



ZONING COMMISSION

AGENDA

Wednesday, September 11, 2024

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Council Conference Room 2020

200 Texas Street

2nd Floor

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=m78edb2982c8f8a24fadd806eb3de0f6a>

Meeting/ Access Code: 2553 340 3585

Registration Link

<https://fortworthtexas.webex.com/weblink/register/r32d434324c4d8e80b7eb0cb7061c59b8>

Teleconference

(817) 392-1111 or 1-469-210-7159

Meeting/ Access Code: 255 334 03585

Staff Report Link

www.fortworthtexas.gov/files/assets/public/v/1/development-services/documents/zoning-cases/docket-agenda-minutes/09-11-24-docket.pdf

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

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

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

****Any member of the public who wishes to address Zoning Commission regarding an item on a listed agenda must sign up to speak before the scheduled meeting. To sign up, please register through WebEx in accordance with the directions on the City's website above. Please use the following link to register whether you plan to participate in-person**

or virtually.

<https://fortworthtexas.webex.com/weblink/register/r32d434324c4d8e80b7eb0cb7061c59b8>

You can also sign-up to speak prior to the Public Hearing if attending in-person. Staff will be available to assist with sign-up at the desk prior to entering the Council Chambers. For questions or assistance with registration, please contact Laura Ruiz at Laura.Ruiz@fortworthtexas.gov or (817)392-8047.

Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.

COMMISSION MEMBERS:

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

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

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

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT TODAY’S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, OCTOBER 15, 2024, AT 6 P.M., UNLESS OTHERWISE NOTED.

CALL TO ORDER

B. APPROVAL OF MEETING MINUTES of August 14, 2024 Chair

C. CONTINUED CASES

1. ZC-24-070 **Case Manager: Alondra Salas Beltre** **CD 11**

- a. Site Location: 4224 Nelms Dr
- b. Acreage: 0.22
- c. Applicant/Agent: JST Rentals / Billy Thomas
- d. Request: From: "I" Light Industrial / Stop Six Overlay
To: "PD/CR" Planned Development for Low-Density Multifamily excluding government office, museum, and country club with development standards for reduction in open space and parking, increase in density, setback due to height and reduction in platted front yard setback site plan included / Stop Six Overlay

2. ZC-24-072 **Case Manager: Lynn Jordan** **CD 6**

- a. Site Location: 9710, 9720 & 9740 N. Crowley Rd.
- b. Acreage: 2.2

- c. Applicant/Agent: Judy Baumgardner/QT South LLC
- d. Request: From: ETJ
To: "E" Neighborhood Commercial

This case will be heard by Council September 17th

- 3. ZC-24-081 Case Manager: Lynn Jordan CD 3**
- a. Site Location: 11711 Blue Creek Dr; 4101 Lost Creek Blvd
 - b. Acreage: 4.07
 - c. Applicant/Agent: Uncommon Sense 8 LLC/ Westwood Professional Svcs.
 - d. Request: Amend "PD 1182" to allow office and accessory buildings, located on clubhouse lot only, developed to "E" Neighborhood Commercial standards with the following development standards: parking, no dumpster enclosure, 8 ft wrought iron fence in front yard, site plan included

C: NEW CASES

- 4. ZC-24-026 Case Manager: Alondra Salas Beltre CD 11**
- a. Site Location: 1405 Weiler Blvd
 - b. Acreage: 0.38
 - c. Applicant/Agent: Shamim Mohammad Naem / NMS Investments Inc
 - d. Request: From: "ER" Neighborhood Commercial Restricted
To: "FR" General Commercial Restricted

- 5. ZC-24-063 Case Manager: Brett Mangum CD 11**
- a. Site Location: 521 & 601 Paradise St., 518, 519, & 520, Baurline St.
 - b. Acreage: 0.905
 - c. Applicant/Agent: Trinity Phoenix LLC / Felix Wong
 - d. Request: From: "A-5" Single Family
To: "PD-CR" Planned Development for all uses in "CR" Low Density Multifamily, excluding government office, museum, and country club; development standards for a reduced projected front yard setback, a reduced setback adjacent to one- or two-family residential district, and a reduced open space requirement; site plan included.

- 6. ZC-24-073 Case Manager: Brett Mangum CD 2**
- a. Site Location: 2000 Belle Ave.
 - b. Acreage: 4.39
 - c. Applicant/Agent: 2 SP Family, LLC / Kyle Poulson
 - d. Request: From: "A-5" Single Family
To: "PD-E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse, site plan included

- 7. ZC-24-074 Case Manager: Justin Newhart CD 9**

- c. Applicant/Agent: NTP 35, LP / QTR Corp / Kimley-Horn
- d. Request: To: Add required Site Plan for PD 1275 Planned Development for all uses in "I" Light Industrial to include a 60 ft. setback adjacent to residential, 40 ft. landscape buffer, masonry screening wall/I-35 overlay, site plan required

19. ZC-23-168 Case Manager: Alondra Salas-Beltre CD 6

- a. Site Location: 5136 Bonnell Avenue
- b. Acreage: .14
- c. Applicant/Agent: St. Maurice Construction / Athan Attia
- d. Request: From: "A-5" Single Family
To: "B" Two Family

20. ZC-24-104 Case Manager: Stephen Murray CD 4

- a. Site Location: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south
- b. Acreage: 40.3
- c. Applicant/Agent: City of Fort Worth Council Initiated Rezoning
- d. Request: From: "I" Light Industrial; PD 1390 Planned development for all uses in I Light Industrial plus hotel
To: "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car washes in "G" Intensive Commercial, site plan included

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

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

ASISTENCIA A REUNIONES PUBLICAS:

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

Executive Session.

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



Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-070

Council District: 11

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: JST Rentals / Billy Thomas

Site Location: 4224 Nelms Drive

Acreage: 0.22 acres

Request

Proposed Use: Multifamily Development

Request: From: "I/SS" Light Industrial / Stop Six Overlay

To: "PD/CR" Planned Development for Low-Density Multifamily excluding government office, museum, and country club with development standards for reduction in open space and parking, increase in density, setback due to height and reduction in platted front yard setback site plan included / Stop Six Overlay

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: **Continuance**

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| a. Land Use Compatibility | |

This property is located approximately 400 feet south of the intersection of Good Shepherd and Nelms, and two blocks west of E Loop 820, placing it within a key transitional zone. The site benefits from its proximity to Lake Arlington, situated just over half a mile to the southeast. Additionally, it falls within the Stop Six Overlay and Neighborhood Empowerment Zone (NEZ) Area Six, highlighting its importance in ongoing urban revitalization efforts. The site's location, approximately half a mile south of both the Berry/Stalcup and Lake Arlington Urban Villages, positions it within a nexus of planned growth and community development.

The surrounding area has been the subject of numerous planning initiatives aimed at promoting sustainable development and urban renewal. The introduction of the Stop Six Overlay in 2019, alongside the establishment of the Neighborhood Empowerment Zone, reflects a concerted effort to drive investment and improve the quality of life in the area. The Berry/Stalcup Urban Village, located to the north, is a key component of this strategy, serving as a catalyst for mixed-use development and enhanced connectivity. Further, the Lake Arlington Master Plan, initiated in 2004, underscores the long-term vision for this region. The plan advocates for the redevelopment of underutilized parcels and low-density industrial areas into higher-density residential developments, with an emphasis on protecting Lake Arlington as a vital recreational and water resource.

The applicant is requesting to rezone the property from "I" Light Industrial to PD/CR (Planned Development for Low-Density Multifamily) to facilitate the construction of a fourplex residence. This rezoning request is significant given the surrounding land uses, which are primarily single-family residential, with some commercial and industrial uses interspersed throughout the area. Specifically, all parcels north of the site, extending up to Good Shepherd, are developed with single-family homes. Across Nelms, particularly at the corner with Good Shepherd, there are a few intensive commercial uses, primarily related to automobiles. To the south, several large industrial uses exist. Additionally, the property directly adjoins a mobile home park to the west, which presents both challenges and opportunities for integrating the proposed development into the existing community fabric.

The applicant's proposal to construct a fourplex residence aligns with broader goals of increasing residential density and diversifying housing options in the area. However, the current zoning designation of "I" Light Industrial is not conducive to the proposed multifamily use. Rezoning to a multifamily district or a more intense residential designation is necessary to support this type of development. The applicant is seeking a zoning change to PD/CR, which would allow for tailored development standards that align with the intended use.

From a planning perspective, several issues need to be addressed to ensure the proposed development meets the city's standards and contributes positively to the community. The current application is incomplete, and the site plan does not adhere fully to existing zoning regulations. Specifically, there are concerns regarding:

- **Open Space Requirements:** Adequate open space is crucial for ensuring livability, particularly in higher-density residential developments. The site plan must demonstrate compliance with these standards.
- **Density Constraints:** The lot, measuring 10,335 square feet, is limited in its capacity to accommodate the proposed four units. Current zoning calculations indicate that only three units can be supported under existing density limits.
- **Parking Provisions:** The proposed development includes eight parking spaces, but the zoning ordinance requires ten spaces. Adequate parking is essential to prevent spillover effects into surrounding neighborhoods and ensure convenience for future residents.

- **Rear Yard Setback:** The height of the proposed building raises concerns regarding the rear yard setback, which must be addressed to minimize impacts on adjacent properties and ensure adequate light, air, and privacy.
- **Front Yard Setback:** The front yard setback, particularly in relation to the platted setback, must be carefully considered to maintain a consistent streetscape and comply with urban design guidelines.

Given the mix of uses surrounding the site, it is crucial that the proposed development is designed in a way that harmonizes with both the single-family residential areas and the nearby commercial and industrial activities. The rezoning and site plan must be carefully evaluated to ensure that the development supports the area’s revitalization goals while also addressing potential concerns related to density, parking, and setbacks.

A revised site plan that fully addresses these planning standards will be essential for moving forward with the rezoning process and ensuring that the project contributes positively to the ongoing efforts to enhance this community.

- The applicant is currently working on a new site plan aimed at addressing the above-mentioned concerns and reducing the proposed density. They will be requesting a continuance from the Zoning Commission.

Surrounding Zoning and Land Uses

North: “I” Light Industrial / single-family residence
 East: “I” Light Industrial / single-family residence
 South: “I” Light Industrial / single-family residence
 West: “B” Two-family residential / mobile home park

Recent Zoning History

- ZC-19-116, Council Initiated Rezoning of almost 3,000 acres that created the Stop Six Overlay
- ZC-23-167 From I to A-5

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were emailed on August 30, 2024:

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

**Located closest to this registered Neighborhood Association*



Development Impact Analysis

Land Use Compatibility

The applicant seeks to rezone the property from “I” Light Industrial to PD/CR (Planned Development for Low-Density Multifamily) to construct a fourplex. The subject site is situated within a predominantly single-family residential area, with some commercial and industrial uses interspersed throughout. To the north, the parcels along the block up to Good Shepherd are exclusively developed with single-family home. Across Nelms, particularly at the corner with Good Shepherd, there are a few intensive commercial uses, primarily related to automobile services, which introduce a more commercial dynamic to the immediate vicinity. Further south of the site, the presence of large industrial uses signals a transition into a more industrialized zone. Additionally, the property directly adjoins a mobile home park to the west, adding another layer of residential diversity to the surrounding area.

From a land use planning perspective, the proposed rezoning to low-density multifamily is not inherently compatible with the existing surrounding land uses. The introduction of a fourplex within a context that is primarily single-family residential could disrupt the established neighborhood character and create potential conflicts between land uses. Moreover, the proximity of commercial and industrial activities to the south and west presents challenges in ensuring that the proposed multifamily development would integrate well with these adjacent uses.

Given the existing land use pattern, careful consideration must be given to the potential impacts of this rezoning on the surrounding community. Compatibility with the surrounding land uses, particularly the single-family homes to the north and the mobile home park to the west, is crucial.

The proposed multifamily development should be evaluated for its potential to create land use conflicts, particularly in terms of scale, density, and the transition between residential and non-residential areas. Ensuring that the development is designed to mitigate any adverse impacts on the existing neighborhood will be key to achieving a balanced and sustainable land use outcome.

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

Comprehensive Plan Consistency – Southeast

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future Light Industrial. Zoning categories in alignment with this future land use designation would be “MU-2” High Intensity Mixed Use, “I” Light Industrial and all commercial zoning districts. The request for “CR” Low-density zoning is not in alignment or consistent with the future land use designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

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

The proposed zoning **is not consistent** with the Comprehensive Plan future land use map; however, the request **is consistent** with the following policies of the Comprehensive Plan:

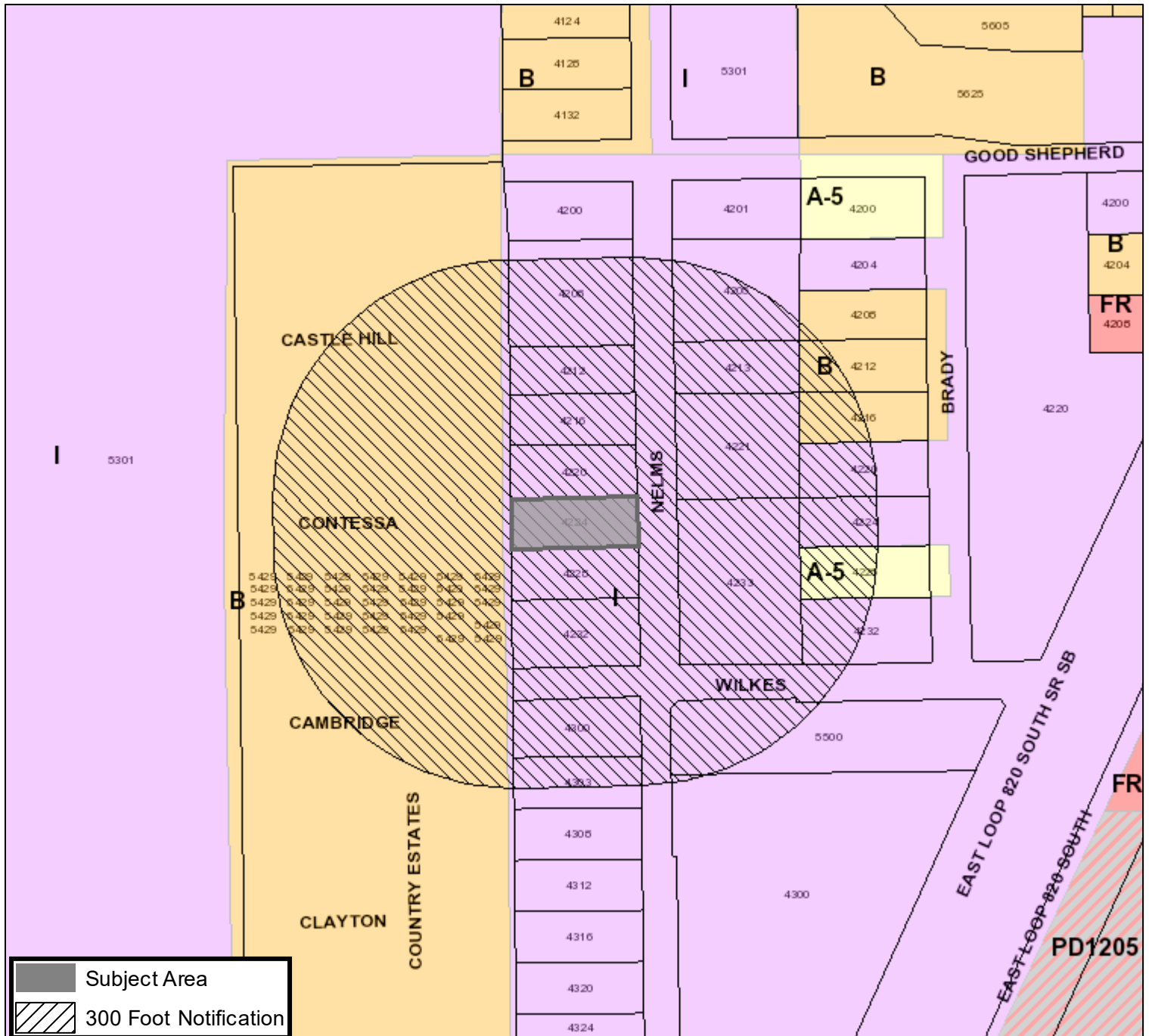
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.





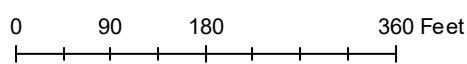
ZC-24-070

Area Zoning Map

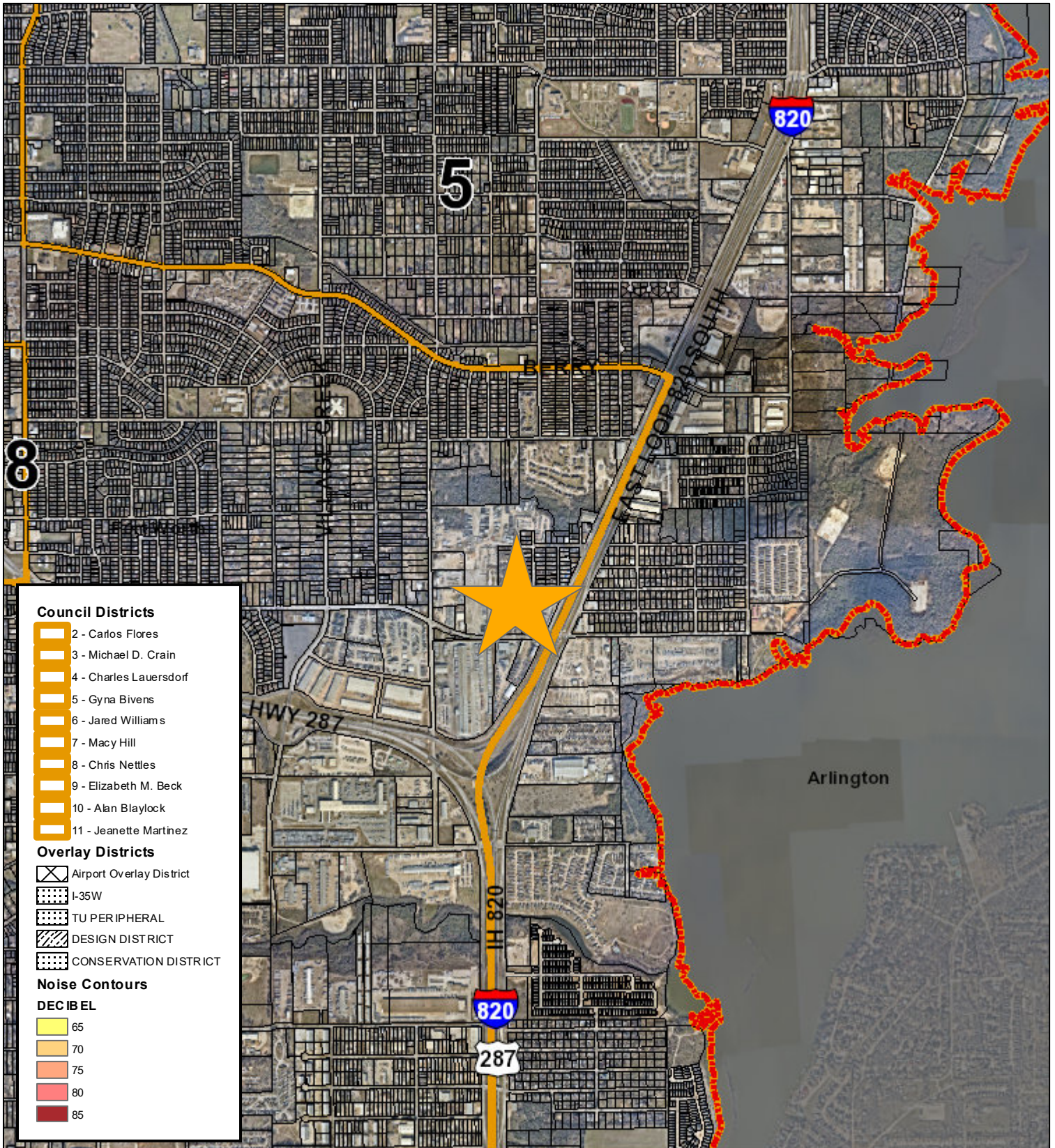
Applicant: Billy Thomas/JST Rentals
 Address: 4224 Nelsms Drive
 Zoning From: I
 Zoning To: MU
 Acres: 0.22669588
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 9/11/2024
 Contact: null



 Subject Area
 300 Foot Notification



Area Map



Council Districts

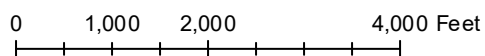
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

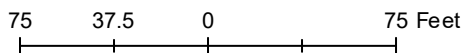
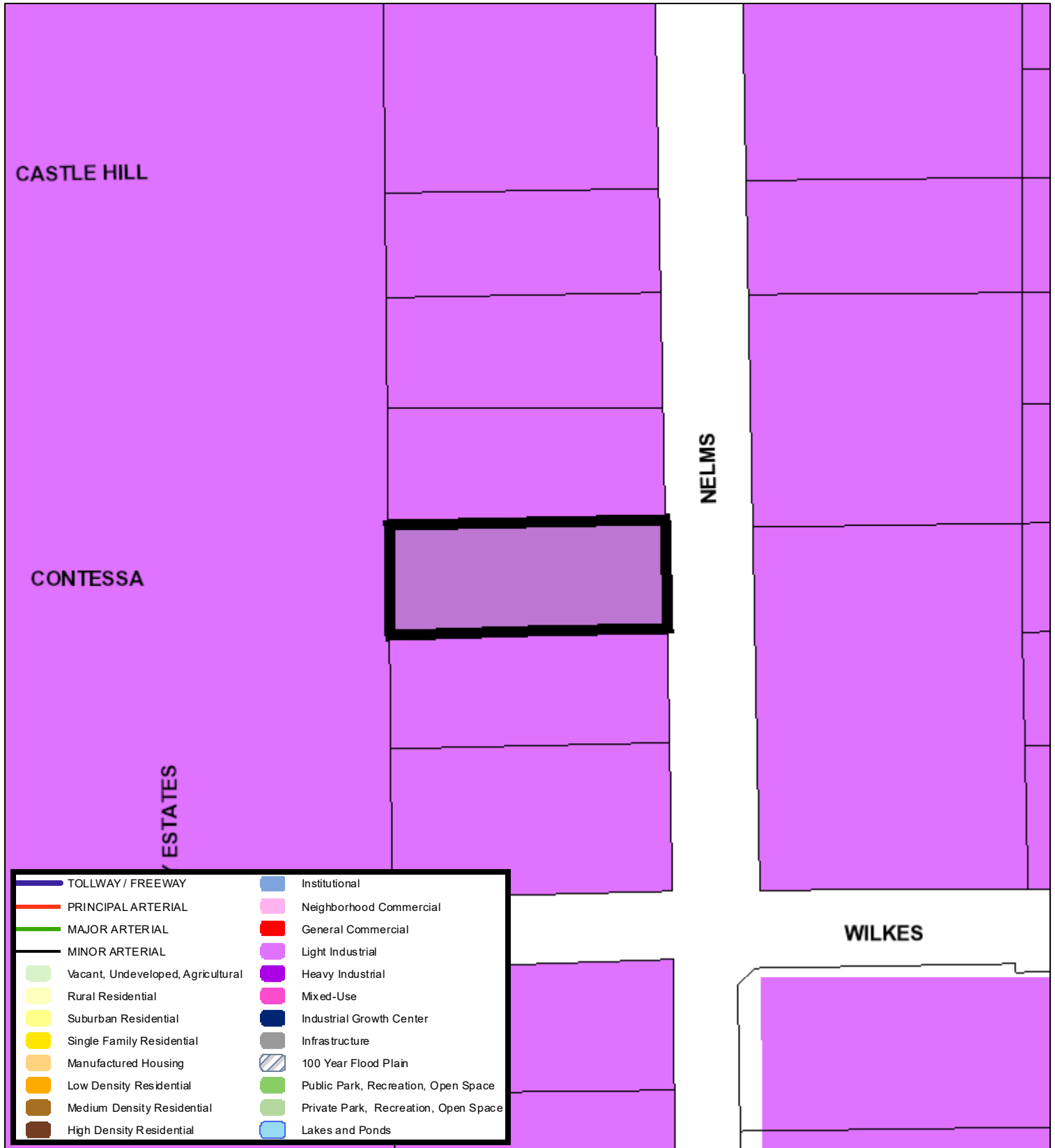
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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



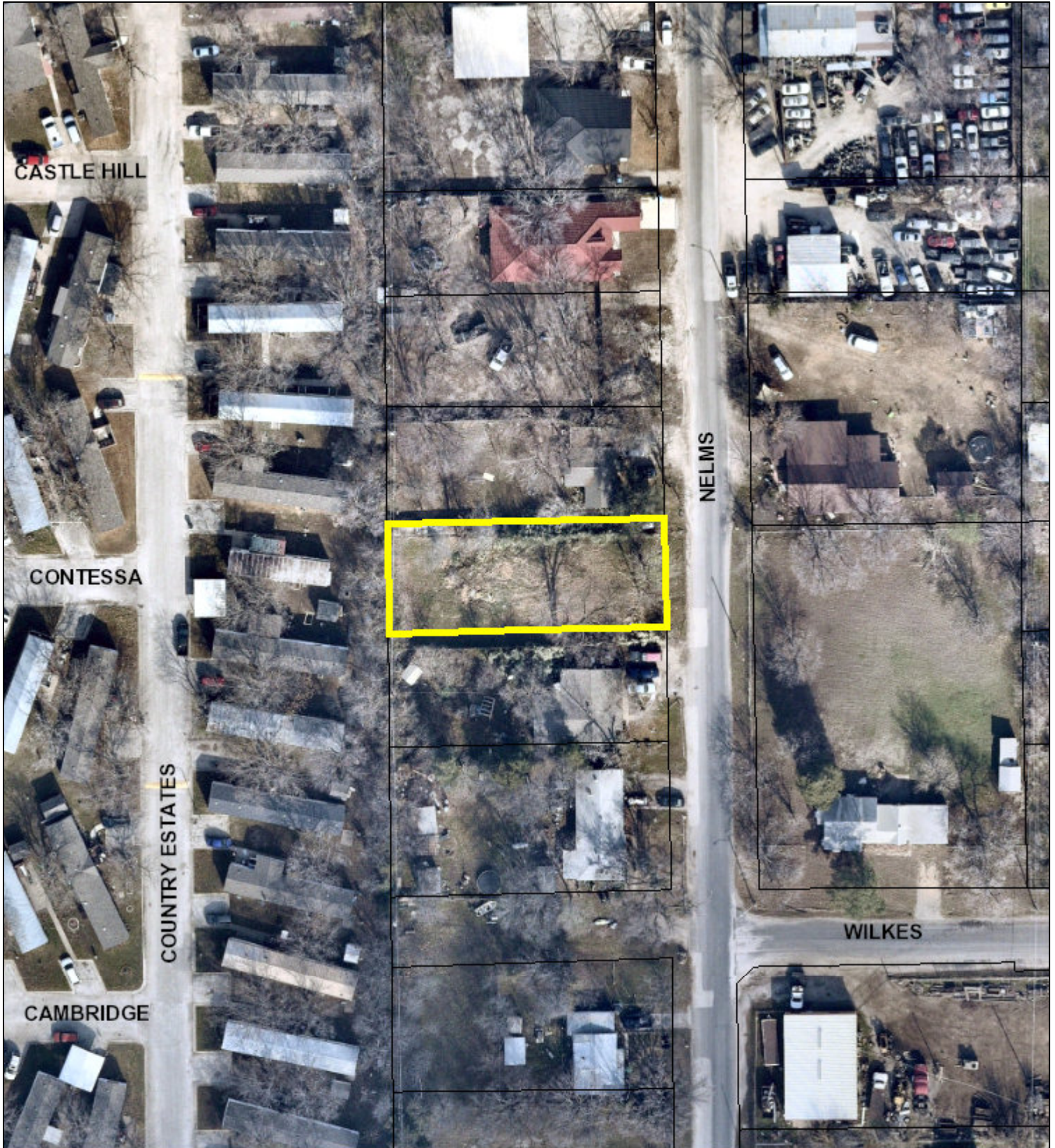
Future Land Use



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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-072

Council District: 6

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Judy Baumgardner/QT South LLC

Location: 9710, 9720 & 9740 N. Crowley Road

Acreage: 2.263 acres

Request

Proposed Use: Commercial

Request: From: ETJ (City Council will be considering concurrent zoning and annexation (AX-24-005) on September 17th)

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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- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
- Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- Typical Lot Exhibit

Project Description and Background

The zoning request was continued from the August meeting in order for the applicant to reach out to the Council member, neighborhood association and the school district. At the time of this report the applicant has scheduled a meeting with CD6 and reaching out to the school district.

The site is located just south of Risinger Road and west of Crowley Road. With this application, the applicant is requesting to rezone the property to neighborhood commercial for a convenience retail store with fuel islands. A portion of this tract is already zoned "E" Neighborhood Commercial, it is an enclave remainder that was created from previous annexation around it.

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 September 17, 2024. 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.

Neighborhood Commercial, "E" District	
Front Yard*	20 feet minimum; 0 feet minimum when fronting an arterial street**
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.
Notes: * Additional setback may be required see Chapter 6 'Development Standards, Section 6.300 Bufferyard and Supplemental Building Setback'. **May be subject to projected front yard (Section 6.101f)	

Surrounding Zoning and Land Uses

- North "J" Medium Industrial / equipment supplier/warehouse/truck parking
- East "E" Neighborhood Commercial / Crowley Road, undeveloped
- South "E" Neighborhood Commercial / undeveloped
- West City of Fort Worth Extraterritorial Jurisdiction (no zoning) / "I" Light Industrial / single family residential, Oncor Substation

Recent Zoning History

- ZC-04-238, from “AG” Agricultural, “A-5” One-Family, “B” Two-Family to “A-5” One-Family, “E” Neighborhood Commercial, approved by City Council November 2004, subject property to the east.
- ZC-17-028, from Unzoned to “I” Light Industrial, approved by City Council March 2017, subject property to the west.

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.
The following organizations were emailed on August 2, 2024:

Organizations Notified	
Meadow Creek South HOA*	Parkview NA
Crowley ISD	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity

*Located closest to these registered Neighborhood Associations

Development Impact Analysis

Land Use Compatibility

Development in the vicinity consists of warehouse and truck parking to the north, vacant land to the east, single-family residence, Oncor Substation and a repair facility with outdoor storage of tractor trailers to the west.

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

Comprehensive Plan Consistency – Far South Sector

The 2023 Comprehensive Plan designates all the tracts involved in this change of zoning request as *future Light Industrial*. The proposed zoning classification is in line with the Comprehensive Plan future land use designation of *Light Industrial*.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage, recycling centers, concrete batch plants	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

The 2023 Comprehensive Plan currently designates the subject property as *future light industrial*. The zoning types that would be in alignment with this future land use designation are Light Industrial “MU-2” “I” and Commercial zoning districts “ER”, “E” and “MU-1”. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.

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

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

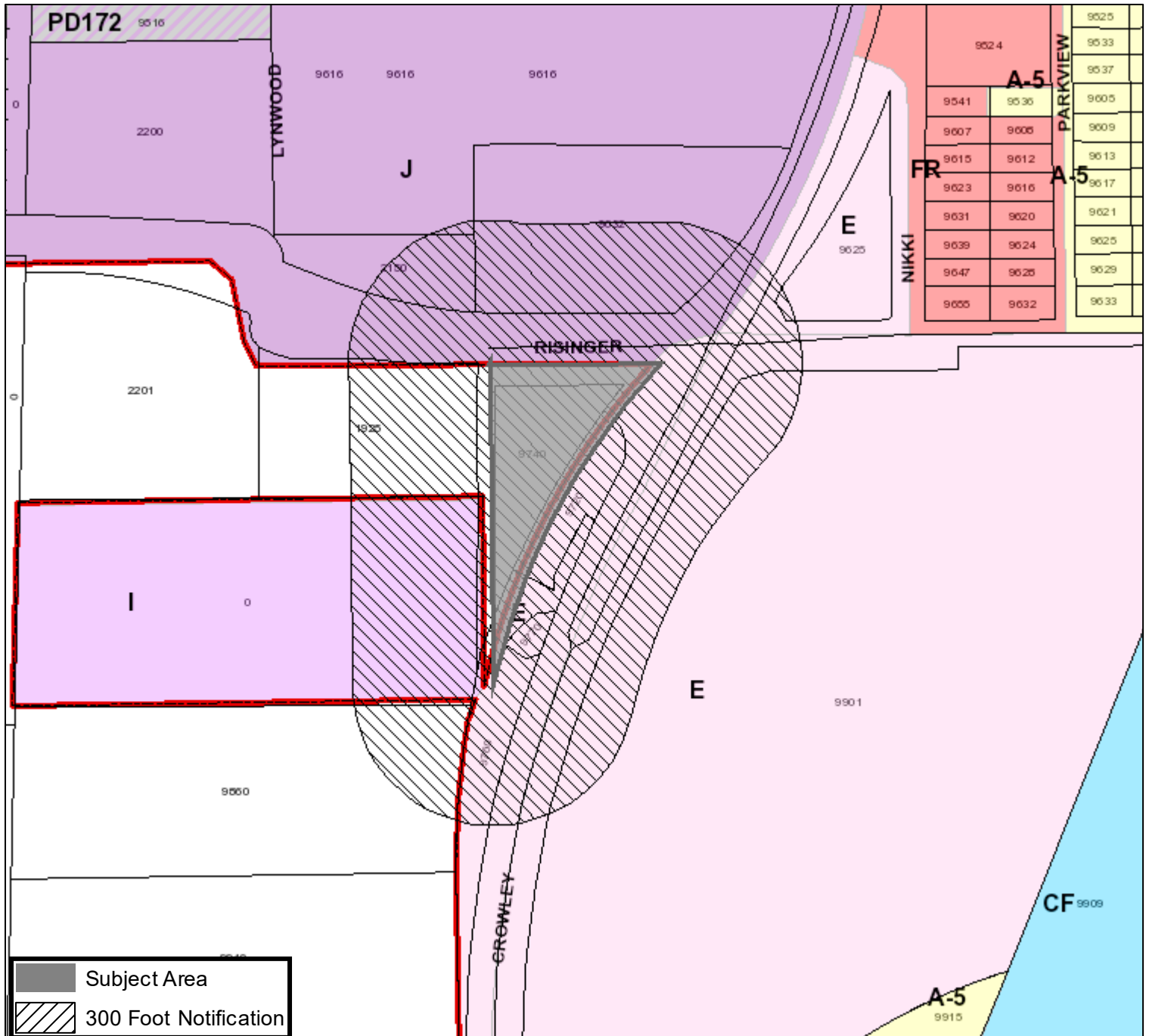




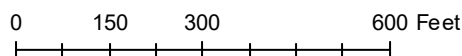
ZC-24-072

Area Zoning Map

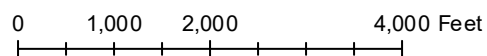
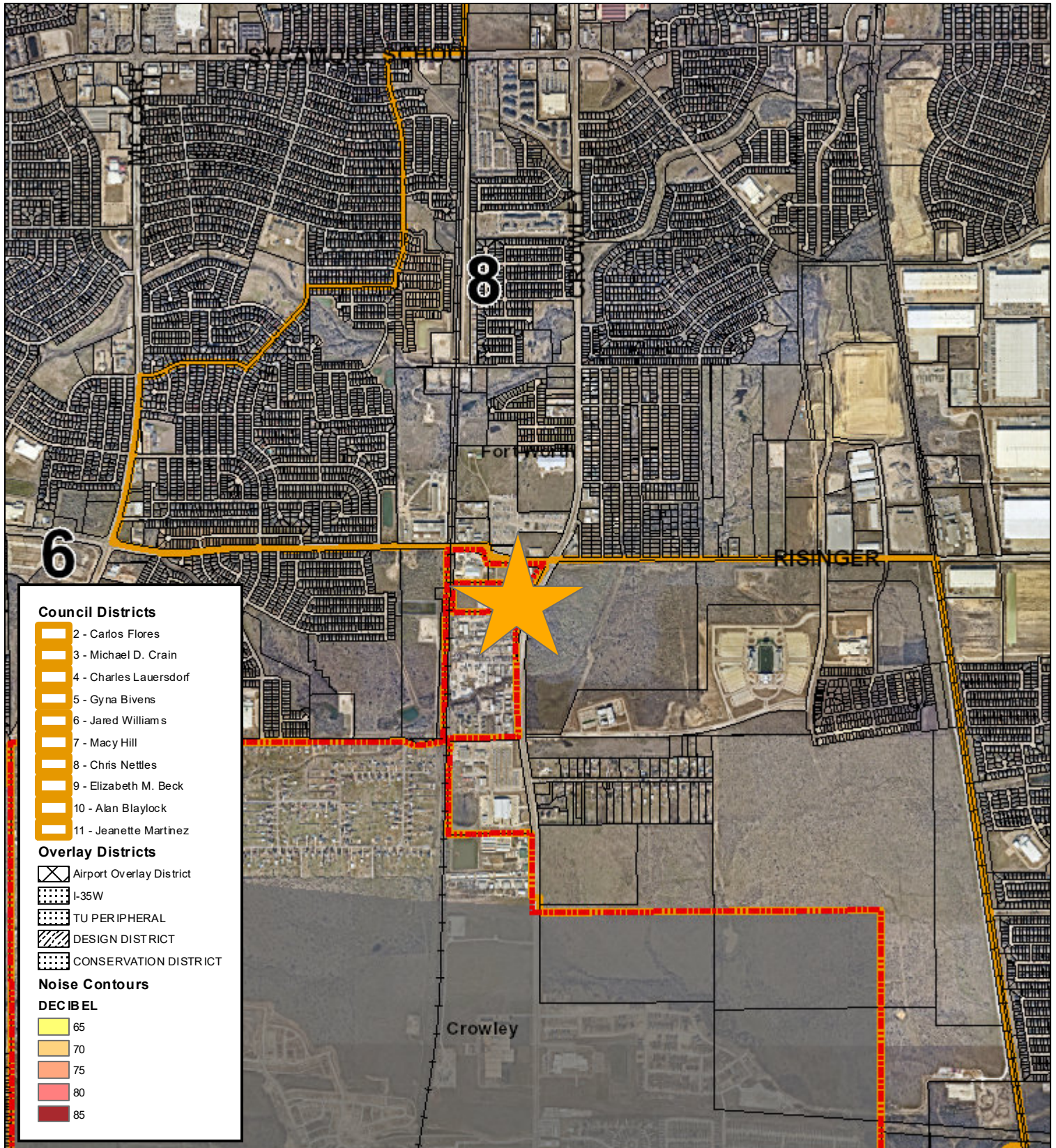
Applicant: Judy Baumgardner
 Address: 9710, 9720 & 9740 N. Crowley Rd.
 Zoning From: Unzoned
 Zoning To: E
 Acres: 2.21966804
 Mapsco: Text
 Sector/District: Far_South
 Commission Date: 8/14/2024
 Contact: null



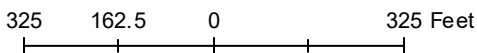
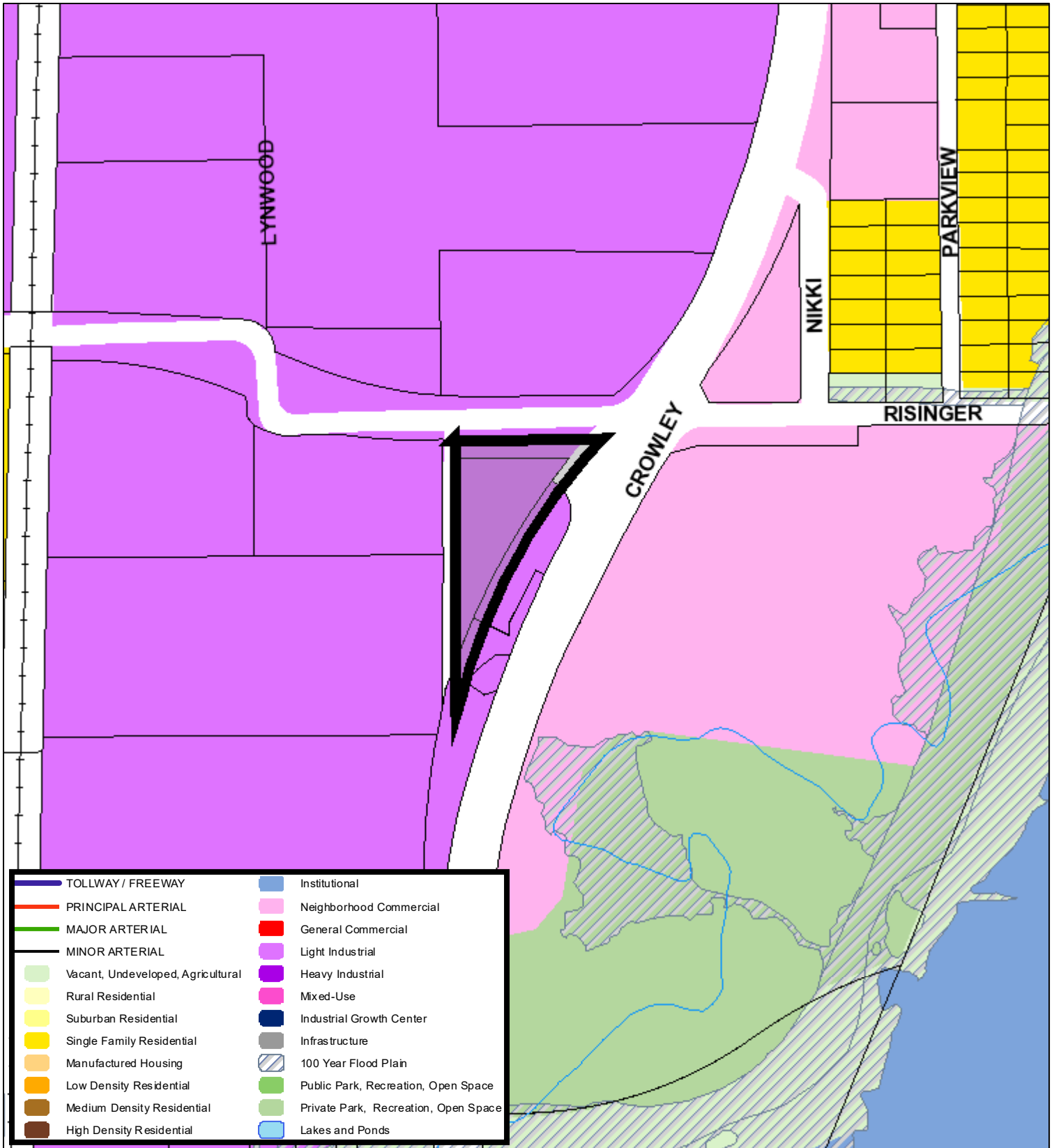
	Subject Area
	300 Foot Notification



Area Map



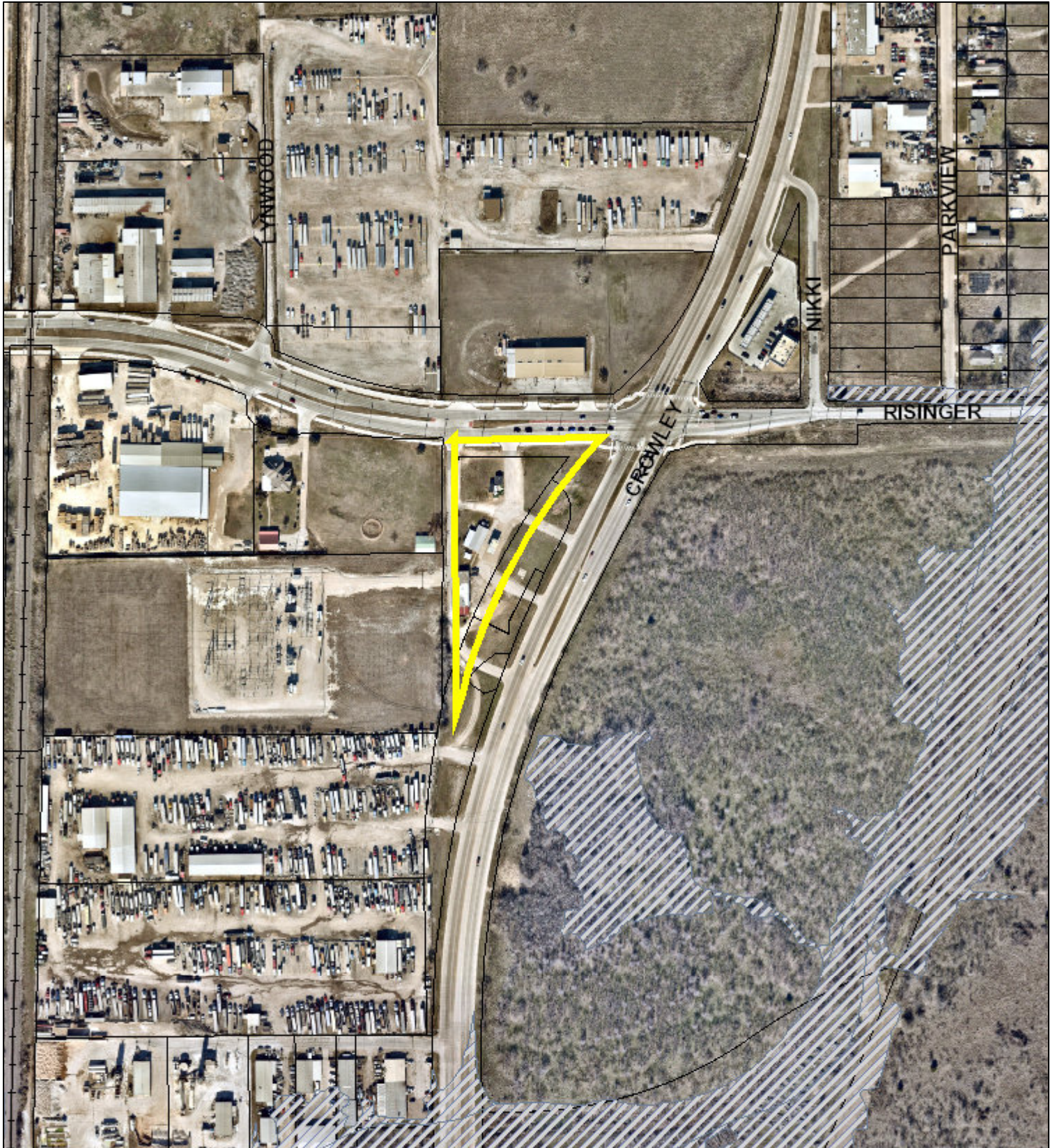
Future Land Use



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Aerial Photo Map



0 210 420 840 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-081

Council District: 3

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Uncommon Sense 8, LLC/Westwood Professional Services

Location: 11711 Blue Creek Drive; 4101 Lost Creek Boulevard

Acreage: 4.07 acres

Request

Proposed Use: Commercial

Request: From: Amend “PD 1182” to allow office and accessory buildings, located on clubhouse lot only, developed to “E” Neighborhood Commercial standards with the following development standards: parking, no dumpster enclosure, 8 ft wrought iron fence in front yard, 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 consistent**

Staff Recommendation: **Approval**

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7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Typical Lot Exhibit

Neighborhood Commercial, "E" District

Front Yard*	20 feet minimum; 0 feet minimum when fronting an arterial street**
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.

