, in addition to infrastructure to connect neighborhoods with major employment centers such as the Near Southside and downtown.





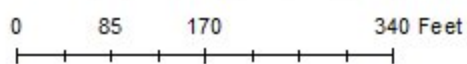
ZC-22-037

Area Zoning Map

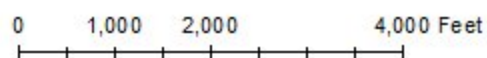
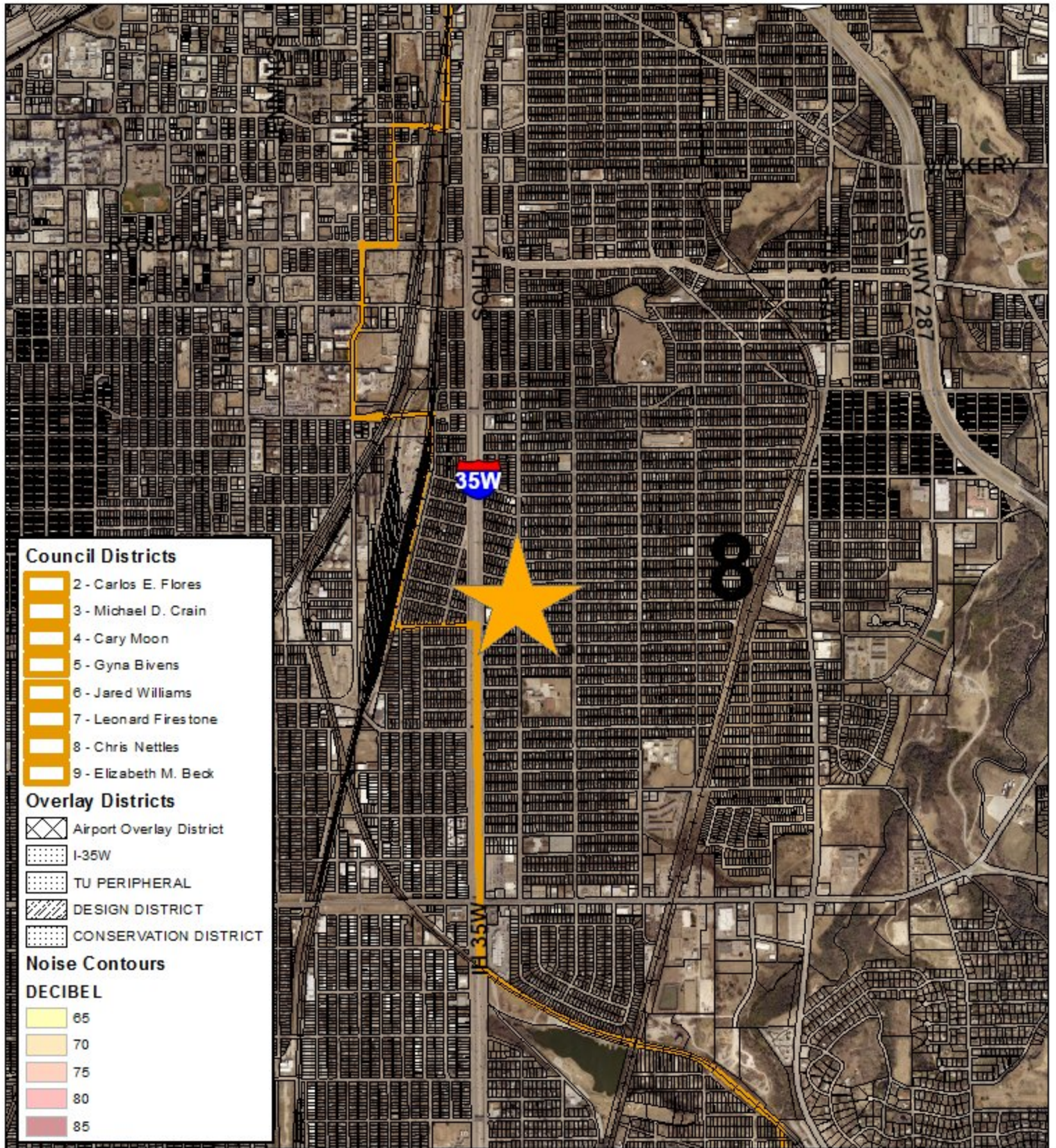
Applicant: Ramon Jasso
 Address: 903 E. Powell Avenue
 Zoning From: CF
 Zoning To: B
 Acres: 0.13822272
 Mapsco: 77T
 Sector/District: Southside
 Commission Date: 4/13/2022
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



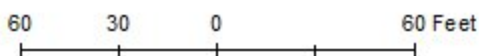
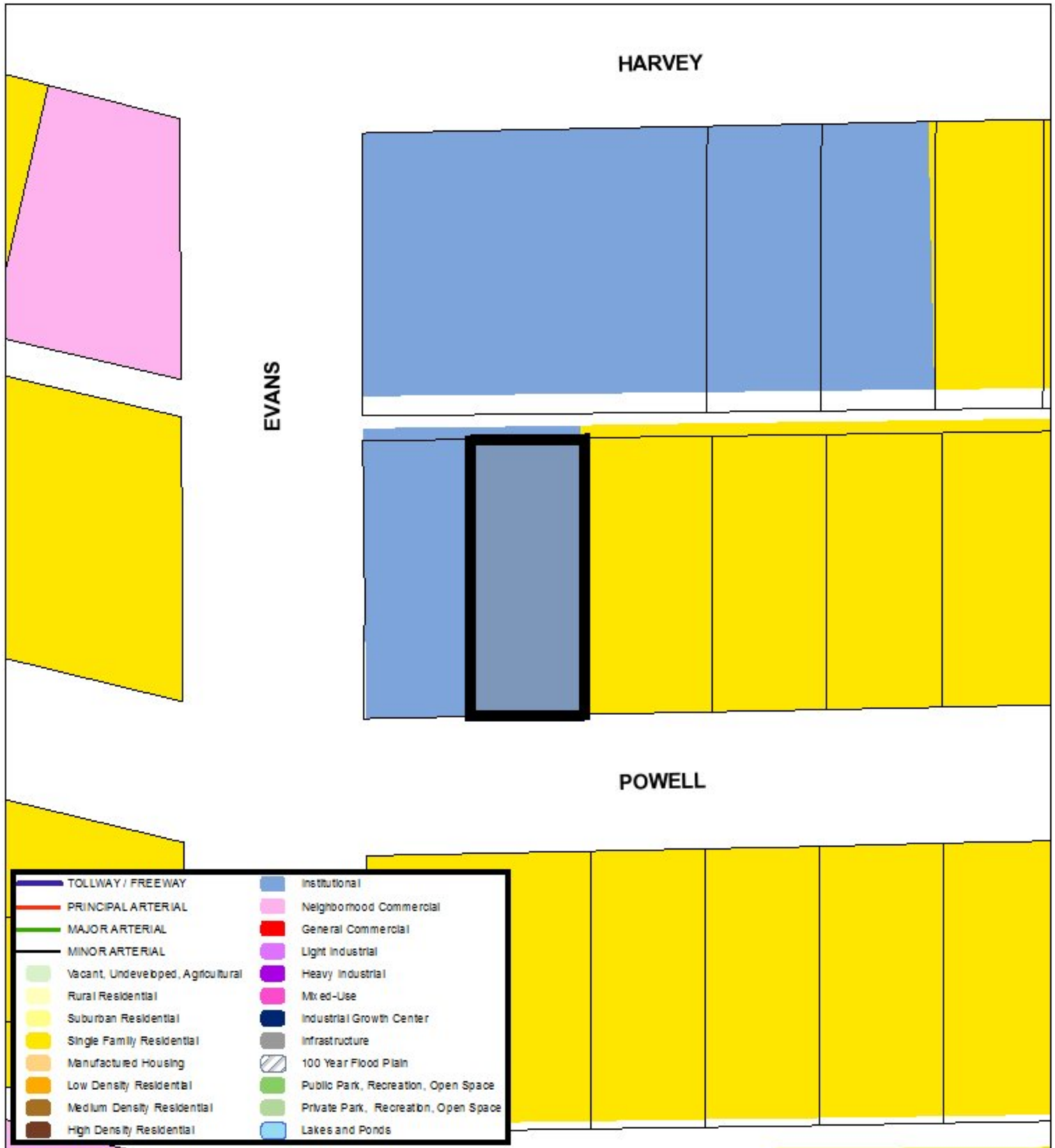
Area Map





ZC-22-037

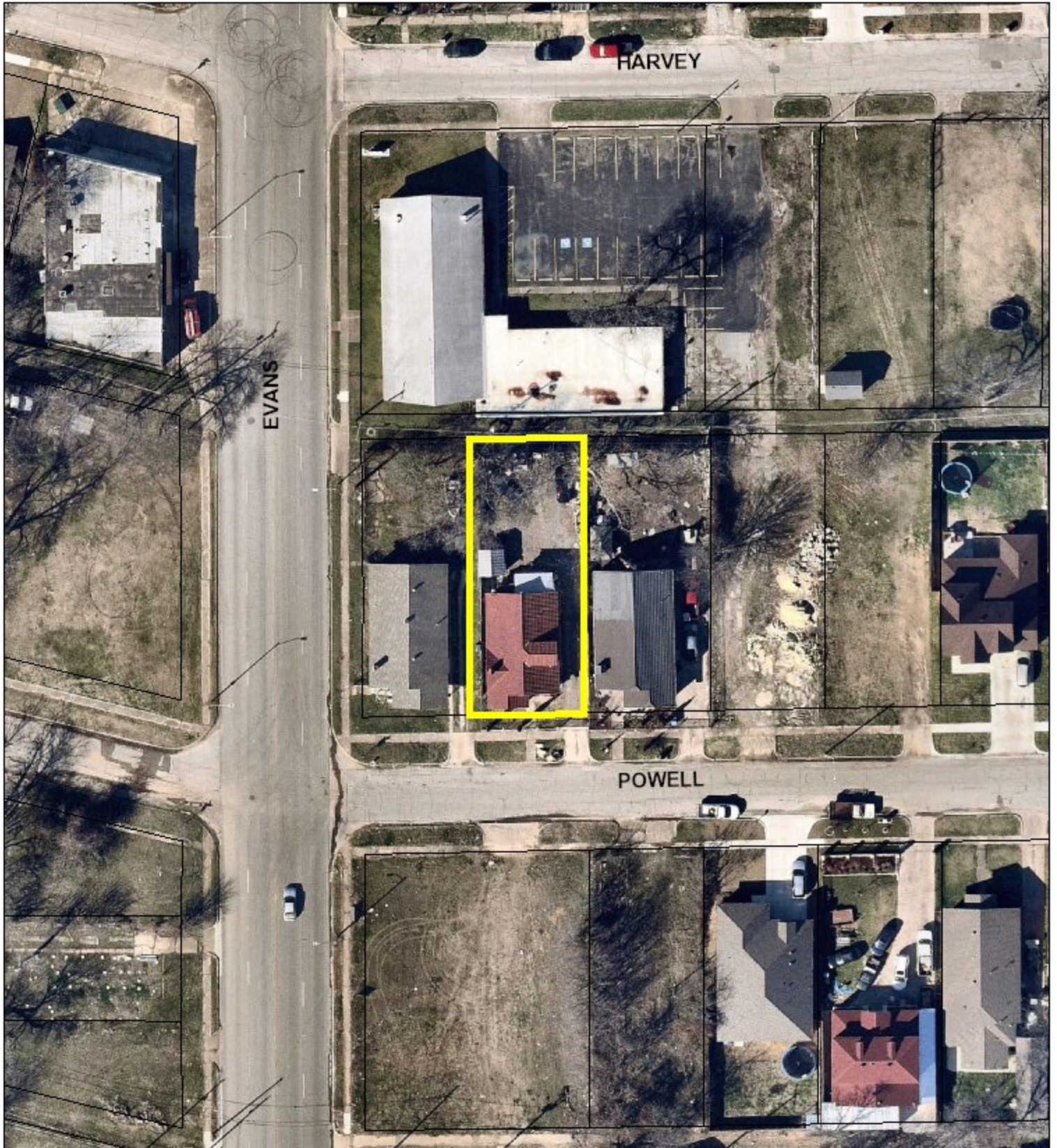
Future Land Use



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 35 70 140 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-040

Council District: 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Hezekiah Holdings LLC / George Muckleroy

Site Location: 408 Foch Street

Acreage: 0.25 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**

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

Project Description and Background

The subject site is located in the northwest corner of Merrimac Street and Foch Street, in the Linwood Neighborhood. It is the first lot that fronts off of Foch Street; its neighbor to the south faces Merrimac Street. The site is currently vacant; the single-family home that previously occupied the lot was demolished in 2018. The applicant is requesting to rezone from “B” Two-Family to “UR” Urban Residential to build townhomes.

The Linwood area has had a lot of redevelopment in recent years. It is a desirable neighborhood for creating the walkable, pedestrian friendly type of Urban Residential housing, as it is located adjacent to the West 7th Urban Village, which has a mix of residential, restaurant, entertainment, retail, office, and other uses.

The lot has a few trees on it; all development will be subject to the appropriate requirements of the Urban Forestry Ordinance.

Surrounding Zoning and Land Uses

North “B” Two-Family / Residential Duplex

East PD956 / Multifamily Apartments

South “B” Two-Family / Residential Duplex

West “B” Two-Family / Residential Duplex and public park (Linwood-Jesse D. Sandoval Park)

Recent Zoning History

- ZC-18-158 from “C” to “UR”; effective 12/30/18; southwest of subject site
- ZC-18-097 from “A-5” and “MU-1” to “UR”; effective 7/15/18; northeast of subject site
- ZC-18-063 from “C” to “UR”; effective 7/19/18; southwest of subject site
- ZC-17-130 from “R2” to “UR”; effective 9/12/17; southeast of subject site

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
West Side Alliance	West 7 th Neighborhood Alliance
SO7 Townhome Association	Montgomery Plaza Residential Condominium Association
Sixth & Arch Adams HA	Monticello NA
Linwood NA*	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Montgomery Plaza Master Condominium Association, Inc	Cultural District Alliance
Camp Bowie District, Inc	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “B” Two-Family to “UR” Urban Residential with the intention to build townhomes. The surrounding land uses are apartment, townhome, duplex, and single family. The rear of the lot is adjacent to the neighborhood park. In multiple directions from the site are commercial uses within 500-1000 feet, as well.

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

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as Urban Residential on the Future Land Use Map. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “UR” Urban Residential zoning as the only appropriate zoning type in the Urban Residential designation of Future Land Use.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE 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
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, 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 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.
- 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

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

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

Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

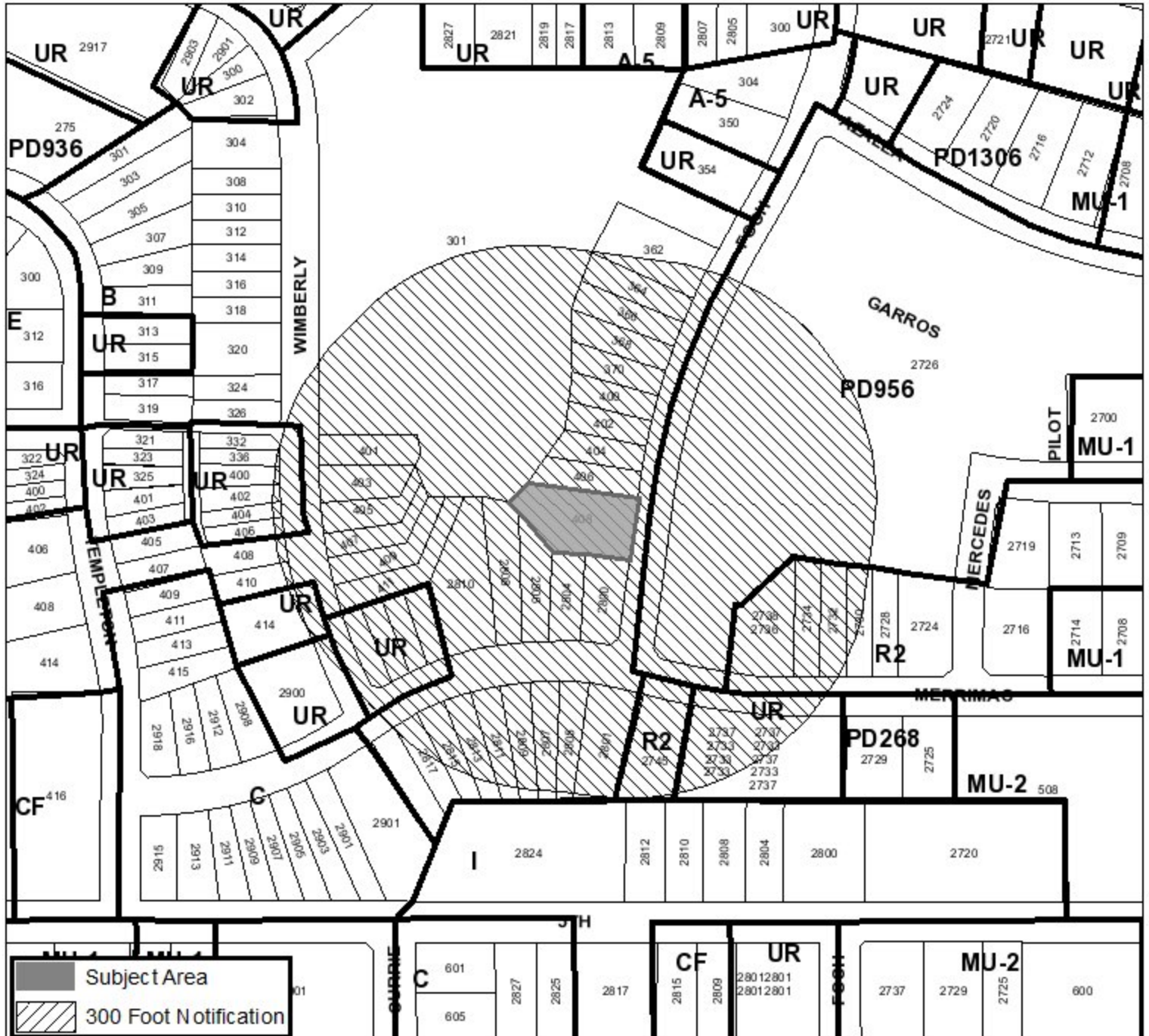
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. 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.



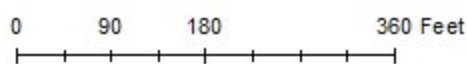
ZC-22-040

Area Zoning Map

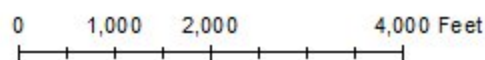
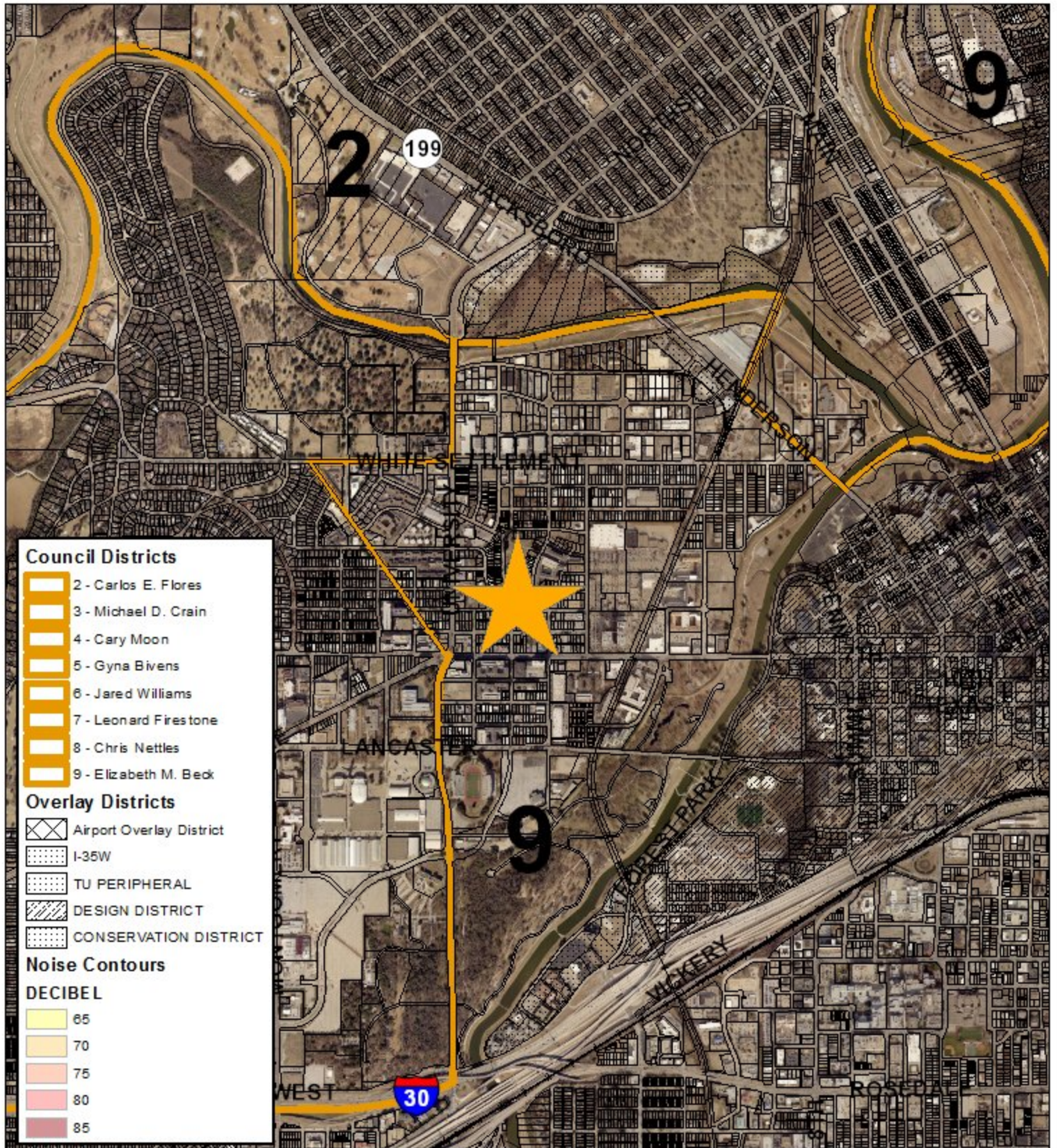
Applicant: Hezekiah Holdings LLC
 Address: 408 Foch Street
 Zoning From: B
 Zoning To: UR
 Acres: 0.25534568
 Mapsco: 62X
 Sector/District: Arlington Heights
 Commission Date: 4/13/2022
 Contact: 817-392-2806



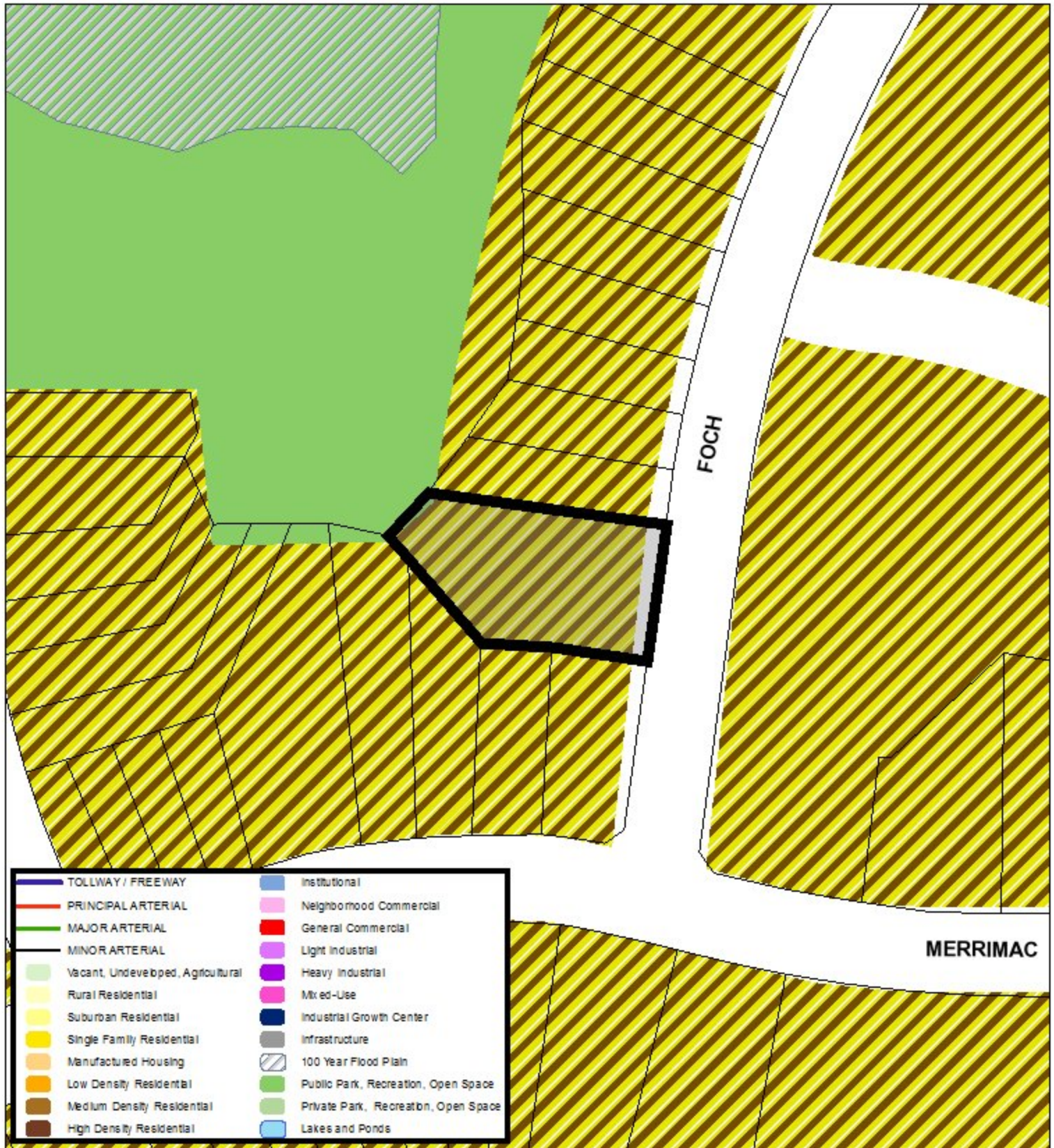
Subject Area
 300 Foot Notification



Area Map



Future Land Use



80 40 0 80 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 50 100 200 Feet





Zoning Commission

Date: April 13, 2022

Case Number: ZC-22-041

Council District: 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Brewer & Hale, Llc / Testudo Residential, Llc / Testudo Holdings, Llc/ Urbanworth, Llc
(Darin Norman)

Site Location: 715, 717, 721, 725 Clear Lake Avenue; 515 N Hampton Street; 1301, 1404, 1402, 1101 E
Peach Street; 1315 & 1403 Bluff St; 415, 519 N Nichols Street; 409, 415, 504, 508, 514,
518 Wall Street **Acreage:** 2.15

Request

Proposed Use: Mixed- Use and Townhomes

Request: From: D, G, J, PD 1226 for H uses with Downtown Urban Design District Overlay
To: “PD/H/DUDD” Central Business District/DUDD overlay with Brewery and
Distillery, site plan waived

Recommendation

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

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

Staff Recommendation: **Approval of “PD/H/DUDD” Central Business District/DUDD overlay with Brewery and Distillery with 10 story height limit, site plan waived**

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Zoning Commission

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

Project Description and Background

These properties are located within the Downtown Mixed- Use Growth Center. They are bounded to the South by W. Bluff Street, North by Parr Street, and to the East and the West by railroad tracks. This area is historically know as Rock Island.

The applicant is proposing to rezone from the properties from various zoning districts to “PD/H” plus brewery and distillery and the site plan waived. The site plan will be reviewed by the Downtown Design Review Board prior to building permit being issued because the properties will remain in the Downtown Urban Design District.

The properties are currently vacant land or dilapidated houses and the applicant would like to develop townhomes and various smaller mixed- use phase developments.

Surrounding Zoning and Land Uses

North: “PD/H” Central Business District– Apartments

East Railroad

South “H” Central Business District – Various commercial, office and industrial uses

West Railroad

Recent Zoning History

- 415 N. Nicholas Street was rezoned to PD/H/ DUDD with a 10 story height limit

Public Notification

300-foot Legal Notifications were mailed on 4/01/2022.

The following organizations were notified: 4/01/2022.

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

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

Land Use Compatibility

The site is located in what is historically known as Rock Island. The surrounding area is a combination of multifamily apartments, single family housing and, commercial and industrial uses. As development in the Central Business District intensifies, pressure to the adjacent parcels not eligible to be zoned to “H” Central Business District has increased. There currently is not a zoning district that is sustainable for these areas that are located within the Downtown Mixed -Use Growth but not the Central Business District. As a result, staff has recommended “PD/ H” with a 10 story height limit. This is similar to what occurs on the northside of the Central Business District along Samuels Avenue.

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

Comprehensive Plan Consistency – Downtown

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

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

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

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

Economic Development Plan

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

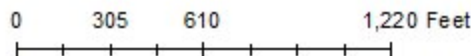
- Rapidly increased residential units in downtown and downtown adjacent neighborhoods.

Area Zoning Map

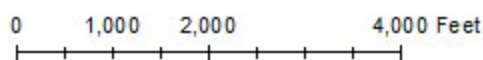
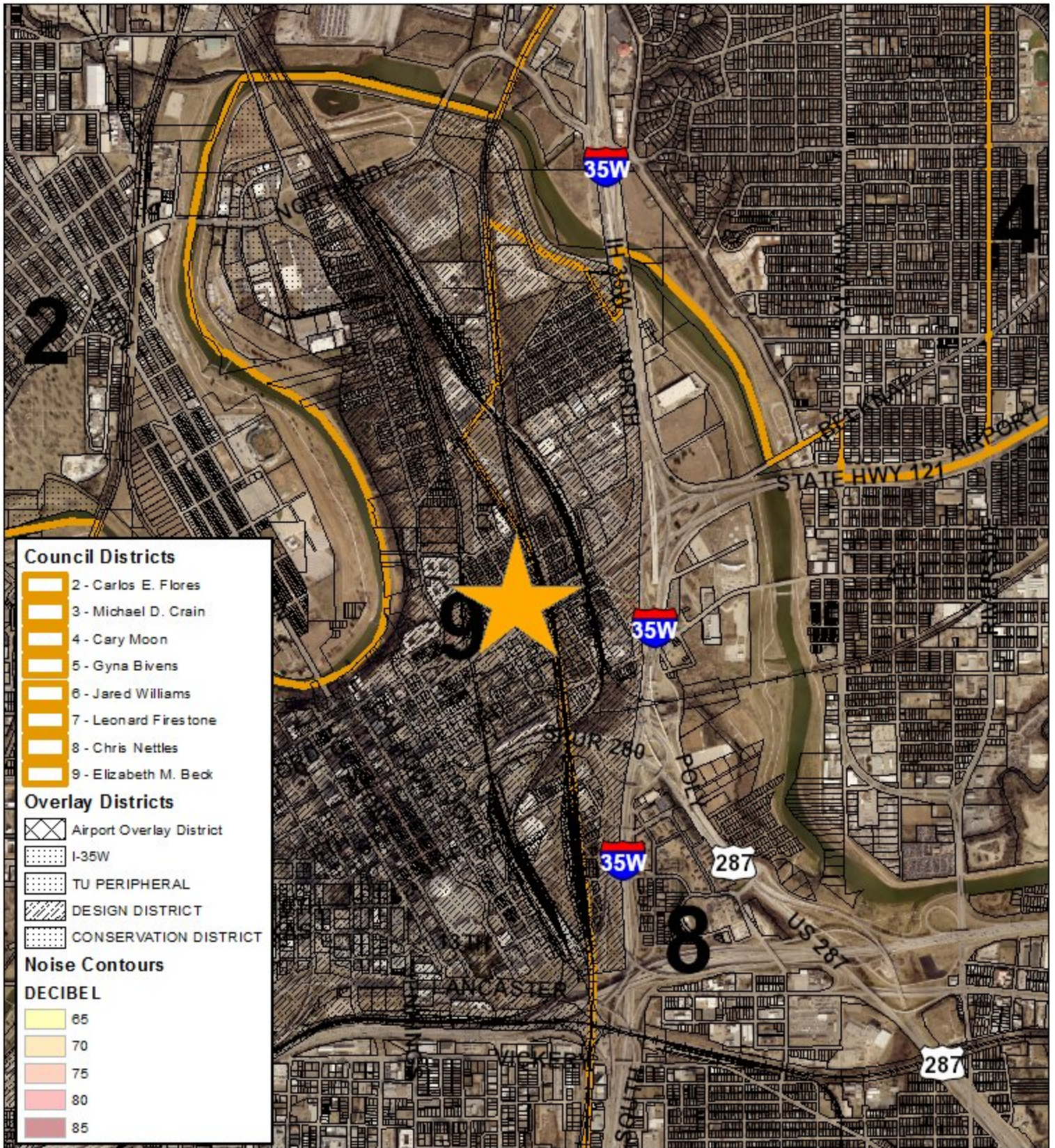
Applicant:	Brewer & Hale, Testudo Residential & Holdings
Address:	Various lots generally bounded by Bluff St, Samuels Ave, Mayfield St, & Live Oak Street
Zoning From:	D, G, J, PD 1226 for H uses with Downtown Urban Design District Overlay
Zoning To:	PD for H uses plus single family detached uses with Downtown Urban Design District Overlay
Acres:	2.1583967
Mapscot:	63S
Sector/District:	Northeast
Commission Date:	4/13/2022
Contact:	817-392-8012



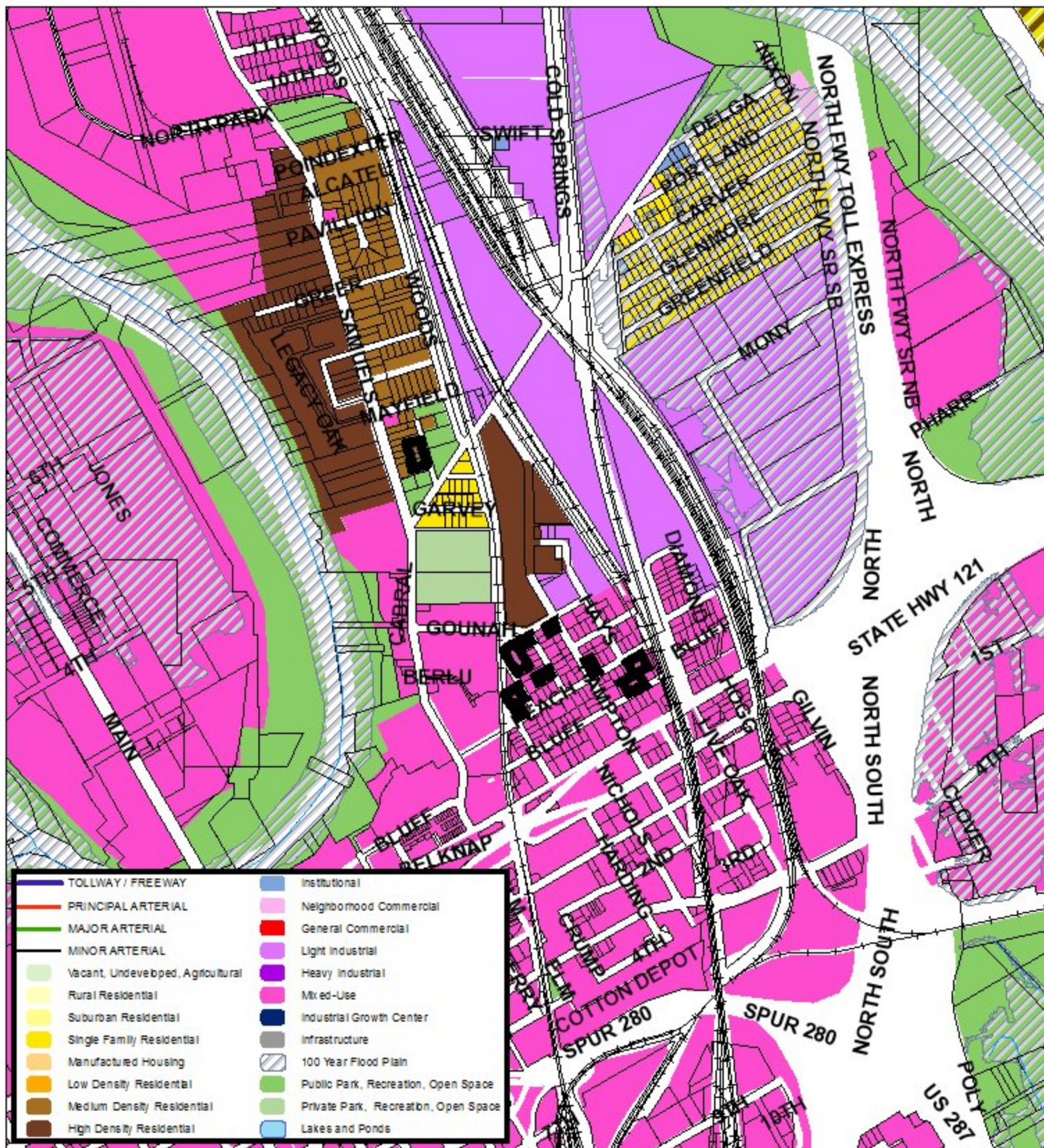
0 305 610 1,220 Feet



Area Map



Future Land Use

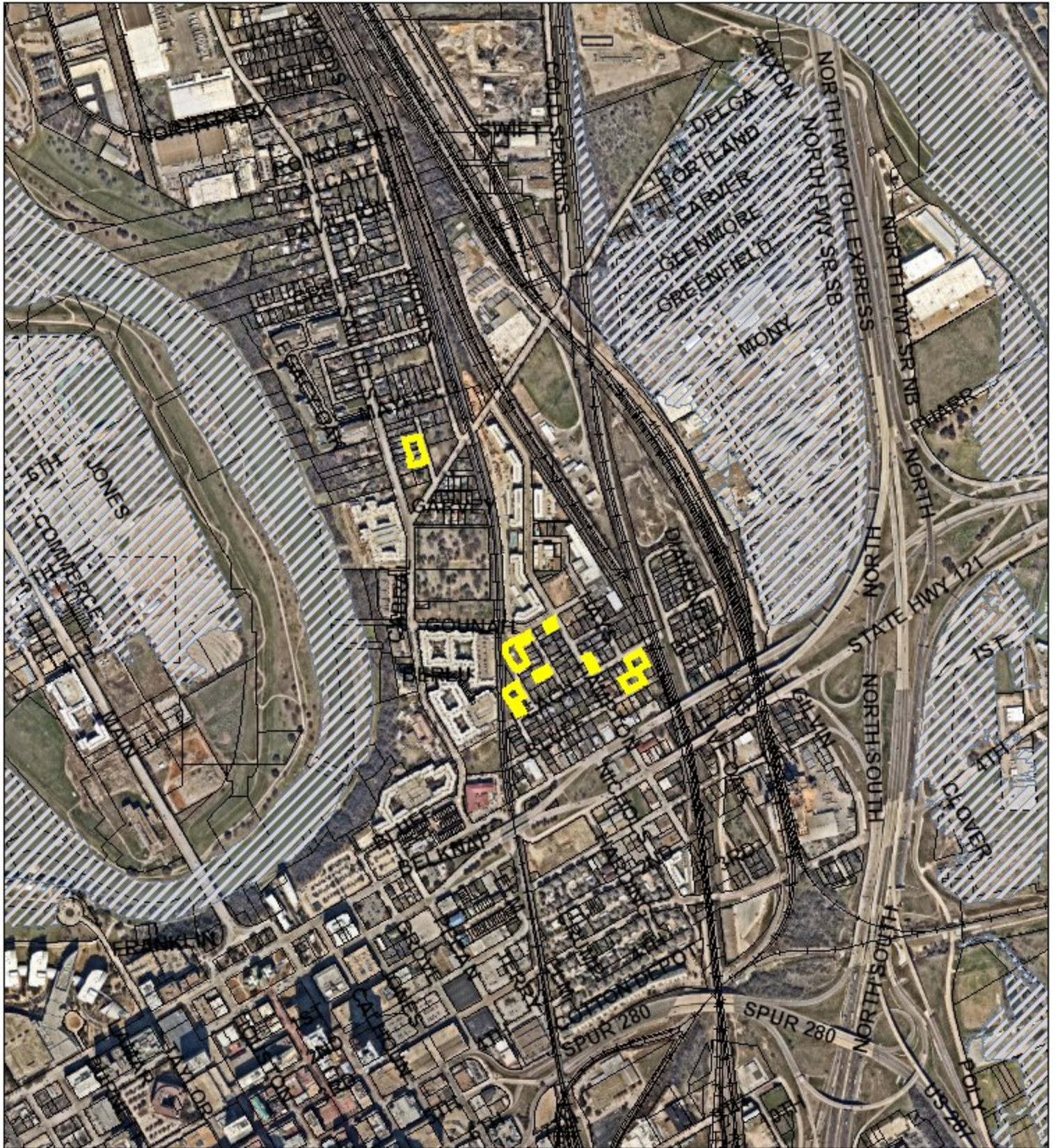


960 480 0 960 Feet

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



0 600 1,200 2,400 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-043

Council District: 3

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Fort Worth ISD / Mike Naughton

Site Location: 3201 South Hills Avenue

Acres: 4.6 acres

Request

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

Request: From: “A-5” One-Family in the TCU Residential Overlay

To: “CF” Community Facilities in the TCU Residential Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The subject property is located at the southeast corner of South Hills Avenue and Stadium Drive, being the location of McLean 6th Grade School. Public schools are an allowed land use in all standard zoning districts, and the subject property is currently zoned “A-5” One-Family in the TCU Residential Overlay. However, the applicant is requesting a zoning change to “CF” Community Facilities in the TCU Residential Overlay in order to allow an electronic sign to be installed on the property.

