



**ZONING COMMISSION  
AGENDA**

Wednesday, December 11, 2024  
Work Session 12:00 PM  
Public Hearing 1:00 PM

**Work Session**

In-Person:  
City Council Conference Room 2020  
200 Texas Street  
2<sup>nd</sup> Floor  
Fort Worth, Texas 76102

**Public Hearing**

In-Person:  
City Council Chamber  
200 Texas Street  
2<sup>nd</sup> Floor  
Fort Worth, Texas 76102

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m57be2c802aa736a4459998866f885583>

Meeting/ Access Code: 2554 089 8348

**Teleconference**

817-392-1111 or 469-210-7159  
Meeting/ Access Code: 255 408 98348

**Viewing Only**

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

**Staff Report Link**

[www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/12-11-2024-docket.pdf](http://www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/12-11-2024-docket.pdf)

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 by Videoconference 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.

There are two ways that any member of the public may address the Zoning Commission regarding an item listed on the agenda.

1. Virtual –By 5 pm prior to the day of the meeting, register at the following link:

<https://fortworthtexas.webex.com/weblink/register/rb085af83835502419366275c674ffab7>

2. **In Person –Prior to the start of the meeting, sign-up at the desk located at the entrance to the Council Chambers. Additionally, you may register to speak in person utilizing the link in the virtual instructions above. For questions or assistance with registration, please contact Laura Ruiz at [Laura.Ruiz@fortworthtexas.gov](mailto:Laura.Ruiz@fortworthtexas.gov) or 817-392-8047. Free parking vouchers are available for anyone attending the Zoning Commission meetings. Zoning staff will be available before and after the meeting to hand them out and will be located at the desk where the agendas and sign-up to speak forms are located. Parking is available at the Fort Worth Convention Center Garage located at 1200 Houston St., directly across the street from the Convention Center. The free parking voucher is only available for this parking garage. Upon entering the garage, attendees will need to pull a ticket from the dispenser in the entry lane and they will need to present this ticket in order to obtain a voucher to park without cost. The voucher will be good until 6:00 p.m.**

**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:**

Rodney Mayo, CD 1	_____	Jeremy Raines, CD 7	_____
Vacant, CD 2	_____	Tiesa Leggett, CD 8	_____
Beth Welch, CD 3	_____	Wes Hoblit, Vice Chair CD 9	_____
Matt McCoy, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Chair, CD 5	_____	Cathy Romero, CD 11	_____
Kelicia Stevenson, CD 6	_____		

**I. WORK SESSION/Lunch 12:00 PM City Council Conference Room 2020**

**A. Overview of Zoning Cases on Today’s Agenda** Staff

**II. PUBLIC HEARING 1:00 PM**

CASES HEARD AT TODAY’S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JANUARY 14, 2025, AT 6 P.M., UNLESS OTHERWISE NOTED.

**CALL TO ORDER**

**A. APPROVAL OF MEETING MINUTES of November 13, 2024** Chair

*\*\*\*See the “Staff Report” link on the first page for the cases below.\*\*\**

**B. CONTINUED CASES**

**1. ZC-24-076** **Case Manager: Lynn Jordan** **CD 8**

- a. Site Location: 1108 S Riverside Drive
- b. Acreage: 0.21
- c. Applicant/Agent: Richard Gasca / Alicia Rangel Villalobos
- d. Request: From: “E” Neighborhood Commercial  
To: “F” General Commercial

**2. ZC-24-121** **Case Manager: Stephen Murray** **CD 5**

a. Site Location: 11468 Mosier Valley Road  
b. Acreage: 9.01  
c. Applicant/Agent: Trenton Robertson  
d. Request: From: "AG" Agriculture  
To: "PD/SU" Planned Development Specific Use for outdoor storage of materials and equipment without an associated structure, developed to "I" Light Industrial standards, site plan included

**3. ZC-24-135** **Case Manager: Sandy Michel** **CD 10**

a. Site Location: 1101 Highway 114  
b. Acreage: 2.49  
c. Applicant/Agent: Traditions Investors LLC  
d. Request: From: "A-5" One-Family  
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; parking in front of units (See staff report); MFD waiver requested; site plan required.

**C. NEW CASES**

**4. ZC-24-126** **Case Manager: Sandy Michel** **CD 11**

a. Site Location: 809 N Chandler Drive  
b. Acreage: 0.418  
c. Applicant/Agent: Andres Rodriguez/ Chris Chavez  
d. Request: From: "A-5" One-Family Residential  
To: "B" Two Family Residential

**5. ZC-24-140** **Case Manager: Sandy Michel** **CD 11**

a. Site Location: 2816 Bird Street  
b. Acreage: 0.492  
c. Applicant/Agent: Bryan Ramirez/ Dilcia Ramirez  
d. Request: From: "A-5" One-Family Residential  
To: "B" Two Family Residential

**6. ZC-24-141** **Case Manager: Stephen Murray** **CD 8**

a. Site Location: 2903 & 2909 Avenue B  
b. Acreage: 0.15  
c. Applicant/Agent: Johanna B Maldonado / Rosa Paz  
d. Request: From: "MU-1" Mixed Use  
To: "A-5" One-Family

- 7. ZC-24-143**                                      **Case Manager: Brett Mangum**                                      **CD 9**
- a. Site: 2600 W Pafford St
  - b. Acreage: 0.341
  - c. Applicant/Agent: Angelair LLC / David Dowling, Cadlib
  - d. Request: To: Add "CUP" Conditional Use Permit for mini warehouse in "I" Light Industrial, Site Plan included
- 8. ZC-24-144**                                      **Case Manager: Lynn Jordan**                                      **CD 11**
- a. Site Location: 4800 & 4900 Parker Henderson Road
  - b. Acreage: 3.72
  - c. Applicant/Agent: JV and PH LLC / Joshua Galbreath
  - d. Request: From: "A-5" One-Family Residential  
To: "B" Two Family Residential
- 9. ZC-24-145**                                      **Case Manager: Brett Mangum**                                      **CD 3**
- a. Site Location: 7716 Norman Ave & 7709 Camp Bowie West Blvd
  - b. Acreage: 0.5
  - c. Applicant/Agent: CCA & CWB LLC / Joshua Galbreath
  - d. Request: From: "I" Light Industrial / NASJRB Overlay  
To: "CR" Low Density Multifamily / NAS JRB Overlay
- 10. ZC-24-146**                                      **Case Manager: Stephen Murray**                                      **CD 2**
- a. Site Location: 1300-1306 Gould Ave (evens)
  - b. Acreage: 0.67
  - c. Applicant/Agent: Trinity Kitchens LLC / Gibson Duwe
  - d. Request: To: Add Conditional use Permit for a restaurant and rental hall in "CF" Community Facilities District; site plan included.
- 11. ZC-24-148**                                      **Case Manager: Brett Mangum**                                      **CD 8**
- a. Site Location: 2500 McCurdy St & 1701 E Robert St
  - b. Acreage: 2.805
  - c. Applicant/Agent: Cooper Conger/ Pilgram Valley Missionary Baptist Church/ Mary Nell Poole - Townsite
  - d. Request: From: "I" Light Industrial  
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with development standards for parking location between building and street, orientation of buildings fronting the street, building separation, open space reduction, and MFD submittal waiver (See staff report), Site Plan included

**12. ZC-24-150 Case Manager: Lynn Jordan CD 10**

- a. Site Location: 10620 N Riverside Dr
- b. Acreage: 7.682
- c. Applicant/Agent: The Village at Golden Triangle LLC./ Amir Namakforoosh / Southtown Engineering & Consulting, LLC
- d. Request: From: "FR" General Commercial Restricted  
To: "D" High Density Multifamily

**13. ZC-24-151 Case Manager: Stephen Murray CD 2**

- a. Site Location: 2122 NE 28<sup>th</sup> St
- b. Acreage: 0.332
- c. Applicant/Agent: Eleuterio Amador / Nancy Ramirez
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

**14. ZC-24-153 Case Manager: Brett Mangum CD 8**

- a. Site Location: SE corner of Lon Stephenson Road & Forest Hill Drive
- b. Acreage: 141.7
- c. Applicant/Agent: William G. Hornick / Rhett Bennett & Jennifer Holley, Black Mountain & Bob Riley, Halff
- d. Request: From: "AG" Agriculture; "A-5" One Family Residential; "CR" Low Density Multifamily; "F" General Commercial  
To: "I" Light Industrial

**15. ZC-24-154 (SP-24-015) Case Manager: Lynn Jordan CD 6**

- a. Site Location: North of Chisholm Trail Parkway & South of Brewer Boulevard
- b. Acreage: 36.45
- c. Applicant/Agent: Walton Texas LP, et al / Ray Oujesky & Teddy Boschini with Kelly Hart & Hallman LLP
- d. Request: To: Amend "PD 1090" Planned Development for all uses in "D" High Density Multifamily to waive development standards for parking between building and street and carpools between building face and street; site plan required (SP-24-015)

**D. 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](mailto: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](mailto: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:** December 11, 2024

**Case Number:** ZC-24-076

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Richard Gasca / Alicia Rangel Villalobos

**Site Location:** 1108 S. Riverside Drive

**Acreage:** 0.21 acres

### Request

**Proposed Use:** Auto Repair / Sales

**Request:** From: "E" Neighborhood Commercial

To: "F" General Commercial

### Recommendation

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

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

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

**Staff Recommendation:** Denial

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

## Project Description and Background

The case was continued from the November meeting.

The subject property is located at the northwest corner of Avenue E and South Riverside Drive. This property is situated in South Riverside Drive Scenic Corridors and Neighborhood Empowerment Zone (NEZ) Area Six.

Before a City initiated zoning change in 2004 to rezone various properties in the area, the site was zoned “FR” General Commercial Restricted and was developed with a mechanic shop. The shop operated as a legal non-conforming for some time. In 2017, the previous owner applied for a legal non-conforming use; however, the application was denied because they could not prove that the business had been operating legally and continuously since the zoning change occurred and went into effect on August 10, 2004. In 2022 the applicant applied for a zoning change to “E” Neighborhood Commercial for professional offices and bakery.

The new owner proposes to rezone the entire site to “F” General Commercial to use the existing building for auto repair and sales.



Site Photo

## Surrounding Zoning and Land Uses

- North “A-5” One-Family / vacant
- East (across Riverside Drive) “B” Two-Family / vacant
- South “A-5” “A-5” One-Family / vacant
- West “A-5” One-Family / single-family home



## Recent Zoning History

- ZC-22-142: rezoned to “E” Neighborhood Commercial on October 11, 2022.
- ZC-04-191: rezoned to "A-5" Ordinance 16073 on August 10, 2004 as part of a larger City-initiated rezoning

## Public Notification

300-foot Legal Notifications were mailed on October 31, 2024.

The following organizations were notified: (emailed October 31, 2024)

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

\* *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 “E” Neighborhood Commercial to “F” General Commercial to use the existing building for auto repair and sales. Surrounding north and south are zoned “A-5” One-Family and are currently vacant. The property to the east is zoned “B” Two-family and is also vacant. The property to the west is zoned “A-5” and is used as a single-family home occupied by renters.

South Riverside Drive is designated as an arterial roadway on the Master Thoroughfare Plan; additionally, two (2) transit lines run within a block or two of the sites (Trinity Metro bus routes 4 & 25), which supports slightly more intensive development than the current “A-5” One-Family zoning.

The proposed “F” General Commercial zoning has more intensive uses that would not be compatible with the overall neighborhood character.

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

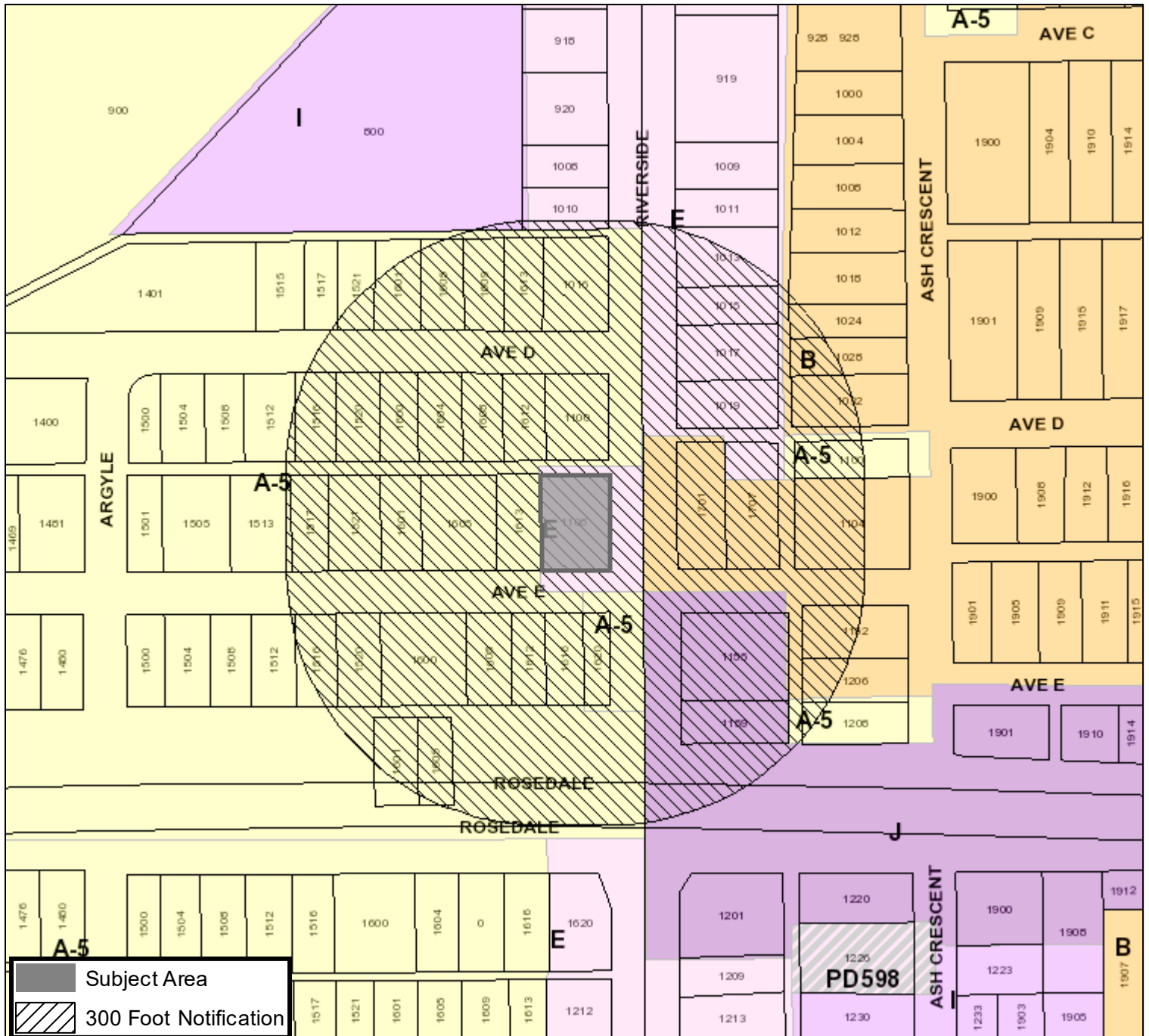
### Comprehensive Plan Consistency – Southside



The area requested to be rezoned to “F” General Commercial is currently earmarked as neighborhood commercial. The proposed zoning is **not consistent** with the Comprehensive Plan map or policies.

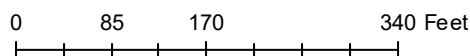


# Area Zoning Map

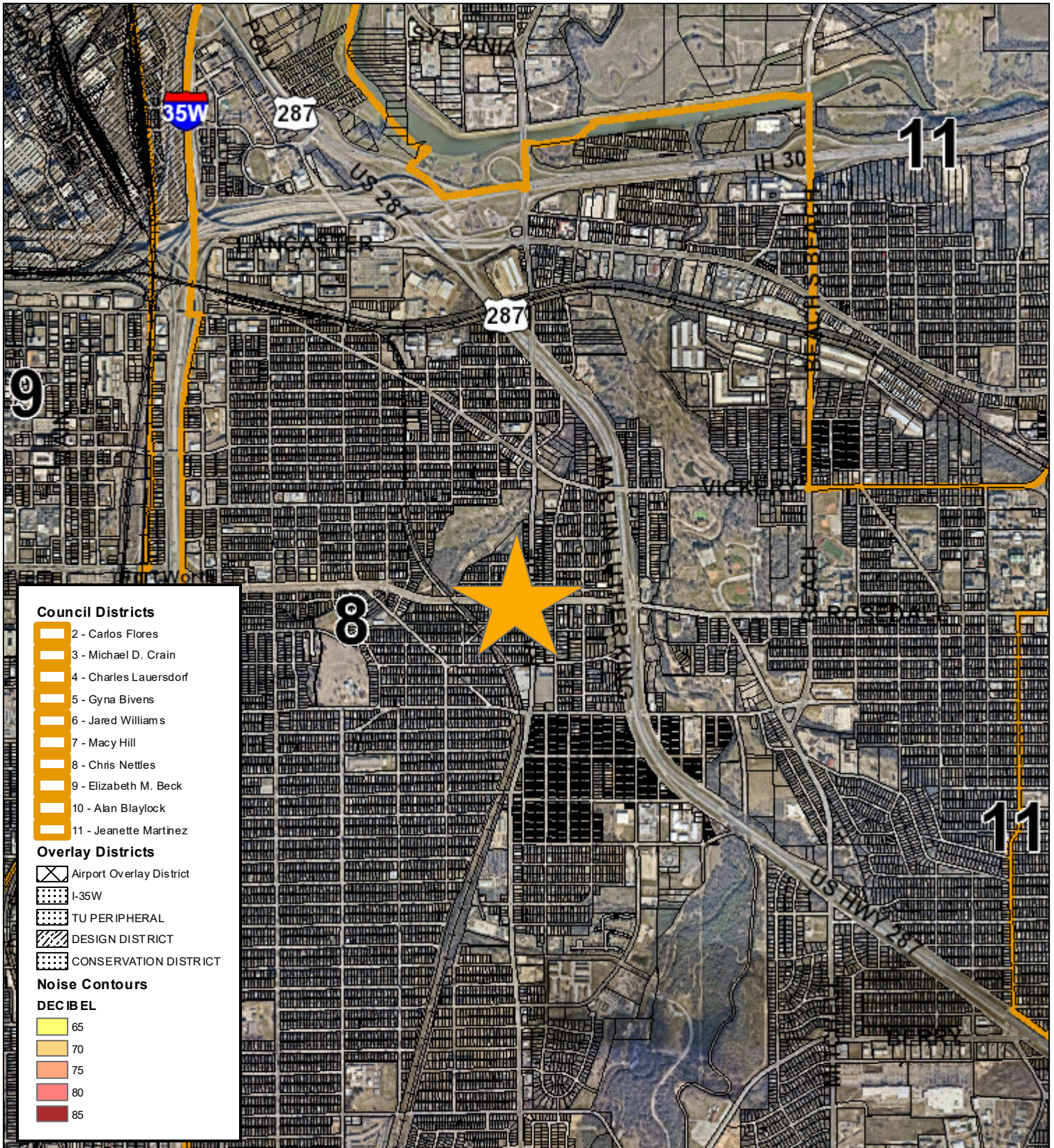
Applicant: Richard Gascas/Alicia Rangel Villalobos  
 Address: 1108 S. Riverside Drive  
 Zoning From: E  
 Zoning To: F  
 Acres: 0.21117687  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 11/13/2024  
 Contact: 817-392-7869



	Subject Area
	300 Foot Notification



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

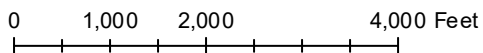
**Overlay Districts**

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

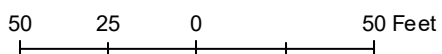
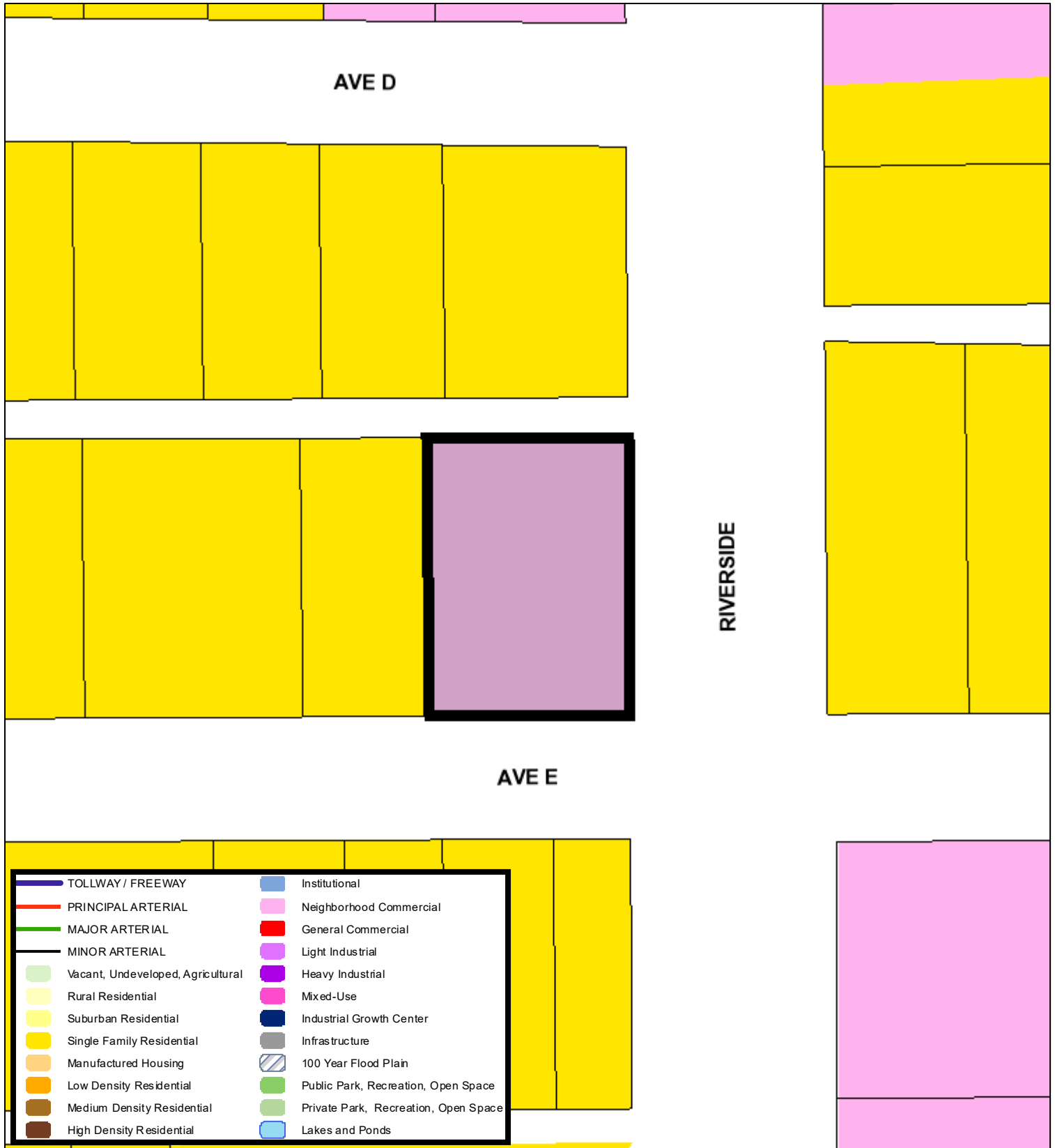
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



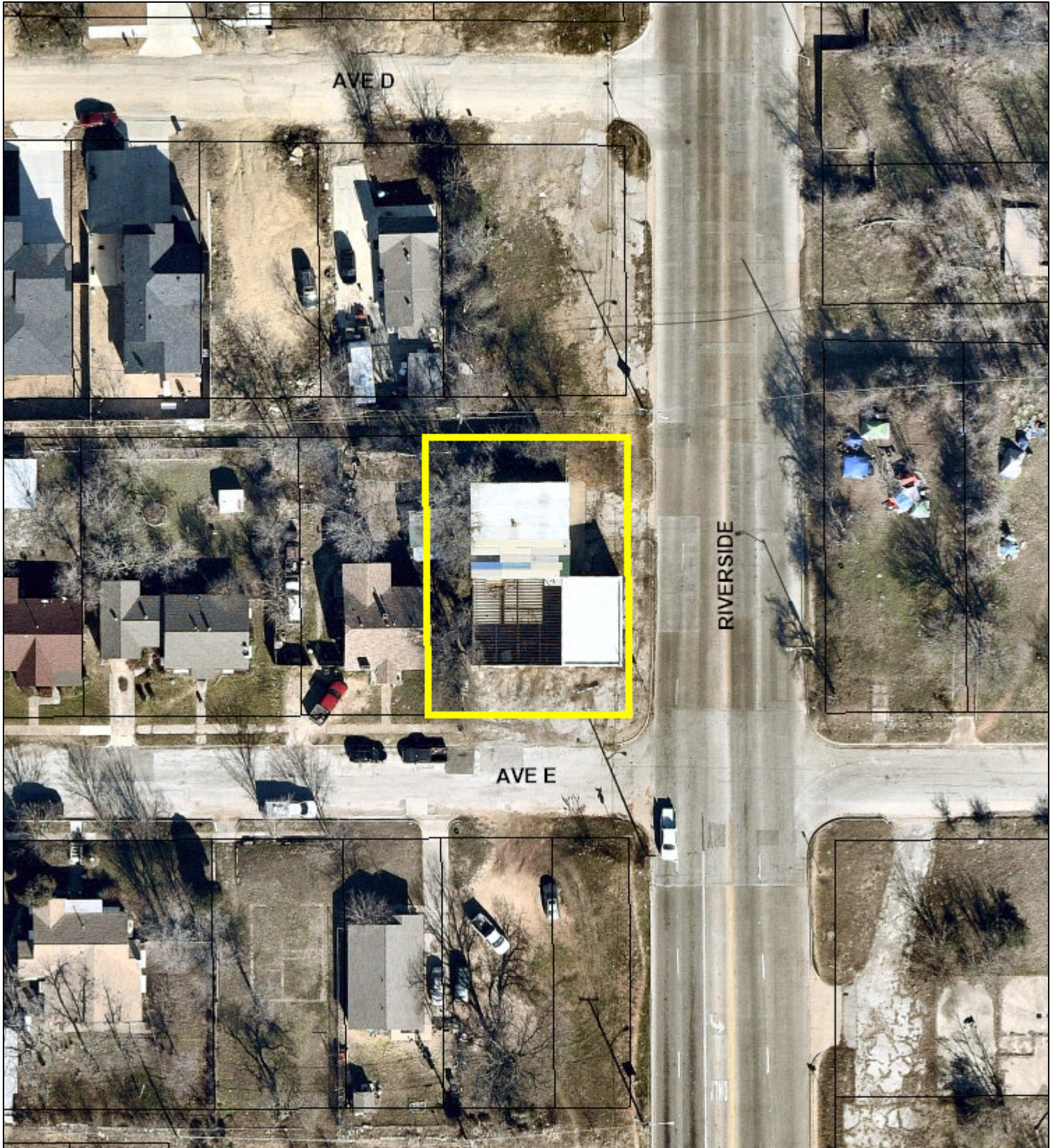
### Future Land Use



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 30 60 120 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-121

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Trenton Robertson

**Site Location:** 11468 Mosier Valley Rd

**Acreeage:** 9.1 acres

### Request

**Proposed Use:** Outdoor storage of materials and equipment without an associated structure

**Request:** From: “AG” Agriculture

To: “PD/SU” Planned Development Specific Use for outdoor storage of materials and equipment without an associated structure, developed to “I” Light Industrial standards, site plan included

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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  - 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 subject property is located on Mosier Valley Rd near House Anderson Rd. The applicant is requesting to rezone the property from “AG” Agricultural to “PD/SU” Planned Development Specific Use for outdoor storage of materials and equipment without an associated structure, developed to “I” Light Industrial standards, site plan included. The area surrounding the proposed zoning has several existing industrial and outdoor storage uses.

This case was continued from last month in order for the applicant to solidify their proposed zoning and renote. The applicant has decided to continue the PD route but make it a “specific use”. The site will only allow uses that are called out in their PD language. The site plan will also show exactly where the proposed materials are located. The goal for going this route is as opposed to the CUP or PD/I would be to eliminate all other uses allowed within the “I” district. Thus, eliminating the potential for more intense uses by right.

Update: This case was continued from the November hearing in order for the applicant to provide more scrubs adjacent the fence line. The applicant has amended the site plan to reflect additional scrubs.

## Surrounding Zoning and Land Uses

North “AG” Agricultural; PD 954 "PD/AG" Planned Development for all uses in "AG" plus outside storage of construction vehicles and trailers only; site plan waived. / outdoor storage, undeveloped

East “J” Medium Industrial / outdoor storage

South "PD-SU" for concrete crushing facility subject to 10 conditions listed in case file / concrete crushing, undeveloped

West PD 1235 “Planned Development for all uses “I” Light Industrial plus animal processing with no outside storage, stockyards, or animal pens, site plan included / industrial

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on September 27, 2024.

The following organizations were notified: (emailed September 27, 2024)

Organizations Notified	
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	HEB ISD

*This property is located within this registered Neighborhood Organization.*

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing to change the zoning from “AG” Agricultural to “PD/I” Planned Development for all uses in “I” Light Industrial plus outside storage of materials and equipment without an associated structure, site plan required. Surrounding uses consist of outdoor storage to the north and east, undeveloped and concrete crushing to the south and industrial to the west.

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

## Comprehensive Plan Consistency –

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The adopted Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. This designation is intended to include single-family development. The base “I” Light Industrial zoning district **is not consistent** with this designation. However, the proposed zoning **is consistent** with the following Comprehensive Plan policies.

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.

## Site Plan Comments

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### **Zoning and Land Use**

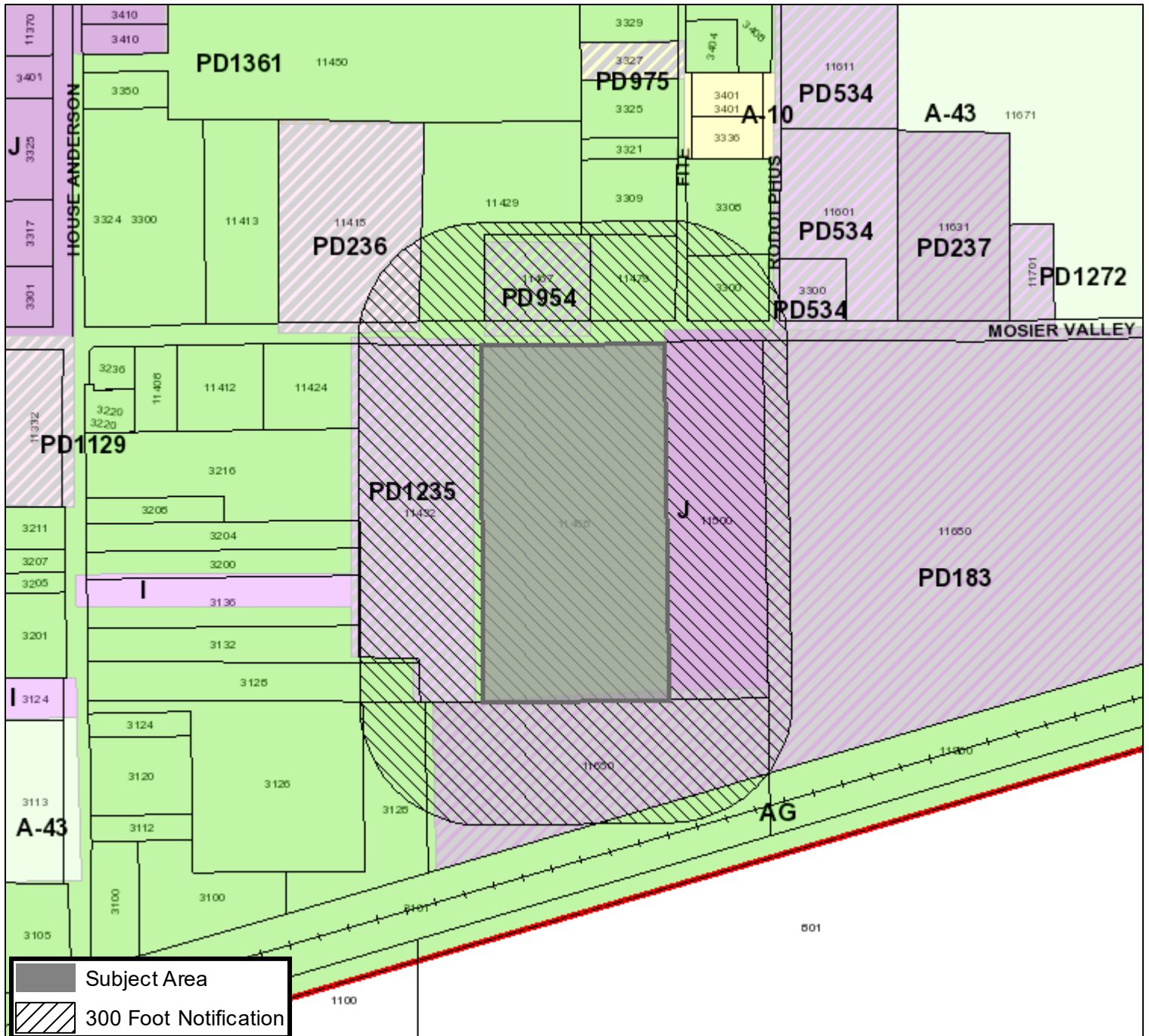
The site plan as submitted is in general compliance with the Zoning Ordinance regulations.

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



## Area Zoning Map

Applicant: Fricks Darcy Knapp ETAL  
 Address: 11468 Mosier Valley  
 Zoning From: null  
 Zoning To: null  
 Acres: 9.09928942  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 10/8/2024  
 Contact: null



0 175 350 700 Feet

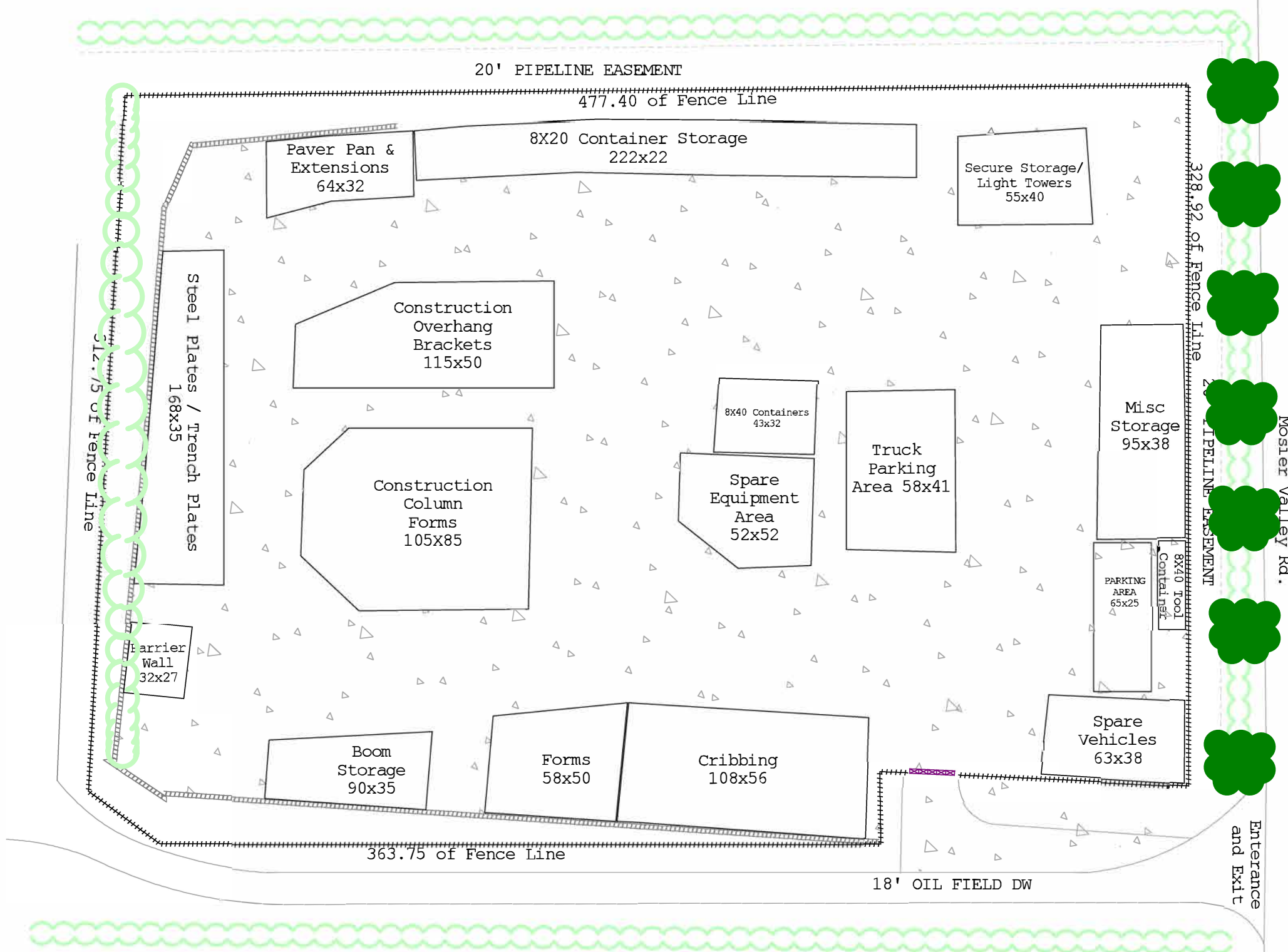
50 ft

General Notes:

- 1. This project will comply with Section 6.301, Landscaping.
- 2. This project will comply with Section 6.302, Urban Forestry.
- 3. All signage will conform to Article 4, Signs.
- 4. All provided lighting will conform to the Lighting Code.
- 5. All trees may be drought resistant such as Mesquite.
- 6. All bushes may be drought resistant such as Sage.

# BROTHERS HALAL FARM

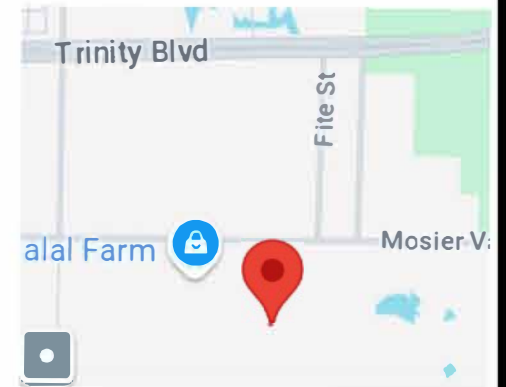
OIL FIELD YARD



EARTH HAULERS

FENCE LINE	
PIPELINE EASEMENT	
BASE MATERIAL	
BUSHES/SHRUBS	
ENTRANCE AND EXIT GATE	
BARRIER	
Trees	

PRIVATE PROPERTY



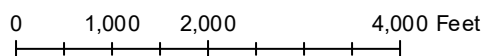
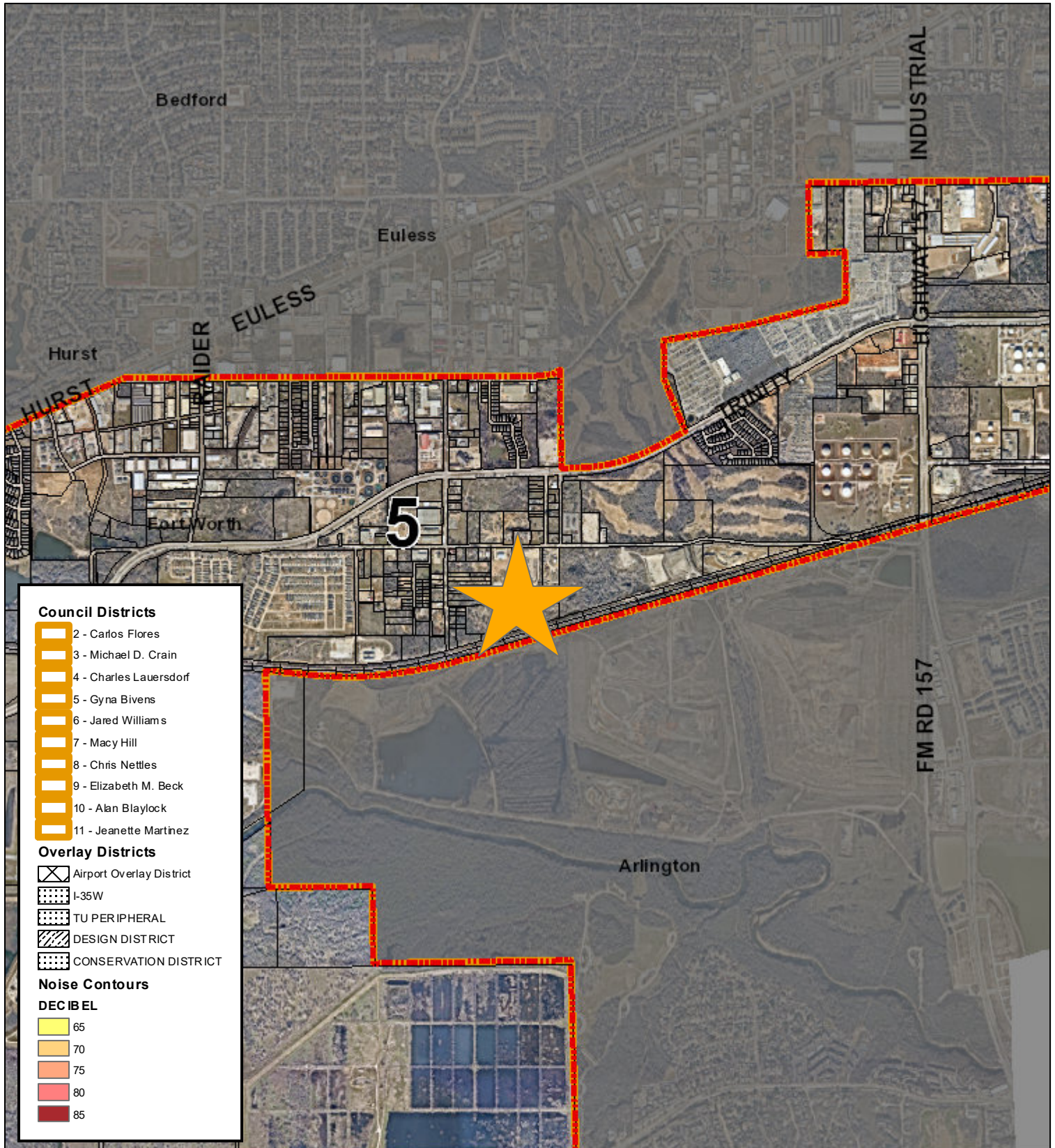
Director of Development Service

Date

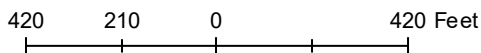
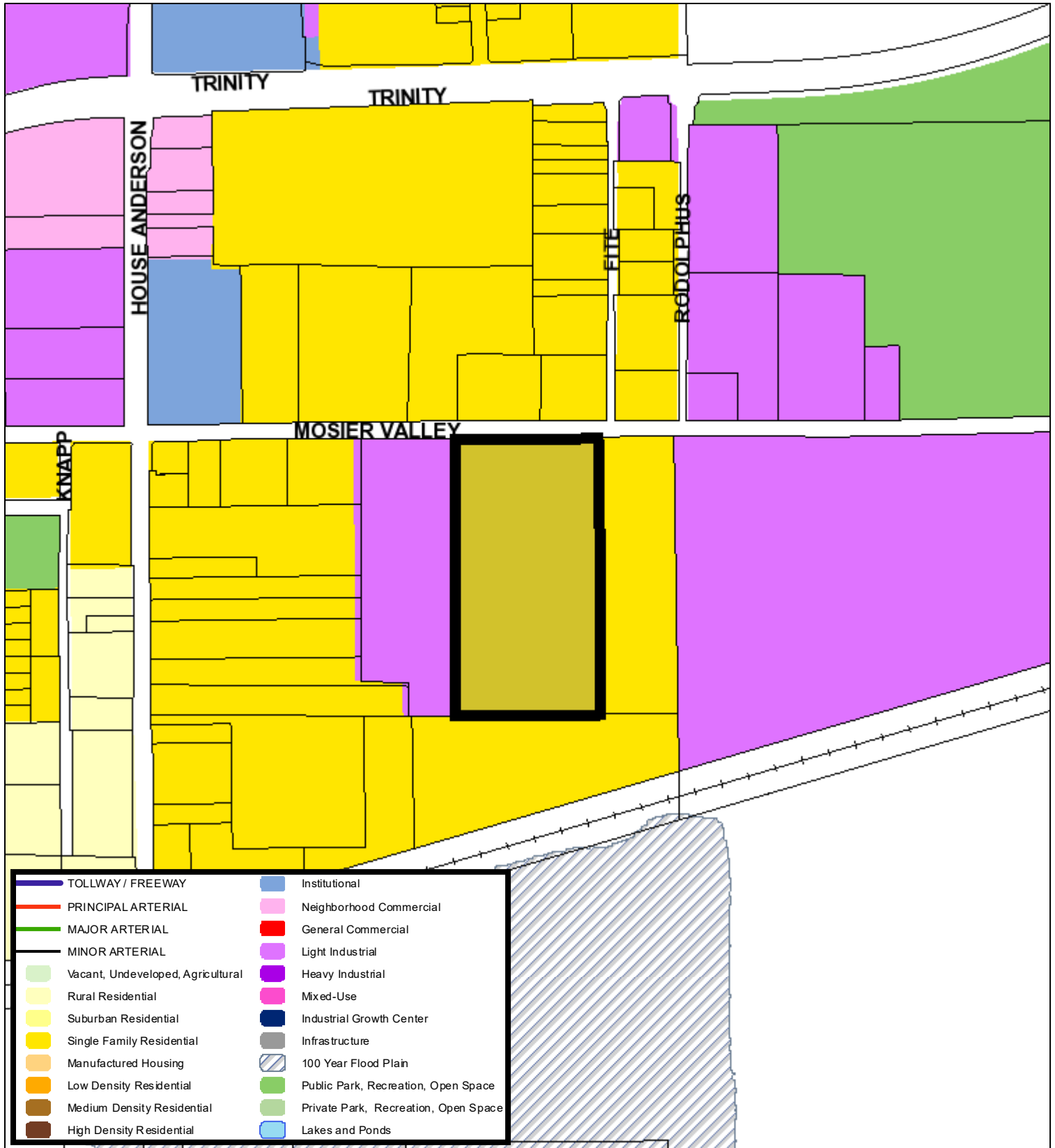


TEXAS STERLING CONSTRUCTION YARD		
11468 MOSIER VALLEY RD.		
EULESS, TEXAS 76040		
11/5/2024	3.9 ACRES	ZC-24-121

### Area Map



### Future Land Use



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



## Aerial Photo Map



0 262.5 525 1,050 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-135

**Council District:** 10

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Traditions Investors, LLC

**Site Location:** 1101 Highway 114 Road

**Acreage:** 2.67 acres

### Request

**Proposed Use:** Multi-family

**Request:** From: "A-5" One-family  
To: PD 1363 "PD/D" Planned Development for all uses in "D" High Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required.

