



Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-004

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Josh Eadie / Bo Trainor

Site Location: 521 & 2109 Beach Street and 4021 & 4025 E. 4th St (connection to park) park use easement/ monotony standard **Acreeage:** 31.327 acres

Request

Proposed Use: Cottage-style multi-family- 308 units

Request: From: “B” Two-Family & “I” Light Industrial
To: “PD/D” Planned Development for all uses in “D” High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW, no tree canopy preservation requirement; site plan included.

Recommendation

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

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject property covers approximately 31.327 acres and is located south of East 1st Street and east of Beach Street. It sits on undeveloped land with numerous existing trees. The surrounding area features a mix of uses, with an established single-family neighborhood to the west and outdoor storage to the east. Adjacent parcels are zoned “B” Two-Family, “I” Light Industrial, “J” Medium Industrial, and “K” Heavy Industrial. Additionally, the area is near a floodplain and the property contains several significant tree types (**Figure 1**). For further information about the impact of zero tree preservation the go to ‘*Site Plan Comments*’ under the section Urban forestry. Lastly, this case was previously continued at the last Zoning Commission meeting due to incomplete information provided. However, staff has now received the necessary information for a proper review.



Figure 1: Left Image – FEMA Flood Plain Hazard Area; Right Image – Existing Trees

Project’s Description and waiver requests

The applicant proposes constructing cottage-style multifamily residential buildings that would provide a total of 315 units. More details on the proposed use can be found in the ‘*Applicant’s Description*’ section below.

A site plan is included with this application as required for Planned Developments (PD) (**Figure 2**). According to ordinance 4.301.b ([‘Site Plan Requirements’](#)), a site plan is required to ensure compliance with zoning regulations and proper integration with the surrounding community. The site plan also demonstrates how the proposed rezone will impact the surrounding area. In addition, a property survey is provided that outlines the area affected by the requested zoning changes (**Figure 3**).

The applicant is requesting a planned development to allow for all uses under “D” High-Density Multifamily. However, the applicant is requesting waivers from the design standards under “D” High-Density Multifamily, those waivers include:

Requirement	D Standards	Proposed PD/D (Provided per site plan)
Required Yards- Setback adjacent to one- or two-family residential district ***	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	less than the 30' minimum setback along one or two-family district
Buffer yard	Where adjacent to one or two-family district, a five-foot buffer yard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system	5' buffer yard provided. No buffer yard plantings.
Fences	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screen 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	Fences along ROW (East 1st Street & Beach Street)
Urban Forestry	Must comply with 6.302(g) Urban Forestry ordinances requirements	No tree canopy preservation proposed with additional tree plantings (min. 1 tree per unit = 308 trees)
Open Space	Open Space 35% Minimum	To include the front yards in the open space calculations

*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § [6.300](#) (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.

Applicant's Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“This request is to rezone approximately 30 acres from “B - Two Family” zoning to a Planned Development (PD). The requested PD is based on the “D – high-density multifamily” zoning district with waivers needed for this specific development. These waivers are found on the Site Plan.*

The requested use will allow for the development of a cottage style multifamily homes for rent product. This will be multiple units on a single lot. This type of product is also called horizontal multi-family. The development will be approximately 315 units. Parking for these units will be a combination of open air, covered and garage style. These types are delineated on the Site Plan. The development will also have open space that is spread through the development, an event lawn for programmed events or open play and a pool for the residents. The development will be gated.

The proposed Site is a portion of a larger parcel.

The City's Comprehensive Plan designates the Site as being neighborhood commercial and low density residential. Surrounding the Site are single family residential uses, industrial uses and additional land being zoned industrial to the south. The development of the Site as the proposed PD will provide a more staggered development type buffer and transition between the single-family residential uses to the west and north, industrial uses to the east and future industrial to the south. The requested cottage style multi-family homes will be well situated to add to the population base in this area that may spur future commercial development. The additional of cottage homes further adds a level of diversity to the City's economic base and more options for housing.

This style of development has been done in multiple locations across the country and in Fort Worth by this applicant. Our history has proven that we provide quality products for a growing segment of the population.”





BAKER'S SUBDIVISION OF
THE PAGE COMPANY'S
EAST SIDE ADDITION
VOL. 1481, PG. 81
C.R.T.C.T.

CHENAULT ST
(50' Public ROW)

6 7 8 9 10 11 12

EAST 1ST STREET
(VARIABLE WIDTH PUBLIC ROW)

20' LANDSCAPE SETBACK

ELLIOT AVE
(50' PUBLIC ROW)

BEACH STREET
(VARIABLE WIDTH PUBLIC ROW)

PATRICIA BOWEN
FEATHERGILL, LLC,
R.W. BOWEN, LLC,
PAMELA B. ANDERSON, LLC,
& BOWEN TRAIL, LLC
INST.# D206189806
(TRACT 10 & 11)
C.R.T.C.T.

WYATT HANS &
CALLAN HANS-BROWN
INST.# D214267919
(TRACT 5 & 6)
C.R.T.C.T.

EXISTING 'B' ZONING
EXISTING LOW DENSITY
RESIDENTIAL DISTRICT

TARRANT REGIONAL WATER DISTRICT
INST.# D219145326
C.R.T.C.T.
CONDEMNATION NO.
2017-006467-3
(07/03/2019)

20' BUILDING SETBACK

Figure 2: Zoning Exhibit Site Plan



Figure 3: Site Photos taken by staff on 2/24/25

Surrounding Zoning and Land Uses

North: “B” Two-Family / Residential
East- north: “K” Heavy Industrial / Trucking company
East- south: “B” Two-Family/ Residential
South: “J” Medium Industrial / Industrial- vacant
West- north: “I” Light Industrial / Residential
West- south: “B” Two-Family / Residential

Zoning History

- **ZC-21-172:** This rezoning case, requesting a change from “B” Two-Family to “J” Medium Industrial, was **withdrawn**. However, the staff report indicated that the applicant requested a continuance to pursue a Planned Development (PD) for "I" Light Industrial uses, which included removing certain uses and adding development standards. Ultimately, the case was not heard because the applicant withdrew it.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star-Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 26, 2025:

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

* *Located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

As detailed in the ‘*Project Description*,’ the surrounding area features a mix of single-family homes and industrial uses. The applicant proposes rezoning the parcel for a 308-unit, cottage-style multifamily development under the “D” High-Density Multifamily zoning district, which allows up to 32 dwelling units per acre. The site plan reflects 308 units, arranged similarly to small single-family homes with shared parking areas and amenities, rather than being divided into platted lots.

Since a Planned Development requires a site plan, this process allows for greater public oversight of what will be developed. The current site plan establishes a density of 10.1 units per acre, with all units having a height of 10’1”. The permitted building height is 36 feet, with the possibility of increasing to 48 feet if setbacks exceed 250 feet from one- and two-family districts. * If the property were developed as single-family homes, the area would lack the architectural diversity that CFW strives for, resulting in the applicant going through monotonous requirements. For example, under our A-5 single-family zoning requirements, the plat would need to be divided into individual lots, each with a minimum of 5,000 square feet and a 50-foot width.**

Additionally, concerns have been raised regarding waiver requests for certain development standards, particularly those that could negatively impact the neighborhood to the west and the local environment. Staff initially had concerns about the elimination of bufferyard planting requirements and the 0% tree preservation waiver, given the presence of significant trees on-site. A site visit allowed staff to assess the impact of removing tree plantings and its effect on the existing neighborhood. Notably, Elliot Avenue provides a reasonable buffer from the proposal, though four single-family homes lack the same level of protection on Chenault Street (**Figure 4**).

On the tree preservation, after receiving further clarification from the applicant, staff conducted additional analysis to assess the overall impact of the tree preservation waiver request (see ‘*Urban Forestry*’ comments under ‘*Site Plan Comments*’). From the impact study, “*Staff recommends approval of the planned development language that would allow for a 0% preservation of canopy...*”

While staff remains concerned about the lack of a density cap in the planned development language, the site’s proximity to downtown—less than a ten-minute drive—makes increased density expected. Nevertheless, the rezoning request aligns with the general land use patterns and zoning designations of the surrounding area.

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



Figure 4: Google image of affected single-family houses

*The ordinance information used in this section can be found [here](#).

**See Chapter 6, Development Standards, § 6.501 Lot Area not served by Sanitary Sewer and Chapter 7, Nonconformities, § 7.106 Nonconforming Lot of Record

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as Neighborhood Commercial & Low-Density Residential on the Future Land Use Map. The proposed rezoning is **not consistent** (Technical Inconsistency) with 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
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 property's designation is consistent with the Neighborhood Commercial & Low-Density Residential category outlined in the Future Land Use (FLU) Map. The FLU category allows for the following zoning districts:

- "B" Two-Family

- “R1” Zero Lot Line / Cluster
- “R2” Townhouse / Cluster (24 dwelling units / acre)
- “ER” Neighborhood Commercial Restricted
- “E” Neighborhood Commercial
- “MU-1” Low Intensity Mixed-Use

****Note:** There are no applicable form-based codes for this area.

However, the Comprehensive Plan supports transitional development by promoting Urban Residential and Low-Density Residential uses as a bridge between single-family and high-density areas. It also emphasizes the importance of protecting critical resources—such as 100-year floodplains, mature trees, wildlife habitats, and storm water detention areas—in new subdivisions. Additionally, the plan aims to safeguard existing neighborhoods by using buffers or transitional zones to separate incompatible land uses, particularly those differing in height, scale, or traffic generation. Finally, it calls for new residential projects to be scaled compatible with existing developments, discouraging drastic differences in lot size and density unless proper mitigation measures are in place. Key policies guiding this vision include:

- *Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.*
- *Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.*
- *Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.*
- *Promote 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.*

As noted in the ‘*Land-Use Compatibility*’ section, the current site plan proposes 308 units at a density of 10.1 units per acre, aligning with the FLU policies. Based on conformance with the policies stated above, the proposed planned development site plan is **consistent** with the Comprehensive Plan policies.

Site Plan Comments

Zoning and Land Use

The site plan complies with proposed plan development PD/D with the development waivers. As well as the zoning regulations for Site plan submissions for planned developments outlined in Ordinance 4.301.b (‘*Site Plan Requirements*’).

Urban Forestry

Reviewer: Jaclyn Ingram

Contact: Jaclyn.Ingram@fortworthtexas.gov

Analysis of Proposed Language

The applicant is requesting planned development language with urban forestry standards. These standards include:

- 0% preservation instead of the minimum 25% required by §6.302
- Compliance with §6.302; minimum 1 tree per unit
- required significant mitigation per §6.302 for any significant sized trees onsite

This language would grant the applicant a waiver of preservation requirements of §6.302.

Applicable Urban Forestry Design Standards & Guidelines

[CFW Zoning Ordinance, Ch. 6: Development Standards, Section 6.302 – Urban Forestry, Subsection G.4](#)

(4) *General preservation methods of tree canopy.* At the submission of an urban forestry plan/permit application, the applicant shall elect one of the following tree preservation of existing canopy compliance methods.

a. *Method “A.”* Preservation of existing canopy coverage regardless of tree species:

1. At least 25% of the existing canopy coverage must be retained, regardless of tree species, on all properties greater than one acre, provided however, significant or large trees must be preserved as outlined in subsection (g)(5) below. The existing canopy can be determined via recent air photo, on the ground survey or other approved method by the city forester;
2. Property located in floodplains or located in areas that will be dedicated to public spaces may be counted toward the required 25% minimum retention;
3. Calculation of all canopy coverage and retention areas will not include utility rights-of-way or easements covered under the rules and regulation of the public utility commission and/or Texas railroad commission;
4. To remove more than the minimum retention will require a waiver from the urban design commission; and
5. The overall canopy coverage percentage requirement must be met by planting the size and species of protected trees in Table A, Protected Trees, in subsection (l) below.

Findings/Recommendations

This parcel is currently undeveloped with approximately 40% canopy cover. Upon inspection we found several protected species of oaks, pecans, and elms, as well as cottonwood and other less desirable pioneer species. Most of the tree cover exists along a band that extends from the southwest corner to the northeast corner staying near the street perimeter near North Beach and 1st Street, this is displayed in green on figure below (Fig. 2). Applicant was able to complete a tree survey in February 2025 and provided findings and site history to help better assess existing trees on site and our Urban Forestry inspector was able to perform a site visit.

The city utilizes the Open Space Tool in GIS to perform environmental and open space priority analysis based on existing built land use and natural environmental land coverage. Utilizing this tool, I generated two figures below and overlaid approximate planned development boundaries. The first shows the combined open space priorities and the ecosystem preservation priorities based on the existing site conditions and surrounding land uses. The second shows the FEMA floodplain, the flood control priority areas, and the tree canopy on site, the natural existing conditions.

By looking at the layers in figure 2 you can see that this project appears to be out of the FEMA floodplain but is still speckled with flood control priority area. Figure 1 shows that the existing tree canopy creates a higher priority for the combined open space analysis and the other portion of the project is purple which is an ecosystem preservation priority area.

Applicant provided geo locations of significant trees on site and an overlay of a historical aerial from the 1970s (Fig. 3). The presumption is that the site was used to harvest dirt and gravel in the 1950s and then replanted with a pecan grove in the 1970s. This is evident with the grid occurrence of trees on site and with the aid of historic aerials. Pictures of the trees on site show several upper canopy break outs and faults. Knowing that pecan trees

for nut harvesting have additional conditions of concern especially as they age and if not adequately maintained, the idea of adding targets below them would not be advised.

Given the property conditions of: the naturally occurring trees that we typically see in the Cross Timbers region are not present; the trees on site are declining and have large faults and breaks currently present; the proposed design will stay out of the FEMA floodplain to preserve environmentally sensitive areas; planting requirements will be consistent with §6.302; and significant trees will be mitigated for according to §6.302. Staff feels this proposed language aligns with the intent our urban forest ordinance goal to achieve 30% tree canopy coverage citywide and to promote a multi-aged urban forest. Staff recommends approval of the planned development language that would allow for a 0% preservation of canopy for ZC-25-004 Avilla Ranch.

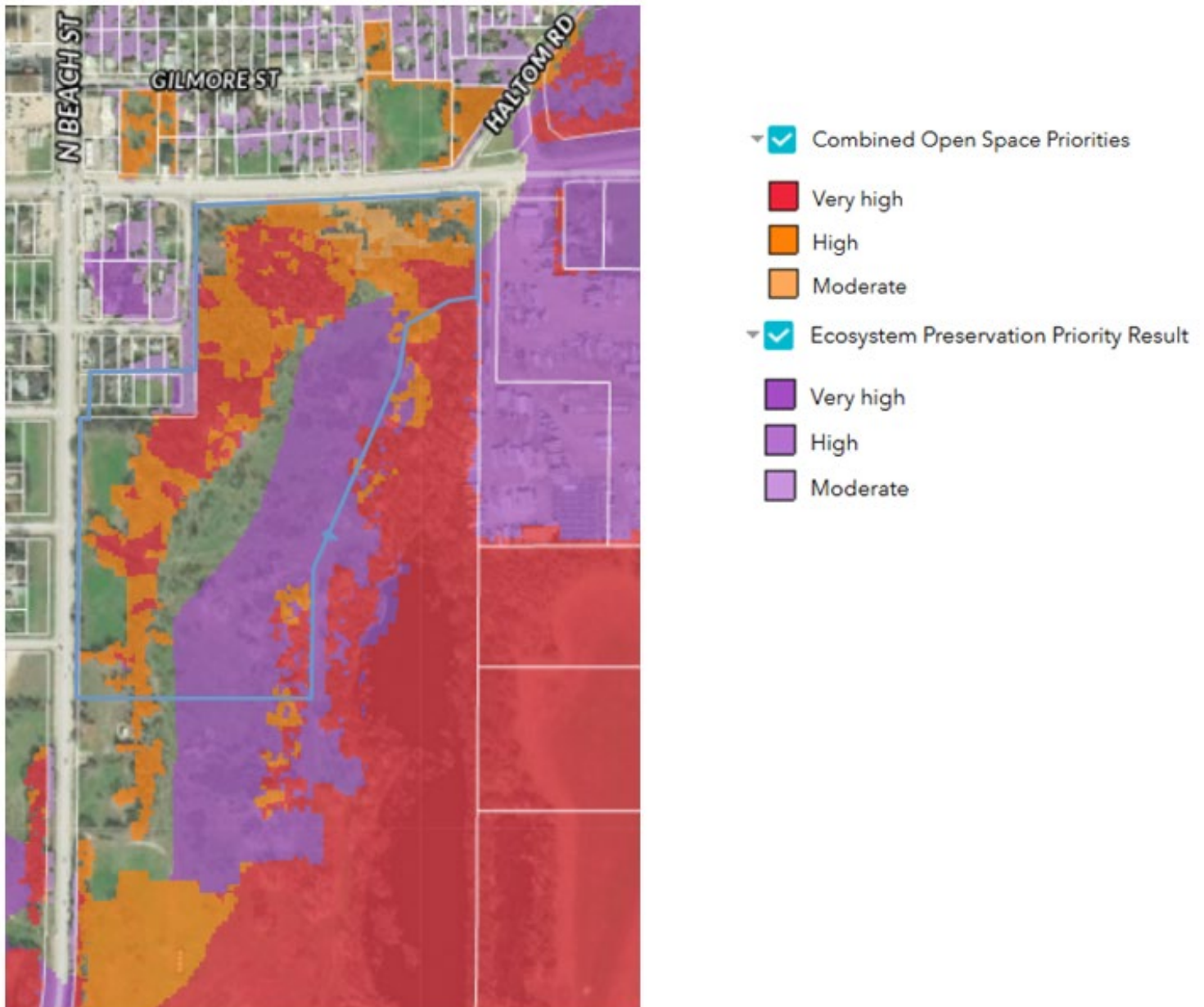
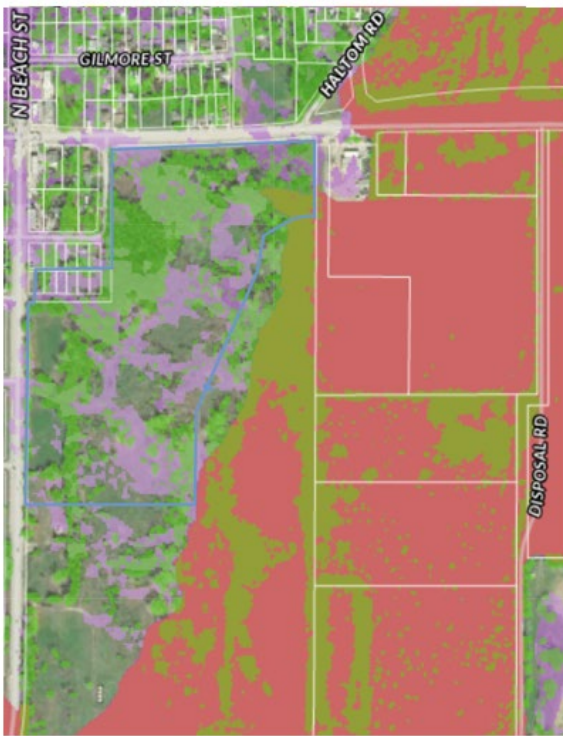


Figure 1 – Proposed Development Outline Over Priority Areas



- Land Cover - Natural Environment ...
- Tree Canopy ...
- Streams, Rivers, and Lakes ...
- FEMA Floodplain ...
- Flood Control Goal Area ...
- Flood Control Priority Result ...
- Very high
- High
- Moderate

Figure 2 – Proposed Development Outline and Existing Conditions

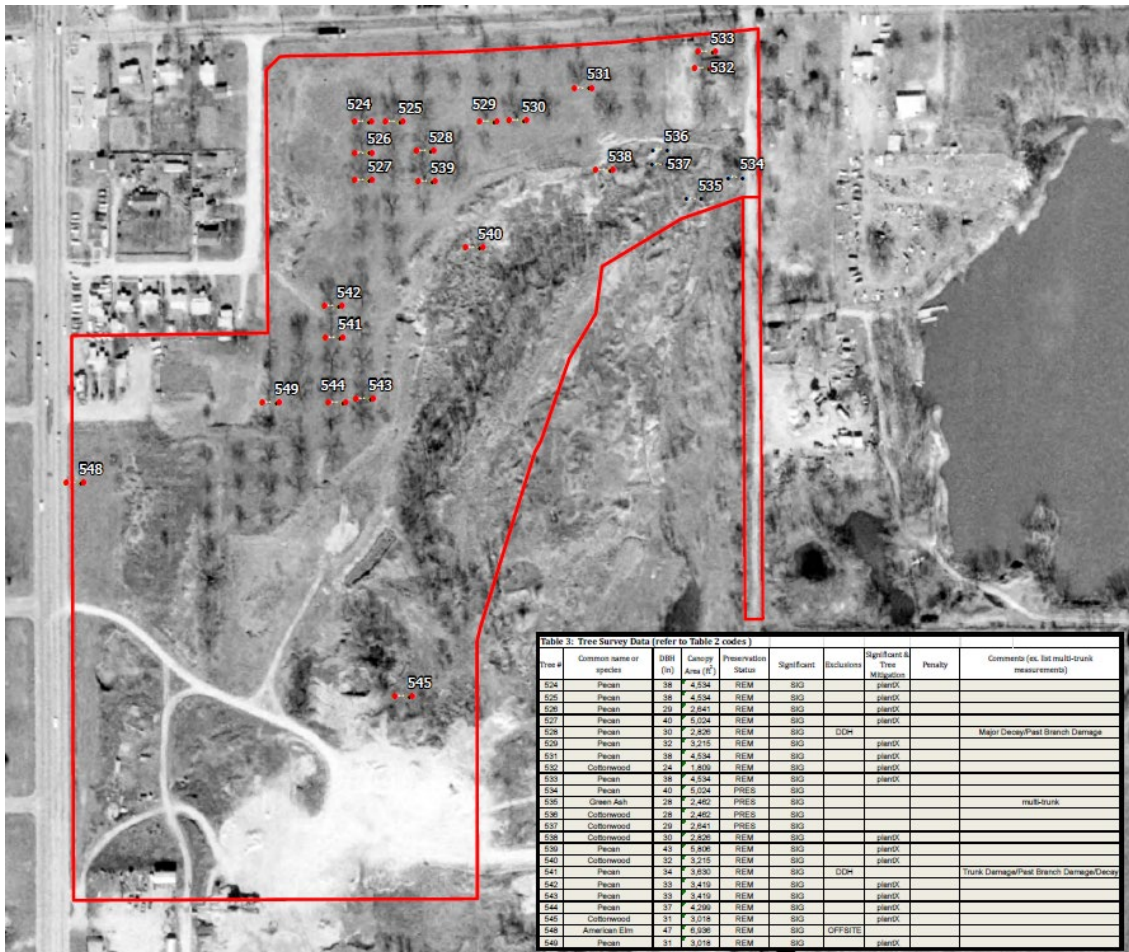


Figure 3 – Tree Survey Data of Significant Trees Over 1970s Historical Aerial

TPW Stormwater

Reviewer: Robin Stevens

Contact: sds@fortworthtexas.gov

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

Site has FEMA Floodplain and deep potential high water seen on the site that may exceed 5 ft in depth on the roads. Not located in a regulatory local City Flood Risk Area. Road overtopping events are noted south of the site near channel crossing.

Fire Department

Reviewer: Lt. Donna York

Contact: donna.york@fortworthtexas.gov

- Single family-for rent projects where each unit is not provided a driveway or garage must meet the Fire Code standards for multi-family projects for access points and fire lane width.
- Non-permitted gas well pad site to the east will not impact this site as shown on the plan. Gas well setbacks are applied based on the pad site conditions at the time of building permit application. Section 5706
- Minimum fire lane width for this project type is 26'. All of these fire access roads must be dedicated and named for addressing purposes. Section 503 Fire Lane Specifications
- Each building address shall be clearly visible from the corresponding street.CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage
- Units farther than 25' from the curb line, the numbers shall not be less than 6" in height. CFW Fire Department Planning and Addressing Standards Section VI.10 Posting of an Address, Rear Structures.
- In addition to being directly attached to the building, the numbers may also be attached to a freestanding sign, marquee, or other acceptable detached signage as to be determined by the Fire Official. CFW Fire Department Planning and Addressing Standards Section II.8 Posting a Commercial Address
- Additional private hydrants will be required to meet building hose lay. Sections 507 Hydrants
- 2 points of access are provided. Section 503.1.6 Secondary Access One- and Two-Family Residential Developments

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 #25388-03-2022.

<https://www.fortworthtexas.gov/departments/fire/services/bureau>

Transportation Development

Reviewer: Stu Burzette, 817-392-2593

Contact: stuart.burzette@fortworthtexas.gov

- Traffic Impact Analysis – A Traffic Impact Analysis (TIA), accepted by TDS, will be required prior to plat approval. Include all vehicular, bicycle, and pedestrian movements in accordance with the Transportation Engineering Manual. Any questions can be directed to Tom Simerly (tom.simerly@fortworthtexas.gov; 817-293-6892).
- Rough Proportionality (RP): The tract is subject to a rough proportionality assessment and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase.



Supplemental Information
Site Photos taken by Staff on 2/24/2025



Taken from East 1st street facing west; arrow shows site location



Taken from East 1st street facing west; arrow shows site location





Taken from Beach street facing south; arrow shows site location

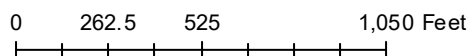
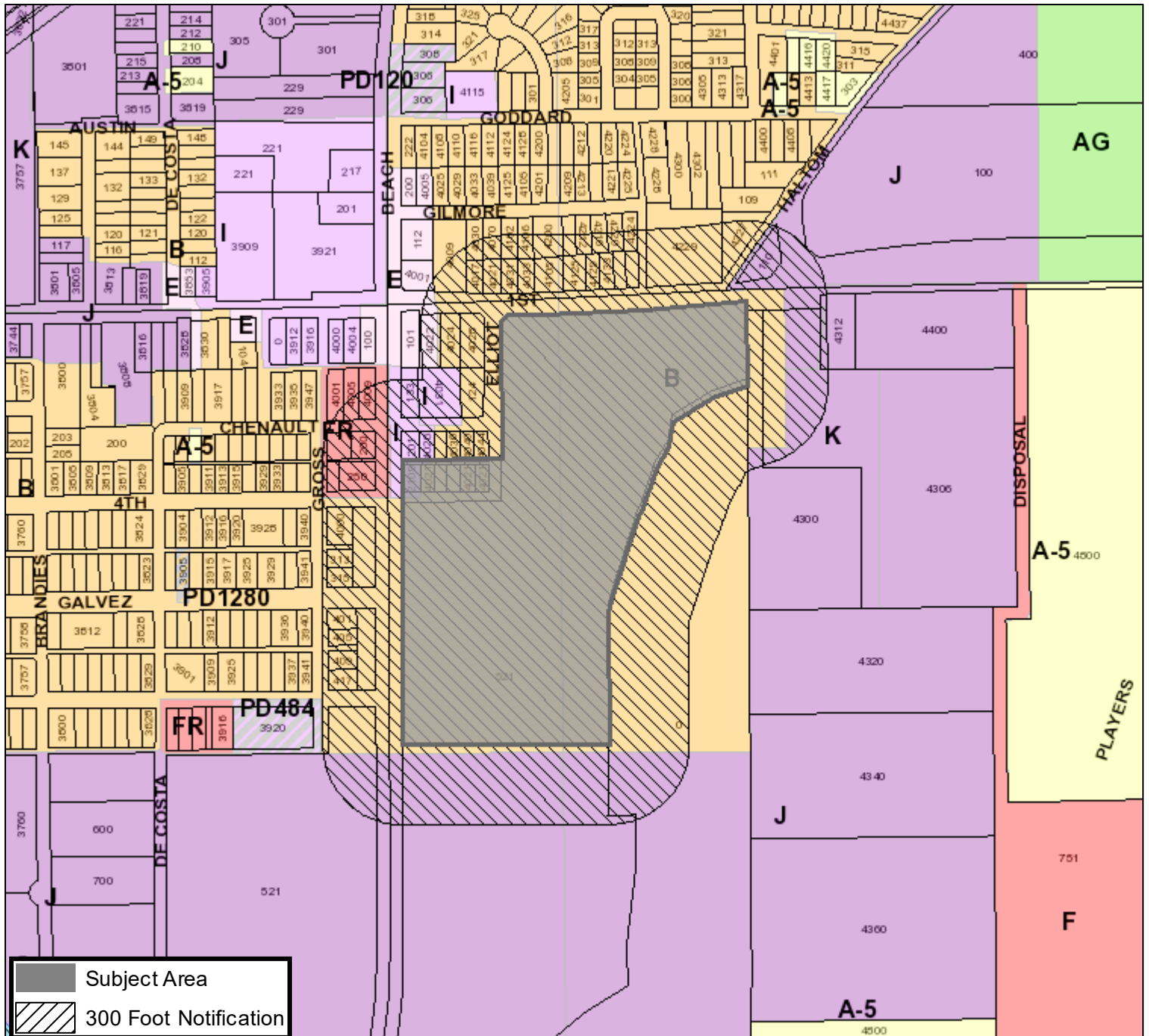


Taken from Beach street facing east; arrow shows site location

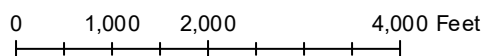
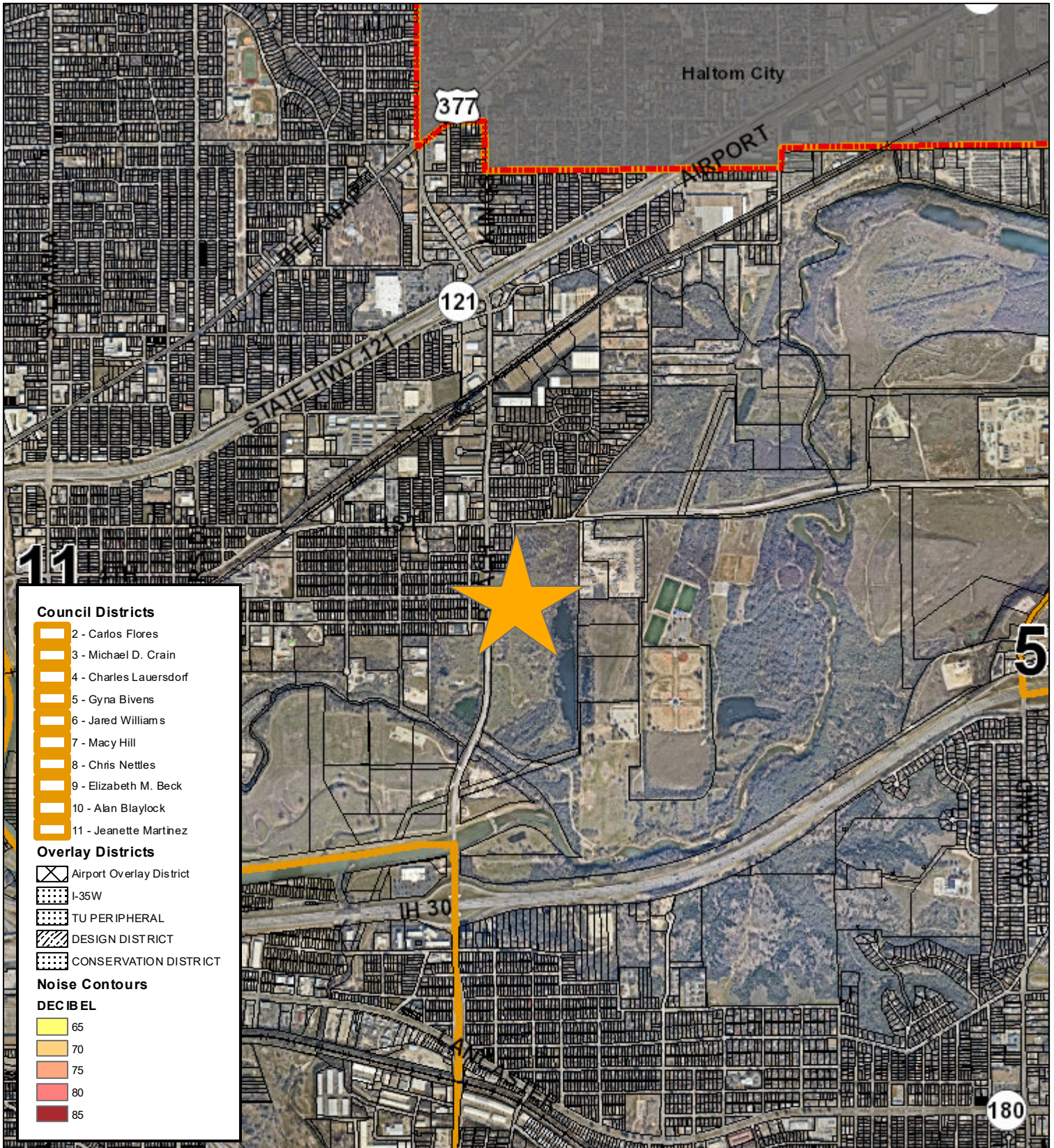


Area Zoning Map

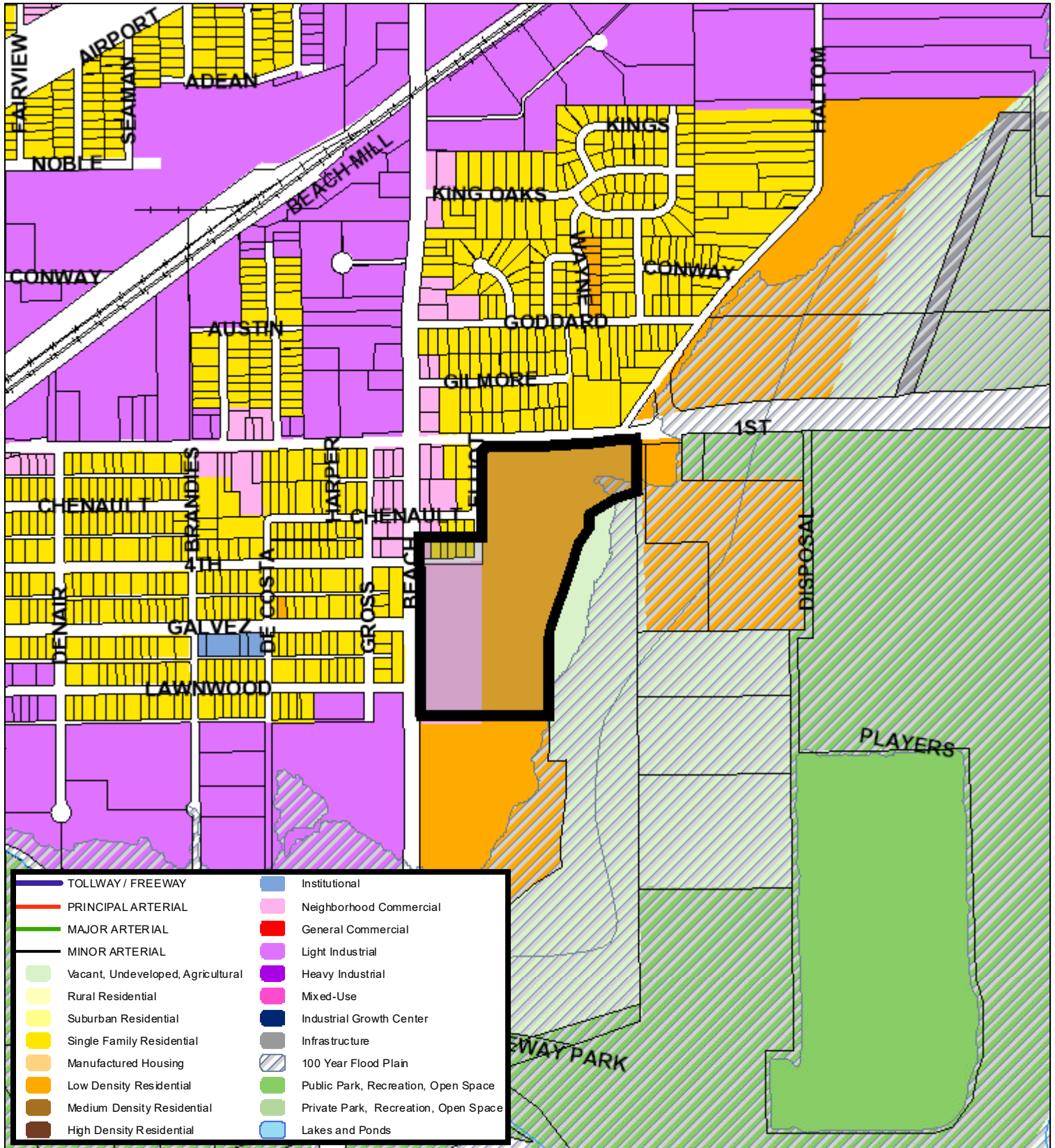
Applicant: Robert Frost et al/Amanda Mata
 Address: 521, 691,2109 Beach Street & 4021-4025 (odds) E. 4th Street
 Zoning From: B, I
 Zoning To: PDPlus Detached Multifamily w/ Development Standards
 Acres: 30.58475598
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 2/12/2025
 Contact: 817-392-2806



Area Map



Future Land Use

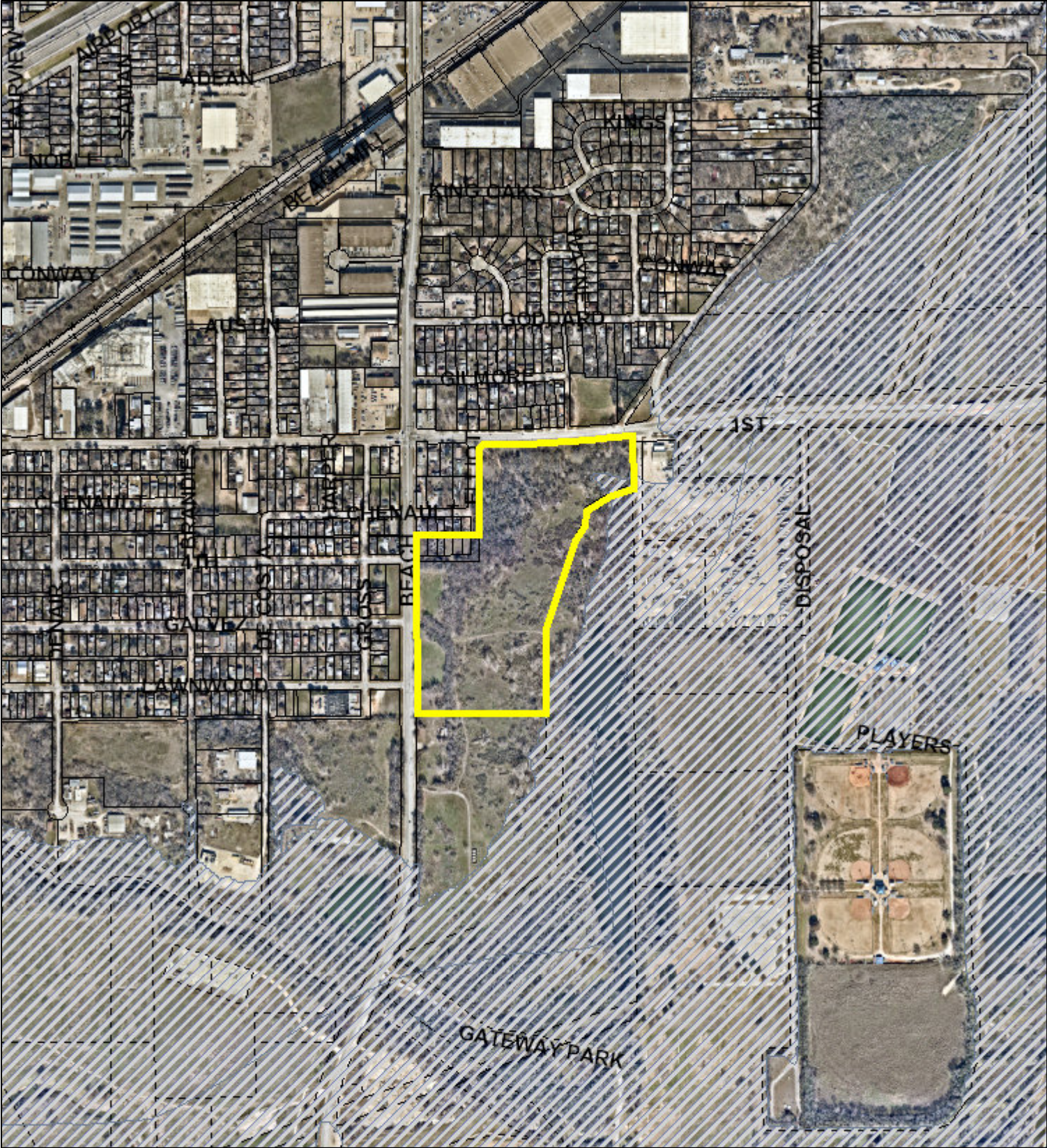


800 400 0 800 Feet

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



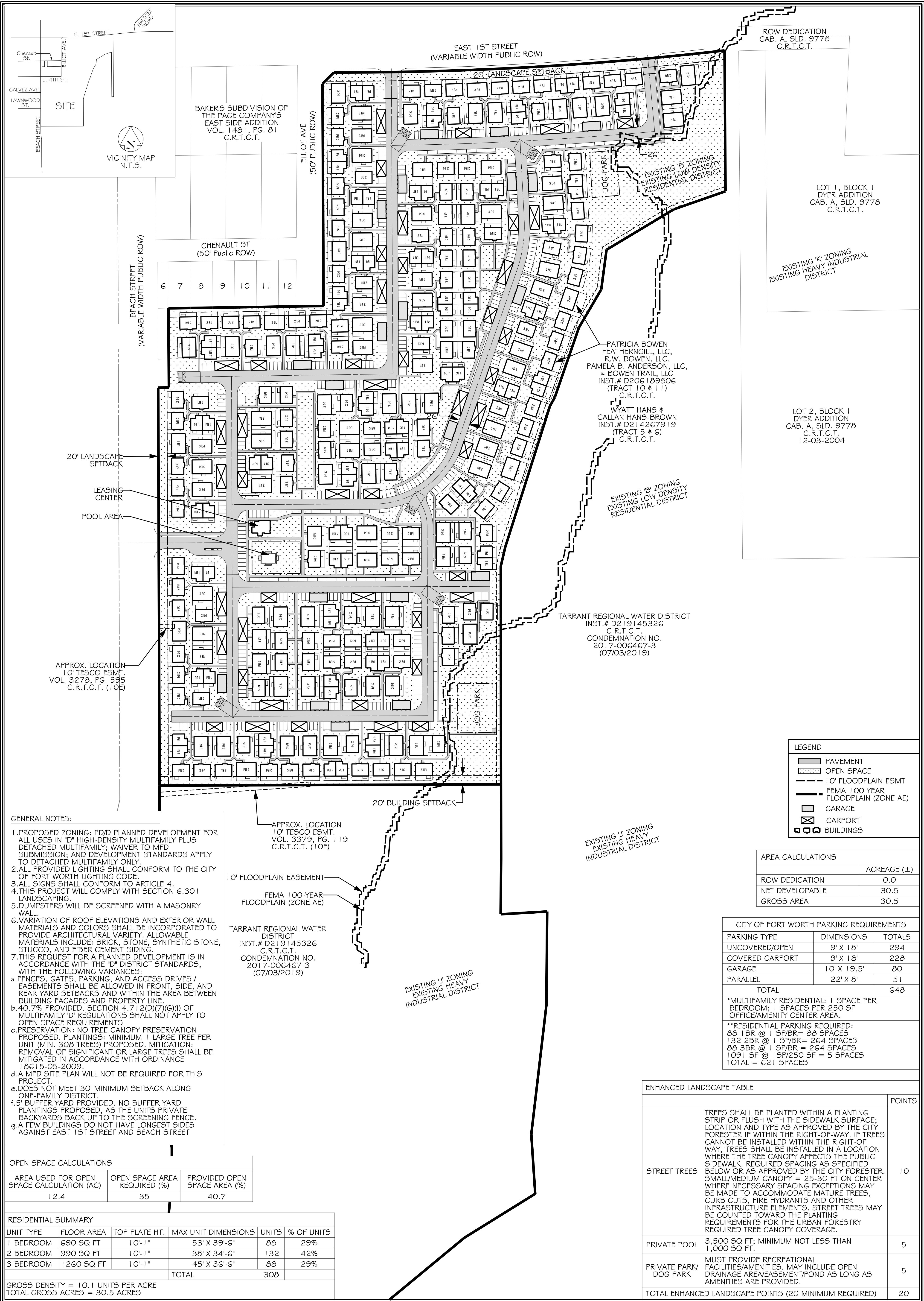
Aerial Photo Map



0 500 1,000 2,000 Feet



Requirement	D Standards	Proposed PD/D (Provided per site plan)
Density	Maximum 32 units per acre	Complies. 10.1 units per acre provided.
Height	Maximum height of 36'	Complies. 10' 1" top plate height provided.
Required Yards	Front Yard: 20' Min	Complies. Beach Street: 20' provided building setback
	Rear Yard: 5' Min	Complies. 30' provided building setback
	Interior Side Yard: 5' Min	Complies. 20' provided building setback
	Corner lot side yard: 10' Min adjacent to street	Complies. East 1st Street: 20' provided building setback
	Setback Adjacent to one or two-family residential districts: - Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	Does not meet 30' minimum setback along one-family district. (Requires Development Regulation Standard)
	- 1:1 setback with a 10 foot minimum setback for one-story garages and carports	Complies.
	- 20 foot minimum setback for dumpster enclosures and one-story accessory structures	Complies.
Buffer yard	Where adjacent to one or two-family district, a five foot buffer yard and minimum six foot screen fence shall be placed on the property line and should be landscaped per point system	5' buffer yard provided. No buffer yard plantings proposed, as the units private backyards back up to the screening fence. (requires Development Regulation Standard)
Fences	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screen 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	Fences shown between buildings and ROW along East 1st Street and Beach Street (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 619 Spaces	Complies: 648 provided
Open Space	35% Minimum	40.7% Provided. Section 4.712(d)(7)(g)(i) of Multifamily 'D' regulations shall not apply to open space requirements (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhances landscaping	Meets 20 points of Enhanced Landscaping
Urban Forestry	Must comply with 6.302(g) Urban Forestry ordinances requirements	Preservation: no tree canopy preservation proposed (requires Development Regulation Standard) Plantings: minimum 1 large tree per unit (min. 308 trees) proposed (requires Development Regulation Standard) Mitigation: removal of significant or large trees shall be mitigated in accordance with ordinance 18615-05-2009
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	A few buildings do not have longest sides against East 1st Street and Beach Street
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (Requires Development Regulation Standard)



- GENERAL NOTES:**
- PROPOSED ZONING: P/D PLANNED DEVELOPMENT FOR ALL USES IN "D" HIGH-DENSITY MULTIFAMILY PLUS DETACHED MULTIFAMILY; WAIVER TO MFD SUBMISSION; AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO SECTION 4.
 - THIS PROJECT WILL COMPLY WITH ARTICLE 6.301 LANDSCAPING.
 - DUMPSTERS WILL BE SCREENED WITH A MASONRY WALL.
 - VARIATION OF ROOF ELEVATIONS AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS INCLUDE: BRICK, STONE, SYNTHETIC STONE, STUCCO, AND FIBER CEMENT SIDING.
 - THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "D" DISTRICT STANDARDS, WITH THE FOLLOWING VARIANCES:
 - FENCES, GATES, PARKING, AND ACCESS DRIVES / EASEMENTS SHALL BE ALLOWED IN FRONT, SIDE, AND REAR YARD SETBACKS AND WITHIN THE AREA BETWEEN BUILDING FACADES AND PROPERTY LINE.
 - 40.7% PROVIDED. SECTION 4.71.2(D)(7)(G)(I) OF MULTIFAMILY "D" REGULATIONS SHALL NOT APPLY TO OPEN SPACE REQUIREMENTS
 - PRESERVATION: NO TREE CANOPY PRESERVATION PROPOSED. PLANTINGS: MINIMUM 1 LARGE TREE PER UNIT (MIN. 308 TREES) PROPOSED. MITIGATION: REMOVAL OF SIGNIFICANT OR LARGE TREES SHALL BE MITIGATED IN ACCORDANCE WITH ORDINANCE 18615-05-2009.
 - A MFD SITE PLAN WILL NOT BE REQUIRED FOR THIS PROJECT.
 - DOES NOT MEET 30' MINIMUM SETBACK ALONG ONE-FAMILY DISTRICT.
 - 5' BUFFER YARD PROVIDED. NO BUFFER YARD PLANTINGS PROPOSED, AS THE UNITS PRIVATE BACKYARDS BACK UP TO THE SCREENING FENCE.
 - A FEW BUILDINGS DO NOT HAVE LONGEST SIDES AGAINST EAST 1ST STREET AND BEACH STREET

OPEN SPACE CALCULATIONS

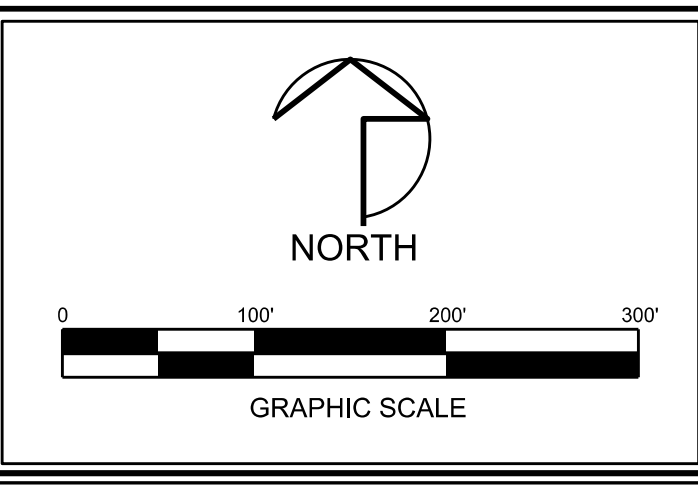
AREA USED FOR OPEN SPACE CALCULATION (AC)	OPEN SPACE AREA REQUIRED (%)	PROVIDED OPEN SPACE AREA (%)
12.4	35	40.7

RESIDENTIAL SUMMARY

UNIT TYPE	FLOOR AREA	TOP PLATE HT.	MAX UNIT DIMENSIONS	UNITS	% OF UNITS
1 BEDROOM	690 SQ FT	10'-1"	53' X 39'-6"	88	29%
2 BEDROOM	990 SQ FT	10'-1"	38' X 34'-6"	132	42%
3 BEDROOM	1260 SQ FT	10'-1"	45' X 36'-6"	88	29%
TOTAL				308	

GROSS DENSITY = 10.1 UNITS PER ACRE
TOTAL GROSS ACRES = 30.5 ACRES

PROJECT NO.	0049719.00
FILE PATH	N:\0049719.00
DRAWN BY	JH
REVIEWED BY	TL
DATE	JANUARY 2025
DATE	REVISIONS



OWNER
P BOWEN FEATHERFILL
LLC ETAL
PO BOX 1715
FORT WORTH, TX 76101

DEVELOPER
NEXMETRO COMMUNITIES
2221 LAKESIDE BLVD
SUITE 1210
RICHARDSON, TX 75082
PH: (469) 546-9434

PLANNER / ENGINEER
WESTWOOD PROFESSIONAL
SERVICES, INC
9800 HILLWOOD PKWY.
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

AVILLA BEACH TRACT
CONTAINING LOTS 1, BLOCK 1.
EXISTING 'B' ZONING
TOTAL 31.4 ± GROSS ACRES
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

LEGEND

- PAVEMENT
- OPEN SPACE
- 10' FLOODPLAIN ESMT
- FEMA 100 YEAR FLOODPLAIN (ZONE AE)
- GARAGE
- CARPORT
- BUILDINGS

AREA CALCULATIONS

	ACREAGE (±)
ROW DEDICATION	0.0
NET DEVELOPABLE	30.5
GROSS AREA	30.5

CITY OF FORT WORTH PARKING REQUIREMENTS

PARKING TYPE	DIMENSIONS	TOTALS
UNCOVERED/OPEN	9' X 18'	294
COVERED CARPORT	9' X 18'	228
GARAGE	10' X 19.5'	80
PARALLEL	22' X 8'	51
TOTAL		648

*MULTIFAMILY RESIDENTIAL: 1 SPACE PER BEDROOM; 1 SPACES PER 250 SF OFFICE/AMENITY CENTER AREA.
**RESIDENTIAL PARKING REQUIRED:
88 1BR @ 1 SP/BR = 88 SPACES
132 2BR @ 1 SP/BR = 264 SPACES
88 3BR @ 1 SP/BR = 264 SPACES
1091 SF @ 1 SP/250 SF = 5 SPACES
TOTAL = 621 SPACES

ENHANCED LANDSCAPE TABLE

	POINTS
STREET TREES TREES SHALL BE PLANTED WITHIN A PLANTING STRIP OR FLUSH WITH THE SIDEWALK SURFACE; LOCATION AND TYPE AS APPROVED BY THE CITY FORESTER IF WITHIN THE RIGHT-OF-WAY. IF TREES CANNOT BE INSTALLED WITHIN THE RIGHT-OF-WAY, TREES SHALL BE INSTALLED IN A LOCATION WHERE THE TREE CANOPY AFFECTS THE PUBLIC SIDEWALK. REQUIRED SPACING AS SPECIFIED BELOW OR AS APPROVED BY THE CITY FORESTER. SMALL/MEDIUM CANOPY = 25-30 FT ON CENTER WHERE NECESSARY SPACING EXCEPTIONS MAY BE MADE TO ACCOMMODATE MATURE TREES, CURB CUTS, FIRE HYDRANTS AND OTHER INFRASTRUCTURE ELEMENTS. STREET TREES MAY BE COUNTED TOWARD THE PLANTING REQUIREMENTS FOR THE URBAN FORESTRY REQUIRED TREE CANOPY COVERAGE.	10
PRIVATE POOL 3,500 SQ FT; MINIMUM NOT LESS THAN 1,000 SQ FT.	5
PRIVATE PARK/DOG PARK MUST PROVIDE RECREATIONAL FACILITIES/AMENITIES. MAY INCLUDE OPEN DRAINAGE AREA/EASEMENT/POND AS LONG AS AMENITIES ARE PROVIDED.	5
TOTAL ENHANCED LANDSCAPE POINTS (20 MINIMUM REQUIRED)	20



Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-24-135

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Traditions Investors LLC / Tyler Wallach with Jackson Walker LLP

Site Location: 1101 Block Highway 114

Acres: 19.56 acres

Request

Proposed Use: Multi-family

Request: From: “A-5” One-family; “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.
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 consistent (Minor Boundary Adjustment)**

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

Staff Recommendation: **Continuance**

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4. [Public Notification](#)
5. [Development Impact Analysis](#)
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 - 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, spanning approximately 19.56 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.

This case was continued from a previous month in order to finalize their site plan. Staff will need to continue again this month in order to add notice language for the additional acreage and development standards.

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. Since the new site plan includes changes that go beyond the permitted modifications to the approved Tract 1 site plan, the applicant updated the necessary information and submitted the site plan for 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.

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. (Development Standard Required)	Fencing may be located between the buildings and the right-of-way.
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	Front yard • No front yard required. No public street frontage except drive. Rear/side yard • 10’ building setback provided along northwestern, western, and southern property line. • 30’ building setback provided along eastern property line against E Zoning. • Fences may encroach upon	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”. (Requires Development Regulation Standard)	The minimum open space required shall be 18%

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



PD 1363 currently includes a total of 47.26 acres of land divided into three separately zoned tracts. Tract 1 includes an approximate 16.88 acre tract of land that is zoned "PD/D" Planned Development for all uses in "D" High Density Multifamily with certain development standards (see Case No. ZC-21-190 for Tract 1 Zoning). The current request is to amend PD 1363 to (i) expand the boundary of Tract 1 to include an adjacent 2.67-acre tract for detached multifamily use and (ii) revise certain development standards that will be applied to the entire revised Tract 1 boundary. The revised Tract 1 boundary encompasses a total of approximately 19.55 acres, which includes the original 16.88-acre tract and the new 2.67-acre tract. The site plan includes the full 19.55 acres.

Requested updated Development Standards 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 requirement shall be 18%.

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.

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

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 28, 2025:

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

* *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

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

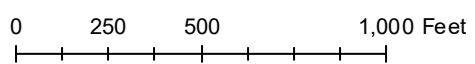
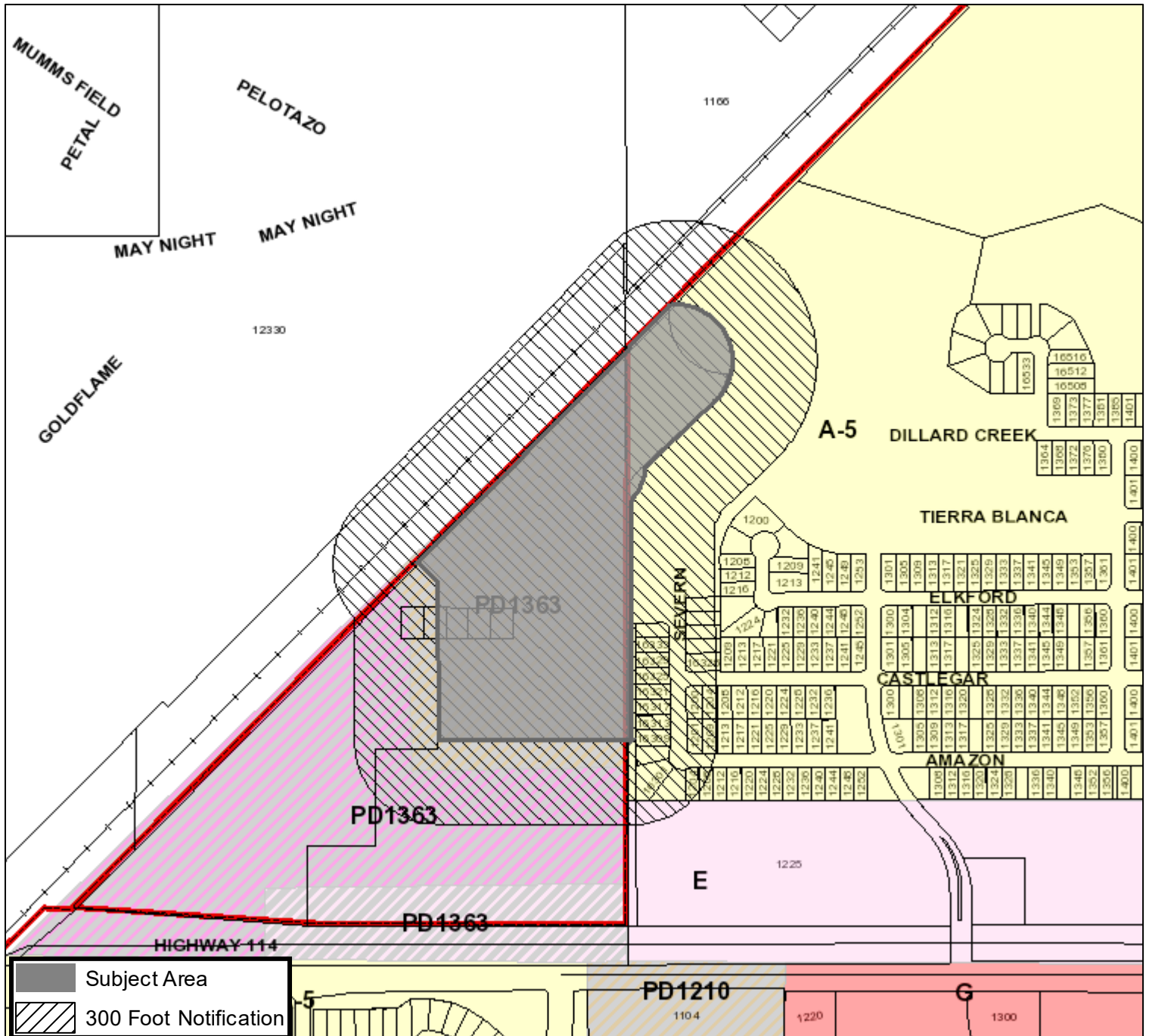
The majority of the proposed designation of this property aligns with the mixed-use Future Land Use (FLU) category. However, discussions with FWLab staff have indicated that they are supportive of the change. This neighboring land use suggests that the proposed modifications would be contextually appropriate 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.

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

Area Zoning Map

Applicant: Traditions Investors LLC, Tyler Wallach with Jackson Walker LLP
 Address: 1100-1200 blks State Highway 114
 Zoning From: PD 1363 for D uses
 Zoning To: PD 1363 for D uses with revised development standards
 Acres: 19.56
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 3/12/2025
 Contact: 817-392-8028



ARCHITECT: HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
(214)-520-8878
ATTN: ERIK EARNSHAW

SURVEYOR: SPIARS ENGINEERING, INC.
765 CUSTER ROAD, SUITE 100
PLANO, TX 75075
(972)-422-0077
ATTN: DARREN BROWN, RPLS

OWNER: TRADITIONS INVESTORS, LLC
10446 N. 74TH STREET, STE. 200
SCOTTSDALE, AZ 85258
(214)-789-6088
ATTN: RONALD L. SMITH, P.E.

SITE ADDRESS: 11600-12000 BLOCKS OF HIGHWAY 114
ZONING CLASSIFICATION: PD/D

METES AND BOUNDS DESCRIPTION
Zoning 2.670-AC (ZC-24-135)

BEING a tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, City of Fort Worth ETJ, Denton County, Texas, being all of a tract conveyed to Traditions Investors, LLC, by deed recorded in document number 2023-43040 of the Official Public Records Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at a north corner of said Traditions Investors, LLC tract, also being a north corner of a tract of land conveyed to Traditions Investors, LLC as recorded in Document Number 2020-37553 OPRDCT, also being a point along the southern right-of-way of Atchison, Topeka, and Santa Fe Railway Company as recorded in Document Number 1993-20408 of the Deed Records for Denton County Texas (DRDCT);

THENCE N 44°22'50" E, 203.64 feet;

THENCE around a non-tangent curve to the left having a central angle of 104°16'31", a radius of 200.13 feet, a chord of S 45°35'47" E - 316.00 feet, an arc length of 364.23 feet;

THENCE around a non-tangent curve to the right having a central angle of 45°48'38", a radius of 185.71 feet, a chord of S 28°23'01" W - 144.56 feet, an arc length of 148.48 feet;

THENCE S 46°28'15" W, 332.98 feet;

THENCE around a non-tangent curve to the left having a central angle of 38°18'19", a radius of 216.97 feet, a chord of S 23°34'29" W - 142.37 feet, an arc length of 145.06 feet to a point on a common line to said Traditions Investors, LLC tract as recorded in Document Number 2020-37553, from which an "X" found in concrete, for the southeast corner of said Traditions Investors, LLC tract, as recorded in Document Number 2020-37553 OPRDCT, also being the southwest corner of a tract conveyed to The River's Edge Homeowner's Association, by deed recorded in Document Number 2012-69172, OPRDCT, also being along the northern right-of-way of State Highway 114, a variable width right-of-way, bears S 00°67'47" E, 1494.79 feet;

THENCE N 00°06'47" W, 562.57 feet to the POINT OF BEGINNING with the subject tract containing 116,323 square feet or 2.670 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

METES AND BOUNDS DESCRIPTION
Zoning 16.885-AC (ZC-24-135)

BEING a tract of land situated in the Guadalupe Cardinas Survey, Abstract No. 214, City of Fort Worth, Denton County, Texas, being part of a tract conveyed to Traditions Investors, LLC, by deed recorded in Document Number 2020-37553 of the Official Public Records Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at a north corner of said Traditions Investors, LLC tract, also being the northwestern corner of a tract of land conveyed to Traditions Investors, LLC as recorded in Document Number 2023-43040 OPRDCT, also being a point along the southern right-of-way of Atchison, Topeka, and Santa Fe Railway Company as recorded in document number 1993-20408 of the Deed Records for Denton County Texas (DRDCT);

THENCE S 00°06'47" E, 1408.54 feet to said Traditions Investors, LLC tract as recorded in Document Number 2020-37553 from which an "X" found in concrete, also being the southwest corner of a tract conveyed to The River's Edge Homeowner's Association, by deed recorded in Document Number 2012-69172, OPRDCT, also being along the northern right-of-way of State Highway 114, a variable width right-of-way, bears S 00°06'47" E, 648.82 feet;

THENCE N 89°59'18" W, 691.22 feet;

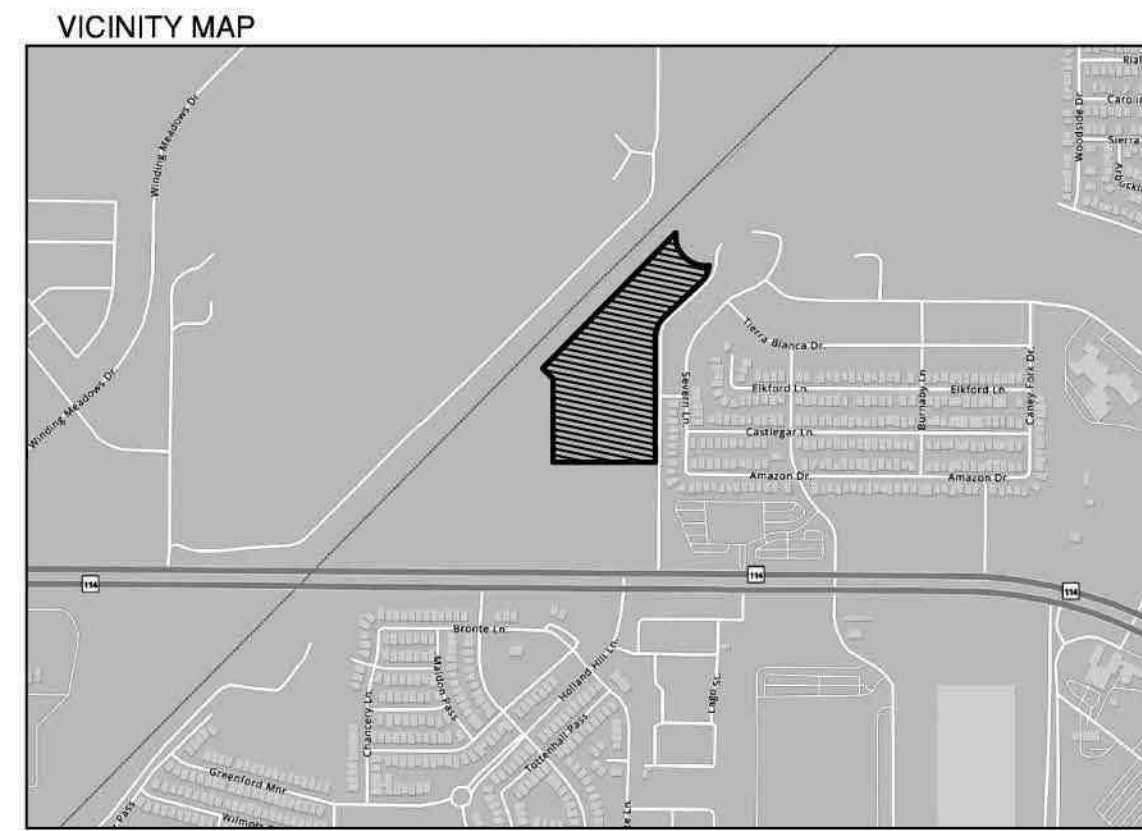
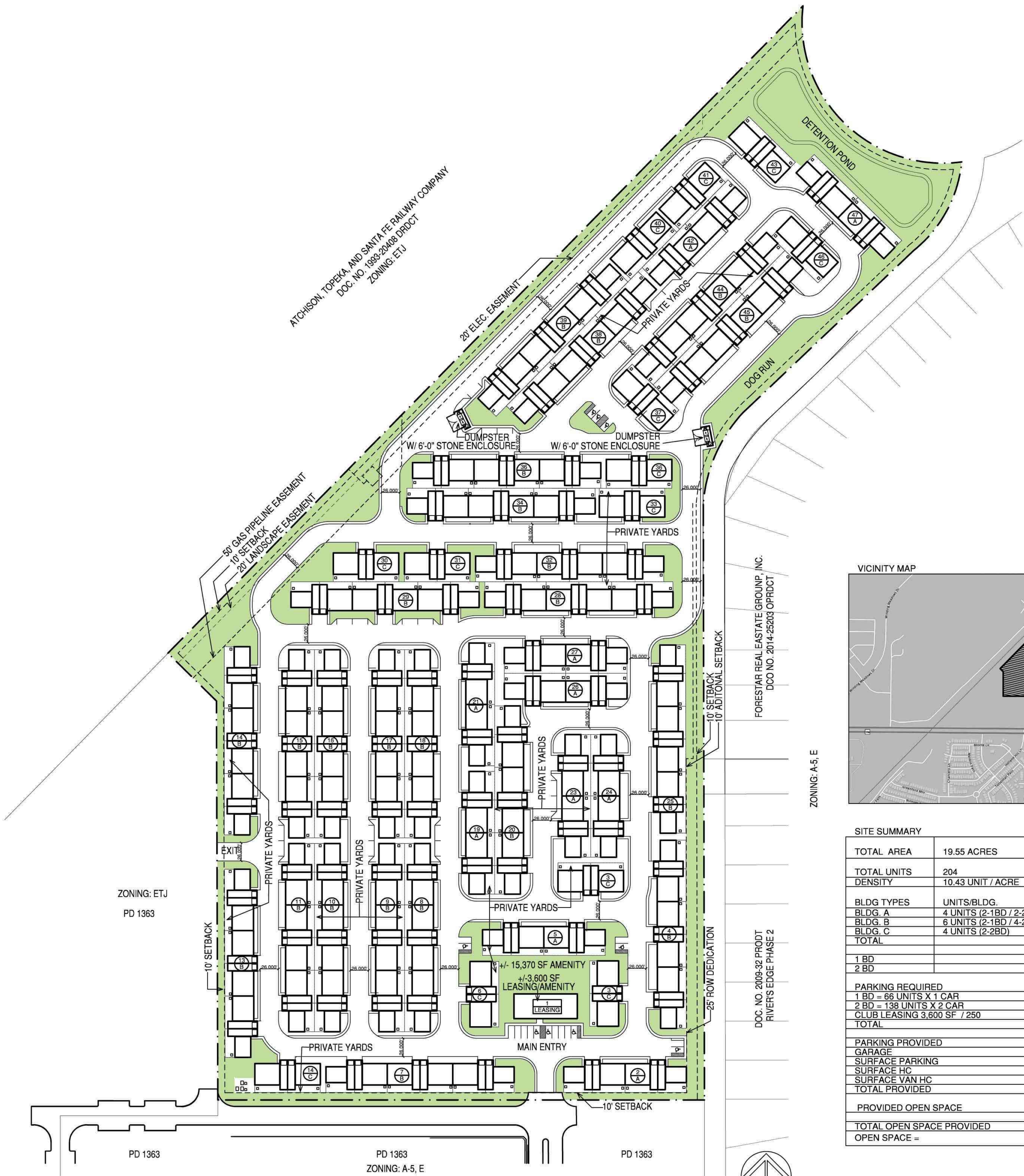
THENCE N 00°11'37" W, 566.69 feet;

THENCE N 45°28'14" W, 96.46 feet;

THENCE N 44°26'29" E, 1084.18 feet to the POINT OF BEGINNING with the subject tract containing 735,507 square feet or 16.885 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

- 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 MASONARY 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 18%
- MFD SUBMITTAL NOT REQUIRED PER DEVELOPMENT STANDARDS IN PD 1363



SITE SUMMARY

TOTAL AREA	19.55 ACRES		
TOTAL UNITS	204		
DENSITY	10.43 UNIT / ACRE		
BLDG TYPES	UNITS/BLDG	TOTAL UNITS	STORIES
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
TOTAL		204	
1 BD		66	
2 BD		138	
PARKING REQUIRED			
1 BD = 66 UNITS X 1 CAR		66	
2 BD = 138 UNITS X 2 CAR		276	
CLUB LEASING 3,600 SF / 250		14	
TOTAL		356	
PARKING PROVIDED			
GARAGE		408	
SURFACE PARKING		22	
SURFACE HC		8	
SURFACE VAN HC		1	
TOTAL PROVIDED		439	
PROVIDED OPEN SPACE			
TOTAL OPEN SPACE PROVIDED		158,264 SF (3.63 AC) = 18.56%	
OPEN SPACE =			

1 SITE PLAN
SCALE: 1:80

REVISIONS

TRADITIONS BTR
APARTMENTS IN FORT WORTH TEXAS



DATE
02-20-2025

PROJECT
24142

SHEET NUMBER

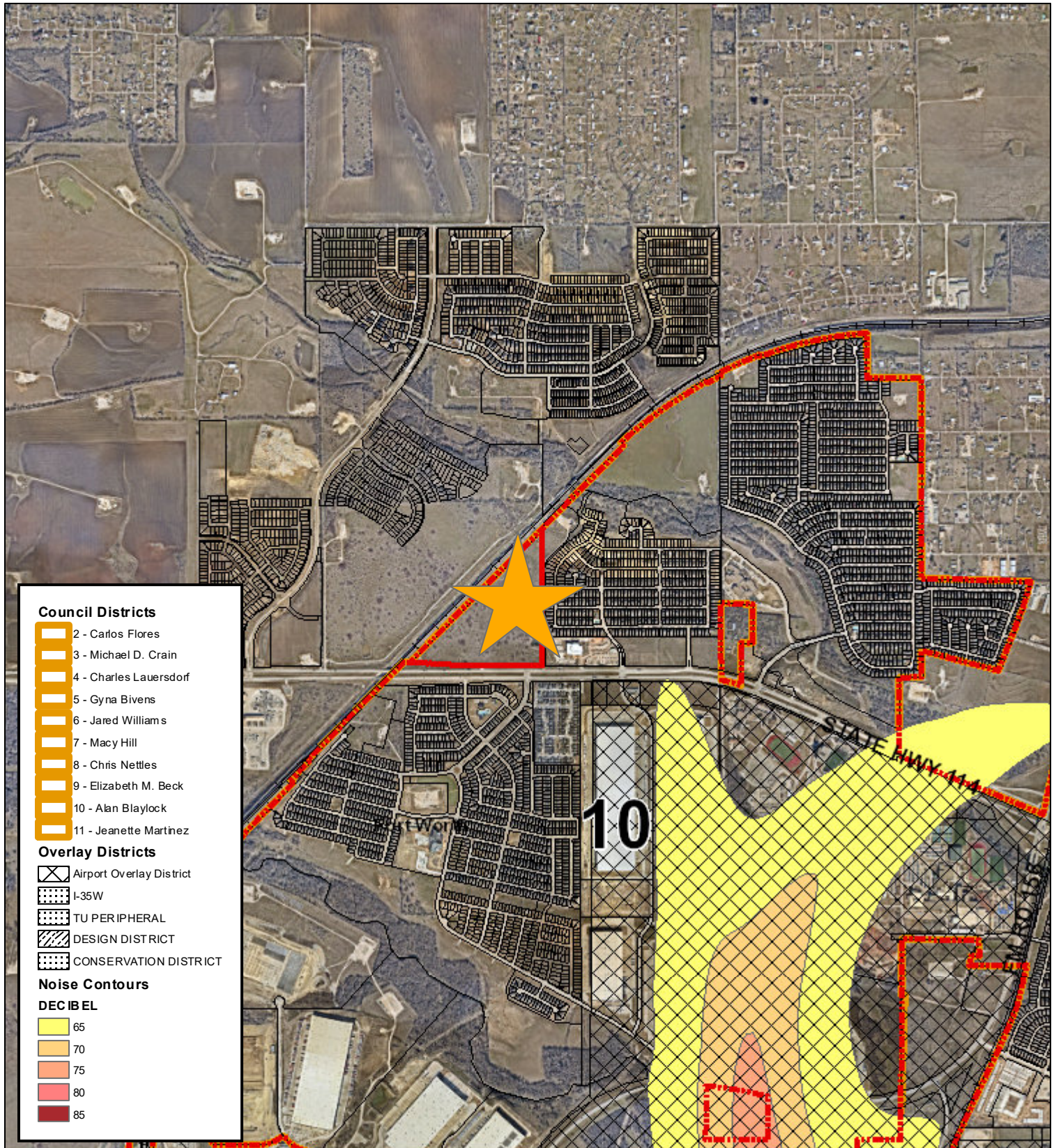
A1-01
SITE PLAN

DIRECTOR OF DEVELOPEMENT SERVICES: _____ DATE: _____

TRADITIONS BTR
CASE NUMBER: ZC-24-135

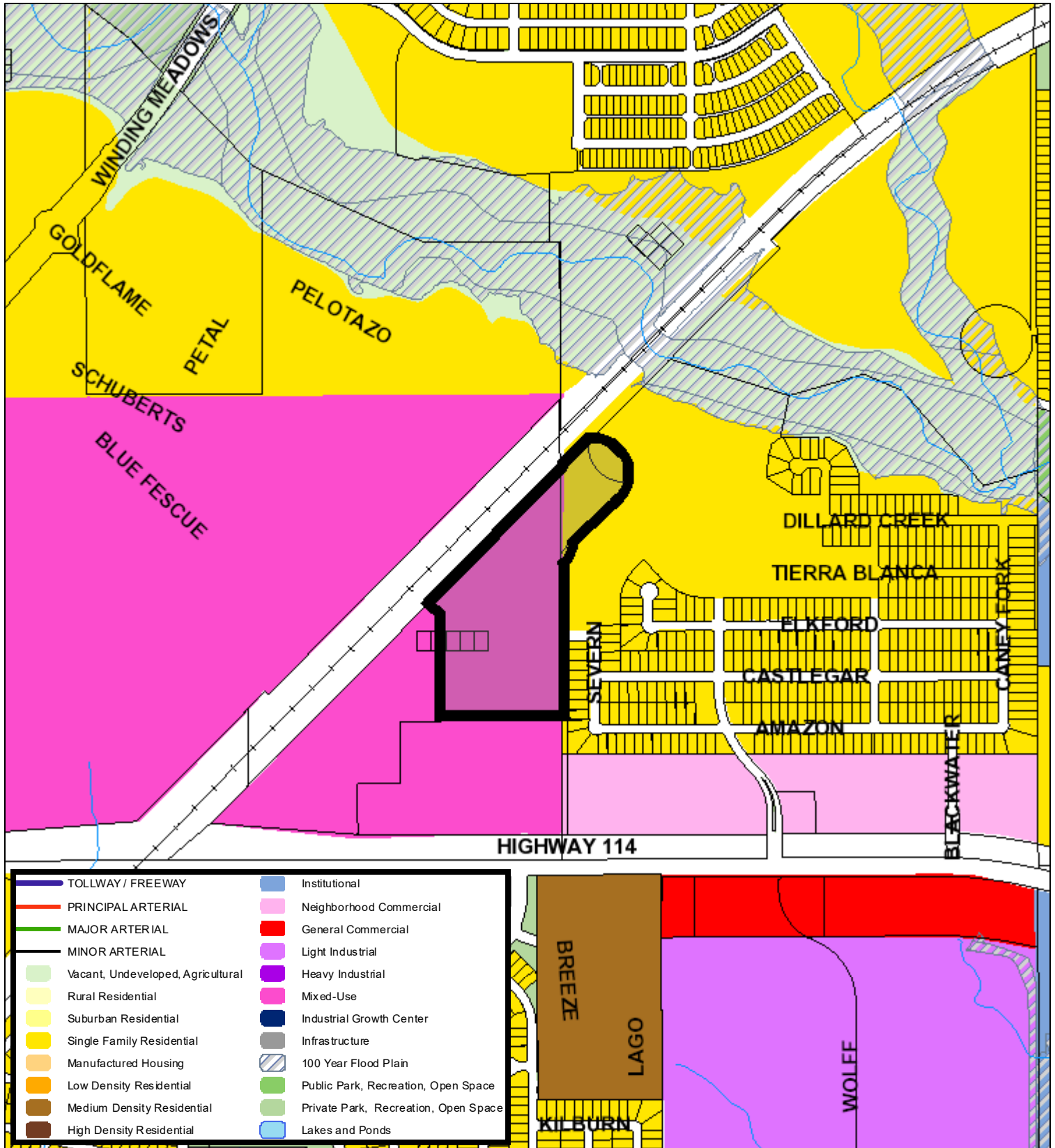
COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



740 370 0 740 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



0 465 930 1,860 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-24-157

Council District: 7

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Darin McReynolds Norman, Urbanworth LLC / 2050 Montgomery LLC

Site Location: Bryce Avenue (2050 Montgomery Street) Acreage: 3.08 acres

Request

Proposed Use: Mixed-Use, Hotel, Restaurant and Multifamily

Request: From: "J" Medium Industrial and "CR" Low Density Multifamily

To: "PD/MU-2" Planned Development for all uses in "MU-2" High Density Mixed-Use excluding short-term rental, event center, rental hall, service station, pawn shop, height of 85'; site plan waiver requested

Recommendation

Land Use Compatibility: Requested change is **compatible (five stories)**

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

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

Staff Recommendation: **Denial of the proposed request/Approval for height max at 5 stories, site plan required**

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 - b. [Comprehensive Plan Consistency](#)



Zoning Staff Report

c. [Site Plan Comments](#)

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

Project Description and Background

The subject area consists of approximately 3.08 acres, currently a vacant parcel. The vicinity is primarily characterized by multifamily two-story structure and one-story commercial office to the north, two story apartment and single-family to the north, vacant lot, parking lot and one-story retail/office building to the south, five story parking structure / Dickie's Arena to the east. The applicant is proposing a rezoning of the property to accommodate specific land uses and adhere to design criteria outlined in the "MU-2" High-Intensity Mixed-Use zoning district, excluding certain uses with a height capped at 85' with a site plan waiver.

