



## **ZONING COMMISSION**

### **AGENDA**

Wednesday, January 08, 2025

Work Session 12:00 PM

Public Hearing 1:00 PM

#### **Work Session**

In-Person:

City Council Conference Room 2020

200 Texas Street

2<sup>nd</sup> Floor

Fort Worth, Texas 76102

#### **Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor

Fort Worth, Texas 76102

#### **Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/j.php?MTID=mf9d9926bfbaab7bc26f3ce5267da06a8>

Meeting/ Access Code: 2557 275 1548

#### **Teleconference**

817-392-1111 or 469-210-7159 United States Toll (Dallas)

Meeting/ Access Code: 2557 275 1548

#### **Viewing Only**

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

City of Fort Worth Website Homepage: Watch Live Online

#### **Staff Report Link**

[www.fortworthtexas.gov/files/assets/public/v/2/development-services/documents/zoning-cases/docket-agenda-minutes/01-08-25-docket.pdf](http://www.fortworthtexas.gov/files/assets/public/v/2/development-services/documents/zoning-cases/docket-agenda-minutes/01-08-25-docket.pdf)

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

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

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

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

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

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

**COMMISSION MEMBERS:**

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

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

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

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

CASES HEARD AT TODAY’S PUBLIC HEARING ARE SCHEDULED TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, FEBRUARY 11, 2025, AT 6 P.M., UNLESS OTHERWISE NOTED.

**CALL TO ORDER**

- A. APPROVAL OF MEETING MINUTES of December 11, 2024** Chair

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

**B. CONTINUED CASES**

- 1. ZC-24-120** **Case Manager: Lynn Jordan** **CD 6**

- a. Site Location: 5801 W Risinger Rd
- b. Acreage: 5.59

- c. Applicant/Agent: Zion Townhomes / Mary Nell Poole, Townsite
- d. Request: From: "G" Intensive Commercial  
To: "PD-R1", Planned Development for all uses in "R1" Zero Lot Line Cluster housing with development standards for fencing and gates within the front yard setback; excluding government office facility, museum, and country club; Site Plan included

**2. ZC-24-147 Case Manager: Sandy Michel CD 5**

- a. Site Location: South of Randol Mill Road, east of Woodhaven Boulevard, north of Boca Raton, west of High Woods Trail (former golf course only)
- b. Acreage: 150
- c. Applicant/Agent: Ivan Gonzalez, Place Strategies, Inc. / Wood Haven, Concerto No. 1, LP
- d. Request: From: "CF" Community Facilities and "A-5" One-Family residential  
To:
  1. Tract A: "UR" Urban Residential-21.7 acres
  2. Tract B: "MU-1" Low-Intensity Mixed Use-41 acres
  3. Tract C: "UR" Urban Residential-2.1 acres
  4. Tract D: "A-21" One-Family Residential-7.4 acres
  5. Tract E: "A-21" One-Family Residential-8.5 acres
  6. Tract F: "A-21" One-Family Residential-46.5 acres
  7. Tract G: "AG" Agricultural-22.2 acres

***To Be Heard by City Council January 14, 2025***

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

- a. Site Location: 2122 NE 28th Street
- b. Acreage: 0.332
- c. Applicant/Agent: Eleuterio Amador / Nancy Ramirez
- d. Request: To: Add Conditional Use Permit (CUP) for food truck on vacant lot in "E" Neighborhood Commercial

**4. ZC-24-152 Case Manager: Sandy Michel CD 5**

- a. Site Location: 4912 & 5000 E Rosedale St t
- b. Acreage: 3.05
- c. Applicant/Agent: Brandon Burns, Bennett Partners / Hughes House III Group LLC
- d. Request: From: "PD 1259" Planned Development for all uses in "MU-1" Low-Intensity Mixed Use with waiver to maximum building height and minimum parking requirements to allow for permanent food trucks, site plan required  
To: Amend "PD 1259" to add development standards to increase the maximum setback, and to decrease the amount of individual street-oriented entries from the primary ROW; site plan included.

**5. ZC-24-153 Case Manager: Stephen Murray CD 8**

- a. Site Location: SE corner of Lon Stephenson Road & Forest Hill Drive

- b. Acreage: 141.7
- c. Applicant/Agent: William G. Hornick / Rhett Bennett & Jennifer Holley, Black Mountain & Bob Riley, Halff
- d. Request: From: "AG" Agriculture; "A-5" One Family Residential; "CR" Low Density Multifamily; "F" General Commercial  
To: "PD/SU" Planned Development Specific Use for Data Center, educational uses, governmental uses (excluding correction facility and probation or Parole office), health care facilities, recreation, religious uses, utilities, grocery store, office, retail sales general; developed to "I" Light Industrial standards with development standards for building setback along Lon Stephenson minimum of 80'; no tree removal within 25' of Lon Stephenson Rd southern ROW line; where no existing trees exist in the 25' buffer along southern Lon Stephenson right of way line, a minimum of 50% canopy tree planting will be planted and credited to the Urban Forestry requirements; primary entrance and address request to the Data Center will be from Forest Hill Drive (See Staff Report), site plan waiver requested

***To Be Heard by City Council January 14, 2025***

**C. NEW CASES**

- 6. ZC-24-156** **Case Manager: Beth Knight** **CD 5**

  - a. Site Location: 6309 Meadowbrook Dr
  - b. Acreage: 0.27
  - c. Applicant/Agent: Beyond Houses LLC / Matthew Brown
  - d. Request: From: PD 9 "PD/ER" Planned Development/Neighborhood Commercial Restricted uses subject to: no structure shall exceed one story in height, and an appropriate screening fence shall be erected between commercial development and adjacent residential properties; site plan required  
To: "A-5" One-Family
  
- 7. ZC-24-158** **Case Manager: Sandy Michel** **CD 7**

  - a. Site: 2498 Silver Creek Rd
  - b. Acreage: 0.96
  - c. Applicant/Agent: Joshua Kercho
  - d. Request: From: "A-21" One-Family  
To: "CF" Community Facilities
  
- 8. ZC-24-159** **Case Manager: Beth Knight** **CD 11**

  - a. Site Location: 1000 Wallace St
  - b. Acreage: 1.02
  - c. Applicant/Agent: Oncor Electric Company/Travis Yanker
  - d. Request: To: Add Conditional Use Permit (CUP) to allow an electrical power substation in "FR" General Commercial Restricted with waivers for structures in the projected front yards and fencing materials, site plan included.



**To Be Heard by City Council January 14, 2025**

**D. ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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

**ASISTENCIA A REUNIONES PUBLICAS:**

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

**Executive Session.**

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



# Zoning Staff Report

**Date:** January 8, 2025    **Case Number:** ZC-24-120

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

**Owner / Applicant:** DFW Pinnacle Montessori LLC / Zion Capital LLC & Mary Nell Poole, Townsite

**Site Location:** 5801 W. Risinger Road

**Acreage:** 5.594 acres

### Request

**Proposed Use:** Duplexes

**Request:** From: “G” Intensive Commercial

To: “PD-R1” Planned Development for all uses in Zero Lot Line/Cluster housing with development standards for 6 ft. solid wood fence and security gates located within the front yard setback; excluding government office facility, museum and country club; site plan included

### Recommendation

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

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

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

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

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| 2. <a href="#">Surrounding Zoning and Land Uses</a>   |   |
| 3. <a href="#">Recent Zoning History</a>              | 6. Zoning Map with 300 ft. Notification Area      |
| 4. <a href="#">Public Notification</a>                | 7. Area Map                                       |
| 5. <a href="#">Development Impact Analysis</a>        | 8. Future Land Use Map                            |
| a. <a href="#">Land Use Compatibility</a>             | 9. Aerial Photograph                              |

## Project Description and Background

The applicant is requesting a zoning change from "G" Intensive Commercial to "PD/R1" Planned Development for all uses in R1 Zero Lot Line/Cluster housing with development standards for a 6 ft. solid wood fence and security gates located within the front yard setback, site plan included. The property is located on the north side of West Risinger Road where it crosses under Chisholm Trail Parkway. There is no interchange or direct access at this interchange. Currently the only access is off of westbound Risinger Road, as there is no curb cut or turn lane allowing access from the eastbound direction. This rezoning request would downzone the property from a more intensive, non-residential zoning category to a residential zoning category. The property is currently undeveloped.

### Applicant's Proposal

The following narrative was provided by the applicant as part of their submittal package:

The developer would like to rezone the area from G General Commercial to R2 Townhouse/Cluster. The property on the eastern border is adjacent to the Chisholm Trail frontage road, Risinger Road to the south, a Senior Living on the west and R1 residential to the north.

The plan is to construct 48, for sale, townhomes in a combination of 2 and 3 story buildings. Homes will have two or three bedrooms with square footage ranging from 1,750 to 2,200 . Each home will have an attached 2-car garage. The townhomes are attached in variations of 3 and 4 units separated by open green spaces. Homes face a public street and garages are accessed by rear alley.

The developer is proposing a 10' front yard setback to create a unified residential look with sidewalks and street trees. Along with the green spaces dispersed throughout, there will be an HOA amenity area including a dog park.

### Site Photos







## Surrounding Zoning and Land Uses

- North “R1” Zero Lot Line/Cluster / single family residential
- East “C” Medium Density Multifamily / Chisholm Trail Parkway & undeveloped
- South “PD 1236” Planned Development / self storage/mini-warehouse
- West “G” Intensive Commercial / assisted living

## Zoning History

The existing “G” zoning has been in place since at least 2004.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 23, 2024.

### Posted Notice

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

### Published Notice

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

### Courtesy Notice

The following organizations were emailed on December 23, 2024:

Organizations Notified	
Llano Springs HOA*	Chisholm Trail Ranch HOA
Streams & Valleys Inc	Trinity Habitat for Humanity
Summer Creek South HOA	Villages of Sunset Pointe HOA
District 6 Alliance	Crowley ISD

*\*Located within this registered Neighborhood Association*

## Land Use Compatibility

## Development Impact Analysis

The applicant is proposing to rezone the site to “PD/R1” for Townhouse Cluster units. The surrounding land uses developed as a mix of uses, with a residential single family neighborhood directly abutting the site on the north, assisted living center directly adjacent to the site on the west, and self-storage across W. Risinger Road. The subject site borders the Chisholm Trail Parkway toll road to the east, but the property beyond the toll road is undeveloped at present (but zoned for multifamily).

With the subject site bordering a high volume roadway to the east, and an existing residential neighborhood to the north that lacks stub-out connections, the proposed rezoning to townhouse **is not compatible** with surrounding land uses. The limited access and circulation to this site are more conducive to non-residential applications.

(Transportation Comments)

FYI

Traffic volumes do not meet the threshold to require a TIA. The site will potentially create illegal u-turns across the painted median on westbound Risinger where the physical median ends during the AM peak hour.

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## Comprehensive Plan Consistency – Far Southwest

The 2023 Comprehensive Plan currently designates the subject property as *future general commercial* on the Future Land Use Map. Ideal zoning types for areas designated as future general commercial include all commercial zones, “MU-1” and “MU-2” Mixed Use zones, and applicable form based codes. “R2” Townhouse/Cluster is not listed as a compatible zoning category and would not result in development of general commercial in this area.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

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

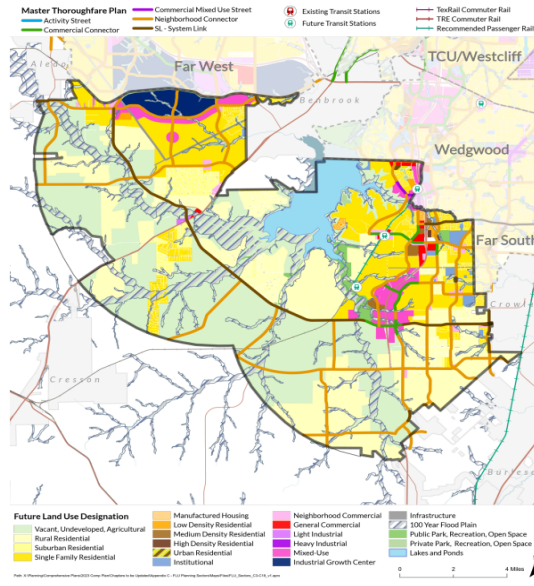
The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use Map designation. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

This rezoning proposal is not supported by any policies, including those specific to the Far Southwest planning sector. Keeping future growth in mind, the City should endeavor to preserve existing vacant commercial land for future growth. Based on these factors, the proposed zoning **is not consistent** with the Comprehensive Plan policies.

**FAR SOUTHWEST SECTOR FUTURE LAND USE**

**Sector Land Use Policies**

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Support the extension of rail transit to the Far Southwest sector.
3. Promote transit-oriented development (TOD) around the planned Summer Creek TEX Rail station.
4. Promote commercial, mixed-use, and urban residential development within the Summer Creek Future TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
5. Within the Lake Benbrook watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
6. Promote only those uses near Lake Benbrook that will ensure protection of water quality, including protection of riparian buffers and use of Green Infrastructure techniques.
7. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains and other open space corridors.
10. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
11. Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road, and the Walsh Ranch and Veale Ranch Growth Centers.
12. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
13. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
14. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
15. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.



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

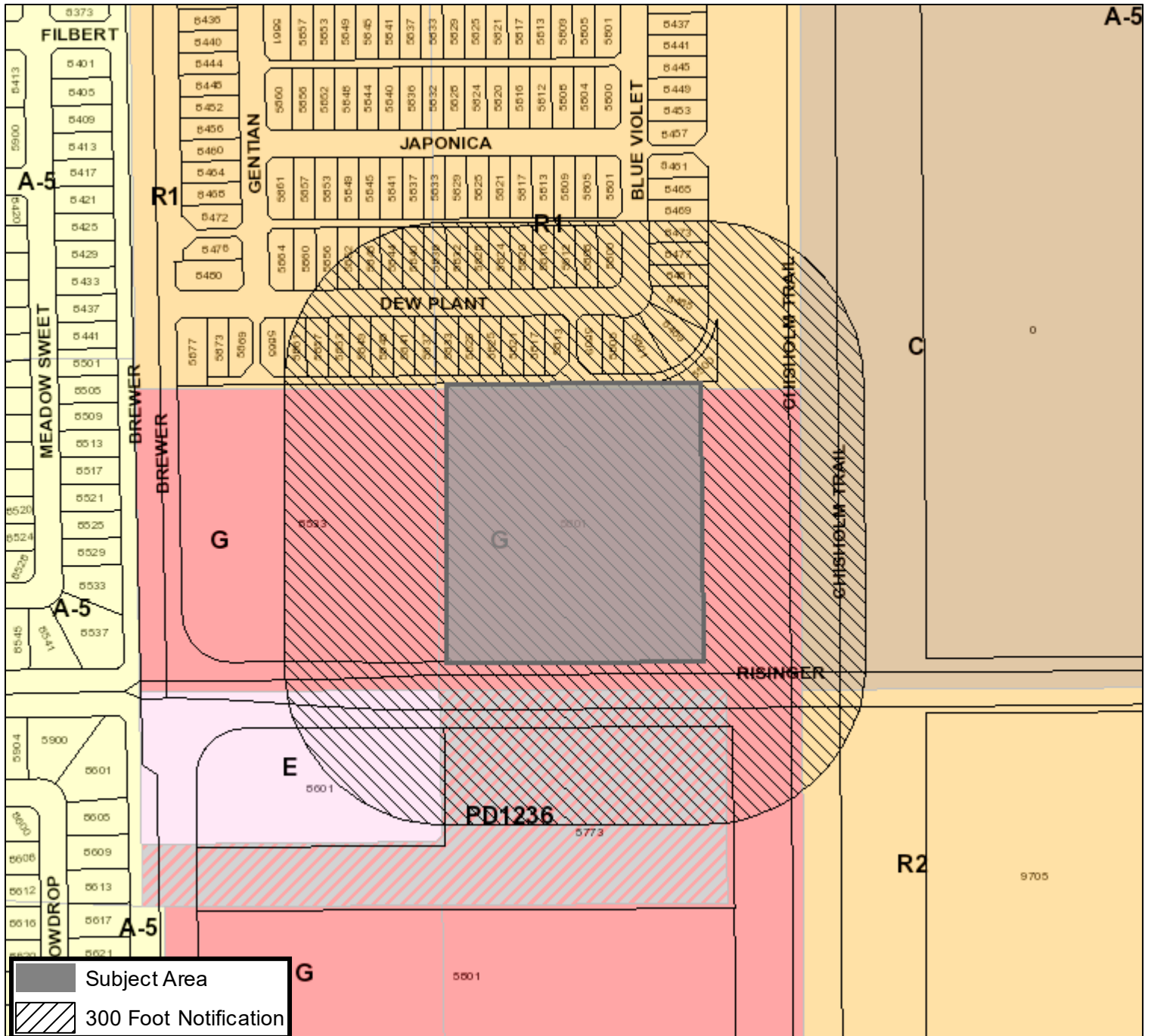
## Site Plan Comments



Site plan Comments have been sent to the applicant.

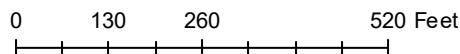


# Area Zoning Map

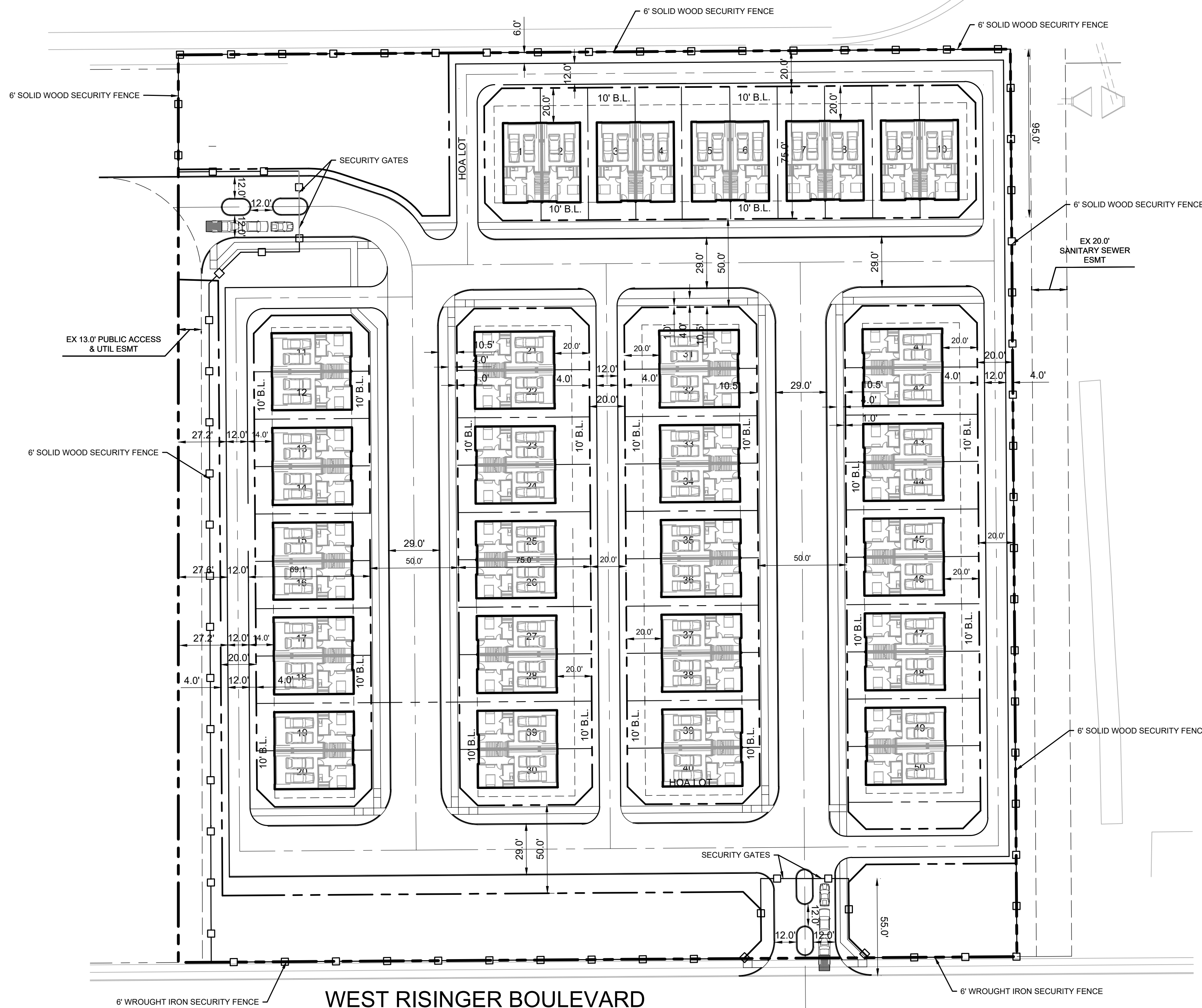
Applicant: DFW Pinnacle Montessori, LLC / Mary Nell Poole  
 Address: 5801 W Risinger Road  
 Zoning From: G  
 Zoning To: PD/R1 for cluster housing w/dev. standards for gates and fencing in front yard; site plan inc  
 Acres: 5.59347212  
 Mapsco: Text  
 Sector/District: Far\_Southwest  
 Commission Date: 1/8/2025  
 Contact: 817-392-8043