### Recommendation

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

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

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

**Staff Recommendation:** **Continuance**

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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 subject property, spanning approximately 2.67 acres, is located just north of Highway 114. The surrounding area consists of a mix of parcels outside the city limits, with nearby zoning classifications that include PD/D High-Density Multifamily and “A-5” One-Family residential (**refer to Figure 1-2 for details**).

The applicant is proposing the construction of multifamily residential buildings designed to accommodate a total of 204 units, which will consist of a mix of one- and two-bedroom apartments at one-story in height.

A site plan is included with this application since the currently approved site plan does not include the proposed additional 2.67 acres in the current Planned Development (PD) 1363 (**Figure 3**). Since the new site plan includes changes that go beyond the permitted modifications to the approved Tract 1 site plan, it cannot be accepted at this time. The applicant will need to update the necessary information and resubmit the site plan for future review.

PD 1363 was initially adopted on April 12, 2022, with specific development standards in place to guide construction and design within this zoning framework. The proposed expansion seeks to integrate additional changes to the current PD standards to accommodate the new multifamily structures.

**Approved at Zoning Commission on January 11, 2021 (ZC-21-190)** (highlighted are the requested changes)  
**Tract 1: PD/D” Planned Development for all uses in “D” High-Density Multifamily with development standards for building orientation, fencing, setbacks, open space, and a waiver to the MFD submittal**

Requirement	D Standards	Approved PD
Density	Maximum 32 units per acre	Complies.
Height	Maximum height 36’ Maximum height 48’ beyond 250’ setback to One and Two-Family Districts.	Complies.
Required Yards	<u>Front yard</u> : 20’ minimum <u>Rear yard</u> : 5’ minimum <u>Interior side yard</u> : 5’ minimum <u>Corner lot side yard</u> : 10’ minimum adjacent to side street.	<u>Front yard</u> <ul style="list-style-type: none"> <li>No front yard required. No public street frontage except drive.</li> </ul> <u>Rear/side yard</u> <ul style="list-style-type: none"> <li>10’ building setback provided along northwestern, western, and southern property line.</li> <li>30’ building setback provided along eastern property line against E Zoning.</li> <li>Fences may encroach upon building set back lines.</li> </ul>
Buffer Yard	Where adjacent to One or Two-Family District, a 5’ buffer yard and minimum 6’ screen fence shall be placed on the property line and should be landscaped per point system.	No buffer yard plantings and screen fence proposed, as the units’ private backyards back up to the utility easement adjacent to the property line of the E Zoning District to the east.

Fences	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited, however, security fencing is permitted on interior property lines.	Perimeter security fence will be provided, 5' tall metal pickets.  <b>(Requires Development Regulation Standard)</b>
Minimum Parking Requirements	1 space per bedroom. 1 space per 250 sq. ft. of office/amenity area.	Complies
Open Space	Minimum 35%	Applicant is meeting this percentage by revising the way open space is calculated – using the definition in Ch. 9 rather than the open space regulations within “D”. <b>(Requires Development Regulation Standard)</b>
Landscaping	Must meet 20 points of enhanced landscaping.	Will Comply
Urban Forestry	Must comply with Urban Forestry Ordinance requirements.	Per note on site plan, will comply with Section 6.302, Urban Forestry. Trees will be spread throughout site in more of an SFR pattern.
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	N/A – no buildings along public R.O.W.
Façade Variation	Must meet selection of façade variation elements.	N/A – no buildings face public R.O.W. or public open space. However, will voluntarily comply with (5)b,2.a.3 changes in material and (5)b,3. Building Materials.
Multifamily Design Standards	Submit MFD plan to meet standards.	MFD Submittal not required. <b>(Requires Development Regulation Standard)</b>
Signs		Signage at main entry may be up to 10' wide x 8' tall and 65 sq. ft. Off-site signage along Hwy. 114 is Allowed <b>(Requires Development Regulation Standard)</b>

**This is a comparison of the currently requested waivers to those approved in the previous ZC case (ZC-23-190):**

Standard	Current PD/D 1363	Proposed PD/D
Fencing	Located in front of the building; A perimeter security fence will be provided, 5' tall metal pickets.	Fencing may be located between the buildings and the right-of-way.



	<b>(Development Standard Required)</b>	
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	Units shall be allowed to front, side, or back a public right-of-way
Required Yards	<b>Front yard</b> <ul style="list-style-type: none"> <li>• <b>No front yard required. No public street frontage except drive.</b></li> </ul> Rear/side yard <ul style="list-style-type: none"> <li>• 10' building setback provided along northwestern, western, and southern property line.</li> <li>• 30' building setback provided along eastern property line against E Zoning.</li> <li>• Fences may encroach upon</li> </ul>	The minimum front yard setback requirement shall be 10'
Open Space	Minimum 35% Applicant is meeting this percentage by revising the way open space is calculated – using the definition in Ch. 9 rather than the open space regulations within “D”. <b>(Requires Development Regulation Standard)</b>	The minimum open space required shall be 10%

The applicant has provided a detailed project description of their intent down below:

The 2.67 acre tract is being rezoned to PD/D detached multifamily in order to incorporate the area into the existing area covered by Tract 1 of PD 1363 (see Case No. ZC-21-190 for Tract 1 zoning). Tract 1 of PD 1363 is zoned PD/D detached multifamily with development standards, site plan required. The site plan for the 2.67 acre tract includes the existing area covered by Tract 1 of PD 1363, and will also provide the site plan required for Tract 1 of PD 1363. Accordingly, PD/D rezoning for the 2.67 acre tract with site plan included and approval of site plan required for Tract 1 of PD 1363 is requested.

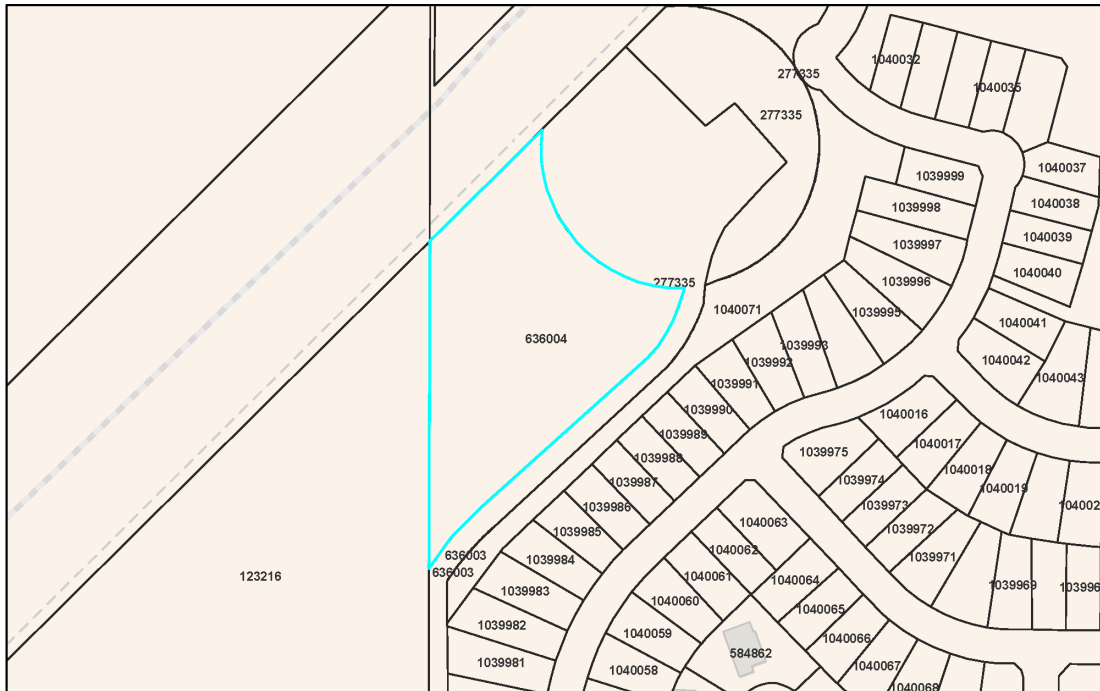
Requested waivers are as follows:

1. Fencing may be located between the buildings and right-of-way.
2. Units shall be allowed to front, side or back a public right-of-way.
3. The minimum front yard setback requirement shall be 10'.
4. The minimum open space required shall be 10%.
5. A MFD site plan shall not be required.



In summary, the applicant would like to add 2.67 acres to build a multifamily development north of Highway 114, near various residential zoning types. A new site plan is submitted to accommodate updates to Planned Development (PD) 1363, initially approved, with specific standards. Key updates include requests to modify requirements for fencing, building orientation, yard setbacks, and open space. Please review ‘*Site Plan Comments*’, to see comments from staff.

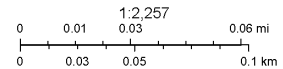


Figure 1: Aerial Site Map Exhibit A



9/23/2024, 11:28:16 AM

-  Parcels
-  County



Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SateGraph,

Denton County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Figure 2: Proposed Addition to PD1363 Exhibit B

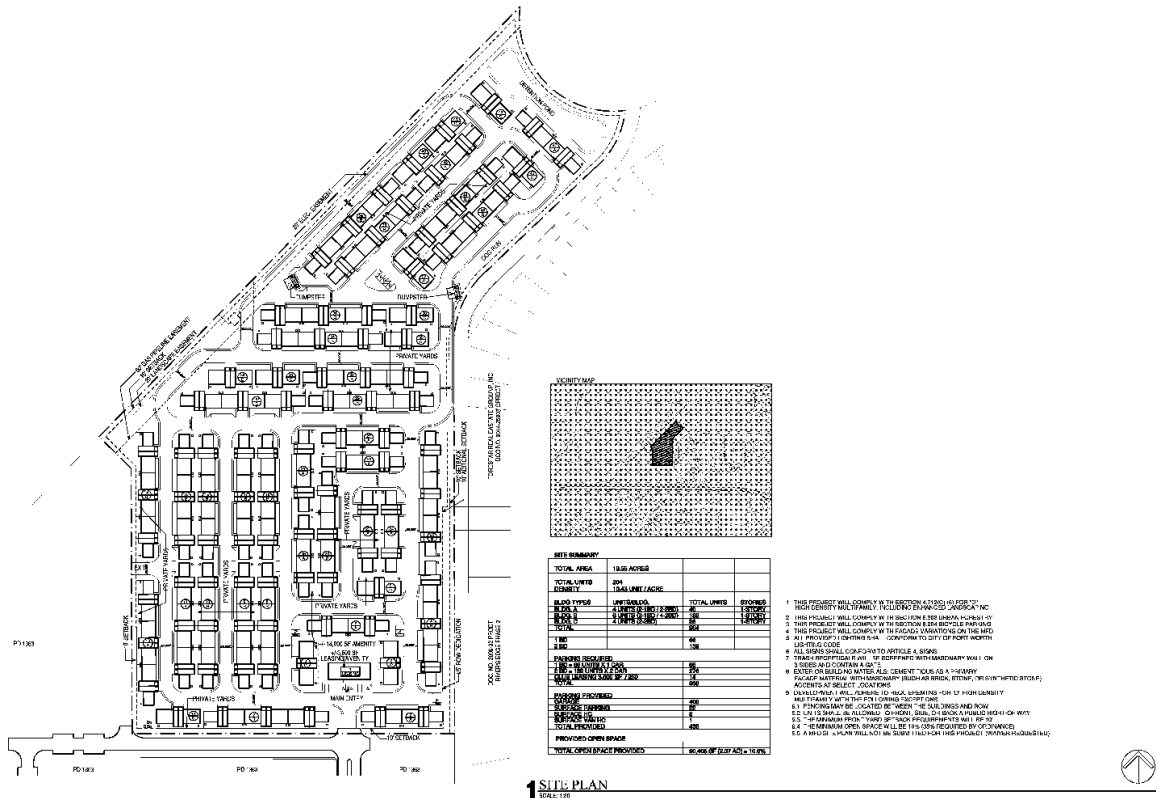


Figure 3: Proposed Site Plan Exhibit C

### Surrounding Zoning and Land Uses

North-west	Incorporated Tarrant County
North-east	"A-5" One Family / Residential
East	"A-5" One Family / Residential
South-east	"A-5" One Family / Residential
South-west	Incorporated Tarrant County
West-south	"PD1363" "PD/D" Planned Development High-Density Multifamily for all uses in "D" High-Density Multifamily for detached multifamily with development standards for reduced front yard setback, reduction in open space, fencing located between buildings and ROW; unit locations; MFD waiver requested; site plan required/ Residential

### Recent Zoning History

- N/A

### Public Notification

300-foot Legal Notifications were mailed on November 1, 2024.  
 The following organizations were notified: (emailed November 1, 2024)

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys



\* Located within a registered Neighborhood Organization

## Development Impact Analysis

### Land Use Compatibility

---

The applicant is proposing to construct multifamily residential buildings. Given the surrounding mix of both proposed and established land uses, this addition aligns well with the area's overall development pattern and land-use context. This compatibility ensures that the new multifamily residential component will integrate smoothly with the neighboring properties, fostering a harmonious and functional community layout.

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

### Comprehensive Plan Consistency- FLU Map and Policies (Western Hills/Ridglea)

---

The adopted Comprehensive Plan currently designates the subject property as a Single-Family Residential on the Future Land Use Map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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 designation of this property does not align with the Single-Family Residential Future Land Use (FLU) category. However, discussions with FWLab staff have indicated that they are supportive of the change, particularly because the adjacent southern parcel is already designated as Medium-Density Multifamily. This neighboring land use suggests that the proposed modifications would be contextually appropriate for the area.

The Comprehensive Plan highlights the importance of creating vibrant, mixed-use neighborhoods that encouraging a well-integrated and lively community. Retaining the Neighborhood Commercial zoning aligns with this vision, helping to preserve the character and quality of life in the neighborhood.

However, the proposed waiver reducing the required open space to 10% conflicts with the following policies outlined in the Comprehensive Plan:

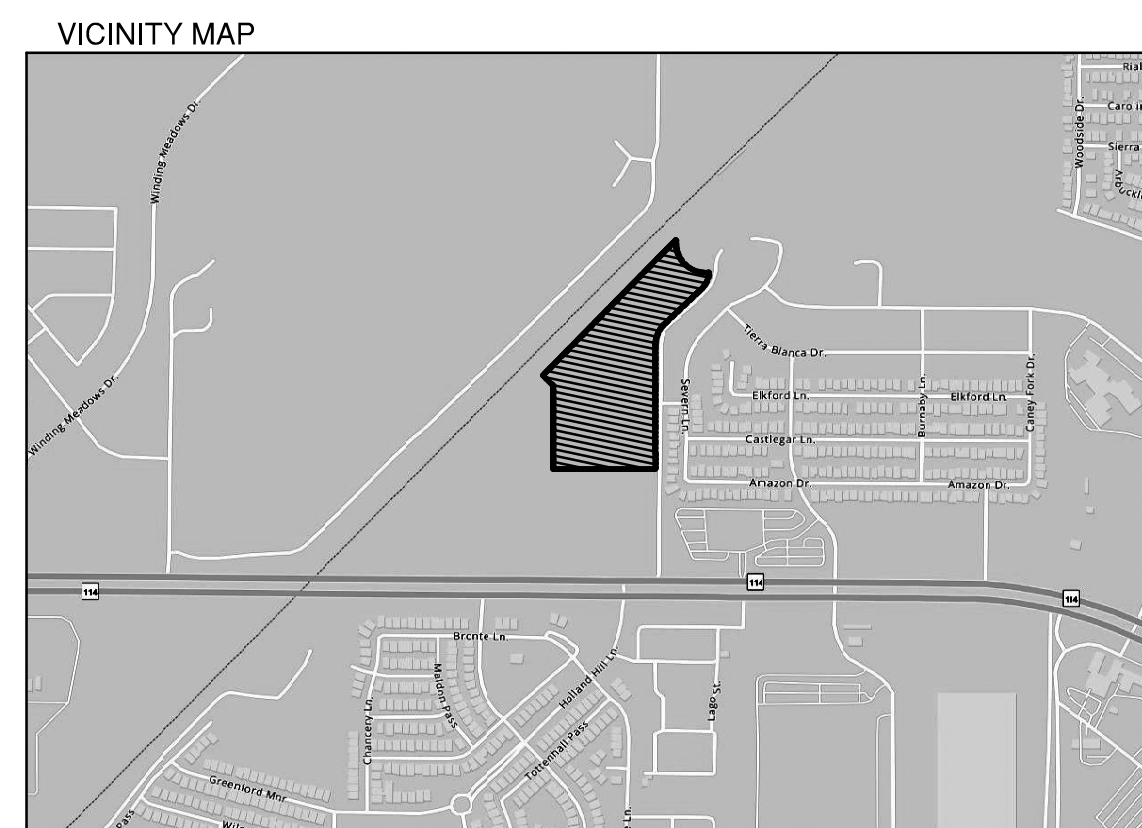
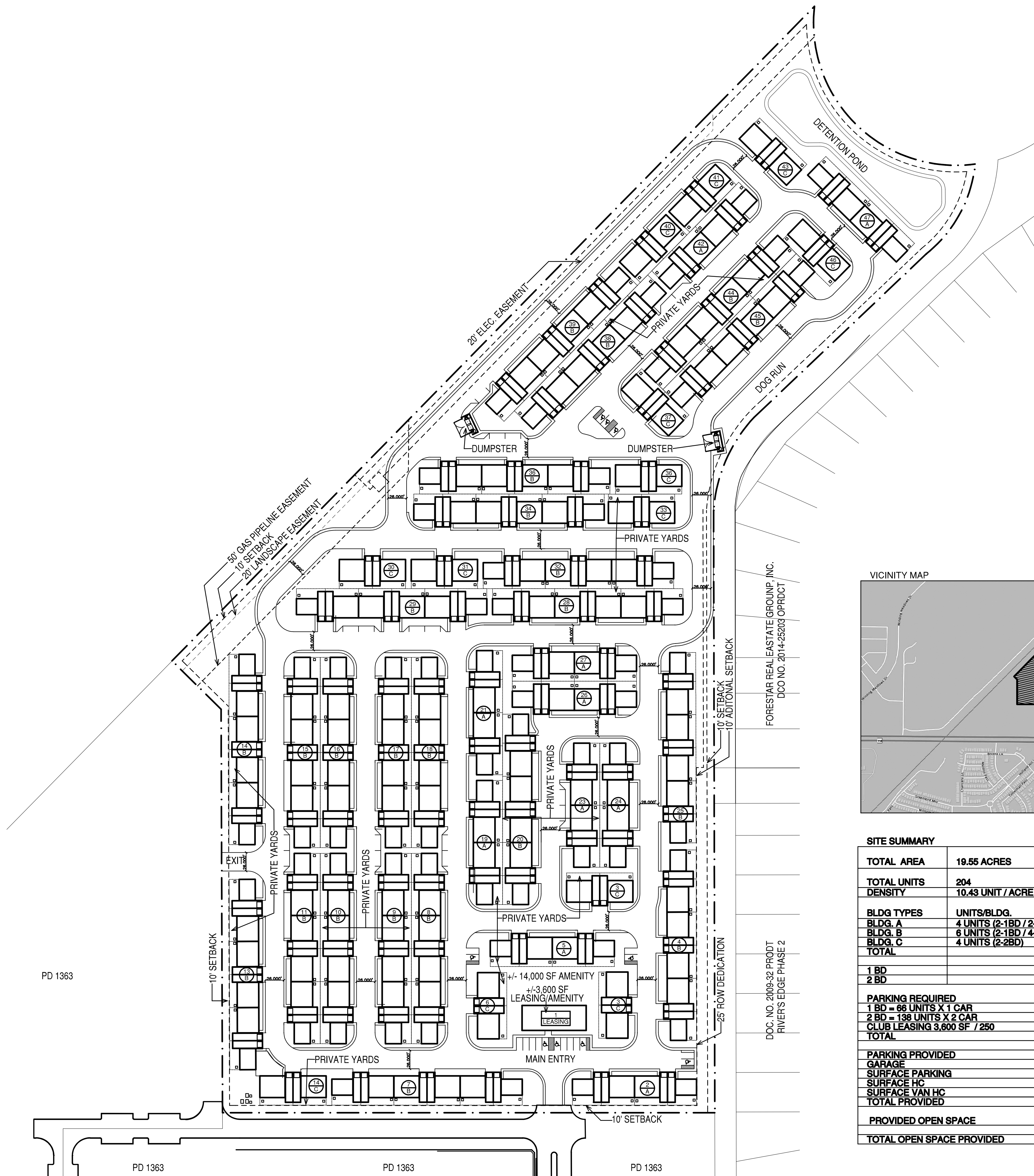
- *Maximize area of permeable surfaces in developments to reduce stormwater run-off.*
- *Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.*

These policies highlight the Comprehensive Plan's commitment to open space and green areas as essential elements in sustainable, community-oriented developments. Reducing the open space requirement to 10% may compromise these objectives and warrants further consideration.



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





**SITE SUMMARY**

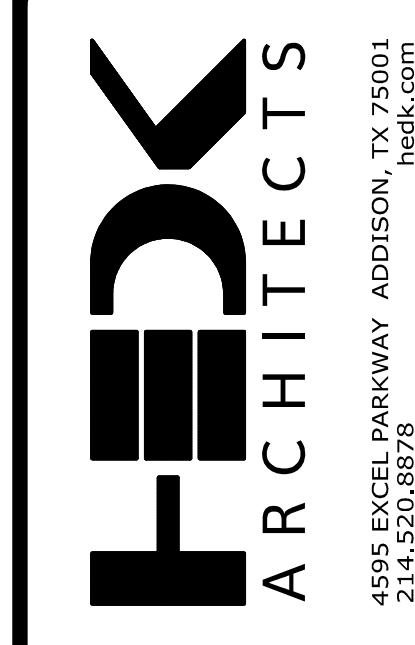
TOTAL AREA	19.55 ACRES		
TOTAL UNITS	204		
DENSITY	10.43 UNIT / ACRE		
<b>BLDG TYPES</b>	<b>UNITS/BLDG.</b>	<b>TOTAL UNITS</b>	<b>STORIES</b>
BLDG. A	4 UNITS (2-1BD / 2-2BD)	40	1-STORY
BLDG. B	6 UNITS (2-1BD / 4-2BD)	138	1-STORY
BLDG. C	4 UNITS (2-2BD)	26	1-STORY
<b>TOTAL</b>		<b>204</b>	
1 BD		66	
2 BD		138	
<b>PARKING REQUIRED</b>			
1 BD = 66 UNITS X 1 CAR		66	
2 BD = 138 UNITS X 2 CAR		276	
CLUB LEASING 3,600 SF / 250		14	
<b>TOTAL</b>		<b>356</b>	
<b>PARKING PROVIDED</b>			
GARAGE		408	
SURFACE PARKING		22	
SURFACE HC		8	
SURFACE VAN HC		1	
<b>TOTAL PROVIDED</b>		<b>439</b>	
<b>PROVIDED OPEN SPACE</b>			
<b>TOTAL OPEN SPACE PROVIDED</b>		<b>90,405 SF (2.07 AC) = 10.6%</b>	

- THIS PROJECT WILL COMPLY WITH SECTION 4.712(C) (6) FOR "D" HIGH DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING
- THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
- THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING
- THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS ON THE MFD
- ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE
- ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS
- TRASH RECEPTALS WILL BE SCREENED WITH MASONRY WALL ON 3 SIDES AND CONTAIN A GATE
- EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY FACADE MATERIAL WITH MASONARY (SUCH AS BRICK, STONE, OR SYNTHETIC STONE) ACCENTS AT SELECT LOCATIONS
- DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS
  - FENCING MAY BE LOCATED BETWEEN THE BUILDINGS AND ROW
  - UNITS SHALL BE ALLOWED TO FRONT, SIDE, OR BACK A PUBLIC RIGHT-OF WAY
  - THE MINIMUM FRONT YARD SETBACK REQUIREMENTS WILL BE 10'
  - THE MINIMUM OPEN SPACE WILL BE 10% (35% REQUIRED BY ORDINANCE)
  - A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT (WAIVER REQUESTED)

**1 SITE PLAN**  
SCALE: 1:80

REVISIONS


**TRADITIONS BTR**  
APARTMENTS IN FORT WORTH TEXAS



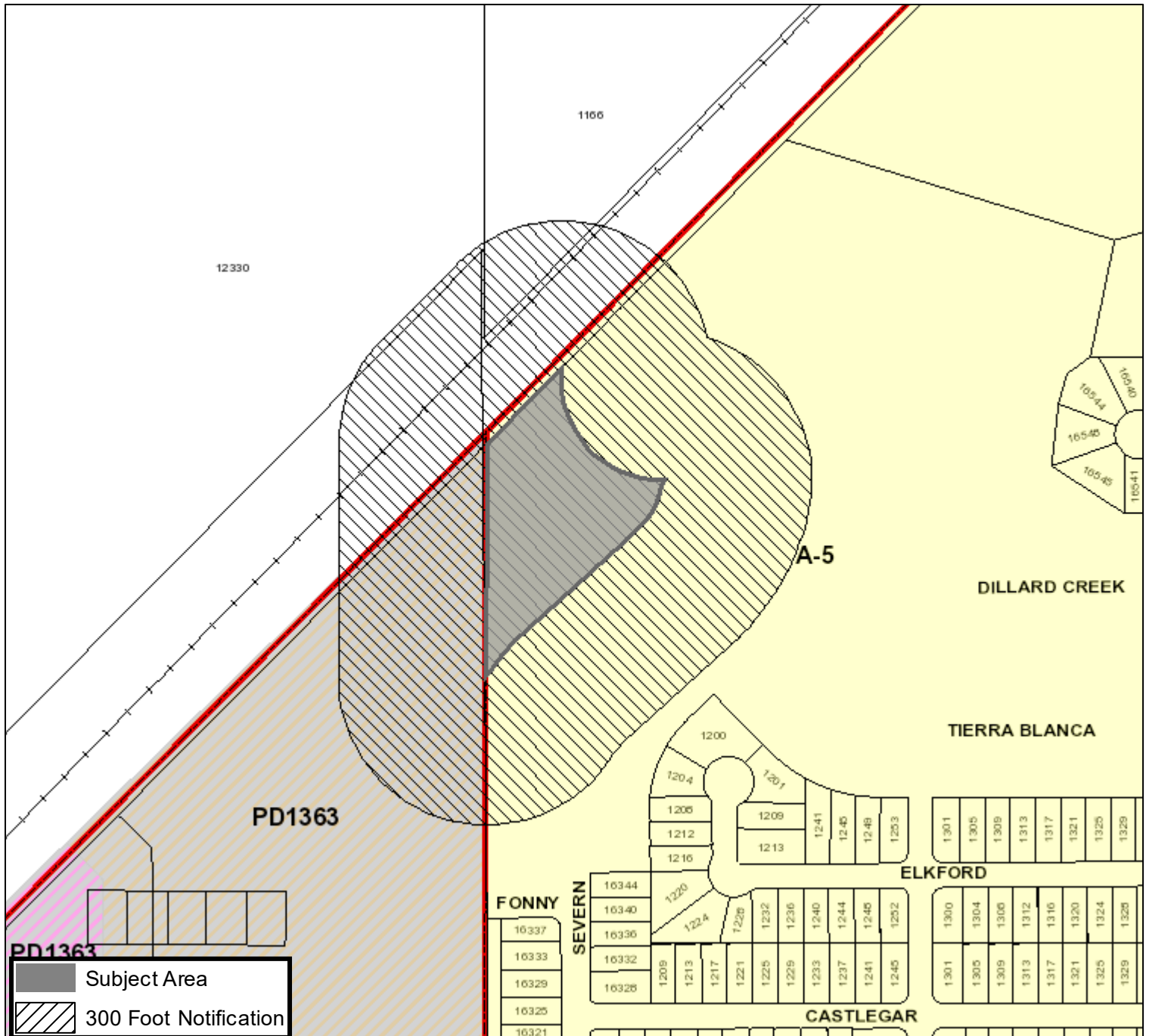
DATE: 10-07-2024  
PROJECT: 24142  
SHEET NUMBER: A1-01



A1-01  
SITE PLAN

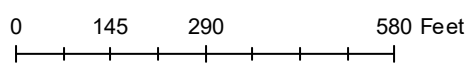
COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

### Area Zoning Map

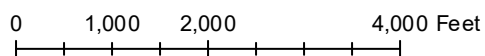
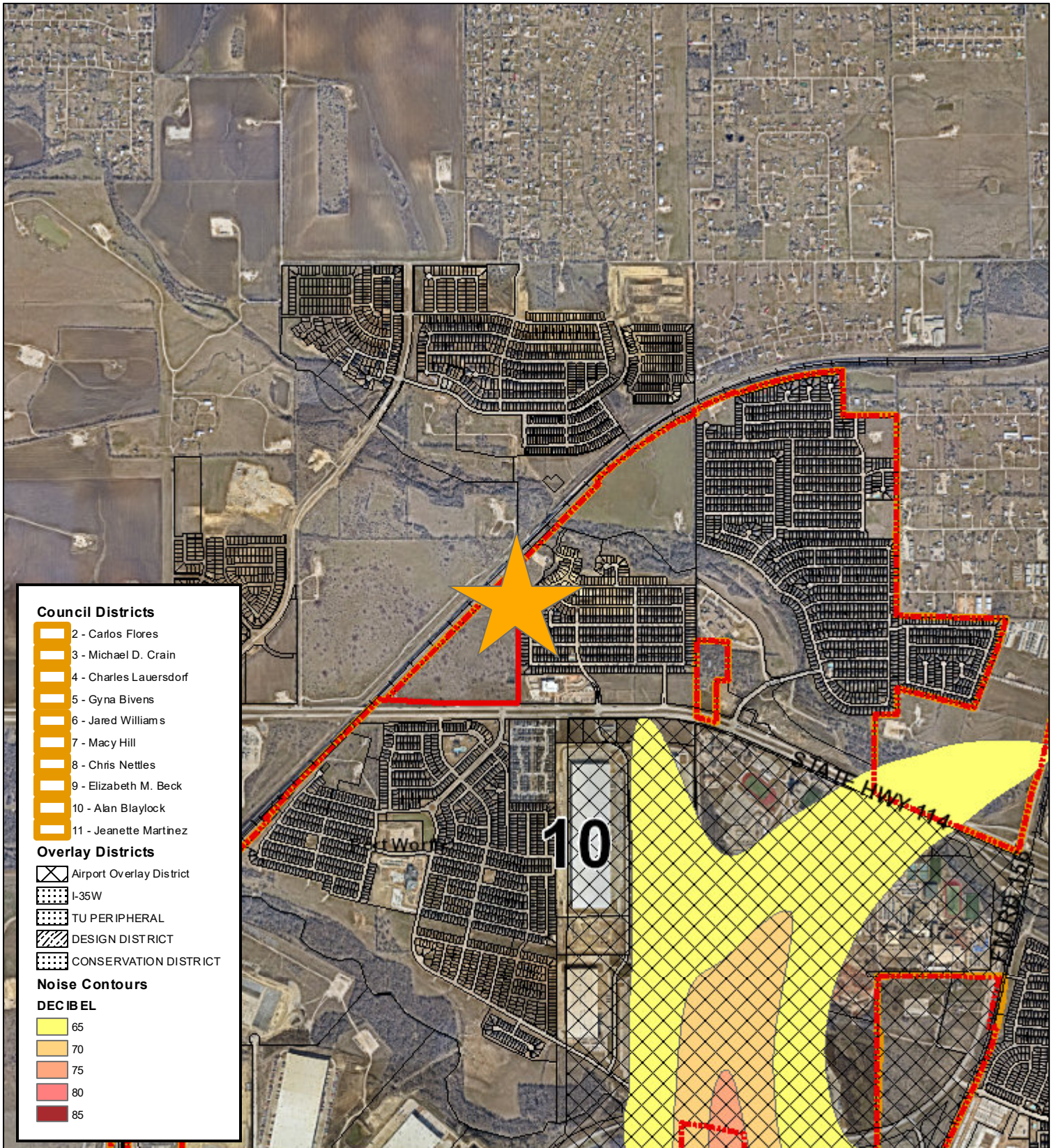
Applicant: Traditions Investors LLC, Ray Oujesky  
 Address: 1101 Highway 114  
 Zoning From: A-5  
 Zoning To: PD/D Detached Multifamily  
 Acres: 2.4878983  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 11/13/2024  
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification

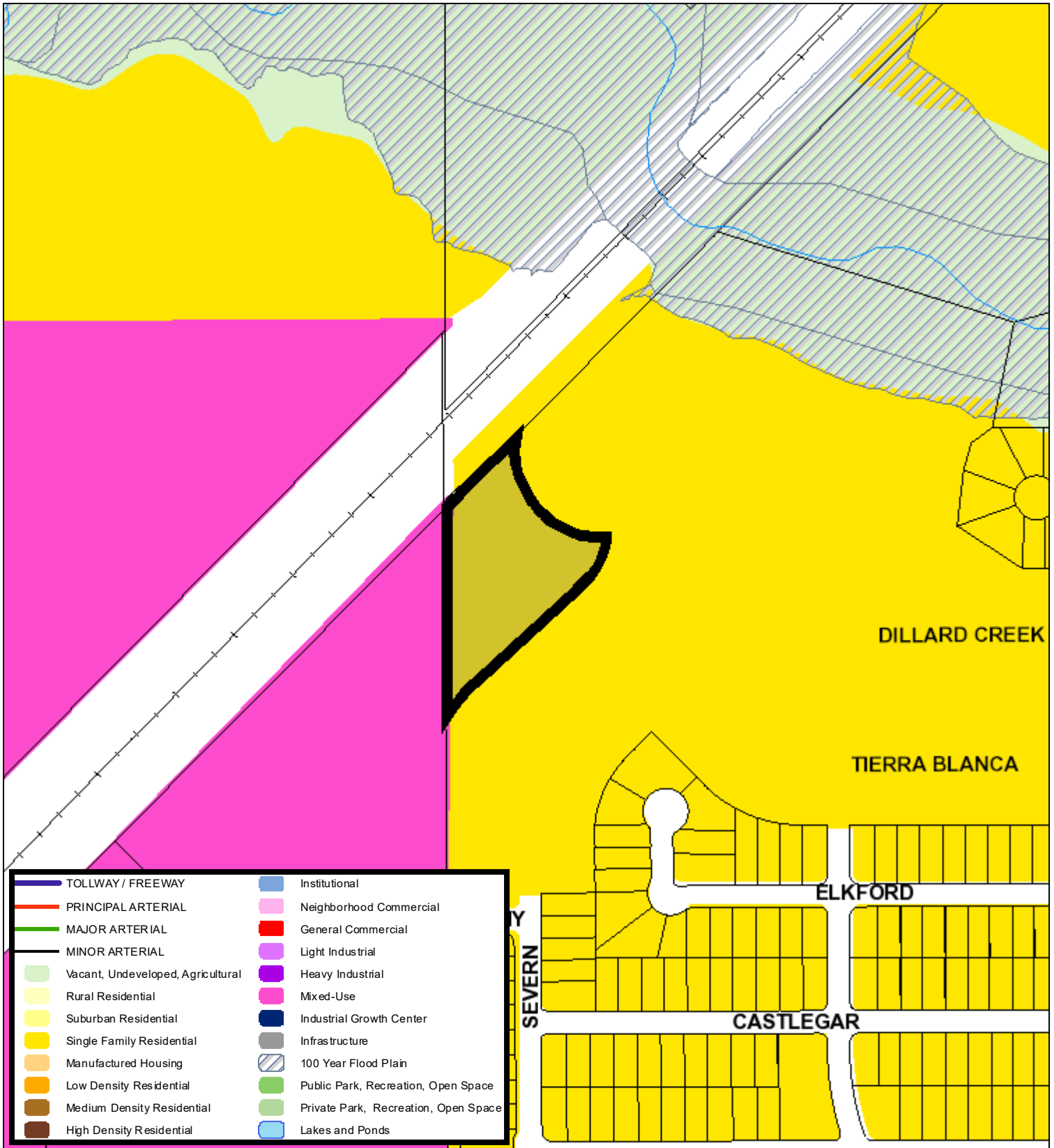


### Area Map





### 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.



## Aerial Photo Map



0 190 380 760 Feet





# Zoning Staff Report

Date: December 11, 2024

Case Number: ZC-24-126

Council District: 11

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Andres Rodriguez/ Chris Chavez

**Site Location:** 809 N Chandler Drive

**Acreage:** 0.418 acre

### Request

**Proposed Use:** Duplex

**Request:** From: "A-5" One-family  
To: "B" Two Family

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
  - [a. Land Use Compatibility](#)
  - [b. Comprehensive Plan Consistency](#)
6. 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, encompassing approximately 0.418 acre, is situated off North Chandler Drive, as illustrated in Figure 2. Currently, the lot is vacant and positioned within an established residential neighborhood characterized by its long-standing presence and varied housing styles. The immediate area exhibits a diverse mix of land uses, including single-family homes, duplexes, multi-family residences, and commercial establishments (review section, 'Supplemental Information'). Despite this blend of uses, the adjacent parcels in direct contact with the subject property are zoned "A-5" One-Family, emphasizing a predominantly single-family residential character in the vicinity.

The applicant proposes to develop a duplex on the property, oriented to face Chandler Drive. A preliminary site exhibit has been submitted to outline the intended development (see Figure 1). This exhibit provides a conceptual overview of the duplex design and placement, offering insights into the proposed project. However, it is important to note that a formal site plan submission is not required as part of the rezoning application process in this instance. The rezoning consideration focuses on the broader land-use designation rather than specific development details.

The applicant has provided a detailed project description to understand the reason for the request. The applicant has written, "We are requesting to change the zoning from "A-5" to "B" Two-family zoning to build a new duplex."

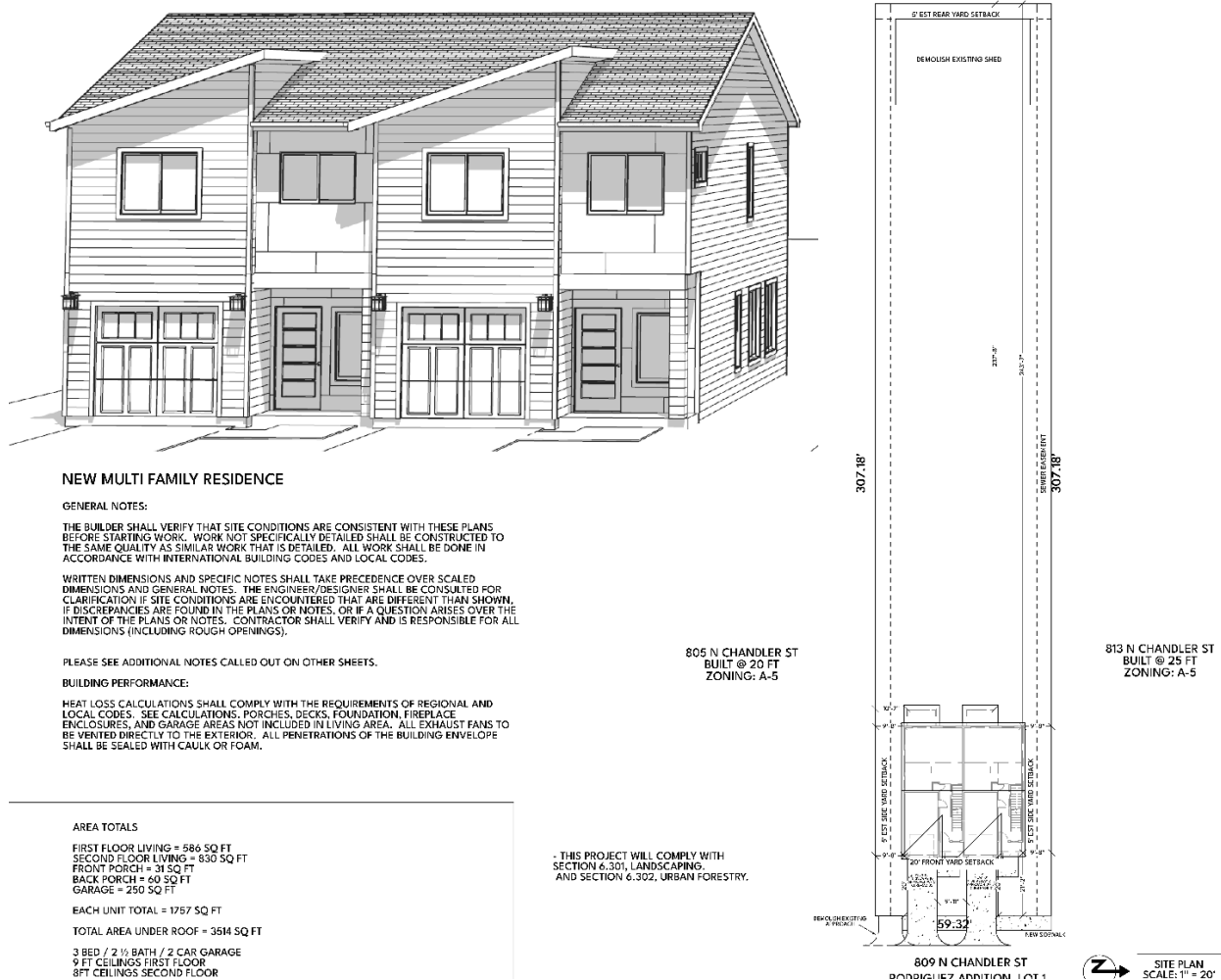


Figure 1: Zoning Exhibit Site Plan Exhibit A



Figure 2: Site Photos taken by staff on 11/27/2024, by case manager



Figure 3: Site Photos taken by staff on 11/27/2024, by case manager

## Surrounding Zoning and Land Uses

North	“A-5” One-family/ Residential
East	“A-5” One-family/ Residential
South	“A-5” One-family/ Residential
West	“A-5” One-family/ Residential

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.