The subject property is not part of the Council-initiated rezoning request known as ZC-25-036. The subject area is just west of Montgomery and south of Bryce Avenue.

On February 20, 2025, the Urban Design Commission voted to deny the request for the above Planned Development at 3621 Bryce Avenue on the condition that the PD be tied to a site plan. Staff also supports this request, since the proposed use is not consistent with the Future Land Use Map (which shows the property as Low Density Residential and Neighborhood Commercial) and the 2023 Comprehensive Plan.

Surrounding Zoning and Land Uses

- North "CR" Low Density Multifamily, "J" Medium Industrial / Apartments and Office
East "CR" Low Density Multifamily/ Apartments
South "CR" Low Density Multifamily, "J" Medium Industrial, "PD1229" Planned Development for "E" Neighborhood Commercial plus boutique hotel, bar and coffee shop / Single-family, Commercial, Retail and Hotel
West "J" Medium Industrial / Office, Retail, Warehouse

Recent Zoning History

PD896-ZC-19-099 Amend PD896 to add property and sign regulations as depicted in Exhibit A; ZC-10-189-“PD/I” Planned Development for all uses in “I” Light Industrial plus uses and excluding uses; site plan waived (Approved December 2013)

PD1077-ZC-15-170 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar in a separate building only as accessory to restaurant; site plan approved (Approved April 2016)

PD973-ZC-12-079 Amend “PD449 plus “A-5” Planned Development/Specific Use for church, accessory buildings and parking; site plan approved (May 2013)

PD485-SP-07-025 Site plan approved for church parking lot (Approved June 2007)

PD1229-ZC-18-205 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus boutique hotel with accessory bar and coffee shop; site plan approved (Approved June 2019)

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were notified: emailed February 24, 2025

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the site to “PD/MU-2” Planned Development for all uses in “MU-2” High Intensity Mixed-Use excluding certain uses; request maximum height of 85 ft; site plan waiver requested.

Surrounding land uses include multifamily (apartments), commercial (office, retail) residential (single family homes), Dickies Arena and a parking lot.

The proposed zoning is **compatible** with surrounding land uses with the caveat that the height be reduced to five stories.

Comprehensive Plan Consistency– Arlington Heights

The adopted Comprehensive Plan currently designates the subject property as Medium Industrial on the future land use map. “J” Medium Industrial allows for more intense uses that are not appropriate, adjacent to a residential neighborhood.

- **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.**

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
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
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	UR, MU-1, MU-2, Form-Based Codes, All Commercial

me

The proposed zoning district is appropriate in a mixed-use growth center, which is located on the east side of Montgomery. Neighborhood commercial type uses would be appropriate this close to the neighborhood.

MIXED-USE GROWTH CENTERS

Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

The potential benefits of mixed-use growth centers include:

- Additional economic development opportunities
- Protection of single-family neighborhoods
- Development of multifamily housing at appropriate locations
- Convenience for residents and workers
- Reduced reliance upon automobile usage
- Efficiency in the provision of public facilities and services
- Protection of the environment
- Improved health due to increased

The proposed zoning district is not consistent with the land use designations and policies for this area.

- Promote appropriate development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage compatible development between residential and commercial properties along the west side of Montgomery.

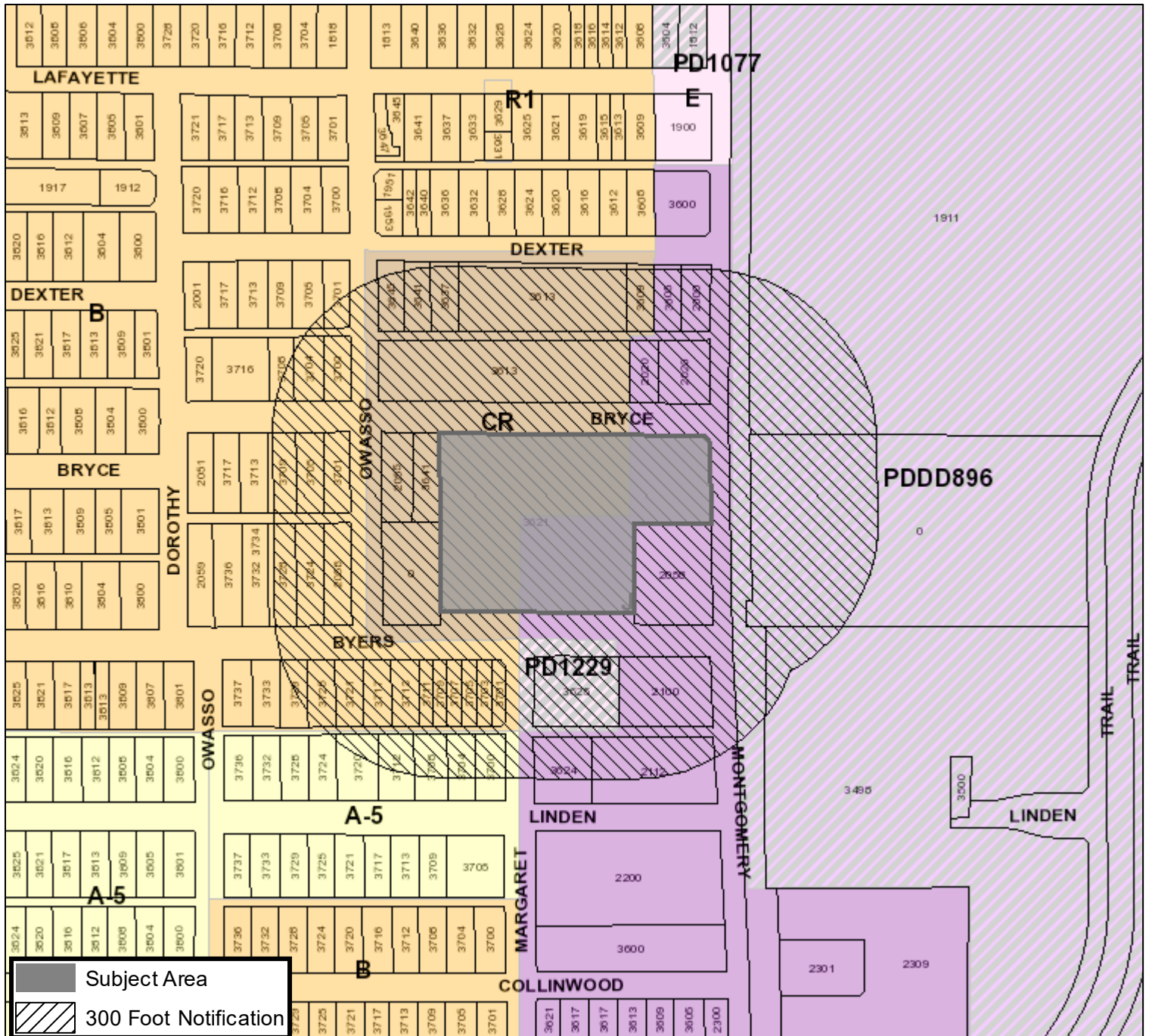
Based on lack of conformance with the future land use map designations and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.





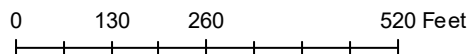


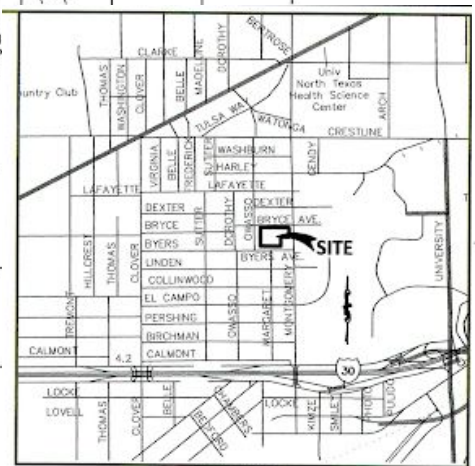
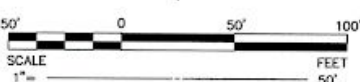
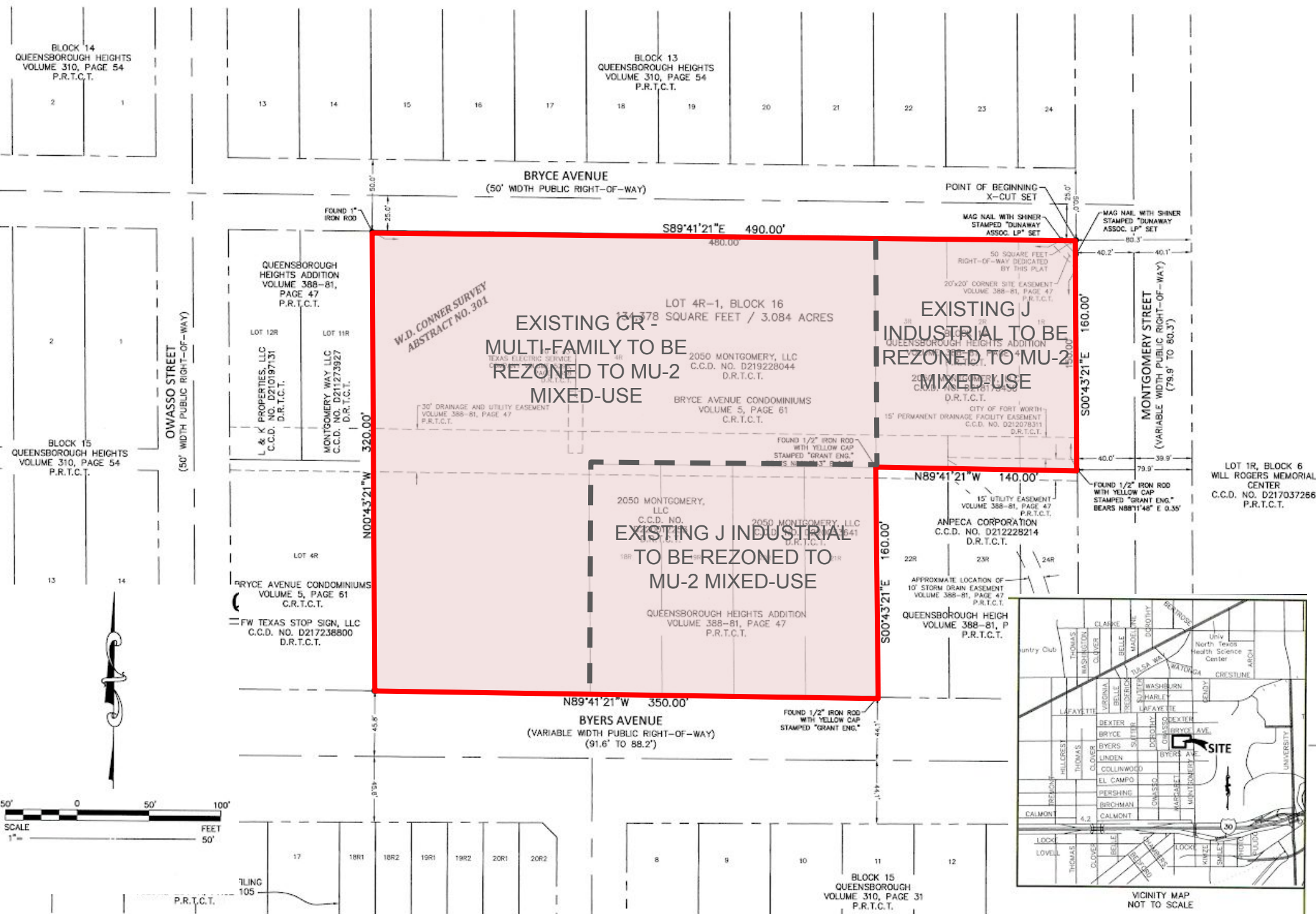
Area Zoning Map

Applicant: 2050 Montgomery LLC;Darin Norman
 Address: 3621 Bryce Avenue/2050 Montgomery Street
 Zoning From: CR & J
 Zoning To: PD for MU-2 excluding certain uses
 Acres: 3.08381659
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 3/12/2025
 Contact: 817-392-7869

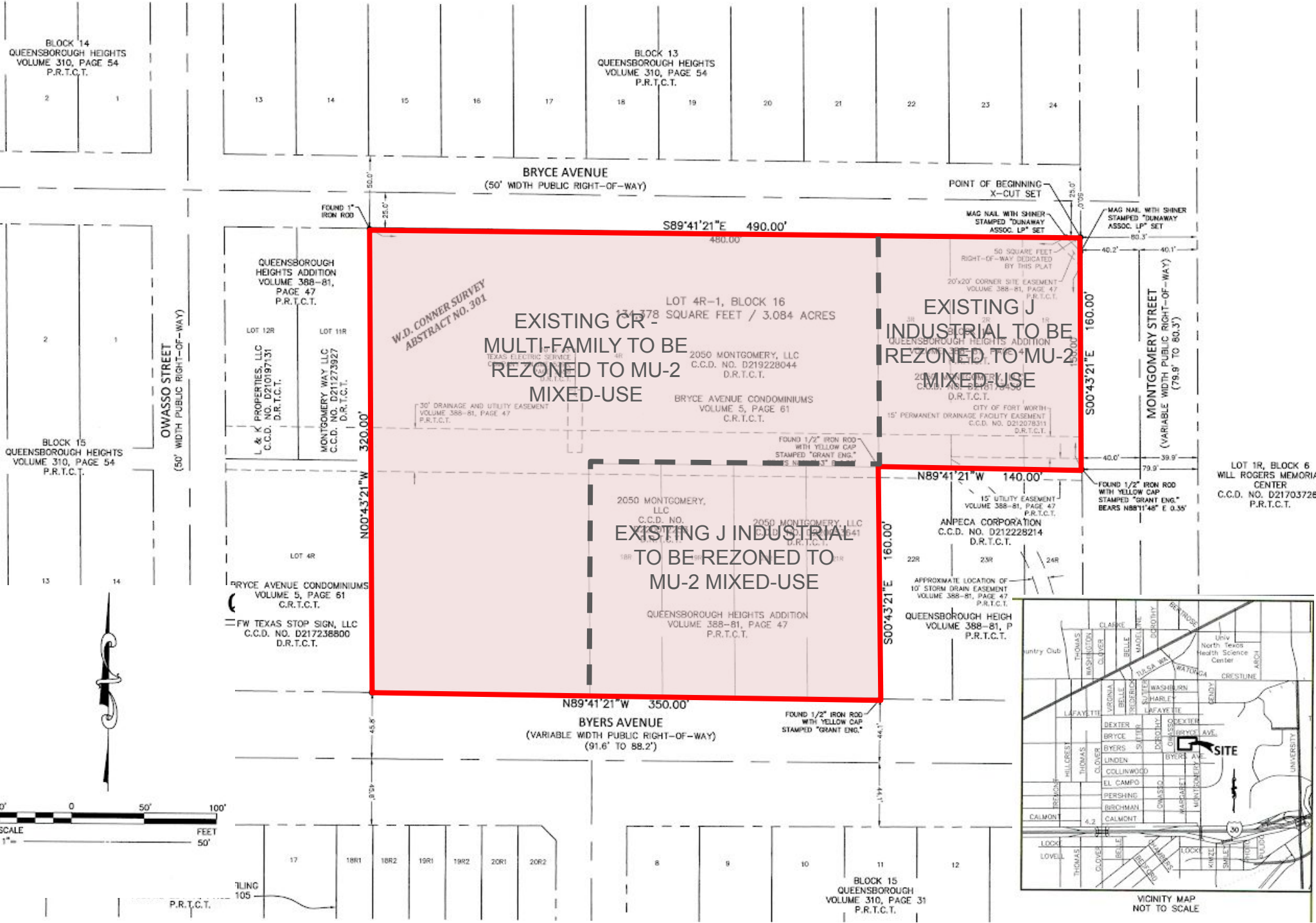


 Subject Area
 300 Foot Notification



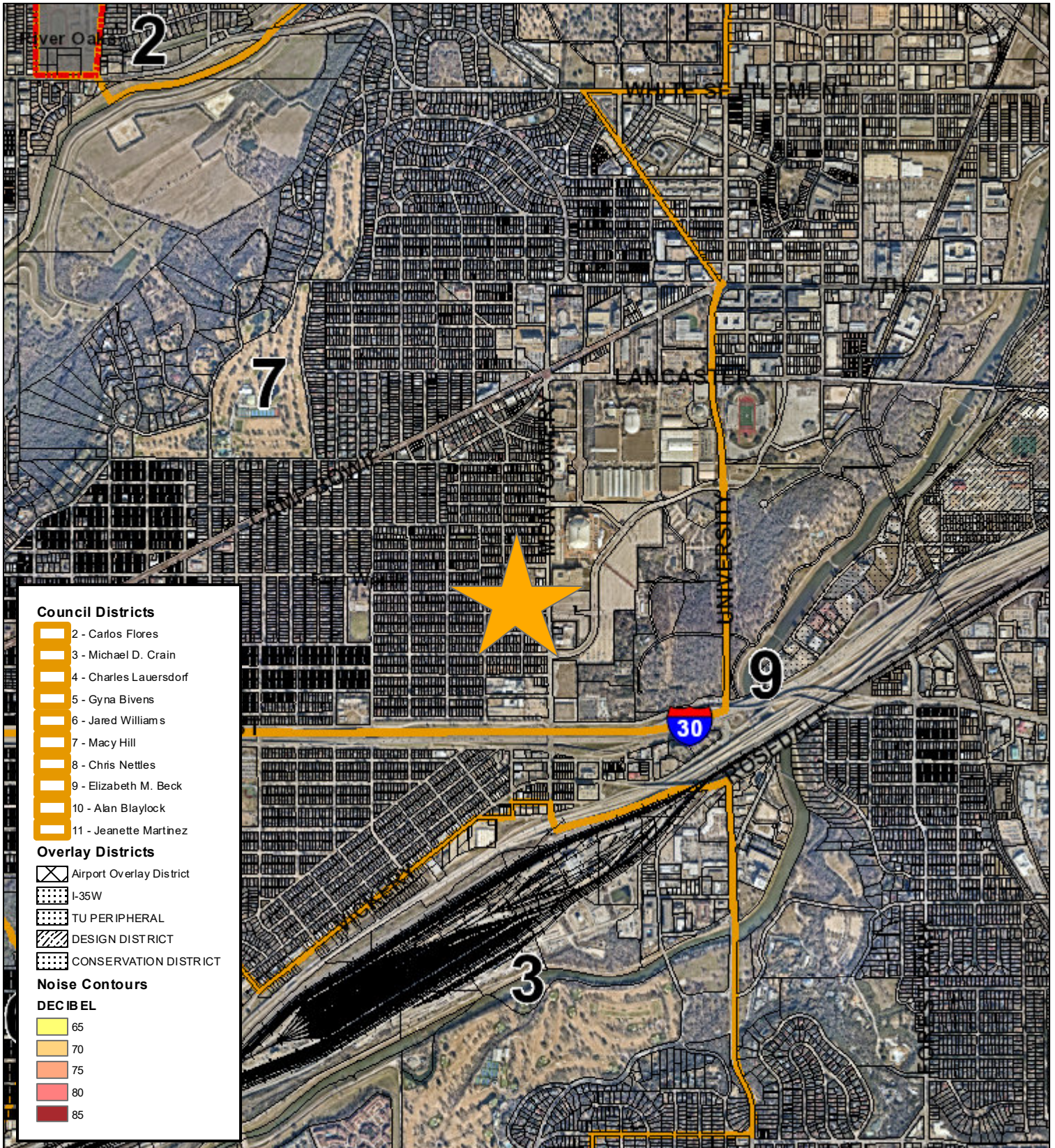


AREA TO BE REZONED - 2050 MONTGOMERY - LOT 4R-1 BLK 16 OF QUEENSBOROUGH HEIGHTS ADDITION

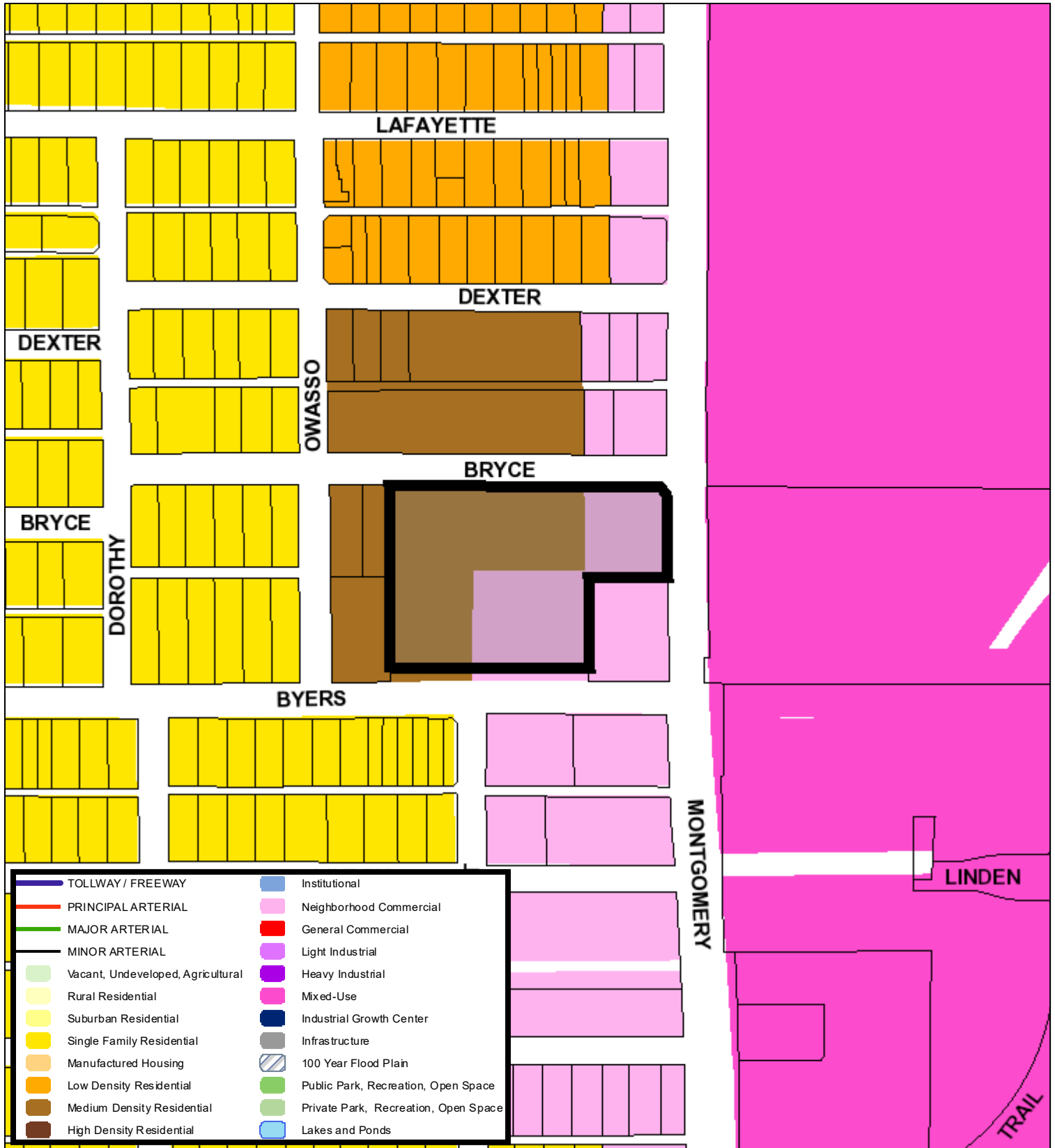


AREA TO BE REZONED - 2050 MONTGOMERY - LOT 4R-1 BLK 16 OF QUEENSBOROUGH HEIGHTS ADDITION

Area Map



Future Land Use



230 115 0 230 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



0 150 300 600 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-24-162

Council District: future 3

Zoning Map Amendment

Case Manager: Beth Knight

Owner / Applicant: PMB I20 Land LP, K. Taylor Baird / LJA Engineering, Mickey Garner

Location: SE Corner of I-20 & Chapin School Rd

Acreage: 186.09 acres

Request

Proposed Use: Commercial and Industrial uses

Request: From: Unzoned (AX-24-017)

To: "PD/G & J" Planned Development for all uses in "G" Intensive Commercial and "J" Medium Industrial with development standards for increased setbacks, parking, and fences allowed along property lines; site plan waiver requested.

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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Project Description and Background

The subject site is located at the southeast corner of Interstate 20 and FM 2871, and will become part of Council District 3. The total area is approximately 186 acres, and the site is currently undeveloped. A development agreement between the property owners and the City of Fort Worth was executed two years ago for the subject site and additional land to the south and southwest that had been part of Veale Ranch. The property is located outside the city limits but within the City’s Extra-Territorial Jurisdiction (ETJ). The property owner has requested voluntary annexation and case will be considered by City Council on April 8, 2025. The City Council will conduct a public hearing on the proposed annexation request. The public hearing is an opportunity for individuals who are interested in the annexation to be heard. Once the required public hearing is conducted, City Council can consider a vote to approve the request and authorize the execution of a Municipal Services Agreement and annex the property into the corporate limits of the City of Fort Worth.

Zoning of the site follows the Council’s annexation vote. The site’s development agreement allowed “K” Heavy Industrial uses, but the applicant is requesting a Planned Development for the more restrictive “G” Intensive Commercial and “J” Medium Industrial zoning as a transition to existing and anticipated single family uses. The site plan is requested to be waived, as the original development agreement stated the property would be developed in accordance with all applicable development regulations. The following narrative was included as part of the applicant’s submittal package:

Zoning District	Acreage % of District
G Commercial	0-100%
J Medium Industrial	0-100%

Further, the following additional provisions are included as part of the PD:

- **Building Setbacks:** No building wall classified as Medium Industrial shall be constructed within 400 feet from any single-family residence.
- **Parking:** Data Centers parking shall be to warehousing standards. No minimum parking requirements for buildings greater than 250 feet from one or two family districts.
- **Fences and Gate** Fences, walls, screening fences, railings, shall expressly be allowed on or near the property line of a non-residential district to provide for sufficient screening between it and adjacent districts. Screening fences shall otherwise adhere to the Fences code as outlined in Chapter 5.305 of the “Supplemental Use Standards”. For further clarification, fences shall be compatible in design with the district and adjacent districts and shall be allowed to be constructed up to eight (8) feet in height.

Surrounding Zoning and Land Uses

North n/a (ETJ) / undeveloped
 East n/a (ETJ) / undeveloped

South n/a (ETJ) / undeveloped

West n/a (ETJ) / athletic facilities and single family uses

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 28, 2025.

The following organizations were emailed on February 28, 2025:

Organizations Notified	
Markum Ranch Estates NA*	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

*Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The larger ETJ area has scattered development, and this segment of the ETJ which includes the subject site abuts undeveloped land. Rural residential uses and limited non-residential uses are found west of FM 2871 with undeveloped land closest to the rezoning area. To the north, east, and south is undeveloped land, with some gas wells, trees, and creeks. The northern border is the Interstate 20 freeway, which provides access, and is more ideal for building commercial and other non-residential types of applications. The site also has access to FM 2871, which comprises the western boundary of the tract. The original development agreement stated the property would be developed in accordance with all applicable development regulations; therefore, the site plan is requested to be waived.

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

Comprehensive Plan Consistency – Far West Sector

The 2023 Comprehensive Plan currently designates the subject property as *future industrial growth center*. The zoning types that would be in alignment with this future land use designation are “MU-2” Mixed Use, all commercial, and all industrial zoning districts. The proposed zoning **is consistent** with the future land use map portion of the Comprehensive Plan.

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

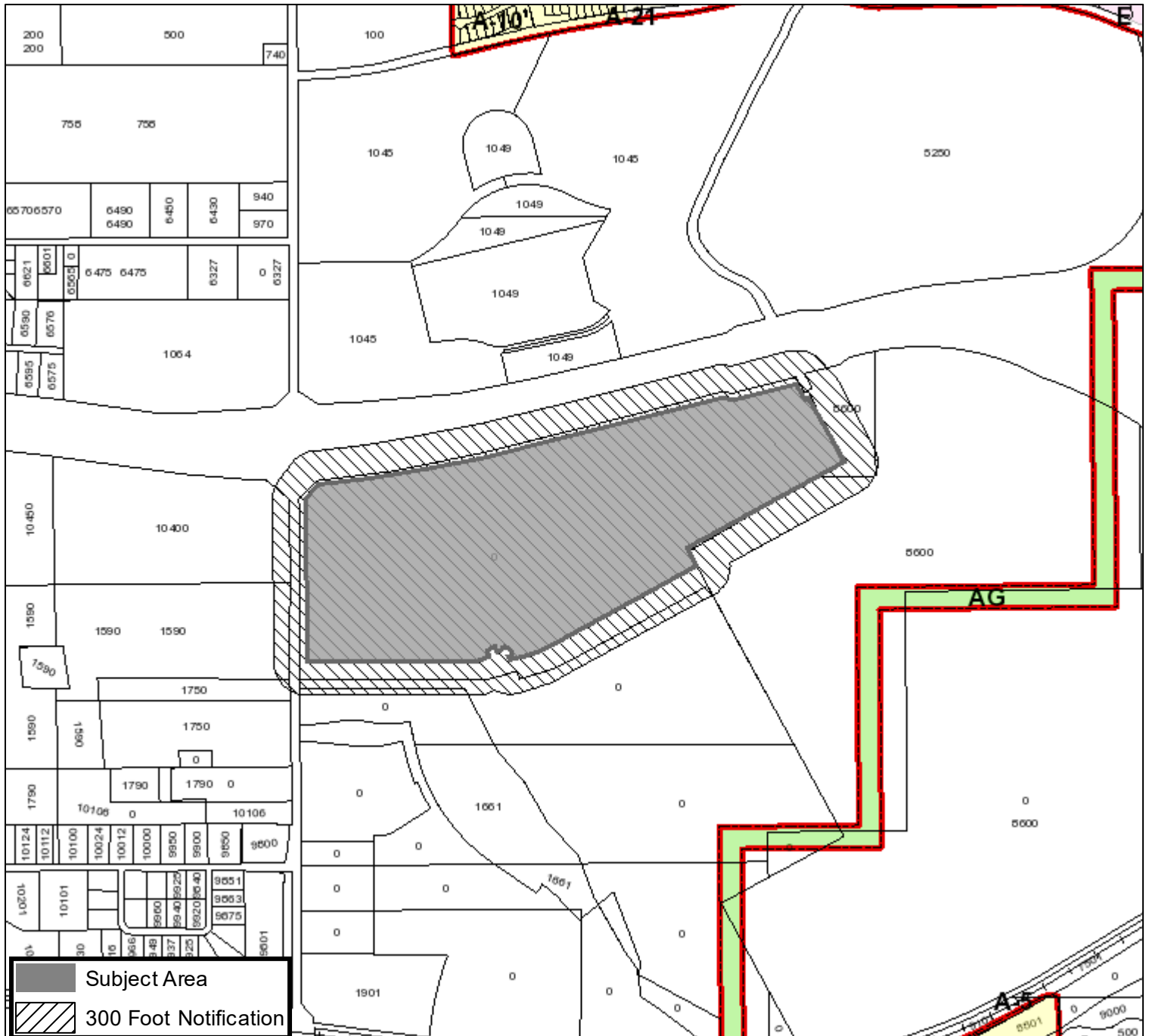
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.

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



Area Zoning Map

Applicant: PMB I-20 Land LP/Tailer Baird
 Address: 8700 - 10400 blocks Interstate 20
 Zoning From: Unzoned
 Zoning To: PD for G & J uses
 Acres: 186.09
 Mapsco: Text
 Sector/District: Far_West
 Commission Date: 3/12/2025
 Contact: 817-392-8190





4001 MAPLE AVE., SUITE 270
DALLAS, TEXAS 75219

December 2nd, 2024

Stephen Murray
Manager, Zoning and Land Use
City of Fort Worth
200 Texas Street
Fort Worth, TX 76102

RE: Rockbrook Detailed Project Description – Zoning Submittal Application

Rockbrook (The “Project”) is approximately 186,090 acres along Aledo Road in Southwest Fort Worth (“City”). The Project is part of the Veale Ranch Development Agreement (“DA”). This re-zoning request is consistent with the DA as described in Section 6.2, 6.3, and Exhibit B. To adequately allow for development as currently proposed it is requested to re-zone the project to a “Planned-Development (PD)” Zoning District with the following uses. This zoning use is consistent with the Future Land Use.

Tract 1 (Approx. 186.090 acres)

Zoning District Acreage % of District

G Commercial	0-100%
J Medium Industrial	0-100%

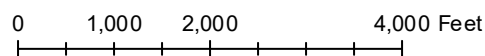
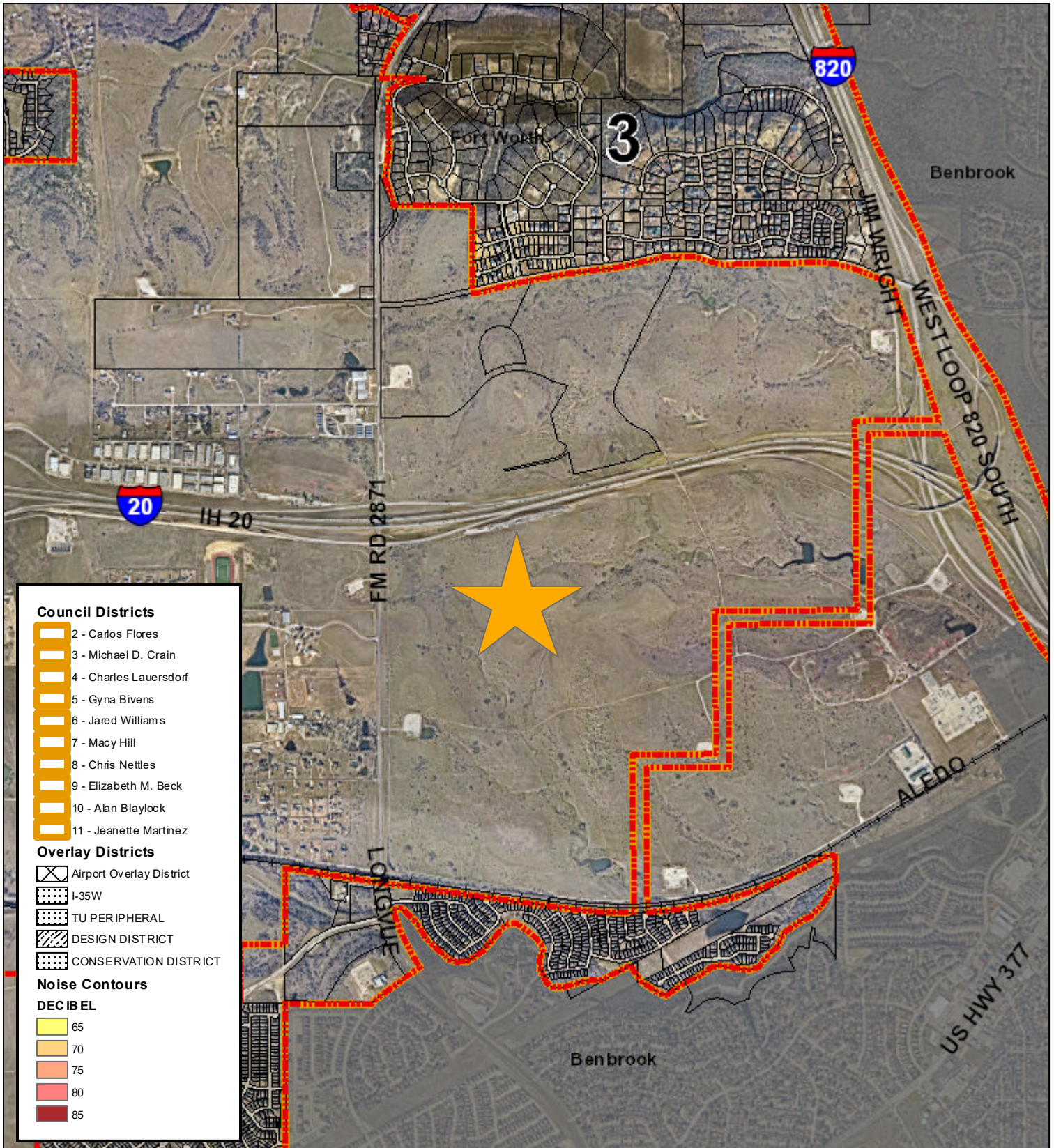
Further, the following additional provisions are included as part of the PD:

- **Building Setbacks:** No building wall classified as Medium Industrial shall be constructed within 400 feet from any single-family residence.
- **Parking:** Data Centers parking shall be to warehousing standards. No minimum parking requirements for buildings greater than 250 feet from one or two family districts.
- **Fences and Gate** Fences, walls, screening fences, railings, shall expressly be allowed on or near the property line of a commercial district to provide for sufficient screening between it and adjacent districts. Screening fences shall otherwise adhere to the Fences code as outlined in Chapter 5.305 of the “Supplemental Use Standards”. For further clarification, fences shall be compatible in design with the district and adjacent districts and shall be allowed to be constructed up to eight (8) feet in height.

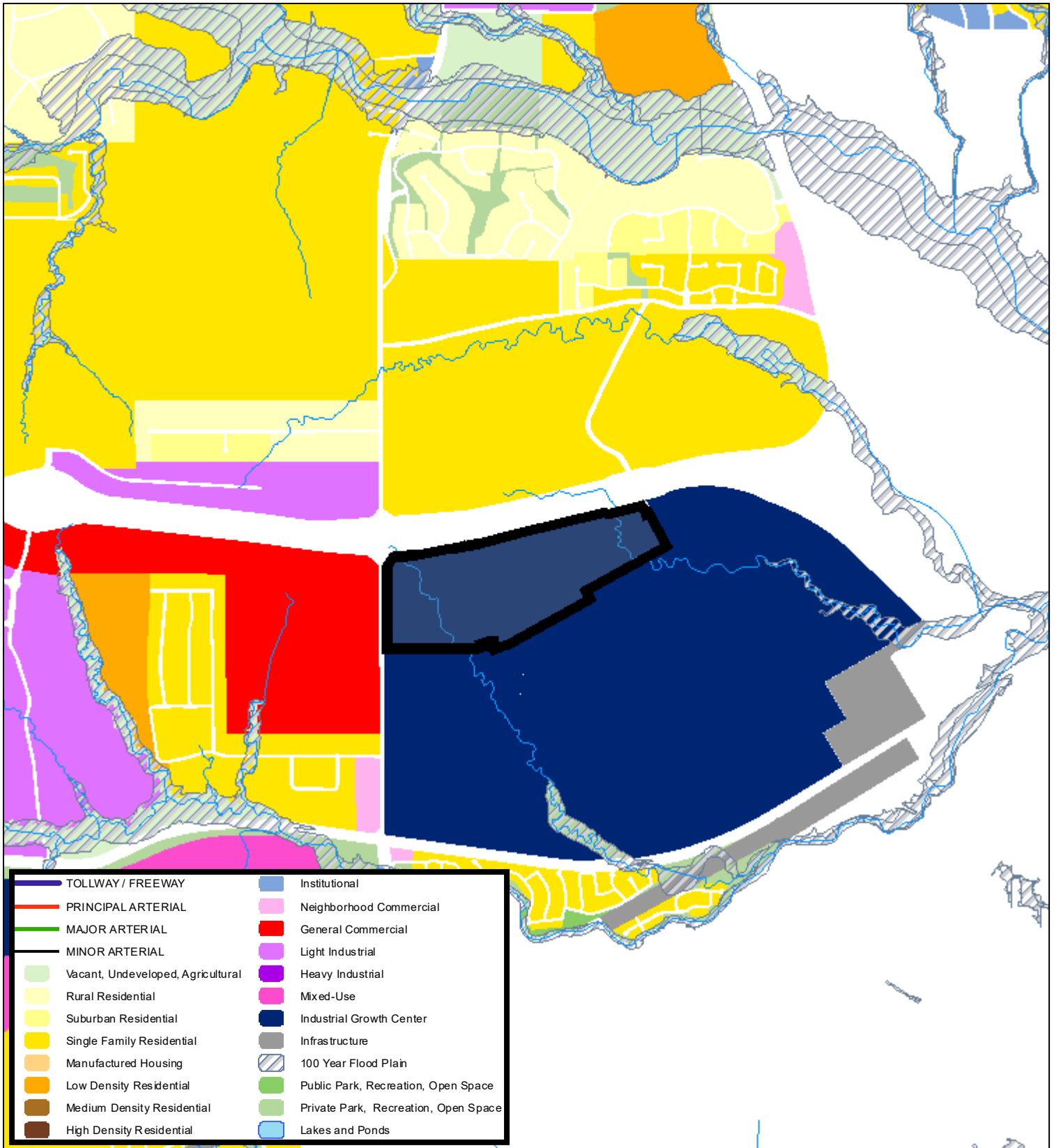
Sincerely,

Signature

Area Map



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 1,400 2,800 5,600 Feet





Zoning Staff Report

Date: February 12, 2025

Case Number: ZC-25-005

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Josh Eadie / Bo Trainor

Site Location: 6620 & 6700 Village Pkwy, 1601 Altamesa Blvd, & 6625 Camelot Rd.

Acres: 16.7 acres

Request

Proposed Use: Cottage-style multi-family- 151 units

Request: From: “ER” Neighborhood Commercial Restricted & “E” Neighborhood Commercial
To: “PD/D” Planned Development for all uses in “D” High-Density Multifamily plus detached multifamily with development standards for: less than the 30' minimum setback along one-family district, no bufferyard plantings, and to allow fencing along in front of building and along the ROW, no tree canopy preservation requirement; site plan included.

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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Project Description and Background

The subject property covers approximately 16.7 acres and is located north of Altamesa Boulevard and east of Village Parkway (**Figure 2**). The property is currently undeveloped. The surrounding area includes an established single-family neighborhood to the north and a high school to the west. The properties to the north and east are outside the City of Fort Worth. However, the surrounding parcels within the city limits are zoned “E” Neighborhood Commercial.

The applicant proposes constructing cottage-style multifamily residential buildings that would provide a total of 151 units. More details on the proposed use can be found in the ‘*Applicant’s Description*’ section below. A site plan is included with this application as required for Planned Developments (PD) (**Figure 1**). According to ordinance 4.301.b (‘[Site Plan Requirements](#)’), a site plan is required to ensure compliance with zoning regulations and proper integration with the surrounding community. The site plan also demonstrates how the proposed rezone will impact the surrounding area. In addition, a property survey is provided that outlines the area affected by the requested zoning changes (**Figure 3**).

The applicant is requesting a planned development to allow for all uses under “D” High-Density Multifamily. However, the applicant is requesting waivers from the design standards under “D” High-Density Multifamily, those waivers include:

Requirement	D Standards	Proposed PD/D (Provided per site plan)
Required Yards- Setback adjacent to one- or two-family residential district ***	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	less than the 30' minimum setback along one or two-family district
Buffer yard	Where adjacent to one or two-family district, a five-foot buffer yard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system	5' buffer yard provided. No buffer yard plantings.
Fences	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screen 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	Fences along ROW

Urban Forestry	Must comply with 6.302(g) Urban Forestry ordinances requirements	No tree canopy preservation proposed with additional tree plantings (min. 1 tree per unit = 308 trees)
Open Space	Open Space 35% Minimum	To include the front yards in the open space calculations

*** A five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system, see § [6.300](#) (b), (d), (f), (g). This regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, railroads or other nonresidential public use or separated by a public right-of-way of at least 300 feet in width.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“This request is to rezone approximately 16.7 acres from “E - Neighborhood Commercial” zoning to a Planned Development (PD). The requested PD is based on the “D – high density multifamily” zoning district with waivers needed for this specific development. These waivers are found on the Site Plan.*

The requested use will allow for the development of a cottage style multifamily homes for rent. This will be multiple units on a single lot. This type of product is also called horizontal multi-family. The development will be approximately 181 units. Parking for these units will be a combination of open air, covered and garage style. These types are delineated on the Site Plan. The development will also have open space that is spread through the development, an event lawn for programmed events or open play and a pool for the residents. The development will be gated.

The proposed Site is a combination of parcels with two ownerships.

The City’s Comprehensive Plan designates the Site as being neighborhood commercial. Surrounding the Site are undeveloped properties, single family properties and commercial development. The proposed PD will provide a more staggered development type buffer and transition between the single family residential and commercial uses. The requested cottage style multi-family will be well situated to add to the population base in this area that may spur future commercial development. The additional of cottage homes further adds a level of diversity to the City's economic base and more options for housing.

This style of development has been done in multiple locations across the country and in Fort Worth by this applicant. Our history has proven that we provide quality products for a growing segment of the population.”



LEASING CENTER ADA	11' X 19' (MIN)	4
TOTAL PROVIDED		320
RESIDENTIAL PARKING REQUIRED		
48 1BR @ 1 SP/BR=48 SPACES		
57 2BR @ 1 SP/BR=114 SPACES		
40 3BR @ 1 SP/BR=120 SPACES		
1112 SF @ 1 SP/200SF=5 SPACES		
ADA PARKING = 8 SPACES		
TOTAL = 313 SPACES		

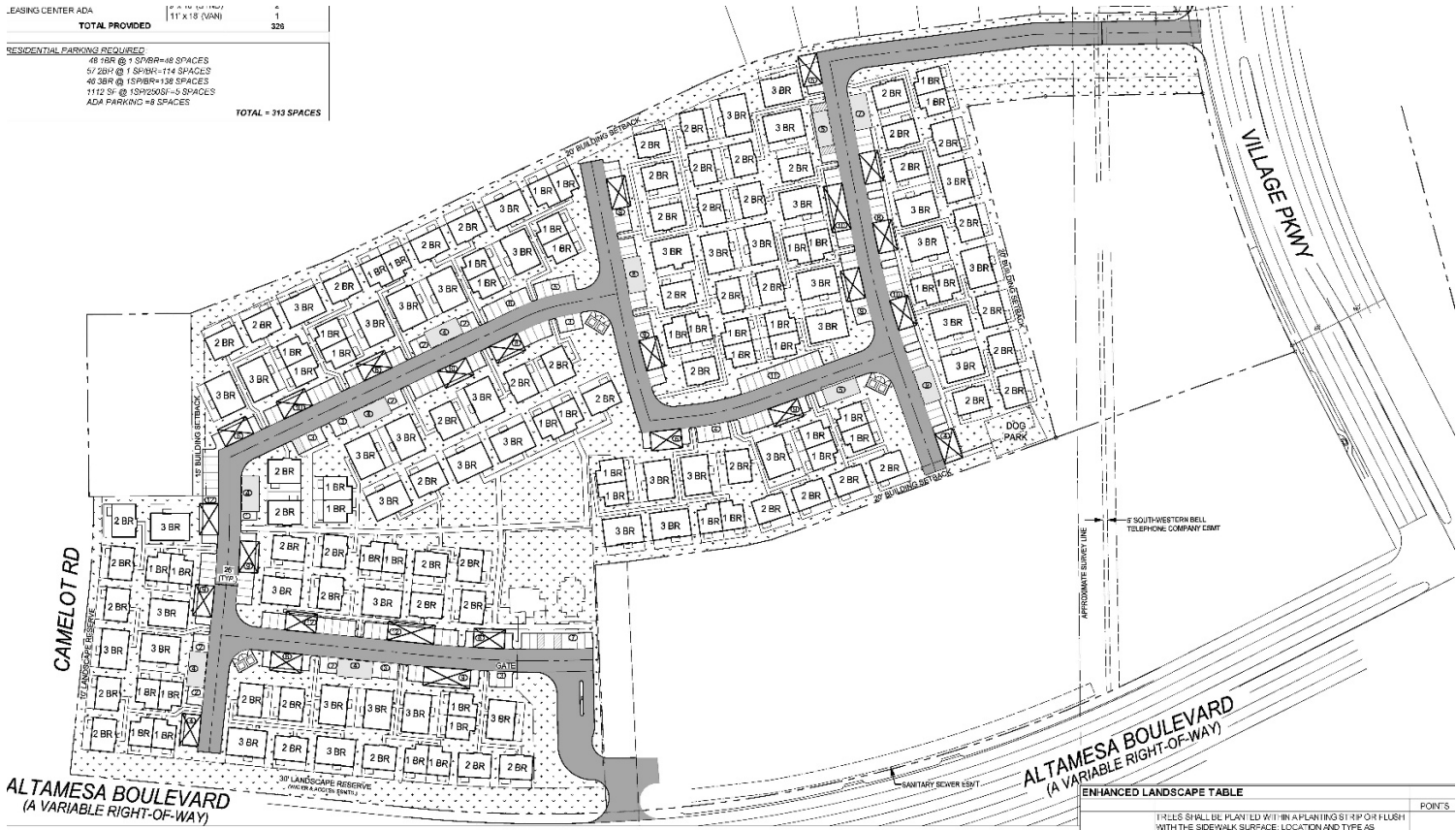


Figure 1: Zoning Exhibit Site Plan



Figure 2: Subject area Exhibit A



Figure 3: Site Photos taken by staff on 2/24/25

Surrounding Zoning and Land Uses

- North: Edgecliff Village / Residential
- East: Edgecliff Village / Vacant
- South: "E" Neighborhood Commercial / Vacant
- West: "E" Neighborhood Commercial / Charter School

Recent Zoning History

The zoning history pre-dates 2004

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 27, 2025:

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Hallmark Camelot Highland Terrace Neighborhood Association*	FWISD
Winchester Park HOA	Crowley ISD
Everman ISD	

* Located closest to this registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

As outlined in the ‘*Project Description*,’ the surrounding area consists of single-family neighborhoods and a high school. Further out, neighborhood-supported commercial uses, such as a post office, pharmacy, and gas station, are present. The closest grocery store is located less than two miles from the site.

The applicant seeks to rezone the parcel for a 151-unit, cottage-style multifamily development under the “D” High-Density Multifamily zoning district, which permits up to 32 dwelling units per acre. The site plan reflects 151 units, designed similarly to small single-family homes with shared parking areas and amenities, rather than being divided into platted lots.

Since a Planned Development requires a site plan, this process ensures compliance with zoning regulations and integration with the surrounding community. The current site plan establishes a density of 10.5 units per acre, with all units having a height of 10’1”. The permitted building height is 36 feet, with the potential to increase to 48 feet if setbacks exceed 250 feet from one- and two-family districts. *

Concerns have been raised regarding waiver requests for certain development standards, particularly those that could negatively impact the neighborhood to the north and the local environment. Staff has concerns about the elimination of bufferyard planting requirements. A site visit allowed staff to assess the impact of removing tree plantings and its effect on the existing neighborhood. The primary concerns stem from the 15 single-family homes to the north (**Figure 4**), as granting the waiver for no tree planting may negatively affect these residences, making the proposed use less compatible with the surrounding area. Regarding the tree preservation waiver, staff conducted an impact analysis (see ‘*Urban Forestry*’ comments under ‘*Site Plan Comments*’), which concluded: “*Staff recommends approval of the planned development language that would allow for a 0% preservation of canopy...*”

The proposed development does not include commercial uses that would support the existing neighborhood. The current “E” Neighborhood Commercial zoning would be more compatible with the surrounding area, as it encourages neighborhood-centric uses such as:

- Retail sales
- Banks
- Restaurants
- Gasoline sales
- Bakeries
- Beauty/barber shops
- Bookstores
- Healthcare services
- Public and civic uses

When considering compatibility, the existing zoning district better aligns with surrounding uses than the proposed Planned Development. The area includes at least five neighborhoods, and maintaining neighborhood commercial zoning would provide convenient services to existing residents. While a grocery store is two miles from the site, residents in the surrounding neighborhoods face a longer drive to access essential goods. The proposed residential use would increase traffic in the area, further extending travel times to the nearest grocery store. If commercial uses, including a grocery store, were integrated into this location, they would better serve the existing neighborhood and enhance local accessibility.

The proposed cottage-style multifamily development is not the most suitable use for this area. The rezoning request does not align with the general land use patterns and zoning designations of the surrounding area.

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



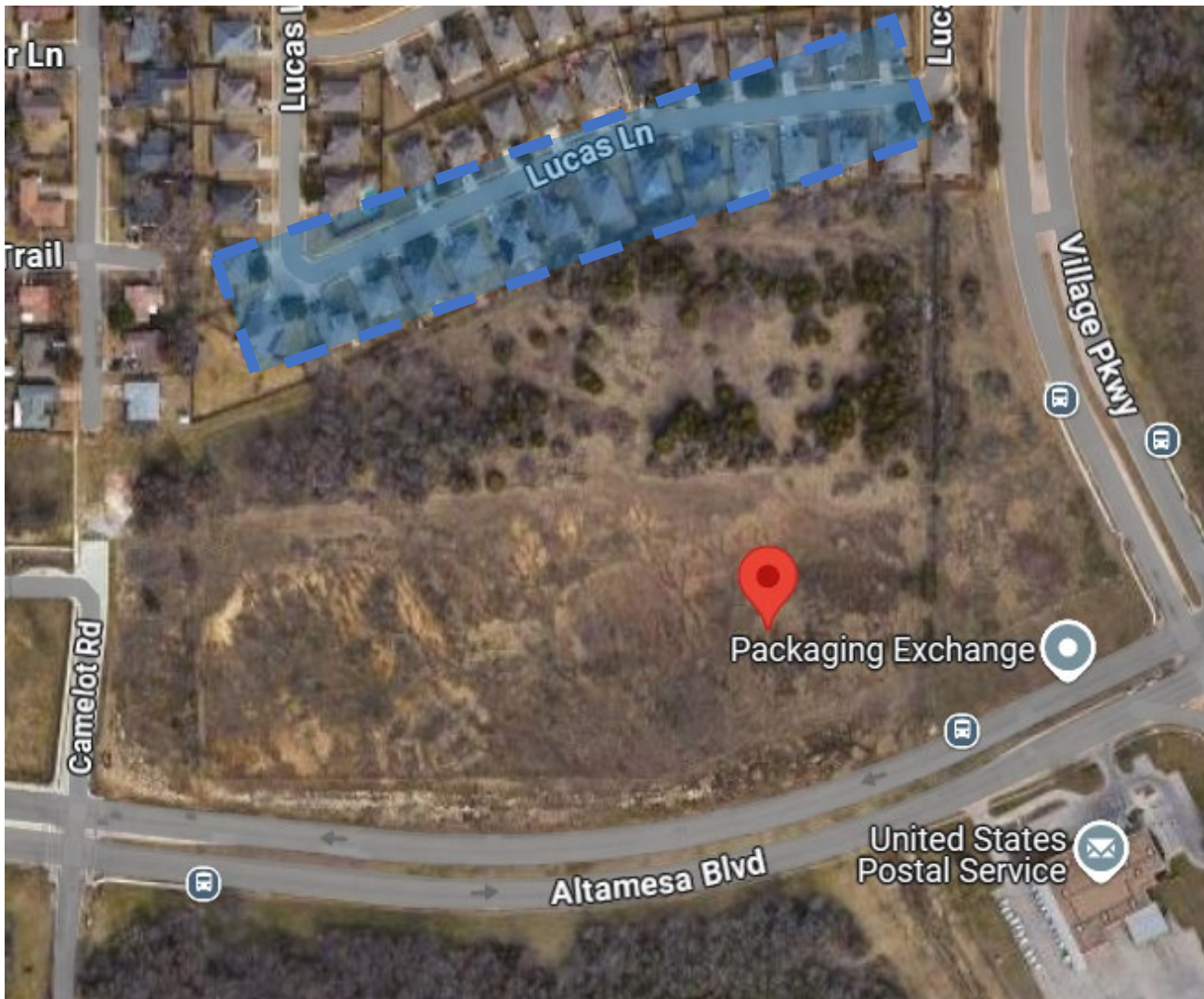


Figure 4: Google image of affected single-family houses

*The ordinance information used in this section can be found [here](#).

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as a Neighborhood Commercial on the Future Land Use Map.

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

The proposed property’s designation is consistent with the existing Neighborhood Commercial outlined in the Future Land Use (FLU) Map. The rezoning request to “PD/D” Planned Development for all uses in “D” High-Density Multifamily does not align with the FLU designation, neither does the specific use proposed— Cottage-style multi-family. The FLU category allows for the following zoning districts:

- “ER” Neighborhood Commercial Restricted

- “E” Neighborhood Commercial
- “MU-1” Low-Intensity Mixed-Use

The Low-Intensity Mixed-Use (MU-1) zoning district is the closest designation to the proposed use listed on the FLU Map. However, MU-1 requires that at least 30% of the area within a 1,320-foot radius be dedicated to commercial uses to allow for 90% or more residential development. This proposal does not meet that requirement, further demonstrating its incompatibility with the area. Additionally, the FLU Map indicates a need for Neighborhood Commercial uses, not “D” High-Density Multifamily.

As noted in the ‘*Land-Use Compatibility*’ section, the proposed rezoning for 151 units at a density of 10.5 units per acre does not align with the FLU map or policies. The Comprehensive Plan supports locating multifamily developments near public transportation, employment centers, recreation, or shopping to enhance accessibility and reduce traffic. Additionally, large commercial and institutional uses are best situated along arterial streets, ideally at major intersections, while incompatible land uses should be separated through buffers or transitional zones to protect existing neighborhoods. Policies also emphasize the need for more neighborhood commercial uses in this area, as reflected in the FLU map, reinforcing that the proposed multifamily development is not the best fit for this location.

Key policies guiding this vision include:

- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*
- *Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.*

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

*The ordinance information used in this section can be found [here](#).

Zoning and Land Use

The site plan complies with proposed plan development PD/D with the development waivers. As well as the zoning regulations for Site plan submissions for planned developments outlined in Ordinance 4.301.b ('*Site Plan Requirements*').

Urban Forestry

Reviewer: Jaclyn Ingram

Contact: Jaclyn.Ingram@fortworthtexas.gov

Analysis of Proposed Language

The applicant is requesting planned development language with urban forestry standards. These standards include:

- 0% preservation instead of the minimum 25% required by §6.302
- Compliance with §6.302; minimum 1 tree per unit
- required significant mitigation per §6.302 for any significant sized trees onsite

This language would grant the applicant a waiver of preservation requirements of §6.302.

Applicable Urban Forestry Design Standards & Guidelines

[CFW Zoning Ordinance, Ch. 6: Development Standards, Section 6.302 – Urban Forestry, Subsection G.4](#)

(4) *General preservation methods of tree canopy.* At the submission of an urban forestry plan/permit application, the applicant shall elect one of the following tree preservation of existing canopy compliance methods.

a. *Method "A."* Preservation of existing canopy coverage regardless of tree species:

1. At least 25% of the existing canopy coverage must be retained, regardless of tree species, on all properties greater than one acre, provided however, significant or large trees must be preserved as outlined in subsection (g)(5) below. The existing canopy can be determined via recent air photo, on the ground survey or other approved method by the city forester;
2. Property located in floodplains or located in areas that will be dedicated to public spaces may be counted toward the required 25% minimum retention;
3. Calculation of all canopy coverage and retention areas will not include utility rights-of-way or easements covered under the rules and regulation of the public utility commission and/or Texas railroad commission;
4. To remove more than the minimum retention will require a waiver from the urban design commission; and
5. The overall canopy coverage percentage requirement must be met by planting the size and species of protected trees in Table A, Protected Trees, in subsection (l) below.

Findings/Recommendations

This parcel is currently undeveloped with approximately 21% canopy cover. Upon inspection we found the trees onsite to be early successional, pioneer species. If considering the upcoming proposed urban forestry ordinance amendment of protected vs unprotected species, these would be unprotected species and not warrant preservation.

Given the property conditions of less than desirable, early successional trees onsite; planting requirements will be consistent with §6.302; and significant trees will be mitigated according to §6.302. Staff feels this proposed language aligns with the intent our urban forest ordinance goal to achieve 30% tree canopy coverage citywide and to promote a multi-aged urban forest. **Staff recommends approval of the planned development language that would allow for a 0% preservation of canopy for ZC-25-005.**



Figure 1 – Proposed Development Existing Tree Canopy

Supplemental Information
Site Photos taken by Staff on 2/24/2025



Taken from the end of Camelot Road facing north; arrow shows site location



Taken from the end of Camelot Road facing east; arrow shows site location





Taken from the USPS Post Office (1001 Altamesa Blvd) facing northwest; arrow shows site location

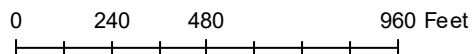
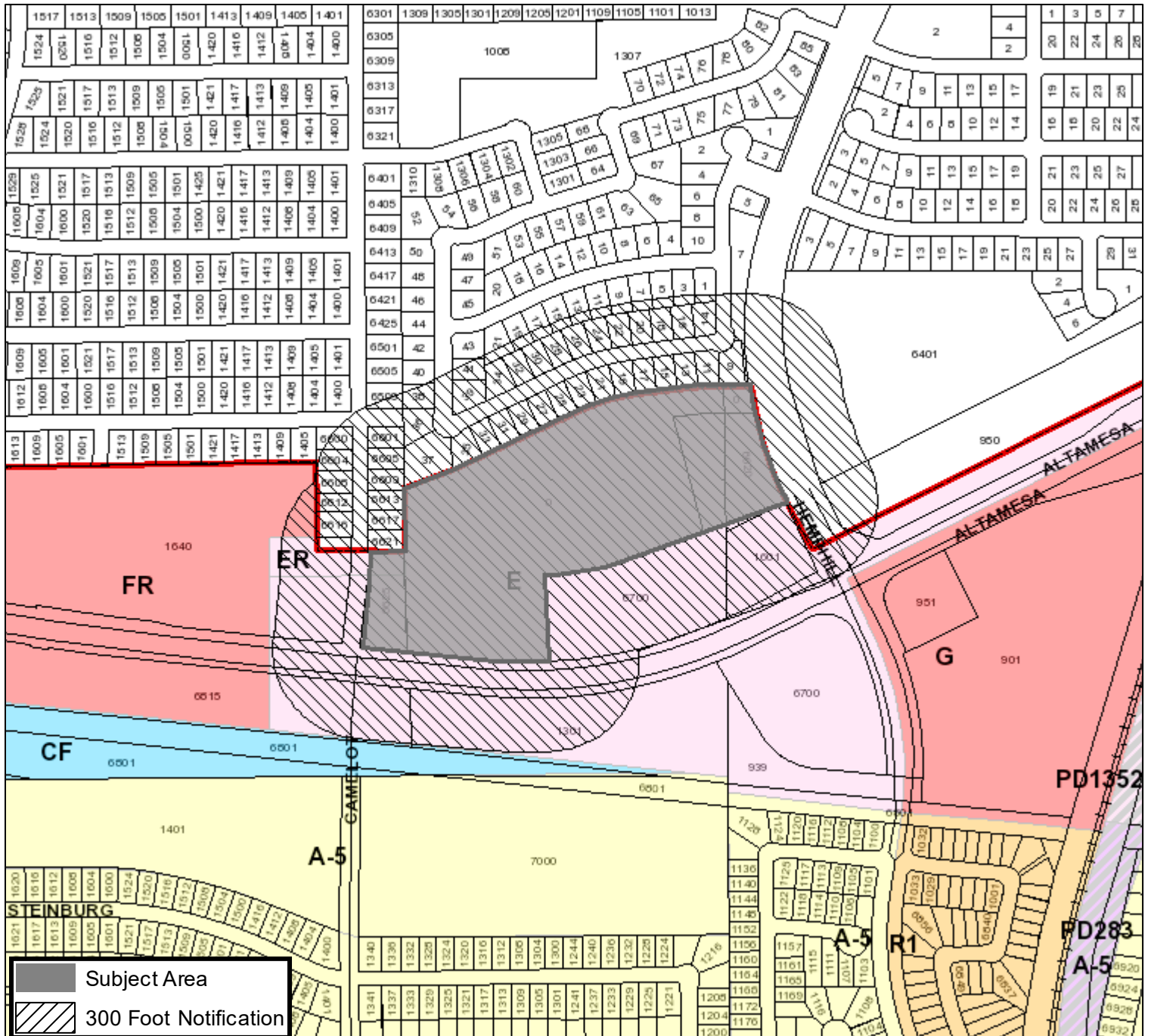


Taken from the end of Camelot Road facing northeast; arrow shows site location



Area Zoning Map

Applicant: Edgecliff Partners
 Address: 6620 Village Parkway 6700 Village Pkwy; 1601 Altamesa Blvd, and 6625 Camelot Rd
 Zoning From: E, ER
 Zoning To: PD/D Detached Multifamily w/ Development Standards
 Acres: 16.6672128
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 3/12/2025
 Contact: 817-392-2806



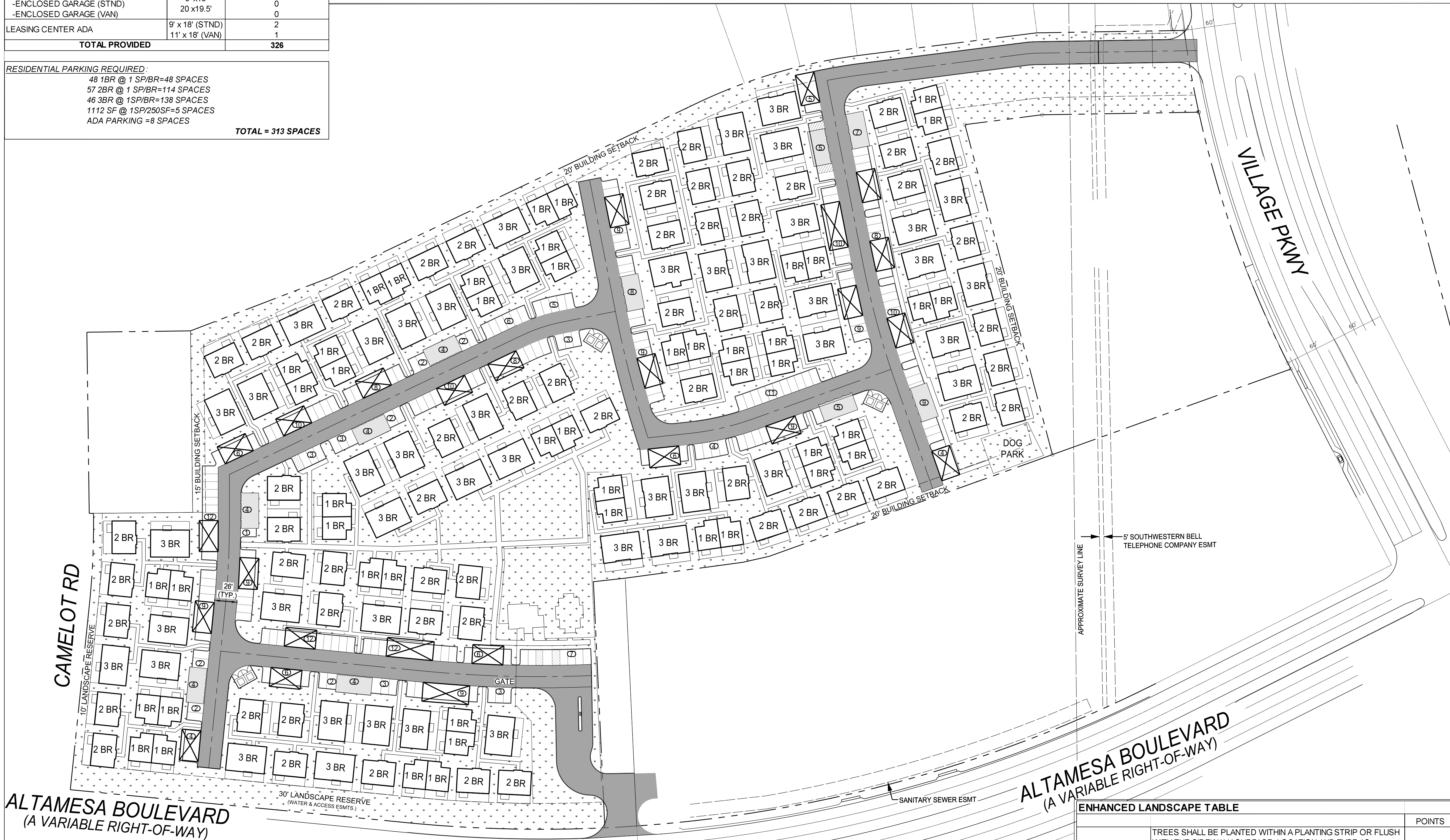
PARKING TYPE	DIMENSIONS	PARKING SPACE TOTALS (BY TYPE)
UNCOVERED/OPEN	9' x 18'	173
COVERED CARPORT	9' x 18'	106
ENCLOSED GARAGE	10' x 19.5'	41
RESIDENTIAL ADA		
-UNCOVERED/OPEN	9' x 18'	3
-ENCLOSED GARAGE (STND)	20 x 19.5'	0
-ENCLOSED GARAGE (VAN)		0
LEASING CENTER ADA		
	9' x 18' (STND)	2
	11' x 18' (VAN)	1
TOTAL PROVIDED		326

RESIDENTIAL PARKING REQUIRED:
 48 1BR @ 1 SP/BR=48 SPACES
 57 2BR @ 1 SP/BR=114 SPACES
 46 3BR @ 1SP/BR=138 SPACES
 1112 SF @ 1SP/250SF=5 SPACES
 ADA PARKING =8 SPACES
TOTAL = 313 SPACES

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FORT WORTH	817-392-8100
CITY OF FORT WORTH WATER DEPT.	817-392-4477

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



0 60 120
 SCALE: 1" = 60'

LEGEND

- FIRE LANE
- OPEN SPACE
- 4 PARKING COUNT
- CARPORT
- GARAGE
- BUILDINGS

- GENERAL NOTES:**
1. PROPOSED ZONING: PD/D PLANNED DEVELOPMENT FOR ALL USERS IN 'D' HIGH DENSITY MULTIFAMILY; WAIVER TO MFD SUBMISSION; AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
 2. ALL PROVIDED LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
 3. ALL SIGNS SHALL CONFORM TO ARTICLE 4.
 4. THIS PROJECT WILL COMPLY SECTION 6.301 LANDSCAPING.
 5. DUMPSTERS WILL BE SCREENED WITH A MASONRY WALL.
 6. VARIATION OF ROOF ELEVATIONS AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS INCLUDE: BRICK, STONE, SYNTHETIC STONE, STUCCO, AND FIBER CEMENT SIDING.
 7. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE 'D' DISTRICT STANDARDS, WITH THE FOLLOWING VARIANCES:
 - a. FENCES, GATES, PARKING, AND ACCESS DRIVES/ EASEMENTS SHALL BE ALLOWED IN FRONT, SIDE, AND REAR YARD SETBACKS AND WITHIN THE AREA BETWEEN BUILDING FACADES AND PROPERTY LINE.
 - b. 38% PROVIDED - SECTION 4.712(D)(7)(G)(II) OF MULTIFAMILY 'D' REGULATIONS SHALL NOT APPLY TO OPEN SPACE REQUIREMENTS.
 - c. NO TREE CANOPY PRESERVATION PROPOSED WITH ADDITIONAL TREE PLANTINGS (MIN. 1 TREE PER UNIT = 151 TREES) REMOVAL OF SIGNIFICANT OR LARGE TREES SHALL BE MITIGATED IN ACCORDANCE WITH ORDINANCE 18615-05-2009.
 - d. A MFD SITE PLAN WILL NOT BE REQUIRED FOR THIS PROJECT.
 - e. DOES NOT MEET 30' MINIMUM SETBACK ALONG ONE-FAMILY DISTRICT.
 - f. 5' BUFFER YARD PROVIDED. NO BUFFER YARD PLANTINGS PROPOSED, AS THE UNITS PRIVATE BACKYARDS BACK UP TO THE SCREENING FENCE.