 Subject Area  
 300 Foot Notification

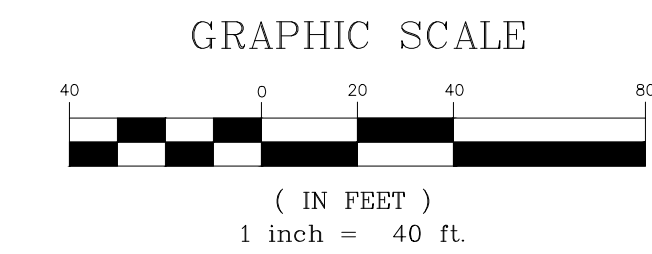
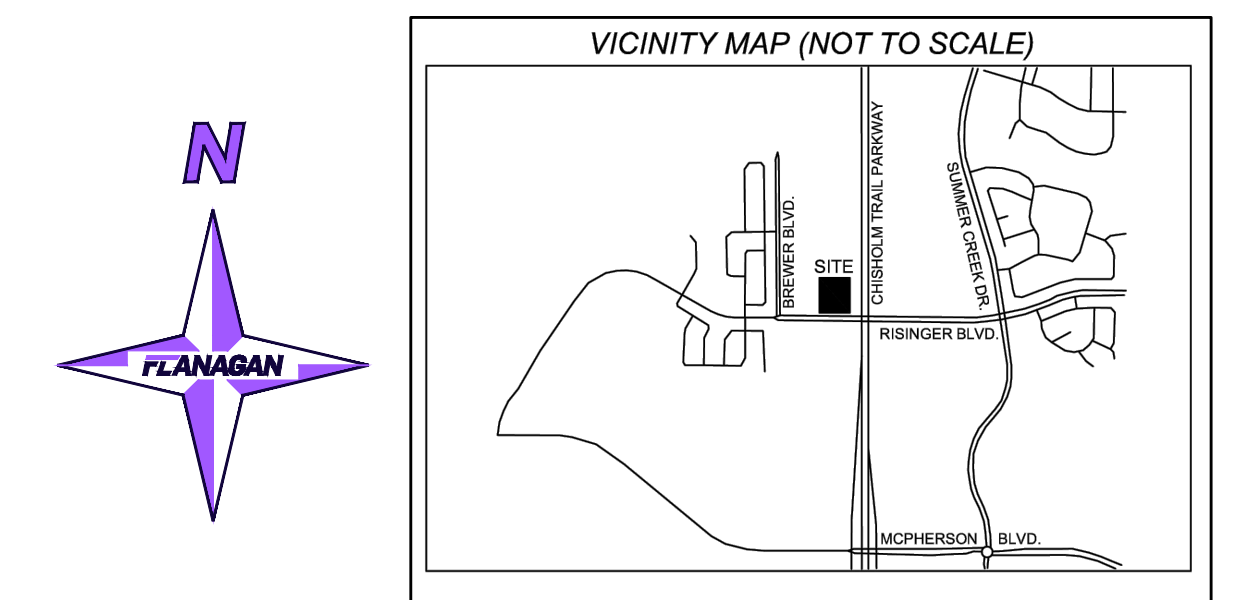


THE GRANDVIEW  
OF CHISHOLM TRAIL

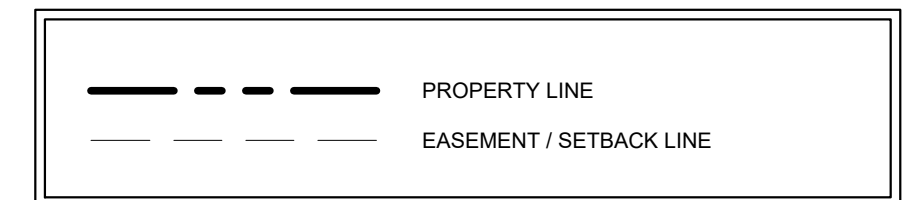


CHISHOLM TRAIL PARKWAY

WEST RISINGER BOULEVARD



LEGEND



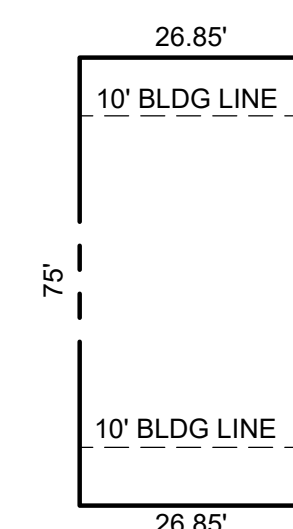
NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

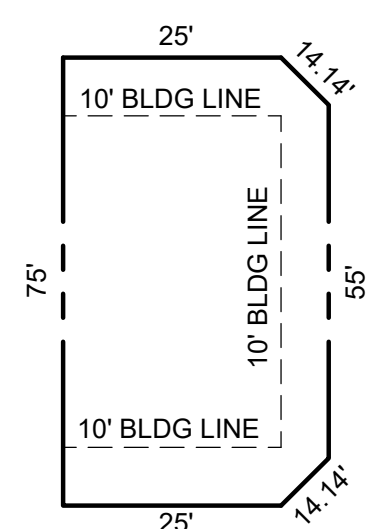
DEVELOPMENT STANDARDS

1. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4. SIGNS.
3. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
4. THIS REQUEST FOR PLANNED DEVELOPMENT IS IN ACCORDANCE WITH R1 CLUSTER HOUSING UNITS FROM SECTION 4.708 OF THE ZONING ORDINANCE WITH THE FOLLOWING EXCEPTIONS.

REQUIREMENT	R1 STANDARD	PROPOSED TO:
SECURITY GATES		SECURITY GATES AND FENCING WILL BE TO FULLY ENCLOSE THE DEVELOPMENT.
FENCING	TWO FEET HIGH IN PUBLIC OPEN SPACE EASEMENT, EIGHT FEET HIGH BEHIND FRONT YARD.	ALLOW 6' SOLID WOOD OR WROUGHT IRON FENCING IN THE FRONT YARD ALONG W. RISINGER ROAD.



TYPICAL LOT



TYPICAL CORNER LOT

Site Plan  
for  
Zion DUPLEXES

West Risinger Boulevard at Chisholm Trail Parkway  
Proposed Zoning  
PD ( R1 ) Cluster Housing Units District  
Located Near the City of Fort Worth, Texas  
in Tarrant County  
50 Lots, 4 HOA Lots  
Date Prepared: December 27, 2024

SITE DATA TABLE	
EXISTING ZONING	G
PROPOSED ZONING	PD R1 CLUSTER HOUSING UNITS
LOT AREA	5.5935 ACRES
UNITS PER ACRE	8.94 UNITS/ACRE
OPEN SPACE	0.85 ACRES (37,046 S.F.)
SITE PARKING	50 UNITS x 2 SPACES = 100 SPACES
PROVIDED PARKING	100 SPACES



### Area Map



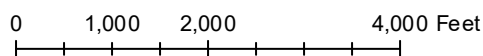
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Langersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

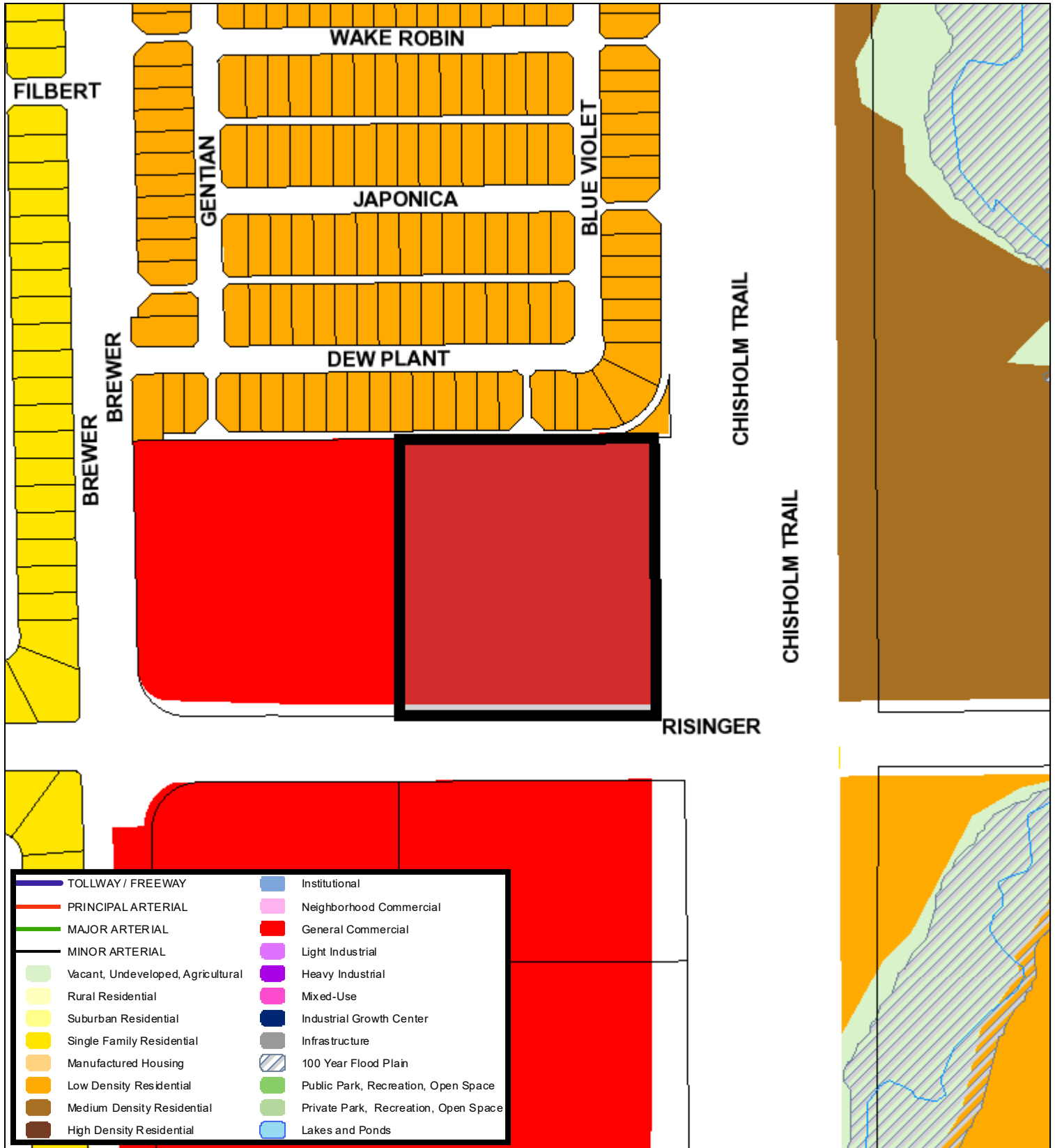
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



240 120 0 240 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**



0 155 310 620 Feet





# Zoning Staff Report

Date: January 08, 2025

Case Number: ZC-24-147

Council District: 5

## Zoning Map Amendment & Site Plan

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

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

**Site Location:** South of Randol Mill Road, east of Woodhaven Boulevard, north of Boca Raton Boulevard, and west of High Woods Trail (former golf course only)

149.50 acres

**Acreage:** +/-

### Request

**Proposed Use:** Mixed-use, varies residential types, and an agricultural portion

**Request:** From: "CF" Community Facilities and "A-5" One Family

To:

1. Tract A: "UR" Urban Residential 21.7 acres
2. Tract B: "MU-1" Low-Intensity Mixed Use 41 acres
3. Tract C: "UR" Urban Residential 2.1 acres
4. Tracts D: "A-21" One Family 7.4 acres
5. Tract E: "A-21" One Family 8.5 acres
6. Tract F: "A-21" One Family 46.5 acres
7. Tract G: "AG" Agricultural 22.2 acres

### Recommendation

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

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

**Comprehensive Policy Consistency for** Requested change **is consistent**

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

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

## Project Description and Background

The subject properties encompass approximately 149.50 acres and are situated south of Randol Mill Road, east of Woodhaven Boulevard, north of Boca Raton Boulevard, and west of High Woods Trail. The area proposed for rezoning was previously utilized as a golf course that served the community for over 45 years but is no longer in operation. The applicant intends to divide the property into multiple tracts, each corresponding to specific zoning districts being requested (**Figure 1**). While the tract exhibits are provided for ease of communication, the metes and bounds descriptions provided align with these exhibits to ensure precise delineation of each tract.

The surrounding area reflects a diverse mix of residential zoning districts, highlighting the community's varied character. Adjacent parcels are zoned as follows: “A-5” One-Family Residential, “CR” Low-Density Multifamily Residential, “D” High-Density Multifamily Residential, and “E” Neighborhood Commercial.

	From	To	Total Acres
<b>Tracts A &amp; C</b>	“CF” Community Facilities	“UR” Urban Residential	23.8
<b>Tract B</b>	“CF” Community Facilities	“MU-1” Low-Intensity Mixed Use	41
<b>Tracts D-F</b>	“A-5” One Family	“A-21” One Family	62.4
<b>Tract G</b>	“CF” Community Facilities	“AG” Agricultural	22.2

The total acreage designated for form-based districts is 64.8 acres, while the total acreage allocated for non-form-based districts is 84.6 acres.

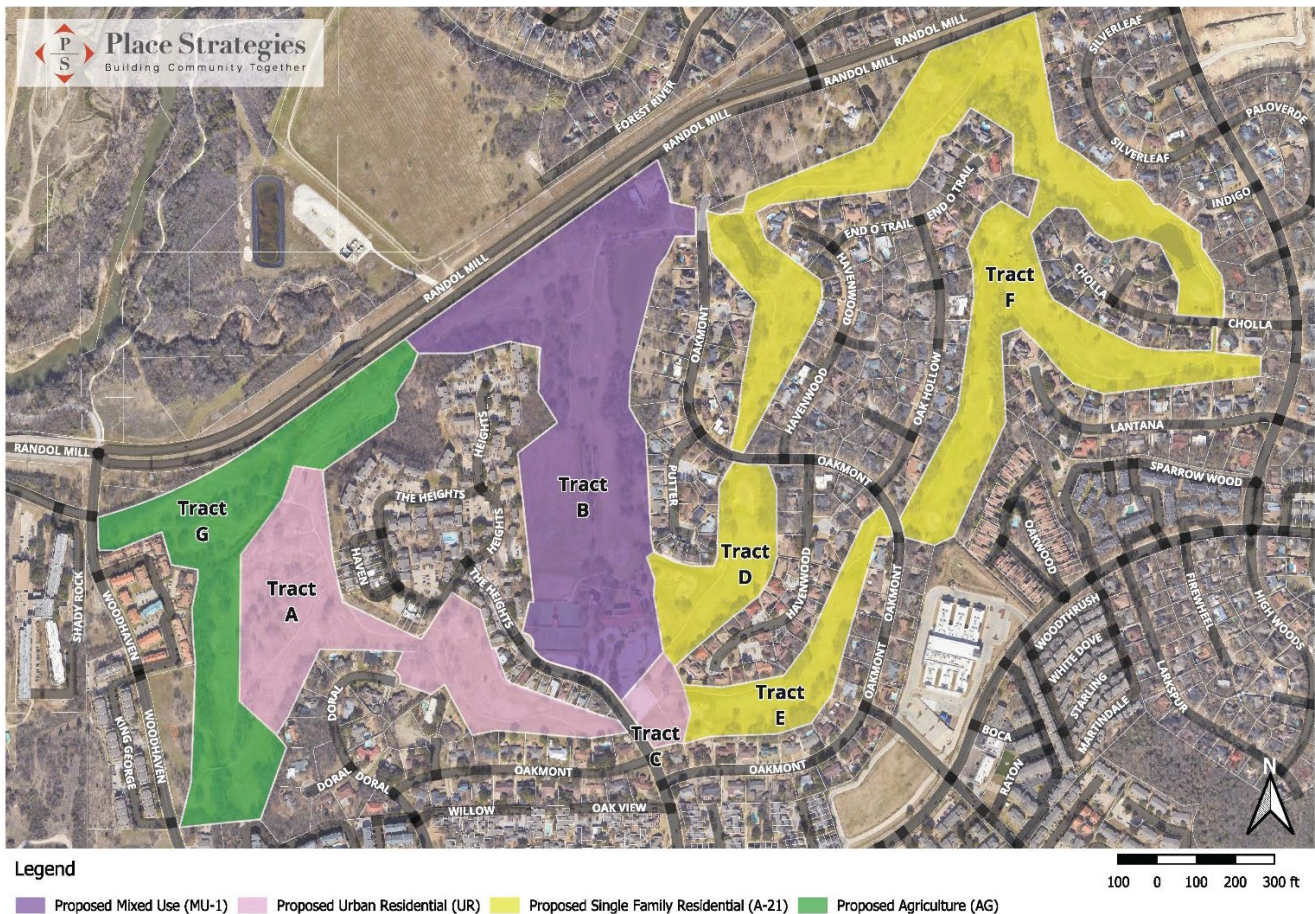


Figure 1: Zoning Exhibit Site Plan Exhibit A

The applicant has proposed a development plan that includes a mix of low-density and high-density residential areas, as well as commercial uses. This approach aims to create a mixed-use community that caters to various housing and business needs. A preliminary site plan has been submitted, illustrating the proposed conceptual layout of the area (**Figure 2**).

While this conceptual layout offers the overall vision of the project, a formal site plan submission will be required later in the development process. The absence of this requirement at this point allows the applicant to focus on securing zoning approval, with the understanding that detailed site planning and compliance with development standards will follow in subsequent stages of the process.

An economic development plan is currently being created for this project. The Zoning Change is in one of the steps in achieving this goal.

### **Applicant's Proposal**

The applicant has provided a detailed project description to understand the reason for the request. The applicant has written, *“The development project is a rezoning from Community Facilities (CF) to a mix of different base zoning districts that include Urban Residential (UR), Low-Intensity Mixed Use (MU-1), and Single-Family Large Lots (A-21). Historically this property had operated as a golf clubhouse and course but has subsequently failed to continue to operate. The development vision for this property intends to revitalize the area by providing a variety of different uses but protecting the existing fabric of the neighborhood.*

*The development team has had multiple engagement meetings with the neighborhood to bring forward the community needs through the vision. Establishing a clear transition between the neighborhood but also providing some much-needed investment through mixed use development that will perform in the long term is essential.*

*Providing large lot residential development on the eastern portion of the development was a decision based directly from the neighborhood feedback. With existing multi-family adjacent to the western portion of the development there is an opportunity to create a mixed-use central area that can provide appropriate commercial to support the neighborhood. The urban residential zoning district also creates a natural transition from mixed-use and existing multifamily into single family residential.*

*Currently the Future Land Use Plan and Comprehensive Plan classify the property as Open Space which is consistent with the previous golf course designation. Surrounded by high intensity and low intensity residential, the proposed zoning districts are consistent with a natural transition between the two residential intensities.”*





Figure 2: Proposed Conceptual Plans, provided by applicant Exhibit B

## Site Photos



Figure 3: Site Photos taken by Staff on 12/18/2024; Left photo taken from 913 Country Club Lane; Right photo taken from Randol Mill Road

## Surrounding Zoning and Land Uses

### Tract A- 21.6993 acres

North	“CF” Community Facilities / Open Space
East	“D” High Density / Residential
South	“A-5” One-Family / Residential
West	“CF” Community Facilities / Open Space

### Tract B- 41.0540 acres

North	“A-5” One-Family / Residential
East- north	“A-5” One-Family / Residential
East- south	“CR” Low Density / Residential
South	“CR” Low Density / Residential
West	“D” High Density / Residential

### Tract C- 2.1443 acres

North	“CF” Community Facilities / Golf Club
East	“CR” Low Density / Residential
South	“A-5” One-Family / Residential
West	“A-5” One-Family / Residential

### Tract D- 7.4225 acres

North	“A-5” One-Family / Residential
East	“A-5” One-Family / Residential
South	“CR” Low Density / Residential
West	“CR” Low Density / Residential

### Tract E- 8.5418 acres

North	“A-5” One-Family / Residential
East	“A-5” One-Family / Residential

South "A-5" One-Family / Residential  
West "CR" Low Density / Residential

**Tract F- 46.4677 acres**

North "A-5" One-Family / Residential  
East "A-5" One-Family / Residential  
South "A-5" One-Family / Residential  
South- east "D" High Density / Residential  
West "A-5" One-Family / Residential

**Tract G- 22.1749 acres**

North "AG" Agricultural/ Vacant  
East "CF" Community Facilities / Open Space  
South "D" High Density / Residential  
West "D" High Density / Residential

**Zoning History**

The zoning history pre-dates 2004

**Public Notification**

**Written Notice**

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 24, 2024.

**Posted Notice**

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

**Published Notice**

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

**Courtesy Notice**

The following organizations were notified: (emailed December 24, 2024)

<b>Organizations Notified</b>	
Trinity Habitat for Humanity	Streams and Valleys Inc
East Fort Worth Business Association	Woodhaven Community Development Inc
East Fort Worth, Inc	

*\* Located within a registered Neighborhood Organization*

**Development Impact Analysis**

Land Use Compatibility- for the specific zoning districts

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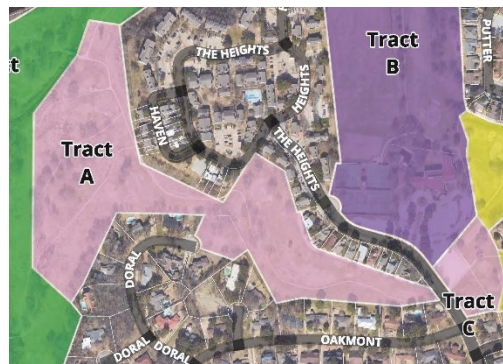
This section organizes land uses according to the four distinct zoning districts requested by the applicant. Given the significant differences between the proposed zoning districts, this approach facilitates a clearer analysis of their potential impacts on compatibility. Visuals included throughout the report are provided to enhance understanding and support the information presented. Please refer to these visuals for a comprehensive view of the proposed zoning districts and their implications.