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

Surrounding Zoning and Land Uses

North “A-5” One-Family in the TCU Residential Overlay / single-family residences
East “A-5” One-Family in the TCU Residential Overlay / single-family residences
South “CF” Community Facilities in the TCU Residential Overlay / St. Andrew Catholic School and McLean Middle School
West “A-5” One-Family in the TCU Residential Overlay / single-family residences and “C” Medium Density Multifamily in the TCU Residential Overlay / multifamily complex

Recent Zoning History

- ZC-14-138, subject site and surrounding area, addition of the TCU Residential Overlay, approved; and
- ZC-16-032, southwest of subject, from A-5 to CF, approved.

Public Notification

300-foot Legal Notifications were mailed on March 29, 2022.

The following organizations were notified: (emailed March 29, 2022)

Organizations Notified	
Westcliff NA*	Bluebonnet Hills NA
Las Familias de Rosemont NA	Trinity Habitat for Humanity
Fort Worth ISD	Steams and Valleys Inc

* 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 in the TCU Residential Overlay to “CF” Community Facilities in the TCU Residential Overlay, which is an appropriate zoning designation for the current use of the site as a public school. The surrounding properties are developed for single-family, multifamily, or institutional uses. A private school located is on the same block as the subject property to the south, another public school is located across Stadium Drive to the southwest, and residential uses surround the site to the north, east, and west.

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

Comprehensive Plan Consistency – TCU/Westcliff

The 2022 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 school conforms to this designation.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

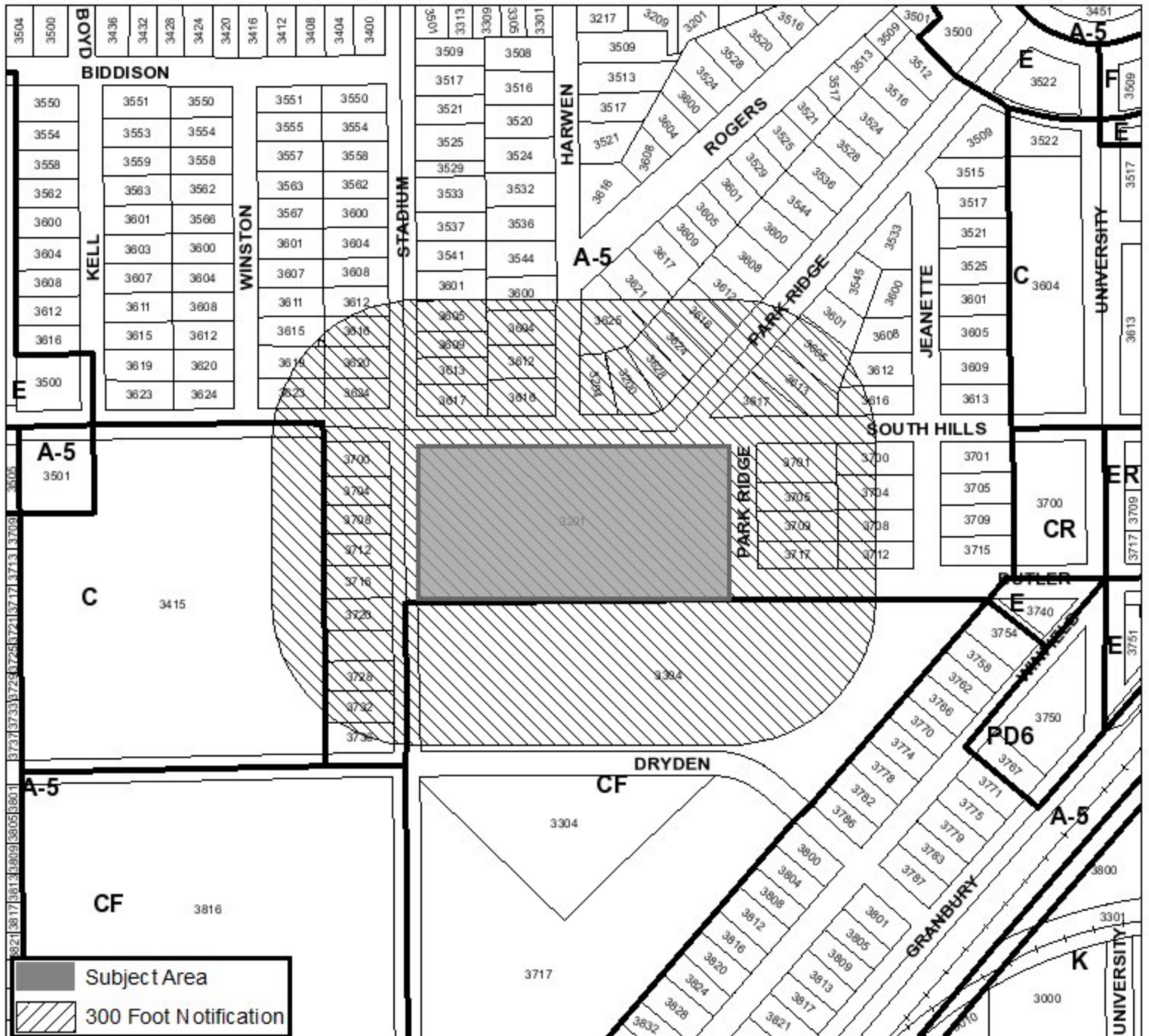
The proposed zoning is **consistent** with the Comprehensive Plan.



ZC-22-043

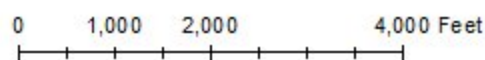
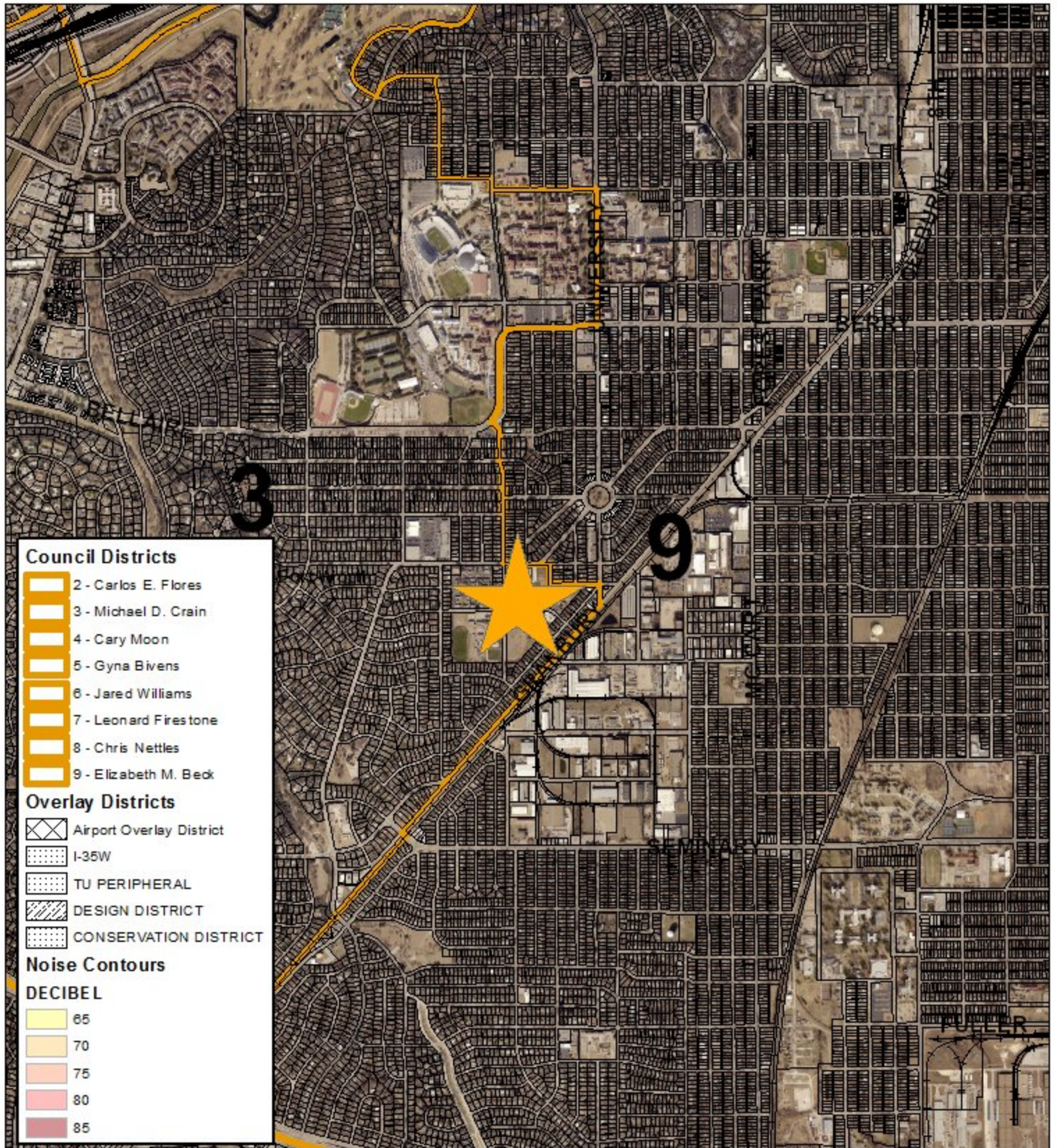
Area Zoning Map

Applicant: Fort Worth Independent School District
 Address: 3201 South Hills Avenue
 Zoning From: A-5 in the TCU Residential Overlay
 Zoning To: CF in the TCU Residential Overlay
 Acres: 4.61592951
 Mapsco: 90A
 Sector/District: TCU/W.cliff
 Commission Date: 4/13/2022
 Contact: 817-392-8190



0 145 290 580 Feet

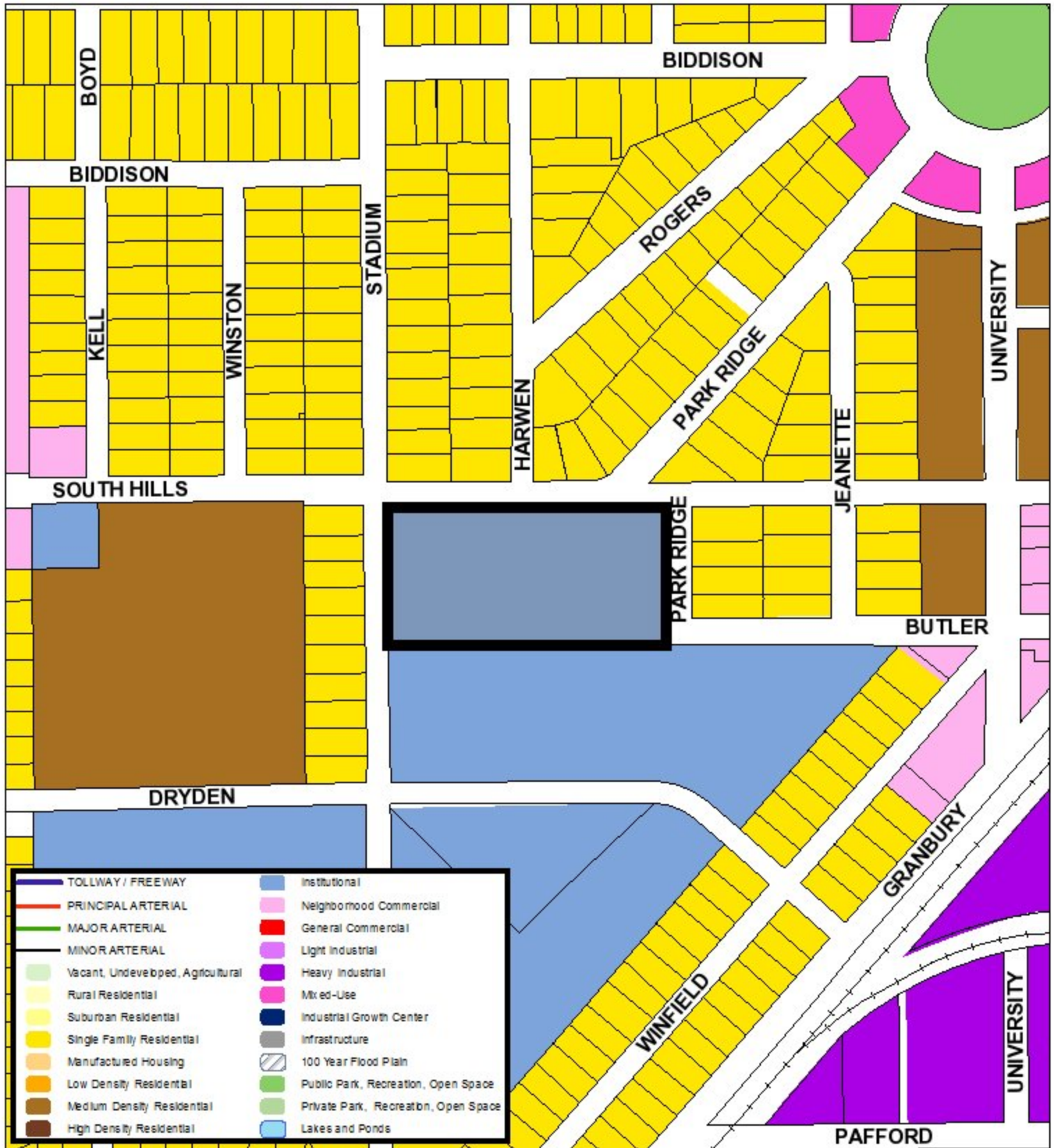
Area Map





ZC-22-043

Future Land Use



300 150 0 300 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-22-043

Aerial Photo Map



0 195 390 780 Feet





Zoning Commission

Date: April 13, 2022

Case Number: ZC-22-044

Council District 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: 1326 College Ave LLC/ Michael Karol

Site Location: 1326 College Ave

Acreage: 0.1213 acres

Request

Proposed Use: Residential

Request: From: "B" Two – Family

To: "C" Medium Density

Recommendation

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

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

Staff Recommendation: **Denial**

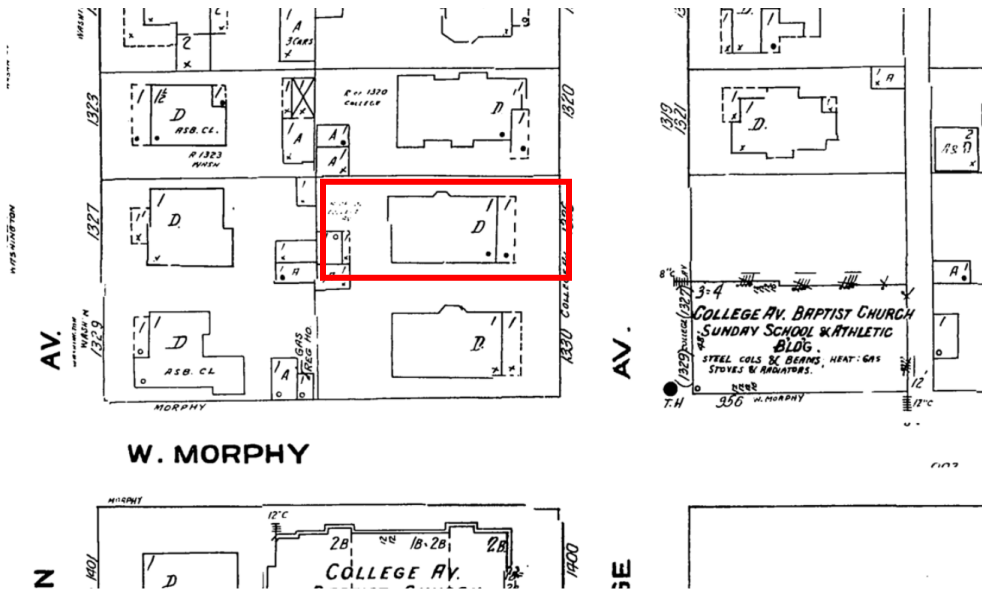
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Project Description and Background

The property is located at the southwest portion of the 1300 block of College Avenue between Magnolia Avenue and W. Morphy Street in the Fairmount Historic District. The applicant is proposing to rezone the property from “B” Two – Family to “C” Medium Density. “C” Medium Density multifamily dwelling units have a maximum density of 24 dwelling units / acre with design standards.

Historic Sanborn Maps shows the property as a single-family residence with a garage and garage apartment.



Surrounding Zoning and Land Uses

North “C” Medium Density / Multifamily Residential
East “C” Medium Density / Multifamily Residential
South “C” Medium Density / Multifamily Residential
West “C” Medium Density / Multifamily Residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (emailed April 1, 2022)

Organizations Notified	
Ryan Place Improvement Association	Mistletoe Heights NA
Fairmount NA*	Berkley Place NA
Streams and Valleys	Habitat for Humanity
Hemphill Corridor Task Force	Near Southside Inc
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding properties range from single family residences to multifamily. Historically the Fairmount neighborhood has been comprised of single-family residences that often have accessory dwelling units, duplex and apartment complexes.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as Low Density Residential.

The proposed zoning is not consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
- Encourage office and high-density residential uses which will support area commercial uses.

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Economic Development Plan

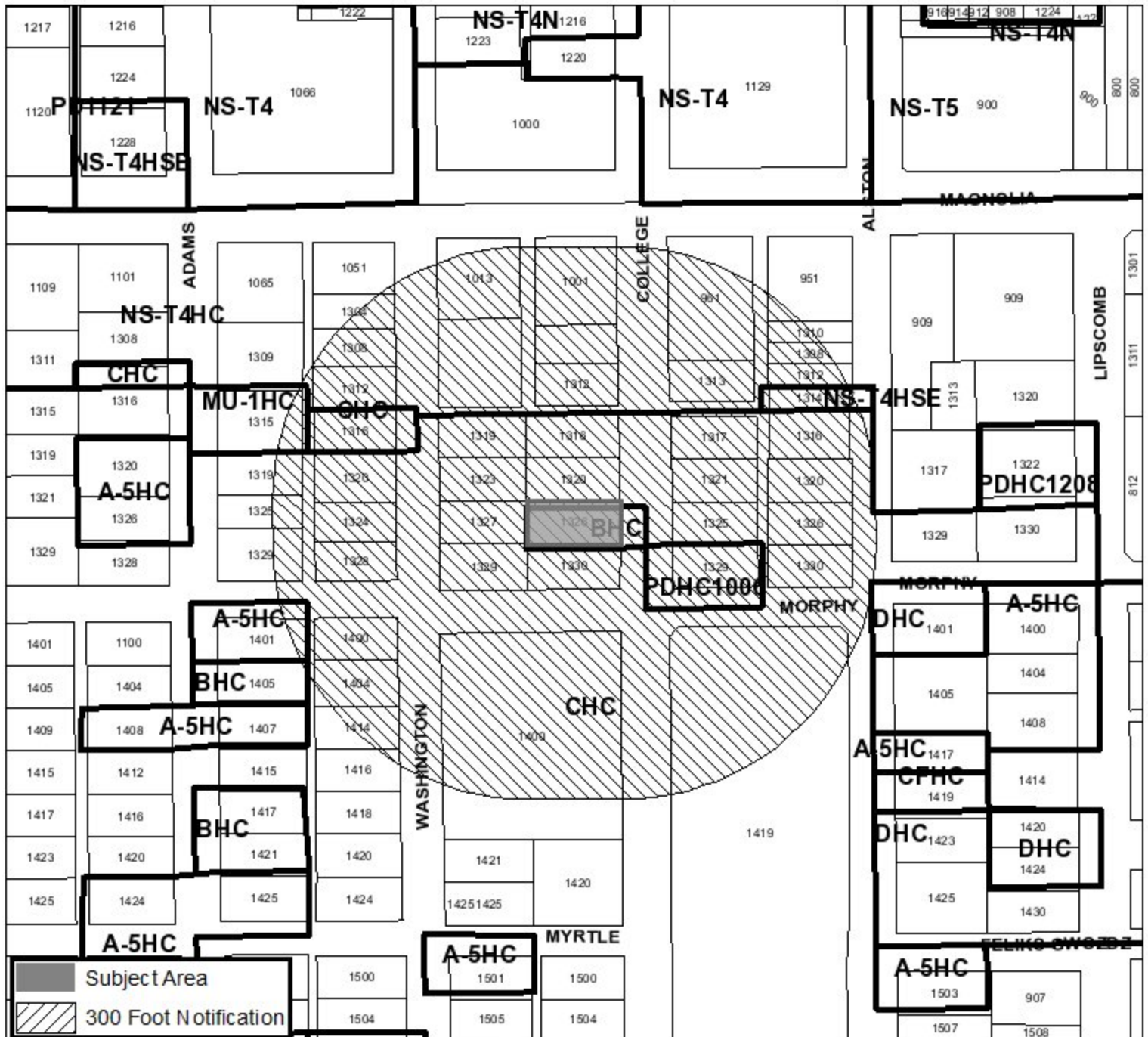
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. One goal is that residential density should be increase in downtown adjacent neighborhoods.



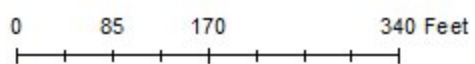
ZC-22-044

Area Zoning Map

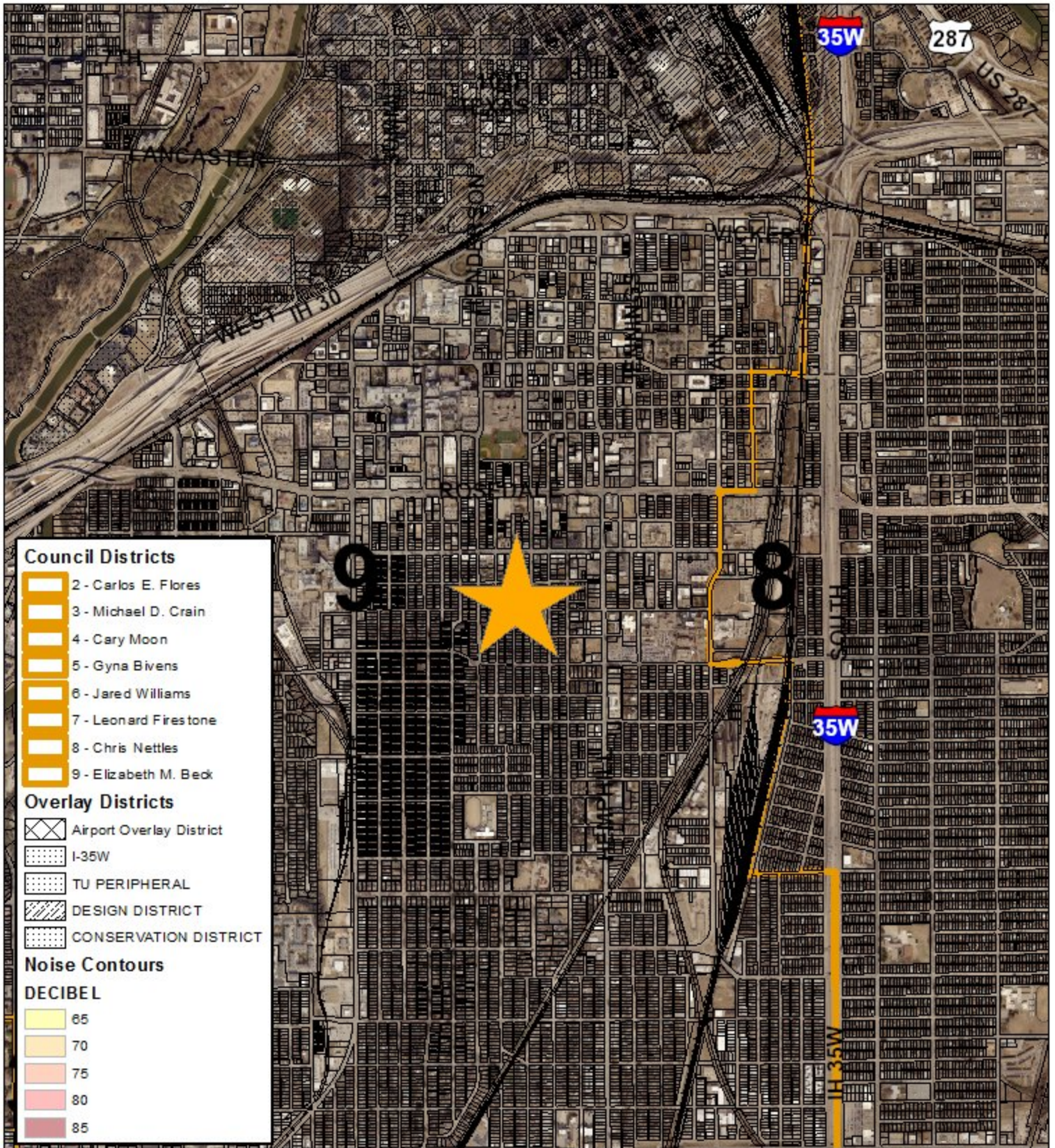
Applicant: 1326 College Ave. LLC
 Address: 1326 College Avenue
 Zoning From: B/HC
 Zoning To: C/HC
 Acres: 0.12623434
 Mapsco: 76M
 Sector/District: Southside
 Commission Date: 4/13/2022
 Contact: 817-392-8012



Subject Area
 300 Foot Notification



Area Map

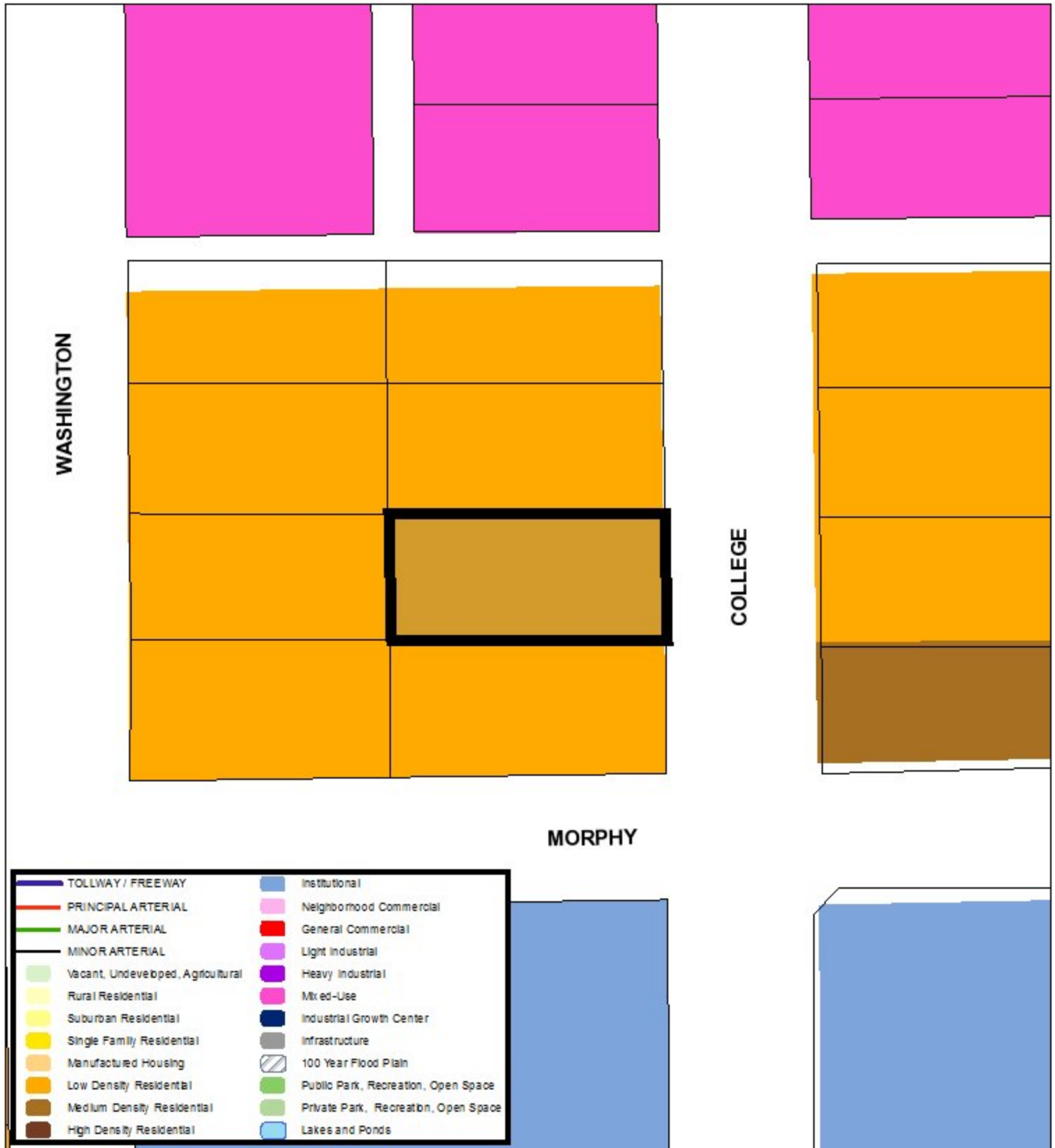


0 1,000 2,000 4,000 Feet

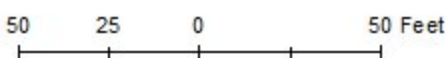


ZC-22-044

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-22-044

Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-046

Council District: 6

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: R Zeligson & I. Frank Trusts / GCRE Investment Fund LLC, Jordan Snyder

Site Location: 4301 W Risinger Road & 8701 S Hulen Street **Acreage:** 6.83 acres

Request

Proposed Use: Multifamily

Request: From: “E” Neighborhood Commercial

To: “D” High Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject site is located near the intersection of South Hulen Street and Risinger Road, in Council District 6. The site has a limited amount of frontage on Risinger Road, however a majority of the site faces South Hulen Street, which would likely be the main ingress/egress point. The applicant is requesting to change to zoning of this property from “E” Neighborhood Commercial to “D” High Density Multifamily, to accommodate “a proposed affordable housing development targeted towards the elderly population (55+)” according to their rezoning application. If “D” zoning is approved, this would allow densities up to 32 dwelling units per acre, or up to 218 units on site.

In addition to density caps, any proposed development will need to meet all other “D” development standards, including minimum 35% Open Space, 20 foot street side setbacks, 5 foot side and rear setbacks, 48’ maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / retail, fast food, bank
East “E” Neighborhood Commercial / church
South “E” Neighborhood Commercial / undeveloped
West “E” Neighborhood Commercial / auto parts retail, oil change

Recent Zoning History

- ZC-17-015, Request to rezone from “E” Neighborhood Commercial to "PD/E" Planned Development for “E” Neighborhood Commercial uses to add auto parts sales. Request withdrawn prior to Zoning Commission.

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were emailed on March 31, 2022:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Glenwyck HOA	Crowley ISD
Hulen Stone Crossing HOA	Summer Creek Ranch HOA*
Stone Meadow HOA	District 6 Alliance

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses consist of mostly retail establishments, a church to the east, and undeveloped land to the south. A majority of the site is covered by private deed restrictions put in place to limit competition from the established retail businesses at the intersection of Risinger & Hulen. The primary access for the site has not been determined yet, however based on current median cuts it is unlikely that a full ingress/egress point will be available on the Risinger Road side. This means the likely main access point for any multifamily development on this site would be off of the existing shared public access easement at S. Hulen Street. Access concerns mean that developing the site for retail as currently zoned would be difficult at best.

A new apartment community at this site would not be disruptive to existing uses in the vicinity. Proximity to thoroughfares (Risinger Road and South Hulen Street) is also favorable for multifamily projects. Overall, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. Multifamily Residential is explicitly stated as an acceptable zoning designation for Neighborhood Commercial designated areas on the Comprehensive Plan.

The proposed zoning **is consistent** with the future land use designation for this area.

Economic Development Plan

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

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

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





ZC-22-046

Area Zoning Map

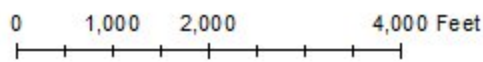
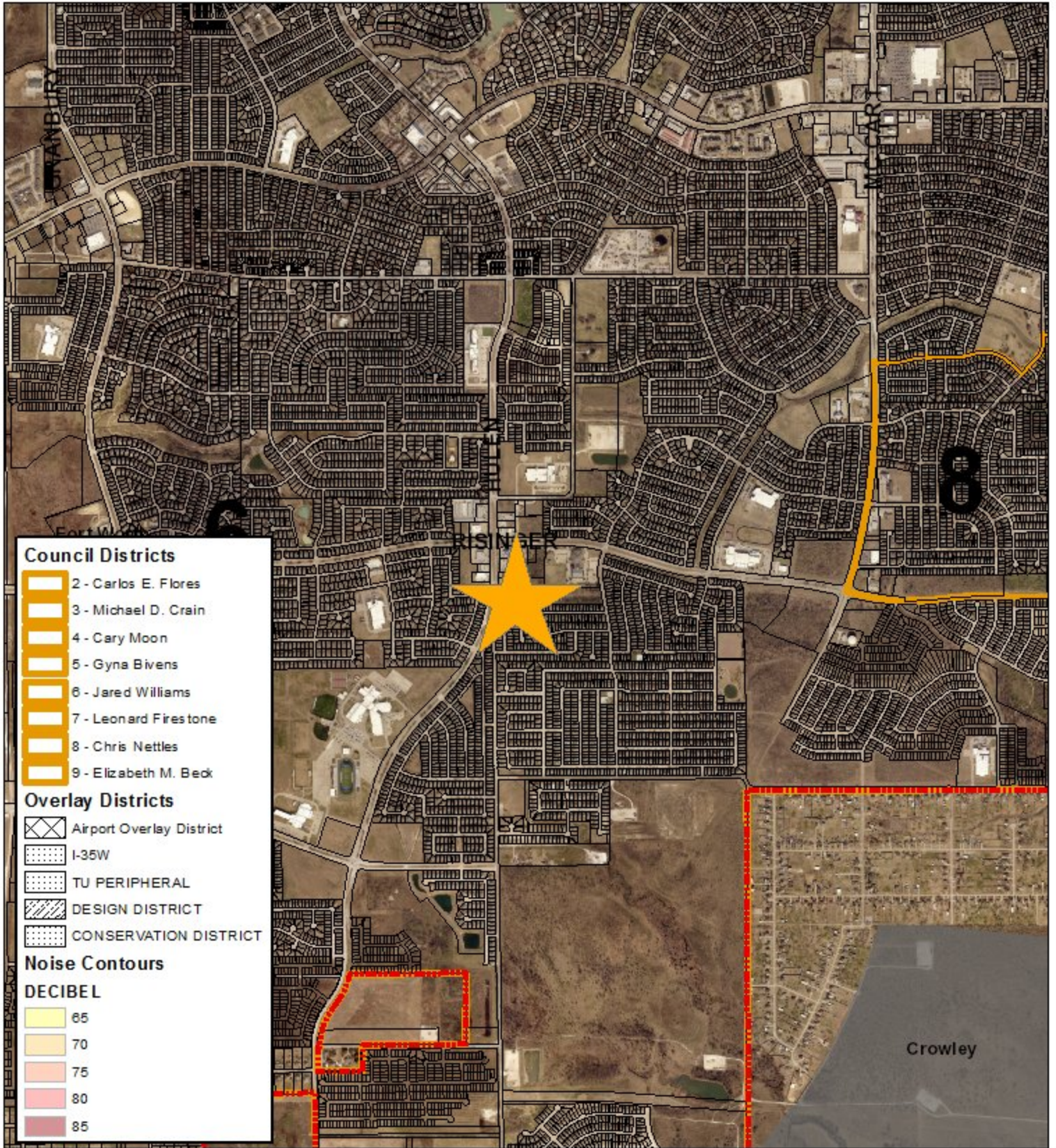
Applicant: R Zeligson & I. Frank Trusts
 Address: 4300 block W. Risinger Road, 8600 block S. Hulen Street
 Zoning From: E
 Zoning To: D
 Acres: 6.83311757
 Mapsco: 103T
 Sector/District: Far South
 Commission Date: 4/13/2022
 Contact: 817-392-8043



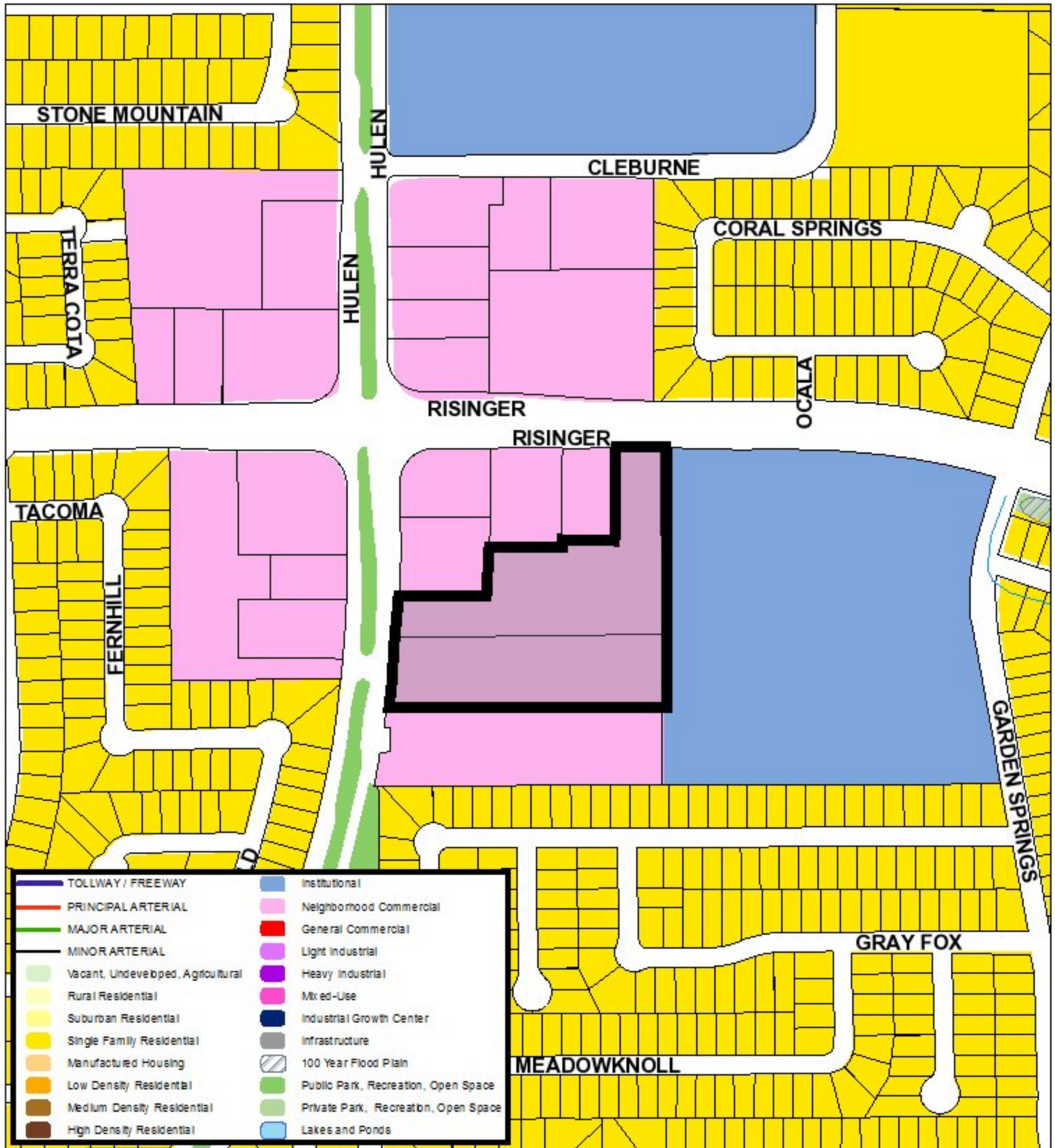
 Subject Area
 300 Foot Notification

0 155 310 620 Feet

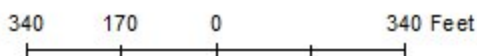
Area Map



Future Land Use



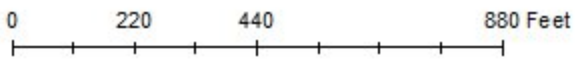
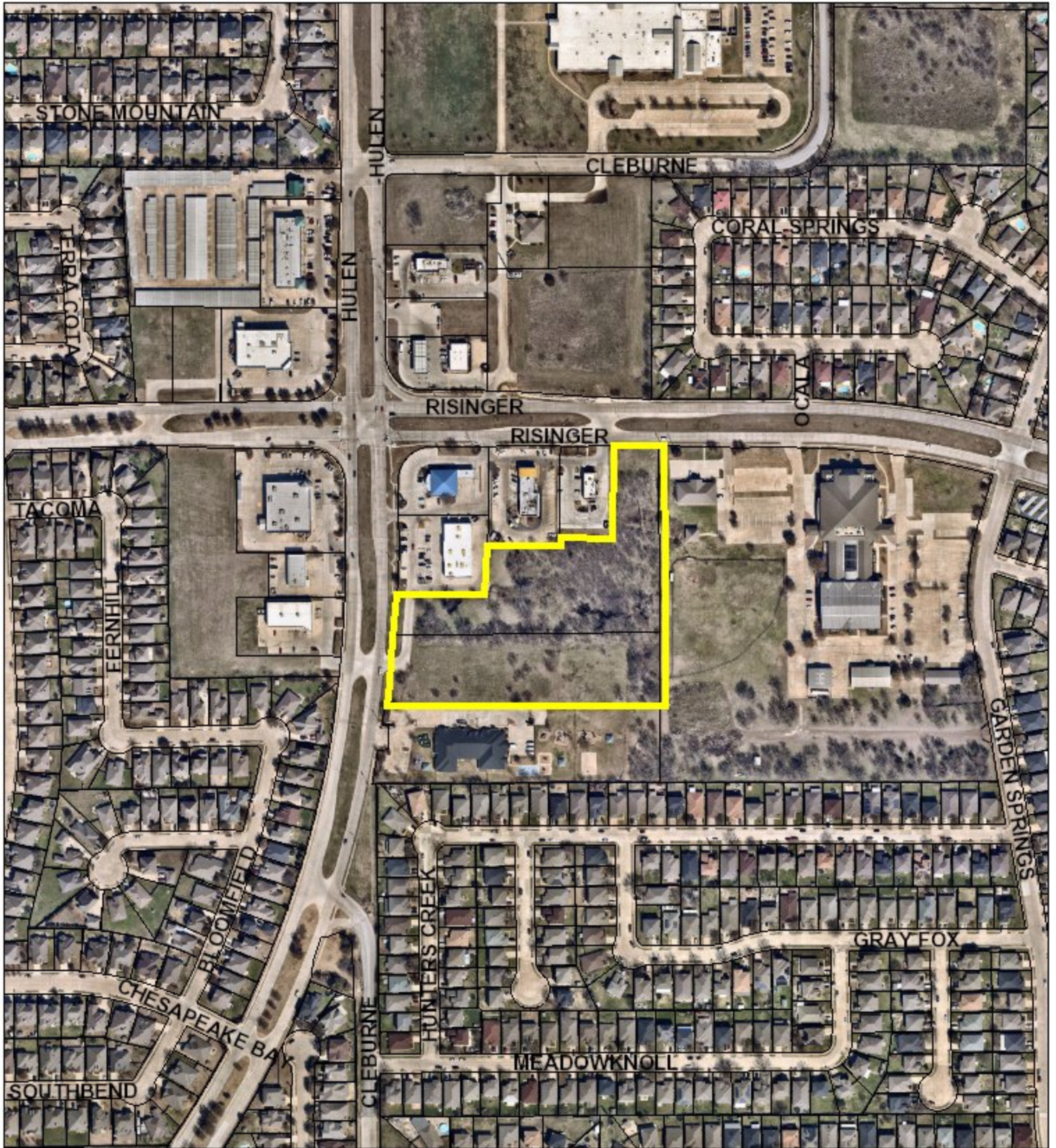
340 170 0 340 Feet



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



Aerial Photo Map





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-047

Council District: 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Dike Family Partnership, FW Westside Properties LLC, James R Harris Properties LLC / Mary Nell Poole, Townsite

Site Location: 2825 & 2827 W. 5th Street

Acreage: 0.28 acres

Request

Proposed Use: Office Building (new) and Parking Lot (continued use)

Request: From: “C” Medium Density Multifamily

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval to “MU-1” Low Intensity Mixed-Use**

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Project Description and Background

The subject site is located on the south side of West 5th Street, between Currie Street and Foch Street, in the Linwood Neighborhood.