The following organizations were notified: (emailed November 27, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Riverside Alliance	Vintage Riverside NA
Oakhurst Alliance of Neighbors	Riverside Business Alliance

\* *Located within a registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The surrounding area showcases a variety of housing styles, reflecting the neighborhood's diverse and dynamic residential character. The applicant is requesting to rezone the subject parcel to permit the development of a duplex. However, this proposed use is not allowed under the existing "A-5" One-Family zoning designation. The requested rezoning has raised concerns regarding the potential impact on adjacent residential properties and the overall community balance.

One key consideration is whether the neighborhood's existing infrastructure can support an increase in density. Although the area includes some duplexes and multifamily properties, a staff site visit revealed notable congestion on local streets during the day. In several areas, the streets were so crowded that vehicles had to pause and wait for oncoming traffic to pass before proceeding. This observed congestion highlights the limited capacity of the existing road network and raises concerns about introducing higher-density uses, such as a duplex, which could further intensify traffic and strain local infrastructure. These considerations make staff cautious about increasing density in this context.

Current Street Congestion on N Chandler Drive



That said, while the neighborhood is predominantly zoned “A-5” for single-family use, it is worth noting that there are some duplexes in the area exist as legal non-conforming. Additionally, a commercial block located just south of the subject property contributes to a mix of land uses in the vicinity. Given this context, the introduction of a duplex on the subject parcel would not be entirely incompatible with the surrounding area.

To summarize, while increasing density could contribute to heightened congestion within the neighborhood, the specific location of this parcel relative to existing duplexes and commercial uses makes the proposed duplex development reasonably compatible with the broader land use pattern. This balance between potential traffic concerns and land-use compatibility is a key factor in evaluating the rezoning request.

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

## Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as a Single-Family Residential on the Future Land Use Map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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 property’s designation is consistent with the Single-Family Residential category as outlined in the Future Land Use (FLU) Map. The rezoning request to “B” Two-family does not align with the FLU designation, neither does the specific use proposed—duplex—may or may not fully align with the broader policies and strategies of the Comprehensive Plan.

The Comprehensive Plan policies promote the development of appropriate infill development of vacant lots. This is to encourage new developments that connect seamlessly to existing infrastructure to optimize investments and limit urban sprawl. The Comprehensive Plan’s strategies support diverse housing options such as duplexes, townhomes, and small apartments to enhance walkability, multimodal transportation, and access to local services while ensuring new developments harmonize with the scale, architecture, and design of established neighborhoods. Key policies and strategies guiding this vision include:

### *Policies*

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

### *Strategies*

- *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.*
- *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.*

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

### Site Plan Comments

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#### **Zoning and Land Use**

Since this rezoning application does not necessitate a site plan at this stage, the site plan approval will occur during the permitting process. Upon submission for permits, a plans examiner will conduct a thorough review of your site plan.

*(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.)*



**Supplemental Information**

Site Photos



Duplexes and other Housing types in the area



2904 & 2908 Murphy Street



2909 & 2913 Dell Street



3099 McLemore Ave

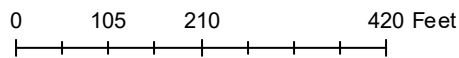
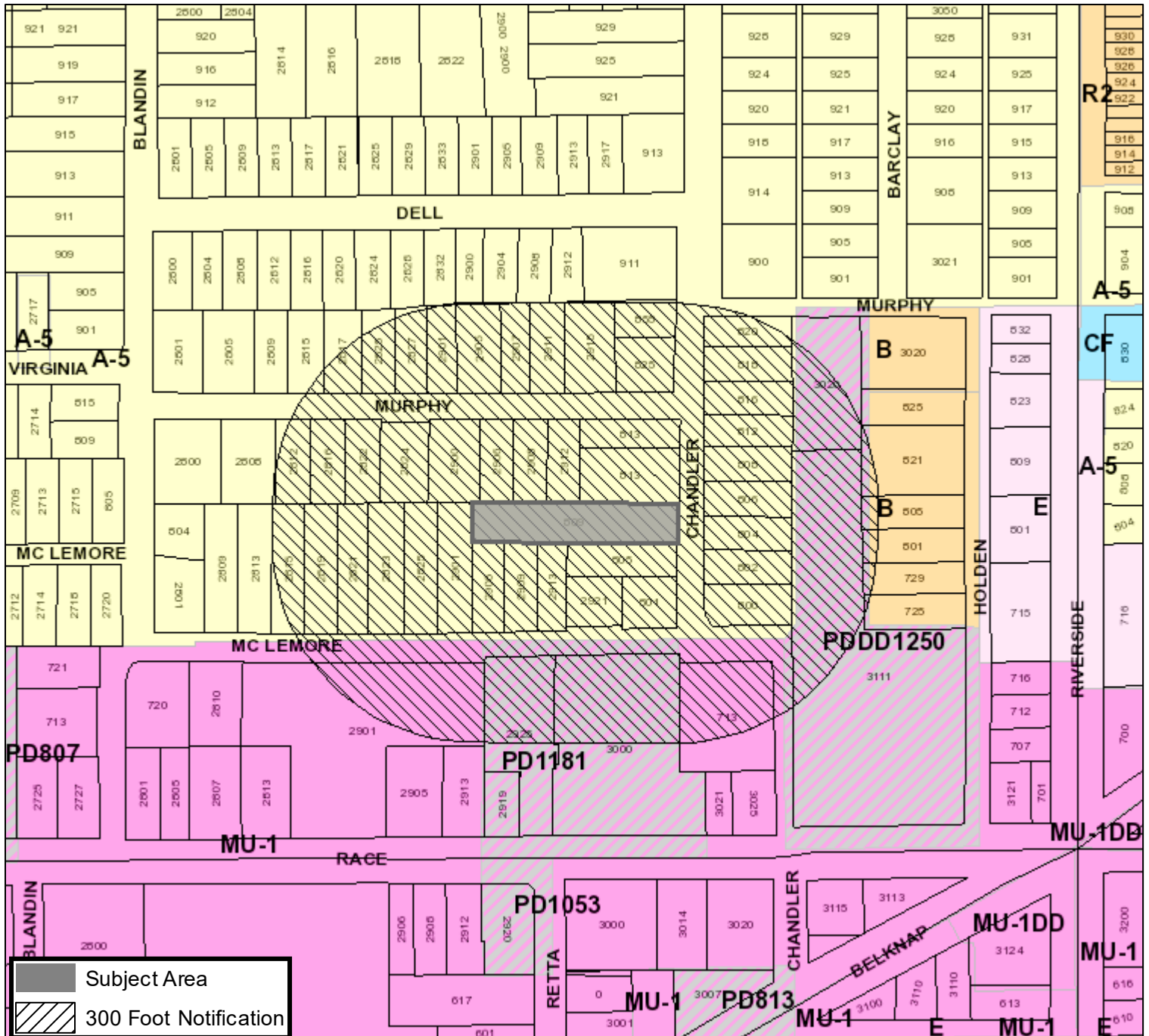


Uses Map

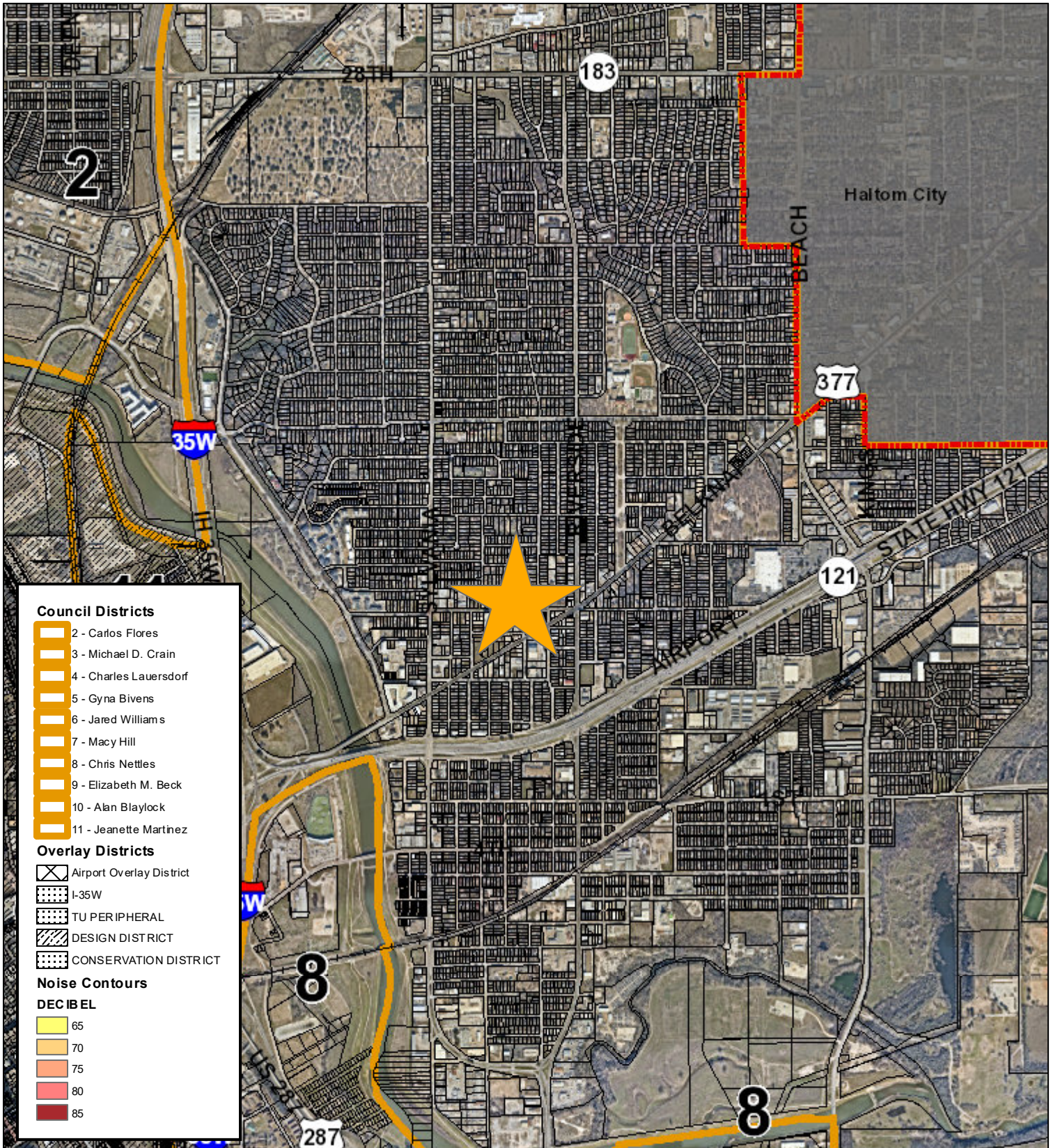


# Area Zoning Map

Applicant: Chris Chavez  
 Address: 809 N. Chandler Drive  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.41830798  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 12/11/2024  
 Contact: 817-392-2806



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

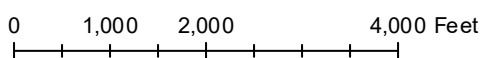
**Overlay Districts**

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

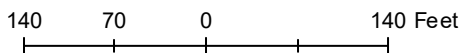
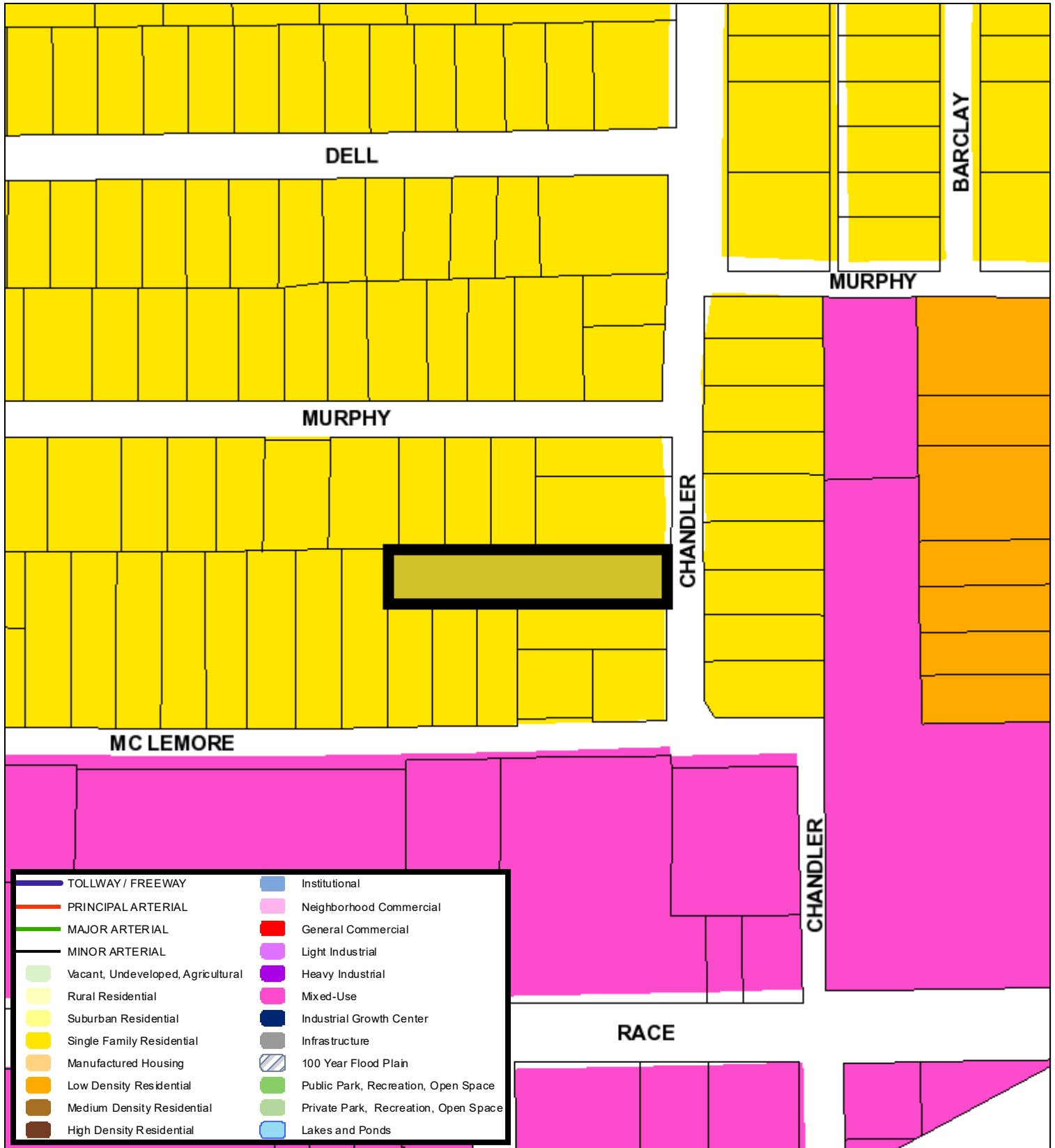
**Noise Contours**

**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 90 180 360 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-140

**Council District:** 11

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Bryan Ramirez/ Dilcia Ramirez

**Site Location:** 2816 Bird Street

**Acreage:** 0.4922 acre

### Request

**Proposed Use:** Duplex

**Request:** From: "A-5" One-family  
To: "B" Two Family

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
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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 subject property, encompassing approximately 0.4922 acres, is located off Bird Street, as depicted in Figure 2. Presently vacant, the lot is situated within an established residential neighborhood known for its long-standing presence and a variety of housing styles. While the area predominantly features single-family homes, the neighborhood also includes some diverse mix of land uses, such as duplexes, multi-family residences, and commercial properties situated to the south (see **Figure 1**). Despite this variety, the parcels immediately adjacent to the subject property are zoned “A-5” One-Family, reflecting a primarily single-family residential character in the immediate surroundings.

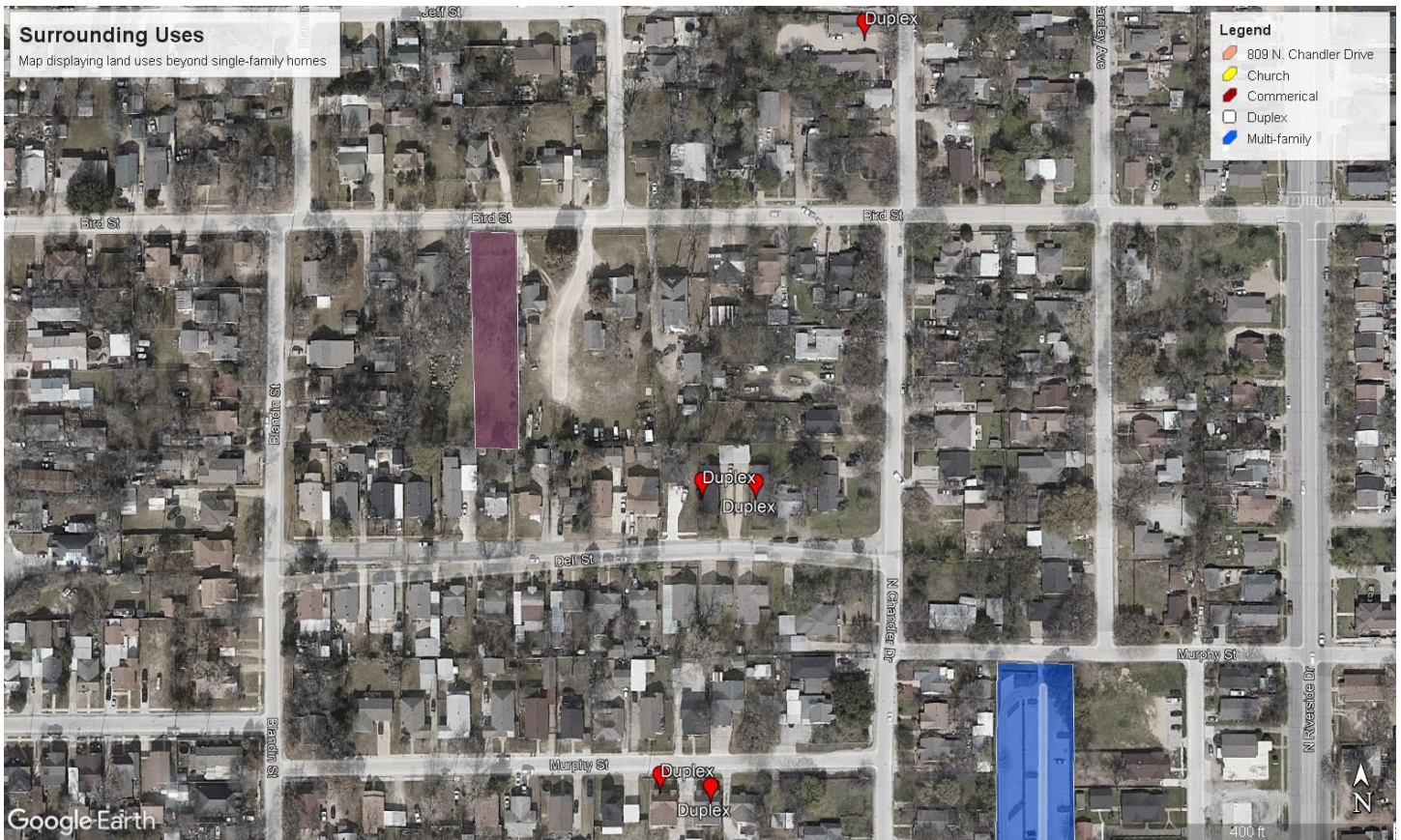


Figure 1: Surrounding uses map

The applicant intends to develop a duplex on the property, but no site exhibit or detailed site plan has been submitted for review in this case (**refer to Figure 2**). Notably, the owner of the subject property also owns and resides at the adjacent property to the west, located at 2814 Bird Street.

The applicant has provided a detailed project description to understand the reason for the request. The applicant has written:

I am writing to express my strong support for the proposed change from single-family zoning to a two-family zoning in the Riverside neighborhood in Fort Worth. As our city continues to grow and evolve, it is important that we remain flexible and innovative in our approach to land use and urban development. I believe that the zoning change would offer numerous benefits, both to the immediate neighborhood and to Fort Worth as a whole. Embracing more flexible zoning can also contribute to the city's effort to create more equitable communities. By expanding housing choices, we can offer more opportunities for residents of varying income levels to live in desirable neighborhoods without displacing existing residents or increasing housing segregation.

I understand that any zoning change requires careful consideration, and I believe that this proposed change should be reviewed as a proactive, forward-thinking approach to urban planning. It is an opportunity for Fort Worth to ensure that we continue to grow in a way that is inclusive, sustainable, and responsive to the needs of our diverse population.





Figure 2: Site Photos taken by staff on 11/27/2024, by case manager

## Surrounding Zoning and Land Uses

North	“A-5” One-family/ Residential
East	“A-5” One-family/ Residential
South	“A-5” One-family/ Residential
West	“A-5” One-family/ Residential

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.

The following organizations were notified: (emailed November 27, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Riverside Alliance	Vintage Riverside NA
Oakhurst Alliance of Neighbors	Riverside Business Alliance

\* Located within a registered Neighborhood Organization

# Development Impact Analysis

## Land Use Compatibility

The surrounding area reflects a mix of housing styles, showcasing the neighborhood's diverse and dynamic residential character. The applicant seeks to rezone the subject parcel to permit the development of a duplex, a use not allowed under the current "A-5" One-Family zoning designation. This rezoning request has prompted concerns about potential impacts on neighboring properties and the overall balance of the community.

A significant factor is whether the neighborhood's existing infrastructure can accommodate increased density. While the area does include some duplexes and multifamily properties, staff observed considerable congestion on local streets during a site visit, particularly on N. Chandler Drive. In several locations, traffic was so dense that vehicles were forced to stop and wait for oncoming cars to pass before continuing. This level of congestion suggests that the existing road network has limited capacity and raises concerns that higher-density uses, such as the proposed duplex, might exacerbate traffic issues and strain local infrastructure. These observations make staff cautious about introducing additional density.

Current Street Congestion on N Chandler Drive



Despite these concerns, it is noteworthy that the area includes some duplexes that are legal non-conforming, and a commercial block south of the property adds to the mix of land uses in the vicinity. This context suggests that a duplex on the subject parcel would not be entirely out of character with the surrounding neighborhood.

In summary, while increased density could aggravate traffic congestion, the subject property's proximity to existing duplexes and commercial uses makes the proposed development generally compatible with the area's broader land-use pattern. Evaluating the balance between potential traffic impacts and land-use compatibility is critical in assessing the rezoning request.

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

## Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as a Single-Family Residential on the Future Land Use Map.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, 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 property's designation is consistent with the Single-Family Residential category as outlined in the Future Land Use (FLU) Map. The rezoning request to "B" Two-family does not align with the FLU designation, neither does the specific use proposed—duplex—may or may not fully align with the broader policies and strategies of the Comprehensive Plan.

The Comprehensive Plan policies promote the development of appropriate infill development of vacant lots. This is to encourage new developments that connect seamlessly to existing infrastructure to optimize investments and limit urban sprawl. The Comprehensive Plan's strategies support diverse housing options such as duplexes, townhomes, and small apartments to enhance walkability, multimodal transportation, and access to local services while ensuring new developments harmonize with the scale, architecture, and design of established neighborhoods. Key policies and strategies guiding this vision include:

### *Policies*

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

### *Strategies*

- *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.*
- *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.*

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

## Supplemental Information

### Site Photos



### Duplexes and other Housing types in the area



2904 & 2908 Murphy Street



3099 McLemore Ave



2909 & 2913 Dell Street



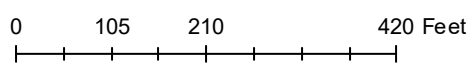
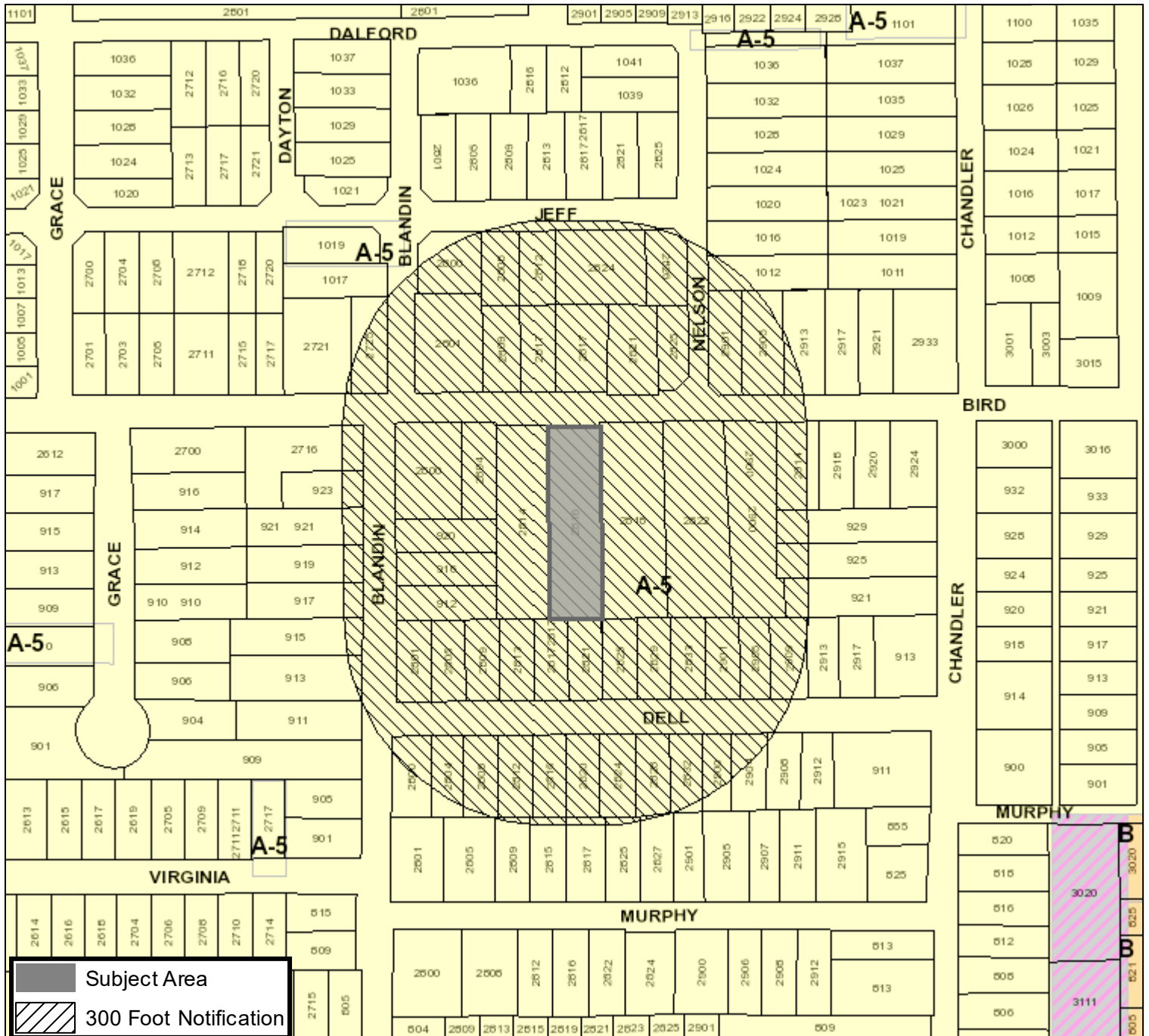
3099 McLemore Ave





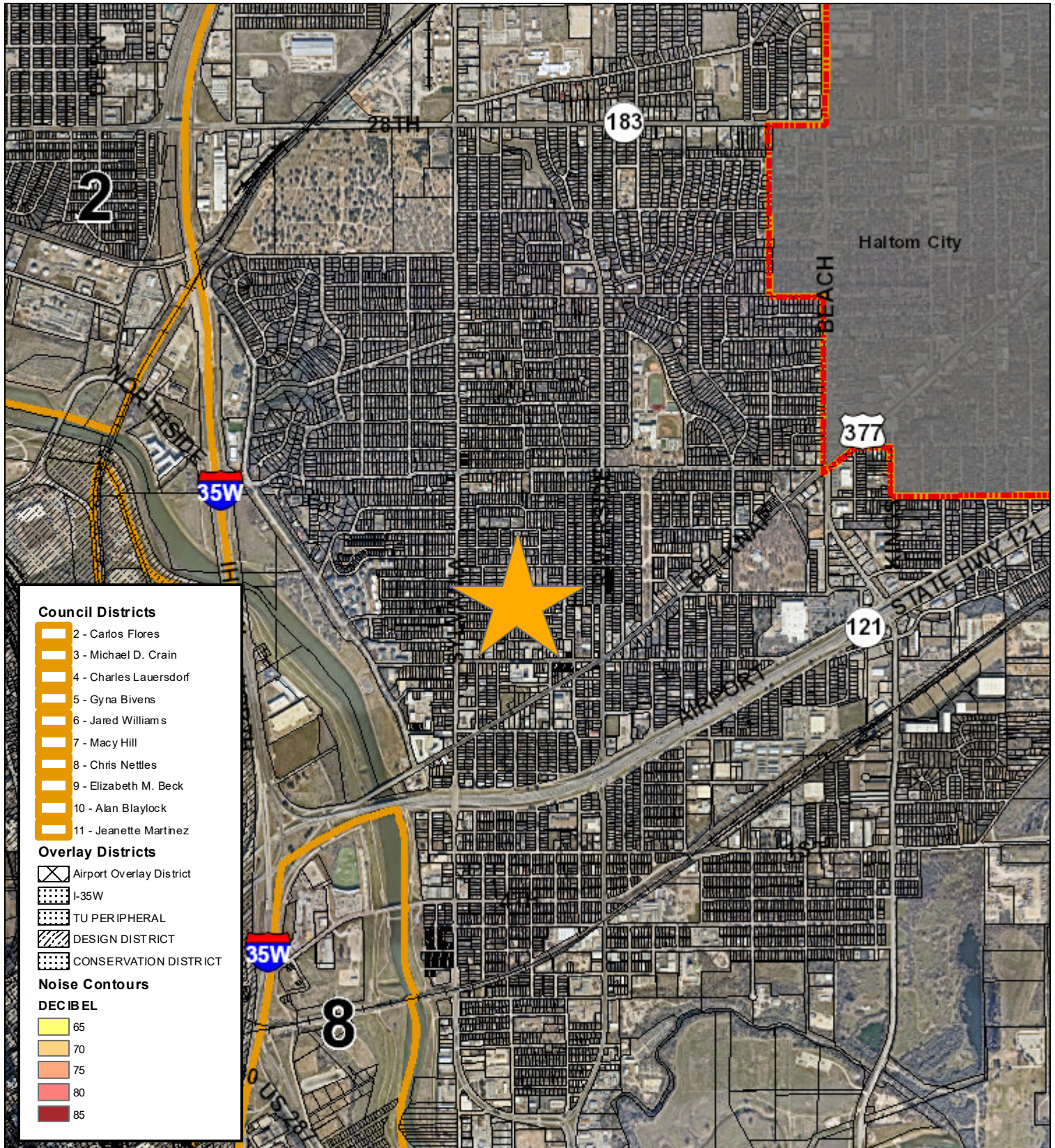
# Area Zoning Map

Applicant: Dilcia & Jose Ramirez  
 Address: 2816 Bird Street  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.49302486  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 12/11/2024  
 Contact: 817-392-2806





### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

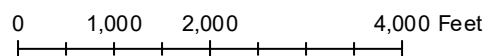
**Overlay Districts**

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

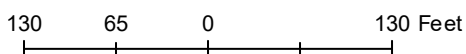
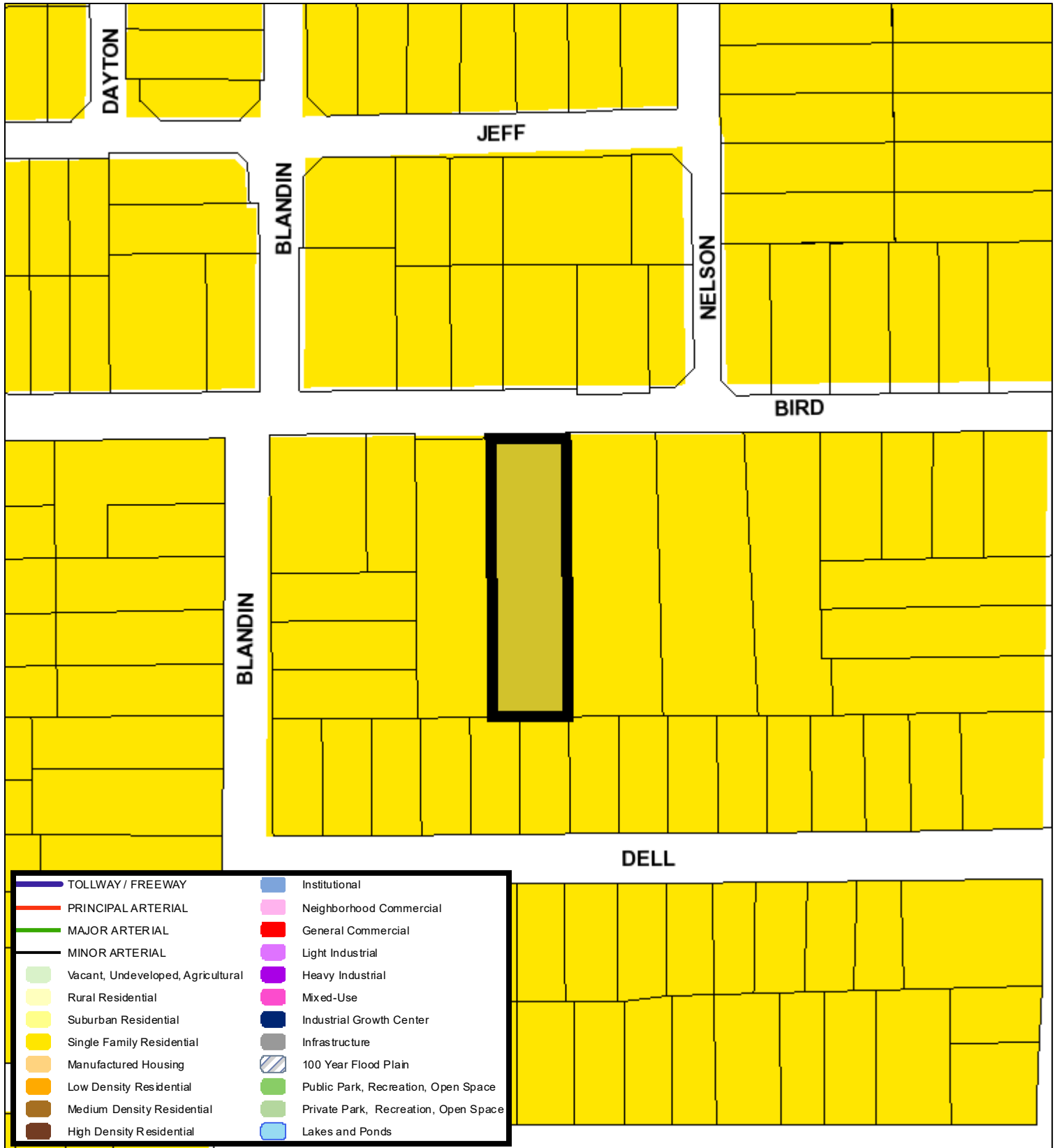
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



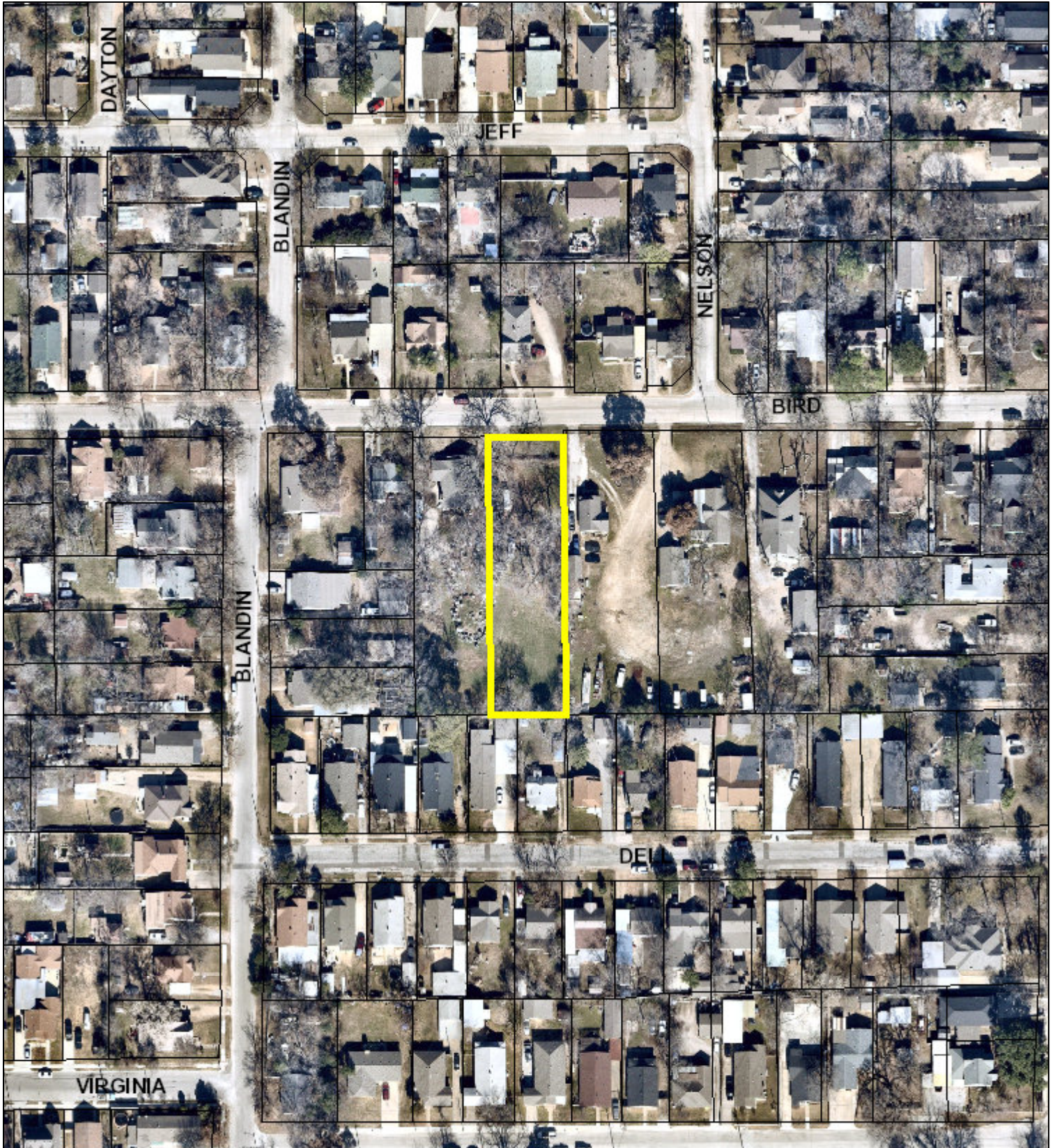
### Future Land Use



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 85 170 340 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-141

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Johanna B. Maldonado/Rosa Paz

**Site Location:** 2903 & 2909 Avenue B

**Acreage:** 0.15 acres

### Request

**Proposed Use:** Single Family

**Request:** From: “MU-1” Low Intensity Mixed-Use

To: “A-5” One-Family

### Recommendation

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

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

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

**Staff Recommendation:** **Denial**

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  - [b. Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
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## Project Description and Background

This lot is located on Avenue B just west of Binkley Street. The applicant would like to rezone from “MU-1” Low Intensity Mixed-Use to “A-5” One-Family for a single-family home. The site is located within the Polytechnic/Wesleyan Urban Village. The information below summarized the purpose, intent, and vision for development within the area.

“The Polytechnic/Wesleyan village is located in southeast Fort Worth along East Rosedale Street between Collard Street and Conner Avenue in Council District 8.

A two block span of storefronts are planned to be redeveloped to their former function as “main street” businesses that provide neighborhood retail outlets and professional service firms. The storefront redevelopment would serve as a catalyst to re-ignite other village improvements. The City of Fort Worth has secured a HUD Economic Development Initiative grant (\$961,212) to help fund the storefront redevelopment and other improvements in the village.

In 2008, this village received a grant award of \$50,000 to undertake a community-driven planning process to address various issues including development opportunities, transportation needs and priorities, residential and commercial design guidelines, etc. In addition, the North Central Texas Council of Governments Transit Oriented Development (TOD) Implementation Group program completed a technical assistance report that focused on market conditions and strategies to attract investment. View the TOD report.

Village stakeholders support a more diverse housing stock, with rental and ownership opportunities, and stronger pedestrian connections between residential, commercial, and educational areas.

The advocacy and professional organizations that promote business development and investment in this village include Texas Wesleyan University, Polytechnic Community Development Corporation, and Southeast Fort Worth, Inc.”

The existing “MU-1” Low Intensity Mixed-Use zoning of the subject site does not allow the proposed single-family land use; the lowest intensity of residential use allowed is a duplex. If the applicant is to build a single-family home, the lot must be rezoned. In “MU-1” Low Intensity Mixed-Use zoning, many building types are permitted: duplex, townhomes, manor house, apartment/condominium, general commercial, or mixed-use. Since the applicant wishes to build a single-family house, which is not allowed in the “MU-1” Low Intensity Mixed-Use district, the table below will compare a duplex in “MU-1” to a single-family residence in “A-5”.