The surrounding area is predominantly residential, as the former golf course was originally developed within a single-family residential community. Historically, this area functioned as part of a golf club community, contributing to the neighborhood's cohesive character and identity.

The proposed zoning districts will be evaluated comprehensively, considering all permitted uses within each district, as well as the minimum and maximum densities allowed for the associated uses. This review will focus on the total potential impact these zoning changes could have on this long-standing neighborhood.

It is important to note that the conceptual site plan submitted by the applicant does not illustrate the maximum allowable uses for the proposed zoning districts. Additionally, the submitted design does not fully adhere to the design standards required for some of the proposed zoning districts. These discrepancies will be carefully considered during the review process to ensure the proposed developments align with the area's established character and regulatory requirements.

### **“UR” Urban Residential- Tracts A & C- 23.8436 acres**



In accordance with CFW Ordinance 4.713, the purpose of the Urban Residential (UR) zoning district is to serve as a transitional zone between single-family residential areas and multi-family developments. Also according to the Ordinances, this district achieves its purpose by permitting single-family residential uses up to the higher-density multifamily. UR zoning is specifically designed to accommodate residential uses in mixed-use growth centers and urban villages, providing a seamless transition between mixed-use developments and one- or two-family residential neighborhoods.

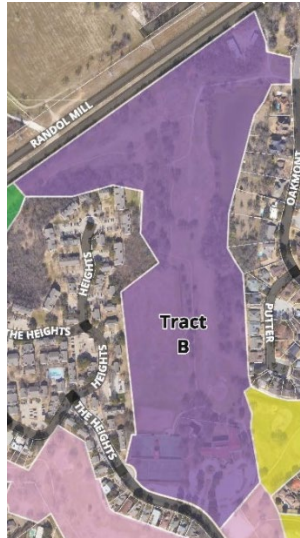
The UR district supports a maximum building height of three stories, with the potential to go higher with the height bonuses that allows development up to four stories. The allowed density for this district is 40 dwelling units per acre, enabling up to 953 units to be constructed if Tracts A and C are rezoned. If the developers utilize the height bonus, the allowable density increases to 60 units per acre, resulting in a total potential of 1,431 units. However, these calculations represent theoretical maximums and do not account for constraints such as buildable area, infrastructure, or site design considerations. The local infrastructure's capacity to accommodate the proposed number of units will be evaluated at the time of development, which will determine the ultimate density. The typical residential uses allowed within the Urban Residential (UR) zoning district include the following:



- Single-Family Detached
- Single Family Attached (Townhouse)
- Two-Family Attached (Duplex)
- Manor House
- Garden Apartment
- Cottage Court
- Apartments/Condominiums



## “MU-1” Low-Intensity Mixed Use: Tract B- 41.0540 acres



In accordance with CFW Ordinance 4.1300, the purpose of the Low-Intensity Mixed Use (MU-1) zoning district is to serve a variety of housing uses with neighborhood-serving commercial and institutional uses developments. This district achieves its purpose by permitting two-family residential uses to the higher-density commercial and multifamily. Also, according to the Ordinances, MU-1 zoning is specifically designed to accommodate higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages. Also, MU-1 is encouraged more for the central city.

The MU district supports a maximum building height of three stories, with the potential to go higher with the height bonuses that allow development up to five stories for single uses. However, if the uses are mixed the maximum allowed are five stories by right. The allowed density for single uses in this district is 40 dwelling units per acre, enabling up to 1,642 units to be constructed if Tract B are rezoned. If the developers utilize the height bonus, the allowable density increases to 70 units per acre, resulting in a total potential of 2,873 units. The allowed density for mixed uses in this district is 80 dwelling units per acre, enabling up to 3,284 units to be constructed. However, these calculations represent theoretical maximums and do not account for constraints such as buildable area, infrastructure, or site design considerations. The local infrastructure's capacity to accommodate the proposed number of units will be evaluated at the time of development, which will determine the ultimate density. These are uses allowed by right within the Low Intensity Mixed-Use (MU-1) zoning district include the following:

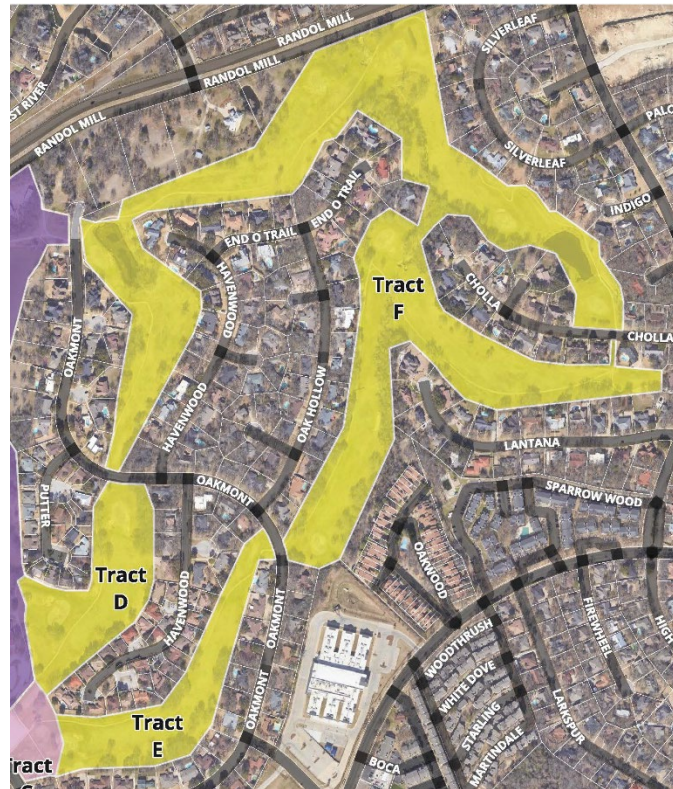
### Typical Residential Uses

- One-Family Attached (Townhouse)
- Two-Family Attached (Duplex)
- Manor House
- Apartment/Condominium

### Typical Commercial Uses

- Restaurant, café, cafeteria
- Offices
- Retail Sales and Services
- Auto Parts Sales
- Alcohol sales

**“A-21” One Family: Tracts: D, E, & F- 62.432 acres**



In this zoning district, the permitted uses include single-family homes, aligning with what is currently allowed. This zoning change would be considered a "downzoning" due to the reduced density permitted in the proposed district. Under the current A-5 One-Family zoning, a minimum lot size of 5,000 square feet is required for development, allowing for a theoretical maximum of 544 single-family lots. In contrast, the proposed A-21 One-Family zoning requires a minimum lot size of 21,780 square feet, significantly reducing the potential density to a maximum of 125 single-family lots.

It is important to note that these calculations represent theoretical maximums and do not account for various practical constraints, such as buildable area, infrastructure requirements, and site design considerations, which may further limit the number of lots that can be developed. The lower density makes the A-21 zoning uses compatible with the surrounding land uses, providing consistency and alignment with the character of the area. This proposed zoning change supports larger lot sizes, which can maintain the neighborhood's existing feel and reduce the potential impact on local infrastructure and traffic.



## Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as an Open Space on the Future Land Use Map.

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
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

The proposed property's designation is consistent with the Open Space category as outlined in the Future Land Use (FLU) Map. While the rezoning request aligns with the FLU designation, the uses may or may not fully align with the broader goals of the FLU.

The Comprehensive Plan promotes the development of vibrant, mixed-use communities that effectively integrate residential and commercial activities. Preserving the neighborhood zoning is essential to maintaining this vision and supporting the area's character and quality of life. Key policies guiding this vision include:

- ***Preserve the character of rural and suburban residential neighborhoods.***
- ***Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.***
- ***Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.***
- ***Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.***
- ***Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.***
- ***Promote the use of Low-Impact Development techniques to reduce erosion and sedimentation of rivers, lakes, and streams.***
- ***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.***
- ***To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.***

While the proposed zoning districts may technically be permissible within the Open Space designation, this does not imply that any zoning district can or should be applied indiscriminately. The underlying intent of the policies associated with Open Space is to protect the character and stability of existing neighborhoods while facilitating appropriate development that aligns with the community's needs and vision.

Careful consideration must be given to the compatibility of the proposed zoning districts with the surrounding area, particularly in terms of land use, density, and potential impacts on adjacent properties. Appropriate zoning

districts should be selected to prevent incompatible uses and to maintain the balance between development and preservation.

These proposals warrant thorough evaluation to ensure they align with the long-term vision for the area, support neighborhood integrity, and contribute positively to the community's character. This approach ensures that development is both sustainable and harmonious with the existing and anticipated land use patterns.

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



**Supplemental Information**  
**Site Photos taken by Staff on 12/18/2024**



**Taken from Country Club Lane at 913 Country Club Lane**



**Taken from Country Club Lane at 913 Country Club Lane**





**Taken from Country Club Lane at 913 Country Club Lane**



**Taken from Country Club Lane at 913 Country Club Lane**







**Taken from Country Club Lane at 913 Country Club Lane**

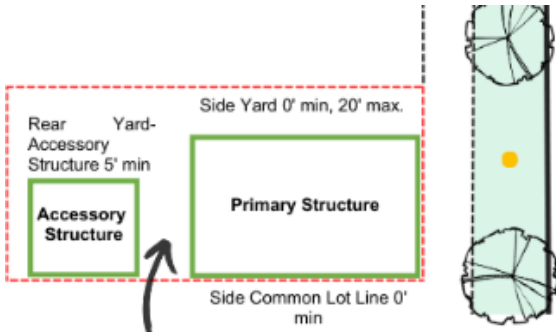


**Taken from Country Club Lane at 913 Country Club Lane**



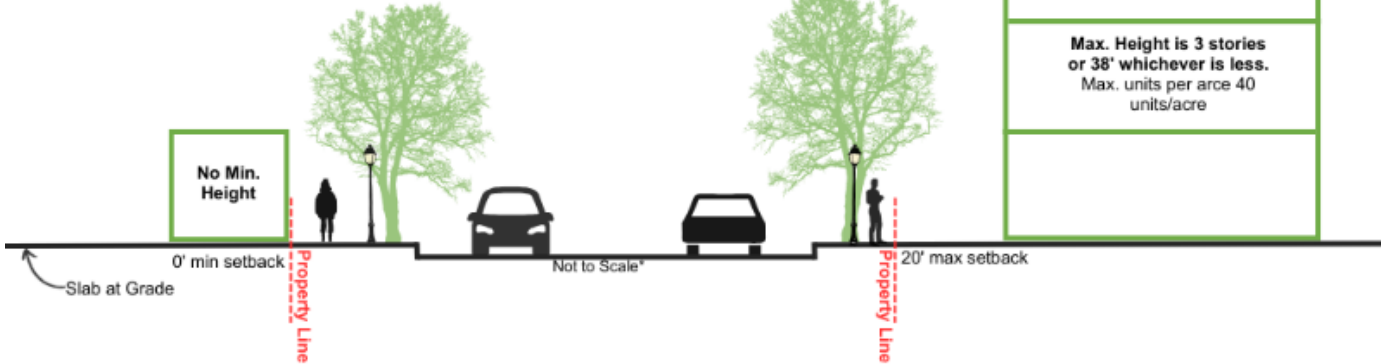
# MU/UR Additional Information

## UR SETBACKS, DENSITY & HEIGHT



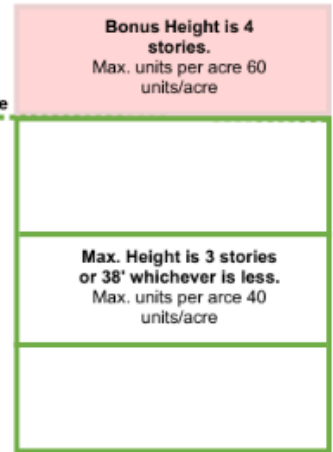
Rear Yard 5' min  
Rear Yard 20' min- adjacent to one- or two-family districts with an existing one or two-family structure\*

### Minimum Allowance

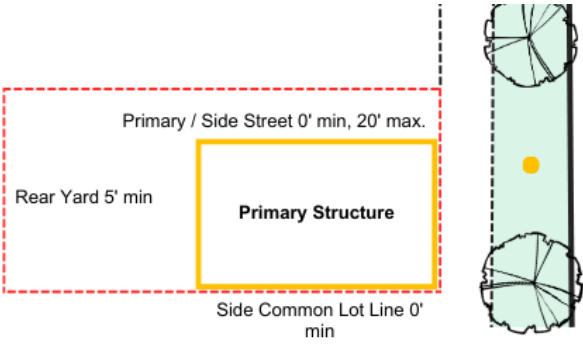


\*Width of adjacent alley, driveway access lot or access easement may be counted towards minimum

### Maximum Allowance



# MU-1 SETBACKS, DENSITY & HEIGHT



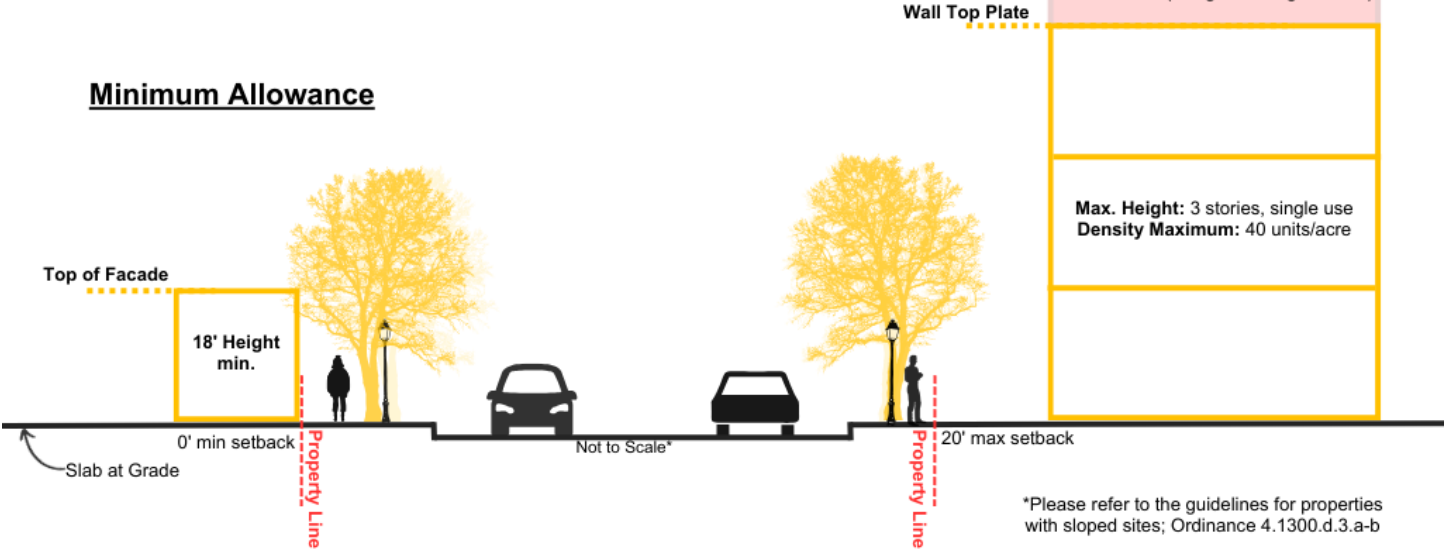
## Maximum Allowance

**Max. Height:** 5 stories, mixed-use.  
**Density Maximum:** 80 units/acre

**Bonus Height:** 5 stories, single use.  
**Density Maximum:** 70 units/acre (using both height bonus)

**Bonus Height:** 4 stories, single use.  
**Density Maximum:** 60 units/acre  
 -OR-  
 70 units/acre (using both height bonus)

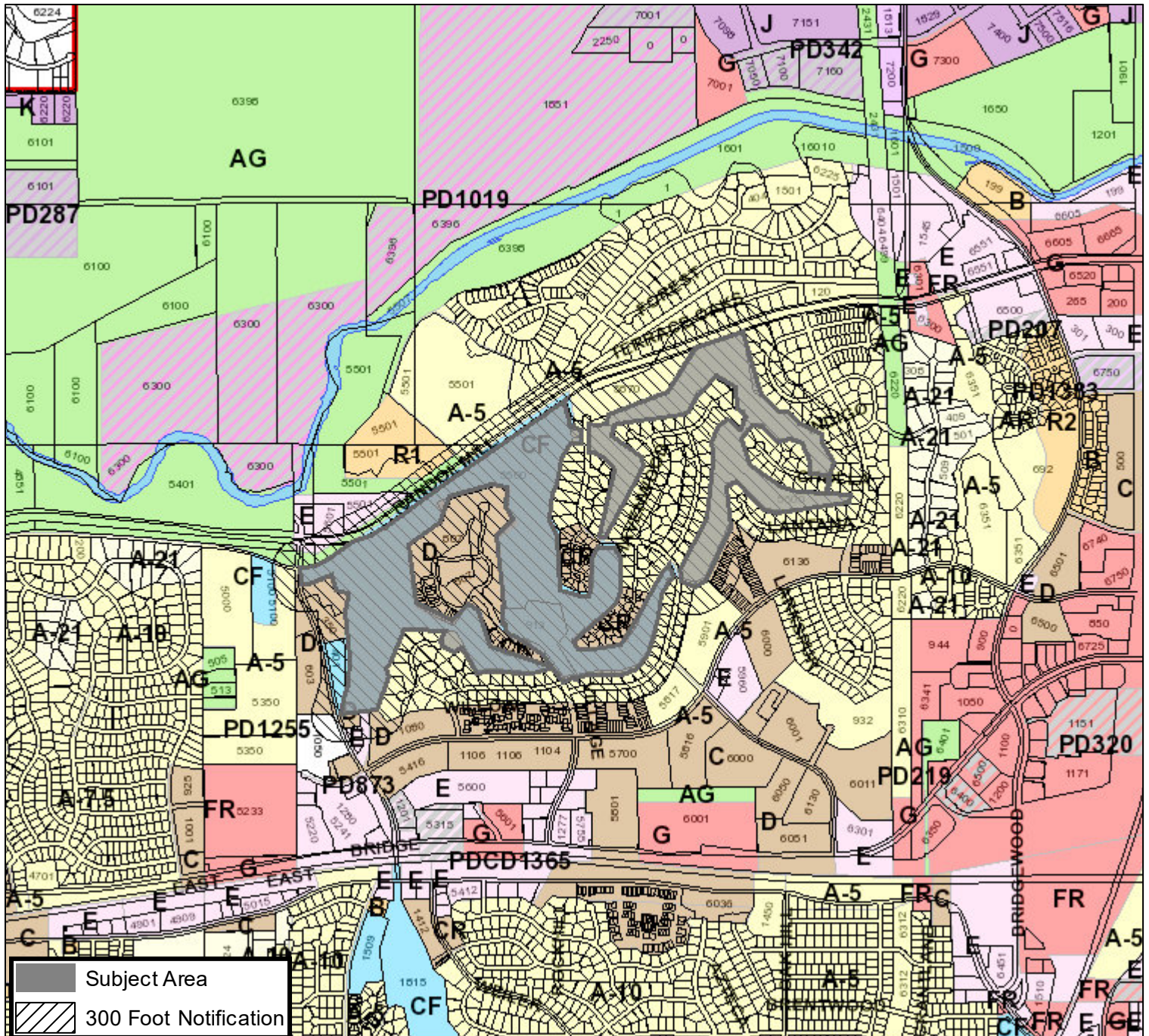
## Minimum Allowance



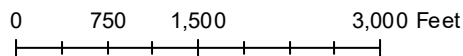
\*Please refer to the guidelines for properties with sloped sites; Ordinance 4.1300.d.3.a-b