The applicant is requesting to rezone lots 7 and 8 from “C” Medium Density Multifamily to “E” Neighborhood Commercial. Lot 7 is currently a parking lot and will remain as a parking lot; lot 8, which is currently undeveloped and has been undeveloped for at least the past 15 years, will be developed as an office. The office is for the same company, Village Homes, that already occupies an office building adjacent to the east of the site.

While the applicant is requesting “E” Neighborhood Commercial, staff recommends rezoning to “MU-1” Low Intensity Mixed-Use. Upon review of the rezoning application, staff asked if the applicant would be willing to revise the application to request “MU-1” Low Intensity Mixed-Use, but the applicant declined.

The site is just a block outside of the bounds of the West 7th Urban Village to the east and the south. The Urban Village was designated to encourage higher quality and higher density development. Properties near the site have been rezoned to MU-1, MU-2, and UR zoning as part of the implementation of the Urban Village plan. This site is also located within the Cultural District Mixed-Use Growth Center, which is a Regional Growth Center.

In recent years, this area of Linwood has been redeveloping to a more urban form; recent rezonings in the last five (5) years have been to Mixed-Use or Urban Residential. A large portion of this block face has been rezoned to Mixed-Use or Urban Residential zoning. There is an existing office building in the middle of the block zoned “I” Light Industrial, and two (2) residential homes that are in “CF” Community Facilities zoning. The existing parking lot at the corner of Currie Street and 5th Street, adjacent to the west of the subject site, was recently approved by City Council to rezone from “C” Medium Density Multifamily to “MU-1” Low Intensity Mixed-Use for townhomes. If the proposed site were rezoned to “MU-1”, it would continue the form along the block face. The other corner of the block face along Foch Street has rezoned to “UR” Urban Residential.

Rezoning this site to “MU-1” Low Intensity Mixed-Use is more appropriate than the proposed “E” Neighborhood Commercial, given the context of the site. It would provide the urban and pedestrian-oriented form that the area is moving towards. The uses allowed in the “MU-1” Low Intensity Mixed-Use district are based on the uses allowed in the requested “E” Neighborhood Commercial district, so the proposed use would still fit into the “MU-1” district, but with a better form and design that matches the redevelopment and vision for the area.

Surrounding Zoning and Land Uses

North “I” Light Industrial / Commercial/Industrial

East “I” Light Industrial / Office
then “UR” Urban Residential / residential

South “F” Community Facilities / Church (Iglesia Bautista Central)

West Pending “MU-1” Low Intensity Mixed Use / Currently a parking lot, but proposed townhomes
“C” Medium Density Multifamily / residential

Recent Zoning History

- ZC-21-193 from “C” to “MU-1”; approved by City Council 2/8/2022; adjacent to the west of subject site
- ZC-21-069 from “F” to ‘MU-2’; effective 11/1/21; located one block to the south
- ZC-20-119 from “C” to “MU-1”; effective 1/31/21; located one block to the west
- ZC-18-144 from “C” to ‘MU-2’; effective 11/11/18; multiple lots one block to the south
- ZC-18-100 from “I” to “UR”; effective 7/15/18; located at east end of the block face

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
West Side Alliance	West 7 th Neighborhood Alliance
SO7 Townhome Association	Montgomery Plaza Residential Condominium Association
Sixth & Arch Adams HA	Monticello NA
Linwood NA*	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Montgomery Plaza Master Condominium Association, Inc.	Cultural District Alliance
Camp Bowie District, Inc	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “C” Medium Density Multifamily to “E” Neighborhood Commercial, to keep the existing parking lot and develop the vacant lot for an office building. The surrounding land uses are townhome, single family residential, a church, and commercial. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map. The site is part of the Cultural District Mixed Use Growth Center, which is a Regional Growth Center. Regional Growth Centers are designated as more intensive development.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE 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, All Commercial, 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

While technically the requested “E” Neighborhood Commercial is consistent with the Comprehensive Plan, staff believes rezoning to “MU-1” Low Intensity Mixed-Use more appropriately meets the intent of the Comprehensive Plan.

Below are policies and strategies of the Comprehensive Plan that are satisfied by both the applicant-proposed “E” Neighborhood Commercial and the staff-proposed “MU-1” Low-Intensity Mixed-Use zonings:

- Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.

However, the below points are all supportive of the “MU-1” Low Intensity Mixed-Use zoning as a more appropriate zoning category for the site, based on the more intense urban form of development.

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Evaluate and revise zoning and land use regulations to allow and encourage dense mixed-use development (office, hotel, retail/restaurant, and residential) along key corridors radiating out from downtown Fort Worth.
- Promote a desirable combination of compatible residential, office, retail, commercial, and selected light industrial uses in the mixed-use and urban residential zoning districts of the West Seventh Urban Village.

In the “Vacant Land” section of Chapter 4 of the Comprehensive Plan, it states:

- Fort Worth has more vacant developable land (over 66,000 acres) than any other city in the Dallas-Fort Worth metro area. ...Fort Worth’s vacant developable land provides a unique opportunity for the city to accommodate a significant amount of future growth. Innovative and sustainable strategies such as multiple growth centers, mixed-use and urban residential development, and transit-oriented development will help to ensure that future growth contributes to a strong, financially healthy, and highly livable community.

In the “Growth Centers” section of Chapter 4 of the Comprehensive Plan, it states:

- The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere.”
- Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public

transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

Developing the site to a more intense urban form, such as “MU-1”, would provide the pedestrian-focused environment and a greater sense of place than developing the site as “E” Neighborhood Commercial.

While the proposed “E” Neighborhood Commercial zoning technically conforms with the future land use and the first two bullets above, a rezoning to “MU-1” Low Intensity Mixed-Use better conforms to the proposed vision for the redevelopment for the area by providing a pedestrian-friendly, intensive, urban form that creates a greater sense of place. Given the context of the site, staff recommends rezoning to “MU-1” Low Intensity Mixed-Use.

Economic Development Plan

The 2018 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.



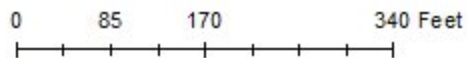
ZC-22-047

Area Zoning Map

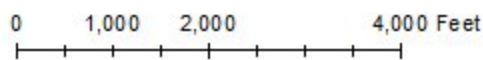
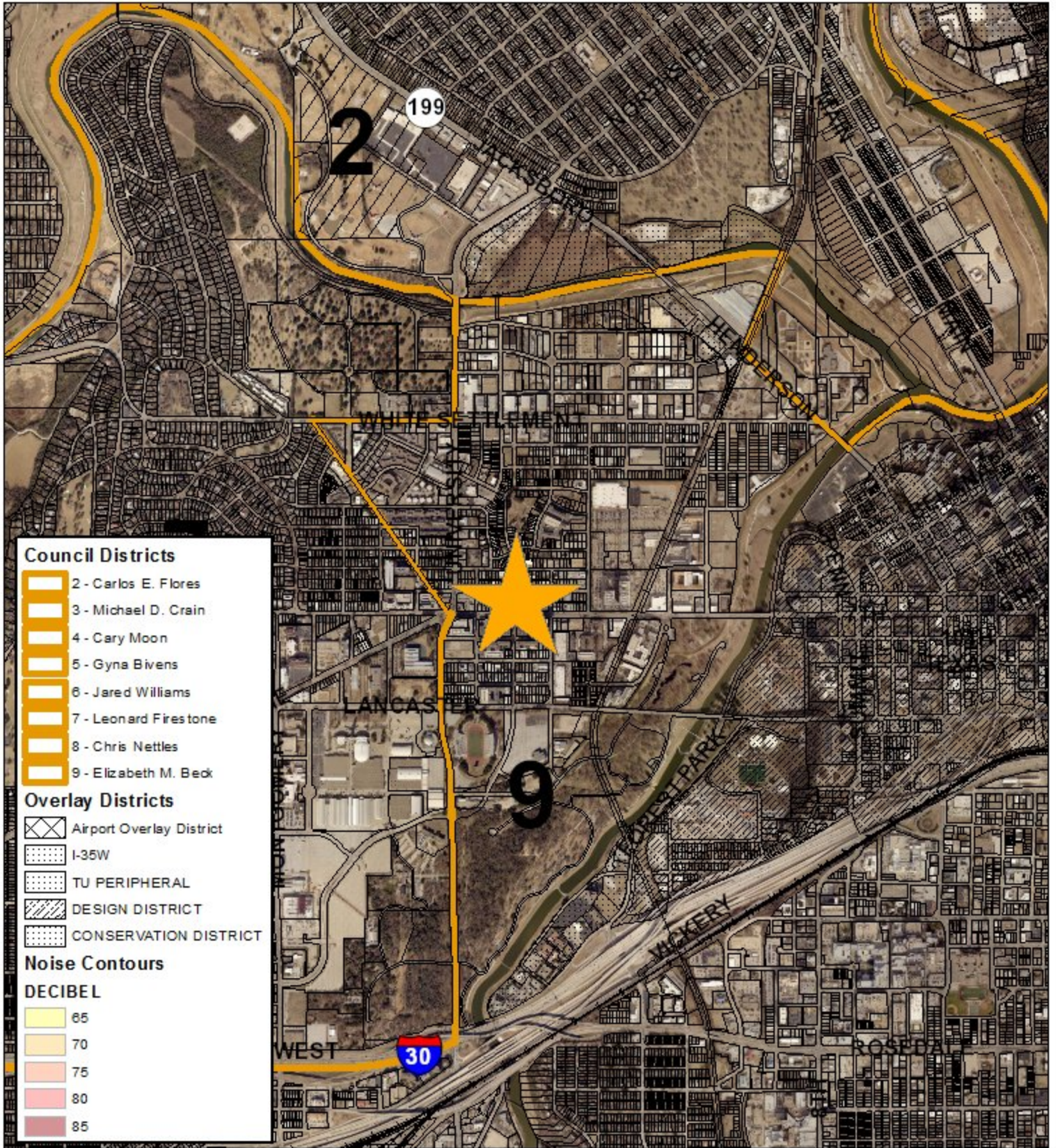
Applicant: Dike Family Partnership, FW Westside Properties
 Address: 2825 & 2827 W. 5th Street
 Zoning From: C
 Zoning To: E
 Acres: 0.28099241
 Mapsco: 76B
 Sector/District: Arlington Heights
 Commission Date: 4/13/2022
 Contact: 817-392-2806



Subject Area
 300 Foot Notification



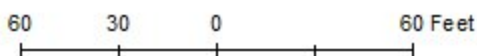
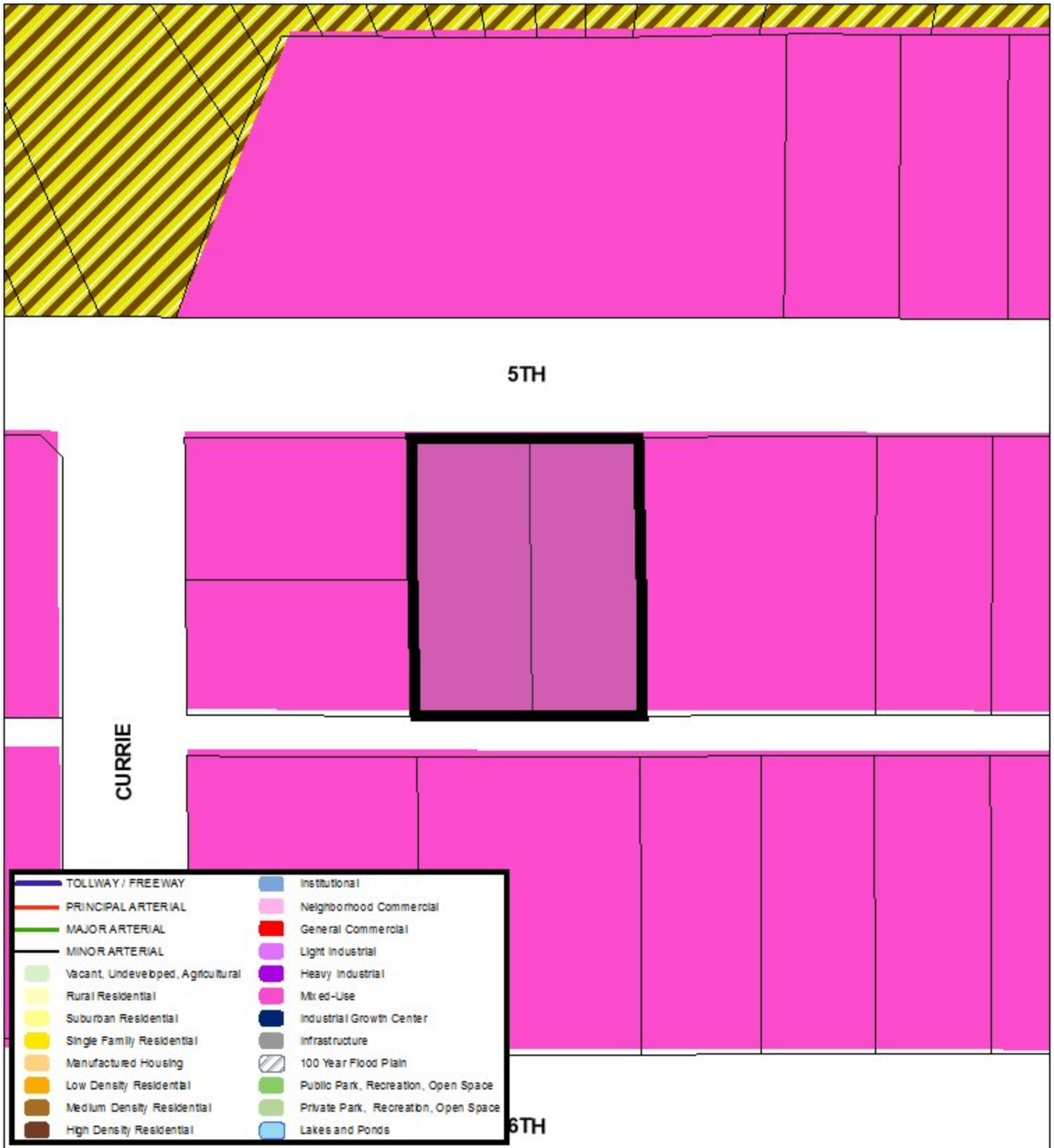
Area Map





ZC-22-047

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 35 70 140 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-048

Council District: 9

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: G&S Auto of Fort Worth IV, LLC / The Dimension Group

Site Location: 5601 Crowley Road

Acres: 0.89 acres

Request

Proposed Use: Convenience store with gasoline and alcohol sales

Request: From: “FR” General Commercial Restricted and “PD 557” Planned Development for “FR” General Commercial Restricted uses

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The proposed site is at the southeast corner of Crowley Road and California Parkway, also known as the service road for Southwest Loop 820. The site was developed in 1974 and has been used for auto sales since 2005. Commercial uses are found along the Loop 820 service road and on the east side of Crowley Road. A house of worship lies across Crowley Road to the west, with Loop 820 bordering the site to the north. Single-family and multifamily uses are found immediately beyond the commercial and institutional uses. The applicant is requesting “E” Neighborhood Commercial for a convenience store with gasoline and alcohol sales on an approximately 0.89 acre lot. The applicant intends to demolish the existing buildings and redevelop the site to the current development standards.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Commercial uses and SW Loop 820
East “FR” General Commercial Restricted / Commercial uses
South “FR” General Commercial Restricted / Multifamily complex and commercial uses
West “A-5” One-Family / House of worship and single family uses

Recent Zoning History

No zoning cases in vicinity for the last 10 years.

Public Notification

300-foot Legal Notifications were mailed on March 29, 2022.
The following organizations were notified: (emailed March 29, 2022)

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

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “FR” General Commercial Restricted and “PD 557” Planned Development for “FR” General Commercial Restricted uses to “E” Neighborhood Commercial. The site is a major intersection of an arterial roadway and freeway, designed for traffic from the larger community. Properties to the north, east, and south are zoned “E” or more intensively and are used for

multifamily or commercial uses. A single family neighborhood lies to the west, with an institutional use closest to the rezoning site. A new convenience store with gasoline and alcohol sales is anticipated, which will cause the site to be redeveloped under the current zoning standards.

The proposed zoning request is **compatible** with surrounding land uses due to the comparable zoning and land uses adjacent to the site, as well as the significant street intersection.

Comprehensive Plan Consistency– Sycamore Sector

The 2022 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for the Neighborhood Commercial 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	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, All Commercial, MU-1, MU-2

The proposed zoning is consistent with the land use designations for this area and 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.
- 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.
- Attract freeway commercial uses that portray a positive image and lasting investment.

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

Economic Development Plan

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

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

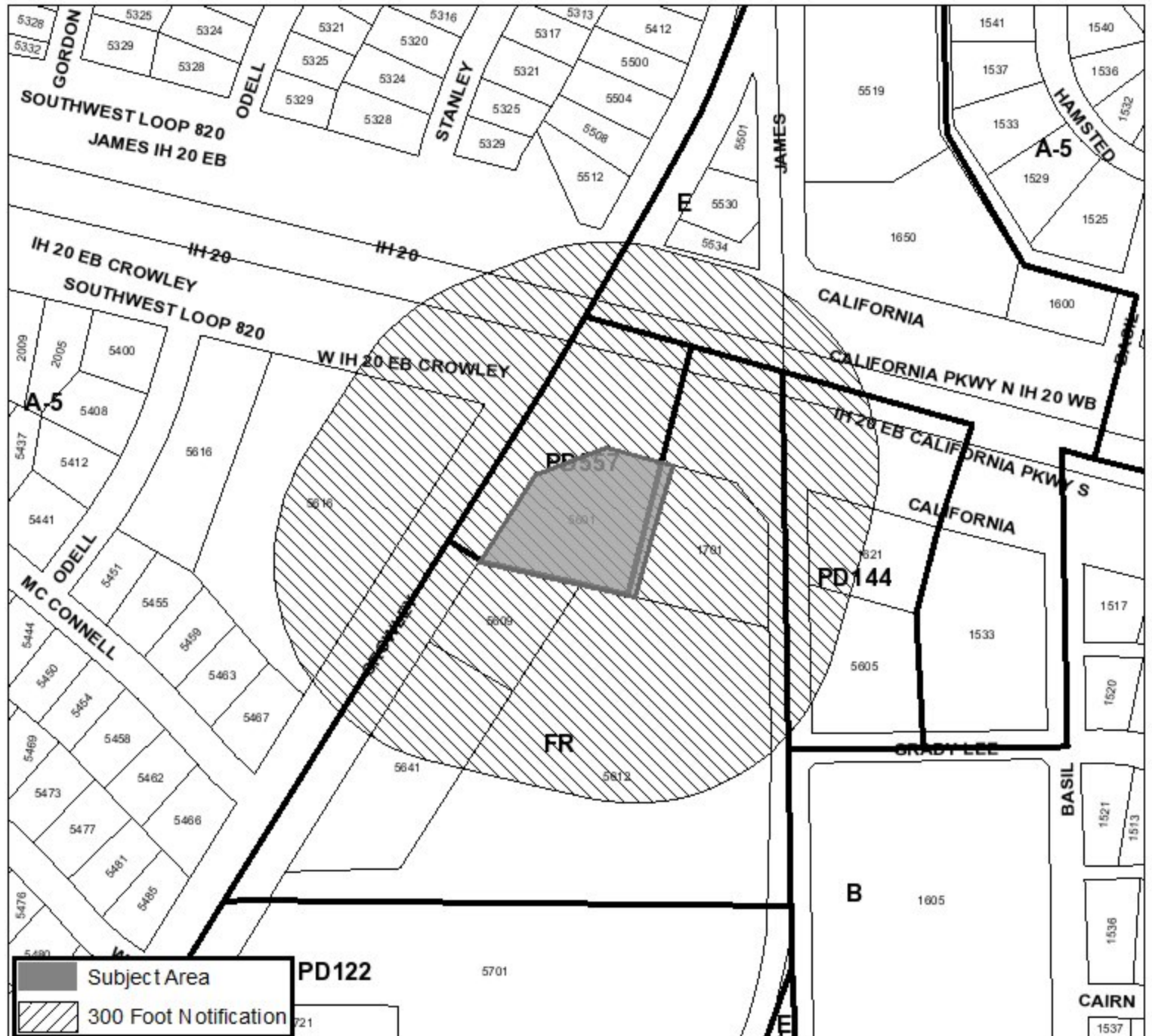
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the new development will contribute to the quality of place.





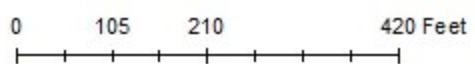
ZC-22-048

Area Zoning Map

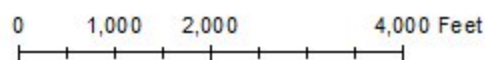
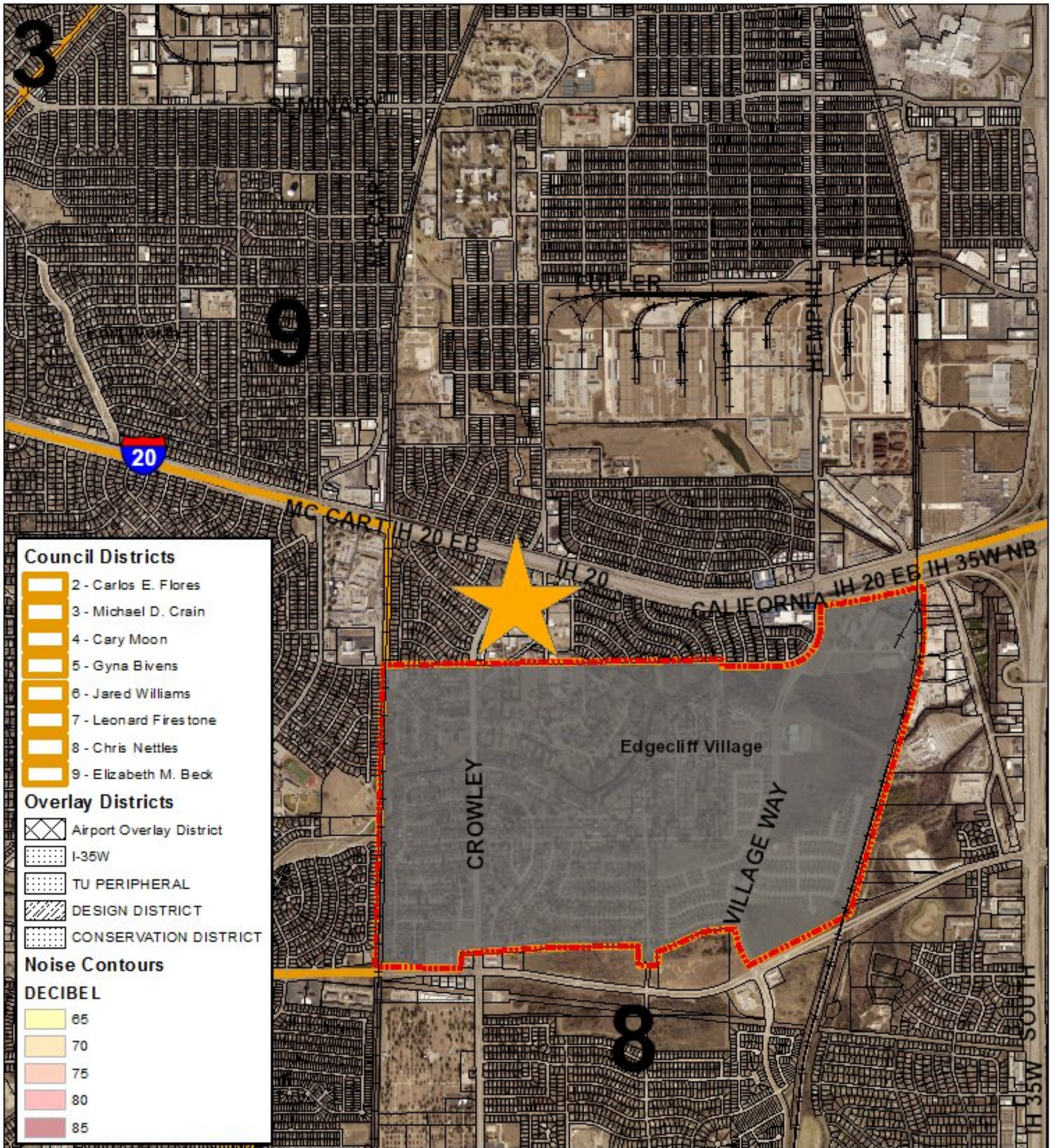
Applicant: G&S Auto of Fort Worth IV, LLC
 Address: 5601 Crowley Road
 Zoning From: FR, PD 557 for FR uses
 Zoning To: E
 Acres: 0.89202848
 Mapsco: 90U
 Sector/District: Sycamore
 Commission Date: 4/13/2022
 Contact: 817-392-8190



 Subject Area
 300 Foot Notification



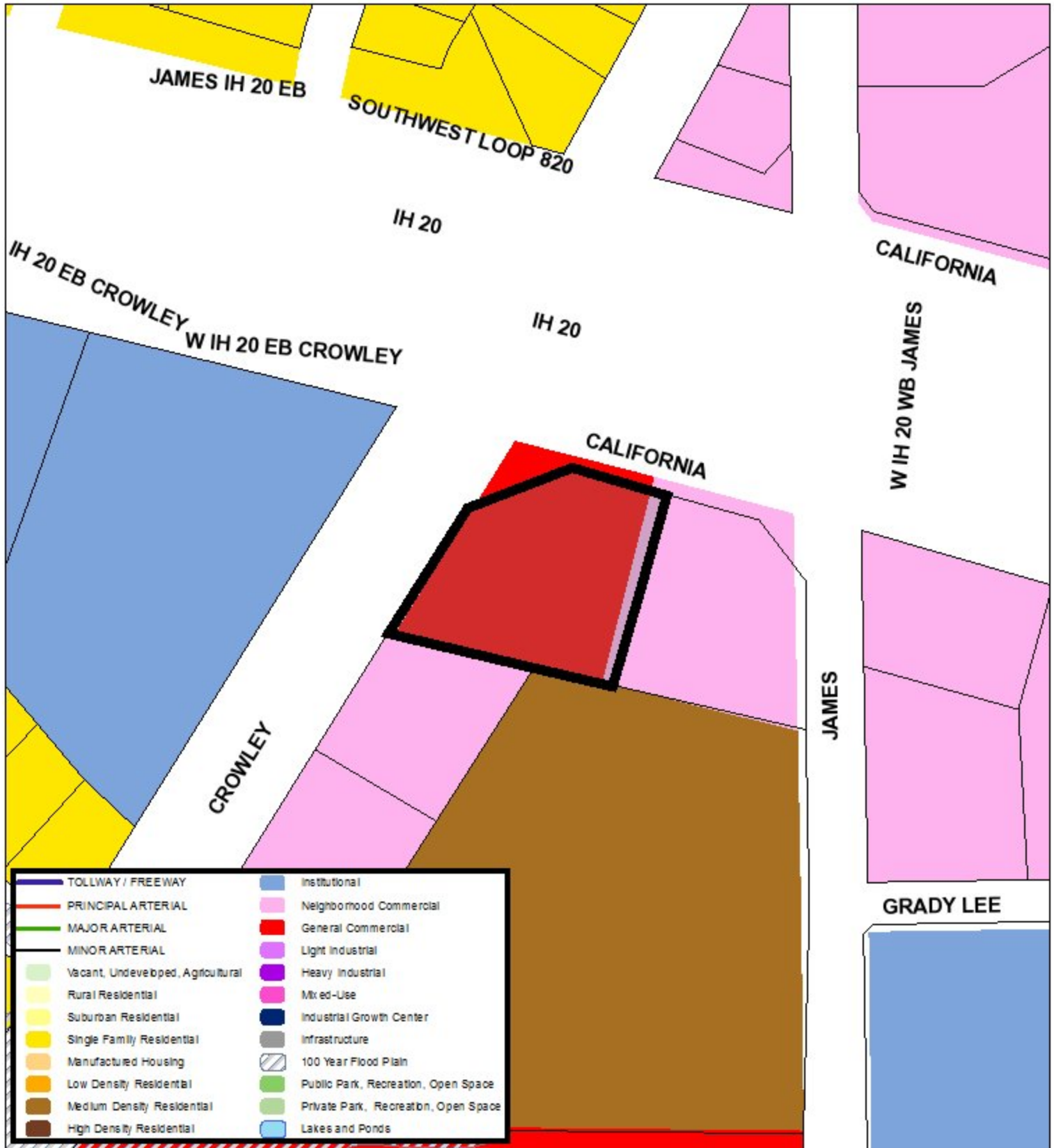
Area Map





ZC-22-048

Future Land Use



130 65 0 130 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.



Created: 2/15/2022 5:51:13 PM

Aerial Photo Map



0 85 170 340 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-049

Council District: 8

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Oncor Electric Delivery Co. LLC

Site Location: 2300 block E. Maddox Avenue

Acres: 3.67 acres

Request

Proposed Use: Electrical Substation

Request: From: “B” Two-Family

To: “PD/I” Planned Development for all uses in “I” Light Industrial excluding outdoor sales and storage, towing yard, and automotive repair, plus electrical substation with a maximum building height of 65 feet; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject property is located at the southwest corner of Maddox Avenue and Duval Street, just east of Highway 287. The site is currently zoned “B” Two-Family and it is developed with an electrical substation. The applicant (Oncor Electric) is proposing to expand the existing substation, and therefore is requesting to rezone the property to “PD/I” Planned Development for all uses in “I” Light Industrial District excluding outdoor sales and storage, towing yard, and automotive repair, and adding electrical substation. The applicant originally requested “J” Medium Industrial as the base zoning district for this PD, but the request was revised to “I” Light Industrial after discussion with staff and concern regarding intensity of allowed land uses and maximum building height.

The site plan included with the PD request shows the addition of four new transformers and two control center buildings near the north end of the site. The control centers will be unmanned. The maximum structure height proposed for this project is 65 feet (static mast height). A portion of this site is located within the FEMA 100-year floodplain, and therefore several new retaining walls are proposed in addition to chain link perimeter fencing.

Surrounding property to the west and south is zoned and developed for industrial use. Property to the north and east is zoned “B” Two-Family and is located within the boundary of Cobb Park. There is significant floodplain area on these properties due to the location of Sycamore Creek. Therefore, future residential development in close proximity to the subject property is unlikely.

This project conforms to all development requirements for the “I” Light Industrial District, with the exception of maximum building height. The maximum height allowed in “I” District is three stories or 55 feet, and the maximum height proposed for this site is 65 feet. Therefore, the applicant is requesting a specific development standard as part of their PD request as described in the table below. Electrical substations are exempt from standard urban forestry and landscaping requirements. No other waivers or development standards are requested.

Requirement	Existing “B” Standards	Typical “I” Standards	Proposed “PD/I” Standards
Height	35-ft maximum	3 stories or 55-ft maximum	65-ft maximum <i>Development Standard Requested</i>

Surrounding Zoning and Land Uses

North “B” Two-Family / Cobb Park, floodplain for Sycamore Creek

East “B” Two-Family / Cobb Park, floodplain for Sycamore Creek

South “I” Light Industrial / manufacturing and warehouse

West “PD 352” Planned Development for contractor’s office with outdoor storage and retail sales for natural stone products/ outdoor storage

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA*
Parker Essex Boaz NA	Polytechnic Heights NA
The New Mitchell Boulevard NA	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “B” Two-Family District to “PD/I” Planned Development for certain uses in “I” Light Industrial plus electrical substation. There is an existing electrical substation on this property that appears to have been in place since the 1950s. Surrounding property to the west and south is zoned for light industrial use. The site directly to the west is used for outdoor storage of building materials, and the site to the south is developed with a warehouse building.

Properties to the north and east are zoned “B” Two-Family, but they are part of Cobb Park and are entirely covered by floodplain area for Sycamore Creek. This floodplain boundary is nearly 1,000 feet in width and extends onto a portion of the subject property. Future residential development within the nearby “B” zoning is unlikely.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as “Infrastructure” on the Future Land Use Map. The proposed use of the property as an electrical substation meets the intent of this designation.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

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

Site Plan Comments

Zoning and Land Use

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

Fire Department

- Reference FS-21-215 and VA-20-023. No other comments.

General information:

- 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 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

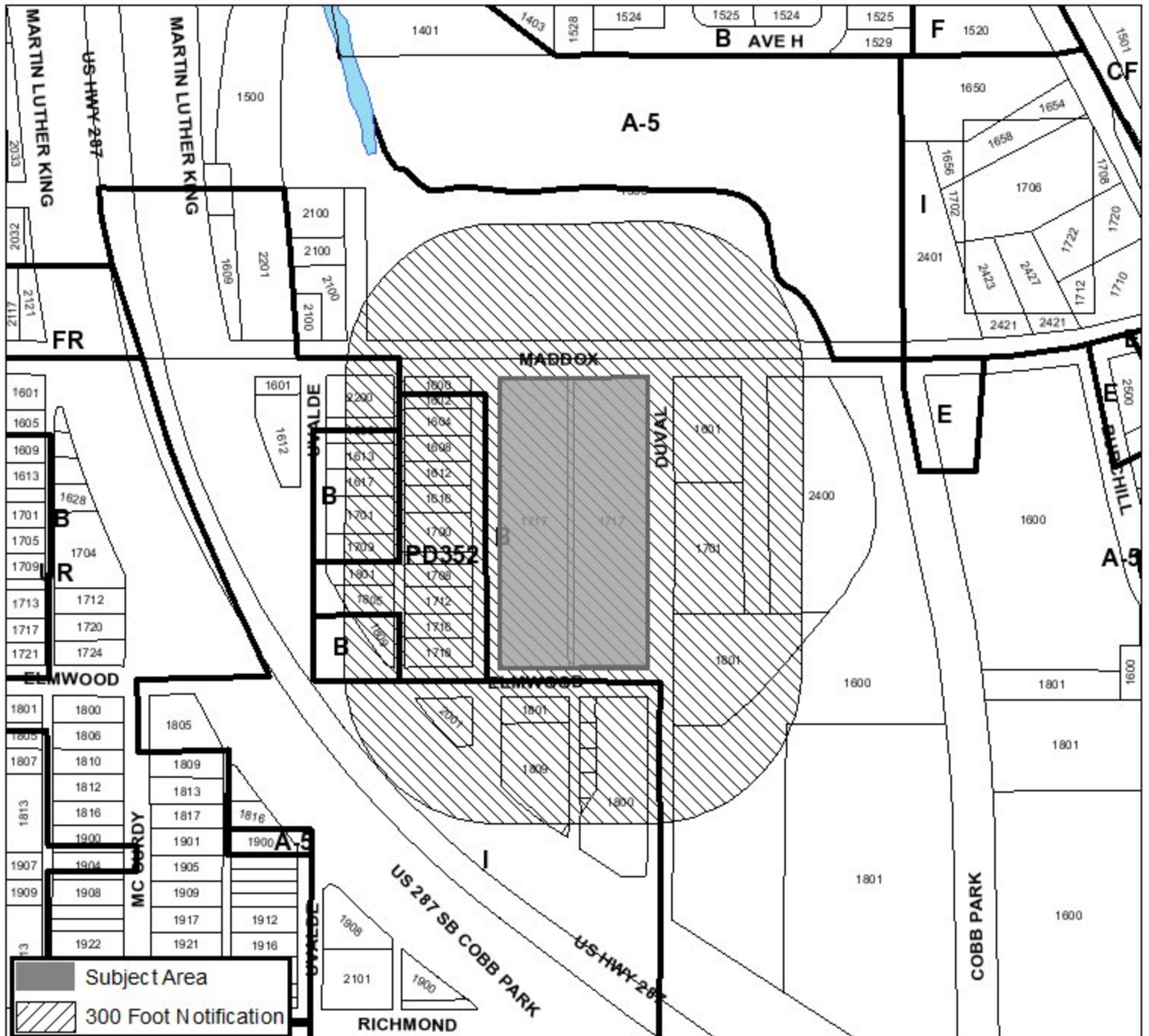
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