BENCHMARKS

BM #1 - (P2470) - X-Cut in a concrete driveway, +/- 18' east from the centerline of Bonnie Brae Street & +/- 390' north from the centerline of Riney Road, & +/- 90' west of a substation.
 ELEVATION = 668.73'
 BM #2 - (P2471) - X-Cut on a concrete curb inlet, located on the west curb line of Bonnie Brae Street, +/- 75' southwest from the centerline of US Highway 77, & +/- 1180' north from the centerline intersection of Bonnie Brae Street and Conquest Drive.
 ELEVATION = 667.80'

**PRELIMINARY
 -FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

AMANDA MATA 130086 07/03/24
 TYPE OR PRINT NAME PE # DATE

UNIT TYPE	FLOOR AREA	TOP PLATE HT.	MAX UNIT DIMENSIONS	# OF STORIES	ALLOWABLE MATERIALS	UNITS	% OF UNITS
1 BEDROOM	690 SQ FT	10'-1"	51'-0" x 31'-5.5"	1	Brick, Stone, Synthetic	48	32%
2 BEDROOM	984 SQ FT	10'-1"	37'-6" x 31'-9.5"	1	Stone, Stucco, Fiber Cement	57	38%
3 BEDROOM	1265 SQ FT	10'-1"	45'-6" x 31'-7.5"	1	Siding	46	30%
TOTAL						151	

GROSS DENSITY = 10.5 UNITS PER ACRE
 TOTAL GROSS ACRES = 14.4 ACRES

OPEN SPACE CALCULATIONS		
AREA USED FOR OPEN SPACE CALCULATION	OPEN SPACE AREA REQUIRED	PROVIDED OPEN SPACE
(AC)	(%)	(%)
5.45	35	38%

FOOTPRINT AREA = SUM OF BUILDING FOOTPRINTS, PARKING AREAS, ACCESS DRIVES, AND FENCED PATIO YARDS
 AREA USED FOR OPEN SPACE CALCULATION - TOTAL SITE AREA MINUS FOOTPRINT AREA

	POINTS
STREET TREES TREES SHALL BE PLANTED WITHIN A PLANTING STRIP OR FLUSH WITH THE SIDEWALK SURFACE. LOCATION AND TYPE AS APPROVED BY THE CITY FORESTER IF WITHIN THE RIGHT-OF-WAY. IF TREES CANNOT BE INSTALLED WITHIN THE RIGHT-OF-WAY, TREES SHALL BE INSTALLED IN A LOCATION WHERE THE TREE CANOPY AFFECTS THE PUBLIC SIDEWALK. REQUIRED SPACING AS SPECIFIED BELOW OR AS APPROVED BY THE CITY FORESTER. SMALL/MEDIUM CANOPY = 25-30 FT ON CENTER WHERE NECESSARY SPACING EXCEPTIONS MAY BE MADE TO ACCOMMODATE MATURE TREES, CURB CUTS, FIRE HYDRANTS AND OTHER INFRASTRUCTURE ELEMENTS. STREET TREES MAY BE COUNTED TOWARD THE PLANTING REQUIREMENTS FOR THE URBAN FORESTRY REQUIRED TREE CANOPY COVERAGE.	10
PRIVATE POOL 1,092 SQ FT; MINIMUM AREA NOT LESS THAN 1,000 SQ FT.	5
PRIVATE PARK/ DOG PARK MUST PROVIDE RECREATIONAL FACILITIES/AMENITIES. MAY INCLUDE OPEN DRAINAGE AREA/EASEMENT/POND AS LONG AS AMENITIES ARE PROVIDED.	5
PROXIMITY TO PUBLIC PARK WITHIN 1,000 FT. AS MEASURED FROM PROPERTY LINE	5
TOTAL ENHANCED LANDSCAPE POINTS (20 MINIMUM REQUIRED)	25

NO.	DATE	REVISION

ALTAMESA BTR

PLANNED DEVELOPMENT

FORT WORTH, TARRANT COUNTY, TEXAS

Westwood
 Westwood Professional Services, Inc.

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
 8808 HELLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
 FORT WORTH PHONE: (817) 562-3350

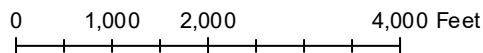
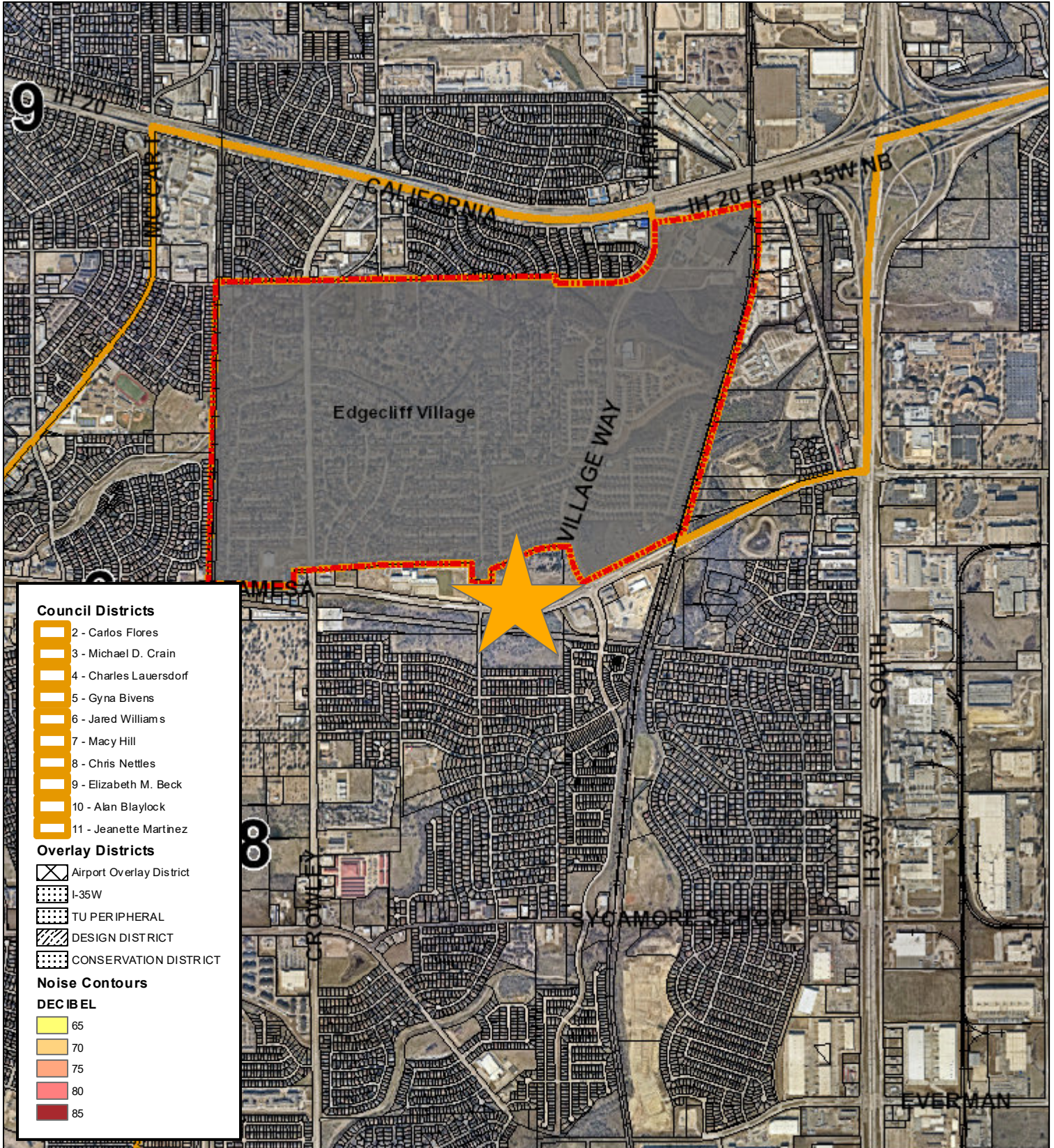
DRAWN: JLL	DATE	PROJECT #	SHEET
DESIGNED: AM	11/21/2024	0057872.00	
REVIEWER: AM			

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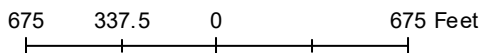
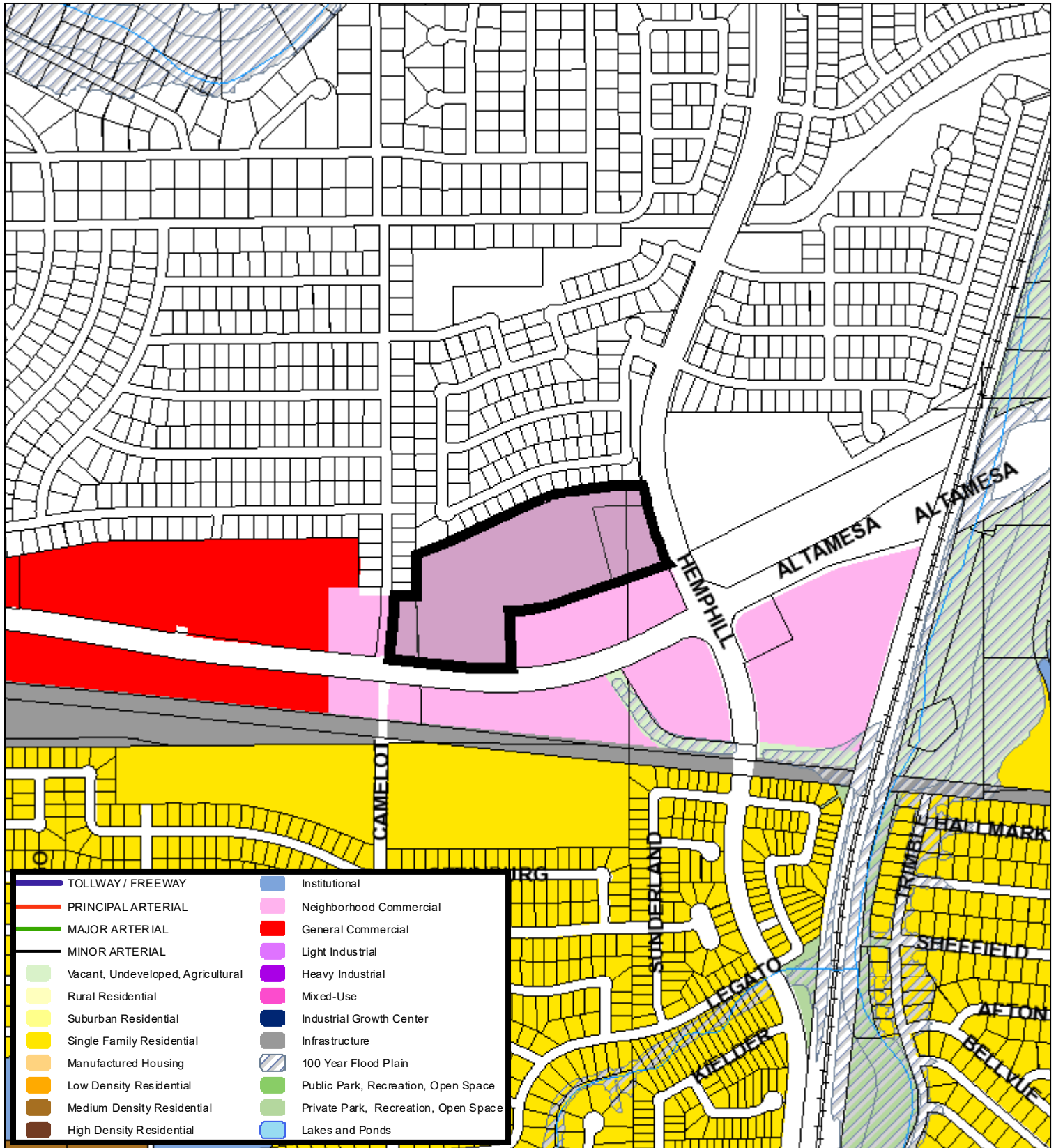
PLANNED DEVELOPMENT
ALTAMESA BTR

Requirement	D Standards	Proposed PD/D (Provided per site plan)
Density	Maximum 32 units per acre	Complies. 10.5 units per acre provided
Height	Maximum height of 36'	Complies. 10' 1" top plate height provided
Required Yards	Front Yard: 20' Min	Complies. Altamesa Blvd : 30' provided building setback
	Rear Yard: 5' Min	Complies. 20' provided building setback
	Interior Side Yard: 5' Min	Complies. 10' provided building setback
	Corner lot side yard: 10' Min adjacent to street	Complies. Village Parkway: 25' provided building setback
	Setback Adjacent to one or two-family residential districts: - Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum	Does not meet 30' minimum setback along one-family district. (Requires Development Regulation Standard)
	- 1:1 setback with a 10 foot minimum setback for one-story garages and carports	Complies
	- 20 foot minimum setback for dumpster enclosures and one-story accessory structures	Complies
Buffer yard	Where adjacent to one or two-family district, a five foot buffer yard and minimum six foot screen fence shall be placed on the property line and should be landscaped per point system	5' buffer yard provided. No buffer yard plantings proposed, as the units private backyards back up to the screening fence. (requires Development Regulation Standard)
Fences	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. Solid screen 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	Fence shown between buildings and ROW along Altamesa Blvd and Village Parkway (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 313 Spaces	Complies: 326 provided
Open Space	35% Minimum	38% Provided - Section 4.712(d)(7)(g)(i) of Multifamily 'D' regulations shall not apply to open space requirements. (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhances landscaping	Meets 20 points of Enhanced Landscaping
Urban Forestry	Must comply with 6.302(g) Urban Forestry ordinances requirements	No tree canopy preservation proposed with additional tree plantings (min. 1 tree per unit = 151 trees) (requires Development Regulation Standard) Removal of significant or large trees shall be mitigated in accordance with ordinance 18615-05-2009.
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	Buildings are facing the street
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (Requires Development Regulation Standard)

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



0 420 840 1,680 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-008

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Ana Alvarez](#)

Owner / Applicant: Riverbend Investment 1/Kenneth Newell, Newell Properties

Site Location: 7900 Trinity Blvd (approx. 100 feet south of Saranc Trail and Thames Trail)

Acreage: 39.345

Request

Proposed Use: Single Family

Request: From: "PD-224" "PD/SU" Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining
To: "TL-N" Trinity Lakes Form-Based Code – Neighborhood Zone.

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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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 39.345 acres, is currently vacant. The property is located approximately 100 feet south of Saranc Trail and Thames Trail. This property is closely connected to residential communities to the north and further east, which were rezoned as "A-5" and "R1" over the past two decades. This proposed rezoning can be viewed as an extension of the existing residential development which aligns with the surrounding land uses (R1, A-5) and the City's Comprehensive Plan.

The Trinity Lakes Form-Based District was established in 2012 in order to encourage economic development within East Fort Worth to accompany a growing residential market base. The district is intended to be a pedestrian oriented neighborhood with a mix of uses that can conveniently access shopping, employment, housing and retail services.

The Trinity Lakes – Neighborhood Zone District (TL-N) will provide a variety of residential lot sizes within the area. It will allow lots to have smaller front setbacks and other design standards that encourage green space.



Figure 1 Residential Court/Green space between residences within developing TL-N districts

In some areas, it will also require garages to be located at the rear of homes, accessed via a side driveway. This district was created to serve as a transition between residential neighborhoods and commercial zones. Examples of these lot types and the Neighborhood Zone design standards can be found just south of Trinity Blvd (Figure 5) and east of Precinct Line Rd.

From the Trinity Lakes Development Code:

4.2.6 Neighborhood – The Neighborhood Zone is intended to provide for a range of residential uses and building types (low-density apartments, live-work, townhouses, multi-unit homes, patio homes, cottage homes, estate homes, etc.) along the southern edge of the Trinity Lakes Development. Development will connect to the existing regional trail network and allow that network to feed into the local trails of Trinity Lakes. The open space to the

south is envisioned as an amenity and provides exposure to the trail system in order for it to be used in a meaningful way. Development within the Neighborhood Zone shall meet the Building Form and Development Standards in Section 6.6 of this TLD Code.

During the February 20th Urban Design Commission hearing, the commissioners voted on whether to recommend approval or denial of the expansion of the Trinity Lakes form-based code. There was a motion made to approve, which passed 9-0 unanimously.

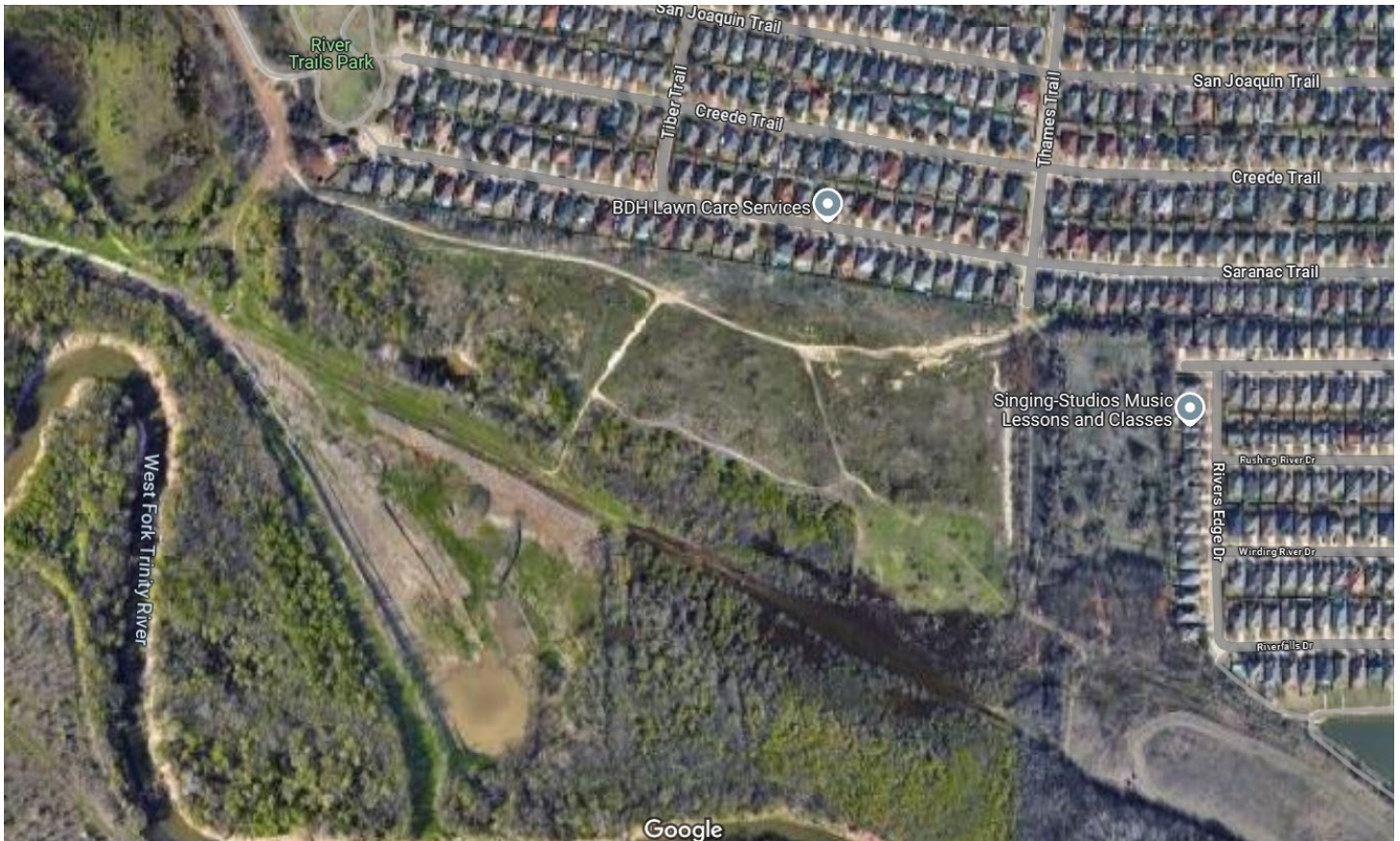


Figure 2 Google Aerial of site and terrain

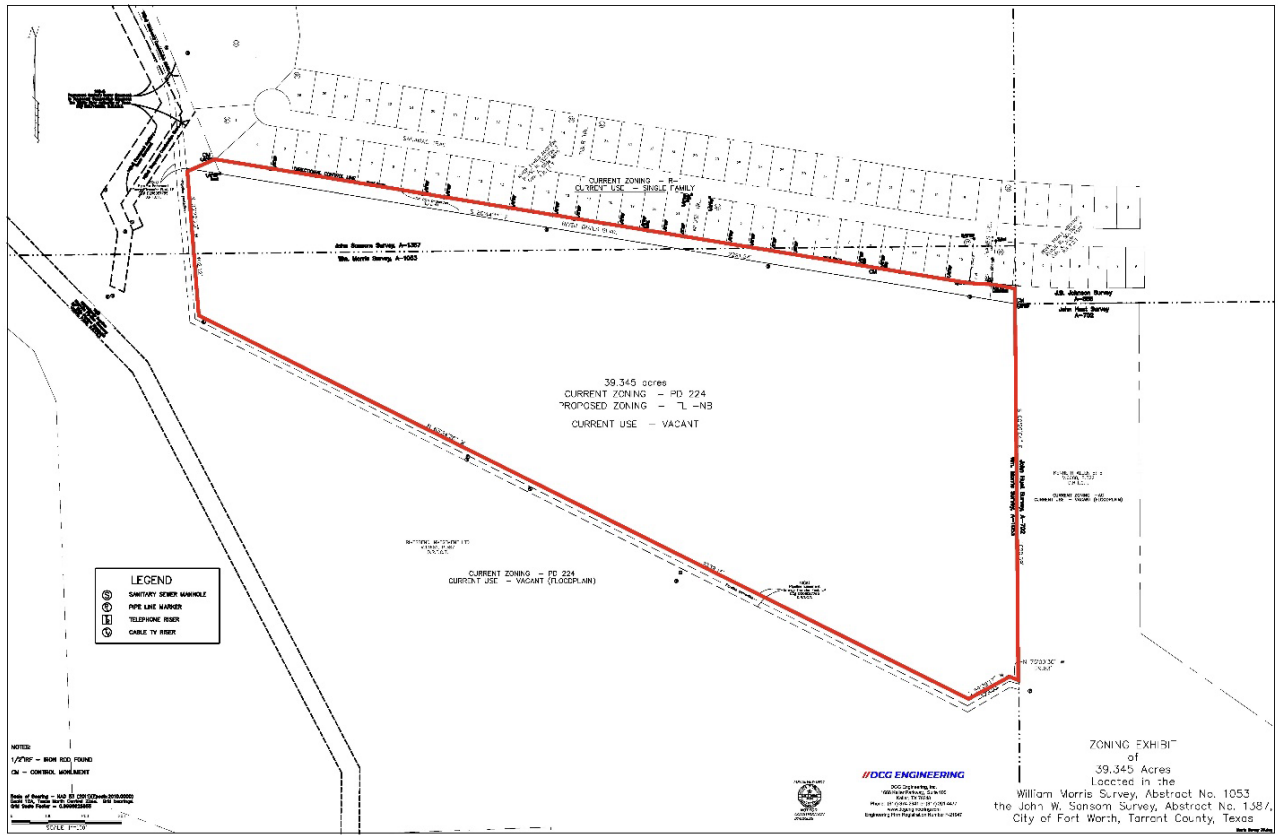


Figure 3 Site Survey (provided by applicant)

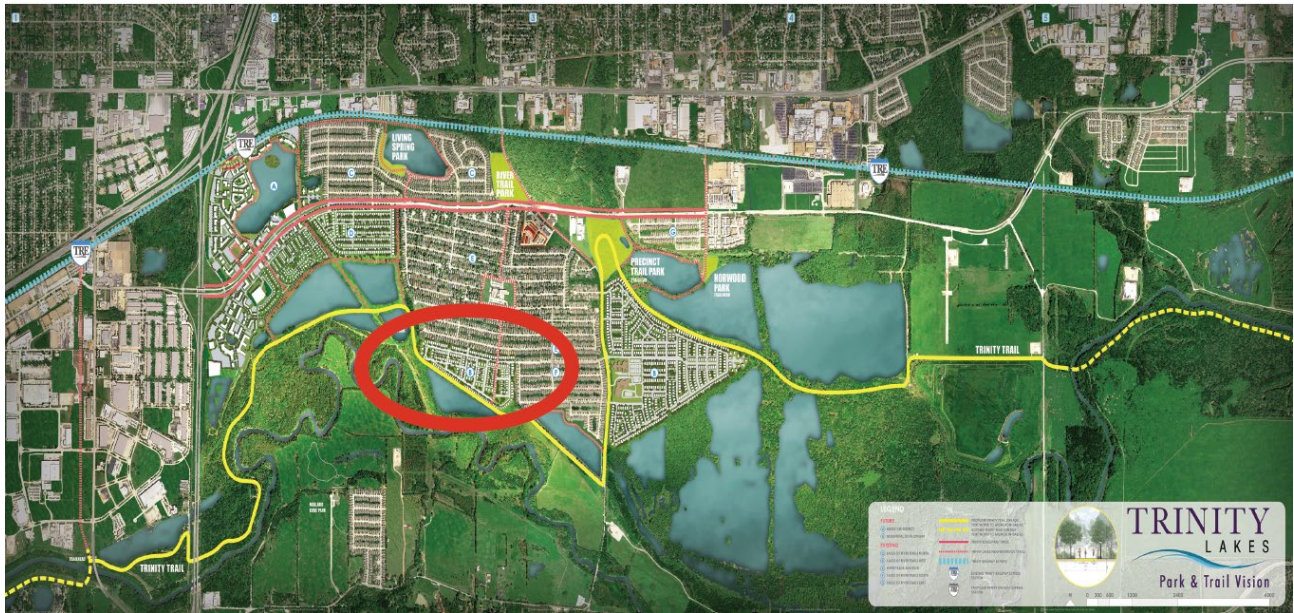


Figure 4 Master Plan Vision exhibit (provided by applicant to UDC)



Figure 5 Example of the TL-N single family buildout adjacent to A-5 single family.

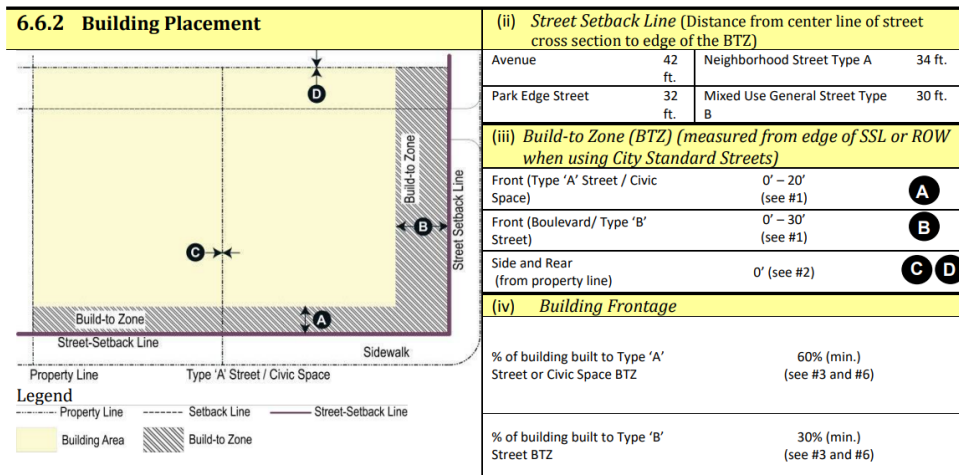


Figure 6 Trinity Lakes Neighborhood Zone Building Placement

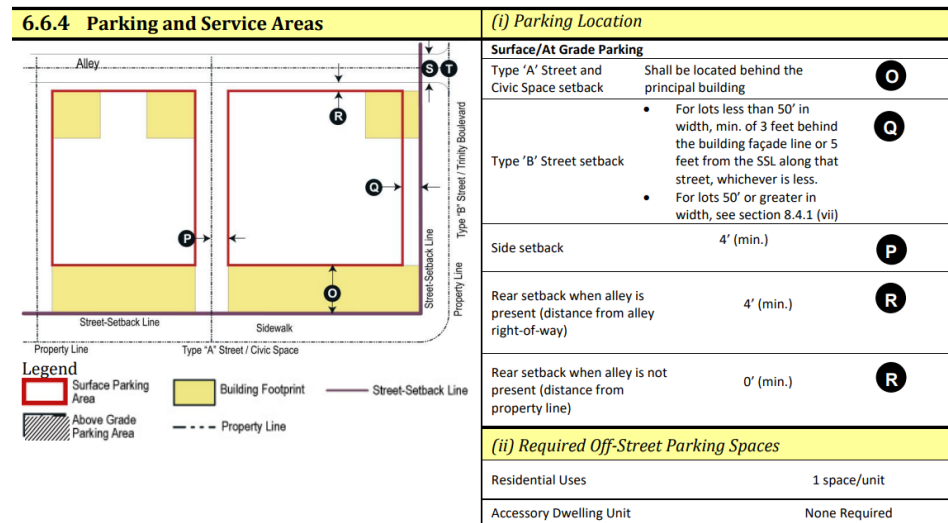


Figure 7 Trinity Lakes Neighborhood Zone Parking and Service Areas

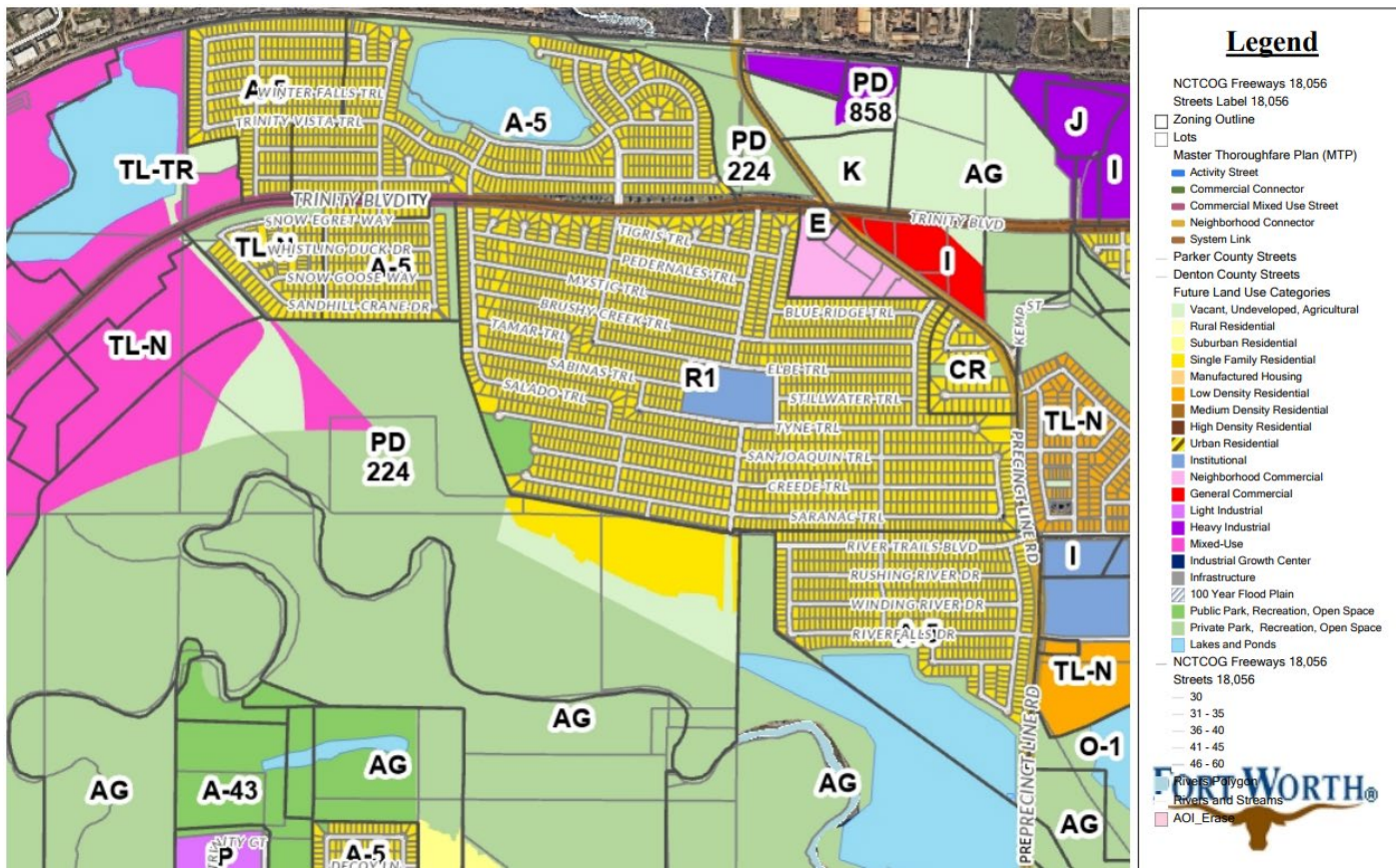


Figure 8 Existing and Future Land Use Map

- EXIST. ZONING ZC-99-025
- EXIST. ZONING ZC-02-190
- EXIST. ZONING ZC-99-116
- PROP. ZONING ZC-02-274
- FUTURE ZONING

Lakes of River Trails
in the
City of Fort Worth, Tarrant County, Texas

OWNER & DEVELOPER:
RIVERBEND INVESTMENT, LTD. &
RIVERBEND INVESTMENT II
8004 GIFFORD HILL ROAD
FORT WORTH, TEXAS 76053
(817) 284-4100

ENGINEER:
WASHINGTON & ASSOCIATES
ENGINEERS - PLANNERS
3950 FOSSIL CREEK BLVD., SUITE 210
FORT WORTH, TEXAS 76137
(817) 306-1444

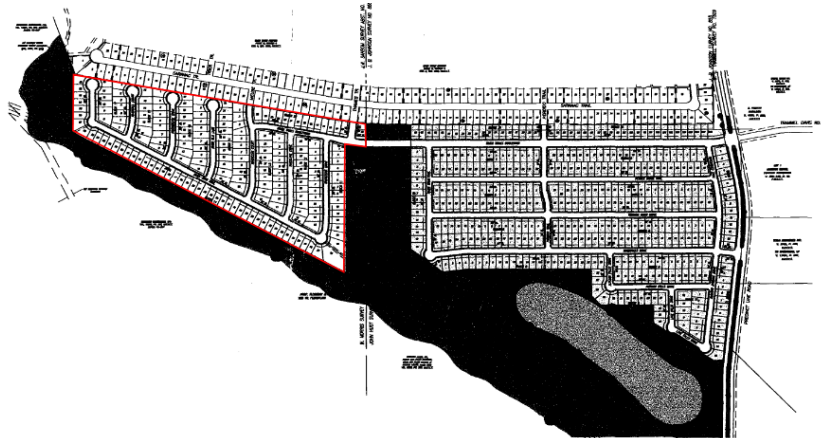


Figure 9 2002 Zoning Diagram (ZC-02-274).

Configuration of lots will change greatly from this plan. All City requirements for development apply

Surrounding Zoning and Land Uses

North	“R1” Zero Lot Line/Cluster / Single family residences
East	“AG” Agricultural, “A-5” One-Family / Approx. 340 feet of vacant land and a one-family subdivision
South	“PD-224” "PD/SU" Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining (See staff report) / Mitigation land includes trees, lakes, Trinity Trails and River
West	“PD-224” "PD/SU" Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining (See staff report) / Mitigation land includes trees, lakes, Trinity Trails and River

Recent Zoning History

- ZC-02-274. 8100-8400 Trinity Boulevard. APPROVED 12/10/02.
The City Council approved the application to rezone the previous 54.3-acre lot from PD-224 (Planned Development/Specific Use for All Existing Zoning Categories) to “A-5” (One-family Residential).
- ZC-02-190. 8200-8300 block of Trinity Boulevard. APPROVED 9/10/02.
From "AG" Agricultural and "PD-224" Planned Development Specific Use for all existing zoning categories ("I" Light Industrial and "IP" Industrial Park for subject property) plus sand and gravel mining subject to conditions to "A-5" One Family and "E" Neighborhood Commercial.
- ZN-99-025. 8500 block of Trinity Boulevard (190 acres). APPROVED 3/11/99.
From "PO 224" Planned Development Specific Use for all existing zoning categories plus sand and gravel mining subject to conditions to "A" One Family for Tarrant Acquisition Ltd.
- ZN-96-128 I SP-96-022 I PD 224. 7900 - 8800 Block of Trinity Boulevard. APPROVED 12/12/96.
"I" Light Industrial, "G" Intensive Commercial, "0-2" Floodplain (Inactive district), "IP" Industrial Park (Inactive district), "C" Medium Density Multi-Family, "AG" Agricultural, "E" Neighborhood Commercial and "PO 4 7" Planned Development to "PD/SU" Planned Development Specific Use for all existing zoning categories plus sand and gravel mining subject to conditions for Tarrant Aggregate Corporation.

Public Notification

300-foot Legal Notifications were mailed on February 28, 2025.
The following organizations were notified: (February 26, 2025)

Organizations Notified	
Historic Randol’s Mill Valley Alliance, Inc.	River Trails HOA
Lakes of River Trails South HOA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	Fort Worth ISD
HEB ISD	

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning from “PD-224” “PD/SU” Planned Development/Specific Use for all existing zoning categories plus sand and gravel mining to “TL-N” Trinity Lakes Neighborhood District. Surrounding land uses are primarily single family to the north and further east, with vacant mitigation land including trees, lakes, Trinity Trails and River that are part of the mining property to the west and south.

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

Comprehensive Plan Consistency - FLU Map and Policies

The 2023 Comprehensive Plan designates the subject property primarily as Single Family Residential and open space. The proposed rezoning allows for the single-family residential type of build-out. The policies below apply to this development:

- Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
- Expand and enhance the public hike & bike trail system between Downtown Fort Worth and Downtown Dallas. Connect neighborhoods to the expanded Trinity Trails system.
- Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
- Encourage the protection of mature woodlands, riparian corridors, and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.

RESIDENTIAL

Single-Family Residential

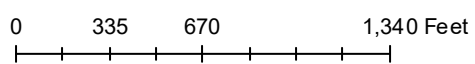
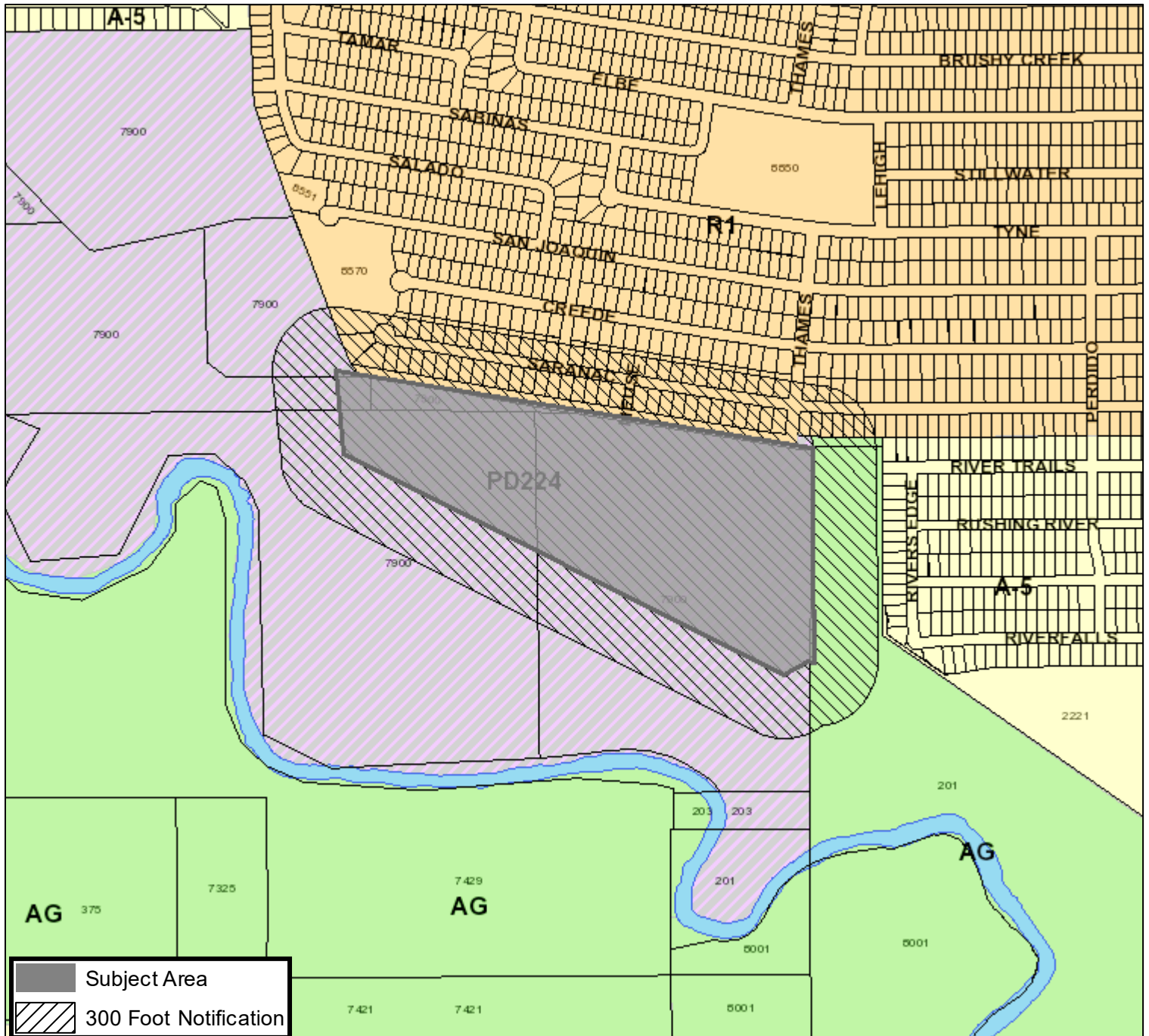
3,500+ sq. ft. lot single-family

A-10, A-7.5, A-5, AR

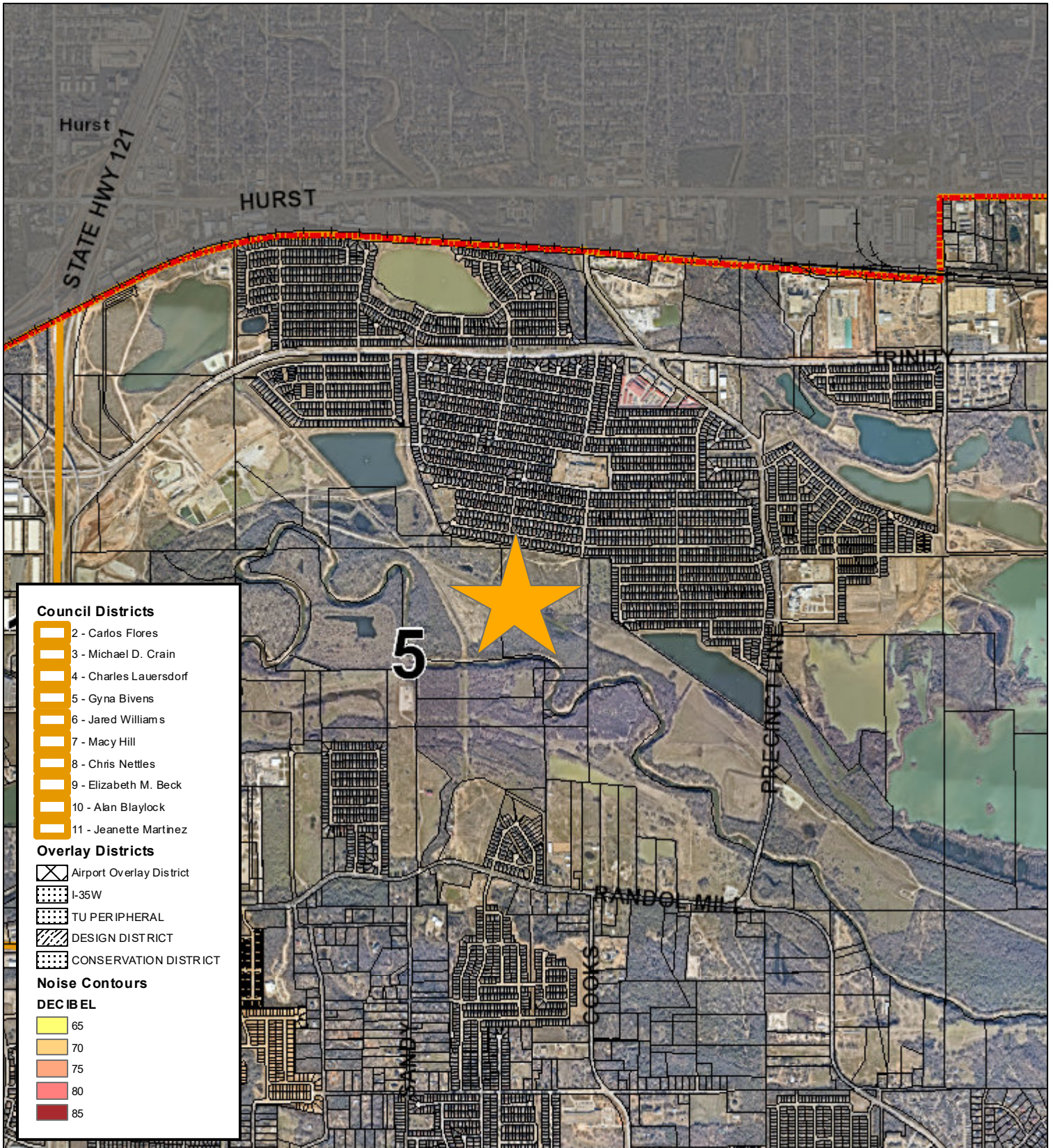
Based on the conformance with the future land use map and policy stated above, the proposed zoning **is consistent** with the Future Land Use Map and Comprehensive Plan Policies

Area Zoning Map

Applicant: Riverbend Investment 1 LTD by Newell Properties
 Address: South of 2500 block of Thames Trail
 Zoning From: PD 224 for sand & gravel mining
 Zoning To: TL-NB for single family
 Acres: 39.45
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 3/12/2025
 Contact: 817-392-7882



Area Map



Council Districts

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

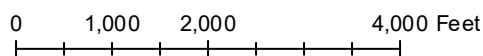
Overlay Districts

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

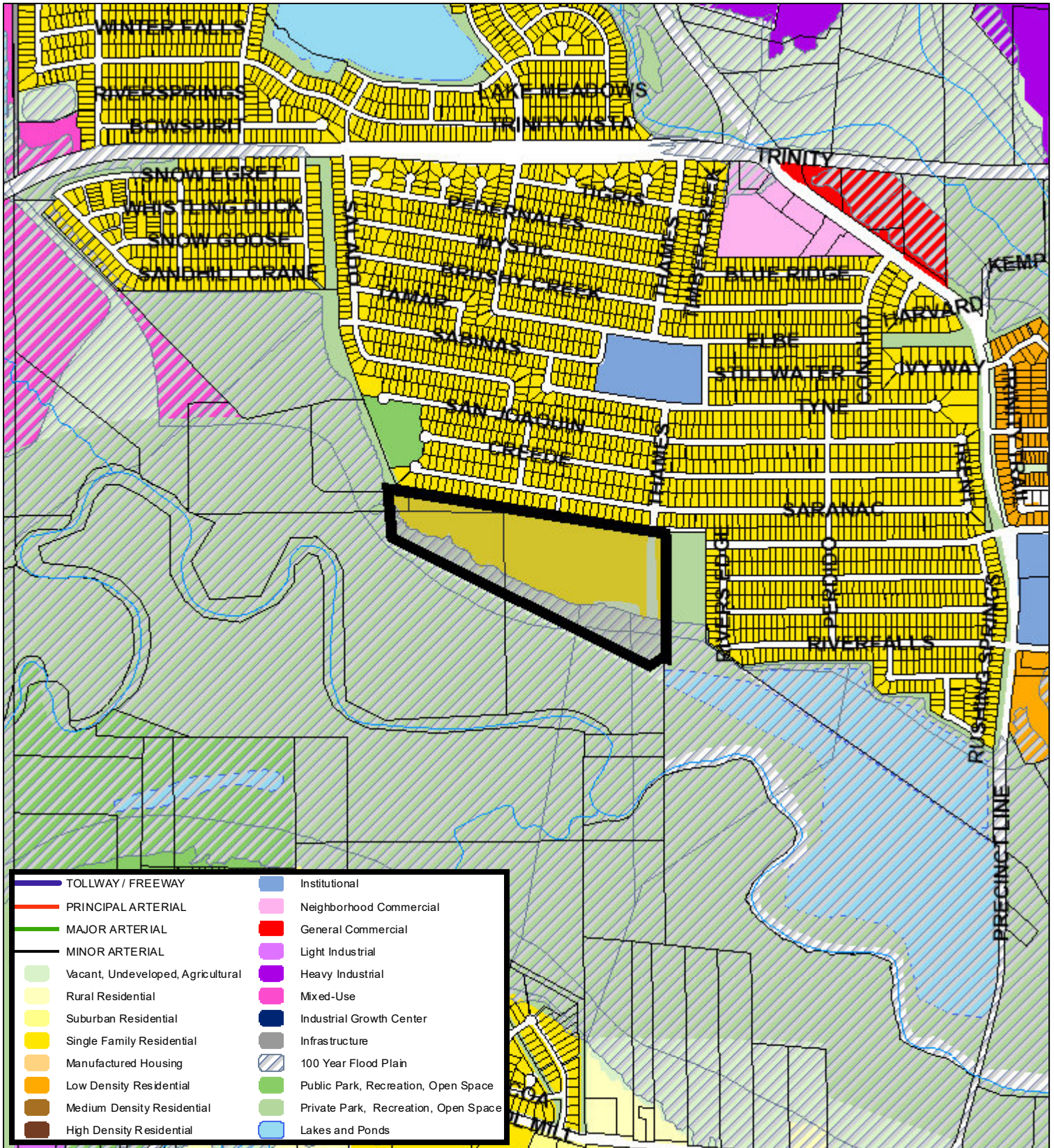
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



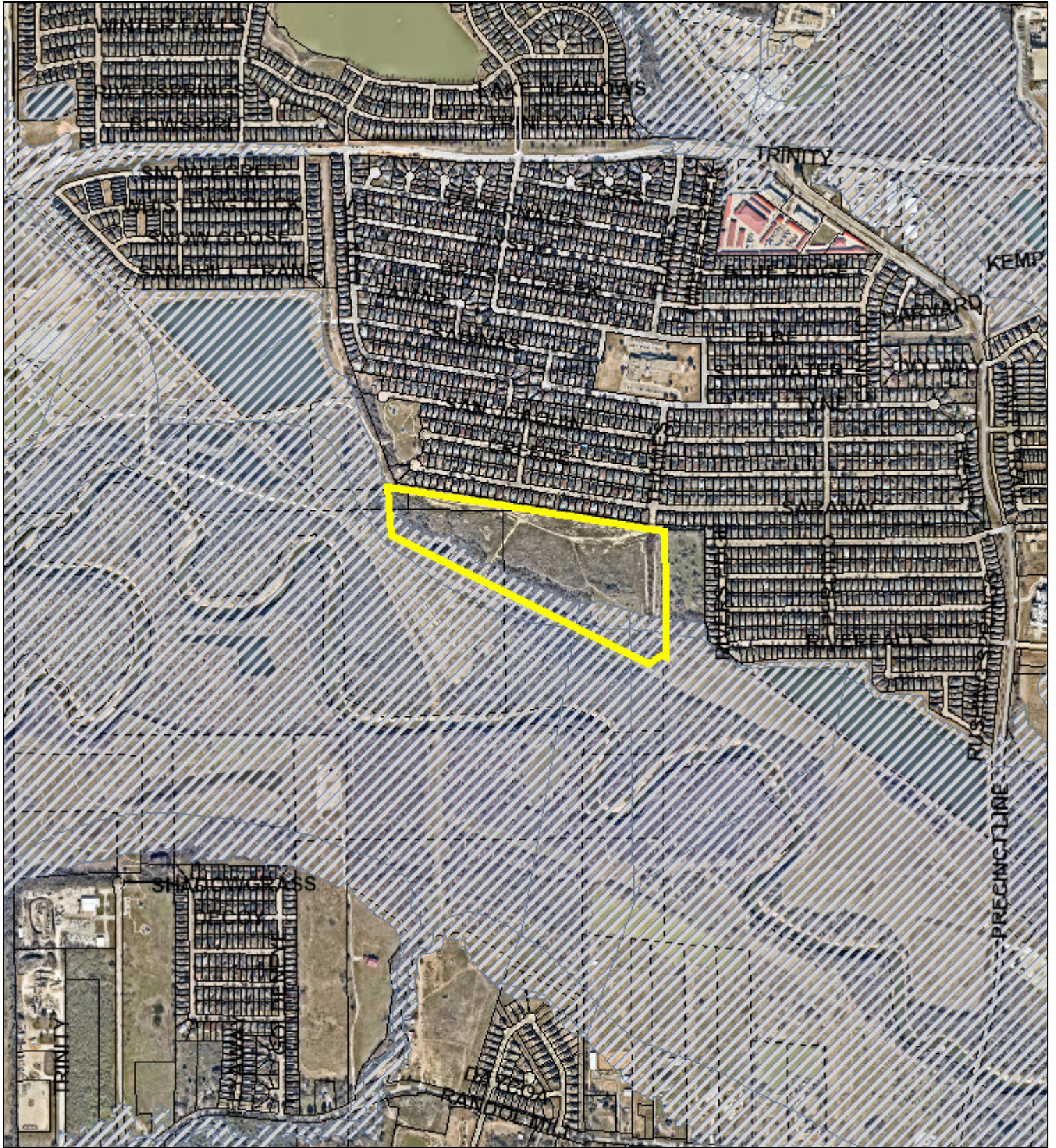
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential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

1,000 500 0 1,000 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



0 650 1,300 2,600 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: SP-25-003

Council District: 6

Site Plan

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Kevin Afkami, Make SM, Inc. / Andrew Yeoh, Triangle Engineering

Site Location: 7601 Summer Creek Drive

Acreage: 0.755 acres

Request

Proposed Use: Drive-Thru Restaurant

Request: To: Add site plan in “PD 246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with Development Services Department for a restaurant.

Recommendation

Staff Recommendation: **Approval**

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Project Description and Background

The property is located northeast of the intersection of Summer Creek Drive and Sycamore School Road. The current zoning of this site is Planned Development PD 246, which was approved in 2002 to allow all uses in “E” Neighborhood Commercial, excluding tattoo and massage parlors; site plan required. Although the zoning was approved in 2002, commercial development within the PD area did not begin until 2018. Roughly 50% of the area within the PD is developed. The applicant is submitting the required site plan for 7601 Summer Creek Drive to allow development of a new drive-thru restaurant.

The site plan depicts a 3,600-square foot restaurant building with a drive-thru lane and a 500-square foot patio space. Canyon Park Drive, an access easement, connects to Summer Creek Drive and provides access to this site and surrounding properties. 41 off-street parking spaces are being provided to meet minimum ordinance requirements. The site plan complies with all requirements for “E” Neighborhood Commercial zoning and no waivers or specific development standards are being requested.

All immediately surrounding properties are also located within PD 246. There is existing commercial development to the south of this site that includes a drive-thru coffee shop, restaurant, nail salon, dentist office, and animal clinic. There are two parcels to the north of the site. A 1.7-acre parcel with frontage on Summer Creek Drive is currently vacant and a 1.1-acre parcel with recently-built office/professional development is situated between the subject property and existing one-family development to the north.

Surrounding Zoning and Land Uses

North PD 246 / vacant & office/professional

East PD 246 / vacant

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

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

Recent Zoning History

- ZC-02-270: Established PD 246 for all uses in “E” Neighborhood Commercial excluding tattoo and massage parlor; site plan required.
- SP-22-005: drive-thru restaurant (7601 Summer Creek Drive) **not built*

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **February 28, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **February 26, 2025**:

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

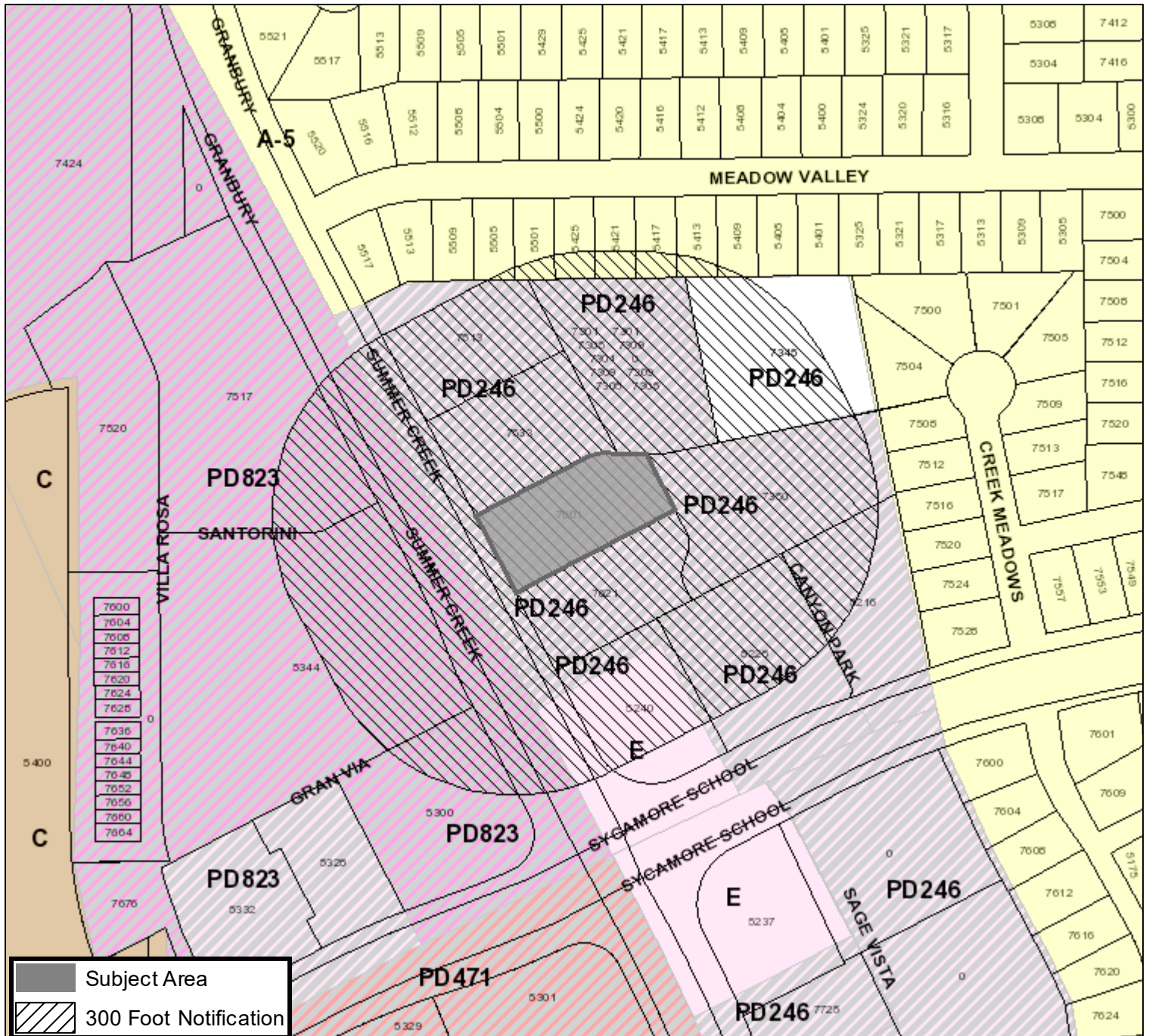
Zoning and Land Use

- ~~Please update the following items on the site plan:~~
 - ~~Revise signature block to read “Director of Development Services” instead of “Director of Planning and Development.”~~
 - ~~Add the zoning case number: SP-25-003.~~
 - ~~Canyon Park Drive is a named easement. Please label this on the site plan.~~
 - ~~Correct the zoning labels for surrounding properties to be “PD-246” Planned Development for “E” Neighborhood Commercial Uses.~~
- Comments addressed with revised site plan submitted 03/04/25

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

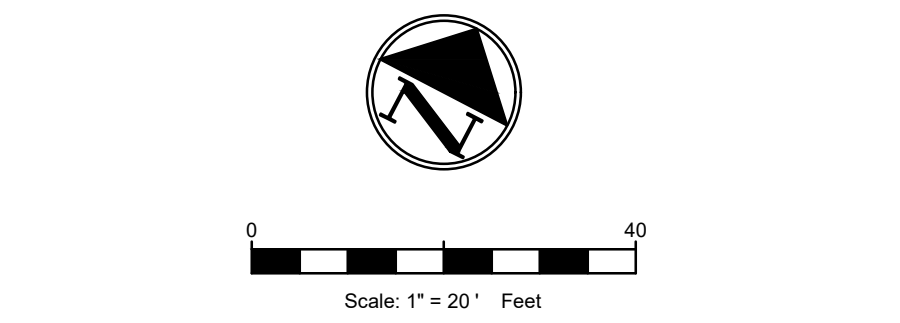
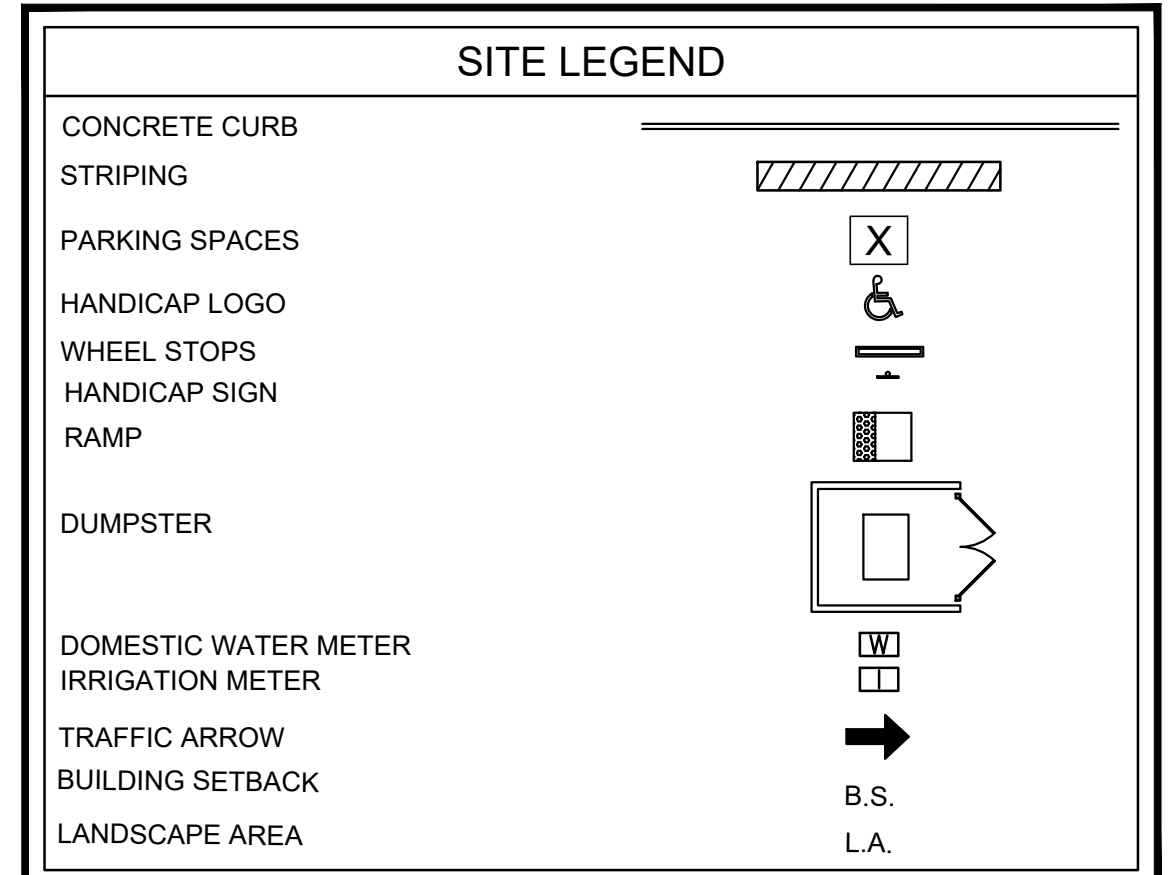
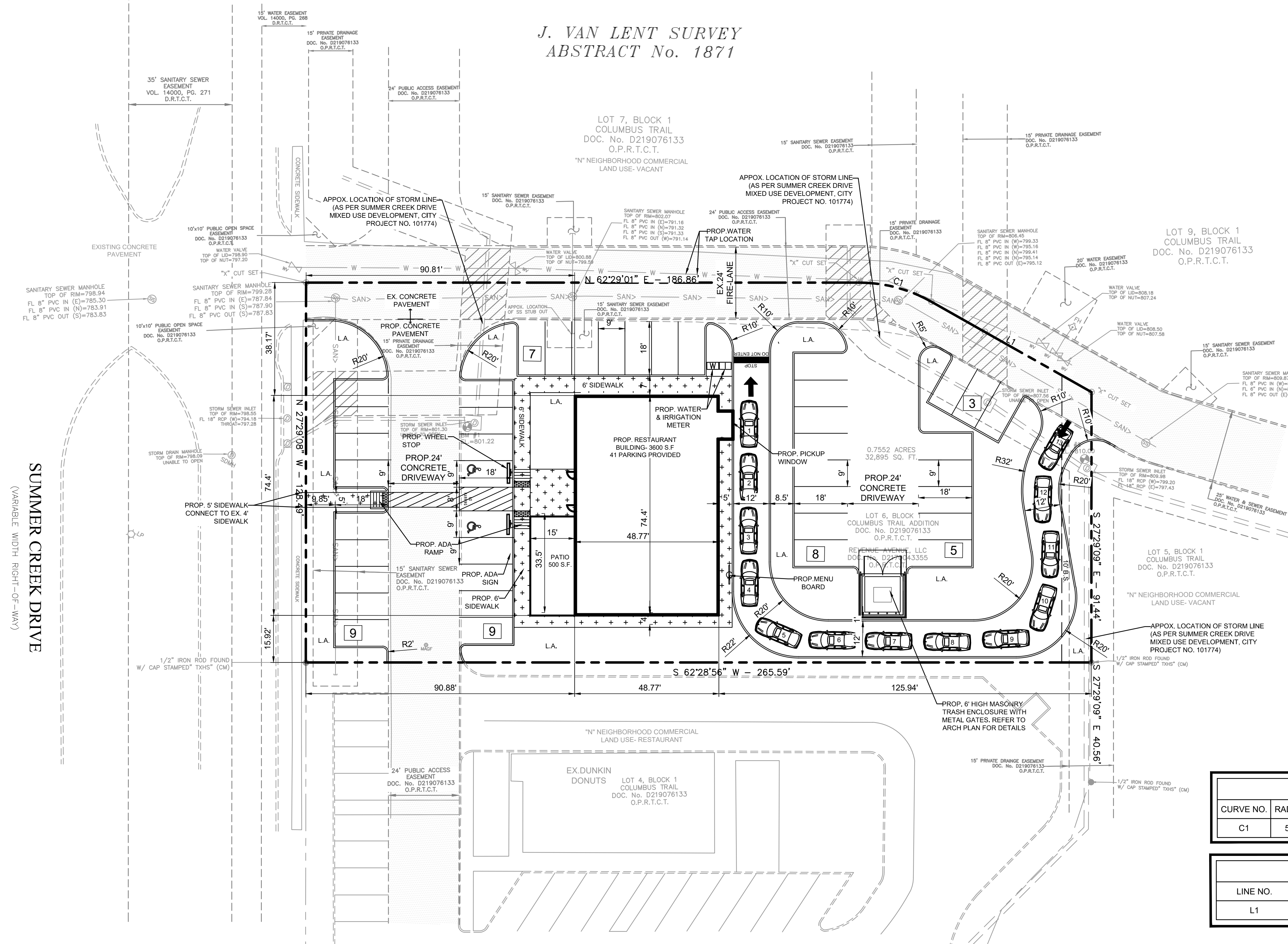
Area Zoning Map

Applicant: Revenue Avenue LLC by Triangle Engineering
 Address: 7601 Summer Creek Drive
 Zoning From: PD 246 for E uses
 Zoning To: Site plan for drive-thru restaurant
 Acres: 0.755
 Mapsco: Text
 Sector/District: Wedgwood
 Commission Date: 3/12/2025
 Contact: 817-392-8043



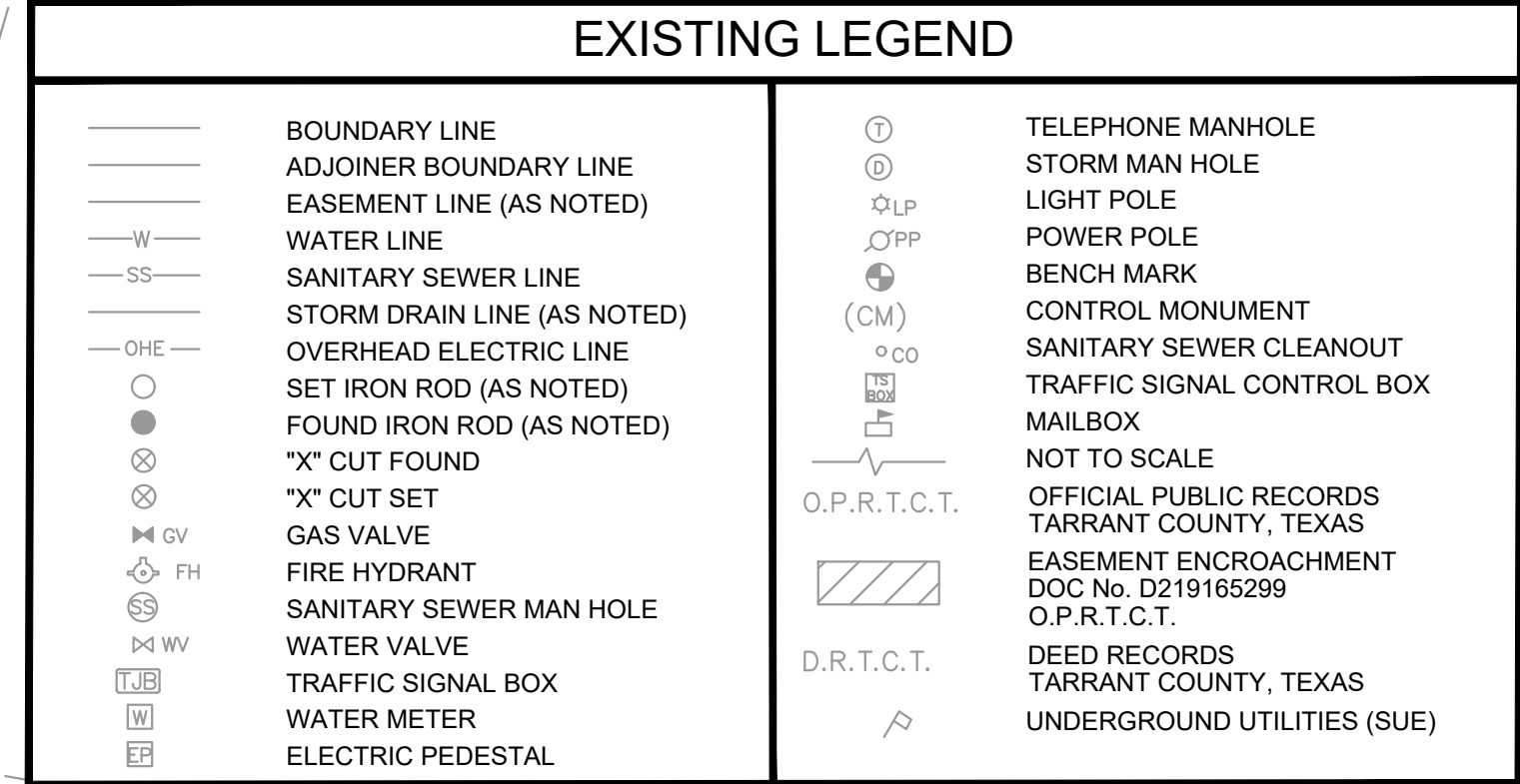
0 105 210 420 Feet

J. VAN LENT SURVEY
ABSTRACT No. 1871



SITE DATA SUMMARY

NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
EXISTING ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	RESTAURANT
NET ACREAGE	0.7552 ACRES OR 32,895 S.F.
PROPOSED BUILDING AREA	3600 S.F.
PROPOSED PATIO AREA	500 S.F.
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	10.33%
FLOOR AREA RATIO	0.103
PARKING REQUIREMENT	1 SPACE PER 100 G.F.A.
TOTAL REQUIRED PARKING	41
TOTAL PROVIDED PARKING	41
REQUIRED HANDICAP PARKING	2
PROVIDED HANDICAP PARKING	2



BOUNDARY CURVE DATA

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

BOUNDARY LINE DATA

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

FLOOD NOTES:
THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 44439C0295K, DATED 09-25-2009. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

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

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

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

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

PROJECT CONTACT LIST

ENGINEER	OWNER
TRIANGLE ENGINEERING LLC 1782 MCDERMOTT DR. ALLEN, TX 75013 ANDREW YECH 469-213-2804 AYEOH@TRIANGLE-ENGR.COM	THE REVENUE AVE LLC 6424 COLLEVILLE BLVD, SUITE 120 COLLEVILLE, TX 76034 KEVIN AFKAMII 469-363-3222 KEVIN@MAKESM.COM
SURVEYOR	LANDSCAPE ARCHITECT
TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX 75244 MARK NACE 469-784-9321 MARKNACE@TRAVERSELANDSURVEYING.COM	GREEN SPOT STUDIO 1784 W. MCDERMOTT DR, SUITE 110 ALLEN, TX 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM



NO.	DATE	DESCRIPTION	BY
1	01/20/2025	1st CITY SUBMITTAL	AY
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01/20/2025

DIRECTOR OF PLANNING & DEVELOPMENT DATE

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

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

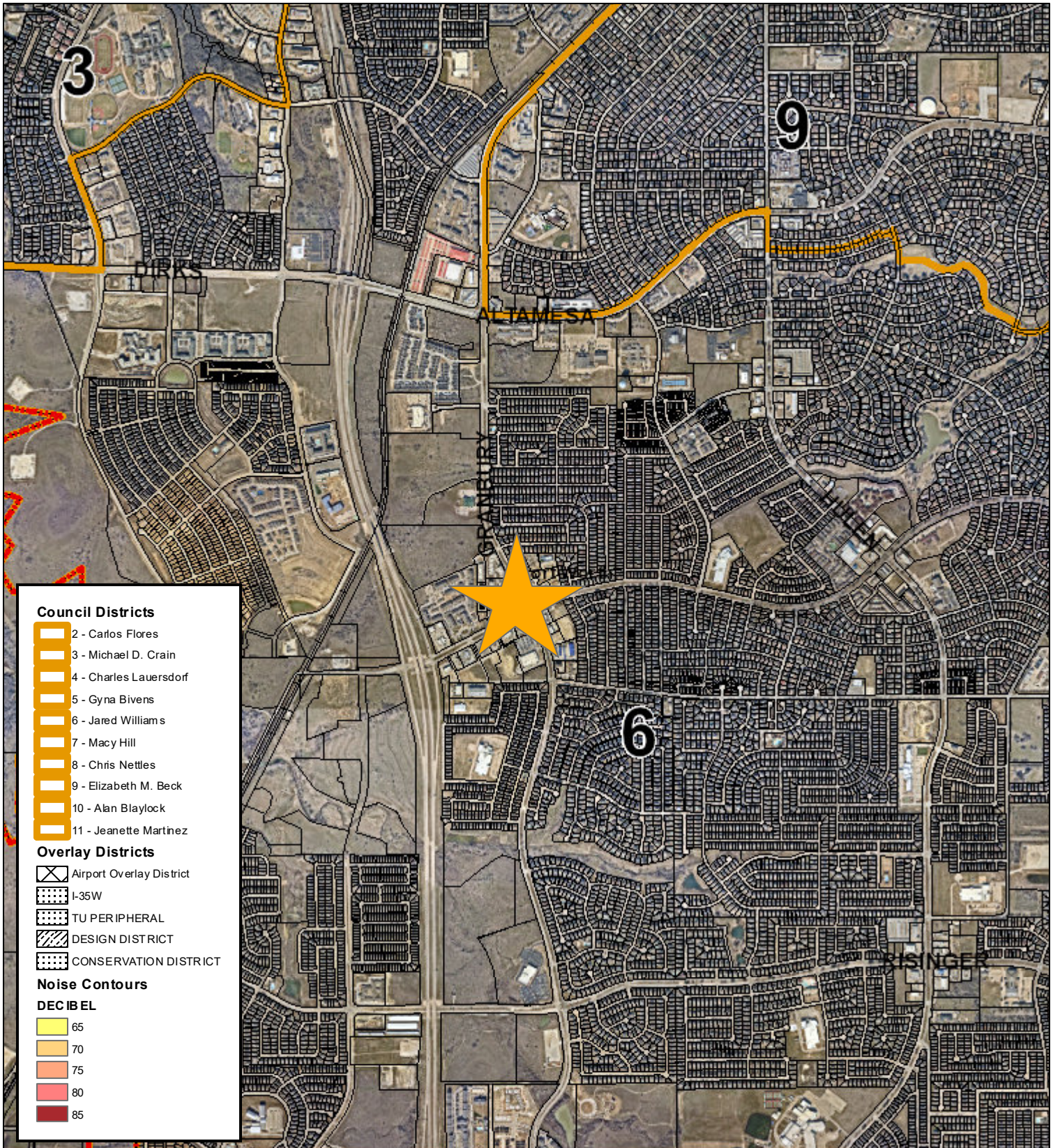
TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	03/02/2024	SCALE BAR	020-22	C-3.0

TX. P.E. FIRM #11525

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

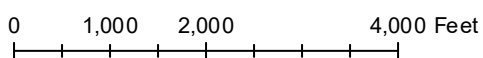
Overlay Districts

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

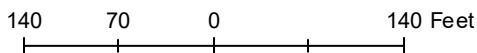
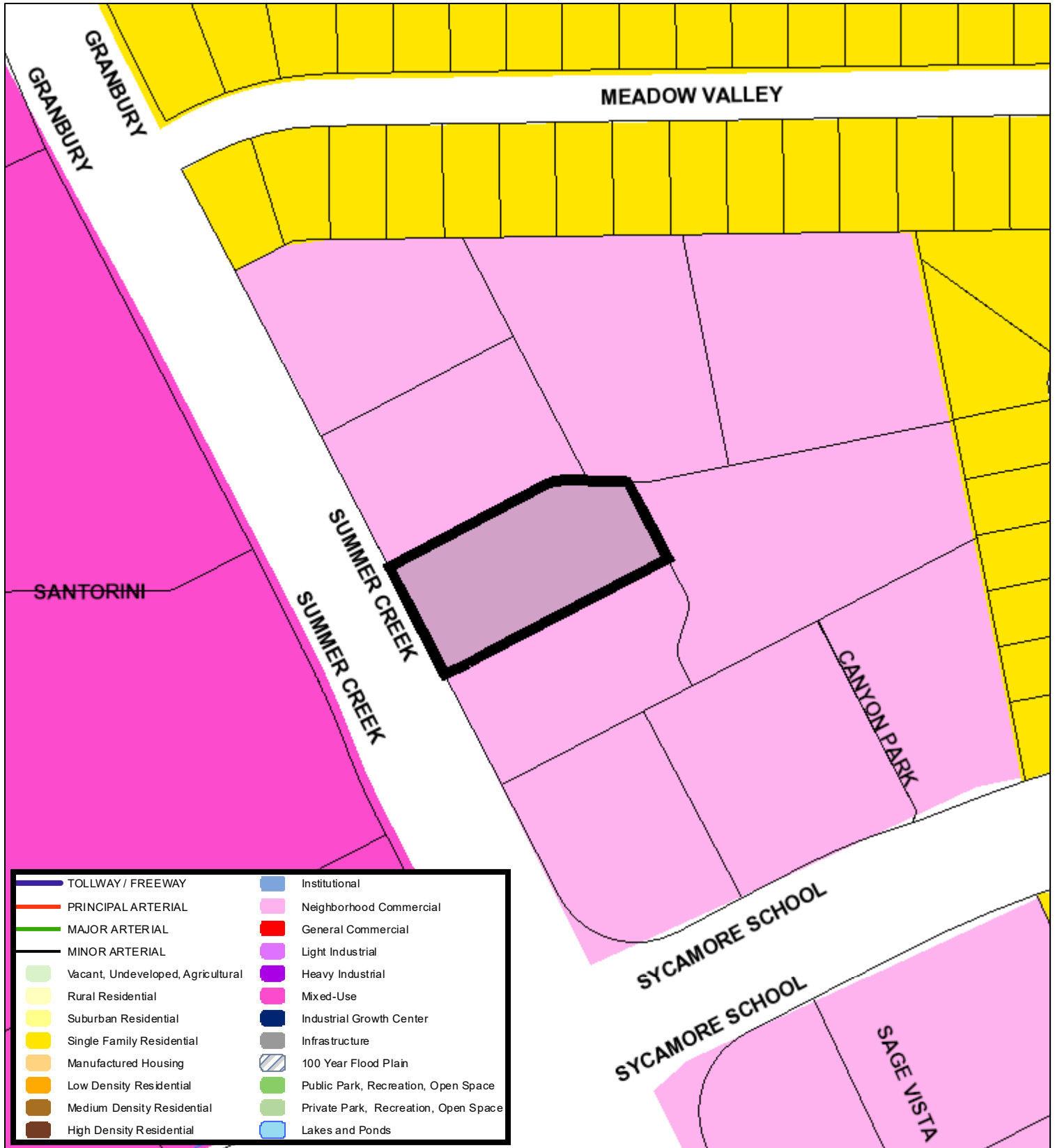
Noise Contours

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 90 180 360 Feet





Zoning Staff Report

Date: March 12, 2024

Case Number: SP-25-004

Council District: 9

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Riokim Montgomery, LP/ Felipe Rocha, Atwell, LLC/ Bassam Abusad, JLL

Site Location: 549 Carroll Street

Acres: 1.31 acres

Request

Proposed Use: To alter parking, drive areas, & dual drive-thru lanes; to add 212 sq. ft. to the Chick-fil-a

Request: Amend restaurant site plan in PD 574 Planned Development for all uses in “MU-2” Mixed-Use with “DD” Demolition Delay to demo concrete parking, drive areas, create dual drive thru lanes and add 212 sf.