Notes: * Additional setback may be required see Chapter 6 'Development Standards, Section 6.300 Bufferyard and Supplemental Building Setback'. **May be subject to projected front yard (Section 6.101f)





Surrounding Zoning and Land Uses

- North "PD1182" Planned Development for "A-10" with development standards / golf course, single-family
- East "PD1182" Planned Development for "A-10" with development standards / golf course, single-family
- South "PD1182" Planned Development for "A-10" with development standards / golf course, single-family
- West "PD1182" Planned Development for "A-10" with development standards / golf course, single-family

Recent Zoning History

- ZC-18-010, from “A-10” One-Family to “PD/A-10” Planned Development for all uses in “A-10” One-Family with 20 ft. minimum front yard setback and 50% maximum lot coverage; site plan waived, approved by City Council February 2018, subject area.

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

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

**Located closest to these registered Neighborhood Associations*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses in this area are mainly single-family residential uses. Lost Creek Boulevard is the primary access for the residential neighborhood, a two-lane residential street. The proposed use for the site may generate additional traffic outside of the subdivision.

The proposed rezoning of this site to amend the PD to allow for a commercial use within the existing lot configuration could be disruptive to the existing single-family uses in the area. From planning perspective, the proposed zoning **is not compatible** with surrounding land uses.

However, the site is unlikely to be developed as a residential home and adaptive reuse of the existing building could enhance the neighborhood especially if the neighborhood supports this proposal.

Comprehensive Plan Consistency – Far West Sector

The adopted Comprehensive Plan designates the area involved in this change of zoning request as *future Open Space*. Zoning categories in alignment with this Comprehensive Plan designation would be “A-10”, “A-7.5”, “A-5”, or “AR” One Family residential zoning. The current “A-10” zoning is in alignment and consistent with the Comprehensive Plan designation. In order to accommodate the current development and rezoning proposal, a designation of Neighborhood Commercial would be required.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL

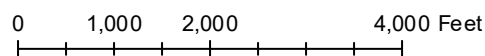
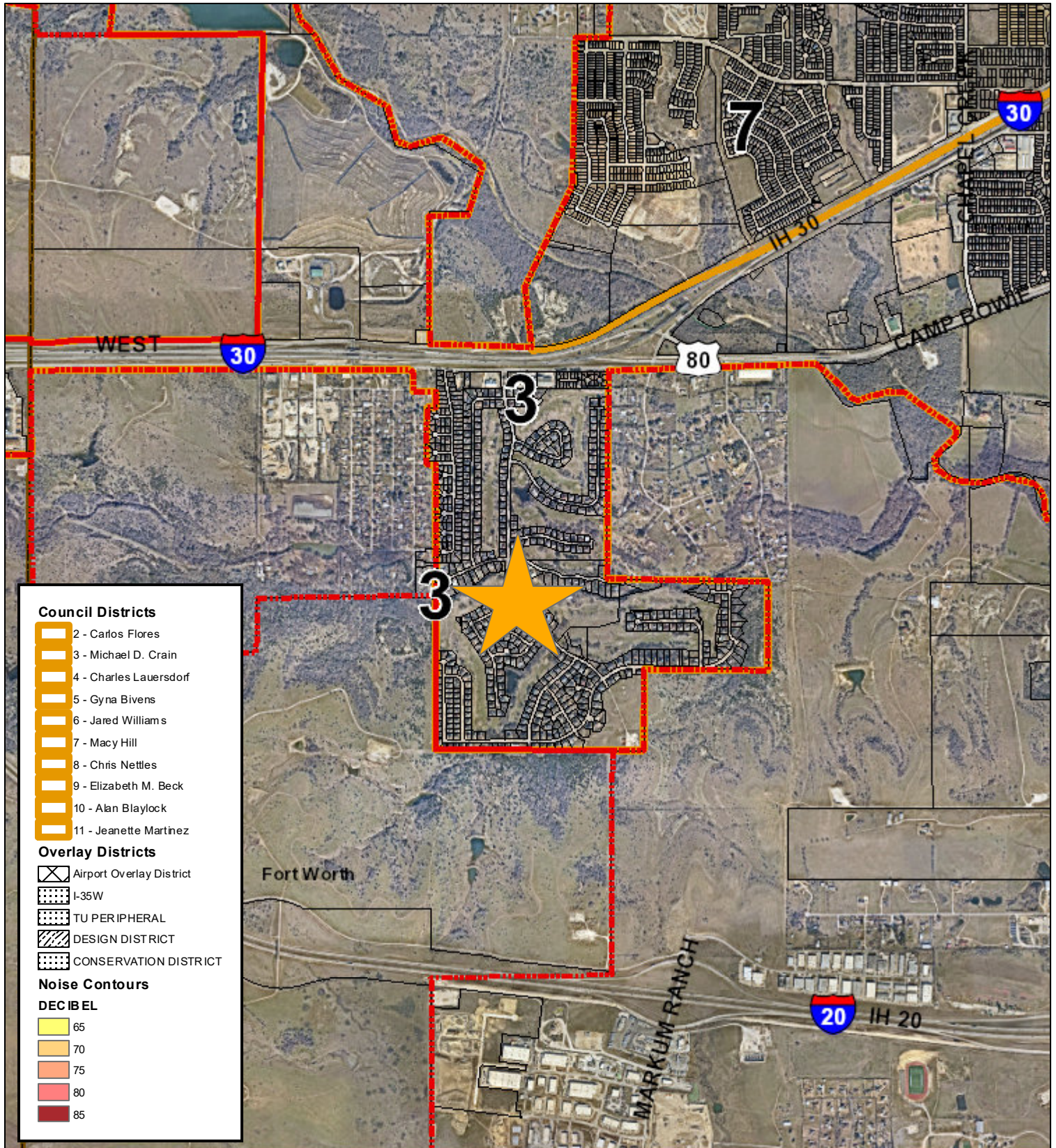
The proposed zoning **is not consistent** with the Comprehensive Plan map designation. If the zoning change is approved as presented, staff recommends the Future Land Use Plan designation be updated to reflect this change.

The proposed PD **is consistent** with the following policies of the adopted Comprehensive Plan.

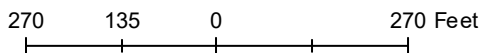
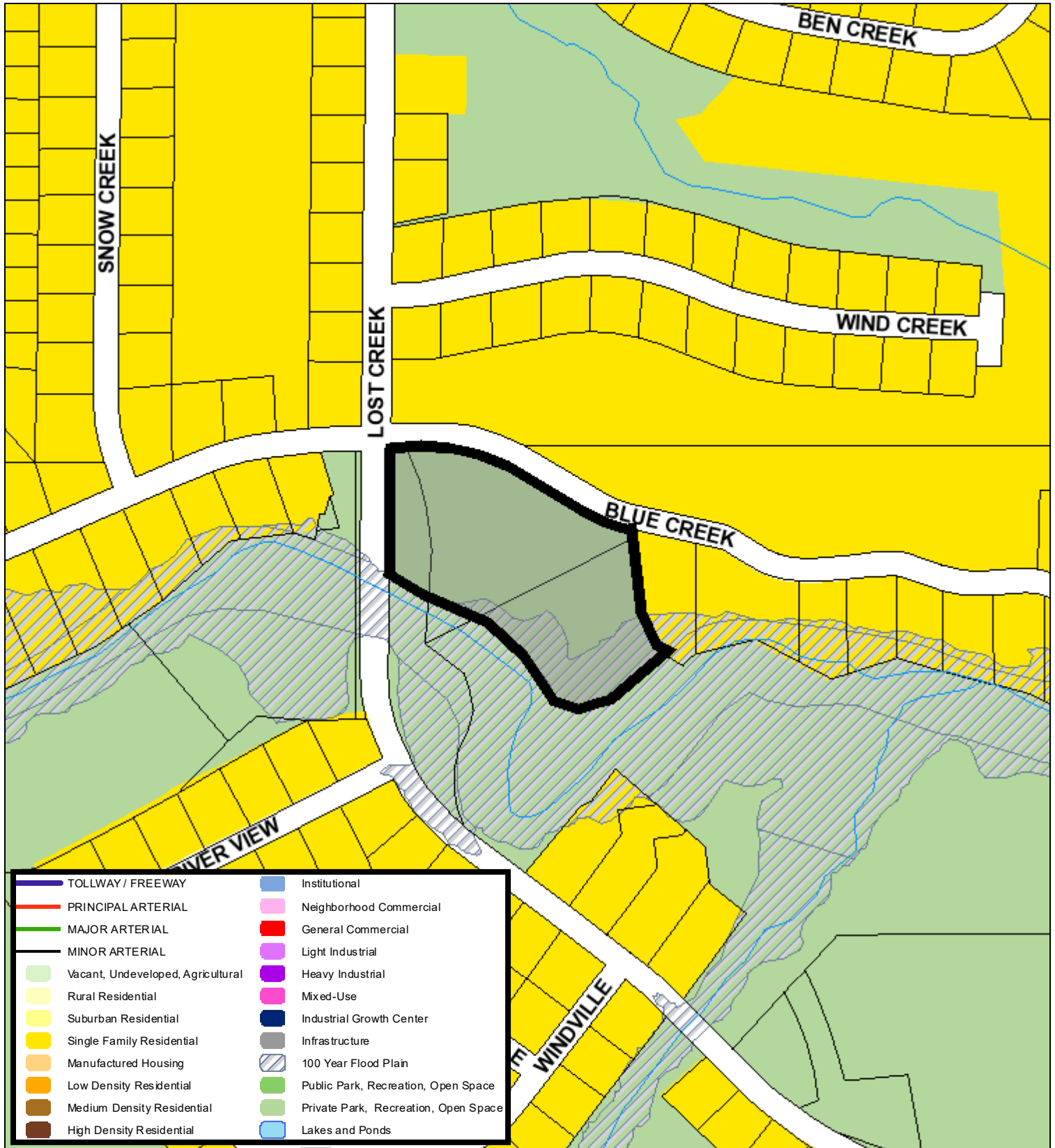
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle,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



Area Map



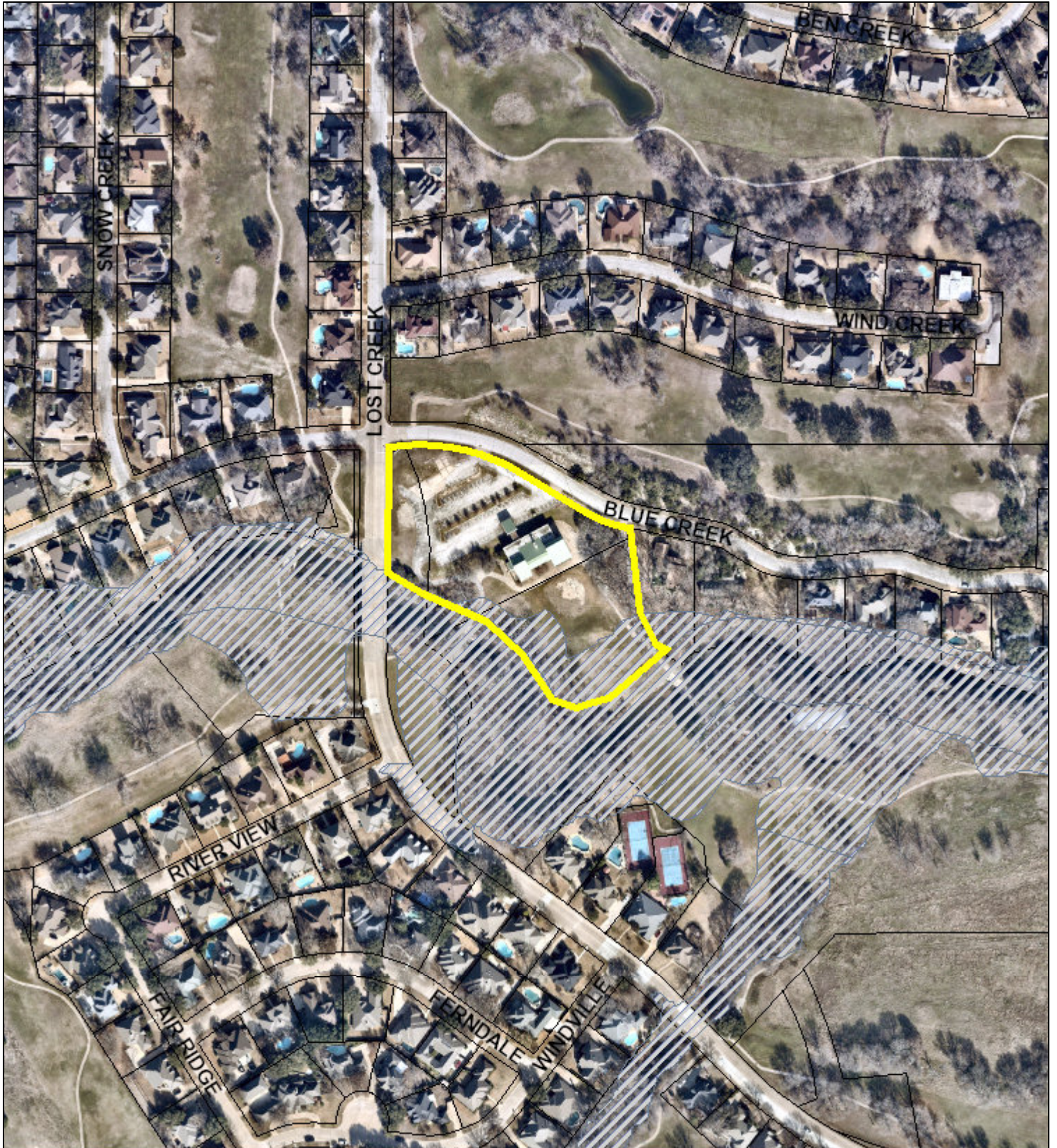
Future Land Use



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



Aerial Photo Map



0 170 340 680 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-026

Council District: 11

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Applicant: NMS Investments/Shamim Naem

Site Location: 1405 Weiler Boulevard

Acreage: 0.39 acres

Request

Proposed Use: Commercial

Request: From: "E" Neighborhood Commercial

To: "FR" Neighborhood Commercial Restricted

Recommendation

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

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

Comprehensive Plan 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 at 1405 Weiler Boulevard, currently housing a Liquor Store, is within the Eastern Hills Neighborhood Association. It was recently subject to a Council-Initiated Rezoning, a process that was initiated to address neighborhood concerns about the scale and intensity of permitted uses. This decision was made in consultation with the community, reflecting our shared goal to promote appropriate infill on old commercial sites within developed areas and encourage new development in line with the existing neighborhood scale.

The applicant opposed the Council-Initiated Request and now seeks to rezone the property to FR, general commercial restricted. This proposed rezoning would still prohibit alcohol sales for a new business but would allow the property to have more flexible development standards. The ER zoning restricts the building to a maximum of 10,000 sf and 5,000 GFA per tenant with a maximum lot coverage of 30% while FR does not have that restriction. And to allow for more uses than those of ER. The applicant wants to develop the property with an auto shop/dealership business. Other uses allowed in FR zoning include Tattoo parlors, auto parts supply, retail & gasoline sales.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / gas station & convenience store
East “A-10” One-Family and “E” Neighborhood Commercial/ strip mall and single family
South “CR” Low-density multifamily/apartments
West “CR” Low-density multifamily/apartments

Recent Zoning History

- ZC-23-182 1405 & 1409 Weiler Boulevard Council Initiated from E to ER

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.

The following organizations were notified: (emailed August 30, 2024)

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The site is located on the edge of the Commercial District, which mainly faces Brentwood Stairs. The district extends to Woodhaven Boulevard to the west and the 5600 block of Brentwood to the east, where a Multifamily district begins. The properties located north of the rezoning site, directly across from the East Freeway I-30, are developed with various businesses such as restaurants, beauty salons, and professional offices.

To the site's southeast and west/southwest, the neighborhood is developed as residential, including single-family and multifamily uses, with public parks and community facilities in the immediate area.

The current and vacant properties to the south are the only ones in the commercial district area that do not face Brentwood Stair directly. It is recommended that the more intense uses face Brentwood Stair, an arterial road, instead of Weiler Boulevard. This local road is less suitable for more intense uses in the "FR" General Commercial Restricted.

The current "ER" neighborhood commercial is a transitional zone between the neighborhood to the south and the more intense "E" Neighborhood Commercial to the north; however, the more intense "FR" would not be suitable at this location, closer to the single-family and multifamily neighborhoods.

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

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, the proposed ER Neighborhood Commercial Restricted **is not consistent** with the Future Land Use and not compatible with the following policies of the adopted Comprehensive Plan.

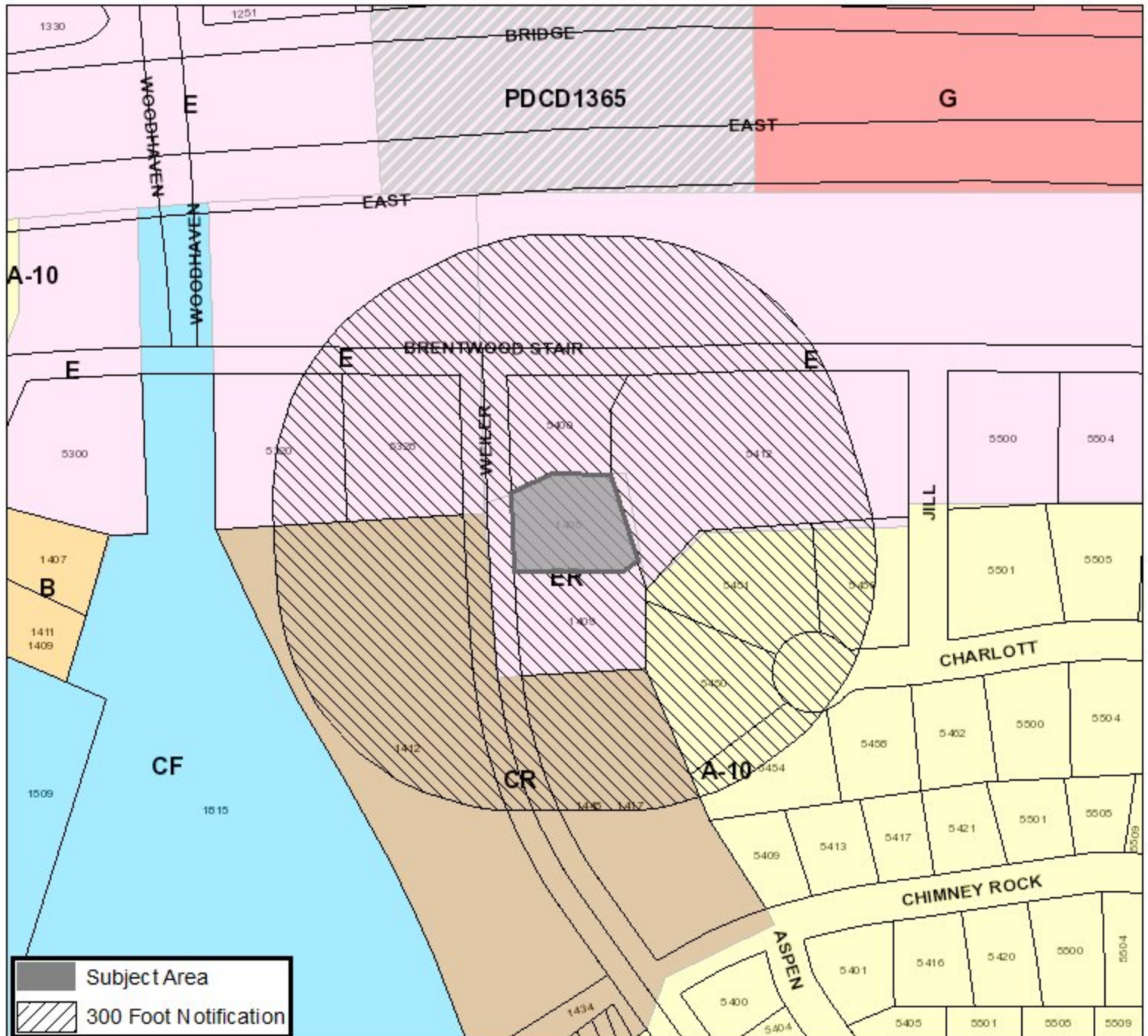
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.



ZC-24-026

Area Zoning Map

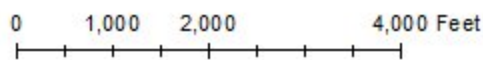
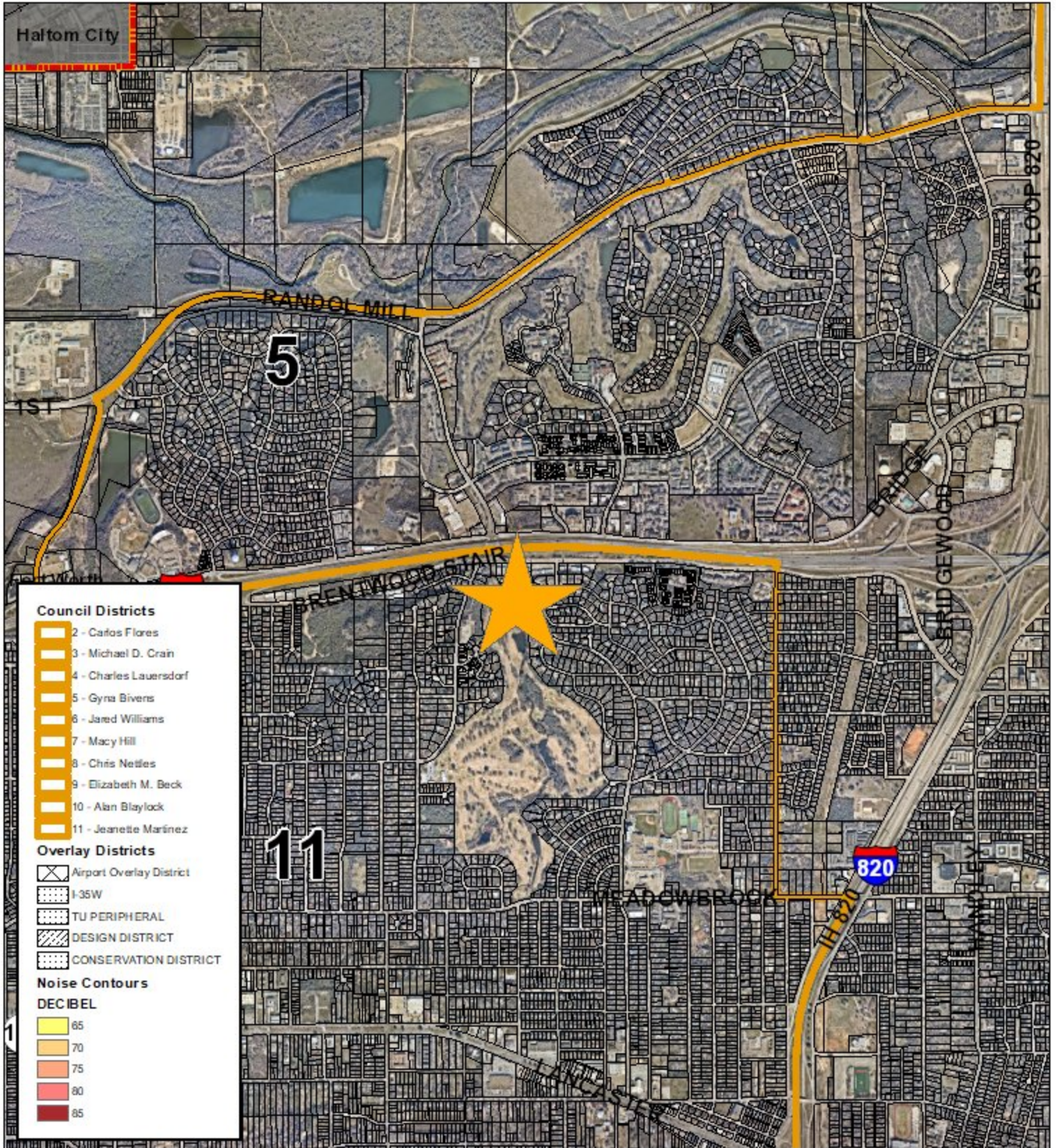
Applicant: NMS Investments Inc.
 Address: 1405 Weiler Boulevard
 Zoning From: ER
 Zoning To: FR
 Acres: 0.3850608
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 9/11/2024
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification

0 90 180 360 Feet

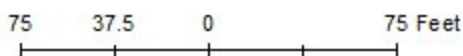
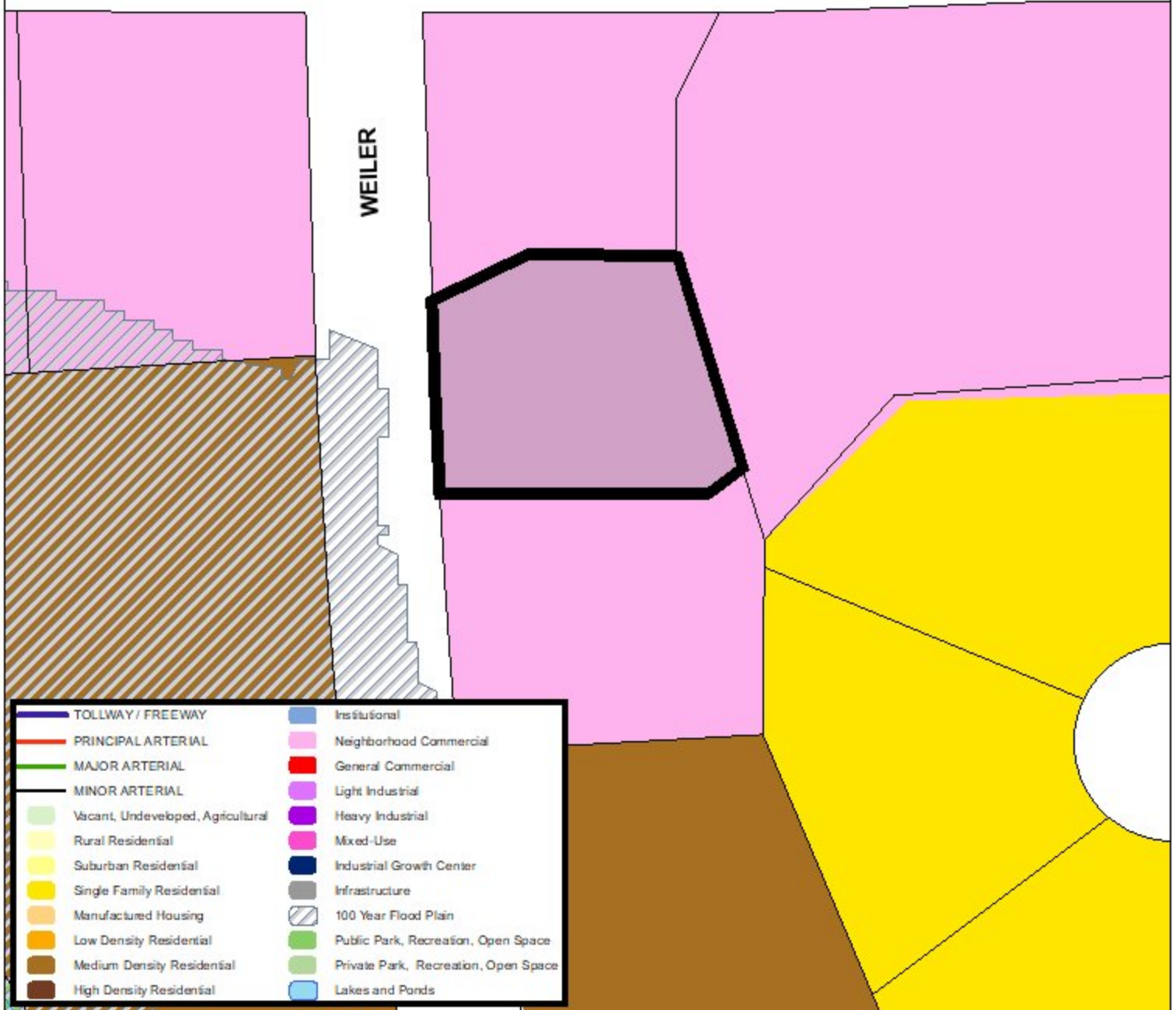
Area Map



Future Land Use

BRENTWOOD STAIR

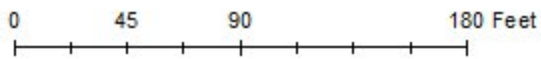
WEILER



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 8, 2018.



Aerial Photo Map





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-063

Council District: 11

Zoning Map Amendment & Site Plan

Case Manager: Brett Mangum

Owner / Applicant: Trinity Phoenix LLC / Felix Wong

Site Location: 521 & 601 Paradise St., 518, 519, & 520, Baurline St.

Acreage: 0.905 acres

Request

Proposed Use: Townhouses

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

To: "PD-CR" Planned Development for all uses in "CR" Low Density Multifamily, excluding government office, museum, and country club; development standards for a reduced projected front yard setback, a reduced setback adjacent to one- or two-family residential district, and a reduced open space 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 site is a 0.90-acre piece of property within the Riverside Addition to the City of Fort Worth, in Council District 11. The site is currently undeveloped and is proposed to be rezoned from the existing “A-5” One Family Residential zoning to “PD-CR” Planned Development Low Density Multifamily to accommodate a townhome community comprised of 13 units. The density is approximately 15 dwelling units per acre, below the maximum density of 16 dwelling units per acre allowed in “CR” zones.

Development Standards for this site are as follows:

- Reduce front yard setback from 25 to 10 feet
- Reduction of open space from 60 to 12%
- Reduction in setback due to height
- Side yard setback 5 ft

A narrative, provided by the applicant as part of their submittal package, is included below further describing the proposed development.

This will be a low density townhouse development on a tract of almost one acre in area. The townhouses will cluster around a private common access road, which will serve as a fire lane. The 2-story height, residential gable roof and open space areas will be intentionally designed to be compatible with the nearby single-family residential uses. Also, the building facade will be substantially less than the maximum allowable facade length.

This small scale development will be the impetus for redevelopment and reinvestment in this area. The scale and low intensity will allow it to fit into the fabric of the existing neighborhood.

After zoning change approval, the next steps will be a replat of the existing lots in Riverside Addition to a single lot for all the townhouses, the abandonment of the unused right-of-way of Fisher Avenue and the creation of a homeowners association for maintenance of the common access road and open space.





Surrounding Zoning and Land Uses

- North "A-5" One Family Residential / single-family residential
- East "A-5" One Family Residential / undeveloped
- South "A-5" One Family Residential / railroad tracks
- West "A-5" One Family Residential / single-family residential

Recent Zoning History

- ZC-19-057, Approved on June 4, 2019, Council initiated rezoning for the area generally bounded by Highway 121, Riverside Drive, and the Trinity River. This council-initiated zoning change request was intended to

Public Notification

align the existing land uses and zoning and received input and support from the neighborhood (United Riverside). The entire area covered by the rezoning is 400 acres.

300-foot Legal Notifications were mailed on August 30, 2024.

The following organizations were emailed on August 30, 2024:

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

Development Impact Analysis

**Located within this registered Neighborhood Association*

Land Use Compatibility

The current zoning on the property is "A-5" One-Family residential. The subject site is surrounded on all four sides by One-Family Residential zoning, including direct adjacency on the northern property lines. Areas to the west and east are generally developed as single-family residential neighborhoods. To the south both streets (Paradise & Baurline) dead end at the railroad tracks, which pass in an approximately east-west direction. These tracks are utilized by TRE Trinity Railway Express commuter rail service that links downtown Dallas & Fort Worth.

Being situated adjacent to the rail line, and with the street dead ends forming a cul-de-sac type of environment with little through traffic, this appears to be an ideal location for this type of housing. Access would be provided through two streets instead of being concentrated down to a single street for ingress/egress. The limited façade lengths would be in-scale with the existing surroundings. This development should provide an impetus for redevelopment and reinvestment in this community. The proposed rezoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as *future single family residential* on the Future Land Use Map. This designation is analogous to, but not the same as "A-5", "A-7.5", "A-10", and "AR" zones. "CR" Townhouse/Cluster zoning would be classified as Medium Density Residential under the adopted

Future Land Use Plan. The difference between Single-Family Residential and Medium Density Residential is negligible as both have a residential character. Townhouses would be slightly more intense than a single-family residences, but both would be less intensive uses than commercial or industrial zoning. Townhouses are still considered to be single family in terms of occupancy.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

While the proposed zoning is not strictly consistent with the map designation for this area, the proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Encourage infill of compatible housing
- Support the 2023 Fort Worth Neighborhood Conservation Plan & Housing Affordability Strategy to encourage development of all types of market rate housing

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

Site Plan Comments

Zoning / Land Use

As of 8/19/2024, all zoning comments have been addressed

Fire

FYI: Per site plan provided the following will be needed.

1. 20ft. Fire lanes thru out the complex.
2. Possibility of adding a fire hydrant
3. Alley paved to current fire code standards

Addresses will be assigned by CFW Fire Department after the plat is recorded. DO NOT SELF ADDRESS. Plats are worked within 10 days in the order received. Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

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

Platting



No response provided

Water

No response provided

Park & Recreation

PARD-PDP will apply

Building Plans Exam

No response provided

Stormwater

Site has potential high water that can get up to 5 ft deep. No FEMA Floodplain or City Flood Risk Area on site.

Storm Infrastructure is located along Lawnwood St per TPW Plan Set S-0602, K-1018, & K-0133.

An accepted drainage study is required prior to platting, commercial grading issuance, and building permit issuance.

Transportation & Public Works

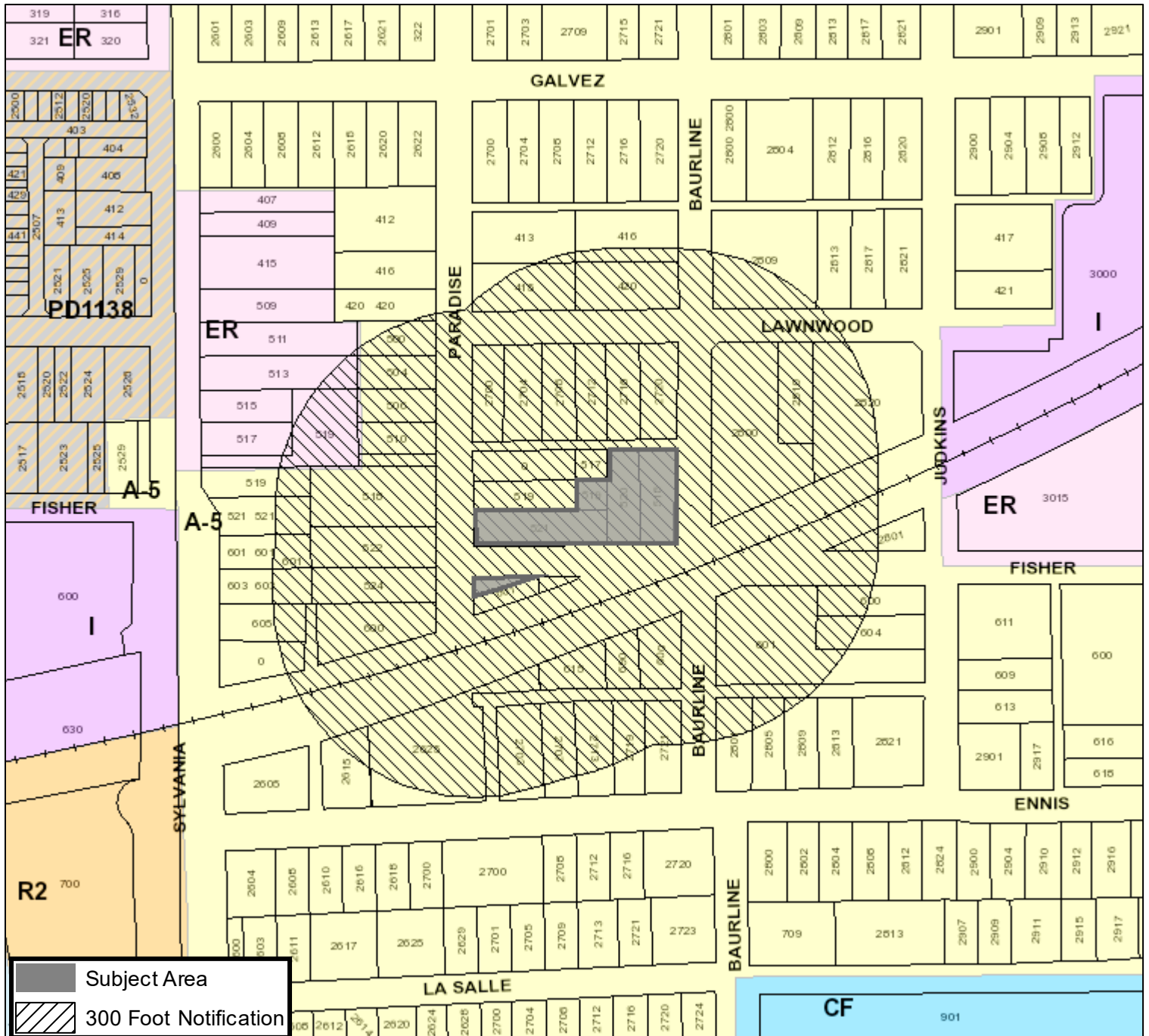
No response provided

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



Area Zoning Map

Applicant: Trinity Phoenix LLC/Felix Wong
 Address: 519-521(odds) & 601 Paradise Street & 518-520 (evens) Baurline Street
 Zoning From: A-5
 Zoning To: PD/CR Planned Development for all uses in "CR" Low Density Multifamily, with development
 Acres: 0.63240312
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 9/11/2024
 Contact: 817-392-8043




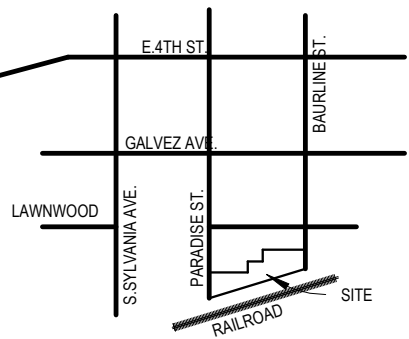
Subject Area
 300 Foot Notification

0 105 210 420 Feet

Lawnwood St.

LEGEND

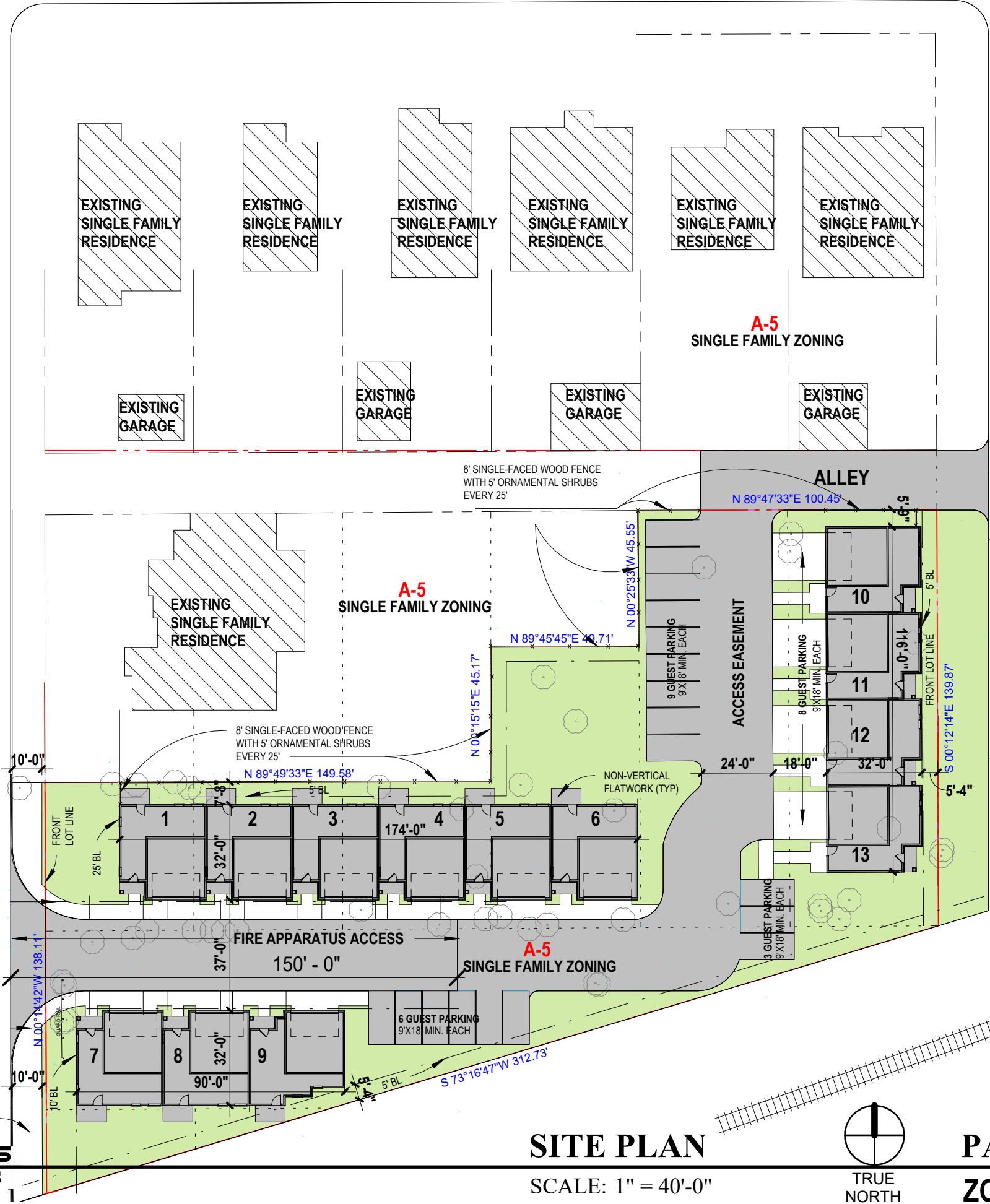
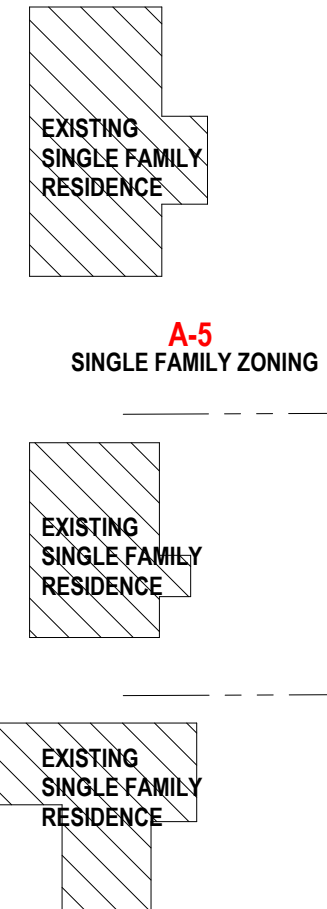
PERMEABLE SURFACE 



VICINITY MAP

Paradise St.

Baurline St.



A-5 SINGLE FAMILY ZONING

TOTAL SITE AREA = 39,426 S.F.
 INPERMEABLE SURFACE = 27,496 S.F.
 PERMEABLE SPACE = 11,930 S.F.(30%)

TOTAL RESIDENTIAL UNITS= 13
 PARKING PROVIDED= 52
 GARAGE PARKING PROVIDED = 26
 SURFACE PARKING PROVIDED = 26
 BUILDING HEIGHT = 32'

ALL PROPOSED TOWNHOUSES WILL BE ON A SINGLE LOT WITH STREET FRONTAGE ON PARADISE ST.

521 Paradise Street
 BEING all of Lots 7 and 8, and portions of Lots 9, 10, 11 and 12, Block 58 and portions of Lots 1 and 2, Block 83, Riverside Addition, an addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 63, Page 97 of the Plat Records of Tarrant County, Texas, and a portion of Fisher Avenue lying between said Blocks 58 and 83

Coombs Surveying, PO Box 6160, Fort Worth TX 76115, (817) 920-7600
 Brunel Engineering, Box 40147, Fort Worth TX 76140, (817) 995-3132
 Schaumburg Architects, 8432 Blue Heron Ct., Ft. Worth, TX 76018 817-929-2389
 Trinity Pheonix LLC, 309 E Broad St, Mansfield TX 76063, (817) 473-3332

"This project will comply with Enhanced Landscaping Requirements for Section 4.710 (D)(6)
 This project will comply with Section 6.302, Urban Forestry.
 All signage will conform to Article 4, Signs.
 All provided lighting will conform to the Lighting Code.
 This project will comply with the Multifamily Design Standards(MFD) and an MFD Site Plan shall be submitted.

Development is designed to "CR" standards from Section 4.710 of the Zoning Ordinance, with the exception of any waivers/development standards listed below:
 1. Front yard setback minimum.
 2. Setback adjacent to one- or two- family residential district.
 3. Open space minimum.

Director of Development Services _____ Date _____



EXHIBIT B - DEVELOPMENT STANDARDS/WAIVER EXHIBIT

Purpose: To provide a small scale, low density townhouse development with high quality designs to be compatible with the nearby single-family homes.

Use: Townhouses to be clustered around a private common access on a single lot with frontage on Paradise Street.