### Area Zoning Map

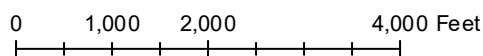
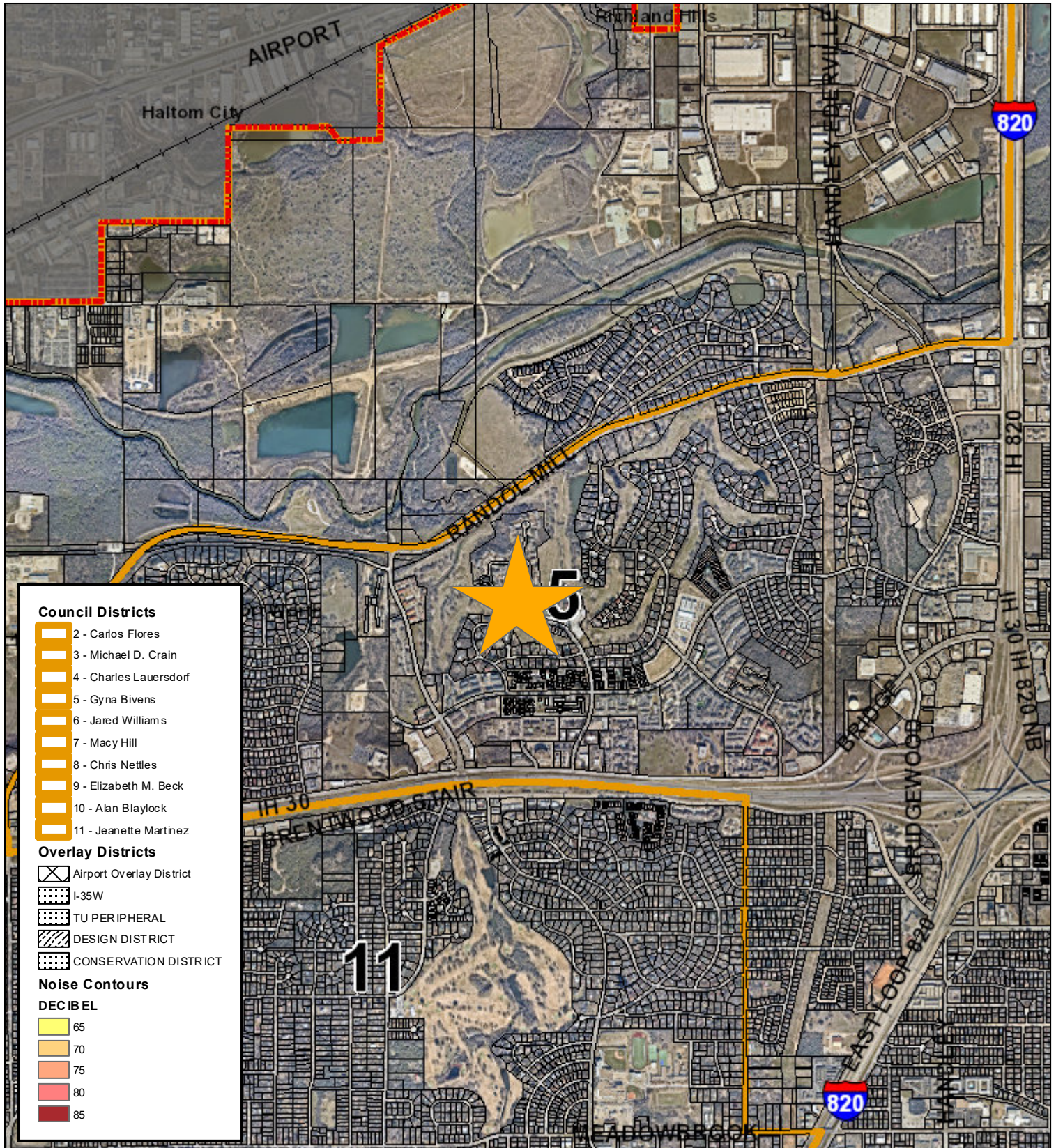
Applicant: Woodhaven Concerto No 1/Ivan Gonzalez  
 Address: South of Randol Mill Rd, east of Woodhaven Blvd, north of Boca Raton Blvd, west of High Woods Trl (former golf course only)  
 Zoning From: CF and A-5  
 Zoning To: Tract A-UR; Tract B-MU-1; Tract C-UR; Tracts DthruF-A-21; Tract G-AG  
 Acres: 149.04565335  
 Sector/District: Eastside  
 Commission Date: 1/8/2025  
 Contact: 817-392-6226

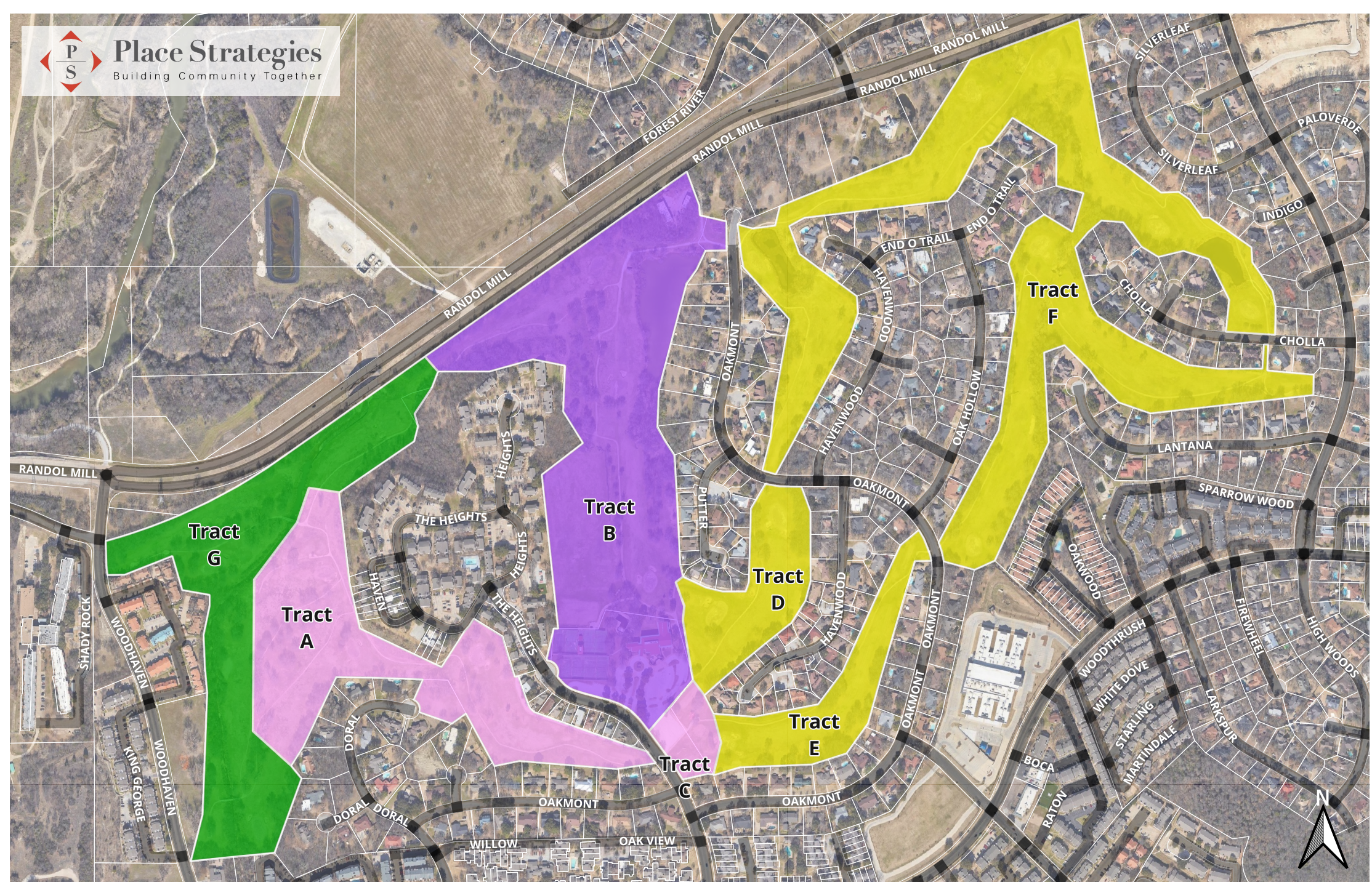


Subject Area  
 300 Foot Notification



## Area Map





100 0 100 200 300 ft

**Legend**

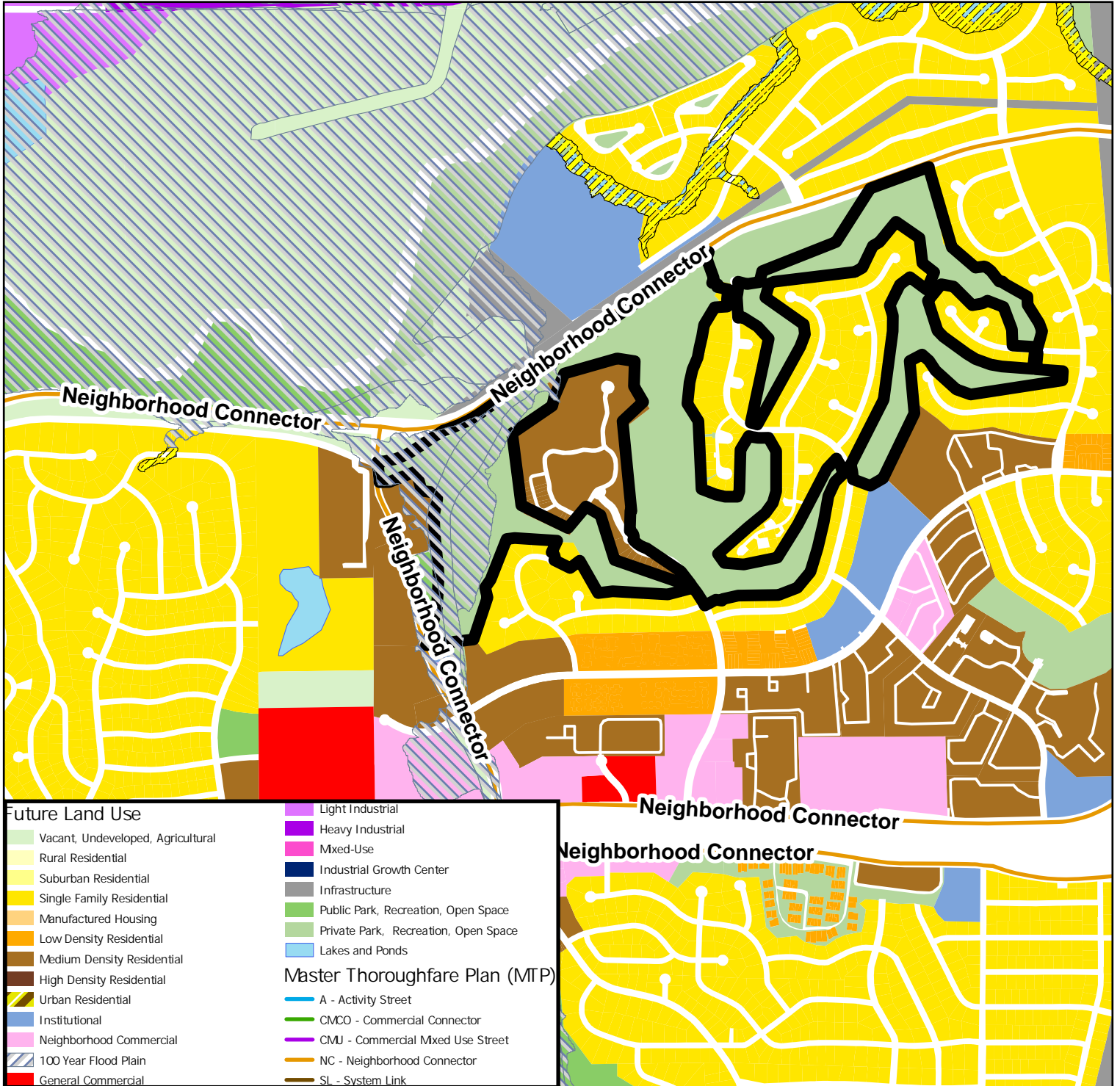
- Proposed Mixed Use (MU-1)
- Proposed Urban Residential (UR)
- Proposed Single Family Residential (A-21)
- Proposed Agriculture (AG)

# Conceptual Plan: Redevelopment with Nine-Hole Golf Course



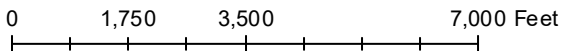
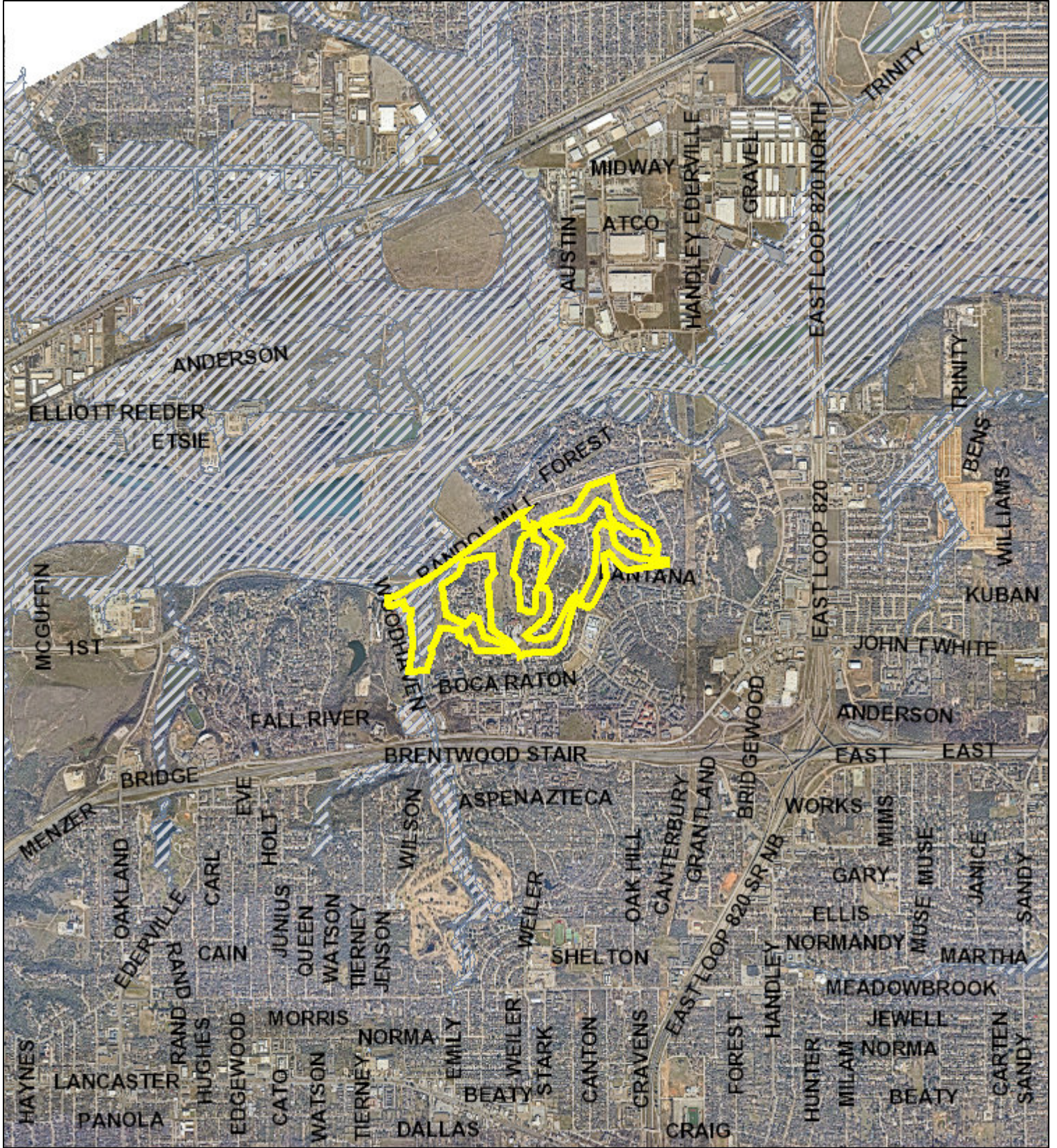
- A** Community Center, Park Area with Trails to Quanah Parker Park and Trinity Trails Connection
- B** Pocket Neighborhood Residential
- C** Redesigned Clubhouse with Active Spaces (Dog Park, Public Park, Food & Bev, Pickleball, Tennis)
- D** Employment, Office, and Flex Space
- E** Urban Residential
- F** Mixed-Use with Hospitality or Urban Residential
- G** Urban Agriculture and Education
- H** Nine Hole Golf Course

## Future Land Use





## Aerial Photo Map





# Zoning Staff Report

**Date:** January 8, 2025

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

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** Stephen Murray

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

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

**Acreeage:** 0.332 acres

### Request

**Proposed Use:** Food Truck Vendor

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

To: Add CUP for food truck on vacant lot in “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**

### Table of Contents

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

## Project Description and Background

The applicant proposes to rezone the subject site from the current “E” Neighborhood Commercial to “Add CUP for food truck on vacant lot in “E” Neighborhood Commercial. Food trucks are typically first allowed in “FR” General Commercial Restricted on lots that contain an existing use (convenience store/office). The applicant is requesting to allow the food truck on a vacant lot. In this scenario, staff is supportive of the proposal because straight “FR” might be too intense for this area. In addition, the vacant lot has plenty of room for parking and will behave similar to a restaurant, which is allowed by right within the district.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / auto sales, commercial  
East “FR” General Commercial Restricted / commercial and multifamily  
South “B” Two-Family Residential / single family residential  
West “PD 651” "PD-SU" for all uses in "FR" plus rental hall for private functions with auxiliary parking / rental hall

## Zoning History

The property has had its current zoning designation since at least 2004

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 20, 2024.

### Posted Notice

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

### Published Notice

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

### Courtesy Notice

The following organizations were emailed on December 20, 2024:

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

# Development Impact Analysis

## Land Use Compatibility

Surrounding land uses vary with auto sales and commercial to the north, commercial and multifamily just east, single-family to the south, and PD/FR for rental hall to the west. The addition of a food truck on vacant lot in “E” Neighborhood Commercial **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Northeast

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

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

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

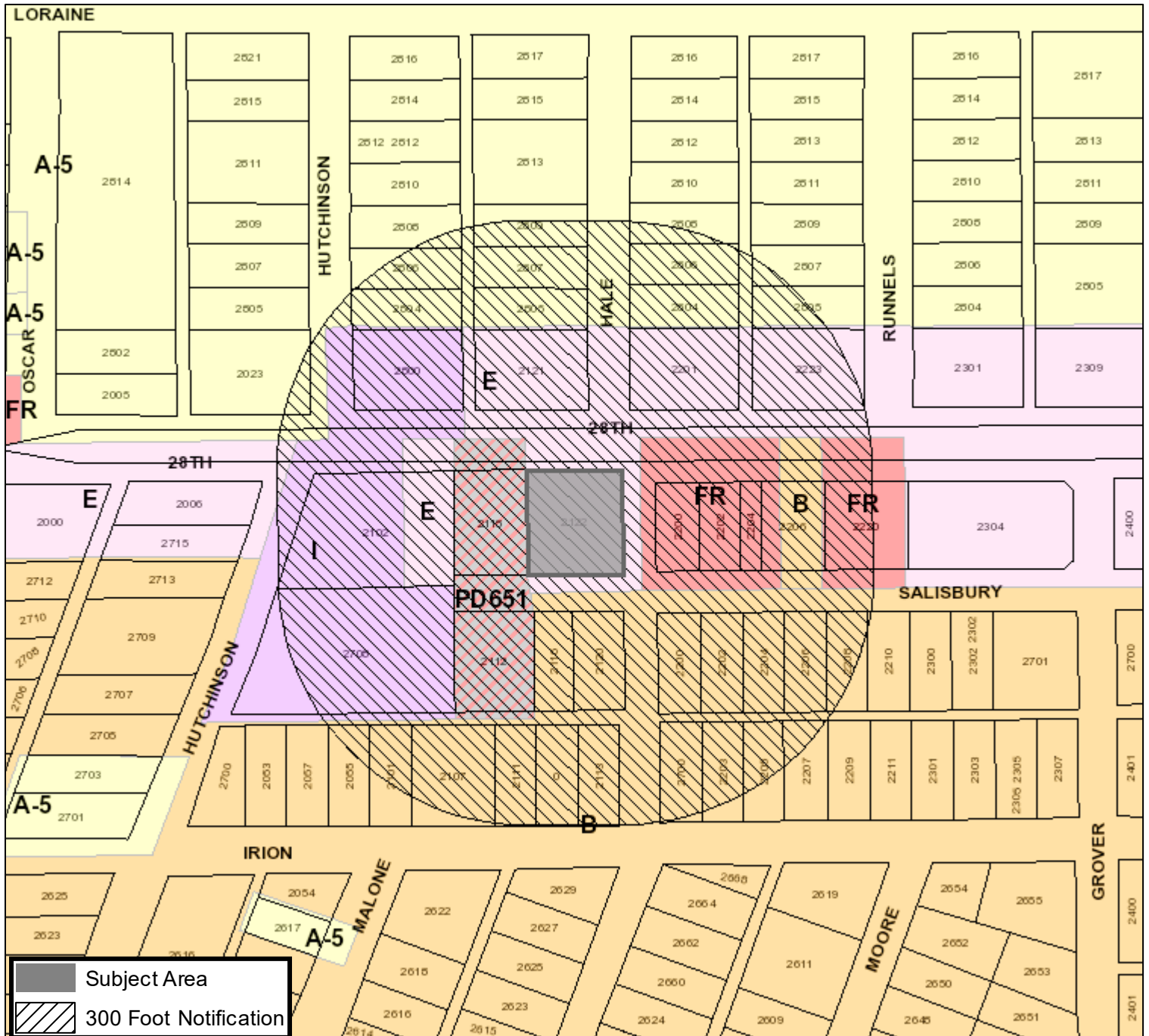
Rezoning **is consistent** with the following policies.