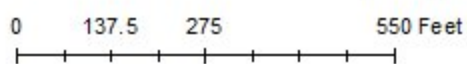
ZC-22-049

Area Zoning Map

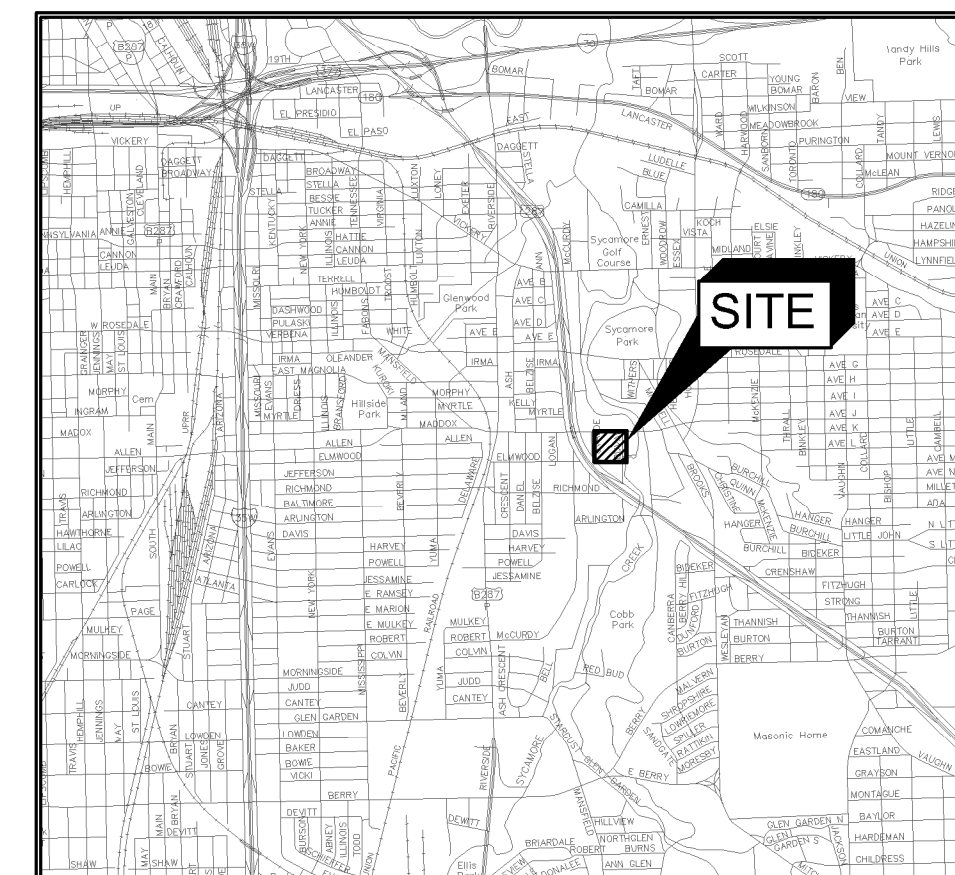
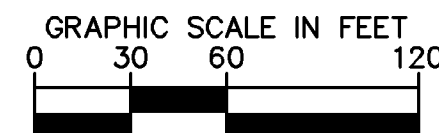
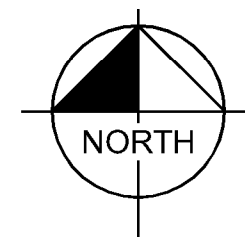
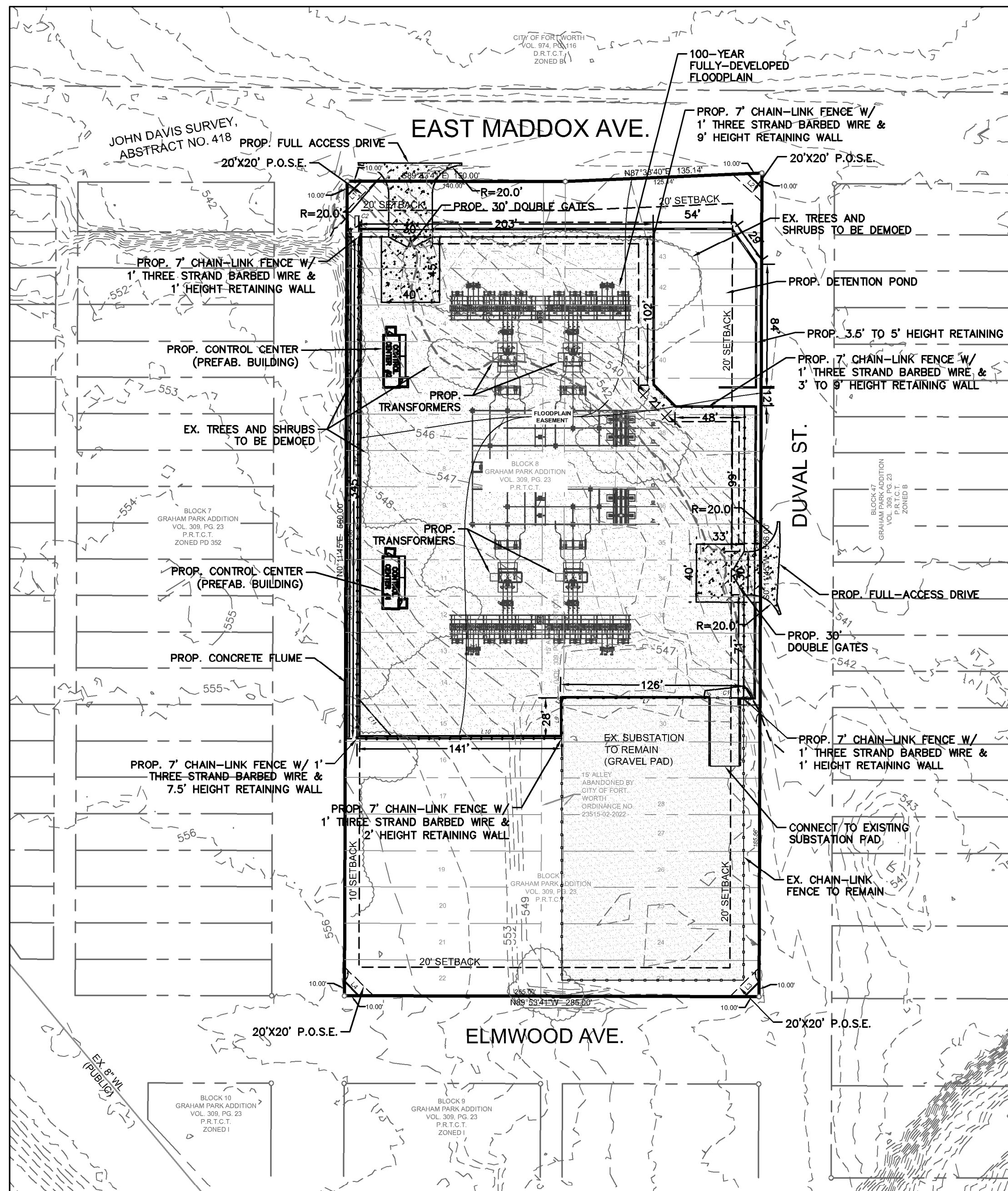
Applicant: Oncor Electric Delivery Co., LLC
 Address: 2300 block E. Maddox Avenue
 Zoning From: B
 Zoning To: PD for J uses plus electrical substation
 Acres: 3.67320904
 Mapsco: 77R
 Sector/District: Southside
 Commission Date: 4/13/2022
 Contact: 817-392-2495



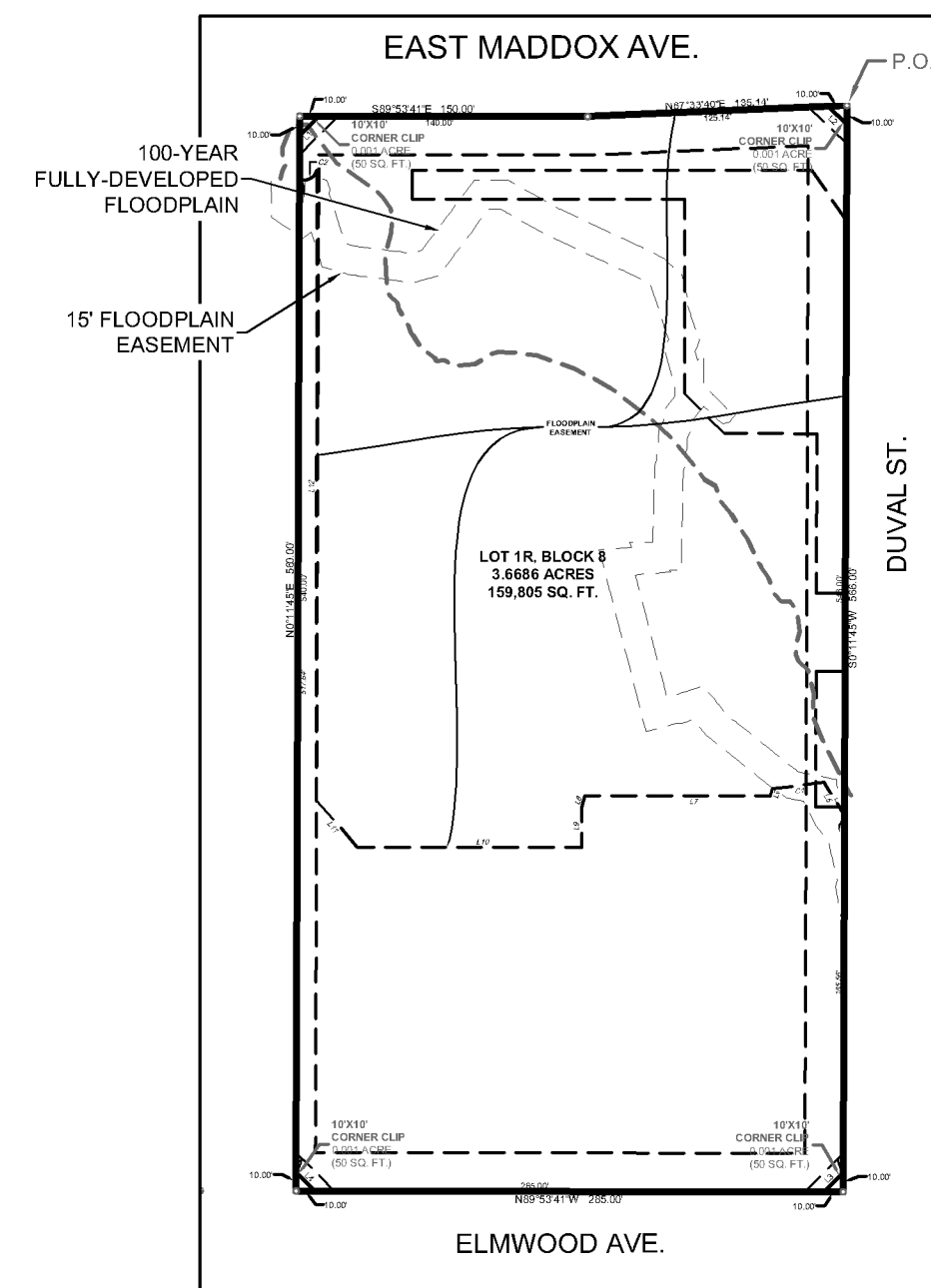
 Subject Area
 300 Foot Notification



DWG NAME: K:\PL\1\1\11644\4986 - CANCEL - DUVAL SUB - FORT WORTH\116444986 - PD DEVELOPMENT PLAN - LOT 1R, BLOCK 8.dwg (max) 11/20/2010 - 3:21 PM
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 4,000'



PROPERTY LAYOUT
SCALE: 1" = 100'