Property Development Standards

REQUIREMENTS	CR DISTRICT REQUIREMENTS	PD DEVELOPMENT STANDARDS
Unit per acre	16 maximum	15 maximum
Front Yard	20' minimum	25' minimum along Paradise St. for units adjacent to the existing house; 10' minimum along Paradise St. for units adjacent to the railroad 5' minimum along Baurline St.
Rear Yard	5' minimum	5' minimum
Side Yard, Interior Lot	5' minimum	5' minimum
Setback adjacent to one- or two-family residential district	3' for every 1' as measured from slab to top of sill plate	5' minimum (along northern lot line)
Height	36' maximum	32' maximum
Open Space	60% minimum	12% minimum
Buffer yard and screening adjacent to one- or two-family residential district	5' buffer yard and 6' minimum screening fence on the property line and 25 landscape points	5' buffer yard, plus - 8' single-faced wood fence along northern lot line (10 pts) - 5 ornamental shrubs every 25 linear feet (15 pts)
Parking	2 parking spaces per unit located within a garage of the individual unit, have access to and from that unit, and not accessible or usable by other residential units	2 parking spaces per unit located within a garage of the individual unit, have access to and from that unit, and not accessible or usable by other residential units
Signage	Per requirements in Section 4.710(d)(1)	No proposed signs

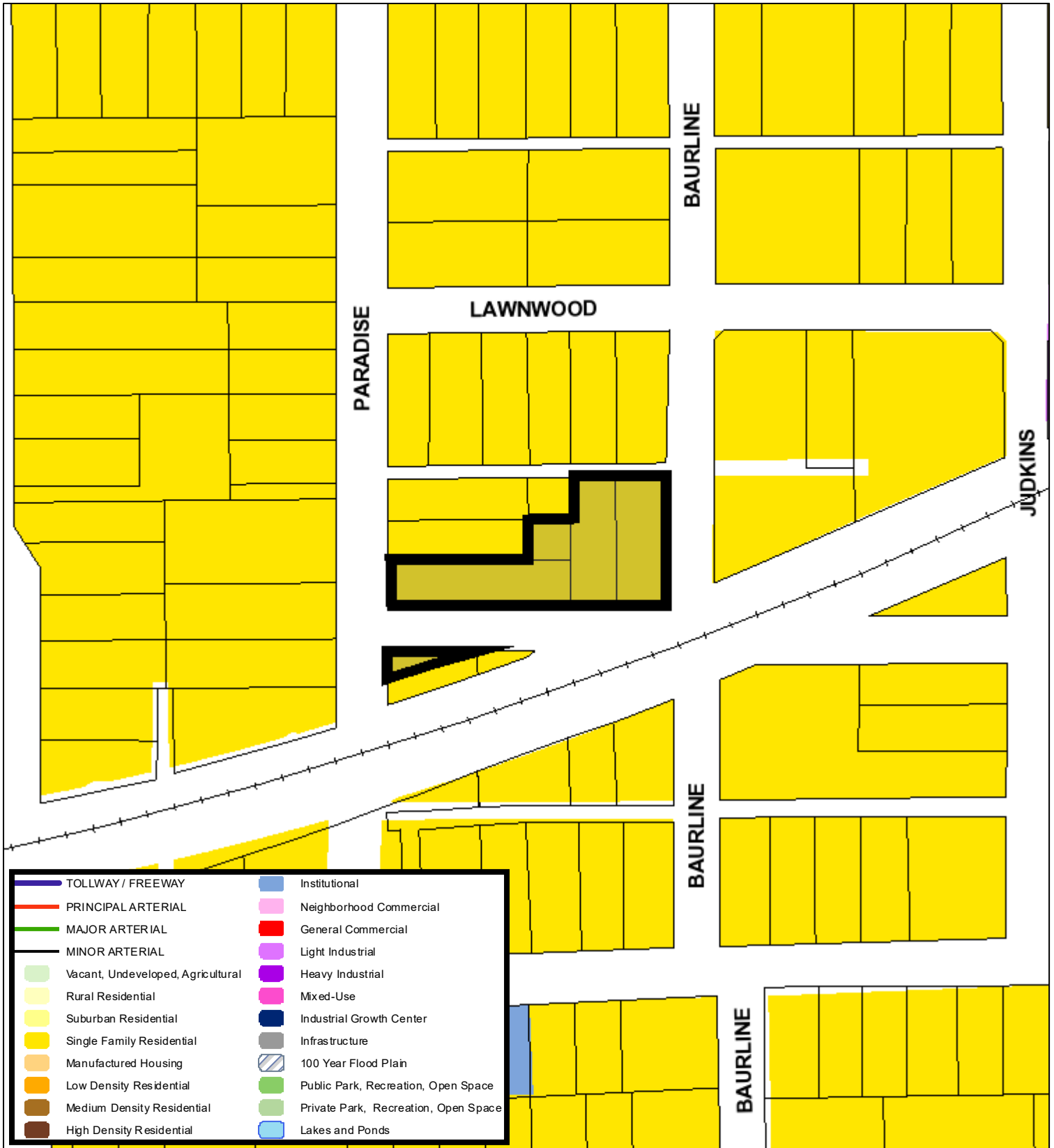
Fences and gates	Per requirements in Section 4.710(d)(4)	No fence or gate along front yard or perimeter except for the screening fence adjacent to one- or two-family residential district
Building orientation	Buildings located on public streets must face the street with the longest length of the building; where site constraints require, the building end may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the street	Due to site physical constraints, the side building elevations of the townhouses will be oriented towards Paradise Street and will have similar architecture design and construction materials as the front building facade
Facade Variation	Building facades oriented to public streets, private streets and walkways accessible via public use easement, publicly accessible open space shall provide facade variations per Section 4.710(d)(5)b.2.	See proposed facade variations on the Exterior Side Elevation Drawing
Enhanced Landscaping	Enhanced landscaping required along public rights-of-way and shall earn minimum 20 points	10 pts - Street Trees - large canopy trees 35-40 ft. on center along Paradise St 5 pts - Widened sidewalks - 10' wide concrete sidewalks along Paradise St 5 pts - Sustainable Landscaping - Xeriscaping with native plants recommended for use in North Central Texas



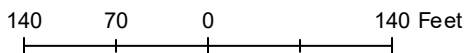
Area Map



Future Land Use



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



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



Aerial Photo Map



0 90 180 360 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-073

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: Brett Mangum

Owner / Applicant: 2SP Family LLC / Kyle Poulson

Site Location: 2000 Belle Avenue

Acreage: 4.39 acres

Request

Proposed Use: Warehouse

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

To: "PD-E" Planned Development for all uses in Neighborhood Commercial plus warehouse, 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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9. Future Land Use Map
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Project Description and Background

This is a proposed small warehouse development on an undeveloped site located just north of Jacksboro Highway (SH 199) in Council District 2. The total land area within the development is 4.39 acres. North Side High School is in the vicinity but does not have any connectivity to the site due to topography.

This rezoning request is for "PD-E". A Site Plan has been attached to the PD, ensuring any development will follow precisely what is approved by Zoning Commission & City Council, which should give the surrounding community an added level of assurance.





Surrounding Zoning and Land Uses

- North “I” Light Industrial / warehouse
- East “CF” Community Facilities / North Side High School (FWISD)
- South “FR” General Commercial Restricted / auto body shop
- West “A-5” One Family Residential / gas well pad site

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were emailed on August 30, 2024:

Organizations Notified	
Inter-District 2 Alliance*	Historic Northside Business Association*
Far Greater Northside Historical NA	North Side NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth Stockyards Business Association	Fort Worth ISD

**Located within these registered Neighborhood Association(s)*



Development Impact Analysis

Land Use Compatibility

The applicant is seeking to create a new Planned Development based on “E” Neighborhood Commercial that will accomplish the following:

- 1) Add ‘Warehouse’ land use in “E”
- 2) Add Site Plan

There are gas well pad sites across Belle Avenue from the subject site. The contours of the land present a challenge in developing the site, which has remained vacant over the decades as development has occurred around it. In addition to the elevation challenges, the site is heavily wooded with a drainageway along the southern property line. There are similar uses (industrial & warehouse) along Belle Avenue to the north and south. The area is not conducive to residential development based on all of these factors.

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

Comprehensive Plan Consistency – Northside

The proposed rezoning **is consistent** with the Comprehensive Plan policies.

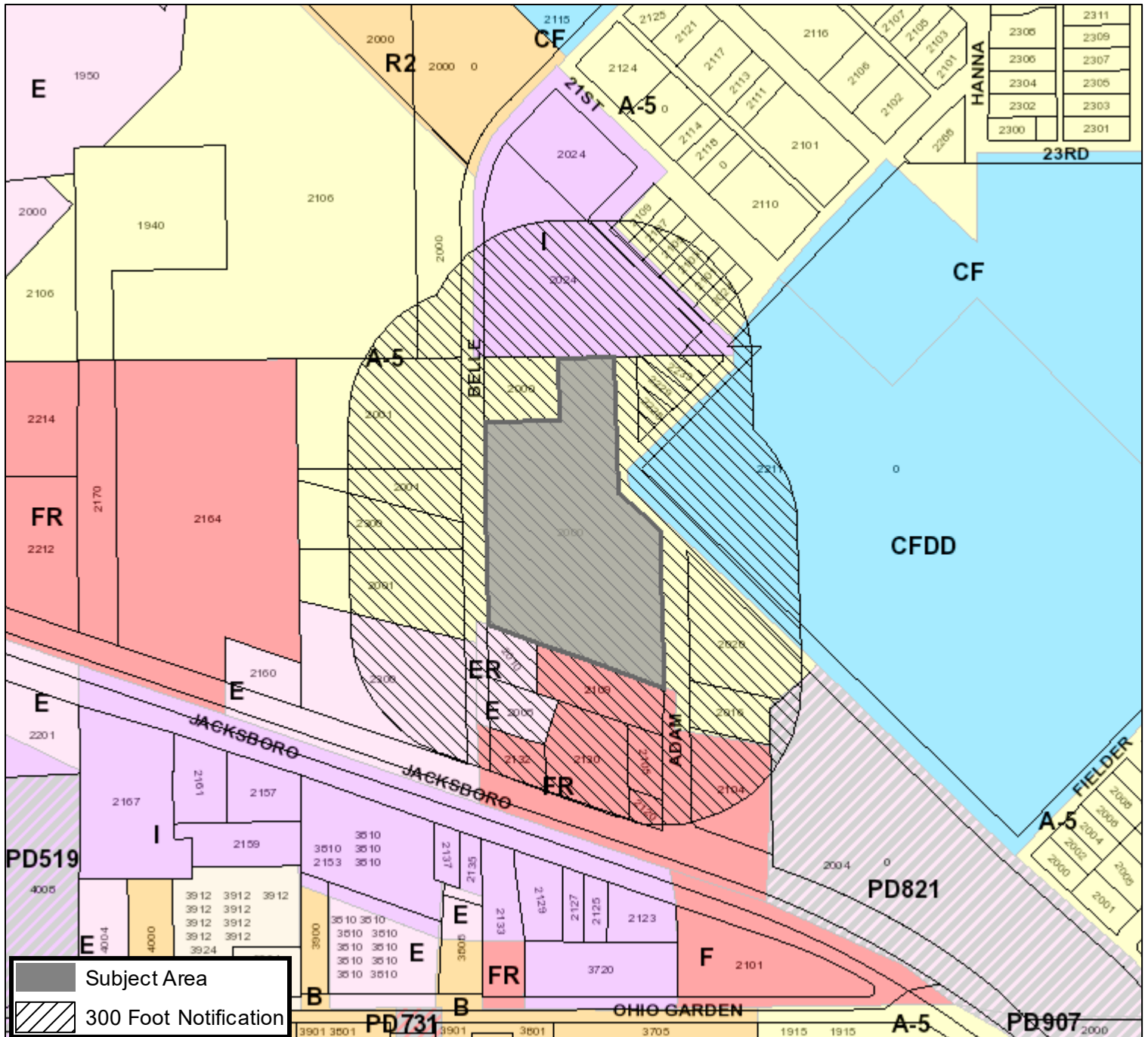
The 2023 Comprehensive Plan designates the site as *future single family residential*, matching the current zoning designation of “A-5” One Family Residential. The proposal to rezone to “PD-E” **is not consistent** with the adopted Comprehensive Plan map designation. “PD-E” zoning would require a designation of *future neighborhood commercial* in order to be judged as consistent with the Comprehensive Plan map. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



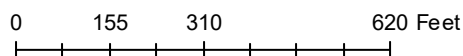
ZC-24-073

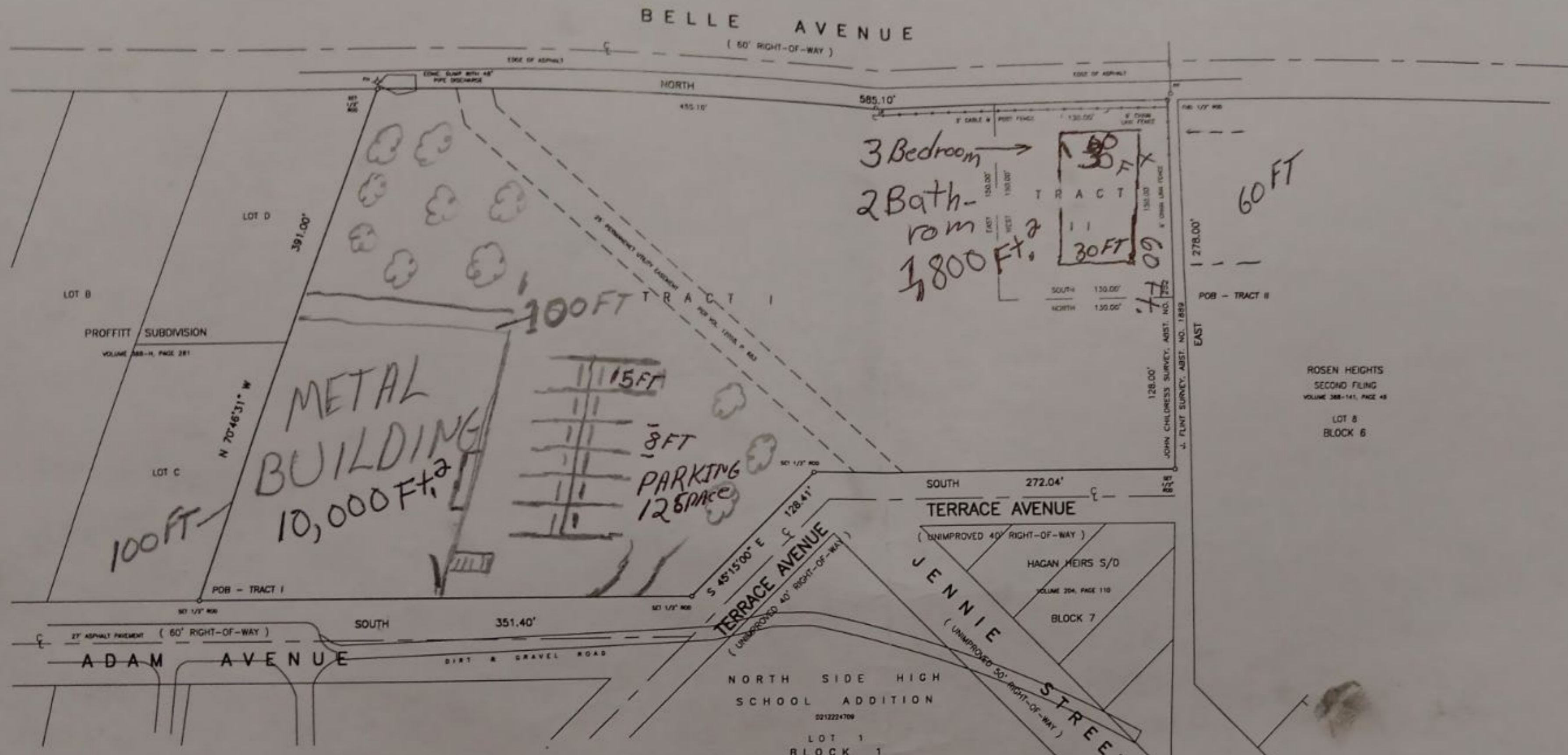
Area Zoning Map

Applicant: Kyle Poulson
 Address: 2000 Belle Avenue
 Zoning From: A-5
 Zoning To: I
 Acres: 4.49003322
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 9/11/2024
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification





ROSEN HEIGHTS
SECOND FILING
VOLUME 388-141, PAGE 48
LOT 8
BLOCK 6

LEGAL DESCRIPTION

Tract I:
A 4.3928 acre tract out of the John Childress Survey, Abstract No. 252, Tarrant County, Texas, being all of that tract conveyed to Chesapeake Land Company, L.L.C., and described as Tract I in the Special Warranty Deed recorded under Clerk's File No. D207421770, Real Property Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a set 1/2 inch steel rod at the southeast corner of said Tract I, at the northeast corner of Proffitt Subdivision, on addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 281, Plat Records, Tarrant County, Texas, and in the west right-of-way line of Adam Avenue, a 60 feet wide public street;
THENCE North 70 degrees 45 minutes 31 seconds West along the southwest line of said Tract I and the northeast line of said Proffitt Subdivision, 391.00 feet to a set 1/2 inch steel rod at the southwest corner of said Tract I, at the northeast corner of said Proffitt Subdivision, and in the east right-of-way line of Belle Avenue, a 60 feet wide public street;
THENCE North along the south portion of the west line of said Tract I and the east right-of-way line of said Belle Avenue, 455.10 feet to the westerly northeast corner of said Tract I, and the southwest corner of Tract II of said Chesapeake Land Company tract;
THENCE East along the west portion of the north line of said Tract I and the south line of said Tract II, 150.00 feet to the northeast corner of said Tract I;
THENCE North along the east line of said Tract I, 130.00 feet to the northeast corner thereof and the northerly northeast corner of said Tract I, in the north line of said Childress Survey, and in the south line of the J. Flint Survey, Abstract No. 1889;
THENCE East along east portion of the north line of said Tract I, the north line of said Childress Survey and the south line of said Flint Survey, 128.41 feet to a set 1/2 inch steel rod at the northeast corner of said Tract I and in the west right-of-way line of Terrace Avenue, a 40 feet wide unimproved public street;
THENCE South along the northerly portion of the east line of said Tract I and the west right-of-way line of said Terrace Avenue, 272.04 feet to a set 1/2 inch steel rod;
THENCE South 45 degrees 15 minutes 00 seconds East along the northeast line of said Tract I and the southwest right-of-way line of said Terrace Avenue, 128.41 feet to a set 1/2 inch steel rod at the intersection of the southwest right-of-way line of said Terrace Avenue with the west right-of-way line of said Adam Avenue;
THENCE South along the southerly portion of the east line of said Tract I and the west right-of-way line of said Adam Avenue, 351.40 feet to the Point of Beginning, and containing 4.3928 acres (191,351 square feet) of land, more or less.

LEGAL DESCRIPTION (CONTINUED)

Tract II:
A 0.4477 acre tract out of the John Childress Survey, Abstract No. 252, Tarrant County, Texas, being all of that tract conveyed to Chesapeake Land Company, L.L.C., and described as Tract II in the Special Warranty Deed recorded under Clerk's File No. D207421770, Real Property Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at the northeast corner of said Tract II, of the northerly northeast corner of Tract I of said Chesapeake Land Company tract, in the north line of said Childress Survey, and in the south line of the J. Flint Survey, Abstract No. 1889;
THENCE South along the east line of said Tract II, 130.00 feet to a point;
THENCE West along the south line of said Tract II and the west portion of the north line of said Tract I, 150.00 feet to the southwest corner of said Tract II, the westerly northeast corner of said Tract I, and in the east right-of-way line of Belle Avenue, a 60 feet wide public street;
THENCE North along the west line of said Tract II and the west right-of-way line of said Belle Avenue, 130.00 feet to a found 1/2 inch steel rod at the northeast corner of said Tract II, in the north line of said Childress Survey and in the south line of said Flint Survey;
THENCE East along the north line of said Tract II, the north line of said Childress Survey and the south line of said Flint Survey, 150.00 feet to the Point of Beginning, and containing 0.4477 acres (19,500 square feet) of land, more or less.
Street Address: 2000 Belle Avenue Fort Worth, Texas 76184
No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 480596 Panels 0170-L & 0190-L Eff. Date 3-21-19
I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.
Date: Dec. 8, 2023
Job No. 12826-23
F.B. 363, P. 86
Certificate revised 02-22-24
JOHN A. GRANT III
Registered Professional Land Surveyor 4151
CF No. FT-44122-9001222402272-NU

GENERAL SURVEY NOTES

The Basis of Bearings used to prepare this survey is the deed recorded under Clerk's File No. D207421770, Real Property Records, Tarrant County, Texas.
Controlling Monuments:
1/2" steel rod at the NW corner of Tract II
1/2" steel rod at the SW corner of Lot B, Proffitt Subdivision

CERTIFICATE NOTES

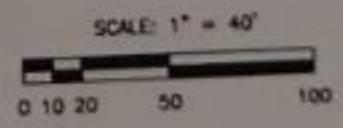
Certified to:
TotalEnergies E & P USA Barlett 1, LLC
25P Family, LLC
Fidelity National Title Insurance Company; and
Baker Firm
The Easement and Right of Way to Texas Electric Service Company recorded in Volume 1133, Page 606, Deed Records, Tarrant County, Texas does not affect the subject property. (Schedule B, Item 10.g)
The Easement and Right of Way to Texas Electric Service Company recorded in Volume 1136, Page 450, Deed Records, Tarrant County, Texas does not affect the subject property. (Schedule B, Item 10.h)
The Permanent Utility Easement to the City of Fort Worth recorded in Volume 12058, Page 653, Real Property Records, Tarrant County, Texas affects the subject property as shown hereon. (Schedule B, Item 10.i)

TRACT AREAS

Tract	Square Feet	Acres
I	191,351	4.3928
II	19,500	0.4477
Total	210,851	4.8405

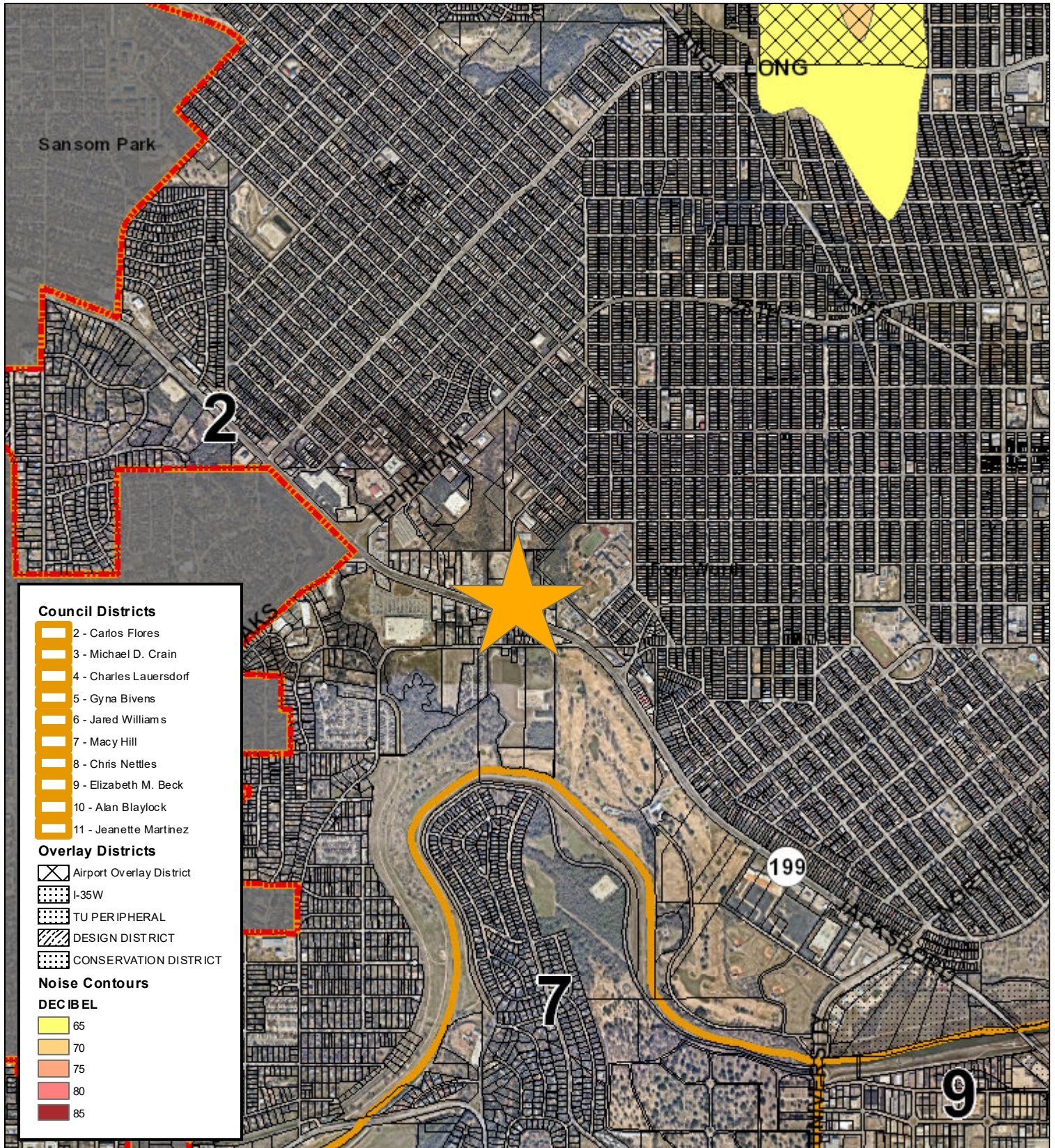
LEGEND:

- FH = FIRE HYDRANT
- PP = POWER POLE
- LP = LIGHT POLE
- POB = POINT OF BEGINNING



Grant Engineering, Inc.
Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109
Firm Registration No. 100919-00 817-923-3131

Area Map



Council Districts

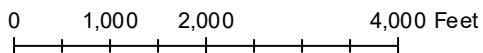
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

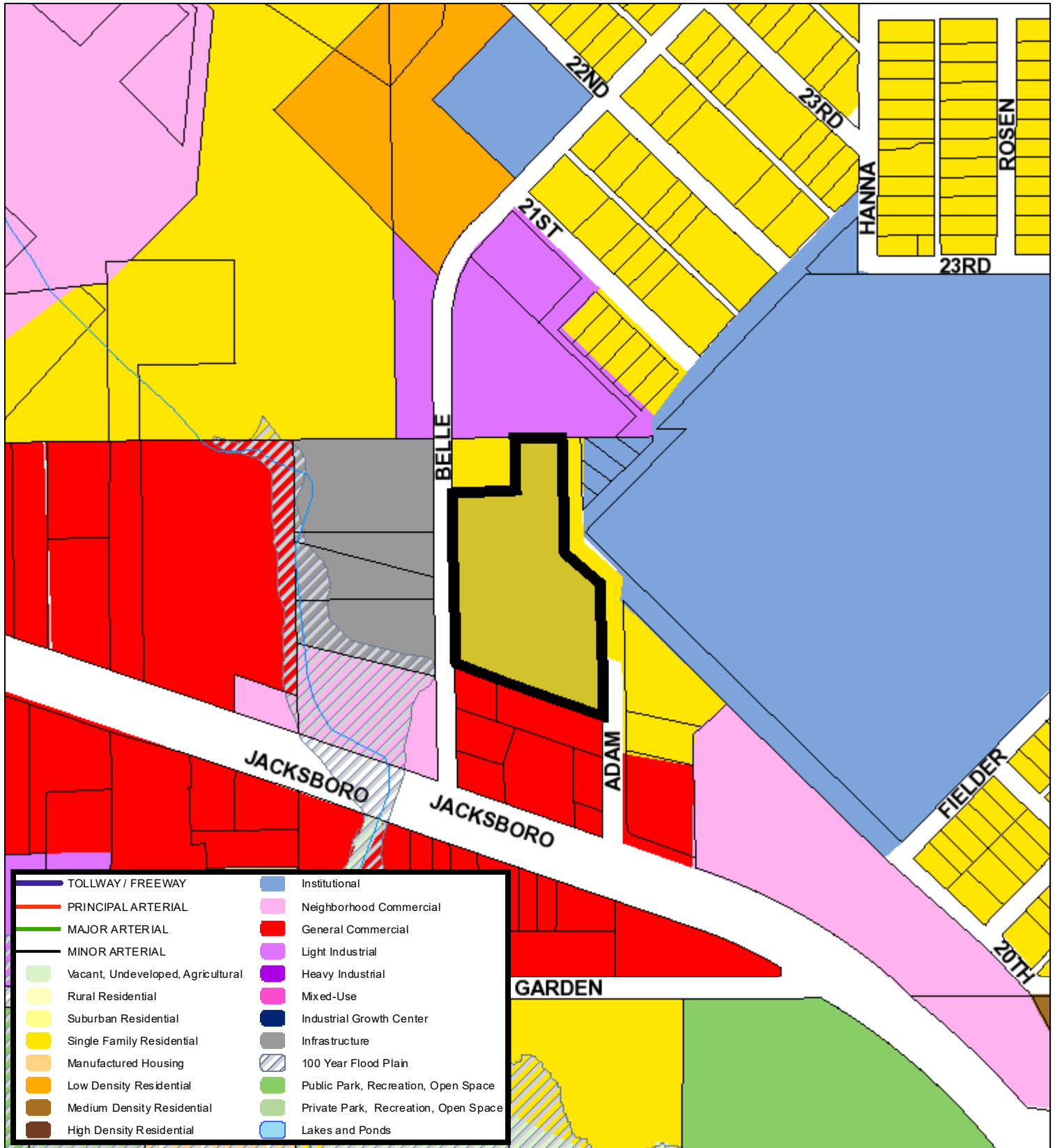
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

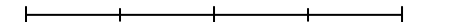
- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



Future Land Use



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



0 220 440 880 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-074

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Justin Newhart](#)

Owner / Applicant: Cook Children's Health Care System

Site Location: 601,607,609,615, & 616 10th Ave; 1708, 1712, & 1716 Pruitt St; 700, 708, 716, & 750 9th Ave; 750, 751, & 757 9th Ave; 702 &, 750 8th Ave; 1700 Cooper St; 1700 W. Cannon St

Acreage: +/- 5.77 acres

Request

Proposed Use: Maintain current uses as surface parking, construction trailers, office building with underground parking, and a vacant lot.

Request: From: "NS-T4 and NS-T5I" Near Southside

To: "G" Intensive 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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- [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 properties are comprised of several lots generally located south of Pennsylvania Ave and west of 8th Avenue. The properties are within Cook Children's Medical Campus. The current uses of the subject properties are surface parking, construction trailers, office building with underground parking, and a vacant lot. The properties in total constitute approximately 5.77 acres, and are located within the street boundaries south of Pennsylvania Avenue, east of 10th Avenue (including the vacant lot west of 10th Avenue), north of Cooper Street, and west of 8th Avenue.

On November 6, 2007, the Fort Worth City Council adopted the Near Southside Development Standards and Guidelines. The City and Near Southside, Inc (NSI) created the form-based development standards and guidelines to promote pedestrian-oriented, mixed-use development that is consistent with the development goals outlined in the City's Comprehensive Plan. Soon after in 2008, Cook Children's and NSI signed a Memorandum of Understanding (MOU) to exclude Cook property from the Near Southside urban design district, and to apply the standards and guidelines to the extent possible through a process outlined in a MOU.

Based on discussions, City staff is in support of rezoning the areas to "G – Intensive Commercial" as it is a zoning category that is consistent with surrounding zoning, land use compatibility, and the City's Comprehensive Plan. The properties are currently zoned as "NS-T4" and "NS-T5P". The rezoning will support continued expansions and new development for the Cook Children's properties.

The proposed rezoning from a form-based code district with design regulations to a base zoning will help simplify the review process, allow greater flexibility in project development, and allow greater cohesion within the development while still honoring the design excellence that the Near Southside Form-Based Code District strives for by ensuring that the same development standards are applied throughout with collaboration from Cook Children's and NSI.

Should City Council approve the rezoning request, staff will come back to the UDC with a map and text amendment to update the Regulating Plan map in the Near Southside Development Standards, as well as the Near Southside map in Appendix B, Exhibit B.19 of the Zoning Ordinance.

In summary, the proposed zoning would allow commercial redevelopment of the area consistent with the surrounding neighborhood and future visions of a walkable neighborhood developed in context of the Near Southside Urban Design District.

On August 15, 2024, the Urban Design Commission approved a recommendation to the Zoning Commission for approval to rezone the various properties from NS-T4 and NS-T5I to G - Intensive Commercial.

MEMORANDUM OF UNDERSTANDING

On November 6, 2007, the Fort Worth City Council adopted the Near Southside Development Standards and Guidelines. The City and Fort Worth South, Inc. (FWSI) created this urban design district to promote the area's revitalization in a way that builds on the district's history and capitalizes on the Near Southside's eclectic, mixed-use, human-scale character. The form-based development standards and guidelines are intended to promote pedestrian-oriented, mixed-use development that is consistent with the development goals outlined in the City's Comprehensive Plan and Fort Worth South's strategic plan.

The facilities that comprise Cook Children's Health Care System (including Cook Children's Medical Center) – existing facilities and those yet to be designed and constructed – are subject to unique design requirements that will not always conform to the Near Southside Development Standards and Guidelines. For this reason, Cook Children's and FWSI reached agreement to exclude Cook property from the Near Southside urban design district, and to apply the standards and guidelines to the extent possible through a process outlined within this Memorandum of Understanding.

On January 22, 2008, the Cook Children's Health Care System Board of Trustees adopted a resolution supporting the principles of the Near Southside Standards and Guidelines and endorsing the collaborative process outlined below.

Process for Discussing Development Proposals

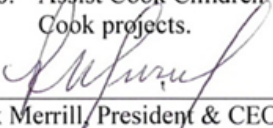
With respect to any proposed new development project or significant exterior renovation project on property owned by Cook Children's:

Cook Children's ("Cook") agrees to:

1. Refer to the Near Southside Standards and Guidelines during the preliminary design phase.
2. Comply with the standards and guidelines for T5-I zones where feasible, while always taking into account the unique design requirements of the children's hospital or related medical uses on Cook property and any potential conflicts between those requirements and the standards and guidelines.
3. Contact FWSI staff to arrange a meeting to discuss the project(s) during the preliminary or conceptual design phase.
4. Meet with FWSI staff to provide an overview of the project and engage in a joint review of the proposed design and the project's compliance with the standards and guidelines.
5. Leave copies of the proposed plans with FWSI staff for additional review for a period not to exceed seven business days.
6. If the proposed design does not conform to the standards and guidelines, work collaboratively with FWSI staff in a good faith effort to explore design options that would maximize compliance.
7. Seek assistance from FWSI staff, as necessary and appropriate, to expedite City review and approval of Cook projects.

Fort Worth South, Inc. (FWSI) agrees to:

1. Assist Cook Children's in reviewing and/or interpreting the T5-I standards and guidelines, as necessary.
2. Within one week of being contacted by Cook, meet with Cook representatives to discuss the project and engage in a joint review of the project's compliance with the standards and guidelines.
3. Take into account the unique design requirements of the children's hospital and Cook's long-term development goals when recommending any design modifications.
4. If necessary, following the meeting, complete the staff review of the proposed plans in a timely manner, and return any comments to Cook staff within a maximum of seven business days.
5. Keep Cook plans confidential as directed by Cook staff.
6. Assist Cook Children's as necessary and appropriate to expedite City review and approval of Cook projects.


Rick Merrill, President & CEO
Cook Children's Health Care System

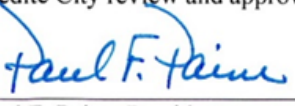

Paul F. Paine, President
Fort Worth South, Inc.

Figure 1 Memorandum of Understanding between Cook Children's and Near Southside, Inc.

PLOTTED BY: Chance LeBlanc ON: Wednesday, June 19, 2024 AT: 1:25 PM FILEPATH: P:\004500145301013\PLA\Zoning Application\Zoning Exhibit.dwg

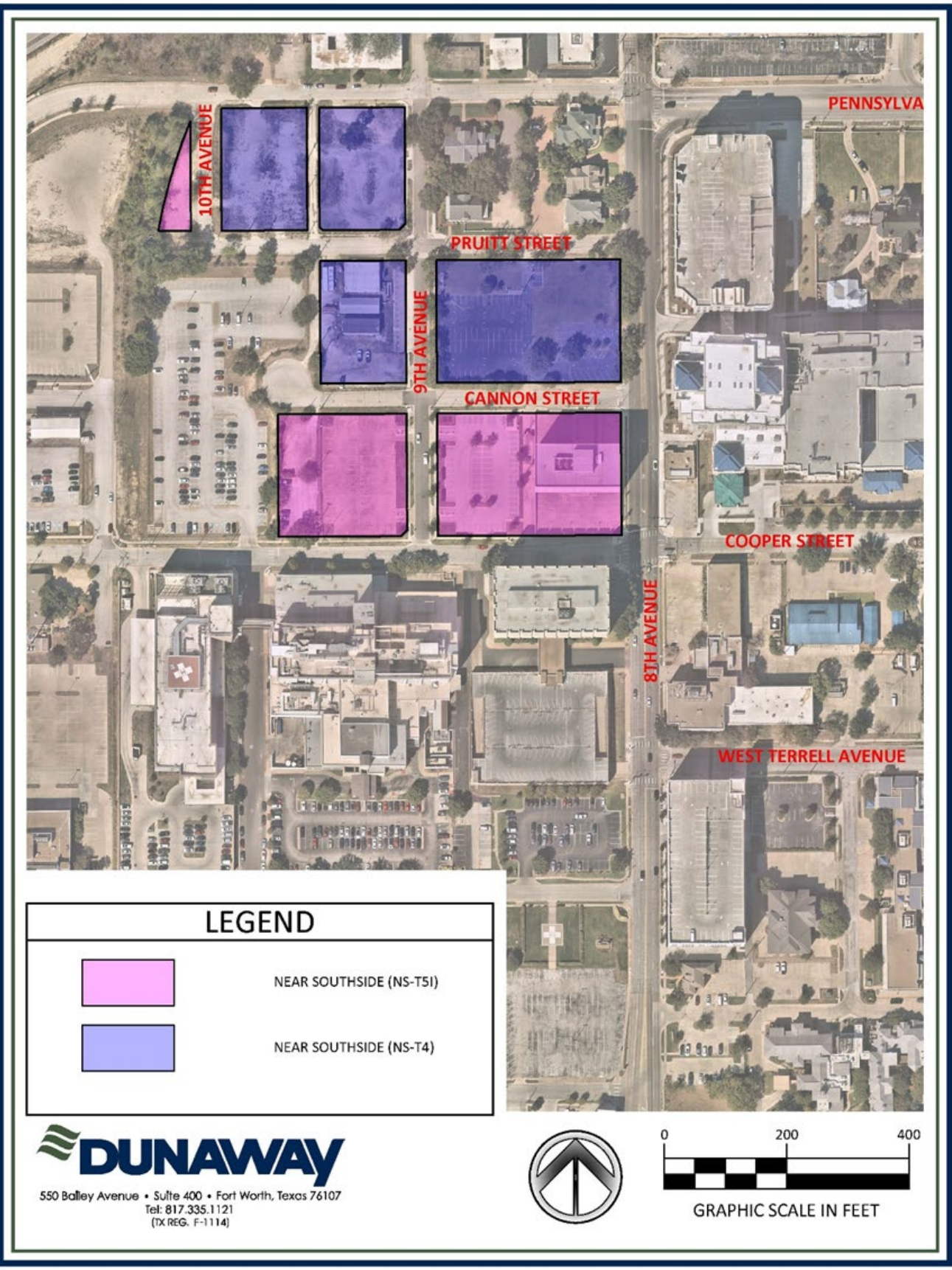


Figure 2 Site exhibit provided by Dunaway Associates of the properties with existing zoning classifications.

Surrounding Zoning and Land Uses

North	“NS-T4N” Near Southside T4N District / apartments, law offices
East	“NS-T4” Near Southside T4 District / law offices
	“G” Intensive Commercial / Cook Children’s Medical Center and parking structure
South	“NS-T5I” Near Southside T5I District / Medical City Fort Worth buildings
West	“NS-T5I” Near Southside T5I District / vacant lot, parking lot

Recent Zoning History

- ZC-21-022, from NS-T5I to G for Cook Children’s Dodson expansion, west of subject property; ZC-16-142, from NS-T5I to G for Cook Children’s; approved June 2008, west of subject property; ZC-07-164, from Various to NS-T5I with and without historical overlays; City initiated rezoning; subject property and large surrounding area

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.

The following organizations were notified: (emailed August 30, 2024)

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

* Site is not located within a registered NA

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “G” Intensive Commercial. Surrounding land uses include surface parking, parking structures, medical facilities, and office buildings. The properties are located adjacent to existing Cook Children’s Medical center facilities in “G” Intensive Commercial zoning.

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

Comprehensive Plan- Map Consistency – Southside

The adopted Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, and All Commercial. The proposed zoning is consistent with the following Comprehensive Plan policy.

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

Figure 3 FLU Map description

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

Comprehensive Plan Policy Consistency

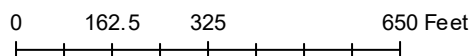
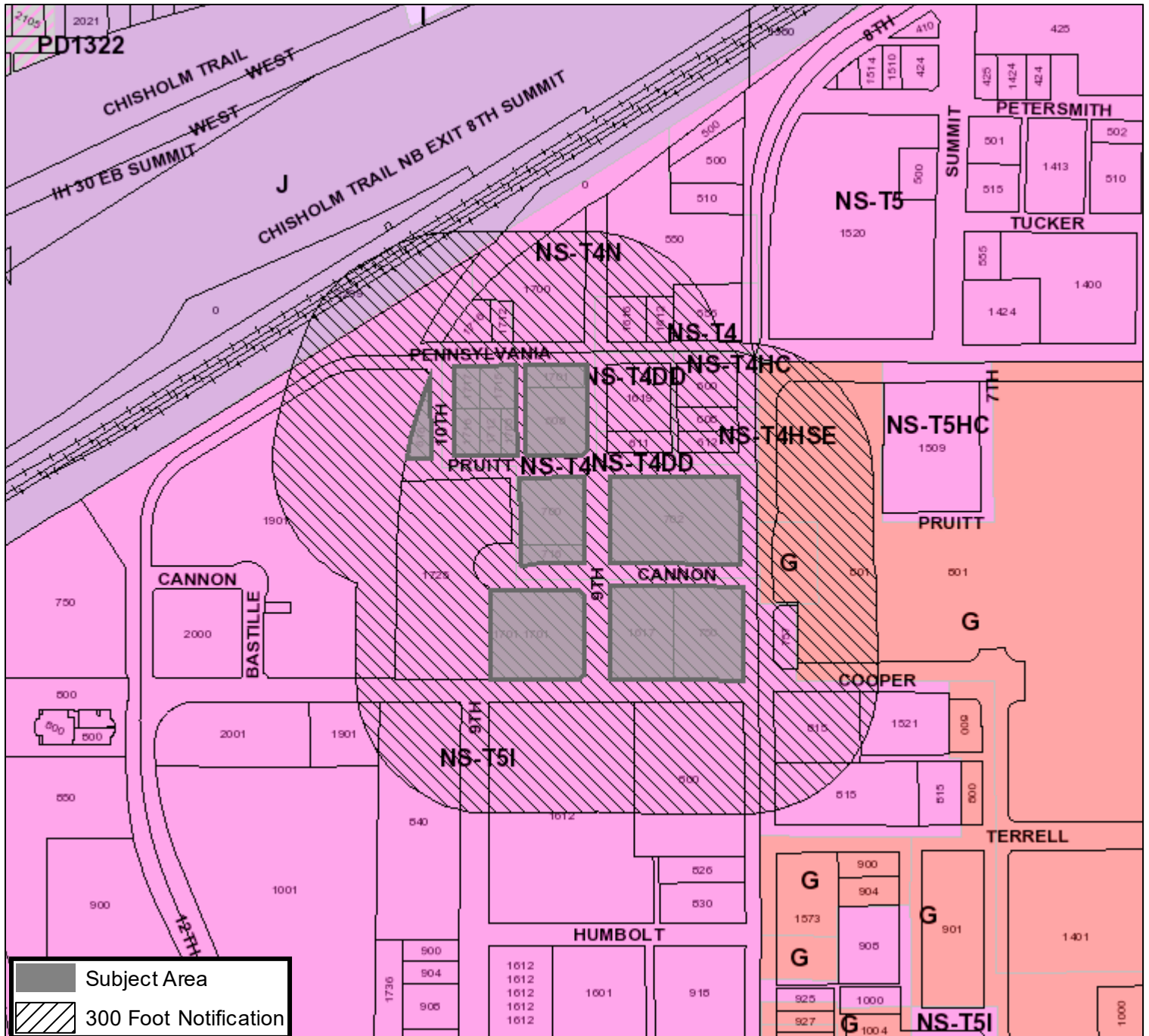
The proposed zoning for this area aligns with the following policies outlined in the Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Reinforce medical institutions by providing opportunities for expansion.
- Encourage office and high-density residential uses which will support area commercial uses.