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

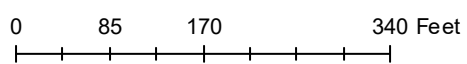


# Area Zoning Map

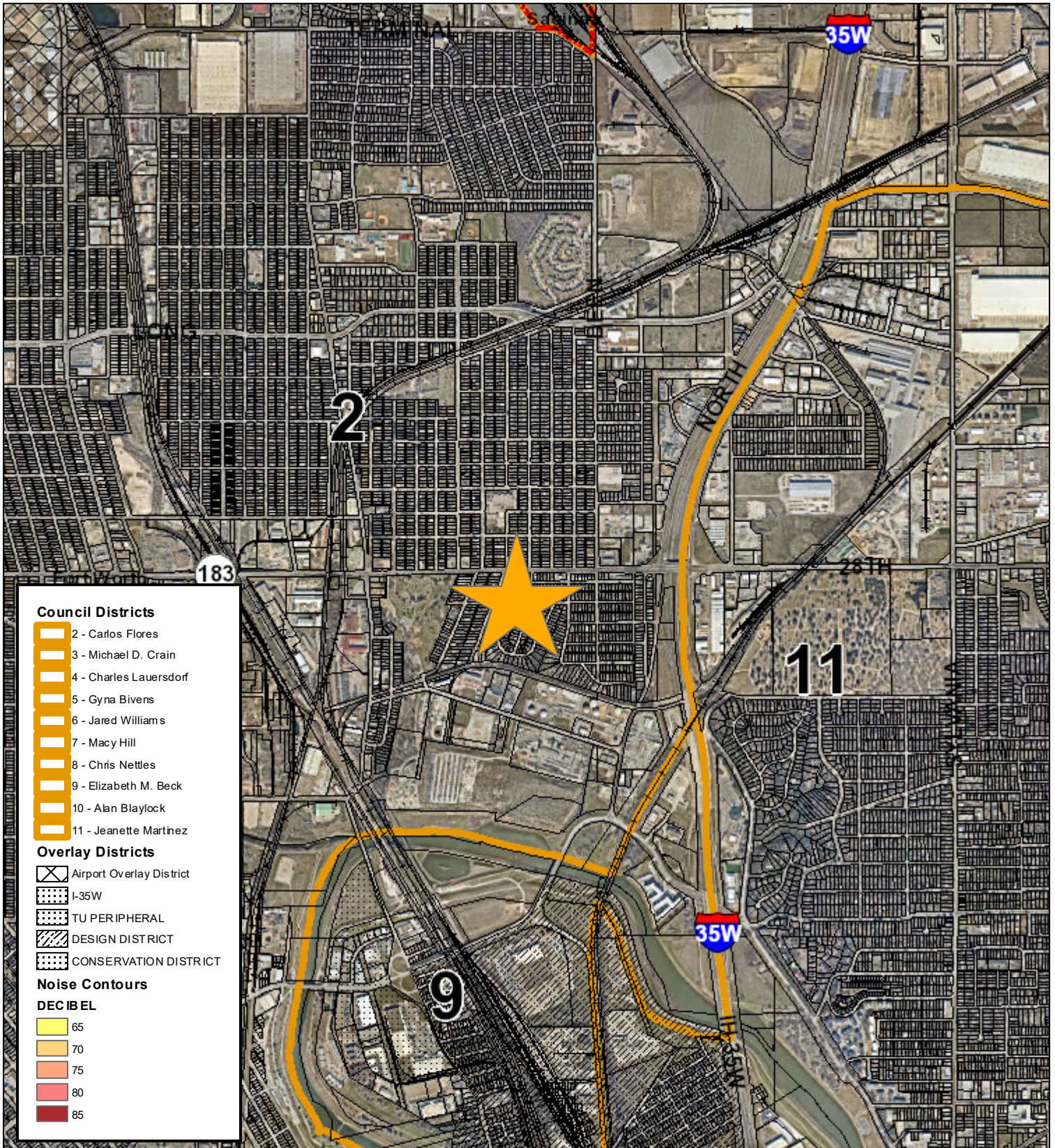
Applicant: Eleuterio Amador  
 Address: 2122 NE 28th Street  
 Zoning From: E  
 Zoning To: Add CUP for food truck on vacant lot in E Neighborhood Commercial  
 Acres: 0.33211425  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 1/8/2025  
 Contact: 817-392-6226



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

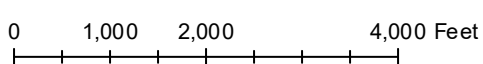
**Overlay Districts**

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

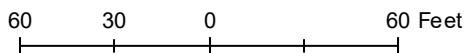
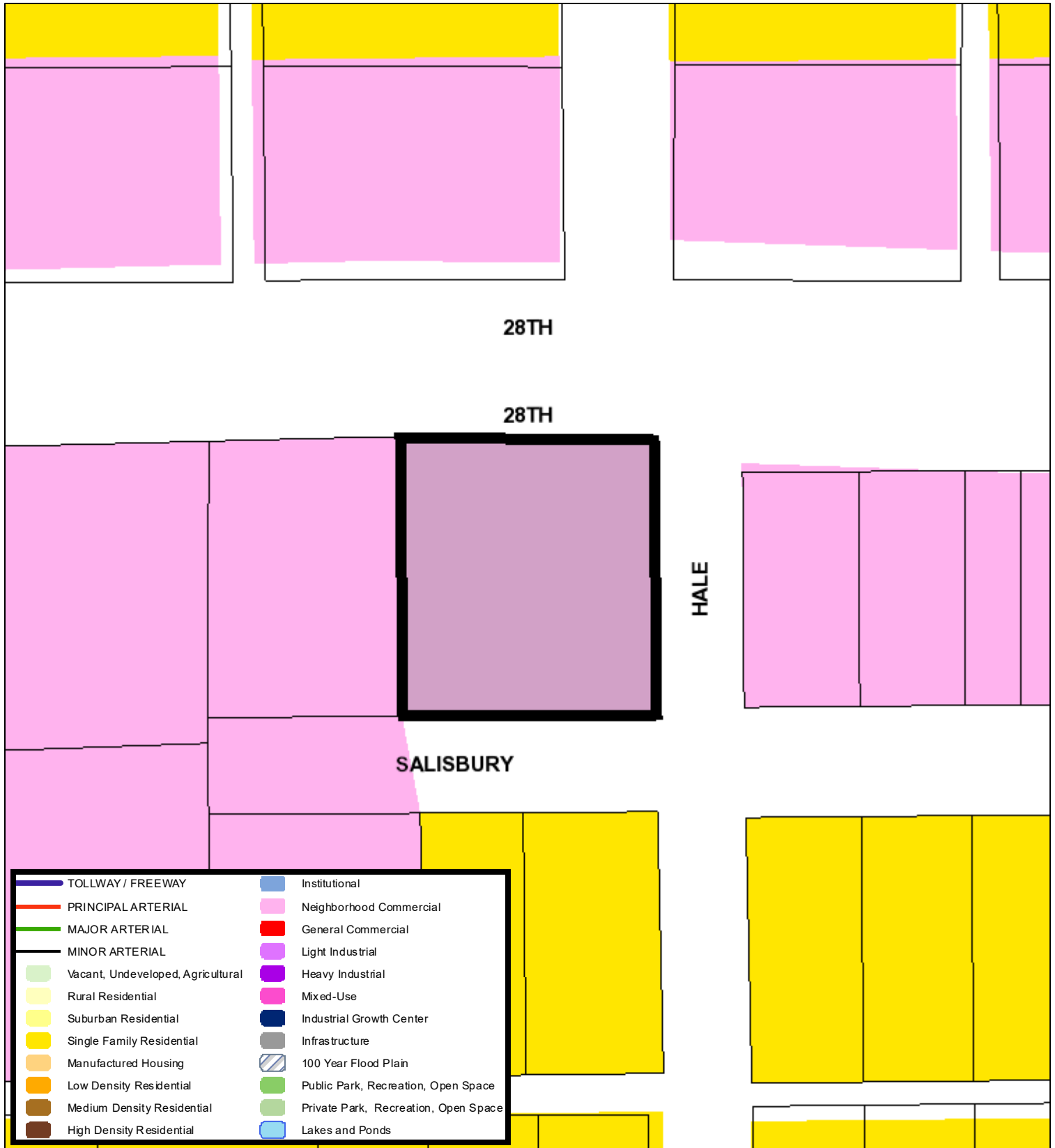
**Noise Contours**

**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 37.5 75 150 Feet







# Zoning Staff Report

Date: January 08, 2025

Case Number: ZC-24-152

Council District: 5

## Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Hughes House III GP, LLC / Brandon Burns

Site Location: 4912 & 5000 East Rosedale Street

Acreage: 2.2782 acres

### Request

Proposed Use: Multi-family

Request: From: "PD 1259" Planned Development for all uses in "MU-1" Low-Intensity Mixed Use with a waiver to maximum building height and minimum parking requirements to allow for permanent food trucks, site plan required  
To: Amend "PD 1259" to add development standard waivers to increase the maximum setback, and to decrease the amount of individual street-oriented entries from the primary ROW; site plan included.

### Recommendation

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

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

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

#### Urban Design Commission & Staff Recommendations:

**Approval** of the waiver to increase the maximum setback to 31 feet subject to conditions; **Denial** of the waiver to decrease the amount of individual street-oriented entries from the primary ROW

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9. Aerial Photograph

## Project Description and Background

The subject property encompasses approximately 2.2782 acres and consists of two platted lots adjacent to Etta Street (**Figure 1**). Both lots are currently vacant and lie within an area undergoing significant redevelopment as part of the ongoing Hughes House revitalization project. This area, part of the Stop Six (“SS”) Design District Overlay (ZC-19-116), which will include new residential multifamily units, enhanced playgrounds, parks, and a community center (see '*Recent Zoning History*'). Nearby parcels are zoned “MU-1” Low-Intensity Mixed Use and "E" Neighborhood Commercial, reflecting the mixed-use nature of the surrounding development.

The applicant plans to develop Phase III, the final phase of the Hughes House Project (**Figure 2**). A site plan was previously approved to develop this phase with ??? apartments. Phase III will encompass three structures containing 78 residential units spread across two blocks (**Figure 1**). These structures are three stories tall. Two of the buildings will be located west of Etta Street, while the third will be situated east of Etta Street. Both blocks are corner lots, adding prominence to their locations within the development (**Figure 3**). The applicant proposes to amend the site plan and Planned Development standards to:

1. integrate the site plan for Phase III into PD1259;
2. revise portions of the Planned Development to reflect updates in the site plan for Phase III;
3. increase the **maximum allowable setback** from 20 feet to 31 feet along East Rosedale Avenue.; and
4. waive the required individual **street-oriented entries** along the primary right-of-way on Rosedale Avenue, proposing zero individual street-oriented entries than the six entries otherwise required.

A site plan has been submitted that corresponds with the applicant’s requested amendments. The site plan will be required to comply with City Council’s conditions for approval prior to the effective date of the ordinance. Submission of a site plan is a critical requirement for the amended Planned Development application in this case. Staff comments on the submitted site plan should be addressed during the review process.



### Urban Design Commission (UDC) Recommendation:

On **October 17, 2024** the Urban Design Commission (UDC) reviewed and made a recommendation to the Zoning Commission and City Council to amend PD-1259 for the following development standard changes from the Low-Intensity Mixed Use (MU-1) Standards:

- That the request to amend PD-1259 to allow for a **31-foot setback from the primary street** where maximum setback is 20 feet along East Rosedale Street be **approved with conditions**, subject to the following conditions:
  - That the plans be resubmitted to the Development Services Department for review prior to the issuance of a Certificate of Appropriateness, additional variances will require additional waivers; and
  - That the applicant denotes on the site plan that overhead electric is to be buried; and
  - That the applicant works with staff to provide enhancements to the pedestrian realm considering the extra space provided in the increased setback.
- That the request to amend PD-1259 to reduce the number of street-level units with **no individual street-oriented entries along a primary street be denied**.

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

Phase 3 is the final phase of the Hughes House project and part of the Stop Six CNI project. The project includes (3) 3 story walk up buildings with 78 units on 2 blocks. It is located at E. Rosedale Street and Etta Street. It is between Hughes House Phase 1 and the @the6 project within the existing Boys & Girls club building. The buildings will be similar to the exterior design and materials used for Phase 2, compliant with MU zoning and include 1 and 2 bedroom units. Also included is a small community room open space and exterior playground. The street-scape and parking will be an extension of Phase 1 and 2 with coordinating landscaping and paving. The design of this phase is consistent with MU zoning, providing ground floor individual entries throughout the project, enhanced street-scape with landscaping and pedestrian lighting and burying of utilities throughout the project.

The design and Ownership team are requesting 2 waivers to the current PD design standards.

1) - To increase the maximum setback from 20' to 31' on the east block along Rosedale only, to allow work to be constructed safely adjacent to existing utility/power poles. This set back will be consistent to the adjacent phase 1 maximum set back. The existing utility/power poles will be removed during construction with the burial of utilities on the site. Enhanced landscaping will be in-filled between the building and the ROW to activate the additional space.

2) - To not provide individual street-oriented entries for (6) units that abut E. Rosedale Street only. This waiver would be consistent to the adjacent Phase 1 project that allowed a waiver due to the change in grade and elevation of the ground floor units and for safety along the 80' R.O.W. major thoroughfare of E. Rosedale Street. The change in grade from ground floor elevation to the sidewalk along Rosedale would be roughly 5' at the highest and would require extensive stairs to get to each unit. There is a safety concern having families with a steep entry adjacent to a major thorough fare with high speed traffic and the possibility of children running out of the entries into Rosedale.



Figure 3: Site Photos

## Surrounding Zoning and Land Uses

- North: “E” Neighborhood Commercial/ Commercial  
East: “PD 1259” “MU-1” Low Intensity Mixed Use/ Community Center  
South: “PD 1260” “UR” Urban Residential / Residential  
West: “PD 1259” “MU-1” Low Intensity Mixed Use / Residential

## Recent Zoning History

- ZC-19-116; to create the boundaries for Stop Six (“SS”) Design District Overlay; approved 9/10/2019;
- ZC-19-151; to create PD/MU-1 Planned Development for all uses in “MU-1” Low-Intensity Mixed Use with waivers to maximum building height, minimum parking requirement; site plan required (zone 1); PD/UR Planned Development for all uses in “UR” Urban Residential with waivers to parking requirement, transitional height plane; site plan required (zone 2); PD/CF Planned Development for all uses in “CF” Community Facilities with waivers to building setback adjacent to one or two-family, maximum building height, parking parallel to street; site plan required (zone 3); approved 10/9/2019;
- ZC-23-197 (SP-23-012); to add site plan and amend PD 1259 “PD/MU-1”, zone 1 to allow the use of Vendor, food, and potentially hazardous food. With the intent to redevelop an existing vacant building into a community center and a tenant business space to support the new Hughes House development. The site plan proposes to house a new outdoor space that includes a community garden, shade structures, and an open artificial lawn. As well as a permanent food truck area that will have a maximum of four food trucks; approved 01/10/2024.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 23, 2024.

### Posted Notice

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

**Published Notice**

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

**Courtesy Notice**

The following organizations were emailed on December 23, 2024:

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

## Development Impact Analysis

### Land Use Compatibility

A land use compatibility review is not applicable to this request because it pertains to an already established Planned Development (PD). This application does not propose adding new land uses or removing existing ones; rather, it focuses on design modifications and updates within the framework of the approved PD. As a result, the land uses within this development have already been deemed compatible with the surrounding area during previous zoning and development review processes.

The surrounding context has been carefully considered in prior zoning cases (refer to ‘Recent Zoning History’), ensuring that the uses within the Planned Development align with the broader goals of the neighborhood and city. This request maintains the integrity of the approved uses and seeks only to refine details such as site plan updates and design standard adjustments. Therefore, no additional compatibility concerns arise from this proposal.

### Stormwater

The site is not located in FEMA Floodplain or City Flood Risk Area. Deep potential high water seen along Rosedale. Storm Infrastructure is present along Rosedale Street per TPW Plan Sets K-0623.

## Comprehensive Plan Analysis

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

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

No changes will be made to the zoning district and the property’s designation is consistent with the Mixed-Use category outlined in the Future Land Use (FLU) Map. However, the request to have no entries onto the primary right-of-way is inconsistent with the following policies:

- 



## Site Plan Comments

The applicant must submit a revised site plan addressing the staff comments below prior to an ordinance becoming effective:

### **Zoning and Land Use**

#### **TPW Stormwater Comments**

Reviewer: Robin Stevens

Contact: [sds@fortworthtexas.gov](mailto:sds@fortworthtexas.gov)

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

### **Supplemental Information**



# Photographs





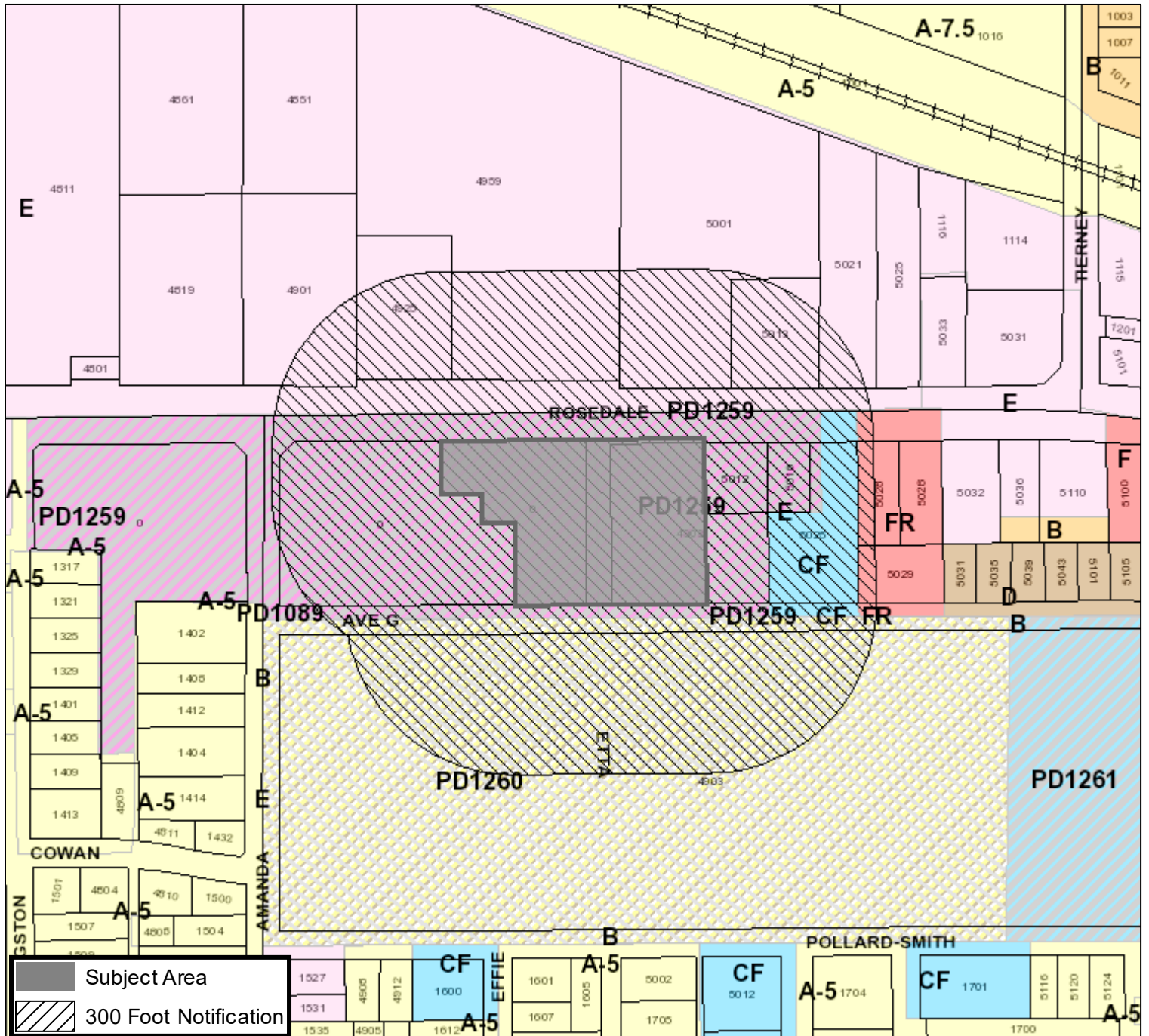






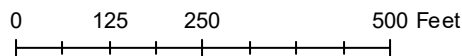


### Area Zoning Map

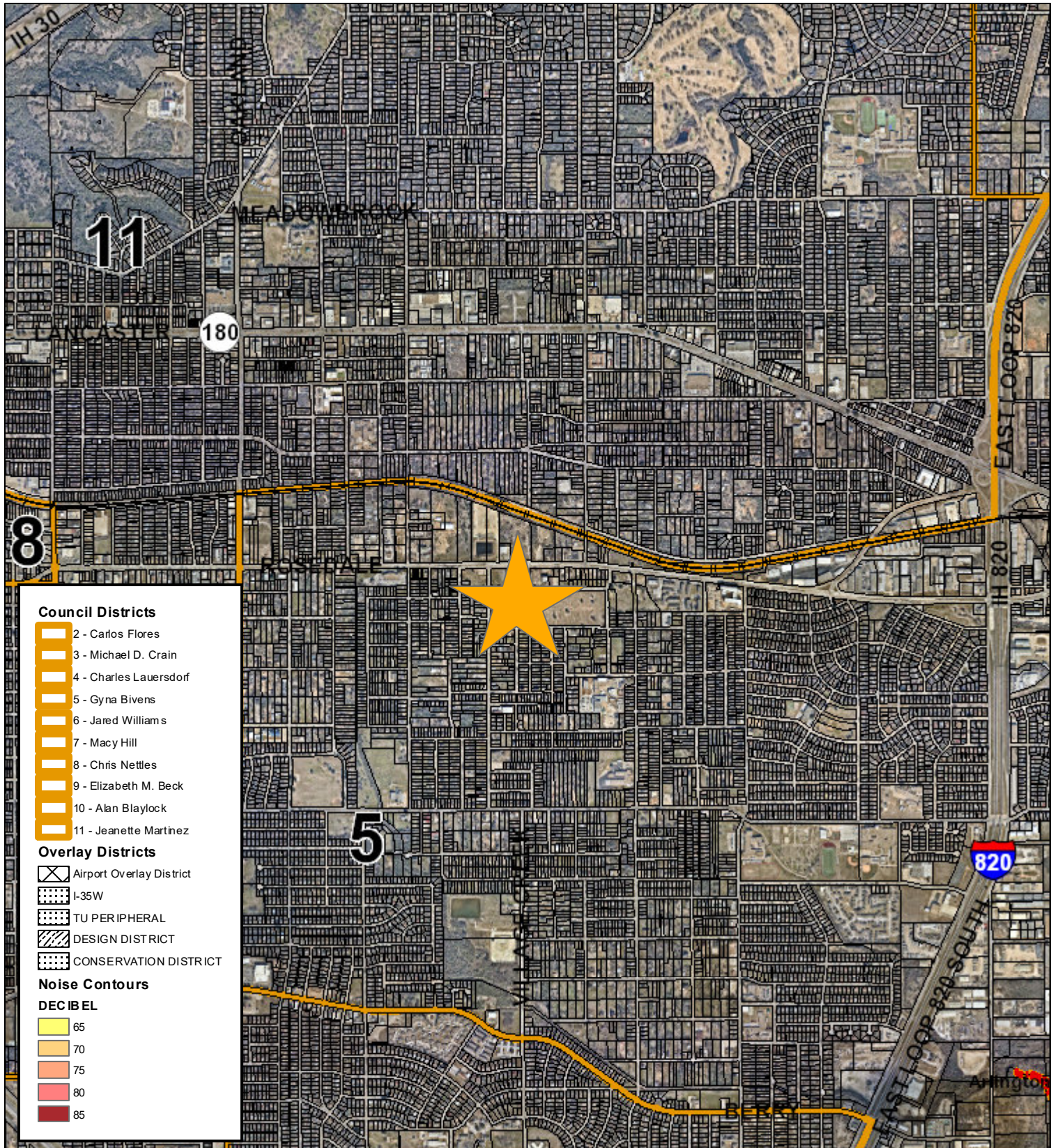
Applicant: Hughes House III GP, LLC  
 Address: 4912 Rosedale Street  
 Zoning From: PD/MU-1  
 Zoning To: Amend "PD 1259" to add development standards to increase the maximum setback, and to  
 Acres: 2.60670574  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 1/8/2025  
 Contact: 817-392-2806