LEGEND

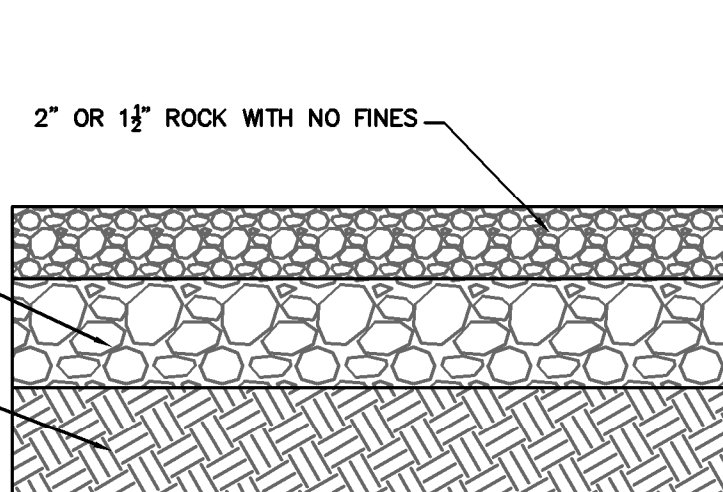
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - - EXISTING CONTOUR
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING OVERHEAD ELECTRIC
- - - - - FEMA FLOODPLAIN
- ~~~~~ EXISTING TREES AND SHRUBS
- - - - - P.O.S.E. PUBLIC OPEN SPACE EASEMENT

SITE DATA TABLE

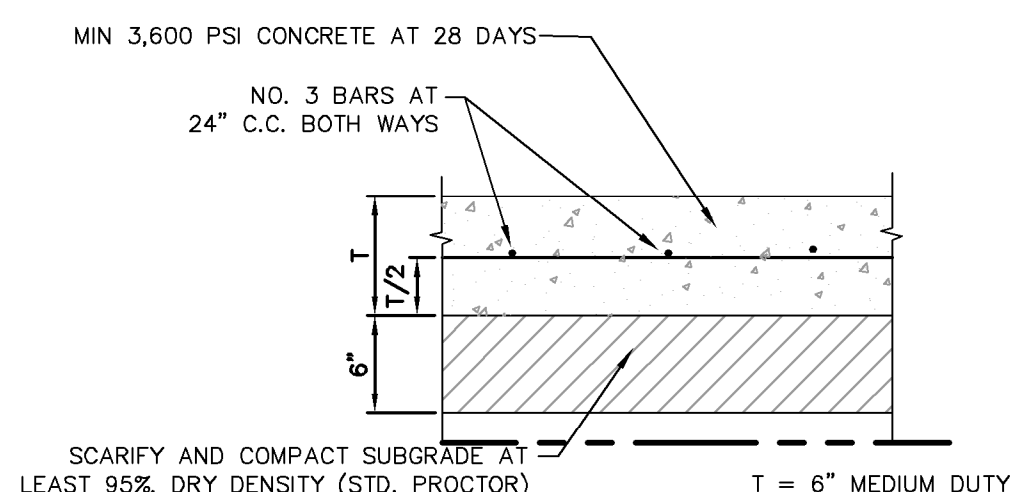
EXISTING LAND USE	VACANT/ELECTRIC SUBSTATION
EXISTING ZONING	B
PROP ZONING	PD
PROP IMPERVIOUS COVERAGE	2.197 AC
EX IMPERVIOUS COVERAGE	0.557 AC
TOTAL PROP BUILDING AREA	962 SF
TOTAL EX BUILDING AREA	225 SF
A-FRAME DEADEND HEIGHT	58 FT
STATIC MAST HEIGHT	65 FT
CONCRETE POLE HEIGHT	65 FT
CONTROL CENTER AREA (EACH)	432 SF
CONTROL CENTER HEIGHT	13 FT

NOTES

- 1. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE
- 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.



SUBSTATION PAD PAVEMENT SECTION



MEDIUM DUTY PAVEMENT SECTION
N.T.S.

ZONING CASE NUMBER: ZC-22-049

PD DEVELOPMENT PLAN

FOR
ONCOR DUVAL SUBSTATION

1717 DUVAL STREET
FORT WORTH, TX 76104
BEING 3.669 ACRES
OUT OF
GRAHAM PARK ADDITION
LOT 1R, BLOCK 8

IN THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

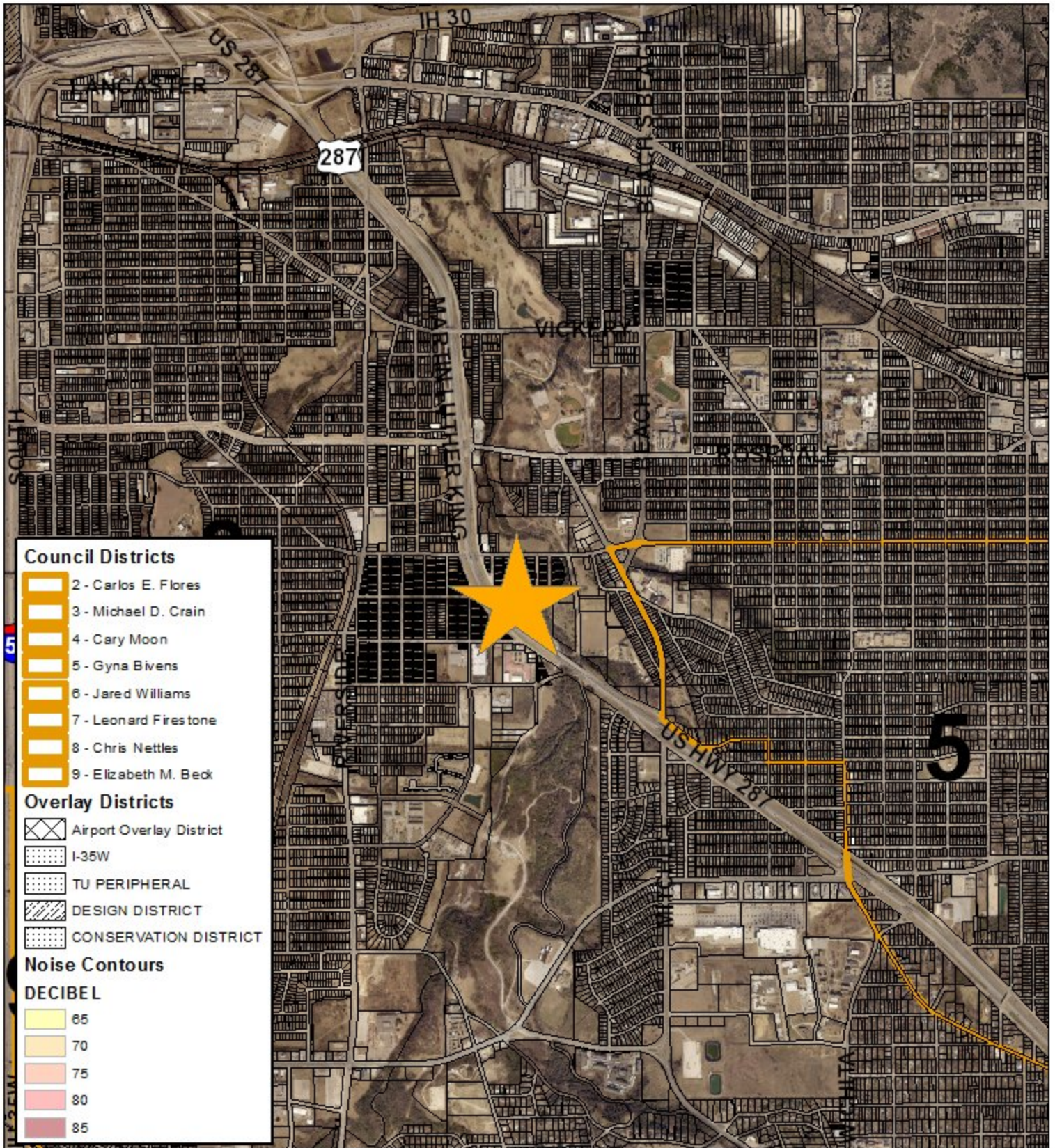
OWNER/DEVELOPER:	ENGINEER/SURVEYOR:
Oncor 555 Main Street, Suite 707, Fort Worth, TX 76102 Tel: (817) 215-6061 Contact: Jill L. Alvarez, P.E.	Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Rob Myers, P.E.

DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	RJM	TLF	AS SHOWN	4/7/2022	64424908

Area Map

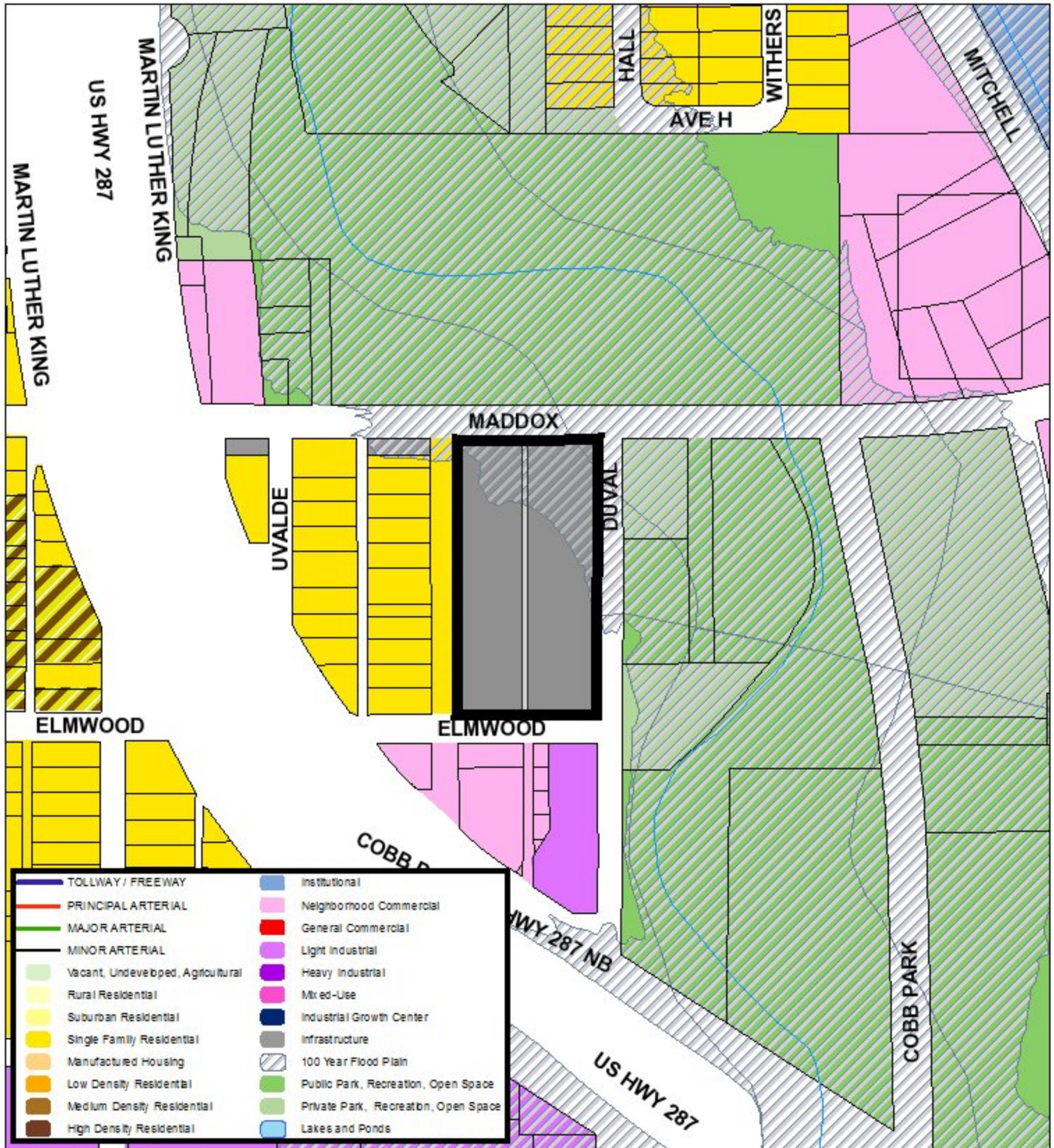


0 1,000 2,000 4,000 Feet



ZC-22-049

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

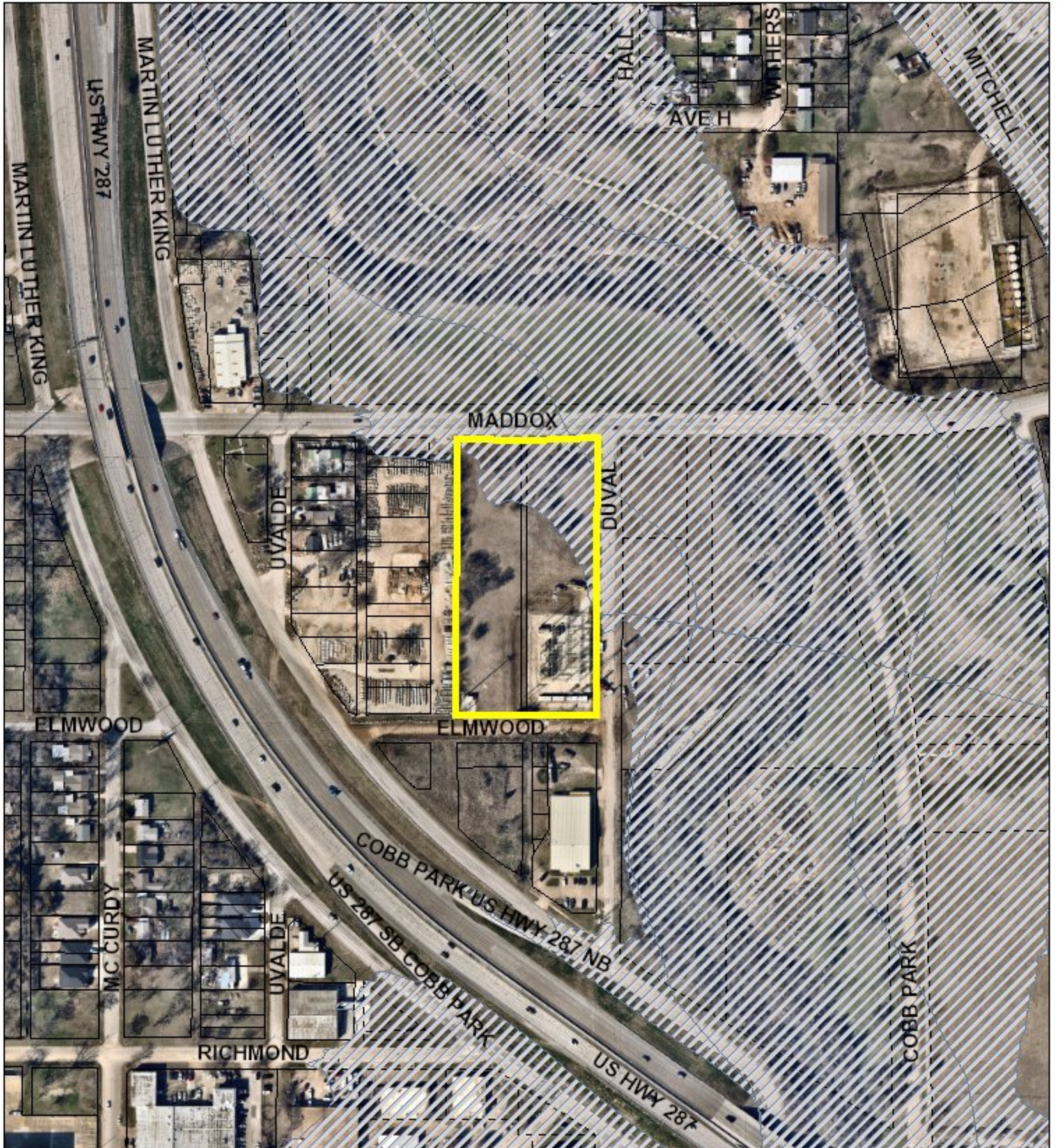
270 135 0 270 Feet

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.



Created: 2/15/2022 5:51:13 PM

Aerial Photo Map



0 170 340 680 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-050

Council District: 3

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Rowan Altgelt Laughlin Group, LTD

Site Location: 9400 block Chapin Road

Acreage: 57.54 acres

Request

Proposed Use: Industrial

Request: From: “AG” Agricultural

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The subject property is located along the west side of the West Loop 820 Freeway, south of Chapin Road. The 57-acre site is currently vacant except for a gas well and the applicant is requesting to rezone this property from “AG” Agricultural to “I” Light Industrial to allow for a new warehouse development in this location.

Surrounding properties on the south side of Chapin Road are also zoned “AG” Agricultural District, and property to the north is zoned “I” Light Industrial District and “G” Intensive Commercial. Similar rezoning cases have been approved for property north of this site in recent years, creating a large area of “I” Light Industrial zoning northwest of the Chapin Road and Alameda Street intersection that is beginning to develop for warehouse and industrial use.

Marys Creek is located to the south of this site, including a large area of FEMA 100-year floodplain that extends onto the subject property. No new development is proposed within the floodplain area. The Montserrat Subdivision, zoned a combination of “A-21” and “A-43” One-Family, is located to the south of Marys Creek and is developed with single-family homes on large lots. The closest residence in this subdivision is located approximately 900-ft from the subject property.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / vacant, vehicle sales dealerships located further north

East West Loop 820 Freeway

South “AG” Agricultural / vacant, floodplain; further south: “A-21” One-Family / single family dwellings

West “AG” Agricultural / single-family home and landscape business

Recent Zoning History

- ZC-21-002: Rezoned 68.73 acres of land northwest of the subject property from “AG” Agricultural and Planned Development “PD 703” to “I” Light Industrial.

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
Montserrat HA	Chapin Rd & Alameda St NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth 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 “AG” Agricultural to “I” Light Industrial. All property immediately adjacent to this site is zoned “AG” Agricultural District. The site is bounded to the east by the West Loop 820 Freeway, and the parcel to the west appears to be developed with a single-family home and a commercial landscaping business. Property to the north is zoned “G” Intensive Commercial district and is developed with two car dealerships along the highway frontage. The majority of land on the west side of Alameda Street, northwest of the subject property, is zoned “I” Light Industrial including approximately 70 acres of land that were rezoned for industrial use in April 2021.

Marys Creek is located to the south of this site, including a large area of FEMA 100-year floodplain that extends onto the subject property. The Montserrat Subdivision, zoned a combination of “A-21” and “A-43” One-Family, is located to the south of Marys Creek and is developed with single-family homes on large lots. However, the floodplain area that separates this neighborhood and the subject property measures approximately 1,200 feet wide and is heavily wooded, providing a buffer between the two uses. In addition, no direct connection between the residential area and subject property is proposed.

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

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the northern portion of the subject property, closest to Chapin Road, as “General Commercial” on the Future Land Use Map. The remainder of the property is designated as “Rural Residential.” The proposed “I” Light Industrial zoning is not designated as an appropriate zoning district within either of these categories, as shown below.

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
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

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, All Commercial, 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

Although this site does have direct access to the Loop 820 Freeway and Chapin Road (an arterial roadway), Chapin currently serves as a dividing line between industrial uses to the north and agricultural and residential uses to the south. The Future Land Use does anticipate lower-intensity commercial development at the north end of the subject property, which would provide a transition from the industrial uses to the north of Chapin Road and residential uses to the south.

The proposed zoning is **not consistent (significant deviation)** with the Comprehensive Plan.

Economic Development Plan

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

PERFORMANCE METRICS

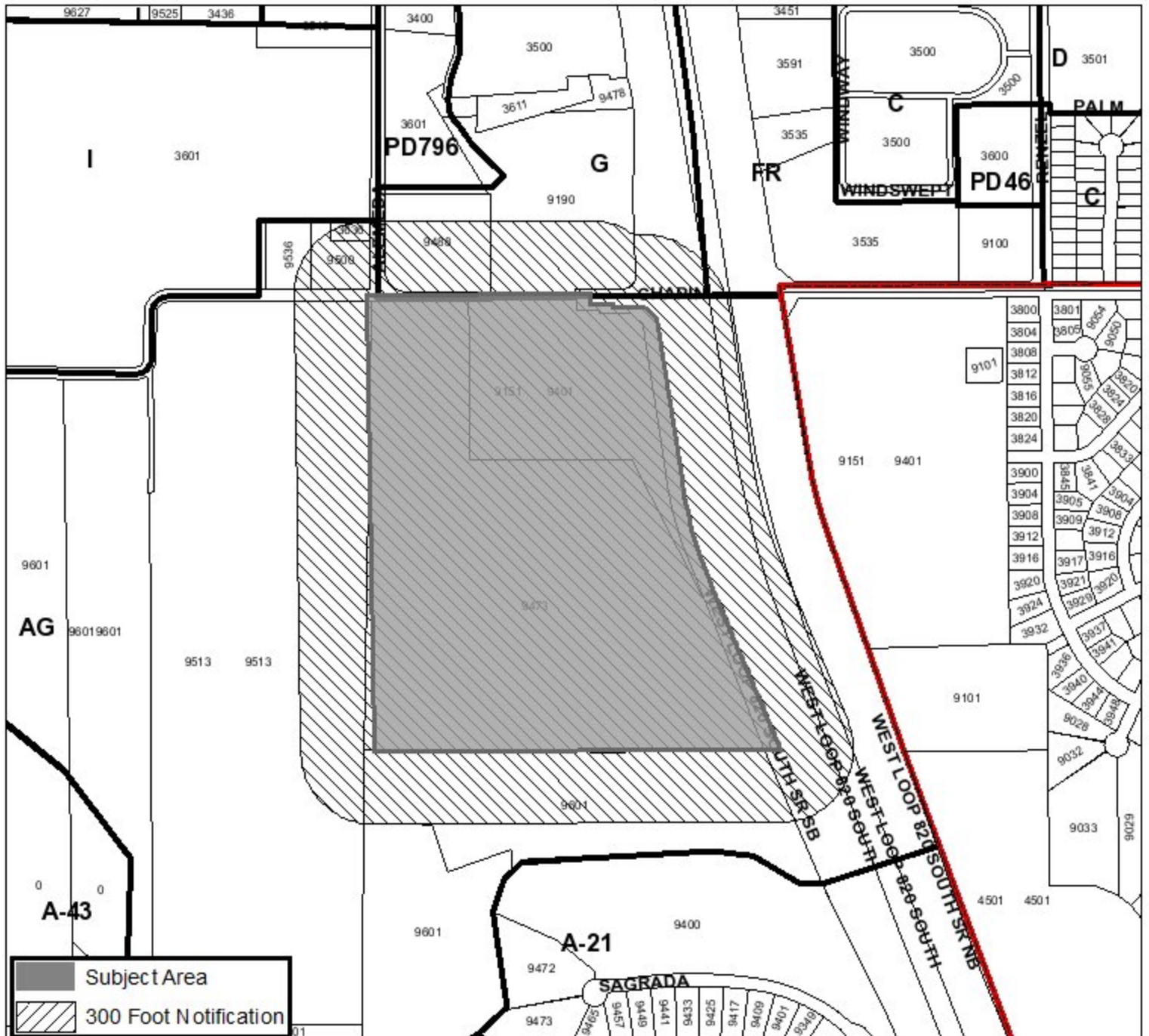
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





ZC-22-050

Area Zoning Map

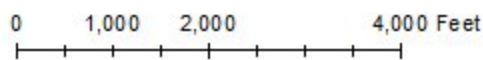
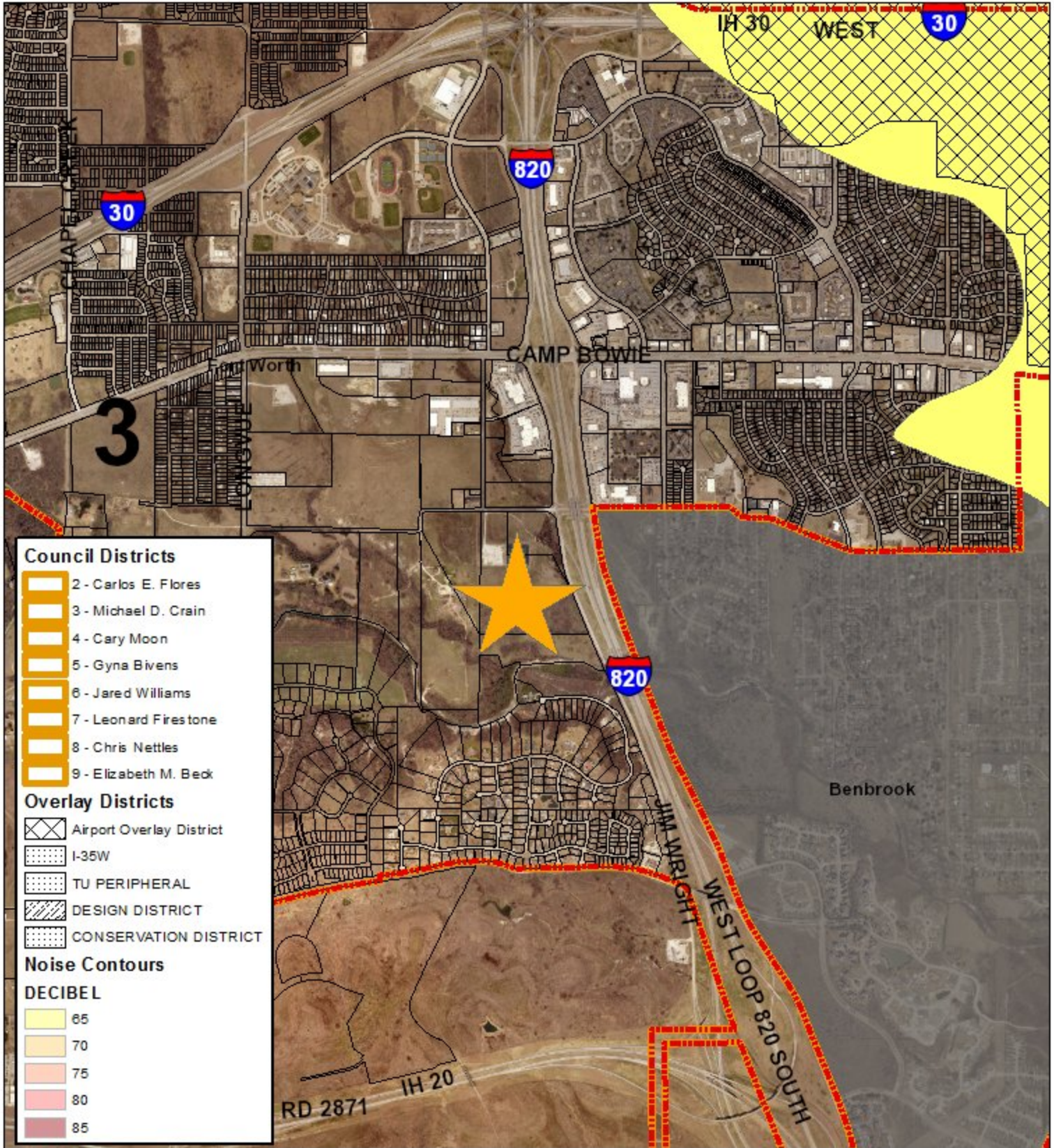
Applicant: Rowan Altgelt Laughlin Group, LTD
 Address: 9400 block Chapin Road
 Zoning From: AG
 Zoning To: I
 Acres: 57.53858333
 Mapsco: 72V
 Sector/District: Far West
 Commission Date: 4/13/2022
 Contact: 817-392-2495



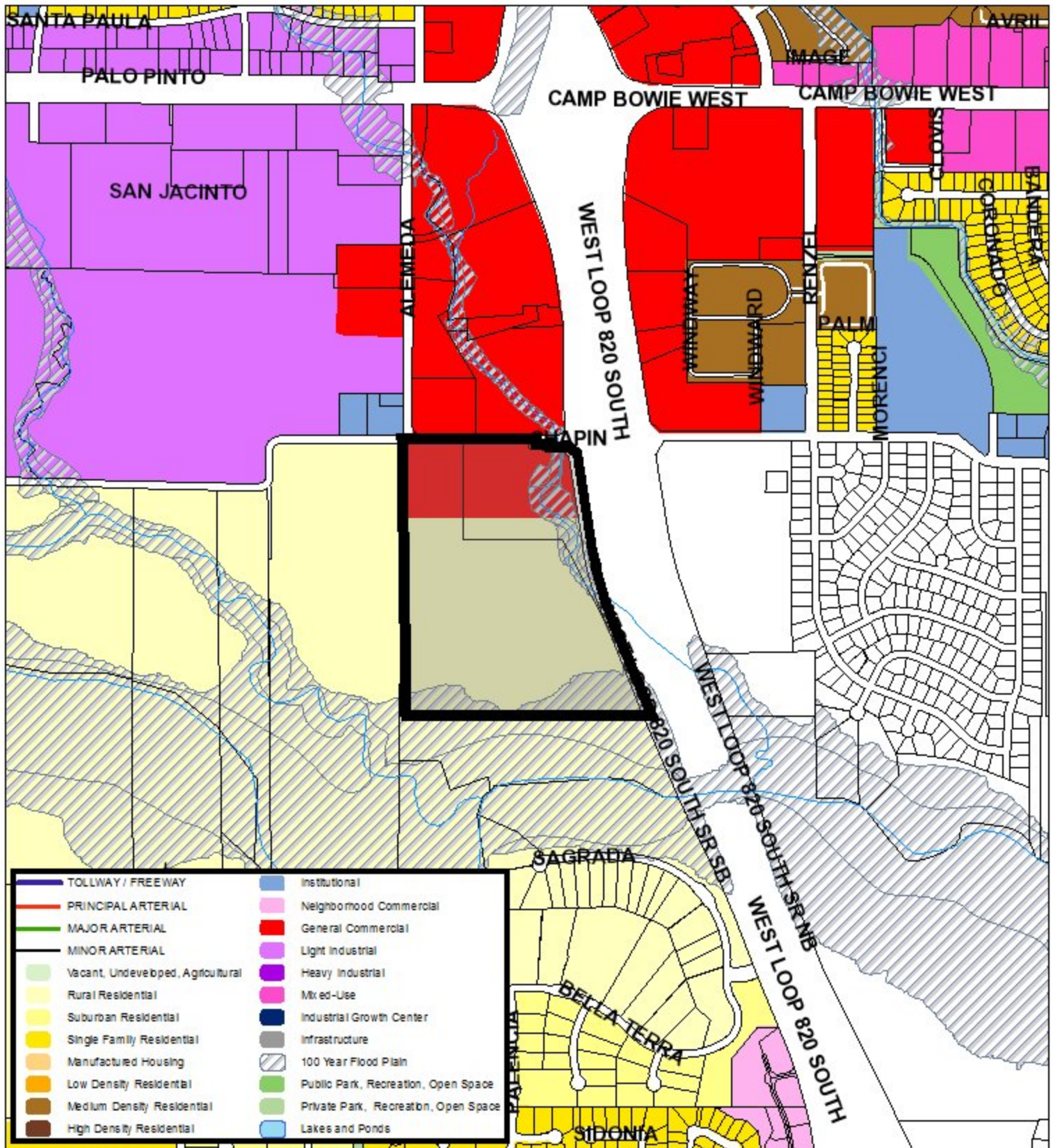
 Subject Area
 300 Foot Notification

0 287.5 575 1,150 Feet

Area Map



Future Land Use



890 445 0 890 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



0 550 1,100 2,200 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-051

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: A to B LLC / Fernando Martinez

Site Location: 961 E. Allen Avenue

Acreage: 0.142 acres

Request

Proposed Use: Duplex

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

To: "B" Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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 - a. [Land Use Compatibility](#)
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Project Description and Background

The property is within the Hyde Park Addition and NEZ Area Six. The present owner is listed as the intended developer of the property on the application. The proposal to rezone this lot would change the current “A-5” zoning to “B” zoning, going from an allowance for one (1) single family dwelling unit to an allowance for one (1) duplex unit containing two (2) dwelling units. The lot is approximately 5,800 square feet, and can be developed with two (2) attached units, but does not have enough room to build two (2) detached units. Other “B” standards are 50% maximum building coverage on the lot, 20-foot front yard setback (along E. Allen Avenue), 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Neighborhood Empowerment Zones (NEZ's) promote housing and economic development in central city neighborhoods of Fort Worth. Municipal property tax abatements, fee waivers, and release of city liens are available to property owners who build or rehabilitate property within NEZ's. These incentives are designed to promote affordable housing, economic development and expanded services.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential
East “A-5” One-Family / single family residential
South “A-5” One-Family / single family residential
West “PD-1238/A-5” One-Family / quadplex

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were emailed on March 31, 2022:

Organizations Notified	
United Communities Association of South Fort Worth*	Historic Southside NA
Near Southside, Inc.	Southeast Fort Worth Inc.
East Fort Worth Business Association	Fort Worth ISD
Streams and Valleys Inc.	Trinity Habitat for Humanity

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning of “A-5” would allow construction of one (1) single family dwelling unit. The proposed zoning of “B” Two-Family would allow construction of two (2) dwelling units, which would likely be an attached duplex based on the dimensions of the lot.

While the majority of homes in this vicinity are single family residential, the property is directly adjacent to an approved quadplex to the west. To the east and north are dedicated but unbuilt public alleys that separate the subject site from the neighboring single family properties. E. Allen Avenue is identified on the City’s Master Thoroughfare Plan as a neighborhood connector arterial, and provides a buffer between single family properties to the south. Additionally, there are two (2) transit lines within a block’s walk of this site (Trinity Metro bus routes 4 & 5) which help to make the case for slightly more intensive development than the current A-5 zoning.

Based on proximity to transit, the fact that the site does not directly abut any single family uses, and the ability of the duplex to transition between the existing quadplex, the proposed zoning **is compatible** with surroundings.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zones. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single family residence, but both would be less intensive uses than commercial or industrial zoning.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Encourage infill of compatible housing

While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. Six different target areas in Fort Worth were identified and analyzed. The subject property is within one of the six target areas, with detailed strategies shown below:

TARGET AREA: EVANS & ROSEDALE

FIGURE 4. EVANS & ROSEDALE SNAPSHOT



INDICATOR	VALUE
Total area (acres)	1,136
Dominant zoning: single family A-5	59%
DEMOGRAPHICS & COMMUTING	
Total residents	9,321
Median household income	\$19,868
Inbound commuters (work in area)	1,233
Outbound commuters (live in area)	1,925
PROJECTED EMPLOYMENT INCREASE BY 2040	
NCTCOG forecast (jobs added)	1,971
FA growth target (jobs added)	5,831
INCENTIVES IN STUDY AREA	
Urban Villages Plan	Yes
Neighborhood Empowerment Zone	Yes
PID District	No
TIF District	Yes

OVERVIEW

Evans & Rosedale is one of the two smallest and least population-dense of the target areas. Its majority Black or African American residents have the lowest household income of all six areas. With large swaths of vacant land and proximity to the Near Southside medical district, Evans & Rosedale is a strong candidate for revitalization and new development. The City of Fort Worth has already made moves to improve this district. The City has included Evans and Rosedale as one of two areas covered by its Urban Village Development Program. This program is designed to revitalize older, once-vibrant districts and their surrounding neighborhoods by creating mixed-use nodes and walkable neighborhoods with distinct character that builds on their history and reflects what makes them unique. The target area also aligns with the Evans & Rosedale Neighborhood Empowerment Zone, which offers special incentives for rehabilitation projects within the area. The primary challenge in improving this target area will be balancing the needs of an underserved population with economic strategies that will benefit the city.

PRIMARY CONSIDERATIONS

- The City should continue its revitalization efforts supported by the Evans & Rosedale Neighborhood Empowerment Zone and the Urban Village Development program, with a special focus on existing businesses.
- As the primary landowner in the Evans and Rosedale area, the City should use the land to promote the kind of walkable, mixed-use, mixed-income urban development desired by the community and detailed in the 2005 Urban Village Master Plan.
- Close attention should be paid to improving housing availability and affordability, in addition to infrastructure to connect neighborhoods with major employment centers such as the Near Southside and downtown.



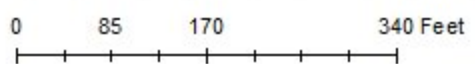
ZC-22-051

Area Zoning Map

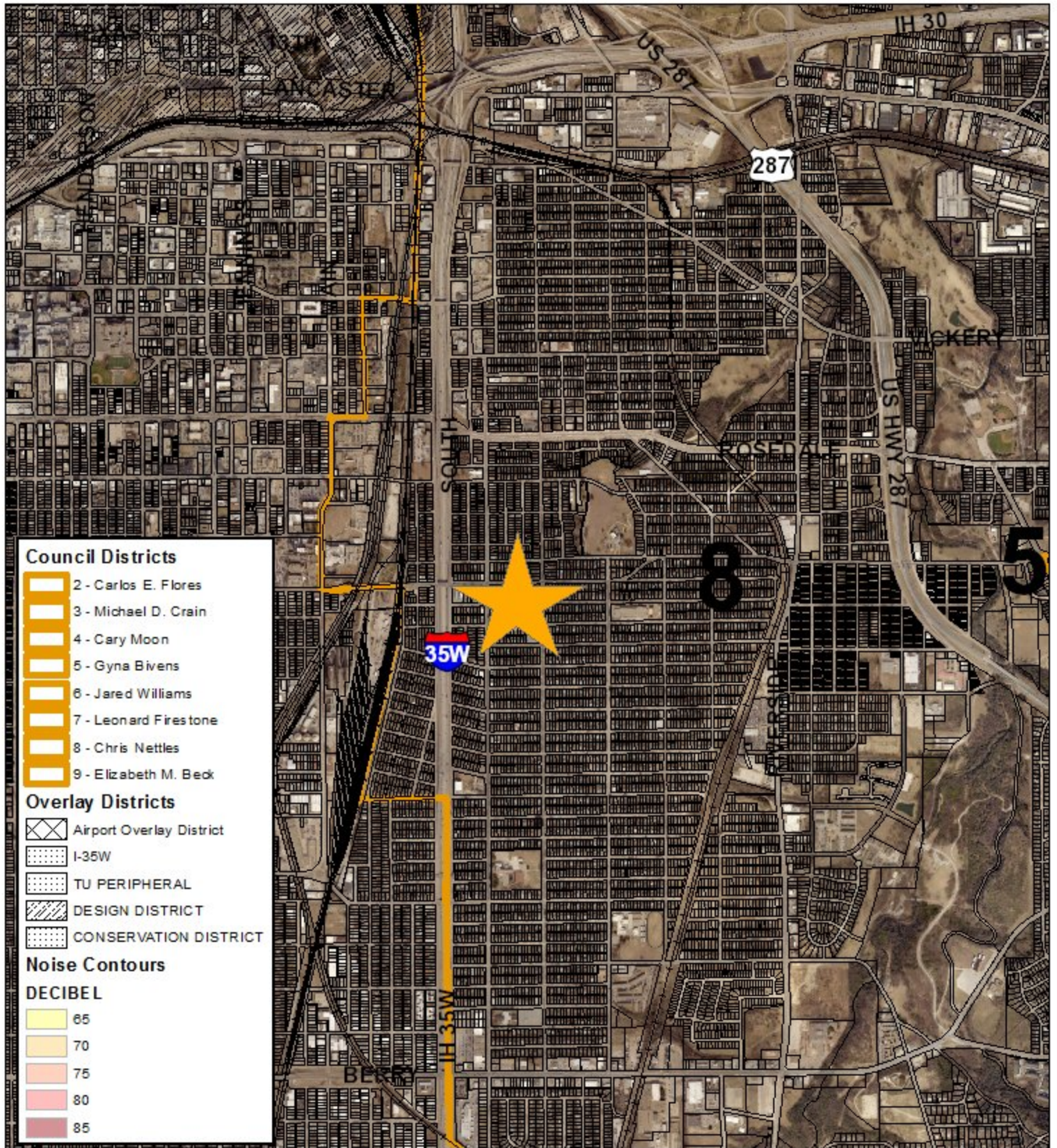
Applicant: A to B LLC
 Address: 961 E. Allen Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 0.1329258
 Mapsco: 77P
 Sector/District: Southside
 Commission Date: 4/13/2022
 Contact: 817-392-8043



Subject Area
 300 Foot Notification



Area Map



Council Districts

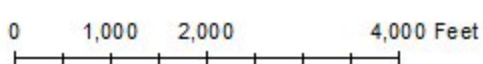
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

Overlay Districts

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

Noise Contours

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

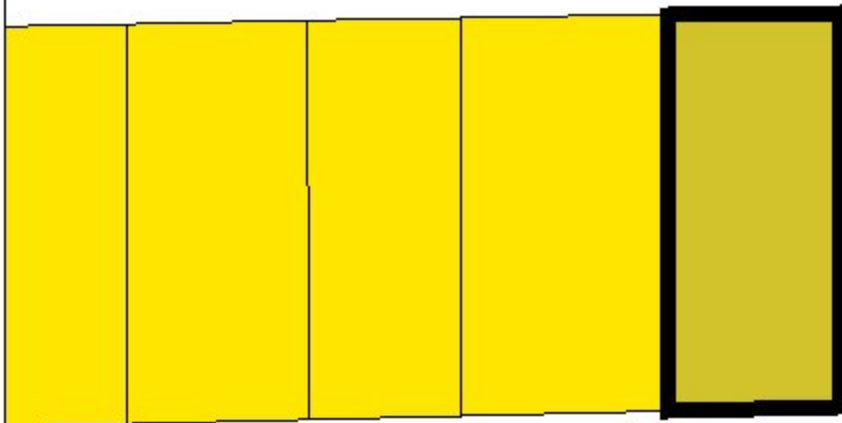
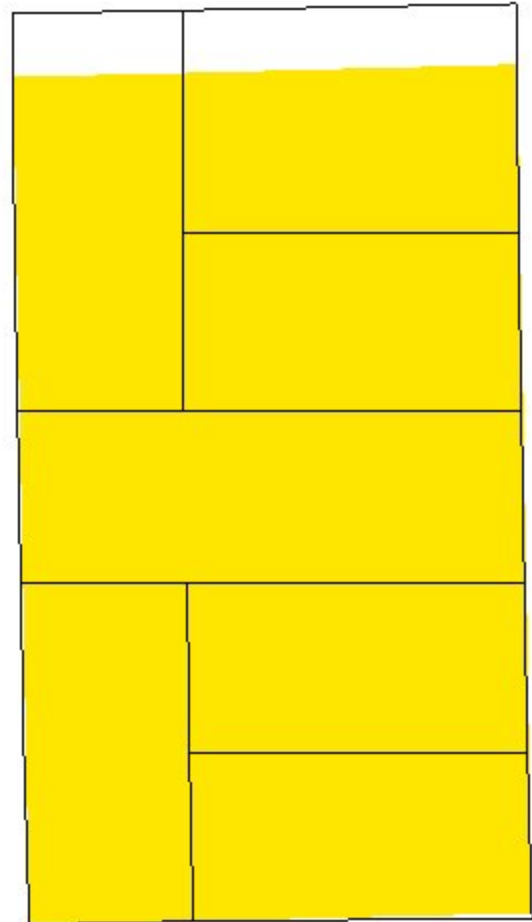
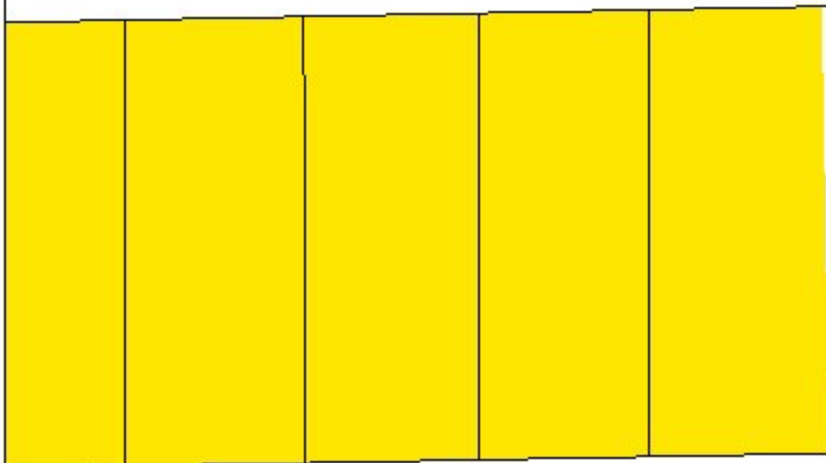




ZC-22-051

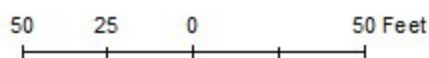
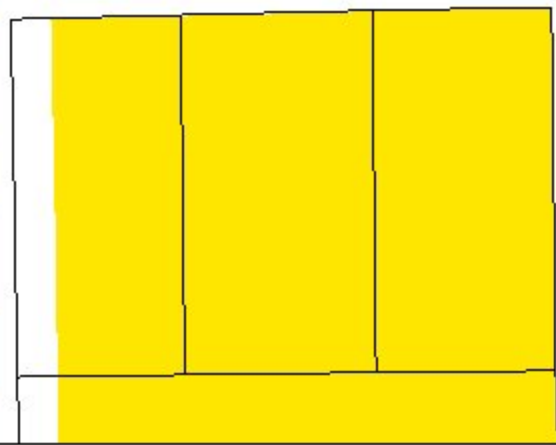
Future Land Use

MADDOX



ALLEN

	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 35 70 140 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-052

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: V Bar V Real Estate Partnership, LLC

Site Location: 9750 Legacy Drive

Acreage: 2.7 acres

Request

Proposed Use: Hotel

Request: From: “PD/SU” Planned Development/Specific Use, for all uses in “E” Neighborhood Commercial; excluding the following: Massage Parlor or tattoo parlor. Site plan waived

To: “PD/F” Planned Development for all uses in “F” General Commercial plus hotel, site plan included

Recommendation

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

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

Staff Recommendation: **Denial**

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 - c. [Site Plan Comments](#)
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10. Site Plan

Project Description and Background

The applicant is requesting a zoning change from “PD/SU” Planned Development/Specific Use, for all uses in “E” Neighborhood Commercial; excluding the following: Massage Parlor or tattoo parlor. Site plan waived to “PD/F” Planned Development for all uses in “F” General Commercial plus hotel, site plan included. A PD is required because the property is within 1,000 feet of a residential district and the hotels are first allowed by right within “FR” General Commercial.

The applicant intends to construct a three story, 88 guest room StayApt Suites brand hotel. The site is located within close proximity to a Walmart, restaurants, and retail. However, the bulk of commercial development is centered towards White Settlement Rd. The proposed hotel would be located across the street from the entrance to an existing single-family development. The site that was purposely zoned to PD/E from “C”, in 2005, despite “G” Intensive Commercial zoning adjacent the site. Staff is concerned that the proposed use may be too intense at this location.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Walmart, school
East “G” Intensive Commercial / grocery store, retail
South “G” Intensive Commercial; “A-5” One-Family/ vacant, commercial, single-family
West “CF” Community Facilities; “A-5” One-Family/ single-family

Recent Zoning History

- ZC-05-131 from “C” Medium Density Multifamily to “PD/SU” Planned Development/Specific Use, for all uses in “E” Neighborhood Commercial; excluding the following: Massage Parlor or tattoo parlor. Site plan waived (Subject Site)

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were emailed on March 31, 2022:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
NAS Fort Worth JRB RCC	White Settlement ISD

** Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/F” Planned Development for all uses in “F” General Commercial plus hotel. Surrounding land uses vary with a Walmart to the north, grocery store and retail to the east, single-family and commercial south, and single-family to the west. The majority of current commercial land uses face Clifford Street/White Settlement Rd. The proposed hotel would be located directly across the street from single-family uses. In addition, the subject property was rezoned in 2005 to reflect more neighborhood commercial friendly uses. Despite the heavier commercial within the vicinity, a proposed hotel could be problematic at this location.

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

Comprehensive Plan Consistency – Far West