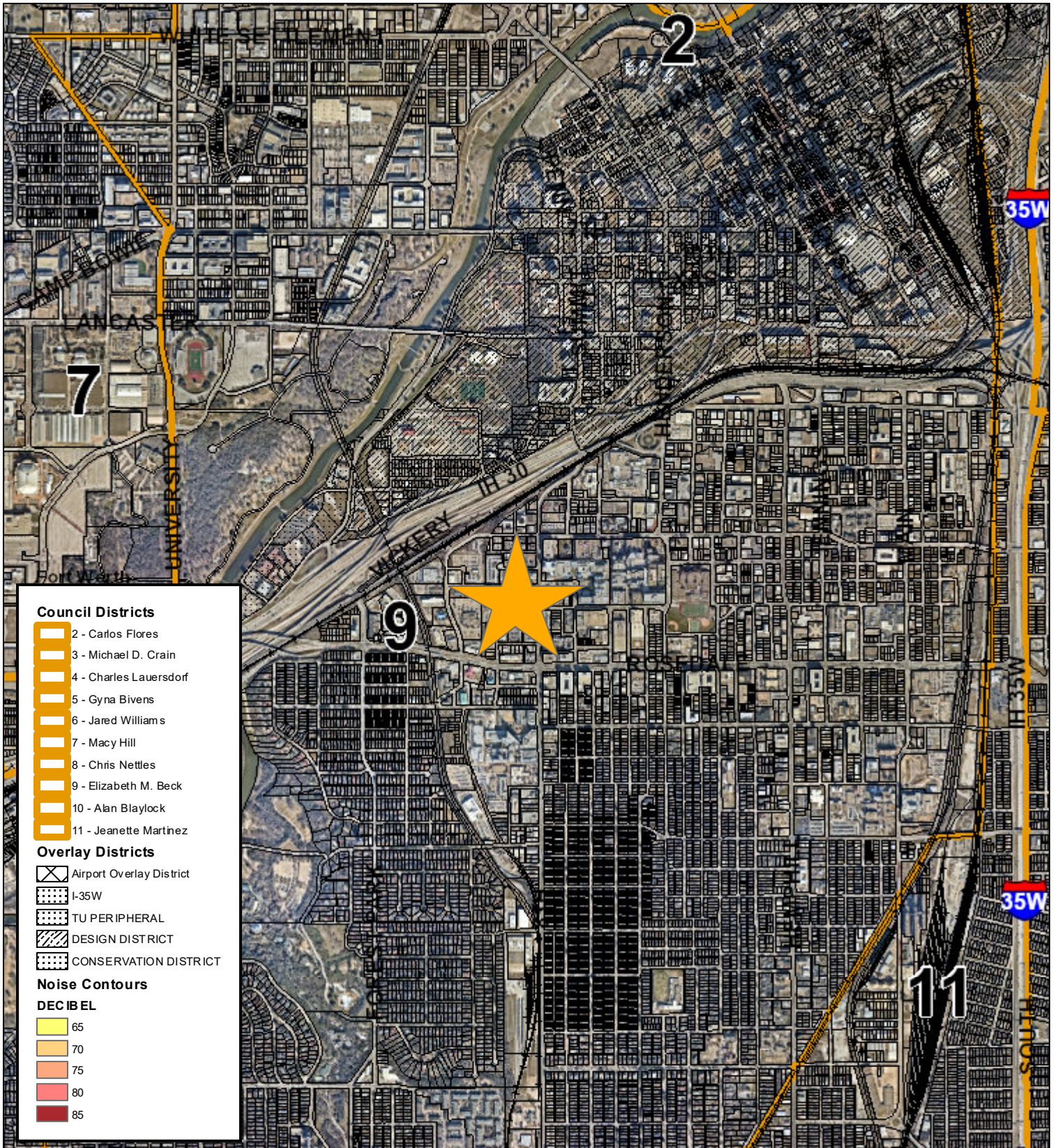
Based on the conformance with the future land use map and policy stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Area Zoning Map

Applicant: Cook Children's Health Care System
 Address: 616 10th; 1715-1717 (odds) Pennsylvania Ave.; 1708-1716 (evens) Pruitt St.; 700 & 716 9th
 Zoning From: NS- T4/NS-T5
 Zoning To: G
 Acres: 5.78092406
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/11/2024
 Contact: 817-392-8037



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

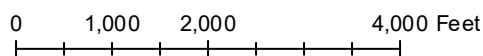
Overlay Districts

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

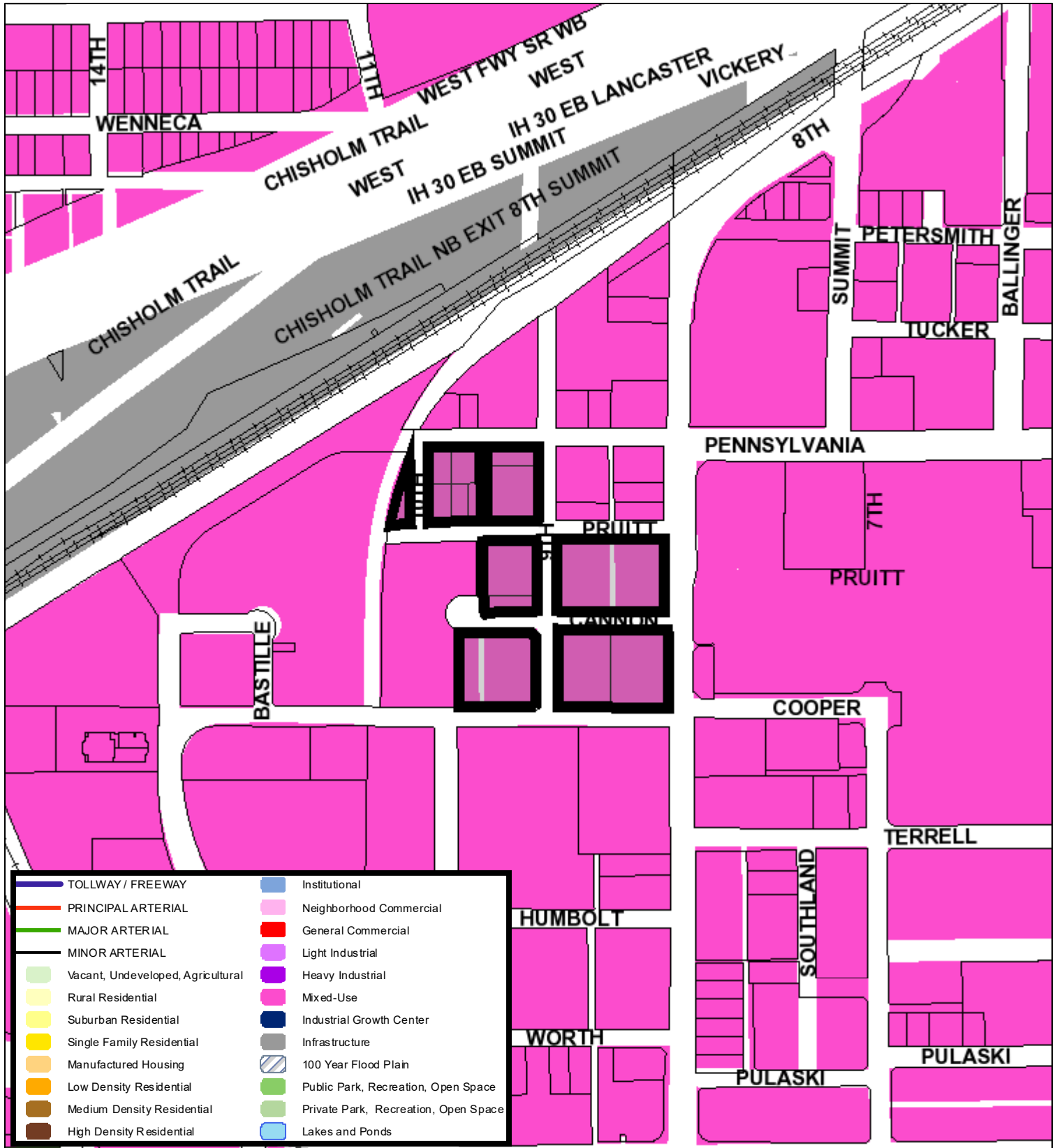
Noise Contours

DECIBEL

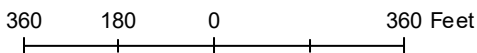
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- 70
- 75
- 80
- 85



Future Land Use



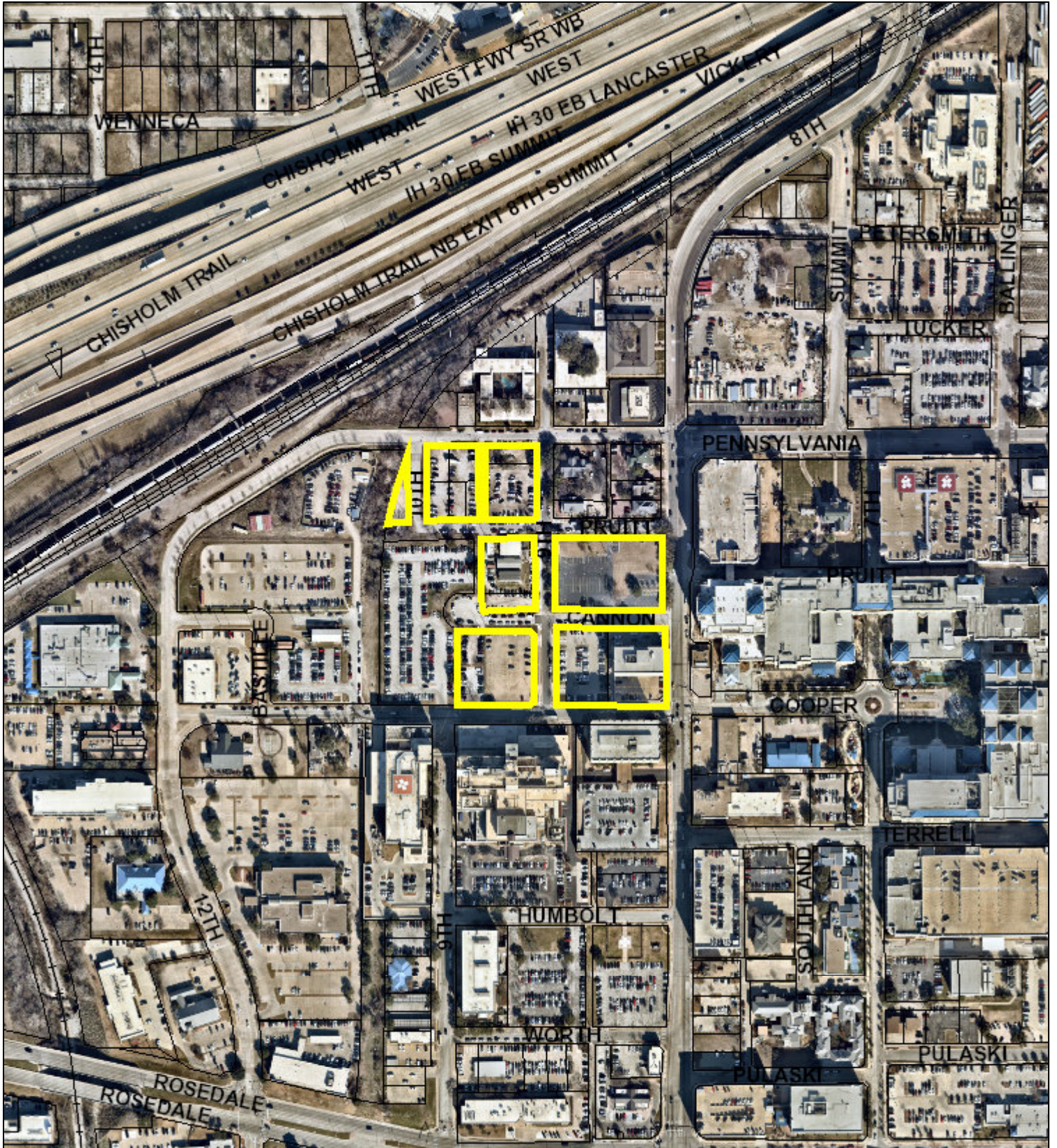
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure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



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



Aerial Photo Map



0 230 460 920 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-075

Council District: 9

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Logan Ellis

Site Location: 2901 Weisenberger Street

Acreage: 0.09 acres

Request

Proposed Use: Single Family Residential (3 new dwelling units proposed)

Request: From: “B” Two-Family

To: “UR” Urban 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**

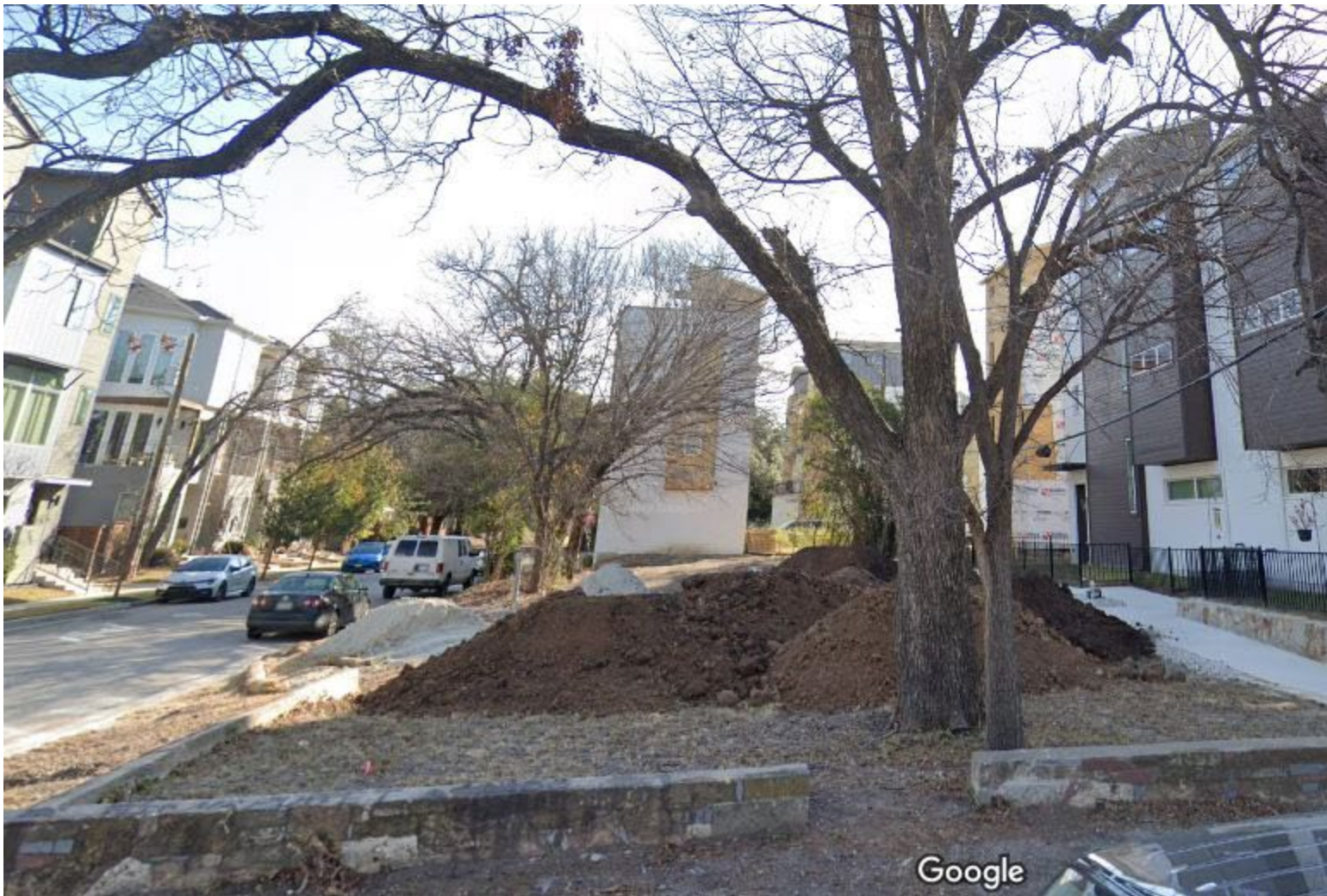
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9. Aerial Photograph

Project Description and Background

The property is composed of two proposed lots within the Weisenberger Addition in Council District 9. The existing lots are on a corner lot that is addressed off Weisenberger Street, however the three proposed lots would be facing Currie Street. The proposal to rezone these lots would change the current “B” zoning to “UR” zoning. This zoning change, if approved, would allow the construction of three new dwelling units, one on each lot. The new units must meet all “UR” standards for one-family detached units.

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



Surrounding Zoning and Land Uses

North “UR” Urban Residential / multifamily
East “UR” Urban Residential / townhomes
South “UR” Urban Residential / townhomes
West “UR” Urban Residential / townhomes

Recent Zoning History

- ZC-22-091 A-5 to UR approved by Council August 2022
- ZC-22-040 B to UR approved by Council October 2022

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

Organizations Notified	
West 7 th Neighborhood Alliance	Cultural District Alliance
Montgomery Plaza Residential Condominium Association	Monticello NA
SO7 Townhome Association	Sixth & Arch Adams HA
Linwood NA*	Camp Bowie District Inc.
West Side Alliance	Casa Blanca HOA
Montgomery Plaza Master Condominium Association	Fort Worth ISD
Fort Worth ISD	Trinity Habitat for Humanity

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “B” Two-Family to “UR” Urban Residential with the intention to build single family residences. The surrounding land uses are townhomes, duplex, and single family. The site is within close proximity to First Flight Park to the southeast. To the north and east of the site, there are multiple commercial uses to the west of the site as well.

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

Comprehensive Plan Consistency – Arlington Heights

The 2023 Comprehensive Plan currently designates the subject property as Urban Residential on the Future Land Use Map. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “UR” Urban Residential zoning as the only appropriate zoning type in the Urban Residential designation of Future Land Use.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

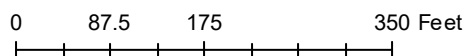
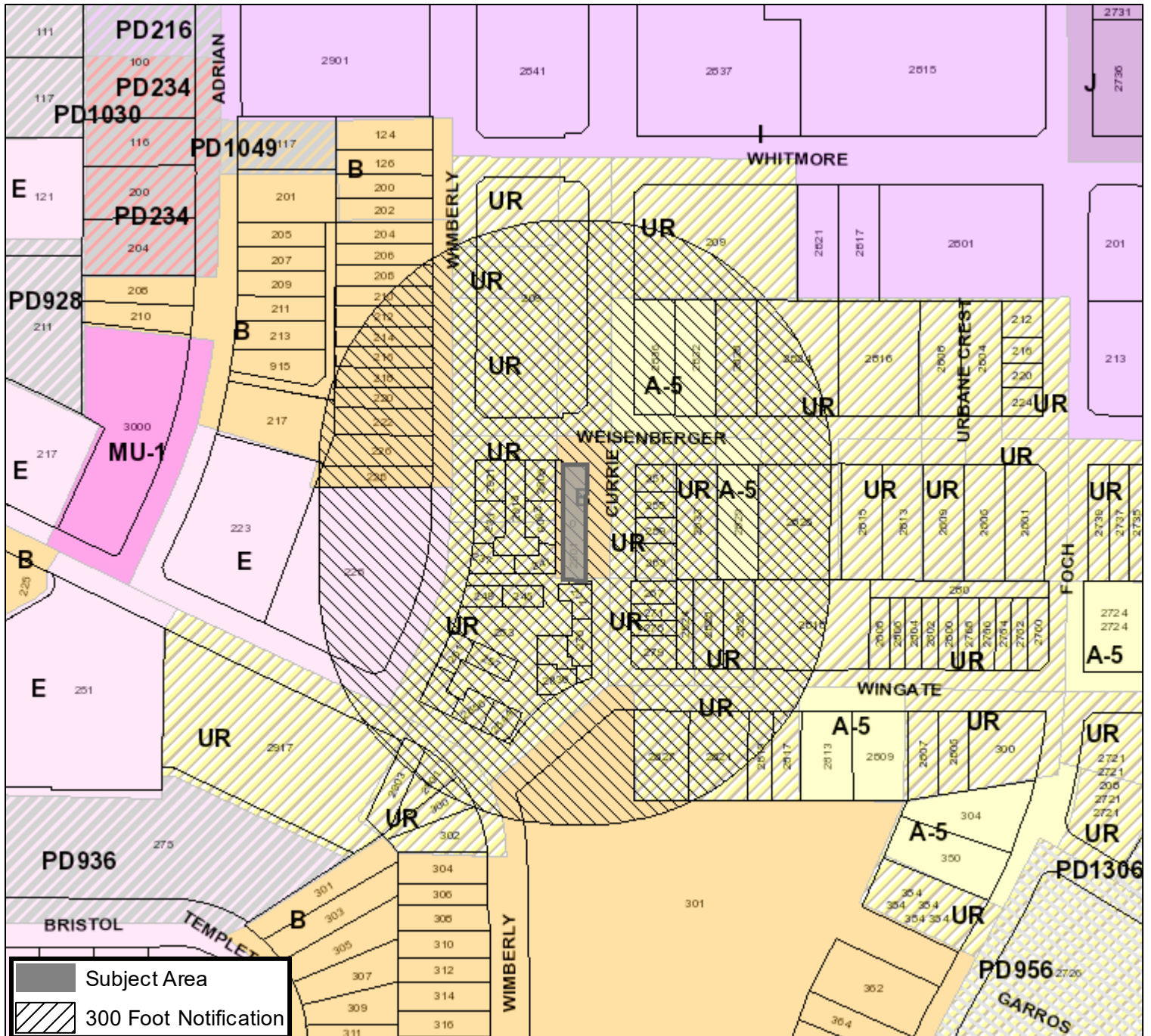
FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes

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

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods

Area Zoning Map

Applicant: Logan Ellis
 Address: 2901 Weisenberger Street
 Zoning From: B
 Zoning To: UR
 Acres: 0.09375865
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 9/11/2024
 Contact: 817-392-7869



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

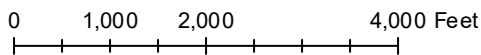
Overlay Districts

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

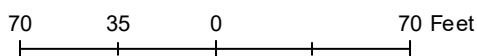
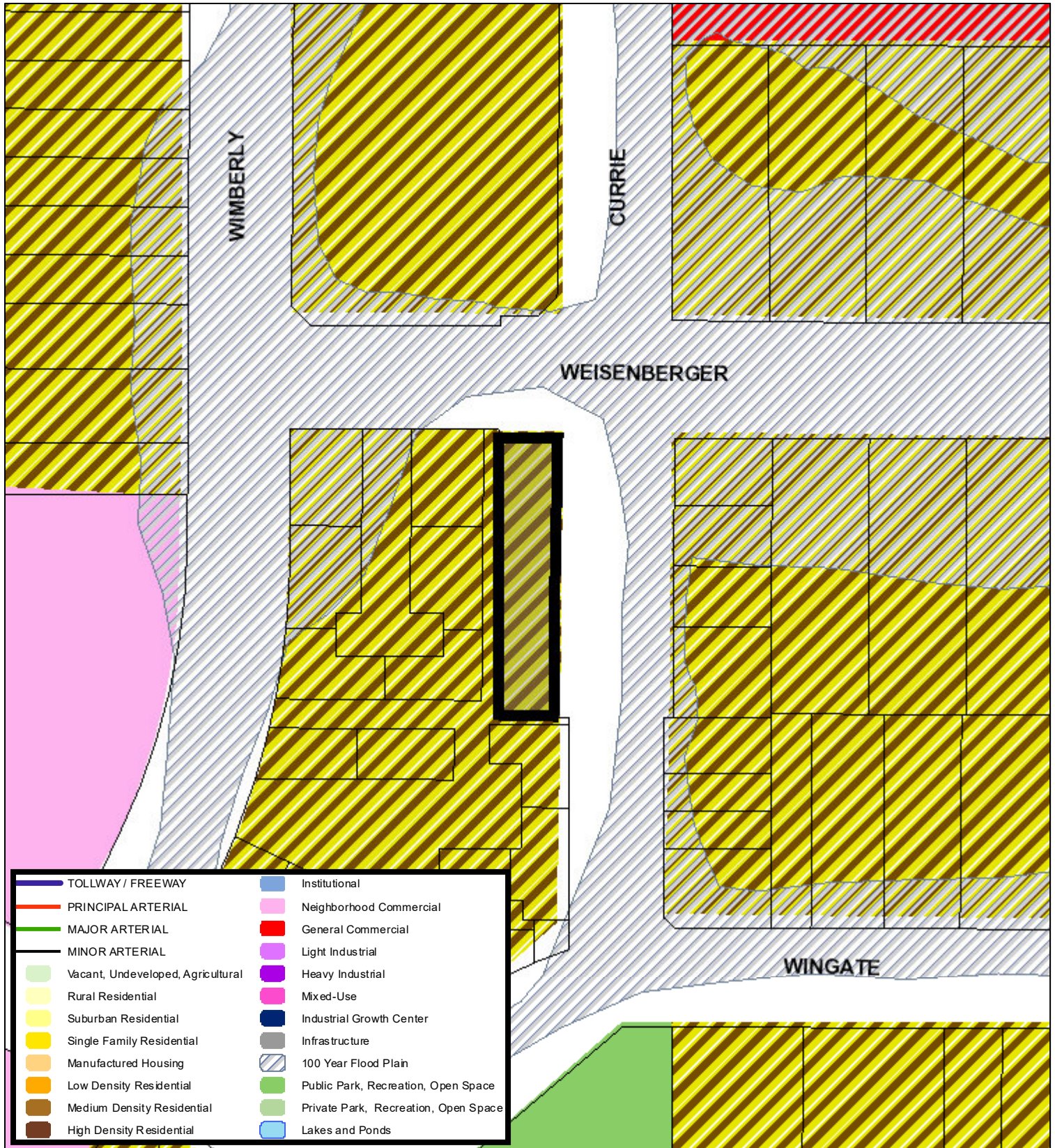
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



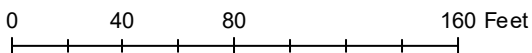
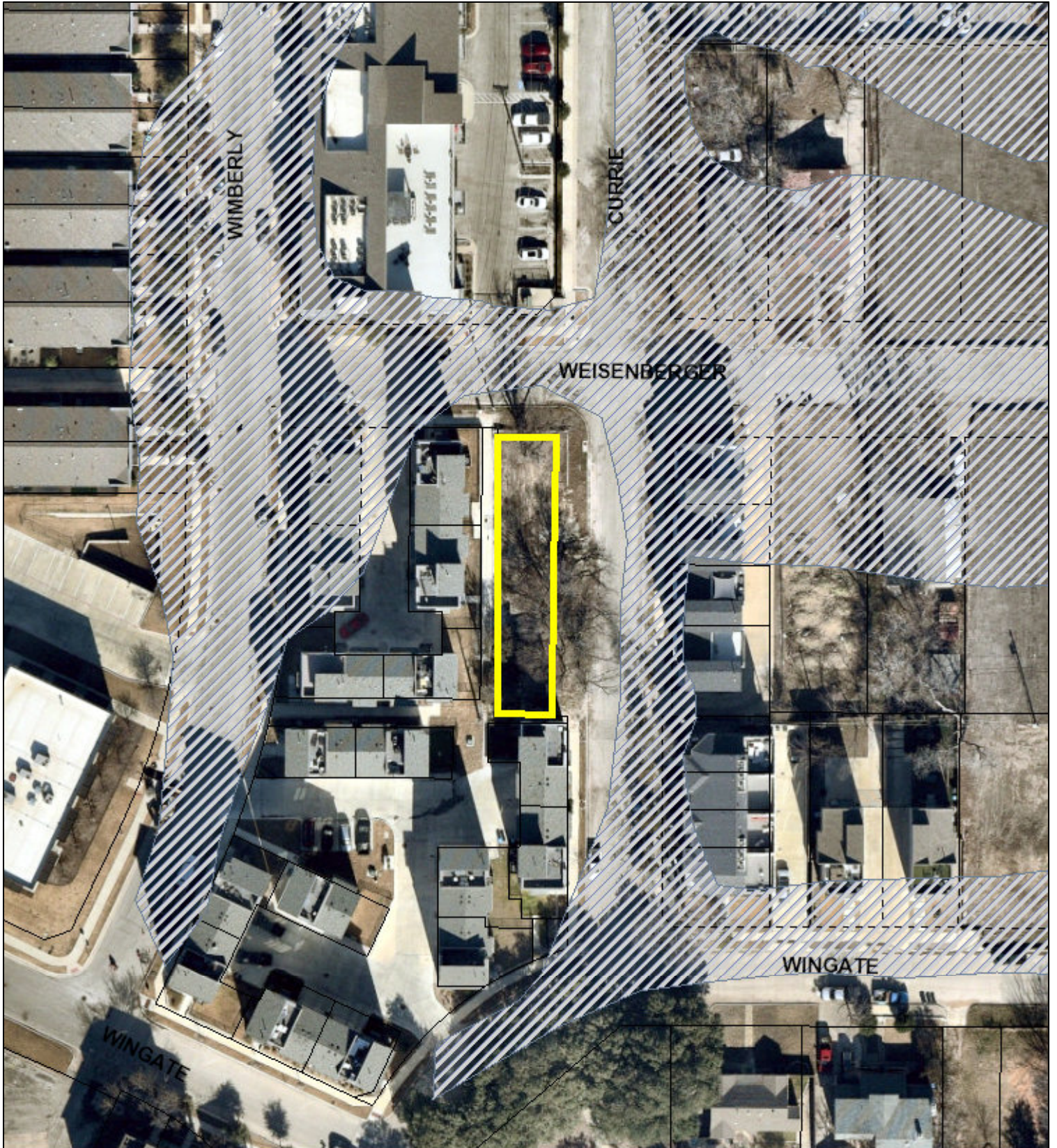
Future Land Use



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: September 11, 2024

Case Number: ZC-24-079

Council District: 2

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Zion Christian Church / Alicia Watson

Site Location: 3200 McKinley Avenue

Acreage: 0.64 acres

Request

Proposed Use: Church/daycare

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

To: "CF" Community Facilities

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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 - 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 on McKinley Avenue just north of NW 32nd Street. The applicant is seeking to rezone from “A-5” One-Family to “CF” Community Facilities. No new buildings are planned at this time. The applicant intends to use the existing buildings for a childcare center for children aged 6 weeks to 14 years. The center will include outdoor and indoor play areas and will operate Monday thru Friday, offering full and part-time care options.



Site Photo

Surrounding Zoning and Land Uses

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

Recent Zoning History

- ZC-20-043, From B Two-Family to E Neighborhood Commercial

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA*
Trinity Habitat for Humanity	Streams and Valleys Inc.
Lake Worth ISD	FWISD

**Located in this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding uses are primarily single-family to the north, west, south and east. The proposed “CF” zoning would bring the majority of church owned land in conformance with existing zoning. Churches are allowed within any district; however, CF makes sense for the childcare use. The proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

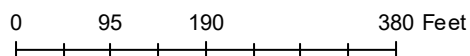
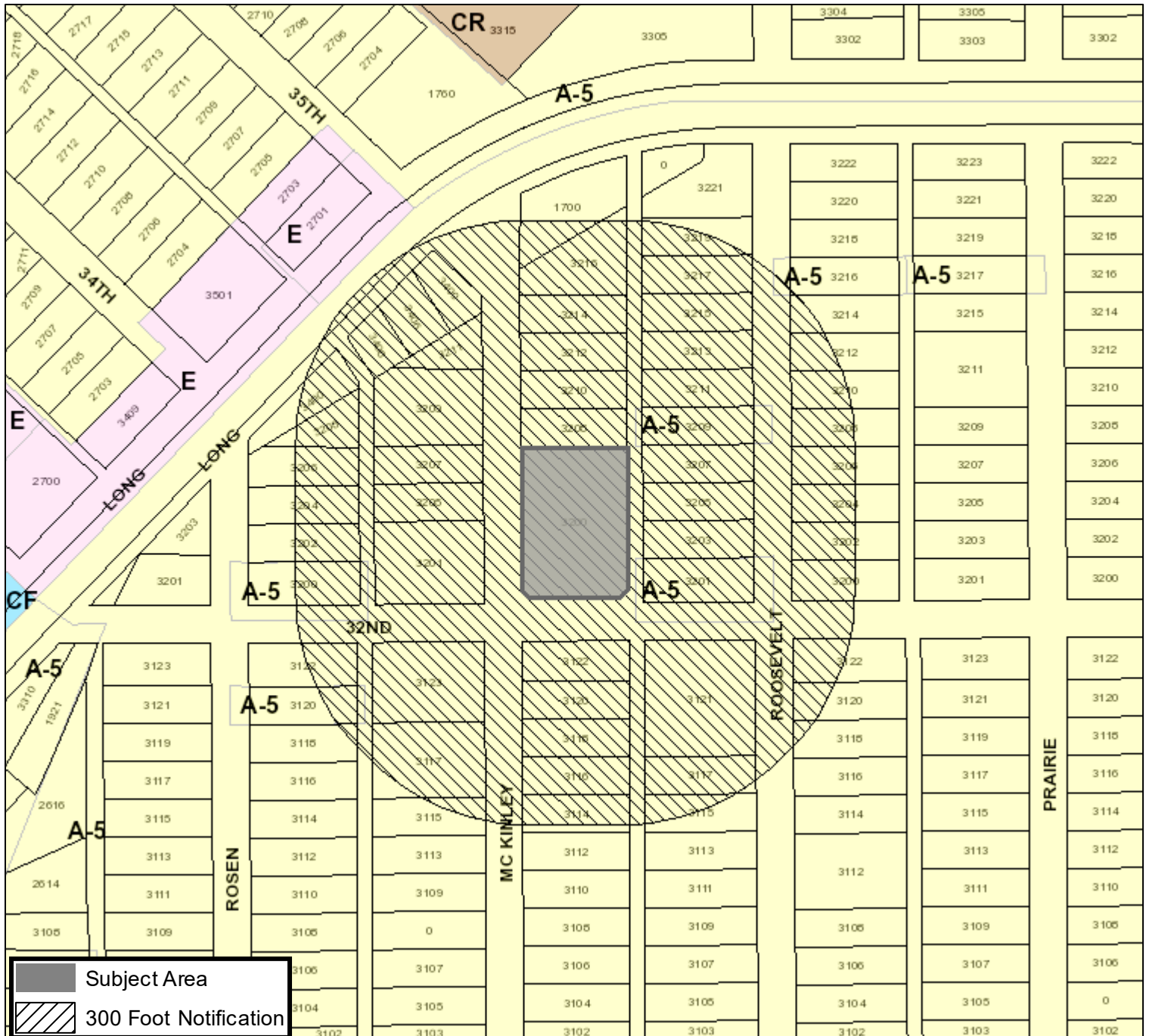
The adopted Comprehensive Plan designates the property as *institutional*. The proposed zoning **is consistent** with the Comprehensive Plan in the strictest terms, “CF” zoning would be appropriate and consistent.

Policy wise this change **is consistent** with the following Comprehensive Plan policies:

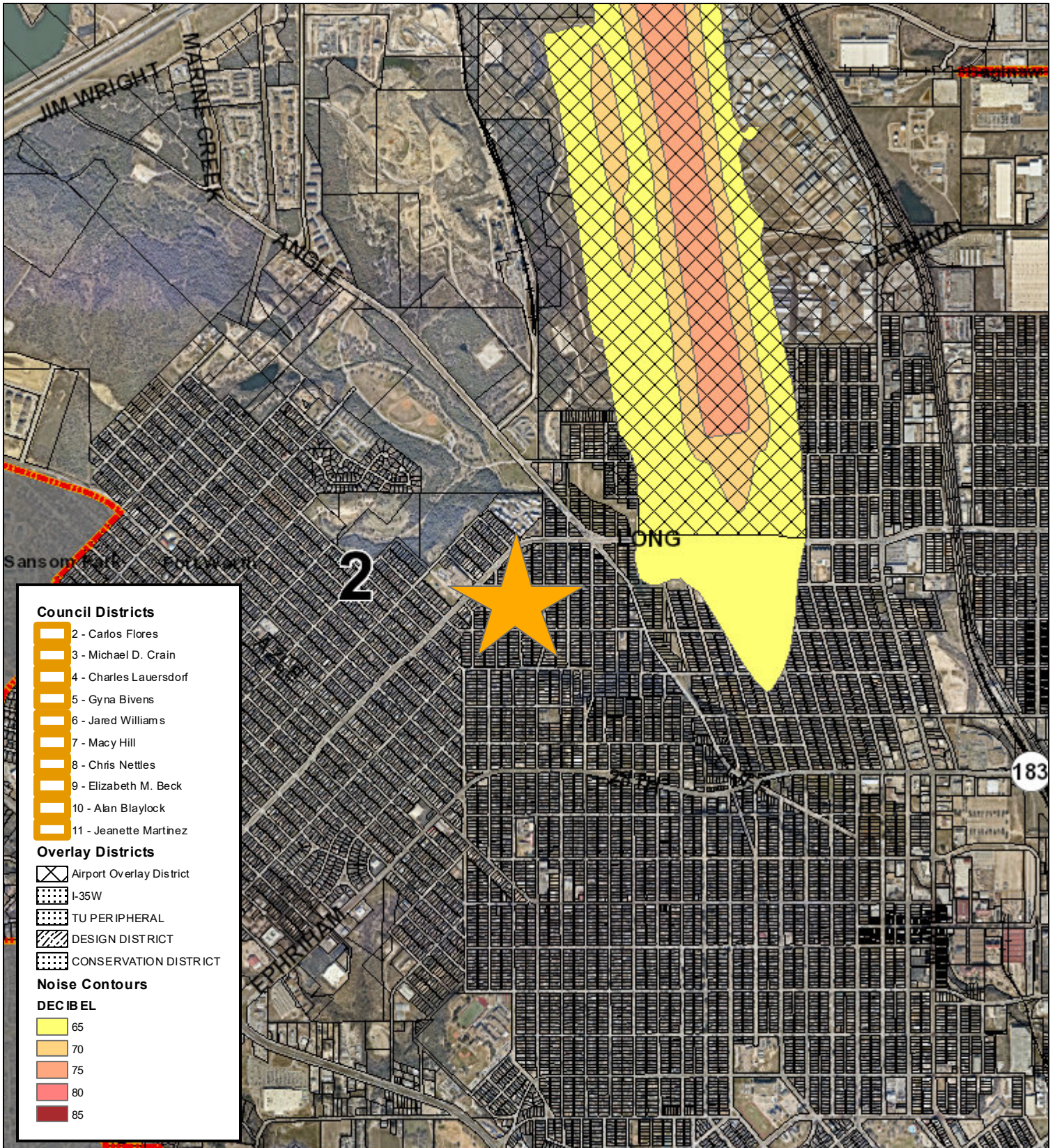
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Area Zoning Map

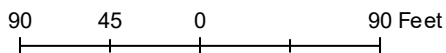
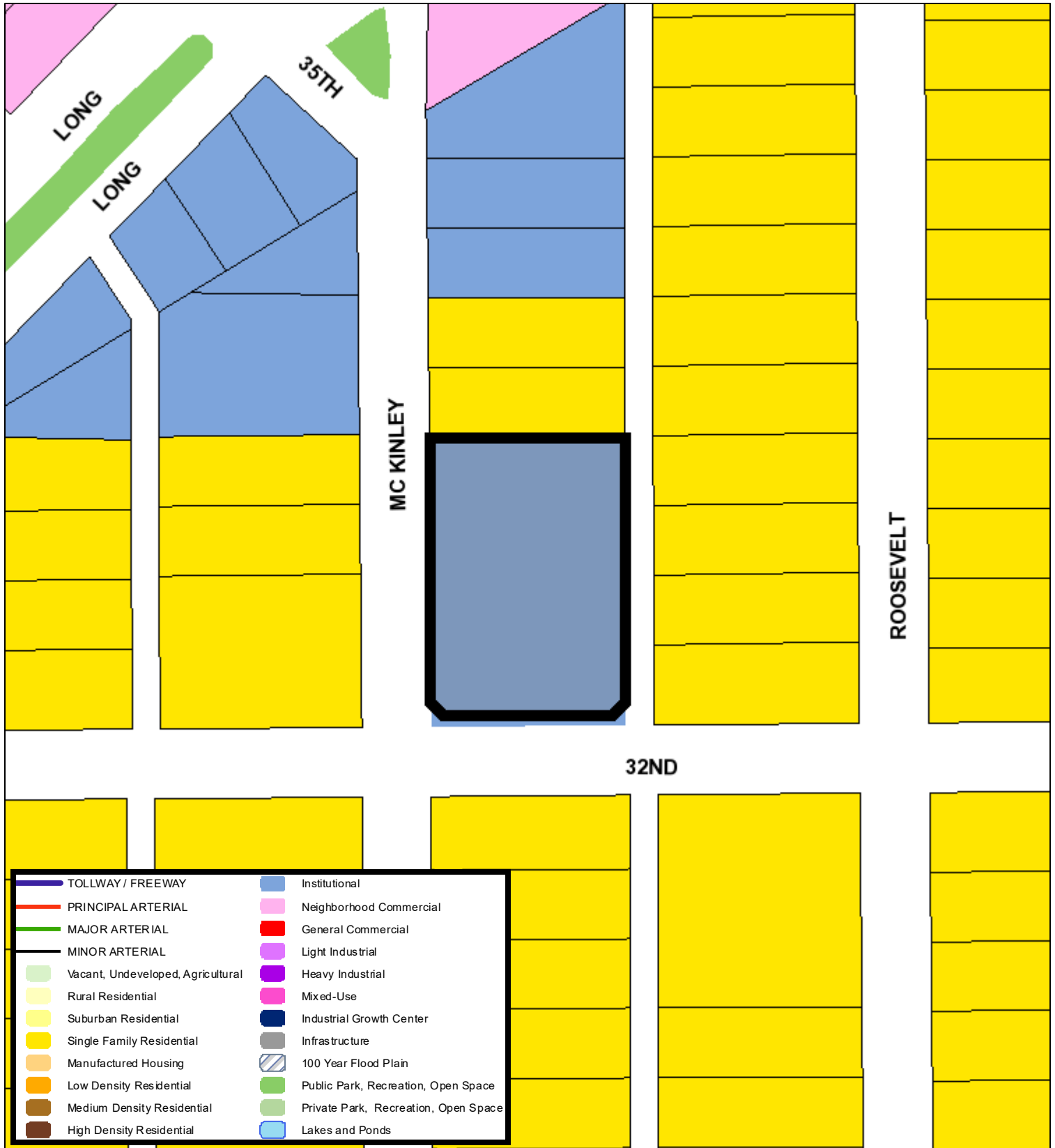
Applicant: Zion Christian Church
 Address: 3200 McKinley Street
 Zoning From: A-5
 Zoning To: CF
 Acres: 0.64048013
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 9/11/2024
 Contact: null



Area Map



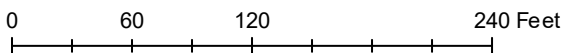
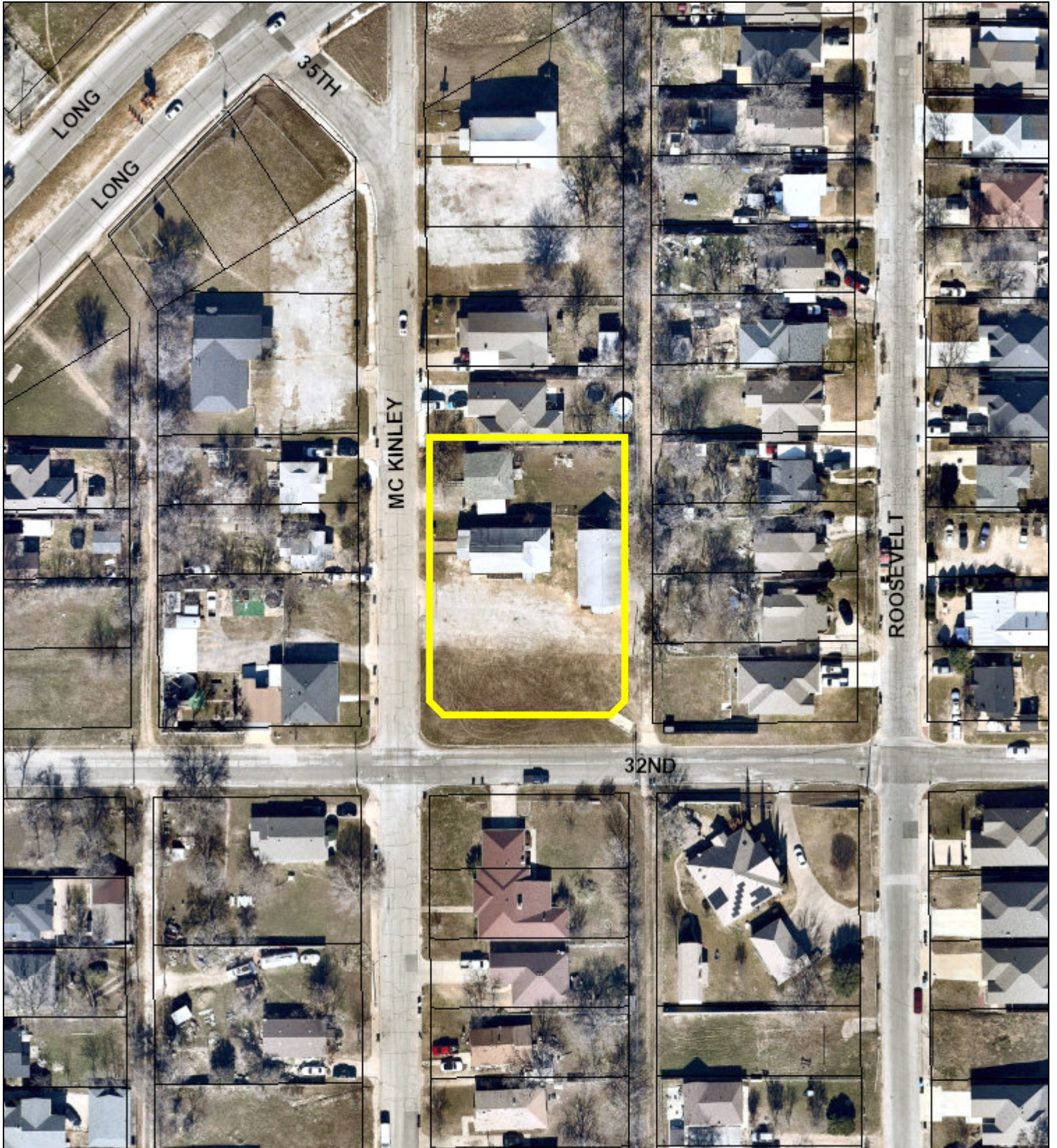
Future Land Use



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



Aerial Photo Map





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-084

Council District: 8

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Anna Martin/ Cooper Conger

Site Location: 1024 E Daggett Avenue

Acres: 0.08 acres

Request

Proposed Use: Single Family Residence

Request: From: "J" Medium Industrial

To: "R1" Townhouse/Cluster Residential

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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- Zoning Map with 300 ft. Notification Area
- Exhibit: Proposed Light Industrial Uses
- Conceptual Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Project Description and Background

The subject property is currently vacant and encompasses 0.08 acres. The applicant is requesting to rezone to “R1” to build a single family residence. The proposed zoning request for construction of a single family home is not compatible with existing surrounding land uses. This property is located within the Near Southeast Mixed-Use Growth Center

Mixed-Use Growth Centers typically encourage mixed-uses of residential and commercial uses.

“R1” District, One-Family Detached Units

Lot area	3,000 square feet minimum per unit
Lot width	30 feet minimum at building line
Front yard*	0 feet minimum
Side yard*	3 feet minimum; fire and building codes apply
Rear yard	5 feet minimum
Height	35 feet maximum (see § 6.100 , Height)
Notes:	
No front yard entry driveway or parking	
* See Chapter 6 , Development Standards, § 6.101(d) , Yards for front yard setback requirements.	
** May be subject to projected front yard (§ 6.101(f))	





Fig. 1: Pictures of subject property to the west and northwest

Surrounding Zoning and Land Uses

- North “J” Medium Industrial / Warehouse/Office Use
- South “A-5” Single Family Residential / Single Family
- East “J” Medium Industrial/”MU-1” Low Intensity Mixed-Use / Vacant Lots
- West “J” Medium Industrial / Office/Outside Storage

Recent Zoning History

- ZC-10-069; “J” Medium Industrial to “A-5” One Family Residential; City Council approved the case on May 2010

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were notified: (emailed August 30, 2024)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	United Communities Association of South Ft. Worth
Historic Southside NA*	
Glenwood Triangle NA	Near Eastside NA
East Fort Worth Inc.	Southeast Fort Worth Inc.
Trinity Habitat for Humanity	Streams And Valleys Inc
East Fort Worth Business Association	Fort Worth ISD

* Located within a registered Neighborhood Organization

Development Impact Analysis

Land Use Compatibility

The surrounding parcels exhibit a diverse range of uses, ranging for warehouse and outdoor storage on both sides of Daggett with a few single family homes within the block face.