	Subject Area
	300 Foot Notification








### Area Map








**Council Districts**

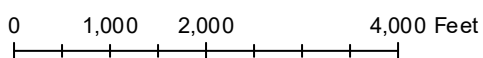
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

**Overlay Districts**

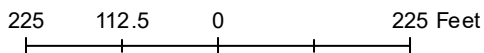
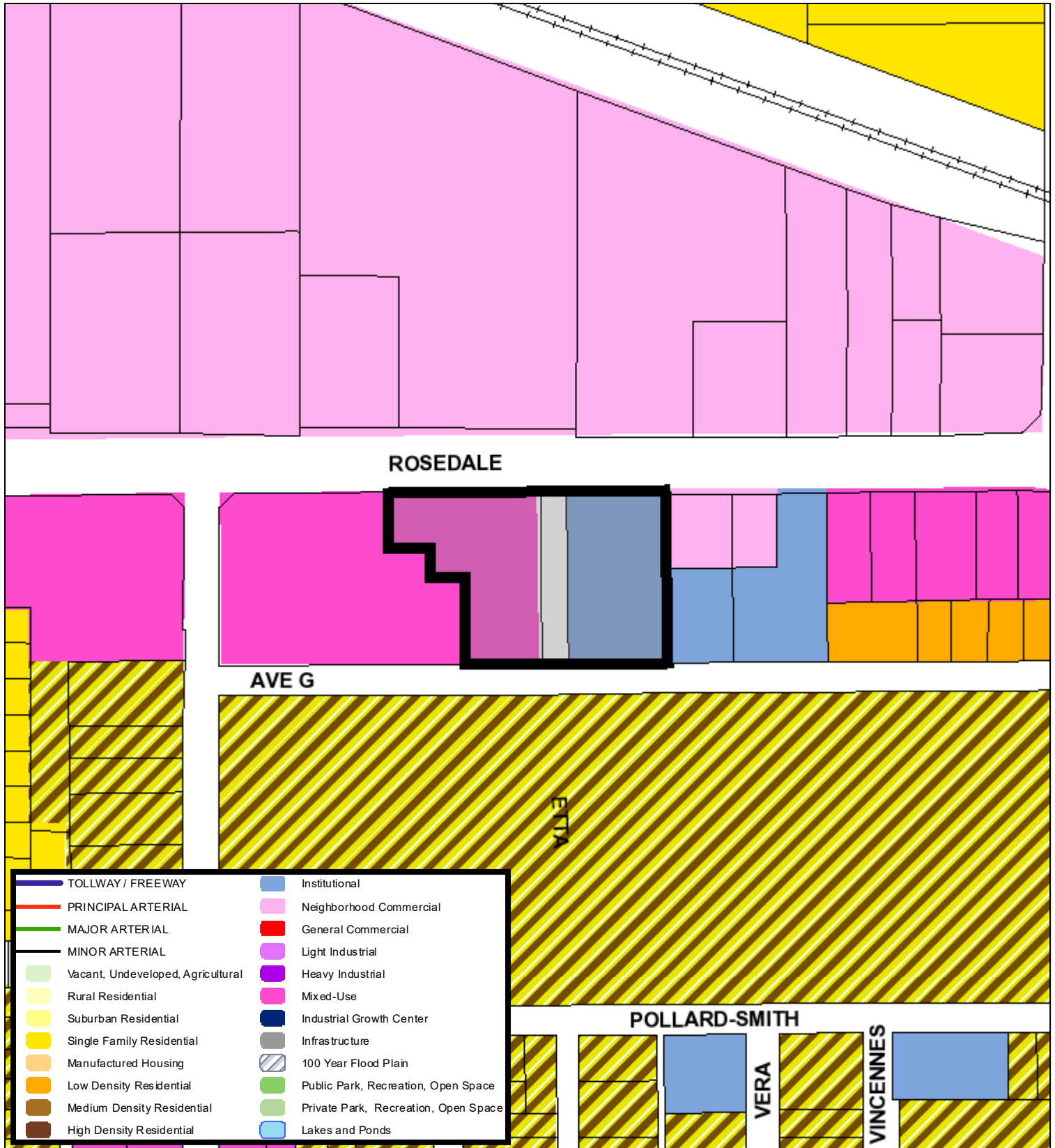
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

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



### Future Land Use



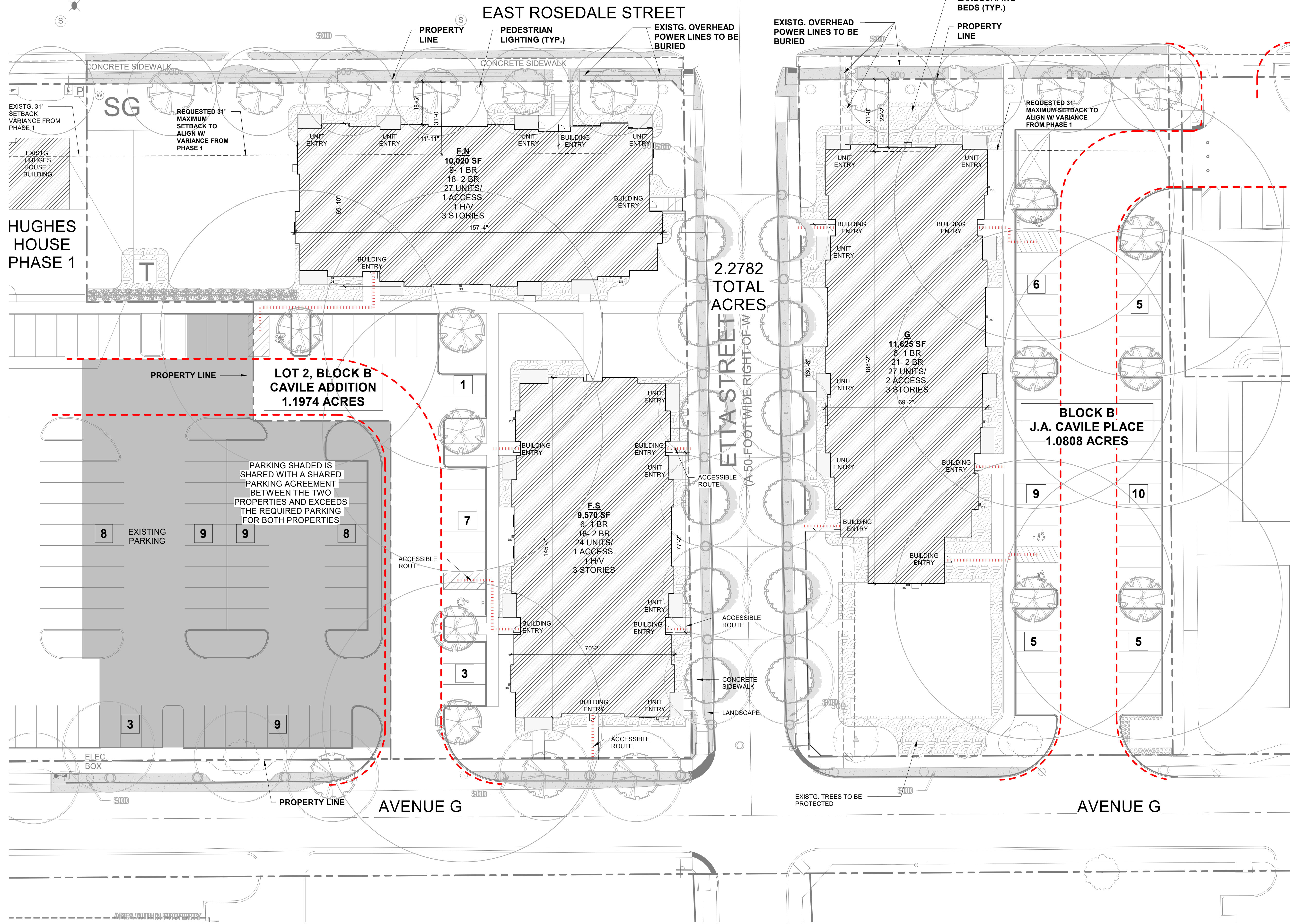
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



VICINITY MAP



ROSEDALE STREET  
(AN 80-FOOT WIDE RIGHT-OF-WAY)



**LOT 2, BLOCK B CAVILE ADDITION INFORMATION:**

**SITE SIZE:** 1.1974 ACRES  
**UNITS:** 51 UNITS  
**PARKING:** LOCAL ZONING PD REQUIRES 1 SPACES PER UNIT  
 51 UNITS = 51 REQUIRED PARKING SPACES  
 51 TOTAL REQUIRED PARKING SPACES  
 68 SURFACE PARKING SPACES PROVIDED  
 2 ACCESSIBLE PARKING SPACES PROVIDED

**BLOCK B, J.A. CAVILE PLACE INFORMATION:**

**SITE SIZE:** 1.0808 ACRES  
**UNITS:** 27 UNITS  
**PARKING:** LOCAL ZONING PD REQUIRES .5 SPACES PER UNIT  
 1 SPACE PER 350 SQFT OF COMMON AREA  
 27 UNITS = 27 REQUIRED PARKING SPACES  
 2,203 SQFT COMMON AREA = 7 REQD. PARKING SPACES  
 34 TOTAL REQUIRED PARKING SPACES  
 40 SURFACE PARKING SPACES PROVIDED  
 3 ACCESSIBLE PARKING SPACES PROVIDED

\*COMMON AREA EXCLUDING HALLWAYS AND STORAGE AS PER CITY OF FORT WORTH ZONING ORDINANCE

MOBILITY AND HEARING/VISUAL ACCESSIBLE UNITS SHOWN ON FLOOR PLANS

**GENERAL NOTES**

- ALL DUMPSTERS, GROUND LEVEL EQUIPMENT, AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
- ALL SIGNAGE WILL COMPLY WITH ARTICLE 4, SIGNS.
- ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
- PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET R.O.W.
- LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
- FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE.
- ALL BUILDING EXTERIOR CONSTRUCTION TO BE A MIX OF MASONRY.
- ALL BUILDING HEIGHTS TO COMPLY WITH CURRENT ZONING RESTRICTIONS.
- PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS, INCLUDING ENHANCED LANDSCAPING, OF 4.130(MF) FOR MU-1 AND 4.131(F) FOR UR.
- THERE IS NO FLOODPLAIN IN THE PROPERTY.
- ALL GROUND-MOUNTED EQUIPMENT WILL BE SCREENED FROM THE R.O.W. TO COMPLY WITH SECTION (4) MECHANICAL EQUIPMENT SCREENING

**SITE PLAN SYMBOL LEGEND**

- FIRE LINE
- - - - - SETBACK
- · - · - · - PROPERTY LINE
- ACCESSIBLE ROUTE

**HUGHES HOUSE PHASE III**

**CIVIL/LANDSCAPE**  
 KIMLEY HORN  
 801 CHERRY ST., UNIT 11  
 SUITE 1300  
 FORT WORTH, TX 76102

**STRUCTURAL**  
 DUNAWAY ASSOCIATES  
 550 BAILEY AVE.  
 #400  
 FORT WORTH, TX 76107

**MEP**  
 SOLARE ENGINEERING ULTD  
 1300 SUMMIT AVE.  
 FORT WORTH, TX 76102



640 Taylor Street, Suite 2323  
 Fort Worth, Texas 76102  
 Tel 817.333.4991  
 www.bbapx.com

VERIFY SCALE 0 1"  
 BAR IS ONE INCH ON ORIGINAL DRAWING; IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE ON SHEET: < NOT USED >

SCALE ON SHEET: < NOT USED >

**50% DD**

Project No: 24103.00

Issue Date: 09/30/2024

Rev	Description	Date

**ARCHITECT/REPRESENTATIVE:**  
 BENNETT PARTNERS  
 640 TAYLOR STREET, SUITE 2323  
 FORT WORTH, TEXAS 76102  
 CONTACT: BRANDON BURNS  
 PHONE: (817)333-2732

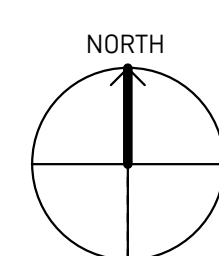
**OWNER:**  
 FW HUGHES HOUSE III GP, LLC  
 1407 TEXAS STREET  
 FORT WORTH, TEXAS 76102  
 PHONE: (817)333-3400

**HUGHES' HOUSE PHASE 3**  
 LOT 2, BLOCK B  
 CAVILE ADDITION &  
 BLOCK B J.A. CAVILE PLACE

PD-1259 & PD 1398

DIRECTOR OF DEVELOPMENT SERVICES

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



plot date/time: 11/4/2024 12:35:51 PM

**SITE PLAN**

**SP-01**

SITE PLAN - OVERALL SP-01

1" = 20'-0"

## Aerial Photo Map



0 140 280 560 Feet







# Zoning Staff Report

**Date:** January 8, 2025

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

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** Stephen Murray

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

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

### Request

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

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

To: “PD/SU” Planned Development Specific Use for Data Center, educational uses, governmental uses (excluding correction facility and probation or Parole office), health care facilities, recreation, religious uses, utilities, grocery store, office, retail sales general; developed to “I” Light Industrial standards with development standards for building setback along Lon Stephenson minimum of 80 feet; no tree removal within 25 feet of Lon Stephenson Rd. southern ROW line; where no existing trees exist in the 25-foot buffer along southern Lon Stephenson right of way line, a minimum of 50% canopy tree planting will be planted and credited to the Urban Forestry requirements; primary entrance and address request to the Data Center will be from Forest Hill Drive (See Staff Report), site plan waiver requested

### 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 (with site plan required)**



# Zoning Staff Report

## Table of Contents

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

## Project Description and Background

### Prior Consideration

At last month's hearing, the Commission considered the applicant's request for "I" Light Industrial zoning. The applicant was charged with continued communication with the neighborhood and to review the possibility of revising the application to a PD. The applicant's request has been amended to a PD to incorporate restrictions to make the proposed development more compatible with the surrounding area.

### Summary

The proposed site is located in Council District 8 on Joel East Road, west of Wichita Street. The applicant proposes to develop the site with a data center, The applicant is requesting to rezone from the existing "AG" Agriculture, "A-5" One Family Residential, "CR" Low Density Multifamily & "F" General Commercial zoning to "PD/SU" Planned Development Specific Use for Data Center, educational uses, governmental uses (excluding correction facility and probation or Parole office), health care facilities, recreation, religious uses, utilities, grocery store, office, retail sales general; developed to "I" Light Industrial standards with development standards for building setback along Lon Stephenson minimum of 80'; no tree removal within 25' of Lon Stephenson Rd southern ROW line; where no existing trees exist in the 25' buffer along southern Lon Stephenson right of way line, a minimum of 50% canopy tree planting will be planted and credited to the Urban Forestry requirements; primary entrance and address request to the Data Center will be from Forest Hill Drive (See Staff Report), site plan waiver requested. The applicant provided the following statement in regards to the proposed land uses on the site:

### Development Standards

The table below describes the differences between the initially proposed "I" Light Industrial and proposed PD.

Development Standard	"I" Light Industrial	Proposed PD
Setback along Lon Stephenson	20 ft	Minimum of 80'
Tree removal	Work with Urban Forestry some tree retention may be required	No tree removal within 25' of Lon Stephenson Rd southern ROW line; where no existing trees exist in the 25' buffer along southern Lon Stephenson right of way line, a minimum of 50% canopy tree planting will be planted and credited to the Urban Forestry requirements
Primary Entrance	TPW has final authority but typically can have an entrance on street frontages	primary entrance and address request to the Data Center will be from Forest Hill Drive
Height	45	45
Landscaping	Four percent of the net site area	Four percent of the net site area

### Applicant's Proposal

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

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

## Surrounding Zoning and Land Uses

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

## Zoning History

The property has been zoned F, AG, CR, and A-5” since at least 2004.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on December 20, 2024.

### Posted Notice

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

### Published Notice

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

### Courtesy Notice

The following organizations were emailed on December 20, 2024:

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

## Development Impact Analysis

### Land Use Compatibility

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

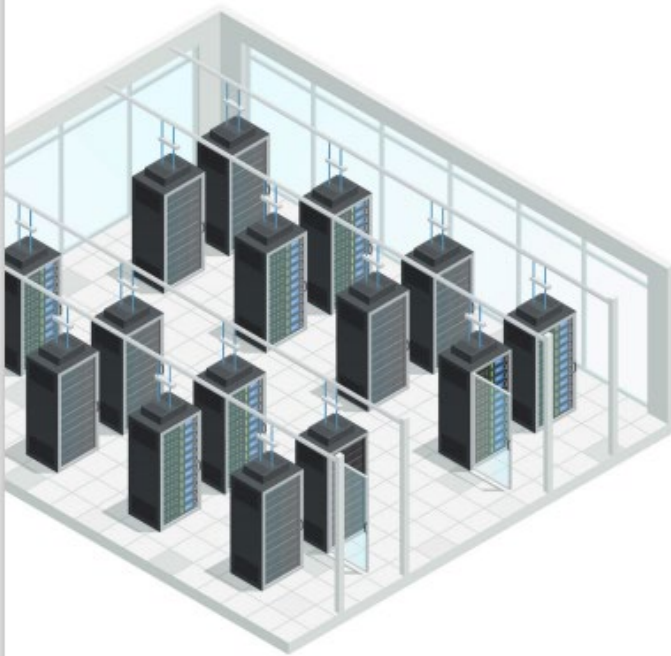
Staff often consults with the Urban Land Institutes (ULI) guidelines to provide insight on certain uses. The Urban Land Institute is a global, member-driven organization comprising more than 48,000 real estate and urban development professionals dedicated to advancing the Institute's mission of shaping the future of the built environment for transformative impact in communities worldwide. These guidelines provide additional information especially for relatively newer uses that cities rarely see but are becoming more prominent. Below is information related to "Local Guidelines for Data Center Development"

[uli-data-center-whitepaper\\_hm\\_2024-11-12\\_final-final-round.pdf](#)

## Differences from industrial warehouses

Data centers differ from other forms of commercial real estate. They constitute a relatively new category and, until recently, they were concentrated in select geographic areas. As a result, the buildings housing our essential internet infrastructure are widely misunderstood.

Typically, data centers are not explicitly mentioned in zoning codes. Instead, they fall under the umbrella of general industrial zoning uses. But because they store data, they are not typical warehouses. Their classification, as such, causes planning challenges, which we will detail further in a [later section](#).