Recommendation

Staff Recommendation: **Approval**

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Project Description and Background

The applicant is seeking approval to add the site plan to PD 574, as shown in **Figure 1**. The property is located within the Montgomery Plaza shopping center and spans a total of 1.31 acres, affecting only the Chick-fil-A within the planned development (see **Figure 2**). This site plan request does not propose any changes to the current planned development. A site plan is required for this PD under ordinance 4.301.b ([‘Site Plan Requirements’](#)), to ensure compliance with zoning regulations and proper integration with the surrounding community (**Figure 1**). The purpose of this site plan is to (refer to Figure 1; the numbers correspond with the details below):

1. Alter the current parking lot located behind the building,
2. Give an additional drive access to help elevate traffic,
3. Re-design drive-thru lanes by adding a lane;
4. To add 212 sq. ft. on the east side of the building.

The proposed site plan changes apply to an existing building within the High-Intensity Mixed-Use (MU-2) zoning district, which requires compliance with additional form-based standards (see ‘*Site Plan Comments*’ for details). If approved, staff will assess the Chick-fil-A within the Planned Development to determine its alignment with the "PD/MU-2" designation, using the applicability chart for existing buildings in this zoning district. For a detailed scope of work, please refer to the ‘Applicant’s Description.’

Applicant’s Description

The applicant has provided a detailed description of their proposed project: *“The Project will consist of interior and exterior site improvements to an existing Chick-Fil-A Restaurant located at 549 Carroll Street. The site is currently zoned as PD57 4 and surrounded by adjacent commercial developments.*

The improvements to the site will include a small building expansion, an additional Drive Thru order lane (3 total), and an additional Drive-Thru meal delivery lane (2 total). The parking lot will be modified and reconfigured to work efficiently with the revised drive thru layout. Also proposed is an additional site entry from the shopping center shared drive on the west.”





Figure 2: Site Photos

Surrounding Zoning and Land Uses

- North: “PD-574” High-Intensity Mixed-Use (MU-2)/ Target
- East: “PD-574” High-Intensity Mixed-Use (MU-2)/ Parking Lot
- South “PD-574” High-Intensity Mixed-Use (MU-2)/ Montgomery Plaza
- West: “PD-574” High-Intensity Mixed-Use (MU-2)/ Bank

Recent Zoning History

- SP-10-005: WITHDRAWN Kimco Montgomery Plaza LP; Target Corp; Amend site plan for Lot 4R
- The planned development PD-574 pre-dates 2004

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 27, 2025:

Organizations Notified	
Streams And Valleys Inc	Trinity Habitat for Humanity
West 7th Neighborhood Alliance	Cultural District Alliance

* Located within this registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning

The site plan meets the Planned Development site plan requirements outlined in Ordinance 4.301.b ('Site Plan Requirements'). However, certain standards outlined in Ordinance 4.1302 for High-Intensity Mixed-Use (MU-2) zoning have not been fully addressed.

Some of the MU-2 standards could not be evaluated due to missing information but will require further review.

o **Applicability:**

- Additional information is needed, but if the site plan receives formal approval from City Council, the applicability chart will serve as the guideline for the complete site plan.

	0% to 15% Increase	>15% but <30% Increase	≥30% Increase
Sidewalk	Required if existing sidewalks are substandard as determined by TPW	Required if existing sidewalks are substandard as determined by TPW	Required if existing sidewalks are substandard as determined by TPW
Enhanced Landscaping	Does Not Apply; Street Trees shall be installed if not existing	Applies; Street Trees shall be installed as part of the total points if not existing	Applies; Street Trees shall be installed as part of the total points if not existing
Setbacks	Does Not Apply	Applies in new footprint	Applies in new footprint
Fenestration	Does Not Apply	Applies in new footprint or any areas of the existing building being modified	Applies in new footprint or any areas of the existing building being modified
Entrances	Does Not Apply	Applies in new footprint	Applies in new footprint
Urban Forestry	Does Not Apply unless new or expanded parking lots are provided	Applies in new footprint including any new or expanded parking lots	Applies in new footprint including any new or expanded parking lots

- **Landscaping in Parking and Driveway Areas-** The MU-2 district is intended to create a public environment in which pedestrian safety, interest, and comfort are paramount. Therefore, parking areas that front public streets and pedestrian pathways shall be screened to minimize pedestrians' view of parked vehicles and the impact of vehicle headlights.
 - **Urban Forestry-** Developments with surface parking lots must provide 40% canopy coverage over new, expanded, or reconstructed surface parking. Submission of applicable urban forestry plans for review shall comply with Section 6.302 (g), Urban Forestry Plan/Permits.
- This standard requires clarification, as the current site plan does not indicate any tree canopy for the new parking lot.
 - **Facade Variation Requirements**
 - **Fenestration, Per Ord. 4.713.g.3-** Intent: Providing fenestration encourages interaction between the pedestrian and the ground-story space. The intent of requiring clear fenestration is to allow pedestrians to view activities inside the building or displays related to those activities

Project Type	FENESTRATION REQUIREMENT	
	PRIMARY AND SECONDARY STREETS	
Mixed-Use & Commercial		
Ground Story (2'-12' above grade)	40%	
Upper Stories	25%	
Residential		
Ground Story (2'-12' above grade)	None	
Upper Stories	None	

- This standard requires clarification, as elevation is required to review this standard.



Supplemental Information
Site Photos taken by Staff on 2/24/2025



Taken from behind Chick-fil-a; arrow shows site location



Taken from behind Chick-fil-a; arrow shows site location





Taken from the front of Chick-fil-a; arrow shows site location



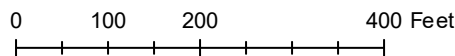
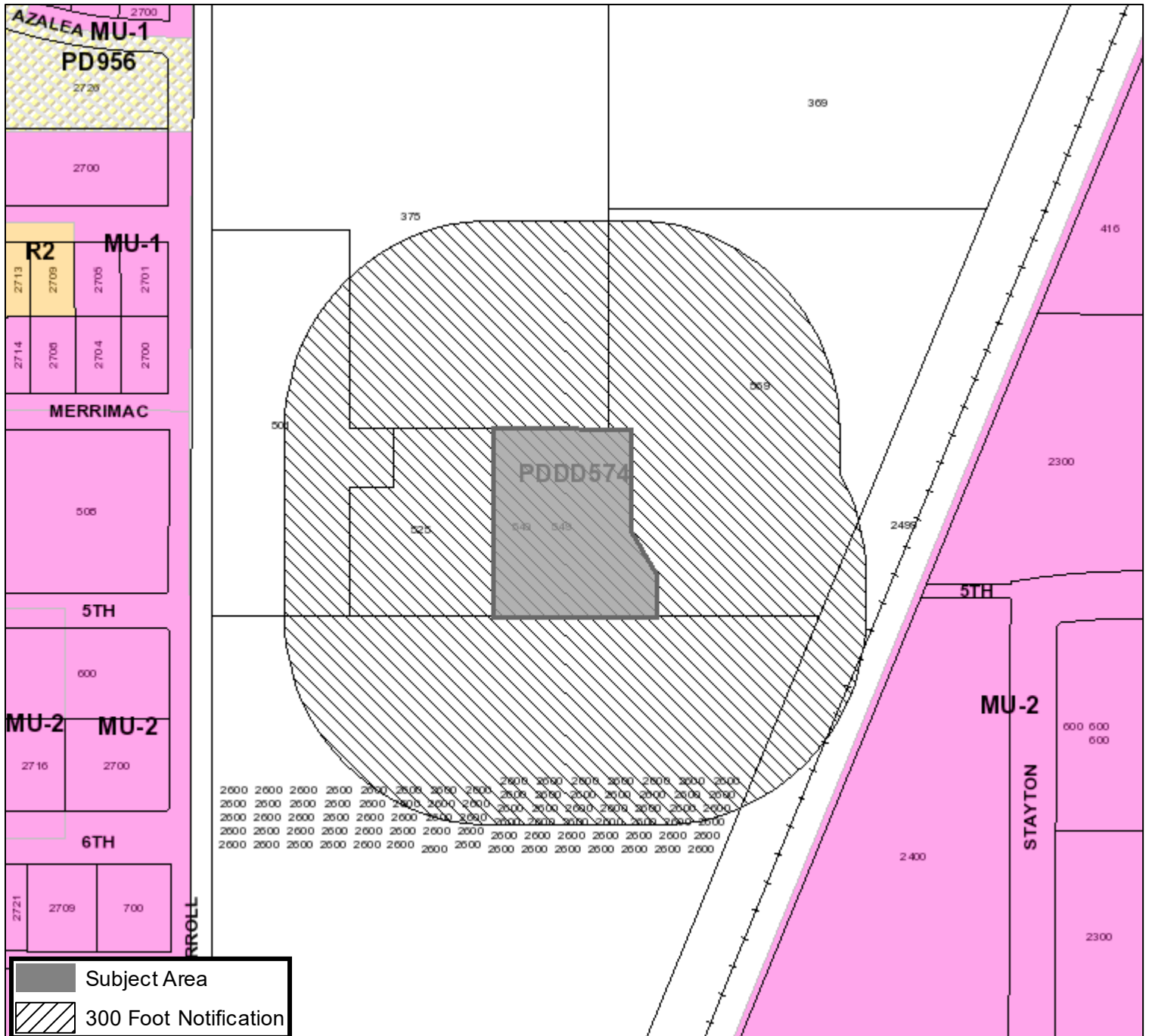
Taken from behind Chick-fil-a; arrow shows site location

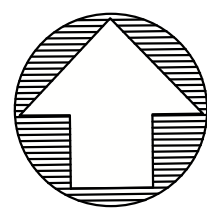




Area Zoning Map

Applicant: Riokim Montgomery LLC by Atwell LLC
 Address: 549 Carroll Street
 Zoning From: PD 547/DD for MU-2 uses
 Zoning To: Site Plan for drive-thru restaurant
 Acres: 1.31
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 3/12/2025
 Contact: 817-392-2806





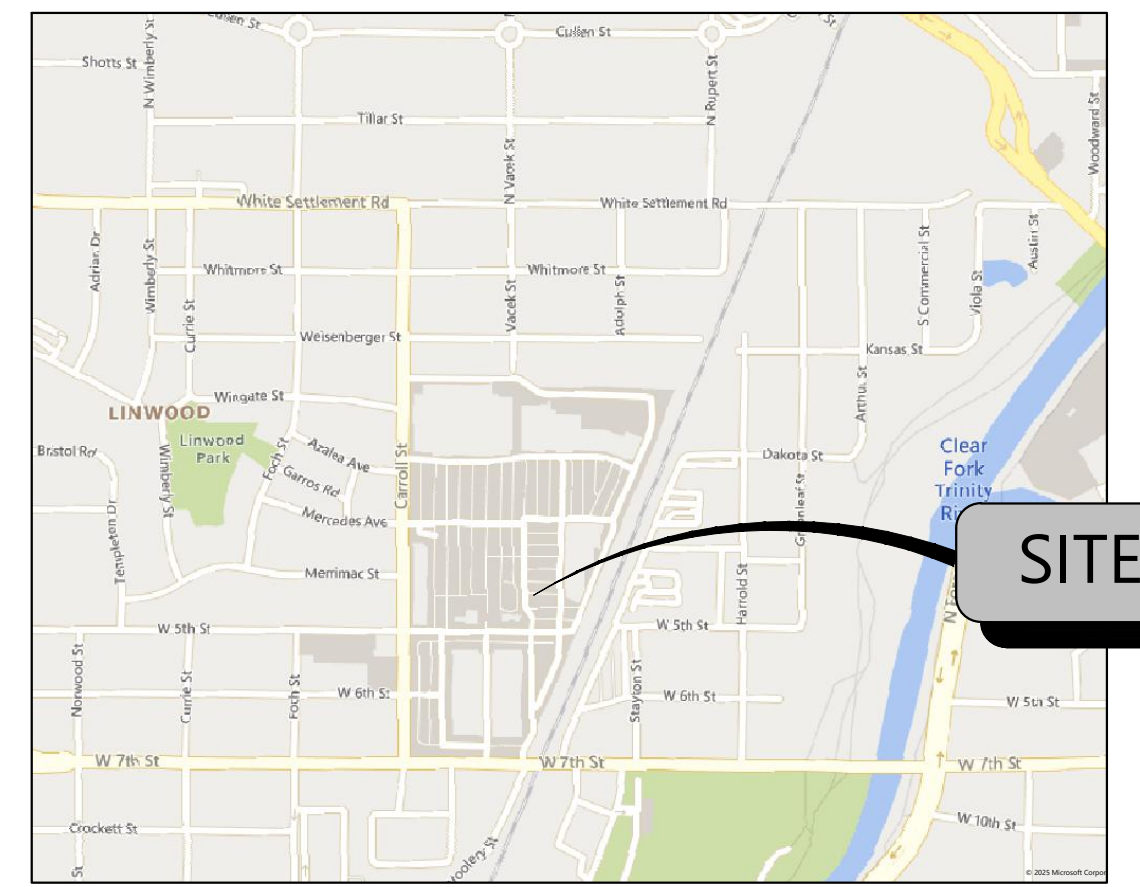
SITE NOTES AND DETAILS:

- NOTE NUMBER 1 PAINTED TRAFFIC ARROW 1 C-4.1 2 DRIVE-THROUGH STRIPING 2 C-4.1 3 PAINTED HANDICAP PARKING SYMBOL 1 C-4.1 4 PARKING STALLS 4' PAINTED STRIPE (2 COATS) 1 C-4.1 5 INTEGRAL CONCRETE CURB 1 C-5.9 6 CURBED RAMP "A" FLARED SIDES "B" SHORT FLARED SIDES "C" RETURNED 1-2 C-4.1 7 TYPICAL SIDEWALK DETAIL "A" - PICTURE FRAME PATTERN "B" - BRICK FINISH 9 C-4.1 8 SIDEWALK ADJACENT TO CURB 10 C-4.1 9 STRIPING 3-4 C-4.1 10 CONCRETE PAVEMENT 12 C-4.1 11 MENU BOARD / CANOPY ORDERING STATION 5-6 C-4.1 12 CANOPY COLUMN 7 C-4.1 13 CROSSWALK MARKINGS 7 C-4.1 14 OUTSIDE MEAL DELIVERY CANOPY (REFER TO ARCHITECTURAL PLANS) 15 OUTSIDE ORDER POINT CANOPY (REFER TO ARCHITECTURAL PLANS) 16 EX. PYLON SIGN 17 PROP. CHICK-FIL-A EXIT/ENTER SIGN (REFER TO SIGNAGE PLANS) 18 MATCH LOCATION & ELEVATION OF EX. CONCRETE CURB 19 LANDSCAPE/IRRIGATION PROTECTION 20 ADJUST EX. LANDSCAPING & IRRIGATION 21 PIPE BOLLARD 5 C-4.1 22 EX. FIRE LANE STRIPING 23 EX. STRIPING 24 MATCH EX. CONCRETE PAVEMENT 25 PROP. DELINEATOR STAGING AREA 26 PROP. DELINEATOR "A" - MAGNETIC BASE "B" - RUBBER BASE 27 DRIVE THRU ORDER POINT ISLAND 28 RELOCATED FLAG POLE LOCATION (REFER TO SIGNAGE PACKAGE) 29 PROP. CLEARANCE BAR (REFER TO SIGNAGE PACKAGE) 30 EX. LIGHT POLE 31 EX. GRATE INLET 32 EX. CURB INLET 33 SOLID PLASTIC WHEEL STOP (TYP.) 5 C-4.1 34 LIGHT POLE RELOCATION (NOT USED) 35 PROP. STOP BAR GRAPHICS 2 C-4.1 36 SCREENED REFUSE ENCLOSURE (REFER TO ARCHITECTURAL PLANS) 37 EX. GAS METER (NOT USED) 38 EX. POWER POLE 39 PROP. REFUSE ENCLOSURE DRAIN NOT USED 40 MATCH EX. SIDEWALK 41 EX. BARRIER FREE RAMP (NOT USED) 3 C-4.1 42 EX. GRATE INLET 43 PROP. IRRIGATION RELOCATION 44 PROP. WATER METER RELOCATION (NOT USED) 45 EX. CONCRETE PAVEMENT 46 PROP. RIP-RAP 47 PROP. STOP SIGN 48 PROP. TEAM MEMBER CROSSING FLEX SIGN 49 PROP. SECURITY CAMERA (NOT USED) 50 EX. TREES TO BE PROTECTED (REFER LANDSCAPE ARCHITECTURE PLANS) 51 EX. CHICK-FIL-A EXIT/ENTER SIGN (REFER TO SIGNAGE PLANS) 52 EX. TRAFFIC ARROW 53 EX. STOP BAR 54 PROP. ELECTRIC PANEL 55 ELECTRIC POLE SUPPORT (NOT USED) 56 PATIO FURNITURE (REFER TO ARCH) 57 EX. ASPHALT PAVEMENT 58 PROP. FENCE (REFER TO ARCH) (NOT USED) 59 PROP. FIBER OPTIC PEDESTAL (NOT USED) 60 EX. TREE 61 F.D.C. LOCATION (NOT USED) 62 EX. TRANSFORMER PAD 63 EX. WATER METER 64 EX. ROOF DRAIN (NOT USED) 65 PROP. MONUMENT SIGN LOCATION (NOT USED) 66 EX. WATER VALVE (NOT USED) 67 EX. PARKING SIGN 68 EX. BOLLARD 69 PROP. 5' SIDEWALK 70 PROP. UNDERGROUND DRAINAGE STORAGE FACILITY (NOT USED) 71



Chick-fil-A 5200 Buffington Road Atlanta, Georgia 30349-2998

ATWELL 866.850.4200 www.atwell-group.com 9001 AIRPORT FREEWAY, SUITE 660 NORTH RICHLANDS, TEXAS 76180 PHONE NO. 12242



VICINITY MAP 1" = 1000'

SITE NOTES

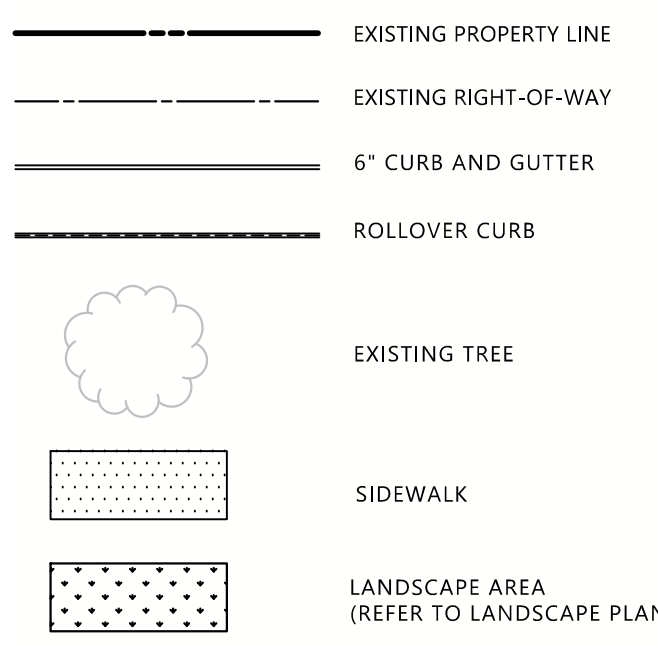
- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES. 2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC. 3. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO ATWELL, LLC: TRAVERSE LAND SURVEYING, LLC 4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING. 5. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED. 6. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE. 7. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION. 8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS. 9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE. 10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. 11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS. 12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE. 13. PROP. SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 14. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 6" - IT SHALL BE 6" WITHIN THE R.O.W. UNLESS NOTED OTHERWISE. 15. LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS. 16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF TIME OF PLAN ISSUANCE. 17. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 1' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.

- 72 PROP. ONLINE ORDER MERGE LANE MARKING 73 EX. BUILDING 74 PROP. BUILDING EXPANSION (REF. ARCH. PLANS) 75 EX. TELEPHONE PEDESTAL 76 PROP. PARKING SIGN (REFER TO SIGNAGE PLANS) 77 EX. SANITARY SEWER MANHOLE 78 EX. DRAINAGE DITCH STORM CULVERTS 79 EX. FIRE HYDRANT 80 EX. WATER VAULT 81 EX. IRRIGATION METER 82 PROP. GREASE TRAP (NOT USED) 83 PROP. SAMPLE WELL (NOT USED) 84 PROP. GAS METER 85 PROP. CLEANOUT (NOT USED) 86 PROP. BACK FLOW PREVENTOR DETECTOR CHECK 87 PROP. DO NOT ENTER SIGN 88 PROP. SECURITY CAMERA 89 PROP. LIGHT POLE 90 PROP. LIFT STATION (NOT USED) 91 EX. STORM SEWER MANHOLE 92 PROP. FENCE 93 PROP. TRANSFORMER 94 PROP. MONUMENT SIGN (REFER TO ARCH) 95 PROP. PATIO TRELLIS (REFER TO ARCH) 96 PROP. WALL MOUNTED FDC 97 PROP. FIRE HYDRANT 98 EX. BIKE RACK 99 EX. FLAG POLE

SITE DATA table with columns: ZONING, TOTAL SITE AREA, PROPOSED USE, EX. BUILDING AREA, PROP. BUILDING AREA, PROP. BUILDING EXPANSION, TOTAL SEATING, PARKING REQUIRED, OFF-STREET PARKING PROVIDED, TOTAL PARKING PROVIDED, PERVIOUS AREA REQUIRED, PERVIOUS AREA PROVIDED, BUILDING HEIGHT, PD-574 RESTAURANT, 1.31 ACRE (57,053 S.F.), 4,973 S.F., 5,032 S.F., 212 S.F., 116 SEATS, 37 SPACES PER 100 S.F. = 50 SPACES, 59 SPACES (3 ADA, 1 VAN ACCESSIBLE), 10%, -11.5% COVERAGE OF SITE, 1-STORY

FLOOD NOTES NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48493C0190L DATED MARCH 21, 2019. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SITE LEGEND



SITE BENCHMARK

- 1. CITY BENCHMARK COWW 6522 ELEV. 540.50 2. CITY BENCHMARK COWW 6523 ELEV. 537.79 3. BENCHMARK NO. 1 FROM THE MOST NORTHWESTERLY CORNER SOUTH 35.36 FEET THENCE EAST 33.55 FEET TO A "SQUARE CUT X" IN CONCRETE. ELEV. 542.68 N: 23231534.06 E: 6959863.55 4. BENCHMARK NO. 2 FROM THE MOST SOUTHEASTERLY CORNER 19.40 FEET THENCE WEST 19.91 FEET TO A "SQUARE CUT X" IN CONCRETE. ELEV. 542.68 N: 23231516.18 E: 6959647.54

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A. F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 0190L DATED 03/21/2019.



Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ARCHITECT SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY MAJOR STRUCTURES, OR OF ANY OTHER PERSONS.

DEVELOPMENT TEAM

Table with columns: OWNER (CHICK-FIL-A), CIVIL ENGINEER (ATWELL, LLC), SURVEYOR (TRAVERSE LAND SURVEYING LLC), ARCHITECT (MAYSE & ASSOCIATES)

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PROJECT TITLE CHICK-FIL-A STORE #02669

ZONING CASE NO. ZC003320

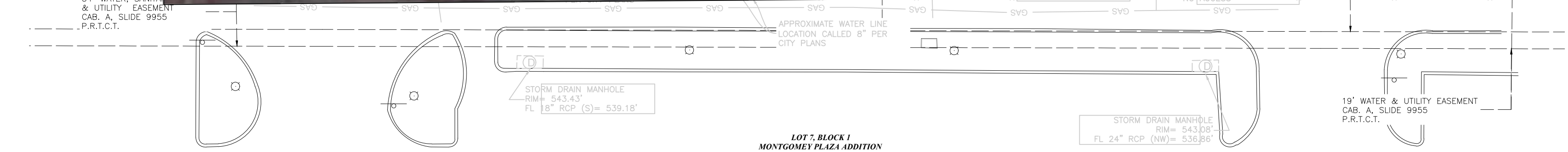
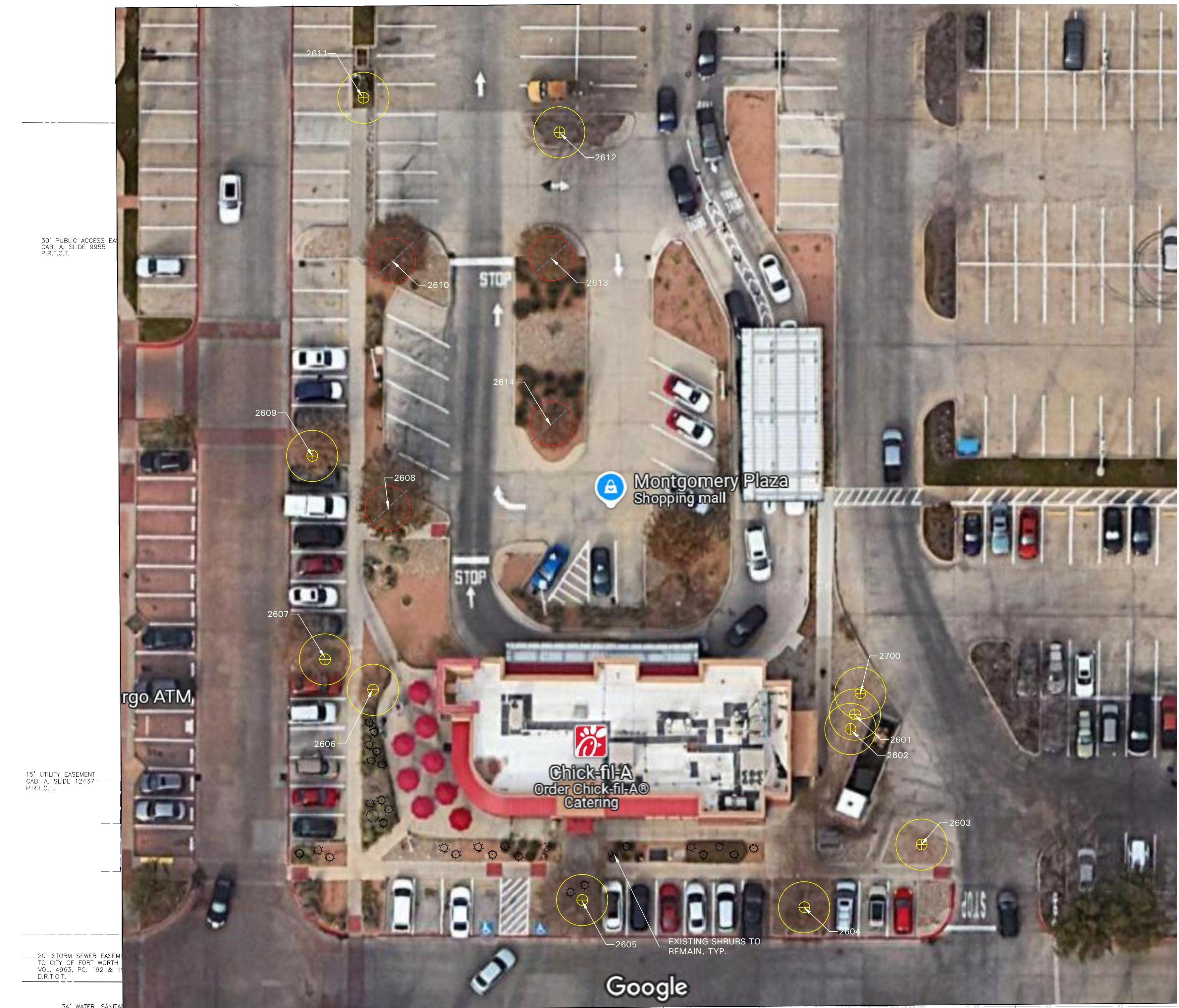
LOT 4R, BLOCK 1 MONTGOMERY PLAZA ADDITION 549 CARROLL STREET CITY OF FORT WORTH TARRANT COUNTY, TEXAS

CHICK-FIL-A STORE #02669 CONSTRUCTION PLANS SITE PLAN

DATE 01/27/2025

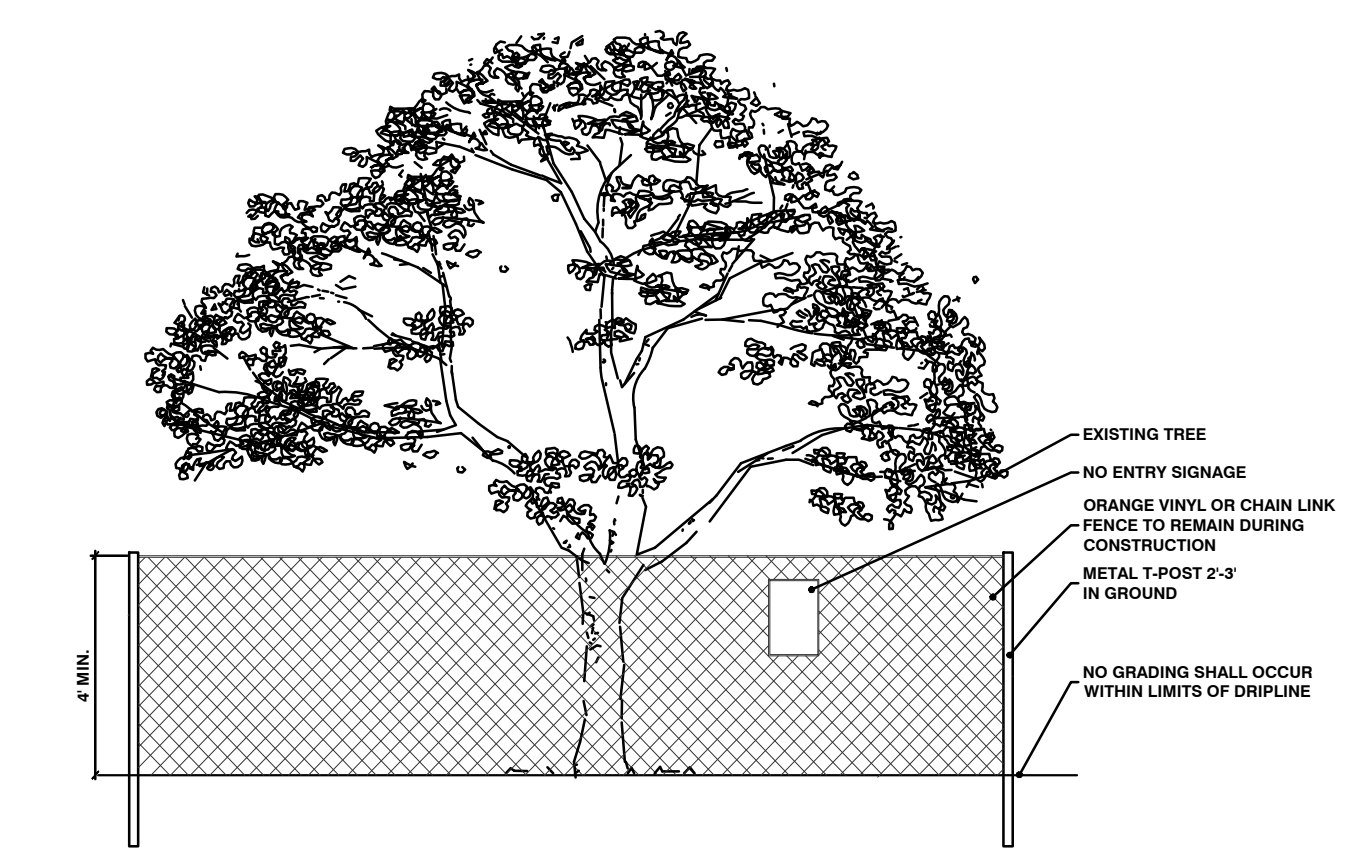
REVISIONS

DRAWN BY: BG CHECKED BY: MID PROJECT MANAGER: MID JOB #: 24006841 FILE CODE: N/A SHEET NO. C-2.0

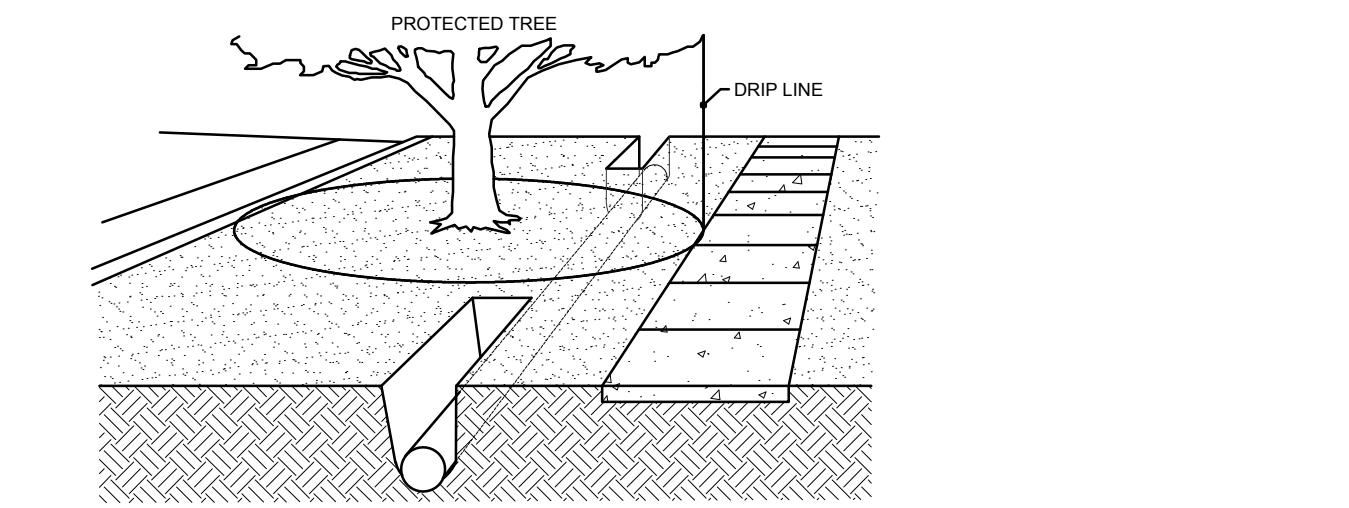


NO.	GALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
2601	9	MULBERRY	TO REMAIN	
2602	10	MULBERRY	TO REMAIN	
2603	12	MULBERRY	TO REMAIN	
2604	24	RED OAK	TO REMAIN	
2605	14	LACEBARK ELM	TO REMAIN	
2606	9	CREPE MYRTLE	TO REMAIN	
2607	14	BUR OAK	TO REMAIN	
2608	20	BUR OAK	TO BE REMOVED	
2609	12	BUR OAK	TO REMAIN	
2610	20	RED OAK	TO BE REMOVED	
2611	12	JUNIPER	TO REMAIN	NOT ON PROPERTY
2612	18	LACEBARK ELM	TO REMAIN	
2613	12	BUR OAK	TO BE REMOVED	
2614	9	BUR OAK	TO BE REMOVED	
2700	7	MULBERRY	TO REMAIN	

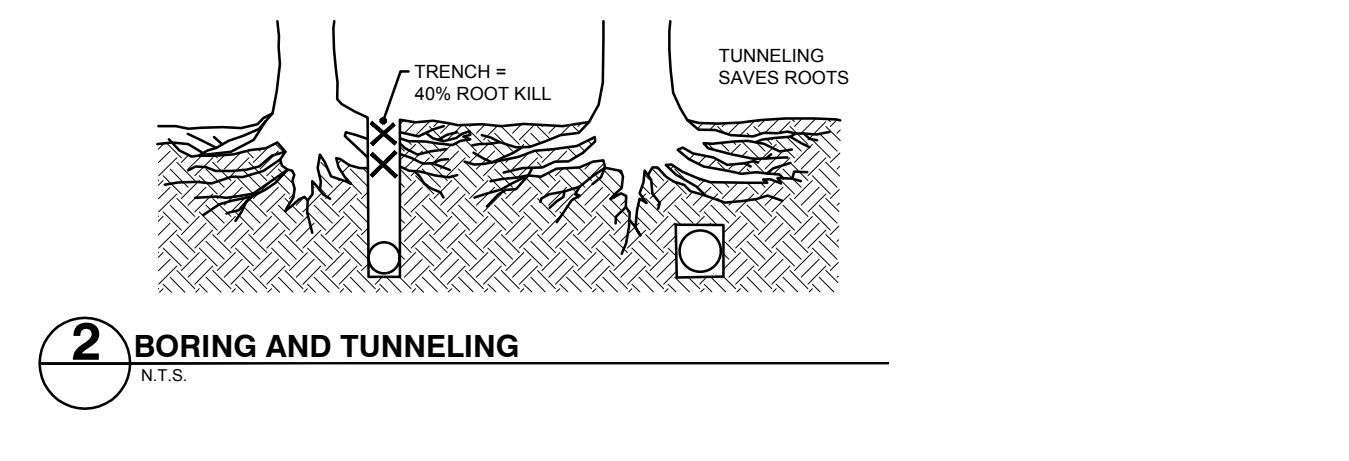
TOTAL ON SITE 190
 TOTAL TO BE REMOVED 61



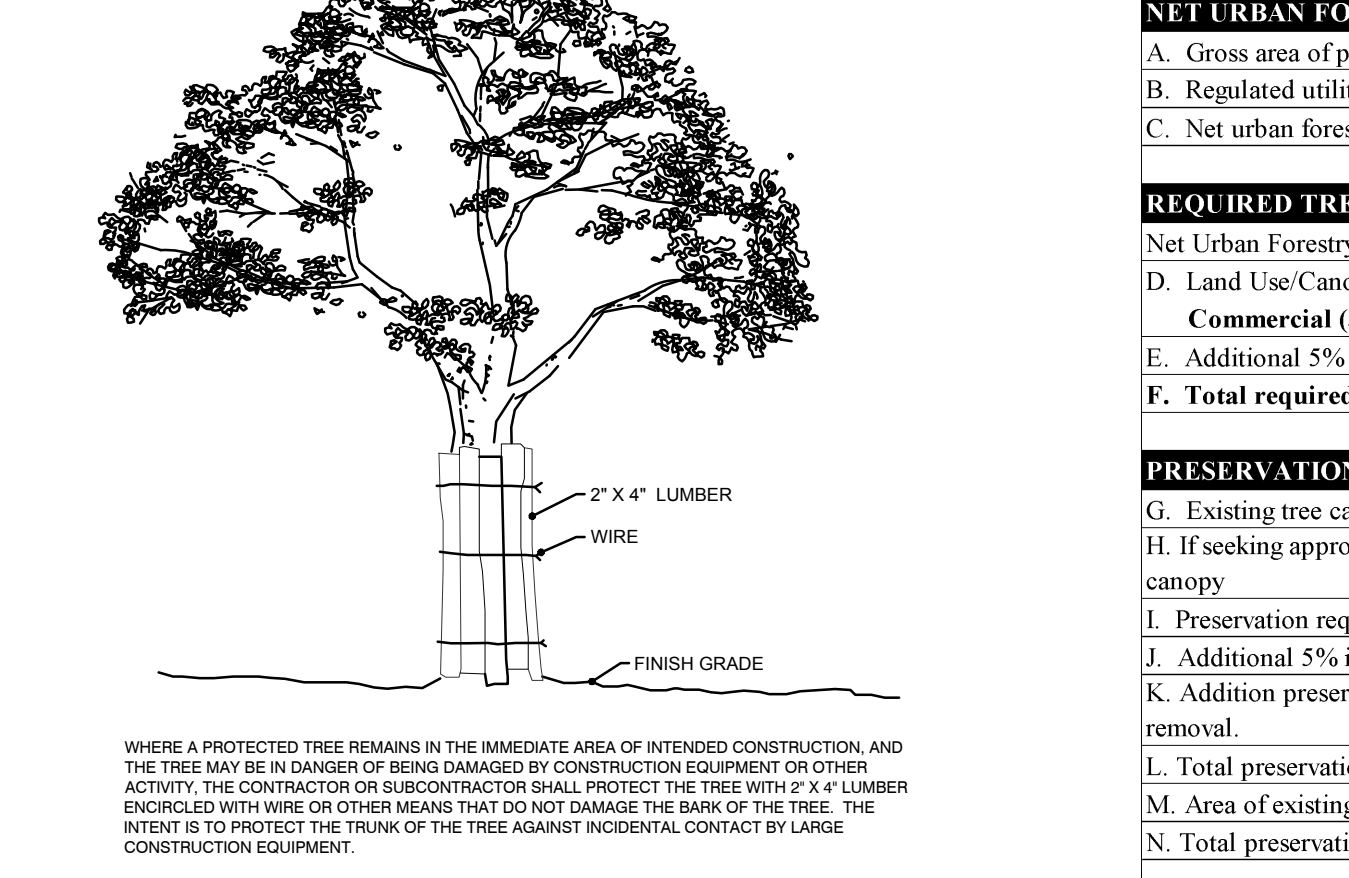
1 TREE PROTECTION FENCING
N.T.S.



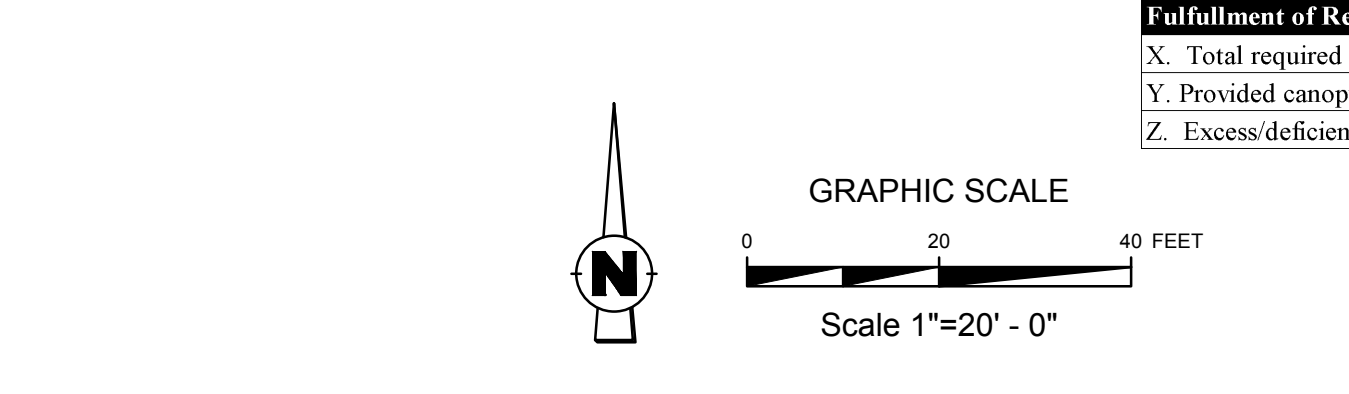
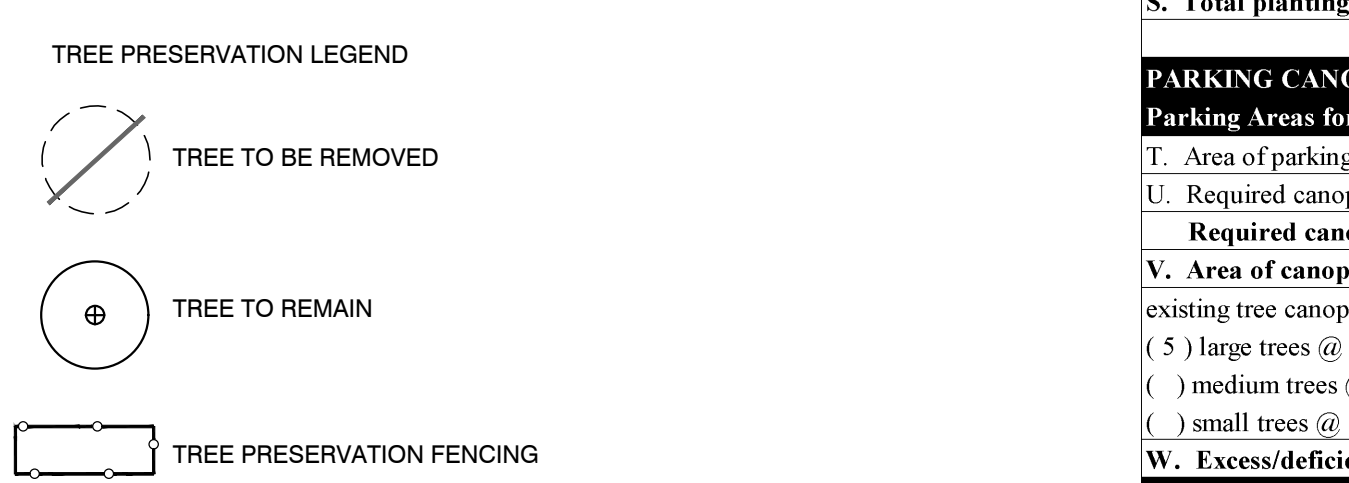
2 BORING AND TUNNELING
N.T.S.



3 BARK PROTECTION
N.T.S.



3 BARK PROTECTION
N.T.S.



TREE PRESERVATION NOTES

CONSTRUCTION METHODS:
 BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.
 TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.
 TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.
 TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
 EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.
 UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
 THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.
 MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
 EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED, WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
 TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
 VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.
 GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
 PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.
 BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSES THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2\"/>

URBAN FORESTRY - TREE CANOPY COVERAGE		Square Feet	Acres
NET URBAN FORESTRY AREA			
A. Gross area of property		57,053	1.31
B. Regulated utility easements and other deductible areas		15,234	0.35
C. Net urban forestry area		41,819	0.96
REQUIRED TREE CANOPY AREA			
Net Urban Forestry Area		41,819	0.96
D. Land Use/Canopy Coverage ratio			
Commercial (30%)	x 30		x 30
E. Additional 5% if only protected trees are being preserved	x 0		x 0
F. Total required canopy coverage for site		12,546	0.29
PRESERVATION / RETENTION OF EXISTING CANOPY			
G. Existing tree canopy area		3,991	0.09
H. If seeking approval for phase 1 only, a minimum of 50% canopy			
I. Preservation requirement (25%)		998	0.02
J. Additional 5% if only protected trees are being preserved		0	0
K. Addition preservation option for mitigation of significant tree removal.			
L. Total preservation requirement		998	0.02
M. Area of existing canopy preserved		2,660	0.06
N. Total preservation credit (outside utility easements)		1,559	0.04
TREE PRESERVATION AND PLANTING AREA			
O. Required new planting coverage		10,987	0.25
P. (6) large trees @ 2,000 square feet per tree		12,000	0.28
Q. () medium trees @ 700 square feet per tree		0	0.00
R. (2) small trees @ 100 square feet per tree		200	0.00
S. Total planting		12,200	0.28
PARKING CANOPY AREA			
Parking Areas for Commercial and Industrial Uses		Square Feet	Acres
T. Area of parking and drives		19,977	0.46
U. Required canopy coverage of parking areas		x 0.4	x 0.4
Required canopy coverage		7,991	0.18
V. Area of canopy coverage being provided for parking		11,304	0.26
existing tree canopy		1,304	
(5) large trees @ 2,000 square feet per tree		10,000	0.23
() medium trees @ 700 square feet per tree		0	0.00
() small trees @ 100 square feet per tree		0	0.00
W. Excess/deficient parking canopy		3,313	0.08
Fulfillment of Requirements			
X. Total required canopy coverage for site		12,546	0.29
Y. Provided canopy coverage		14,860	0.34
Z. Excess/deficient overall canopy		2,314	0.05

Chick-fil-A
 Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

ATWELL
 866.850.4200 www.atwell-group.com
 9001 AIRPORT FREEWAY, SUITE 660
 NORTH RICHLAND HILLS, TX 76180
 FIRM NO. 12242

LOT 4R, BLOCK 1
 MONTGOMERY PLAZA ADDITION
 549 CARROLL STREET
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

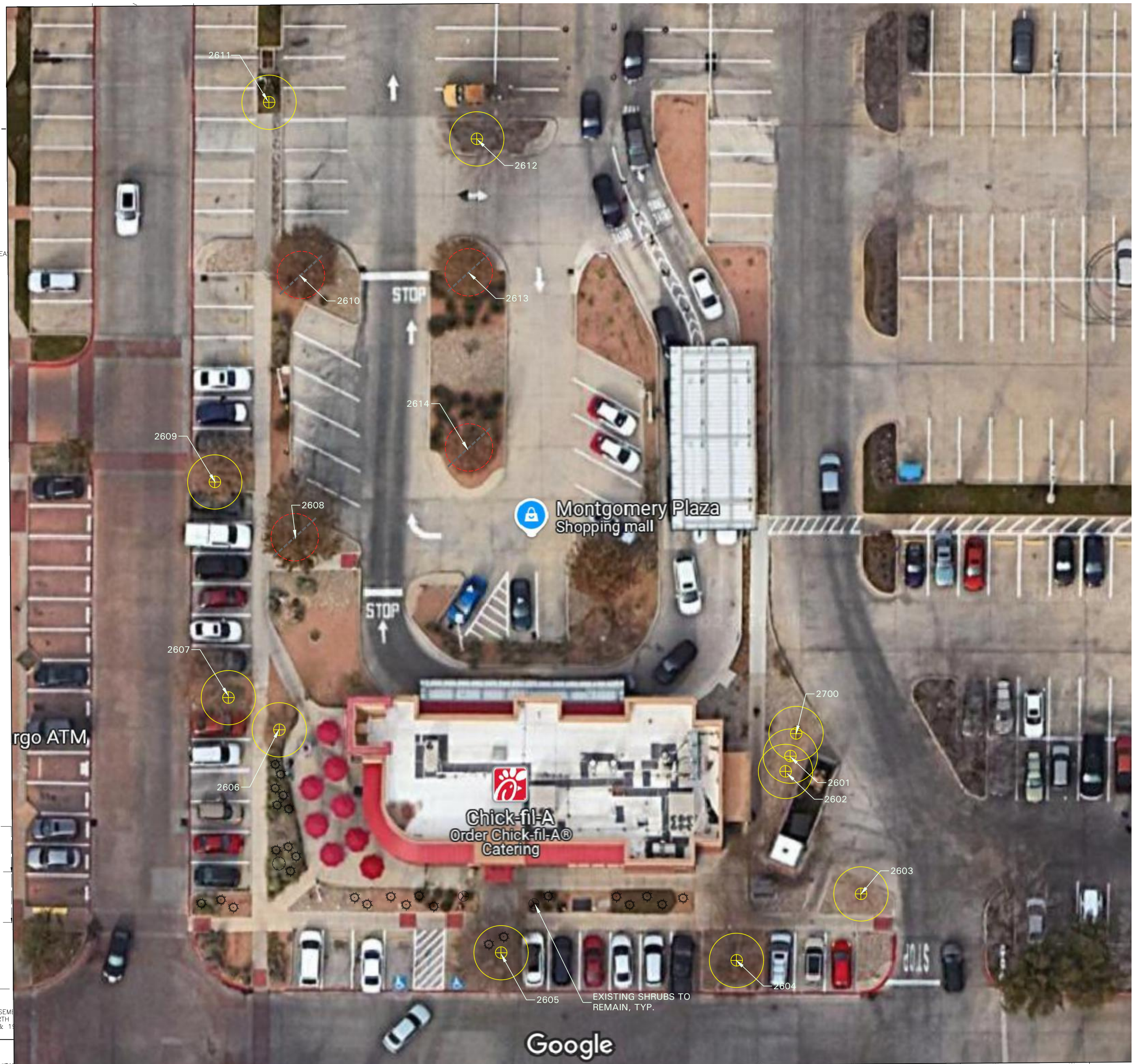
CHICK-FIL-A
 STORE #02669 CONSTRUCTION PLANS
 EXISTING CONDITIONS PLAN

DATE 11/20/2024

REVISIONS
 REGISTERED LANDSCAPE ARCHITECT
 AMANDA W. RICHARDS
 STATE OF TEXAS
 2754

DRAWN BY:
 CHECKED BY:
 PROJECT MANAGER:
 JOB #: 24006841
 FILE CODE: N/A
 SHEET NO. L-1.1

AWR
 AWR Designs, LLC
 P.O. Box 1746
 Alledo, Texas 76008
 amanda@awr-designs.com
 c. 512.517.5589

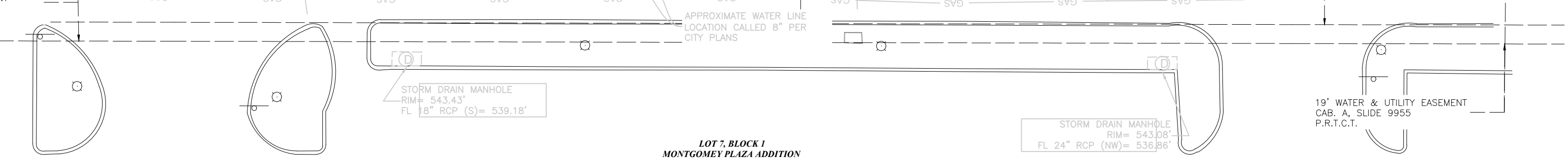


30' PUBLIC ACCESS EA
CAB. A, SLIDE 9955
P.R.T.C.T.

15' UTILITY EASEMENT
CAB. A, SLIDE 12437
P.R.T.C.T.

20' STORM SEWER EASEMENT
CITY OF FORT WORTH
VOL. 4963, PG. 192 & 1
D.R.T.C.T.

34' WATER, SANITARY
& UTILITY EASEMENT
CAB. A, SLIDE 9955
P.R.T.C.T.



LOT 7, BLOCK 1
MONTGOMERY PLAZA ADDITION
CIB. A, PG. 955
P.R.T.C.T.
MONTGOMERY PLAZA VENTURE, LTD.
DOC. NO. 0007030405
D.R.T.C.T.

NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
2601	9	MULBERRY	TO REMAIN	
2602	10	MULBERRY	TO REMAIN	
2603	12	MULBERRY	TO REMAIN	
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TOTAL ON SITE 190
TOTAL TO BE REMOVED 61

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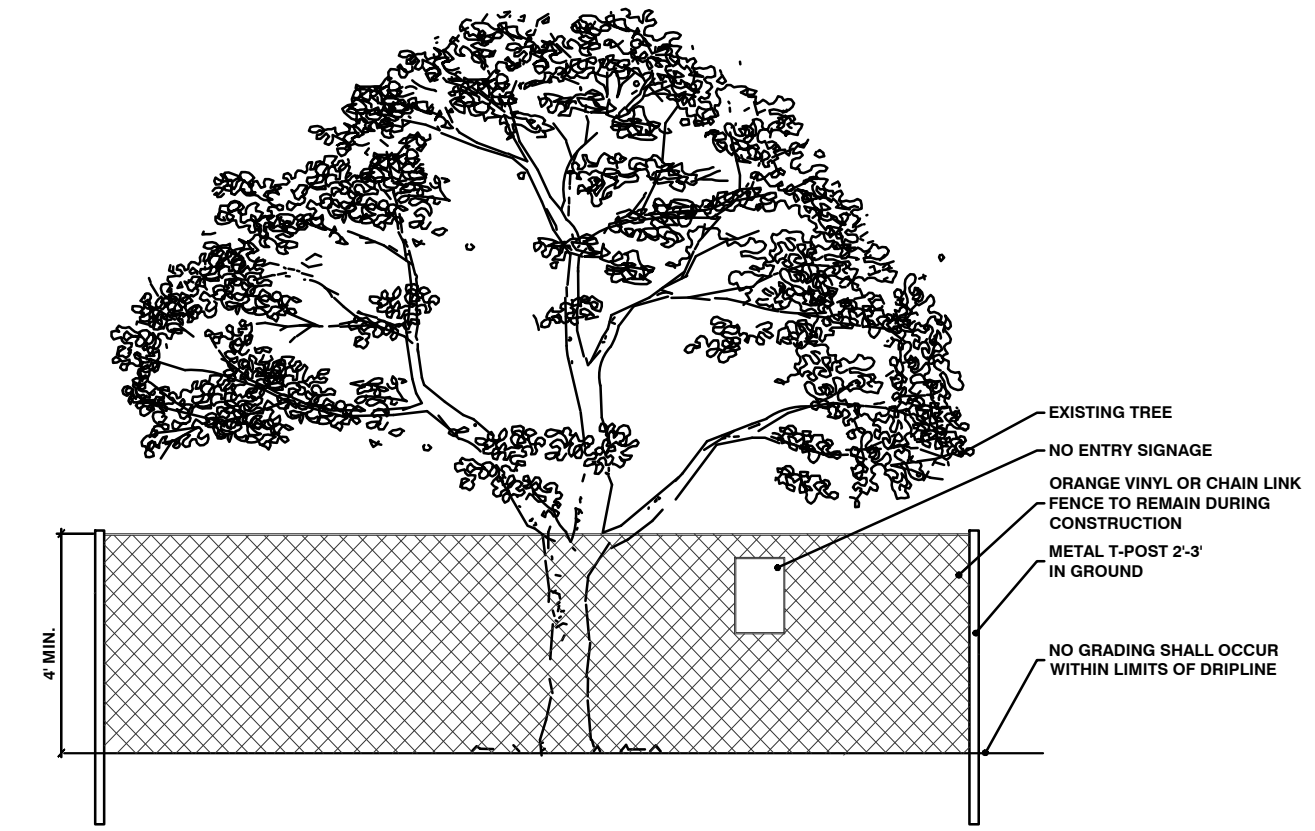
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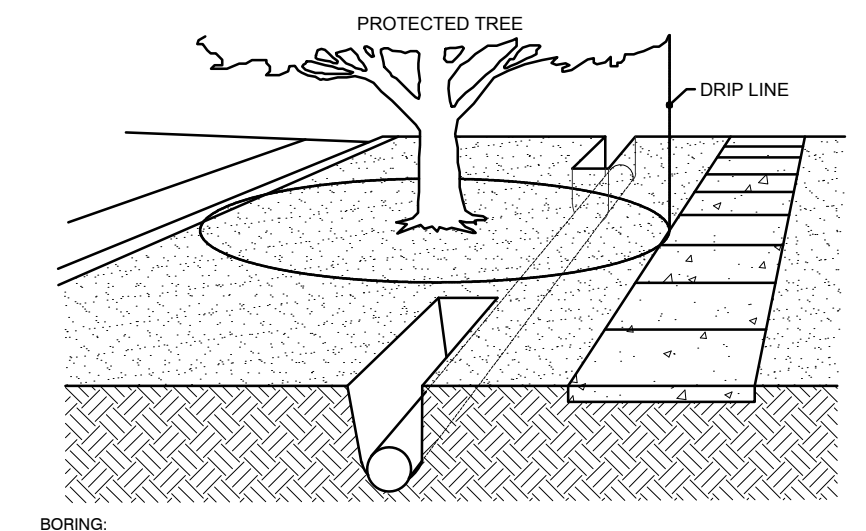
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PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
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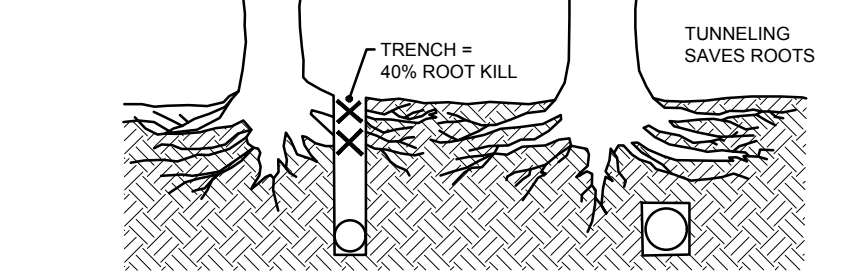
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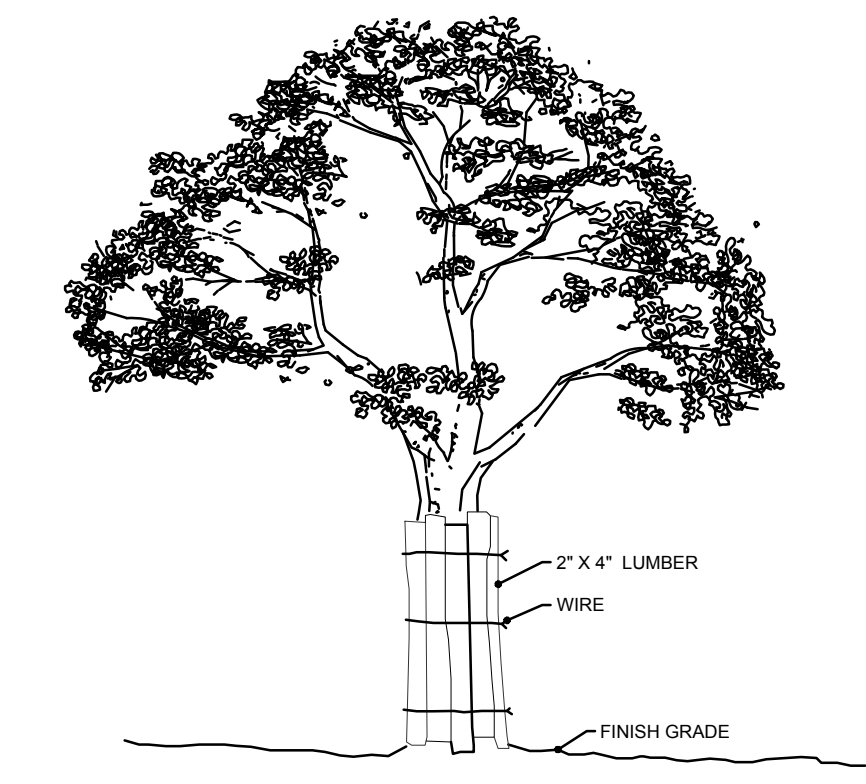
1 TREE PROTECTION FENCING
N.T.S.



BORING: BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48) INCHES.



2 BORING AND TUNNELING
N.T.S.

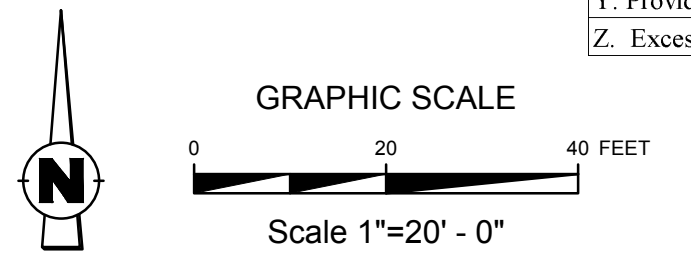


WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

TREE PRESERVATION LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PRESERVATION FENCING



URBAN FORESTRY - TREE CANOPY COVERAGE		Square Feet	Acres
NET URBAN FORESTRY AREA			
A. Gross area of property		57,053	1.31
B. Regulated utility easements and other deductible areas		15,234	0.35
C. Net urban forestry area		41,819	0.96
REQUIRED TREE CANOPY AREA			
Net Urban Forestry Area		41,819	0.96
D. Land Use/Canopy Coverage ratio			
Commercial (30%)	x 30		x 30
E. Additional 5% if only protected trees are being preserved	x 0		x 0
F. Total required canopy coverage for site		12,546	0.29
PRESERVATION / RETENTION OF EXISTING CANOPY			
G. Existing tree canopy area		3,991	0.09
H. If seeking approval for phase 1 only, a minimum of 50% canopy			
I. Preservation requirement (25%)		998	0.02
J. Additional 5% if only protected trees are being preserved		0	0
K. Addition preservation option for mitigation of significant tree removal.			
L. Total preservation requirement		998	0.02
M. Area of existing canopy preserved		2,660	0.06
N. Total preservation credit (outside utility easements)		1,559	0.04
TREE PRESERVATION AND PLANTING AREA			
O. Required new planting coverage		10,987	0.25
P. (6) large trees @ 2,000 square feet per tree		12,000	0.28
Q. () medium trees @ 700 square feet per tree		0	0.00
R. (2) small trees @ 100 square feet per tree		200	0.00
S. Total planting		12,200	0.28
PARKING CANOPY AREA			
Parking Areas for Commercial and Industrial Uses		Square Feet	Acres
T. Area of parking and drives		19,977	0.46
U. Required canopy coverage of parking areas		x 0.4	x 0.4
Required canopy coverage		7,991	0.18
V. Area of canopy coverage being provided for parking		11,304	0.26
existing tree canopy		1,304	
(5) large trees @ 2,000 square feet per tree		10,000	0.23
() medium trees @ 700 square feet per tree		0	0.00
() small trees @ 100 square feet per tree		0	0.00
W. Excess/deficient parking canopy		3,313	0.08
Fulfillment of Requirements			
X. Total required canopy coverage for site		12,546	0.29
Y. Provided canopy coverage		14,860	0.34
Z. Excess/deficient overall canopy		2,314	0.05



LOT 4R, BLOCK 1
MONTGOMERY PLAZA ADDITION
549 CARROLL STREET
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

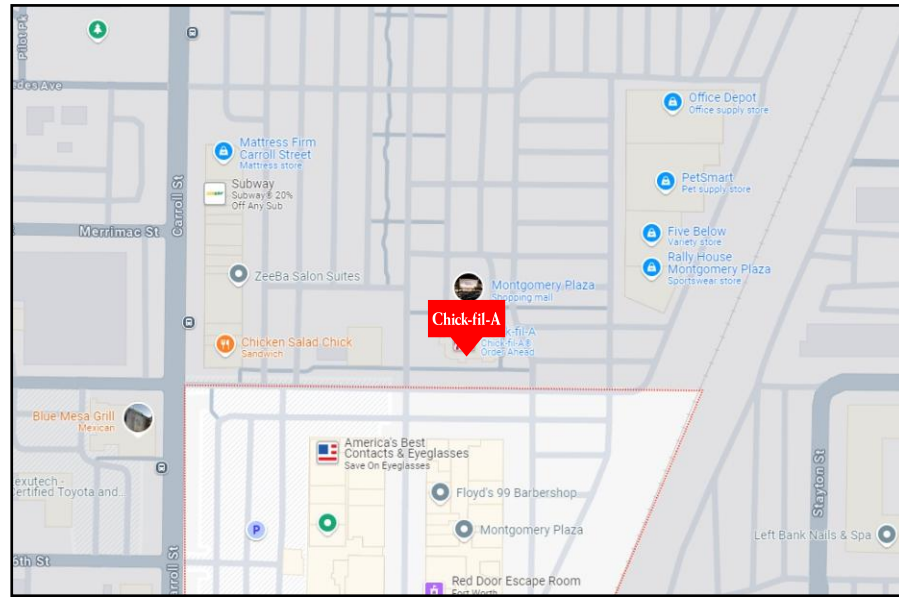
CHICK-FIL-A
STORE #02669 CONSTRUCTION PLANS
EXISTING CONDITIONS PLAN

DATE 11/20/2024



DRAWN BY:
CHECKED BY:
PROJECT MANAGER:
JOB #: 24006841
FILE CODE: N/A
SHEET NO. L-1.1

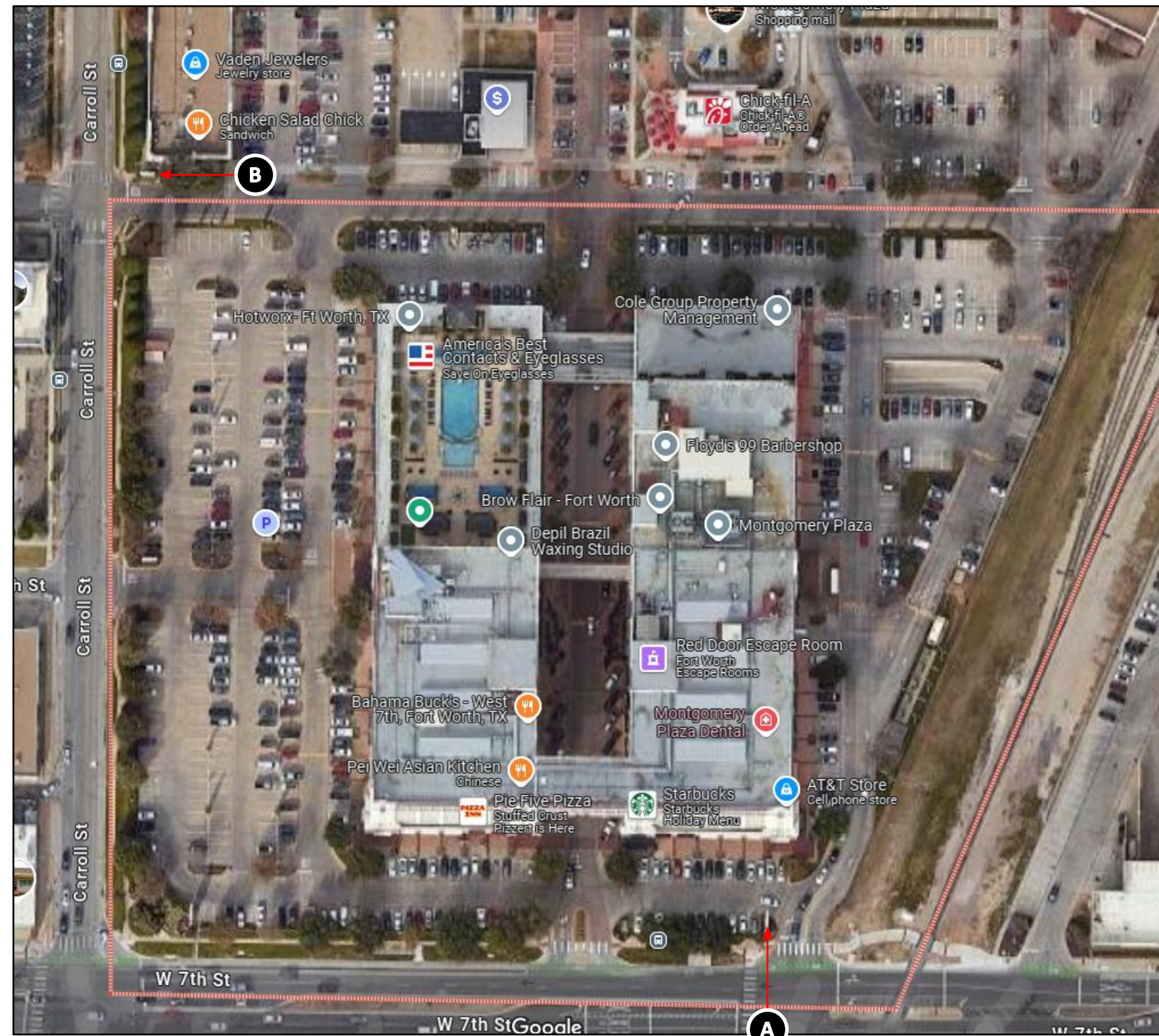




VICINITY MAP

N.T.S.