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

Comprehensive Plan- Map Consistency – Southside Sector

The adopted Comprehensive Plan currently designates the subject property as Mixed-use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, and All Commercial. The FLU Map does allow for the proposed use.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
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

Fig. 2: FLU Map description

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

Comprehensive Plan Policy Consistency

The proposed residential zoning for this area does not align with the following policies outlined in the Comprehensive Plan:

- Promote downtown, the hospital district, and other mixed-use districts as crucial generators of economic growth and sources of community vitality that creates competitive advantage for Fort Worth.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

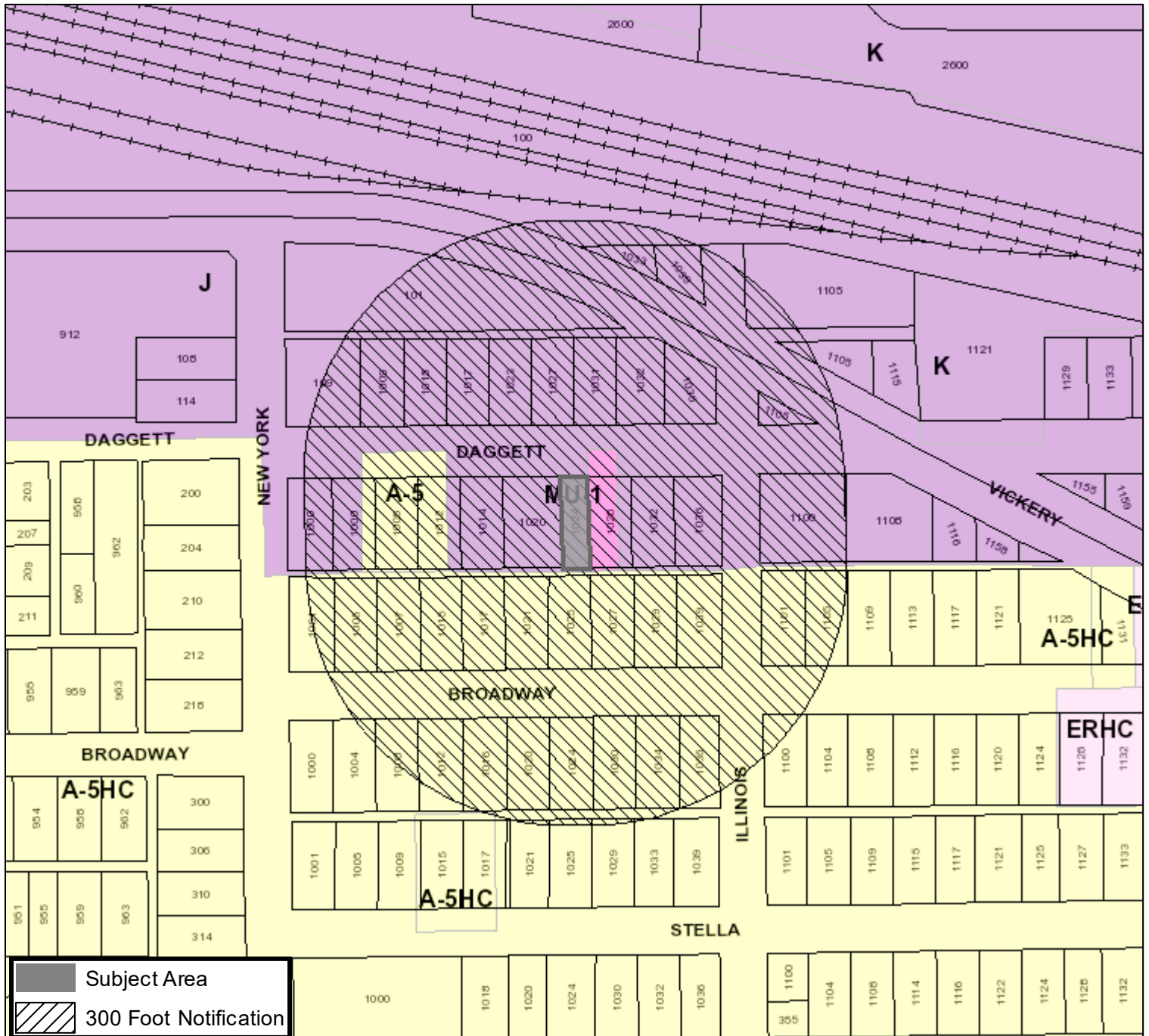






ZC-24-084

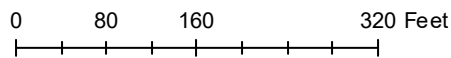
Area Zoning Map

Applicant: Anna Martin / Cooper Conger
 Address: 1024 E. Daggett Avenue
 Zoning From: J
 Zoning To: R1
 Acres: 0.07997013
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/11/2024
 Contact: null

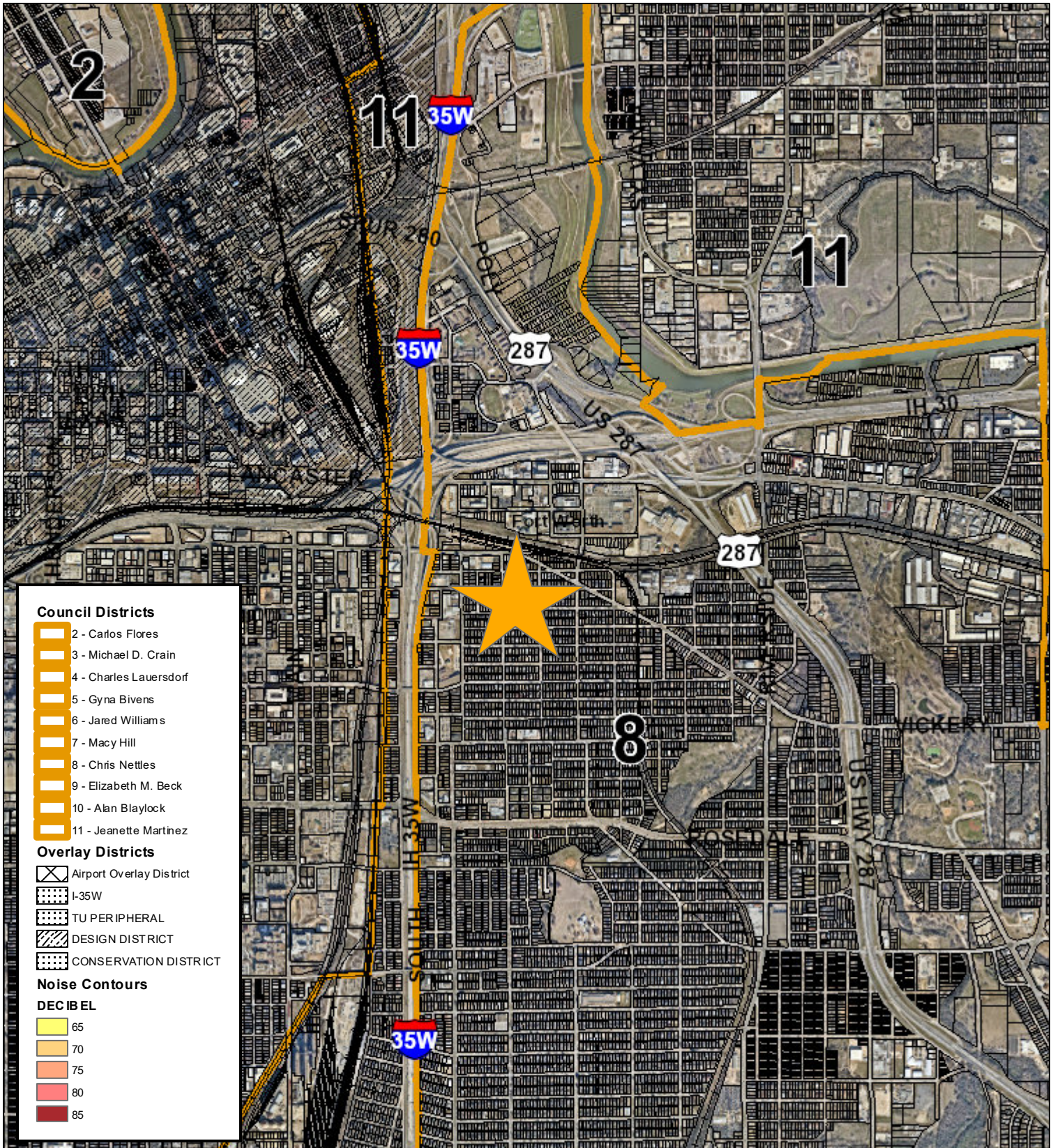


 Subject Area

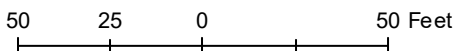
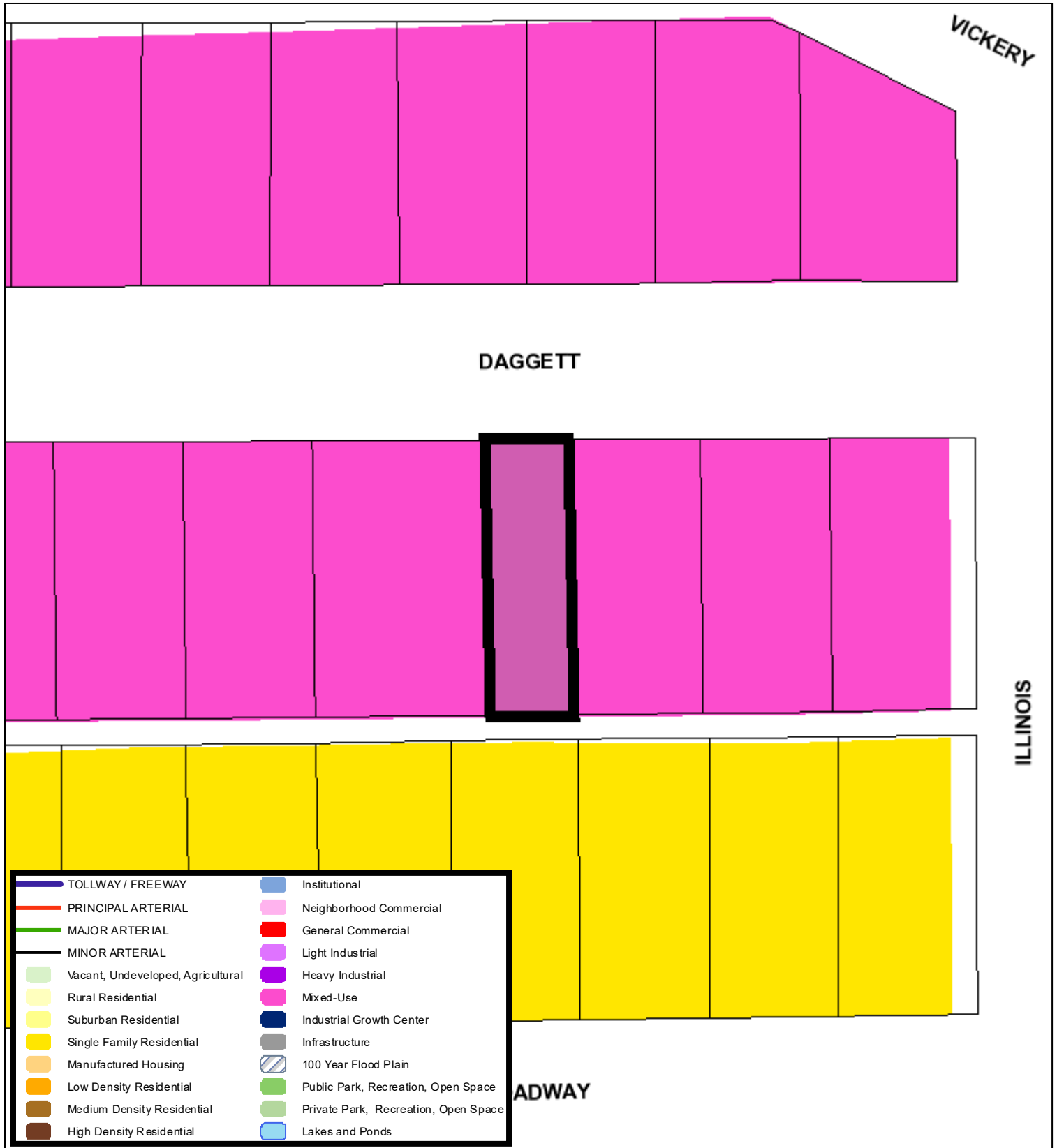
 300 Foot Notification



Area Map



Future Land Use



Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-085

Council District: 11

Zoning Map Amendment

Case Manager: [Alexander Johnson](#)

Owner / Applicant: United Investments Family LP / Ollin Collins

Site Location: 1436 South Fwy

Acreage: 0.11 acres

Request

Proposed Use: Duplex

Request: From: "A-5" Single Family

To: "B" Two-Family

Recommendation

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

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

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

Staff Recommendation: **Denial**

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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 site is located in the Southside area of Fort Worth in Council District 11, west of South Fwy and North of Maddox Rd. The applicant is requesting to rezone the property from “A-5” One Family Residential to “B” Two Family Residential zoning to be able to build a duplex on the property. The property is currently undeveloped.

“B” District, Two Attached Units on a Single Lot	
Lot area	5,000 square feet minimum see Chapter 6 , Development Standards, § 6.501 , Lot Area not served by Sanitary Sewer and Chapter 7 , Nonconformities, § 7.106 , Nonconforming Lot of Record
Lot width	50 feet minimum at building line see Chapter 6 , Development Standards, § 6.501 , Lot Area not served by Sanitary Sewer and Chapter 7 Nonconformities, § 7.106 , Nonconforming Lot of Record
Lot coverage	50% maximum
Front yard*	20 feet minimum
Rear yard	5 feet minimum
Side yard*	5 feet minimum
Interior lot	10 feet minimum adjacent to side street and
Corner lot**	5 feet minimum for interior lot line
Height	35 feet maximum (refer to Development Standards, § 6.100 Height)
Notes:	
* See Chapter 6 , Development Standards, § 6.101 (d), Yards for front yard setback requirements.	
** May be subject to projected front yard (§ 6.101 (f))	

Surrounding Zoning and Land Uses

North “A-5” Single Family Residential / Vacant East “A-5” Single Family Residential / Highway
 South “A-5” Single Family Residential / Vacant
 West “A-5” Single Family Residential / Vacant

Recent Zoning History

-ZC-05-223 from “B” to “A-5”, approved

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.

-The following organizations were emailed on August 30, 2024:

Organizations Notified	
United Communities Association of South Fort Worth	Hillside Neighborhood Association
Near Southside, Inc.	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Not located within a registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The proposed rezoning of the lot to "B" Community Facilities is inconsistent with the surrounding uses, with the property being almost completely surrounded by Single Family zoning and uses. South Freeway/I-35W is a primary highway, and given the surrounding land uses, duplex construction would not be appropriate here. The proposed rezoning does not align with the character of the area and is **incompatible** with the surrounding land uses.

Comprehensive Plan Consistency – Southside

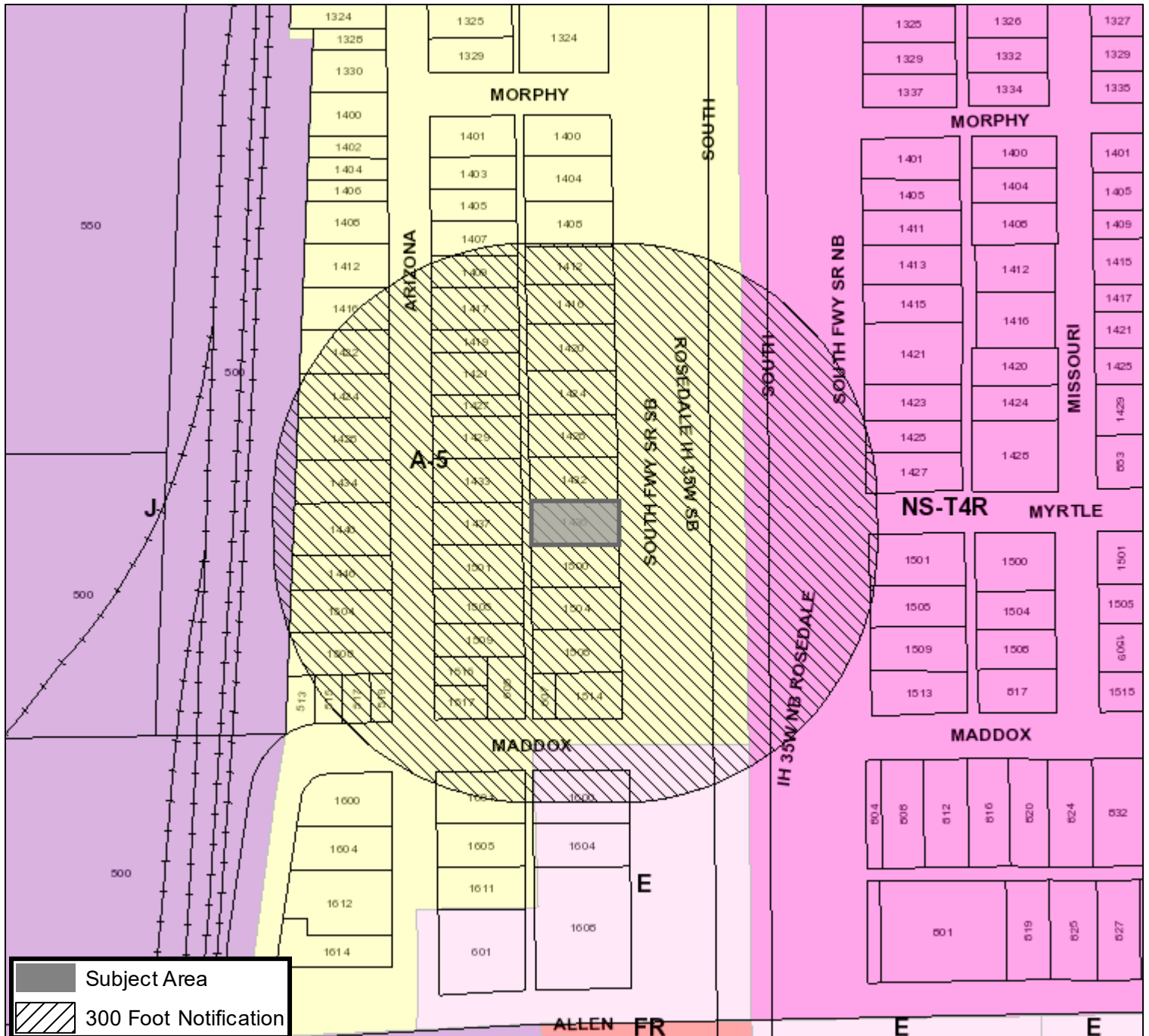
The 2023 Comprehensive Plan currently designates the subject property as Single Family Residential. The zoning types that would be compatible with this future land use designation are "A-10", "A-7.5", and "AR". "B" zoning as requested, would not fall within what is allowed in the Single-Family Residential designations since it is not a single-family district. Also, the general plan for Southside seeks to promote more mixed use or commercial zoning for properties along the I-35W corridor so rezoning to one or two-family districts doesn't quite match with the intentions of the district.



Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
---------------------------	----------------------------------	----------------------

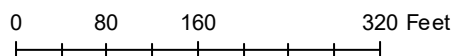
The proposed zoning is **not consistent** with the Comprehensive Plan or policies.

Area Zoning Map

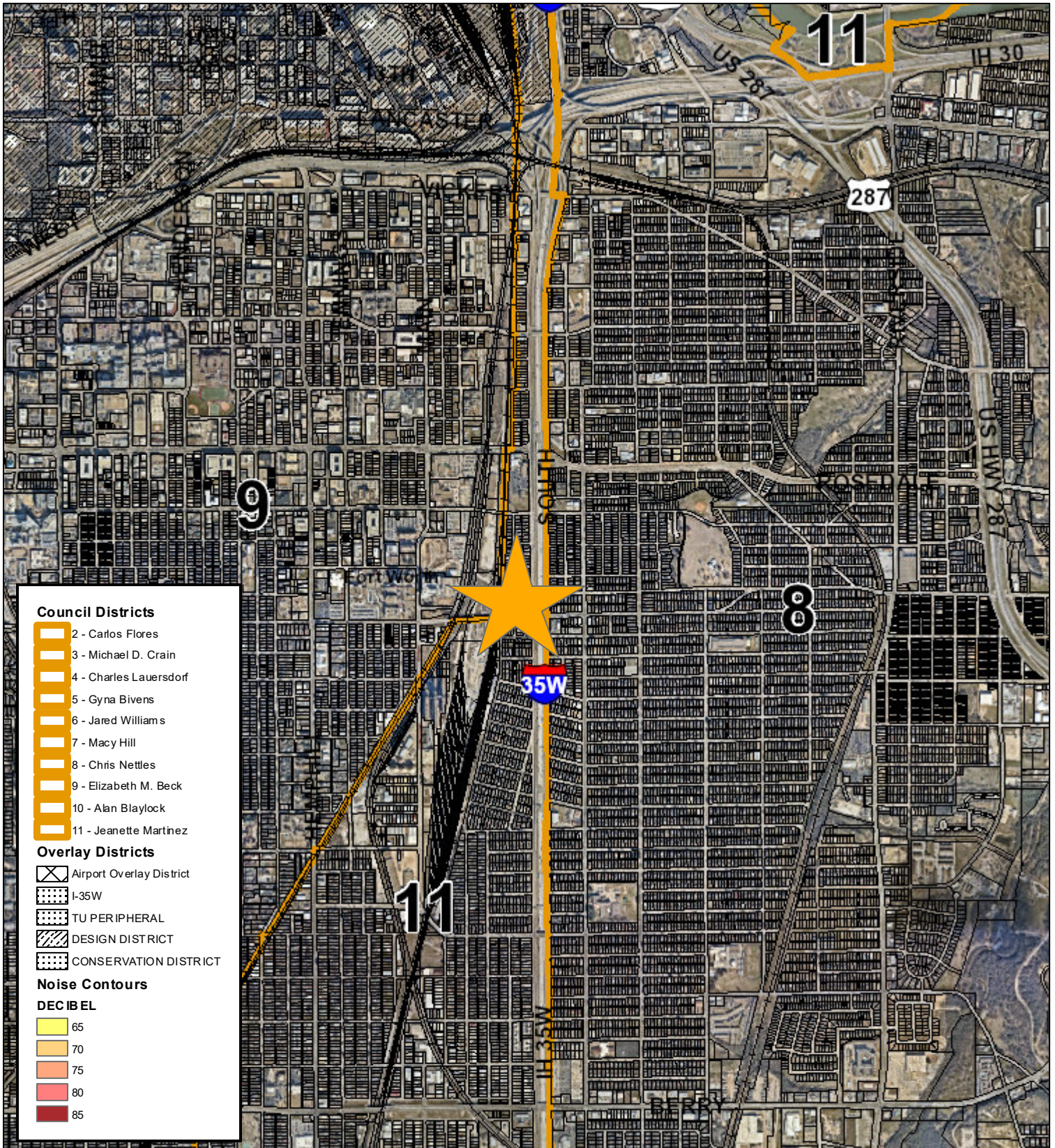
Applicant: United Investments Family LP / Chris Collins
 Address: 1436 South Freeway (I-35W)
 Zoning From: A-5
 Zoning To: B
 Acres: 0.11846765
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/11/2024
 Contact: null



	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

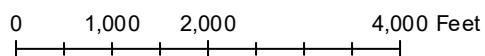
Overlay Districts

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

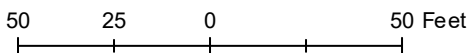
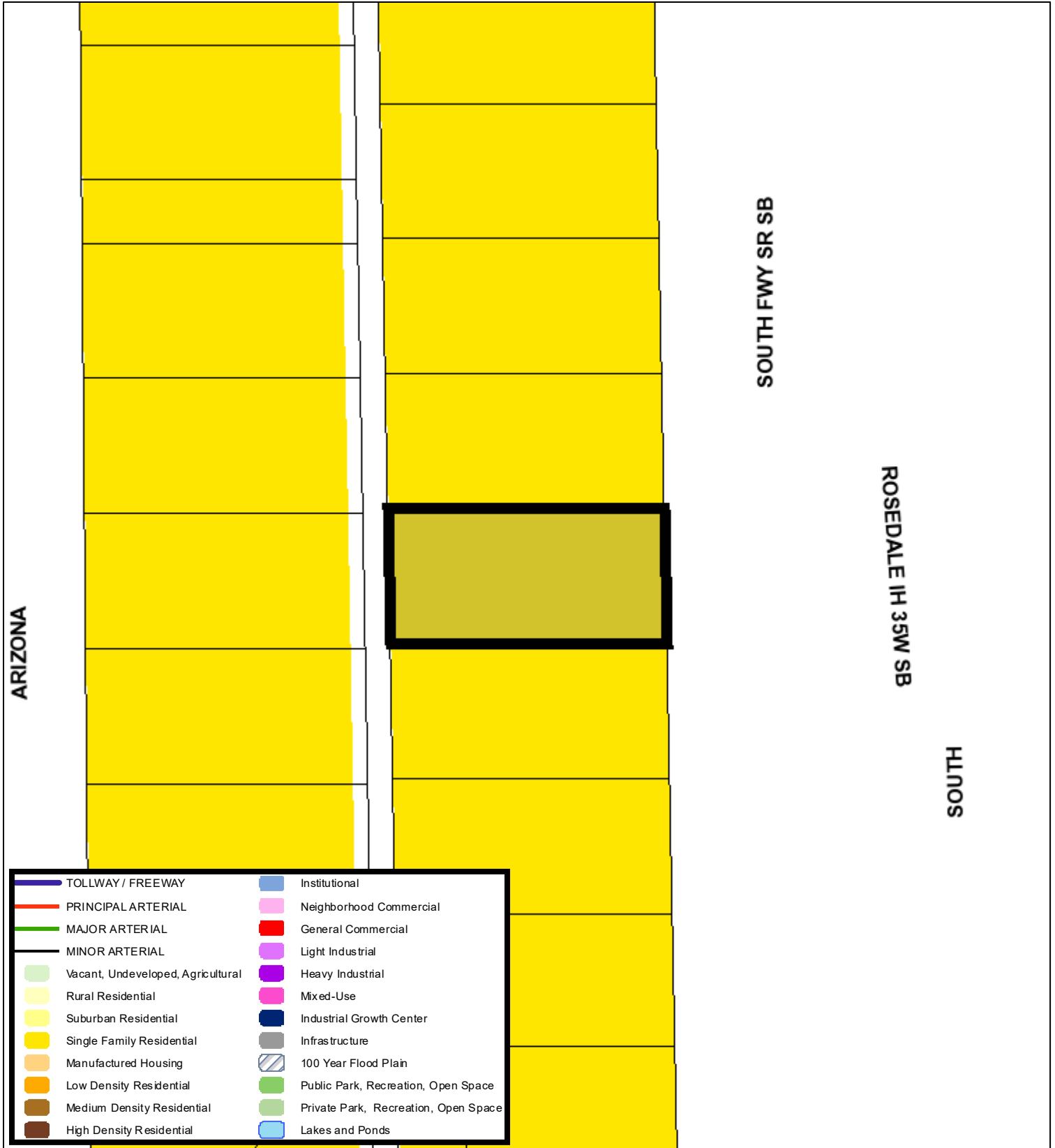
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-088

Council District: 10

Zoning Map Amendment

Case Manager: Lynn Jordan

Owner / Applicant: Church of Jesus Christ of Latter Day Saints/Kofi Addo

Location: NW Blue Mound Road and Double Eagle Boulevard

Acreage: 4.039 acres

Request

Proposed Use: Commercial

Request: From: ETJ (City Council will be considering concurrent zoning and annexation (AX-24-007) on September 17th)

To: “CF/AO” Community Facilities/Fort Worth Alliance Airport Overlay

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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8. Future Land Use Map
9. Aerial Photograph
10. Typical Lot Exhibit

Project Description and Background

The site is located just west of Blue Mound Road and south of Texan Drive. With this application, the applicant is requesting to rezone the property to “CF” Community Facilities for a church. The subject property does fall within the Fort Worth Alliance Airport Overlay and will be subject to additional requirements as it relates to the Airport Overlay Ordinance.

The property is located outside the city limits but within the city’s extra-territorial jurisdiction (ETJ). The property owner has requested owner-initiated annexation and case will be considered by City Council on September 17, 2024. 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.

“CF” District	
Lot width	50 feet minimum
Front yard*	
Across street from front yard in “A” or “B” district	20 feet minimum
Across street from front yard in “AR” or “R1” through “D” district	10 feet minimum
Rear yard	5 feet minimum reduced to 0 feet where adjacent to an alley at least 10 feet wide
Side yard**	
Adjacent to residential district	5 feet minimum
Across street from a side yard in a residential	10 feet minimum



Height	Based on most restrictive adjacent district. Stealth telecommunication towers are permitted to a height of 15 feet above the allowable height of the most restrictive adjacent district as a special exception approved by the board of adjustment. The scenic preservation and design review commission must approve the design of all stealth telecommunication towers. Telecommunication towers are permitted to the allowable height of the most restrictive adjacent district as a special exception approved by the board of adjustment.
--------	--

Surrounding Zoning and Land Uses

North "AG" Agricultural / NWISD Campus
 East "A-5" One Family Residential/ "R2" Townhouse/Cluster Residential / Single Family residential/ undeveloped
 South City of Fort Worth Extraterritorial Jurisdiction (no zoning) / Undeveloped
 West City of Fort Worth Extraterritorial Jurisdiction (no zoning) / Gas Well Site/Undeveloped

Recent Zoning History

- ZC-20-075, from “K” Heavy Industrial and PD403 Planned Development to “D” High Density Multifamily, approved by City Council October 2020, subject property to the east.
- ZC-18-169, from Unzoned to “I” Light Industrial/Alliance Airport Overlay, approved by City Council May 2019, subject property to the west.
- ZC-02-271, from “K” Heavy Industrial to “R2” Townhouse/Cluster Residential and “A-5” One Family Residential, approved by City Council January 2003, subject property to the east.

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were emailed on August 30, 2024:

Organizations Notified	
Oak Creek Trails HOA	Trinity Habitat for Humanity
North Fort Worth Alliance	Streams and Valleys Inc.
Fairways of Champion Circle	Northwest ISD

**Not located within a registered Neighborhood Association.*



Development Impact Analysis

Land Use Compatibility

Development in the vicinity consists of Northwest ISD Campus to the north, vacant land to the west, single-family to the east and single-family residence and vacant land to the south.

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

Comprehensive Plan Consistency – Far North Sector

The 2023 Comprehensive Plan designates all the tracts involved in this change of zoning request as *future General Commercial*. The proposed zoning classification is in line with the Comprehensive Plan future land use designation of *Community Facilities as schools and churches are permitted in any zoning district*.

Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

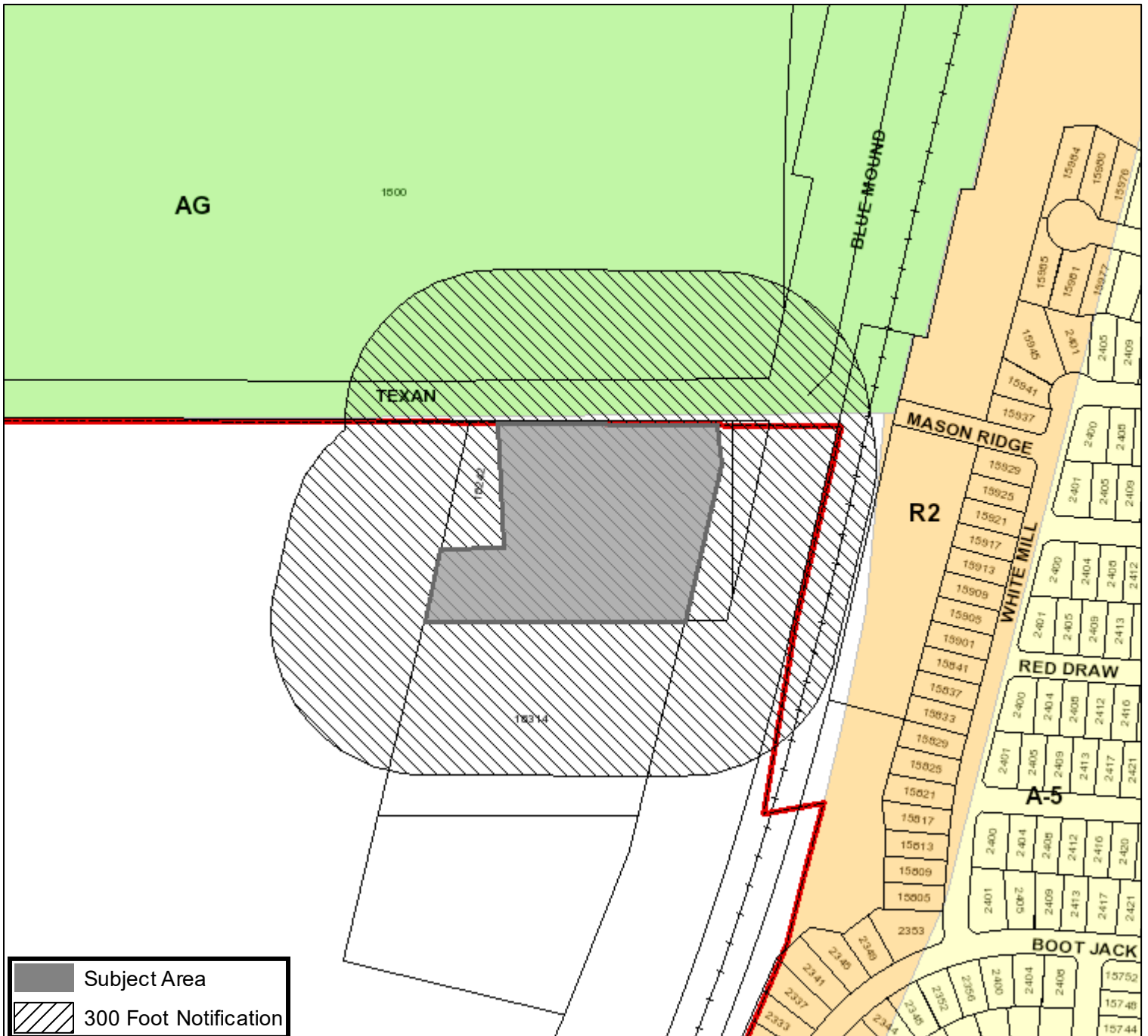
The 2023 Comprehensive Plan currently designates the subject property as *future community facilities*. The zoning types that would be in alignment with this future land use designation are Residential, Commercial, Mixed-Use and Industrial. The proposed zoning is **consistent** with the map designation portion of the Comprehensive Plan.



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

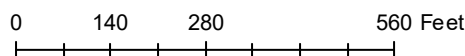
1. **Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.**

Area Zoning Map

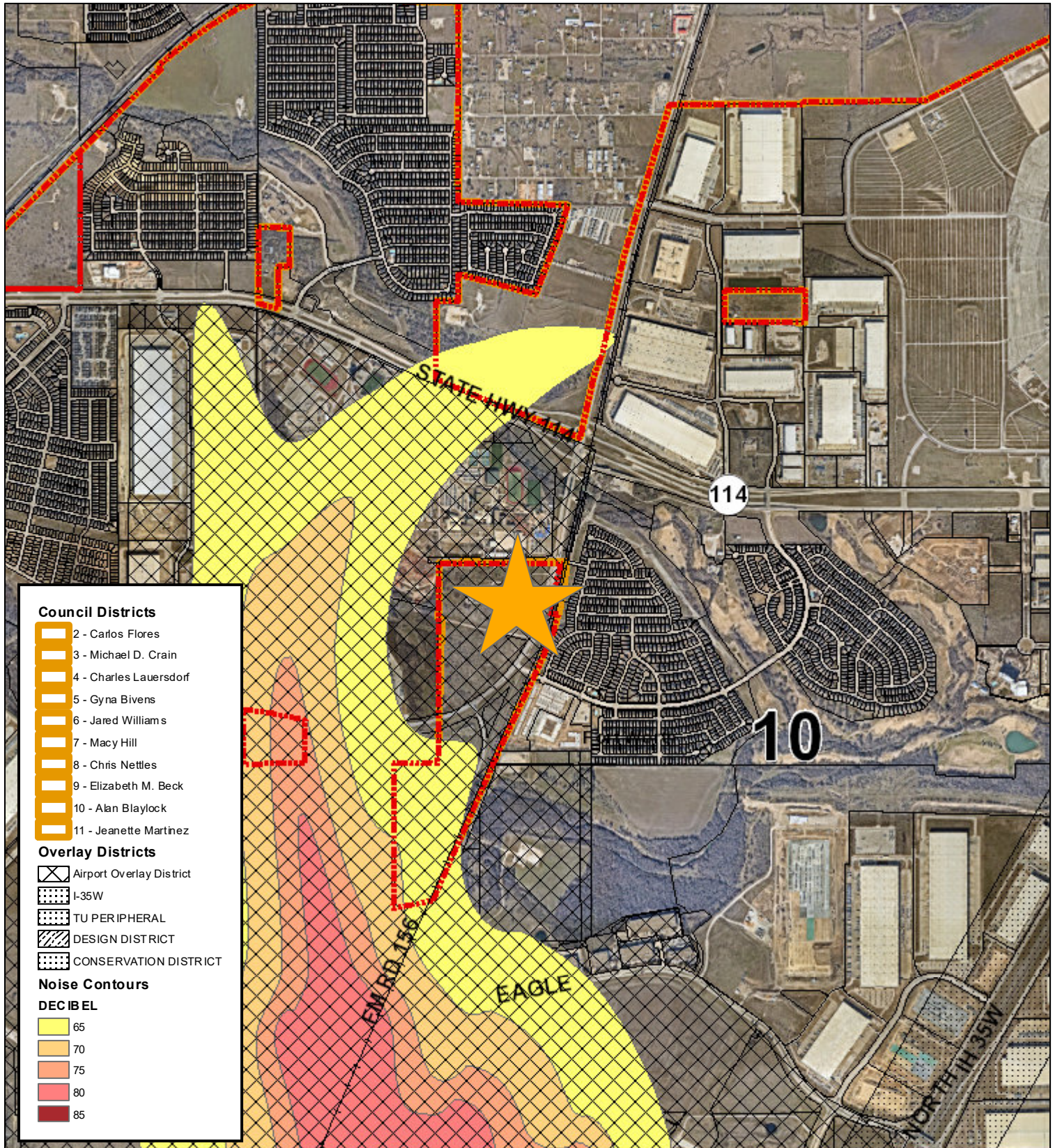
Applicant: Church of Jesus Christ Latter-Day Saints / K.Addo
 Address: SW corner of Blue Mound Road & Texan Drive
 Zoning From: Unzoned
 Zoning To: CF with FW Alliance Airport Overlay Zone
 Acres: 4.02338067
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 9/11/2024
 Contact: null



	Subject Area
	300 Foot Notification



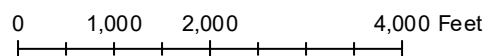
Area Map



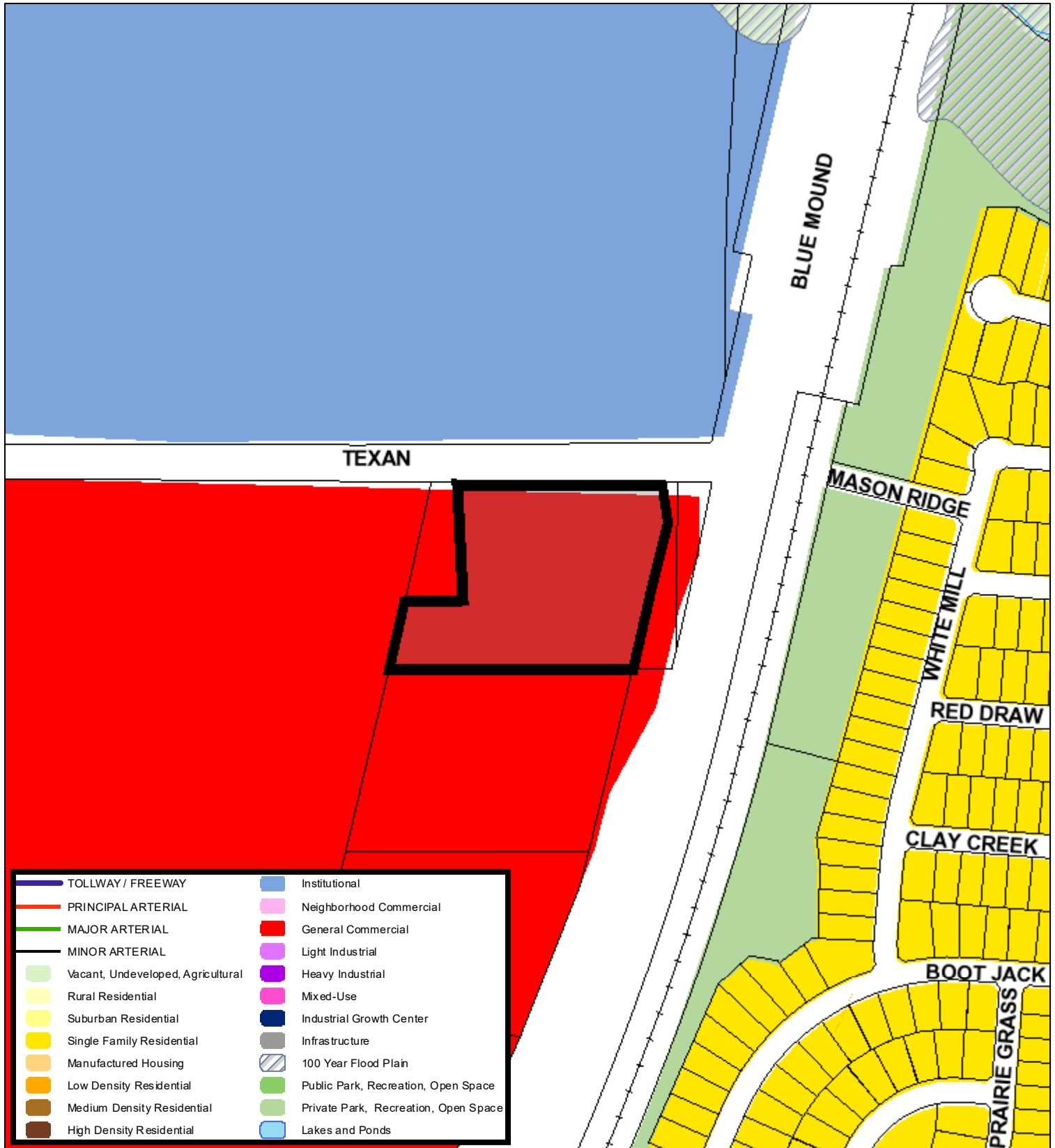
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Langersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



Future Land Use



280 140 0 280 Feet

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



Aerial Photo Map



0 175 350 700 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-090

Council District: 9

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Rob Foster, Topographic / Altamesa Church of Christ Inc.

Site Location: 4600 Altamesa Blvd

Acreage: 1.8 acres

Request

Proposed Use: Group Home

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

To: "CF" Community Facilities

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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4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
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7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The property is located on Altamesa Blvd. just east of Hulen Street. The applicant is seeking to rezone from “A-5” One-Family to “CF” Community Facilities. No new buildings are planned at this time. The applicant intends to use the existing buildings for a group home for youth. The site is currently owned and utilized by the church. The proposed rezoning will 1) bring all the church owned property into the same CF zoning designation 2) will enable the church to operate the proposed home. The definition of a group home and applicant narrative is provided below.

GROUP HOME. A family-based facility which contains not more than 15 residents and three supervisory personnel and which provides 24-hour care in a protected living arrangement for the mentally and/or physically impaired, developmentally disabled or victims of abuse or neglect. This classification includes congregate living facilities for the elderly, maternity homes, emergency shelters during crisis intervention for victims of crime, abuse or neglect, and residential services licensed by the Texas commission on alcohol and drug abuse, but not primarily for criminal rehabilitation.

The current zoning for a portion of Lot AR2AR Block 332 surrounding the existing residential house on site is zoned A-5 and it is our understanding that uses similar to the one outlined below are zoned CF. The proposed future use shows all of Lot AR2AR Block 332 to be institutional while Lot 35 Block 332 is to be A-5. These two lots are owned by Altamesa Church of Christ, Inc and are sharing a cul-de-sac. Due to this, we are requesting both lots to be zoned fully CF for proposed use purposes as well as having a uniform zoning across lots with shared access and ownership.

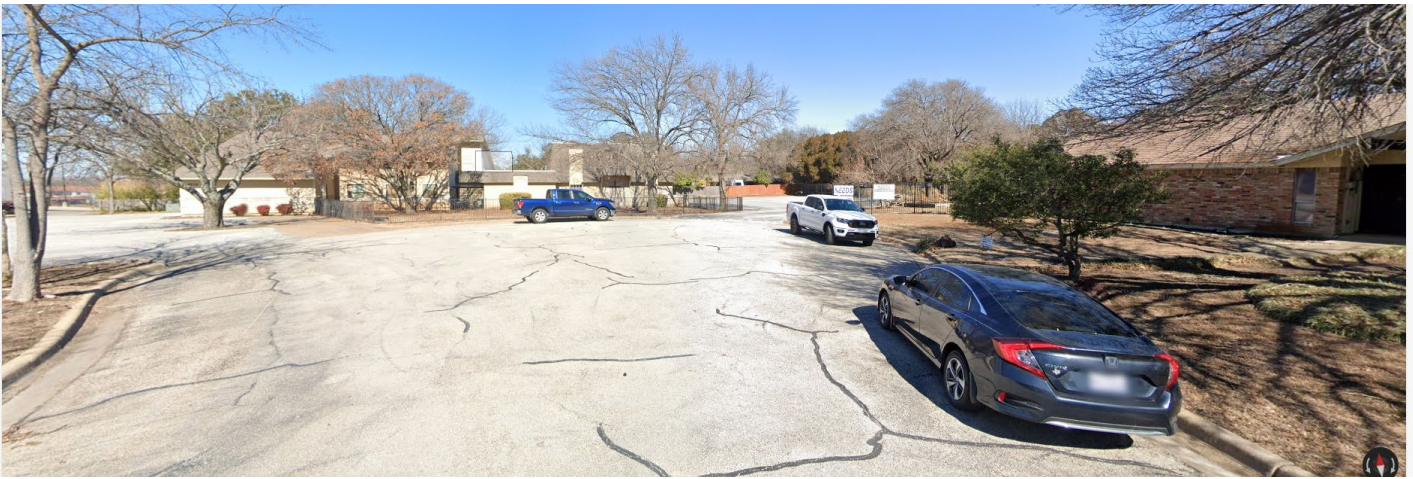
Proposed Use:

TRAC provides housing through U.S. Department of Housing and Urban Development (HUD) programs for youth experiencing homelessness or at imminent risk of becoming homeless. TRAC housing can assist youth with short-term housing assistance bridging to individualized rental assistance in their own apartment and a path to self-sufficiency.

The objective is a partnership between Altamesa Church of Christ and TRAC to develop a new TRAC Fort Worth Transition Center that will also serve as a crisis transitional housing program for youth.

How:

- Partner with Altamesa Church of Christ (ACC) to renovate their larger building referred to as “The Zone” (4536 Altamesa Blvd)
- After completing renovation, move all TRAC Fort Worth staff into the building, hire a team of 5 part-time staff members to operate the center 24/7, and move our VOCA housing youth to the center for on-site crisis transitional housing. This will expand our available beds from 6 to 16 so youth can access a safe, youth specific, low-barrier housing option and avoid staying at the adult shelters.



Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family
East "A-5" One-Family / single-family
South "B" Two-Family / duplex
West "CF" Community Facilities / church

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

Organizations Notified	
Wedgwood Square NA*	Candleridge HOA
District 6 Alliance	Streams and Valleys Inc.
Trinity Habitat for Humanity	FWISD

*Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Surrounding uses are primarily single-family to the north and east, duplex to the south and church to just east. The proposed “CF” zoning would bring the majority of church owned land in conformance with existing zoning. Churches are allowed within any district; however, CF would be appropriate for their proposed use.