Here's how data centers differ from industrial warehouses or factories:

- Data centers are more compatible with other uses nearby because, unlike factories or warehouses, they are odorless and lack truck traffic.
- They are often taller than traditional single-story warehouses. Data centers can be single-story or multistory. Single-story data centers start at around 30 feet (9.1 meters) and multi-story data centers go up from there.
- They require fewer employees once construction is complete, so long-term impacts on traffic, schools, and public services are minimal.
- They need fewer parking spaces and plumbing fixture counts than are typically mandated by industrial codes.
- Data centers require more robust underground and above-ground infrastructure.
- Unlike warehouses and factories, data centers have external electrical and mechanical equipment.
- Some data centers need multiple layers of redundancy, which we'll discuss [in a moment](#).
- Data centers require more security measures than industrial buildings, including 24/7/365 surveillance and controlled-access points.

It is important to note that the proposed PD will provide additional buffers, removal of uses, etc. This should reduce the impact to surrounding neighborhoods. In addition, data centers act more in line with office complexes and heavy truck traffic is not anticipated to impact the overall site.

That being stated, the proposed development could be sensible in this particular location despite the proximity to residential. However, providing a final site plan for this case is imperative to help assuage staff and neighborhood concerns.

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

## Comprehensive Plan Consistency – Far South Sector

The adopted Comprehensive Plan designates the subject property as *future single family residential, medium density residential, and neighborhood commercial* on the Future Land Use [FLU] Map. The proposed PD uses are not included in the list of zoning classifications that are acceptable within these FLU designations. The proposed zoning **is not consistent** with the Comprehensive Plan Map designation.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

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

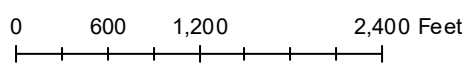
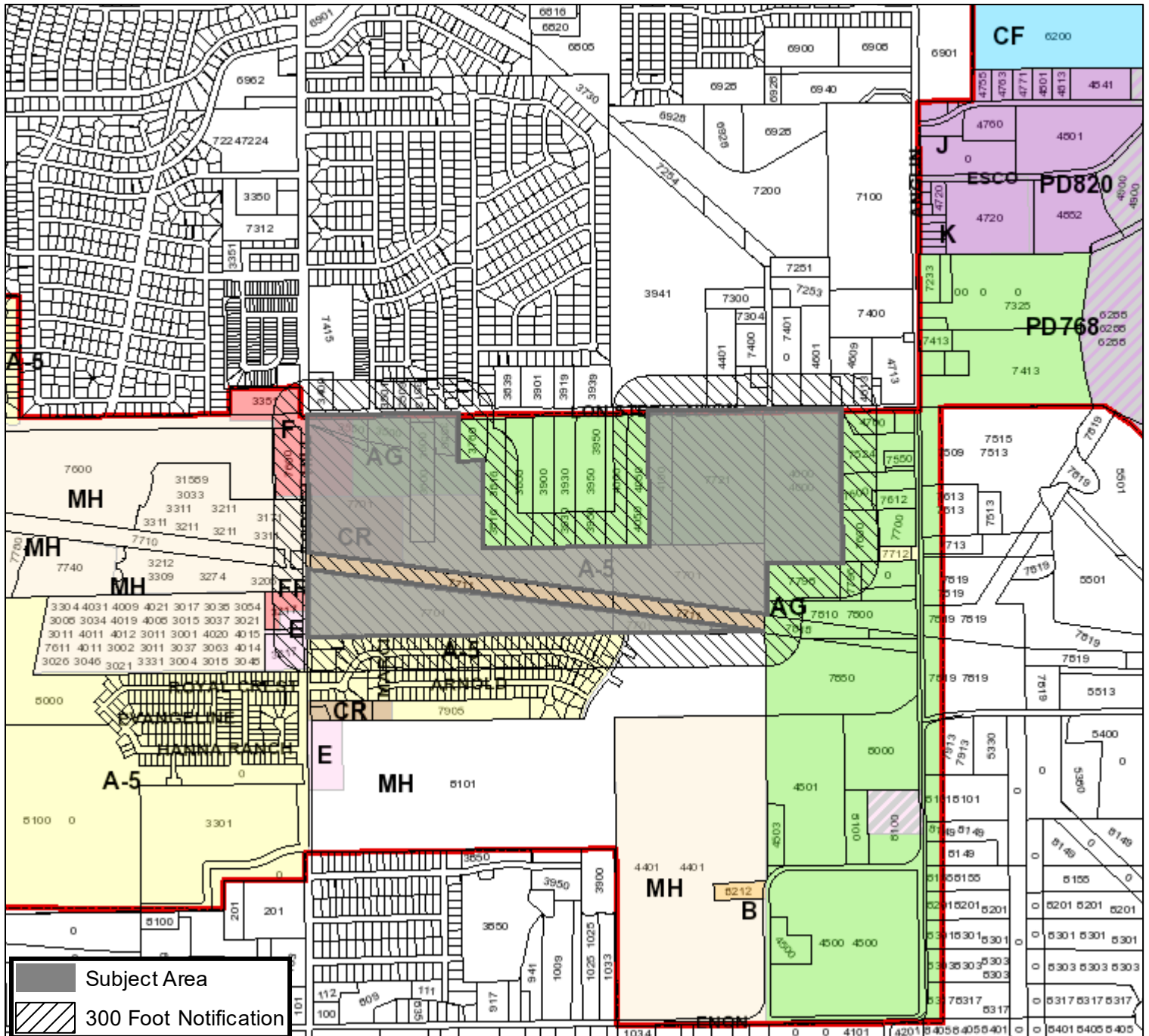
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>RESIDENTIAL</b>		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
<b>INDUSTRIAL</b>		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial

In terms of Policy, this request **is consistent** with policy the following policies:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

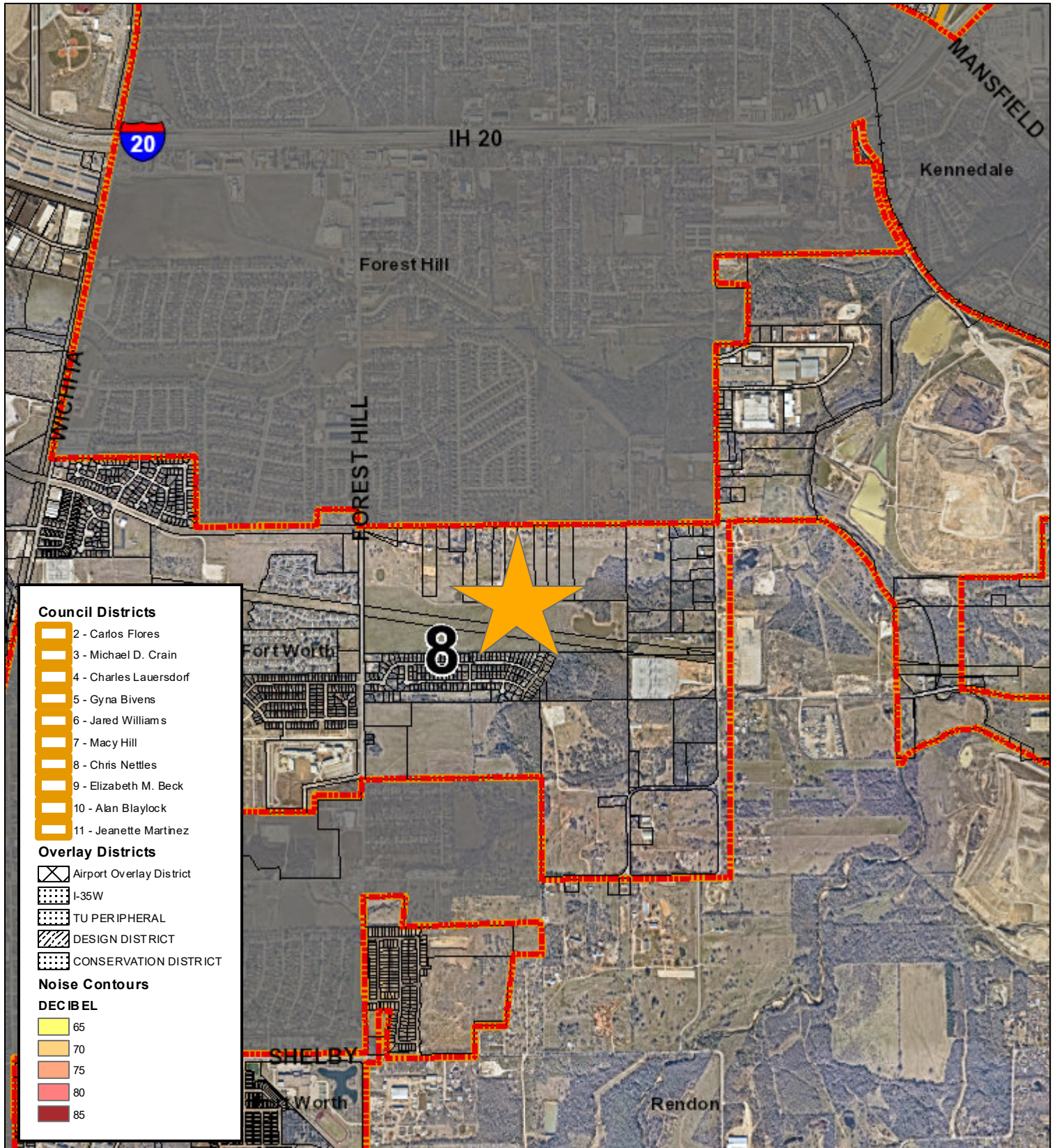
### Area Zoning Map

Applicant: Rhett Bennett/William Hornick  
 Address: 3600 Lon Stephenson Road  
 Zoning From: AG, F, CR & A-5  
 Zoning To: PD/SU<sup>7</sup> Planned Development Specific Uses including data center W/Development Standards  
 Acres: 141.73181351  
 Mapsco: Text  
 Sector/District: Far\_South  
 Commission Date: 1/8/2025  
 Contact: 817-392-8043










### Area Map








**Council Districts**

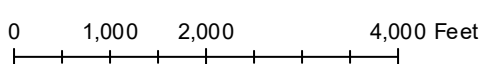
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

**Overlay Districts**

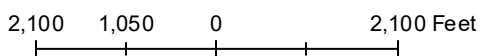
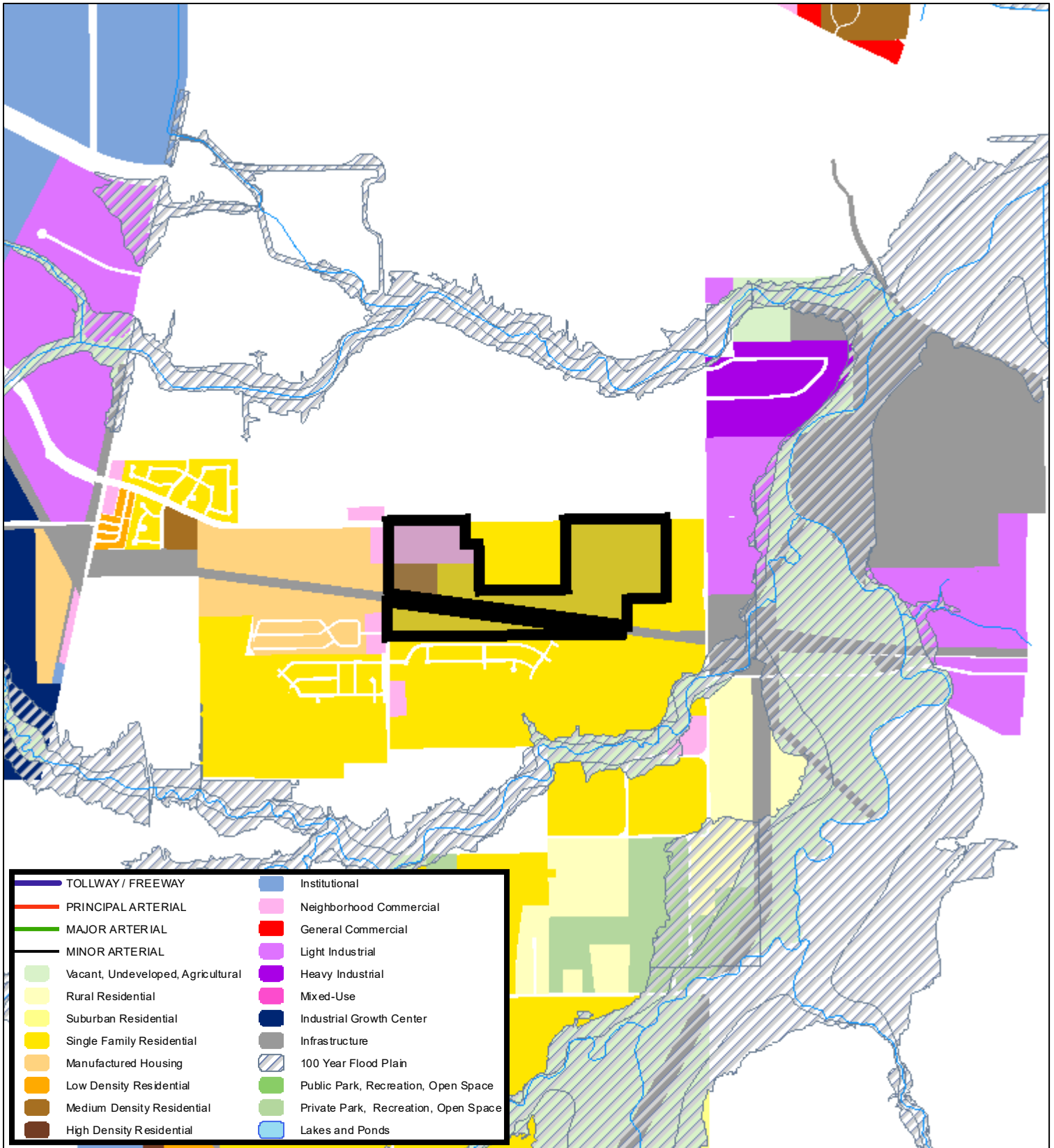
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

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



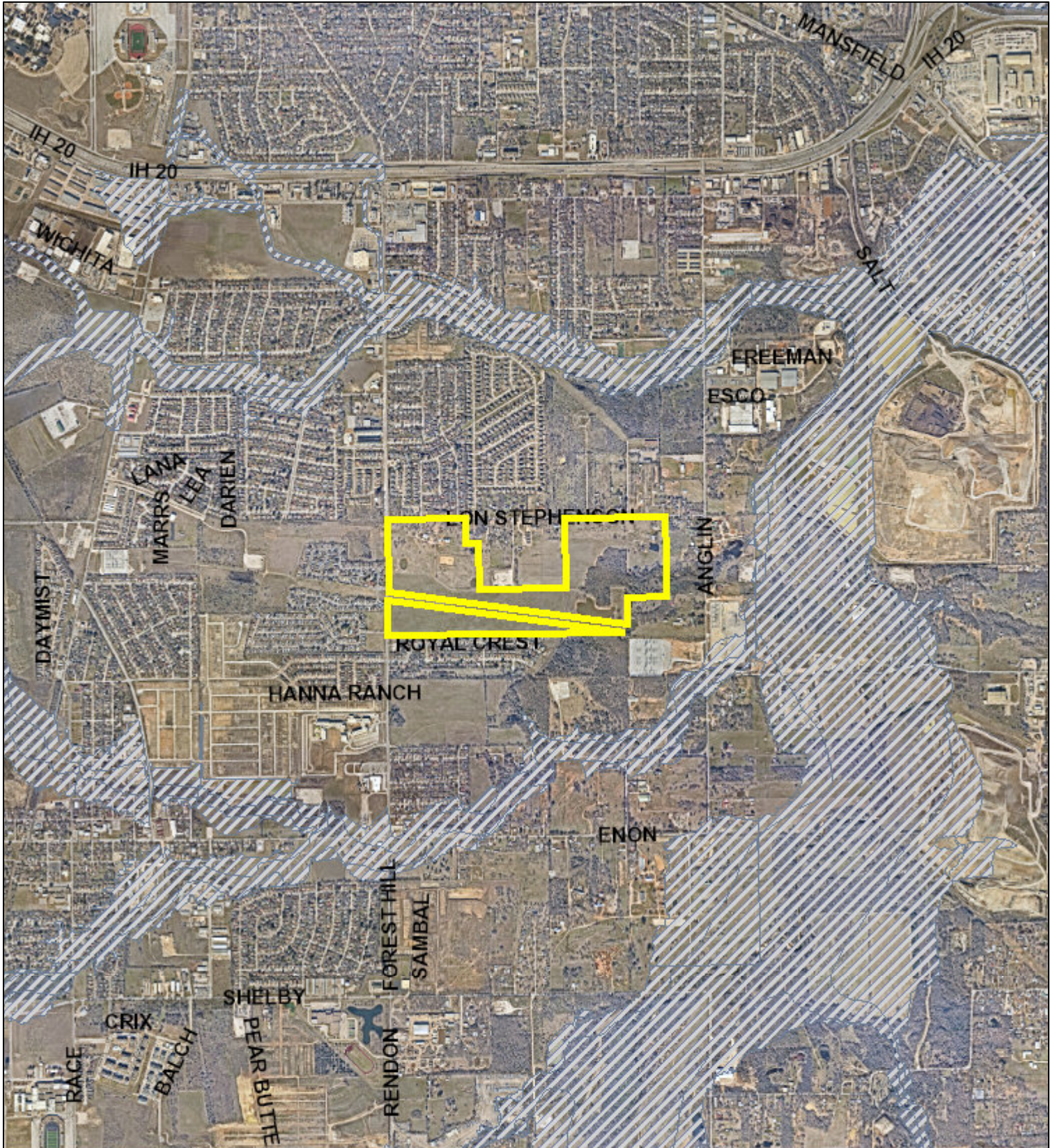
### Future Land Use



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



### Aerial Photo Map



0 1,375 2,750 5,500 Feet





# Zoning Staff Report

**Date:** January 8, 2025

**Case Number:** ZC-24-156

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** Beyond Houses LLC / Mathew Brown

**Site Location:** 6309 Meadowbrook Drive

**Acreage:** 0.27 acres

### Request

**Proposed Use:** Single Family

**Request:** From: PD 9 “PD/ER” Planned Development/Neighborhood Commercial Restricted uses subject to: no structure shall exceed one story in height, and an appropriate screening fence shall be erected between commercial development and adjacent residential properties; site plan required  
To: “A-5” One-Family Residential

### Recommendation

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

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

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

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

### Table of Contents

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

## Project Description and Background

The subject site is located in the northeast quadrant of Meadowbrook Drive and East Loop 820. The proposal to rezone this property would change the current zoning “PD 9” for “ER” Neighborhood Commercial Restricted to “A-5” One Family Residential. This rezoning request would downzone the property from a more intensive zoning category to a less intensive zoning category. The site is in a transitional area between single family uses to the north and east, with commercial uses to the south. The East Loop 820 was constructed after the neighborhood was developed, and additional commercial uses lie further to the west. The residential block was originally developed without an alley to provide additional access to the lots facing Meadowbrook Drive.

The property contained a single family residence from 1956 to the early 1990s, according to historical aerials. After the house was removed, no further development occurred and is currently vacant land. The remainder of the block face was developed as single family residences in 1956 and continues to be used for single family homes. Despite the commercial rezoning in 1986 that covered the subject site and 6 other lots, no single family lots have been converted to a commercial use in the intervening four decades.



## Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single family uses, vacant land  
East “PD 9” for “ER” Neighborhood Commercial Restricted / single family uses  
South “E” Neighborhood Commercial / commercial uses  
West “B” Two Family Residential, “E” Neighborhood Commercial / vacant land, freeway, and commercial uses

## Zoning History

The existing “PD” zoning was approved in 1986.

ZC-14-023: northeast of site, from C to PD for uses at 26 units per acre, approved 4/3/2014.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on December 20, 2024.

### Posted Notice

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

### Published Notice

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

### Courtesy Notice

The following organizations were emailed on December 20, 2024:

Organizations Notified	
Ryanwood NA*	Handley NA
Brentwood-Oak Hills NA	Trinity Habitat for Humanity
East Fort Worth Inc.	Historic Handley Development Corporation
Southeast Fort Worth Inc	East Fort Worth Business Association
Streams & Valleys Inc	Fort Worth ISD
Neighborhoods of East Fort Worth Alliance	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, when compared to commercial or industrial uses. With the subject site bordering adjacent to existing residential properties to the north, and mostly single family uses to the east, the proposed rezoning to single family residential would return to the original neighborhood fabric. An aerial photo from 1956 shows that the area around the subject site was a newly developed single family residential neighborhood. When the East Loop 820 was built in the early 1960’s, it sliced through the neighborhood, disrupting the residential pattern and opening the door for more intensive commercial uses. Meadowbrook Drive has been widened over the years, but the turn lane from Meadowbrook Drive to Loop 820 has not been expanded since the 1970s.

Despite the close proximity to Loop 820, the northern side of Meadowbrook Drive has not converted from single family to commercial uses. A single family use would be more appropriate here than a commercial use allowed



under the existing “PD-ER” zoning, given the small size of the site. The proposed rezoning **is compatible** with surrounding land uses. Because Meadowbrook Drive is an arterial roadway, a new single family house will be required to have a circular drive, instead of backing out into the faster moving traffic.