SIGN I-D LETTER	FACE A	FACE B
A1 A2		
B1 B2		



AERIAL VIEW



ROGER GHANTOUS - 613-889-8135
RGhantous@pattisonid.com
 SIERRA SCHWARTZ - 442-291-2113
SSCHWARTZ@pattisonid.com

Project ID
0641320A

CFA #- 2664

549 Carrol Street,
 Fort Worth, TX 76107

Date: 12-13-2024
 SALES: ROGER GHANTOUS
 PM: SIERRA SCHWARTZ
 Designer: LEAH LANSFORD

Revision Note

RX - CF 00-00-2024
 Cover

RX - CF 00-00-2024
 Co

RX - CF 00-00-2024
 Co

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Pattison

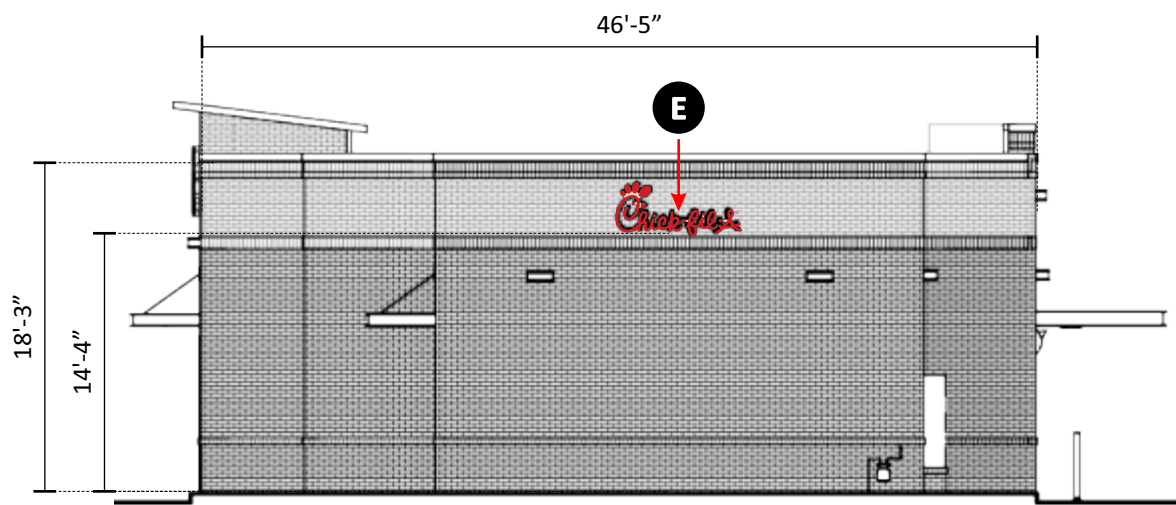


1.866.635.1110
pattisonid.com



Sign Item

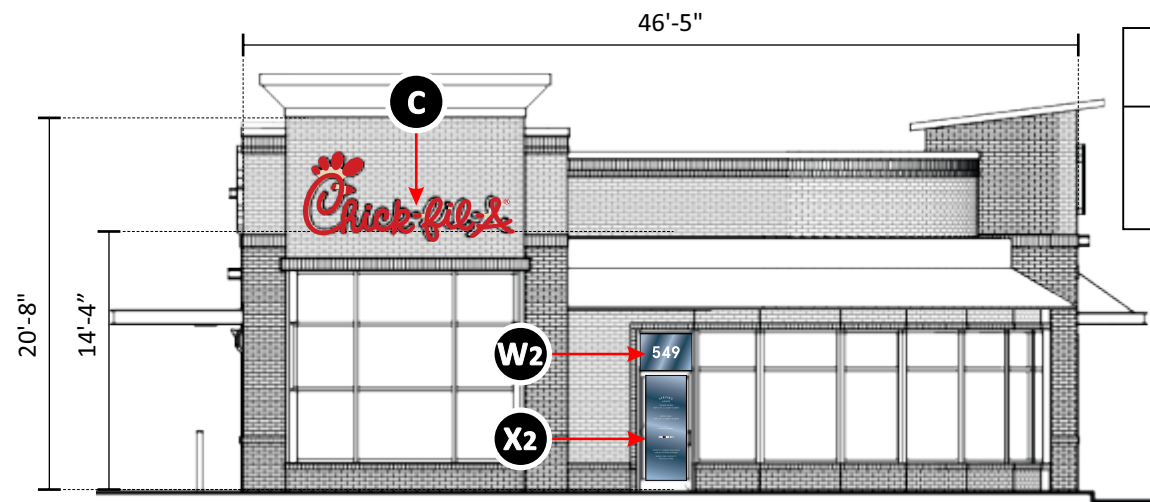
AERIAL VIEW



REAR ELEVATION(EAST)

SIGN LIVE AREA: 13.5 SQ. FT.
SIGN OVERALL AREA: 21 SQ. FT.

SCALE: 3/32" = 1'-0"
BUILDING: 847.12 SQ. FT.

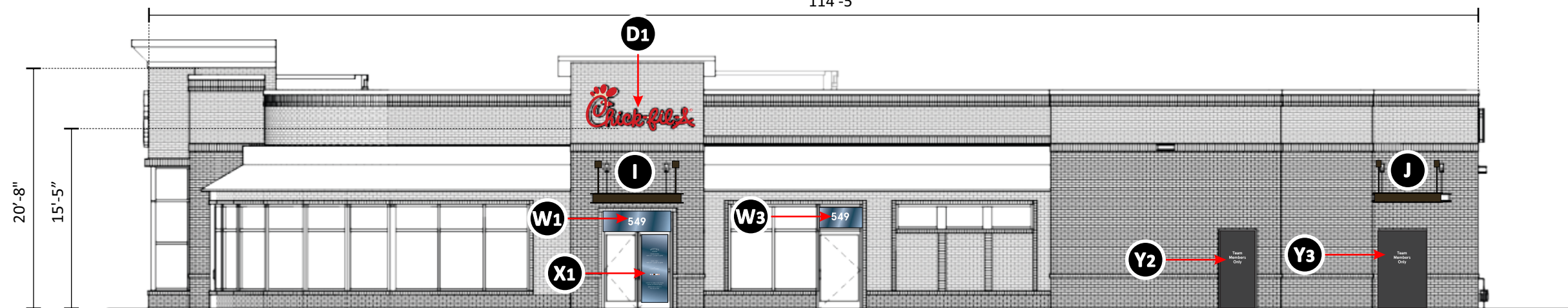


FRONT ELEVATION(WEST)

SIGN LIVE AREA: 38 SQ. FT.
SIGN OVERALL AREA: 59 SQ. FT.

SCALE: 3/32" = 1'-0"
BUILDING: 958.06 SQ. FT.

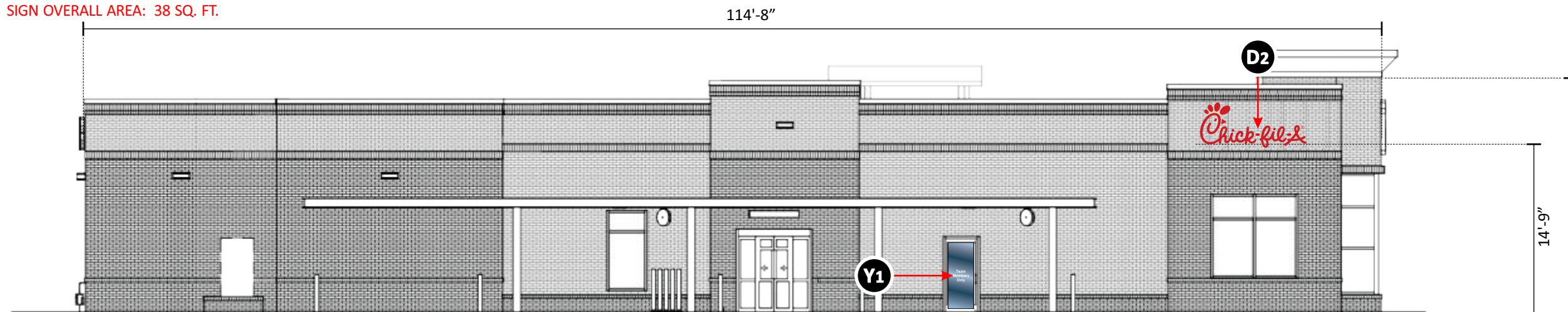
SIGN I-D LETTER	ILLUMINATED AWNING TYPE
I J	



MAIN ENTRY ELEVATION(SOUTH)

SIGN LIVE AREA: 24 SQ. FT.
SIGN OVERALL AREA: 38 SQ. FT.

SCALE: 3/32" = 1'-0"
BUILDING: 2362.21 SQ. FT.



DRIVE THRU ELEVATION(NORTH)

SIGN LIVE AREA: 24 SQ. FT.
SIGN OVERALL AREA: 38 SQ. FT.

SCALE: 3/32" = 1'-0"
BUILDING: 2362.21 SQ. FT.

Project ID
0641320A
CFA #- 2664
549 Carrol Street,
Fort Worth, TX 76107

Date: 12-13-2024
SALES: ROGER GHANTOUS
PM: SIERRA SCHWARTZ
Designer: LEAH LANSFORD

Revision Note

- RX - CF 00-00-2024
Cover
- RX - CF 00-00-2024
Co
- RX - CF 00-00-2024
Co

Information Required for Production

Customer Approval

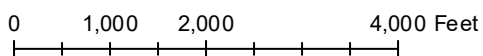
Signature _____
MM/DD/YYYY _____

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

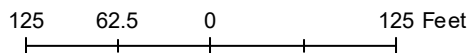
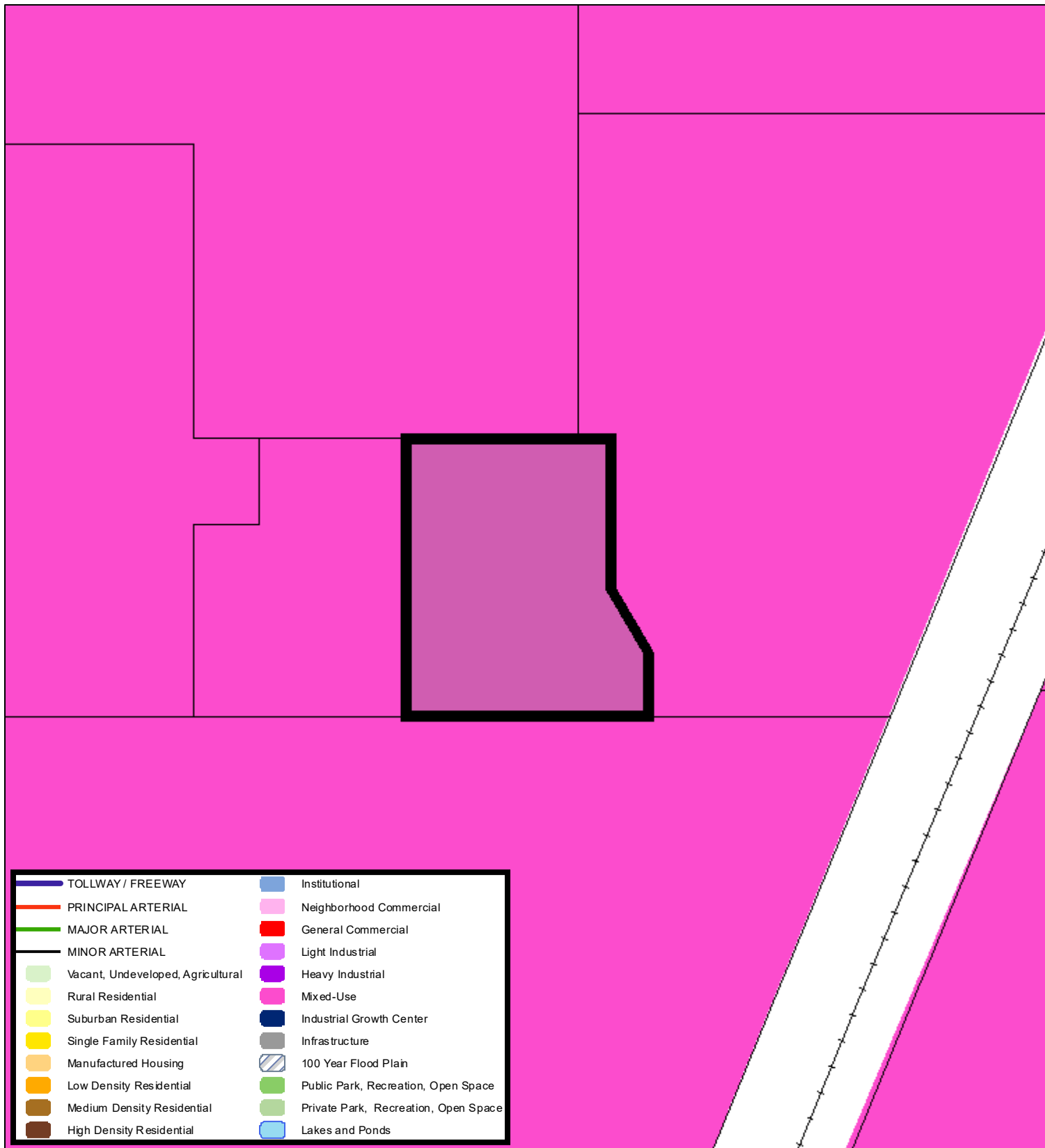
Pattison
 1.866.635.1110
pattisonid.com

Sign Item
ELEVATIONS

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 80 160 320 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-014

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: FW Westside RE Investors, LLC / Ray Oujesky, Kelly Hart & Hallman, LLP

Site Locations: 222 N University Drive & a sec of 100 N University Drive **Acreage:** 1.38 acres

Request

Proposed Use: Mixed Use- Residential and Commercial

Request: From: "J" Medium industrial
To: "MU-2" High-intensity Mixed-Use

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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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 properties, totaling 1.38 acres, are located within the same block, north of White Settlement Road and east of University Drive (**Figure 1**). The property at 222 North University Drive contains an existing building, while 100 North University Drive is currently vacant (**Figure 2**). It appears that a previous structure at 100 N. University Drive has been removed, as the site is now enclosed by construction fencing. The surrounding area features a mix of uses, including a cemetery to the east, a gym to the north, and automobile sales to the south. Expanding outward, the area transitions into a denser urban setting with prominent destinations such as Panther Island, West 7th Urban Village, and Downtown. Nearby parcels are zoned “E” Neighborhood Commercial, “FR” General Commercial Restricted, “A-5” One-Family, and “J” Medium Industrial.

These properties are part of a larger ongoing development project. The applicant plans to introduce commercial spaces, restaurants, and multifamily buildings along key corridors, including University Drive, White Settlement Road, Cullen Street, and Foch Street. The conceptual site plan accompanying the rezoning case (**Figure 1**) outlines this vision in detail, and the applicant has also provided a project description explaining their development goals.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, “*The subject properties are being added to the existing adjacent MU-2 zoned property to allow for residential and commercial mixed-use development across the properties previously zoned in ZC-24-032.*”



Figure 1: Zoning Exhibit, highlighted in blue are the subject properties



Figure 2: Site Photos taken by staff on 2/24/25; 1st photo of 100 N. University Drive (taken from the corner of White Settlement Road & University Drive facing north) & 2nd photo of 222 N. University Drive (taken from Shotts Street facing south)

Surrounding Zoning and Land Uses

222 N University Drive

- North- west: “E” Neighborhood Commercial/ Commercial- Auto Services
- North- east: “J” Medium Industrial / Commercial- Auto Services
- East: “MU-2” High-Intensity Mixed-Use / Vacant; no building

South: "MU-2" High-Intensity Mixed-Use / Vacant; no building
West: "A-5" One-Family/ Cemetery

Section of 100 N University Drive

North "MU-2" High-Intensity Mixed-Use / Vacant; no building
East "MU-2" High-Intensity Mixed-Use / Auto Sales
South "PD/E- PD1030" Planned Development "E" Neighborhood Commercial / Auto Sales
West "E" Neighborhood Commercial / Memorial Park

Recent Zoning History

The zoning history for both properties pre-dates 2004

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 28, 2025:

Organizations Notified	
Westside Alliance	West 7 th Neighborhood Alliance
Linwood NA*	Monticello NA
Crestwood NA	Casa Blanca HOA
Tarrant Regional Water District	Streams and Valley's Inc
Trinity Habitat for Humanity	Cultural District Alliance
FWISD	

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The vicinity is primarily characterized by commercial establishments, including churches, offices, restaurants, and coffee shops, strategically positioned along University Drive, White Settlement Road, Cullen Street, and Foch Street. The applicant is proposing a rezoning of the property to accommodate specific land uses and adhere to design criteria outlined in the "MU-2" High-intensity Mixed-Use zoning district. This adjustment aims to harmonize the property's classification with the predominant commercial nature of the surrounding area. By doing

so, it paves the way for the development of compatible activities that enhance the commercial vitality and diversity of the neighborhood.

Moreover, these properties occupy a significant position between the Panther Island form-based district and the West 7th Street Urban Village, known for its multitude of Mixed-Use and Urban Residential (MU/UR) zones (Figure 1). West 7th Street serves as a prime example of the potential of MU/UR districts to cultivate well-designed urban spaces. Through the proposed rezoning and potential future initiatives, city staff anticipates fostering more favorable development within this general area. This specific location serves as a pivotal link between Panther Island and West 7th Street, establishing connectivity with the downtown core.

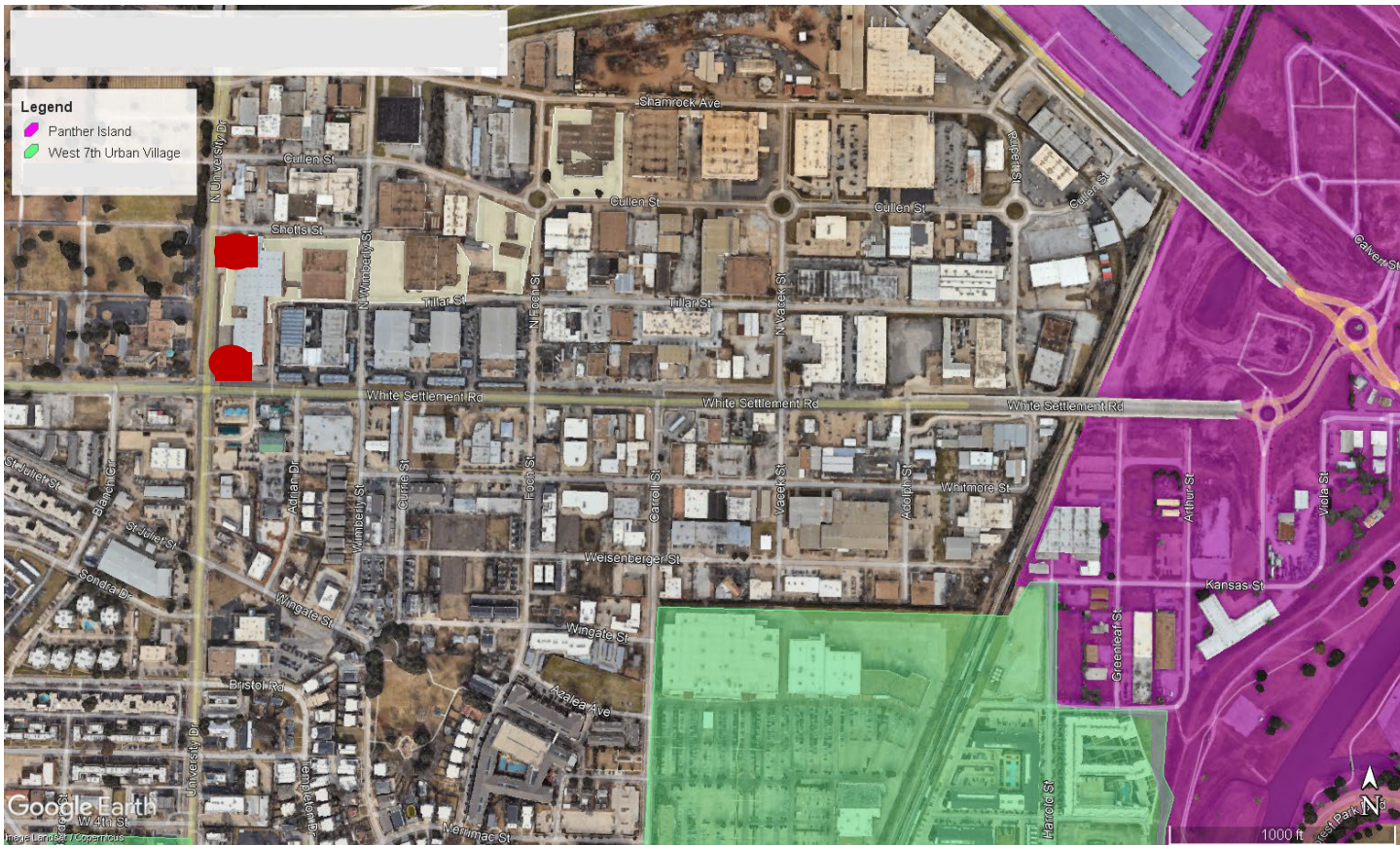


Figure 3: Map showing Proximity to West 7th Street Urban Village and Panther Island

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

Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject properties as General Commercial on the Future Land Use Map.

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 properties in question are strategically located between two significant urban development projects: the Panther Island Initiative and the West 7th Street development. These proposed changes in zoning are in harmony with the overarching policies outlined in the Comprehensive Plan, which prioritize fostering economic expansion within the region. Notably, all these properties are currently designated within the General Commercial & Light Industrial Future Land Use (FLU) category, indicating a predisposition towards commercial activities.

The requested zoning modification is anticipated to seamlessly integrate with the existing landscape, ensuring compatibility with the surrounding environment. The Fort Worth Laboratory (FW Lab) and the Zoning team are actively engaged in assessing the broader context, including neighboring areas, to gauge how these adjustments can further complement and bolster the ongoing Panther Island Project and West 7th development.

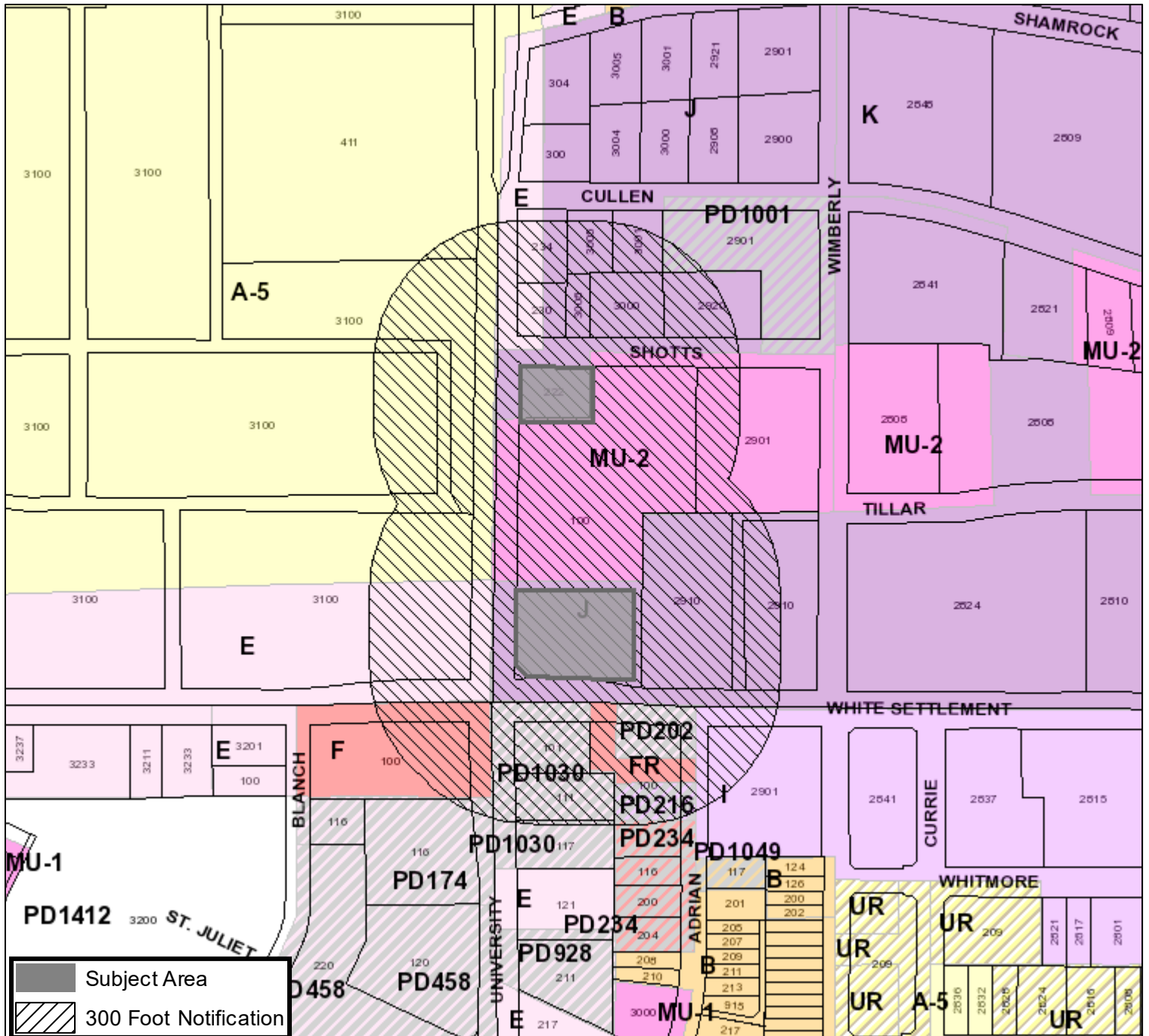
In essence, the proposed shift towards commercial zoning in this area is well-aligned with the established zoning objectives and urban planning goals. It signifies a strategic step forward in nurturing sustainable economic growth while maintaining synergy with the overarching development strategies in the region.

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

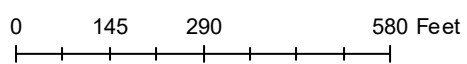


Area Zoning Map

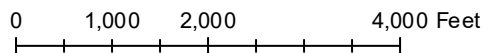
Applicant: FW Westside RE Investors by Kelly, Hart & Hallman
 Address: 222 N. University Drive & Sec. of 100 N University Drive
 Zoning From: J
 Zoning To: MU-2
 Acres: 1.378
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 3/12/2025
 Contact: 817-392-2806



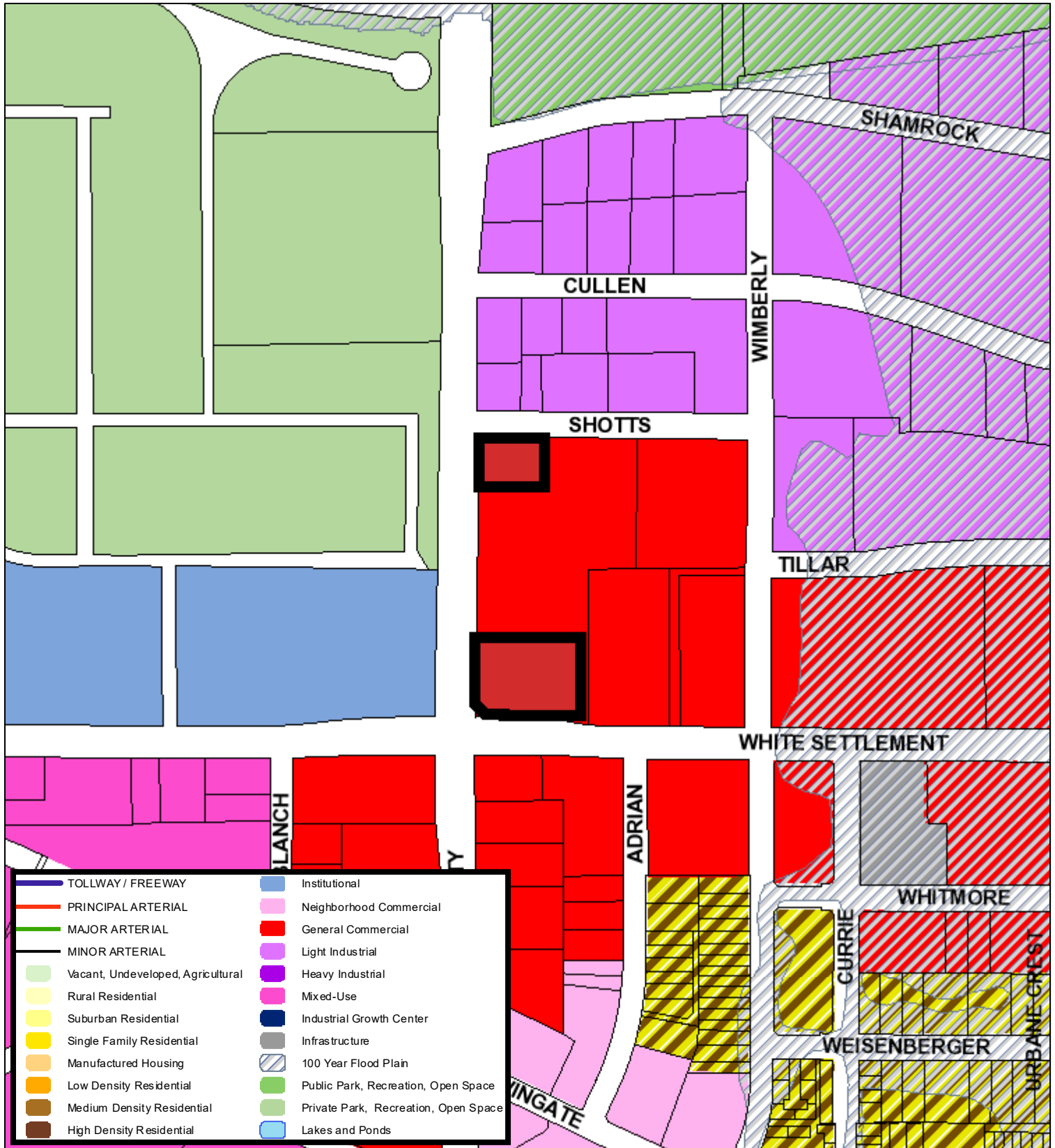
Subject Area
 300 Foot Notification



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



0 195 390 780 Feet





Zoning Staff Report

March 12, 2025

Case Number: ZC-25-018

Council District: 5

Case Manager: [Christine Ross](#)

Owner / Applicant: Miguel Valdez / Jonathan Saldana & Alejandra Diaz, DDS Group

Site Location: 3207 & 3211 House Anderson Road Acreage: 0.83 acres

Request

Proposed Use: Residential Dwelling

Request: From: “AG” Agricultural

To: “A-21” One Family Residential

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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6. Zoning Map with 300 ft. Notification Area
7. Future Land Use Map

Project Description and Background

The subject site is a 0.83-acre tract within Council District 5. The site is currently being utilized as a vehicle storage yard with accessory structures and is proposed to be rezoned from the existing “AG” Agricultural to the “A-21” One-Family Residential District to accommodate the construction of a residential home.

Surrounding the site are numerous single-family dwellings and commercial buildings with storage yards. Rezoning the property would allow for the construction of residential dwellings in alignment with the surrounding neighborhood character.



House Anderson Rd. view of subject site



Aerial view (subject site in red)

Surrounding Zoning and Land Uses

North PD-1129 – An office building
South “AG” - Agricultural - A single-family residential dwelling
East “AG” - Agricultural – A commercial business and storage yard
West “A-5” – One Family Residential – Single-family residential dwellings

Recent Zoning History

- ZC-08-099 – Approved zoning change from “AG” – Agricultural to “I” Light Industrial south and east of the subject property.
- ZC-09-045 – Approved zoning change from “AG” – Agricultural to “I” Light Industrial north of the subject property.
- ZC-11-039 – Denied zoning change from “AG” – Agricultural to “I” Light Industrial west of the subject property.

- ZC-17-014 – Approved zoning change from “PD” to “FR” General Commercial Restricted north of the subject property.
- ZC-17-149 – Denied zoning change from “AG” Agricultural to “PD/I” for truck parking and office area at the subject property.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 26, 2025:

Organizations Notified	
East Fort Worth Inc.	Streams and Valleys Inc
Hurst Euless Bedford ISD	Trinity Habitat for Humanity

Land Use Compatibility

Development Impact Analysis

The surrounding area is developed as single-family residential dwellings and commercial uses. Constructing a residential dwelling in this neighborhood would be an appropriate and compatible use of the land due to the presence of numerous existing single-family dwellings surrounding the subject site.

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

Comprehensive Plan Consistency

The 2023 Comprehensive Plan designates the subject property as Rural Residential. The proposed zoning is consistent with the Future Land Use Designation and it is consistent with the following policies of the Comprehensive Plan:

- Promote a balance of residential, commercial, and industrial uses.



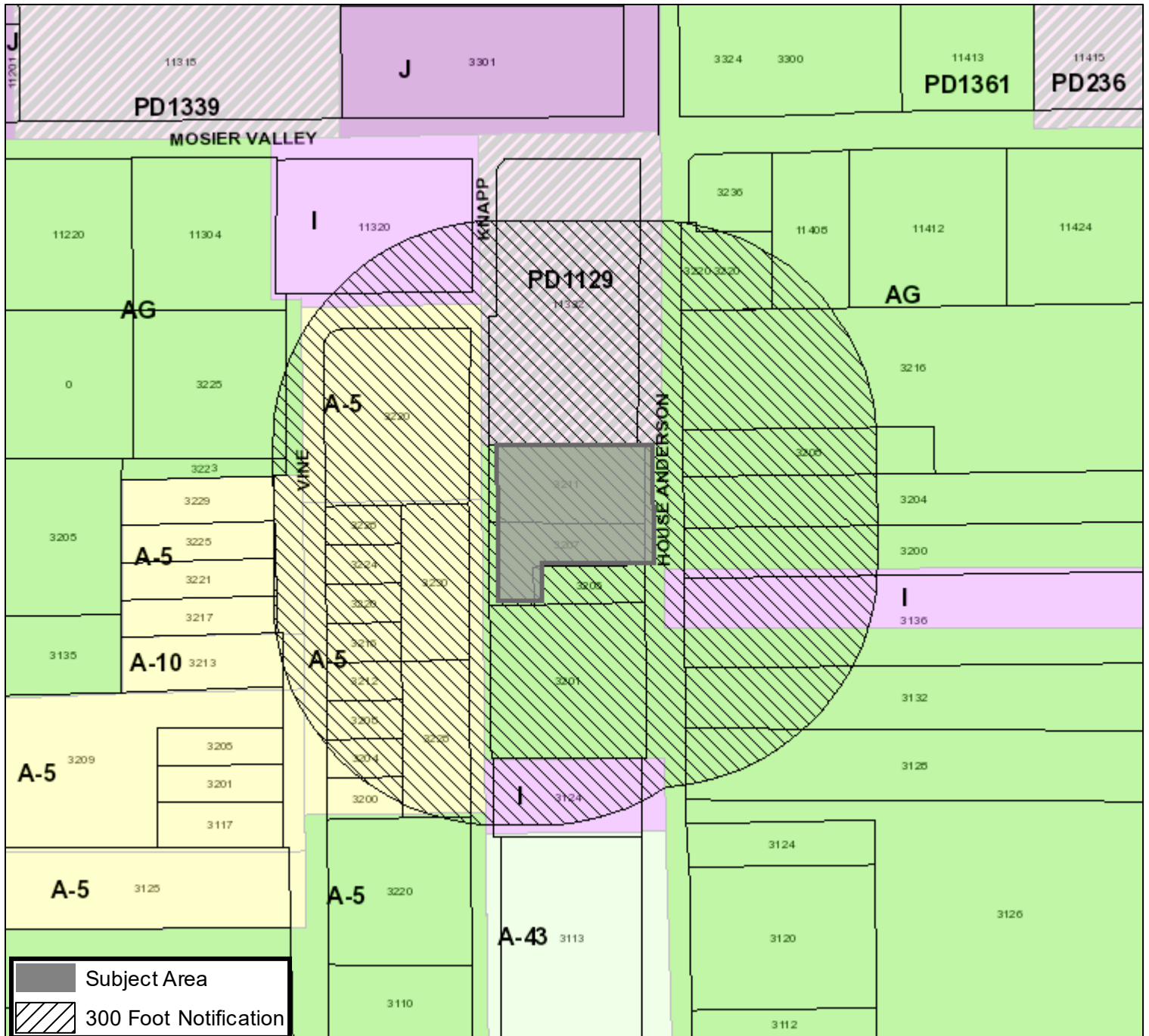
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.



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

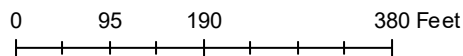


Area Zoning Map

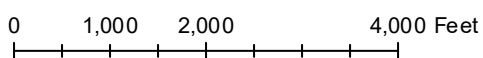
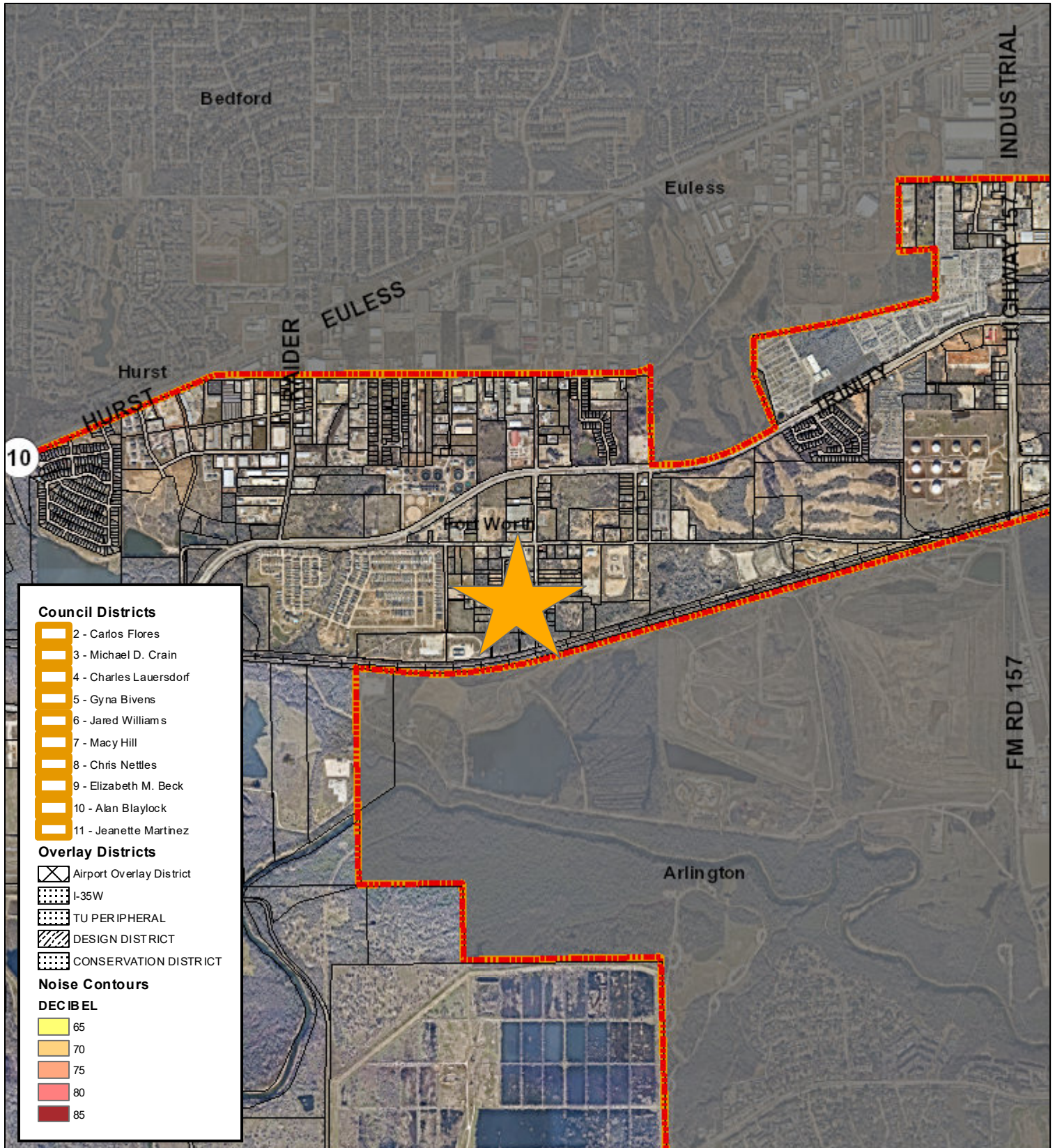
Applicant: Miguel Valdez by Jonathan Saldana
 Address: 3207 & 3211 House Anderson Road
 Zoning From: AG
 Zoning To: A-21
 Acres: 0.828
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 3/12/2025
 Contact: 817-392-2495



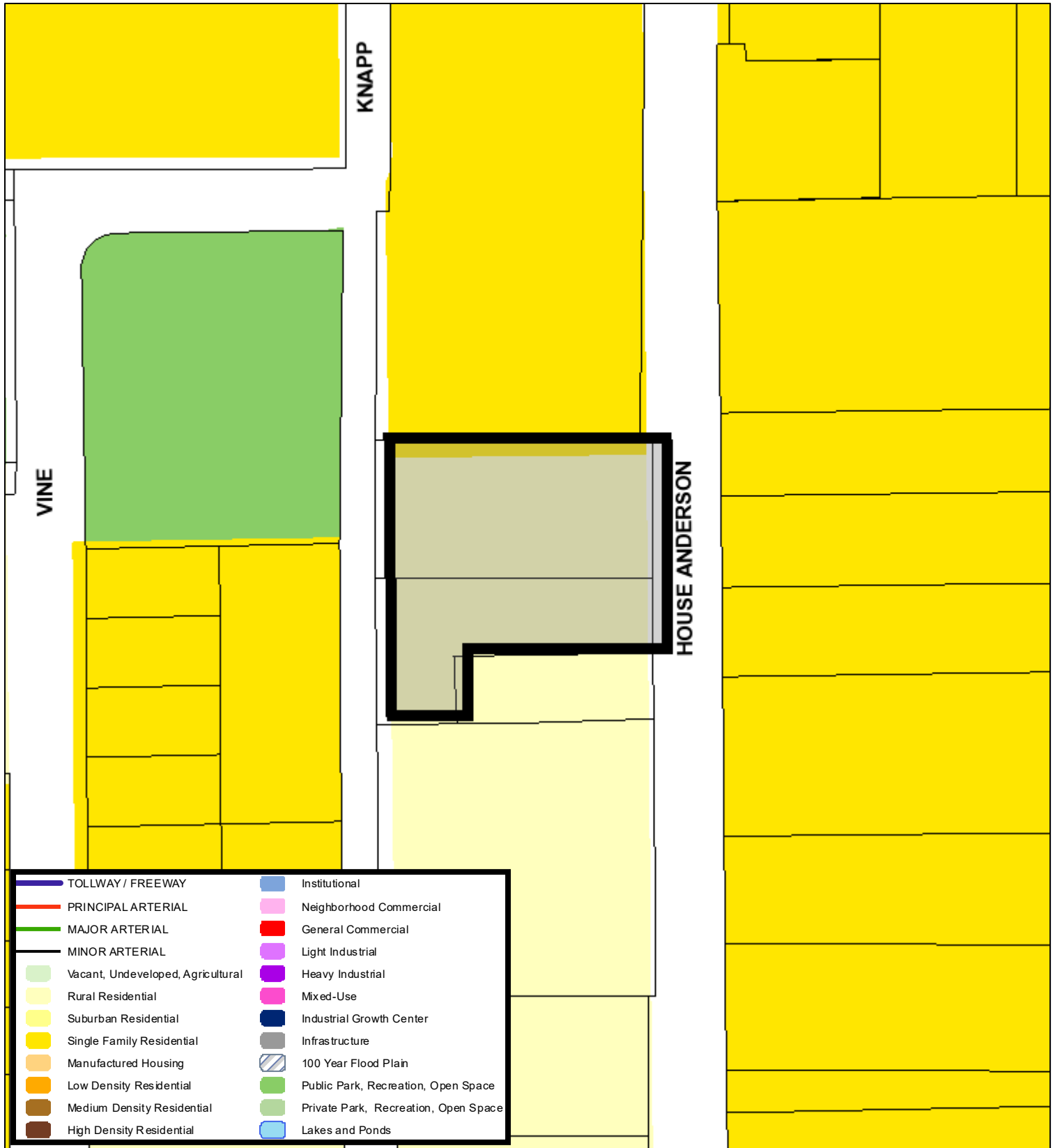
	Subject Area
	300 Foot Notification



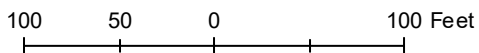
Area Map



Future Land Use



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



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Aerial Photo Map



0 62.5 125 250 Feet





Zoning Staff Report

March 12, 2025

Case Number: ZC-25-022

Council District: Future 6

Case Manager: [Christine Ross](#)

Owner / Applicant: Old Granbury Holdings, LLC

Site Location: 9625 Old Granbury Road

Acreage: 4.537 acres

Request

Proposed Use: Medical Office

Request: From: Unzoned

To: “G” – Intensive Commercial

Recommendation

Land Use Compatibility:

Requested change **is compatible**

Comprehensive Plan Map Consistency:

Requested change **not compatible**

Comprehensive Plan Policy Consistency:

Requested change **is compatible**

Staff Recommendation:

Approval (consider “E” Neighborhood Commercial)

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6. Zoning Map with 300 ft. Notification Area
7. Future Land Use Map

Project Description and Background

The subject site is a 4.537-acre tract within Future Council District 6. The site currently exists as a single-family dwelling and is proposed to be rezoned from the existing Unzoned Extra Territorial Jurisdiction (ETJ) to “G” – Intensive Commercial to accommodate the construction of a medical office.

Surrounding the site are numerous single-family subdivisions and commercially zoned property. Rezoning the property would allow for the construction of a medical office in alignment with the surrounding neighborhood character. Staff has asked the applicant if they would “E” Neighborhood Commercial due to the use and proximity to residential.

The applicant has provided the following narrative.

The subject tract is currently in the ETJ of Fort Worth. A companion annexation case was previously submitted as AX-25-001. This application is to request the site be zoned to “G” upon annexation. The Site is approximately 4.5 acres located in the southeast corner of the intersection of McPherson Boulevard and Old Granbury Road. Additionally the site is approximately 0.9 miles westerly of the Chisholm Trail Parkway.

The proposed zoning is to accommodate an anticipated Medical Office Building. The zoning will allow for a medical office to be situated with residential in close proximity. Thus providing medical, dental, etc support to the community.

The City’s Comprehensive Plan designates the Site as being Single Family Residential. Surrounding the site to the north and east are residential homes. While the areas to the west and south are vacant. The site is at the corner of the two roadways with Neighborhood Commercial being across the street. A non-residential use is more suitable for a corner of this nature.

The proposed use in this location assists in creating the commercial corridor as shown on the Comprehensive Plan. By supporting this, it discourages the leap frogging of development.



Old Granbury Road view of subject site



Aerial view (subject site in red)

Surrounding Zoning and Land Uses

North “A-5” Single Family – A single-family subdivision
South Unzoned ETJ – A single-family residence
East “A-5” Single Family – A single-family subdivision
West “G’ Intensive Commercial – A vacant parcel of land

Recent Zoning History

- ZC-20-137 – Approved rezoning request from Unzoned ETJ to “A-5” Single-Family Residential; “E” Neighborhood Commercial; “G” Intensive Commercial

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 28, 2025:

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

Land Use Compatibility

Development Impact Analysis

The surrounding area is developed as single-family residential subdivisions and commercially zoned properties in various stages of development. Constructing a medical office in this area would be an appropriate and compatible use of the land due to the presence of numerous existing single-family subdivisions and commercially zoned parcels surrounding the subject site. This proposed rezoning will allow for a variety of medical and dental

uses that will support and serve the community while providing infill development and discouraging the leapfrogging of development.

The presence of commercially zoned property to the west of the site across Old Granbury Road and diagonally to the site on the northwest corner of McPherson Blvd. makes this rezoning request suitable. Additionally, there is a large strip of commercially zoned property that begins approximately half a mile southeast of the subject site on the corner of McPherson Blvd. and Brewer Blvd. and extends east along McPherson Blvd.

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

Comprehensive Plan Consistency

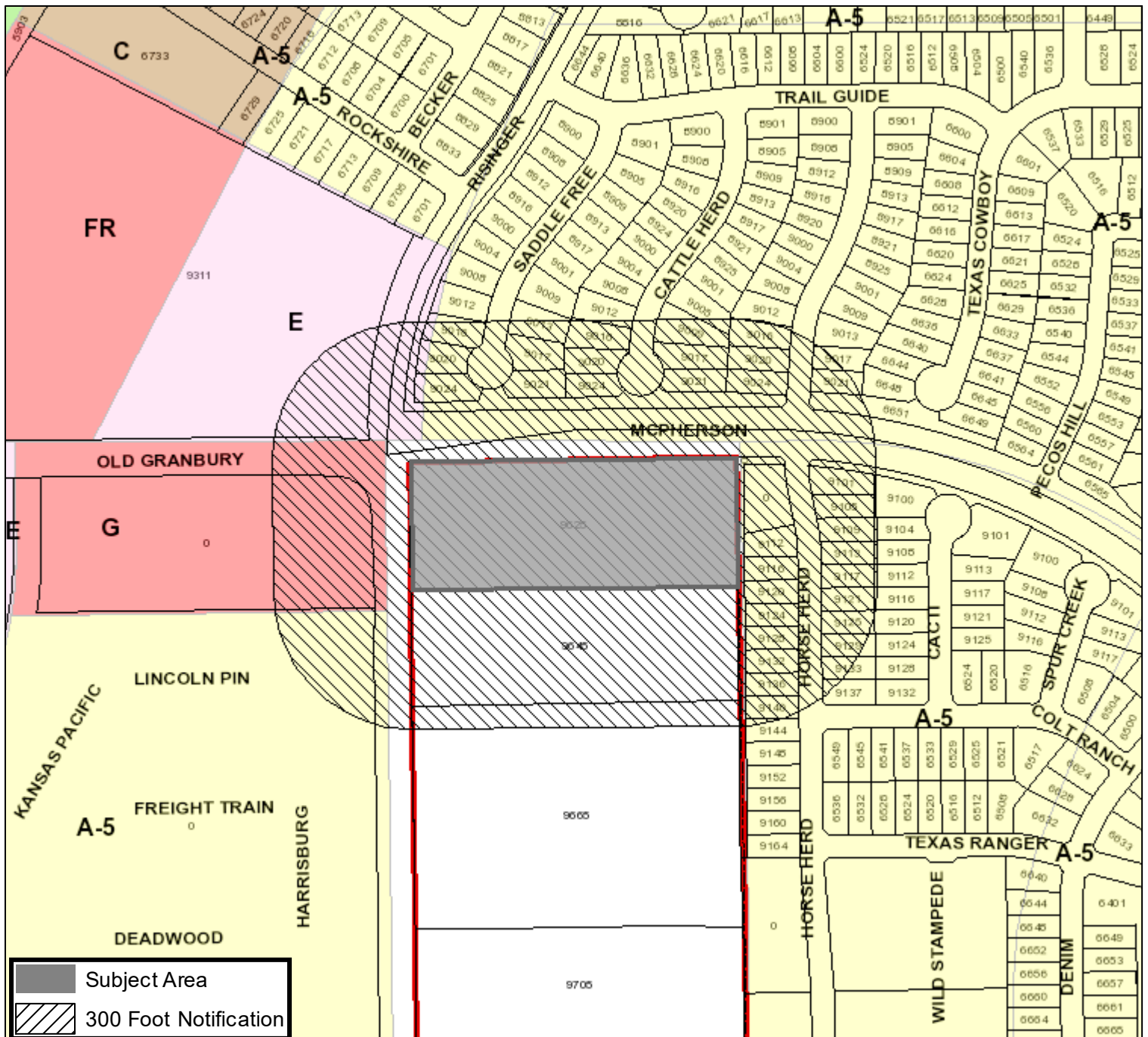
The adopted Comprehensive Plan currently designates the subject property as single-family on the Future Land Use Map. The proposed rezoning is **not consistent** with the future land use map.



However, the proposed rezoning **is consistent** with the Comprehensive Plan map and the polices below.

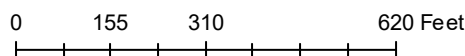
- *Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure*
- *Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.*

Area Zoning Map

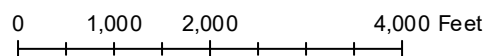
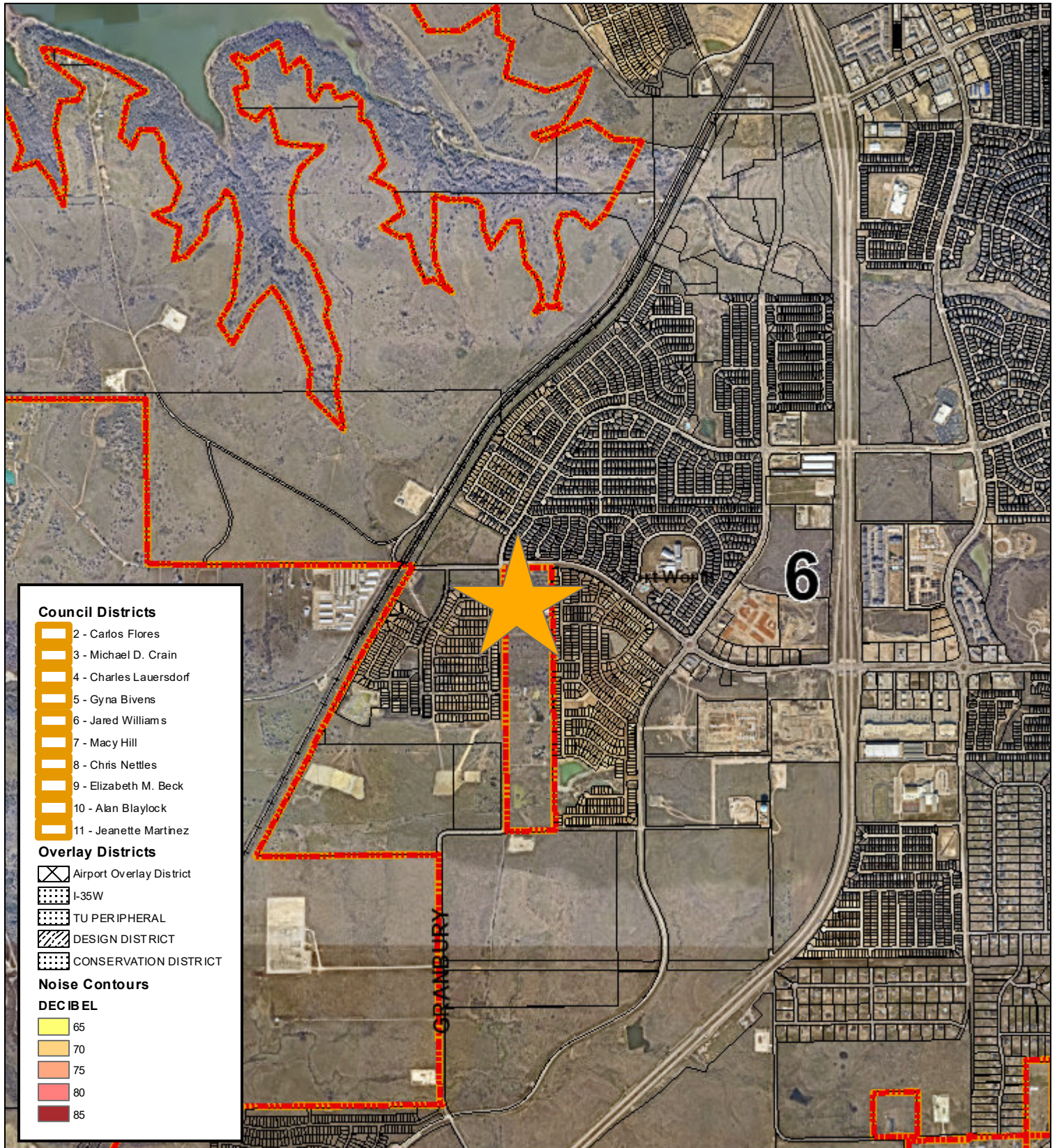
Applicant: Old Granbury Holdings LLC by Westwood Pro. Service
 Address: 9625 Old Granbury Road
 Zoning From: Unzoned
 Zoning To: G
 Acres: 4.537
 Mapsco: Text
 Sector/District: null
 Commission Date: 3/12/2025
 Contact: 817-392-2495



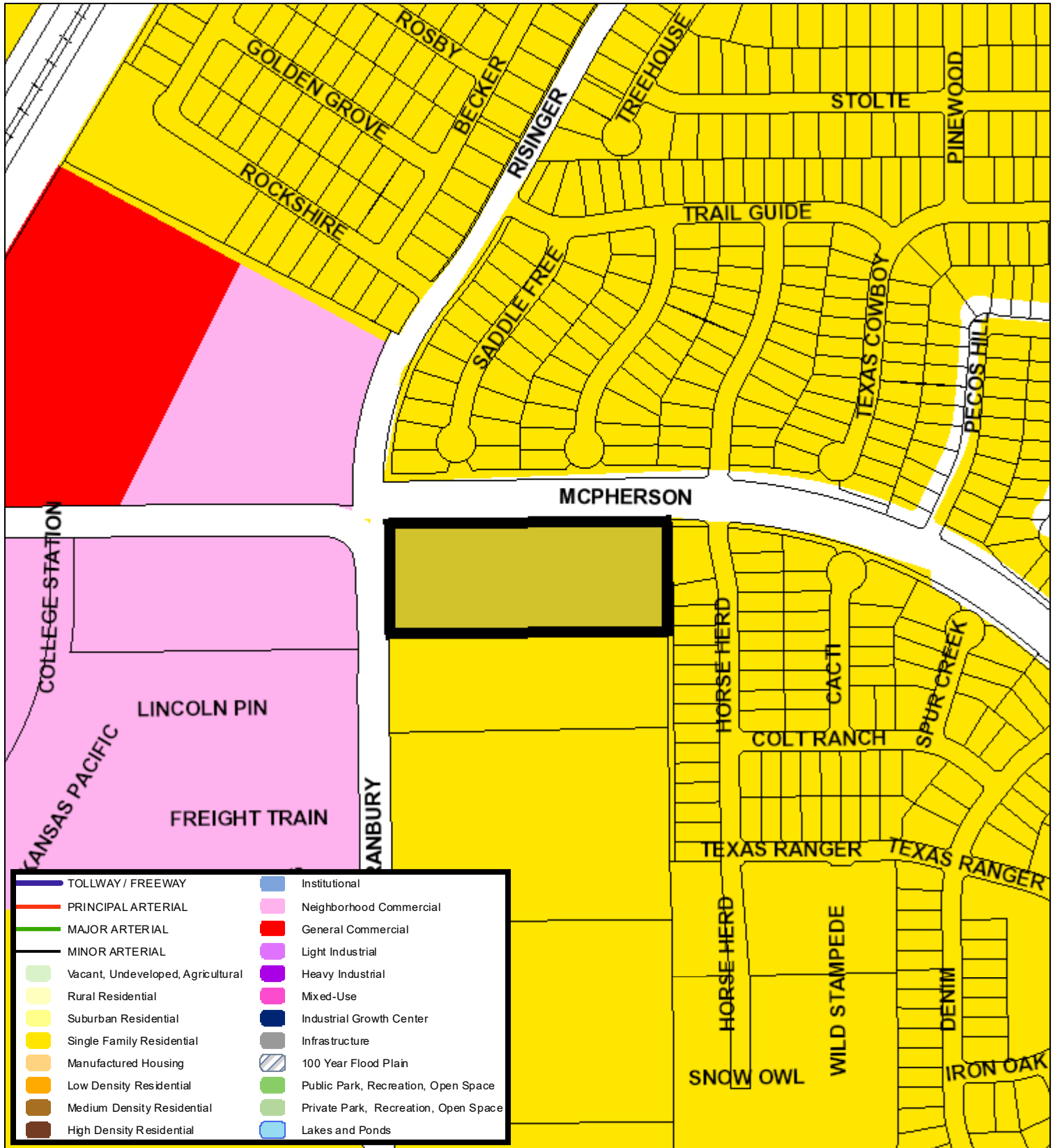
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



340 170 0 340 Feet

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



Aerial Photo Map



0 215 430 860 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-025

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Fort Worth Badminton LLC by Kimley-Horn

Site Location: 3001-3015 (odds) Fisher Avenue **Acreage:** 4.8 acres

Request

Proposed Use: Health or Recreation Club

Request: From: “ER” Neighborhood Commercial Restricted

To: “E” Neighborhood Commercial

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. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
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 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Site Plan Comments](#)
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

The applicant is requesting redevelopment of a site that appears to have ceased use as an industrial storage yard approximately 20 years ago. The proposed site is in the southwest quadrant of E. 4th Street and Riverside Drive. The site with frontage on Fisher Avenue and S. Judkins Street abuts non-residential uses with “I” Light Industrial zoning to the northeast and east. The remainder of the block backs up to an active rail line for the Trinity Rail Express passenger trains, as well as heavy freight trains. The northwestern portion of the site is covered by a scenic corridor. Fisher Avenue and S. Judkins Street are both classified as residential streets, serving the residential lots to the south and west. The residential lots on the south side of Fisher Avenue face east/west, leaving their side yards facing the subject property.



Health/recreation clubs are allowed by right in “E” Neighborhood Commercial zoning. The applicants are proposing a 30,000 square foot tenant in a single building. The racquet sports are anticipated to be entirely indoors, where the noise would not impact the nearby residential uses. Existing water and sewer lines crossing the site will push the building placement to northeastern corner, which is furthest away from closest single-family houses. “E” Neighborhood Commercial zoning is an appropriate transitional district between the “ER” Neighborhood Restricted to the west and the “I” Light Industrial uses to the east. The depth of the proposed “E” zoning also steps back the non-residential uses along N. Riverside Drive from the larger industrial use to the north and the smaller industrial zoning to the south.

Surrounding Zoning and Land Uses

North “I” Light Industrial / Railroad track, industrial buildings
East “I” Light Industrial / Office building
South “A-5” One-Family, “I” Light Industrial / Single family uses, industrial uses
West “A-5” One-Family / Single family uses, vacant land

Recent Zoning History

ZC-19-057: subject site and surrounding area, Council-initiated to be in conformance with the Comprehensive Plan, approved 6/6/2019.

ZC-22-028, from ER to J, denied without prejudice, 9/13/2022.

Public Notification

300-foot Legal Notifications were mailed on February 28, 2025.

The following organizations were notified: (emailed February 28, 2025)

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

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to construct an indoor recreation club for racquet sports such as badminton and pickleball, on a previous industrial outdoor storage lot. The adjacent properties are zoned either “I” Light Industrial or “A-5” One-Family for the single-family uses. The proposed “E” Neighborhood Commercial presents a transitional area in all directions, while limiting encroachment into the neighborhood. The proposed zoning request for an indoor recreation facility is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. The requested commercial land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below, and is considered to be **consistent**.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

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

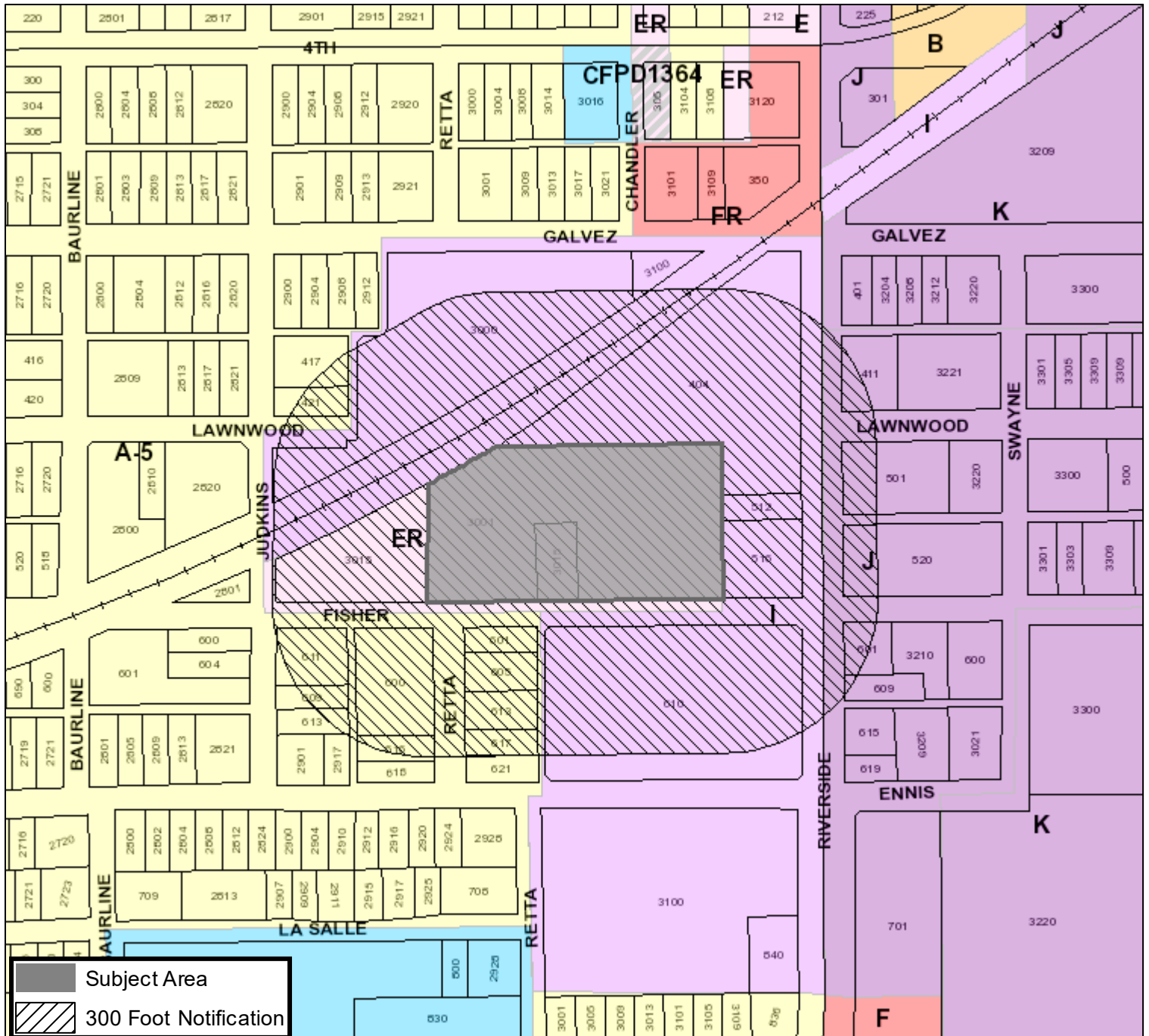
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

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

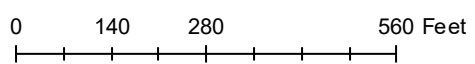


Area Zoning Map

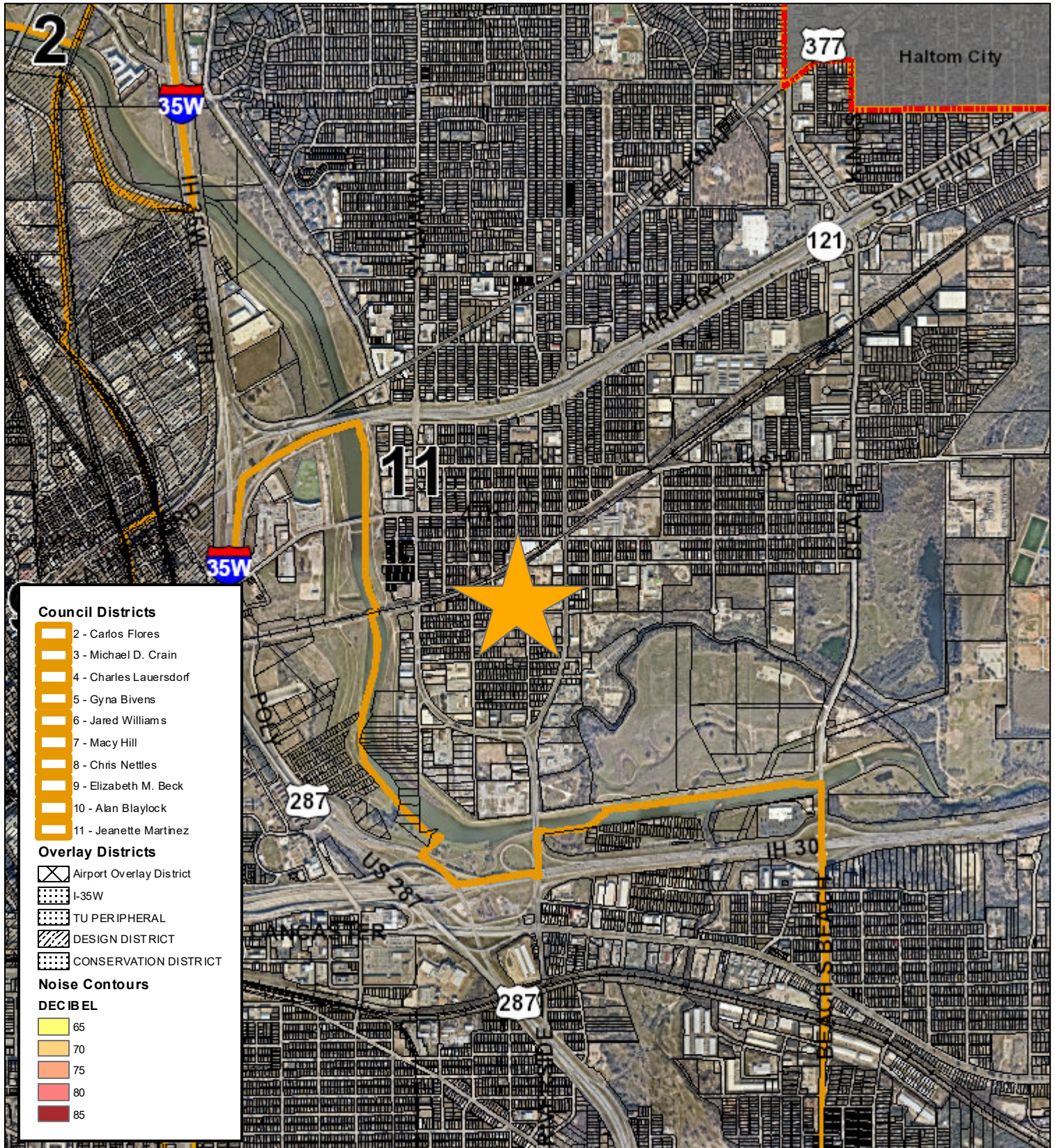
Applicant: Fort Worth Badminton LLC/Kimley-Horn
 Address: 3001 Fisheer Avenue
 Zoning From: ER
 Zoning To: E
 Acres: 3.758
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 3/12/2025
 Contact: 817-392-8190



Subject Area
 300 Foot Notification



Area Map



Council Districts

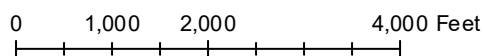
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

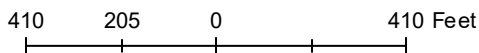
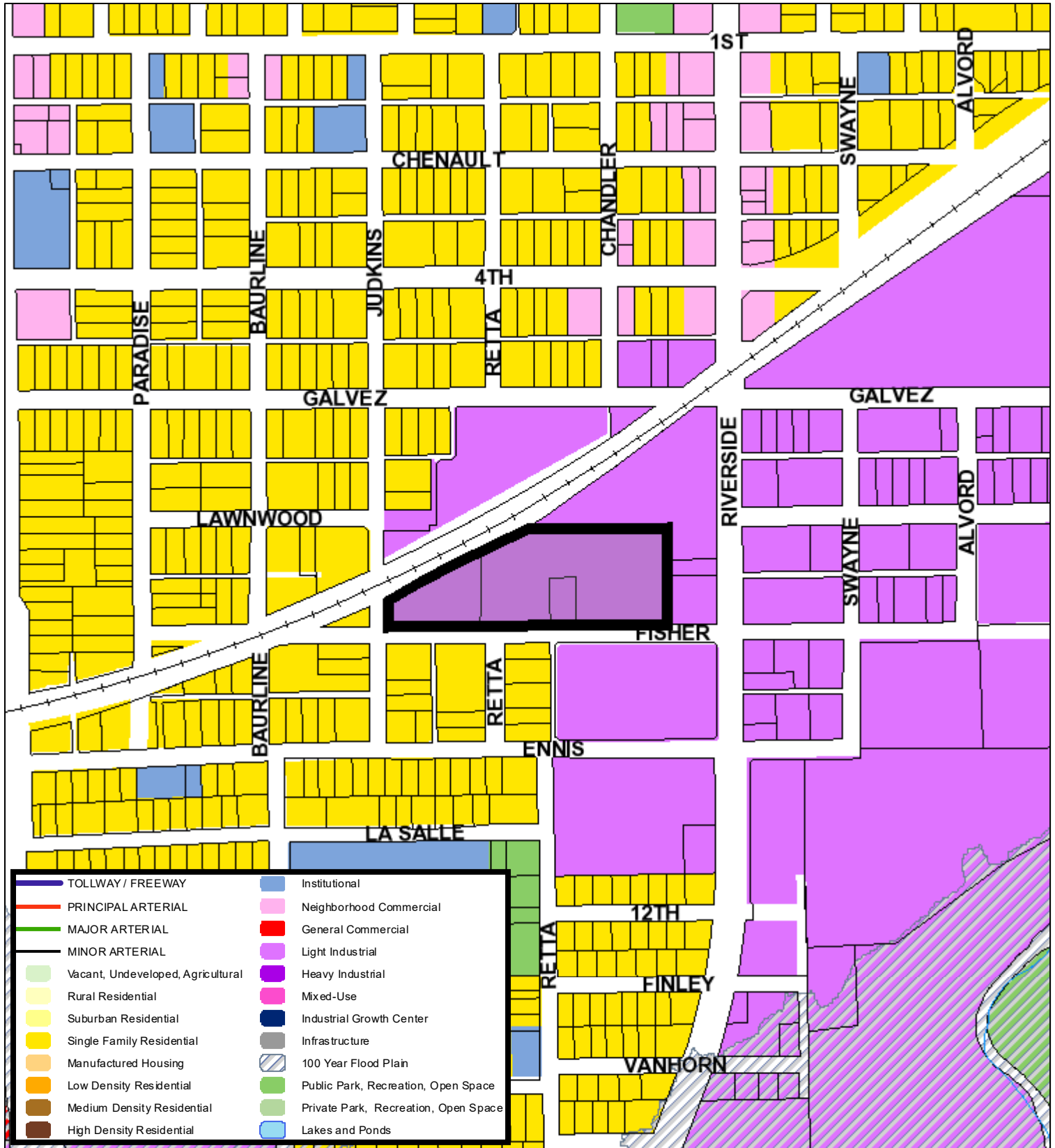
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

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



0 255 510 1,020 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-026

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: Lynn Jordan

Owner / Applicant: Hannah Haber, McAdams Eng. / Bo Jones, LIV Development, LLC / Roanoke

Site Location: SH 114 and 15800 – 15900 Blocks Championship Parkway **Acreage:** 17.23

Request

Proposed Use: Detached Multifamily

Request: From: “K” Heavy Industrial

To: “PD/C” Planned Development for all uses in “C” Medium Density multifamily plus detached multifamily with the following development standards: reduction in parking, reduction in open space, increase in height, no Urban Forestry requirement, MFD site plan submittal waiver requested; 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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- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
- Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Project Description and Background

The subject property, encompassing 17.23 acres, is currently a vacant lot situated adjacent to “PD1308”. The applicant is requesting a similar request for "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus detached multifamily with development standards for an increase in height, a reduction in open space, a reduction in parking, no Urban Forestry requirement, MFD site plan submittal waiver; site plan included. To the south and southwest of the property, consists single-family residential homes, golf course and a hotel. The vicinity to the north and east feature commercial, retail and multifamily.