	<b>Current Zoning: MU-1 (Assuming Duplex)</b>	<b>Requested Zoning: A-5</b>
<b>Lot size</b>	N/A	5,000 sq. ft. minimum
<b>Lot width</b>	N/A	50' min. at building line
<b>Lot coverage</b>	N/A	50% maximum
<b>Front Yard</b>	0' min./20' max.	20' min., subject to projected front yards
<b>Rear Yard</b>	5' minimum	5' minimum
<b>Side Yards</b>	0' minimum	5' minimum
<b>Height</b>	Min.: 1 story at a min. of 18' Max.: 3 stories	35' maximum

<b>Parking</b>	2 parking spaces plus one space per bedroom over 3 bedrooms, located behind the front build wall, garage doors that face the street must be located min. 20' behind front wall plane	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3
<b>Landscaping</b>	Street Trees and Pedestrian Scaled Lighting (can seek waiver)	Subject to Urban Forestry
<b>Façade Design Standards</b>	Façade variation required when facing ROW: façade <50' wide shall incorporate two elements	N/A
<b>Fence</b>	Fences and walls along public streets taller than 4' must be open style	Up to 8' height if located behind front build wall

## Surrounding Zoning and Land Uses

North “MU-1” Low Intensity Mixed-Use / single-family  
 East “MU-1” Low Intensity Mixed-Use / single-family  
 South “MU-1” Low Intensity Mixed-Use / single-family  
 West “MU-1” Low Intensity Mixed-Use / single-family

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.  
 The following organizations were emailed on November 27, 2024:

Organizations Notified	
Neighborhoods of East Fort Worth Alliance	Stop Six Sunrise Edition NA
Parker Essex Boaz NA	Streams and Valleys Inc
West Meadowbrook NA	Southeast Fort Worth Inc
Streams and Valleys Inc	
Southeast Fort Worth Inc	
Fort Worth ISD	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is requesting to rezone from “MU-1” Low Intensity Mixed-Use to “A-5” One-Family to build a single family home. The lots surrounding the subject site are mostly single-family. As a result, the proposed zoning is **compatible** with existing surrounding land uses.

However, the proposed zoning is incompatible with Polytechnic/Wesleyan Urban Village. “This plan is designed to attract new and quality businesses, **promote higher-density residential development**, generate economic opportunities, and improve the pedestrian experience.”

## Comprehensive Plan Consistency – Southeast

The currently adopted Comprehensive Plan currently designates the subject site as Mixed-Use on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Chapter 4, Land Use” categorizing land use and zoning conformance. The proposed “A-5” One-Family Residential zoning district is not listed as a compatible district within the Mixed-Use Future Land Use designation.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	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

*\*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.*

The proposed zoning is **not consistent** with the Comprehensive Plan’s land use designations for this area.

The proposed change is **not consistent** with the following Comprehensive Plan policies:

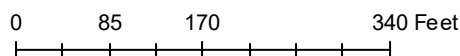
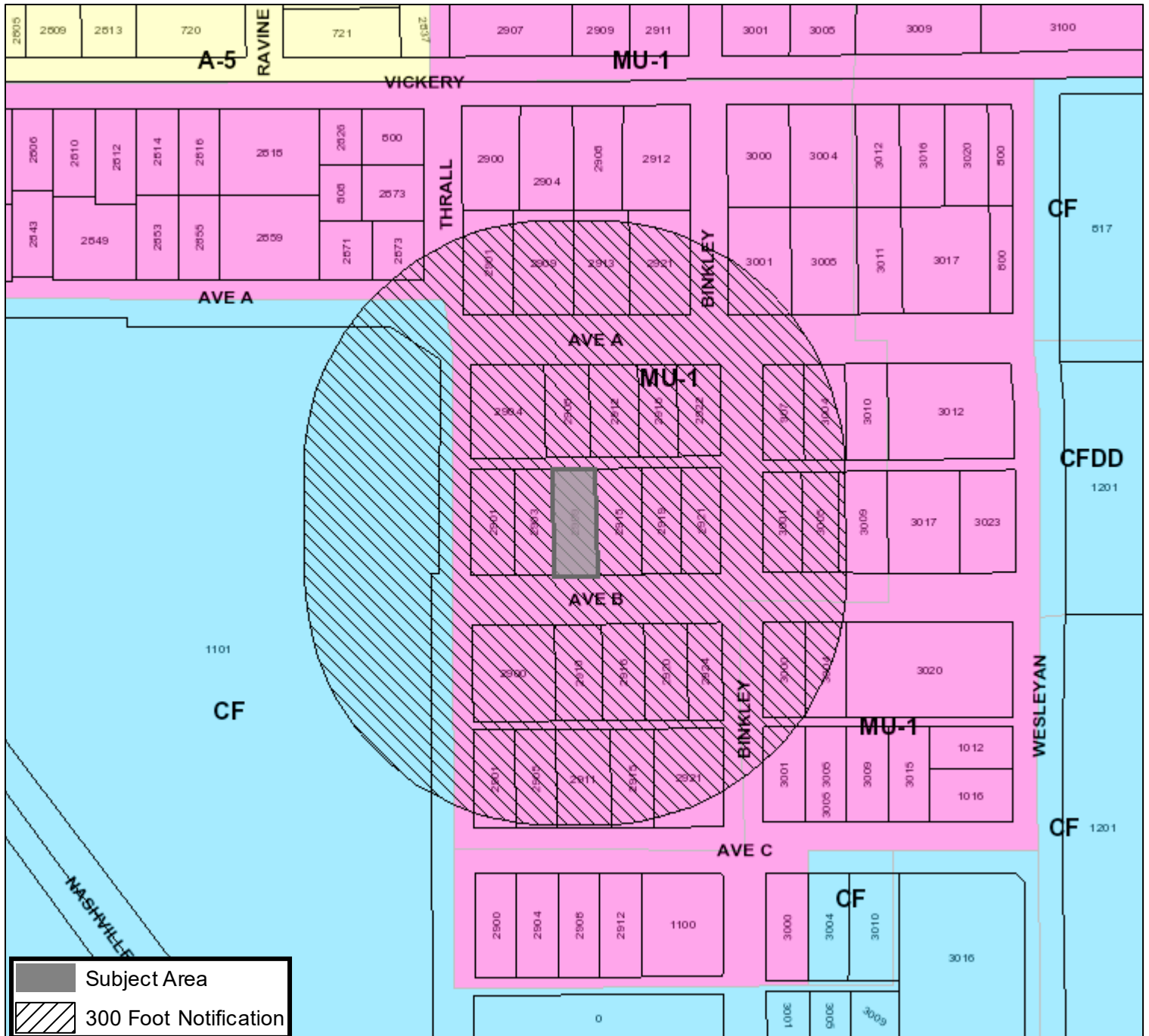
- Promote and strengthen infill urban development opportunities, such as through the Urban Village Development Program.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Support diverse 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.



ZC-24-141

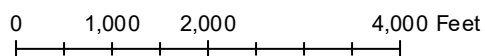
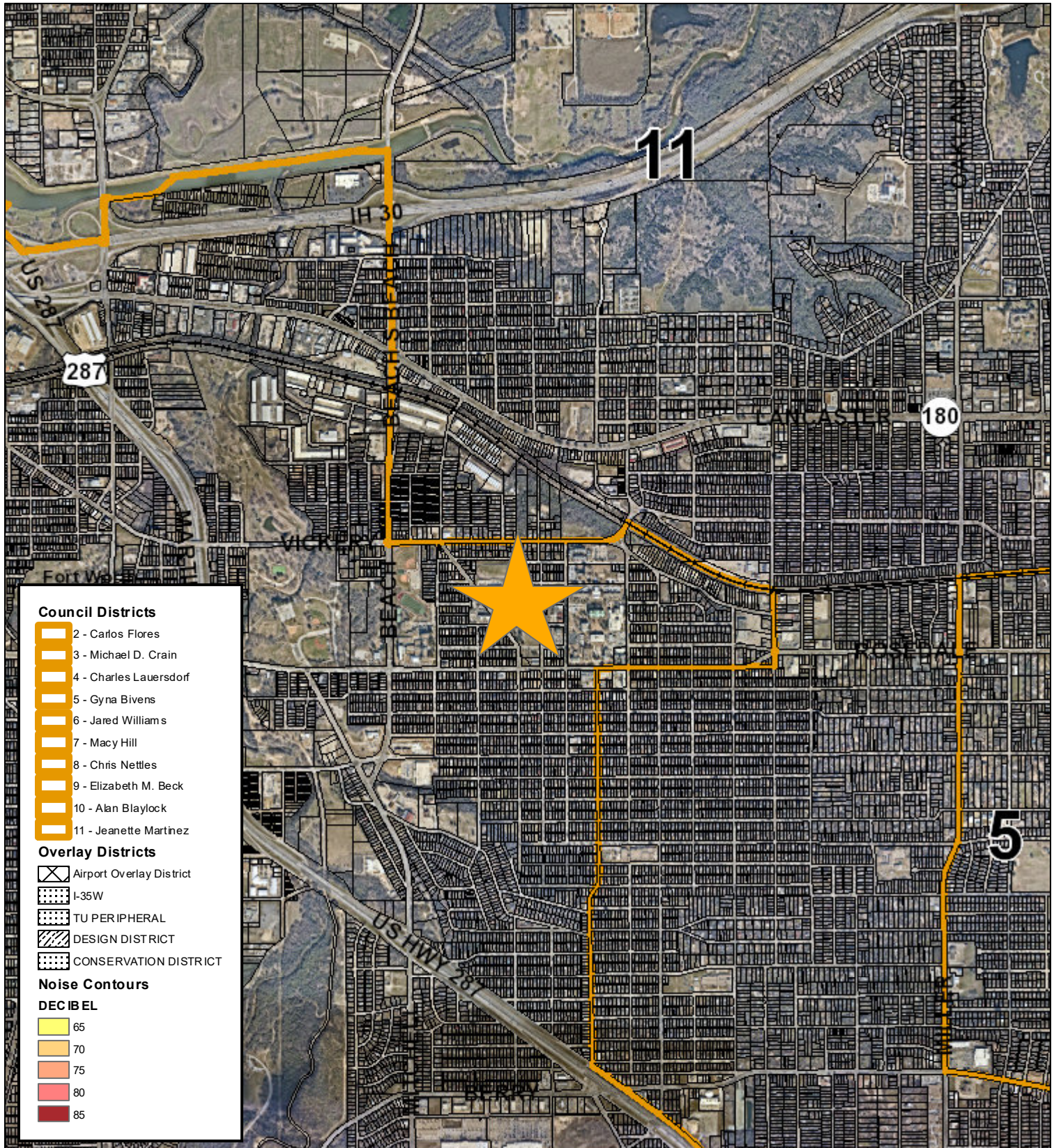
# Area Zoning Map

Applicant: Johanna B. Maldonado/Rosa Paz  
 Address: 2909 Avenue B  
 Zoning From: MU-1  
 Zoning To: A-5  
 Acres: 0.15435709  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 12/11/2024  
 Contact: 817-392-6226

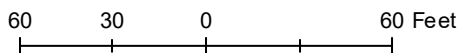




### Area Map



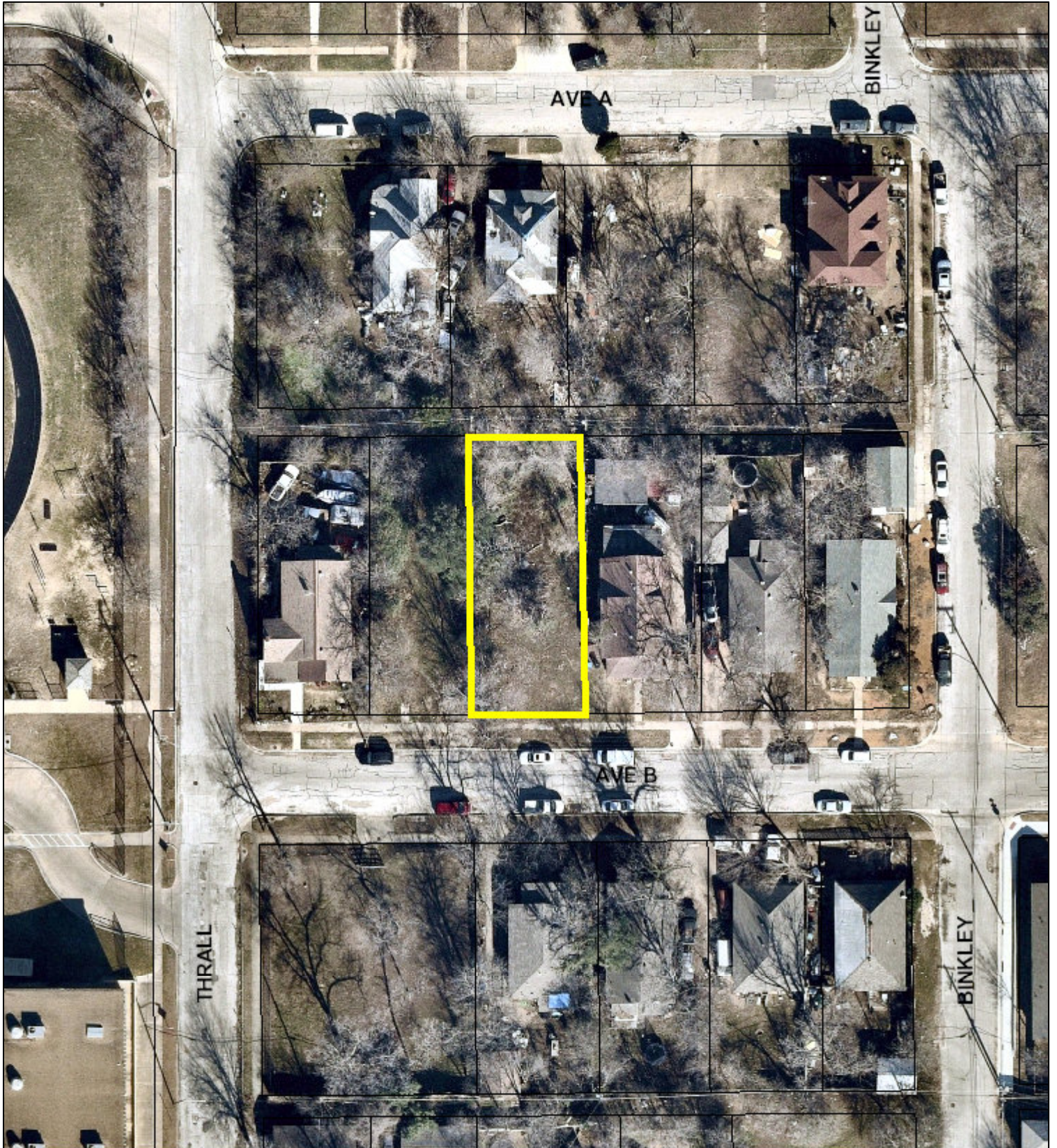
### Future Land Use



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



**Aerial Photo Map**



0 37.5 75 150 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-143

**Council District:** 9

## Conditional Use Permit

**Case Manager:** Brett Mangum

**Owner / Applicant:** Angelair LLC / David Dowling, Cadlib

**Site Location:** 2600 W. Pafford Street

**Acreage:** 0.308 acres

### Request

**Proposed Use:** Mini-warehouses

**Request:** To: Add Conditional Use Permit (CUP) to allow mini-warehouses in "I" Light Industrial; Site Plan included

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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10. Aerial Photograph

## Project Description and Background

The proposed site is in the southeastern part of Fort Worth, off McCart Avenue within Council District 9. The applicant is requesting a CUP for construction of two new mini-warehouses (self-storage units). These will be owned and operated by the same developer which owns the site to the west. Mini-warehouses are allowed by right in “J” Medium Industrial and “K” Heavy Industrial districts and only permitted within “I” and commercial zoning districts with approval of a Conditional Use Permit (CUP). The Site Plan shows no development waivers requested. A narrative was provided by the applicant as part of their submittal package:

Page 4 of 7

Revised 11/29/2022

### DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City’s Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

**Proposal is to construct additional mini-warehouse buildings east of existing adjacent property under same use of mini-warehouse for same property owner which are no longer within the standards of zoning “I” light Industrial.**

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 mini-warehouse is not permitted in the “I” 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.

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

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

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

- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

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

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

## Surrounding Zoning and Land Uses

North “I” Light Industrial / outdoor storage & contractors yard  
 East “I” Light Industrial / office & warehouse  
 South “FR” General Commercial Restricted / former seminary housing  
 West “I” Light Industrial / mini-warehouses

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.  
 The following organizations were emailed on November 27, 2024:

Organizations Notified	
Bluebonnet Hills NA	Fort Worth ISD
Rosemont NA*	Westcliff NA

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing to construct two mini-warehouse buildings for self-storage on the site, which is surrounded by “I” Light Industrial zoning. The site is currently vacant, but surrounded by non-residential and quasi-industrial uses on all sides directly adjacent. Across W. Pafford Street to the south, which serves as a natural buffer is a housing complex formerly utilized by the local seminary. If housing is to be redeveloped on the tracts

to the south, self-storage would be a sensible use to have in close proximity to residential uses, as storage is limited in most modern homes.

The Site Plan shows no development waivers requested. The proposed zoning request for mini-warehouses **is compatible** with surrounding non-residential zoning. The proposed use and their operational characteristics would not create notable land use conflicts with the adjacent land or existing uses.

## Comprehensive Plan Consistency – Southside Sector

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The 2023 Comprehensive Plan designates the subject property as *future heavy industrial* on the Future Land Use Map. The requested Conditional Use Permit (CUP) for electrical power substation **is consistent** with the future land use map designation.

The proposed CUP **is consistent** with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog 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.

## Site Plan Comments

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### Zoning and Land Use

All zoning comments below have been addressed as of 12/02/2024:

- Add case reference ZC-24-143
- Add vicinity map showing nearby major thoroughfares for reference
- Reorient north arrow
- Add signature line "Director of Development Services" with "Date" line below
- Label buildings/structures/pavement materials
- Add the following general notes:
  - This project will comply with Section 6.301, Landscaping.
  - This project will comply with Section 6.302, Urban Forestry.
  - All signage will conform to Article 4, Signs.
  - All provided lighting will conform to the Lighting Code.

### Platting

No response provided

### Water

Please see PDC notes from 3/7/2024 for potential water/sewer Issues and concerns.

If you are not going to use the .75 inch meter that is currently serving the lot, the tap will need to be "killed" at the main.

### Park and Recreation

Workflow cleared by Lori Gordon, but no comments provided

## **Fire Department**

FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

Fire has no comments.

FYI: Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

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 at the City Secretary's site for Ordinance #25388-03-2022.

## **Building Plan Review**

**No response provided**

## **Transportation/Public Works Stormwater**

Contact: sds@fortworthtexas.gov

Site is less than 1 acre.

There is deep potential high water that may exceed 2 ft in depth on site. No FEMA Floodplain on site. The site is adjacent to the City Flood Risk Regulatory Zone.

There is storm infrastructure adjacent to the site per TPW Plan Set S-0201.

## **Transportation/Public Works Engineering**

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

Reminder: Sidewalks and streetlights are required for all public and private streets per City of Fort Worth Standards.

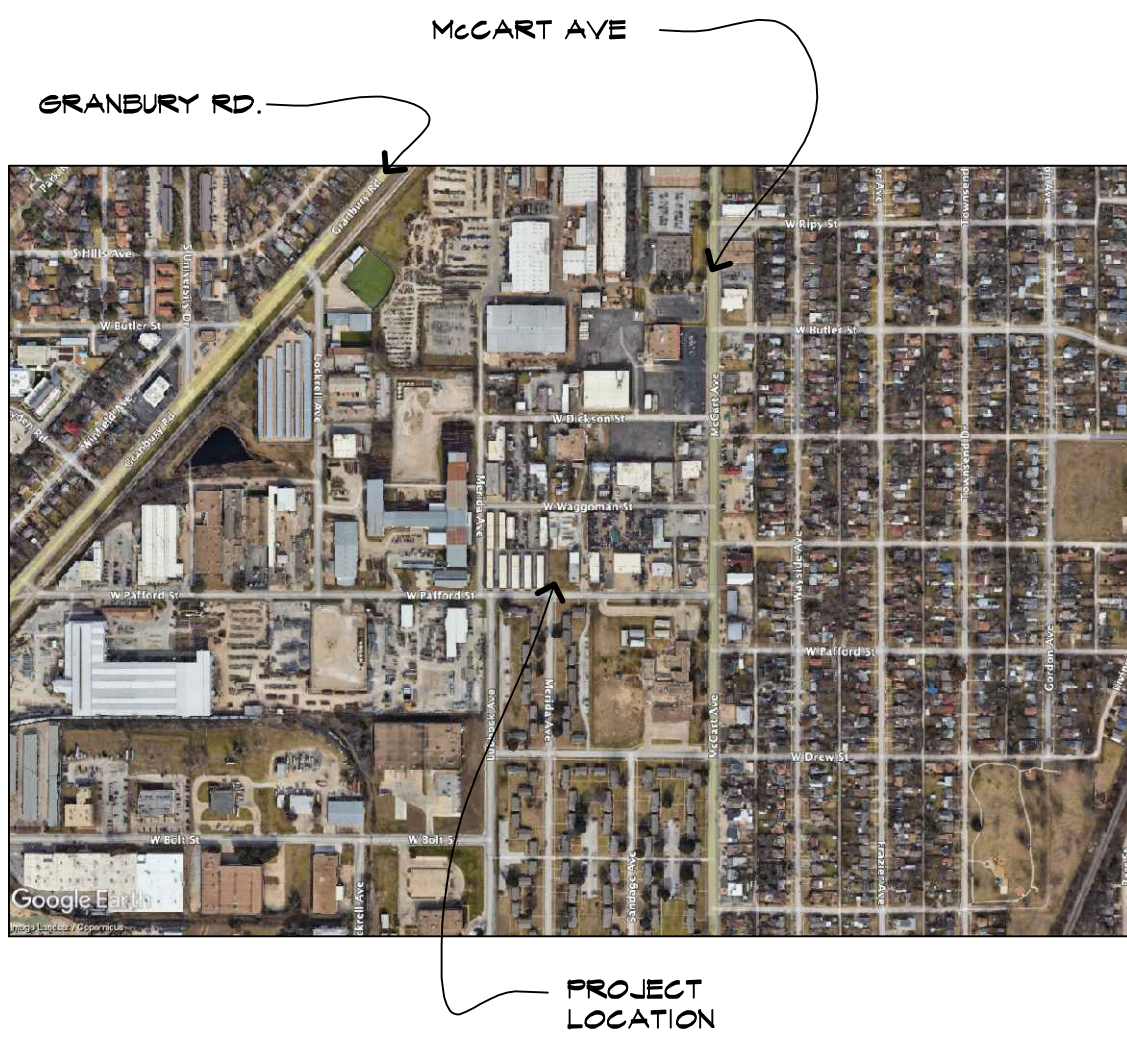
Reminder: Driveway locations are subject to the City of Fort Worth Access Management Policy

*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review 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.)*





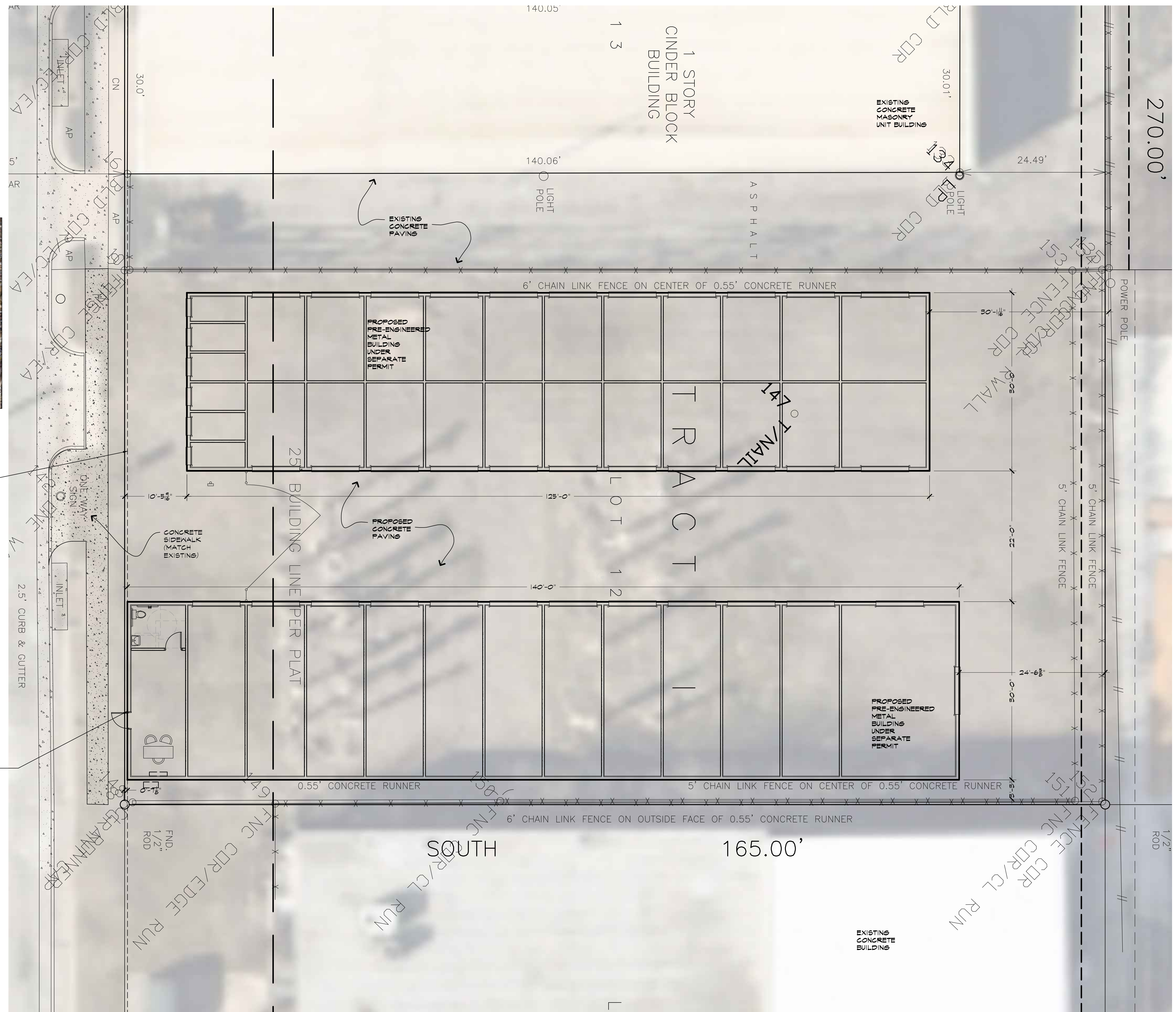
**CUP GENERAL NOTES:**  
 THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.  
 THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.  
 ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.  
 ALL PROVIDED LIGHTINGS WILL CONFORM TO THE LIGHTING CODE.



PROJECT LOCATION

PROJECTED PAFFORD ST FRONT YARD SETBACK

PROJECTED PAFFORD ST FRONT YARD SETBACK



1 ENLARGED SITE PLAN  
 1/8" = 1'-0"

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_  
 DATE \_\_\_\_\_

**CADLIB**  
 DESIGN / BUILD  
 2707 S COOPER ST., STE 109  
 ARLINGTON, TEXAS 76015  
 VOICE - 882.274.4903  
 WWW.CADLIB.COM

RELEASED FOR  
 REGULATORY APPROVAL  
 November 21st, 2024  
 DESIGN AND DRAWINGS ARE SOLE  
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 © CADLIB 2024

**CUP EXHIBIT**  
**ZC-24-143**  
 FOR  
**A-THRIFTI SELF STORAGE**  
 2800 PAFFORD ST., FORT WORTH, TX 76110

CADLIB DESIGN / BUILD PROJECT #  
 40206

DATE ISSUED  
 November 21st, 2024

REVISIONS		
No.	DATE	DESCRIPTION

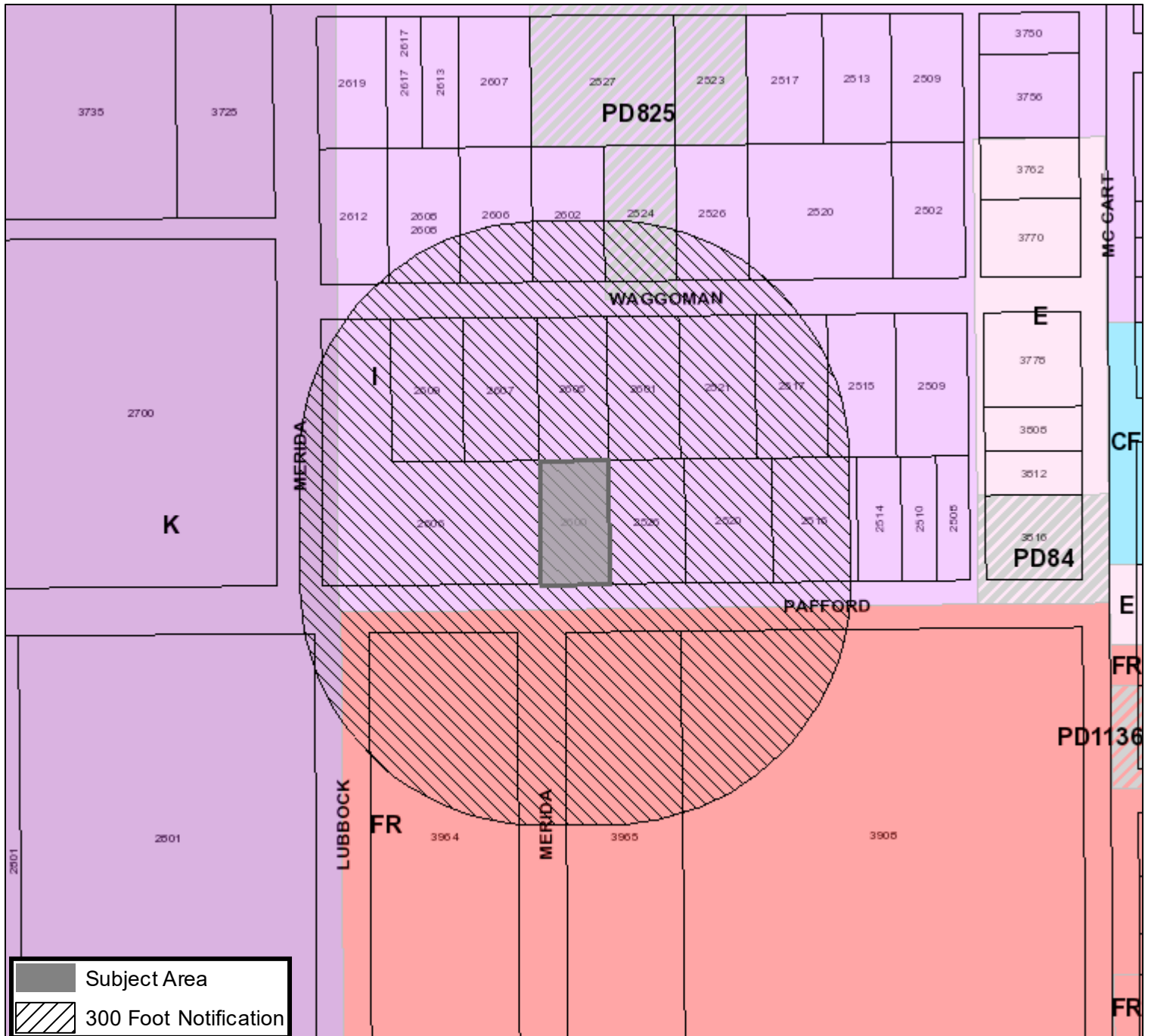
SHEET TITLE  
**ENLARGED ARCHITECTURAL SITE PLAN**



SHEET NUMBER  
**AS102**

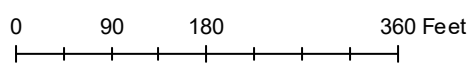


# Area Zoning Map

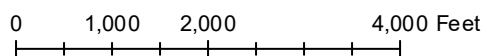
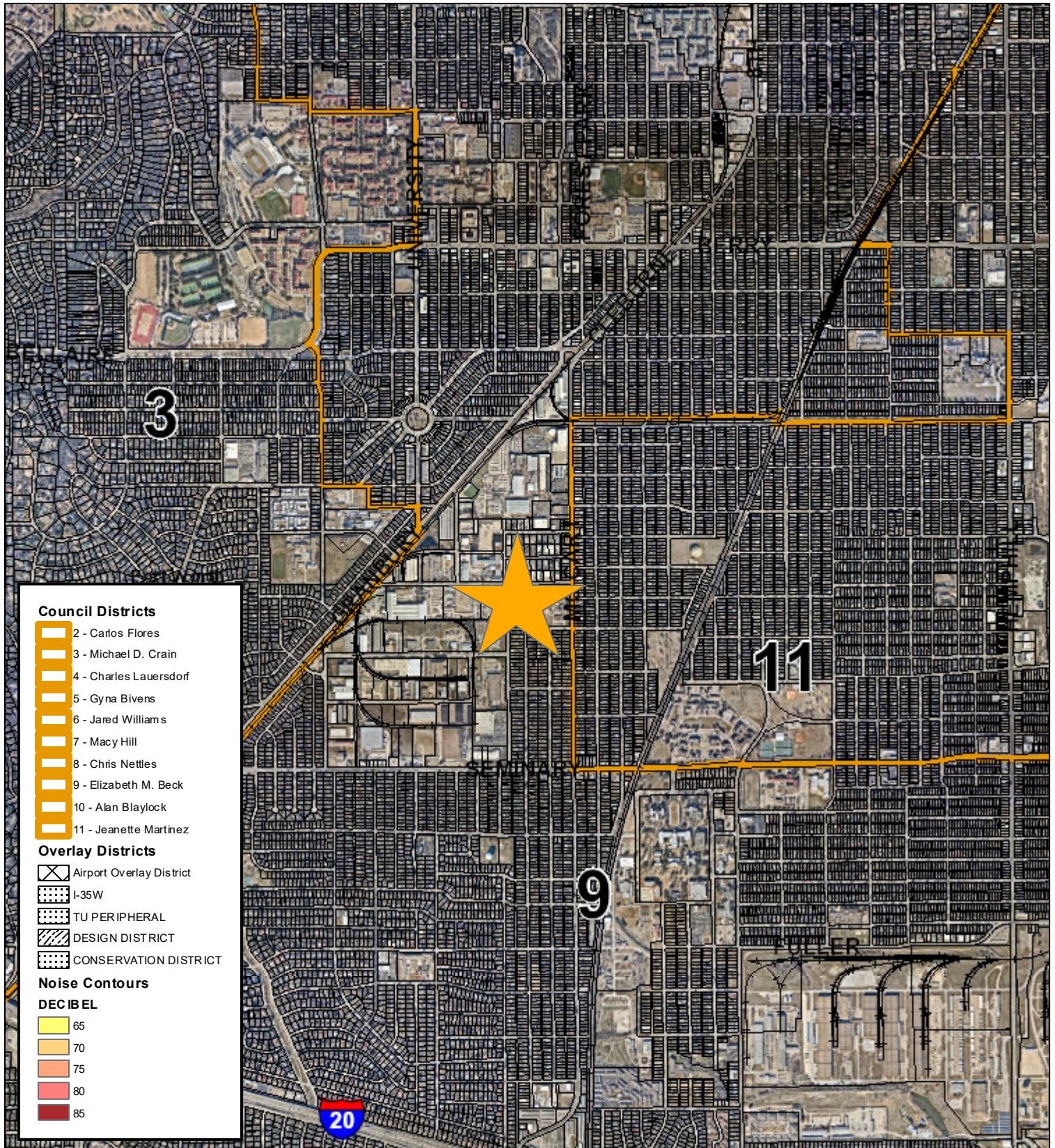
Applicant: Angelair LLC/James Knese/David Dowling  
 Address: 2600 W. Pafford Street  
 Zoning From: I  
 Zoning To: J  
 Acres: 0.30962432  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 12/11/2024  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification

























### Area Map




### Future Land Use

WAGGOMAN

PAFFORD

 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

75 37.5 0 75 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 45 90 180 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-144

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Lynn Jordan](#)

**Owner / Applicant:** JV and PH LLC / Joshua Galbreath

**Site Location:** 4800 & 4900 Parker Henderson Road

**Acreage:** 3.72 acres

### Request

**Proposed Use:** Duplex

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

To: "B" Two-Family

### Recommendation

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

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

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

**Staff Recommendation:** **Denial**

### Table of Contents

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

## Project Description and Background

The property is composed of an undeveloped area of land in the Echo Heights Addition in Council District 11. The site is comprised of a corner lot that is addressed 4800 Parker Henderson Road, and has additional street frontage on Martin Street. The second parcel is just south with an industrial site located between the two parcels, addressed 4900 Parker Henderson Road.

The proposal to rezone these lots would change the current “A-5” zoning to “B” zoning. This zoning change, if approved, would allow the construction of new duplex dwelling units on both sites. The total number of units proposed was not identified at the time of this report. The new units must meet all “B” standards for two attached units, including 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line. A conceptual layout was requested by City staff, but was not supplied by the applicant. “B” zoning does not carry the requirement for a bonafide Site Plan, however a conceptual layout can provide a layer of assurance that the proposed development is in general compliance with the development standards for the proposed zoning.

Martin Street facing south (north tract)



Existing Industrial Business



Parker Henderson Road facing west (south tract)



Surrounding Zoning and Land Uses

- North “A-10” One-Family / undeveloped
- East “K” Heavy Industrial / Industrial complex
- South “A-5” One-Family / single family residential
- West “A-5” One-Family / single family residential

Recent Zoning History

- ZC-24-061 Council-initiated rezoning from I Light Industrial to A-5 One-Family residential approved 8-13-2024

Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.  
 The following organizations were emailed on November 27, 2024:

Organizations Notified	
Echo Heights NA*	Echo Heights Stop Six Environmental Coalition
Glen Park NA	Village Creek NA
Southeast Fort Worth Inc	
Streams and Valleys Inc.	Trinity Habitat for Humanity
Fort Worth ISD	East Fort Worth Inc

*\*Located within this registered Neighborhood Association*



# Development Impact Analysis

## Land Use Compatibility

---

The homes in this vicinity of this site are primarily single family residential in nature. The subject area between the two parcels was recently rezoned From “I” Light Industrial to A-5” single family the current use would be considered legal-nonconforming. Duplexes would be out of character with the existing surroundings. The site is uniquely situated facing two streets, Parker Henderson Road and Martin Street. The square shape for both lots may be difficult to develop a duplex and meeting all of the development standards listed in Section 4.707 of the Zoning Ordinance. There could also be conflicts with the Subdivision Ordinance depending on the layout. The proposed rezoning to “B” **is not compatible** with the surroundings.

## Comprehensive Plan Consistency – Southeast

---

The adopted Comprehensive Plan currently designates the subject property as future Single-Family Residential on the Future Land Use Map. This designation 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.

The proposed “B” Two-Family **is not consistent** with the Future Land Use Map nor compatible with the following policies of the adopted Comprehensive Plan.

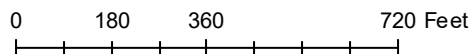
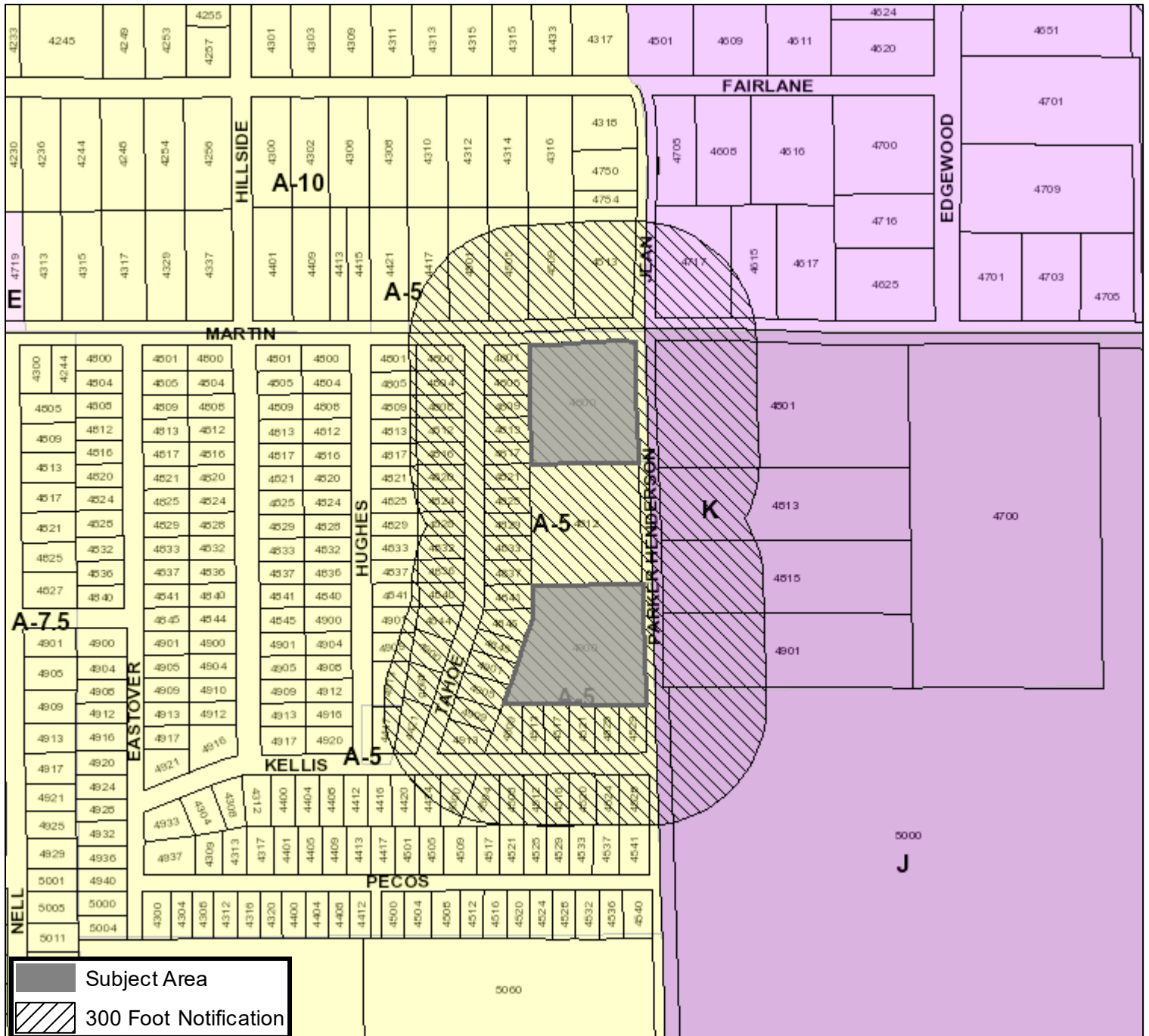
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- 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.

While the proposed zoning is not strictly consistent with the map designation and policies for this area, a case can be made for allowing duplexes in order to promote a variety of housing choices and encourage denser residential to buffer nearby industrial uses.