The 2022 Comprehensive Plan designates the subject property as General Commercial. The policy below applies to this development.

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- 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 change request **is consistent** with the Comprehensive Plan and the policy stated above. However, a review of the Comprehensive Plan may be needed in this area to reflect a less intense future land use due to the proximity to residential and school adjacent the site. Neighborhood commercial would be a more appropriate designation. This property faces Legacy Drive not White Settlement Rd as most of the heavier commercial in the area. Neighborhood commercial uses would also provide a better transition for students walking from nearby neighborhoods to the school.

Economic Development Plan

The City of Fort Worth published an Economic Development Strategic Plan (2018) which stated four specific outcomes, one of which is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”. The conversion of this property to a hotel allows for the continued diversification of the tax base.

Site Plan Comments

Zoning and Land Use

The site plan is in general compliance with the Zoning Ordinance regulations. The applicant should add the following note to the site plan.

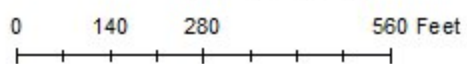
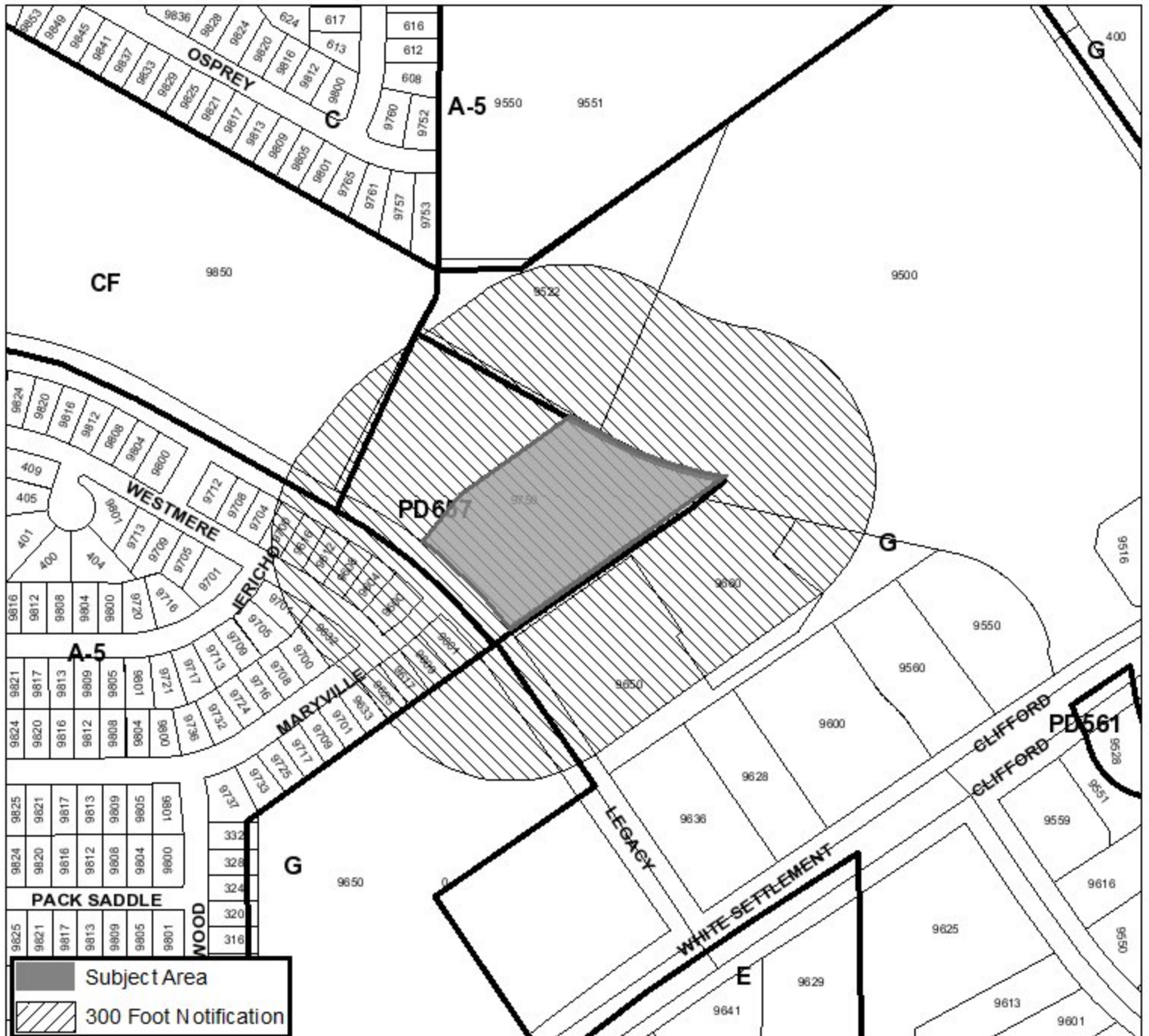
- Project will comply with landscaping, urban forestry, and signage

(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: V Bar V Real Estate Partnership, LLC
 Address: 9750 Legacy Drive
 Zoning From: PD for E uses excluding massage or tattoo parlor
 Zoning To: PD for F uses including a hotel
 Acres: 2.74975164
 Mapsco: 58V
 Sector/District: Far West
 Commission Date: 4/13/2022
 Contact: 817-392-8047



OWNER / DEVELOPER

stayAPT Suites
 LG AS FRANCHISOR LLC
 10801 MONROE RD., SUITE C
 MATTHEWS, NC 28015
 (781) 439-8843
 CONTACT: DON KEUM

SURVEYOR

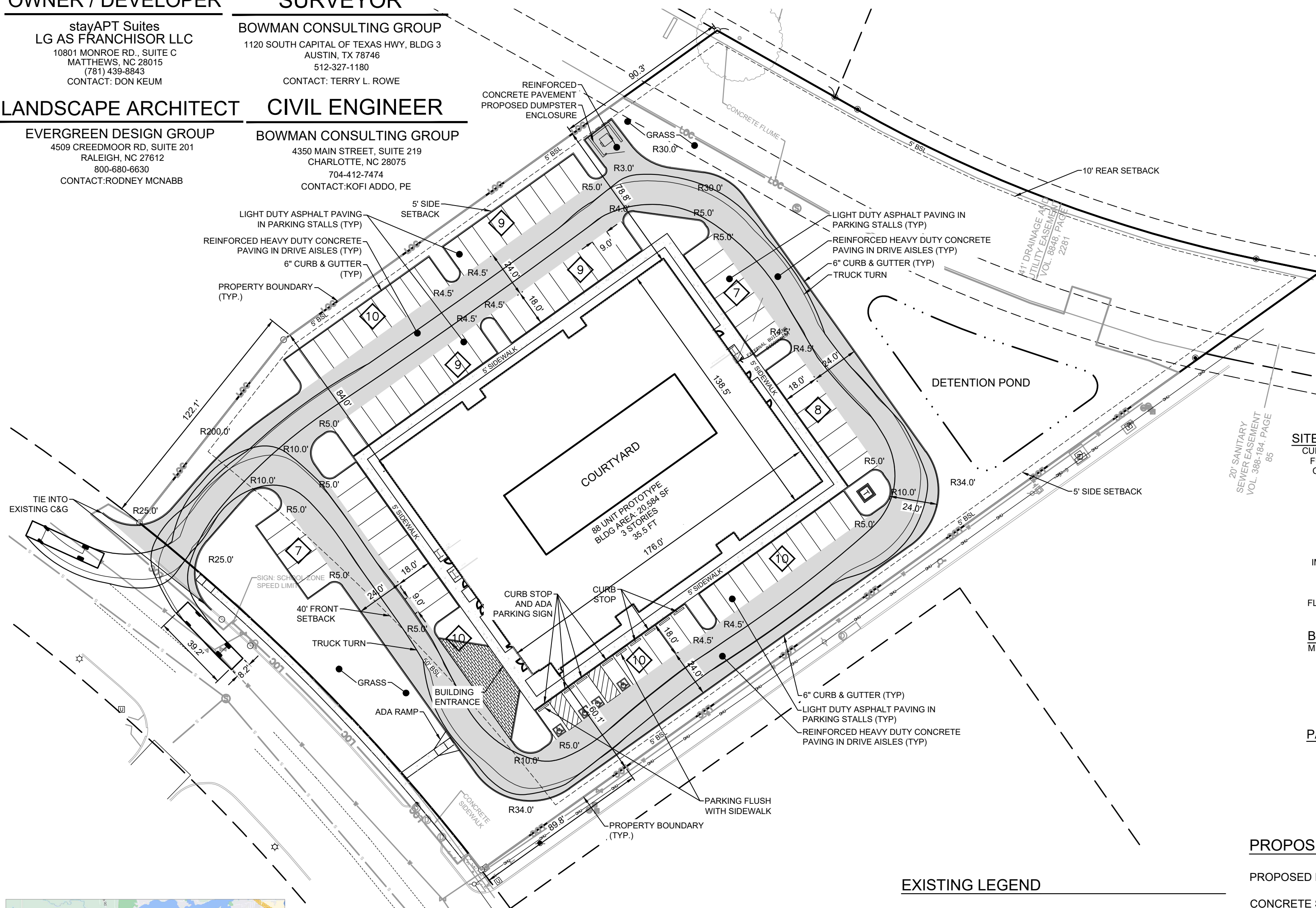
BOWMAN CONSULTING GROUP
 1120 SOUTH CAPITAL OF TEXAS HWY, BLDG 3
 AUSTIN, TX 78746
 512-327-1180
 CONTACT: TERRY L. ROWE

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
 4509 CREEDMOOR RD, SUITE 201
 RALEIGH, NC 27612
 800-680-6630
 CONTACT: RODNEY MCNABB

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
 4350 MAIN STREET, SUITE 219
 CHARLOTTE, NC 28075
 704-412-7474
 CONTACT: KOFI ADDO, PE



GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOWMAN, DATED 11/23/2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
- THE CITY OF FORT WORTH SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TxDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
- CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
- PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
- REFER TO GEOTECHNICAL ENGINEERING REPORT BY ATLAS TECHNICAL CONSULTANTS DATED 12/16/2021 FOR PAVEMENT RECOMMENDATIONS.

SITE DATA & AREA CALCULATIONS

CURRENT LAND USE CLASSIFICATION:	VACANT LOT
FUTURE LAND USE CLASSIFICATION:	COMMERCIAL
CURRENT ZONING CLASSIFICATION:	PD
CURRENT LOCAL JURISDICTION:	CITY OF FORT WORTH
FLOOD ZONE CLASSIFICATION:	ZONE 'X'
FEMA PANEL:	48439C0165K
DATE:	09/25/2009
SITE AREA TOTAL:	(2.75 AC)
IMPERVIOUS AREA TOTAL:	(1.60 AC)
PERVIOUS AREA OPEN SPACE:	(1.15 AC)
FLOOR AREA RATIO BLDG/SITE:	----

BUILDING DATA

MINIMUM BUILDING SETBACK REQUIREMENTS

BOUNDARY	DIRECTION	SETBACK
FRONT	SW	40'
BACK	NE	10'
SIDE	SE	5'
SIDE	NW	5'

PARKING DATA

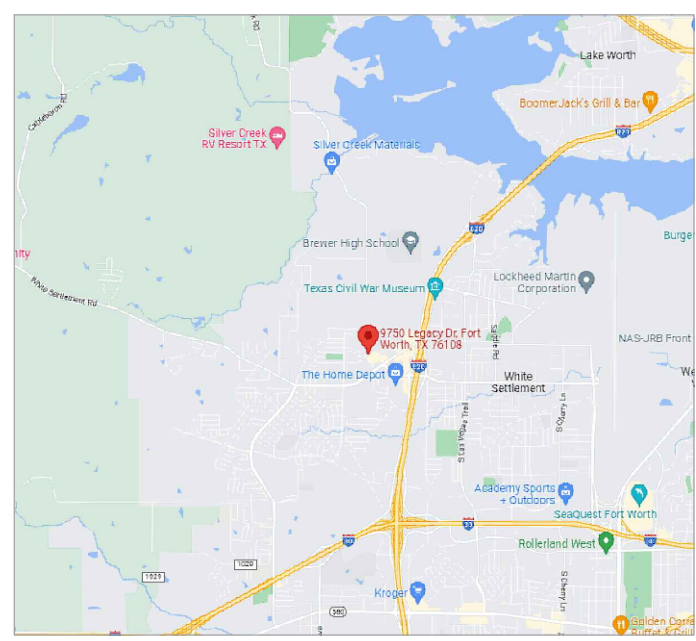
REQUIRED SPACES:	1 PER ROOM	
	88	
SPACES PROVIDED:	86	REGULAR
	4	ADA
	90	TOTAL
TYPICAL DIMENSIONS:	9'	WIDTH
	18'	DEPTH

PROPOSED LEGEND

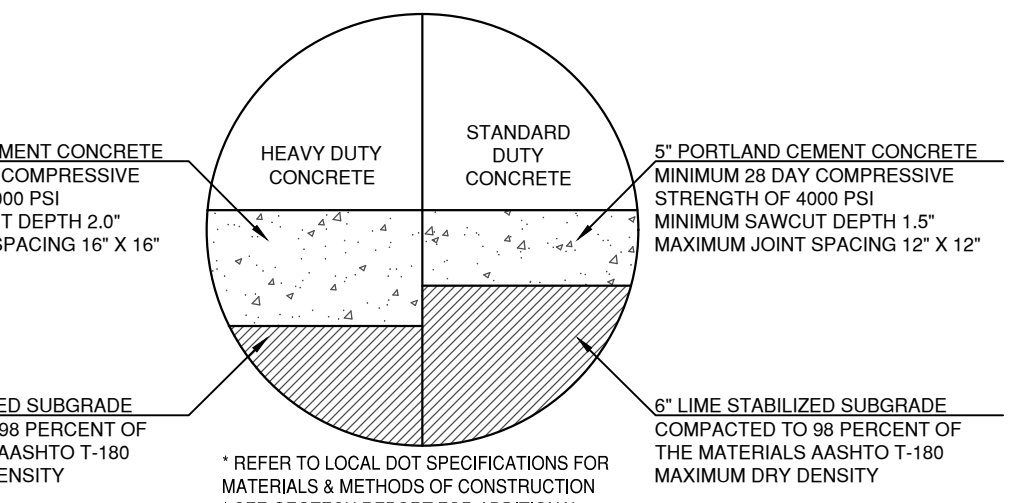
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- LOADING ZONE
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- FIRE LANE STRIPING
- HEAVY DUTY CONCRETE
- FIRE HYDRANT

EXISTING LEGEND

- SANITARY SEWER
- WATER LINE
- OVERHEAD POWER
- BURIED TELECOM
- IRON FENCE
- CONCRETE
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- SIGN
- GUY WIRE
- STORM MANHOLE
- SANITARY SEWER MANHOLE



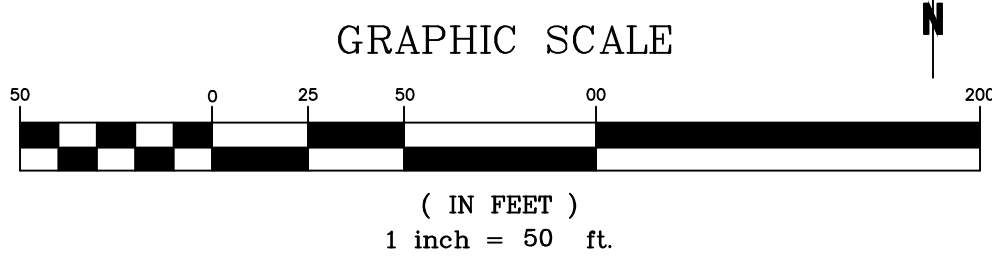
LOCATION MAP



CONCRETE (RIGID) PAVEMENT SECTION

SCALE: NONE

ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE
 CONTRACTOR MUST REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF ALL OUTSIDE DOORS AND BUILDING UTILITIES



GRAPHIC SCALE

(IN FEET)
 1 inch = 50 ft.

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

ZONING CASE NO: 22TMP-022068
CIRCLE K - 9750 LEGACY DRIVE



Bowman Consulting Group, Ltd.
 4350 MAIN STREET
 Suite 219
 HARRISBURG, NC 28075
 Phone: (704)412-7424
 bowmanconsulting.com
 © 2021 Bowman Consulting Group Ltd.
 TBPE Firm Registration No. F-14309

SITE PLAN
STAYAPT SUITES
 9750 LEGACY DRIVE
 FORT WORTH, TEXAS 76108

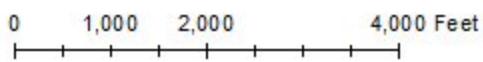
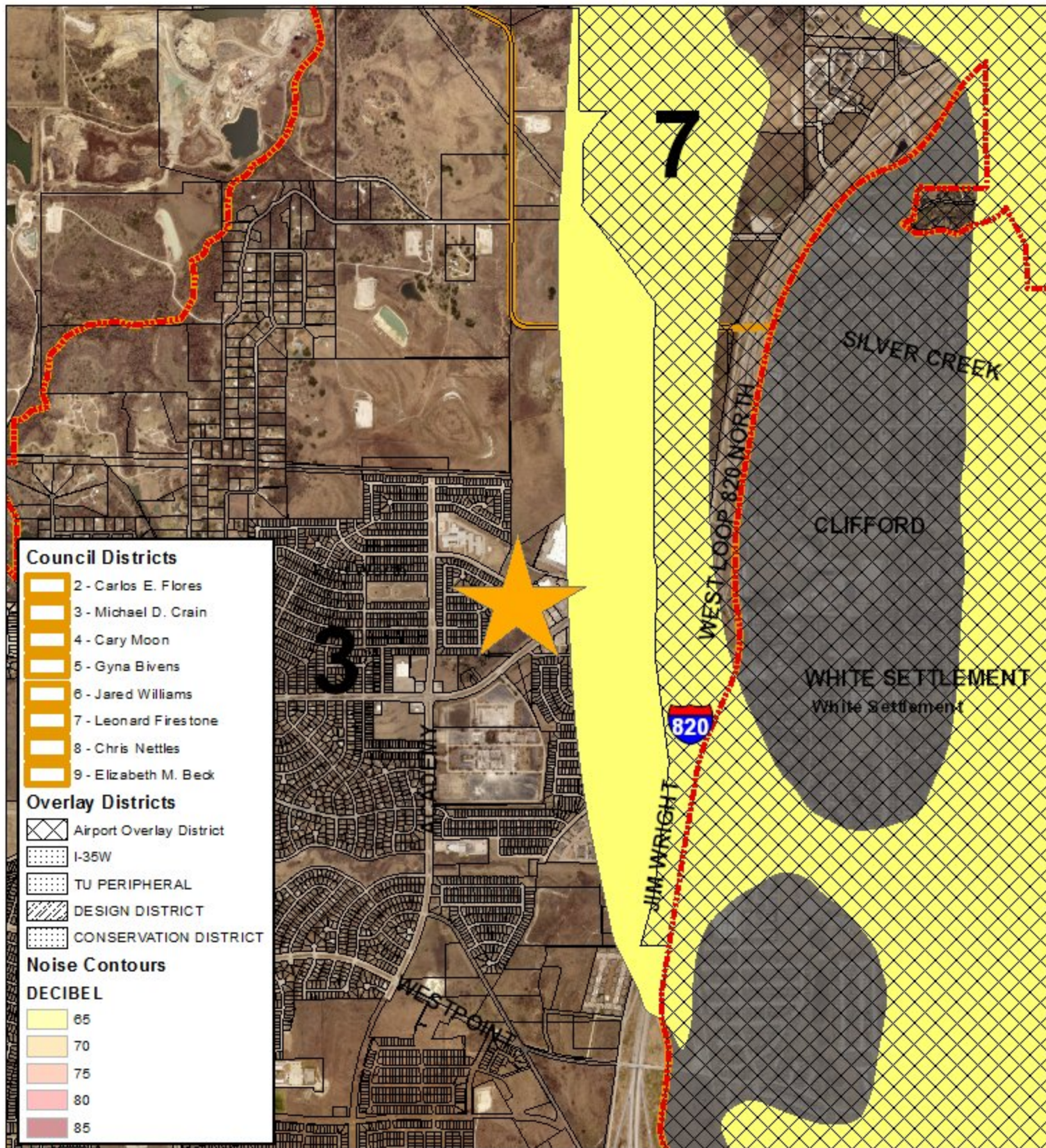
150032-01-025

PLAN STATUS	
03/07/22	REZONING SUBMITTAL

DATE	DESCRIPTION
CK	CK KA/BS
DESIGN	DRAWN CHKD
SCALE	H: 1" = XXX' V: 1" = XXX'
JOB No:	150032-01-025
DATE :	MAR 07, 2022
FILE No.	
SHEET	C3.0



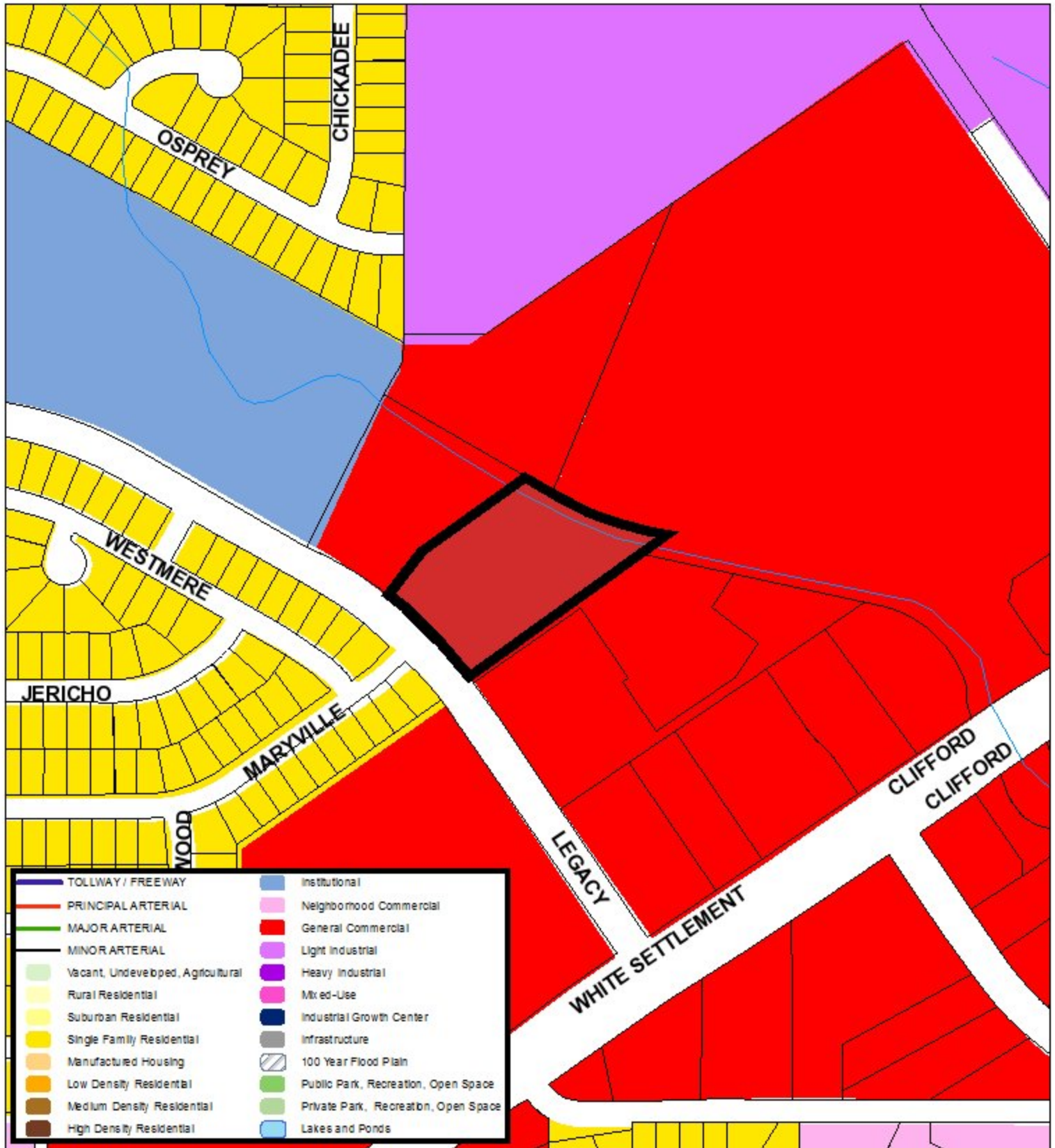
Area Map





ZC-22-052

Future Land Use



280 140 0 280 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-22-052

Aerial Photo Map



0 180 360 720 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-053

Council District: 5

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: ASG Holding Inc.

Site Location: 3120 Jimisons Lane, 1301 Vine Street

Acreage: 5.50 acres

Request

Proposed Use: Office Building and Bus Parking Lot

Request: From: "AG" Agricultural

To: "I" Light Industrial

Recommendation

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

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

Staff Recommendation: **Denial**

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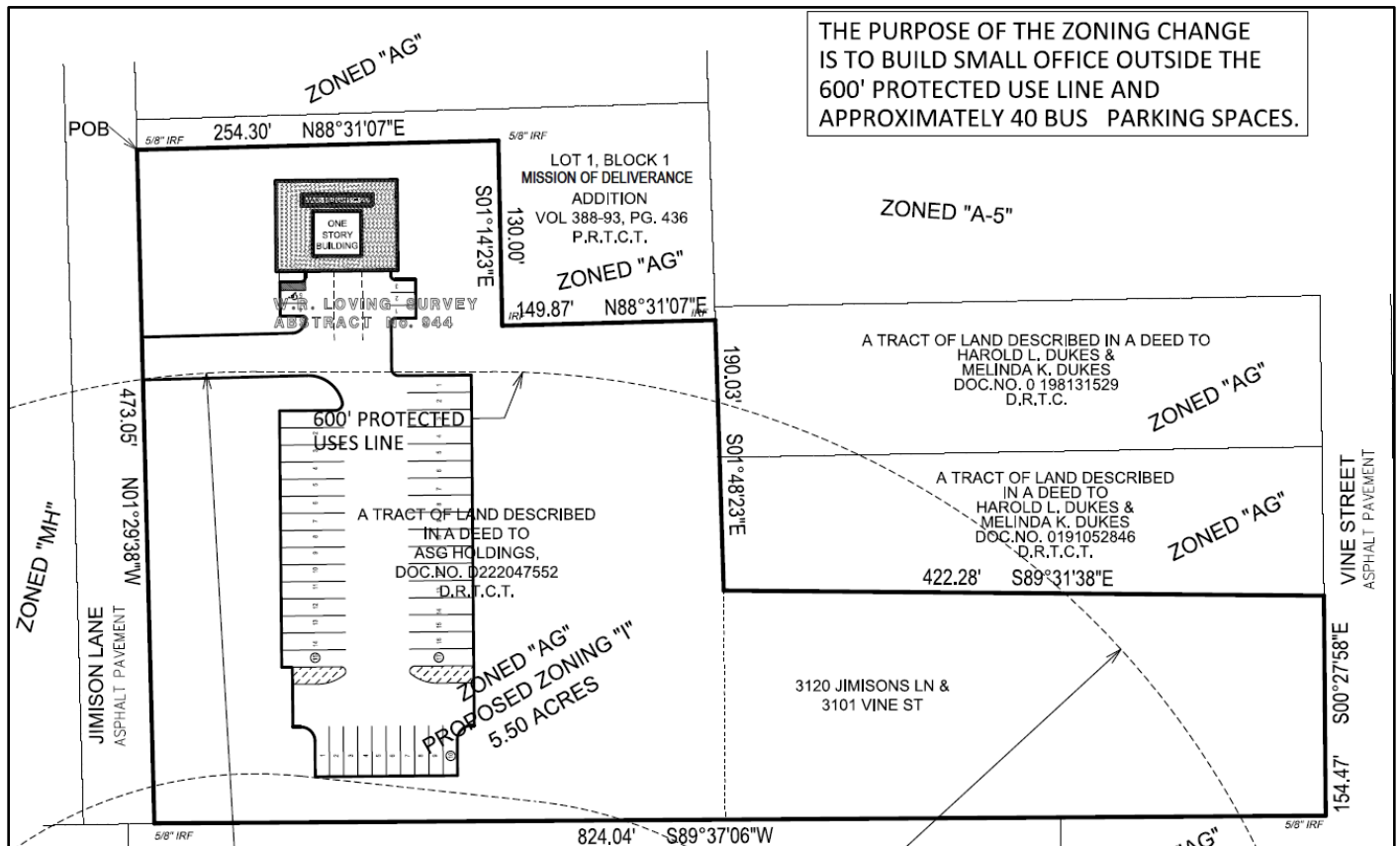
Project Description and Background

The subject property is located at the southern terminus of Jimisons Lane, generally south of Trinity Boulevard. The property also has frontage on Vine Street to the east, although this section of the roadway is currently undeveloped. The applicant is requesting to rezone the property from "AG" Agricultural to "I" Light Industrial District to allow for development of a new office building and bus parking area.

Surrounding properties are primarily developed for residential use, with a large manufactured home park located on the west side of Jimisons Lane and several single-family homes to the east along Vine Street. Property to the north is developed with a manufactured home. There are several lots zoned for industrial use further to the north, along Mosier Valley Road and Trinity Boulevard.

The subject property is heavily encumbered by setback requirements from an existing gas well and line compressor station located directly south of this site. Industrial zoning would provide increased flexibility for development, as setbacks for industrial uses are measured differently than for residential uses. Specifically, any protected uses, such as residential, would need to be located at least 600 feet away from the line compressor station. Public buildings and habitable structures must be located at least 300 feet away.

Below is an excerpt from a concept plan that was submitted with this zoning change application. This site plan is included for reference only, and it has not been evaluated for conformance with zoning ordinance requirements. If the proposed zoning change to "I" Light Industrial district were approved, the applicant would not be required to develop the site in the configuration shown below – the development would just need to meet minimum ordinance requirements for "I" District. This site plan shows a single office building at the north end of the site, outside of the 600-foot gas well setback for protected uses.



Surrounding Zoning and Land Uses

North “MH” Manufactured Housing, “AG” Agricultural, and “A-5” One-Family / single-family homes
East “AG” Agricultural and “A-5” One-Family / single-family homes
South “AG” Agricultural / gas well site
West “MH” Manufactured Housing / manufactured home park

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
East Fort Worth, Inc	Streams and Valley Inc
Trinity Habitat for Humanity	Arlington ISD
Hurst Euless Bedford ISD	

This property is not located within a registered Neighborhood Organization.

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural District to “I” Light Industrial District. Surrounding properties along both Jimisons Lane and Vine Street are primarily developed for residential use. On the east side of Jimisons Lane, there is a mix of “MH” Manufactured Housing, “AG” Agricultural, and “A-5” One-Family zoning. Property on the west side of Jimisons Lane is developed with a manufactured housing park.

While development opportunities on this site are severely limited due to the location of the line compressor station to the south and associated setback requirements, industrial zoning is significantly more intense than any of the surrounding land uses or zoning districts in this area. It appears that a single-family home could reasonably be constructed in the same location as the office building shown on the submitted concept plan, and staff contends that this would be a more appropriate land use for this site. However, residential zoning would not permit the 40 parking spaces shown on the concept plan for bus parking.

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

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as “Rural Residential” on the Future Land Use Map. This designation is intended to include single-family development on large lots. The “I” Light Industrial zoning district is not listed as appropriate 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
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

In addition, this site does not have direct access to a major arterial roadway, railroad, or freeway that would help support industrial development in this location.

Therefore, the proposed zoning is **not consistent** with the Comprehensive Plan (**significant deviation**).

Economic Development Plan

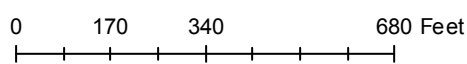
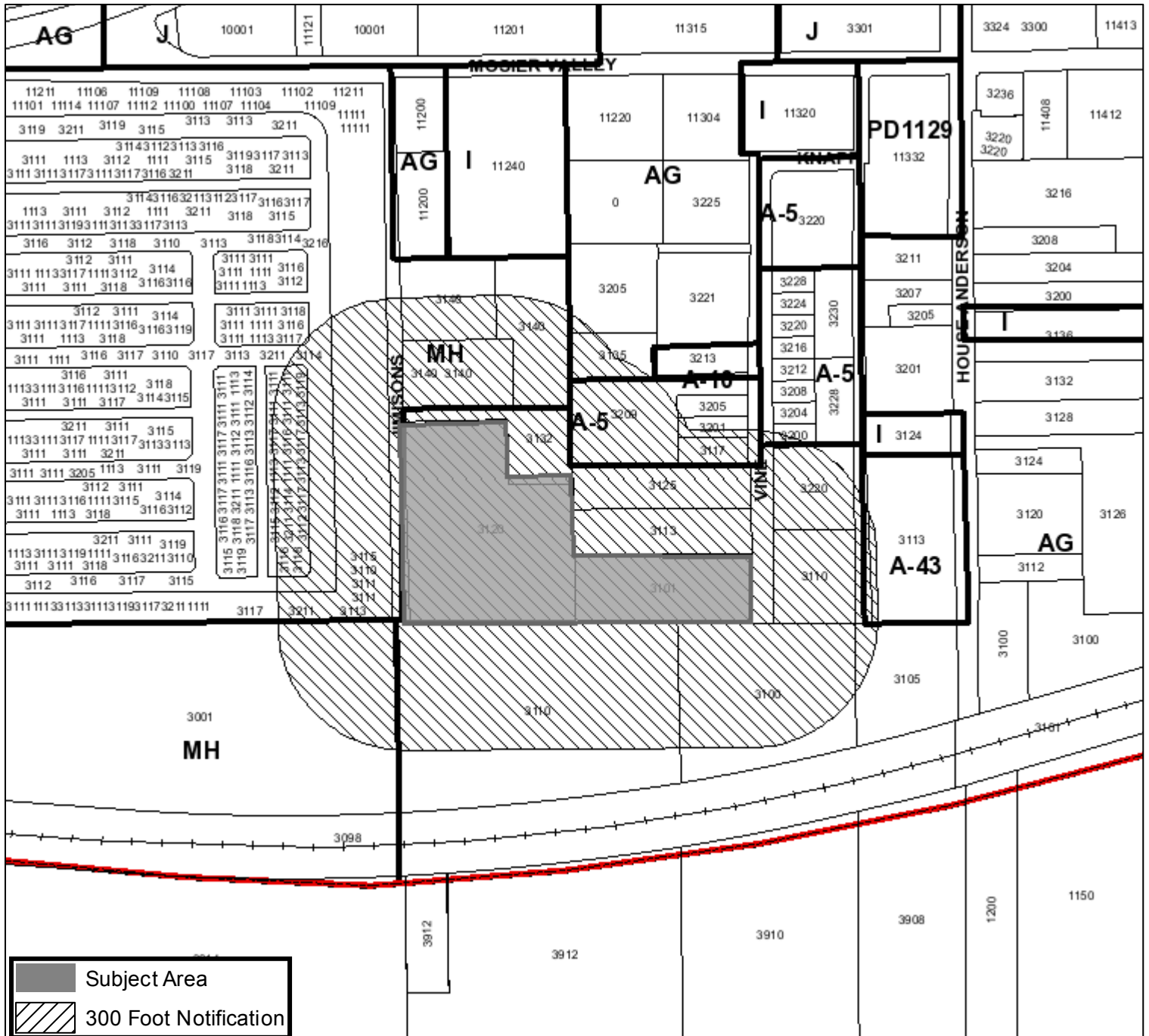
The 2018 Economic Development Strategic Plan identified four different a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

PERFORMANCE METRICS

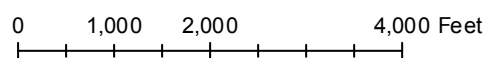
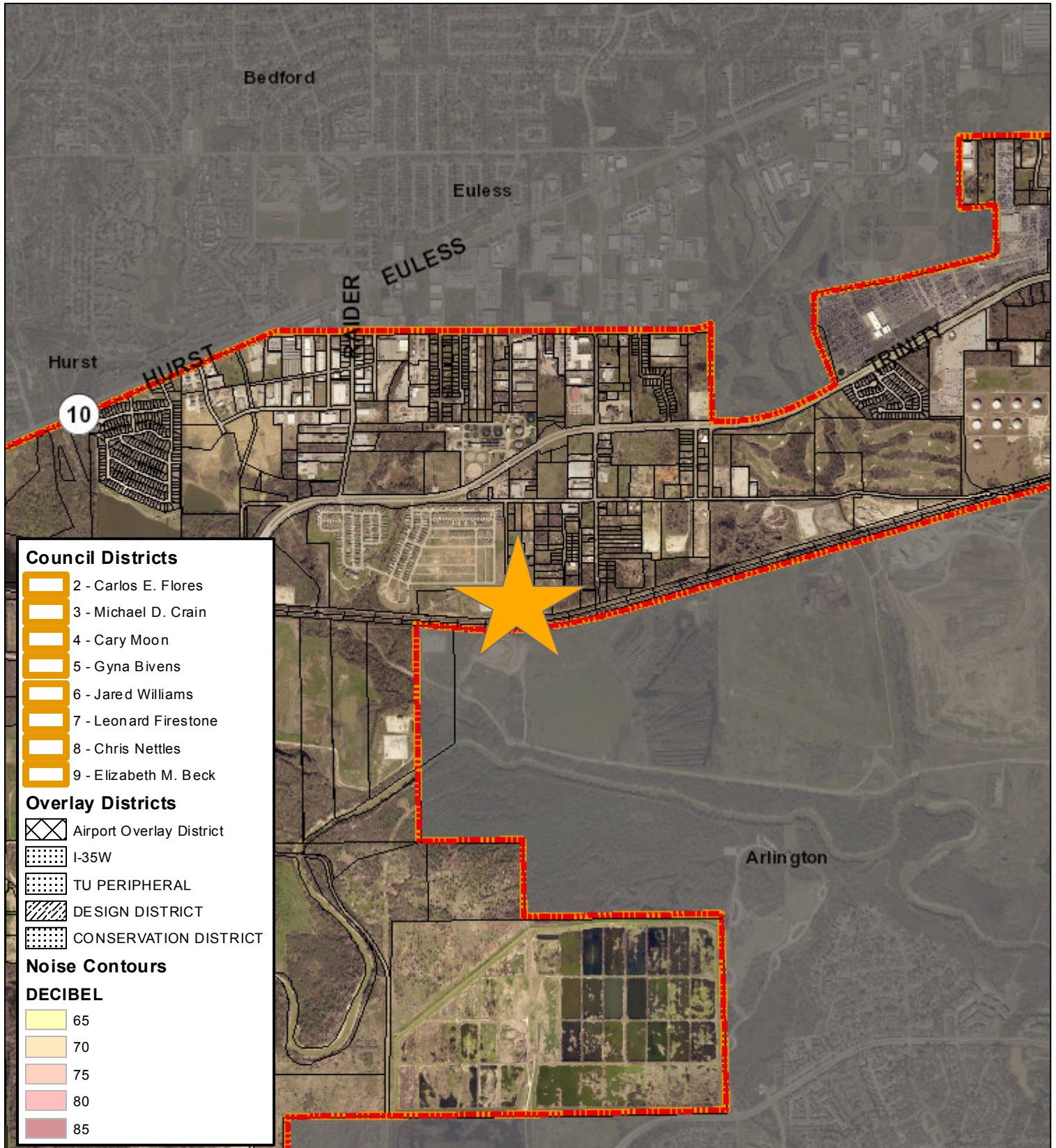
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Area Zoning Map

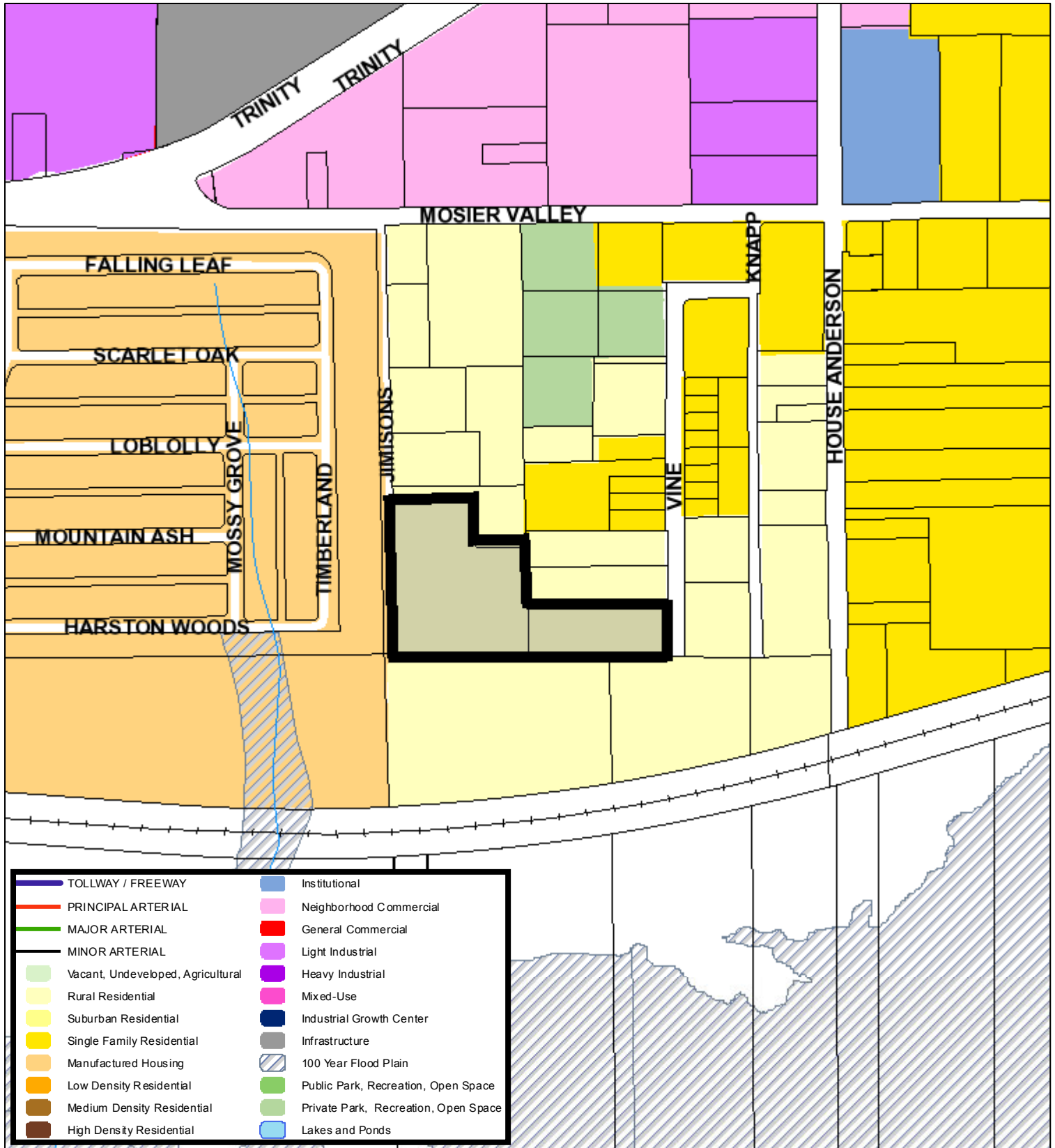
Applicant: ASG Holding Inc.
 Address: 3120 Jimisons Lane, 3101 Vine Street
 Zoning From: AG
 Zoning To: I
 Acres: 5.50068509
 Mapsco: 68C
 Sector/District: Eastside
 Commission Date: 4/13/2022
 Contact: 817-392-2495



Area Map



Future Land Use

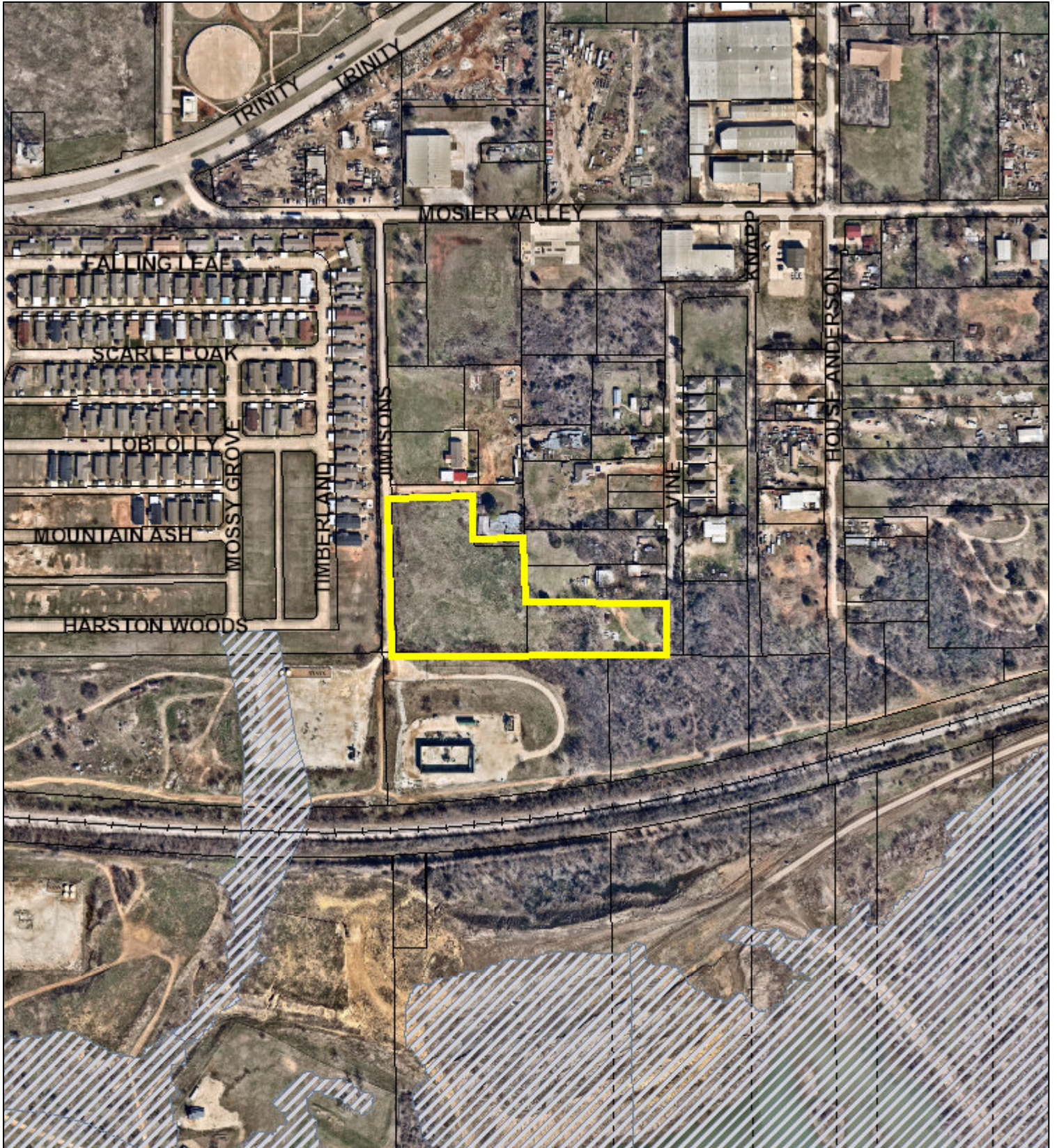


400 200 0 400 Feet

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



0 250 500 1,000 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-054

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: 820/30 Interchange Ltd / AHS Residential LLC, Mariana Mesquita Paes

Site Location: 9580 Westpoint Boulevard Acreage: 10.281 acres

Request

Proposed Use: Apartments

Request: From: "C" Medium Density Multifamily

To: "PD" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for open space, building orientation, fencing placement, and parking placement; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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 - 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 multifamily development along Westpoint Boulevard in the Far West sector of Fort Worth, in Council District 3. The site is proposed to be rezoned as a “PD” Planned Development with a base zoning district of “C” Medium Density Multifamily. A total of 240 units are included in the development, which spans just over 10 acres. This results in a density of 23.39 dwelling units per acre, slightly below the “C” maximum of 24 dwelling units per acre. The unit mix will be 40% one bedroom units, 50% two bedroom units, and 10% three bedroom units, along with a Leasing Office & Amenity Center. The development would be gated and fenced based on the Site Plan submitted by the applicant.

Since the subject site is within 250 feet of existing “A-5” One Family Residential zoning, the minimum parking amount required for this development is 440 spaces minimum, based Section 6.201.b.1 of the City of Fort Worth Zoning Ordinance. The developer can provide up to 25% over the minimum amount, or up to 550 on-site spaces maximum. A mixture of head-in parking spaces and parallel parking spaces are shown on the Site Plan. No carports or garages are intended to be constructed. Within the fenced perimeter of the development, there are a total of 339 surface spaces, or 77% of the minimum required amount (440 spaces). An additional 101 parking spaces are shown off of Club Ridge Drive, which brings the total amount of parking provided to 440, equal to the minimum amount required. These 101 spaces are technically on-site and help meet the minimum required amount, however from a realistic perspective they are not very practical or useful since they are separated by a perimeter fence which would require walking from the western public access drive down a major thoroughfare (Westpoint Boulevard) all the way to the main gate on the eastern public access drive. No sidewalks are shown on the Site Plan that accompanied the submittal.

Zoning staff is not supportive of this rezoning request from “C” to “PD-C”. The site is currently zoned “C” Medium Density and is able to be developed as an apartment community following the development standards codified in the Zoning Ordinance. There is no compelling reason for staff to support any deviation from the development standards that the City Council has adopted for multifamily projects city-wide.

The applicant has indicated they intend to request a continuance on this case at the April 13th Zoning Commission hearing. They are actively working with staff to pursue a revised Site Plan and zoning application that better addresses the City’s concerns. We anticipate this being brought back to Zoning Commission in May or June.

Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / apartment community
East “F” General Commercial / undeveloped
South “F” General Commercial / undeveloped
West “C” Medium Density Multifamily / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were emailed on March 31, 2022:

Organizations Notified	
Willow Wood HOA*	NAS Fort Worth JRB RCC
White Settlement ISD	Fort Worth ISD
Trinity Habitat for Humanity	Streams and Valleys Inc

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The areas directly adjacent to the subject property are generally undeveloped. To the north and west are areas zoned “C” Medium Density Multifamily, with two apartment communities constructed to the north and undeveloped land to the west. To the east and south is more undeveloped land, zoned “F” General Commercial. The subject property has primary frontage along Westpoint Boulevard, which is an arterial (Neighborhood Collector) per the adopted Master Thoroughfare Plan and provides access to Loop 820.

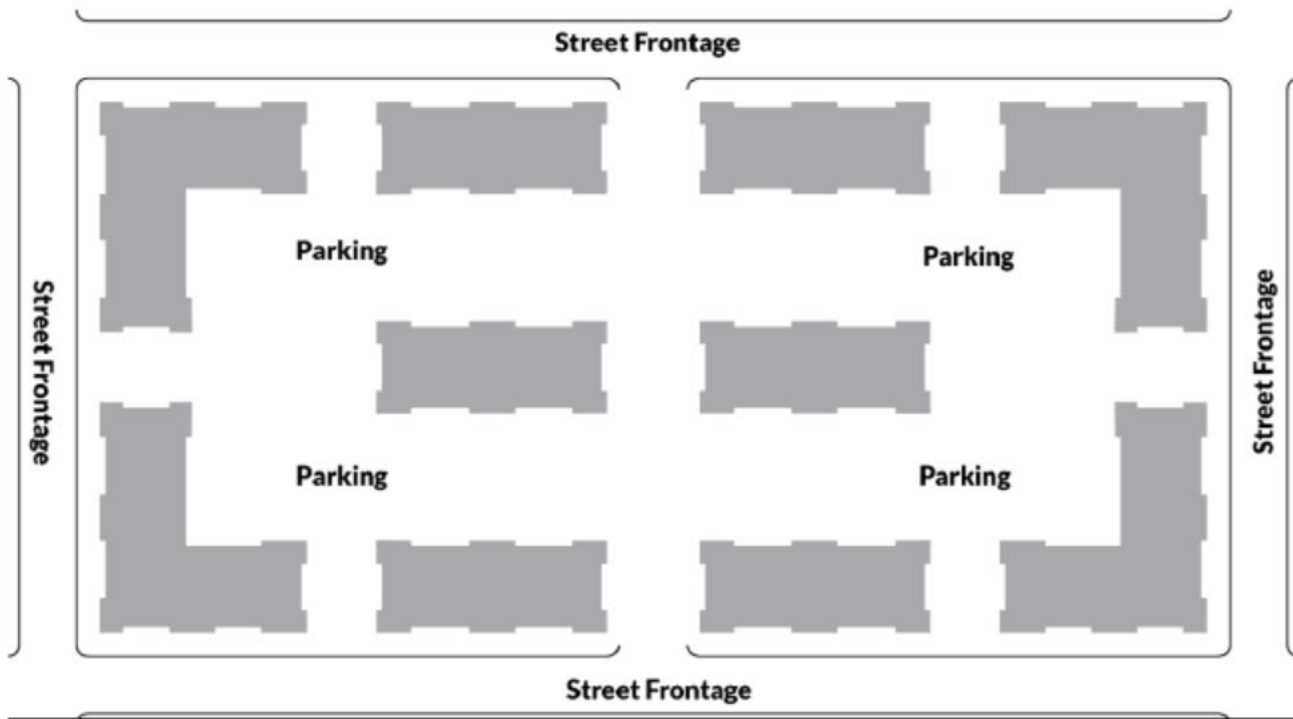
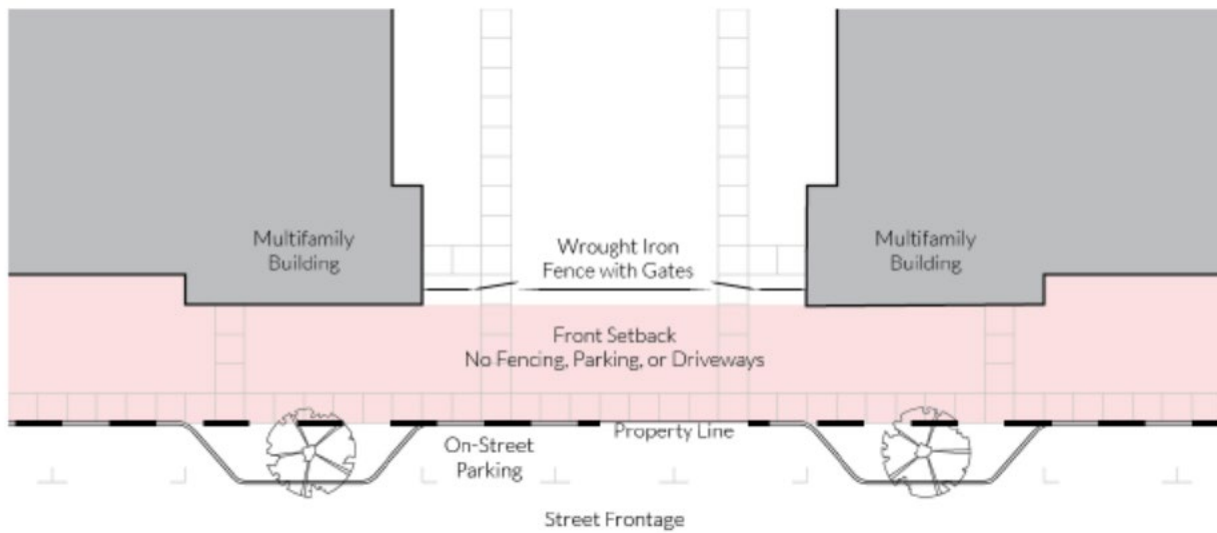
The proposed PD development waivers are listed below, including variances to open space, building orientation, fencing placement, and parking placement.

Request #1: *Tracts 1 - Rezone request from C-Medium Density Multifamily to PD-C for all uses in C excluding schools, golf course, and government operated or controlled fine arts center.*

Request #2: *Tract 1 Rezone request from C-Medium Density Multifamily to PD-C with the following development standards:*

- 39% minimum open space required;
- Longest building length does not need to face a public right of way;
- Fencing allowed to be placed between building façade and property line;
- Parking spaces allowed between buildings and a public or private road.

Staff would be supportive only of the waiver to reorient the buildings with the short end facing Westpoint Blvd., based on the topography of the site, and potentially to the fencing waiver based on the modified building orientation. To position the buildings in the way suggested by the Zoning Ordinance would require significant grading and engineering. Staff is not supportive of the other two waivers listed (parking location & open space). Open Space needs to meet or exceed the minimum of 45% for “C” zones, and the fencing and parking need to be recessed to the interior of the site to align with the style of building that is shown below:



Based on staff not being comfortable supporting all four waivers as requested, we are not able to support the Site Plan as presented. Therefore, our analysis is that the proposed zoning and Site Plan **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far West

The adopted 2022 Comprehensive Plan designates the subject property as future Medium Density Residential. Zoning classifications of “C”, “CR”, or “D” are acceptable within Medium Density Residential areas, or Planned Developments based on “C”, “CR”, or “D” with density of up to 36 dwelling units per acre.

The proposed zoning is **consistent** with the Comprehensive Plan. However, the development proposal as presented does not promote any of the specific Sector Land Use policies intended to guide growth and development within the Far West sector of the City.

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 (comments sent on 3/28/2022)

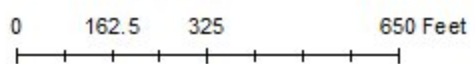
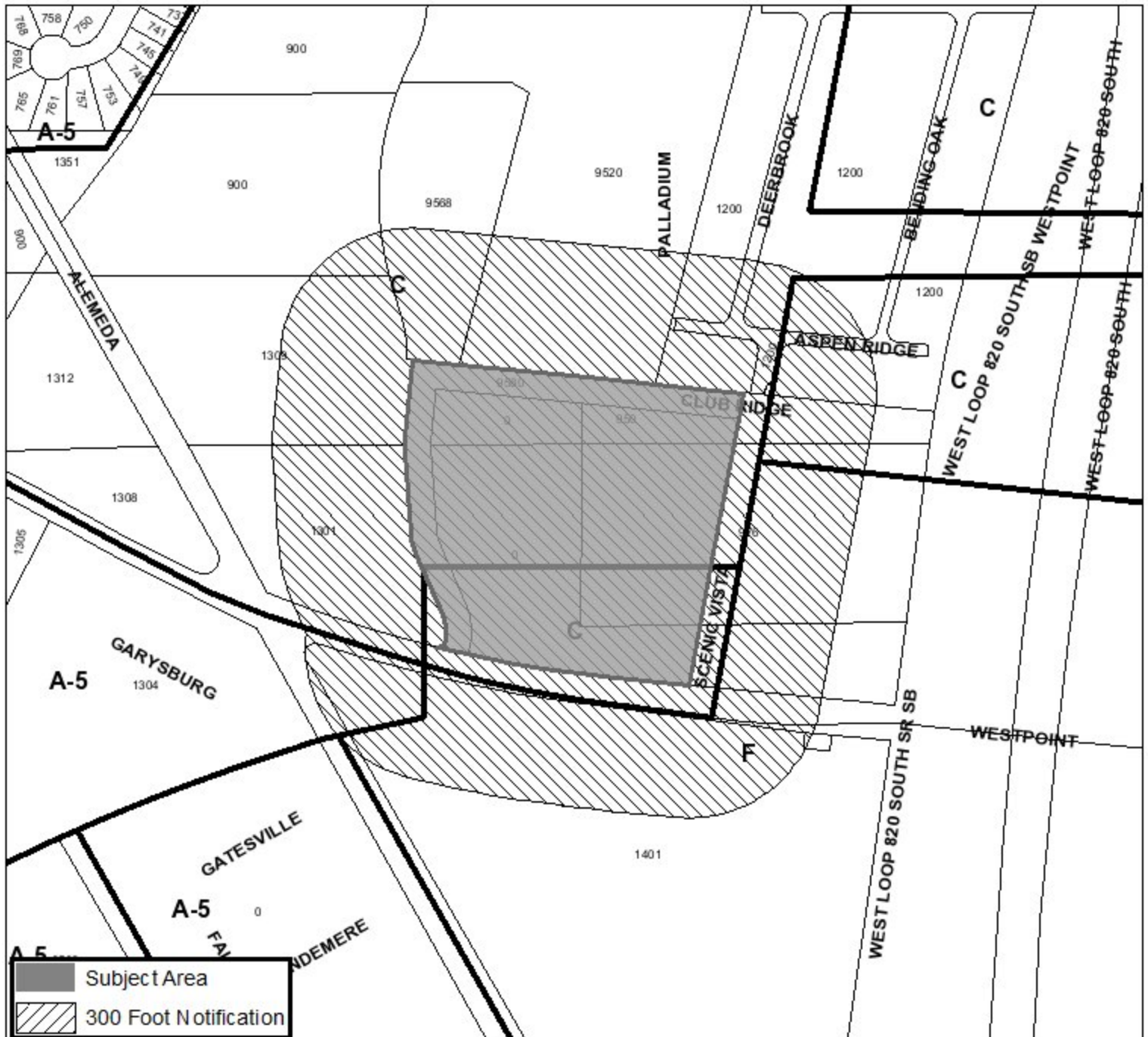
- Vicinity Map not legible (remove background aerial images, zoom out further and clearly show major roads)
- Add case reference # ZC-22-054
- Modify signature line to "Director of Development Services"
- Revise Parking Summary calculations: Strike Surface Parking line; Total spaces line "Required" should be 440 not 460; 440 required and 440 provided on plan, not sure where 460 and 472 are coming from.