The applicant proposes to construct a detached multifamily cottage community development, as stated in the zoning application. This development could serve as a catalyst for further residential mixed-use projects in the area. The description below was provided by the applicant:

Livano Elizabeth is a proposed multi-family development located at the northwest quadrant of the Championship Parkway and Outlet Boulevard Intersection. This development will have 282, 3 and 4 story multifamily units along with 55, 2 and 3 bedroom build for rent (BFR) horizontal multi-family units. We are submitting for review and approval of a rezoning to planned development (PD) district with a Base zoning of "C" Medium Density Multi-Family District. Currently the property is zoned "K" Heavy Industrial. This site is comparable to the surrounding area because one of the neighboring developments Northwest of our site has multi-family as well as BFR multi-family units and directly east of our site, there is a multi-family development. So our development matches the surrounding areas.

Waivers that are being requested for this development are as follows:

- 1) Minimum open space of forty percent (40%)
- 2) A Multi-Family Development Site Plan not be required for this development
- 3) The parking ratio for the multi-family both horizontal and vertical shall be 1.5 spaces per dwelling unit.
- 4) This project will not comply with Section 6.302 Urban Forestry requirements for tree preservation. The existing tree coverage is not high quality and is located such neither method A nor method B will allow for efficient development or valuable green space.

The waivers (or ‘development standards’) for the proposed PD-C are provided in the table below. The waivers are only for aspects that fall short of the “C” standards. All other “C” standards not listed will be met or exceed the standards.

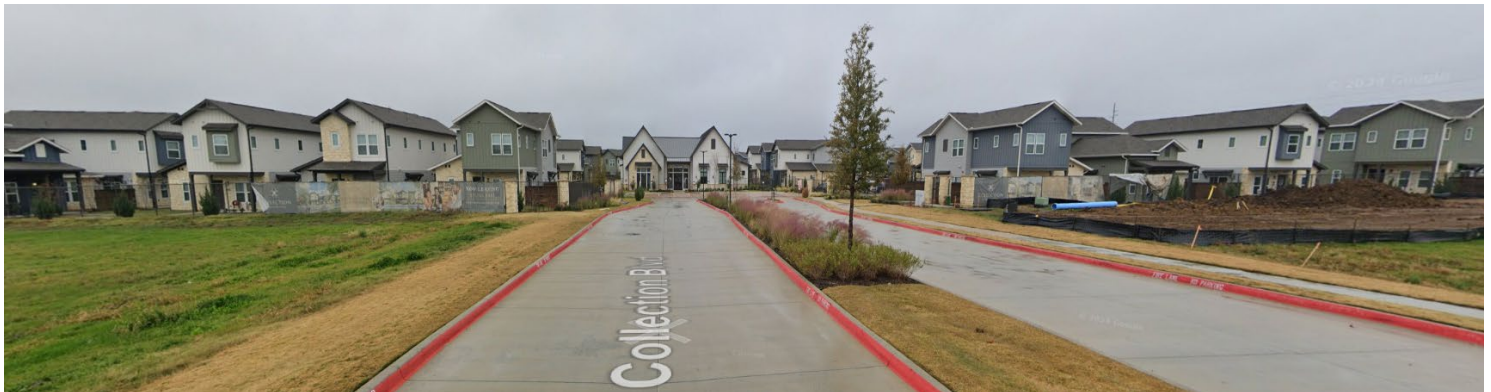
Standard	C Zoning	Proposed PD/C
Height	Maximum Height 36 ft. slab to top plate	Development Standard required (up to 48 ft. for vertical multifamily) Staff supports the additional height
Open Space	45% maximum	Development Standard Required (40% provided) Staff supports the reduced open space, difference of 5%.
Parking	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less	Development Standard Required See parking table on site plan, deficient 122 spaces. (Staff

	laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage.	supports this request due to the proposed unit types that differ from standard multifamily)
Multifamily Design (MFD)	MFD submittal required to comply with development standards	Development Standard Required for waiver to the MFD submittal (Staff supports the request; the site plan states they will comply with architectural designs related to the MFD)

Surrounding Zoning and Land Uses

North East “K” Heavy Industrial / vacant land, commercial
 “K” Heavy Industrial, “PD1170” Planned Development for “D” High Density Multifamily with height up to 45’ plus additional units / Retail Shopping Center, Multifamily
 South West “K” Heavy Industrial, “A-5” One-Family / 10 story hotel and single-family
 “A-5” One-Family, “PD1308” "PD/C" Planned Development for all uses in “C” Medium Density Multifamily with development standards; site plan approved / Single-Family, Golf Course, Multifamily

Facing West



Facing East



Recent Zoning History

- PD1128 Planned Development for “D” High Density Multifamily plus additional property for parking/I-35 Overlay; site plan approved. (Approved June 2019)
- PD1015 Planned Development for “MU-2” High Intensity Mixed-Use excluding detached single family units with waivers to building street frontages, entrances and setbacks. (Approved July 2014)
- PD1308 Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily with development standards; site plan approved. (Approved December 2021)
- PD1170 Planned Development for “D” High Density Multifamily, plus additional units, with height up to 42’. (Approved April 2018)

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 28, 2025:

Organizations Notified	
North Fort Worth Alliance	Beechwood Creeks HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
NWISD	

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding land uses consist of multifamily to the northwest, commercial, retail and multifamily to the east, hotel to the south and single-family with a golf course to the west. The applicant seeks to rezone the property to build a cottage community/detached multifamily., the adjacent property is zoned “PD1308” Planned Development for a cottage community and the nearest one-family zoning district is to the west of the site.

The proposed zoning is **compatible** with surrounding land uses. The proximity to commercial and presence of an established neighborhood with single-family and duplex uses in the immediate vicinity make the proposed multifamily compatible with the surrounding area.

Comprehensive Plan Consistency- FLU Map and Policies

The adopted 2023 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The proposed property's designation does not align with this category.

However, the following land use policies below are supported by the rezoning request:

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

Furthermore, such a rezoning effort underscores the City's commitment to promoting stable, family-oriented neighborhoods, which can attract residents seeking a suburban lifestyle within the urban framework. This approach supports sustainable development by ensuring that land use decisions are made in harmony with the overarching planning strategy, ultimately enhancing the quality of life for residents and fostering a sense of community. As a result, the proposed rezoning to “PD-C” **is consistent** with the Comprehensive Plan policies.

Site Plan Comments

Zoning and Land Use Comments:

* ~~Provide the case number and a signature line in the lower right hand corner.~~

* For the multifamily the parking will be reviewed at one space per bedroom plus 250 sq. ft. common area. (Waiver required for less)

* For the detached multifamily the parking will be reviewed at 1 space per bedroom. (Waiver may be required)

* Required Open Space is 45%. (Waiver required for less)

* Maximum height is 36 ft. slab to top plate for multifamily. Waiver required for additional height)

* Provide the total number of units.

* ~~Add the following language to the site plan:~~

~~Variation of roof elevation and exterior wall materials and colors shall be incorporated to provide architectural variety allowable materials to include: brick, stone, synthetic stone, stucco and fiber cement siding.~~

* ~~Waiver being requested for the MFD submittal requirement.~~

~~FYI: Fencing is not permitted in front of the building along Championship Parkway or Collection Boulevard~~

Fire Department:

Comments

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

Interior fire lanes are marked correctly at 26' wide.

Minimum turn radii: 25' inside and 51' outside.

Fire lanes and Emergency Access Easements must provide hose lay for each building within 300' for buildings equipped with a fire sprinkler system.

Fire lanes will be dedicated and named as Emergency Access Easements for addressing purposes.

Section 503 Fire Lane Specifications

Section 503.1.1 Buildings and Facilities.

Secondary access is provided from Championship Pkwy and Collection Blvd.

Section 503.1.6 Secondary Access One and Two Family Residential Developments

Additional hydrants will be required to accommodate the following:

Maximum of 600 ft. (300 ft. radius) spacing between hydrants along a direct horizontal line, and

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

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:

Maximum of 150 ft. for a standpipe system, and/or a sprinkler system.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

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

Section 503.6 Security Gates

General Note Item 7 for NFPA13D automatic fire sprinkler system is NOT required.

General Note Item 8.3-Adequate parking is imperative for emergency response. Fire Code does not have a standard for parking capacity but it is important to note that inadequate parking has historically led to parking within fire lanes.

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 #25388-03-2022.

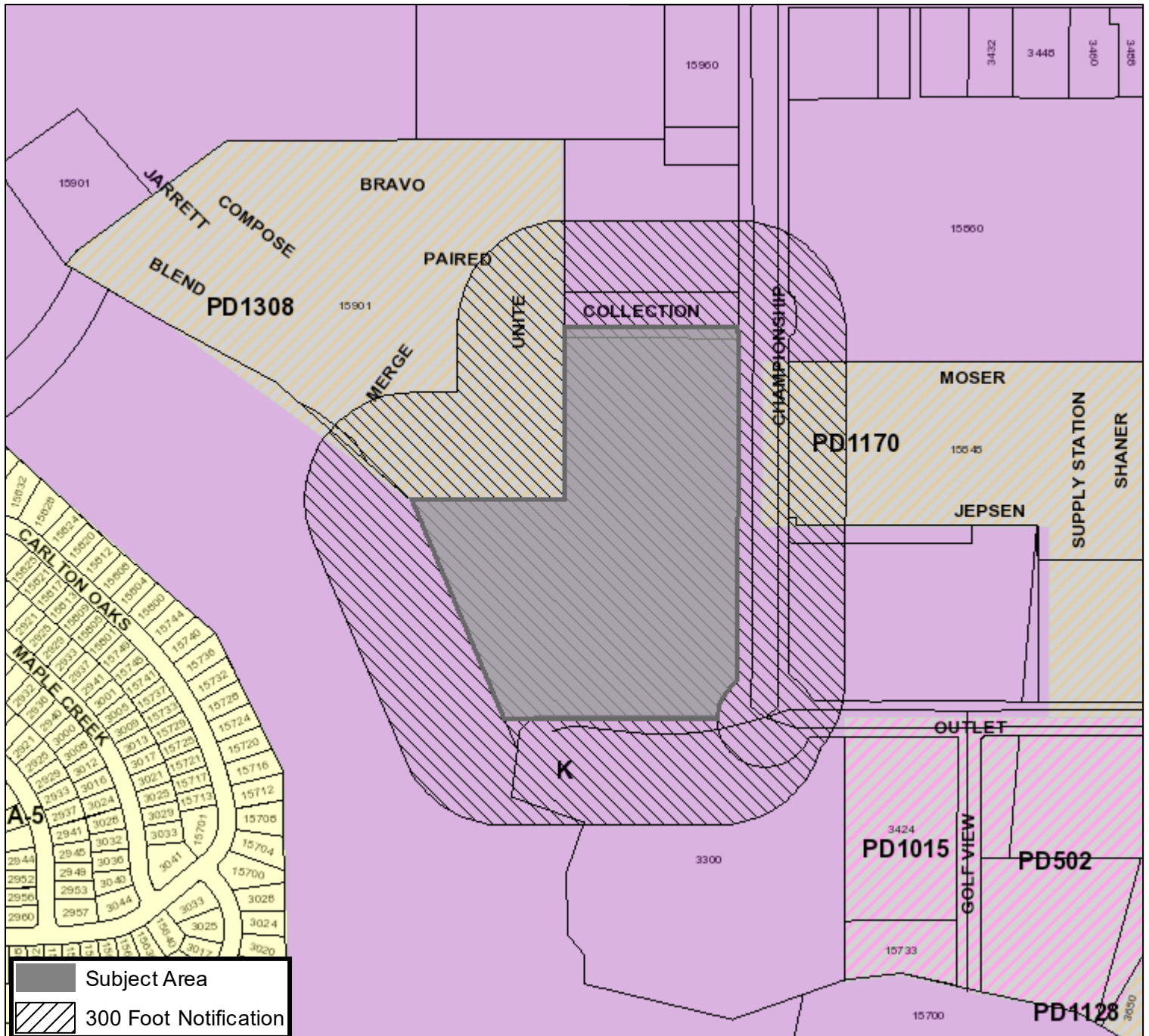
<https://www.fortworthtexas.gov/departments/fire/services/bureau>



(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.)

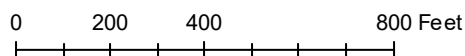


Area Zoning Map

Applicant: Roanoke 35/115 (Partners LP & O&G Partners LP)
 Address: 15800 - 15900 blocks Championship Parkway
 Zoning From: K
 Zoning To: PD for C uses with development waivers
 Acres: 16.778
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 3/12/2025
 Contact: 817-392-7869

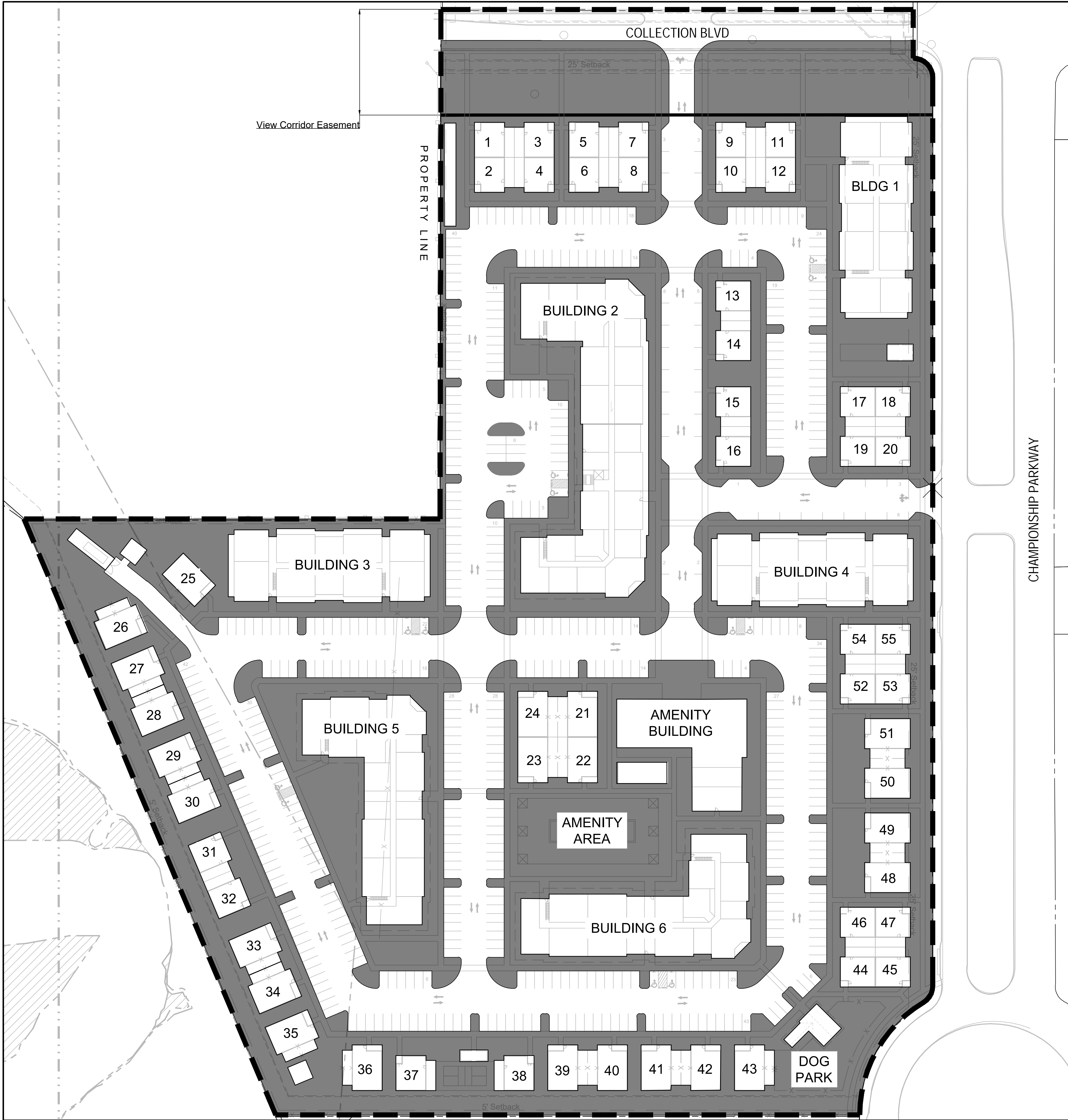


	Subject Area
	300 Foot Notification





PLOTSTUDIO157293 Friday, January 31, 2025 C:\USERS\PILOT\STUDIO\PROJECTS\24016 - LIV - ELIZABETH\WORKING\AUTOCAD\X-BASE.DWG



OPEN SPACE EXHIBIT

TOTAL AREA: 17.231 ACRES (750,590 SF)
 OPEN SPACE AREA PROVIDED: 300,000 SF
 300,000 SF / 750,590 SF = 40% OPEN SPACE PROVIDED



204 MAIN ST, STE 125
TRUSSVILLE, AL 35173
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

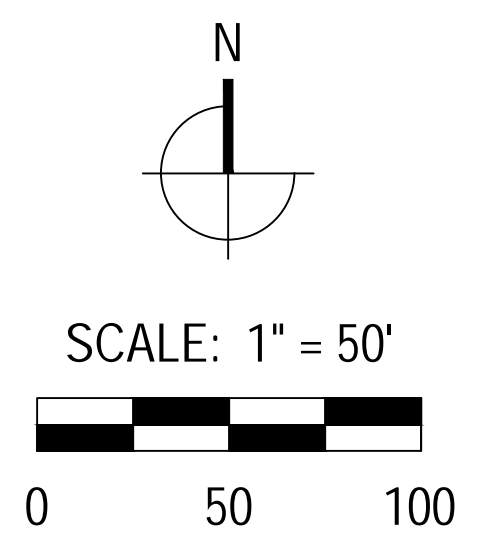
LIVANO ELIZABETH CREEK

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209

DATE: 01/31/2025
DRAWN BY: GH
REVIEWED BY: MP
JOB NUMBER: 24016

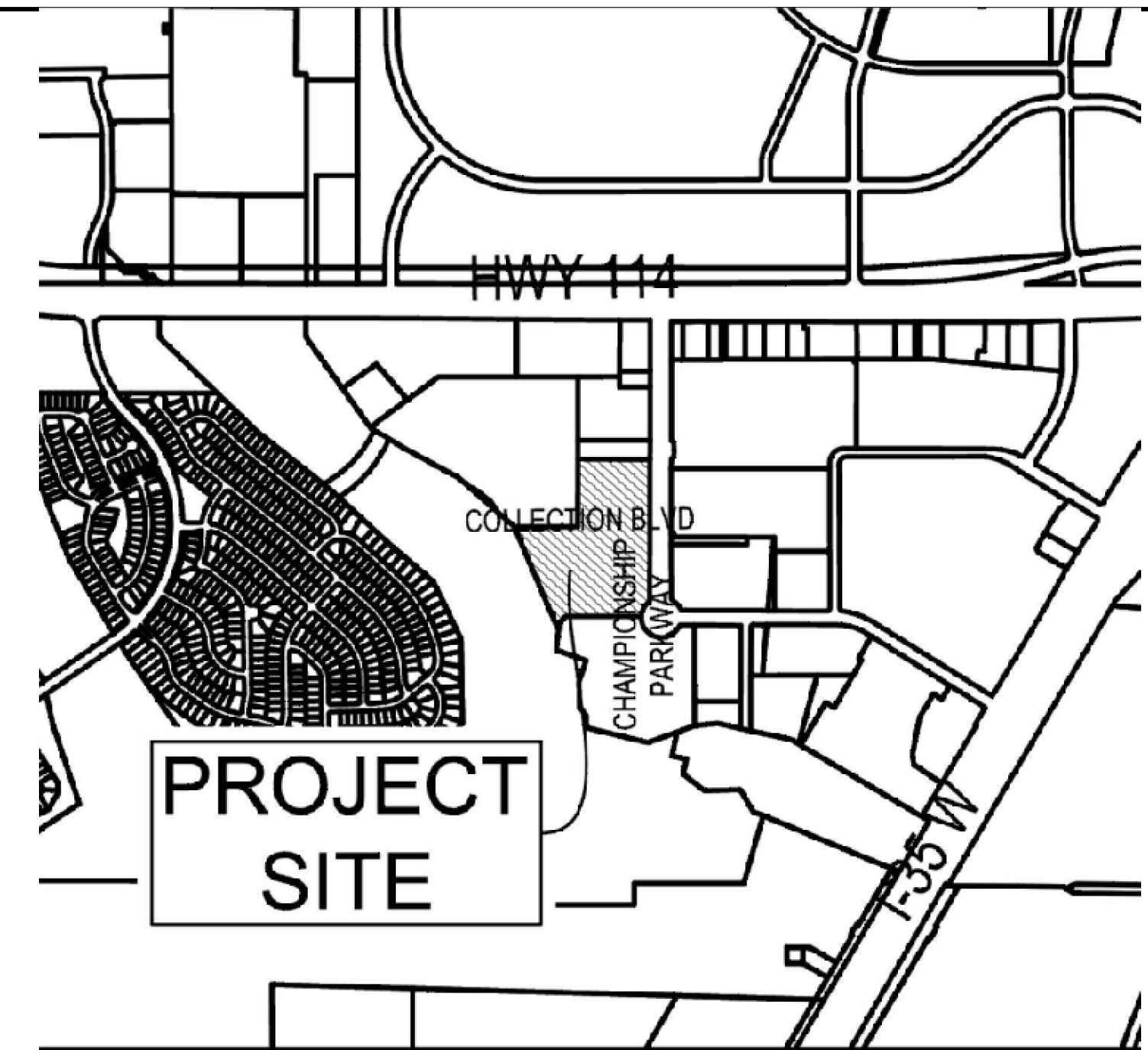
SHEET TITLE: OPEN SPACE EXHIBIT

LANSCAPE CODE PLAN
DRAFT - NOT FOR CONSTRUCTION



LA5.00

PLOTSTUDIO1578293 Friday, January 31, 2025 C:\USERS\PLOTSTUDIO1578293\PLOT-STUDIO-DROPBOX\PLOTSTUDIO1578293\PLOT-STUDIO-AUTOCAD\BASE.DWG



Vicinity Map 1" = 1000'

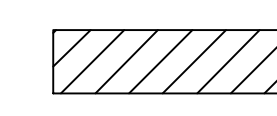
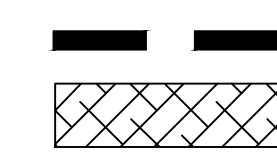
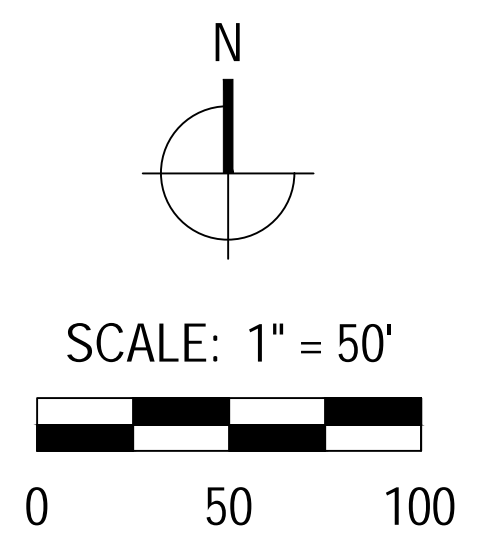


TABLE A			
Item	Quantity	Unit	Notes
Urban Forestry Area	13,197	SF	Existing tree canopy
Significant Tree	1	TYP.	Typical
TABLE B			
Item	Quantity	Unit	Notes
Urban Forestry Area	24,833	SF	20' Gathering Pipeline Area
Significant Tree	1	TYP.	Typical
TABLE C			
Item	Quantity	Unit	Notes
Urban Forestry Area	38,030	SF	Total canopy required
Significant Tree	1	TYP.	Total



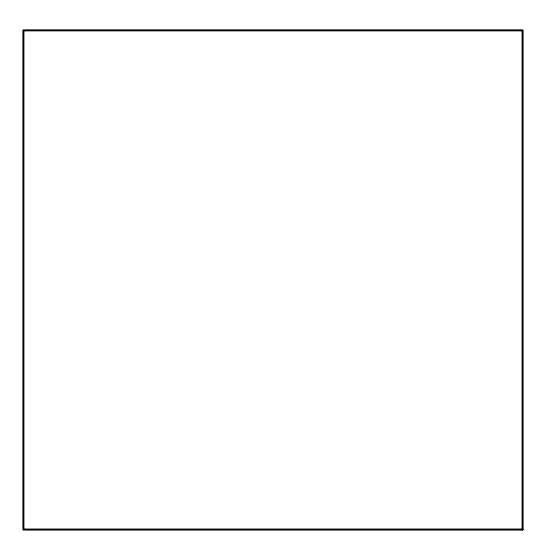
204 MAIN ST, STE 125
TRUSSVILLE, AL 35173
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

LIVANO ELIZABETH CREEK
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209

DATE: 01/31/2025
DRAWN BY: GH
REVIEWED BY: MP
JOB NUMBER: 24016

SHEET TITLE: URBAN FORESTRY -
EXISTING CONDITIONS
LANDSCAPE CODE PLAN
DRAFT - NOT FOR CONSTRUCTION



LA5.01

PLOTSTUDIO1578293 Friday, January 31, 2025 C:\USERS\PILOTSTUDIO\PILOTSTUDIO\PROJECTS\24016 - LIV - ELIZABETH\WORKING\AUTOCAD\X-BASE.DWG

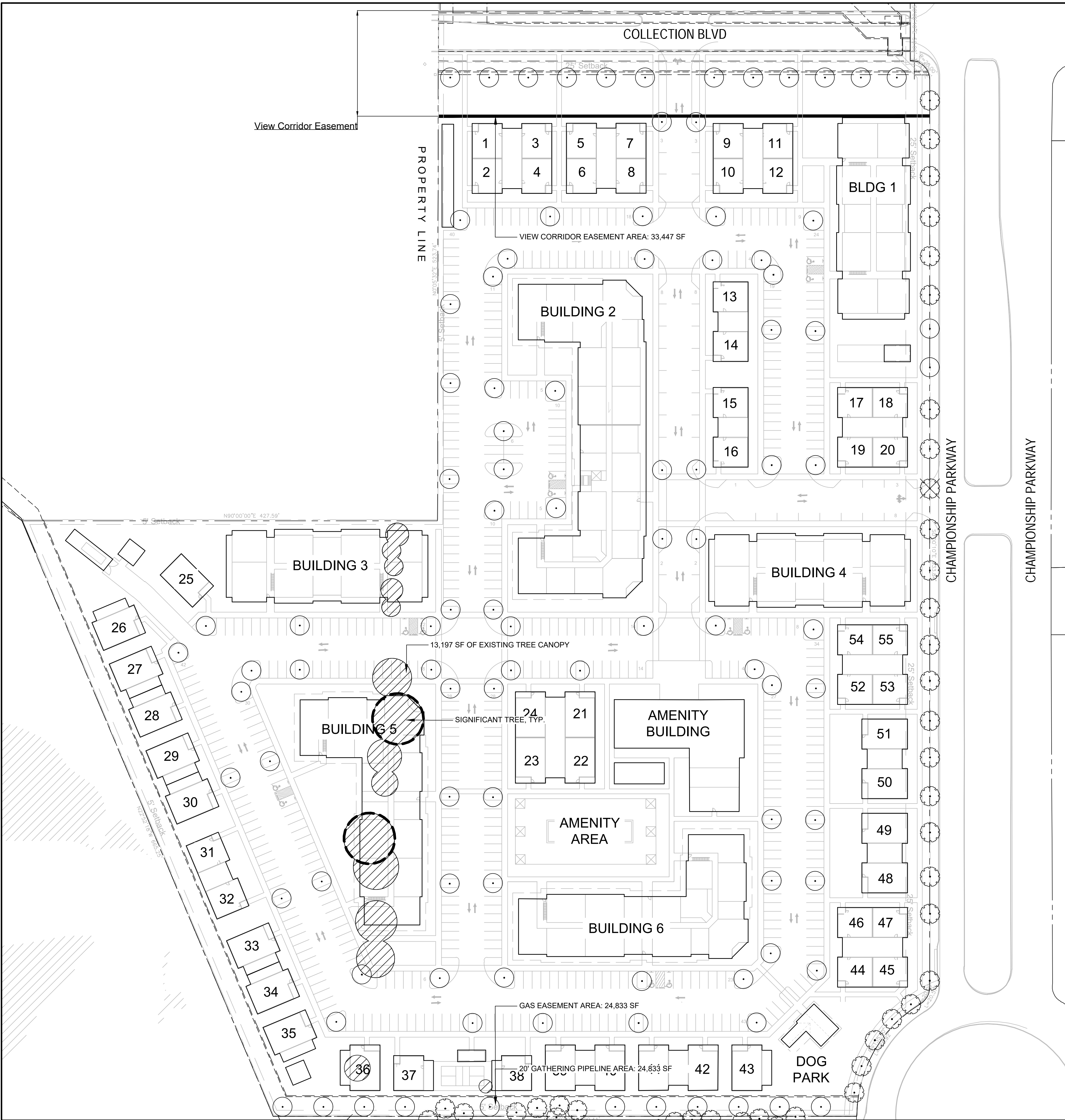
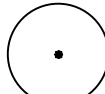
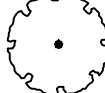


Table G		
Tree Preservation and Planting Area	Square Feet	Acres
Area of existing tree canopy retained	0	0
Planting:		
100 large canopy trees @ 2,000 SF per tree (minimum spacing of 40 feet on center)	200,000	4.499
0 medium canopy trees @ 700 SF per tree (minimum spacing of 24 feet on center)		
0 small canopy trees @ 100 SF per tree (minimum spacing of 8 feet on center)		
Total preservation and planting	200,000	4.499

Table H		
Parking Areas for Commercial or Industrial Uses	Square Feet	Acres
Area of parking and drives	N/A	N/A
Required canopy coverage of parking areas	N/A	N/A
Required canopy coverage	N/A	N/A
Areas of canopy coverage being provided	N/A	N/A

PLANT SCHEDULE

- 
LARGE CANOPY TREE
 SPECIES SELECTED FROM TABLE F (PREFERRED TREE LIST).
 Quercus shumardii / Shumard Oak
 Quercus virginiana / Southern Live Oak
 Ulmus parvifolia / Lacebark Elm
 100
- 
EXISTING STREET TREE TO REMAIN
43



204 MAIN ST, STE 125
 TRUSSVILLE, AL 35173
 205.478.5388

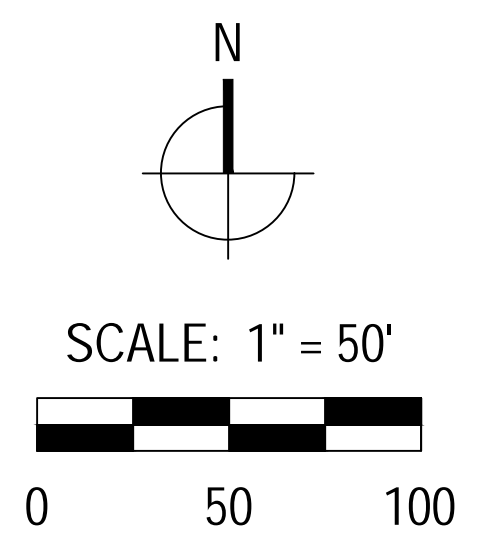
REVISION		
NO	DATE	DESCRIPTION

LIVANO ELIZABETH CREEK
LIV DEVELOPMENT
 2204 LAKESHORE DRIVE, SUITE 450
 BIRMINGHAM, AL 35209

DATE: 01/31/2025
 DRAWN BY: GH
 REVIEWED BY: MP
 JOB NUMBER: 24016

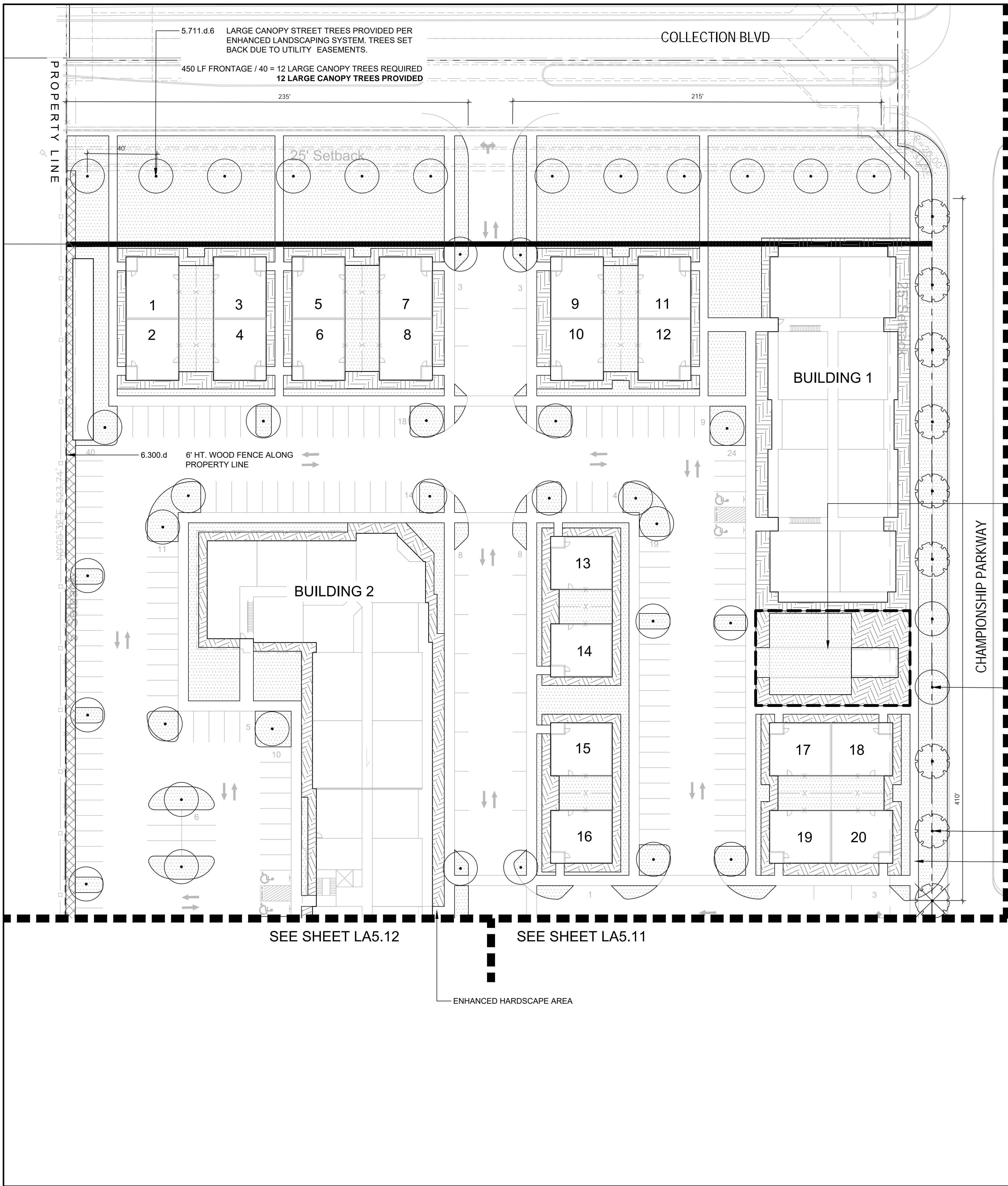
SHEET TITLE: URBAN FORESTRY - PLAN

LANDSCAPE CODE PLAN
 DRAFT - NOT FOR CONSTRUCTION



LA5.02

PLOTSTUDIO1579293 Friday, January 31, 2025 C:\USERS\PLOTSTUDIO1579293\PILOT-STUDIO-DROPBOX\PILOT-PROJECTS\24016-LIV-ELIZABETH-TOWN-WORKING-AUTOCAD-X-BASE.DWG



LANDSCAPE REQUIREMENTS

- 6.204.a.7 ALL PROVIDED OUTDOOR BICYCLE PARKING LOCATIONS SHALL BE WELL LIT, WITHIN 100' OF BUILDING ENTRANCES, AND LOCATED OUTSIDE OF PUBLIC R.O.W.
- 6.204.b.3 SIGNAGE TO BE PROVIDED WHERE BICYCLE PARKING SPACES ARE NOT VISIBLE FROM PRIMARY STREET.
- 6.204.c.1 BICYCLE PARKING SPACES MINIMUM RATE NOT REQUIRED FOR MULTIFAMILY OUTSIDE OF MU ZONING.
- 6.300.d-g 25 POINT BUFFER YARD PROVIDED WHERE PROPERTY ABUTS ADJACENT SINGLE FAMILY RESIDENTIAL USE.
 - 6' HT. DOUBLE FACED WOOD FENCE = 10 POINTS
 - 5 ORNAMENTAL SHRUBS PER 25 LF OF BUFFERYARD = 15 POINTS
 - 25 POINT BUFFER PROVIDED**
- 6.301.d.2 OPAQUE WALLS PROVIDED AT REFUSE HANDLING FACILITY. EVERGREEN HEDGES SHALL BE PROVIDED TO SCREEN ALL OTHER MECHANICAL STRUCTURES ON SITE.
- 4.711.C.2 45% OPEN SPACE PROVIDED. SEE LA5.00.
- 5.711.d.6 ENHANCED LANDSCAPING SYSTEM REQUIREMENTS MET THROUGH STREET TREES AND PRIVATE FEATURES. 20 POINTS REQUIRED.
 - STREET TREE: LARGE CANOPY TREES PROVIDED @ 40' O.C. 10 POINTS
 - PRIVATE FEATURE: POOL AMENITY + SECONDARY AMENITIES 5 POINTS
 - @ 5% OF NET LAND AREA
 - 695,553 SF NET LAND AREA * .05 = 34,778 SF REQUIRED
 - 20,000 SF POOL AREA + SECONDARY PARK AMENITIES (16,000 SF) = 36,000 SF PROVIDED
 - PRIVATE FEATURE: DOG PARK 5 POINTS
 - 20 POINTS TOTAL**

PLANT SCHEDULE

	LARGE CANOPY TREE SPECIES SELECTED FROM TABLE F (PREFERRED TREE LIST). Quercus shumardii / Shumard Oak Quercus virginiana / Southern Live Oak Ulmus parvifolia / Lacebark Elm	100
	EXISTING STREET TREE TO REMAIN	43
	LANDSCAPED AREA Calliandra americana / American Beautyberry Itea virginica / Virginia Sweetspire Myrica pusilla / Dwarf Southern Wax Myrtle Rhus aromatica / Fragrant Sumac Salvia greggii / Autumn Sage	73,427 sf
	BUFFER PLANTINGS Calliandra americana / American Beautyberry Myrica pusilla / Dwarf Southern Wax Myrtle Salvia leucantha / Mexican Bush Sage Schizachyrium scoparium / Little Bluestem	13,102 sf
	TURF AND GROUNDCOVER Bouteloua dactyloides / Buffalo Grass Cynodon dactylon 'Celebration' / Celebration Bermudagrass	168,506 sf

5,000 SF SECONDARY PARK AMENITY WITH ENHANCED HARDSCAPE, SHADE STRUCTURE, SOFT SEATING, AND ENHANCED LANDSCAPE.

5.711.d.6 LARGE CANOPY STREET TREES PROVIDED PER ENHANCED LANDSCAPING SYSTEM. EXISTING STREET TREES PRESERVED (EXCEPT WHERE IN CONFLICT WITH VEHICULAR ACCESS) AND INFILLED TO COMPLETE FRONTAGE.

410 LF FRONTAGE / 40 = 10 LARGE CANOPY TREES REQUIRED
8 EXISTING STREET TREES PRESERVED
2 LARGE CANOPY TREES PROVIDED

EXISTING STREET TREE TO REMAIN, TYP.

WALKWAYS PROVIDED TO CONNECT TO ALL BUILDINGS, BUFFER YARDS, AND RECREATIONAL FACILITIES. WALKWAYS PROVIDED TO CONNECT TO PUBLIC STREETS AND ADJACENT PROPERTIES.



204 MAIN ST, STE 125
TRUSSVILLE, AL 35173
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

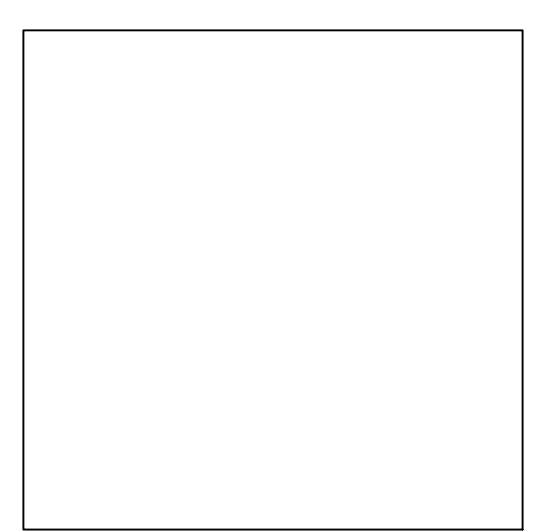
LIVANO ELIZABETH CREEK

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209

DATE: 01/31/2025
DRAWN BY: GH
REVIEWED BY: MP
JOB NUMBER: 24016

SHEET TITLE: LANDSCAPE CODE PLAN

LANDSCAPE CODE PLAN
DRAFT - NOT FOR CONSTRUCTION



LA5.10

SEE SHEET LA5.10



204 MAIN ST, STE 125
TRUSSVILLE, AL 35173
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

LIVANO ELIZABETH CREEK

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209

DATE: 01/31/2025
DRAWN BY: GH
REVIEWED BY: MP
JOB NUMBER: 24016

SHEET TITLE: LANDSCAPE CODE PLAN

LANDSCAPE CODE PLAN
DRAFT - NOT FOR CONSTRUCTION

LA5.11

- LANDSCAPE REQUIREMENTS**
- 6.204.a.7 ALL PROVIDED OUTDOOR BICYCLE PARKING LOCATIONS SHALL BE WELL LIT, WITHIN 100' OF BUILDING ENTRANCES, AND LOCATED OUTSIDE OF PUBLIC R.O.W.
 - 6.204.b.3 SIGNAGE TO BE PROVIDED WHERE BICYCLE PARKING SPACES ARE NOT VISIBLE FROM PRIMARY STREET.
 - 6.204.c.1 BICYCLE PARKING SPACES MINIMUM RATE NOT REQUIRED FOR MULTIFAMILY OUTSIDE OF MU ZONING.
 - 6.300.d-g 25 POINT BUFFER YARD PROVIDED WHERE PROPERTY ABUTS ADJACENT SINGLE FAMILY RESIDENTIAL USE.
 - 6' HT. DOUBLE FACED WOOD FENCE = 10 POINTS
 - 5 ORNAMENTAL SHRUBS PER 25 LF OF BUFFERYARD = 15 POINTS
 - 25 POINT BUFFER PROVIDED**
 - 6.301.d.2 OPAQUE WALLS PROVIDED AT REFUSE HANDLING FACILITY. EVERGREEN HEDGES SHALL BE PROVIDED TO SCREEN ALL OTHER MECHANICAL STRUCTURES ON SITE.
 - 4.711.C.2 45% OPEN SPACE PROVIDED. SEE LA5.00.
 - 5.711.d.6 ENHANCED LANDSCAPING SYSTEM REQUIREMENTS MET THROUGH STREET TREES AND PRIVATE FEATURES. 20 POINTS REQUIRED.
 - STREET TREE: LARGE CANOPY TREES PROVIDED @ 40' O.C. 10 POINTS
 - PRIVATE FEATURE: POOL AMENITY + SECONDARY AMENITIES 5 POINTS
 - @ 5% OF NET LAND AREA
 - 695,553 SF NET LAND AREA * .05 = 34,778 SF REQUIRED
 - 20,000 SF POOL AREA + SECONDARY PARK AMENITIES (16,000 SF) = 36,000 SF PROVIDED
 - PRIVATE FEATURE: DOG PARK 5 POINTS
 - 20 POINTS TOTAL**

PLANT SCHEDULE

	LARGE CANOPY TREE SPECIES SELECTED FROM TABLE F (PREFERRED TREE LIST) Quercus shumardii / Shumard Oak Quercus virginiana / Southern Live Oak Ulmus parvifolia / Lacebark Elm	100
	EXISTING STREET TREE TO REMAIN	43
	LANDSCAPED AREA Callicarpa americana / American Beautyberry Itea virginica / Virginia Sweetspire Myrica pusilla / Dwarf Southern Wax Myrtle Rhus aromatica / Fragrant Sumac Salvia greggii / Autumn Sage	73,427 sf
	BUFFER PLANTINGS Callicarpa americana / American Beautyberry Myrica pusilla / Dwarf Southern Wax Myrtle Salvia leucantha / Mexican Bush Sage Schizachyrium scoparium / Little Bluestem	13,102 sf
	TURF AND GROUNDCOVER Bouteloua dactyloides / Buffalo Grass Cynodon dactylon 'Celebration' / Celebration Bermudagrass	168,506 sf

EXISTING STREET TREE TO REMAIN, TYP.

5.711.d.6 LARGE CANOPY STREET TREES PROVIDED PER ENHANCED LANDSCAPING SYSTEM. EXISTING STREET TREES PRESERVED (EXCEPT WHERE IN CONFLICT WITH VEHICULAR ACCESS) AND INFILLED TO COMPLETE FRONTAGE.

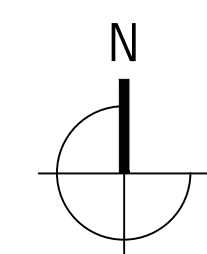
497 LF FRONTAGE / 40 = 12 LARGE CANOPY TREES REQUIRED
12 EXISTING STREET TREES PRESERVED

WALKWAYS PROVIDED TO CONNECT TO ALL BUILDINGS, BUFFER YARDS, AND RECREATIONAL FACILITIES. WALKWAYS PROVIDED TO CONNECT TO PUBLIC STREETS AND ADJACENT PROPERTIES.

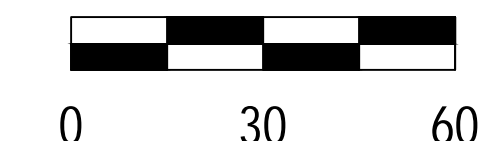
DOG PARK AND SPA AMENITY WITH ENHANCED HARDSCAPE, SHADE STRUCTURE, SOFT SEATING, AND ENHANCED LANDSCAPE.

5.711.d.6 LARGE CANOPY STREET TREES PROVIDED PER ENHANCED LANDSCAPING SYSTEM. EXISTING STREET TREES PRESERVED (EXCEPT WHERE IN CONFLICT WITH VEHICULAR ACCESS) AND INFILLED TO COMPLETE FRONTAGE.

382 LF FRONTAGE / 40 = 10 LARGE CANOPY TREES REQUIRED
4 EXISTING STREET TREES PRESERVED
7 LARGE CANOPY TREES PROVIDED

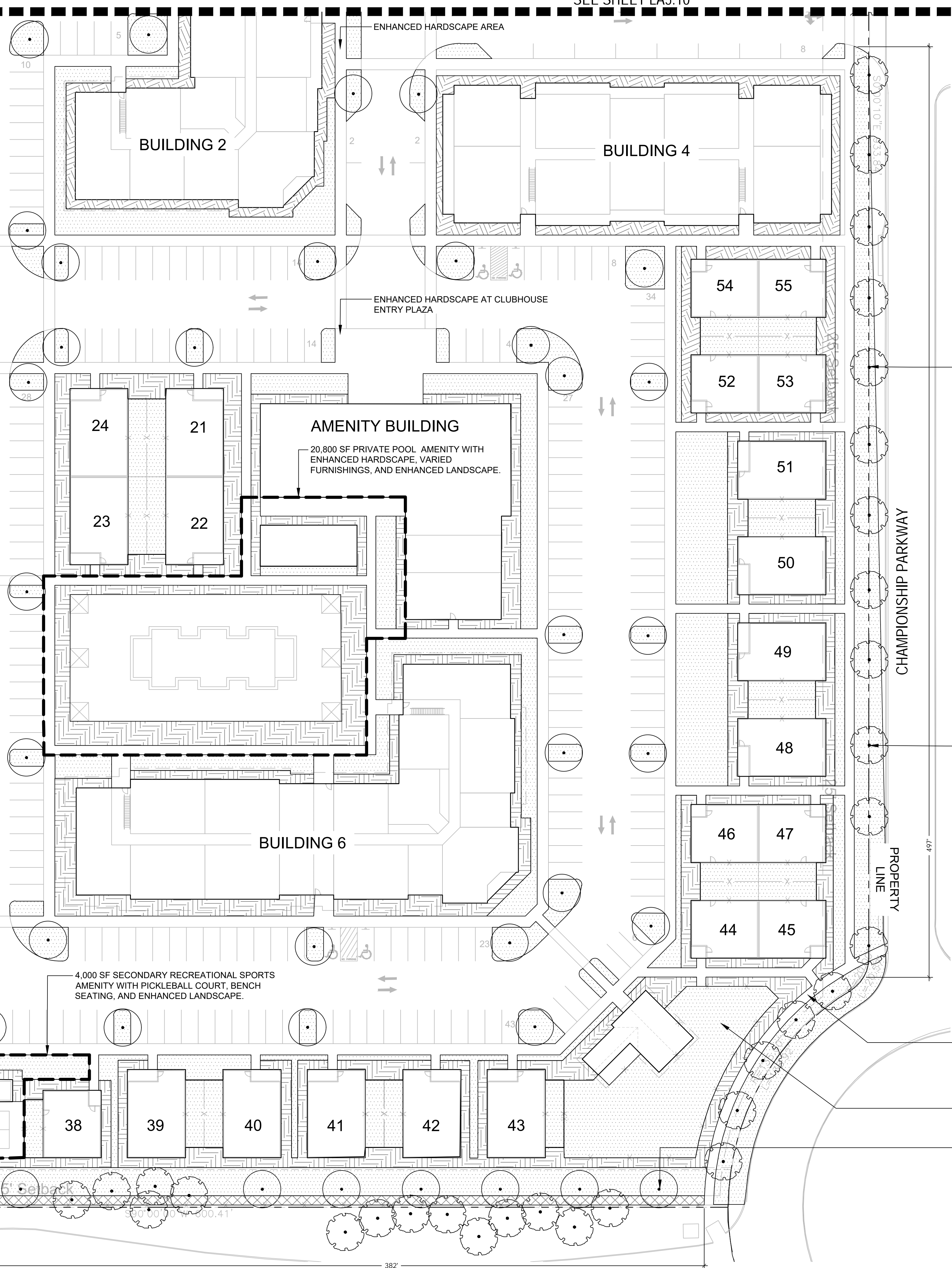


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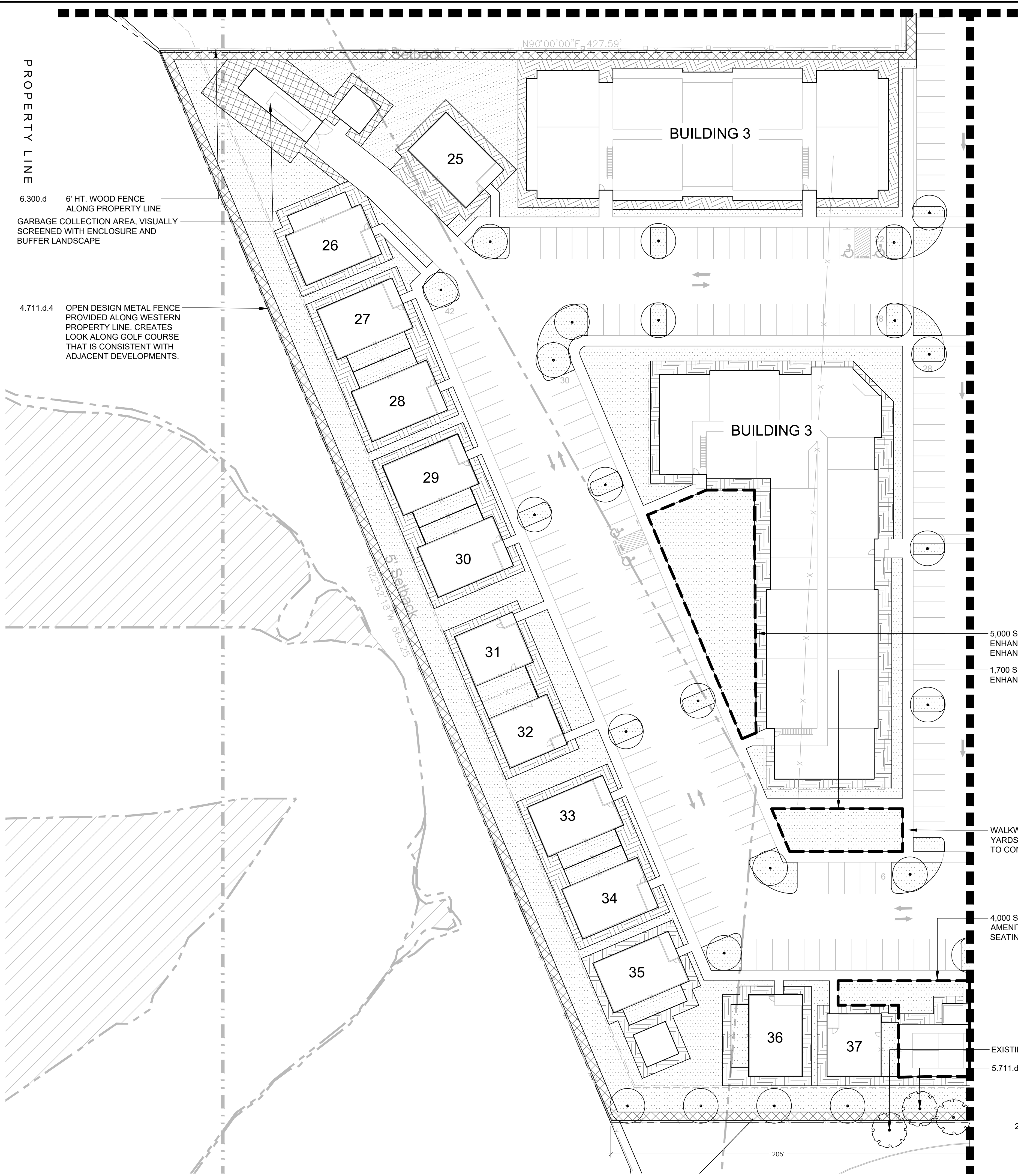


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SEE SHEET LA5.12



PLOTSTUDIO157293 Friday, January 31, 2025 C:\USERS\PILOT\PILOT\STUDIO DROPBOX\PILOT\PROJECTS\24016 - LIV - ELIZABETH TOWN\WORKING\AUTOCAD\X-BASE.DWG

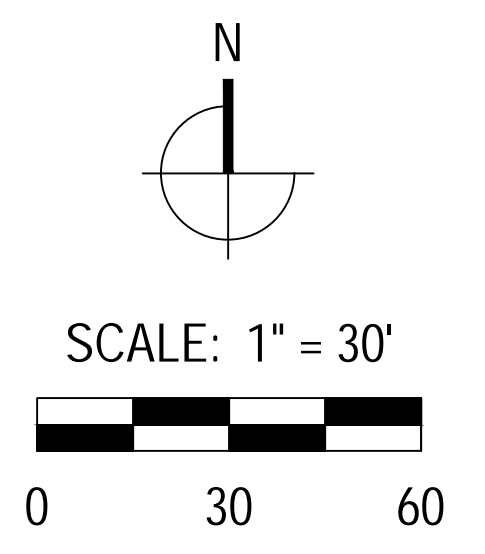


- LANDSCAPE REQUIREMENTS**
- 6.204.a.7 ALL PROVIDED OUTDOOR BICYCLE PARKING LOCATIONS SHALL BE WELL LIT, WITHIN 100' OF BUILDING ENTRANCES, AND LOCATED OUTSIDE OF PUBLIC R.O.W.
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 - 6.300.d-g 25 POINT BUFFER YARD PROVIDED WHERE PROPERTY ABUTS ADJACENT SINGLE FAMILY RESIDENTIAL USE.
 - 6' HT. DOUBLE FACED WOOD FENCE = 10 POINTS
 - 5 ORNAMENTAL SHRUBS PER 25 LF OF BUFFERYARD = 15 POINTS
 - 25 POINT BUFFER PROVIDED**
 - 6.301.d.2 OPAQUE WALLS PROVIDED AT REFUSE HANDLING FACILITY. EVERGREEN HEDGES SHALL BE PROVIDED TO SCREEN ALL OTHER MECHANICAL STRUCTURES ON SITE.
 - 4.711.C.2 45% OPEN SPACE PROVIDED. SEE LA5.00.
 - 5.711.d.6 ENHANCED LANDSCAPING SYSTEM REQUIREMENTS MET THROUGH STREET TREES AND PRIVATE FEATURES. 20 POINTS REQUIRED.
 - STREET TREE: LARGE CANOPY TREES PROVIDED @ 40' O.C. 10 POINTS
 - PRIVATE FEATURE: POOL AMENITY + SECONDARY AMENITIES 5 POINTS
 - @ 5% OF NET LAND AREA
 - 695,553 SF NET LAND AREA * .05 = 34,778 SF REQUIRED
 - 20,000 SF POOL AREA + SECONDARY PARK AMENITIES (16,000 SF) = 36,000 SF PROVIDED
 - PRIVATE FEATURE: DOG PARK 5 POINTS
 - 20 POINTS TOTAL**

PLANT SCHEDULE

<ul style="list-style-type: none"> LARGE CANOPY TREE SPECIES SELECTED FROM TABLE F (PREFERRED TREE LIST). Quercus shumardii / Shumard Oak Quercus virginiana / Southern Live Oak Ulmus parvifolia / Lacebark Elm EXISTING STREET TREE TO REMAIN LANDSCAPED AREA Callicarpa americana / American Beautyberry Itea virginica / Virginia Sweetspire Myrica pusilla / Dwarf Southern Wax Myrtle Rhus aromatica / Fragrant Sumac Salvia greggii / Autumn Sage BUFFER PLANTINGS Callicarpa americana / American Beautyberry Myrica pusilla / Dwarf Southern Wax Myrtle Salvia leucantha / Mexican Bush Sage Schizachyrium scoparium / Little Bluestem TURF AND GROUNDCOVER Bouteloua dactyloides / Buffalo Grass Cynodon dactylon 'Celebration' / Celebration Bermudagrass 	<p>100</p> <p>43</p> <p>73,427 sf</p> <p>13,102 sf</p> <p>168,506 sf</p>
---	--

- 5,000 SF SECONDARY PARK AMENITY WITH ENHANCED HARDSCAPE, VARIED SEATING, AND ENHANCED LANDSCAPE.
- 1,700 SF SECONDARY PARK AMENITY WITH ENHANCED HARDSCAPE AND ENHANCED LANDSCAPE.
- WALKWAYS PROVIDED TO CONNECT TO ALL BUILDINGS, BUFFER YARDS, AND RECREATIONAL FACILITIES. WALKWAYS PROVIDED TO CONNECT TO PUBLIC STREETS AND ADJACENT PROPERTIES.
- 4,000 SF SECONDARY RECREATIONAL SPORTS AMENITY WITH PICKLEBALL COURT, BENCH SEATING, AND ENHANCED LANDSCAPE.
- EXISTING STREET TREE TO REMAIN, TYP.
- 5.711.d.6 LARGE CANOPY STREET TREES PROVIDED PER ENHANCED LANDSCAPING SYSTEM. EXISTING STREET TREES PRESERVED (EXCEPT WHERE IN CONFLICT WITH VEHICULAR ACCESS) AND INFILLED TO COMPLETE FRONTAGE.
- 205 LF FRONTAGE / 40 = 5 LARGE CANOPY TREES REQUIRED
**1 EXISTING STREET TREES PRESERVED
4 LARGE CANOPY TREES PROVIDED**



204 MAIN ST, STE 125
TRUSSVILLE, AL 35173
205.478.5388

REVISION		
NO	DATE	DESCRIPTION

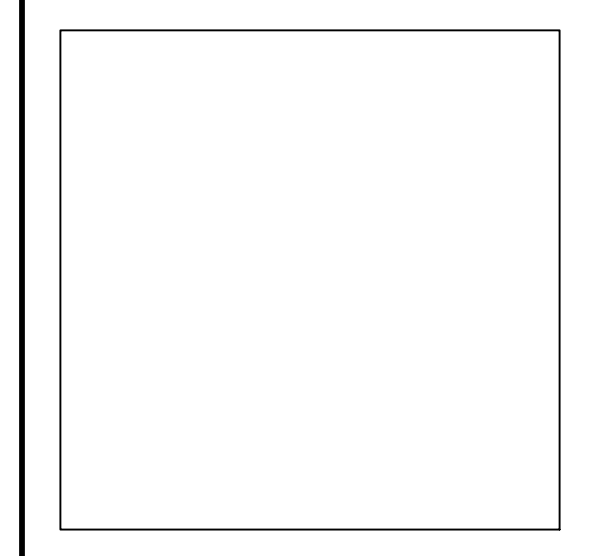
LIVANO ELIZABETH CREEK

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209

DATE: 01/31/2025
DRAWN BY: GH
REVIEWED BY: MP
JOB NUMBER: 24016

SHEET TITLE: LANDSCAPE CODE PLAN

LANDSCAPE CODE PLAN
DRAFT - NOT FOR CONSTRUCTION



LA5.12



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972.436.9712
fax 972.436.9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

LIV DEVELOPMENT
BO JONES
2204 LAKESHORE DRIVE, STE 450
BIRMINGHAM, AL 3209
404-245-0740

Livano Elizabeth Creek
Development Plan
TRACT 2A of the DANIELS SURVEY
362 ABRSTRACT NUMBER

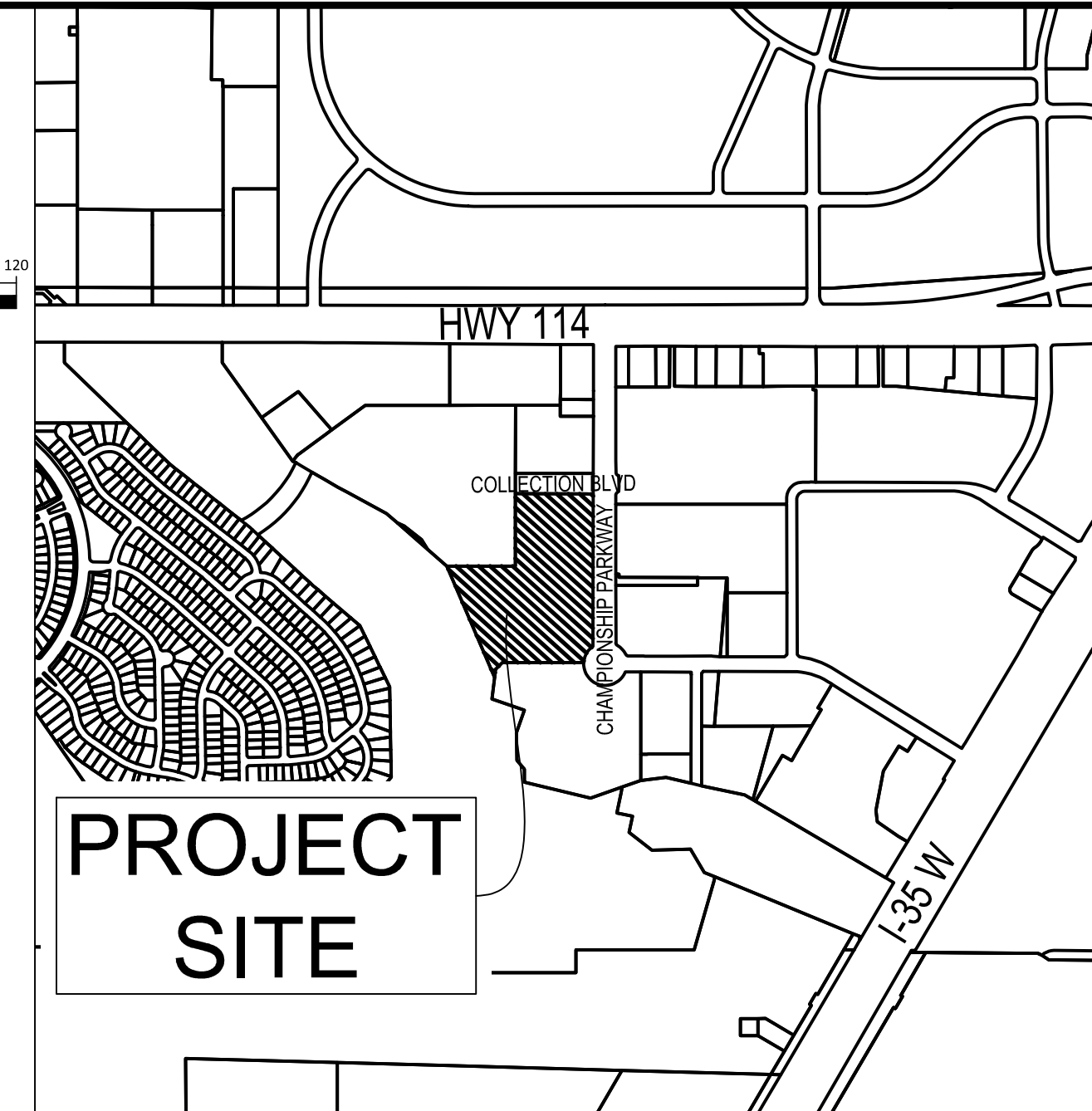
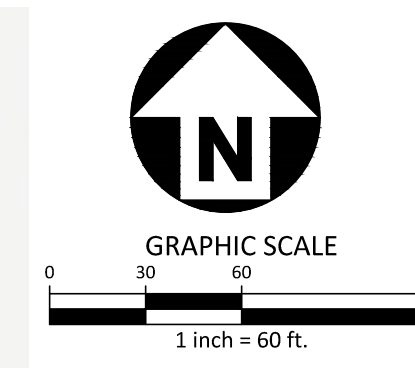
REVISIONS

NO.	DATE	DESCRIPTION
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2	03/03/2025	2nd Submittal-Zoning

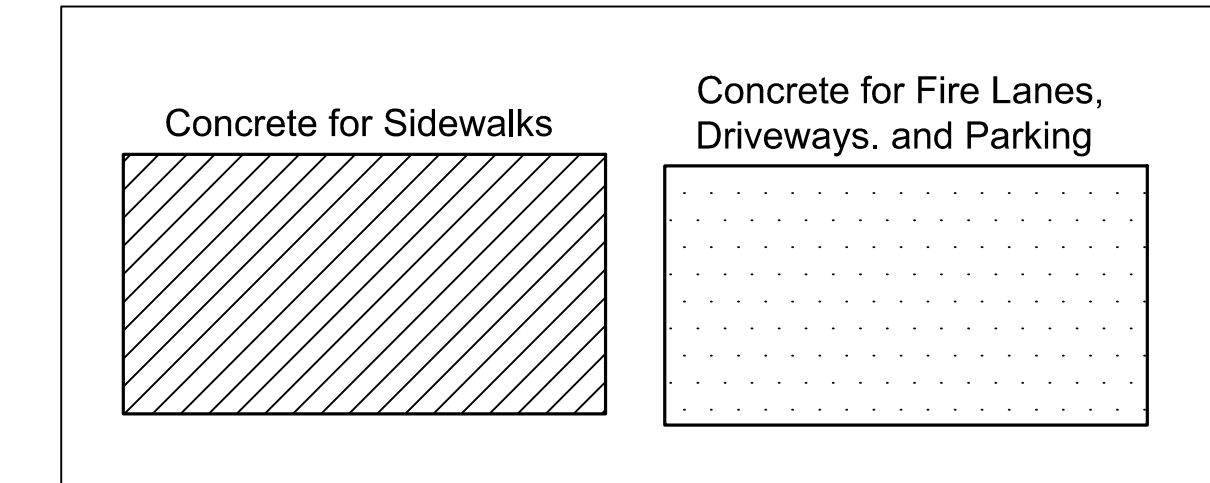
PLAN INFORMATION

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FILENAME: \\WORK\BO JONES\DEVELOPMENT\PLANS\DWG
CHECKED BY:
DRAWN BY: PF
SCALE: 60 SCALE
DATE: 03/03/2025
SHEET

DP



Vicinity Map 1" = 1000'



GENERAL NOTES:

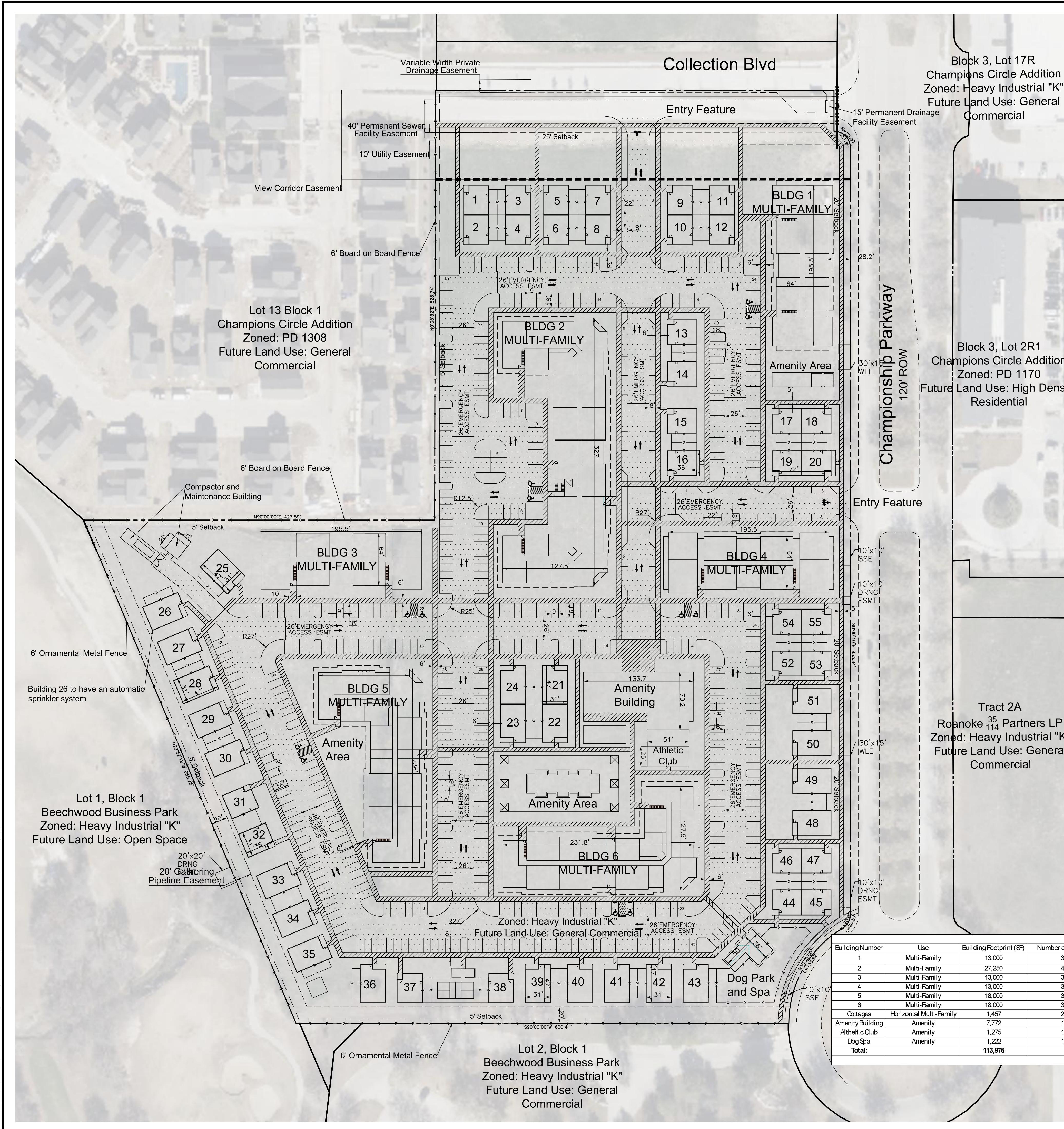
- PD PLANNED DEVELOPMENT FOR ALL USES IN "C" BASE ZONING MULTI-FAMILY PLUS DETACHED MULTI-FAMILY; SITE PLAN REQUIREMENTS, WAIVER'S TO MULTI-FAMILY DISTRICT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO THE MULTI-FAMILY AND DETACHED MULTI-FAMILY.
- VARIATION OF ROOF ELEVATIONS AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO, AND FIBER CEMENT SIDING.
- FOR BUILDINGS NOT CONNECTED, A MINIMUM OF TEN FOOT (10') SEPARATION, WALL TO WALL, FOR DWELLINGS.
- THE LOCATION OF AIR CONDITIONERS/CONDENSERS ARE FORTHCOMING AND SHALL BE SCREENED ACCORDING TO THE CITY OF FORTH WORTH'S CODE OF ORDINANCE.
- ALL SURFACING NOT PROPOSED FOR VEHICULAR PAVING, CIRCULATION, OR SIDEWALKS SHALL BE GRASS TURF.
- THIS BUILDING IS TO HAVE AN AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH IRC SECTION P2904/NFPA 13D, IN ORDER TO MEET 2021 IFC 503.1.1 EXCEPTION 1.1. THE HOSE LAY DISTANCE OF THIS BUILDING FROM THE 26' FIRE LANE IS 157 FEET.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH "C" BASE ZONING, EXCEPT WAIVER TO BE REQUESTED FOR THE FOLLOWING REGULATIONS:
 - MINIMUM OPEN SPACE OF FORTY-FIVE PERCENT (45%).
 - A MFD SITE PLAN TO BE REQUIRED FOR THIS DEVELOPMENT.
 - THE PARKING RATIO FOR THE MULTI-FAMILY TO BE 1 SPACE PER BEDROOM.
 - BUILDING HEIGHT FOR THE VERTICAL MULTI-FAMILY TO BE 36'.
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
- ALL PROVIDED SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
- THIS PROJECT WILL NOT COMPLY WITH SECTION 6.302 URBAN FORESTRY REQUIREMENTS FOR TREE PRESERVATION. THE EXISTING TREE COVERAGE IS NOT HIGH QUALITY AND IS LOCATED SUCH NEITHER METHOD A NOR METHOD B WOULD ALLOW FOR EFFICIENT DEVELOPMENT OR VALUABLE GREEN SPACE. THIS PROJECT WILL MEET THE 50% CANOPY COVERAGE OF OPEN SPACE REQUIREMENT FOR MULTIFAMILY LAND USES. THIS PROJECT WILL MEET THE 40% CANOPY COVERAGE OF PARKING FIELD AND DRIVES. THIS PROJECT WILL MEET ALL TREE SIZING AND SPECIES REQUIREMENTS FOR CANOPY COVERAGE.
- VARIATION OF ROOF ELEVATION AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY ALLOWABLE MATERIALS TO INCLUDE: BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.