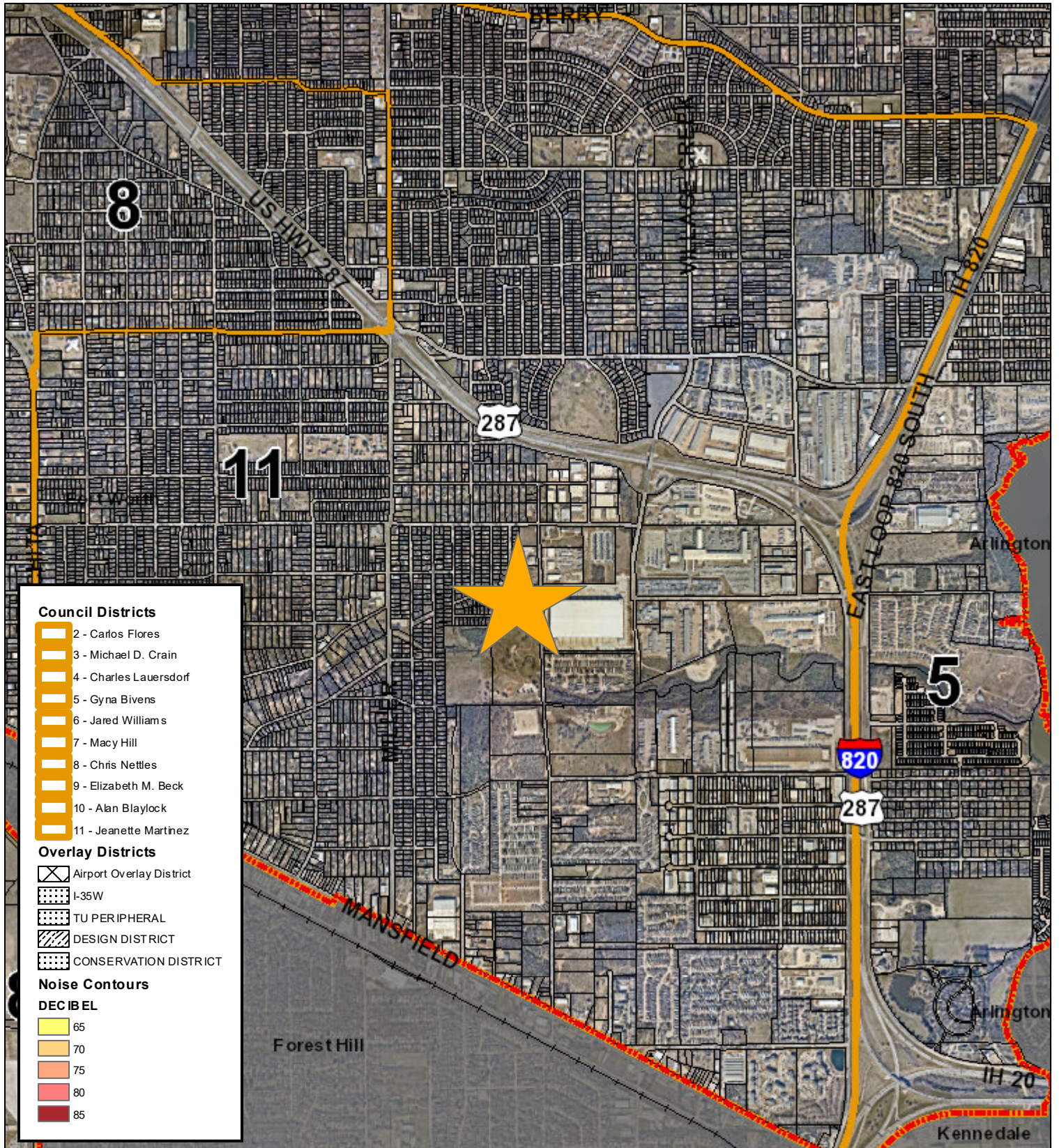


# Area Zoning Map

Applicant: JV and PH LLC/Joshual Galbreath  
 Address: 4800/4800 Parker Henderson  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 3.94055076  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 12/11/2024  
 Contact: 817-392-7869



### Area Map



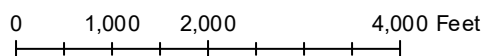
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

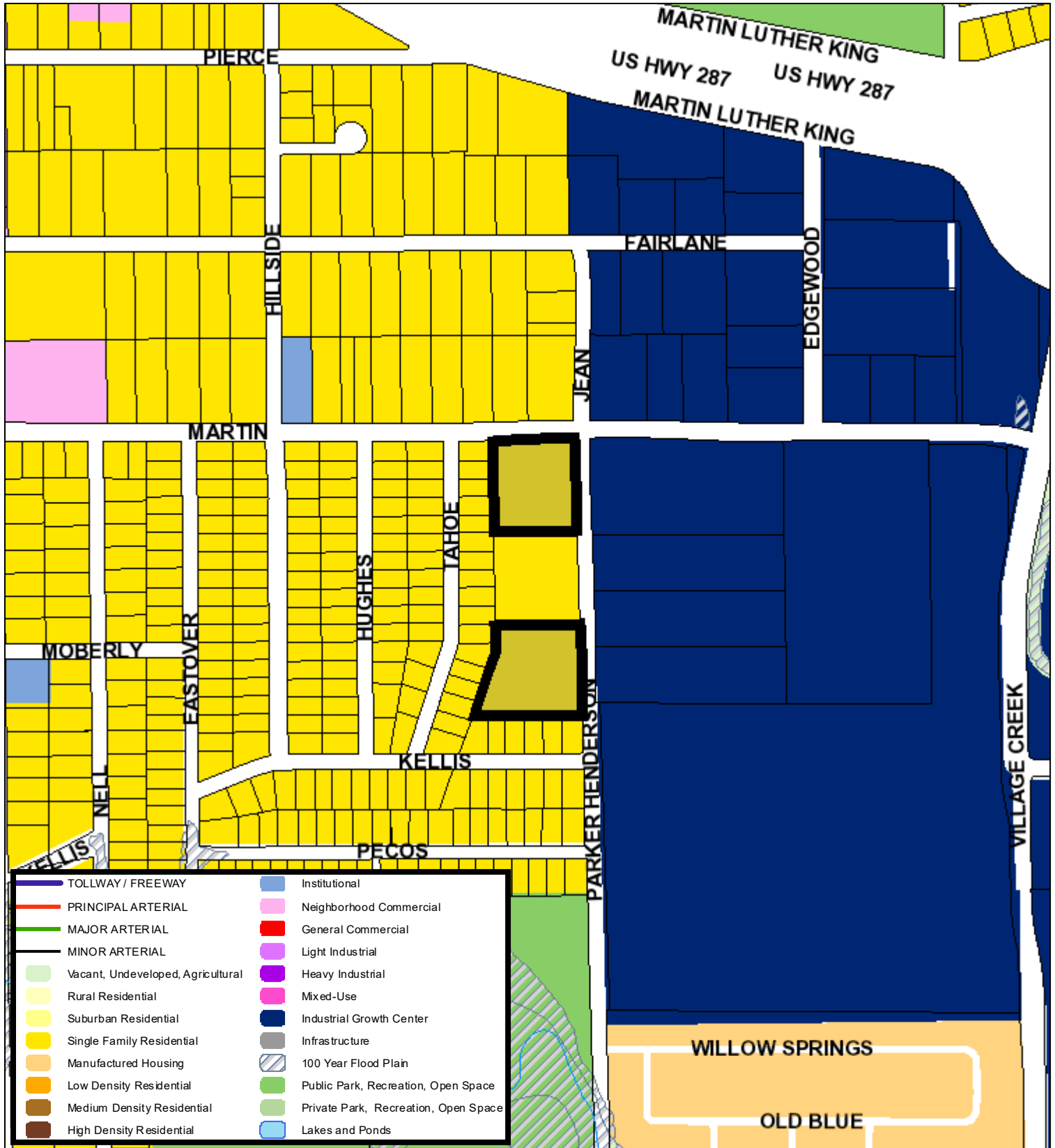
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

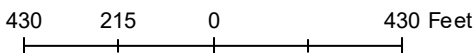
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### 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



0 270 540 1,080 Feet



## Traditional Duplex House Plan with 3 Bed Units - 1567 Sq Ft Each

**3,134**  
Heated S.F.

**2**  
Units

**38'**  
Width

**50'**  
Depth



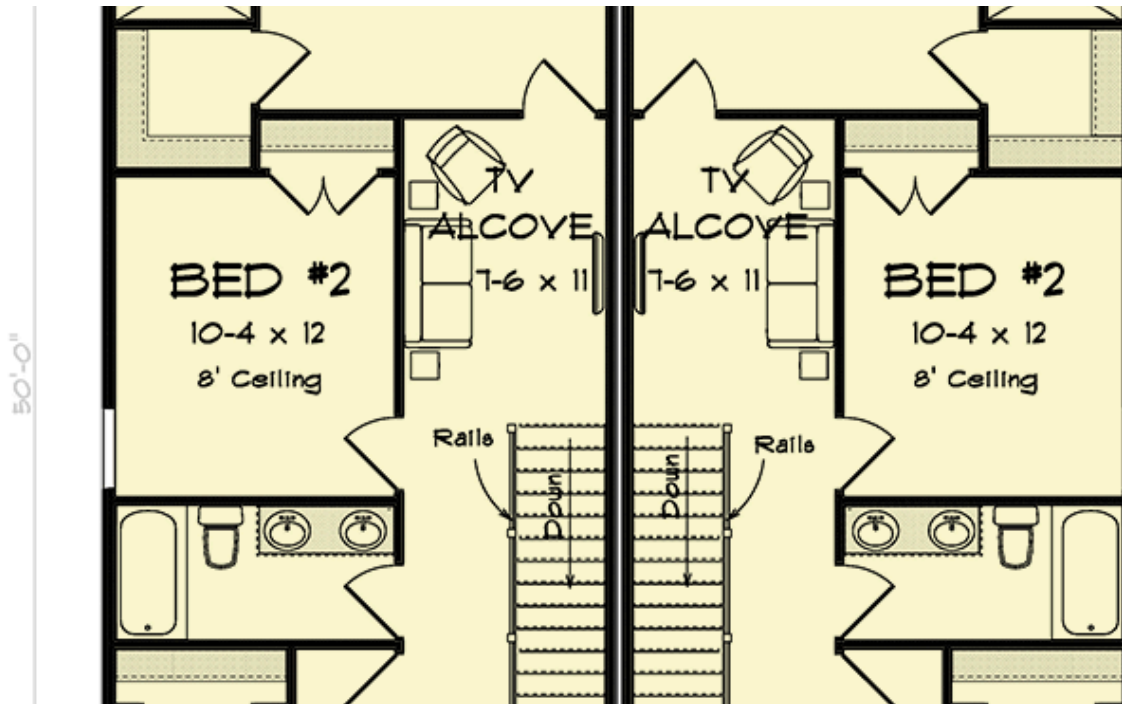
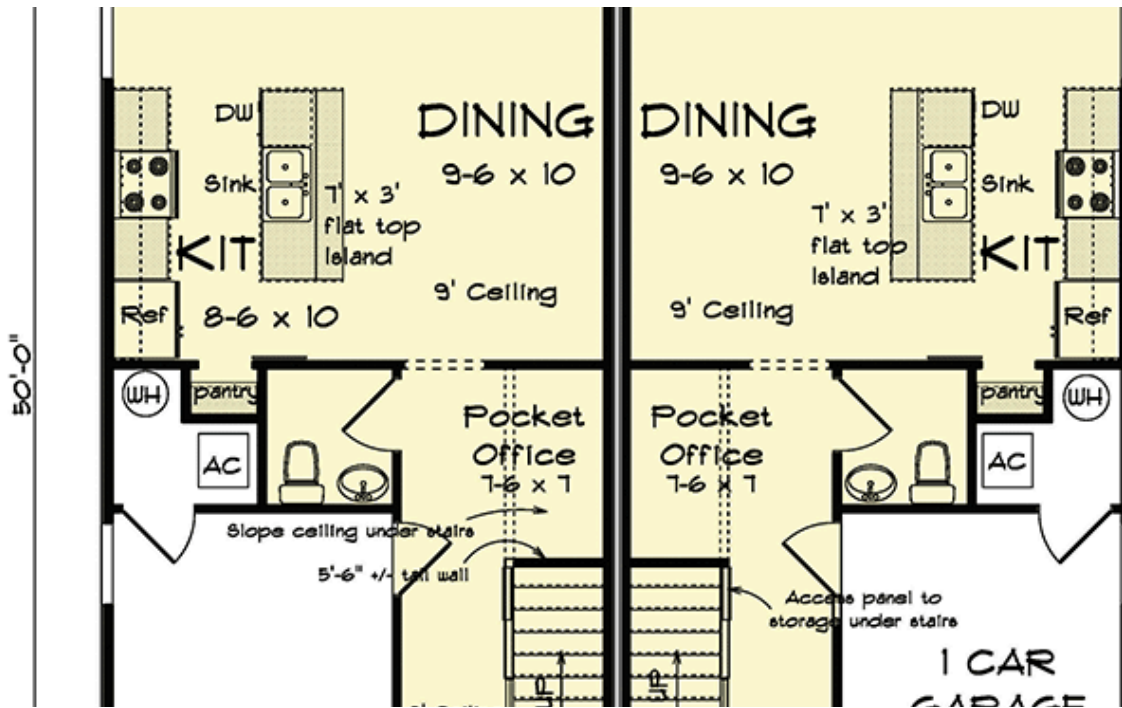












Plan 52355WM  
architecturaldesigns.com



1-800-854-7852  
1-262-521-4596



# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-145

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** Brett Mangum

**Owner / Applicant:** CCA & CWB LLC / Joshua Galbreath

**Site Location:** 7716 Norman Avenue & 7709 Camp Bowie West

**Acreage:** 0.50 acres

### Request

**Proposed Use:** Apartments

**Request:** From: "I" Light Industrial w/ NASJRB Overlay

To: "CR" Low Density Multifamily w/ NASJRB Overlay

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

1. [Project Description and Background](#)
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## Project Description and Background

The subject site is located on the west side of Fort Worth, situated one block south of the Camp Bowie West Blvd. corridor, in Council District 3. This mid-block site is currently undeveloped. The applicant is requesting to rezone the half-acre property from “I” Light Industrial to “CR” Low Density Multifamily, to accommodate future development of apartments on the site. Please note that a formal Site Plan is not required for a rezoning to “CR”, however providing a concept layout can give staff and City officials an idea on how the developer envisions the layout and functionality of the site. “CR” zoning was recently approved on the half acre just to the south, adjoining the subject site.

## Surrounding Zoning and Land Uses

North “CB-IA” Camp Bowie-Industrial Arts / billiards & restaurant  
East “CB-IA” Camp Bowie-Industrial Arts / billiards & restaurant  
South “CR” Low Density Multifamily / undeveloped  
West “PD-649” Planned Development-Specific Use / single family & cabinet shop

## Recent Zoning History

- ZC-14-102, NAS JRB Overlay added

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.  
The following organizations were emailed on November 27, 2024:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
NAS Fort Worth JRB RCC	Bomber Heights NA
Fort Worth ISD	Camp Bowie District, Inc.

## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses in this area are mixed. There is single family residential use and zoning along Norman Avenue to the south. There is a hybrid PD to the west (single family house with the addition of small scale cabinet manufacturing) and commercial to the north along Camp Bowie West. The half acre to the south of the subject site was recently rezoned to “CR”, indicating that there is some level of support for more dense housing in the vicinity. The proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Western Hills/Ridglea Sector

The 2023 Comprehensive Plan designates the subject property as *future light industrial*. Zoning categories in alignment with this Comprehensive Plan designation would be “MU-2”, “I”, or all commercial zones. The current “I” zoning is in alignment and consistent with the Comprehensive Plan designation. In order to accommodate the current development and rezoning proposal, a designation of Medium Density Residential would be required in order to accommodate a rezoning to “CR” Low Density Multifamily.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

#### APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>INDUSTRIAL</b>		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5, 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

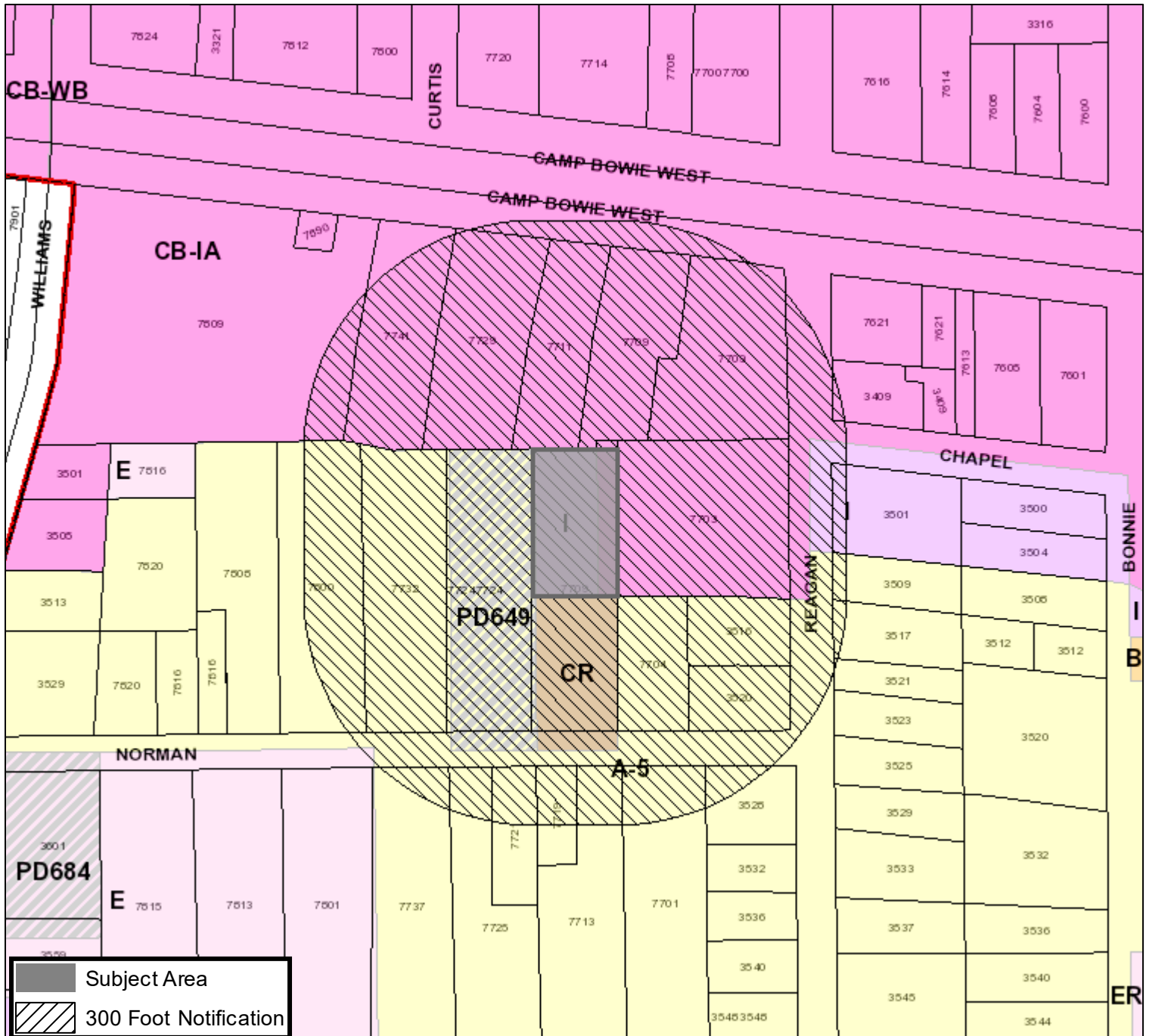
The proposed zoning is **not consistent** with the Comprehensive Plan map designation. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.



In terms of policy, this zoning change is not supported by at least five of the policies specific to the Western Hills/Ridglea area, which generally discourage the intrusion of incompatible uses. The site is within the 65 decibel noise contour from the NAS Fort Worth JRB, which will require additional sound attenuation measures as part of the building process. The city does not want to encourage more residents in the path of constant aircraft noise. Additionally, this is a mid-block site, so this site does not function as a buffer between non-residential and single family uses/zones. The request is **not consistent** with Comprehensive Plan and policies.

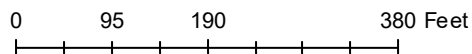


# Area Zoning Map

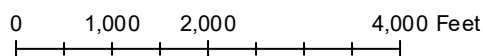
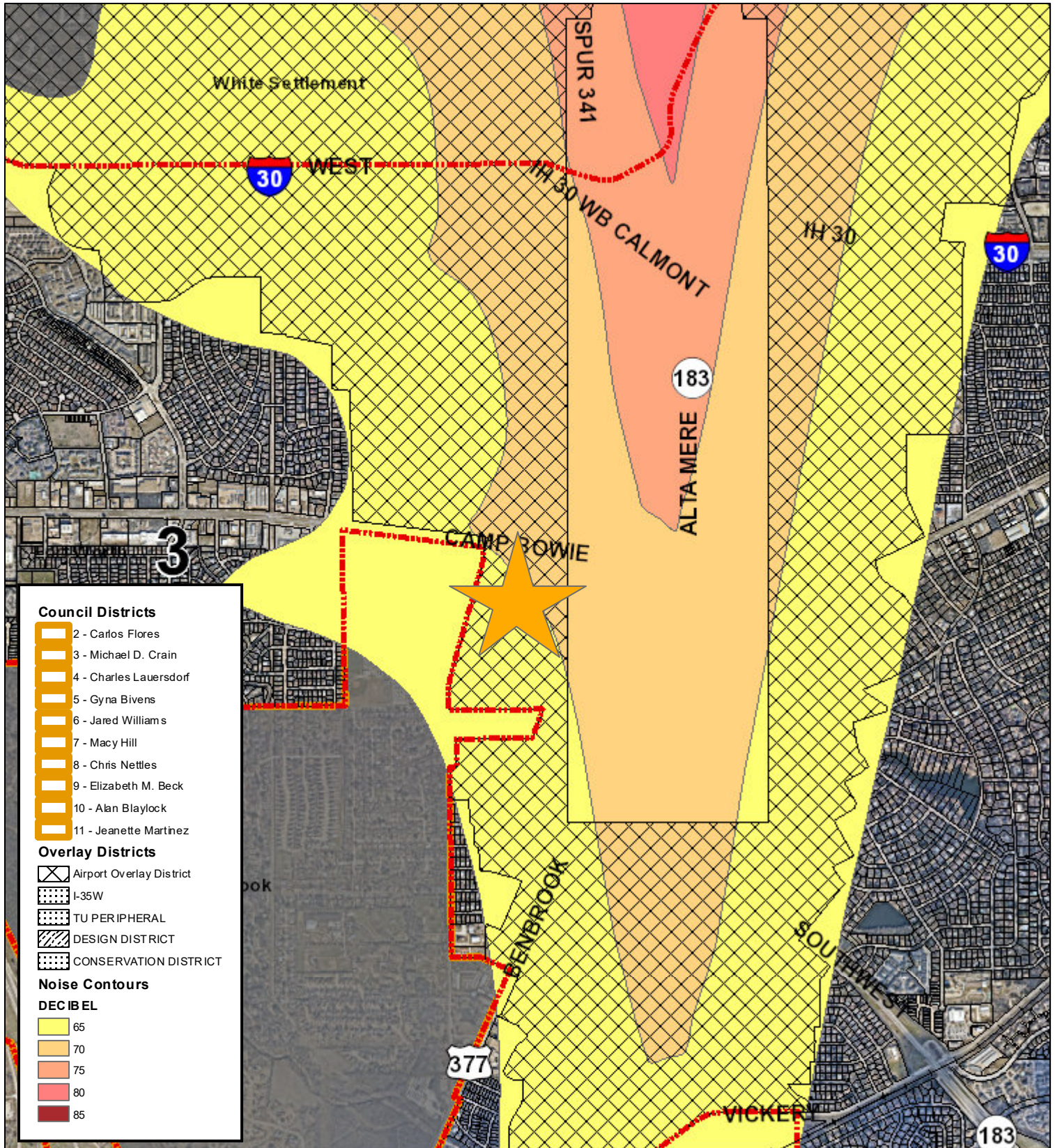
Applicant: Individual  
 Address: 7709 Camp Bowie West Boulevard  
 Zoning From: I/CB-IA  
 Zoning To: CR  
 Acres: 0.50016559  
 Mapsco: Text  
 Sector/District: Western\_Hills\_Ridglea  
 Commission Date: 12/11/2024  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification

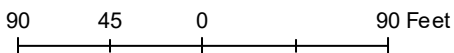
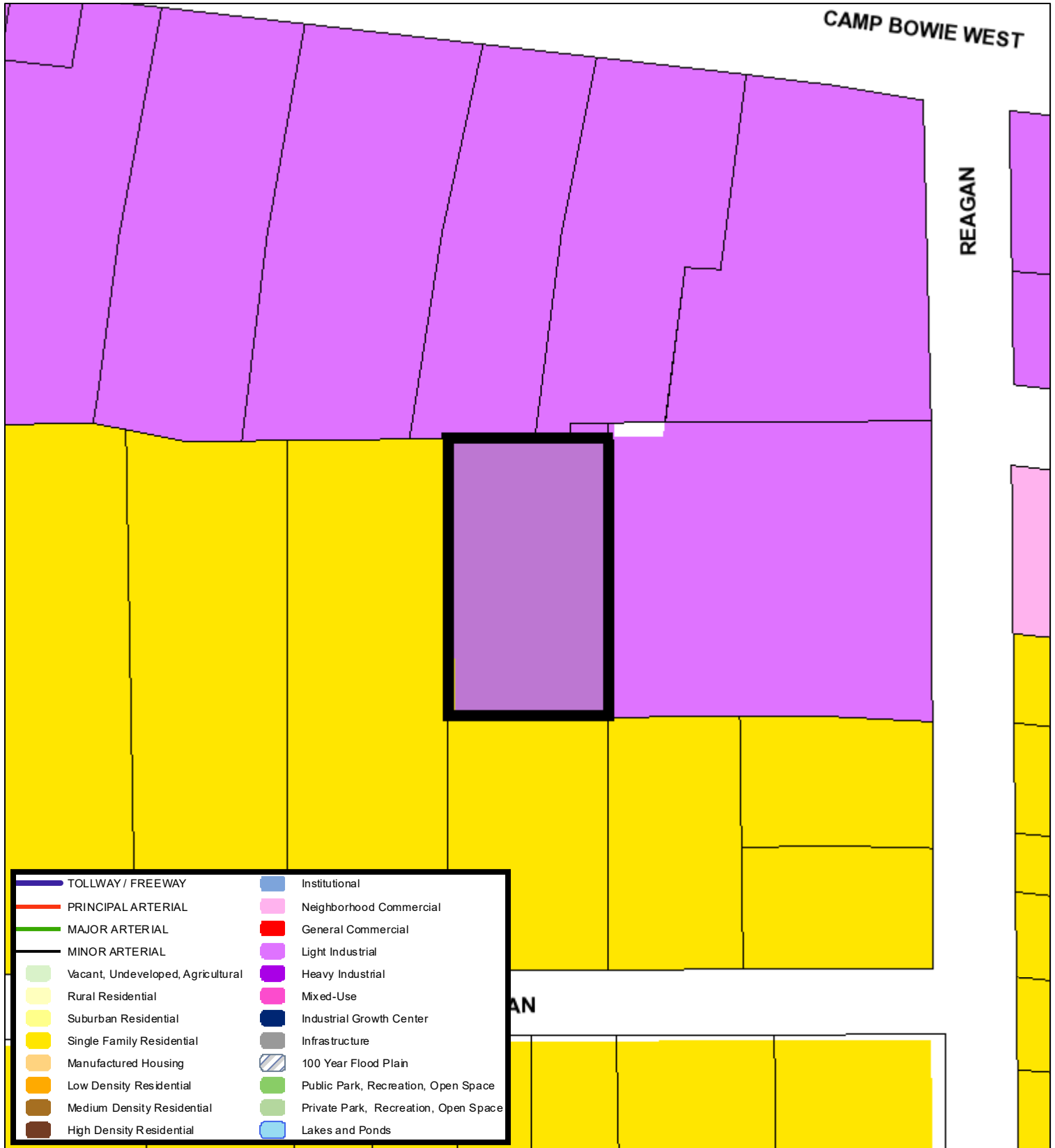


### Area Map





### Future Land Use



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



### Aerial Photo Map



0 55 110 220 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-146

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Trinity Kitchens LLC / Gibson Duwe

**Site Location:** 1300-1306 Gould Ave (evens)

**Acreage:** 0.67 acres

### Request

**Proposed Use:** Restaurant and rental hall for private events

**Request:** To: Add Conditional use Permit for a restaurant and rental hall in “CF” Community Facilities District; site plan included

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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1. [Project Description and Background](#)
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5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
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## Project Description and Background

The property is located at the intersection of Gould Avenue & Northside Drive. The applicant previously had a CUP approved for a restaurant with alcohol sales, however, their four (4) year timeframe has expired. The applicant's request is two-fold: 1) they would like to reestablish their CUP for restaurant with alcohol sales 2) add rental hall for private events. The information below from the applicant describes their request.

Gigi Howell, Juan Rodriguez and I are making progress on our plans to move Magdalena's to Lanny Lancarte's catering kitchen at 1300 Gould Ave. We still intend to close the existing Magdalena's on Grand Ave. and move it to Gould. In addition to a catering kitchen, we will also host private events and our popular Supper Club. To accomplish this, we need to ensure that the current zoning/permitted uses allow for each of these operations and if not, determine what steps we need to do to make this happen. As you recommended, we reached out to AJ Garcia via phone, text, and email but haven't received a response yet.

As noted in previous correspondence, please review the following:

1. There are 25 parking spots on-site, and we can add up to 26 more if necessary. All these parking spots are behind a gate/fence. As you know this is much more parking than Magdalena's has currently.
2. Juan has identified another property close by where we may be able to add additional parking.
3. We will have both private events and Supper Clubs on-site and will be serving beer, wine and spirits. All these events will have a hard stop at 10:00 pm, and it usually takes us 20 minutes to clean up and close down. So, everything should be completely shut down by 10:30 pm.
4. I believe the current CUP allows for TO GO alcohol sales, but this is not critical for our plans/operations.

The subject property was rezoned to Community Facilities "CF" for the church use back in 2011, the property has sold. According to historic aerials the church appears to have been built prior to 1950 and may have been constructed prior to the Zoning Ordinance.

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 the proposed use is not permitted in the "CF" zoning district by right, allowing it by CUP with a site plan may help mitigate any neighborhood concerns.

## Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family  
East "A-5" One-Family / single-family  
South "A-5" One-Family / single-family  
West "A-5" One-Family / single-family

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.  
The following organizations were emailed on November 27, 2024:

Organizations Notified	
Inter-District 2 Alliance	North Side NA*
Historic Northside Business Association	Fort Worth Stockyards Business Association
Tarrant Regional Water District	Streams and Valleys Inc.
Trinity Habitat for Humanity	FWISD

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting a zoning change for a Conditional Use Permit (CUP) for a restaurant with alcohol sales and rental hall for private events. Surrounding land uses are predominantly single family.

This site has operated for the past four (4) years with minimal impact to the neighborhood. The addition of renting the facility for private events should not have an overarching effect to the existing restaurant operation, as long as, parking is maintained solely on their site. The applicant has the ability to add new parking spaces, if warranted. The CUP allows for time limitation, typically 3-5 years if this will assuage fears about the proposed uses.

The proposed CUP **is compatible** at this location

### Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan designates the subject property as Institutional. The requested zoning classification **is not consistent** with for the land use designation.

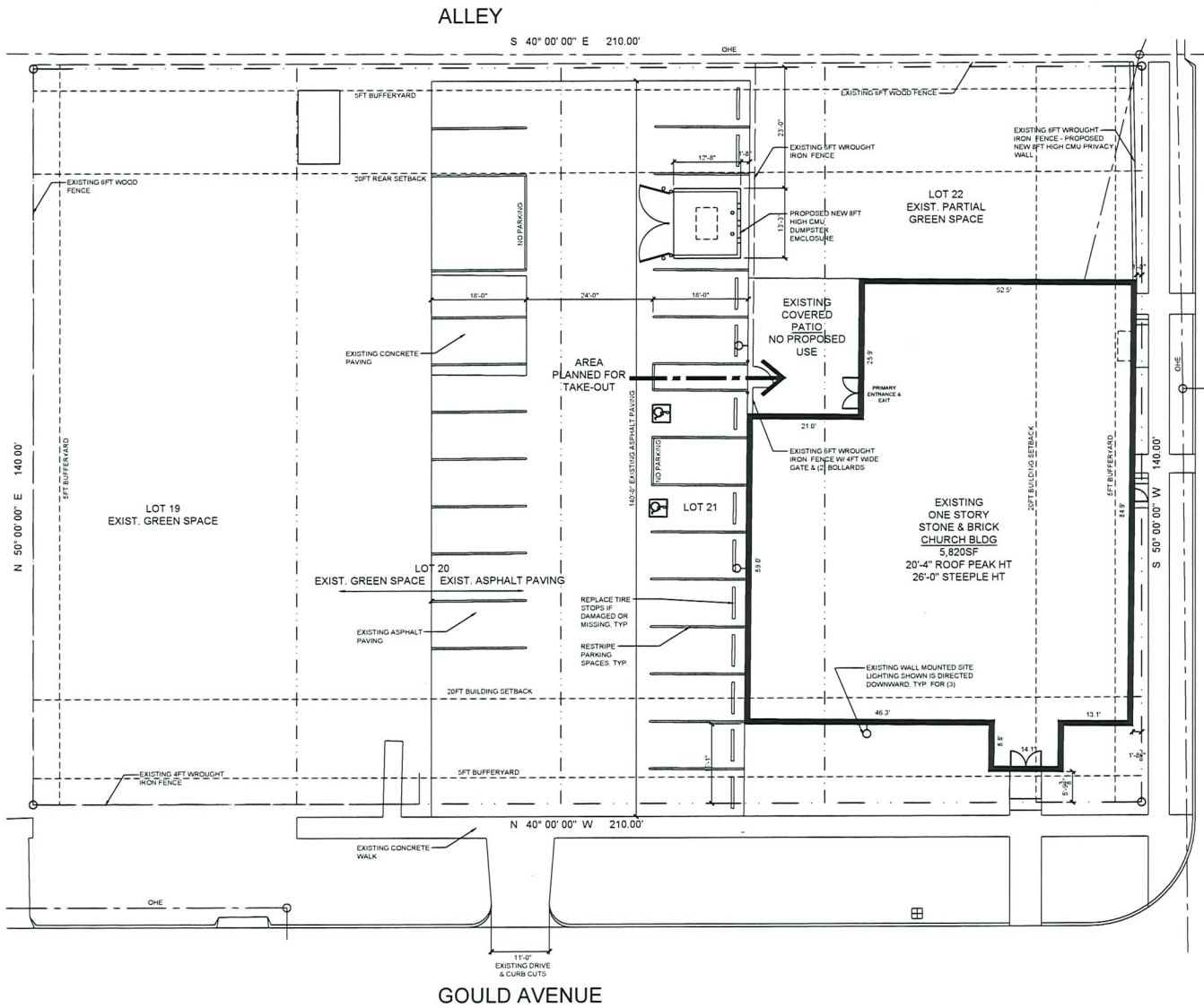
However, the requested CUP zoning **is consistent** with the following Comprehensive Plan policy:

- Attract redevelopment and new development in the corridors linking the major districts of Downtown, the Historic Stockyards, and the Cultural District.

### Site Plan Comments

#### Zoning & Land Use

All comments addressed as of the writing of this report.



VICINITY MAP

NORTHSIDE DRIVE

- SITE GENERAL NOTES**
1. SITE PLAN WILL COMPLY WITH URBAN FORESTRY.
  2. SITE PLAN WILL COMPLY WITH LANDSCAPING.
  3. SITE PLAN WILL COMPLY WITH SIGNAGE.
  4. ANY BUILDING OR PARKING LOT LIGHTING SHALL BE SHIELDED, DIRECTED AWAY AND DOWNWARD FROM ANY RESIDENTIAL DISTRICT.
  5. THERE IS NO DETACHED SIGNAGE PROPOSED ON THE SITE PLAN.
  6. ALL FENCE SHOWN ON PLAN IS OWNED BY THIS CURRENT PROPERTY OWNER.
  7. THERE ARE NO PLANS TO EXTEND THE WROUGHT IRON FENCE ALONG GOULD AVENUE.
  8. RE-STRIPPE EXISTING PARKING.
  9. REPLACE CONCRETE TIRE STOPS ALONG BUILDING IF DAMAGED OR MISSING.

**AREA & OCCUPANCY LEGEND**

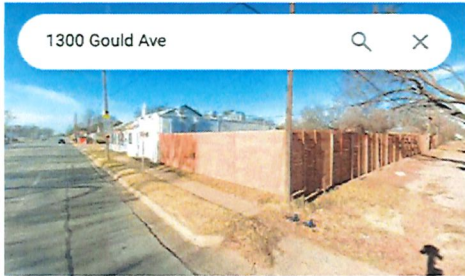
FLOOR	AREA	% OF AREA	OCCUPANCY
PICK-UP AREA	322 SF	6%	OCC = 1/1000SF = 3
KITCHEN	948 SF	16%	OCC = 1/2000SF = 5
WALK-IN REFRIGERATORS	943 SF	16%	OCC = 1/2000SF = 5
DRY STORAGE	2,593 SF	45%	OCC = 1/2000SF = 13
OFFICE	162 SF	3%	OCC = 1/1000SF = 2
RESTROOMS	211 SF	4%	-
HVAC	74 SF	1%	-
JANITOR	15 SF	<1%	-
ELEC ROOM	19 SF	<1%	-
ADJ. FOR NET	855 SF	9%	-
<b>TOTAL</b>	<b>5,820 SF</b>	<b>100%</b>	<b>- TOTAL OCCUPANTS = 28</b>

**SIGNATURE BLOCK**

Digitally signed by Arty Wheaton Rodriguez

Date: 2020.12.11 14:48:37 -06'00'

# Property Outline - 1300 Gould Ave.



1300 Gould Ave  
Building

- Directions
- Save
- Nearby
- Send to phone
- Share

- 1300 Gould Ave, Fort Worth, TX 76164
- Suggest an edit on 1300 Gould Ave
- Add a missing place
- Add your business
- Add a label
- Your Maps activity

## Photos

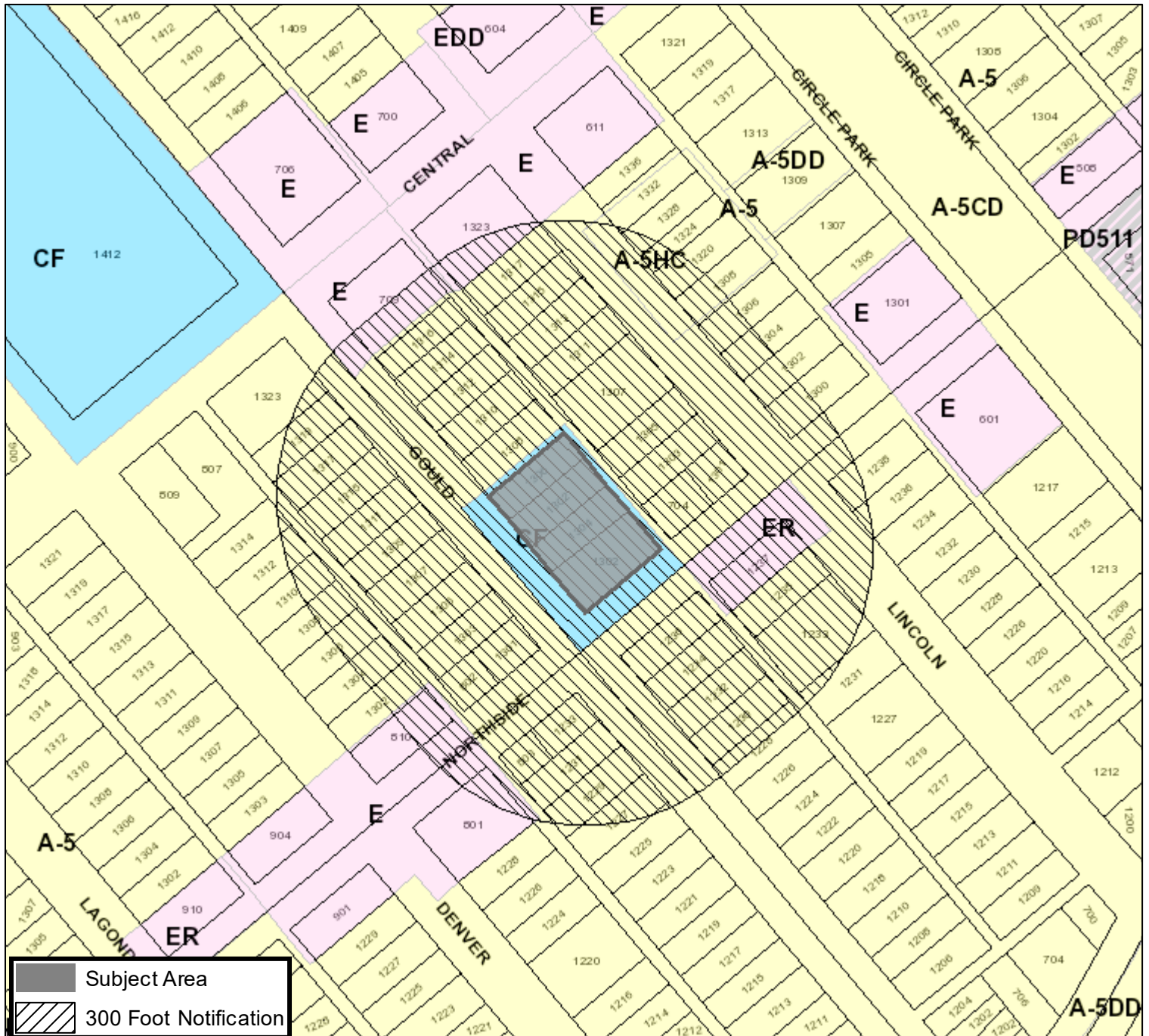




At this place

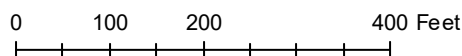


### Area Zoning Map

Applicant: Trinity Kitchens LLC  
 Address: 1300-1308 Gould  
 Zoning From: CF  
 Zoning To: Amend CUP to allow private events and sipper club  
 Acres: 0.6803008  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 12/11/2024  
 Contact: 817-392-6226

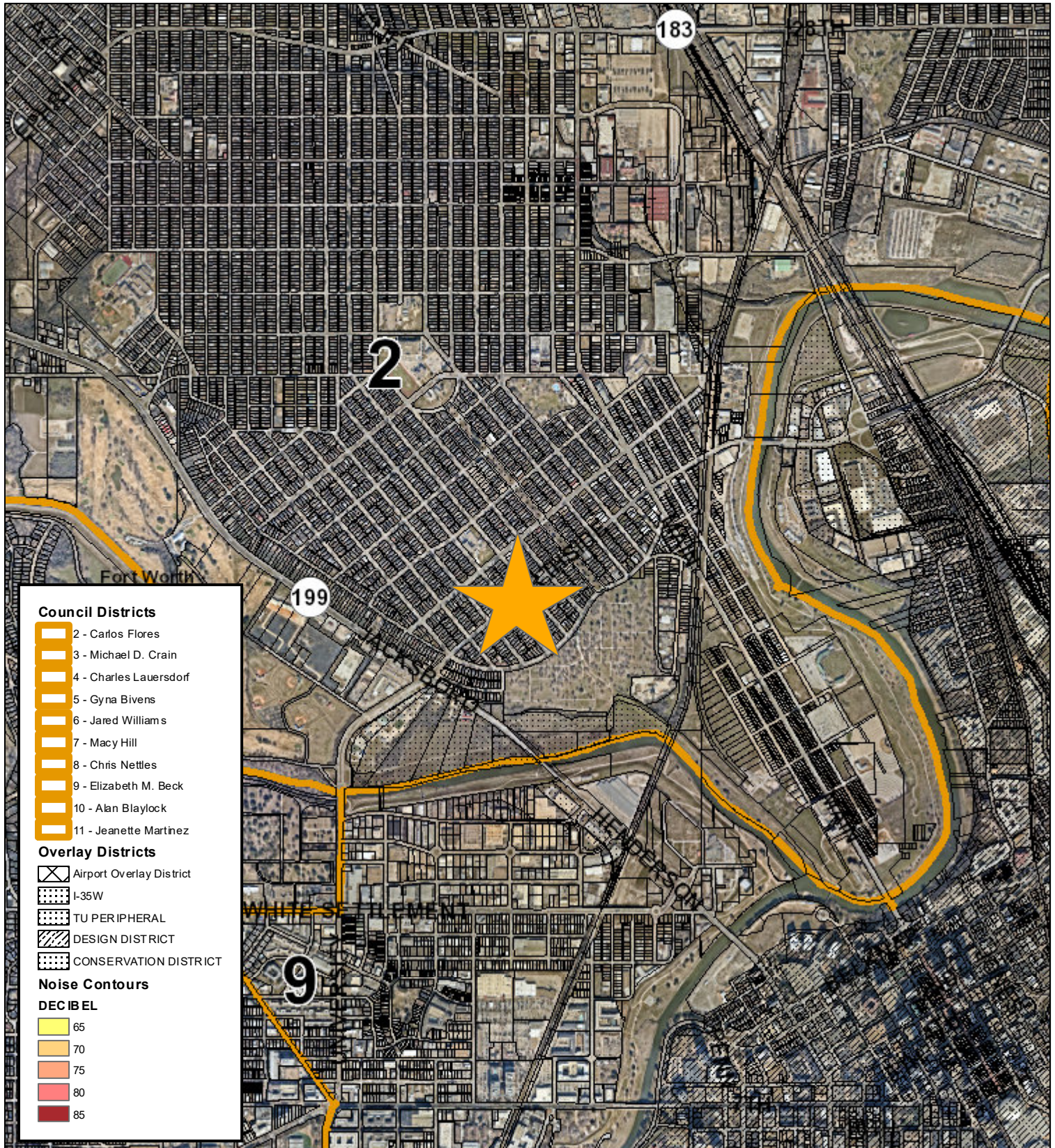


	Subject Area
	300 Foot Notification

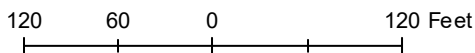
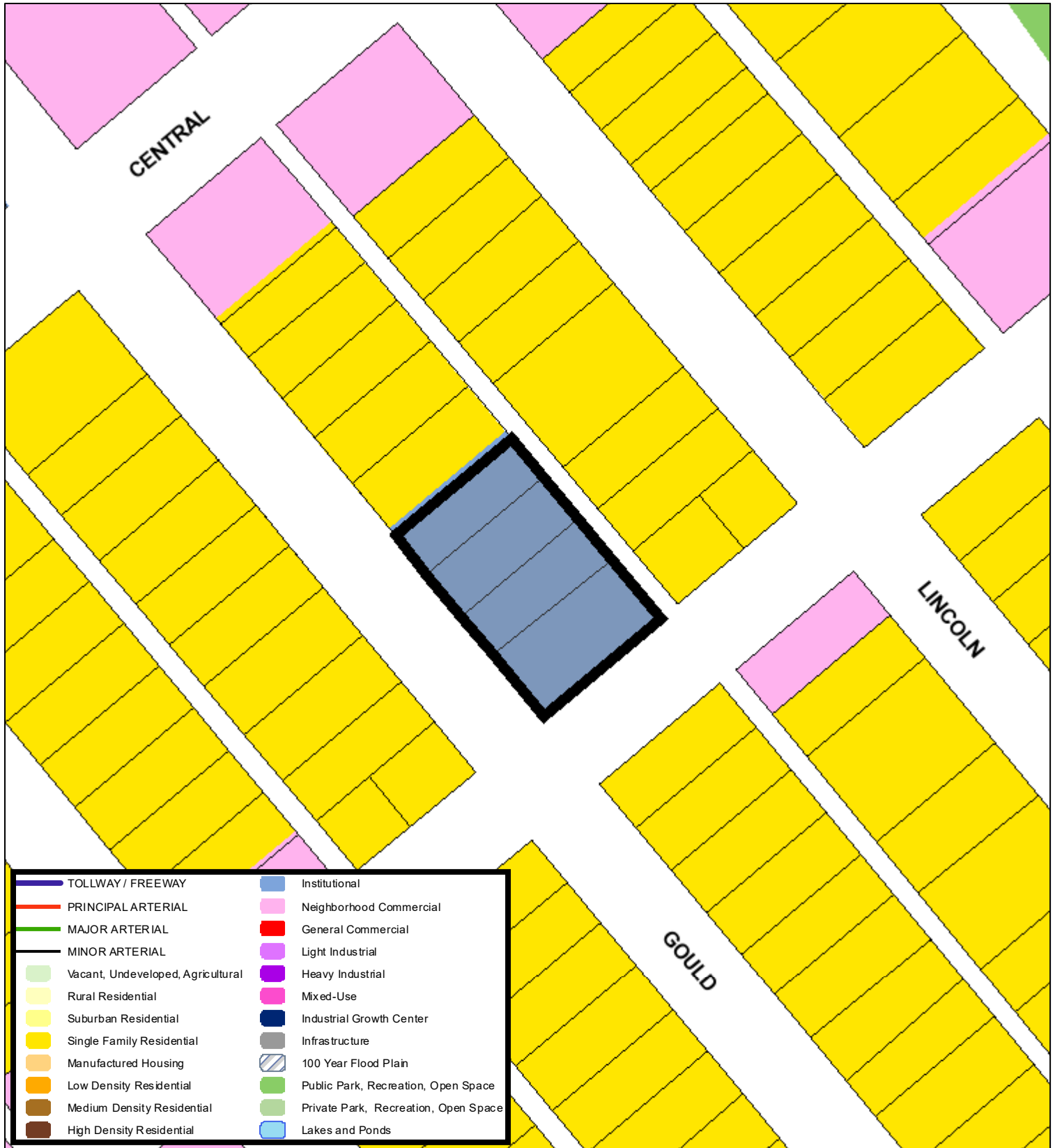




### Area Map



### Future Land Use



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



**Aerial Photo Map**



0 75 150 300 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-148

**Council District:** 8

## Zoning Map Amendment & Site Plan

**Case Manager:** Brett Mangum

**Owner / Applicant:** Pilgrim Valley Missionary Baptist Church/Cooper Conger & Mary Nell Poole, Townsite

**Site Location:** 2500 McCurdy Street & 1701 E Robert Street

**Acreage:** 2.805 acres

### Request

**Proposed Use:** Single Family/Cottage Community

**Request:**

From: "I" Light Industrial

To: "PD-C" Planned Development for all uses in "C" Medium Density Multifamily with development standards for parking, driveway & fencing between the building fronts and the street, orienting the short side of buildings towards the street, building separation reduction, open space reduction, and MFD submittal waiver, Site Plan included

### Recommendation

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

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

**Comprehensive Plan Policy 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](#)
6. 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

This is a proposed cottage community multifamily development on an undeveloped site near South Riverside Drive, US Highway 287, and Cobb Park in Council District 8 in south Fort Worth. The total land area within the development is just under 3 acres. A total of 34 two story homes are proposed in a condominium regime, a mixture of 2- and 3-bedroom units resulting in a density of approximately 12 dwelling units per acre. This typology will be similar to single family development, but since the land will be platted as one lot of record rather than individual lots, the zoning is classified as multifamily, however this is not a traditional multifamily garden style apartment development. For additional details, see narrative provided by developer in the application below:

The developer is proposing to develop 34, for sale, single family homes sold as condominiums within a cluster configuration. Each home will be individually owned with a community HOA controlling the grounds - lawn/irrigation, color change and future road maintenance.