The existing housing would be utilized for the group home, which would maintain neighborhood form and cohesiveness. In addition, the site is confined to ingress and egress from Altamesa to a cul-de-sac and church. This would in effect maintain separation between the surrounding existing single-family and proposed church and group home use. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

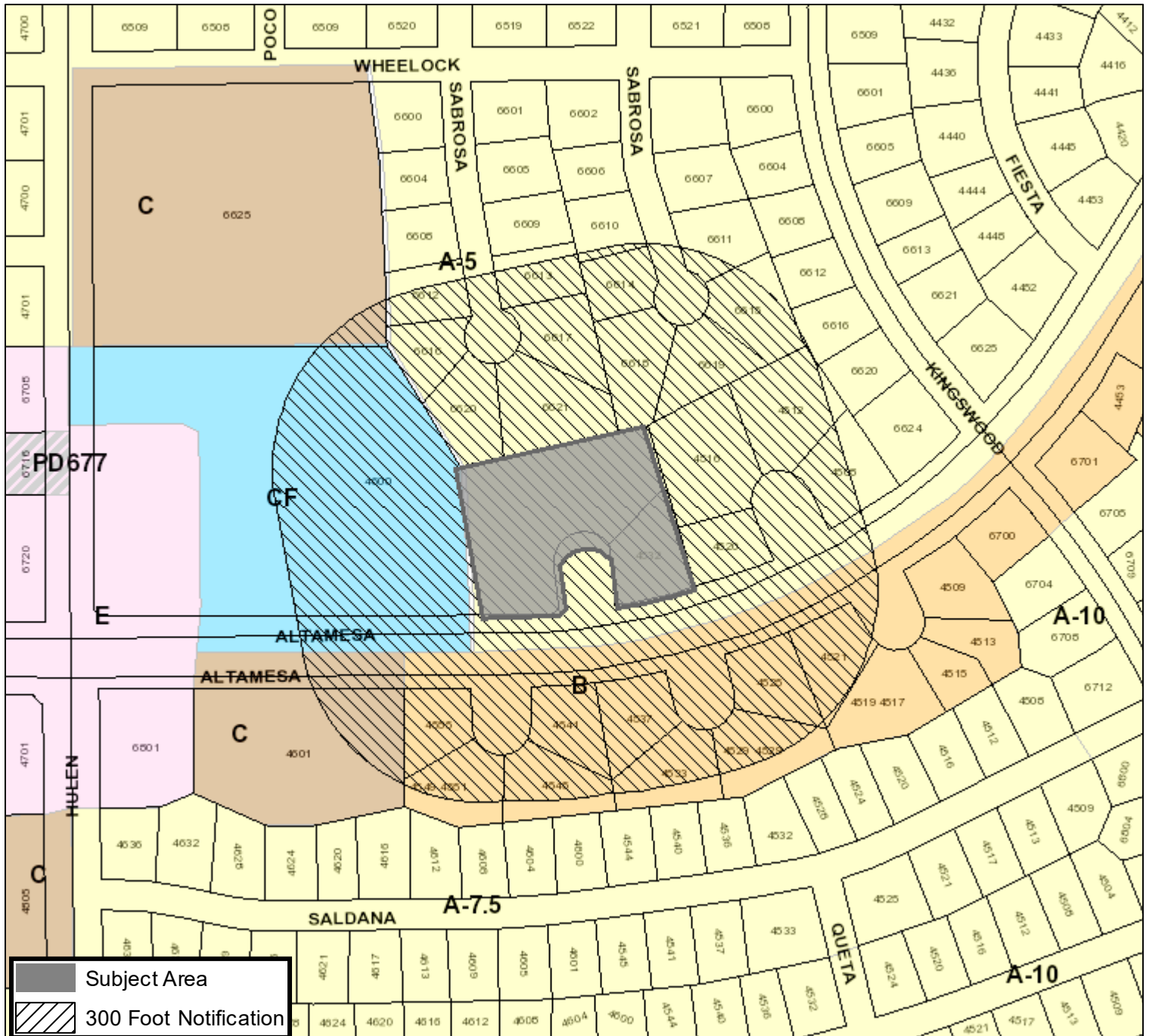
The adopted Comprehensive Plan designates the property as *single-family*. The proposed zoning **is not consistent** with the Comprehensive Plan.



Policy wise this change **is consistent** with the following Comprehensive Plan policies:

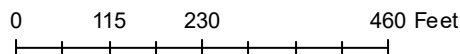
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Area Zoning Map

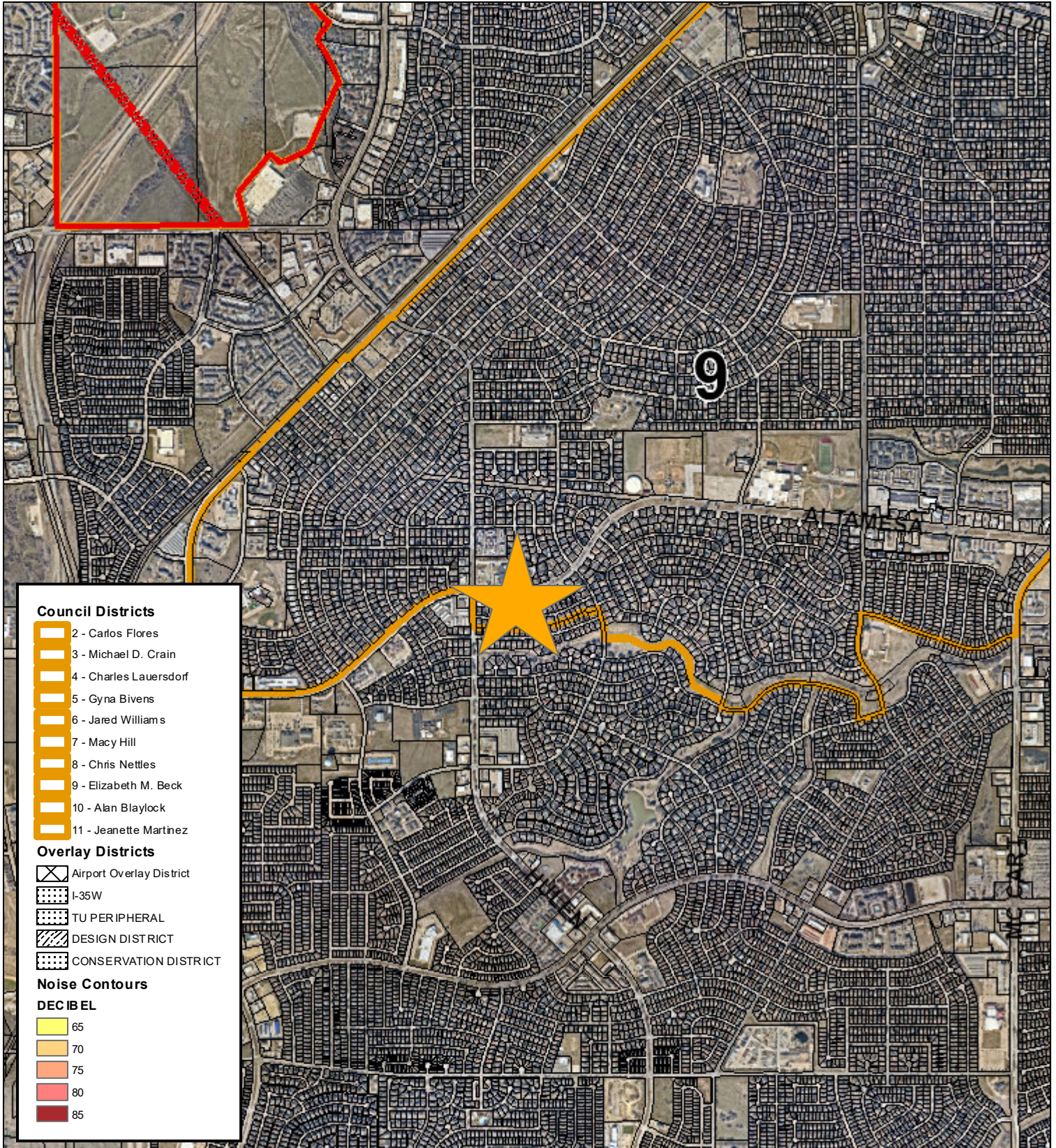
Applicant: Altamesa Church of Christ/Rob Foster
 Address: 4536 & 4600 Altamesa Boulevard
 Zoning From: null
 Zoning To: null
 Acres: 1.87316167
 Mapsco: Text
 Sector/District: Wedgwood
 Commission Date: 9/11/2024
 Contact: 817-392-6226



	Subject Area
	300 Foot Notification



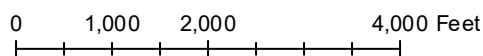
Area Map



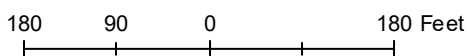
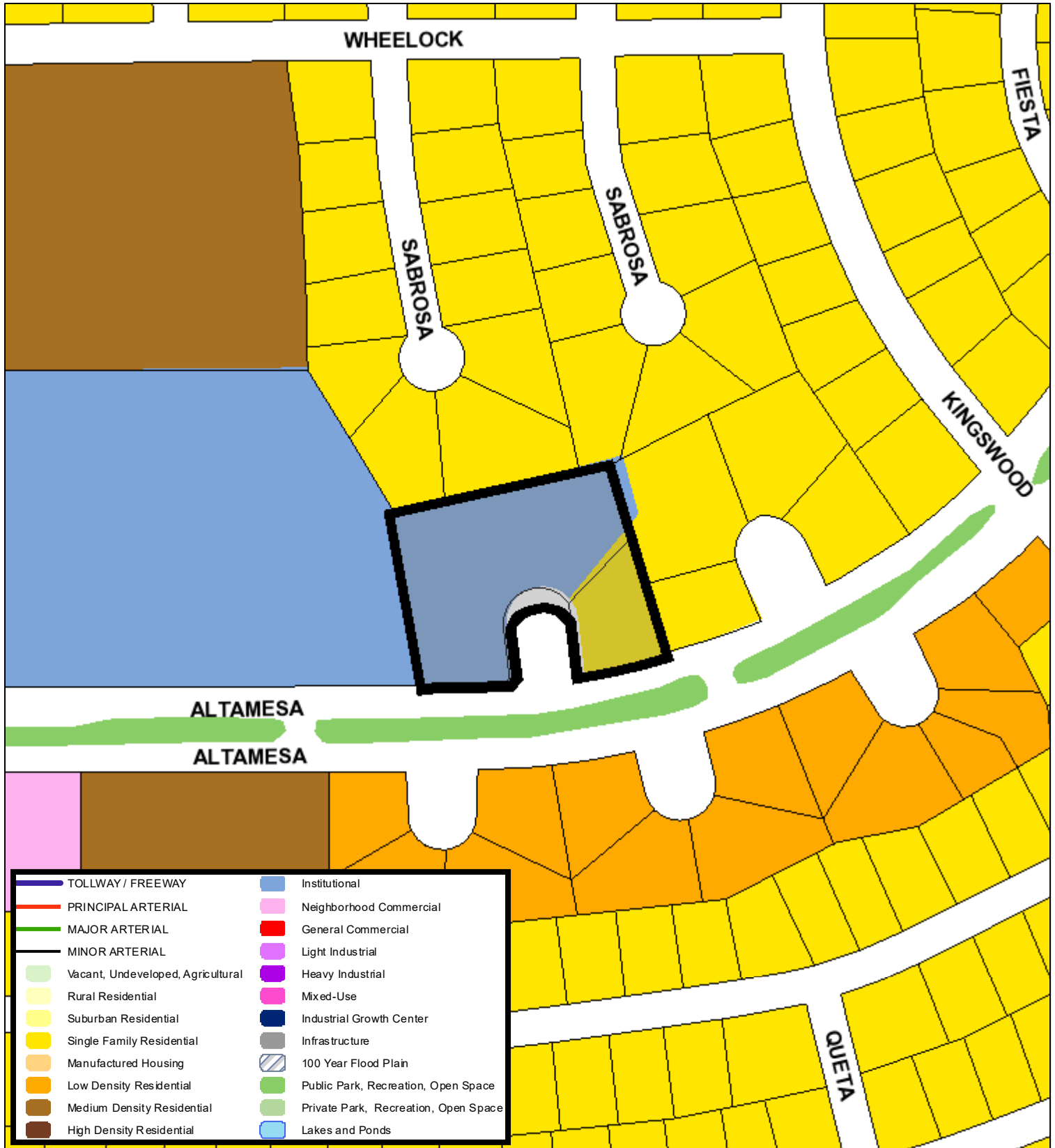
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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



0 115 230 460 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-095

Council District: 8

Zoning Map Amendment

Case Manager: [Lynn Jordan](#)

Owner / Applicant: Cooper Conger / NewPad Building Company LLC

Site Location: 2013 Renner Avenue

Acreeage: 0.16 acres

Request

Proposed Use: Single-Family Residential

Request: From: "I" Light Industrial
To: "B" Two Family

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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9. Aerial Photograph

Project Description and Background

The subject property, encompassing 0.1549 acres, is currently a vacant lot situated within an “I” Light Industrial zoning district, which also includes other vacant lots facing the same block (**Figure 1**). To the east of the property are parcels zoned as “B” Two-Family Districts, primarily consisting of single-family residential homes. The vicinity to the north features “ER” Neighborhood Commercial Restricted zoning with existing buildings, while to the west, there are additional vacant parcels within the “I” Light Industrial zoning district.

The applicant proposes to construct a single-family house on this lot, as stated in the zoning application. This development aims to introduce residential use into an area of industrial zoning. The proposed construction of a single-family home will bridge the residential zones to the east and the commercial zones to the north, fostering a more integrated and diverse community fabric.

Moreover, this development could serve as a catalyst for further residential projects in the area, potentially transforming the currently underutilized industrial lots into a vibrant mixed-use neighborhood.



Figure 1: Site Photos

Surrounding Zoning and Land Uses

North	“I” Light Industrial / Vacant
East	“B” Two-Family / Residential
South	“I” Light Industrial / Vacant
West	“I” Light Industrial / Vacant

Recent Zoning History

- ZC-24-048- From “I” Light Industrial to “A-5” One-Family Residential

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were notified: (emailed August 30, 2024)

Organizations Notified	
United Communities Association of South Fort Worth	Streams and Valleys Inc
Polytechnic Heights South NA	Hillside Neighborhood Association
Morningside NA	East Fort Worth Inc.
*Belmont NA	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Fort Worth ISD

** Located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The surrounding area is predominantly vacant, with the exception of single-family homes to the east. The applicant seeks to rezone the property to build a single-family house. This rezoning would align with the existing single-family homes in the area. However, altering the zoning of this parcel might be considered spot zoning because, despite the presence of single-family homes, the adjacent properties are zoned “B” Two-Family, and the nearest one-family zoning district is further away.

Despite this, the proposed rezoning could still be justified. The presence of an established neighborhood and the lack of industrial uses in the immediate vicinity make the proposed single-family house compatible with the surrounding area. Additionally, introducing a single-family home could serve as a catalyst for further residential development on this block face, potentially revitalizing the currently vacant lots and encouraging more cohesive neighborhood growth.

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 Single-Family Residential on the Future Land Use Map.

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

The proposed property's designation aligns with the Single-Family Future Land Use (FLU) category. Therefore, pursuing single-family zoning for this area is entirely consistent with the FLU Map and the City's development policies.

This alignment ensures that the proposed use of the property for single-family housing adheres to the City's long-term planning and land use objectives. By designating this area for single-family development, the FLU Map indicates a clear vision for a cohesive residential community. Rezoning the property to accommodate single-family housing will not only conform to these guidelines but also contribute to the orderly and planned growth of the area.

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.

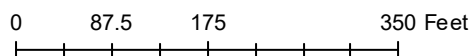
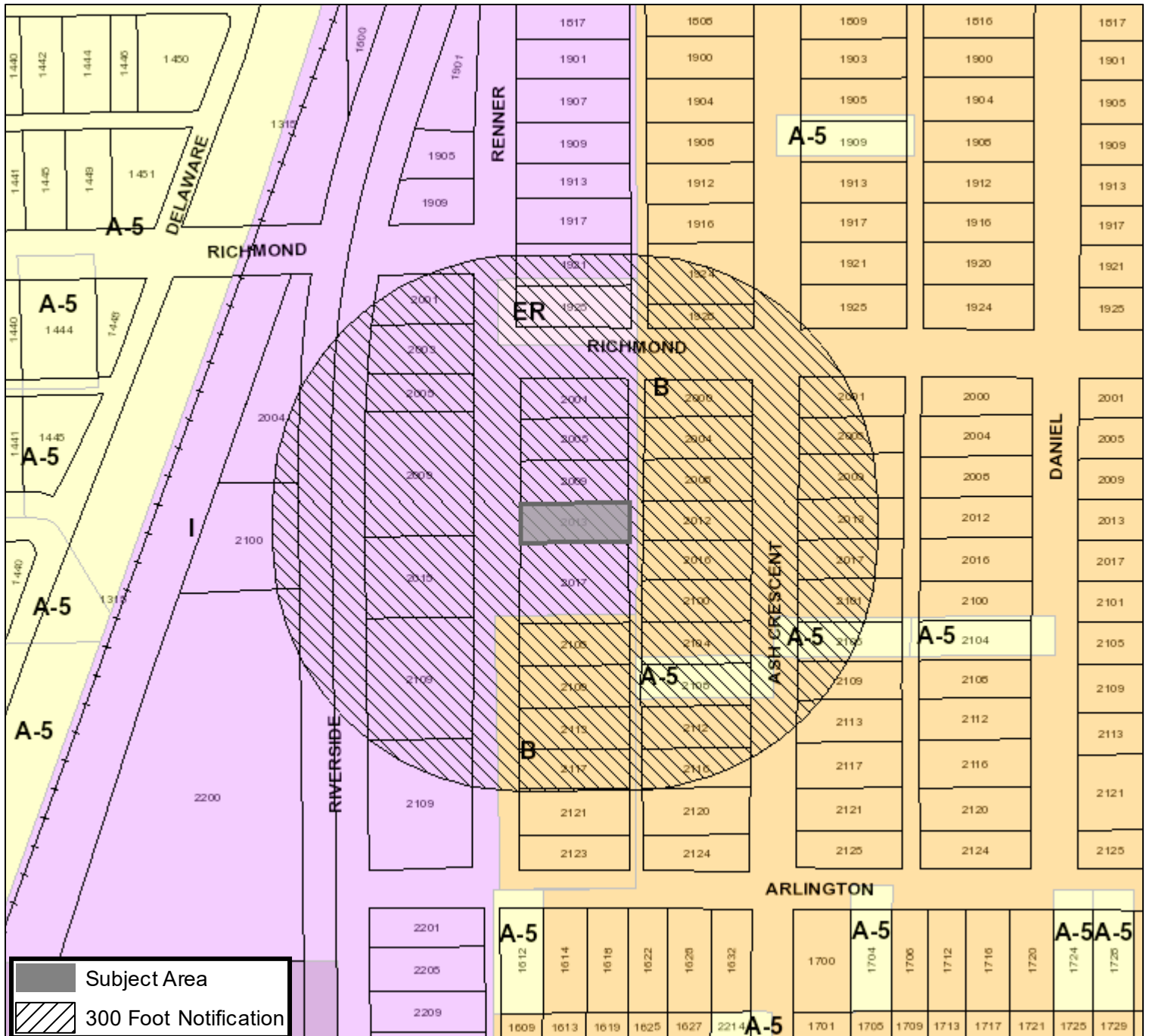
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan Map and Policies.



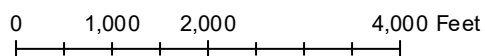
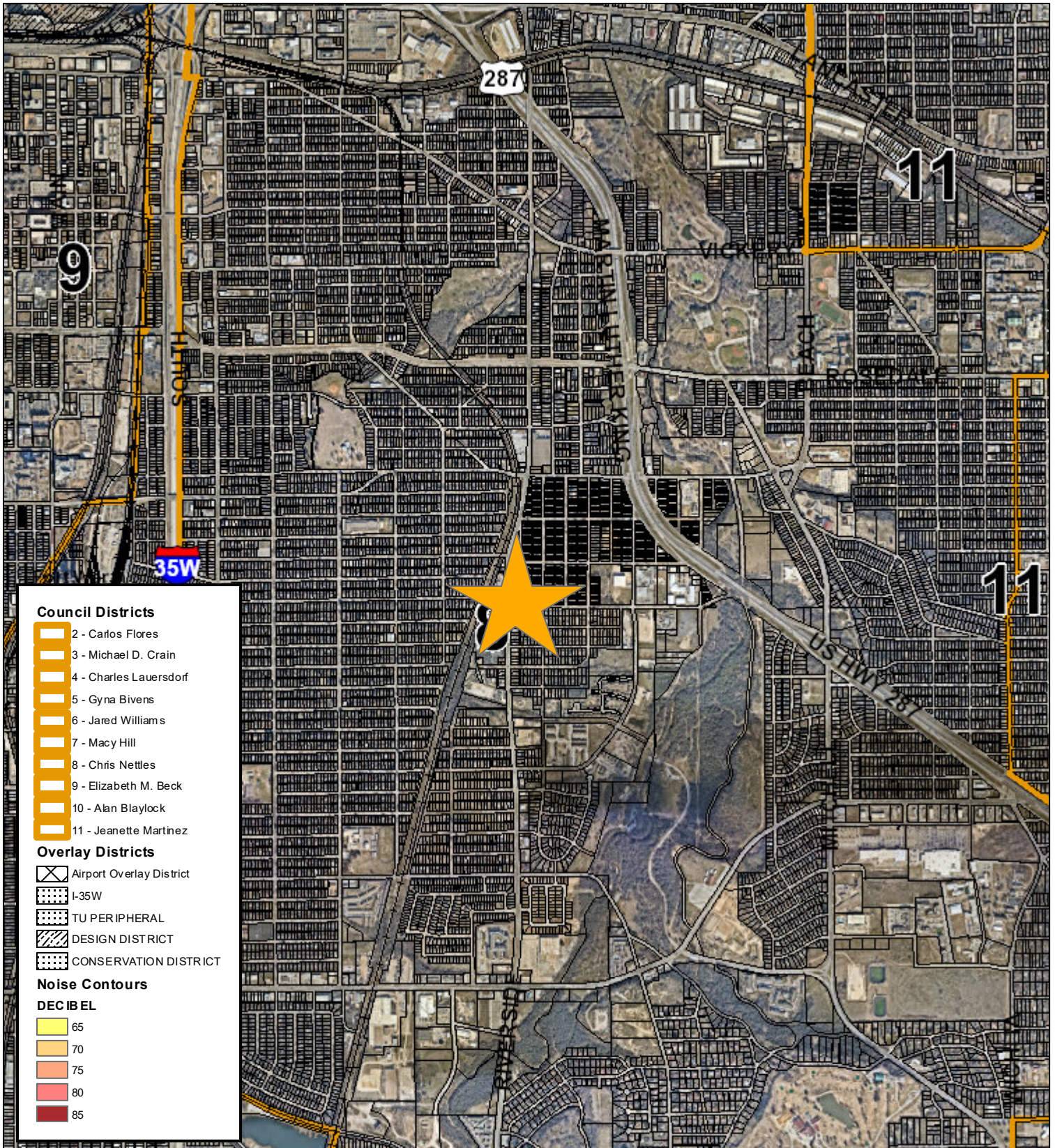


Area Zoning Map

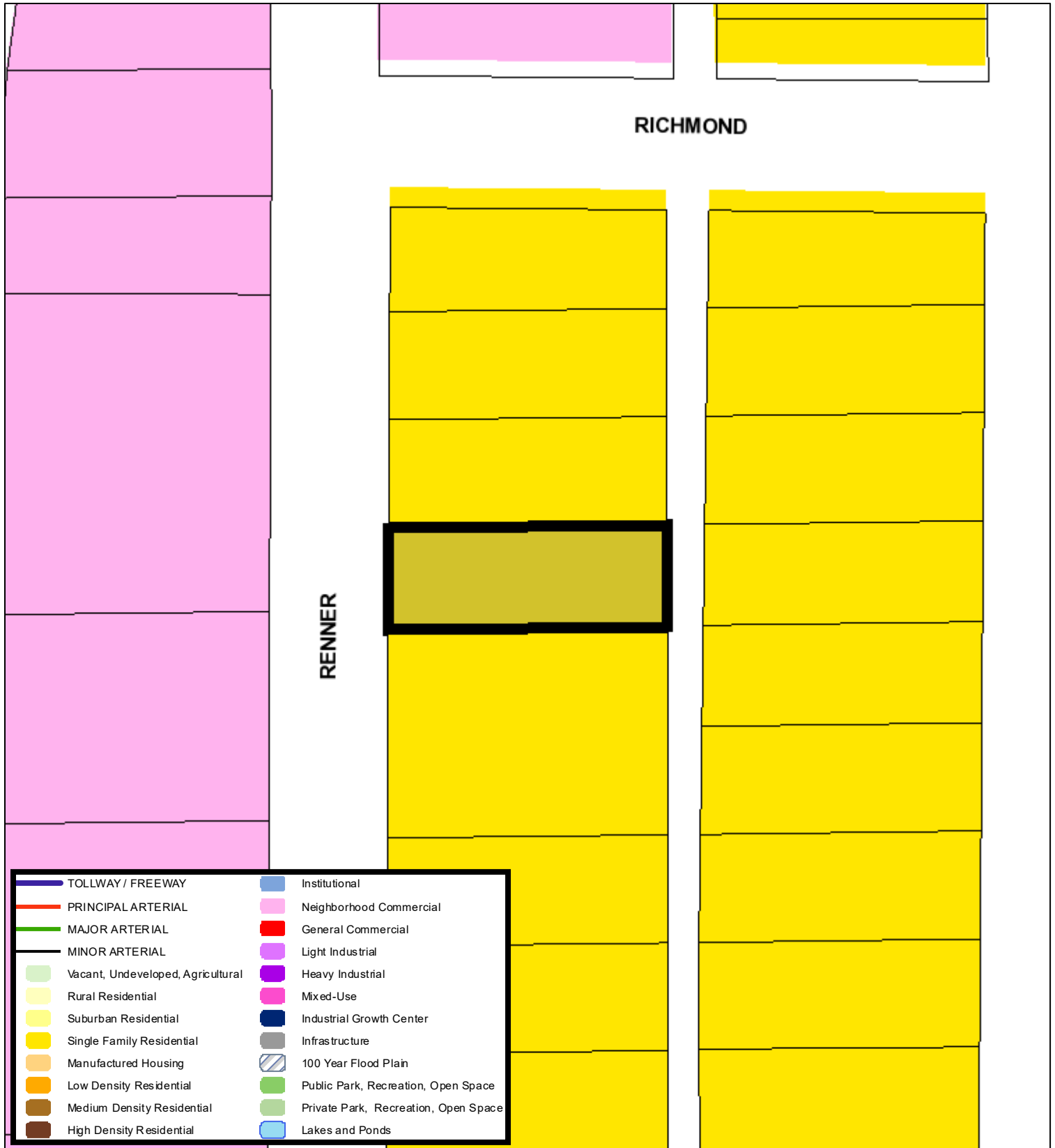
Applicant: Fernando Soto / Cooper Conger
 Address: 2013 Renner Avenue
 Zoning From: I
 Zoning To: B
 Acres: 0.14310688
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/11/2024
 Contact: null



Area Map

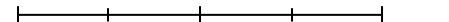


Future Land Use



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

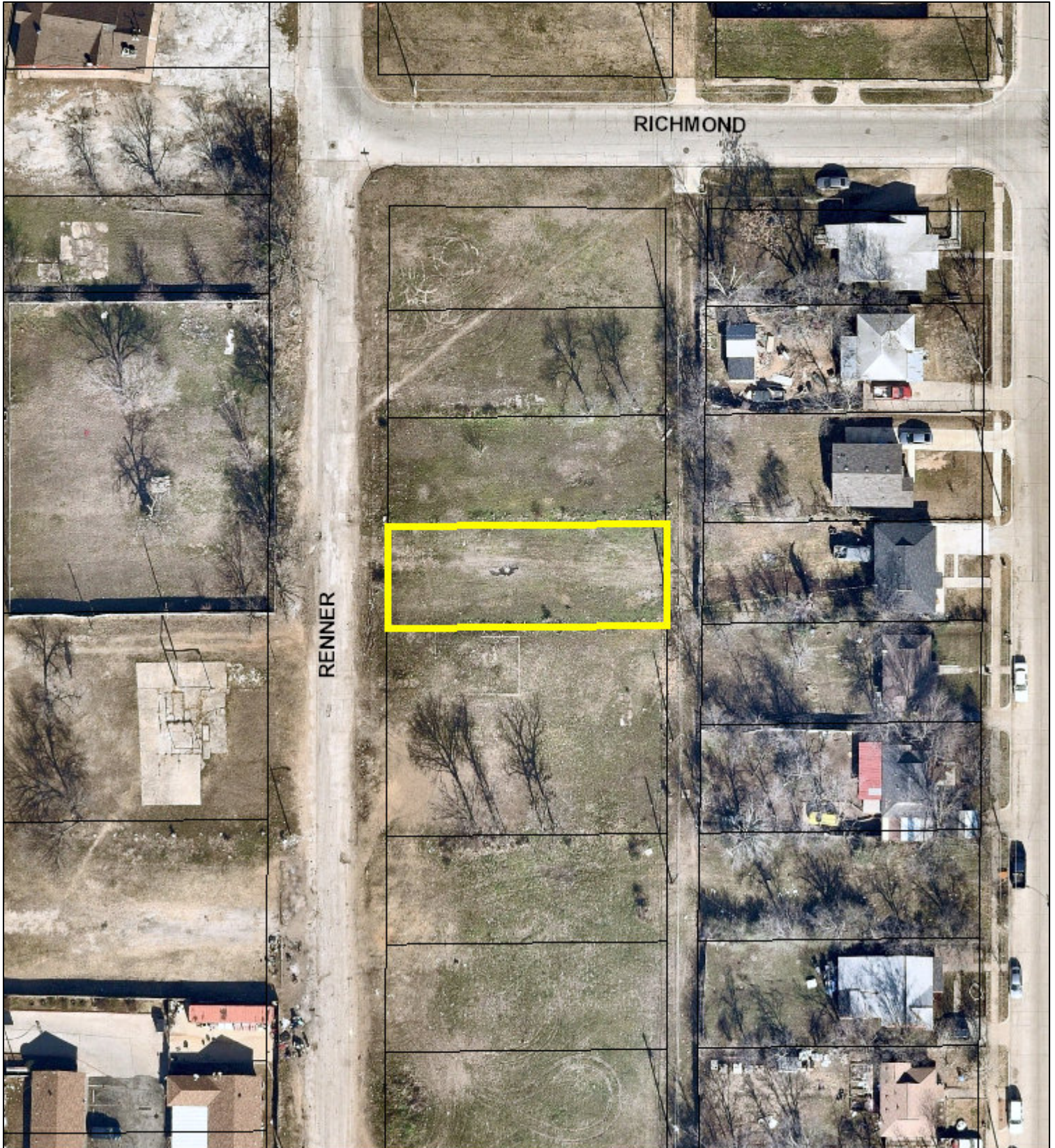
60 30 0 60 Feet



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



Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-097

Council District: 8

Zoning Map Amendment

Case Manager: [Alexander Johnson](#)

Owner / Applicant: TFG Burleson LP/Brandon Middleton

Site Location: 11800, 12204, 12212, 12220, 12230, & 12236 South Freeway **Acreage:** 21.4 acres

Request

Proposed Use: Commercial/ Retail

Request: From: “I” Light Industrial; “K” Heavy Industrial

To: “G” Intensive 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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9. Aerial Photograph

Project Description and Background

The subject site is located in the Far South area of Fort Worth in Council District 8, west of South Fwy and North of E Rendon Crowley Rd. The applicant is requesting to rezone these properties from “I” Light Industrial “K” Heavy Industrial zoning to “G” Intensive Commercial zoning to accommodate future commercial and retail development. The property is currently undeveloped. The request would also possibly be seen as a downzoning as the uses allowed in “G” are much less intense than the industrial uses of “I” and “K”. The main purpose for the rezoning is to provide a smaller Public Access Easement. An industrial access easement is typically 60 ft. Whereas, commercial easements are much smaller at 24 ft. The applicant does not intend to construct industrial uses at this site so the proposal makes sense. The chart below provides the “G” development standards below.

Intensive Commercial (“G”) District	
Front yard*	None required if entire block frontage is zoned “FR” through “K;” if the block frontage contains a residential district or the “ER” or “E” district, the most restrictive district standards apply
Rear yard*	10 feet minimum
Side yard*	
Interior lot	5 feet minimum adjacent to residential district, none otherwise; if provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	12 stories or 120 feet maximum provided, however, stealth telecommunication towers are restricted to a height of 75 feet; the urban design commission must approve the design of all stealth telecommunication towers; telecommunication towers are restricted to a height of 60 feet
Notes:	
* Additional setback may be required by §§ 6.101(c) or 6.300.	
** May be subject to projected front yard (§ 6.101(f))	

Surrounding Zoning and Land Uses

North “I” Light Industrial / Vacant
 East “I” Light Industrial / Highway
 South “I” Light Industrial, “K” Heavy Industrial / vacant, industrial, and highway
 West “I” Light Industrial, “K” Heavy Industrial, “C” Multifamily / apartments, vacant

Recent Zoning History

-None

Public Notification

- 300-foot Legal Notifications were mailed on August 30, 2024.
- The following organizations were emailed on August 30, 2024:

Organizations Notified	
Coventry HOA	District 6 Alliance
Streams And Valleys Inc	Trinity Habitat for Humanity
Burleson ISD	Crowley ISD

Development Impact Analysis

**Not located within a registered Neighborhood Association*

Land Use Compatibility

The proposed rezoning of the lot to "G" Community Facilities is consistent with the surrounding uses, with the property being almost completely surrounded by Industrial zoning and commercial uses. Rendon Crowley Rd is a principal arterial, and given the surrounding land uses, Intensive Commercial construction would be appropriate here. The proposed rezoning aligns with the character of the area and is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Far South

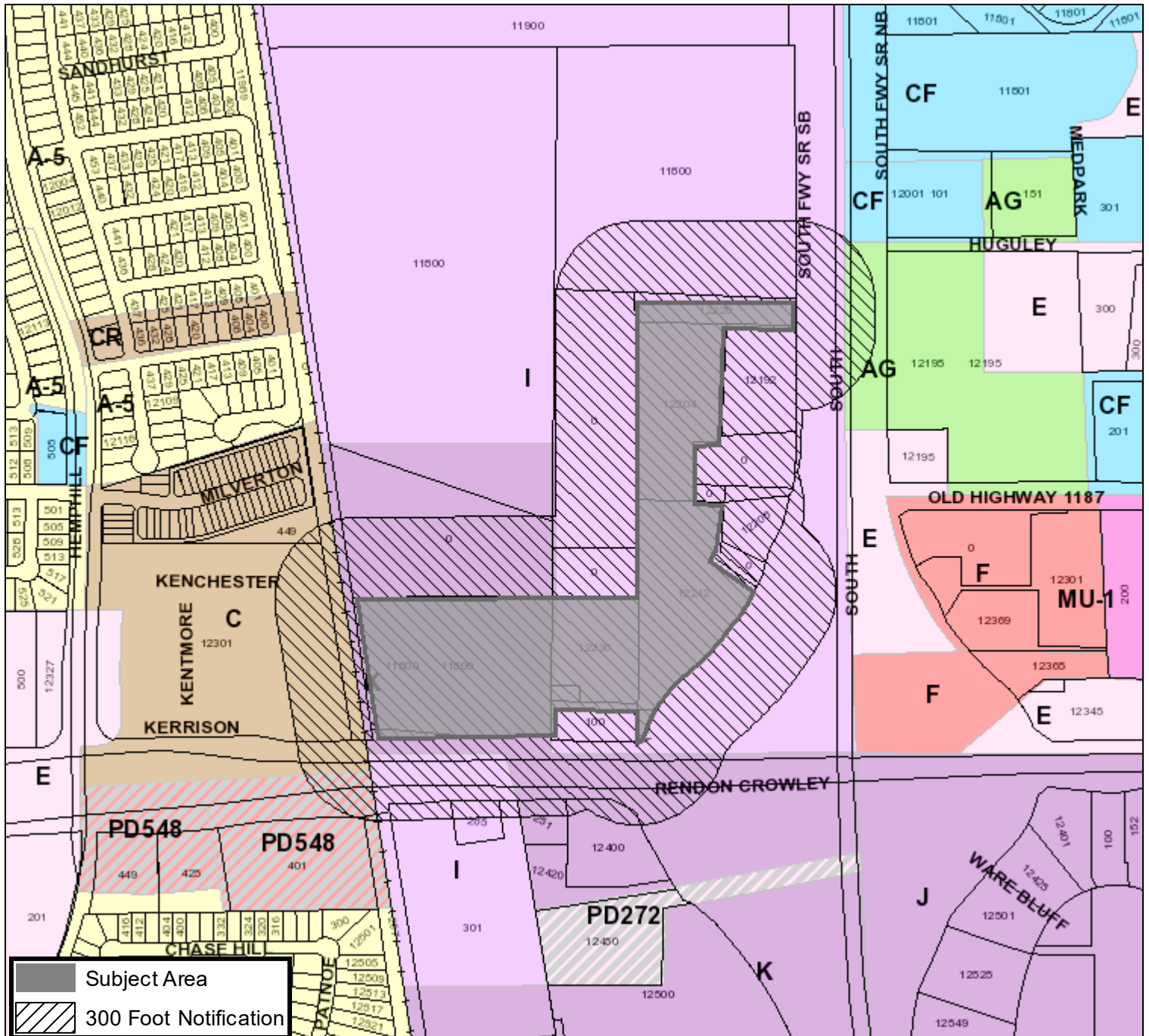
The 2023 Comprehensive Plan currently designates the subject property as Mixed-Use. The zoning types that would be compatible with this future land use designation are “UR”, “MU-1”, “MU-2”, Form Based Codes, and All commercial districts. “G” zoning as requested, would fall within what is allowed in the Mixed Use designations since it is a commercial district. Also the general plan for Far South has a section which seeks to “Promote commercial, mixed-use, and urban residential development within the Spinks/Huguley Mixed-Use Growth Center.”



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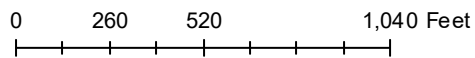
The proposed zoning is **consistent** with the Comprehensive Plan and policies.

Area Zoning Map

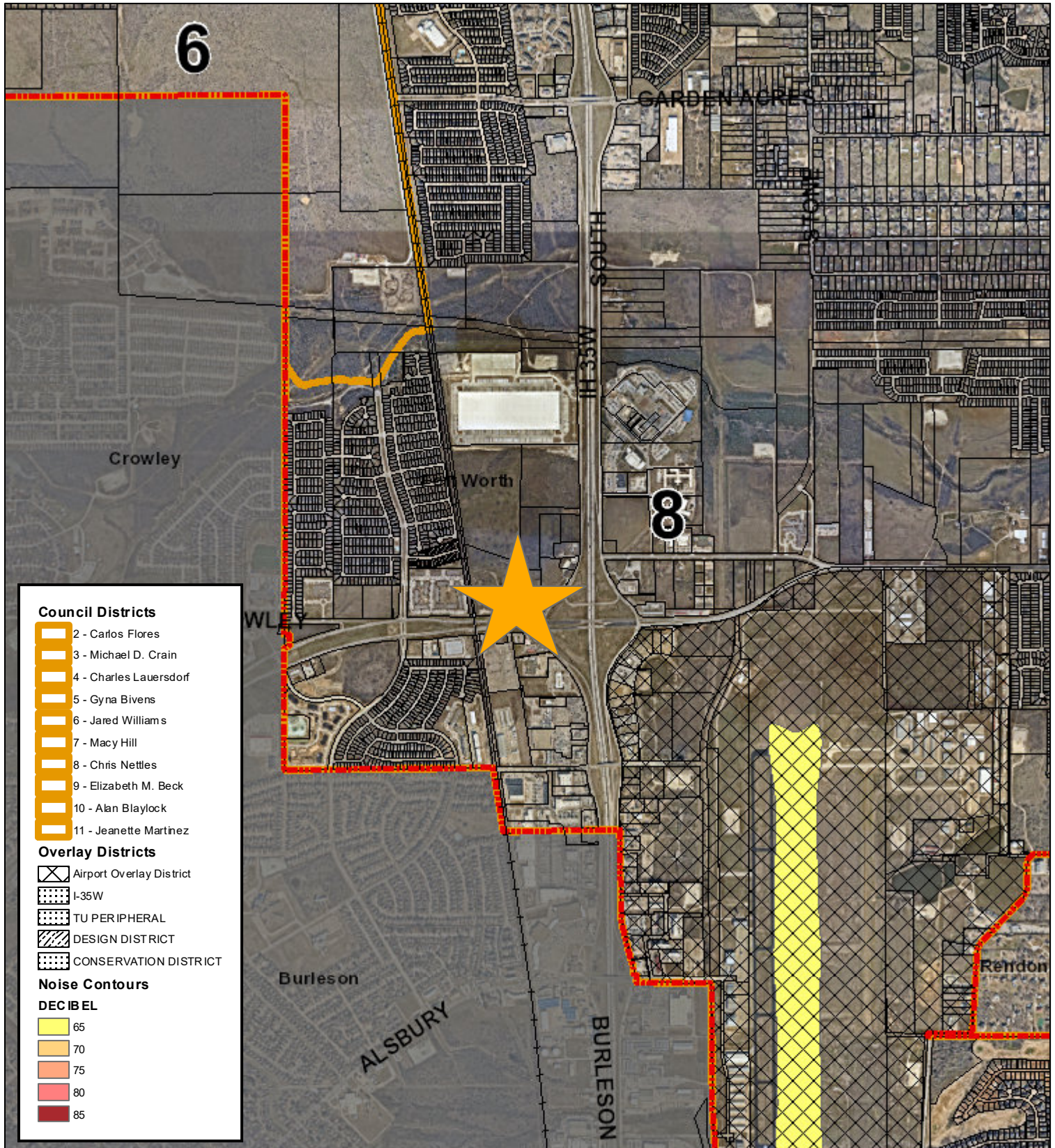
Applicant: TFG Bureson LP / Kimley-Horn
 Address: 11800 - 12236 (evens) South Freeway
 Zoning From: I, K
 Zoning To: G
 Acres: 21.41181082
 Mapsco: Text
 Sector/District: Far_South
 Commission Date: 9/11/2024
 Contact: null



 Subject Area
 300 Foot Notification



Area Map



Council Districts

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

Overlay Districts

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

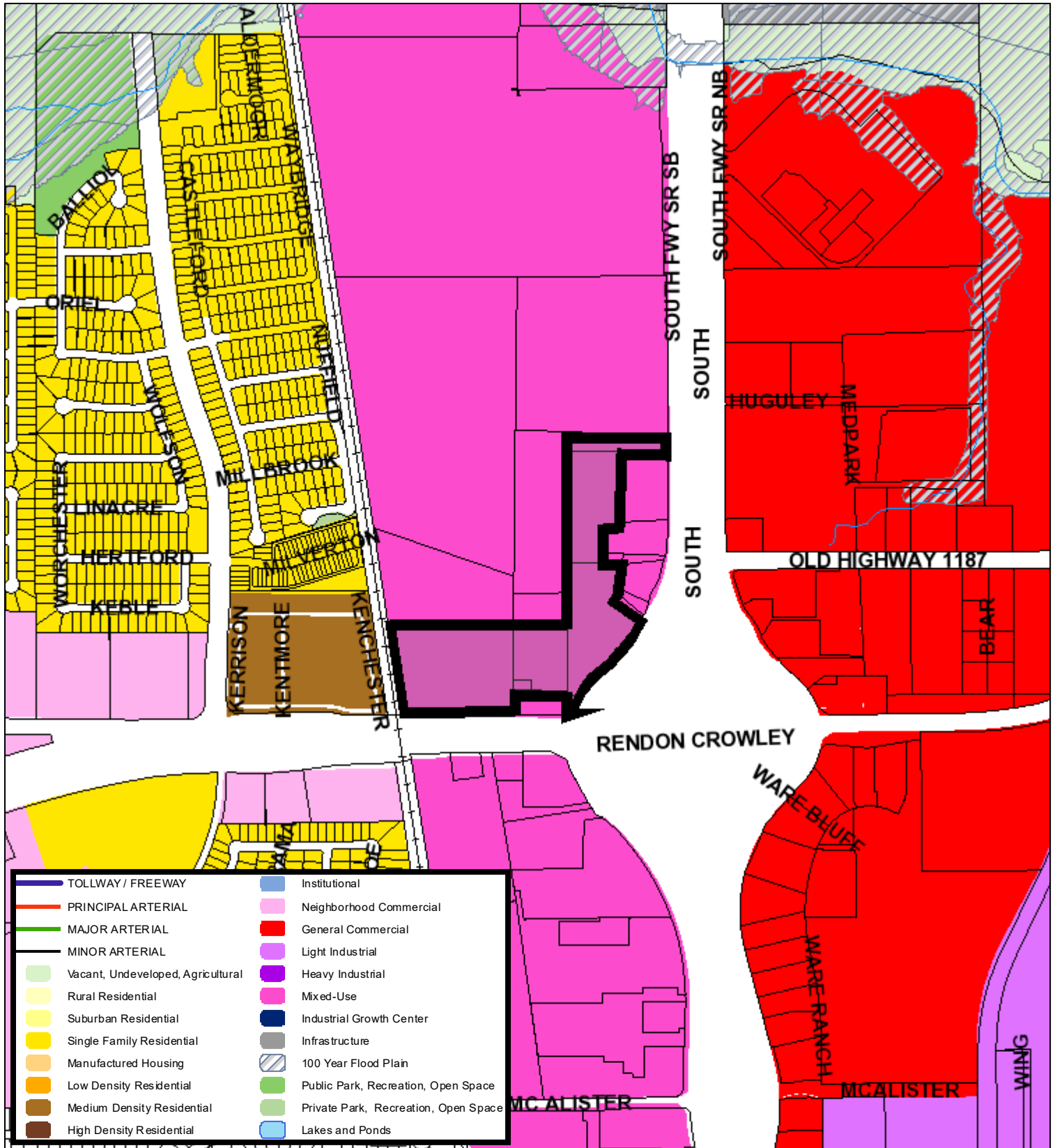
Noise Contours

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



0 1,000 2,000 4,000 Feet

Future Land Use



775 387.5 0 775 Feet

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



Aerial Photo Map



0 485 970 1,940 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-101

Council District: 11

Zoning Map Amendment

Case Manager: Brett Mangum

Owner / Applicant: Jose Rojero / Darryl Brewer

Site Location: 3506 & 3510 E Lancaster Avenue

Acreage: 0.69 acres

Request

Proposed Use: Auto Sales

Request: From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

Recommendation

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

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The applicant proposes to rezone the subject site from the current “E” Neighborhood Commercial to “FR” General Commercial Restricted to allow a used car lot. This site was previously home to a car lot, and before February 2010, the site was zoned “F” General Commercial. The zoning designation was changed to “E” Neighborhood Commercial as part of the City initiated rezoning effort.

“FR” zoning does not require a Site Plan to accompany the application, however providing an exhibit can give staff a better understanding of the intended layout, scope, and function of the proposed development.



Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / tire shop
East “E” Neighborhood Commercial / food store
South “A-5” One Family Residential / single family residential
West “E” Neighborhood Commercial / undeveloped

Recent Zoning History

- ZC-22-097:
“E” to “FR” request **denied** (without prejudice) by City Council on December 13, 2022 by a vote of 8-0

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

Organizations Notified	
Neighborhoods of East Fort Worth	Polytechnic Heights NA
West Meadowbrook NA	East Fort Worth, Inc
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	East Fort Worth Business Association
Polytechnic Heights South NA	Fort Worth ISD

Development Impact Analysis

Land Use Compatibility

Property on to the north, west, and east of the subject site are zoned for commercial purposes. Property to the south is zoned single family and has direct adjacency, which requires both a 5’ planted landscape buffer as well as a solid screening fence of at least 6’ in height along the southern property line. “FR” General Commercial Restricted is similar to “F” General Commercial zoning but would not allow the sale of alcohol. “FR” zoning is the least intensive classification that allows auto sales by right.