- Add note that parking spaces will meet the minimum dimensions in Section 6.202, Zoning Ordinance
- No Accessible parking spaces depicted on plan?
- Clarify height in Site Data Table as "height from slab to top plate"
- Provide additional detail regarding fencing including height and material
- Provide Open Space Diagram on separate exhibit graphically depicting or color shading the open space as defined in Zoning Ordinance, Chapter 9, Definitions
- Open space is the ratio of open space to net land area. Areas less than 25'x 25' dimensions do not count as open space, nor do areas outside of fenced perimeter.
- Revise open space calculations accordingly and update on Open Space Diagram & Site Plan
- Provide separate Sidewalk Plan exhibit or depict sidewalks on Site Plan
- For each grouping of parking, notate parking counts on Site Plan
- Is the City's TPW Department supportive of 4 gated entrances on north side without any stacking provided? Contact Armond Bryant, Sr. Planner
- Is the City's SDS Department supportive of fencing over drainage easement on west side? Contact SDS email cc'd.
- What is the intended lot configuration? Is Lot 3 with access drives & proposed parking intended to be a separate lot of record from the apartment community? Platting staff is cc'd on this email (Lynn Jordan) if you have not already started discussions with them then please reach out.
- Initiate discussion with Bryan Lyness, Sr. Planner, Urban Forestry if you have not already done so.
- Staff recommends meeting with Willow Wood HOA & Office of Councilmember Michael Crain, please reach out to those entities if you have not already done so.



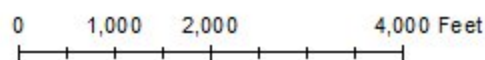
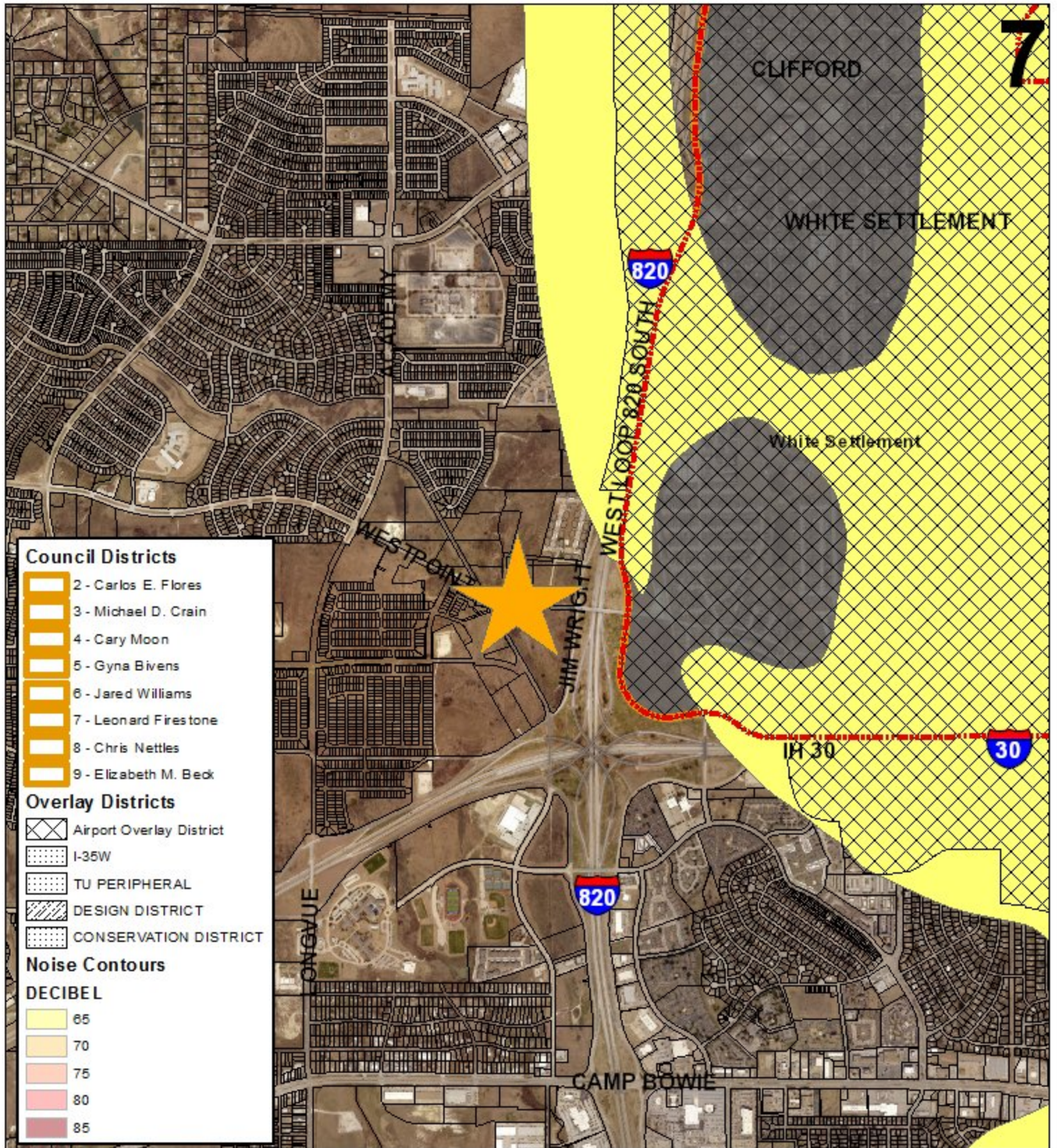
ZC-22-054

Area Zoning Map

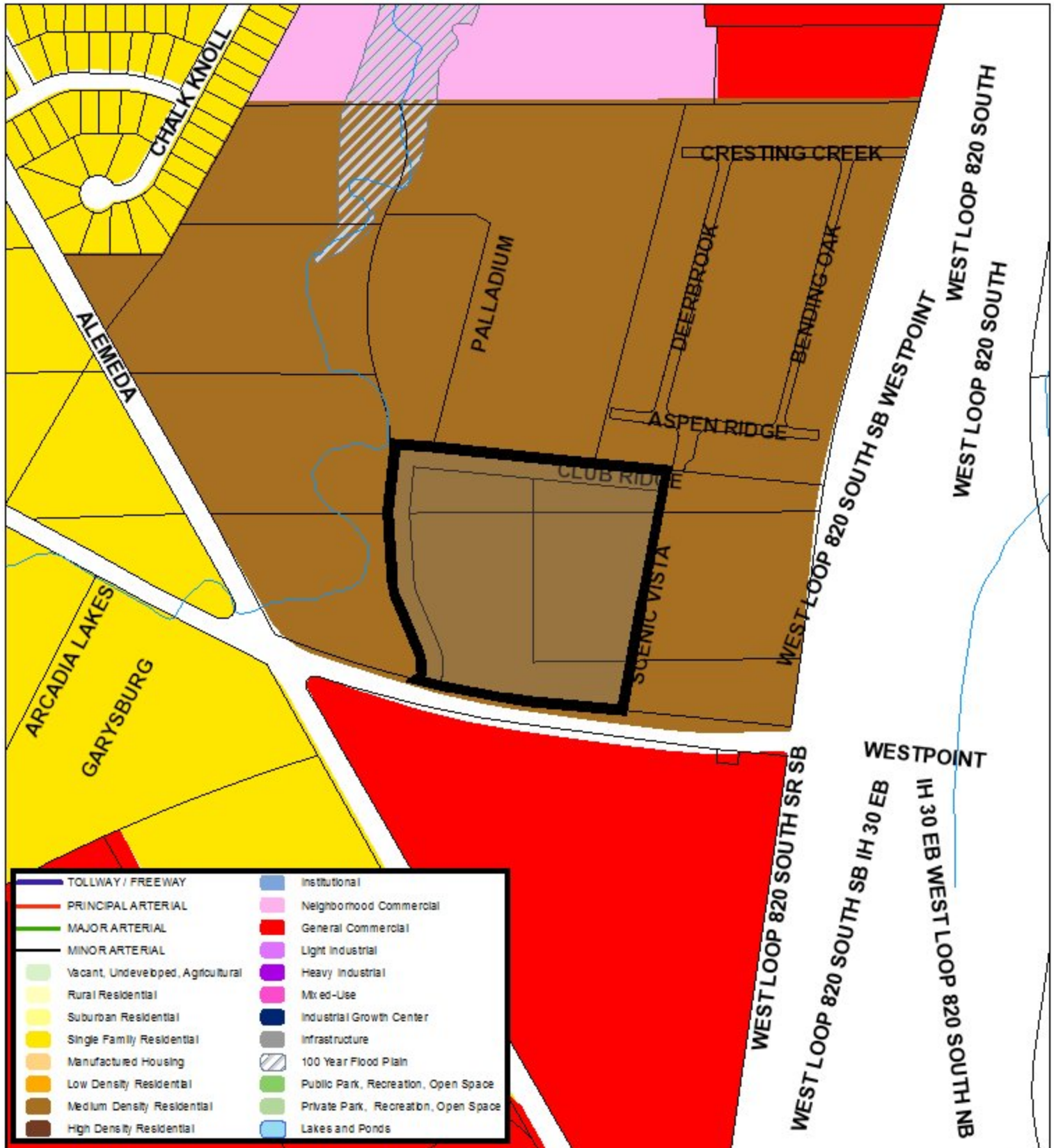
Applicant: Westpoint Partners, LLC
 Address: 9500 block Westpoint Boulevard
 Zoning From: C
 Zoning To: PD for C uses with development waivers
 Acres: 10.28573388
 Mapsco: 72D
 Sector/District: Far West
 Commission Date: 4/13/2022
 Contact: 817-392-8043



Area Map



Future Land Use

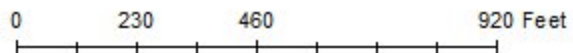


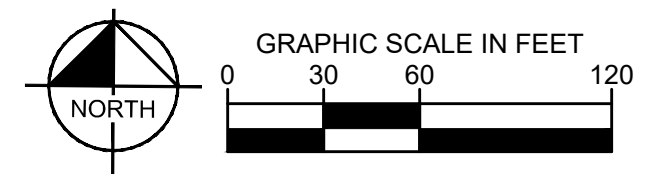
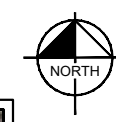
360 180 0 360 Feet

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





VICINITY MAP (NTS)

LEGEND

	PROPOSED BUILDING FOOTPRINT
	PROPOSED CONCRETE PARKING PAVEMENT
	PROPOSED CONCRETE FIRE LANE
	PROPOSED FENCE
	PROPOSED FIRE LANE
	ENTRANCE / EXIT
	DUMPSTER

SITE DATA TABLE			
SITE AREA:	10.281 ACRES		
UNIT MIX:	240 UNITS; 96 (1) BDRM, 120 (2) BDRM, 24 (3) BDRM		
PARKING CALCULATIONS:	MIN: 1 SPACES PER BEDROOM + 1 SPACE PER 250 SQ. FT OF COMMON AREAS. 408 BEDROOMS + 8000 SQ FT COMMON SPACE = 440 SPACES		
PARKING SUMMARY:	REQUIRED	PROVIDED	
SURFACE PARKING:	440	440 SPACES	
TOTAL SPACES:	460	472 SPACE	
BUILDING HEIGHT:	3 STORY ± 28'-3"		
PROPOSED DENSITY:	23.39 UNITS PER ACRE		
GROSS FLOOR AREA:	±219,100 SF		
% OPEN SPACE	±39%		

- NOTES:
1. ALL STREETS ARE TO BE PAVED WITH DIRECT ACCESS TO AN ALL-WEATHER PAVED HARD SURFACED PUBLIC STREET, PRIVATE STREET, OR AN ACCESS EASEMENT APPROVED BY THE PUBLIC SAFETY DEPARTMENTS AND THE CITY ENGINEER.
 2. ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
 3. BUILDING LIGHTING TO BE DIRECTED AWAY FROM AND DOWNWARD OF ANY ADJACENT RESIDENTIAL DISTRICT.
 4. ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS UNLESS SPECIFIED ON THE SITE PLAN.
 5. THIS PROJECT WILL MEET REQUIRED ENHANCED LANDSCAPING POINT SYSTEM. EXCEPT FOR MINIMUM OPEN SPACE.
 6. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 7. THE PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
 8. THIS PROJECT WILL COMPLY WITH FORT WORTH SIGN CODE.
 9. THIS PROJECT WILL COMPLY WITH SECTION 6.506 UNIFIED RESIDENTIAL DESIGN STANDARDS (URD); OTHER THAN BUILDING ORIENTATION, FENCING LOCATION, AND PARKING LOCATION.
 10. PROPOSED EXTERIOR BUILDING MATERIALS TO CONSIST OF MASONRY, STUCCO, AND GLASS.
 11. A MFD SITE PLAN WILL BE SUBMITTED AS PART OF BUILDING PERMIT SUBMITTAL.
 12. THIS PROJECT REQUESTS A WAIVER FOR LONGEST BUILDING FACE TO NOT FACE THE ADJACENT PUBLIC STREET.
 13. THIS PROJECT REQUESTS A WAIVER TO REDUCE THE OPEN SPACE MINIMUM FROM 45% TO 39%
 14. THIS PROJECT REQUESTS A WAIVER TO ALLOW FENCES TO BE PLACED BETWEEN THE BUILDING FACADE AND THE PROPERTY LINE.
 15. THIS PROJECT REQUESTS A WAIVER TO ALLOW PARKING SPACES BETWEEN A BUILDING AND A PUBLIC OR PRIVATE STREET.



DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____



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

OWNER:

820 / 30 INTERCHANGE LTD
 904 WEST AVE. APT 107
 AUSTIN, TEXAS 78701

DEVELOPER:

AHS RESIDENTIAL LLC
 12895 SW 132 ST
 MIAMI, FLORIDA 33186
 786-613-2696

APPLICANT/ENGINEER:

JARED EARNEY, PE
 KIMLEY-HORN AND ASSOCIATES
 801 CHERRY ST. UNIT 11, SUITE 1300
 FORT WORTH, TX 76102
 817-900-8528

AHS - ALEMEDA MULTIFAMILY

ZONING SITE PLAN EXHIBIT FORT WORTH, TX MARCH 2022

DWG NAME: K:\FTW_CIVIL\0652415_AHS_ALEMEDA\CAD\PLANS\SHETS\SPD
 SITE PLAN EXHIBIT DWG
 SPRING 2024
 LAST SAVED:



Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-055

Council District: 3

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Andrews 400 Ranch LP

Site Location: 9513 Chapin Road

Acreage: 2.94 acres

Request

Proposed Use: Industrial Warehouse / Distribution Center

Request: From: “AG” Agricultural

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject property is located along the south side of Chapin Road, just west of its intersection with Alameda Street. The site is currently vacant and it is zoned “AG” Agricultural District. A larger 68-acre tract of land to the north of this site was rezoned to “I” Light Industrial District in April 2021 (case ZC-21-002) for a new warehouse development. The roadway improvements required for this development include realignment of Chapin Road to match the configuration shown on the Master Thoroughfare Plan:



The 2.94-acre tract that is the subject of this rezoning request was purchased to accommodate this roadway improvement. Any remaining land will be incorporated into the larger industrial development to the north. The applicant has indicated that this portion of the site will be used for detention only, and no warehouse buildings or other structures are planned for this corner of the site. Once the roadway improvements are complete, the entire property will be located on the north side of Chapin Road, rather than on both sides of the roadway as shown with the existing configuration.

Surrounding Zoning and Land Uses

North “I” Light Industrial / vacant and “AG” Agricultural / church
East “AG” Agricultural / gas well site and “G” Intensive Commercial / vacant
South “AG” Agricultural / single-family dwelling and landscape company
West “I” Light Industrial / vacant

Recent Zoning History

- ZC-21-002: Rezoned 68.73 acres of land north of the subject property from “AG” Agricultural and Planned Development “PD 703” to “I” Light Industrial.

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (emailed April 1, 2022)

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

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone this property from “AG” Agricultural to “I” Light Industrial. The subject property will be developed in conjunction with a larger industrial site immediately to the north. Specifically, this site will be used for the realignment and improvement of Chapin Road to serve the proposed development.

Surrounding properties are primarily vacant, with all surrounding land on the south side of Chapin Road zoned “AG” Agricultural and land on the north side of Chapin Road zoned “I” Light Industrial. There is an existing church northeast of the subject property and a single-family home and landscaping business located to the south.

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

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the subject property as “Rural Residential” on the Future Land Use Map. However, a large area of surrounding property to the north and west of this site is designated as “Light Industrial” on the Future Land Use Map. This site is intended to be developed with the area that is designated as “Light Industrial” and will be located directly adjacent to this site once the planned improvements to Chapin Road are complete.

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

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations

Chapin Road is designated as an arterial roadway on the City’s Master Thoroughfare Plan and this site has direct access to the West Loop 820 Freeway. Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan (minor boundary adjustment). If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect industrial development in this location.

Economic Development Plan

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

PERFORMANCE METRICS

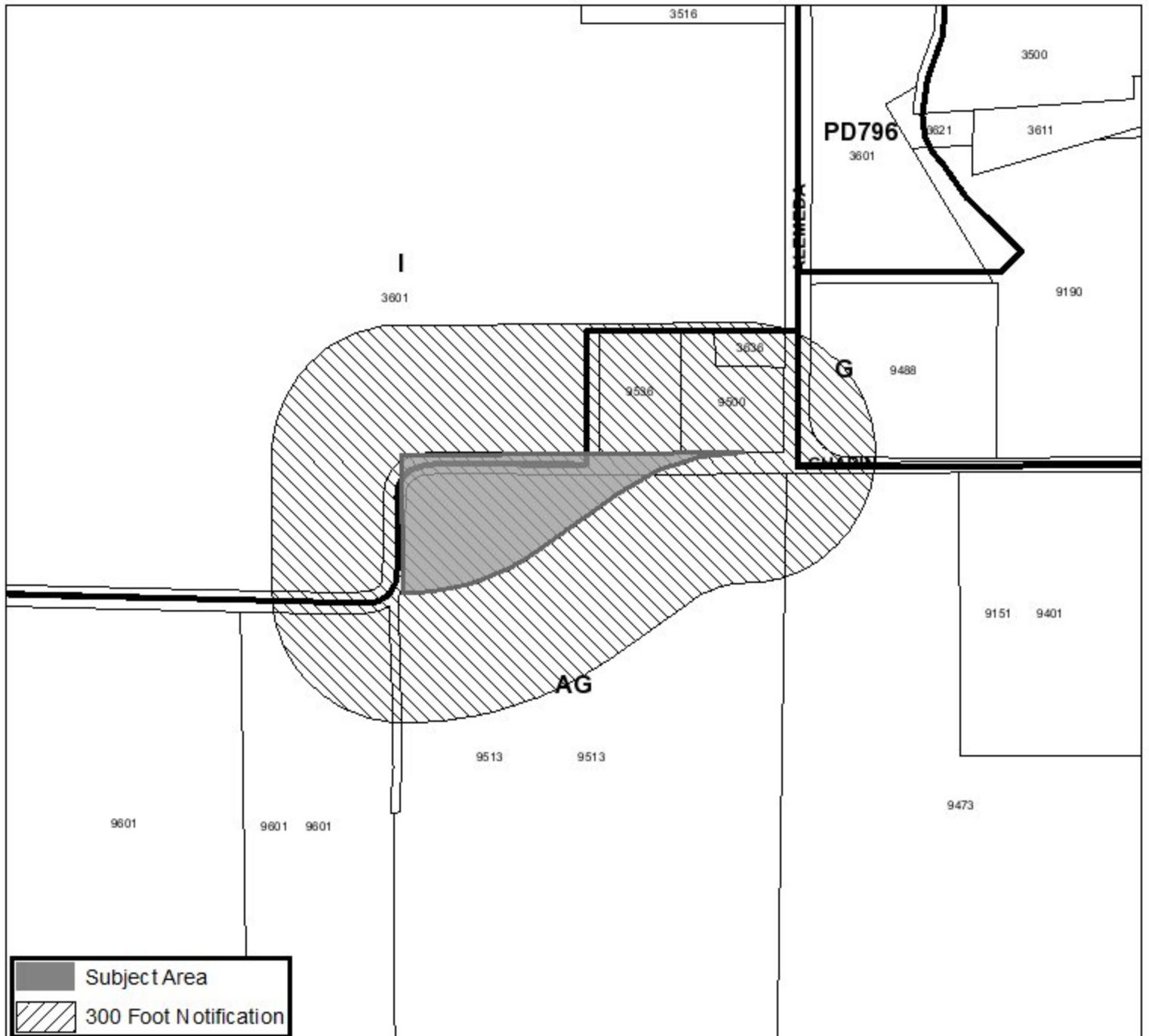
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





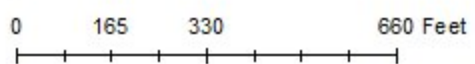
ZC-22-055

Area Zoning Map

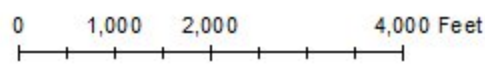
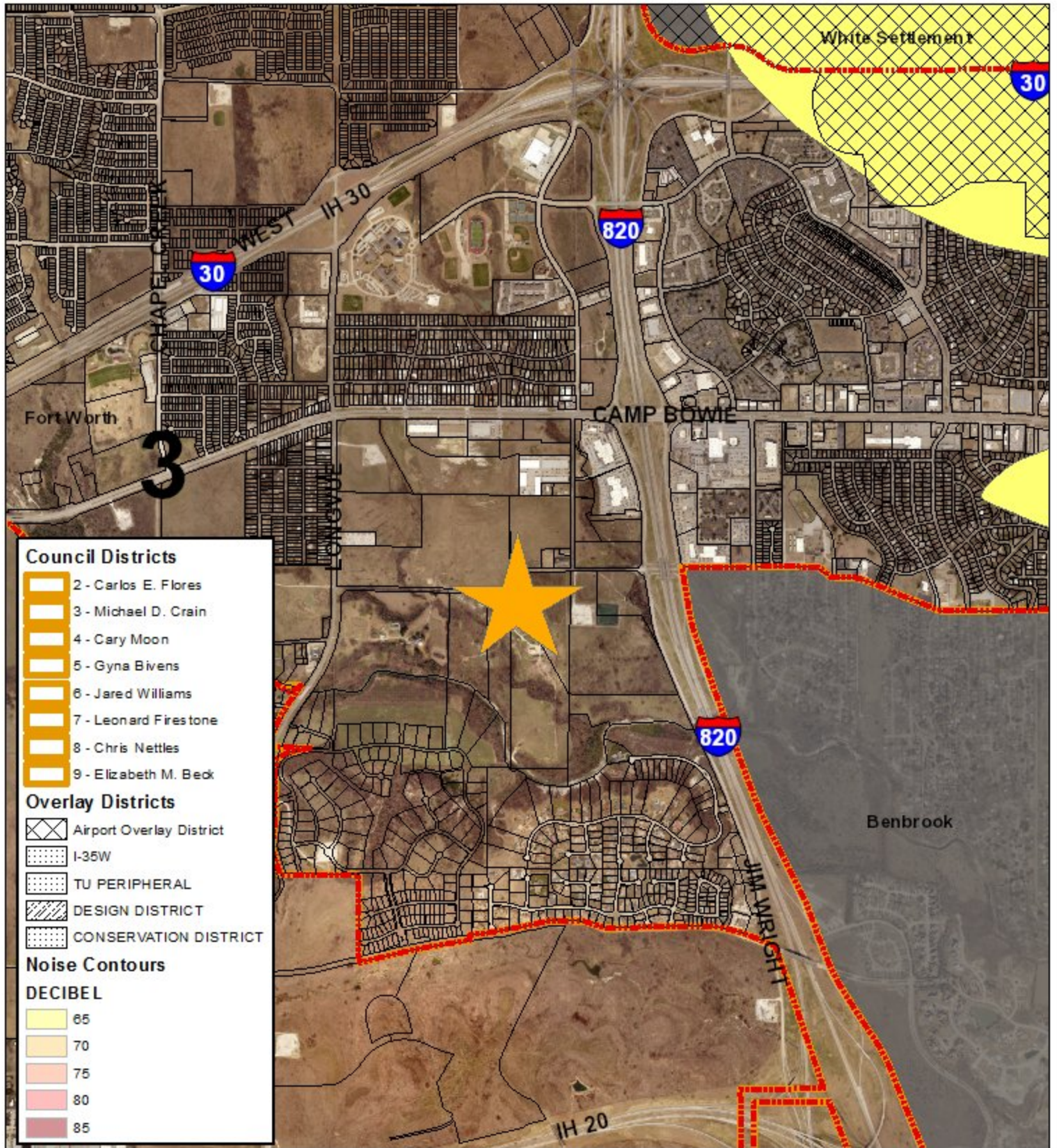
Applicant: Andrews 440 Ranch LP
 Address: 9513 Chapin Road
 Zoning From: AG
 Zoning To: I
 Acres: 2.9390401
 Mapsco: 72V
 Sector/District: Far West
 Commission Date: 4/13/2022
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification



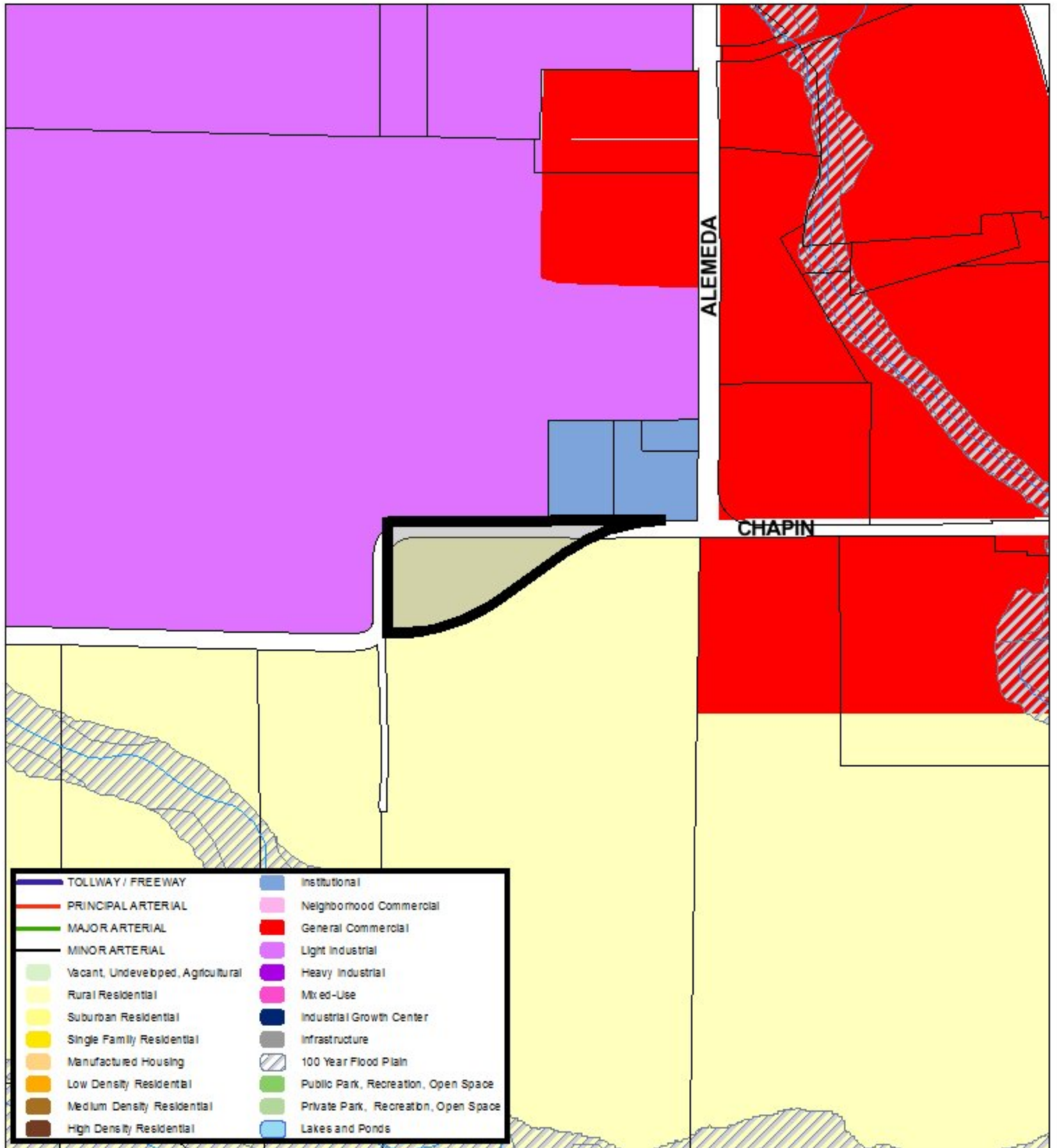
Area Map





ZC-22-055

Future Land Use



375 187.5 0 375 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



0 240 480 960 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-057

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Lama Estate, LLC

Site Location: 4113 Mansfield Highway

Acreage: 1.24 acres

Request

Proposed Use: Commercial

Request: From: “B” Two-Family; “E” Neighborhood Commercial

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The applicant is proposing to zone the entire subject site to “E” Neighborhood Commercial. The site is currently split-zoned with the majority already zoned “E” and the remainder zoned “B” Two-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 / church
East “E” Neighborhood Commercial / automotive sales
South City of Forest Park / commercial
West “B” Two Family; “E” Neighborhood Commercial / event center

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were emailed March 31, 2022:

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

**Located within this Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

Surrounding properties are primarily developed for commercial purposes with a church directly north of the site. 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 – Southeast

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

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

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

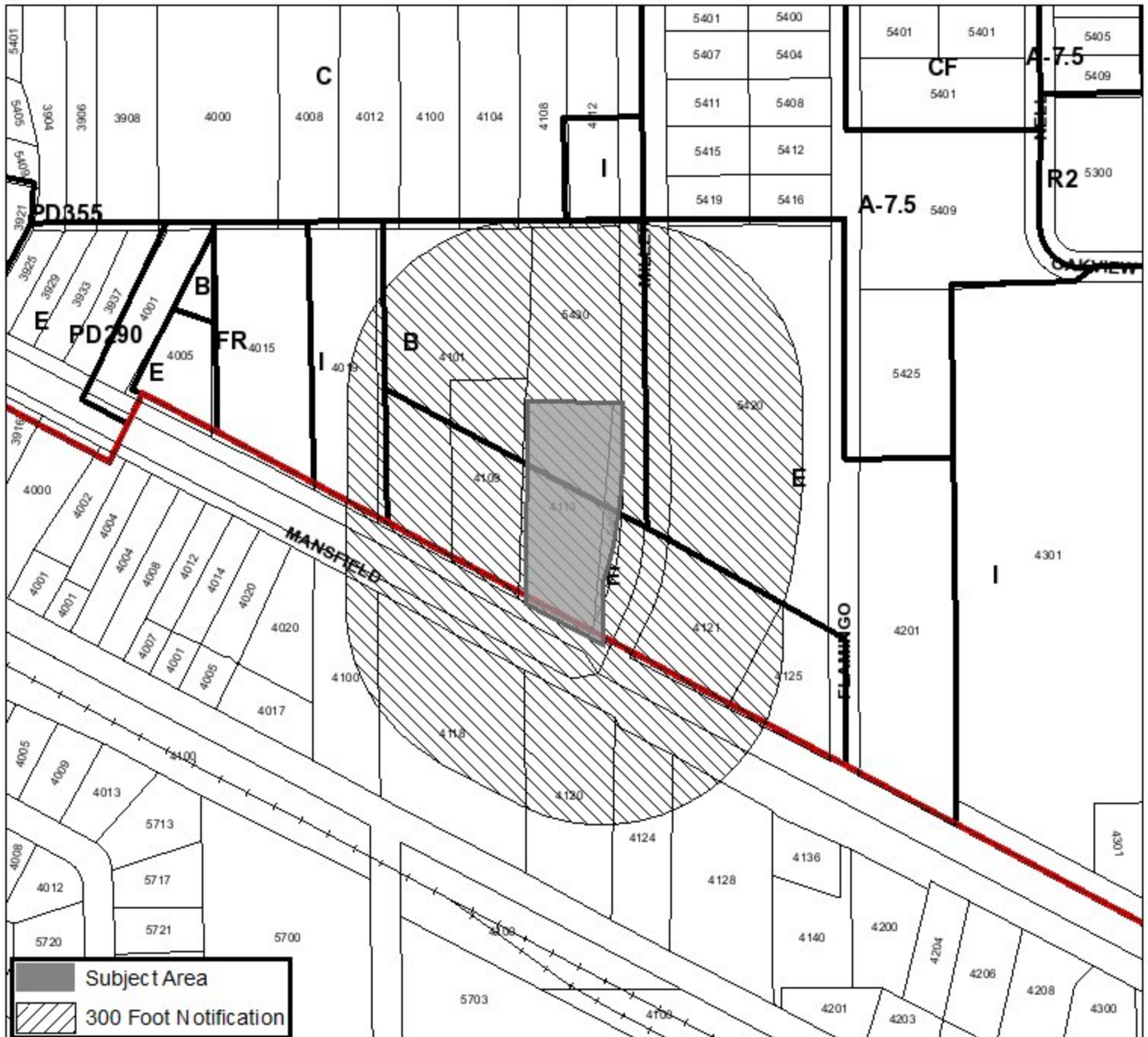
The site is not directly addressed in the 2018 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal 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.





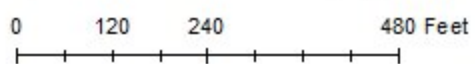
ZC-22-057

Area Zoning Map

Applicant: Lama Estate, LLC
 Address: 4113 Mansfield Highway
 Zoning From: B, E
 Zoning To: E
 Acres: 1.24650429
 Mapsco: 92R
 Sector/District: Southeast
 Commission Date: 4/13/2022
 Contact: 817-392-6329



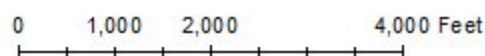
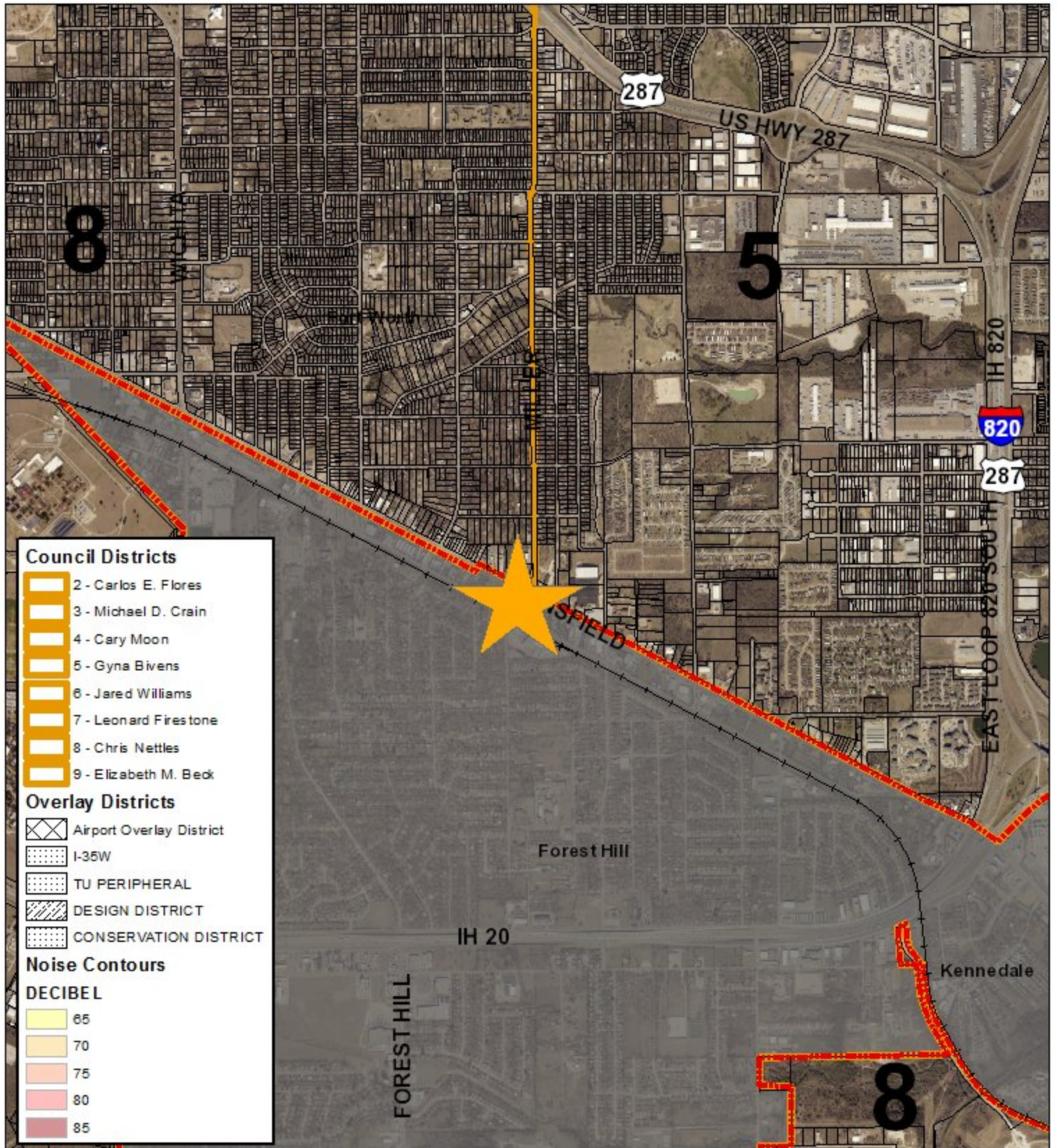
 Subject Area
 300 Foot Notification



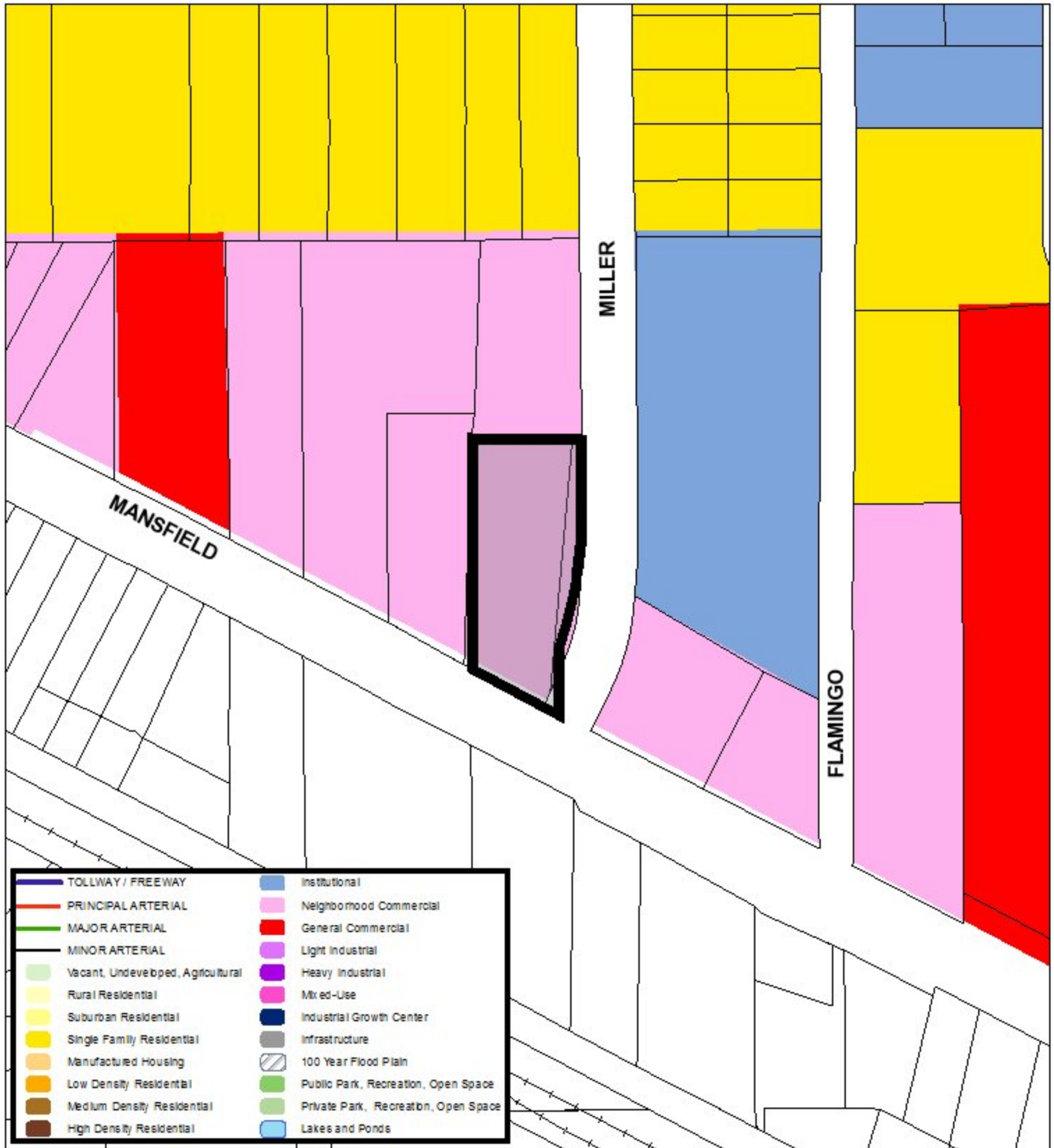


ZC-22-057

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

190 95 0 190 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



0 120 240 480 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-059

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: TotalEnergies E&P USA

Site Location: 4900 & 4950 Brentwood Stair Road Acreage: 16.6

Request

Proposed Use: Mini-warehouse, commercial, and single-family

Request: From: "A-21" One-Family

To: "A-7.5" One-Family; "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses, site plan included

Recommendation

Land Use Compatibility: Tract 1 (Neighborhood Commercial/Miniwarehouse): **is not compatible.**
Tract 2 (Single-family): **is compatible**

Comprehensive Plan Consistency: Tract 1 (Neighborhood Commercial/Miniwarehouse): **is not consistent (Significant Deviation)**
Tract 2 (Single-family): **is consistent**

Staff Recommendation: Tract 1 (Neighborhood Commercial/Miniwarehouse): **Denial**
Tract 2 (Single-family): **Approval**

Table of Contents

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Project Description and Background 2. Surrounding Zoning and Land Uses 3. Recent Zoning History 4. Public Notification 5. Development Impact Analysis <ol style="list-style-type: none"> a. Land Use Compatibility b. Comprehensive Plan Consistency | <ol style="list-style-type: none"> c. 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 property is located on Brentwood Stair Rd near Holt Street. The applicant is proposing to bisect an existing tract with the following zoning:

Tract	Current Zoning	Proposed Zoning
1	“A-21” One-Family	“PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouses, site plan included
2	“A-21” One-Family	“A-7.5” One-Family

Tract 1 is located on the western edge of the site near an existing single-family neighborhood. The applicant is proposing “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouses, site plan included. The applicant would like to construct two (2) 84,000 sf (both buildings) miniwarehouses and two (2) office retail structures totaling 17,500 sf. The office/retail component will be located along Brentwood Stair Rd, while the miniwarehouses will be located south. The applicant intends to meet all requirements related to commercial development. A residential neighborhood is located directly west of the site and the nature of the overall area is residential. Commercial uses are located closer to I-30 and north of Brentwood Stair Road.

Tract 2 is located on the east of the overall site. The applicant intends to rezone this portion to “A-7.5” One-Family. A large floodplain bisects this tract impeding the number of allowed lots. Zoning to A-7.5 would allow them to maximize their land constricted by the floodplain. Staff supports the rezoning for this tract.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / commercial, storage
East “A-21” One-Family / vacant
South “A-5” One-Family; “A-10” One-Family / residential
West “A-5” One-Family / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.
The following organizations were notified: (March 31, 2022)

Organizations Notified	
Neighborhoods of East Fort Worth	Central Meadowbrook NA
Eastern Hills NA	Woodhaven NA
White Lake Hills NA	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Woodhaven Community Development Inc
Southeast Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

* *The proposed site is located just south of this NA.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “A-7.5” One-Family and “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouses, site plan included. Surrounding land uses consist of commercial and storage to the north, residential to the south and west, with vacant land to the east. The table below describes the compatibility for each tract of the zoning change.

Tract	Proposed Zoning	Future Land Use	Compatibility
1	“PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouses, site plan included	Single-family	Not Compatible
2	“A-7.5” One-Family	Single-family	Consistent

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. For the purposes of this report, the Comprehensive Plan Consistency has been divided into tracts.

Tract	Proposed Zoning	Future Land Use	Consistency
1	“PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouses, site plan included	Single-family	Not Consistent (Significant Deviation)
2	“A-7.55” One-Family	Single-family	Consistent

The Comprehensive plan was changed from Low Density Residential to Single-family in 2007. Miniwarehouse and commercial uses are not consistent with this change.

Rezoning tract 2 is consistent with the Comprehensive Plan and the policies below.

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

Economic Development Plan

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

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

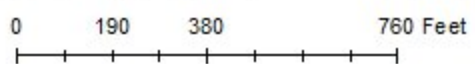
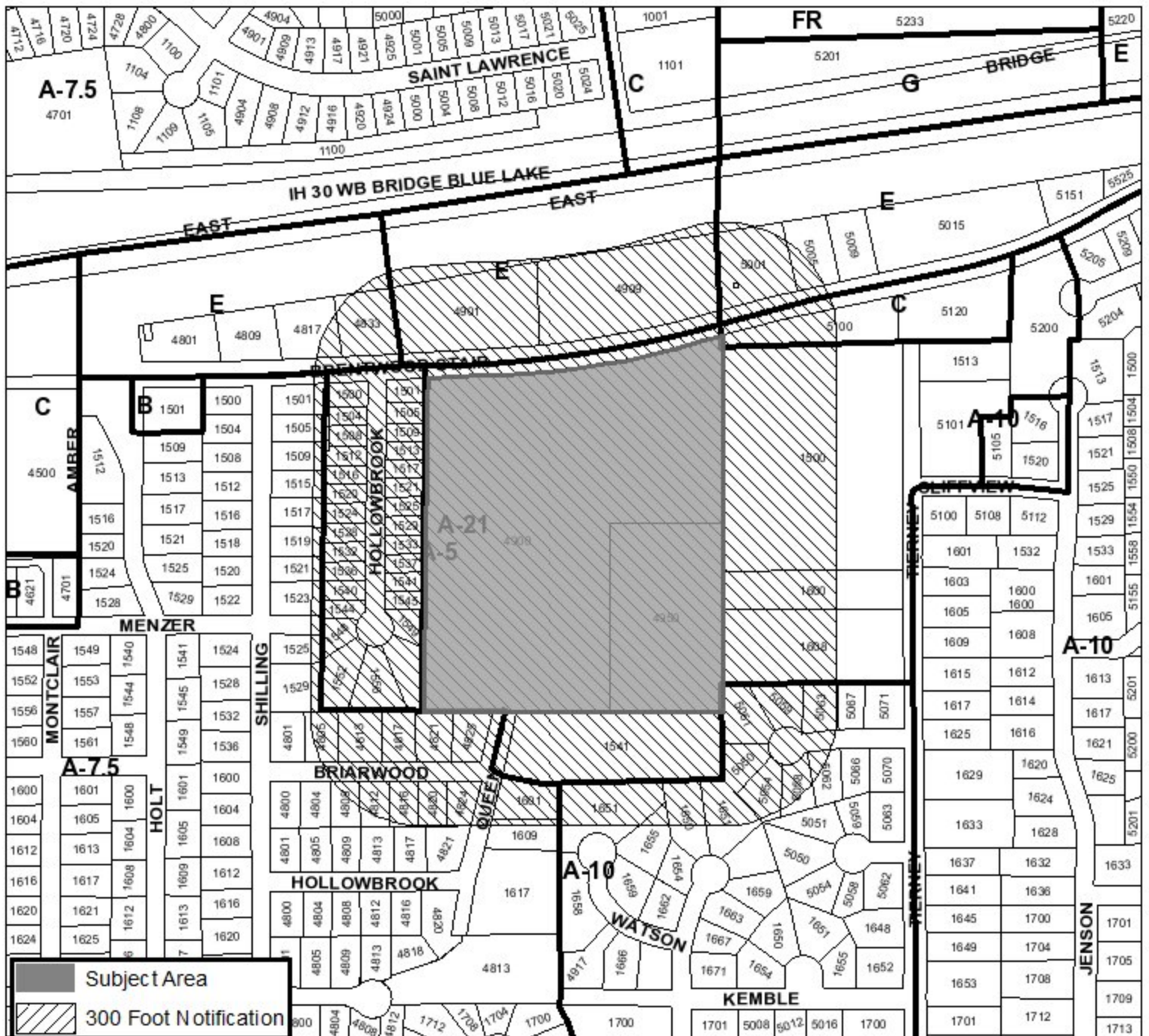
Although the proposed zoning request does not assist in high-wage job growth and is not a targeted high-growth industry, single-family will contribute to the quality of place for the neighborhood.

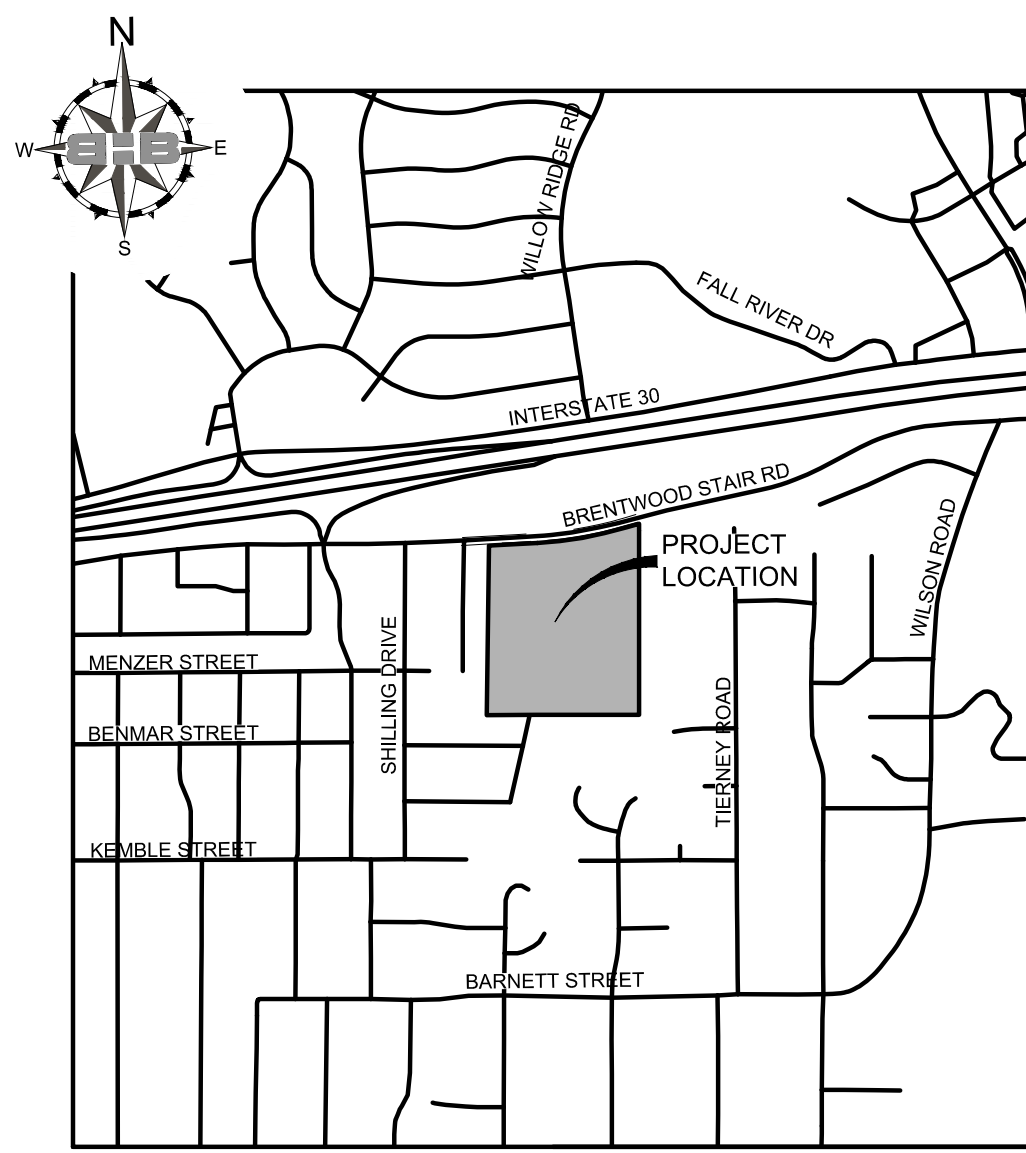


ZC-22-059

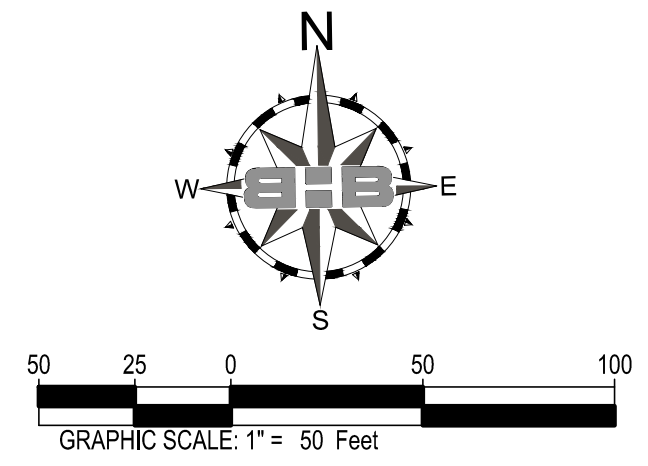
Area Zoning Map

Applicant: TotalEnergies E&P USA
 Address: 4900 & 4950 Brentwood Stair Road
 Zoning From: A-21
 Zoning To: A-7.5, PD for E uses plus mini-warehouses
 Acres: 16.60431715
 Mapsco: 65X
 Sector/District: Eastside
 Commission Date: 4/13/2022
 Contact: 817-392-6329





VICINITY MAP
1" = 1000'



EXISTING		PROPOSED	
---	PROPERTY LINE	---	---
▭	BUILDING FOOTPRINT	▭	▭
==	CURB & GUTTER	==	==
▭	CONCRETE PAVEMENT	▭	▭
---	FIRE LANE	---	---
○	SCREENING WALL	○	○
⊙	FIRE HYDRANT	⊙	⊙

SITE DATA TABLE					
General Site Data					
Item	Lot 1				Lot 2
Building	1	2	3	4	
Zoning (from zoning map)	A-21				A-21
Proposed Zoning	PD (E)				A-7.5
Lot Area (square feet / acres)	312,113 / 7.17				411,155 / 9.44
Total Lot Coverage (percent - xxx%)	14.42%				
Land Use (from zoning ordinance)	Self Storage	Self Storage	Retail	Retail	Residential
Building Footprint Area (square feet)	45,000	39,000	11,000	7,500	
Total Building Area (square feet)	135,000	39,000	11,000	7,500	
Building Height (# stories)	3	1	1	1	
Building Height (feet - distance to tallest building element)	50	25	25	25	
Lot Coverage (percent - xxx%)	14.42%	12.50%	3.52%	2.40%	
Parking					
Item	Lot 1				Total
Building	1	2	3	4	
Gross Floor Area (square feet)	135,000	39,000	11,000	7,500	192,500
Number of Employees	16	16	N/A	N/A	32