Each home will be 2-story with 14, 2-bedroom/2-bath homes and 18, 2-bedroom /2-bath homes and will meet the city's design standard for elevation variation. The site meets all parking requirements. Each home will have marked assigned parking spaces and marked visitor parking spaces.

The site has 45.73% open space with a large area that will double as potential detention and resident outdoor amenities. A living green screen will offer privacy for the homes along McCurdy and provide green relief to the McCurdy frontage. The site will have a density of 11.42 homes/acre - half of the allowable density.

The project will have wrought iron fencing along McCurdy with access gates and solid wood fencing along the north and west boundaries.

These homes fulfill the city's desire for more affordable, missing middle housing options and are priced to attract first time homeowners.

## Surrounding Zoning and Land Uses

North I' Light Industrial / duplex apartments  
East "CF" Community Facilities / undeveloped  
South "D" High Density Multifamily / apartments  
West "C" Medium Density Multifamily / apartments

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.  
The following organizations were emailed on November 27, 2024:

Organizations Notified	
Belmont NA	Hillside NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Morningside NA	The New Mitchell Boulevard NA
Southeast Fort Worth Inc	Fort Worth ISD

# Development Impact Analysis

## Land Use Compatibility

The subject site is currently undeveloped. There is no direct adjacency with any single family or two family residential areas. Three multifamily complexes are located nearby to the west, south, and north. To the east is undeveloped property zoned “CF” Community Facilities. There is access to the South Riverside Drive corridor just to the west, as well as direct connections to Highway 287 to the north.

Approval of this request would eliminate the existing “I” Light Industrial zoning which would have the effect of downzoning the land, a benefit to the nearby neighborhoods and surrounding communities. The existing “I” zoning permits a far greater range of potentially harmful or disruptive uses than any residential zone. In addition, the site plan attached gives any neighbors an added level of assurance of precisely what will be built on the site. Any modifications to an approved Site Plan beyond a minimal tolerance (for minor design adjustments) requires re-initiating the zoning process in the future.

The proposed rezoning to “PD-CR” is **compatible** with the surrounding land uses.

## Comprehensive Plan Consistency – Southside Sector

The 2023 Comprehensive Plan designates the rezoning area as *future medium density residential*, matching the proposed zoning classification. This request is **consistent** with the Comprehensive Plan map designation.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

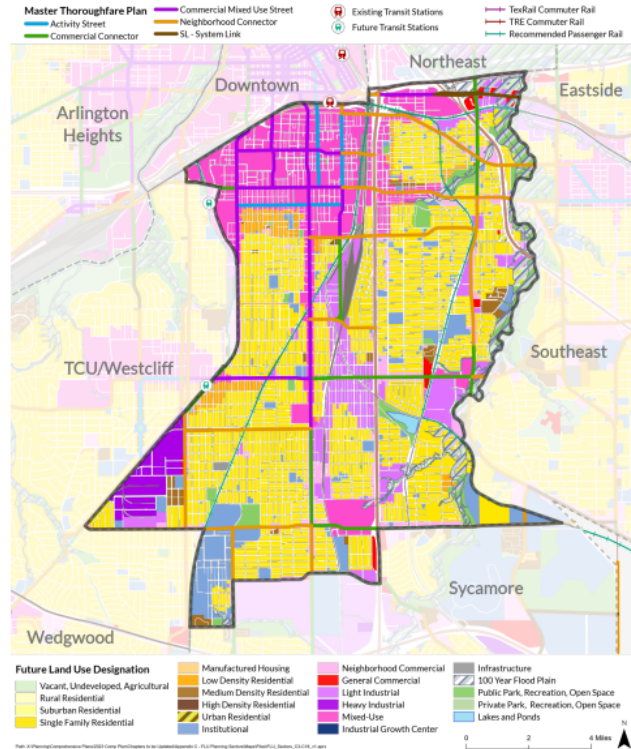
#### APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5, 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 rezoning is **consistent** at a policy level. In particular, policies #5, 7, and 12 from the Southside sector plan come into play:

**Sector Land Use Policies**

1. Promote transit-oriented development (TOD) around the planned Medical Center and TCU/Berry TEX Rail stations.
2. Encourage redevelopment of the South Main, Hemphill/Berry, Evans & Rosedale, Berry/Riverside, and Near East Side Urban Villages consistent with their urban village plans.
3. Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
4. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Seek to expand West Berry Street design initiatives to other commercial districts within the sector.
7. Encourage infill of compatible housing.
8. Attract high quality freeway commercial development along the interstate highways.
9. Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
10. Encourage the enhancement of the educational training complex at Morningside and Briscoe schools.
11. Reinforce medical institutions by providing opportunities for expansion.
12. Encourage office and high density residential uses which will support area commercial uses.
13. 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.



*"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."  
Texas Local Government Code, Section 219.005.*

Additionally, the development is supported by the City’s Neighborhood Conservation Plan and Housing Affordability Strategy, which suggests providing a continuum of different housing types in order to combat the housing crisis, create more dwelling units to keep paces with the growth of jobs in Fort Worth, and lastly to promote affordability.

**Site Plan Comments**

**Zoning and Land Use**

All zoning comments below cleared as of 11/25/2024

- Add zoning case reference "ZC-24-148".
- Retitle as "Site Plan" rather than "Site Concept Plan".
- On the vicinity Map, turn off aerial background and zoom out further to show major streets for reference.
- Strike "Medium Density is a maximum of 24 dwellings per acre" below Site Summary Table (redundant).
- On Site Summary Table, proposed zoning/use should be "Planned Development, Medium Density Multifamily - PD/C".
- Recalculate open space percentage on Site Summary Table to reflect the following definition of open space.
- Add Open Space waiver to table, as the open space will likely fall below the minimum 45% upon recalculation.
- Confirm you have discussed the development with Urban Forestry and can meet their standards without a waiver.
- FYI any Urban Forestry waivers need to be included on the front end.
- More clearly delineate fencing location on the Site Plan.
- Differentiate fencing types on legend (wood vs. wrought iron).
- Clarify note 8 - is the 'living screen' a part of the required landscaping or in addition to the required landscaping?

**Fire Department**

FWFD - (Fire Inspector David Hood, FirePlatting@fortworthtexas.gov)

Fire has no comments.

FYI: Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received.

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 at the City Secretary's site for Ordinance #25388-03-2022.

## **Water**

FYI - 11/11/2024 (JB) – Water/Sewer Extension required Via IPRC/CFA / Misc Projects.

--Water/Sewer Extension required by (CFA or Misc Projects ) - Per City accepted construction plans sewer extension to every proposed lot and along frontage to the end of lot line of property is required: provide an executed community facilities agreement or a paid WMP receipt for the sewer improvement as necessary to serve the subject property. No water/sewer in side or back of lots per Subdivision Ordinance.

--Provide adequate water/sewer exclusive easements to match city accepted construction plans per the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019 §3.8.8. Offsite easements and or easements by separate instrument need to have recording information shown on plat before hold can be cleared. Plat will be reconciled with reviewed and accepted plans to make sure all easements are correct before hold can be cleared.

For all mains with depths greater than 10 feet, the following equation will apply  
[(Depth of Pipe) x 2] + (O.D. of Pipe) + (2 Feet) = Easement Width

NOTE: Width is rounded up to nearest 5 feet, O.D. is outside diameter of pipe.

## **Stormwater**

Contact: sds@fortworthtexas.gov

Site will require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance.

Site located adjacent to the FEMA Floodplain. Site is not in a City Flood Risk Area. Deep potential high water seen within the drainage easement adjacent to the site & along Mc Curdy St.

Storm Infrastructure us seen north of the site within the drainage easement. See TPW Plan Set S-1899-29 & S-1899-10.

## **Transportation/Public Works**

Workflow in Accela cleared by Stu Burzette, but no comments provided

## **Platting**

No response provided

## **Park & Recreation**

PARD-PDP will apply to a residential use

Fees assessed at Building Permit and collected prior to Certificate of Occupancy.

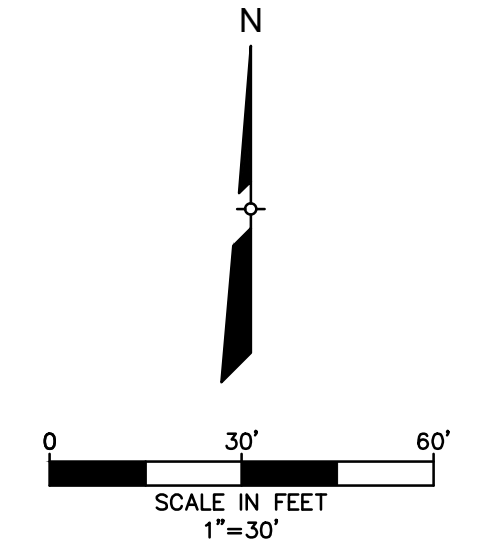
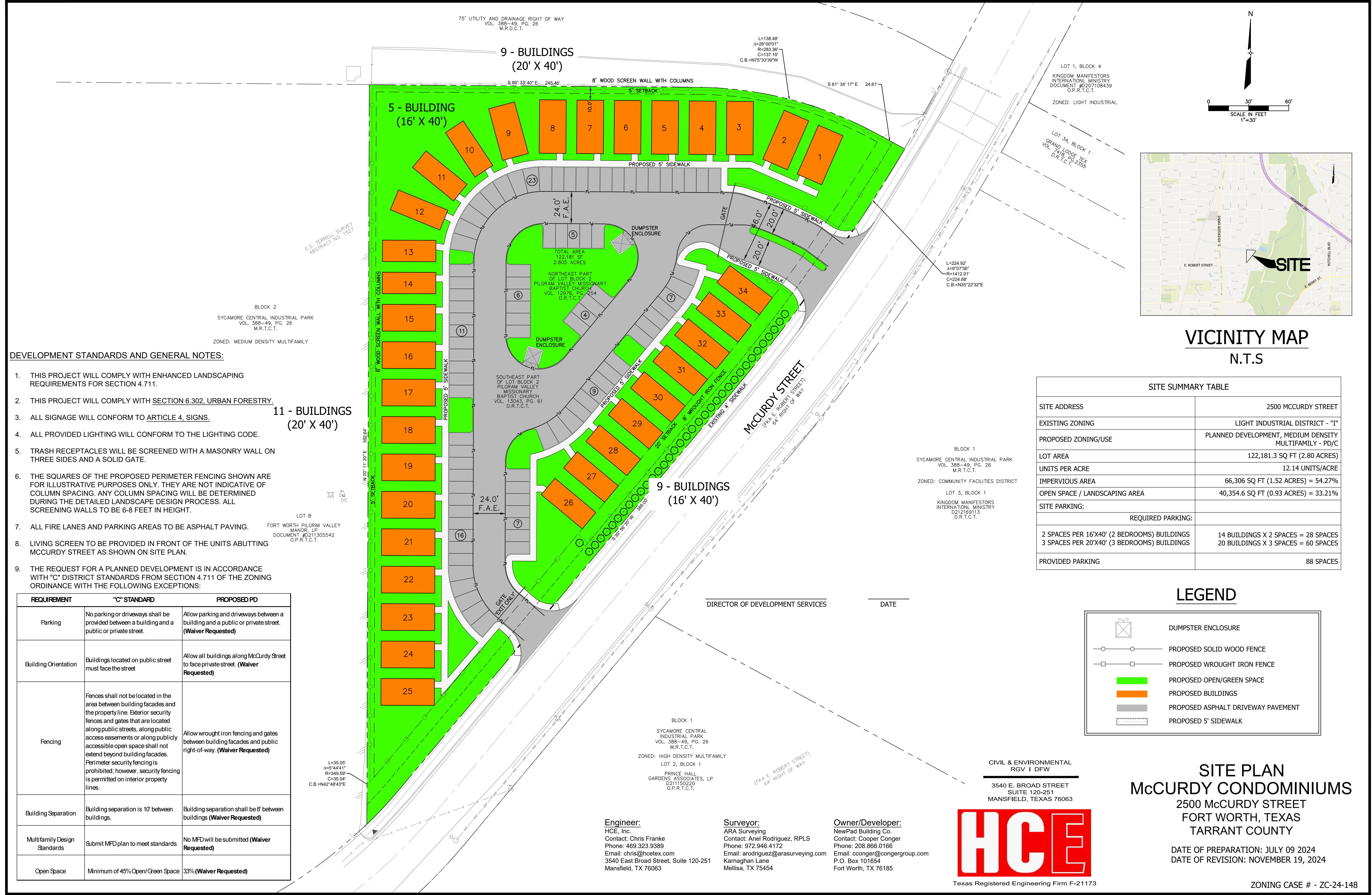
Fees increase January 1, 2025

## **Building Plan Review**

No response provided

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





VICINITY MAP  
N.T.S

DEVELOPMENT STANDARDS AND GENERAL NOTES:

- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.711.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON THREE SIDES AND A SOLID GATE.
- THE SQUARES OF THE PROPOSED PERIMETER FENCING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF COLUMN SPACING. ANY COLUMN SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS. ALL SCREENING WALLS TO BE 6-8 FEET IN HEIGHT.
- ALL FIRE LANES AND PARKING AREAS TO BE ASPHALT PAVING.
- LIVING SCREEN TO BE PROVIDED IN FRONT OF THE UNITS ABUTTING MCCURDY STREET AS SHOWN ON SITE PLAN.
- THE REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH "C" DISTRICT STANDARDS FROM SECTION 4.711 OF THE ZONING ORDINANCE WITH THE FOLLOWING EXCEPTIONS:

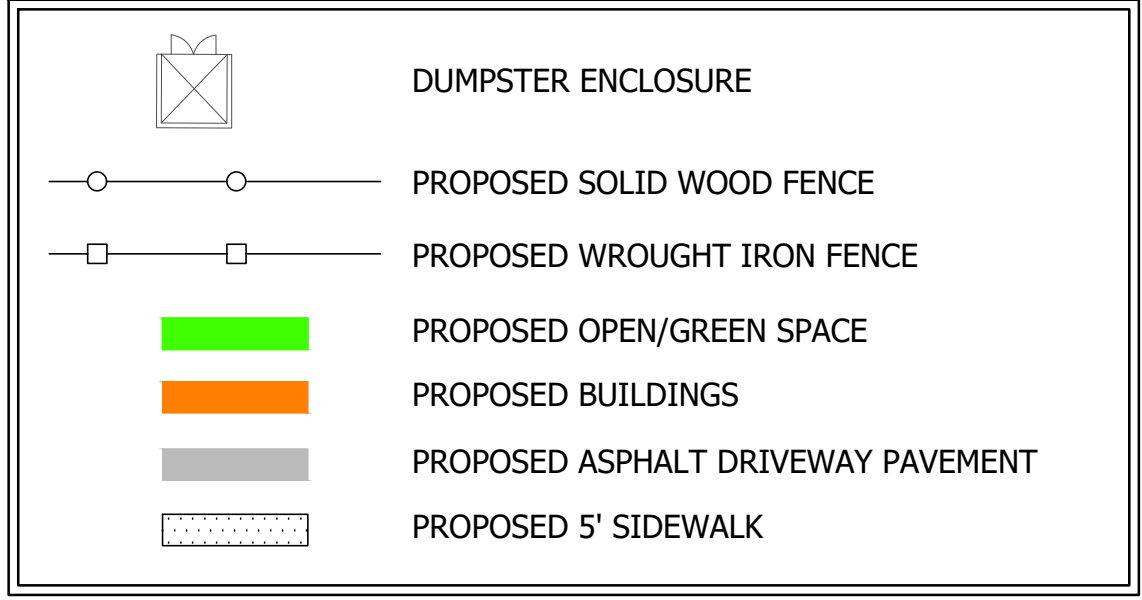
11 - BUILDINGS  
(20' X 40')

9 - BUILDINGS  
(16' X 40')

REQUIREMENT	"C" STANDARD	PROPOSED PD
Parking	No parking or driveways shall be provided between a building and a public or private street.	Allow parking and driveways between a building and a public or private street. <b>(Waiver Requested)</b>
Building Orientation	Buildings located on public street must face the street	Allow all buildings along McCurdy Street to face private street. <b>(Waiver Requested)</b>
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along public access easements or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Allow wrought iron fencing and gates between building facades and public right-of-way. <b>(Waiver Requested)</b>
Building Separation	Building separation is 10' between buildings.	Building separation shall be 8' between buildings <b>(Waiver Requested)</b>
Multifamily Design Standards	Submit MFD plan to meet standards	No MFD will be submitted <b>(Waiver Requested)</b>
Open Space	Minimum of 45% Open/Green Space	33% <b>(Waiver Requested)</b>

SITE SUMMARY TABLE	
SITE ADDRESS	2500 MCCURDY STREET
EXISTING ZONING	LIGHT INDUSTRIAL DISTRICT - "I"
PROPOSED ZONING/USE	PLANNED DEVELOPMENT, MEDIUM DENSITY MULTIFAMILY - PD/C
LOT AREA	122,181.3 SQ FT (2.80 ACRES)
UNITS PER ACRE	12.14 UNITS/ACRE
IMPERVIOUS AREA	66,306 SQ FT (1.52 ACRES) = 54.27%
OPEN SPACE / LANDSCAPING AREA	40,354.6 SQ FT (0.93 ACRES) = 33.21%
SITE PARKING:	
REQUIRED PARKING:	
2 SPACES PER 16'X40' (2 BEDROOMS) BUILDINGS	14 BUILDINGS X 2 SPACES = 28 SPACES
3 SPACES PER 20'X40' (3 BEDROOMS) BUILDINGS	20 BUILDINGS X 3 SPACES = 60 SPACES
PROVIDED PARKING	88 SPACES

LEGEND



CIVIL & ENVIRONMENTAL  
RGV I DFW  
3540 E. BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063



Texas Registered Engineering Firm F-21173

SITE PLAN  
McCURDY CONDOMINIUMS  
2500 McCURDY STREET  
FORT WORTH, TEXAS  
TARRANT COUNTY

DATE OF PREPARATION: JULY 09 2024  
DATE OF REVISION: NOVEMBER 19, 2024

ZONING CASE # - ZC-24-148

**Engineer:**  
HCE, Inc.  
Contact: Chris Franke  
Phone: 469.323.9389  
Email: chris@hceetx.com  
3540 East Broad Street, Suite 120-251  
Mansfield, TX 76063

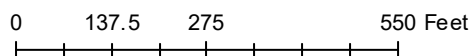
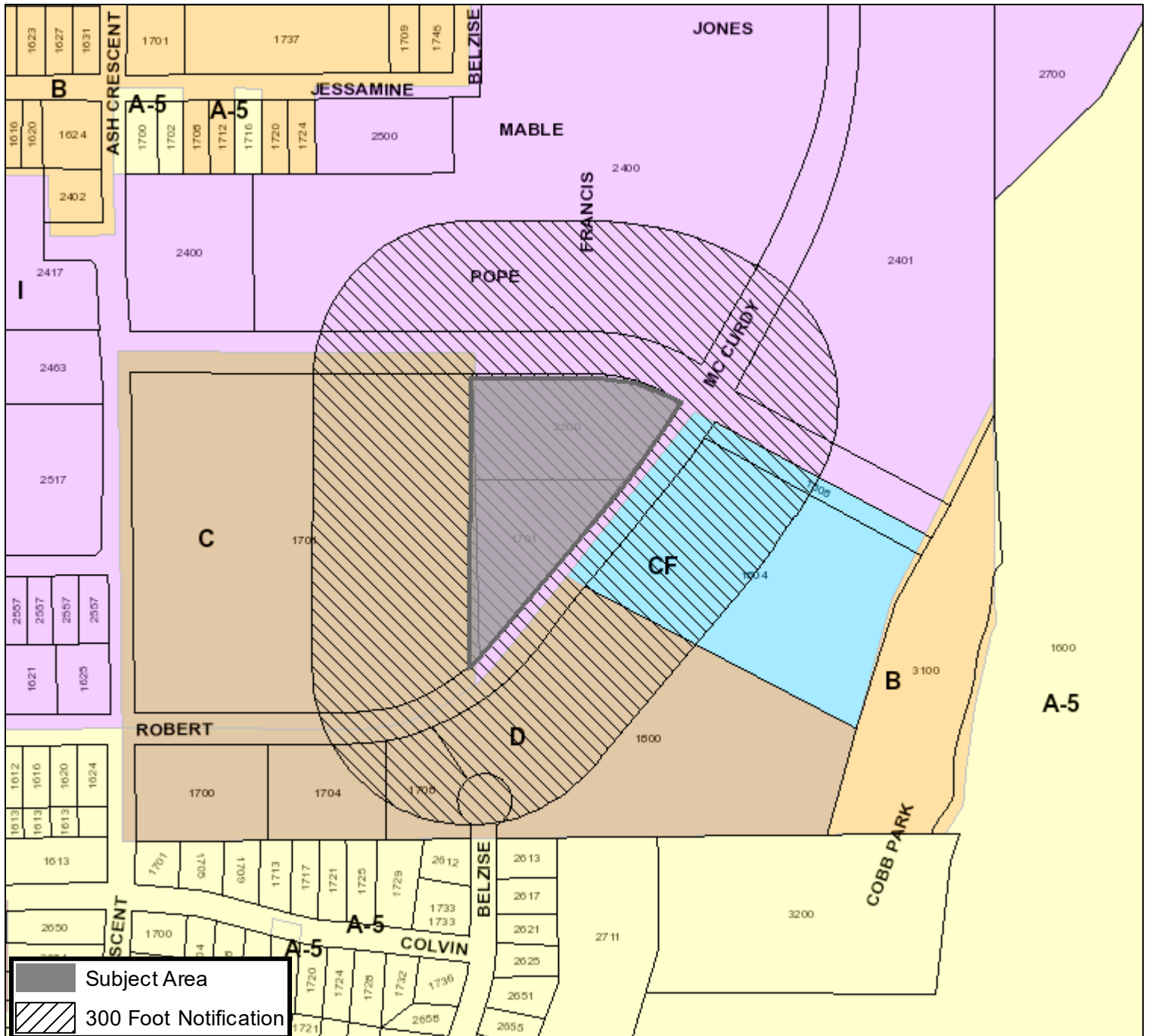
**Surveyor:**  
ARA Surveying  
Contact: Anei Rodriguez, RPLS  
Phone: 972.946.4172  
Email: arodriguez@arasurveying.com  
Karnaghan Lane  
Mellisa, TX 75454

**Owner/Developer:**  
NewPad Building Co.  
Contact: Cooper Conger  
Phone: 208.866.0166  
Email: cconger@congergroup.com  
P.O. Box 101654  
Fort Worth, TX 76185

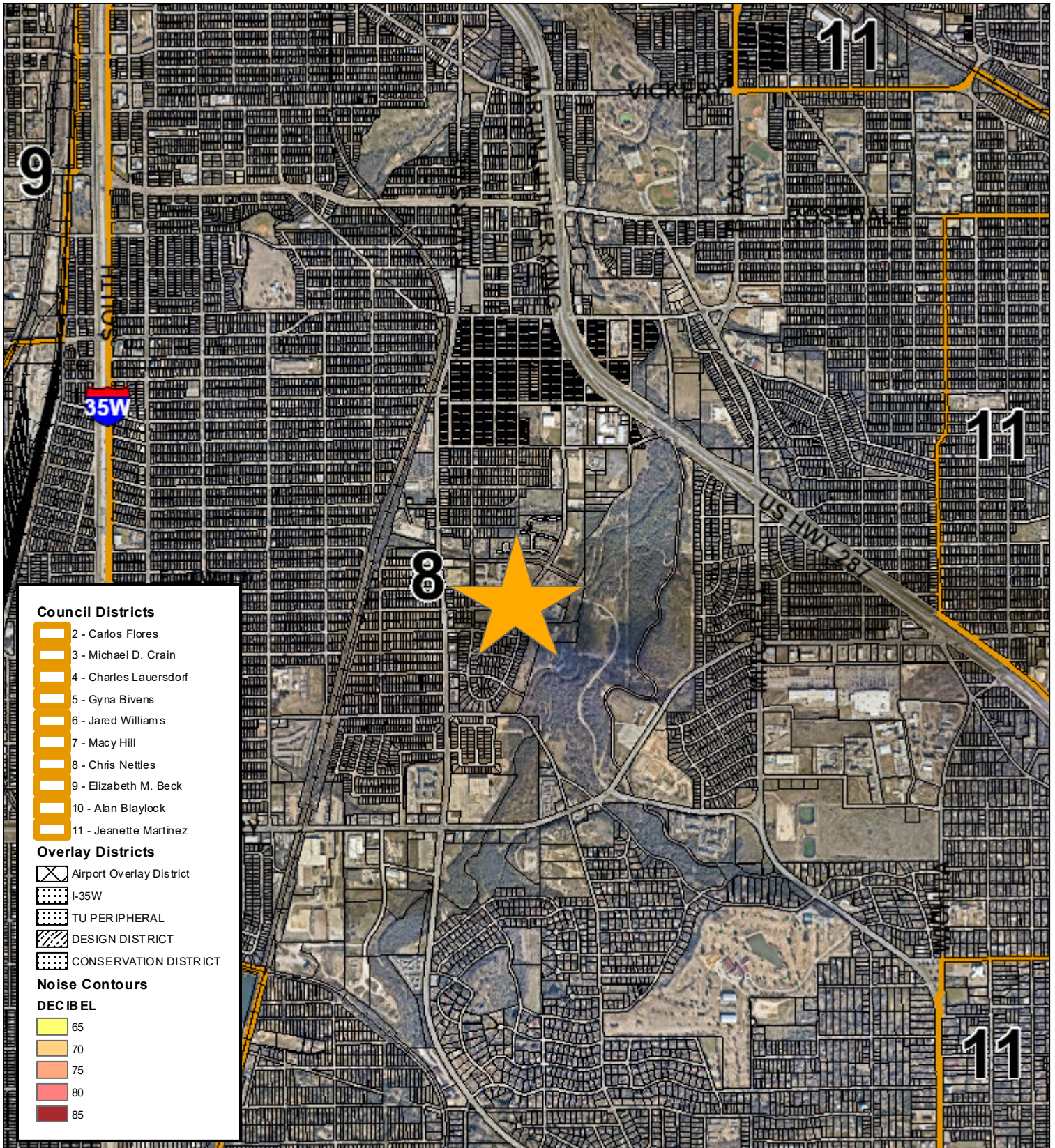
DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

### Area Zoning Map

Applicant: Pilgram Valley Missionary Baptist Church  
 Address: 1701 E. Robert Street & 2500 McCurdy Street  
 Zoning From: I  
 Zoning To: PD-C  
 Acres: 2.80248192  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 12/11/2024  
 Contact: 817-392-8043



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

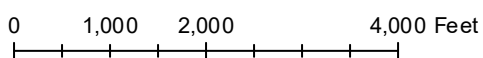
**Overlay Districts**

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

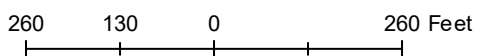
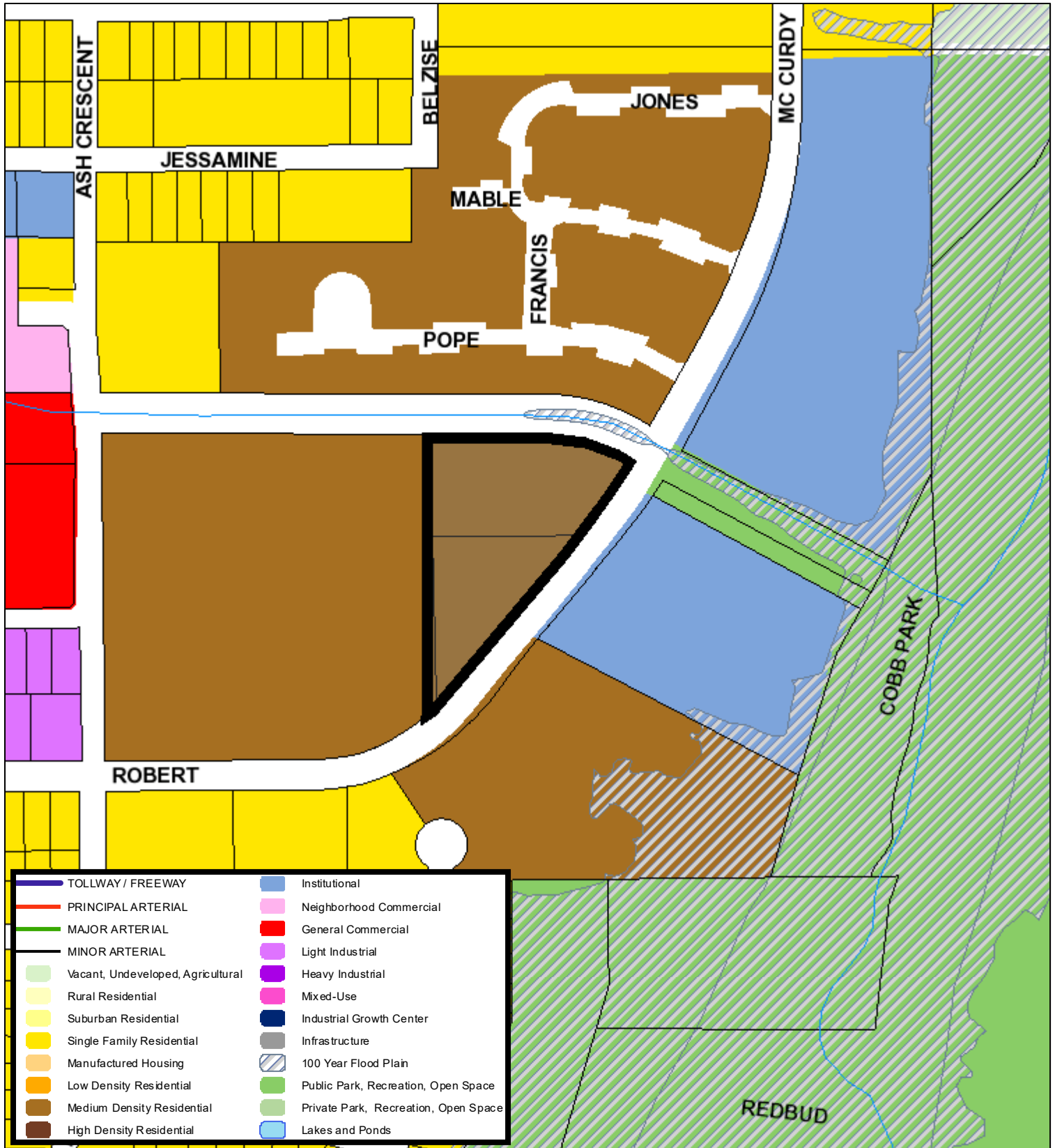
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



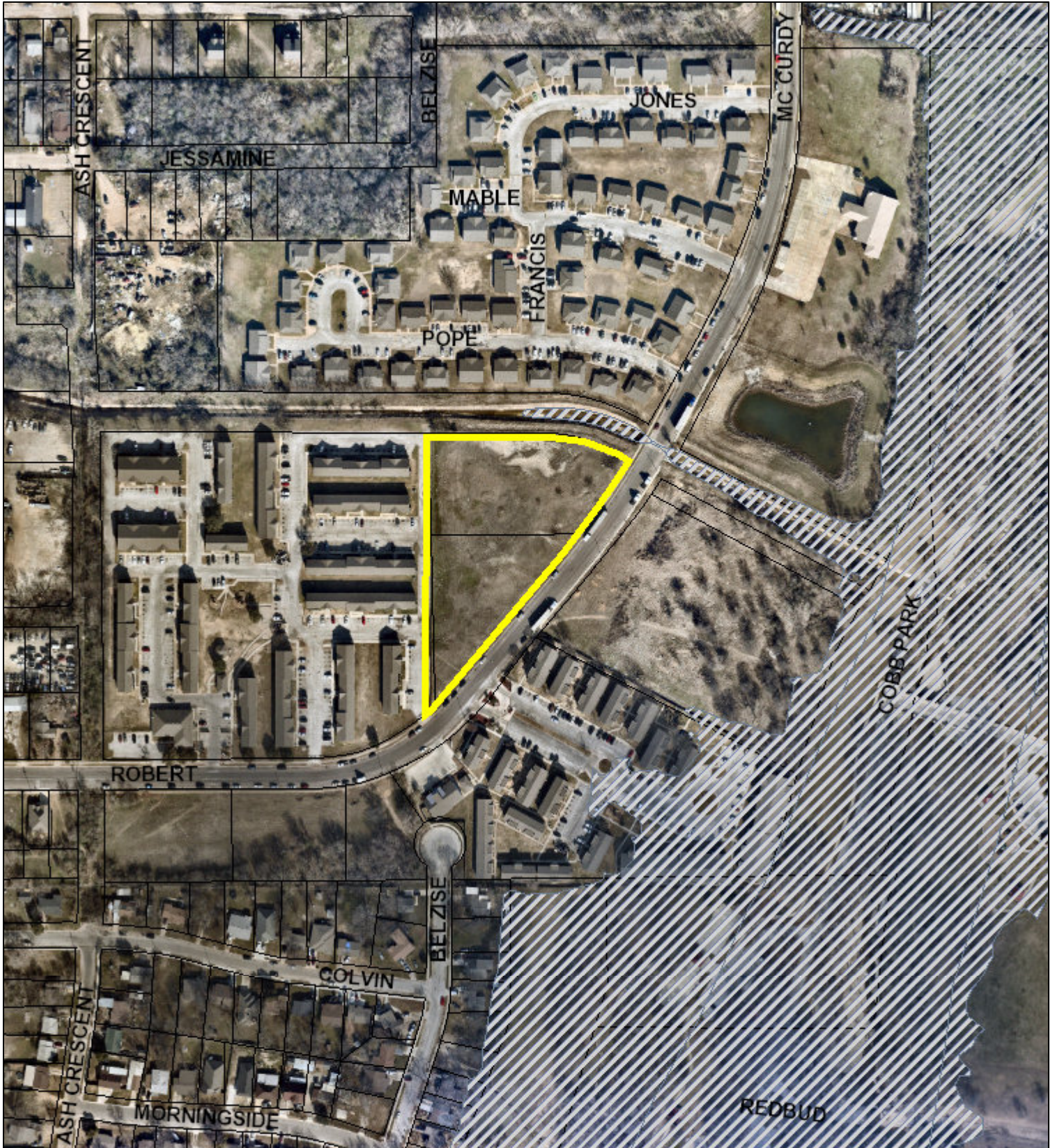
### Future Land Use



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



0 165 330 660 Feet





# Zoning Staff Report

Date: December 11, 2024

Case Number: ZC-24-150

Council District: 10

## Zoning Map Amendment

**Case Manager:** [Lynn Jordan](#)

**Owner / Applicant:** The Village at Golden Triangle LLC. / Amir Namakforoosh / Southtown Engineering & Consulting, LLC

**Site Location:** 10620 N. Riverside Drive

**Acreage:** 7.68 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “FR” General Commercial Restricted

To: “D” High Density Multifamily

### Recommendation

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

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

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

**Staff Recommendation:** **Denial**

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- [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 subject site is in Council District 10, not within a neighborhood empowerment zone and currently a single-family structure is on-site.

The applicant is requesting to change the zoning designation of the Subject Property to "D" High Density Multifamily to accommodate the development for an independent senior living apartment community tailored specifically to an active senior adult community.

According to the applicant, this will be Class A new construction offering up to 222 units in a mix of 1-bedroom, and 2-bedroom unit configurations with approximately 331 parking spaces. "D" High-Density Multifamily allows up to 32 units per acre, the unit count is within the maximum permitted. However, the number of units will be lower after factoring in the required 35% open space, setbacks, parking spaces, etc.

*While the proposed use is compatible with surrounding land uses, preserving commercial corridors within the City has been a high priority for future development.*

Existing structure



## Surrounding Zoning and Land Uses

North "FR" General Commercial Restricted / vacant

East "PD1326" Planned Development for all uses in "C" Medium Density Multifamily with development standards / vacant

South "K" Heavy Industrial / Commercial uses, Vacant and outdoor storage

West "G" Intensive Commercial / Texas Health Harris Hospital

## Recent Zoning History

- ZC-22-019 property immediate to east. PD/C with development standards; site plan approved. Approved by City Council 3-1-2013

## Public Notification

300-foot Legal Notifications were mailed on November 25, 2024.  
The following organizations were emailed on November 25, 2024:

Organizations Notified	
Streams And Valleys Inc	Crawford Farms HOA
Trinity Habitat for Humanity	Northwest ISD
North Fort Worth Alliance	Keller ISD

## Development Impact Analysis

### Land Use Compatibility

The Subject Property is located east of N. Riverside Drive and just south of Golden Triangle Boulevard and among various surrounding commercial, retail, and residential uses. The surrounding land uses immediately north are vacant with some commercial and to the south some commercial and industrial uses.

Other multi-family proposed uses are located west and east of the subject property. There is a PD Planned Development for High Density Multifamily just to the west, south of Prestige Road, currently undeveloped. Adjacent to this tract is another PD Planned Development for C Medium Density Multifamily currently undeveloped.

The site has a mixture of mature canopies; significant trees receive additional canopy credit if preserved and cannot be removed without mitigation (extra preservation, planting, or payment). At least 25% of the existing canopy must be preserved and mitigated for any removed significant trees.

Any canopy preserved will help count toward the final canopy requirements. For multi-family are that 50% of the on-site Area of Open Space (after the structures have been built) must have canopy coverage, and 40% of the area of parks/drives must have canopy coverage. Trees that count towards the parks/drives requirement also count towards the final canopy requirement. Because the requirement is based on Open Space, multi-family developments usually don't have trouble meeting the 50% coverage requirement.

The subject property falls within the Alliance Airport height review zone

The proposed zone change **is compatible** with existing land uses.