The general direction of the East Lancaster corridor is towards one that is more transit oriented, with improvements to transit service planned over the next ten years. The City should discourage the establishment of auto-oriented uses in the corridor, and instead should prioritize pedestrian friendly development, including denser residential developments and mixed use type of projects that will be more of a draw.

The direct adjacency to single family homes, along with the community vision for East Lancaster Avenue, it is evident that the proposed rezoning for auto sales **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the subject property as *future neighborhood commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". "FR" General Commercial Restricted is not listed in the implementing zoning districts, and would fall under *future general commercial*.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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 zoning **is not consistent** with the Comprehensive Plan map. If the zoning request is approved as presented, then City staff will update the future land use map accordingly.

Rezoning **is not consistent** with City policy. The request is opposed to one of the specific goals listed pertaining to the Eastside sector, shown below:

FUTURE LAND USE

EASTSIDE SECTOR FUTURE LAND USE

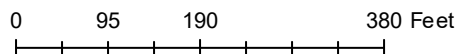
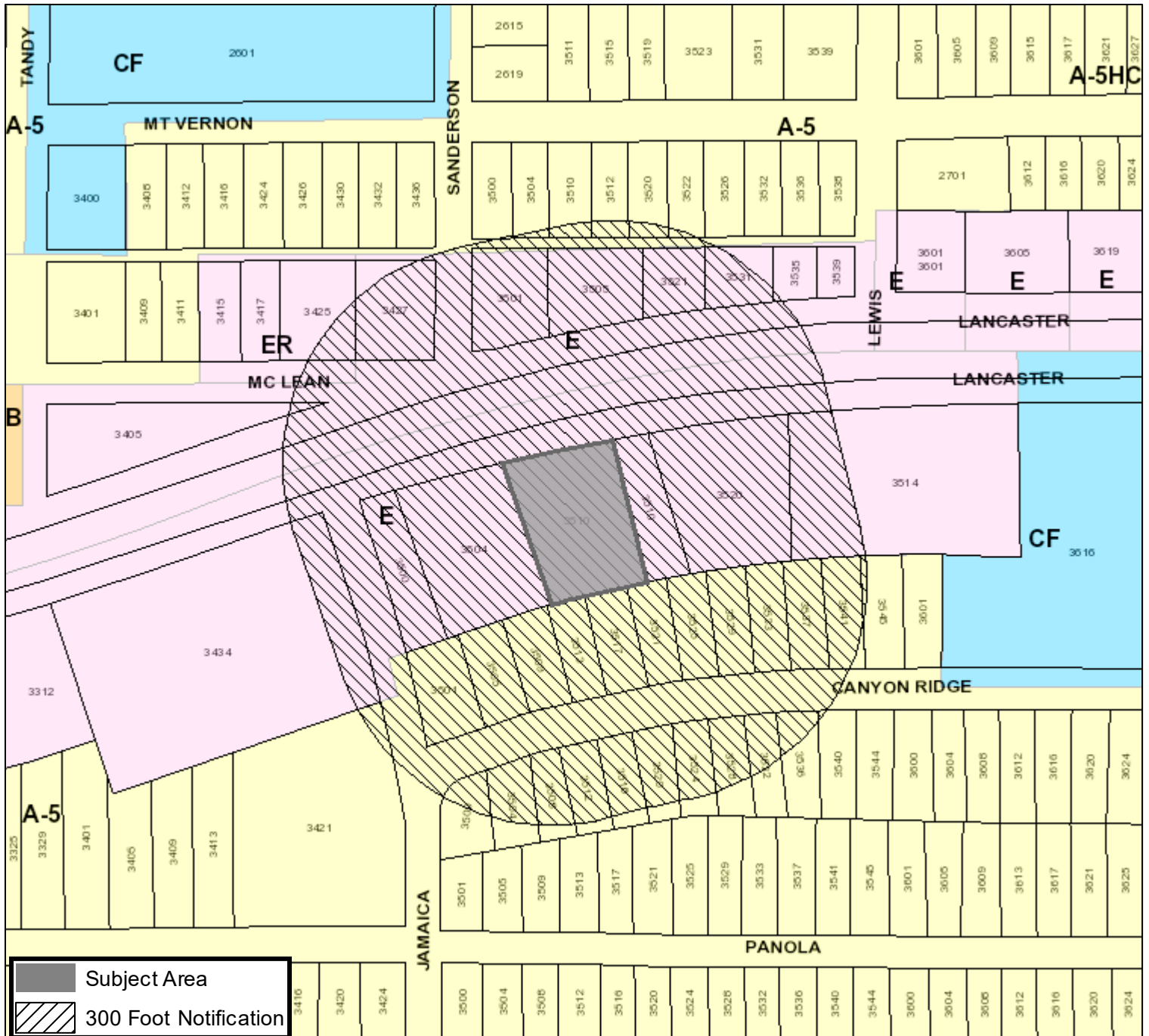
Sector Land Use Policies

4. Facilitate redevelopment of the East Lancaster Avenue corridor in accordance with Transit-Oriented Development principles and plans.

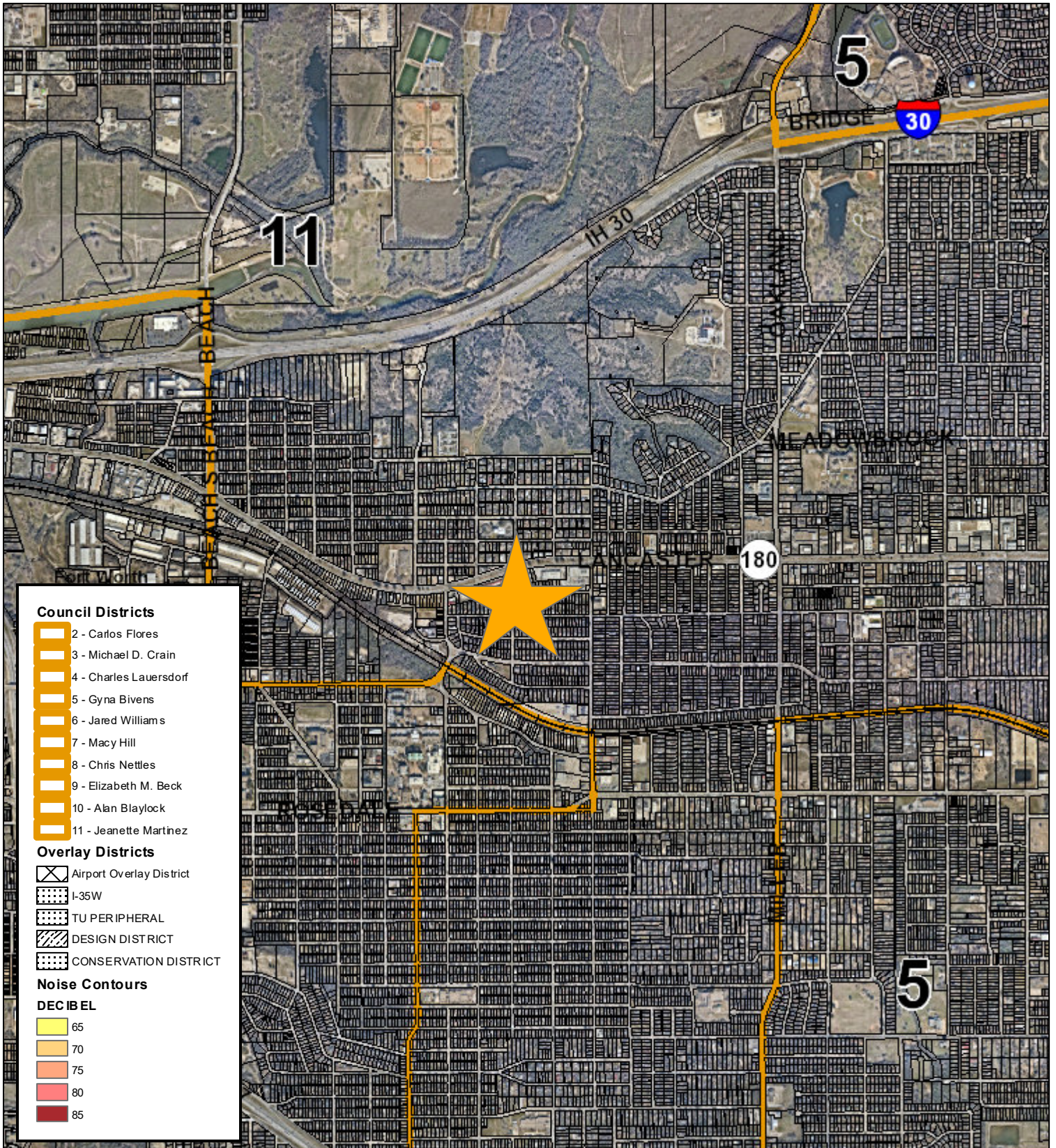
Additionally, This zoning request does not assist in the Economic Development Plan's goals. A car wash does not create high-wage job growth, is not a targeted high-growth industry, and the auto-oriented use does not contribute to walkable corridors.

Area Zoning Map

Applicant: Jose Rojero
 Address: 3510 E. Lancaster Avenue
 Zoning From: E
 Zoning To: FR
 Acres: 0.65955796
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 9/11/2024
 Contact: 817-392-8043



Area Map



Council Districts

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

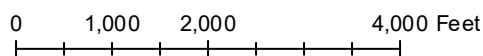
Overlay Districts

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

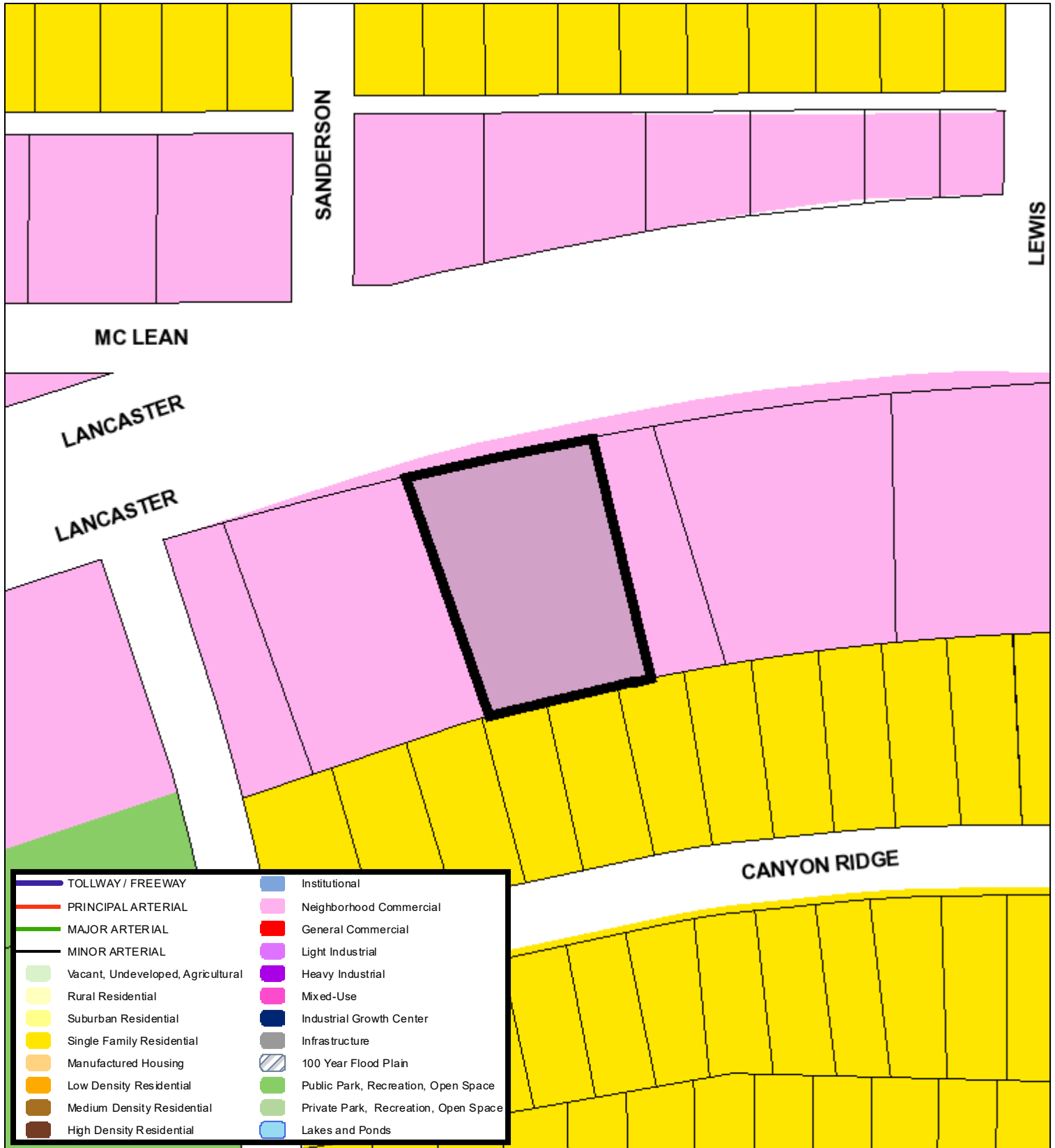
Noise Contours

DECIBEL

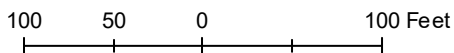
- 65
- 70
- 75
- 80
- 85



Future Land Use



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



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 65 130 260 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-24-106

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: MSFW / Byron Henderson

Site Location: 3408, 3420, 3428, 3436, & 3440 Clayton Rd.; 3415, 3412, 3429, & 3437 Indale Rd.

Acreage: 4.2 acres

Request

Proposed Use: School; Child Care; Office Space

Request: Amend PD 1375 “PD-CF” Planned Development Community Facilities excluding Community Homes, Group Home I & Group Home II with development standards to allow parking in the front yard and to reduce the setbacks to 10 ft adjacent one or two-family district and to allow parking across campus; site plan waiver requested.

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The applicant is requesting to Amend PD 1375 “PD-CF” Planned Development Community Facilities excluding Community Homes, Group Home I & Group Home II with development standards to allow parking in the front yard and to reduce the setbacks to 10 ft adjacent one or two-family district and to allow parking across campus; site plan waiver requested.

The narrative below provides the reasoning for amending the existing PD:

“The Montessori School of Fort Worth rezoned the campus to PD1375. We are requesting waivers from parking standard 4.201(d)(1) to allow parking in front yard across the street from a one- or two-family district, waiver to reduce front yard setback 10’ when adjacent to A or B per table in 4.201(c) and waiver to allow for parking counts across campus which will allow us to increase parking counts from 10 parking spots to 19 parking spots under approved building permit PO24-01319. By approving the specified waivers, we will be able to continue focus parking and traffic flow to the Clayton Rd side of campus which is shared with mostly commercial and 2 family home neighbors with similar parking density.”

Surrounding Zoning and Land Uses

North “CB-GC” Camp Bowie Form Based District / commercial uses
East “CB-GC” Camp Bowie Form Based District & “B” Two-Family / commercial and residential uses
South “A-5” One-Family / residential uses
West “CB-GC” Camp Bowie Form Based District & “A-5” One-Family / commercial and residential uses

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were notified: (emailed August 30, 2024)

Organizations Notified	
Ridglea Area Neighborhood Alliance	Ridglea North NA
Ridglea Hills NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	NAS For Worth JRB RCC
Camp Bowie District, Inc	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

This locality is primarily commercial along the Camp Bowie frontage with residential to the south. The property has been operating as a campus for the Montessori school previously with the exception of 3440 Clayton which is being acquired and rolled into the property. This proposed amendment will allow the site to be developed to its full potential and will ultimately clean up existing zoning and place the campus under a single, unified zoning district. The “CF” district is intended to accommodate those institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city. It can also help serve as transitional land use between the commercial properties along Camp Bowie and the residential properties to the south.

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

Comprehensive Plan Consistency – Western Hills/Ridglea

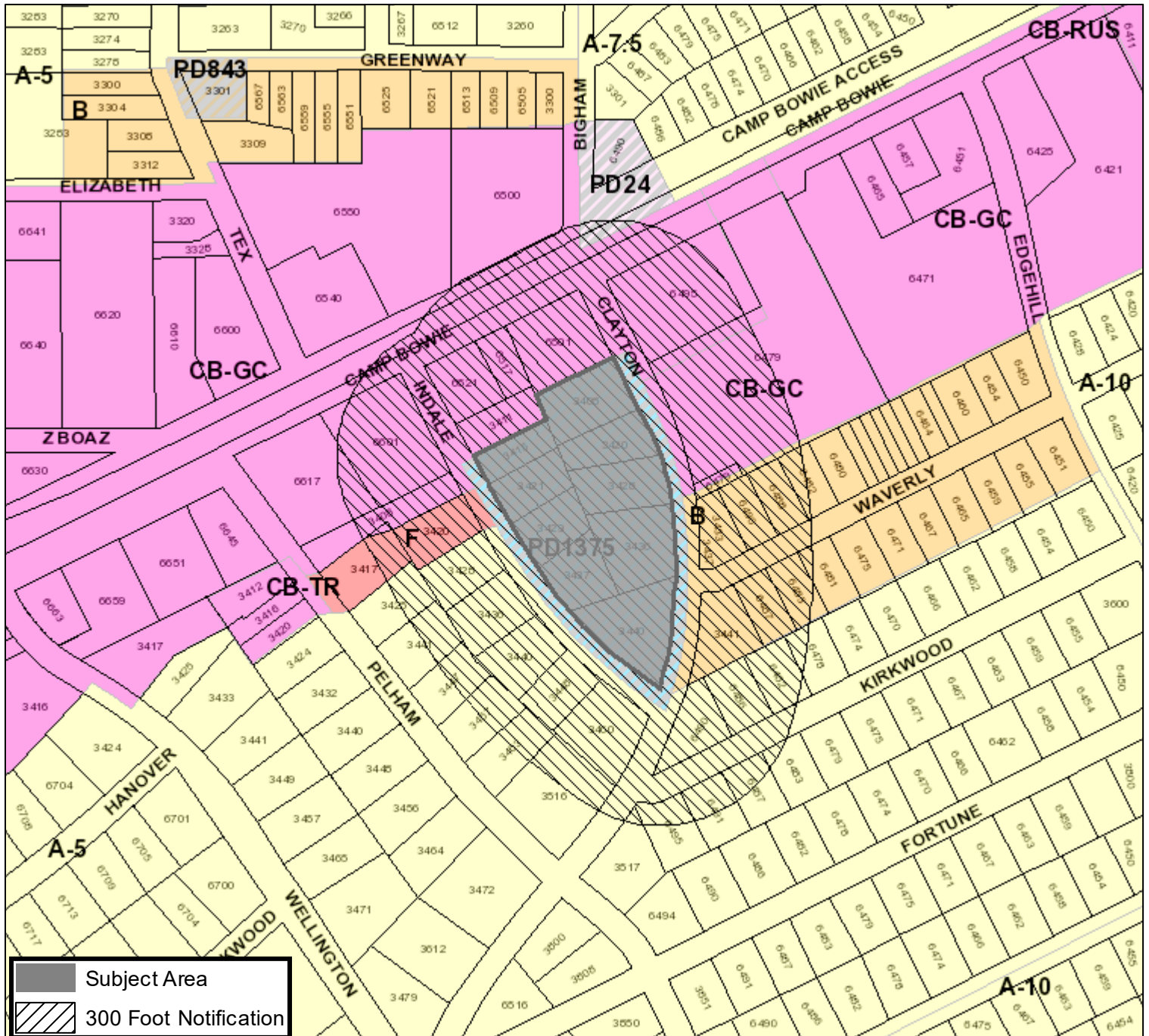
The adopted Comprehensive Plan currently designates the northern portion of the property (3408 Clayton and 3415 Indale Rd) as Mixed-Use. The remaining parcels are designated as Single-Family Residential. The proposed “CF” zoning allows for institutional uses which is consistent with both land use categories. It also allows for some flexibility during the transitional stage between the existing commercial and residential zoning. The proposal is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan specific to Western Hills/Ridglea:

- Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations. Encourage attractive freeway and mixed commercial uses along East Loop 820.
- Protect residential neighborhoods from encroachment by commercial uses.

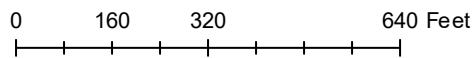
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Area Zoning Map

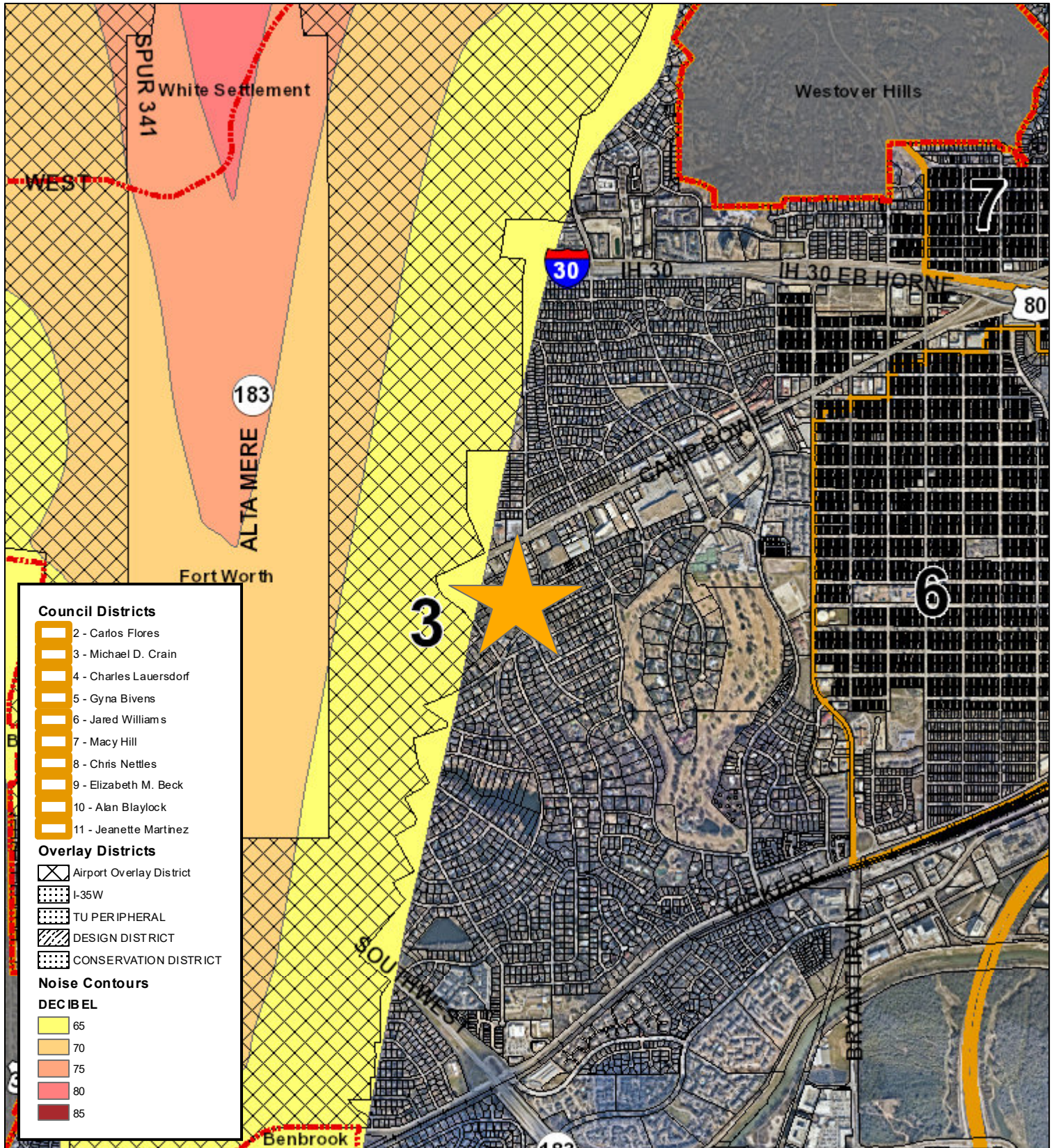
Applicant: P&A Properties/3408 Clayton/Radio Flyer LLCs
 Address: 3408-3440 (evens) Clayton Road 3415-3437 (Odds) Indale Road
 Zoning From: PD 1375 for certain CF uses
 Zoning To: Amend PD to add waivers for parking and setbacks
 Acres: 4.23360414
 Mapsco: Text
 Sector/District: Western_Hills_Ridglea
 Commission Date: 9/11/2024
 Contact: null



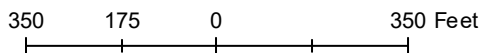
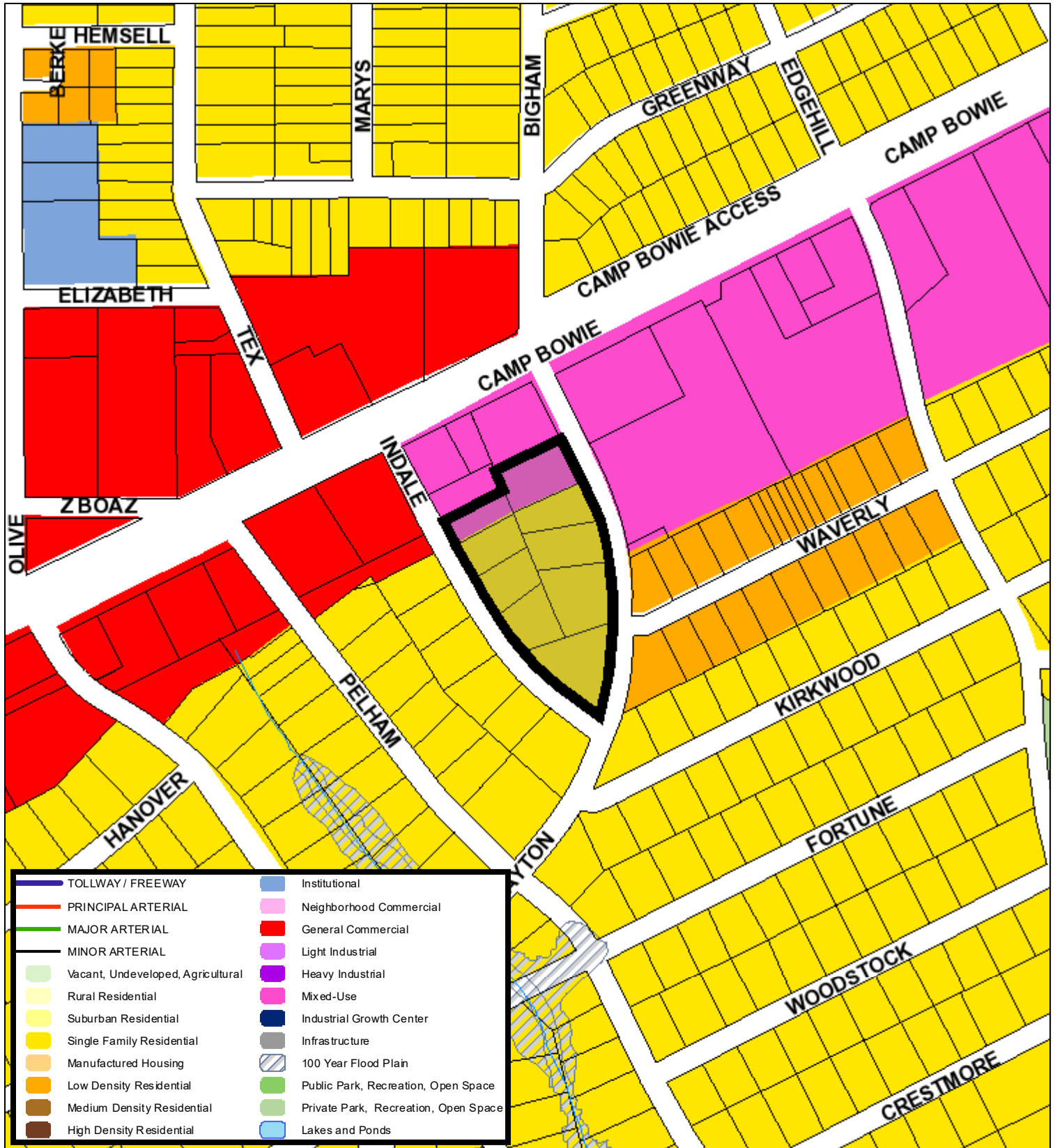
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



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



Aerial Photo Map



0 220 440 880 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: SP-24-014

Council District: 4

Site Plan

Case Manager: [Lynn Jordan](#)

Owner / Applicant: NTP 35, LP / QTR Corp / Kimley-Horn

Site Location: 8650 Harmon Road

Acres: 4.81 acres

Request

Proposed Use: Convenience Store

Request: Add required Site Plan for PD 1275 Planned Development for all uses in "I" Light Industrial to include a 60 ft. setback adjacent to residential, 40 ft. landscape buffer, masonry screening wall/I-35 overlay, site plan required.

Recommendation

Staff Recommendation: **Approval**

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5. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
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10. Aerial Photograph

Project Description and Background

The applicant is seeking approval for the site plan of PD 1275, as depicted in Figure 1. The property in question is located at 8650 Harmon Road and encompasses a total of 4.81 acres, which is currently vacant (see Figure 2). The primary objective of the PD site plan is to construct a convenience store (QT). Commercial uses are permitted under the PD/I zoning. For more details, please refer to the 'site plan comments.' This report specifically evaluates Lot 1, Block 5, to assess the "PD/I" Planned Development designation with specific development standards related to setbacks, landscape buffers and masonry screening wall within the I-35 overlay.

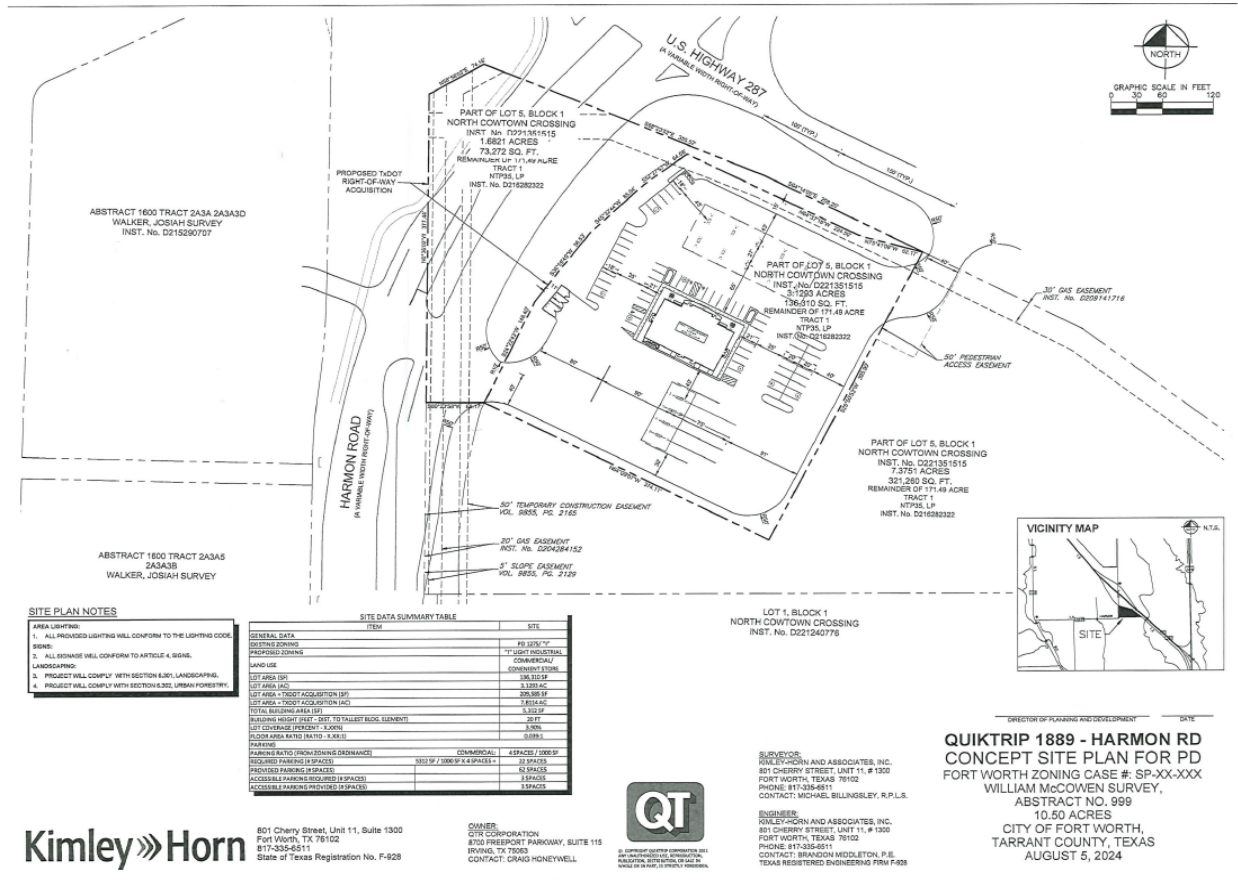


Figure 1: Proposed Site Plan Exhibit A



Figure 2: Site Photos

The applicant has provided a detailed description of their proposed project: “The proposed site plan is being submitted to show conformance with the existing PD in place, PD 1275. There are no changes to the development standards or waivers being requested.

Surrounding Zoning and Land Uses

North “AG” Agricultural / Vacant Land/Highway 287
East “G” Intensive Commercial / Vacant Lot
South “PD1275” PD/I Light Industrial / Industrial Warehouse
West “F” General Commercial/ Vacant Lot

Recent Zoning History

- ZC-19-173: From: “I” Light Industrial/I-35 Design Overlay to “G” Intensive Commercial/I-35 Design Overlay
- ZC-20-171: From: “UR” Urban Residential and “G” Intensive Commercial to “**PD/MU-2**” Planned Development for all uses in “MU-2” High Intensity Mixed-Use with waivers to Setbacks, Yard Standards, Minimum Height Single Use, Maximum Height Single Use, Off Street Parking, Off-Street Parking and Loading Standards, Enhanced Landscaping, Landscaping in Parking and Driveway Areas, Façade Design Standards, Façade Variation, Fenestration, Building Materials, Building Entries, Signs, Screening, and Drive-In Business alcohol sales; site plan required. “**PD/UR**” Planned Development for all uses in “UR” Urban Residential with waivers to Setbacks, Off Street Parking, Other Off-Street Parking and Loading Standards, Enhanced Landscaping, Parking Lot Landscaping, Façade Variation, Façade Design Standards, Building Materials, Building Entries, Signs, Screening, Height, and Density, and allowed uses; site plan required

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
The following organizations were emailed on August 30, 2024:

Organizations Notified	
North Fort Worth Alliance	Trinity Habitat for Humanity
Ridgeview Owners Association*	Streams and Valleys Inc.
Eagle Mountain-Saginaw ISD	Northwest ISD

* *Closest registered Neighborhood Association*

Development Impact Analysis

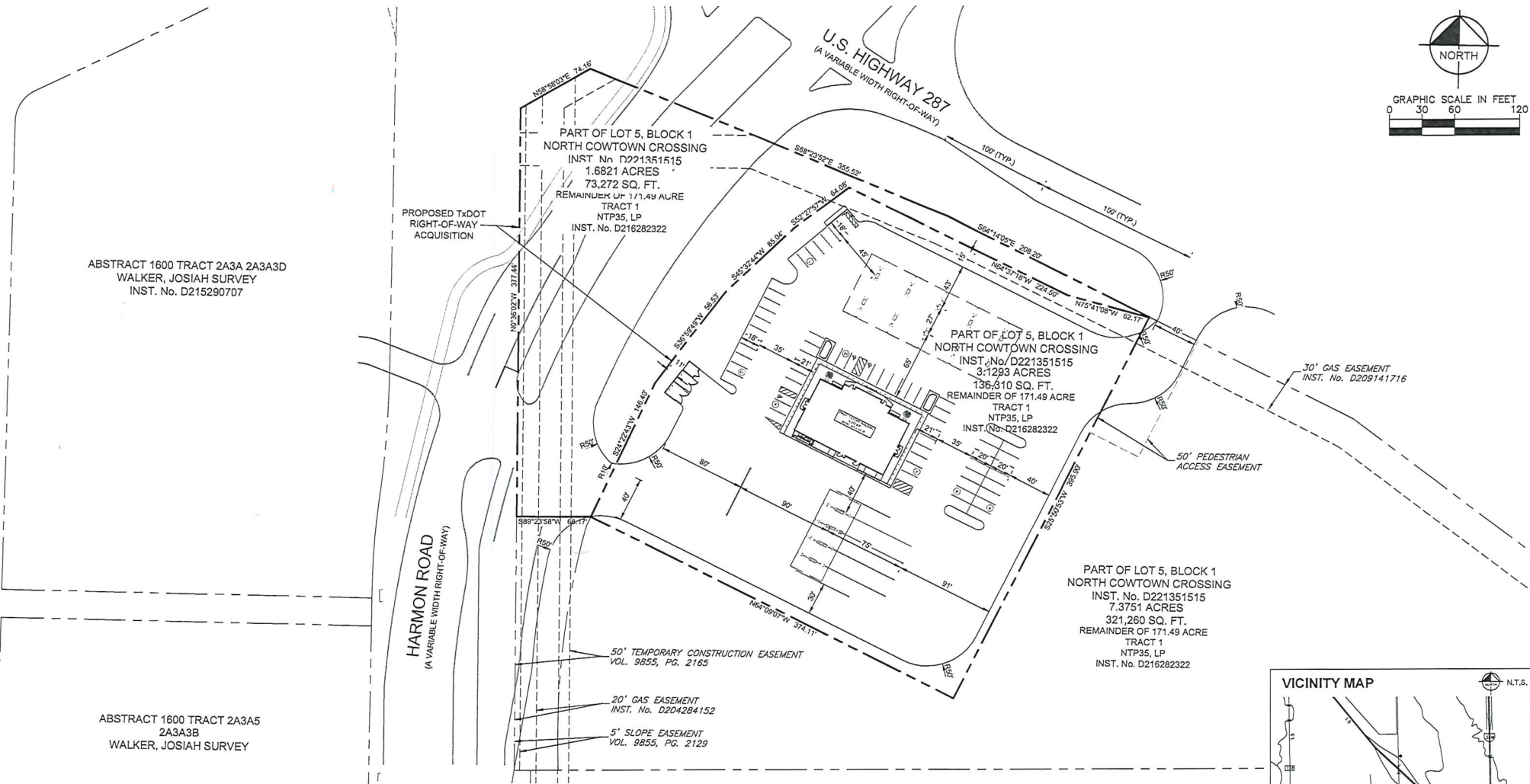
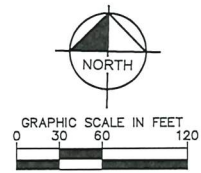
Site Plan Comments

Zoning

- Staff has reviewed the site plan that was submitted at the application; here are the notes:
 - **Platting**

- This site has been platted and can be found under FP-21-118. If splitting the lot into two lots a replat would be required prior to building permit
- **TPW Requirements**
 - Median opening on Harmon Road may close in the future when TxDot reconstructs the inter change.
- **Zoning Setback Requirements**
 - **Per PD1275-** 60 ft. setback adjacent to residential.
 - **Per PD1275-** 40' landscape buffer.
 - **Per PD1275-** masonry screening wall within I-35 Overlay.
- **Height Requirements**
 - The site plan complies.
- **Parking Requirements**
 - The parking complies.

(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.)



ABSTRACT 1600 TRACT 2A3A 2A3A3D
WALKER, JOSIAH SURVEY
INST. No. D215290707

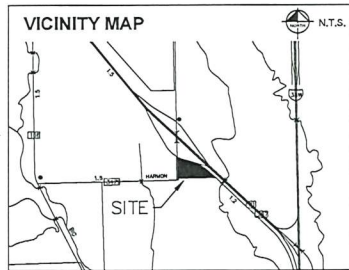
ABSTRACT 1600 TRACT 2A3A5
2A3A3B
WALKER, JOSIAH SURVEY

SITE PLAN NOTES

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

SITE DATA SUMMARY TABLE	
ITEM	SITE
GENERAL DATA	
EXISTING ZONING	PD 1275/ "I"
PROPOSED ZONING	"I" LIGHT INDUSTRIAL
LAND USE	
LOT AREA (SF)	136,310 SF
LOT AREA (AC)	3.1293 AC
LOT AREA + TXDOT ACQUISITION (SF)	209,585 SF
LOT AREA + TXDOT ACQUISITION (AC)	7.8114 AC
TOTAL BUILDING AREA (SF)	5,312 SF
BUILDING HEIGHT (FEET - DIST. TO TALLEST BLDG. ELEMENT)	20 FT
LOT COVERAGE (PERCENT - X.XX%)	3.90%
FLOOR AREA RATIO (RATIO - X.XX:1)	0.039:1
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	COMMERCIAL: 4 SPACES / 1000 SF
REQUIRED PARKING (# SPACES)	5312 SF / 1000 SF X 4 SPACES = 22 SPACES
PROVIDED PARKING (# SPACES)	62 SPACES
ACCESSIBLE PARKING REQUIRED (# SPACES)	3 SPACES
ACCESSIBLE PARKING PROVIDED (# SPACES)	3 SPACES

LOT 1, BLOCK 1
NORTH COWTOWN CROSSING
INST. No. D221240776



DIRECTOR OF PLANNING AND DEVELOPMENT DATE

QUIKTRIP 1889 - HARMON RD
CONCEPT SITE PLAN FOR PD
 FORT WORTH ZONING CASE #: SP-XX-XXX
 WILLIAM MCCOWEN SURVEY,
 ABSTRACT NO. 999
 10.50 ACRES
 CITY OF FORT WORTH,
 TARRANT COUNTY, TEXAS
 AUGUST 5, 2024

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, # 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511
 CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 CHERRY STREET, UNIT 11, # 1300
 FORT WORTH, TEXAS 76102
 PHONE: 817-335-6511
 CONTACT: BRANDON MIDDLETON, P.E.
 TEXAS REGISTERED ENGINEERING FIRM F-928



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 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

Kimley»Horn

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

OWNER:
 QTR CORPORATION
 8700 FREEPORT PARKWAY, SUITE 115
 IRVING, TX 75063
 CONTACT: CRAIG HONEYWELL

Area Map



Council Districts

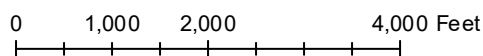
- 2 - Carlos Flores
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- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

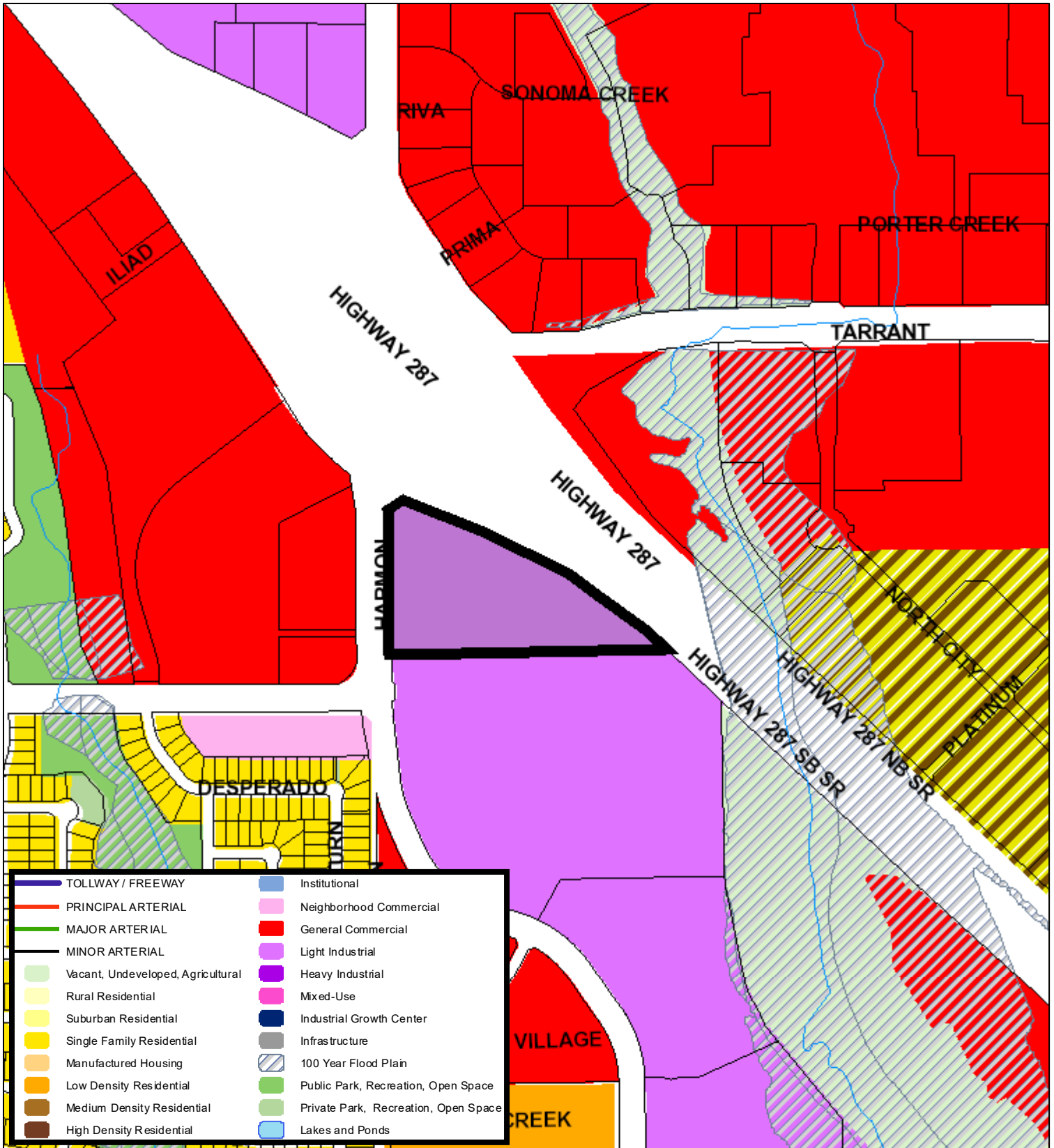
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

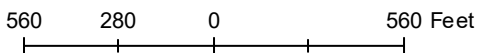
- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



Future Land Use



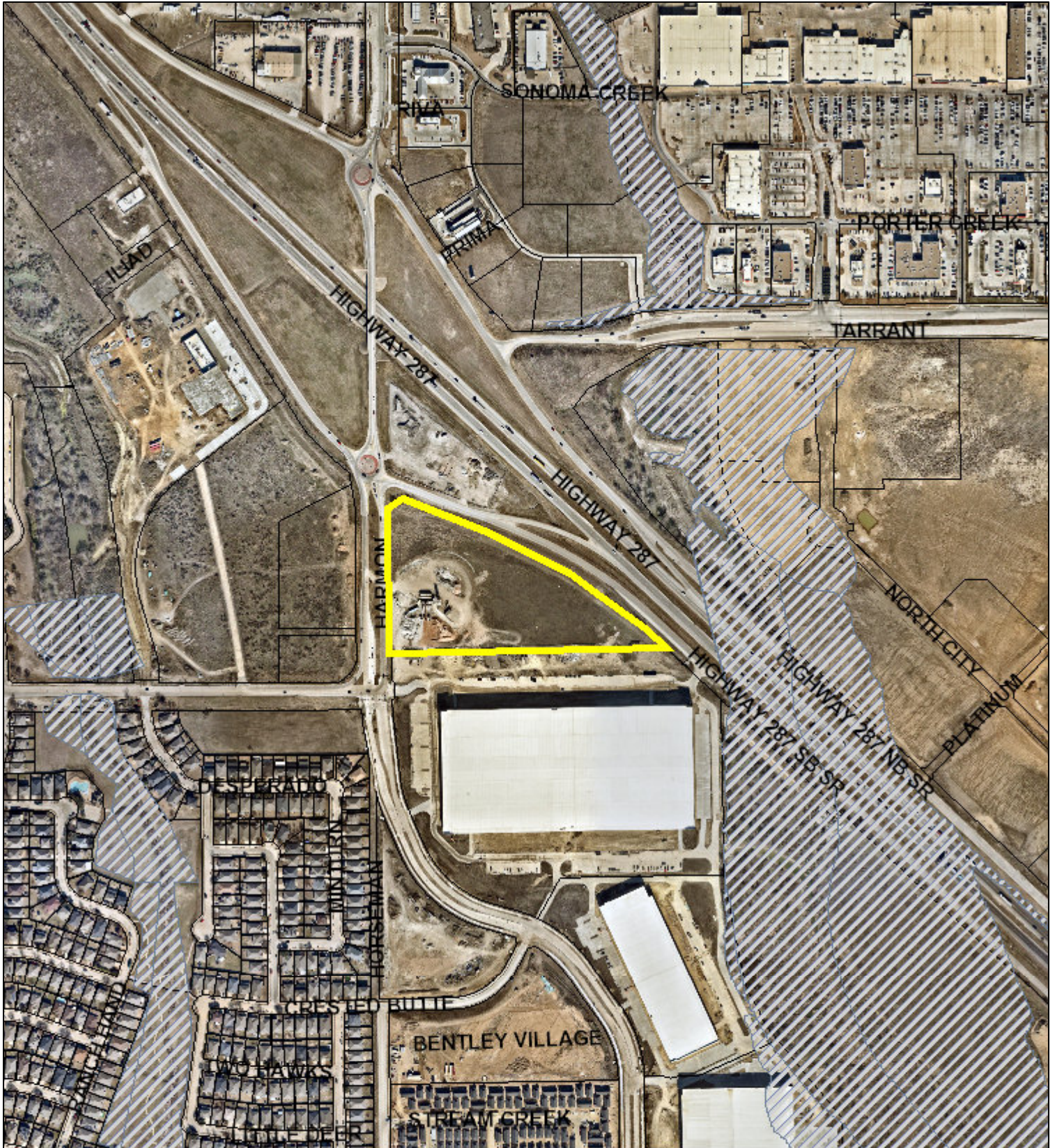
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure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



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



Aerial Photo Map



0 350 700 1,400 Feet





Zoning Staff Report

Date: September 11, 2024

Case Number: ZC-23-168

Council District: 6

Zoning Map Amendment

Case Manager: [Alondra Salas-Beltré](#)

Owner / Applicant: Saint Maurice Construction Group LLC/ Athan Attia

Site Location: 5136 Bonnell Avenue

Acres: 0.14 acres

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

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

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

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

Staff Recommendation: **Denial**

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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 at the northeast corner of Bonnell and Merrick within the Como Neighborhood and consists of a 5,800-square-foot vacant lot. The applicant has indicated that the proposed homes would face Merrick Avenue. The request seeks to rezone the property from its current "A-5" single-family zoning to "B" two-family zoning. If approved, this change would permit the construction of two attached dwelling units. The new units would be required to comply with all "B" zoning standards for two-family dwellings, including:

- A maximum building coverage of 50% of the lot.
- A 20-foot front yard setback.
- Additional setbacks for both street-facing sides on corner lots to ensure clear sightlines and prevent overcrowding at intersections.
- 5-foot side and rear yard setbacks.
- A maximum building height of 35 feet.
- Two parking spaces per dwelling unit, located behind the front building line.