Building Summary Chart										
Building Number	Use	Building Footprint (SF)	Number of Stories	Total Building Area	Number of Units	Number of Bedrooms	Parking Ratio	Parking Required	Parking Provided	Net Density
1	Multi-Family	13,000	3	39,000						
2	Multi-Family	27,250	4	109,000						
3	Multi-Family	13,000	3	39,000						
4	Multi-Family	13,000	3	39,000						
5	Multi-Family	18,000	3	54,000						
6	Multi-Family	18,000	3	54,000						
Cottages	Horizontal Multi-Family	1,457	2	2,914	55					
Amenity Building	Amenity	7,772	1	7,772	-	-	1 space per 250 SF	31	31	
Athletic Club	Amenity	1,275	1	1,275	-	-	1 space per 250 SF	5	5	
Dog Spa	Amenity	1,222	1	1,222	-	-	1 space per 250 SF	5	5	
Total:		113,976		347,183	337	636		677	555	19.6 du/ac

81.9% of parking required is provided

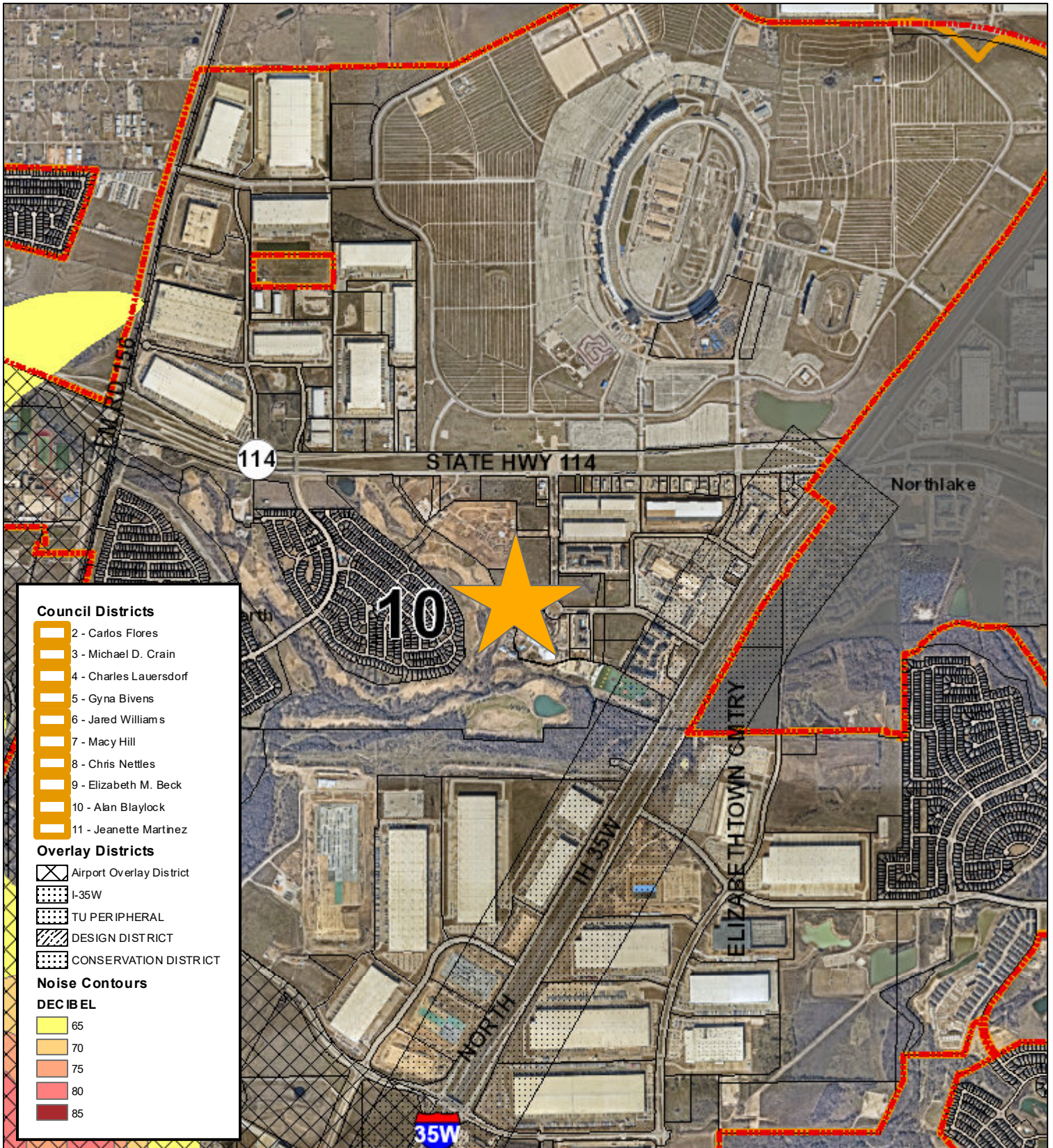
ZC-25-026
X

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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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

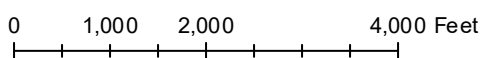
Overlay Districts

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

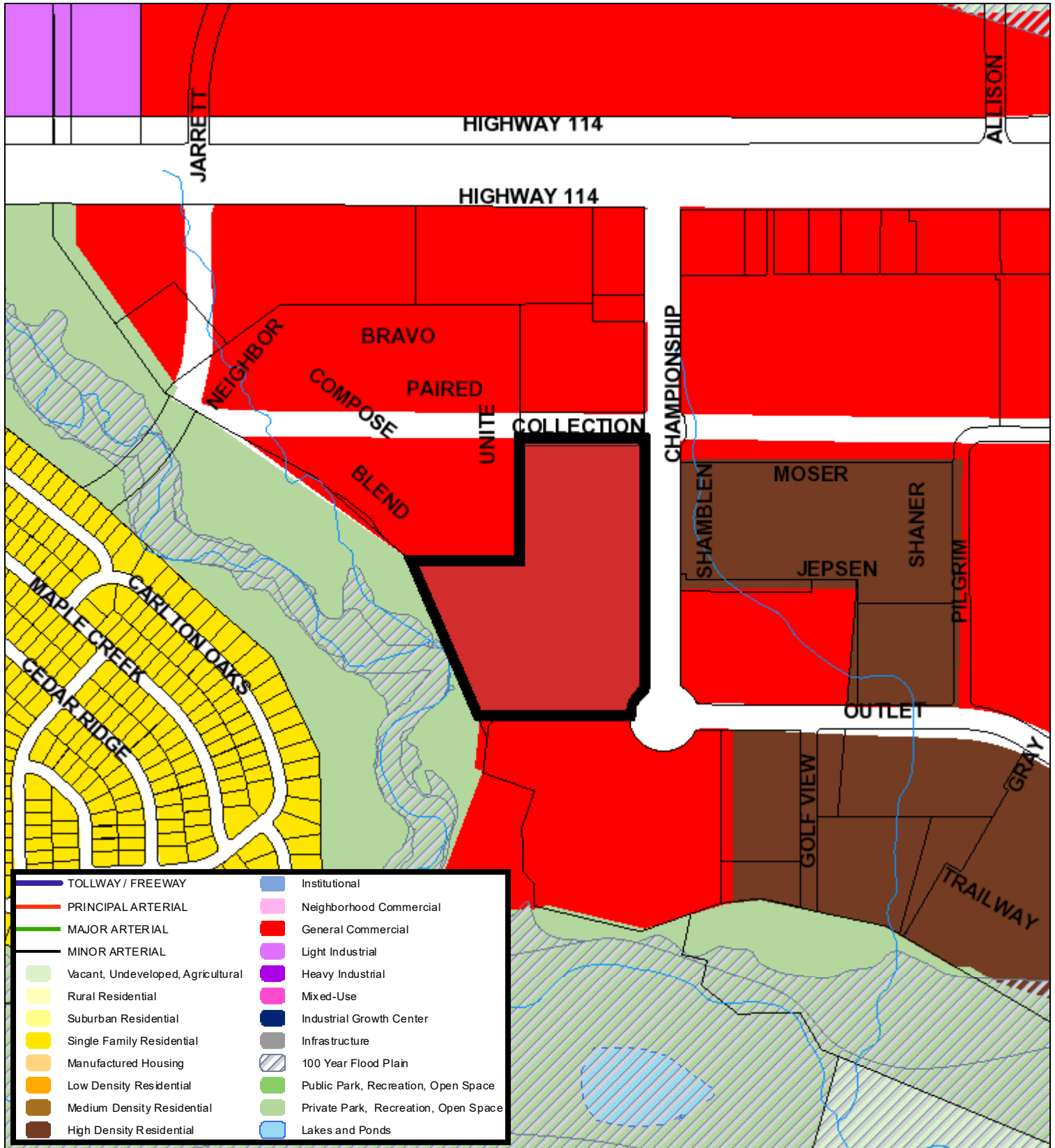
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



520 260 0 520 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



0 325 650 1,300 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-027

Council District: 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Michael Parmerlee, GFC Leasing Corporation / Russ Michaels, CSH Avenue at Lancaster, Ltd./ Jason Knotowicz

Site Location: 5733 Craig Street

Acreage: 3 acres

Request

Proposed Use: Multifamily

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

To: “D” High Density Multifamily

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: **Approval**

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 - b. Aerial Photograph
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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. Future Land Use Map



Project Description and Background

The subject site is a 3-acre tract within Council District 11. The site is currently undeveloped and is proposed to be rezoned from the existing “B” Two-Family Residential & “E” Neighborhood Commercial to “D” High Density Multifamily to accommodate the construction of a multiple-family residential community.

There area is predominantly single-family and commercial in nature. A case could be made for some type of multifamily in the area due to proximity to Lancaster Avenue, public transportation, and existing commercial services. However, the proposed “D” High Density Multifamily may be out of character for the existing low density residential uses in the area.

The applicant has provided the following narrative below:

The Subject Property to be considered by this zoning change application is a 3.00 acre tract located at 5733 Craig Street Road (aka Lot 2R1 Block A of the Holman Subdivision) and currently zoned "B," Two Family. The Applicant is requesting to change the zoning designation of the Subject Property to "D" High Density Multifamily.

The zoning change would accommodate the development of the proposed Avenue at Lancaster, a mixed-income apartment community providing affordable housing choices to seniors in the Fort Worth and surrounding communities. Avenue at Lancaster will be Class A new construction offering up to 81 units (by this zoning change) in a mix of 1-bedroom and 2-bedroom unit configurations; will include the construction of upscale resident amenities and a luxury community center; and will provide a robust program of resident empowerment services. As of the time this zoning change application is submitted to development services staff (2/3/2025), the City's Neighborhood Services department has also received a 2025 City of Fort Worth Housing Tax Credit Resolution Application from the Applicant to consider support for the proposed Avenue at Lancaster development. The Applicant anticipates that the City Council will consider and provide full support for the proposed development by the time this zoning change application is considered by the Zoning Commission.

The Subject Property is situated along Craig Street, just north of the E Lancaster Ave commercial corridor, and among a variety of surrounding commercial, retail and residential uses. The surrounding land uses immediately to the north and east are residential in nature consisting of mainly single family uses. The other immediate surrounding land uses are commercial in nature, including a restaurant and bank immediately to the west, and retail and auto repair uses to the south and fronting E Lancaster Ave. The proposed development is consistent with the mix of commercial and residential uses in this area and along East Lancaster Avenue.

The Subject Property is located within Neighborhood Empowerment Zone Area #6. The proposed development contributes to the City's revitalization efforts in this NEZ Area by providing mixed-income affordable housing to residents in need, emphasizing new construction, fair housing practices, increased attainable housing choices, and a multi-million dollar investment into improvements that revitalize the community and area.

The location of the proposed Avenue at Lancaster is consistent with the Housing Focus Areas section of the Comprehensive Plan and aligns with the following:

- Promoting vibrant neighborhoods through the City's Neighborhood Empowerment Zone (NEZ) program
- The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
- Within an urban-village, growth center, neighborhood empowerment zone or special district;
- Promoting vibrant mixed-income and mixed use neighborhoods in downtown, urban villages, and NEZ locations;
- The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
- Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.



Surrounding Zoning and Land Uses

North “B” Two-Family; “E” Neighborhood Commercial / single-family, commercial
 South “B” Two-Family; “FR” General Commercial Restricted / commercial, single-family
 East “A-5” One-Family / single-family
 West ““E” Neighborhood Commercial / commercial

Recent Zoning History

- No recent Zoning Cases. Site has been “B” and “E” for some time.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 26, 2025:

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

Development Impact Analysis

Land Use Compatibility





The surrounding neighborhood is developed as single-family to the north, east, and south, with commercial both west and south. Constructing a multiple-family subdivision within the neighborhood would not be a compatible land use due to the predominance of single-family north of Craig Street. Staff may support a potentially less dense project more aligned with low density residential due to nature of the area.

As such, the proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency

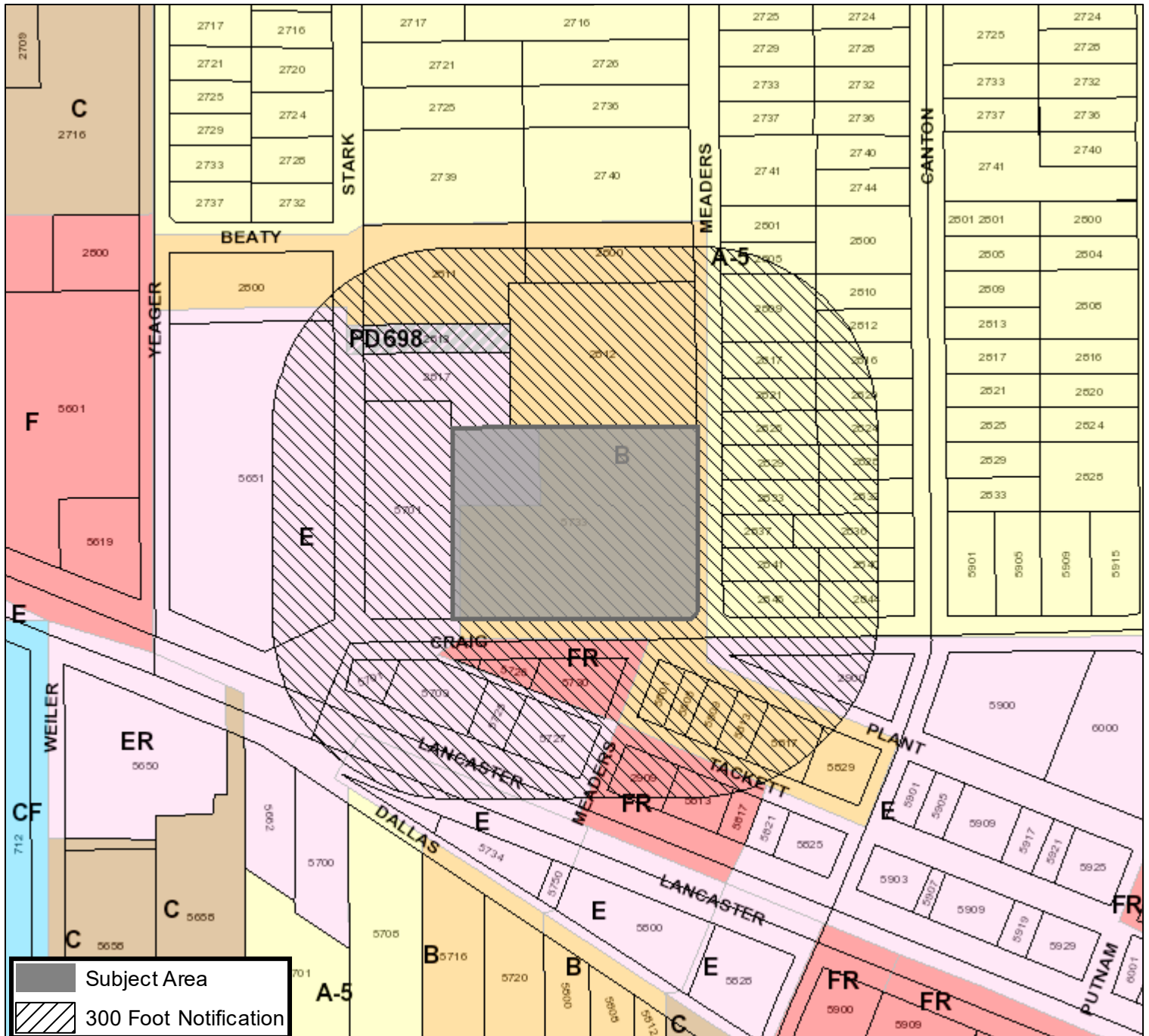
The 2023 Comprehensive Plan designates the subject property as single-family residential and neighborhood commercial. The proposed zoning is **not consistent** with the Future Land Use map designation. However, it **is consistent** with the following policies of the Comprehensive Plan:



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

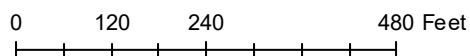


Area Zoning Map

Applicant: GFC Leasing Corp. by CSH Ave. at Lancaster
 Address: 5733 Craig Street
 Zoning From: B, E
 Zoning To: D
 Acres: 3
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 3/12/2025
 Contact: 817-392-8028



	Subject Area
	300 Foot Notification

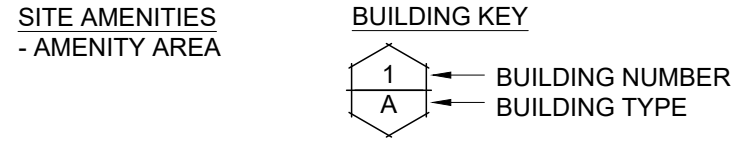


**AVENUE AT LANCASTER
FORT WORTH, TEXAS**

SITE DATA

ACRES	3
TOTAL UNITS	81
UNITS/ACRE	27
BUILDING HEIGHT	3 STORY

KNOWN EASEMENTS SHOWN
NO KNOWN FLOODPLAIN



UNIT TABULATION

TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM, ONE BATH	65(80%)	600 S.F.	39,000 S.F.
B1 - TWO BEDROOM, TWO BATH	16(20%)	850 S.F.	13,600 S.F.
TOTAL	81 (100%)		52,600 S.F.

ACCESSIBLE UNITS

TOTAL UNITS	81
ADA UNITS (5% OF TOTAL UNITS)	4
A1 HC UNITS	3
B1 HC UNITS	1
H&V UNITS (2% OF TOTAL UNITS)	2
A1 HV UNITS	1
B1 HV UNITS	1
ACCESSIBLE ROUTE

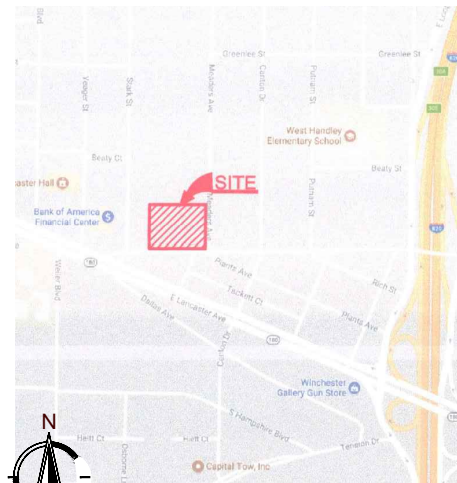
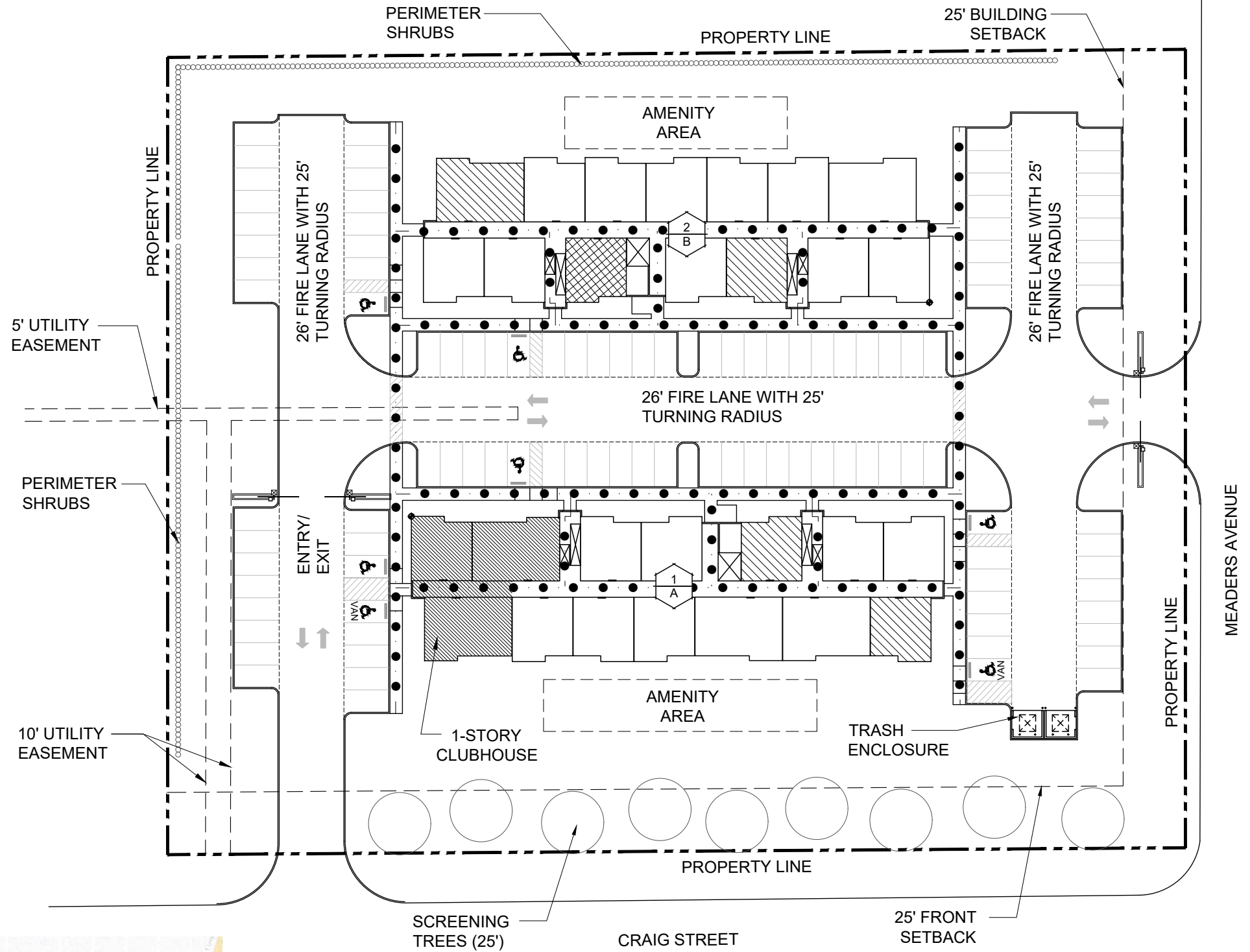
PARKING REQUIRED

1 PER BEDROOM	97
1 PER 250 SQ FT COMMON AREA	10
TOTAL	107

PARKING PROVIDED

STANDARD SPACES	100
ACCESSIBLE SPACES	05
VAN ACCESSIBLE	02
TOTAL	107

PARKING RATIO = 1.32



VICINITY MAP

ARCHITECT
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TX. 75075
P (972) 398-6644
CONTACT: ADAM EVERETT

DEVELOPER/OWNER
CSH AVENUE AT LANCASTER, LTD.
3701 KIRBY DRIVE SUITE 860
HOUSTON, TX. 77098
P (713) 526-6634

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET, SUITE 104
DENTON, TEXAS 76201
P (940) 222-3009

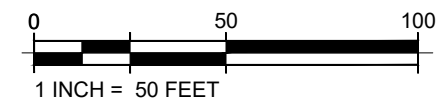
ENGINEER
CARNEY ENGINEERING, PLLC
5465 LEGACY DRIVE, SUITE 650
PLANO, TX. 75024
P (469) 443 - 0861 - OFFICE
P (469) 855 - 8991 - CELL

Director of Development Services: _____ Date: _____

AVENUE AT LANCASTER - Site Plan
Zoning Case Number: ZC-25-xxxx

Address: 5733 Craig Street, Forth Worth, Texas 76112

Legal Description:
Being lot 2R2, Block A of the Holman Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Document No. D216295179, of the Plat Records, Tarrant County, Texas. ss.

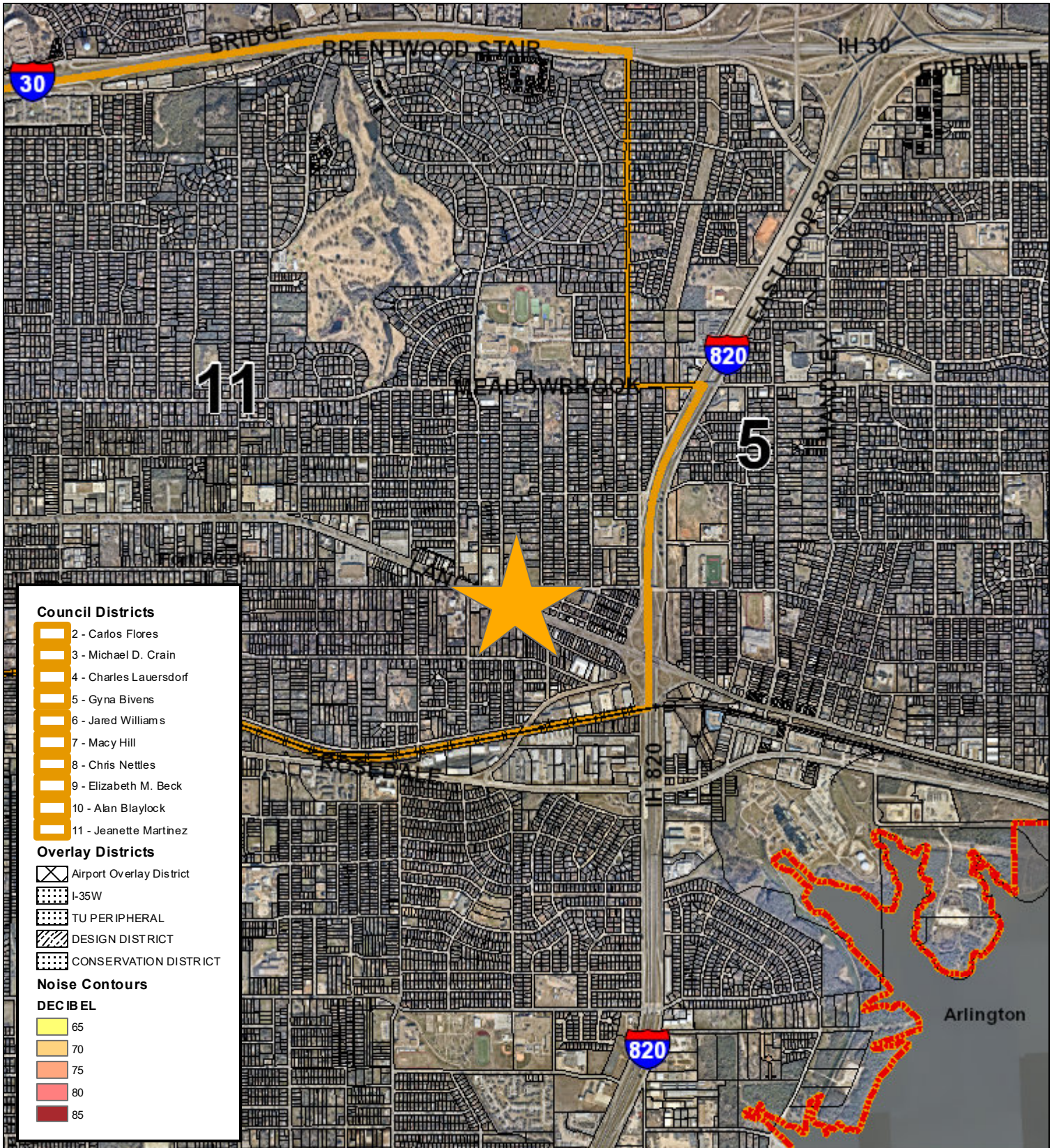


DATE: 02.03.25

SITE PLAN

Copyright © 2023

Area Map



Council Districts

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

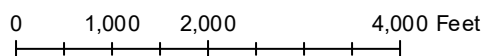
Overlay Districts

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

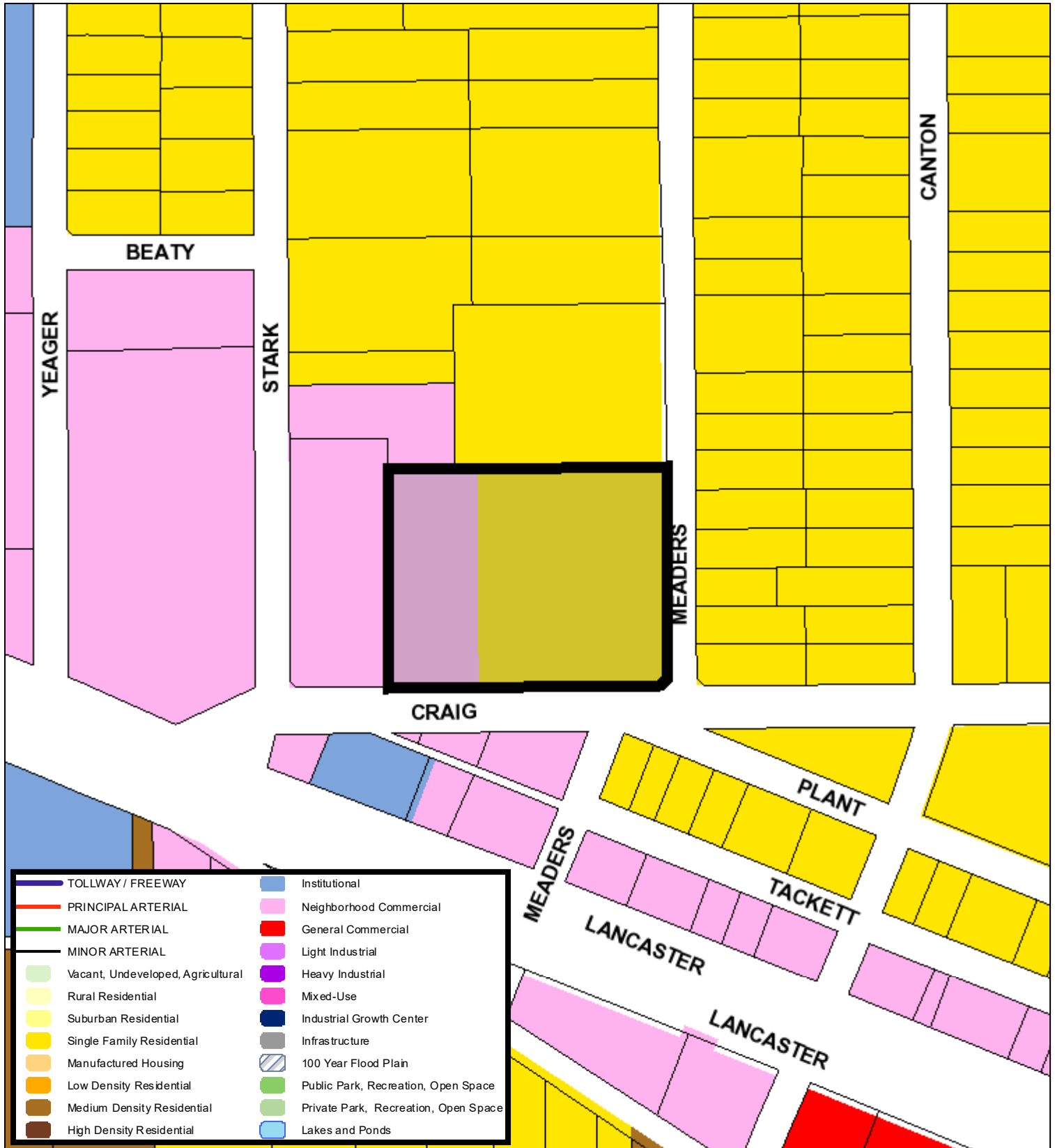
Noise Contours

























DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



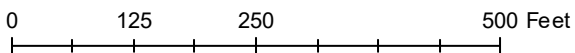
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential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

190 95 0 190 Feet

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



Aerial Photo Map





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-030

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Amir Namakforoosh/ Southtown Engineering & Consulting, LLC

Site Location: 10620 N Riverside Drive

Acreage: 7.682 acres

Request

Proposed Use: Independent Senior Living & Commercial uses

Request: From: "FR" General Commercial Restricted
To: "MU-1" Low-Intensity Mixed-Use

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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5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject property, approximately 7.682 acres, is located east of N Riverside Drive and is currently undeveloped. The surrounding area consists of a mix of commercial, healthcare, and residential uses, including an urgent care and hospital facility to the west, a multi-family to the east, commercial properties to the south, and vacant land to the north. The property is currently zoned “FR” General Commercial Restricted, with surrounding zoning designations including “FR” General Commercial Restricted, “G” Intensive Commercial, “C” Medium Density Multifamily, and “K” Heavy Industrial.

The applicant proposes developing an independent senior living facility on the site. Further details regarding the proposal are provided in the ‘Applicant’s Description’ section below, along with a conceptual site plan (Figure 2) illustrating the intended development. While the conceptual plan offers an initial overview, a formal site plan is not required at this stage for the rezoning application. However, if the City Council approves the rezoning request for Low-Intensity Mixed-Use (MU-1), the applicant must adhere to the district’s site plan submission requirements.* The current conceptual plan does not meet these standards, and a detailed site plan, along with other necessary documentation, will need to be submitted for review and approval.

Applicant’s Description

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“This application requests a zoning change from FR (General Commercial Restricted) to MU-1 (Low-Intensity Mixed-Use) to develop Heritage Alliance Seniors, a 233-unit age-restricted (62+) senior living community with 6,600 square feet of neighborhood-serving commercial space. As part of the Village at Golden Triangle master-planned community, this project strengthens Fort Worth’s senior housing, healthcare access, and neighborhood commercial offerings. The first phase of the Village at Golden Triangle, a 322-unit build-to-rent community (PD-C zoning), is being developed immediately east of our site. The next phase, a commercial memory care facility, is planned just north of our property. Heritage Alliance Seniors represents the next key phase, enhancing walkability, healthcare integration, and mixed-use development while aligning with adjacent commercial uses to the south.”*

Strategic Location & Compatibility

Heritage Alliance Seniors is strategically positioned within a growing mixed-use district:

- West: Adjacent to Texas Health Harris Methodist Hospital Alliance, ensuring direct access to medical services.*
- North: Borders the future commercial memory care facility, expanding senior care options.*
- East: Adjacent to the 322-unit Village at Golden Triangle rental community, with a height transition to three stories 300 feet from the property line for compatibility.*
- South: Bordered by commercial development along N. Riverside Drive, complementing existing neighborhood retail.*

Smart Mixed-Use Design

The four-story building transitions to three stories along the east, respecting the scale of adjacent residences. Ground-floor retail fosters a walkable, mixed-use environment, while buffered landscaping and a pocket park enhance pedestrian connectivity and community integration.

Senior-Focused & Sustainable Development

- Age-Restricted (62+): Legally bound by a Declaration of Reciprocal Easements, Covenants, Conditions & Restrictions (RECCR) to ensure long-term senior residency.*

- Parking: Exceeds MU-1 requirements, offering 305 spaces (surface, assigned carports, and on-street).*
- Landscaping & Buffers: A 5-foot landscaped buffer along the east ensures privacy between residential uses.*
- Pocket Park Bonus: Supports enhanced open space while allowing for four-story height.*

Alignment with the City's Vision & Land Use Goals

While the site is designated for neighborhood commercial, rezoning to MU-1 better aligns with Fort Worth's planning objectives by:

- Supporting aging-in-place with senior-focused housing near essential services.*
- Strengthening the Village at Golden Triangle master plan through cohesive, mixed-use development.*
- Enhancing walkability, connectivity, and neighborhood vitality through integrated retail and healthcare-adjacent housing.*
- Complementing existing commercial development along N. Riverside Drive, reinforcing its role as a thriving retail corridor.*

Heritage Alliance Seniors will provide long-term value to Fort Worth's growing senior population and serve as a critical component of a well-integrated, sustainable mixed-use community. We look forward to working with city staff and leadership to bring this vision to life.





Figure 1: Site Photos taken by staff on 2/24/25



Figure 2: Site Plan Exhibit

*The ordinance information used in this section can be found [here](#).

Surrounding Zoning and Land Uses

North: “FR” General Commercial Restricted / Vacant

East: “PD/C” PD 1326 Planned Development with "C" Medium Density Multifamily/ Residential

South: “K” Heavy Industrial/ Commercial

West: “G” Intensive Commercial/ Urgent Care and Hospital

Recent Zoning History

- ZC-24-150: The Village at Golden Triangle LLC/Amir Namakforoo From “FR” General Commercial Restricted to “D” High Density. Case was Denied on 12/11/2024

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 26, 2025:

Organizations Notified	
North Fort Worth Alliance	Sunset Hills HOA
Trinity Habitat for Humanity	Streams and Valley's Inc
Crawford Farms HOA*	Northwest ISD
Keller ISD	

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The majority of the area is commercially zoned, except for the property to the east, which is designated as a Planned Development for multifamily use and is nearing completion. The proposed land use aligns well with the surrounding mix of residential and commercial properties. The requested rezoning seeks to create a balanced, walkable environment that enhances residents' quality of life. By choosing a form-based zoning district, the applicant is committing to pedestrian-friendly design standards, ensuring the development complements the neighborhood's character. Key criteria the applicant must meet to contribute to the City of Fort Worth's livability include:

- **Intent of the Low-Intensity Mixed-Use Zoning District:**
 - Promote a pedestrian-oriented urban environment.
 - Ensure high-quality design of public spaces and buildings that face public areas.
 - Encourage creativity, architectural diversity, and exceptional design standards.
 - Support sustainable development practices that reduce negative impacts on natural resources.
 - Enhance walkability throughout the district.
 - Maximize connectivity and access within the area.
 - Support affordable housing initiatives and the creation of mixed-income communities.
- **Proximity test:**
 - Developments that are 90% or greater residential uses must perform a proximity test to ensure a mix of uses in the surrounding area. No development that comprises 90% or greater residential uses shall be permitted unless the Director, determines one of the following:
 - a. The residential land use category within a 1,320-foot radius of the proposed project site boundary, shall not occupy greater than 70% of the total land area. The proposed development shall be included in the calculation of this percentage. The land use area percentages shall be based on the current land uses and calculated using land use information obtained from the applicable tax appraisal district, site visits, or property research; or
 - b. There are demonstratable unique site conditions (e.g. adjacency to natural features, freight yards, etc.) make compliance with the conditions of section i above impractical in certain areas of the development site.

Additionally, since this request falls within a form-based district, the ordinance requires additional review before permitting. A conceptual plan must first be reviewed by staff to ensure compliance with quality and design standards.* The applicant's proposed use—a senior living facility—qualifies as a residential use. However, if the applicant later decides to develop a multifamily building under Low-Intensity Mixed-Use (MU-1), they must pass the proximity test to ensure the area has an adequate mix of uses. Given this requirement and the current conditions of the location, this provision helps prevent the inappropriate approval of another standalone multifamily development. If the applicant fails the proximity test, they would only be permitted to develop a true mixed-use or commercial building.*

Given the nature of this zoning district and the protections it provides to current residents the uses allowed in Low-Intensity Mixed-Use (MU-1) will be compatible with the surrounding area.

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

*The ordinance information used in this section can be found [here](#).

Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan designates the subject property as Neighborhood Commercial on the west side and Low-Density Residential on the east side, as indicated on the Future Land Use (FLU) Map.

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
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

The proposed property’s designation is consistent with the existing Neighborhood Commercial & Low-Density Residential outlined in the Future Land Use (FLU) Map. The rezoning request to Low-Intensity Mixed-Use (MU-1) does align with the FLU designation, as it combines both designation into one as well is it a part of the approved zoning district. The FLU category allows for the following zoning districts:

- “B” Two-Family
- “R1” Zero Lot Line / Cluster
- “R2” Townhouse / Cluster (24 dwelling units /acre)
- “ER” Neighborhood Commercial Restricted
- “E” Neighborhood Commercial
- **“MU-1” Low-Intensity Mixed-Use**

**Note: There are no applicable form-based codes for this area.

Although the Low-Intensity Mixed-Use (MU-1) zoning allows for multifamily development, a key concern has been the addition of another multifamily project. The MU-1 district helps protect local residents, which was a significant factor in the denial of ZC-24-150. The Comprehensive Plan policies supports placing multifamily

developments near employment centers, recreation, or shopping to enhance accessibility and reduce traffic congestion.

A senior living facility with ground-floor commercial space would be an appropriate use, given its proximity to surrounding developments. Likewise, a true mixed-use building would contribute to a live-work-play environment, fostering a balanced and dynamic community. Additionally, according to the policies large commercial and institutional uses are best suited along arterial streets, preferably at major intersections. This proposal aligns with the district's intent by prioritizing commercial development, and the policies further emphasize the need for increased neighborhood commercial uses in this area, as reflected in the FLU map.

Key policies guiding this vision include:

- *Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.*
- *Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.*
- *Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.*

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

*The ordinance information used in this section can be found [here](#).



Supplemental Information
Site Photos taken by Staff on 2/24/2025



STREET LEVEL RENDERING

Heritage Alliance Seniors | Fort Worth, Texas

01/10/2025



STREET LEVEL RENDERING





STREET LEVEL RENDERING

Heritage Alliance Seniors | Fort Worth, Texas

01/10/2025



STREET LEVEL RENDERING

Heritage Alliance Seniors | Fort Worth, Texas

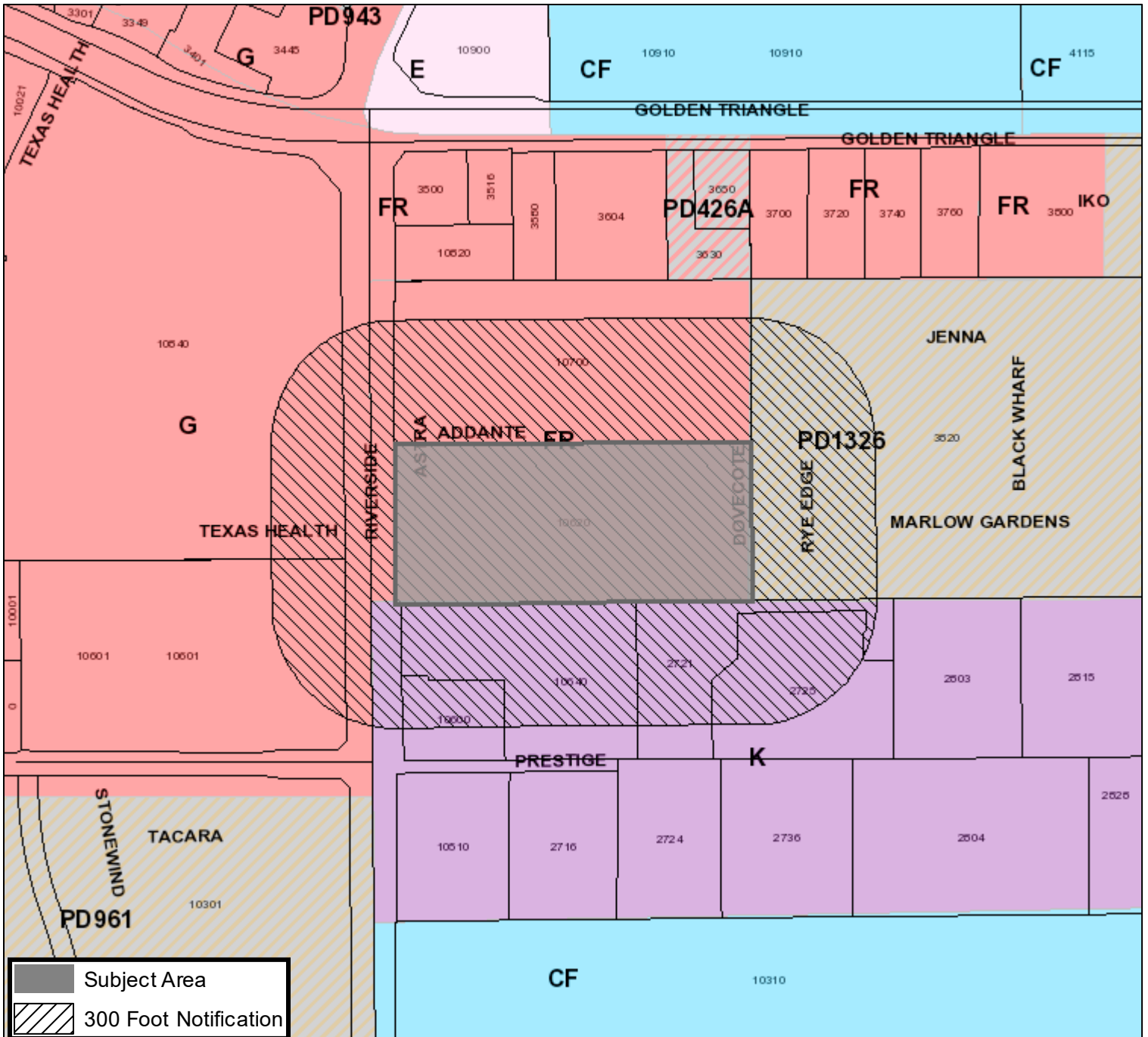
01/10/2025





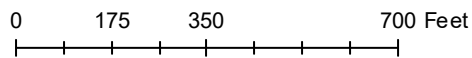


Area Zoning Map

Applicant: The Village at Golden Triangle LLC/Amir Namakforoo
 Address: 10620 N. Riverside Drive
 Zoning From: FR
 Zoning To: MU-1
 Acres: 7.67892286
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 3/12/2025
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification





SITE DATA:

SITE AREA: 7.682 AC.

UNIT TABULATION:

1 BED UNITS	151	65%
2 BED UNITS	82	35%
TOTALS	233	

DU/AC 30.33

PARKING TABULATION:

RQD.	.75/BR	+	1/250 S.F. COMMONS	
	236	+	30	= 266

PROVIDED:

SURFACE PARKING	198
ASSIGNED CARPORTS	90
ON STREET PARKING	17
TOTAL:	305

1.31/DU
1/BR

ZONING SUMMARY:

CURRENT ZONING DISTRICT:
FR - GENERAL COMMERCIAL RESTRICTED
PROPOSED ZONING DISTRICT:
MU-1 LOW INTENSITY MIXED USE
FRONT SETBACK: 0' MIN. 20' MAX.
SIDE SETBACK: 0' MIN. 20' MAX.
REAR SETBACK: 20' MIN. NEXT TO 1/2 FAM.
ADDITIONAL BUFFERS/SETBACKS
5' MIN LANDSCAPE BUFFER EAST P/L

BUILDING HEIGHT: 3 STORIES +1 BONUS
FOR POCKET PARK = 4

MAX DENSITY: 80 DU/AC

ZONING SUMMARY:

SITE PLAN ASSUMES PARKING ALONG
ADDANTE STREET INCLUDED IN COUNT
FOR RESIDENTIAL.
PKG LOTS REQUIRE 40% TREE COVERAGE.

OPEN SPACE TABULATION:

NOT APPLICABLE TO MU-1

RETAIL:

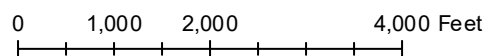
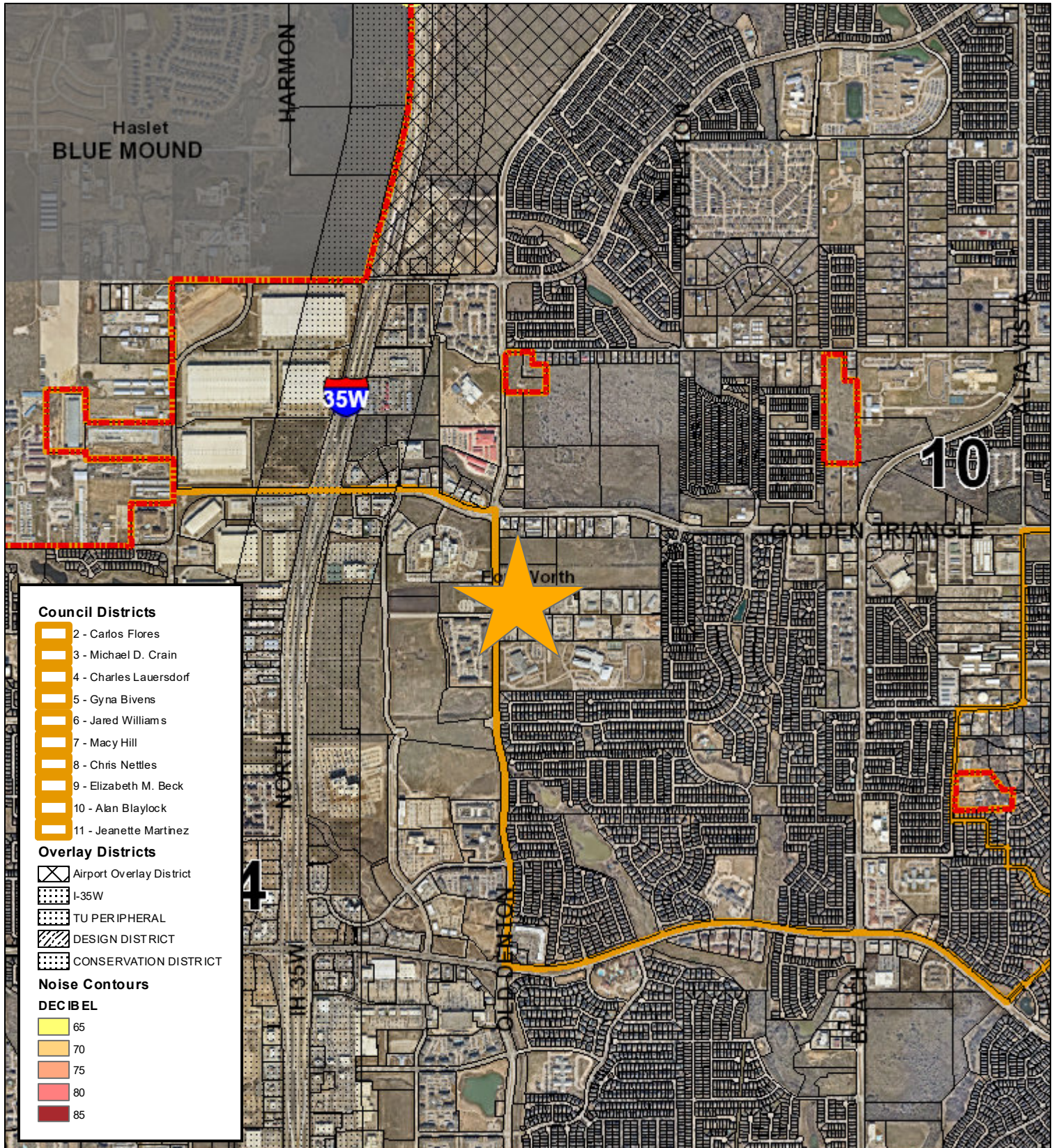
AREA: 6,600 S.F.
PARKING PROVIDED: 26 SPACES

AREA INCLUDED
OPEN SPACE CALCULATIONS

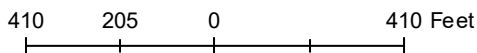
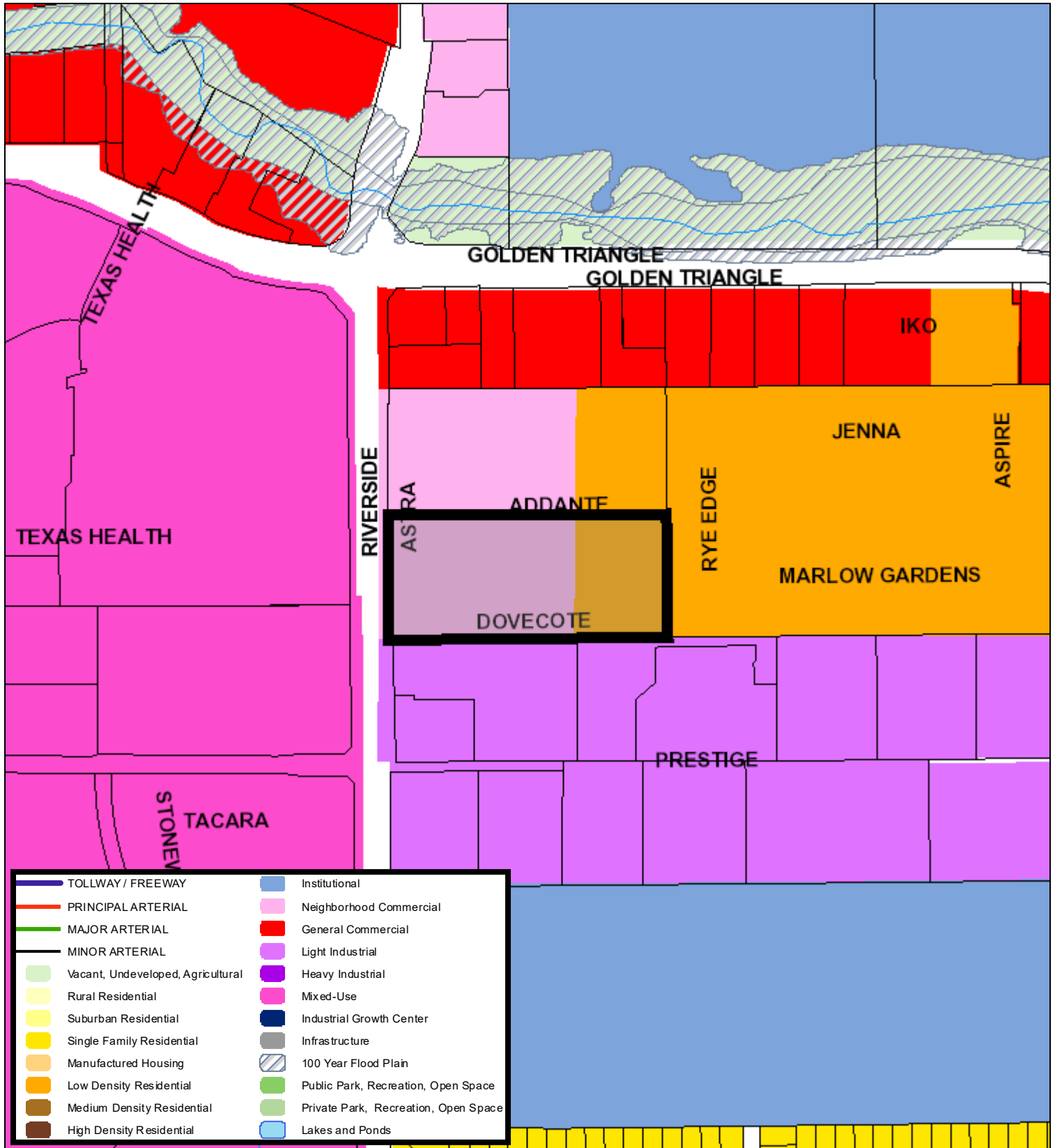


WEST ELEVATION

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



0 260 520 1,040 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-031

Council District: 2

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Cody Brewer, Kimley-Horn / ART Mortgage Borrower Propco 2010-5 LLC

Site Location: 4900 Blue Mound Road

Acreage: 21.87 acres

Request

Proposed Use: Industrial cold storage warehouse

Request: From: "K" Heavy Industrial

To: "PD/K" Planned Development for all uses in "K" Heavy Industrial removing certain uses (see exhibit A) with development standards for increase in height to 130-foot, site plan waiver requested

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

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- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
 - [c. Site Plan Comments](#)
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

The applicant is requesting expansion of a site that is approximately 25% developed at this time. The proposed site is in the northeast quadrant of Blue Mound Road and Meacham Boulevard. The site is surrounded by other industrial uses on land zoned "K" Heavy Industrial. The neighborhood appears to contain significant warehouse buildings, manufacturing facilities, and large fuel storage tanks. Scattered vacant areas are noted in the immediate area with more vacant land lying beyond the railroad lines to the east. The railroad right-of-way is inside the Saginaw city limits. Blue Mound Road is classified as an arterial, compatible with significant semi-truck traffic.



Industrial warehouses are allowed by right in "K" Heavy Industrial zoning, with a 120-foot limitation on the building height. The applicants are requesting a development waiver to this building height limitations to have a 130-foot tall building, as well as a site plan waiver. Planned Development districts or "PDs" are associated with a Site Plan, a mix of uses, or land use restrictions. The Planned Development, as proposed, is also restricting uses that would normally be allowed by right, but would be a detriment to the adjacent properties or the general community.

The narrative provided by the applicant details why a standard zoning district would not meet the proposed development.

Development Standard requested with a maximum height of 130'.

Waiver requested for no site plan required. Operationally, the facility may need other accessory structures, and we need to maintain flexibility as the design progresses.

Americold owns and operates the existing cold storage facility located at 4900 Blue Mound Road and is planning to expand the facility to incorporate an automated storage and retrieval system (ASRS) based on market demands for additional cold storage needs. The expanded facility will have capacity to store 50,560 pallets, increasing Fort Worth's ability to be a hub for the regions cold storage needs.

At this time, Americold is planning to remove several uses from the property's existing K "Heavy Industrial" zoning as shown in Exhibit A based on ownership's desires to maintain high-profile uses in the area. In addition, in order for the ASRS cold storage facility to be fully-operation, a development standard allowing for a 10' increase in height is being requested. The current design of the ASRS cold storage facility includes excavating below grade by approximately 16 feet. Due to downstream stormwater restrictions, the below-grade finished floor needs to be raised in order to avoid stormwater impacts to the proposed building.

It is desired to remove the following uses from the site's k "heavy Industrial" uses:

- bar, tavern, cocktail lounge, club, private or teen, dance hall
- circus

- massage parlor
- sexually oriented business
- recreational vehicle park
- short term home rental
- tattoo parlor
- coal, coke or wood yard
- crematorium
- animal by-products processing
- poultry kill or dressing
- tar distillation / manufacturing
- tobacco (chewing) manufacture or treatment

The following table provides information related to the proposed waiver of the standard zoning ordinance requirements.

Standard	Regulation	Proposed PD
Maximum allowed height	120'	130'

Surrounding Zoning and Land Uses

North “K” Heavy Industrial, “AG” Agricultural /Industrial uses, vacant land
 East “K” Heavy Industrial, “AG” Agricultural / Railroad track, industrial uses, vacant land
 South “K” Heavy Industrial / Industrial uses
 West “K” Heavy Industrial / Industrial uses

Recent Zoning History

None.

Public Notification

300-foot Legal Notifications were mailed on February 28, 2025.
 The following organizations were notified: (emailed February 28, 2025)

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

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to expand an existing industrial warehouse onto vacant land within their site boundaries. The surrounding properties are zoned either “K” Heavy Industrial or “AG” Agricultural. The applicant is requesting a “PD” Planned Development for “K” Heavy Industrial uses to exceed the building height limitation and restrict other uses, while waiving a site plan. No residential uses are found within the general vicinity. The proposed zoning request for an expanded industrial use **is compatible** in the midst of established industrial uses and adjacent to a heavy freight railroad corridor.

Comprehensive Plan Consistency – Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map. The requested industrial land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below, and is considered to be **consistent**.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
INDUSTRIAL		
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

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

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- 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.

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

Area Zoning Map

Applicant: ART Mortgage Borrow Propco by Kimley-Horn
 Address: 4900 Blue Mound Road
 Zoning From: K
 Zoning To: PD for K uses with height waiver
 Acres: 21.876
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 3/12/2025
 Contact: 817-392-8190

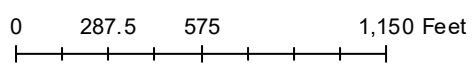
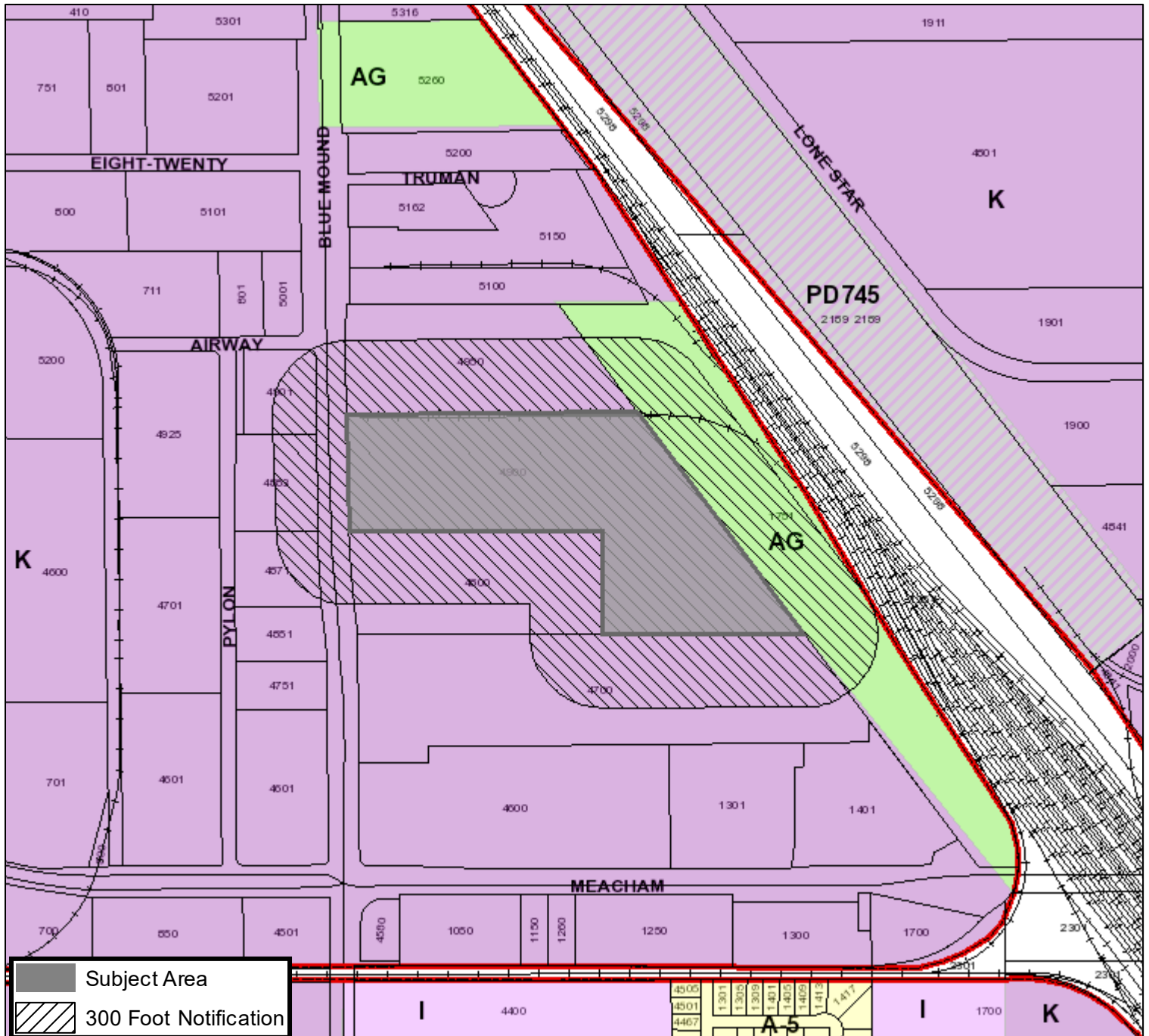
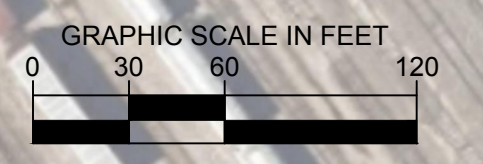


EXHIBIT A

USE MODIFICATIONS

IT IS DESIRED TO REMOVE THE FOLLOWING USES FROM THE SITE'S K "HEAVY INDUSTRIAL USES:

- BAR, TAVERN, COCKTAIL LOUNGE, CLUB, PRIVATE OR TEEN, DANCE HALL
- CIRCUS
- MASSAGE PARLOR
- SEXUALLY ORIENTED BUSINESS
- RECREATIONAL VEHICLE PARK
- SHORT TERM HOME RENTAL
- TATOO PARLOR
- COAL, COKE OR WOOD YARD
- CREMATORIUM
- ANIMAL BY-PRODUCTS PROCESSING
- POULTRY KILL OR DRESSING
- TAR DISTILLATION / MANUFACTURING
- TOBACCO (CHEWING) MANUFACTURE OR TREATMENT



LOT 1R, BLOCK 1
MEACHAM 3-WAY CENTER
(VOL. 388-184, PG. 25)

ZONING:
K "HEAVY INDUSTRIAL"

ZONING: K "HEAVY INDUSTRIAL"

PART OF LOT 3, BLOCK 1
HOBBS TRAILERS ADDITION
(CAB. A. SL. 1758)
BARN CEMENT (TX) LLC
(INST. NO. D214252112)

PART OF LOT 3, BLOCK 1
HOBBS TRAILERS ADDITION
(CAB. A. SL. 1758)
ART MORTGAGE BORROWER PROP CO
2010 - 5 LLC
(INST. NO. D210314964)

CURRENT ZONING: K "HEAVY INDUSTRIAL"
PROPOSED ZONING: PLANNED
DEVELOPMENT WITH BASE ZONING K
"INDUSTRIAL"

ODUM, DAVID SURVEY
ABSTRACT 1184 TRACT 6
BURLINGTON NORTHERN RR CO

ZONING: AG "AGRICULTURAL"

LOT 5R, BLOCK 1
MEACHAM 3-WAY CENTER
(INST. NO. D210043383)

ZONING:
K "HEAVY INDUSTRIAL"

LOT 2R, BLOCK 1
MEACHAM 3-WAY CENTER
(INST. NO. D200218066)

ZONING: K "HEAVY INDUSTRIAL"

LOT 2R1, BLOCK 1
HOBBS TRAILER ADDITION
(INST. NO. D209211484)

ZONING: K "HEAVY INDUSTRIAL"

LOT 3R, BLOCK 1
MEACHAM 3-WAY CENTER
(INST. NO. D200218066)

ZONING: K "HEAVY INDUSTRIAL"

LOT 1R1, BLOCK 1
HOBBS TRAILER ADDITION
(INST. NO. D221034419)

ZONING: K "HEAVY INDUSTRIAL"

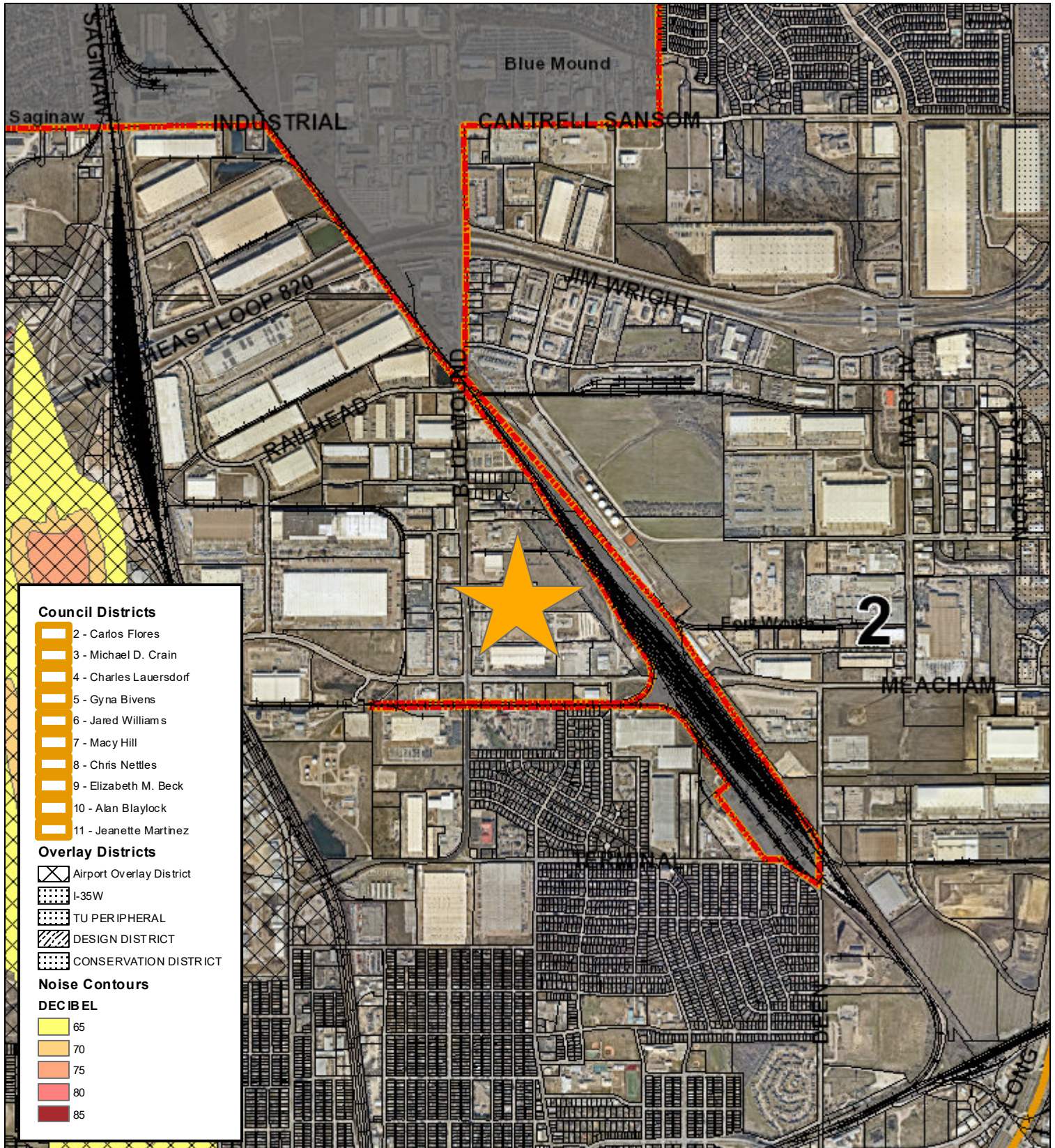
Blue Mound Americold

Fort Worth, TX
FEBRUARY 2025

Kimley»Horn

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

Area Map



Council Districts

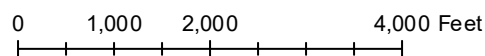
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

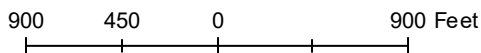
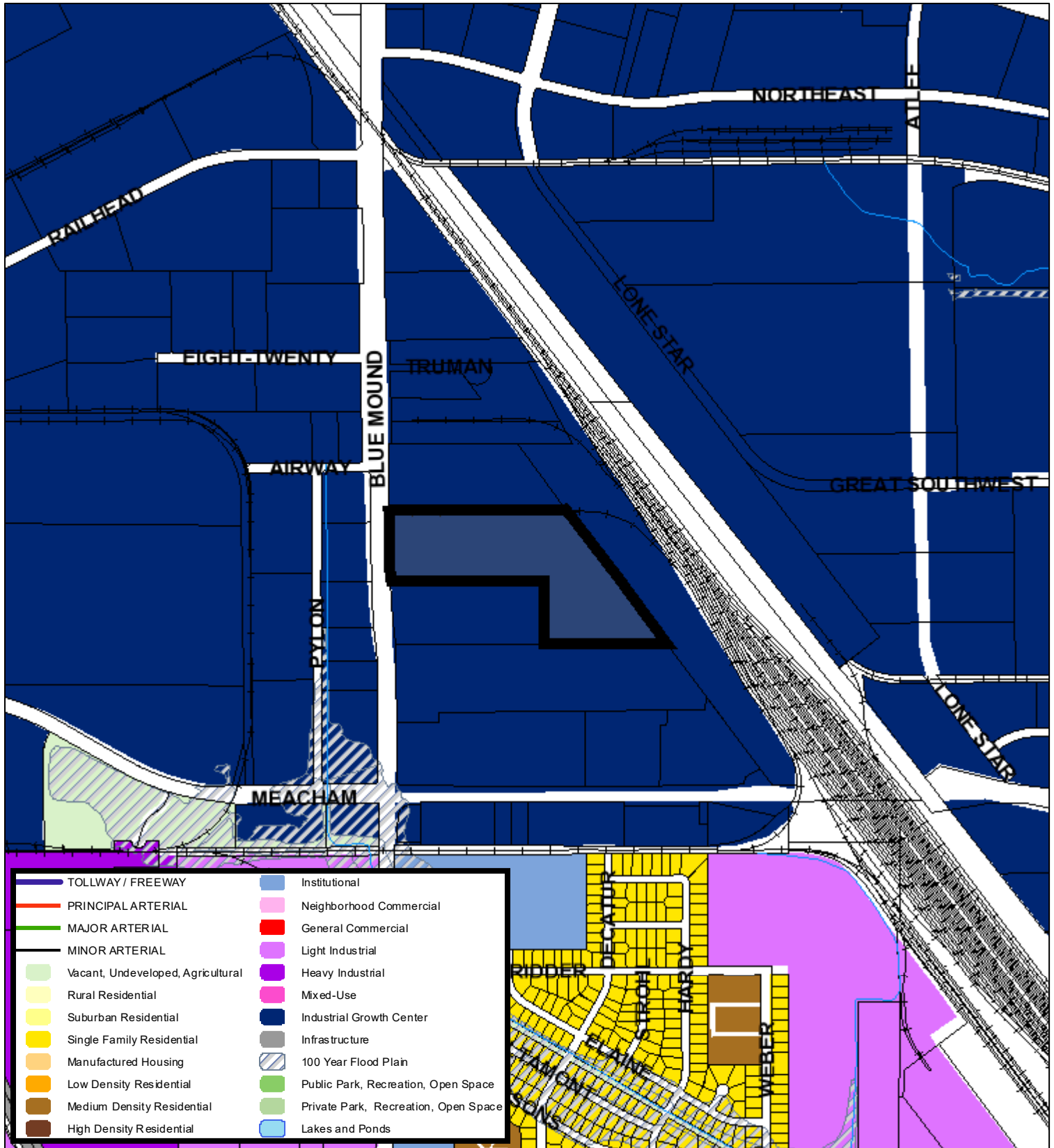
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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



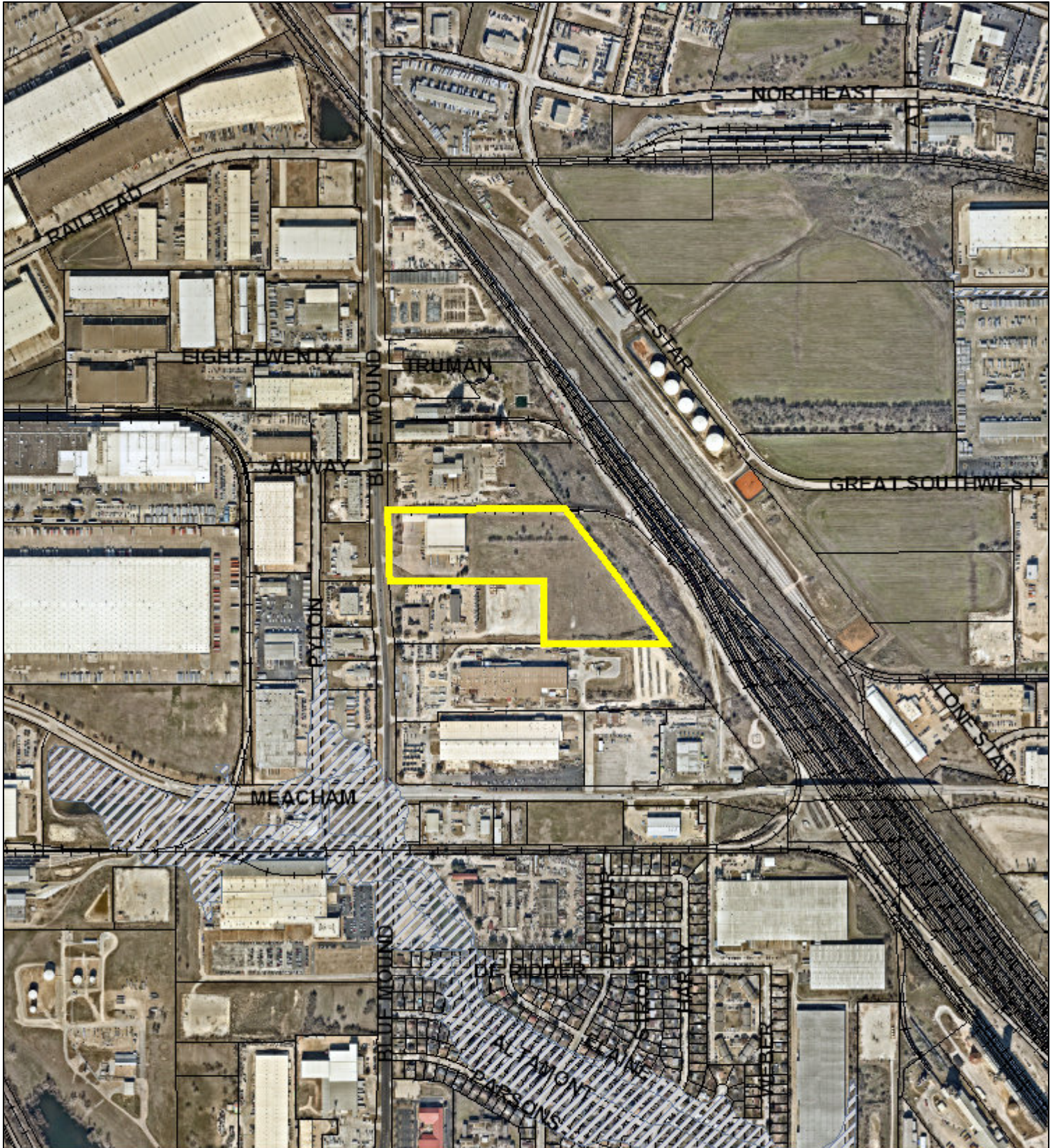
Future Land Use



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



0 550 1,100 2,200 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-033

Council District: 6

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: David Gregory, DCG Engineering / QJ Development LLC

Site Location: 5410 & 5420 Geddes Avenue

Acreage: 0.287 acres

Request

Proposed Use: Duplex residential (4 new dwelling units proposed)

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 consistent.**

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

Staff Recommendation: **Denial**

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 - 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 located within the Chamberlin Arlington Heights (2nd Filing) Subdivision in Council District 6 and contains four 3,250 square-foot vacant lots (two 6,500 square-foot parcels). The property is wooded and situated mid-block where Geddes Avenue dead-ends west of Lake Como Drive in a cul-de-sac.