### Comprehensive Plan Consistency – Far North



The adopted Comprehensive Plan currently designates the subject property as future Neighborhood Commercial and Low Density Residential on the Future Land Use Map. The neighborhood commercial component faces the street, while the remainder (low density) is internal to the site. As a result, the proposed rezoning *is partially consistent*. That being stated, preserving commercial corridors within the City has been a high priority for future development.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed use **is not consistent** with the adopted Comprehensive Plan designation and policies.

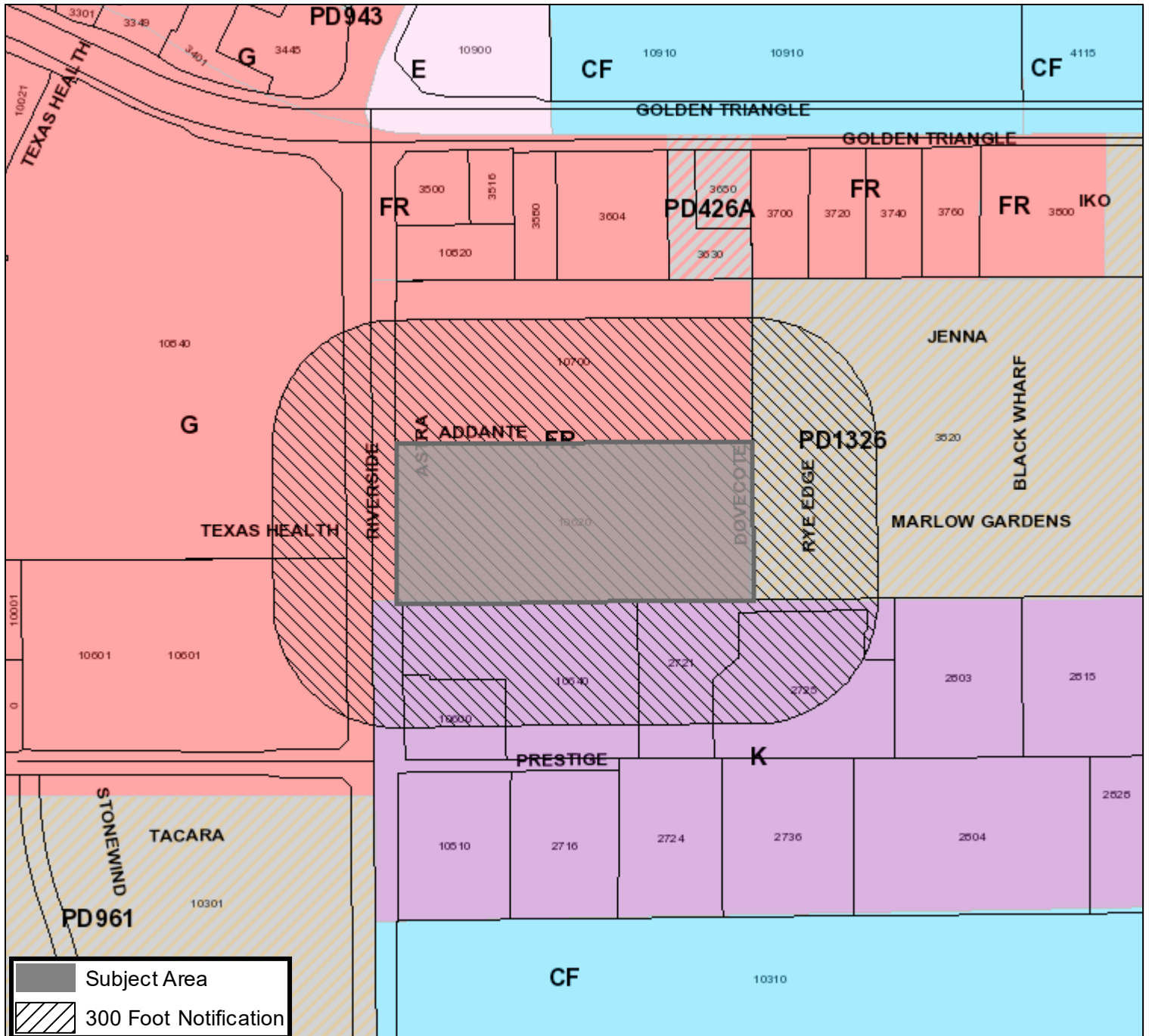
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise.
- Discourage residential development within areas affected by noise levels from Alliance Airport greater than 65 decibels and especially at the ends of runways.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.





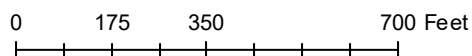


# Area Zoning Map

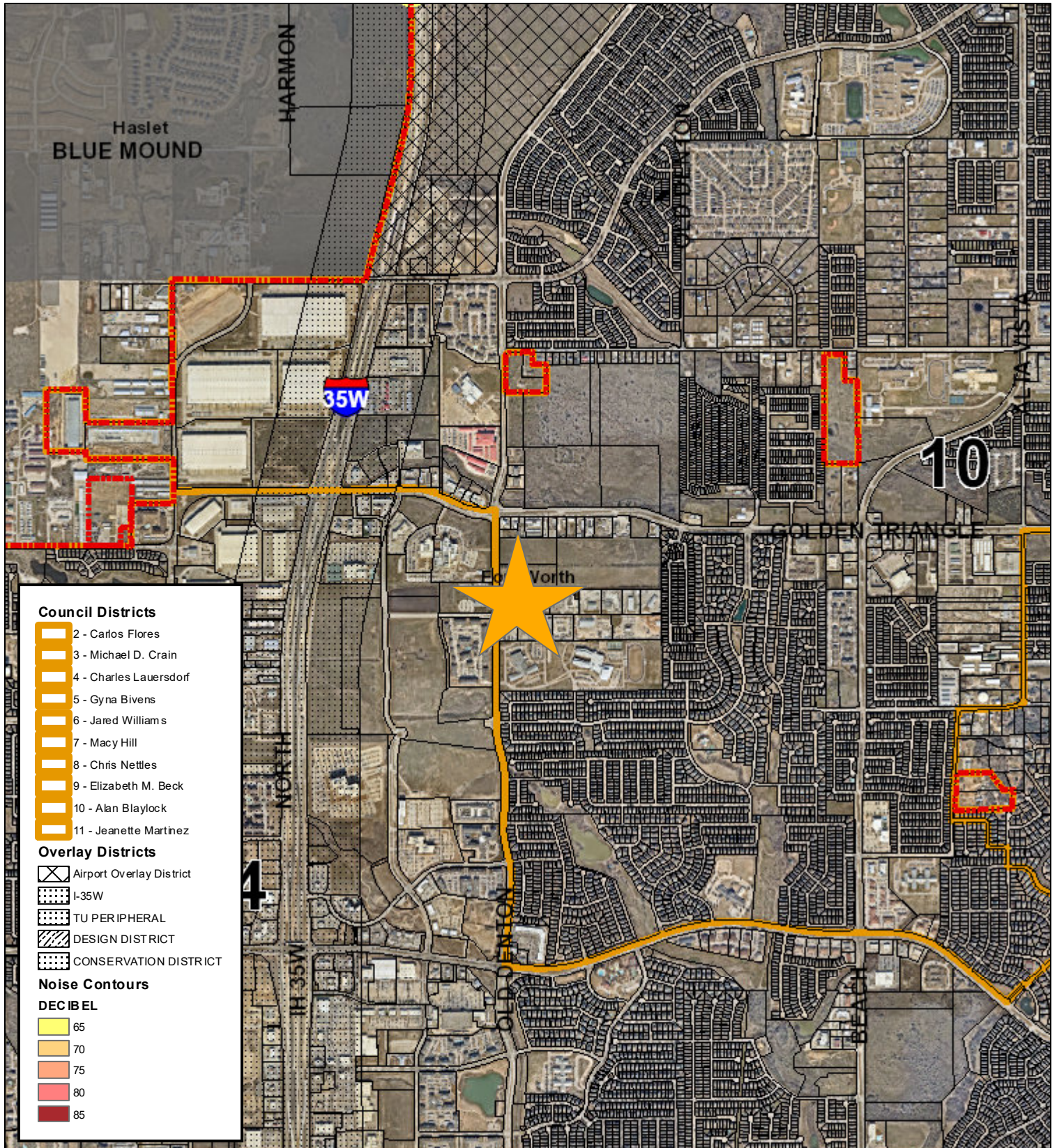
Applicant: The Village at Golden Triangle LLC/Amir Namakforoo  
 Address: 10620 N. Riverside Drive  
 Zoning From: FR  
 Zoning To: D  
 Acres: 7.67892286  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 12/11/2024  
 Contact: 817-392-7869



 Subject Area  
 300 Foot Notification



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

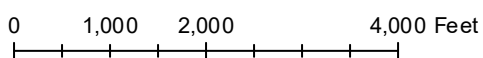
**Overlay Districts**

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

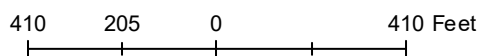
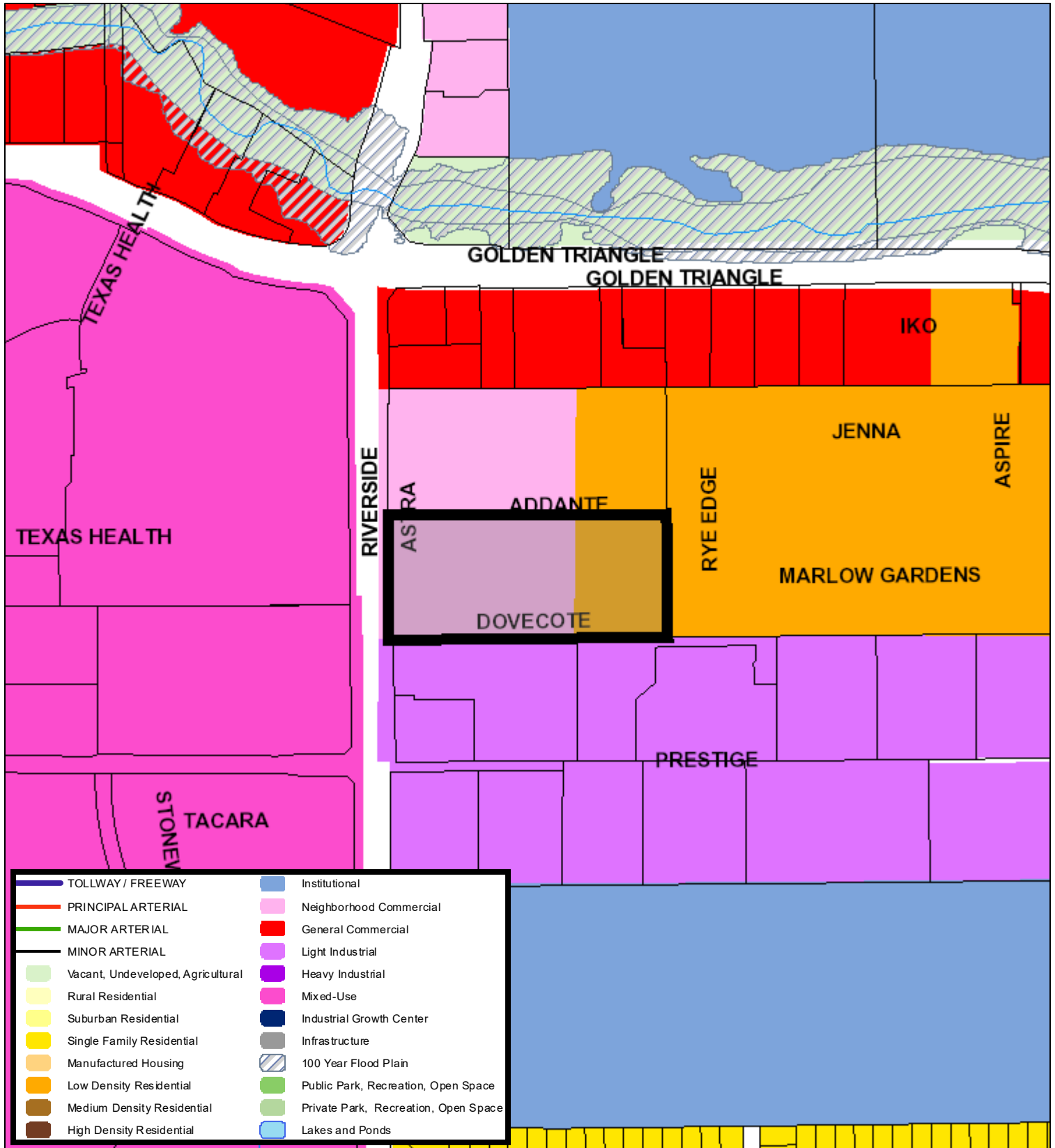
**Noise Contours**

**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



0 260 520 1,040 Feet



**PROJECT INFORMATION**

**SITE AREA:** 7.682 ACRES

**UNIT TABULATION**

1 BEDROOM UNITS:	145 65.32%
2 BEDROOM UNITS:	77 34.68%
<b>TOTAL UNITS:</b>	<b>222 UNITS</b>
	28.90 DU/AC

**PARKING TABULATION**

<b>REQUIRED:</b>	329 SPACES
1.0 P/BED + 1P/250 SQ. FT. COMMON SPACE	
<b>PROVIDED:</b>	
SURFACE PARKING:	210 SPACES
ASSIGNED CARPORTS:	92 SPACES
ON STREET PARKING :	29 SPACES
<b>TOTAL PARKING:</b>	<b>331 SPACES</b>
	1.49 P/DU
	1.11 P/BED

**ZONING SUMMARY**

<b>CURRENT ZONING DISTRICT:</b>	FR - GENERAL COMMERCIAL RESTRICTED
<b>REZONING REQUIRED?</b>	YES
<b>PROPOSED ZONING DISTRICT:</b>	PD BASED ON D - HIGH DENSITY MULTIFAMILY
<b>FRONT SETBACK:</b>	20 FEET MIN
<b>SIDE SETBACK:</b>	5 FEET MIN
<b>REAR SETBACK:</b>	35 FEET MIN
<b>ADDITIONAL BUFFERS/SETBACKS:</b>	15 FT MIN LANDSCAPE BUFFER EAST PL
<b>BUILDING HEIGHT:</b>	48 FEET MAX
<b>MAX DENSITY:</b>	32 DU/AC
<b>OTHER KEY ZONING CONSIDERATIONS:</b>	SITE PLAN ASSUMES PARKING ALONG PUBLIC ACCESS EASEMENT INCLUDED IN COUNT PARKING LOTS REQUIRE 40% TREE COVERAGE

**OPEN SPACE TABULATION**

<b>REQ'D (D ZONING):</b>	35.00 %
	117,120 SQ. FT.
<b>PROVIDED (SEC. 4.712 REQUIREMENTS):</b>	
<b>MIN 25 FT IN DIMENSION TO BE INCLUDED</b>	36.47 %
	122,028 SQ. FT.



**CE FORT WORTH SCHEMATIC SITE PLAN #3**

Fort Worth, Texas

24151 / 09.23.2024  
Cohen-Esrey

SCALE 1" = 80'-0"





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-151

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** Stephen Murray

**Owner / Applicant:** Eleuterio Amador / Nancy Ramirez

**Site Location:** 2122 NE 28th St

**Acreage:** 0.332 acres

### Request

**Proposed Use:** Food Truck Vendor

**Request:** From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

### Recommendation

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

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

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

**Staff Recommendation:** **Continuance (CUP plus food truck in E)**

### Table of Contents

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

## Project Description and Background

The applicant proposes to rezone the subject site from the current “E” Neighborhood Commercial to “FR” General Commercial Restricted to allow a food truck. Food trucks that sell hot food are first allowed in “FR” General Commercial.

After reviewing the site, location, etc. staff determined that a CUP might be better suited for this proposal. The applicant will request a continuance in order to amend the request.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / auto sales, commercial

East “FR” General Commercial Restricted / commercial and multifamily

South “B” Two-Family Residential / single family residential

West “PD 651” "PD-SU" for all uses in "FR" plus rental hall for private functions with auxiliary parking / rental hall

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.

The following organizations were emailed on November 27, 2024:

Organizations Notified	
Inter-District 2 Alliance	Riverside Alliance
Diamond Hill Jarvis NAC	Friends of Riverside Park
Streams And Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	North Fort Worth Historical Society
FWISD	

## Development Impact Analysis

### Land Use Compatibility

---

Surrounding land uses vary with auto sales and commercial to the north, commercial and multifamily just east, single-family to the south, and PD/FR for rental hall to the west. The proposed added FR to this site **is not compatible** with surrounding land uses. The existing “E” Neighborhood Commercial is more appropriate.



## Comprehensive Plan Consistency – Northeast

The adopted Comprehensive Plan currently designates the subject property as *future neighborhood commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". "FR" General Commercial Restricted is not listed in the implementing zoning districts, and would fall under *future general commercial*.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

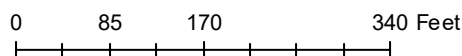
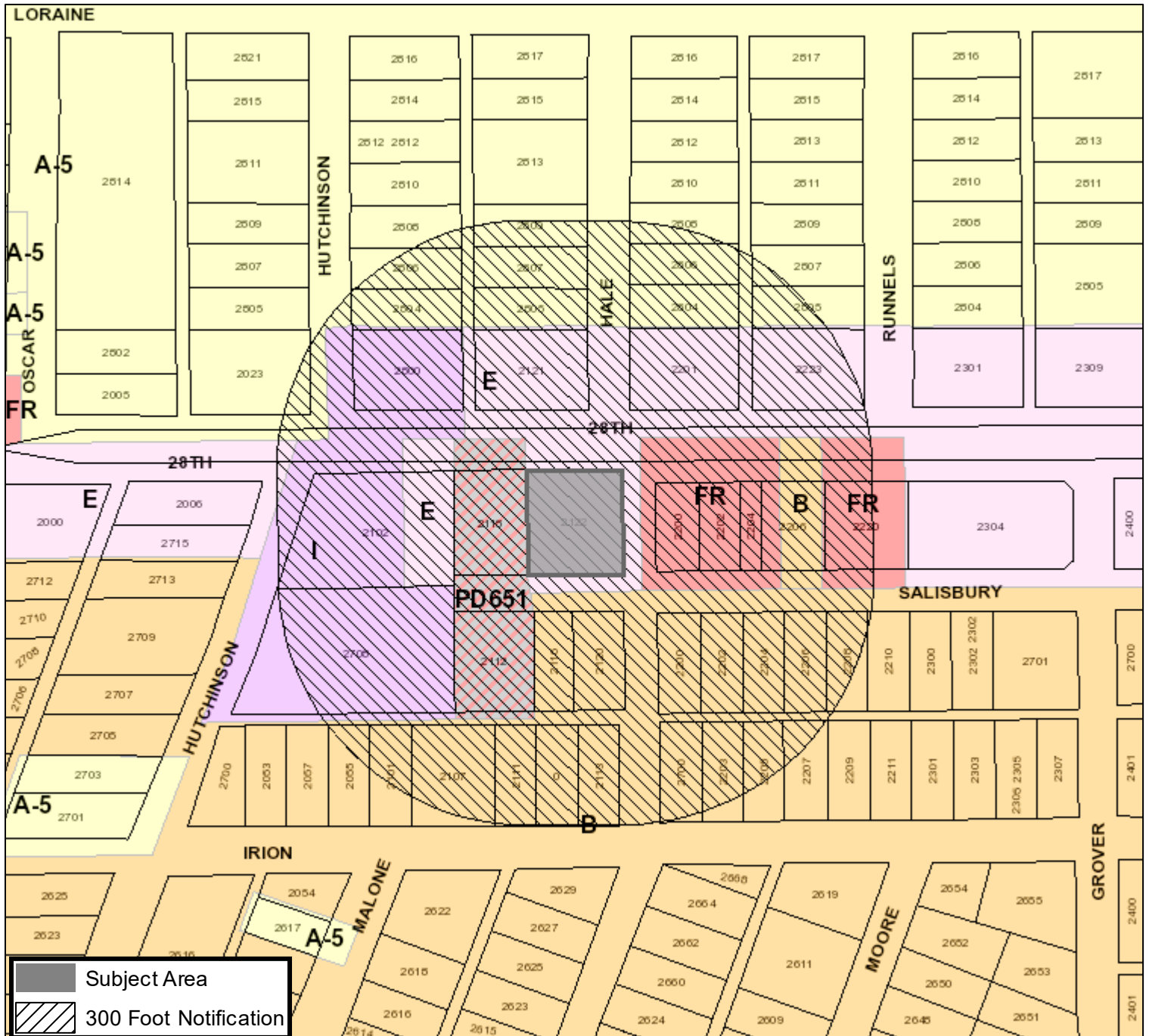
The proposed zoning **is not consistent** with the Comprehensive Plan map.

Rezoning **is not consistent** with the following policies.

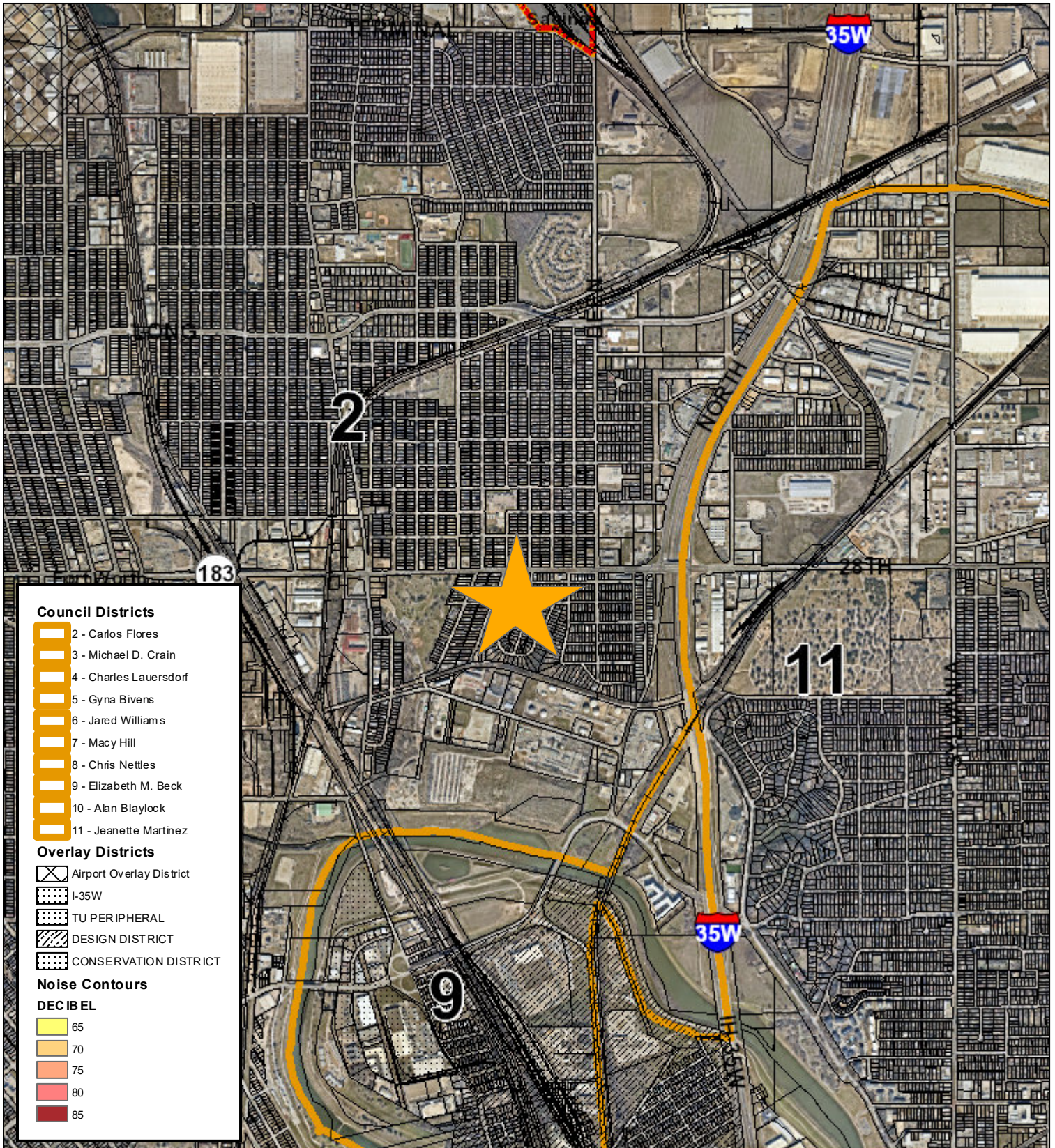
- Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.
- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space

### Area Zoning Map

Applicant: Eleuterio Amador  
 Address: 2122 NE 28th Street  
 Zoning From: E  
 Zoning To: FR  
 Acres: 0.33211425  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 12/11/2024  
 Contact: 817-392-6226



### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

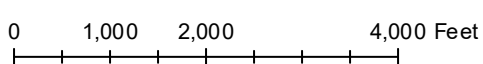
**Overlay Districts**

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

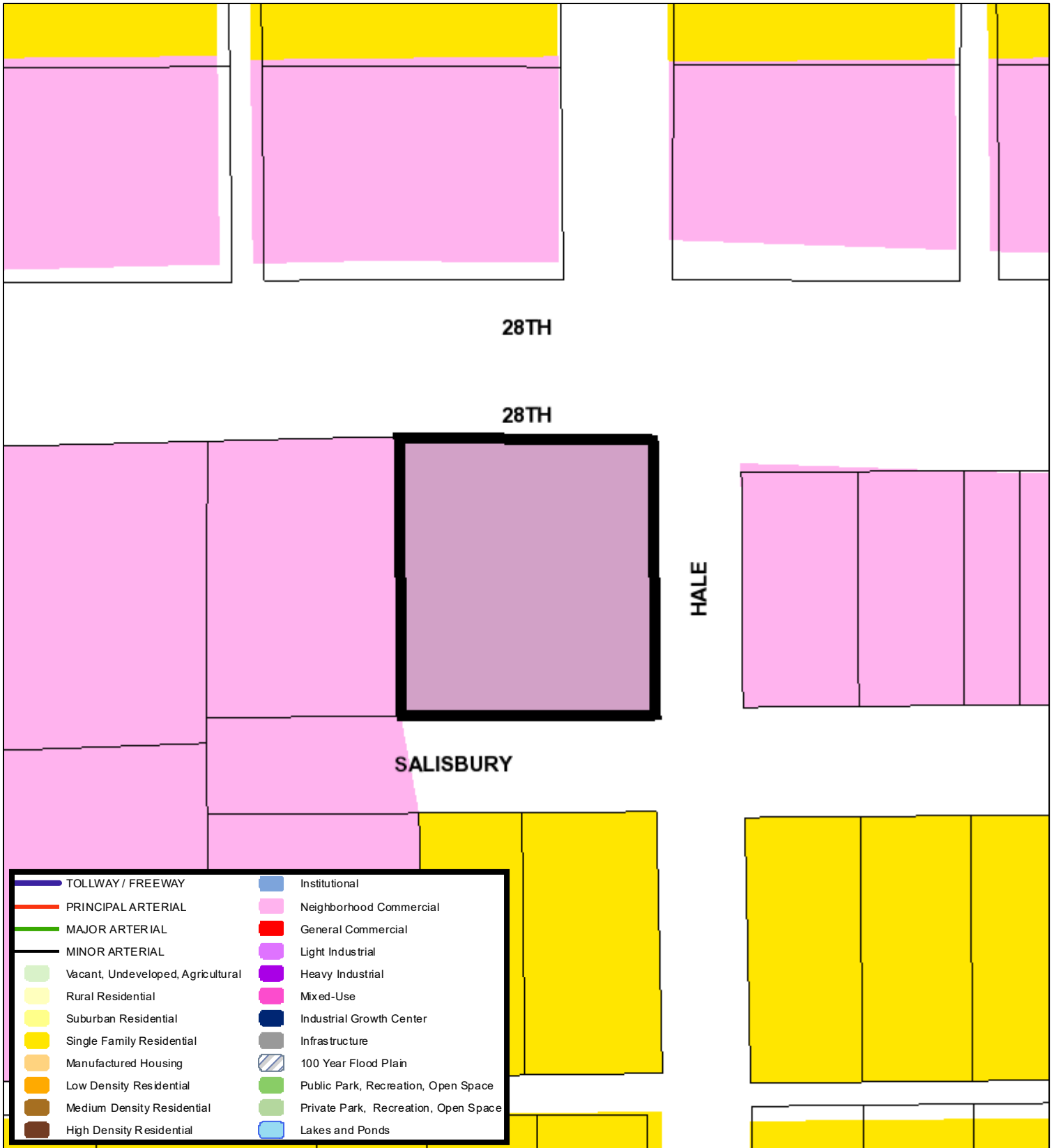
**Noise Contours**

**DECIBEL**

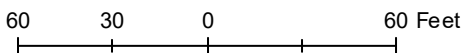
- 65
- 70
- 75
- 80
- 85



### 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 37.5 75 150 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-153

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** Brett Mangum

**Owner / Applicant:** William Hornick / Rhett Bennett & Jennifer Holley, Black Mountain & Bob Riley, Halff

**Site Location:** SE corner of Lon Stephenson Road & Forest Hill Drive      **Acreage:** 141.7 acres

### Request

**Proposed Use:** Light Industrial / Data Center

**Request:** From: “AG” Agriculture, “A-5” One Family Residential, “CR” Low Density Multifamily & “F” General Commercial

To: “I” Light Industrial

### Recommendation

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

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

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

**Staff Recommendation:** **Denial**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. 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 Council District 8 on Joel East Road, west of Wichita Street. The applicant is requesting to rezone from the existing “AG” Agriculture, “A-5” One Family Residential, “CR” Low Density Multifamily & “F” General Commercial zoning to “I” Light Industrial. The applicant provided the following statement in regards to the proposed land uses on the site:

The subject property is planned to facilitate light industrial uses such as a Data Center development with low traffic impacts on existing and proposed roadways. The present conceptual development plan includes multiple building pads adjacent to the existing high power transmission lines that bisects the property from its western property line (Forest Hill Boulevard) to the eastern property line. Other light industrial uses and low traffic impacts like warehousing could be considered as well. All uses would follow light industrial development standards with no anticipated waivers for building height or setbacks.

The 2024 Comprehensive Plan recommends most of this property to be single family residential. Due to the existing high power lines, this property is not suitable for that use. Additionally, the Comprehensive Plan does not indicate any employment opportunities in the immediate area. The proposed uses would add higher paying jobs to the area. The future Comprehensive Plan should take these points into consideration in its next update.

A concept layout was requested on 11/18 and 11/21 to illustrate the intended functionality of the site, but none was provided by the applicant. Please note that a bona fide Site Plan is not required for standard industrial zoning requests, so a concept plan, even if provided, is not the final depiction of what can be developed on the site. Any development would need to meet all standards codified in Section 4.1000 of the Zoning Ordinance for “I” Light Industrial.

<b>Light Industrial (“I”) District</b>	
Front yard*	None required if entire block frontage is zoned “FR” through “K;” if the block frontage contains a residential district or the “ER” or “E” district, the most restrictive district standards apply
Rear yard*	10 feet minimum adjacent to residentially zoned lot, none otherwise
Side yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 55 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 75 feet. The urban design commission must approve the design of all stealth telecommunication towers. Telecommunication towers are permitted to a height of 75 feet

## Surrounding Zoning and Land Uses

North n/a (City of Forest Hill) / rural residential, single family suburban residential, and senior living  
East “AG” Agricultural / agricultural  
South “A-5” One Family Residential / single family suburban residential  
West “F” General Commercial & “MH” Manufactured Housing / undeveloped & manufactured housing park

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2023.  
The following organizations were emailed on November 27, 2023:

Organizations Notified	
Everman ISD	Fort Worth ISD
Streams & Valleys Inc	Trinity Habitat for Humanity

## Development Impact Analysis

### Land Use Compatibility

Surrounding properties appear to be a mixture of suburban single family residential, large lot/rural residential, agricultural, along with some small manufactured home subdivisions to the west of the site. This site has access to both Forest Hill Drive as well as Lon Stephenson Road, which are currently two lane thoroughfares that link Everman in the south and Loop 820 and Forest Hill in the north.

Industrial development does not seem sensible in this particular location, which is not in close proximity to any major transportation arteries or improved thoroughfares. I-820 is over 1 mile to the north, through the City of Forest Hill, and I-35W is over 3 miles to the west. Heavy truck traffic should be considered if “I” Light Industrial zoning is granted, especially because without a Site Plan, the land use allowances would potentially permit land uses by right which are reliant on 18-wheelers.

The proposed rezoning to “I” Light Industrial **is not compatible** with surrounding land uses.



## Comprehensive Plan Consistency – Far South Sector

The 2023 Comprehensive Plan designates the subject property as *future single family residential, medium density residential, and neighborhood commercial* on the Future Land Use [FLU] Map. “I” Light Industrial zoning is not included in the list of zoning classifications that are acceptable within these FLU designations. The site is not located within an Industrial Growth Center. The proposed zoning of “I” is **not consistent** with the Comprehensive Plan Map designation.

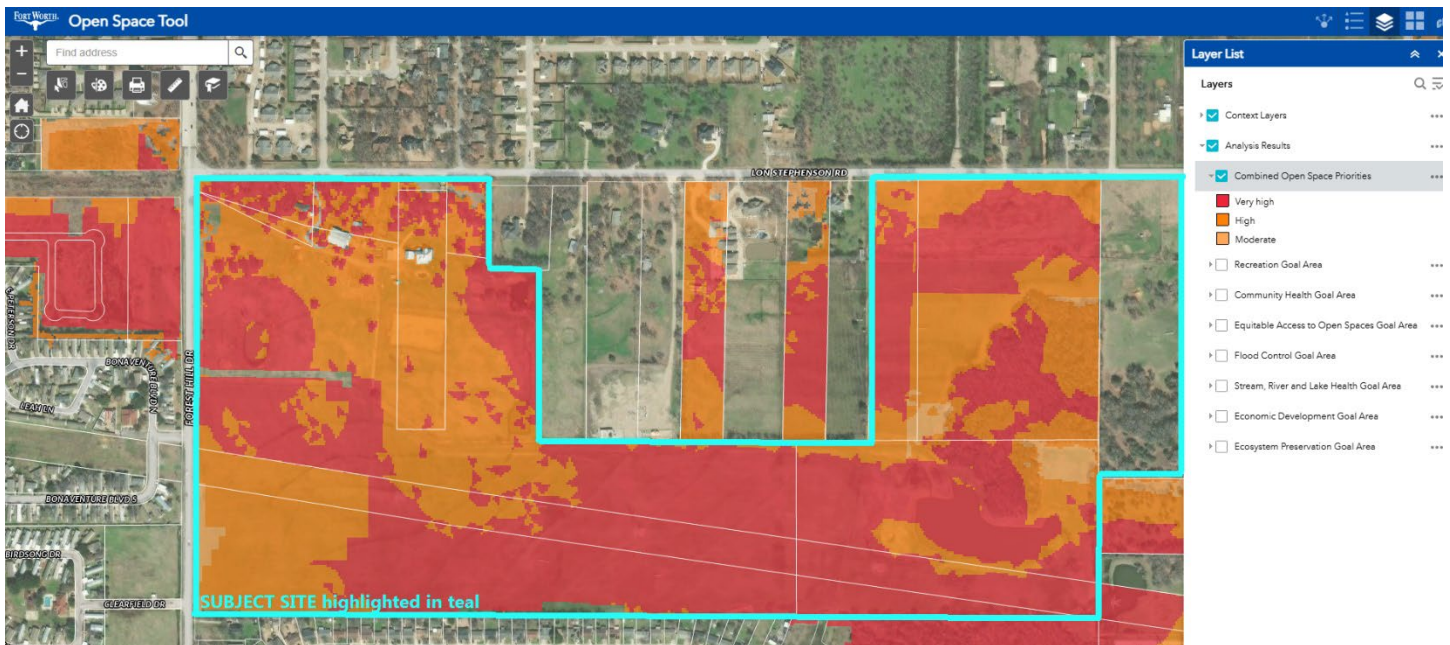
### FUTURE LAND USE AND ZONING CLASSIFICATIONS

Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>RESIDENTIAL</b>		
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
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
<b>INDUSTRIAL</b>		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

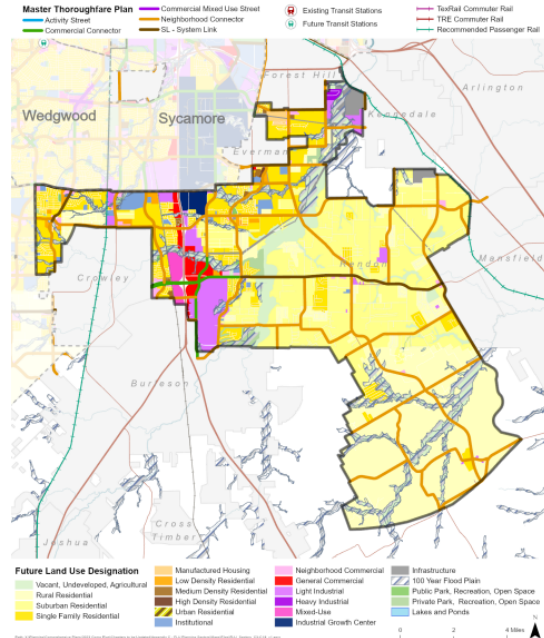
In terms of Policy, this request is **not consistent** with policy and is not supported any of the policies specific to the Far South sector. In addition, the land is marked as “Very High” to “High” priority in terms of the feasibility and desirability for open space preservation. This would be a prime site for the City to investigate for use as permanent open space.



## FAR SOUTH SECTOR FUTURE LAND USE

### Sector Land Use Policies

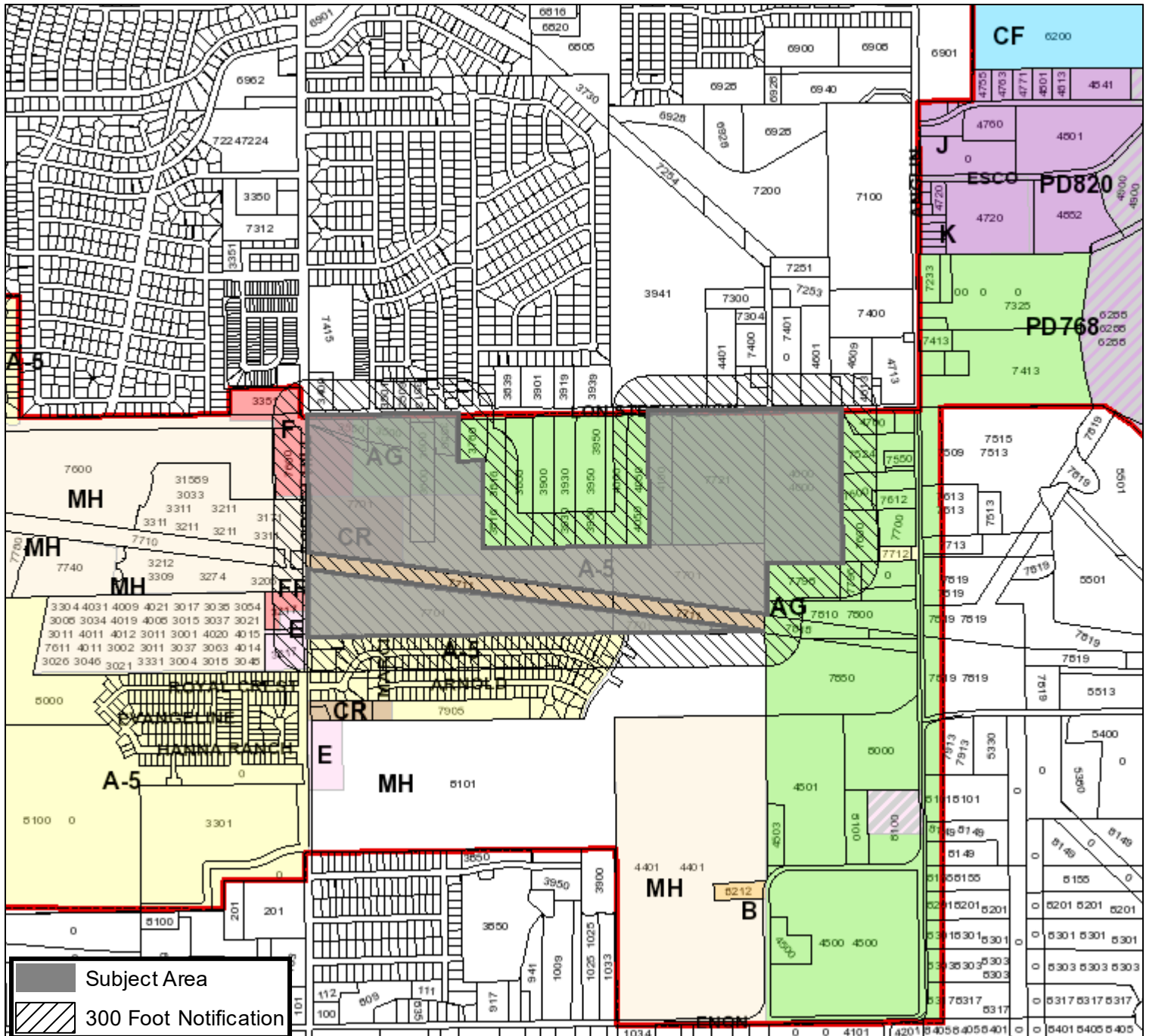
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Within the Lake Arlington watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
- Support innovative development projects that showcase Green Infrastructure practices, conserve riparian buffers within the Lake Arlington watershed, and extend greenway networks with hike & bike trails.
- Promote commercial, mixed-use, and urban residential development within the Spinks/Huguley Mixed-Use Growth Center.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage land uses and development practices that will reduce the amount of sediment and pollution entering Lake Arlington.
- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
- Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
- Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
- Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
- Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
- Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
- Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.
- Discourage the concentration of sexually oriented businesses along the South Freeway (I-35W).



"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." Texas Local Government Code, Section 219.005.