Surrounding Zoning and Land Uses

North "A-5" One-Family / single family residential
East "A-5" One-Family / single family residential
South "E" Neighborhood Commercial/single family residential
West "A-5" One-Family / single family residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 2, 2024.
The following organizations were emailed on August 2, 2024:

Organizations Notified	
Como NAC*	Sunset Heights NA
Streams And Valleys Inc	East Fort Worth Inc
Fort Worth ISD	Trinity Habitat for Humanity

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The surrounding area is predominantly single-family residential, with two exceptions: the property at 5137 Bonnell, zoned commercial but developed with single-family homes, and another property zoned "B" (two-family) located west of the Bonnell-Merrick intersection.

Approving the rezoning request to "B" (two-family) would not be consistent with the established pattern of neighborhood and would not align with the existing land uses.

The impact of "B" zoning, often referred to as medium-density residential or two-family zoning, includes the following:

- **Change in Neighborhood Character:** Rezoning to "B" may lead to the construction of duplexes or higher-density housing, which could alter the established character of a single-family residential neighborhood. This could affect the aesthetic appeal and cohesive identity of the area, potentially reducing the desirability for those seeking quieter, lower-density living.
- **Potential Decline in Property Values:** Single-family homeowners might fear that increased density and duplex development could negatively impact the value of their properties, particularly if new development is perceived as lower quality or creates a mismatch with the architectural style of the neighborhood.
- **Risk of Overdevelopment:** Rezoning one property to "B" could set a precedent for further rezoning requests, potentially leading to overdevelopment. This could gradually erode the single-family character of the neighborhood, resulting in more frequent zoning changes and denser construction.³ Effects on Property Values

Comprehensive Plan Consistency – Arlington Heights

The 2023 Comprehensive Plan currently designates the subject property as future Single-Family Residential on the Future Land Use Map. This designation is analogous to, but not the same as "A-5", "A-7.5", "A-10", and "AR" zones. Duplex or "B" Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan.

While the proposed zoning is not consistent with the map designation for this area, the proposed zoning **is consistent** with the following policies of the Comprehensive Plan:



- Promote a variety of housing choices

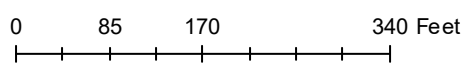
While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use Map designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Area Zoning Map

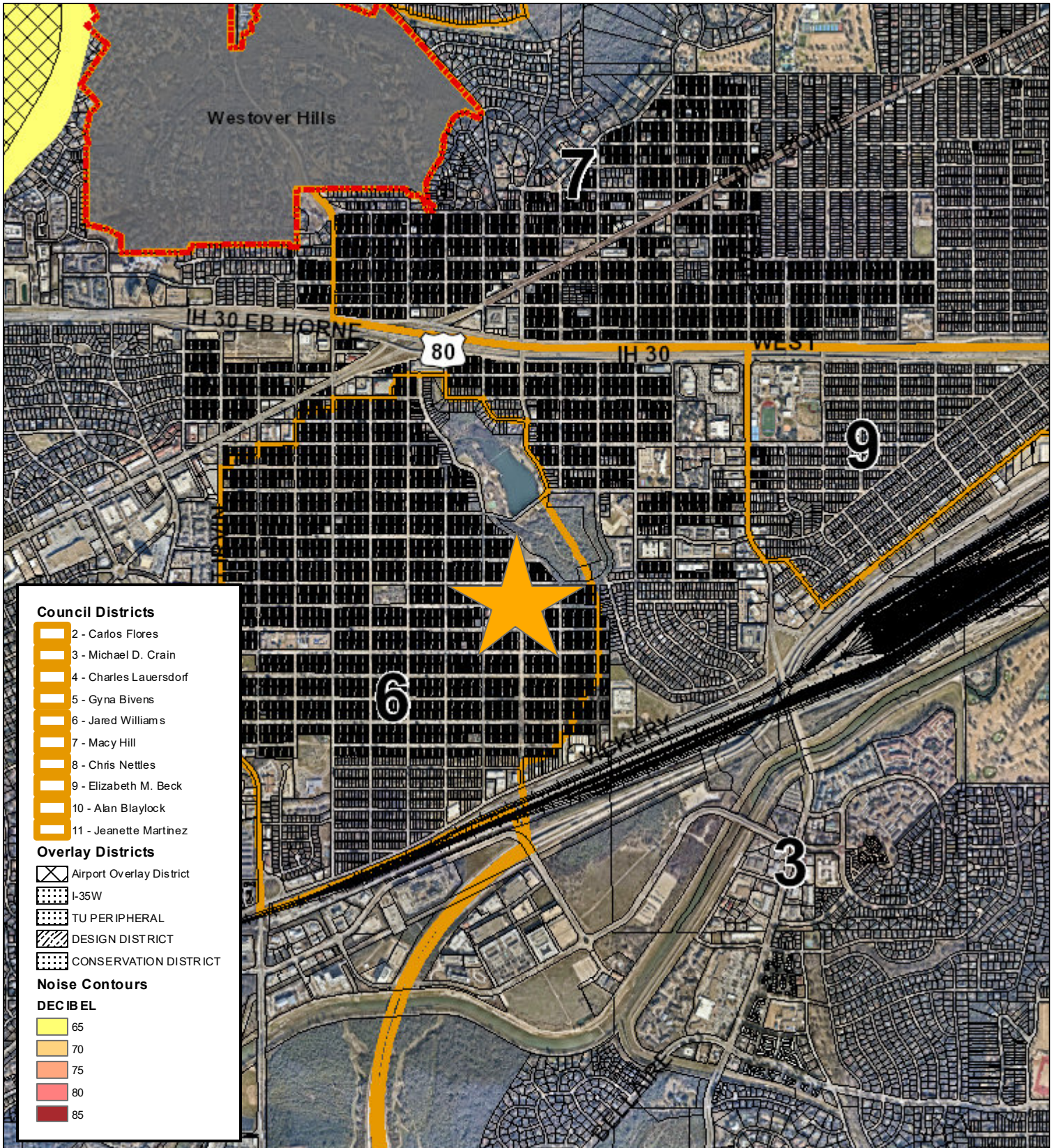
Applicant: St. Maurice Construction Group LLC/Athan Attia
 Address: 5136 Bonnell Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 0.14213193
 Mapsco: Text
 Sector/District: Arlington_Heights
 Commission Date: 9/11/2024
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification

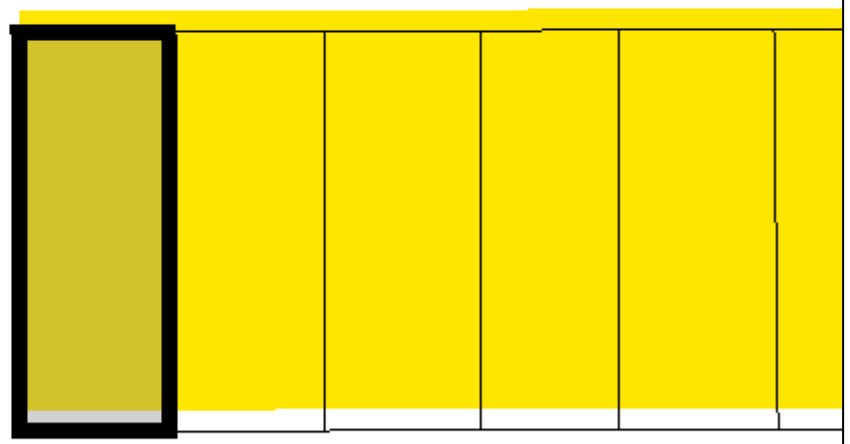
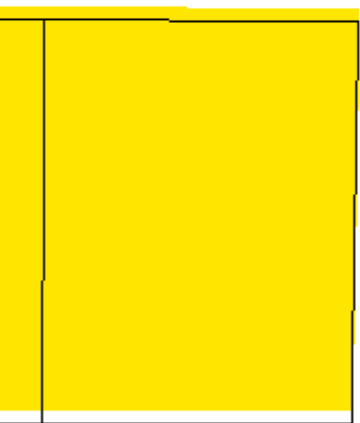
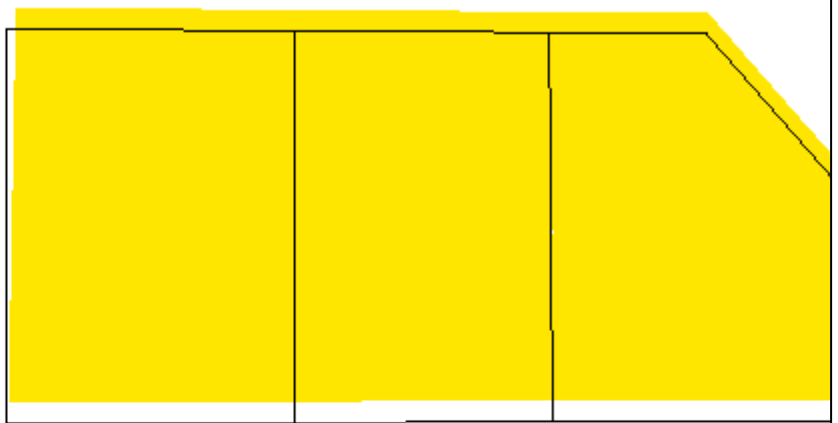
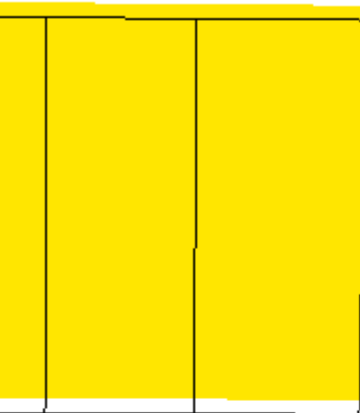


Area Map

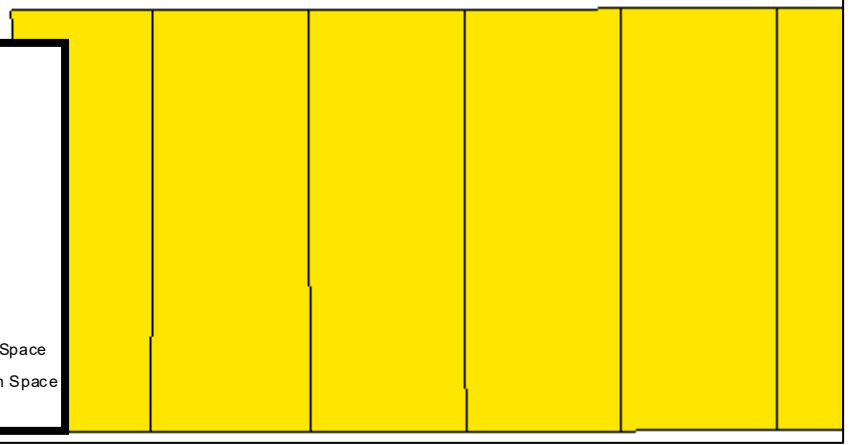


Future Land Use

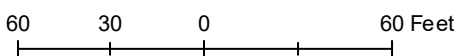
FLETCHER



BONNELL



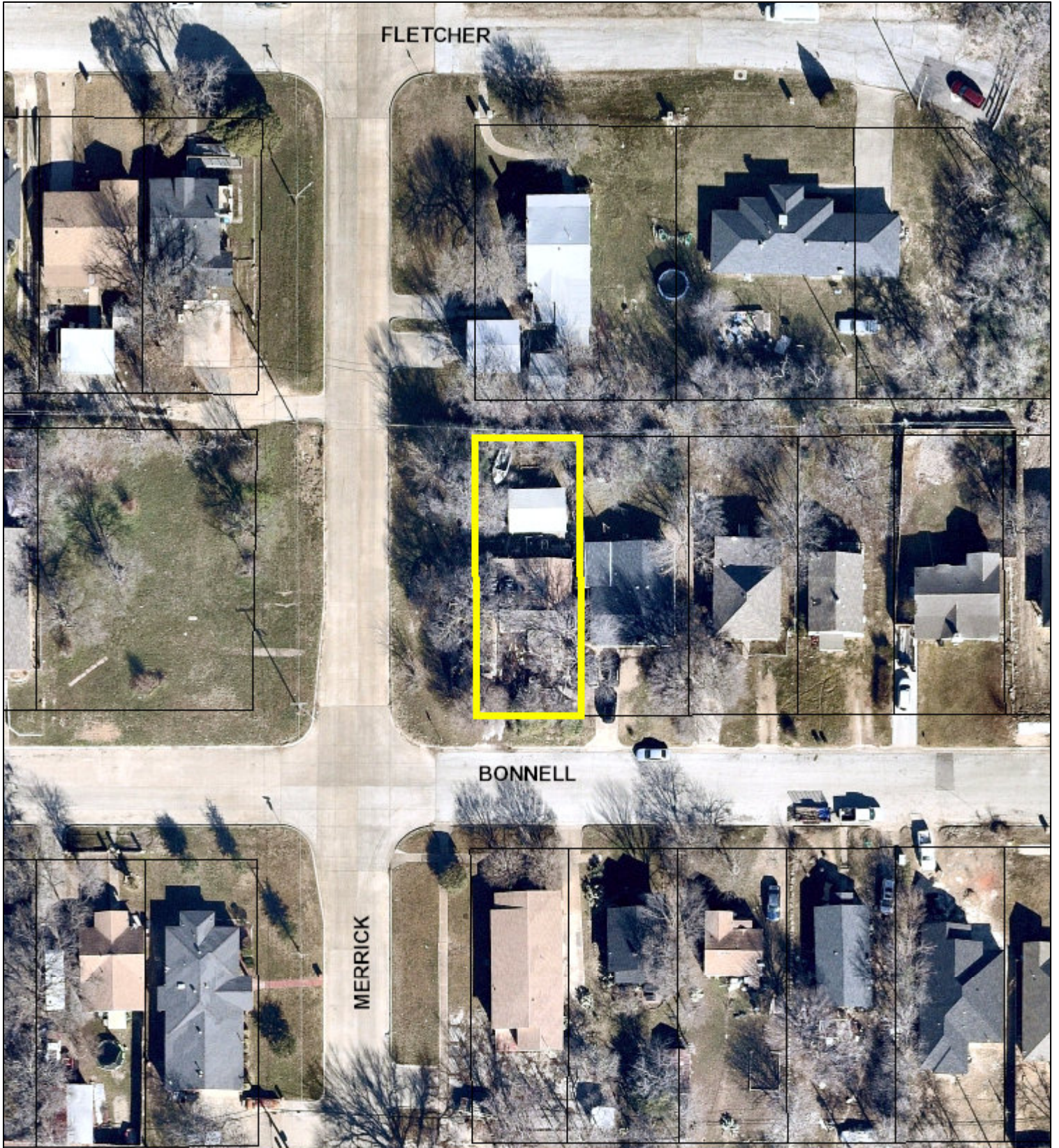
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure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

Case Manager: [Stephen Murray](#)

Owner / Applicant: City of Fort Worth Council Initiated Rezoning/Various Property Owners

Site Location: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south Acreage: 40.3 acres

Request

Proposed Use: Commercial, restaurant, car wash, school

Request: From: "I" Light Industrial and PD 1390 Planned development for all uses in I Light Industrial plus hotel

To: "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car wash in "G" Intensive Commercial, site plan included

Recommendation

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

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

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

Project Description and Background

The proposed rezoning area is generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sandshell Boulevard to the west and Corrine Drive to the south. The request is from "I" Light Industrial and PD 1390 Planned development for all uses in I Light Industrial plus hotel to "G" Intensive Commercial; "CF" Community Facilities; CUP for automated car wash in "G" Intensive Commercial, site plan included. The proposed rezoning will not make any current use nonconforming and the zoning designations are appropriate for this location.

Two meetings were held at the request of Council Member Lauersdorf on August 7th with the property owners (virtual meeting) and August 8, 2024 with the neighborhoods and school regarding the proposed zoning change. Staff did not receive opposition to rezoning this property at the time of the meetings.

The table below describes the property being rezoned:

Address	Zoning From	Zoning To	Use
3000 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Gas Station
3008 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Jack in the Box (Restaurant)
3009 Corrine Dr	"I" Light Industrial	"G" General Commercial	National Tire & Battery
3041 Clay Mountain Trail	"I" Light Industrial	"G" General Commercial	Undeveloped
3044 Clay Mountain Trail	"I" Light Industrial	"G" General Commercial	Undeveloped
3052 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Strickland Brothers (Oil Change)
3078 Basswood	"I" Light Industrial	"G" General Commercial	Sonic (Restaurant)
3088 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Retail Strip/Restaurant
3100 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Chicken Express (Restaurant)
3100 Clay Mountain Trail	"I" Light Industrial	"CF" Community Facilities	Basswood Elementary
3136 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Undeveloped
3172 Basswood Blvd	"I" Light Industrial	"G" General Commercial	Jiffy Lube
3180 Basswood Blvd	"I" Light Industrial	CUP for car wash in "G" Neighborhood Commercial	Caliber Car Wash
7100 North Fwy	"I" Light Industrial	"G" General Commercial	Home Depot
7140 North Fwy	"I" Light Industrial	"G" General Commercial	Pollo Regio
7150 North Fwy	"I" Light Industrial	"G" General Commercial	DQ (Dairy Queen)
7200 North Fwy	"I" Light Industrial	"G" General Commercial	Taco Bell (Restaurant)
7232 North Fwy	"I" Light Industrial	"G" General Commercial	Medical Clinic
3056 Clay Mountain Trail	PD/I plus hotel	"G" General Commercial	Undeveloped

Surrounding Zoning and Land Uses

North "PD 1329" PD for various zoning districts allowed, site plan waiver requested / undeveloped

East “A-5” One-Family, “PD/E Planned Development for all uses in "E" Neighborhood Commercial plus mini warehouse with wrought iron fence instead of required screening fence to the south; site plan required for mini warehouse only, approved and on file in the planning & Development Department / single-family, mini-storage, retail

South “C” Medium Density Multifamily / multifamily

West “A-5” One-Family; “G” Intensive Commercial / IH-35 Freeway frontage

Recent Zoning History

ZC-23-143- “PD/I” Planned Development for all uses in “I” Light Industrial plus hotel within 1,000 feet of a one-family zoning district with development standards for reduced parking and increased building height attached as Exhibit ‘L’; site plan approved attached as Exhibit ‘M’ and on file with the Development Services Department (approved October 2023)

Public Notification

300-foot Legal Notifications were mailed on August 30, 2024.
 The following organizations were notified: (emailed August 30, 2024)

Organizations Notified	
Basswood Village HOA	Carrington Court HOA
Santa Fe Enclave HOA	Summerfields NA
Carriage Hills HOA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Eagle Mt-Saginaw ISD
Keller ISD	

* *Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Council Member Lauersdorf is requesting to change the zoning of this area to more closely match the existing land uses with the zoning. The neighborhoods and school noted concerns regarding industrial zoning within the area. The proposed downzoning to “G” Intensive Commercial is appropriate at this location. All existing businesses will be conforming with the proposed rezoning.

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

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

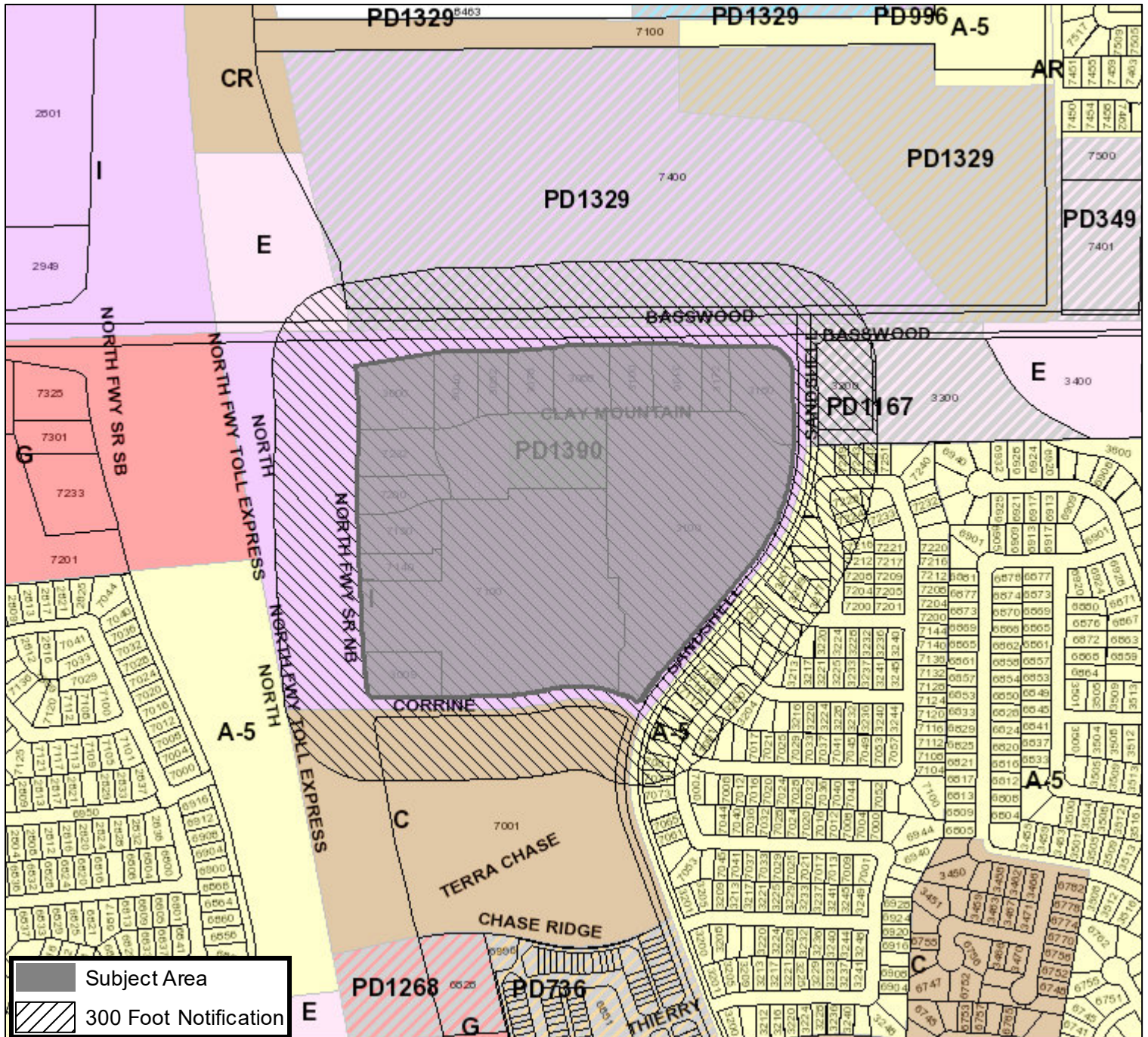
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.



- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- 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 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

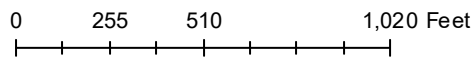
Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Area Zoning Map

Applicant: City of Fort Worth
 Address: Generally bounded by North Freeway to the west, Basswood Boulevard to the north, Sands
 Zoning From: I & PD1390
 Zoning To: CF, G & G/CUP
 Acres: 40.39501298
 Mapsco: Text
 Sector/District: Far_North
 Commission Date: 9/11/2024
 Contact: null

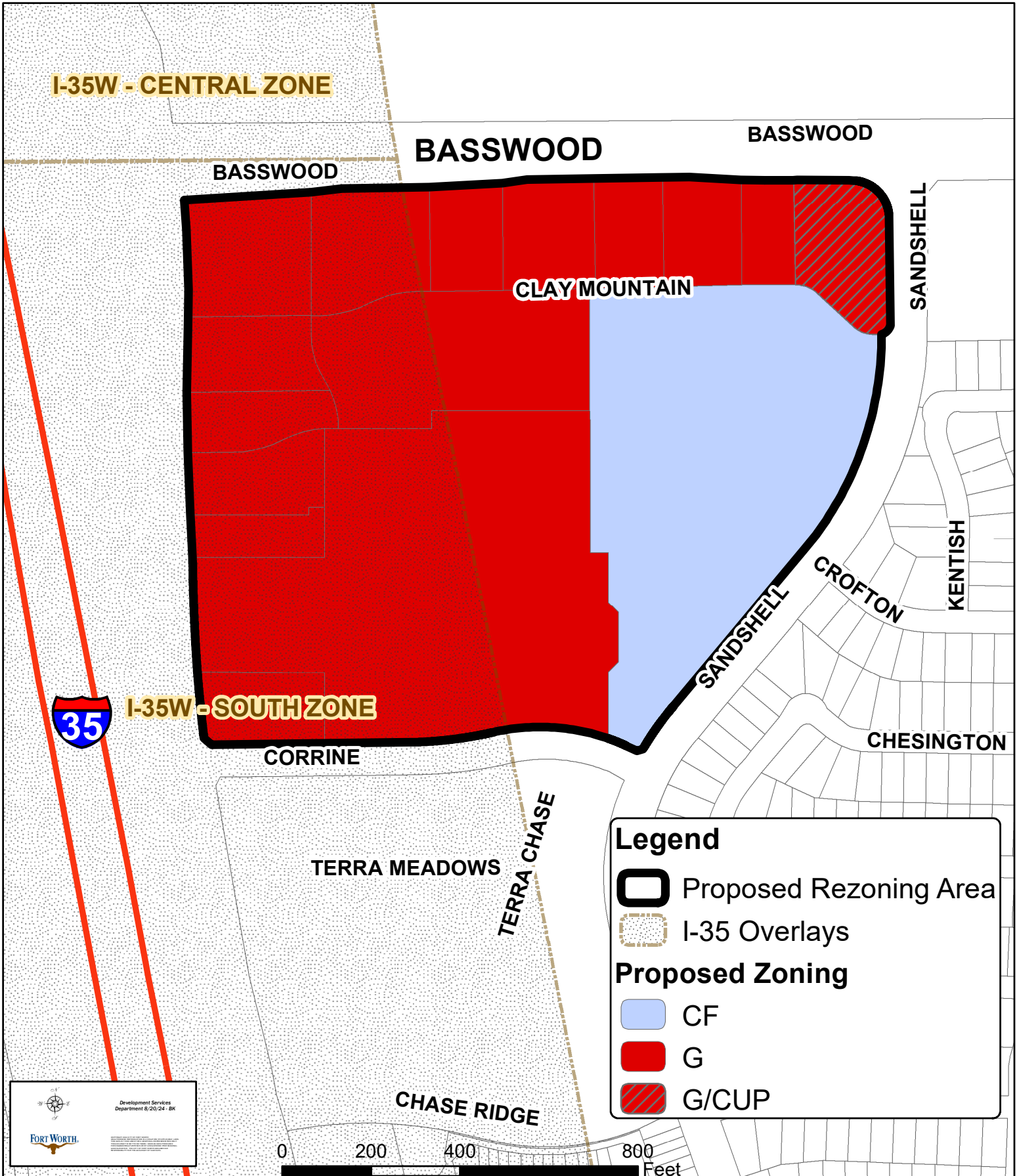


	Subject Area
	300 Foot Notification



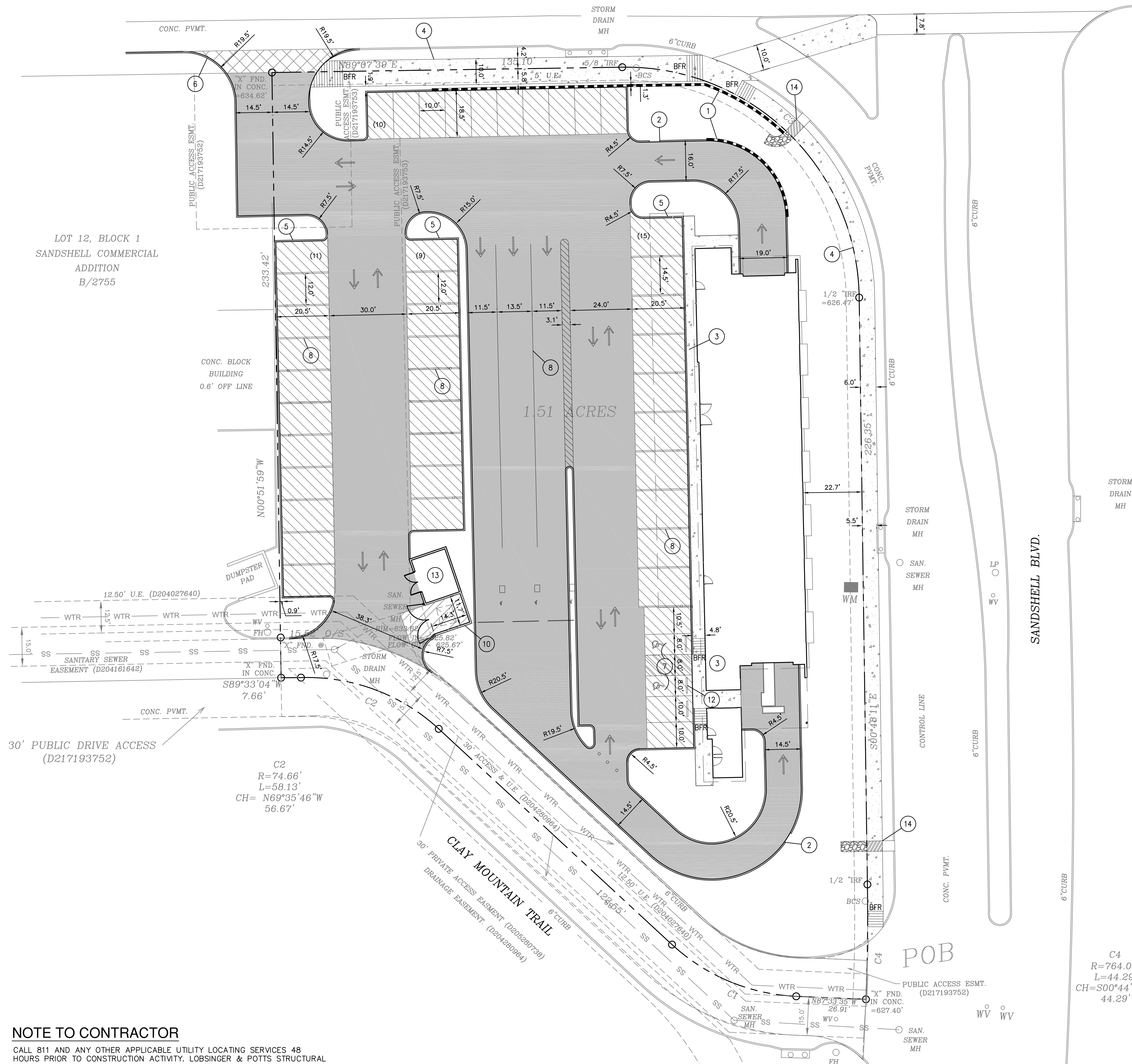
Proposed Zoning Districts

From: "I" Light Industrial & "PD" Planned Development 1390
To: "CF" Community Facilities, "G" Intensive Commercial, &
"G/CUP" Intensive Commercial plus Conditional Use Permit,



BASSWOOD BLVD.

127.45'



NOTES:

1. ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
2. RE: DETAILS THIS SET FOR PROPOSED PAVING SECTIONS.
3. CONTRACTOR SHALL INSTALL ALL UNDERGROUND PVC CONDUITS PRIOR TO INSTALLING PROPOSED PAVING. RE: UTILITY PLANS (MEP & CIVIL) AND IRRIGATION PLAN FOR PROPOSED CONDUIT LOCATION.
4. ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
5. RE: DETAIL THIS SET FOR PROP. PAVING CONNECTION TO EXIST. PAVING.
6. ALL CURVE RADII ARE 2.5'R UNLESS NOTED OTHERWISE ON THE PLAN.
7. RE: ARCH PLANS FOR PROPOSED BUILDING DIMENSIONS.
8. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF RETAINING WALL OR EDGE OF PAVING.
9. IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
10. SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.
11. RE: ARCH PLANS FOR PROPOSED DUMPSTER LOCATION AND DETAILS.
12. ALL PROP. STEPS LABELED ON THIS PLAN SHALL BE PER ARCH (RE: GRADING PLAN THIS SET FOR GRADES).
13. RE: GENERAL NOTES AND PAVING DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.

DRAWING LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROP. EDGE OF PAVEMENT
	CURB LINE
	PROP. STRIPING
	EASEMENT/SETBACK LINES
	PROP. FIRE LANE
	PROP. RW
(45)	PARKING COUNT LABEL
	PROP. CONCRETE SURFACE (SIDEWALK OR PAD)
	PROP. DUMPSTER CONCRETE PAVING PER DETAIL THIS SET.
	PROP. REGULAR DUTY CONCRETE PAVING PER DETAIL THIS SET.
	PROP. MEDIUM DUTY CONCRETE PAVING PER DETAIL THIS SET.
	PROP. PUBLIC R.O.W. CONCRETE PAVING PER CITY REQUIREMENTS.
EXIST. PROP. BFR	EXISTING PROPOSED
RW	PROP. BARRIER FREE RAMP
TYP.	TYPICAL
HC	HANDICAP
T.A.S.	TEXAS ACCESSIBILITY STANDARDS
MFR	MANUFACTURER

REFERENCE NUMBER NOTES

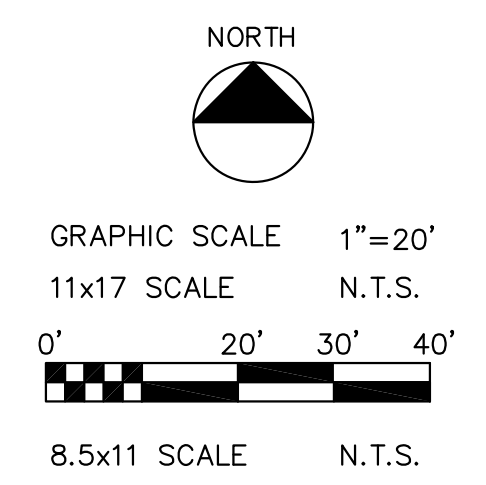
1. PROP. RETAINING WALL; ELEVATIONS PER GRADING PLAN THIS SET. DESIGN BY OTHERS.
2. PROP. 4' WIDE CURB BREAK PER GRADING PLAN THIS SET.
3. PROP. A.D.A./T.A.S. COMPLIANT CONC. SW PER DETAIL THIS SET. (TYP.)
4. PROP. A.D.A./T.A.S. COMPLIANT CONC. SW PER CITY DETAIL. (TYP.)
5. PROP. CONC. CURB PER DETAIL THIS SET. (TYP.)
6. PROP. CONC. CURB PER CITY DETAIL. (TYP.)
7. PROP. HC PARKING AREA PER GRADING PLAN AND DETAILS THIS SET.
8. PROP. PARKING LOT STRIPING PER DETAIL THIS SET. (TYP.)
9. PROP. SITE LIGHTING PER MEP. (TYP.)
10. PROP. DUMPSTER W/ SCREENING PER ARCH.
11. PROP. SIGN BY OTHERS.
12. PROP. CONC. WHEELSTOPS PER DETAIL THIS SET. (TYP.)
13. PROP. STORAGE BUILDING PER ARCH.
14. SIDEWALK FLUME PER DETAIL THIS SET.

NOTE TO CONTRACTOR

CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

BENCHMARKS

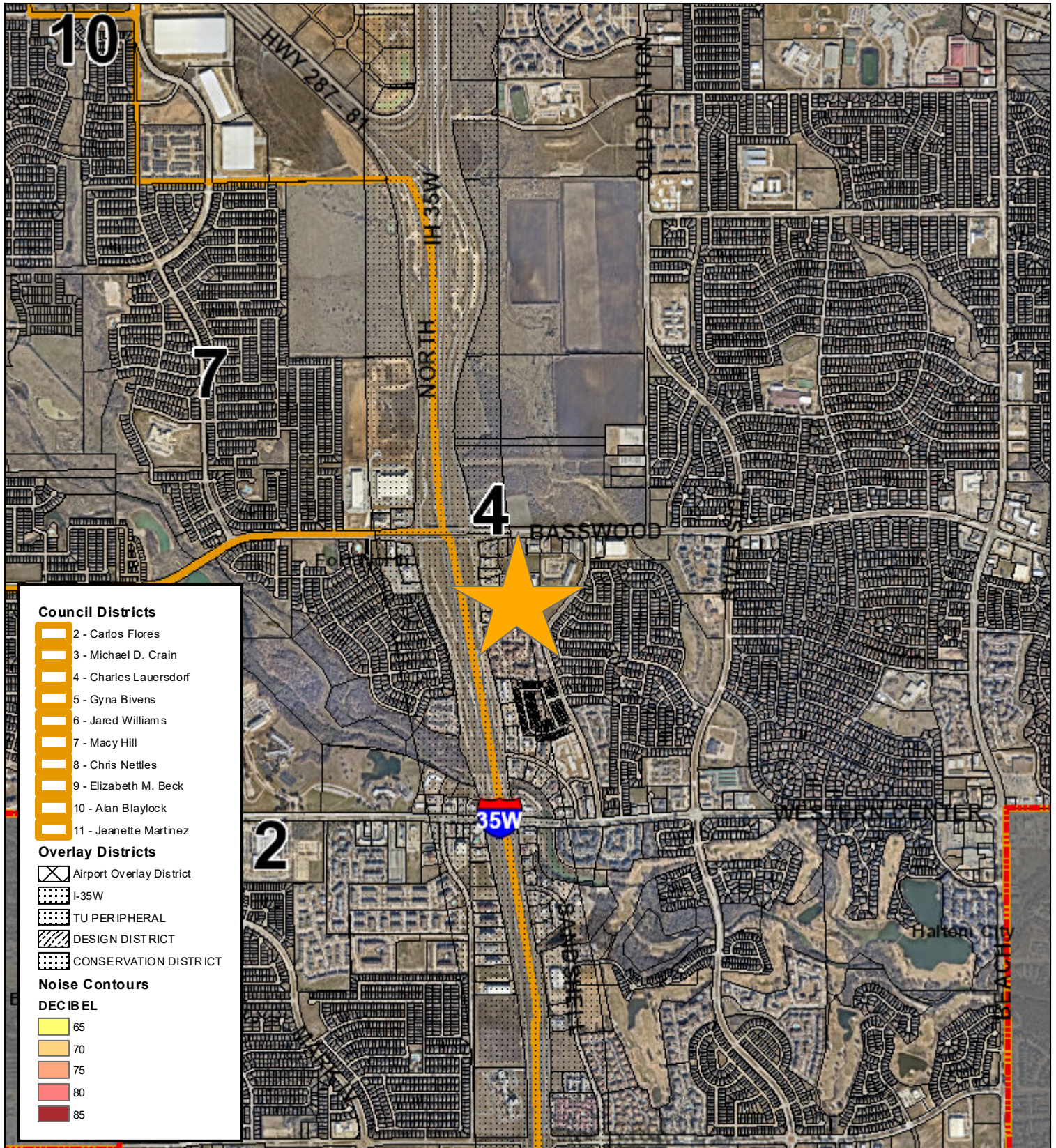
1. "X" FOUND IN CONCRETE AT NORTHWEST PROPERTY CORNER. ELEV=634.62'
2. "X" FOUND IN CONCRETE AT SOUTHEAST PROPERTY CORNER. ELEV=627.40'



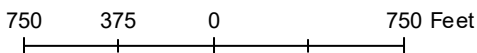
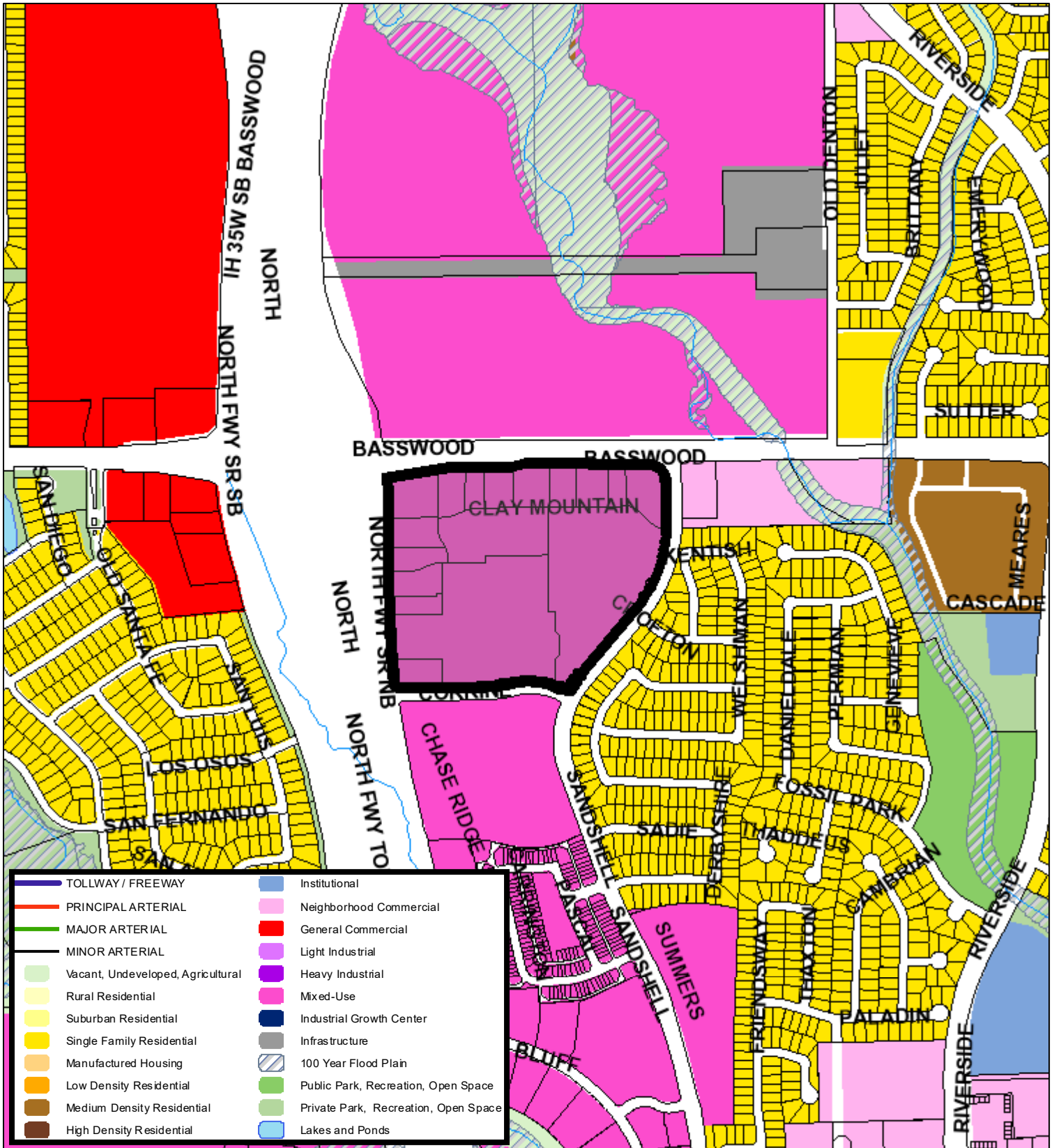
REVISIONS:

NO:	DATE:	BY:

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



0 470 940 1,880 Feet