The requested rezoning would change the current “A-5” zoning to “B” zoning. The current zoning allows for a total of two detached single-family homes to be built. This zoning change, if approved, would allow the construction of four new dwelling units that would be required to meet all “B” standards for two attached units, including 50% maximum lot coverage, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit with up to three bedrooms, plus one space per bedroom over three bedrooms, located behind the front building wall.

Surrounding Zoning and Land Uses

North “A-5” One-Family detached residential
East “A-5” One-Family detached residential
South “A-5” One-Family detached residential
West “A-5” One-Family detached residential

Recent Zoning History

- None

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **February 28, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **February 26, 2025**:

Organizations Notified	
Como NAC*	West Side Alliance
Trinity Habitat for Humanity	West Byers NA

Streams and Valleys Inc.	Arlington Heights NA
Keep Lake Como Beautiful	Sunset Heights NA
Camp Bowie District, Inc.	
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The properties surrounding this site are one-family detached residential. This block of Geddes Avenue dead ends 230-feet to the east of the property and contains two single-family homes built prior to 1960 and 5 to 6 single-family homes recently built or under construction. Approximately 6 to 7 remaining parcels are vacant and zoned “A-5” One-family residential. The proposed rezoning **is not compatible** with the surrounding land use.

Comprehensive Plan Consistency

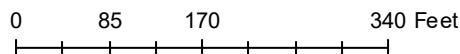
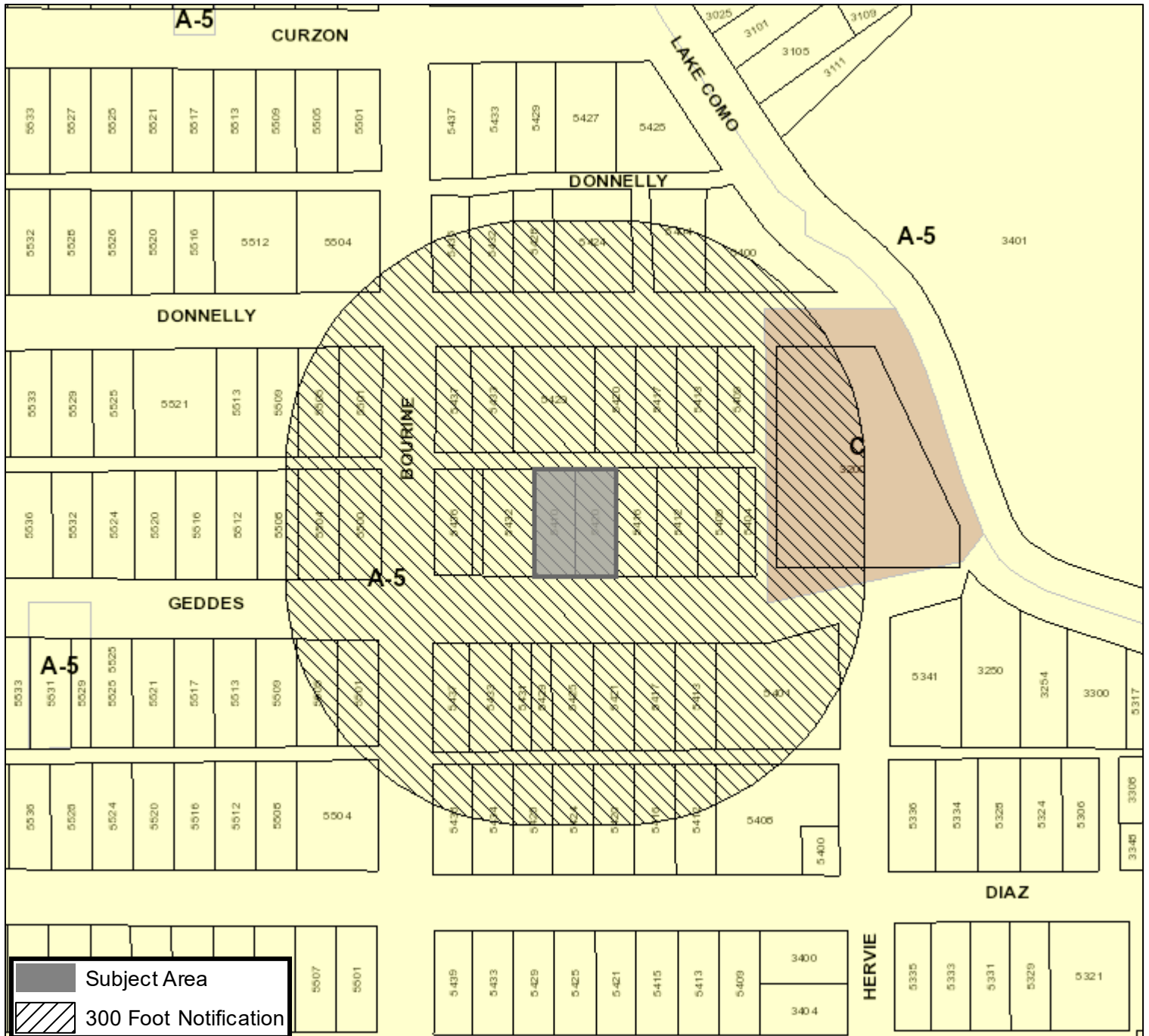
The 2023 Comprehensive Plan currently designates the majority of this property as “UR” Urban Residential on the Future Land Use Map with roughly 25% of the property designated as “AG” vacant land located within the 100-year floodplain. “B” Two-Family zoning is classified as Low Density Residential in the Comprehensive Plan. One-Family Residential and Low Density Residential have similar scale and form regulations, although Low Density Residential units may be attached to one or more adjacent units. Differences between Low Density Residential and Urban Residential include reduced front setbacks, increased density, and greater height and scale of structures within the Urban Residential district.

The proposed zoning **is consistent** with the Future Land Use Map. While two-family residential structures can be compatible with the scale and character of the surrounding properties, Como neighborhood stakeholders expressed a preference for no additional duplexes in the adopted Como/Sunset Heights Neighborhood Empowerment Zone Strategic Plan. The proposed zoning is **not consistent** with the following policy of the Comprehensive Plan:

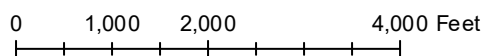
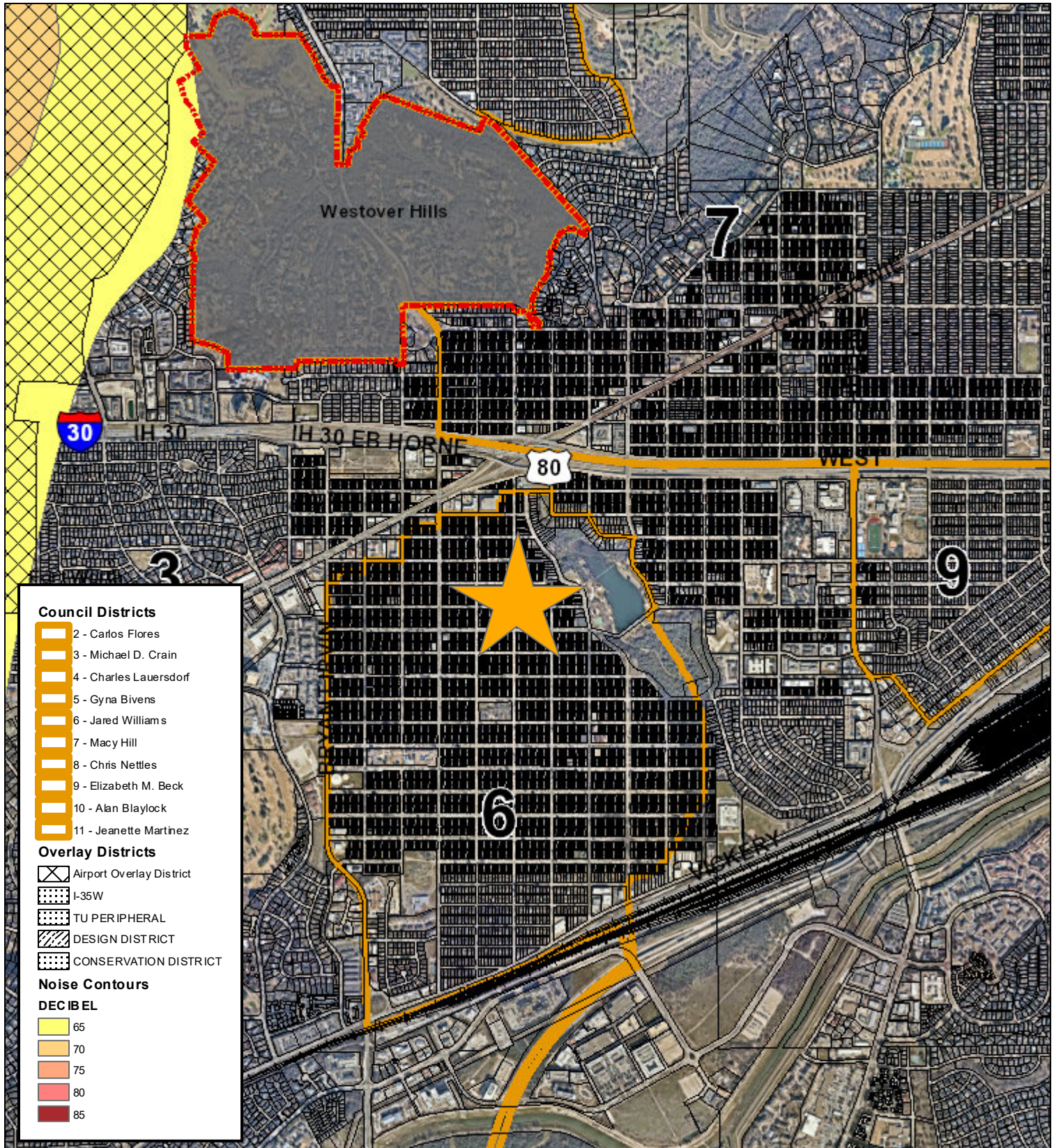
- Encourage compatible land use and infill development in the Como neighborhood consistent with its neighborhood empowerment zone plan.

Area Zoning Map

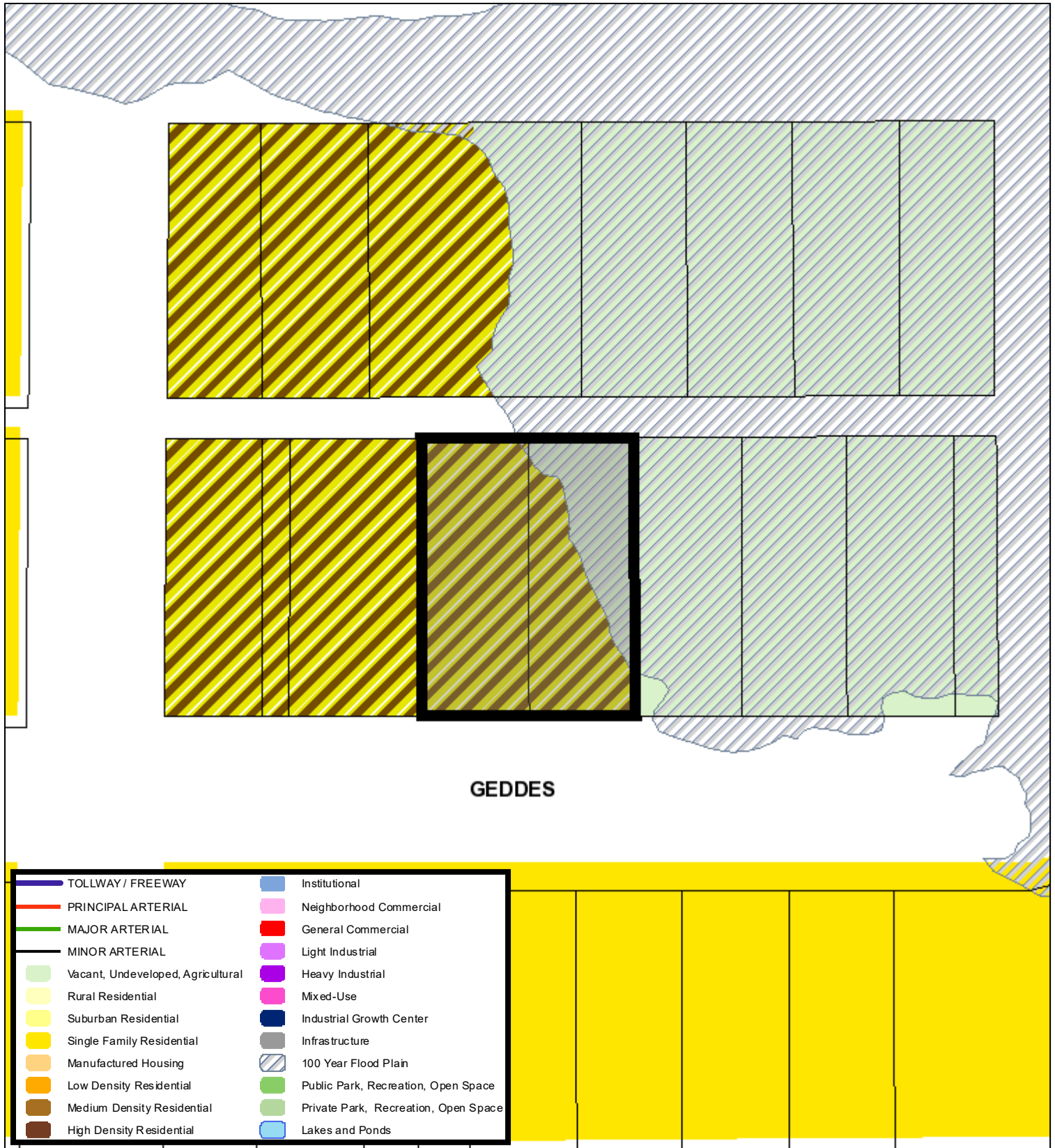
Applicant: QJ Development LLC by DCG Engineerin
 Address: 5410 & 5402 Geddes Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 0.287
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 3/12/2025
 Contact: 817-392-8043



Area Map

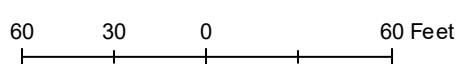


Future Land Use



GEDDES

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: March 12, 2025

Case Number: ZC-25-034

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Scott Gibson

Site Location: 12195 South Freeway

Acreage: 7.3 acres

Request

Proposed Use: Medical Office Building

Request: From: “AG” Agricultural; “E” Neighborhood Commercial
To: “CF” Community Facilities

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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 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Exhibit: Proposed Light Industrial Uses
8. Conceptual Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject property, approximately 7.3 acres, is located east I-35W south of Hugely Blvd. and is currently undeveloped. The surrounding area consists of healthcare uses. The property is currently zoned “AG” Agricultural and “E” Neighborhood Commercial. The applicant intends to develop a new medical office building. The applicant has provided the description below.

Applicant’s Description

Adventist Health System Inc. is part of the Texas Health Huguley System. The requested the zoning change is to permit the expansion of their Texas Health Huguley campus and develop a Center for Orthopaedic Excellence. This facility is intended to provide space for the expansion of their existing Physical Therapy, Imaging, and Surgical lines of service along with an Independent Orthopaedic Clinic. This development will allow for an increased level of quality healthcare services in the area.

The subject Property is currently zoned E and AG. The Property to the North is the Texas Health Huguley medical campus consisting of a hospital and multiple medical office buildings. The Property to the West is a freeway (I-35 E). The property to the South is vacant and under the same Ownership as the subject property. The property to the East is a combination of vacant land and an independent living facility. The subject property is designated for future General Commercial use per the 2023 Ft. Worth Land Use Plan.

Surrounding Zoning and Land Uses

North: “CF” Community Facilities; “AG” Agricultural / Hugely Hospital complex

East: “E” Neighborhood Commercial / Assisted living

South: “AG” Agricultural / undeveloped

West: “I” Light Industrial / IH-35W

Recent Zoning History

- Zoning has been in place since 2004

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on February 26, 2025:

Organizations Notified	
District 6 Alliance*	Burleson ISD
Trinity Habitat for Humanity	Streams and Valley's Inc
Crowley ISD	

* *Closest registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with the Hugely Hospital complex to the north; assisted living to the east, undeveloped land to the south and IH-35W to the west. The proposed land use aligns well with the surrounding mix of commercial/healthcare properties.:

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

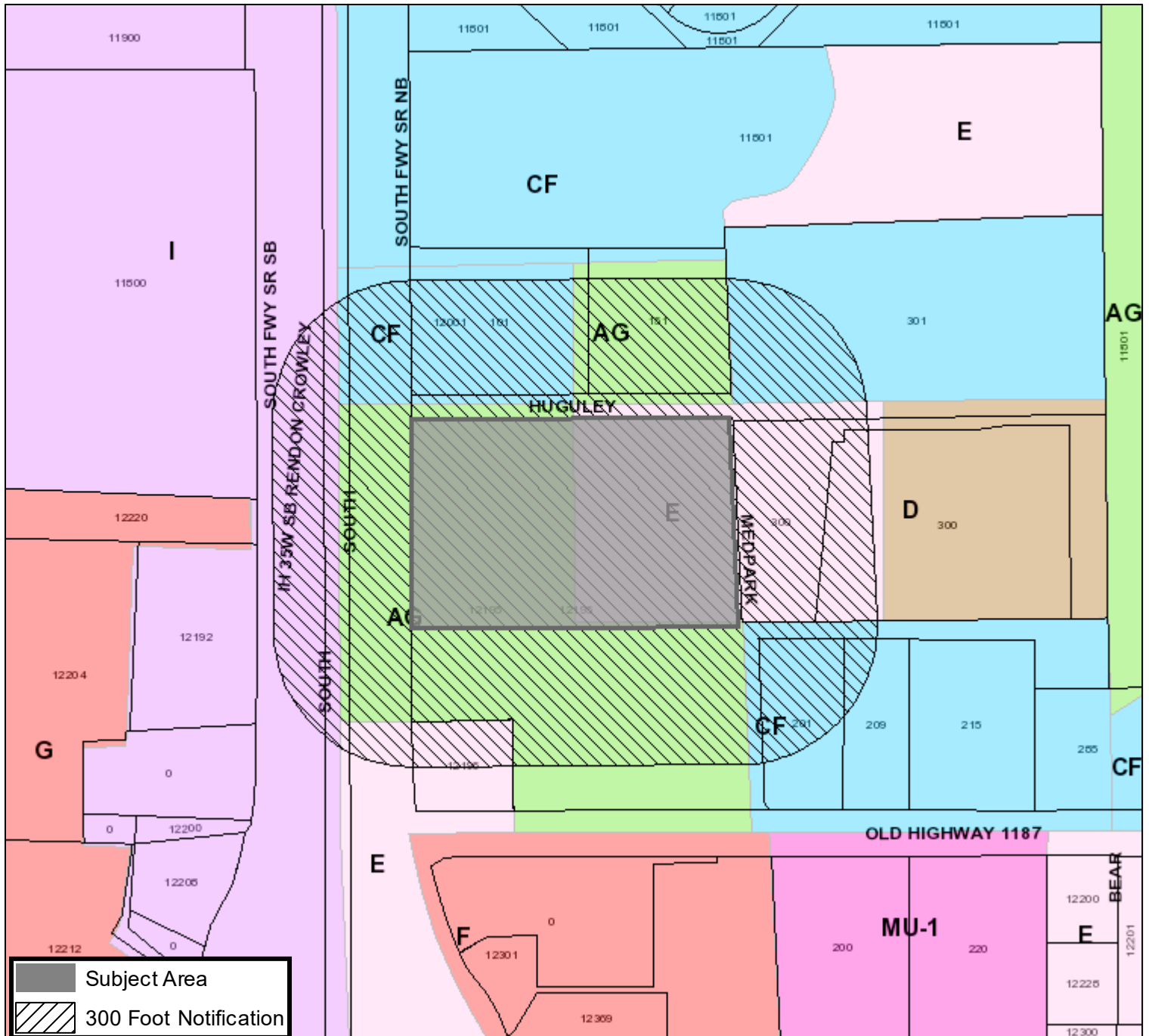
Comprehensive Plan- Map Consistency



The adopted Comprehensive Plan designates the subject property as General Commercial as indicated on the Future Land Use (FLU) Map. The proposed rezoning **is consistent** with the Comprehensive Plan map and the polices below.

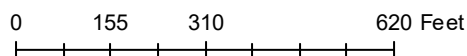
- *Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure*
- *Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.*

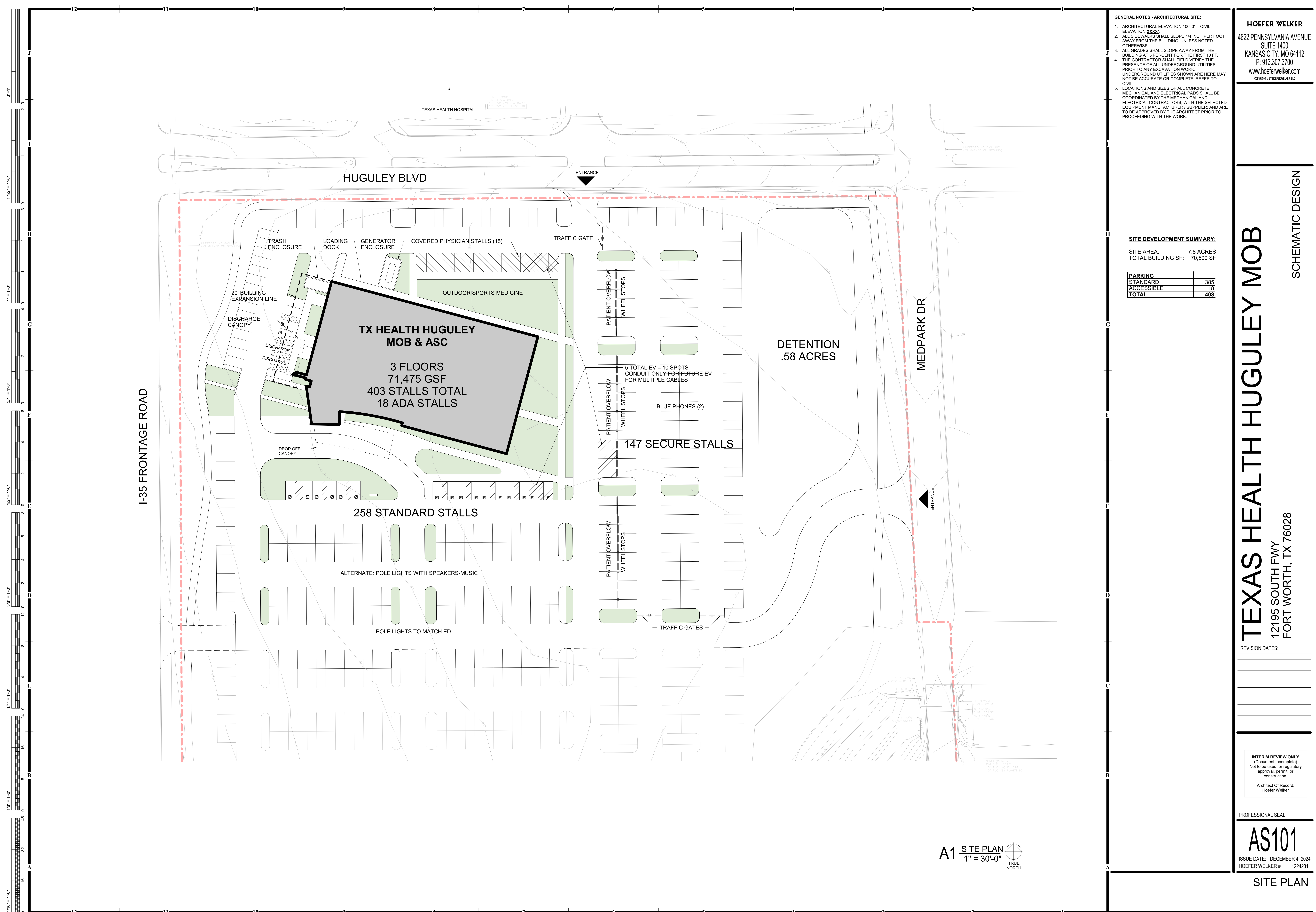
Area Zoning Map

Applicant: Adventist Health System by Teague, Nall & Perkins
 Address: 12195 South Freeway
 Zoning From: AG, E
 Zoning To: CF
 Acres: 7.267
 Mapsco: Text
 Sector/District: Far_South
 Commission Date: 3/12/2025
 Contact: 817-392-8028



	Subject Area
	300 Foot Notification





GENERAL NOTES - ARCHITECTURAL SITE:

1. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION XXXX'
2. ALL SIDEWALKS SHALL SLOPE 1/4 INCH PER FOOT AWAY FROM THE BUILDING, UNLESS NOTED OTHERWISE.
3. ALL GRADES SHALL SLOPE AWAY FROM THE BUILDING AT 5 PERCENT FOR THE FIRST 10 FT. THE CONTRACTOR SHALL FIELD VERIFY THE PRESENCE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION WORK. UNDERGROUND UTILITIES SHOWN ARE HERE MAY NOT BE ACCURATE OR COMPLETE. REFER TO CIVIL LOCATIONS AND SIZES OF ALL CONCRETE MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS, WITH THE SELECTED EQUIPMENT MANUFACTURER / SUPPLIER, AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL FIELD VERIFY THE PRESENCE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION WORK. UNDERGROUND UTILITIES SHOWN ARE HERE MAY NOT BE ACCURATE OR COMPLETE. REFER TO CIVIL LOCATIONS AND SIZES OF ALL CONCRETE MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS, WITH THE SELECTED EQUIPMENT MANUFACTURER / SUPPLIER, AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
5. LOCATIONS AND SIZES OF ALL CONCRETE MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS, WITH THE SELECTED EQUIPMENT MANUFACTURER / SUPPLIER, AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

SITE DEVELOPMENT SUMMARY:

SITE AREA: 7.8 ACRES
 TOTAL BUILDING SF: 70,500 SF

PARKING	
STANDARD	385
ACCESSIBLE	18
TOTAL	403

HOEFER WELKER
 4622 PENNSYLVANIA AVENUE
 SUITE 1400
 KANSAS CITY, MO 64112
 P: 913.307.3700
 www.hoeferwelker.com
COPYRIGHT © BY HOEFER WELKER, LLC

TEXAS HEALTH HUGULEY MOB
 12195 SOUTH FWY
 FORT WORTH, TX 76028

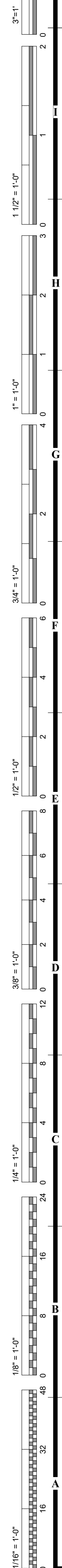
REVISION DATES:

INTERIM REVIEW ONLY
 (Document Incomplete)
 Not to be used for regulatory approval, permit, or construction.
 Architect Of Record:
 Hoefer Welker

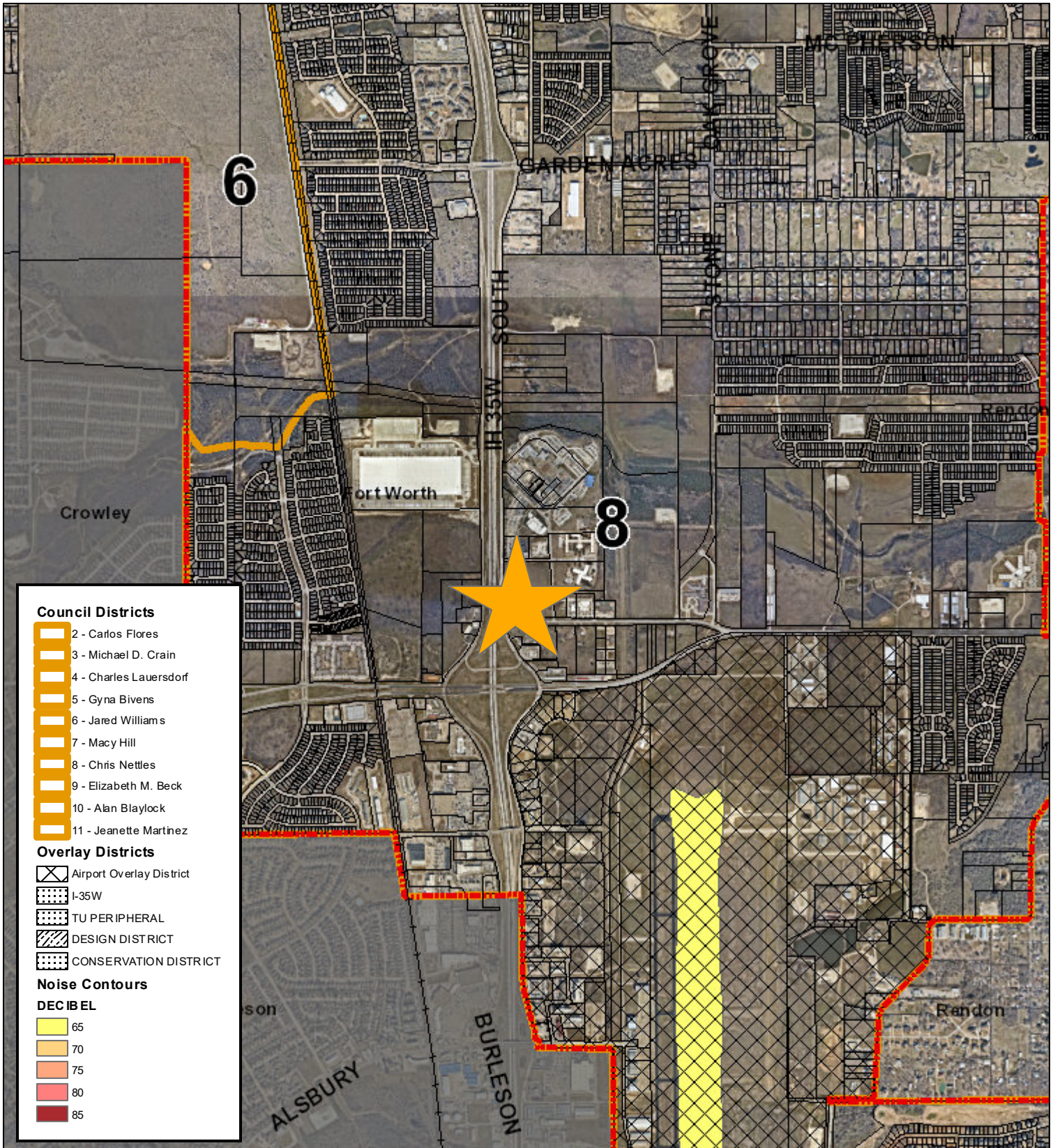
PROFESSIONAL SEAL
AS101
 ISSUE DATE: DECEMBER 4, 2024
 HOEFER WELKER #: 1224231

SITE PLAN

A1 SITE PLAN
 1" = 30'-0"
 TRUE NORTH



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

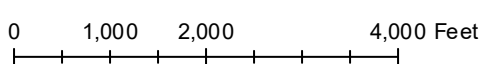
Overlay Districts

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

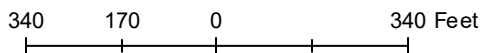
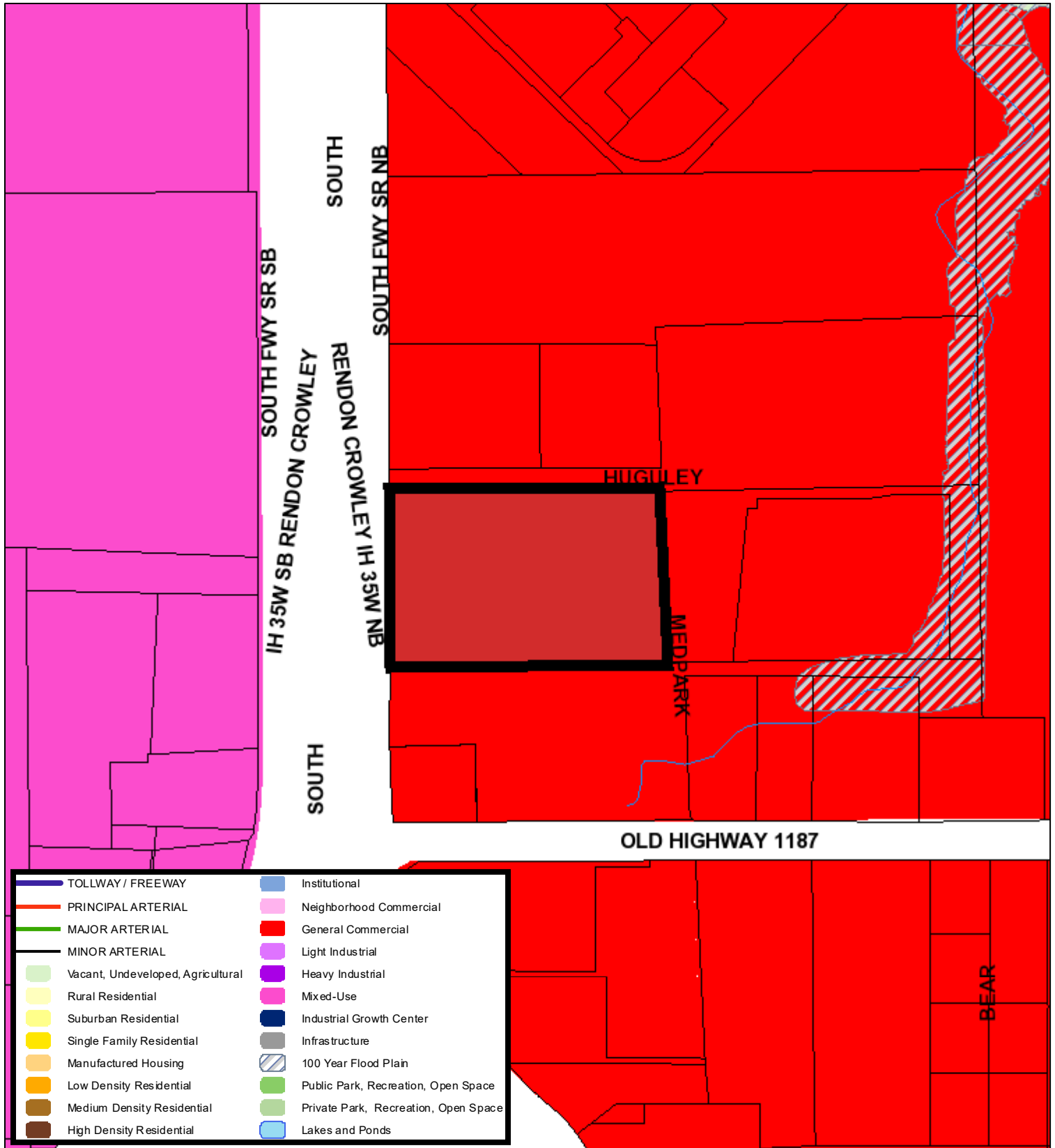
Noise Contours

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



0 215 430 860 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-036

Council District: 7

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: City of Fort Worth Council Initiated Rezoning

Site Location: Generally, 1700 – 2500 Blocks University Drive, 1900 – 2500 Blocks Montgomery Street, 3220 Botanic Garden Boulevard **Acres:** 83.77 acres

Request

Proposed Use: Commercial, restaurant, bar, bank, retail, warehouse, food processing

Request: From: “J” Medium Industrial and “A-5” One-Family Residential

To:

Properties West of Montgomery Street:

“PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto uses, max height five (5) story; site plan waiver requested

“E” Neighborhood Commercial;

“CUP” Conditional Use Permit for bar in “E” Neighborhood Commercial;

“CUP” Conditional Use Permit for warehouse in “E” Neighborhood Commercial; and

“CUP” Conditional Use Permit for warehouse/food processing in “E” Neighborhood Commercial

Properties East of Montgomery Street:

“PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto uses; site plan waiver requested; and

“CF” Community Facilities

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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Project Description and Background

The proposed zoning area is bounded by Montgomery Street, Collinwood Avenue, Dexter Avenue, Pershing Avenue, 3624 Linden Avenue, 3605 El Campo Avenue, 1700, 2000, 2300 University Drive and Botanic Gardens Boulevard. The request is from “J” Medium Industrial to (West side Montgomery) “E” Neighborhood Commercial, “E” Neighborhood Commercial plus CUP for bar; site plan waiver; “E” Neighborhood Commercial plus CUP for warehouse, site plan waiver; “E” Neighborhood Commercial plus CUP for warehouse and food processing, site plan waiver; “PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto-related uses, 5 story height limit; site plan waiver. (East side Montgomery) “CF” Community Facilities and “PD/G” Planned Development for all uses in “G” Intensive Commercial excluding auto related uses; site plan waiver.

The affected parcels are mostly developed with commercial, retail service and park uses. The proposed rezoning will bring the properties in conformance with the Comprehensive Plan. The Comprehensive Plan outlines the following policy to promote orderly and sustainable growth.

Council Member Macy Hill (District 7) held meetings for the affected property owners for approximately 83.7 acres between September 12, 2024, and January 9, 2025 to discuss the proposed zoning change.

Surrounding Zoning and Land Uses

North PD896 Planned Development for all uses in “I” Light Industrial plus certain uses and excluding certain uses; site plan waived, / Dickies Arena
 East PD896, “A-5” / Dickies Arena, Bank, Office, Retail, Vacant, Botanic Gardens
 South I-30 West Freeway / Interstate
 West Various Zoning Districts / Single-Family, Church, Duplex, Retail, Office, Restaurant, Bar, Warehouse

Recent Zoning History

PD896-ZC-19-099 Amend PD896 to add property and sign regulations as depicted in Exhibit A; ZC-10-189-“PD/I” Planned Development for all uses in “I” Light Industrial plus uses and excluding uses; site plan waived (Approved December 2013)
 PD1077-ZC-15-170 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar in a separate building only as accessory to restaurant; site plan approved (Approved April 2016)
 PD973-ZC-12-079 Amend “PD449 plus “A-5” Planned Development/Specific Use for church, accessory buildings and parking; site plan approved (May 2013)
 PD485-SP-07-025 Site plan approved for church parking lot (Approved June 2007)
 PD1229-ZC-18-205 “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus boutique hotel with accessory bar and coffee shop; site plan approved (Approved June 2019)

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were notified: emailed February 26, 2025

Organizations Notified	
West Side Alliance	West 7 th Neighborhood Alliance
Fort Worth Neighborhood Downtown Alliance	Crestline Area NA
SO7 Townhome Association	Alamo Heights NA
Arlington Heights NA*	Mistletoe Heights NA

North Hi Mount NA	Tarrant Regional Water District
Cultural District Alliance	Camp Bowie District, Inc.
Trinity Habitat for Humanity	Streams and Valleys Inc.
Fort Worth ISD	

Development Impact Analysis

Land Use Compatibility

Council Member Hill is requesting to change the zoning of this area to more closely match the existing land uses with the zoning designated as Neighborhood Commercial, Community Facilities and Mixed-Use Cultural District.

The proposed rezoning request is **compatible** with surrounding land uses, based on creating more compatible zoning districts established along Montgomery Corridor.

Comprehensive Plan Consistency– Arlington Heights

ADDRESS	FROM	TO	FUTURE LAND USE/CONSISTENCY
2300 University Dr.	“A-5” One-Family & “J” Medium Industrial	“CF” Community Facilities	Existing Public Parkland/Consistent
3220 Botanic Garden Blvd 3221 Botanic Garden Blvd 1700 University Dr 2000 University Dr	“J” Medium Industrial	“CF” Community Facilities	Existing Public Parkland/Consistent
2301 Montgomery St 2309 Montgomery St	“J” Medium Industrial	“PD/G” Planned Development for “G” Intensive Commercial excluding auto- related uses; site plan waiver	Mixed-Use/Technical Inconsistency
3613 Collinwood Ave 3617 Collinwood Ave 3621 Collinwood Ave 3600 Dexter Ave 3605 El Campo Ave 3624 Linden Ave 2100 Montgomery St 2112 Montgomery St 2312 Montgomery St 2400 Montgomery St 2408 Montgomery St 2504 Montgomery St 3605 Pershing Ave	“J” Medium Industrial	“E” Neighborhood Commercial	Neighborhood Commercial/Consistent

2300 Montgomery St	“J” Medium Industrial	“E” Neighborhood Commercial add CUP for bar; site plan waiver	Neighborhood Commercial/Consistent
2200 Montgomery St	“J” Medium Industrial	“E” Neighborhood Commercial add CUP for warehouse; site plan waiver	Neighborhood Commercial/Consistent
3600 Collinwood Ave 3605 Collinwood Ave 3609 Collinwood Ave	“J” Medium Industrial	“E” Neighborhood Commercial add CUP for warehouse/food processing; site plan waiver	Neighborhood Commercial/Consistent
3605 Dexter Ave 2000 Montgomery St 2020 Montgomery St 2058 Montgomery St	“J” Medium Industrial	“PD/G” Planned Developmmt for “G” Intensive Commercial excluding auto-realted uses, 5-story height limit; site plan waiver	Neighborhood Commercial/Technical Inconsistency

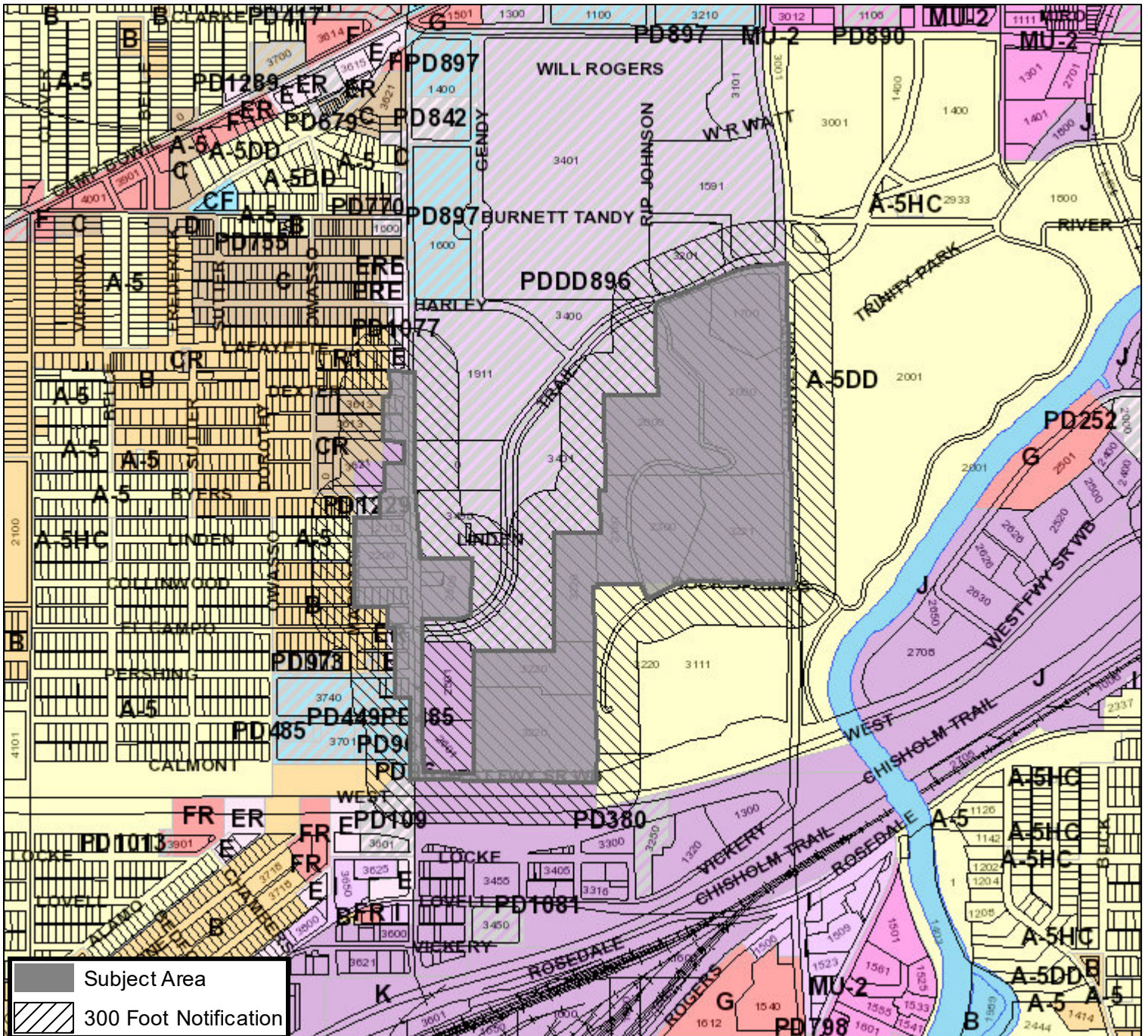
The proposed zoning districts **are consistent** with the land use designations for this area along with the following Comprehensive Plan policies:

- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Preserving the character of residential neighborhoods
- Accommodate higher density residential and mixed uses in transit oriented developments, urban villages, and designated mixed-use growth centers
- Promote appropriate development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.

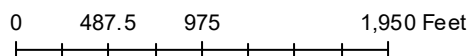


Area Zoning Map

Applicant: City of Fort Worth - Development Services
 Address: Generally, 1700-2500 blks University Dr, 1900-2500 blks Montgomery St, 3220 Botanic Gd
 Zoning From: J
 Zoning To: CF, E, E/CUP-3 specific uses, West-PD/G excl. auto uses, 5-story; East-PD/G excl. auto uses
 Acres: 83.77524105
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 3/12/2025
 Contact: 817-392-7869

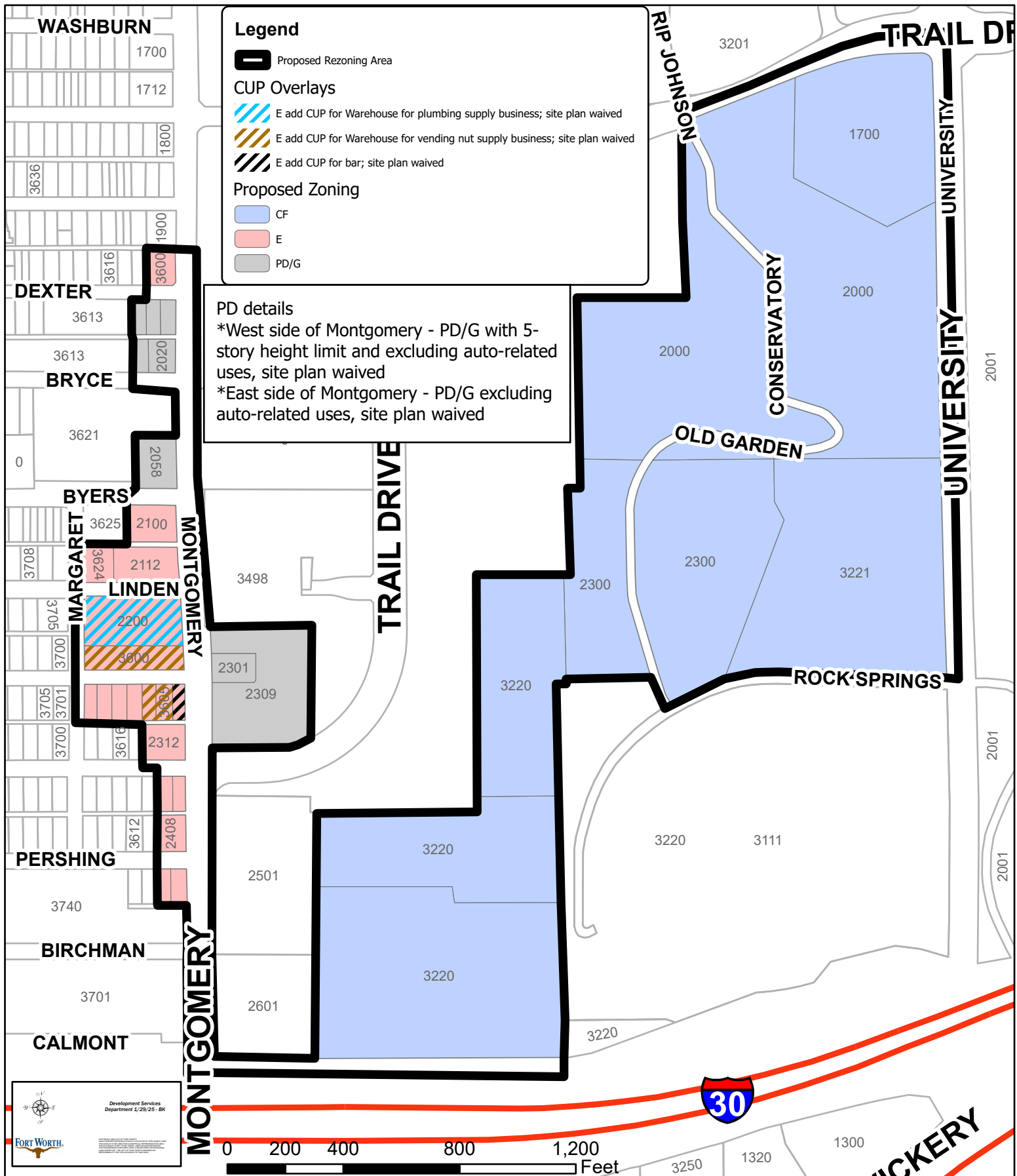


	Subject Area
	300 Foot Notification

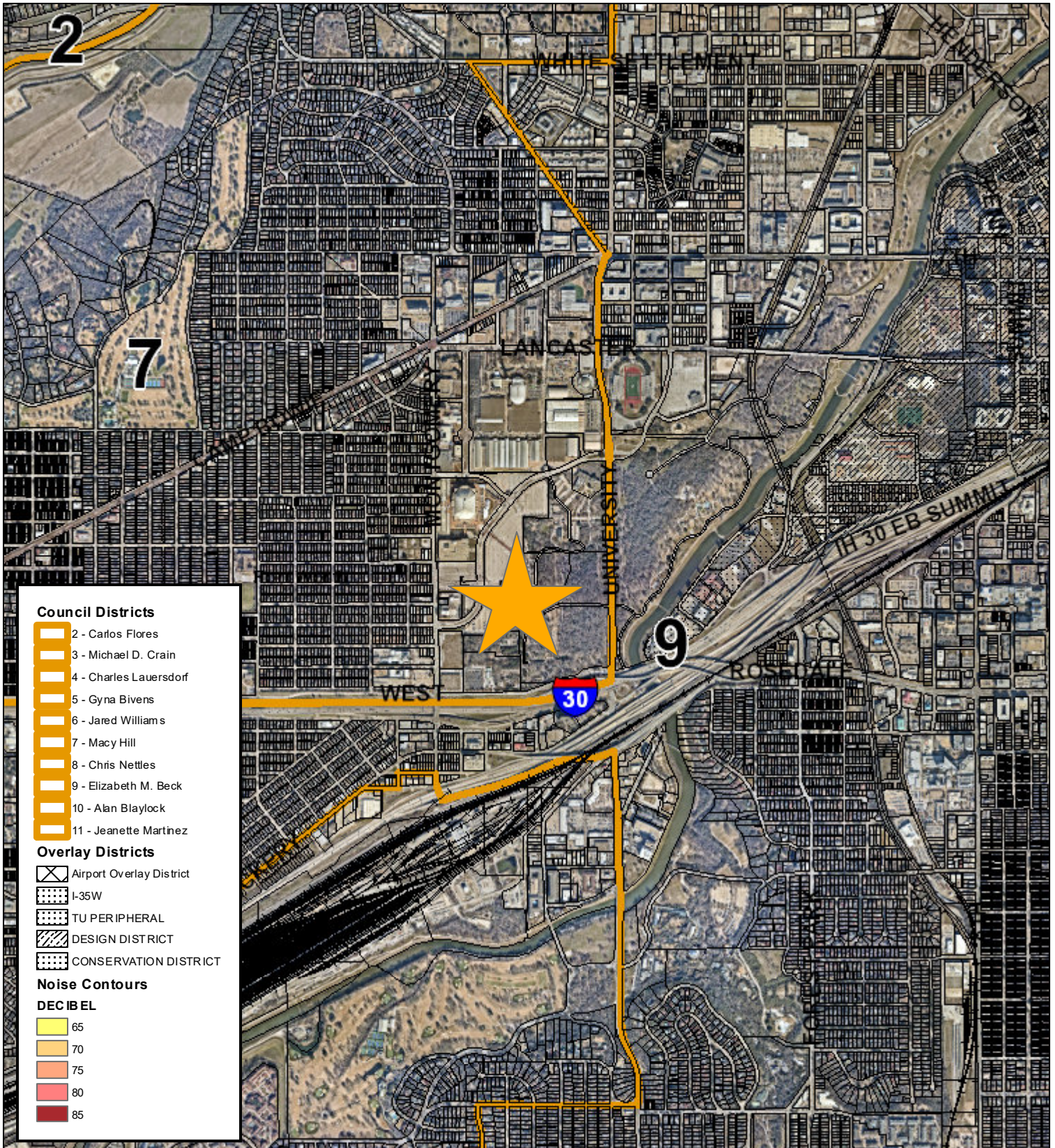


Proposed Zoning Districts

From: "CR" Low Density Multifamily, "J" Medium Industrial To: "CF" Community Facilities, "E" Neighborhood Commercial, & "PD/G" Planned Development for certain "G" Intensive Commercial uses with restrictions, plus Conditional Use Permit Overlays



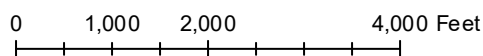
Area Map



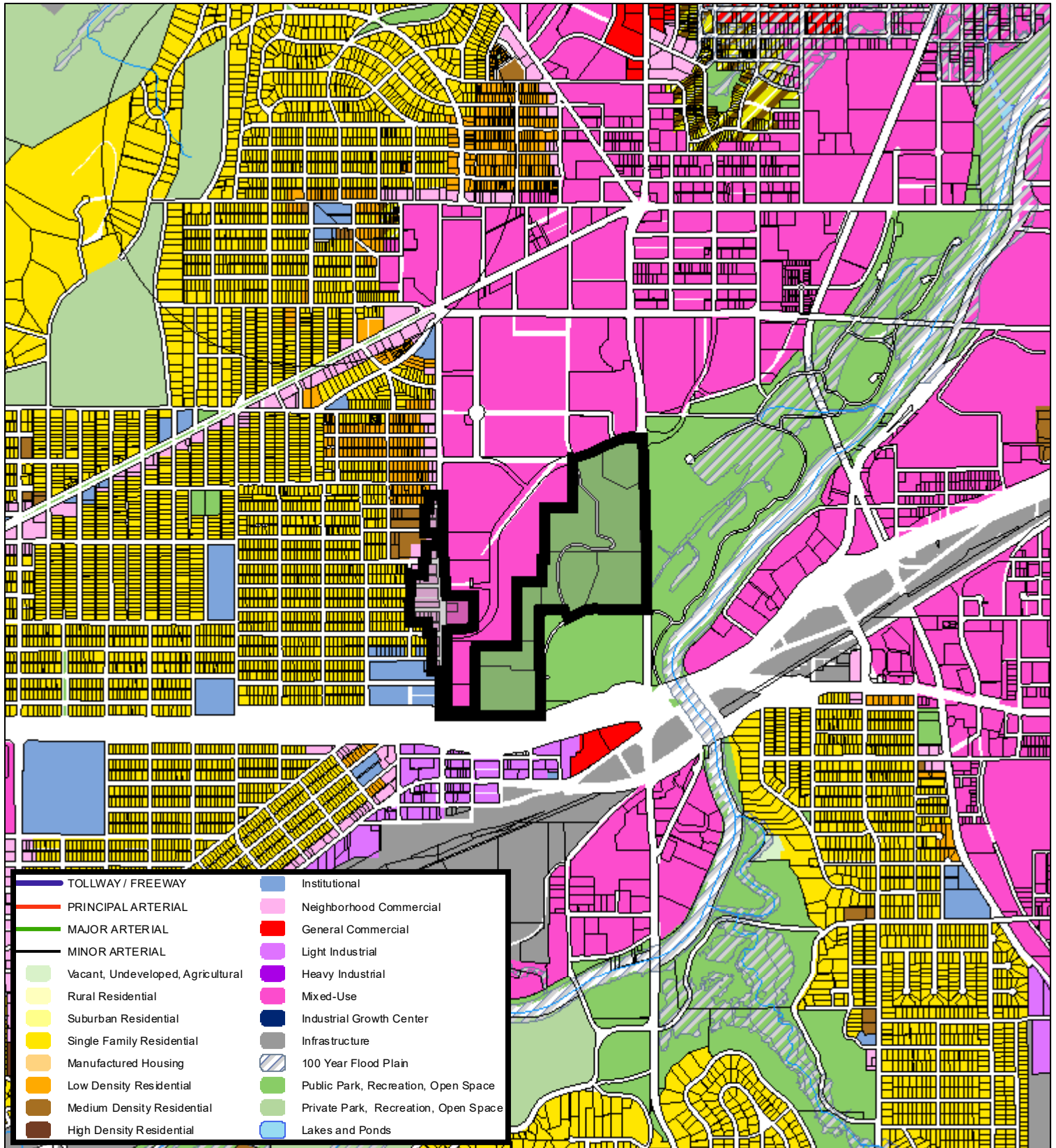
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use

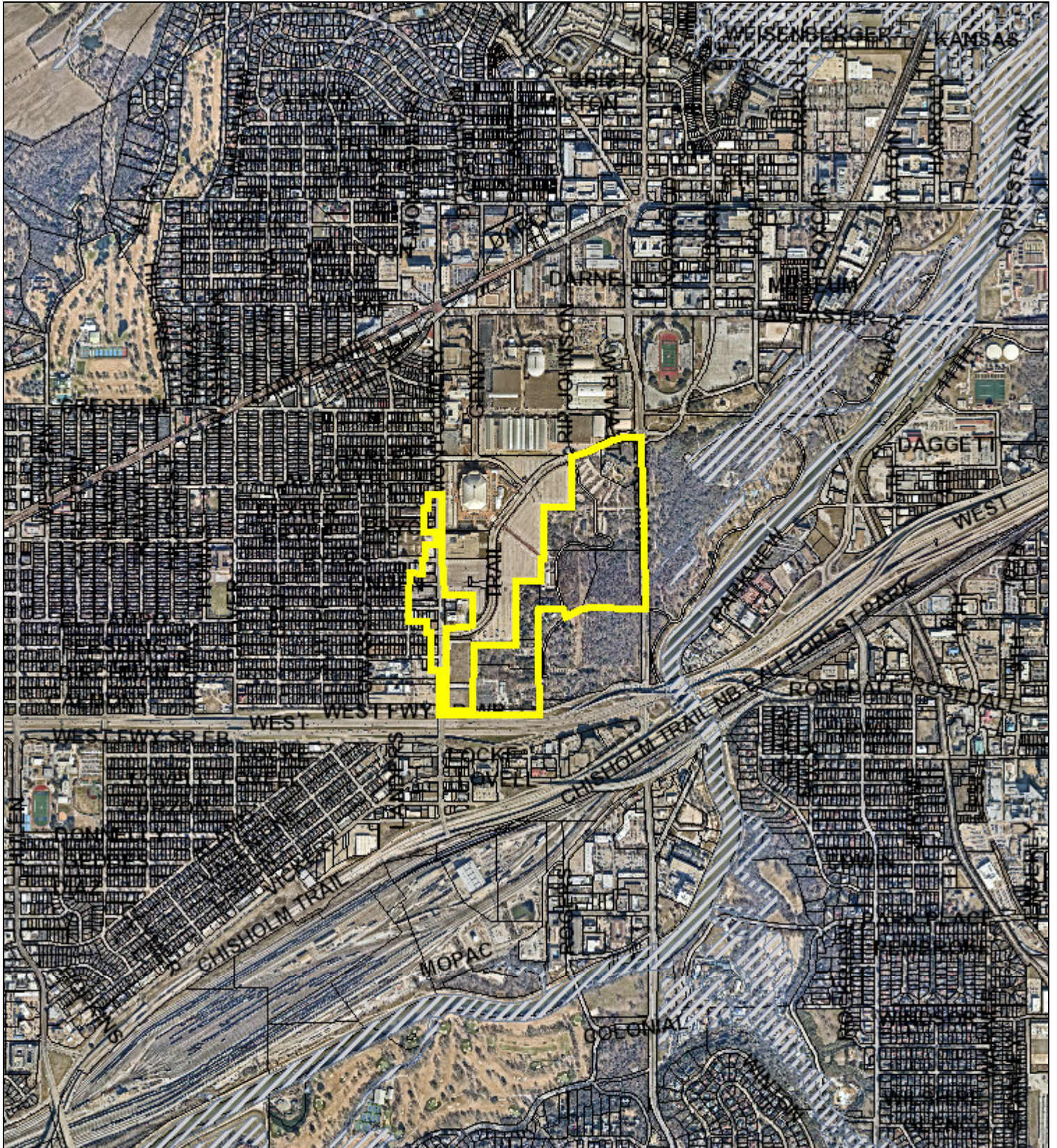


1,600 800 0 1,600 Feet

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 1,050 2,100 4,200 Feet





Zoning Staff Report

Date: March 12, 2025

Case Number: ZC-25-037

Council District: 4, 7, 10

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: City of Fort Worth Council Initiated Rezoning/Keller ISD

Site Location: 3340 High School Drive; 8250 Parkwood Hill Blvd.; 7900 N. Riverside Dr.; 5401 Wall Price Keller Rd.; 12120 Woodland Springs Dr.; 3901 Summerfields Blvd.; 4647 & 5400 Shiver Rd.; 6900 Bayberry Dr.; 4101 Twin Creeks Dr.; 3821 Staghorn Circle S.; 8201 Parkwood Hills Blvd.; 9345 General Worth Dr.; 5100 Glen Canyon Rd.; 2770 & 2780 Keller Hicks Rd.; 4001 Thompson Rd.; 2032 Canchim St.; 4600 Alta Vista; 9450 Ray White Rd.; 3201 Thompson Rd.; 3056 Clay Mountain Trl. **Acreage:** 459.37 acres

Request

Proposed Use: Schools/School sites

Request: From: “AG” Agricultural, “A-7.5” One-Family Residential, “A-5” One-Family Residential, “AR” One-Family Restricted, “B” Two-Family Residential, “CR” Low Density Multifamily, “E” Neighborhood Commercial, “G” Intensive Commercial, “I” Light Industrial

To: “CF” Community Facilities

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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Project Description and Background

The proposed rezoning area is generally bounded by Western Center Boulevard to the south, just west of Horseman Road, east of US 377 and SH 170 to the north. The request is from “AG”, “A-7.5”, “A-5”, “AR”, “B”, “CR”, “E”, “G” and “I” to “CF” Community Facilities District. The proposed rezoning will bring the properties in conformance with the Comprehensive Plan.

The Comprehensive Plan outlines the following policy to promote orderly and sustainable growth: “Locate elementary schools, parks, and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas”.

On February 13, 2025, Council Members Blaylock, Lauersdorf and Hill sent a letter to the interim superintendent of the Keller Independent School District (KISD) to inform her of the initiation of the rezoning of 23 properties to bring them into conformance with the Comprehensive Plan’s future land use map and policies.

FROM	TO	ADDRESS	USE
“AG” Agricultural	“CF” Community Facilities	3340 High School Dr. (D10)	High School
“AR” One-Family Restricted	“CF” Community Facilities	8250 Parkwood Hill Blvd. (D4)	Middle School
“AR” One-Family Restricted & “A-5” One-Family	“CF” Community Facilities	7900 N. Riverside Dr. (D4)	Elementary School
“A-5” One-Family	“CF” Community Facilities	5401 Wall Price Keller Rd. (D4) 12120 Woodland Springs Dr. (D10) 3901 Summerfields Blvd. (D4) 5400 Shiver Rd. (D4) 4647 Shiver Rd. (D4) 6900 Bayberry Dr. (D4) 4101 Twin Creeks Dr. (D10)	Elementary Schools, Single-Family and Vacant

		3821 Staghorn Circle S. (D4) 8201 Parkwood Hills Blvd. (D4) 9345 General Worth Dr. (D4) 5100 Glen Canyon Rd. (D4) 2770 Keller Hicks Rd. (D10) 2780 Keller Hicks Rd. (D10)	
“A-5” One-Family & “B” Two-Family	“CF” Community Facilities	4001 Thompson Rd. (2 parcels) (D4)	
“A-7.5” One-Family	“CF” Community Facilities	2032 Canchim St. (D7)	Elementary School
“A-5” One-Family & “E” Neighborhood Commercial	“CF” Community Facilities	4600 Alta Vista (D10)	Elementary School
“A-5” One-Family & “I” Light Industrial	“CF” Community Facilities	9450 Ray White Rd. (D4)	High School
“CR” Low Density Multifamily/I-35 Overlay	“CF” Community Facilities/I-35 Overlay	3201 Thompson Rd. (D4)	Middle School
“G” Intensive Commercial	“CF” Community Facilities	3056 Clay Mountain Trl. (D4)	Vacant

Surrounding Zoning and Land Uses

North Various Zoning Districts / various uses
 East Various Zoning Districts / various uses
 South Various Zoning Districts / various uses
 West Various Zoning Districts / various uses

Recent Zoning History

ZC-22-113- “PD/R-2; PD/C; PD/D; PD/G; PD/A-5; PD/F; PD/G; PD/I” Planned Development for all uses in respective districts; site plan waiver (approved August 2022)

ZC-12-034- “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus building greater than 60,000 square feet with car wash and fuel sales; site plan approved (Approved May 2012)

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on February 28, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least

15 days before the hearing.

Courtesy Notice

The following organizations were notified: emailed February 26, 2025

Organizations Notified	
North Fort Worth Alliance	Coventry Hills HOA
Wilshire Valley HOA	The Vineyards at Heritage HOA
Basswood Village HOA	Heights of Park Vista HOA
Carrington Court HOA	Park Place HOA
Sante Fe Trails HOA	Vista Meadows Addition HOA
Heritage Glen HOA	Valley Brook Estates HOA
Sante Fe Enclave HOA	Steadman Farms HOA
Pine Meadows HOA	Big Bear Creek Meadows HOA
Fairway Bend HOA	The Estates & Villas of Fossil Creek HOA
Las Ventanas HOA	Park Glen NA
Arcadia Park Estates HOA	Manor Hill at Alliance HOA
Bear Creek Vista HOA	Hillsborough HOA
Villages of Woodland Springs HOA	Pheasant Crossing HOA
NTC Arcadia Park V HOA	Trace Ridge HOA
Kings Ridge Estates HOA	Summerfields NA
Ranchette Estates HOA	Stoneglen at Fossil Creek HOA
West Fork Ranch HOA	Parkwood Hill Estates HOA
Heritage HOA	Pine Tree Estates MHP LOA
Carriage Hills HOA	Crawford Farms HOA
Public Improvement District #6	Streams and Valleys Inc.
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	Birdville ISD
	Eagle Mt-Saginaw ISD

Development Impact Analysis

Land Use Compatibility

Council Member Lauersdorf, Council Member Blaylock and Council Member Hill are requesting to change the zoning of this area to more closely match the existing land uses with the zoning.

The rezoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts established neighborhoods and schools.

Comprehensive Plan Consistency– Far North and Northeast Sector

The adopted Comprehensive Plan currently designates the subject property as Single-Family, Mixed-Use and Institutional. The proposed zoning **is consistent** with the land use designations for this area and with the following policies of the Comprehensive Plan:

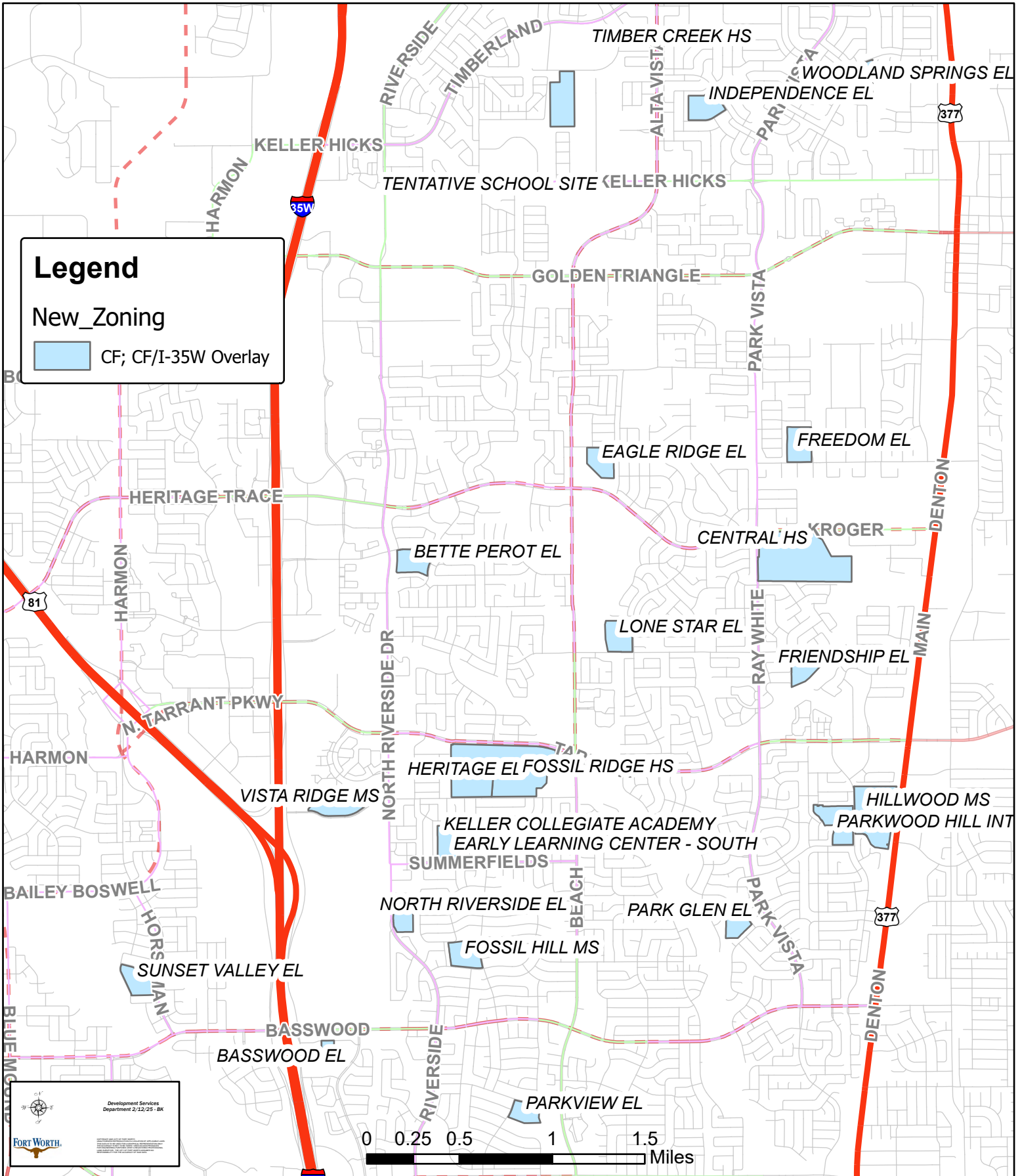
- Locate elementary schools, parks, and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas
- Work with independent school districts in growing areas to identify future school sites that can be served by existing or currently planned infrastructure. Depict the identified sites on the City's future land use maps.
- Locate elementary, middle, and high schools on blocks surrounded by streets

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



Proposed Zoning District

From: Various Agricultural, Residential, Commercial, and Industrial
To: "CF" Community Facilities



ADD_NO	STREET_ADDRESS	PARCEL_L	OWNER_1	OWNER_2	OWNER_3	OWNER_4
9450	RAY WHITE RD		KELLER	HIG KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
4001	THOMPSON RD		WHYTE, C	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
3056	CLAY MOUNTAIN TRL		SANDSHELL	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
3201	THOMPSON RD		THOMPSON	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
8250	PARKWOOD HILL BLVD		PARKWAY	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
3340	HIGH SCHOOL DR		KELLER HIGH SCHOOL	: 350	KELLEF KELLER, TX 76248-224	
2032	CANCHIM ST		KELLER ELE	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
4600	ALTA VISTA RD		ALTA VIST	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
4001	THOMPSON RD		WHYTE, C	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
7900	N RIVERSIDE DR		SUMMERFI	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
5401	WALL PRICE KELLER RD		WALL-PRIC	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
12120	WOODLAND SPRINGS DR		VILLAGES C	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
3901	SUMMERFIELDS BLVD		FOSSIL HILL	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
5400	SHIVER RD		SHIVER RO,	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
6900	BAYBERRY DR		SUMMERFI	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
4101	TWIN CREEKS DR		WOODLAN	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
4647	SHIVER RD		SHIVER RO,	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
3821	STAGHORN CIR S		SUMMERFI	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
8201	PARKWOOD HILL BLVD		PARKWAY	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
9345	GENERAL WORTH DR		BETTE PER	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
5100	GLEN CANYON RD		PARK GLEN	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
2770	KELLER HICKS RD		MCCOWEN	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	
2780	KELLER HICKS RD		MCCOWEN	KELLER, ISC 350	KELLEF KELLER, TX 76248-224	

Shape_Area	SchoolName	Zoning_Now
3193235.401	Central HS	A-5, I
3147571.765	Fossil Ridge HS	A-5, B
95897.47296	vacant near Basswood Elem	G
924163.7495	Vista Ridge MS	CR/I-35W Overlay, E
1724182.549	Hillwood MS	AR
1002190.691	athletic field near Timber Creek HS	AG
647537.3582	Sunset Valley Elem.	A-7.5
572763.5648	Eagle Ridge Elem.	A-5, E
883274.7632	Heritage Elem.	A-5, B
524255.4108	North Riverside Elem.	A-5, AR
688075.9373	Freedom Elem.	A-5
668278.8426	Woodland Springs Elem.	A-5
916251.921	Early Learning Center - South, Keller Collegiate Academy	A-5
656268.1141	Friendship Elem.	A-5
453169.805	Parkview Elem.	A-5
649114.6788	Independence Elem.	A-5
665872.6584	Lone Star Elem.	A-5
653114.6795	Fossil Hill MS	A-5
863596.3032	Parkwood Hill Inter.	A-5
618936.5876	Bette Perot Elem.	A-5
414736.3234	Park Glen Elem.	A-5
19252.24244	vacant near tentative school	A-5
18839.98168	vacant near tentative school	A-5

New_Zoning	FLU
CF	INST
CF	INST
CF	MU
CF/I-35W Overlay	MU
CF	INST
CF	INST
CF	INST
CF	INST
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