### Area Zoning Map

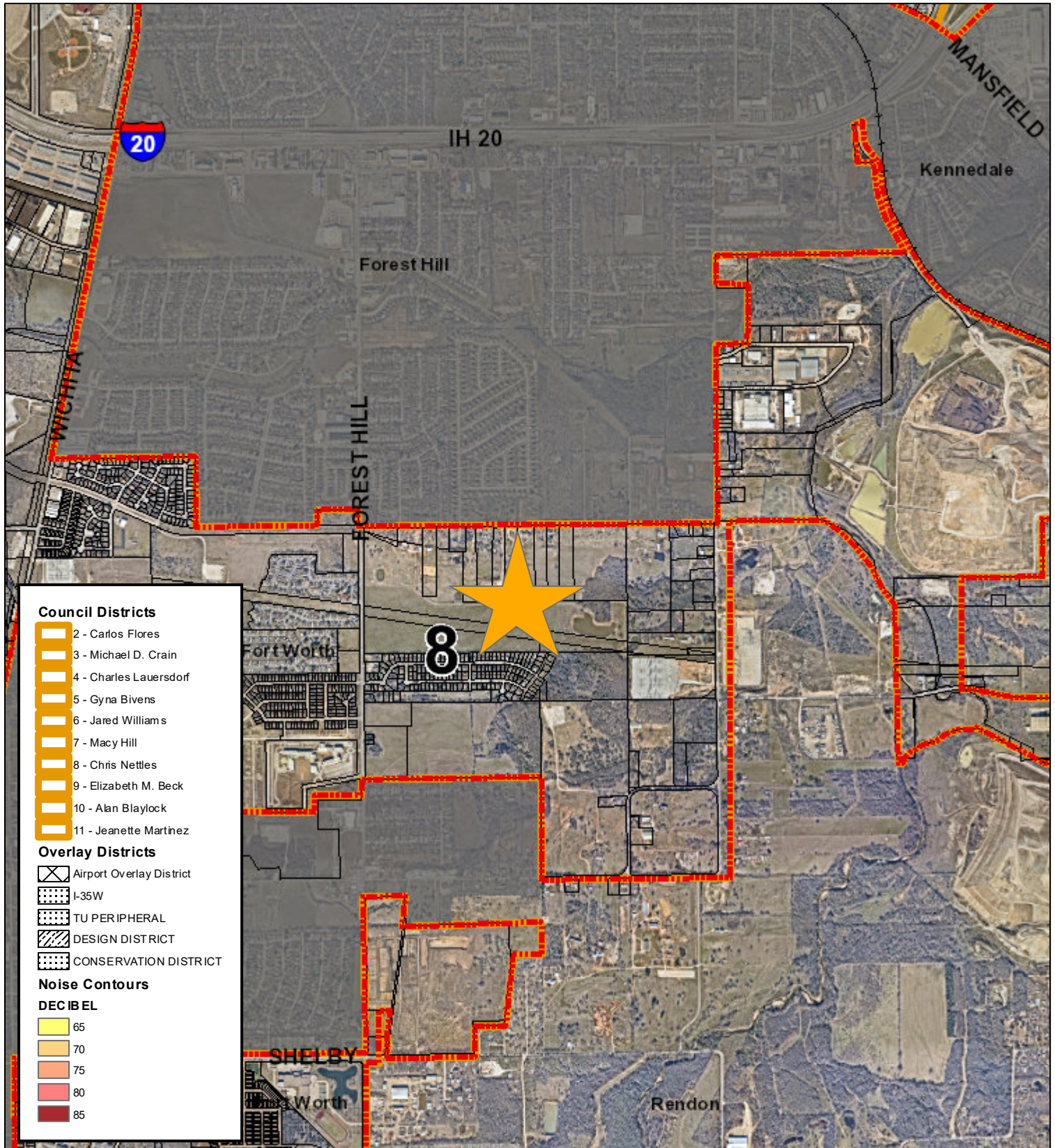
Applicant: Rhett Bennett/William Hornick  
 Address: 3600 Lon Stephenson Road  
 Zoning From: AG, F, CR & A-5  
 Zoning To: I  
 Acres: 119.938  
 Mapsco: Text  
 Sector/District: Far\_South  
 Commission Date: 12/11/2024  
 Contact: 817-392-8043



[Grey Box] Subject Area  
 [Hatched Box] 300 Foot Notification

0 600 1,200 2,400 Feet

### Area Map



**Council Districts**

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

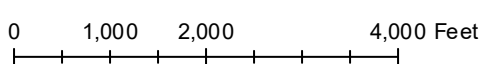
**Overlay Districts**

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

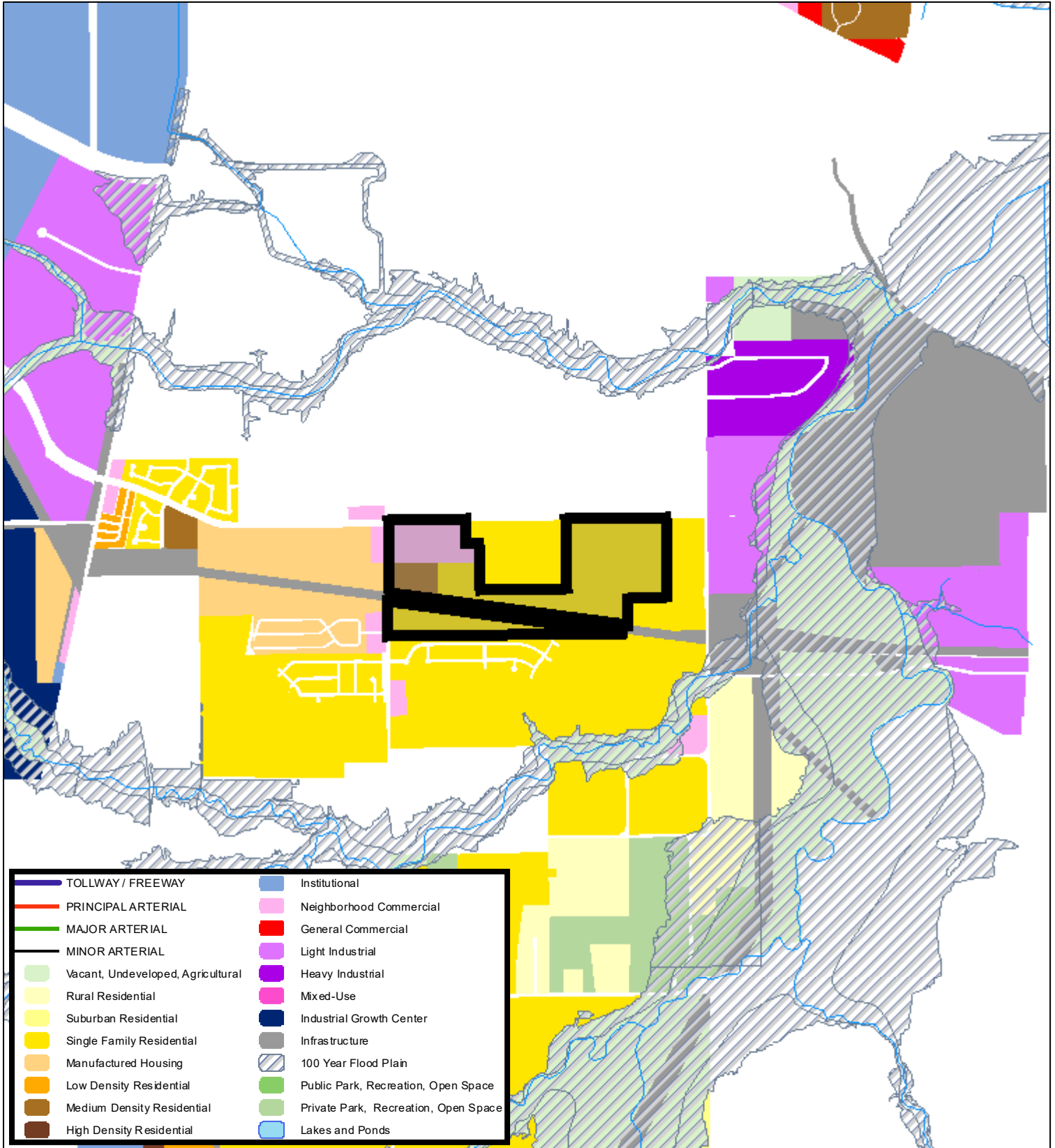
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use

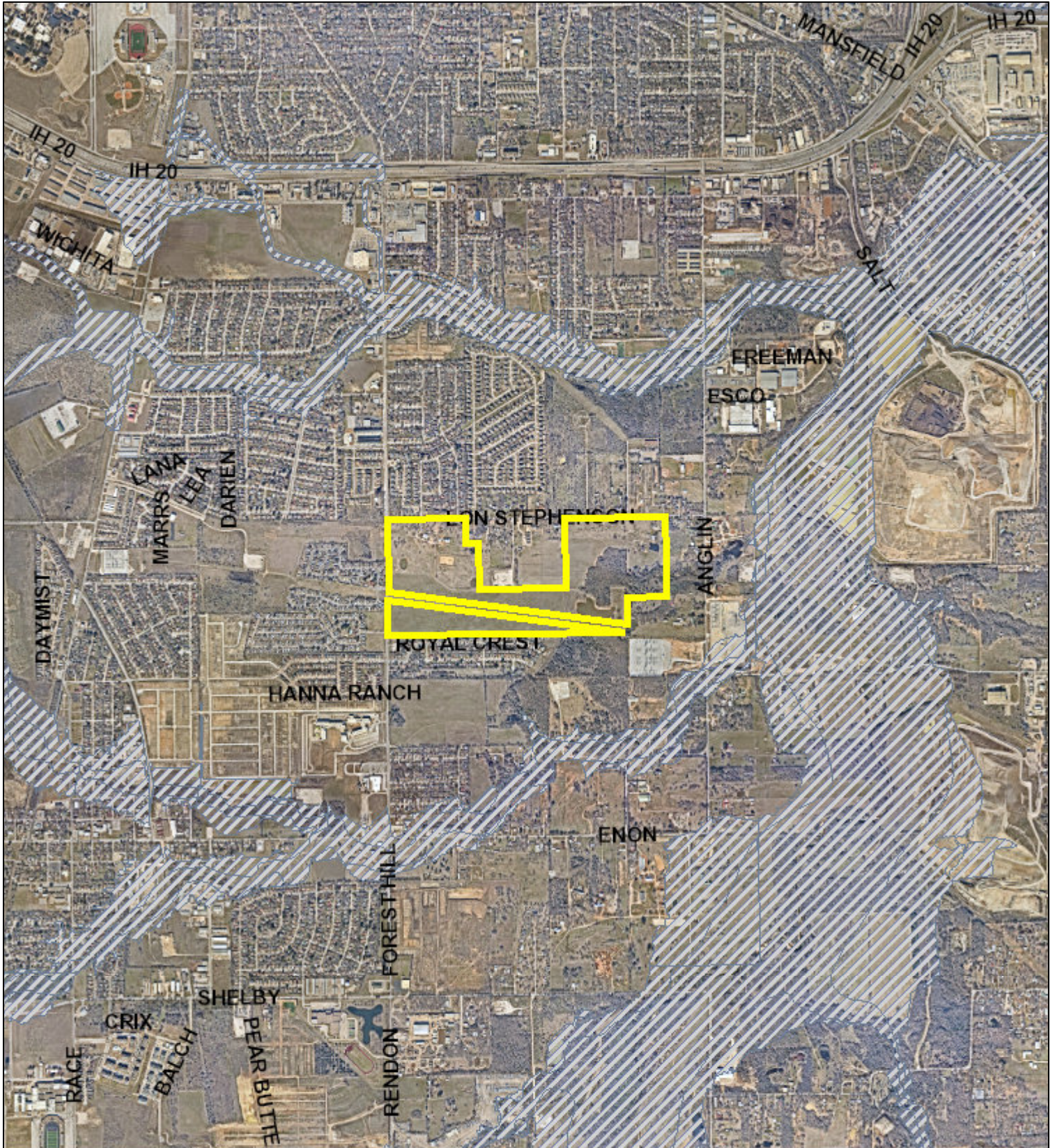


2,100 1,050 0 2,100 Feet

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 1,375 2,750 5,500 Feet





# Zoning Staff Report

**Date:** December 11, 2024

**Case Number:** ZC-24-154

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** [Lynn Jordan](#)

**Owner / Applicant:** Walton Texas LP, et al / Ray Oujesky & Teddy Boschini, Kelly Hart & Hallman LLP

**Site Location:** North of Chisholm Trail Parkway & South of Brewer Boulevard    **Acreage:** 36.40 acres

### Request

**Proposed Use:** Multi-Family

**Request:** To: Amend “PD 1090” Planned Development for all uses in “D” High Density Multifamily to add new development standards for parking between building and street and carports between building face and street; site plan required (SP-24-015)

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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| 2. <a href="#">Surrounding Zoning and Land Uses</a>   | 7. Area Map                                  |
| 3. <a href="#">Recent Zoning History</a>              | 8. Future Land Use Map                       |
| 4. <a href="#">Public Notification</a>                | 9. Aerial Photograph                         |
| 5. <a href="#">Development Impact Analysis</a>        | 10. Recorded Plat                            |
| a. <a href="#">Land Use Compatibility</a>             |  |
| b. <a href="#">Comprehensive Plan Consistency</a>     |  |

## Project Description and Background

The subject property is approximately 36.40 acres situated north of Chisholm Trail Parkway and south of Brewer Boulevard within Council District 6. The property is developing a multifamily structure containing 648 units. The property was rezoned Planned Development for “D” High Density multifamily uses in 2016 (Ordinance 22269).

At the time of zoning, the area was primarily vacant and there were no end users for the proposed multifamily. As a result, a site plan was required. In 2018 Ordinance 23495-12-2018 was adopted for new Multifamily Design criteria eliminating parking in front of the buildings including other design criteria. The applicant is requesting development standards.

No further amendments are proposed under this application. The applicant solely seeks to permit parking between the building and the street and carports between building face and street. The use will remain multifamily.

## Surrounding Zoning and Land Uses

North: “A-5” One-Family residential / vacant and “PD/D” Planned Development for all uses in “D” High Density Multifamily; site plan approved / currently vacant

East: “PD1091” PD for all uses in “F” General Commercial; site plan required / vacant

South: “PD1091” PD for all uses in “F” General Commercial; site plan required / vacant

West: “A-5” One-Family residential / undeveloped

## Recent Zoning History

- ZC-16-085 :  
From: Unzoned, “A-43” One-Family, “A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial and “I” Light Industrial To: “A-5” One-Family, “PD/D” High Density Multifamily, “CF” Community Facility, “E” Neighborhood Commercial, “PD/F” General Commercial, “G” Intensive Commercial, and “PD/MU-2” High Intensity Mixed-Use; site plan required for the PD’s
- SP-24-010 site plan for PD1090 approved by Council 11/12/24 subject property to the north

## Public Notification

300-foot Legal Notifications were mailed on November 27, 2024.

The following organizations were emailed on November 27, 2024:

Organizations Notified	
Panther Heights NA	Chisholm Trail Ranch Residential Community HOA
District 6 Alliance	Trinity Habitat for Humanity
Streams and Valleys Inc	Crowley ISD



## Development Impact Analysis

### Land Use Compatibility

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The site is bounded by “A-5” One-Family to the west and north and PD1091 to the south and across Chisholm Trail Parkway. There is a proposed multifamily development directly adjacent to the northeast and existing residences to the northeast across Chisholm Trail Parkway, the entire development is not built out and is coming through in phases.

There is no change of use proposed with this application and the zoning has been in place for over two decades. As a result, the proposed use **is compatible** at this location.

### Comprehensive Plan Consistency – Far Southwest Sector

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The adopted Comprehensive Plan currently designates the subject property as Mixed Use Growth Center SH 121 / FM 1187 on the Future Land Use Map. Furthermore, this application does not seek to change allowable uses previously established under ZC-16-085. The purpose of this PD amendment is to request a waiver to the development standards for parking between the building and the street and carports between building face and street only. The proposed zoning is consistent with the land use designations for this area.

This request **is consistent** with the Comprehensive Plan future land use map designation and addresses land use policy specific to the Far Southwest sector.

4. Promote commercial, mixed-use, and urban residential development within the Summer Creek Future TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.

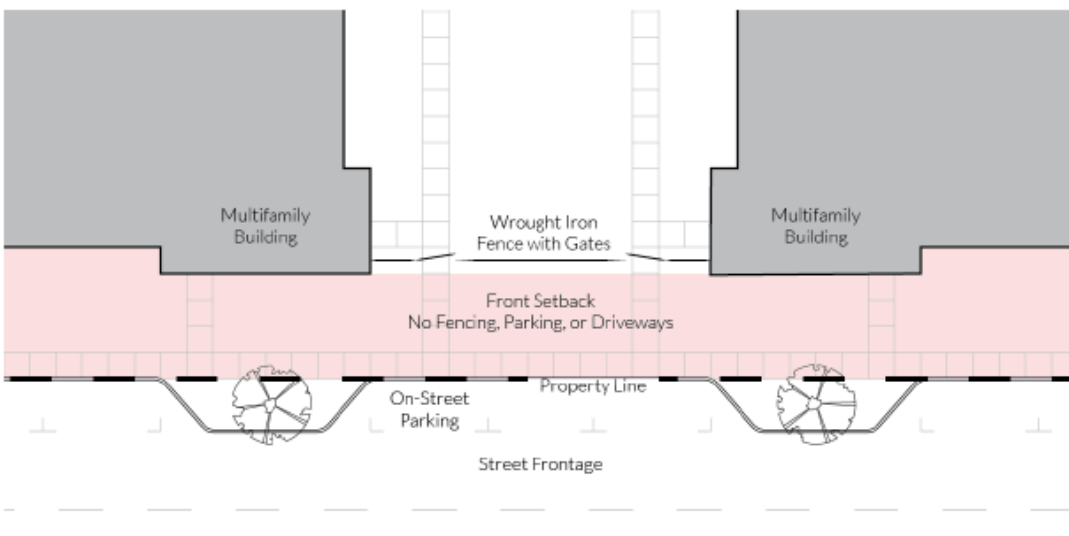
## Development Impact Analysis

### Site Plan Comments

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#### **Zoning & Land Use**

1. Front yard fence needs to be behind the front wall of the front yard building (a development standard will be needed for the PD)
  - b. Multifamily development. Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.



2. The maximum height setback from single-family is measured at the property line, indicate on the site plan where the measurement if less than 250.
3. Add the following notes to the site plan: Building façade and materials will comply with MFD standards
4. Phase 1 has no dumpster enclosure is one proposed please show on the site plan.
5. Carports are not permitted between building face and street (a development standard would be needed for the PD)
6. How are the shared streets classified, access easements? They need to be identified on the site plan.
7. Friendly reminder regarding open space, please make sure site complies

Open space is:

- open to the sky
- green space
- a minimum of 25x25 area
- clustered areas to provide recreation/gathering amenities for residents and guests (pools, dog parks, playgrounds)
- patios adjacent to a unit (not enclosed)
- accessible floodplain
- required front yard

Open space is NOT:

- areas that are not accessible
- enclosed patios
- drainage easements as these are typically enclosed by fencing, retaining walls
- required front yard with security/perimeter fencing

**Fire**

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Internal Emergency Access Easements will need to be named. The Fire Department will assist you with that during the platting phase. I attached the standards for street names. Email Fireplatting@fortworthtexas.gov to request approval for street names prior to FINAL PLATTING. Please include the subdivision name and plat

number in the subject line.

Two points of access are required from projects having more than 100 units.

Fire lanes must be a minimum of 26' wide and provide hose lay to the exterior of each structure within 150', measured in a 5' wide unobstructed path from the edge of a marked fire lane or public street. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system.

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

Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Permits are required.

Hydrant requirements:

? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

? 500 ft. hose lay distance to all points of building.

FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.

Addresses will be verified on platted lots on permit applications. If platting, addresses will be assigned after the final plat is recorded. Please do not self-address for permit applications.

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 at the City Secretary's site for Ordinance #25388-03-2022.

## **TPW**

TDS (Michael Arthaud, 817-392-6597, Michael.Arthaud@fortworthtexas.gov)

TDS (Stu Burzette, 817-392-2593, stuart.burzette@fortworthtexas.gov)

TDS has no corrections.

FYI/Reminders:

1. CFA will need to be executed per plat comments prior to final platting
2. Secondary ingress and egress to subdivisions. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. Ch. 31-101(c)(1) and (3)
3. Sidewalk connections throughout the development and from the development to Brewer are recommended




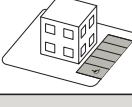
## **Water**

No comments submitted at the time of the report.

**Development Services--Platting** (Alexander Parks 817-392-2638 alexander.parks@fortworthtexas.gov)

1. FYI--Only a portion of the property shown on this site plan is included in a final plat FP-24-147. The remainder of the land will need to be preliminary platted and then final platted since it is included in an approved concept plan. No building permits for any portion of this development can be issued until the associated final plats for this property have been recorded at the Courthouse and addresses have been assigned by the Fire Department.






ZONING SUMMARY		
	Existing Zoning:	PD 1090
<b>Zoning</b>	Base Zoning:	D District (High Density MF)
<b>Density</b>		Max. 32 units/acre
	Front yard	Min. 20'
	Rear yard	Min. 5'
	Side yard (Interior Lot)	Min. 5'
	Side yard (Corner)	Min. 10'
	* Paving shall not be permitted between the building face and street and must remain as open space	
<b>Setbacks</b>	Setback Adjacent to SF	* 3' for every 1' (3:1) as measured from slab to top of sill plate, or 2' for every 1' (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum * 1:1 Setback with a 10' min. Setback for one-story garages and carports * 20' min. Setback for dumpster enclosures and one-story accessory structures * A 5' buffer yard and min. 6' screen fence shall be placed on the property line and should be landscaped per point system
<b>Height</b>		Max. 36' (slab to top plate) Max. 48' (slab to top plate beyond 250' Setback to SF)
	<b>Open Space</b>	Min. 35% . Open space is the ratio of open space to net land area. For the purposes of calculating open space for unified residential developments in accordance with § 6.506, the net land area minus all building footprints, parking areas, access drives and fenced patios. OPEN SPACE must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence. *Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space
	<b>Required Parking</b>	Per zoning: 1 sp/BR + 1 sps/250 sf of common areas, offices and recreation).
<b>Bldg. Orientation</b>	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	

Zoning Reviewed By: zz

PROJECT DATA (PHASE 1 & 2)	
<b>Residential</b> (900 sf avg)	<b>648 units</b> (55% A units, 39% B units & 6% C units)
<b>Total Site Area</b>	<b>36 Acres</b>
<b>Density (Gross)</b>	<b>18 Units/Acre</b>

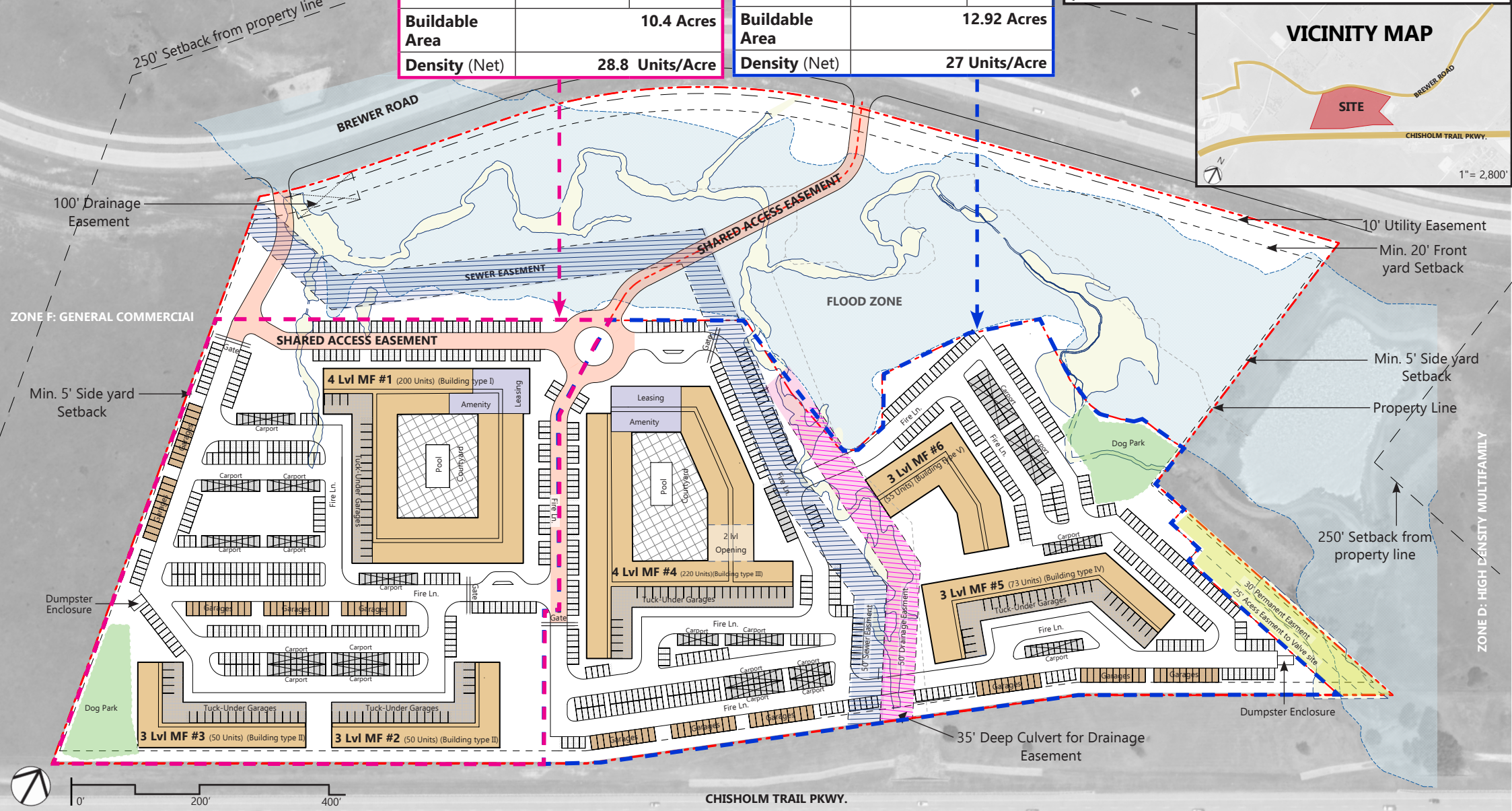
**Legend**

-  Floodplain
-  50' Wide Sewer Easement
-  50' Wide Drainage Easement

PHASE 1	
<b>Residential</b> (900 sf avg)	<b>300 units</b> (55% A units, 39% B units & 6% C units)
<b>Leasing/Amenity</b>	<b>6,000 s.f.</b>
<b>Parking Required</b>	Approx. 165 A units (1 sp/ bedroom) 165 sps Approx. 117 B units (1 sp/ bedroom) 234 sps Approx. 18 C units (1 sp/ bedroom) 54 sps Leasing/Amenity (1 sps/250 sf) 24 sps <b>Total 477 sps</b>
<b>Parking Provided</b>	Surface parking 294 sps Carports 98 sps Garages 108 sps <b>Total 500 sps</b>
<b>Buildable Area</b>	<b>10.4 Acres</b>
<b>Density (Net)</b>	<b>28.8 Units/Acre</b>

PHASE 2	
<b>Residential</b> (900 sf avg)	<b>348 units</b> (55% A units, 39% B units & 6% C units)
<b>Leasing/Amenity</b>	<b>6,000 s.f.</b>
<b>Parking Required</b>	Approx. 192 A units (1 sp/ bedroom) 192 sps Approx. 135 B units (1 sp/ bedroom) 270 sps Approx. 21 C units (1 sp/ bedroom) 63 sps Leasing/Amenity (1 sps/250 sf) 24 sps <b>Total 549 sps</b>
<b>Parking Provided</b>	Surface parking 371 sps Carports 110 sps Garages 109 sps <b>Total 590 sps</b>
<b>Buildable Area</b>	<b>12.92 Acres</b>
<b>Density (Net)</b>	<b>27 Units/Acre</b>

- General Notes:**
- This project will comply with Enhanced Landscaping Requirements for **Section 4.712(d)(6)**.
  - This project will comply with **Section 6.302**, Urban Forestry.
  - All signage will conform to Article 4. Signs.
  - All provided lighting will conform to the Lighting Code.
  - This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.
  - Building façade and materials will comply with MFD standards
  - Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screening fences are required when adjacent to a one or two family district unless adjacent to a public park or controlled access highway when a solid screening fence is not permitted and an open design fence shall be installed, if a fence is installed.
- Waivers to ask:**
- Parking permitted between the building and street.**
  - Carports permitted between building face and street.**




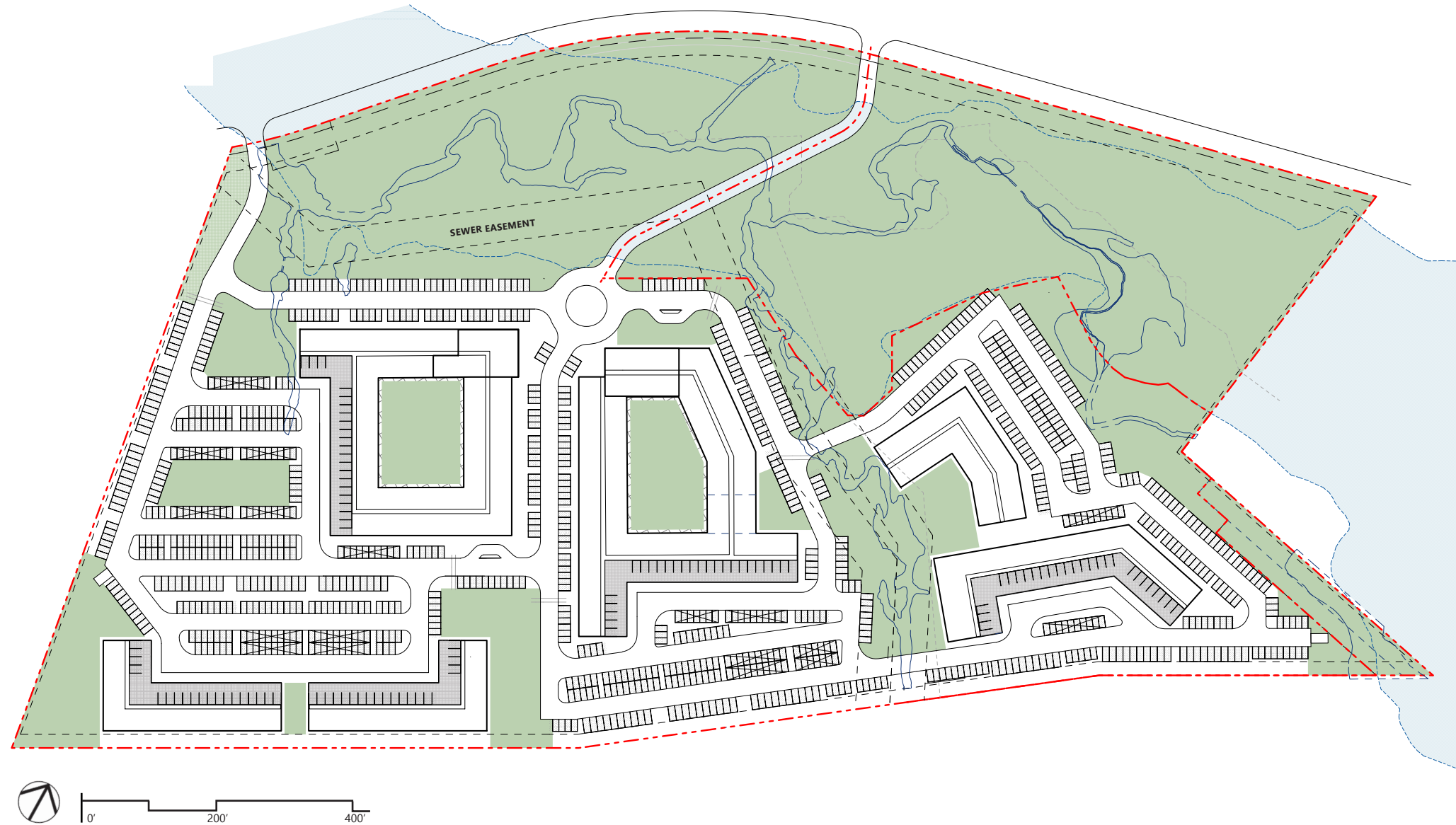
**Owner**  
ZALE Properties  
8333 Douglas Ave, Ste. 1500  
Dallas, Texas 75225  
Telephone: (214) 231-3765

**Architect**  
JHP Architecture/ Urban Design  
8340 Meadow Rd #150  
Dallas, Texas 75231  
Telephone: (214) 363-5687

Director of Development Services: \_\_\_\_\_ Date: \_\_\_\_\_  
**Zale Rock Creek - Site Plan**  
Zoning Case No. SP-24-015  
Location: Fort Worth, Texas (No Address Assigned)  
Preparation Date: 11.08.2024

# OPEN SPACE PROVIDED EXHIBIT

<b>Required Open space</b> (Min. 35% of Net land area)		<b>+/- 12.6 Acres</b> (Net land area: 36 Acres / Include floodplain)
<b>Open space provided</b>		<b>+12.6 Acres</b> (Include floodplain)



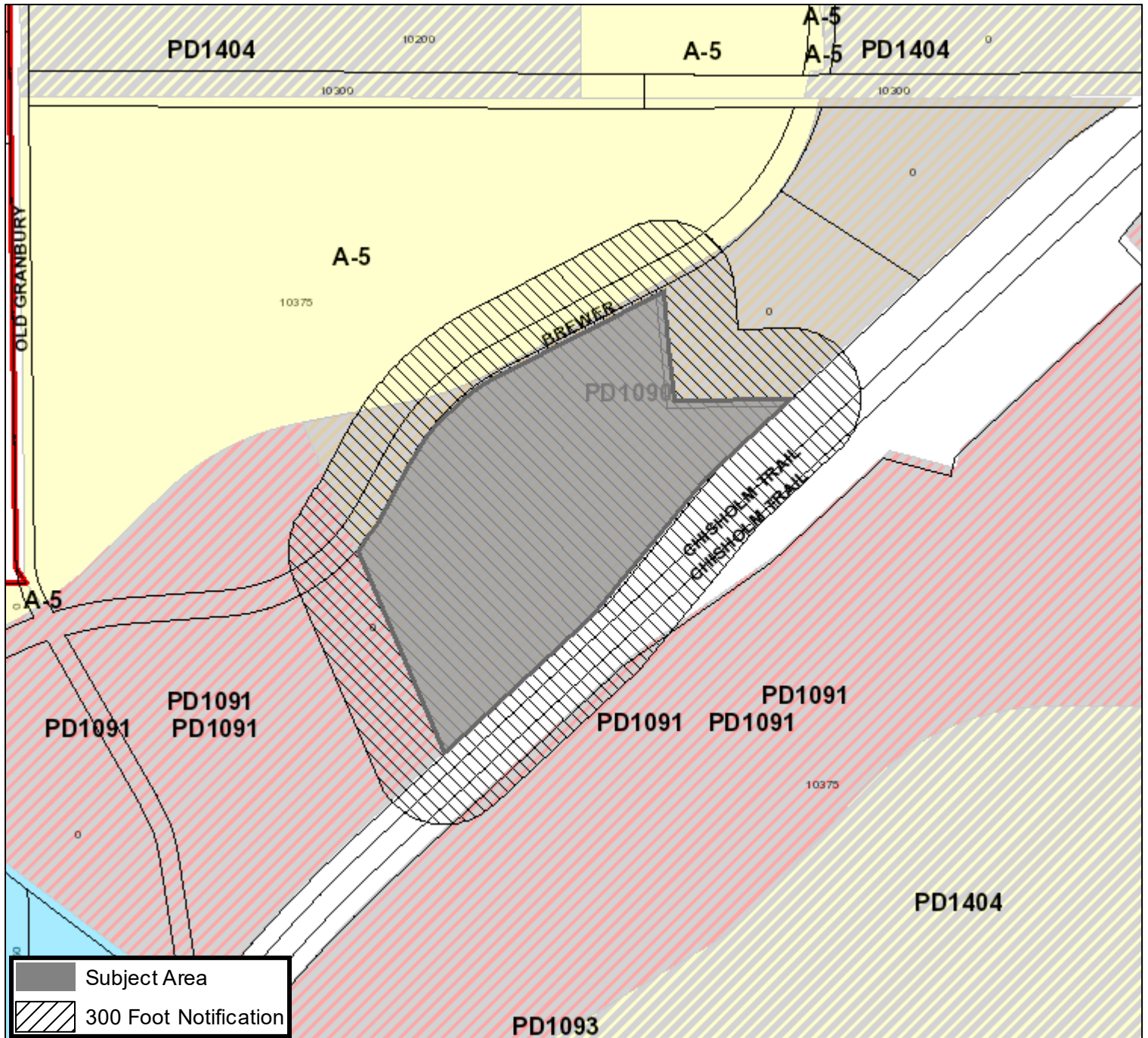
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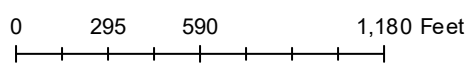
Director of Development Services: \_\_\_\_\_ Date: \_\_\_\_\_  
**Zale Rock Creek - Site Plan**  
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 Location: Fort Worth, Texas (No Address Assigned)  
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### Area Zoning Map

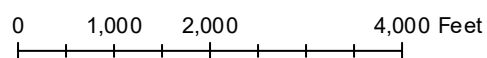
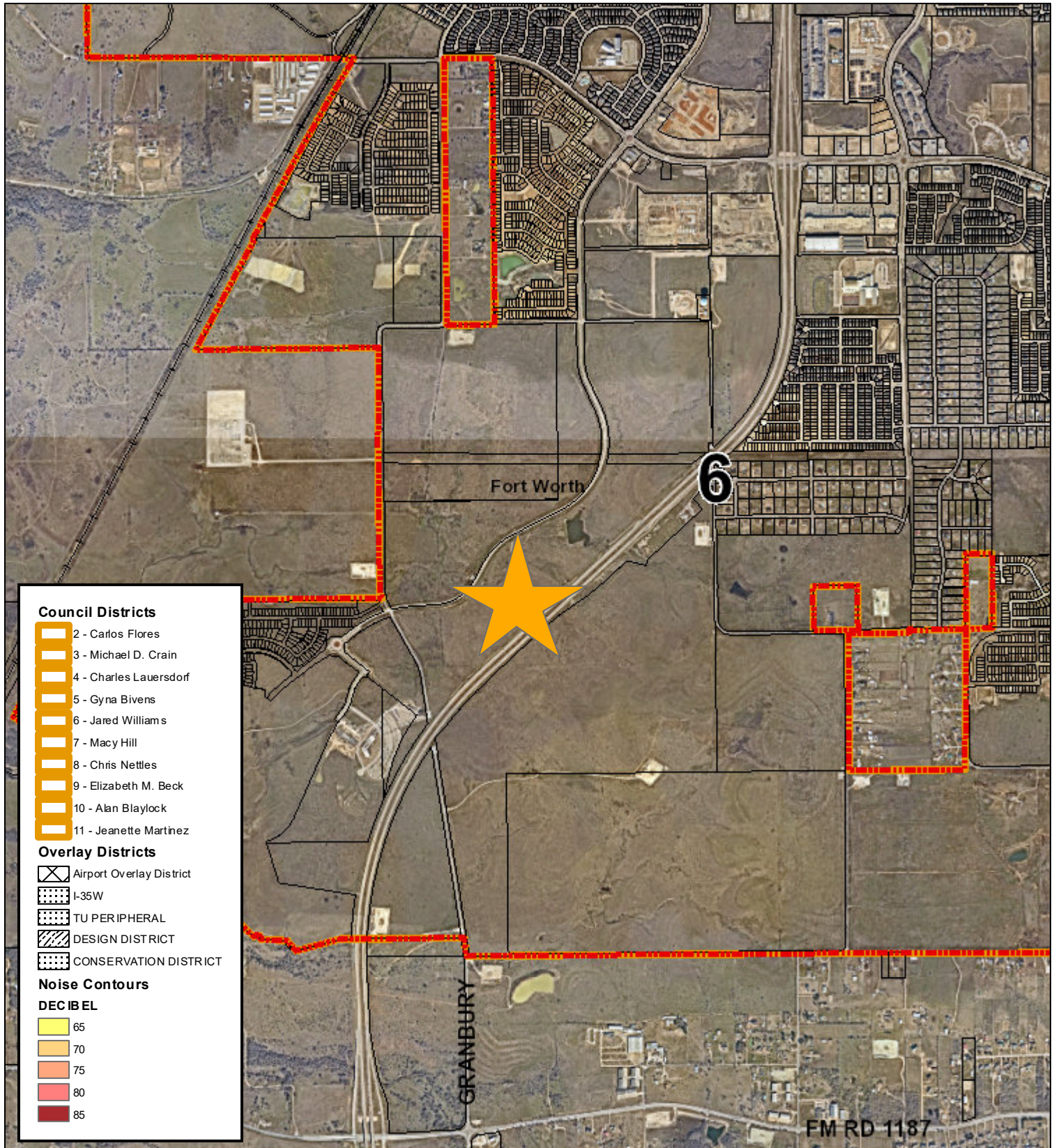
Applicant: Walton Texas LP/Ray Oujesky  
 Address: Bounded by Chisholm Trail Parkway to the south, Old Granbury Road to the west and Brewer  
 Zoning From: PD1090  
 Zoning To: To amend existing PD to allow parking permitted between the building and the street  
 Acres: 36.45292689  
 Mapsco: Text  
 Sector/District: Far\_Southwest  
 Commission Date: 12/11/2024  
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification

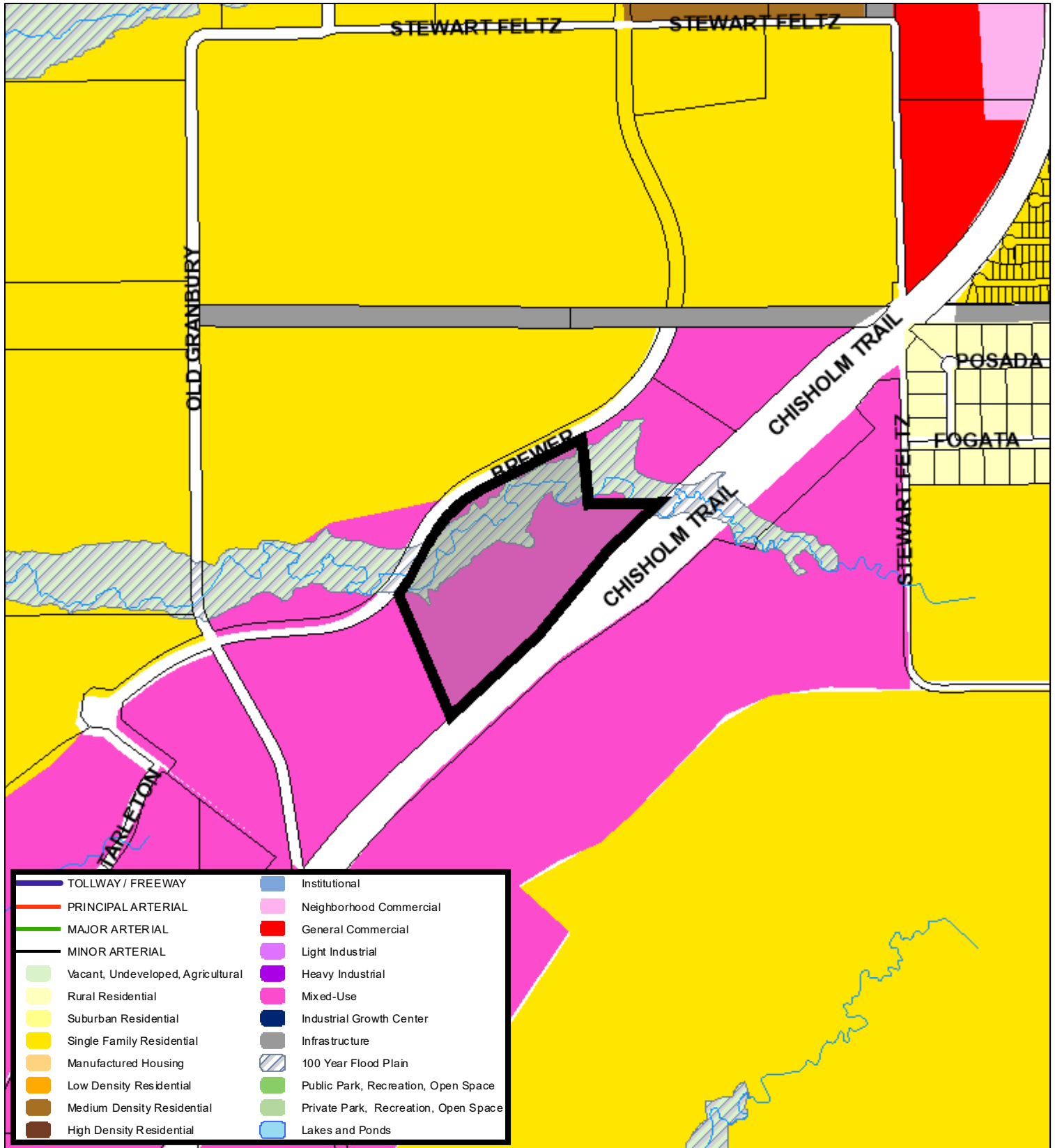


### Area Map

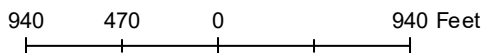




### Future Land Use



940 470 0 940 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