Required Parking	4	4	44	30	82
Provided Parking (# spaces)	5	4	44	30	83
Accessible Parking Required (# spaces)	1	1	1	1	4
Accessible Parking Provided (# spaces)	1	1	1	1	4
Parking in Excess of 125% of Required Parking (# spaces)	0	0	0	0	0
Retail Parking: 4 Spaces per 1,000 square feet Warehouse Parking: 1 Space per 4 Employees, or Minimum 4 Spaces Required					
Bicycle Parking					
Item	Lot 1				Total
Building	1	2	3	4	
Required Bicycle Parking (# racks)*	1	1	2	1	5
Provided Bicycle Parking (# racks)	1	1	2	1	5
Section 6.204 Bicycle Parking: 0-40 Required Spaces = 1 Rack, 41-60 Required Spaces = 2 Racks*					
Landscape Area					
Item	Lot 1				Total
Landscape Area Required (square feet)	(312,113 - 102,500)*0.1 =				
(minimum of 10% of net site area)	20,961				
Landscape Area Provided (square feet)	83,100				
Front Yard Landscape Area Required (square feet)	16,888*0.75 =				
(minimum of 75% of all required landscape)	12,666				
Front Yard Landscape Area Provided (square feet)	17,000				

LOT 1 NOTES

- CURRENT ZONING OF THIS PROPERTY INCLUDES A-21 (ONE-FAMILY DETACHED DWELLINGS, MIN. 0.5 ACRE IN SIZE). THE ANTICIPATED/PROPOSED REZONING IS PD (PLANNED DEVELOPMENT) WITH BASE ZONING OF E (NEIGHBORHOOD COMMERCIAL).
- THIS PROJECT TO COMPLY WITH THE FOLLOWING SECTIONS OF THE CITY OF FORT WORTH ZONING ORDINANCES:
 - SECTION 4.901 NEIGHBORHOOD COMMERCIAL "E" DISTRICT
 - SECTION 6.201 OFF-STREET PARKING REQUIREMENTS
 - SECTION 6.202 PARKING LOT DESIGN STANDARDS
 - SECTION 6.204 BICYCLE PARKING
 - SECTION 6.300 BUFFERYARD & SUPPLEMENTAL BUILDING SETBACK
 - SECTION 6.301 LANDSCAPING
 - SECTION 6.302 URBAN FORESTRY
 - SECTION 6.400 SIGNS
- WATER SUPPLY SOURCE: CITY OF FORT WORTH
- SEWAGE DISPOSAL: CITY OF FORT WORTH
- BUILDING MATERIAL OF WAREHOUSE IS METAL FOLLOWING SECTION 4.901, #5. THE EXTERIOR METAL WALLS OF THE FRONT AND ANY SIDES OF A BUILDING FACING A PUBLIC STREET THAT WILL BE CONSTRUCTED WITH METAL CLADDING AS THE PRIMARY SIDING MATERIAL SHALL NOT BE CONSTRUCTED WITH EXPOSED FASTENERS ON MORE THAN 50% OF THE BUILDING. RETAIL STORES MUST NOT EXCEED 60,000 SF IN BUILDING FOOTPRINT
- ANY OUTDOOR LIGHTING WILL CONFORM TO FORT WORTH LIGHTING CODE. 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.

4/7/2022 7:06AM E:\2021-1000-000\2021.722.000 - Blacklock Storage - Brentwood Stair\01 Design & Drafting\02 Civil\722 SITE PLAN.dwg SITE PLAN

BLACKLOCK STORAGE

BLACKLOCK PARTNERS LLC
2901 W. 6TH STREET
FORT WORTH, TX 76107

BLACKLOCK STORAGE
4900 BRENTWOOD STAIR ST.
FORT WORTH, TX 76103

SITE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SKYLAR LYLE WIERZBICKI, PE TX 130824.
IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

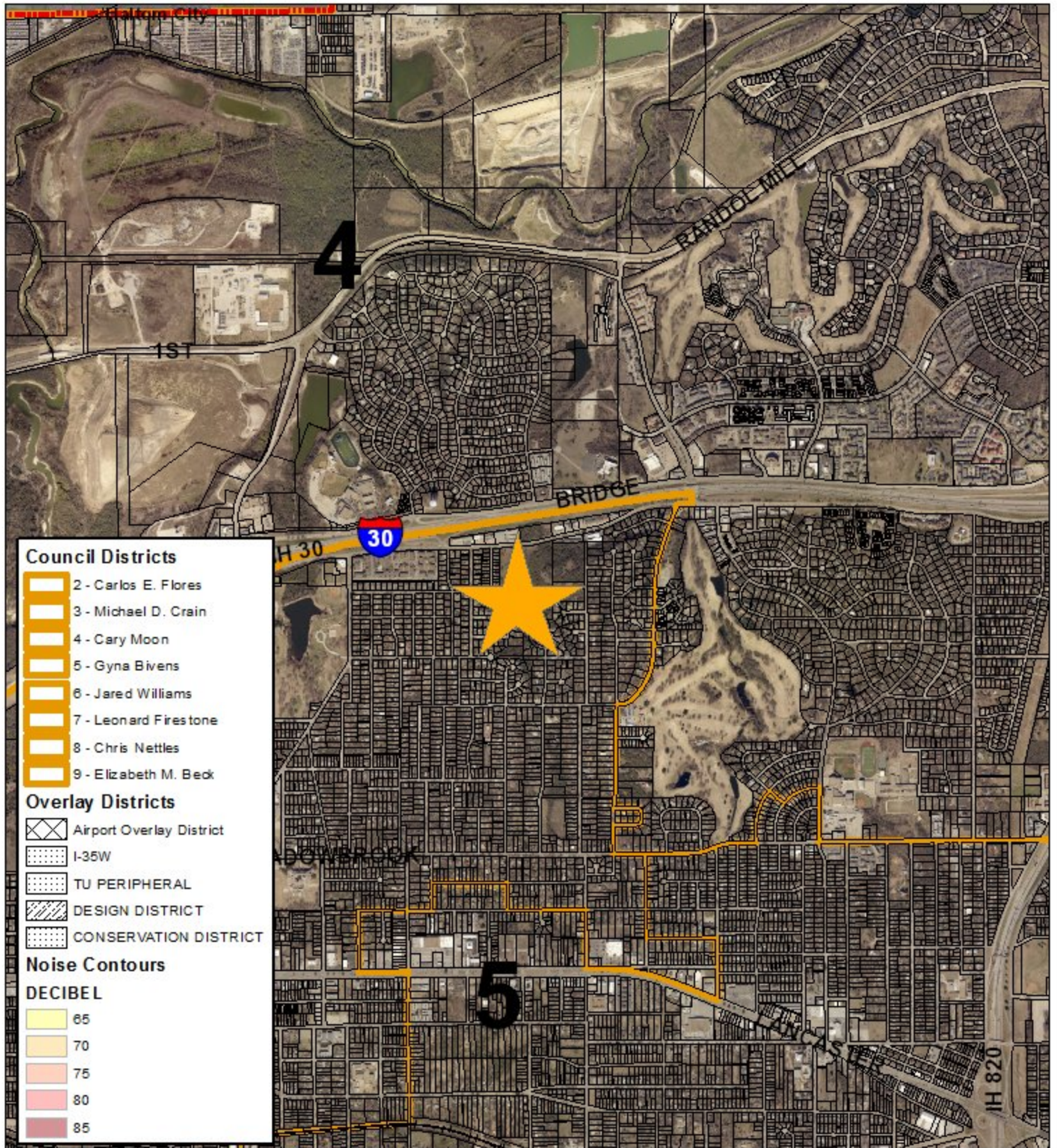
4-7-2022

PROJECT NUMBER: 2021.722.000
DATE: 4/7/22 DRAWN BY: SLW
DESIGN BY: SLW CHECKED BY: JAB

SHEET
1
1 of 1

DIRECTOR OF PLANNING & DEVELOPMENT DATE:
ZONING CASE NO: ZC-22-059

Area Map



Council Districts

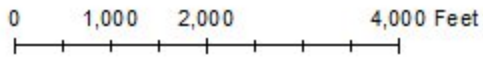
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

Overlay Districts

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

Noise Contours

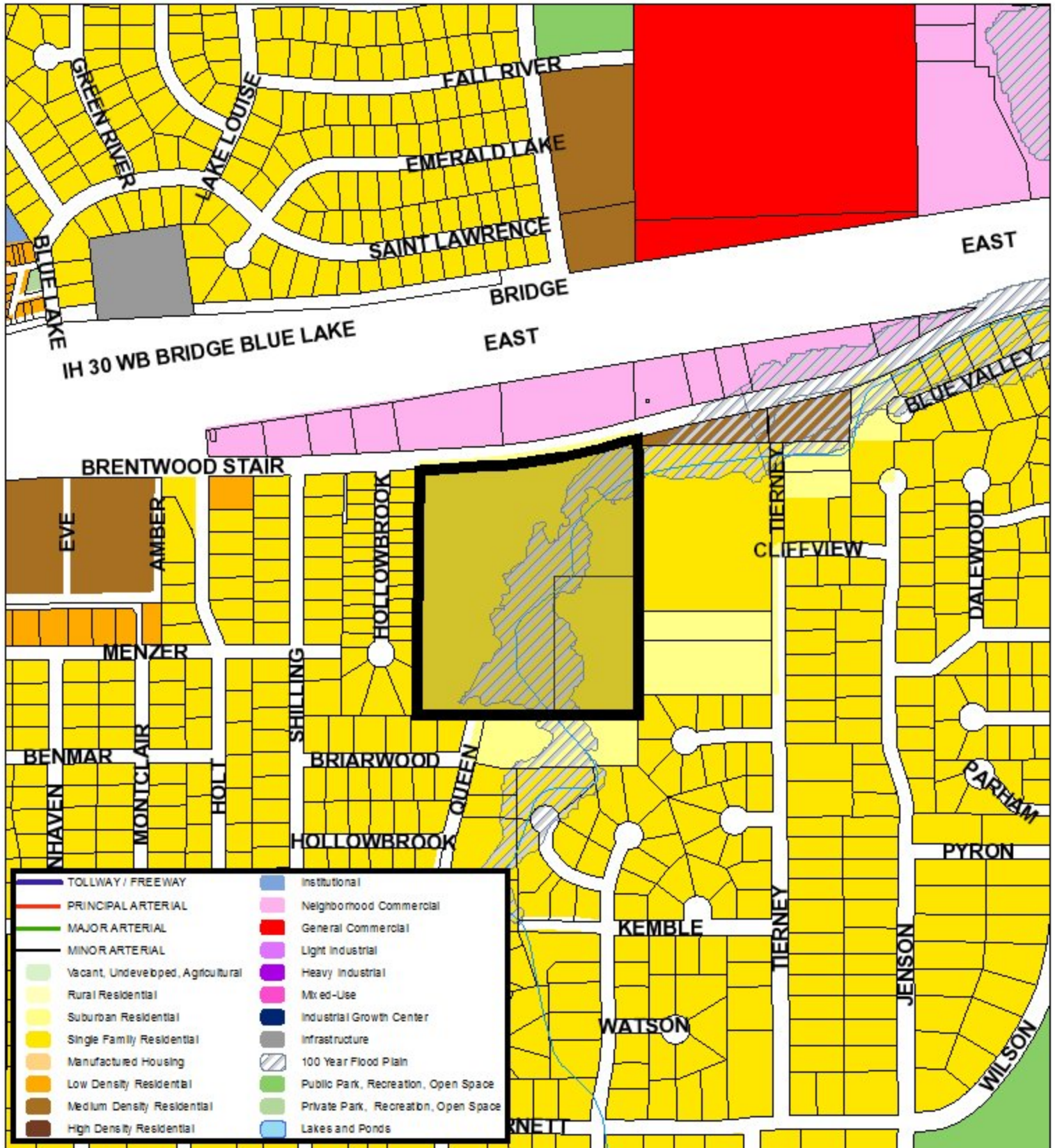
- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85





ZC-22-059

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

475 237.5 0 475 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



0 295 590 1,180 Feet





Zoning Staff Report

Date: April 13, 2022

Case Number: ZC-22-060

Council District: 4

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Various / City of Fort Worth - Development Services

Site Location: Generally 300-700 blks Canyon Creek Trail, 700-800 blks Timberview Courts, extending west to Oncor line
Acreage: 43.5 acres

Request

Proposed Use: Single Family Residential

Request: From: "A-5" One Family

To: "A-21" and "A-10" 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](#)
 - c. [Economic Development Plan](#)
 - d. [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 on the eastern side of the Woodhaven neighborhood, generally along Boca Raton Road, and in the southwest quadrant of Bridgewood and Randol Mill Roads. The area started being developed in the 1980s and still contains some vacant lots. Vacant land with significant topography surrounds the area to the north, east, and south, with limited adjacent residential development. An Ocor electrical transmission line forms the western boundary of the site. The rezoning case addresses the significantly larger lot sizes of the existing neighborhood. A meeting was held at the request of Council Member Cary Moon on January 12, 2022 regarding the proposed zoning change. Those present at the meeting voted unanimously to proceed with the rezoning case.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial and “FR” General Commercial Restricted / Vacant land
East “A-5” One-Family / Single family uses and vacant land
South “G” Intensive Commercial / Vacant land
West “AG” Agricultural and “A-5” One-Family / Ocor electrical transmission line

Recent Zoning History

ZC-16-044 southwest of subject area, Council-initiated rezoning from D to A-5, approved; and
ZC-19-094 northeast of subject area, from G to add CUP for overnight truck parking, denied.

Public Notification

300-foot Legal Notifications were mailed on March 29, 2022.
The following organizations were notified: (emailed March 29, 2022)

Organizations Notified	
Woodhaven NA*	Neighborhoods of East Fort Worth
Historic Randol's Mill Valley Alliance, Inc.	Sunset Oaks HOA, Inc.
Riverbend HOA of Fort Worth, Inc.	East Fort Worth, Inc.
Woodhaven Community Development Inc.	East Fort Worth Business Association
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Birdville ISD

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Council Member Moon is requesting to change the zoning of this area from “A-5” One Family with a 5,000 square foot lot minimum to “A-21” and “A-10” One Family with 21,780 and 10,000 square foot lot minimums,

respectively. This portion of the neighborhood is generally developed three cul-de-sacs, receiving limited traffic. The majority of the lots are significantly larger than surrounding subdivisions. The proposed zoning request is **compatible** with surrounding land uses, based on creating more compatible zoning districts for an established large-lot neighborhood.

Comprehensive Plan Consistency– Eastside Sector

The 2022 Comprehensive Plan currently designates the subject property as “Single Family” on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this land use category, as detailed in the excerpt from the Comprehensive Plan below. Areas with less intensive suburban residential land uses are allowed in the more intensive single family category.

RESIDENTIAL		
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

The proposed zoning is consistent with the land use designations for this area and 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.
- 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.
- Preserve the character of rural and suburban residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

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

Economic Development Plan

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

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

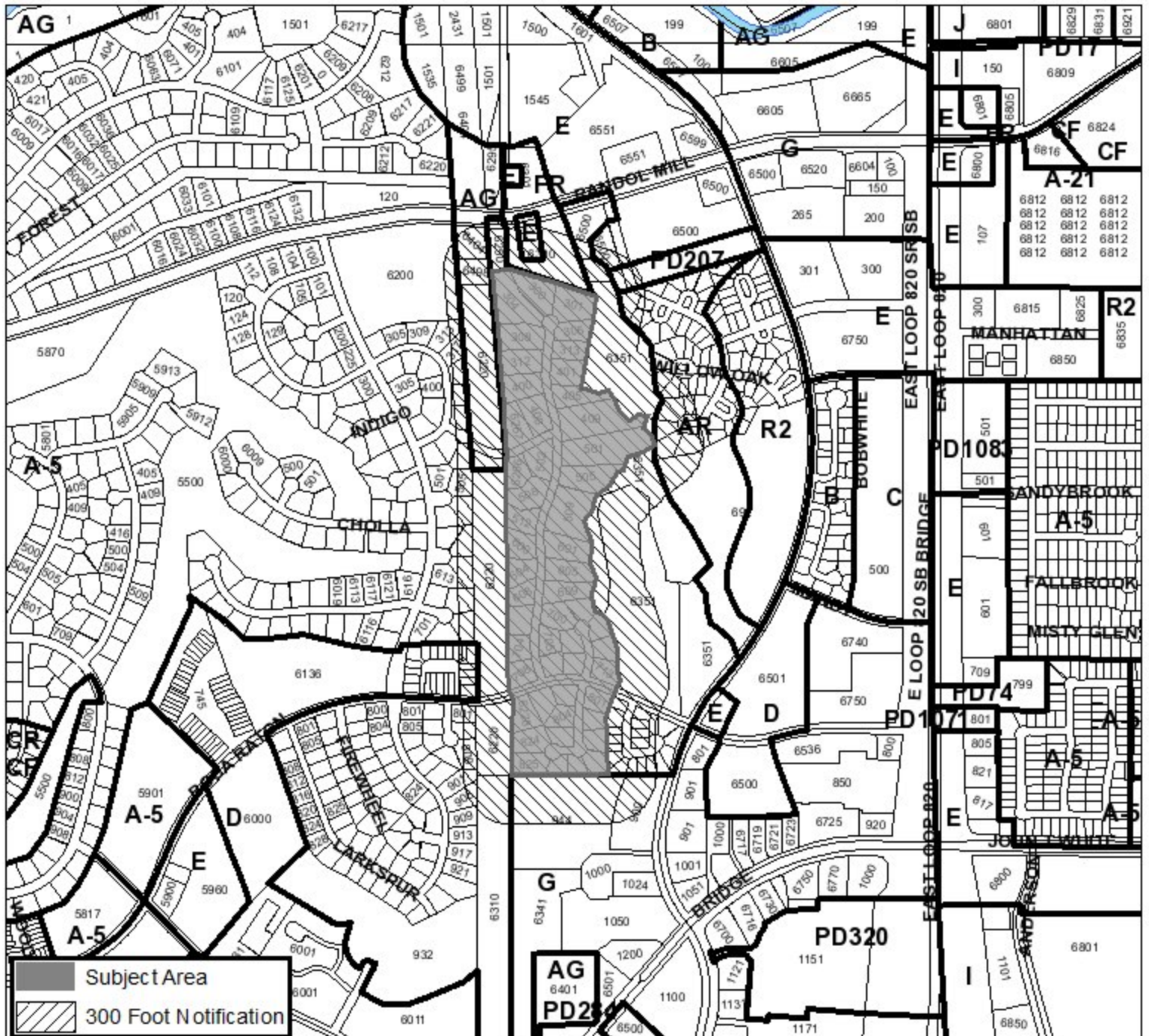
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but the new development will contribute to the quality of place.



ZC-22-060

Area Zoning Map

Applicant: City of Fort Worth - Development Services
 Address: Generally 300-700 blks Canyon Creek Trail, 700-800 blks Timberview Courts, extending west
 Zoning From: A-5
 Zoning To: A-21, A-10
 Acres: 43.4537147
 Mapsco: 66N
 Sector/District: Eastside
 Commission Date: 4/13/2022
 Contact: 817-392-8190

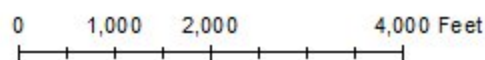
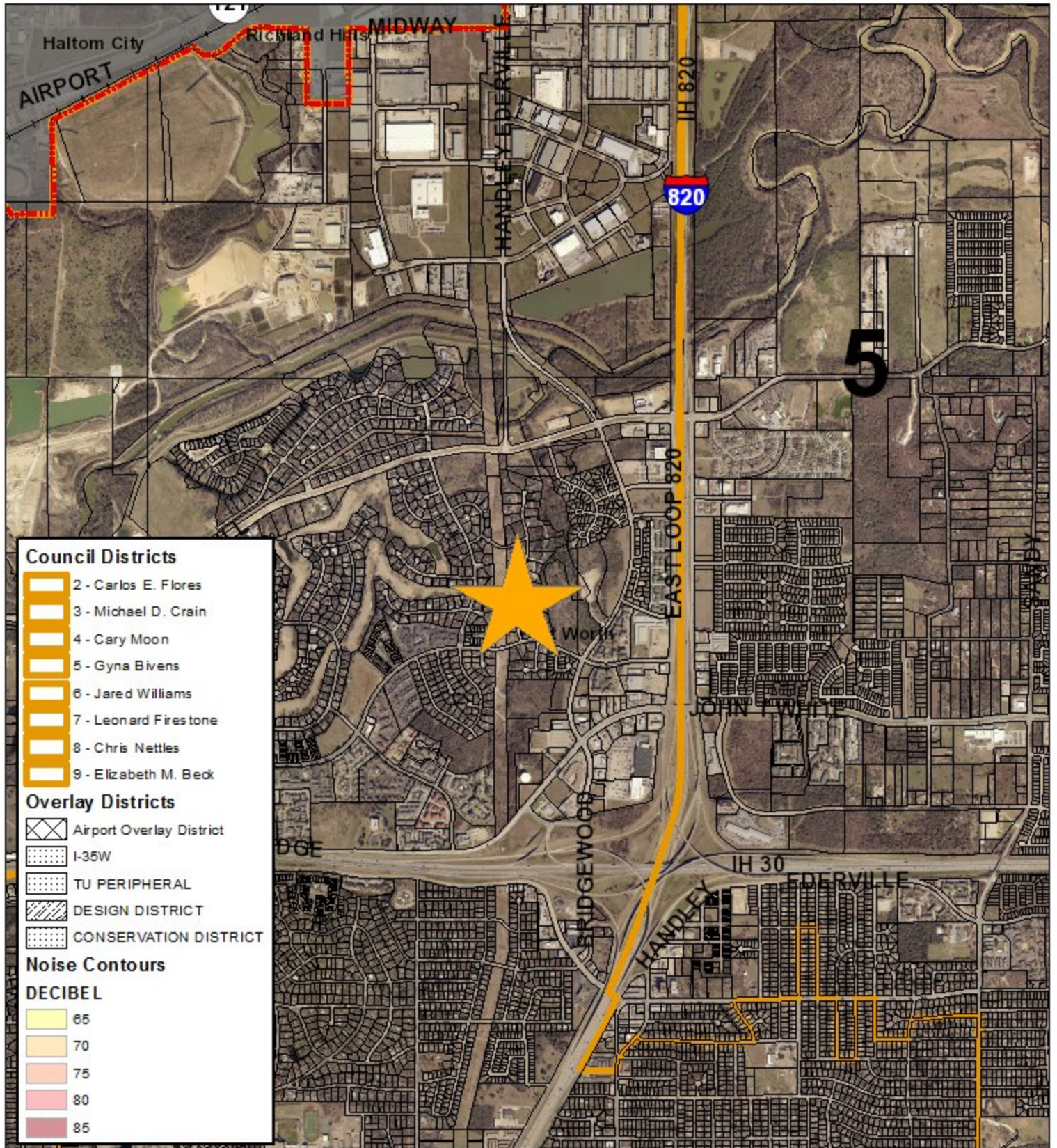


0 435 870 1,740 Feet

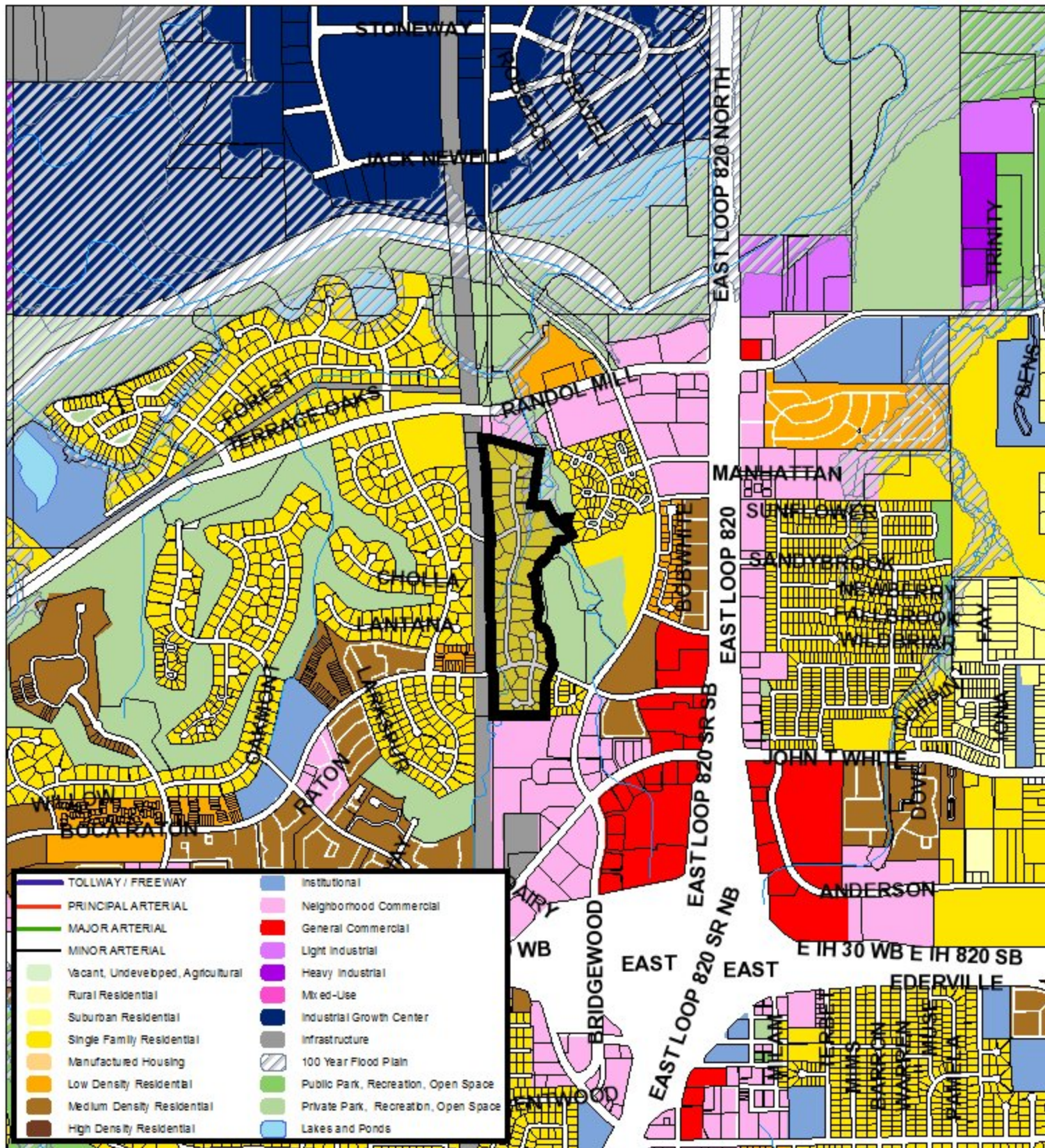


ZC-22-060

Area Map



Future Land Use



1,400 700 0 1,400 Feet

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





Zoning Commission

Date: April 13, 2021

Case Number: ZC-22-076

Council District: All

Text Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: The City of Fort Worth

Request

Request: Car Wash Text amendment: Recommendation to the City Council on the adoption of an amendment to Zoning Ordinance Section 5.108, Car Wash to clarify the development standards for certain types of car washes; amend section 4.803 “Nonresidential District Use Table” to clarify where certain types of carwashes are allowed and amend Chapter 9, “Definitions” to add definitions related to carwashes

Recommendation

Staff Recommendation: **Approval**

Table of Contents

1. [Project Description and Background](#)
2. Text Amendments (Tracked Changes)
3. Use Table

Project Description and Background

Staff is proposing Zoning Ordinance text amendments for the Car Washes. The text and use table amendments are as follows:

Sec. 5.108 CAR WASH.

~~Self-service and full-service~~ Car wash facilities shall be limited to the districts designated “CUP” or “P” ~~permitted in accordance~~ in the use tables in Chapter 4, Articles 8 and 12, subject to the following conditions:

- (a) All washing facilities shall occur under a roofed area with at least two walls.
- (b) All drying and vacuuming facilities may be outside the building but shall not be in the front yard and shall not be closer than 25 feet from any residential district. No car wash dryer shall face a residential district or use.
- (c) The building surfaces shall be faced with masonry, porcelainized steel, baked enamel steel or other material equal in durability and appearance.
- (d) Setback requirements for full-service and automated-service car washes:
 - 1) Full-service car washes are allowed by right in “F” and “G” when the distance from a residential district or use is greater than 200 feet. A conditional use permit is required if the distance from a residential district or use is 200 feet or less.
 - 2) Automated-service car washes in “G” are allowed by right when the distance from a residential district or use is greater than 200 feet. A conditional use permit is required when the distance from a residential district or use is 200 feet or less.
 - 3) The measurement of the distance between the car wash and the residential use shall be along the nearest property line of the residential use to the nearest property line of the car wash, along street lines and a direct line across intersections. ~~The building shall not be less than 100 feet from any residential district.~~
- (e) The building shall set back not less than 25 feet from the front property line.
- (f) Off-street parking shall be provided on the property in the ratio of not less than three parking spaces for each washing stall, or five parking spaces for each automobile that may be accommodated on the washing line within a ~~facility~~ full-service building.
- (g) All off-street parking areas shall be hard-surfaced and dust-free.
- (h) Any lights used to illuminate the area shall be directed downward and away from adjacent residential properties.
- (i) A permanent screening fence or wall not less than six feet in height shall be constructed along any site property line which abuts a residential district or use.

EXHIBIT A
NONRESIDENTIAL USE TABLE

4.803 Uses		4.803 Nonresidential District Use Table															
Nonresidential Uses		Commercial						Industrial			Special Districts					In Res. Table	Supplemental Standards
		ER	E	FR	F	G	H	I	J	K	AG	CF	O-1	O-2	PD/CUP		
Vehicle Sales and Service	Car wash:			-	-	-	-										
	Self-Service			-	-	-	-	p*	p*	p*							5.108
	Automated-service		CUP*	CUP*	CUP*	CUP* p*	CUP*	p*	p*	p*							5.108
	Full-Service		CUP*	CUP*	CUP* p*	CUP* p*	CUP*	p*	p*	p*							5.108



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 5, SUPPLEMENTAL USE STANDARDS," ARTICLE 1, "STANDARDS FOR SELECTED USES," SECTION 5.108 "CAR WASH" TO CLARIFY DEVELOPMENT STANDARDS FOR CERTAIN TYPES OF CAR WASHES; AMEND SECTION 4.803 "NONRESIDENTIAL DISTRICT USE TABLE" TO CLARIFY WHERE CERTAIN TYPES OF CAR WASHES ARE ALLOWED AND AMEND CHAPTER 9, "DEFINITIONS" TO ADD DEFINITIONS RELATED TO CAR WASHES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on January 18, 2022 the City Council was presented Informal Report (IR) No. 22-010, providing information on the current regulations in the Zoning Ordinance related to self-service and full-service car washes and in which zoning districts the use is allowed, and

WHEREAS, the informal report proposed amendments to add automated-service car washes to the types of car washes to be regulated; and

WHEREAS, the proposed amendments will also provide definitions for the three types of car wash facilities, provide in which districts each type of car wash is allowed by right or by conditional use permit; and provide clarification to supplemental development standards for all car wash types;

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

SECTION 1.

Chapter 5 "Supplemental Use Standards" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1, "Standards for Selected Uses", Section 5.108 "Car Washes" to read as follows:

Sec. 5.108 CAR WASH.

~~Self-service and full-service~~ Car wash facilities shall be limited to the districts designated "CUP" or "P" permitted in accordance in the use tables in Chapter 4, Articles 8 and 12, subject to the following conditions:

- (a) All washing facilities shall occur under a roofed area with at least two walls.

(b) All drying and vacuuming facilities may be outside the building but shall not be in the front yard and shall not be closer than 25 feet from any residential district. No car wash dryer shall face a residential district or use.

(c) The building surfaces shall be faced with masonry, porcelainized steel, baked enamel steel or other material equal in durability and appearance.

(d) Setback requirements for full-service and automated-service car washes:

1) Full-service car washes are allowed by right in “F” and “G” when the distance from a residential district or use is greater than 200 feet. A conditional use permit is required if the distance from a residential district or use is 200 feet or less.

2) Automated-service car washes in “G” are allowed by right when the distance from a residential district or use is greater than 200 feet. A conditional use permit is required when the distance from a residential district or use is 200 feet or less.

3) The measurement of the distance between the car wash and the residential use shall be along the nearest property line of the residential use to the nearest property line of the car wash, along street lines and a direct line across intersections. ~~The building shall not be less than 100 feet from any residential district.~~

(e) The building shall set back not less than 25 feet from the front property line.

(f) Off-street parking shall be provided on the property in the ratio of not less than three parking spaces for each washing stall, or five parking spaces for each automobile that may be accommodated on the washing line within a facility~~full-service building~~.

(g) All off-street parking areas shall be hard-surfaced and dust-free.

(h) Any lights used to illuminate the area shall be directed downward and away from adjacent residential properties.

(i) A permanent screening fence or wall not less than six feet in height shall be constructed along any site property line which abuts a residential district or use.

SECTION 3.

Article 8, “Non-Residential Use Table,” Section 4.803, “Non-Residential District Use Table” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is here by amended to revise “Vehicle Sales and Service” “Car Wash, full or self-service” to add automated-service and clarify where each type of car washes, self-service, automated-service and full-service

is allowed by right, by conditional use permit and when supplemental use standards apply as depicted in Exhibit A.

SECTION 4.

Chapter 9 “Definitions”, Section 9.101 “Defined Terms” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add definitions for “Car Wash” types to read as follows:

CAR WASH. A facility for the washing or steam cleaning of vehicles as follows:

- a) **Self-service.** Facilities where a vehicle may be manually washed, sprayed, dried or vacuumed by its owner or operator with equipment provided by the facility. Typically, no employees will be on-site at the facility.
- b) **Automated-service.** Facilities where a vehicle is driven by the owner or operator through an automated tunnel for washing and drying but the owner or operator vacuums the vehicle with equipment provided by the facility. Minimal staff will be on-site at the facility.
- c) **Full-service.** Facilities where operating functions are performed entirely by the facility with the use of washing, waxing, drying, and vacuuming equipment supplemented with manual detailing. Employees will be on site at the facility.

SECTION 5.

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

SECTION 6.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or

decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7.

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

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

SECTION 11.

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

APPROVED AS TO FORM AND LEGALITY:

By: _____
Melinda Ramos,
Sr. Assistant City Attorney

Jannette S. Goodall,
City Secretary

ADOPTED: _____

EFFECTIVE: _____

EXHIBIT A
NONRESIDENTIAL USE TABLE

4.803 Uses		4.803 Nonresidential District Use Table															
Nonresidential Uses		Commercial					Industrial			Special Districts					In Res. Table	Supplemental Standards	
		ER	E	FR	F	G	H	I	J	K	AG	CF	O-1	O-2			PD/CUP
Vehicle Sales and Service	Car wash:			-	-	-	-										
	Self-Service			-	-	-	-	P*	P*	P*							5.108
	Automated-service		CUP*	CUP*	CUP*	CUP* P*	CUP*	P*	P*	P*							5.108
	Full-Service		CUP*	CUP*	CUP* P*	CUP* P*	CUP*	P*	P*	P*							5.108