## Comprehensive Plan Consistency – Eastside

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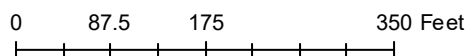
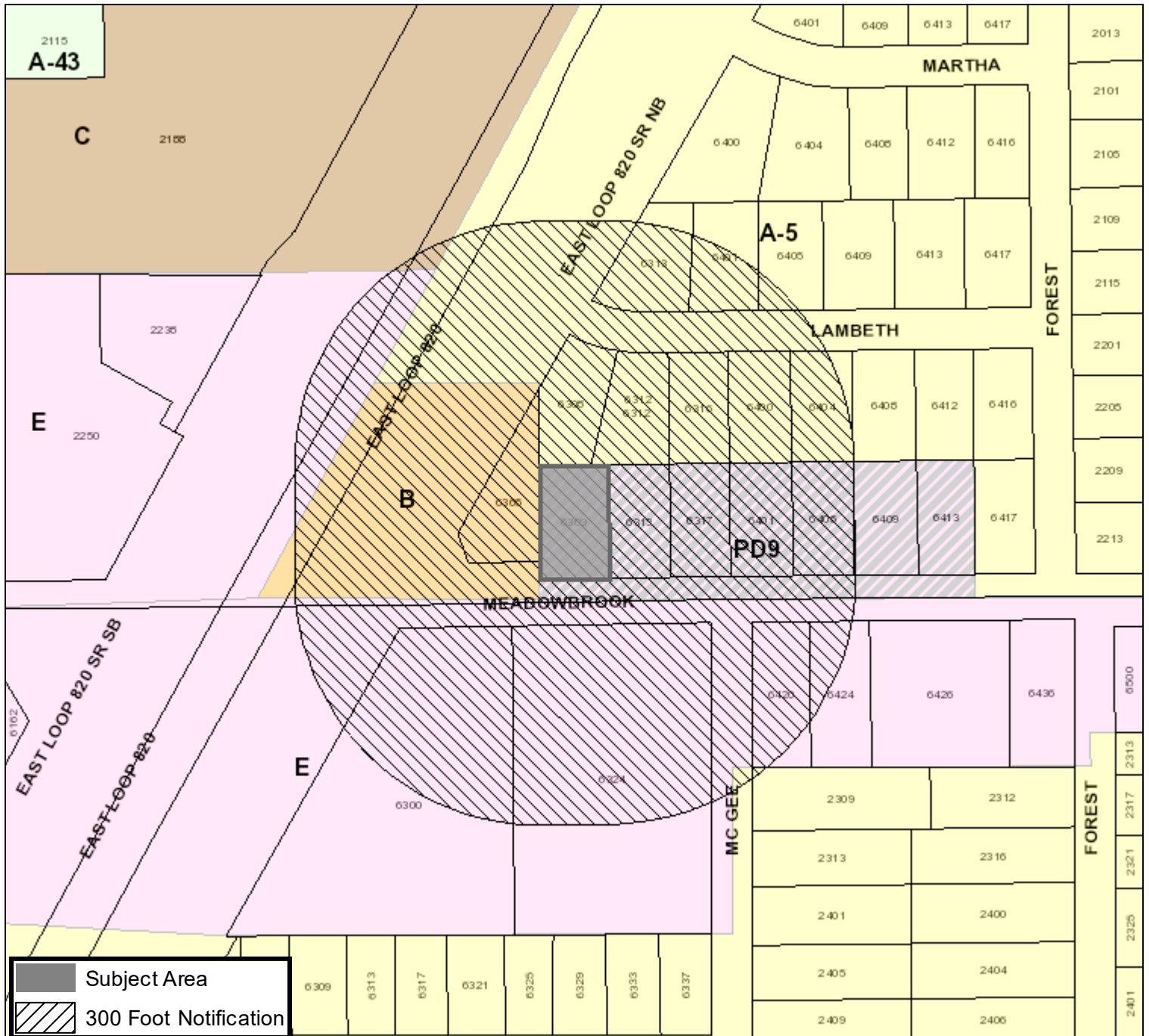
The 2023 Comprehensive Plan currently designates the subject property as *future single family residential*. The zoning types that would be in alignment with this future land use designation are One-Family Residential “A-10”, “A-7.5”, “A-5”, and “AR”. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.

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

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

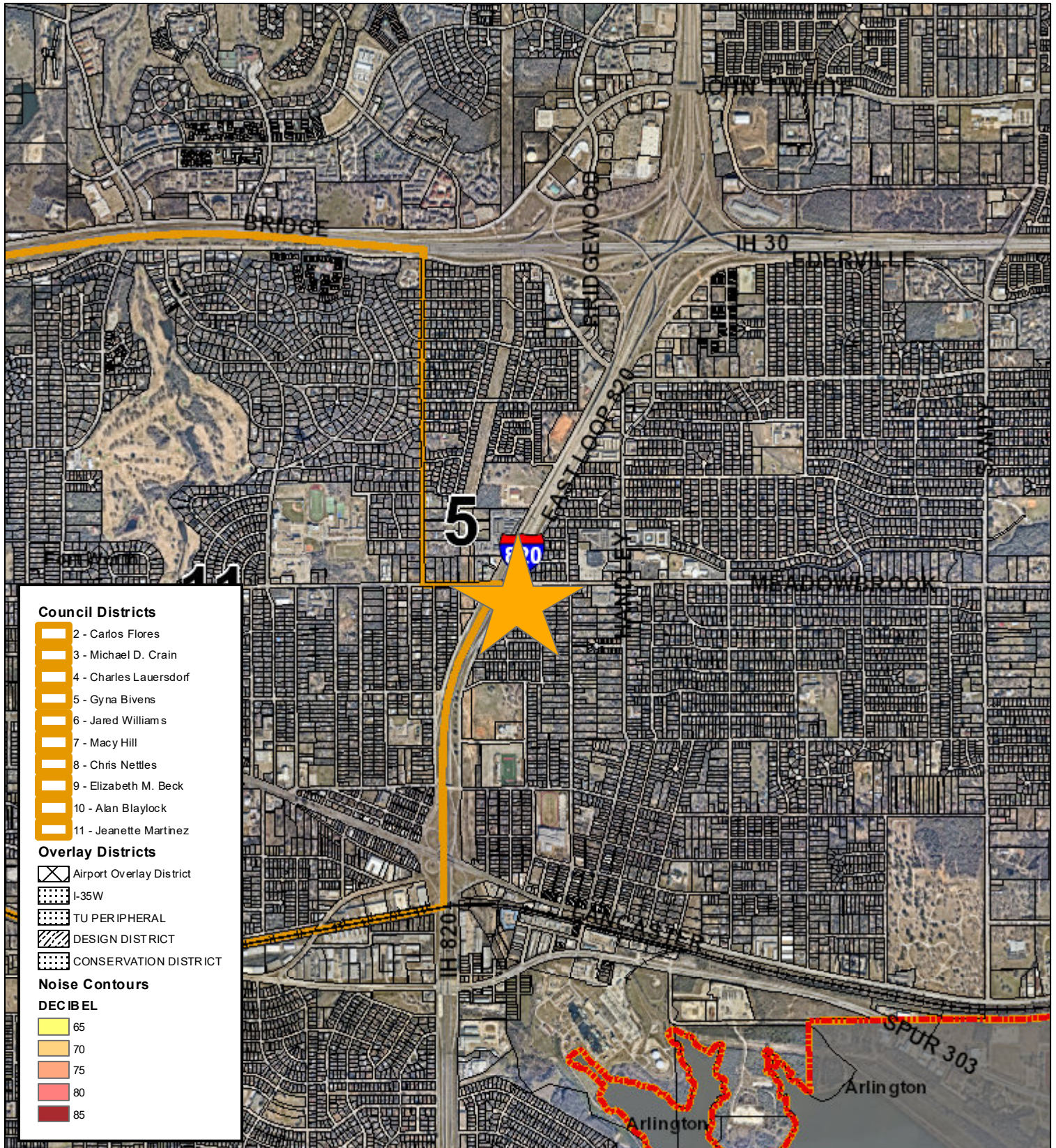
### Area Zoning Map

Applicant: Mathew Brown/Beyond Houses LLC  
 Address: 6309 Meadowbrook Drive  
 Zoning From: PD  
 Zoning To: A-5  
 Acres: 0.271962  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 1/8/2025  
 Contact: 817-392-6226





### 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

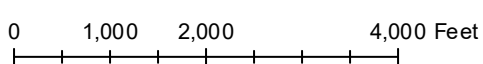
**Overlay Districts**

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

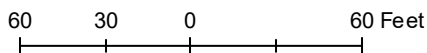
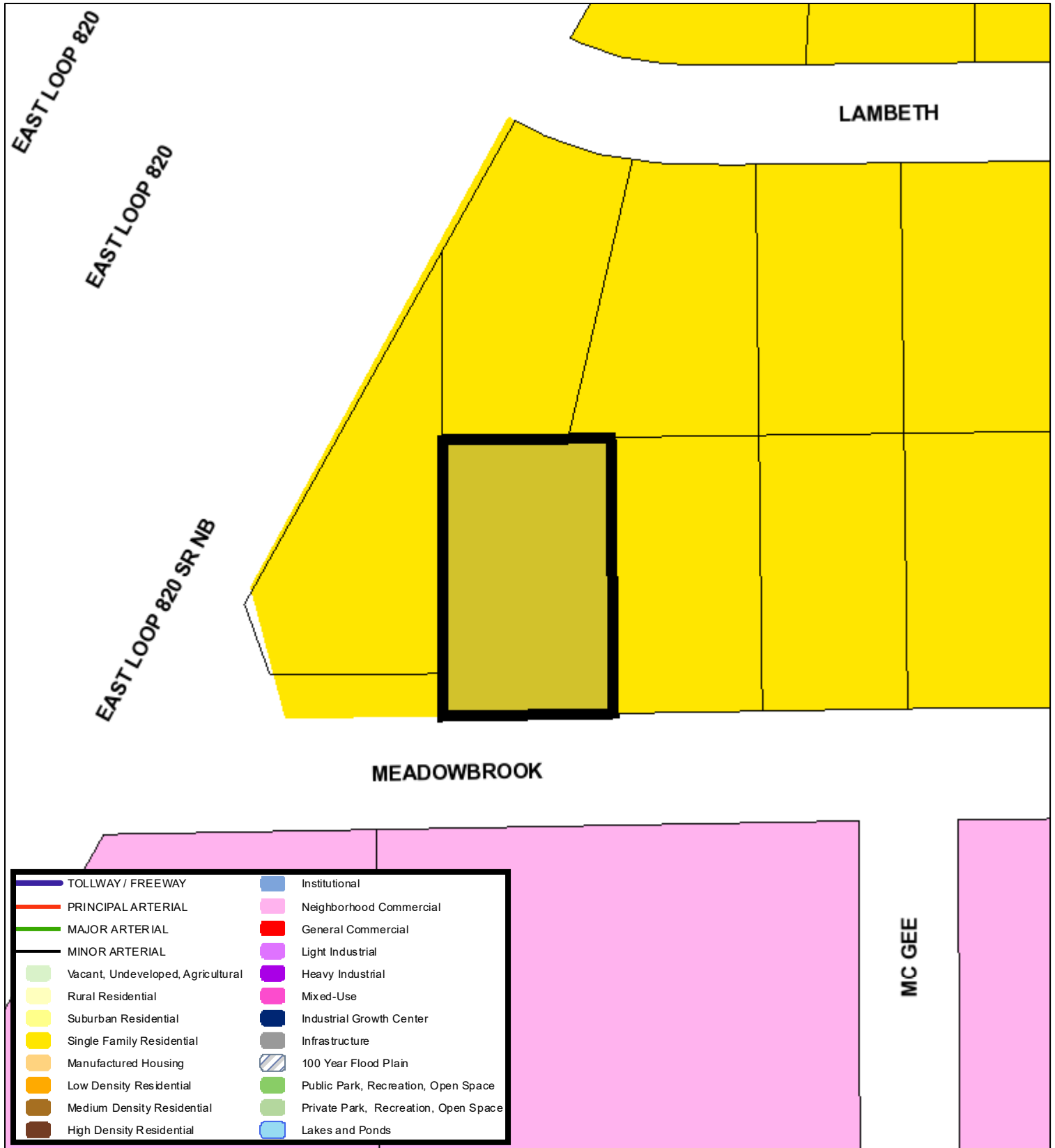
**Noise Contours**

**DECIBEL**

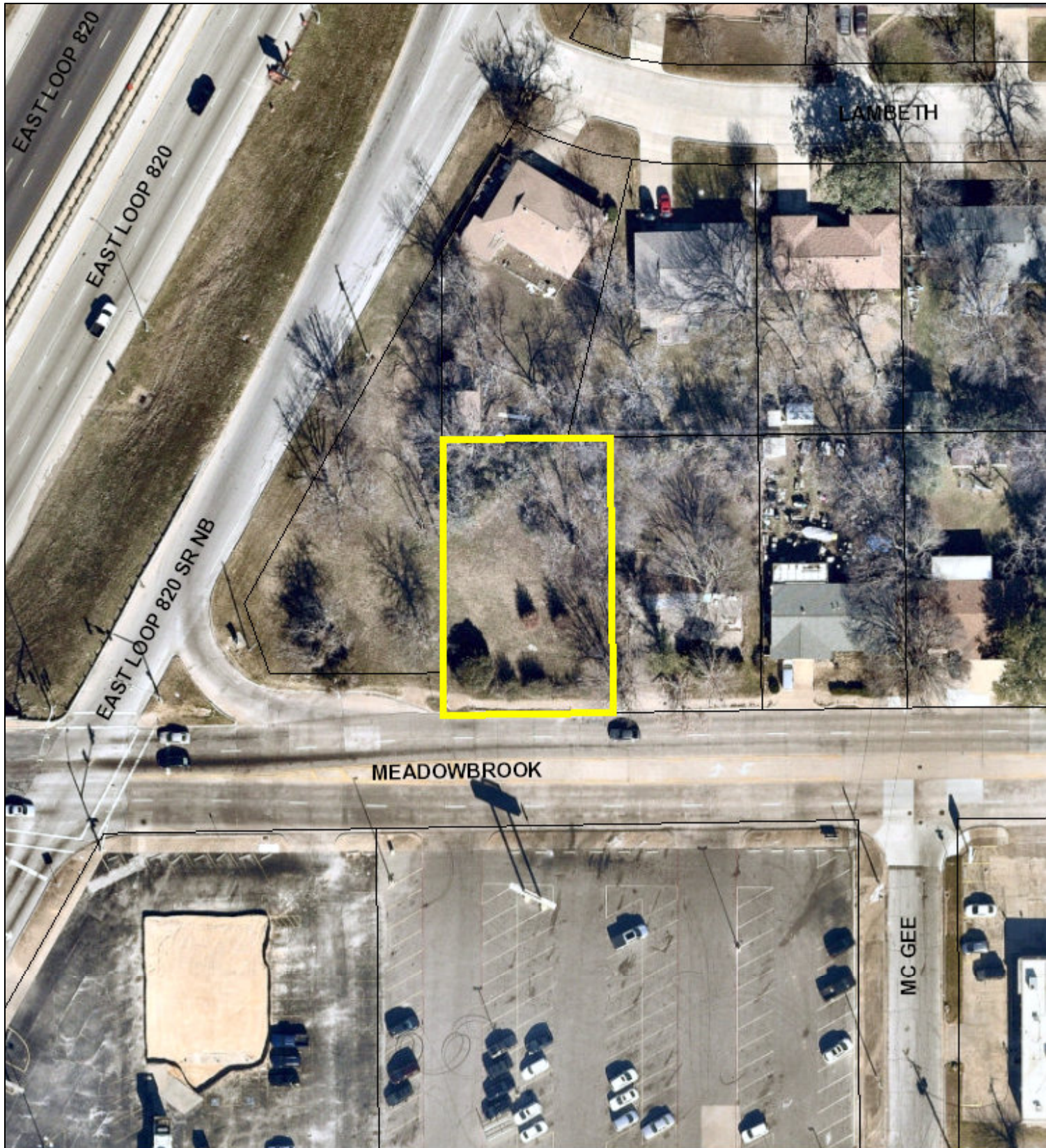
- 65
- 70
- 75
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- 85



### Future Land Use



## Aerial Photo Map



0 40 80 160 Feet





# Zoning Staff Report

**Date:** January 08, 2025

**Case Number:** ZC-24-158

**Council District:** 7

## Zoning Map Amendment

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

**Owner / Applicant:** City of Fort Worth/ Josh Kercho

**Site Location:** 2498 Silver Creek Road

**Acreage:** 0.955 acre

### Request

**Proposed Use:** Wastewater Lift Station

**Request:** From: "A-21" One Family Residential  
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 not consistent**

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

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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 subject property, encompassing approximately 0.955 acres, is located southwest of the intersection of Western Oaks Road and Silver Creek Road. It is situated within the Jacob Wilcox #2 Survey, Abstract No. 1725. Currently, the property is vacant, as are the surrounding areas, with the exception of a residential home located to the west along Silver Creek Road and Western Oaks Boulevard. The vacant parcels are zoned as “A-21” One-Family Residential, while the residential home is zoned as “A-5” One-Family Residential.

The applicant, the City of Fort Worth Water Department, intends to develop a Wastewater Lift Station to serve the city. Details regarding this proposed use were outlined in the submitted zoning application, which also included a zoning exhibit site plan illustrating the proposed development (**Figure 1**). Additionally, a survey of the property was provided, specifying the area for the requested zoning changes (**Figure 2**).

While the preliminary site plan offers a general overview of the proposed project, it is important to note that submission of a site plan is not required at this stage for the rezoning application. The current zoning district does not allow for the Wastewater Lift Station by right, neither does the proposed rezoning. However, the applicant can request a Conditional Use Permit (CUP) if the rezoning application is approved by City Council. When the CUP is requested, a formal site plan submission will be necessary for review and approval.

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“The City of Fort Worth Water Department is proposing to install a new regional wastewater lift station along Silver Creek to accommodate anticipated development by providing wastewater service in this part of the City. The lift station was identified in the City’s wastewater master plan as project no. 96 and is shown on the attached wastewater impact fee capital improvements plan for reference.*

*Per PDC-24-0221 City staff recommended pursuing rezoning of the existing site from A-21 to CF to accommodate the proposed usage.”*

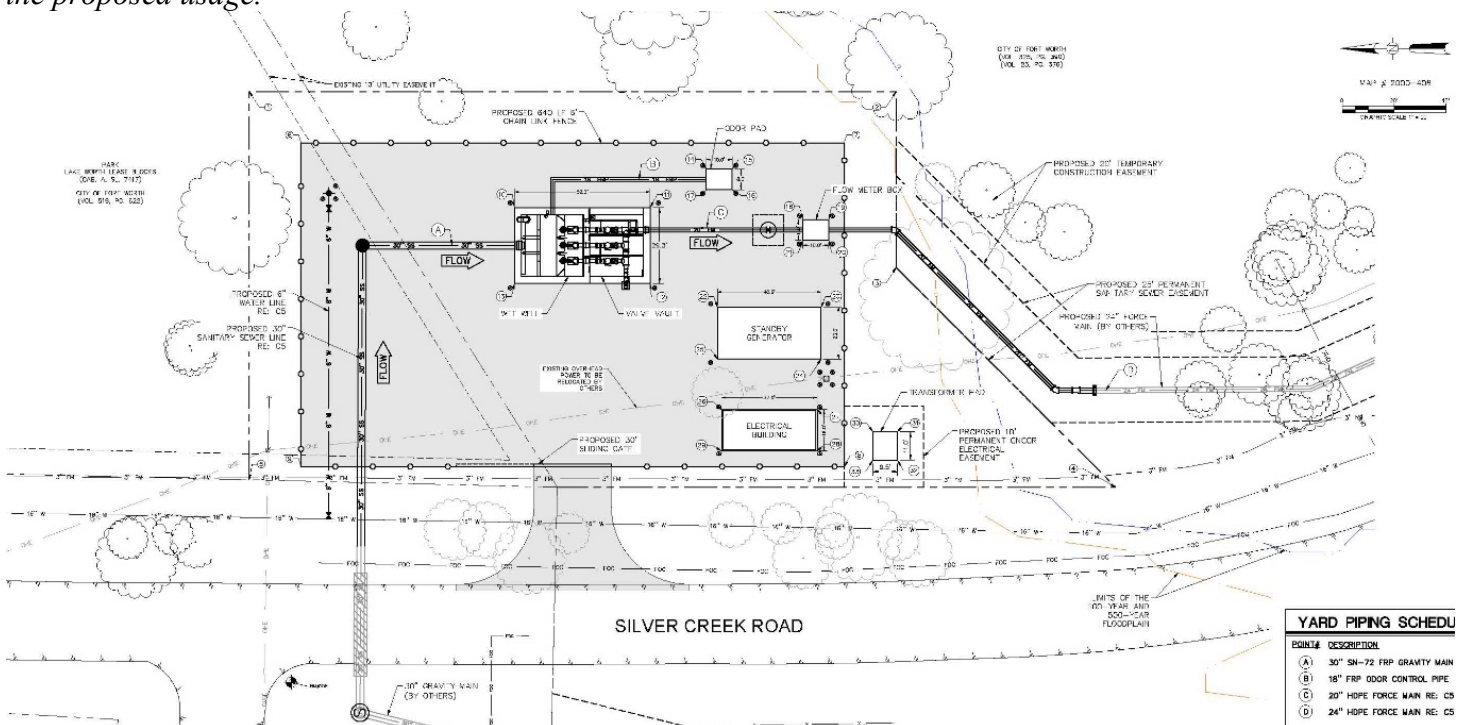
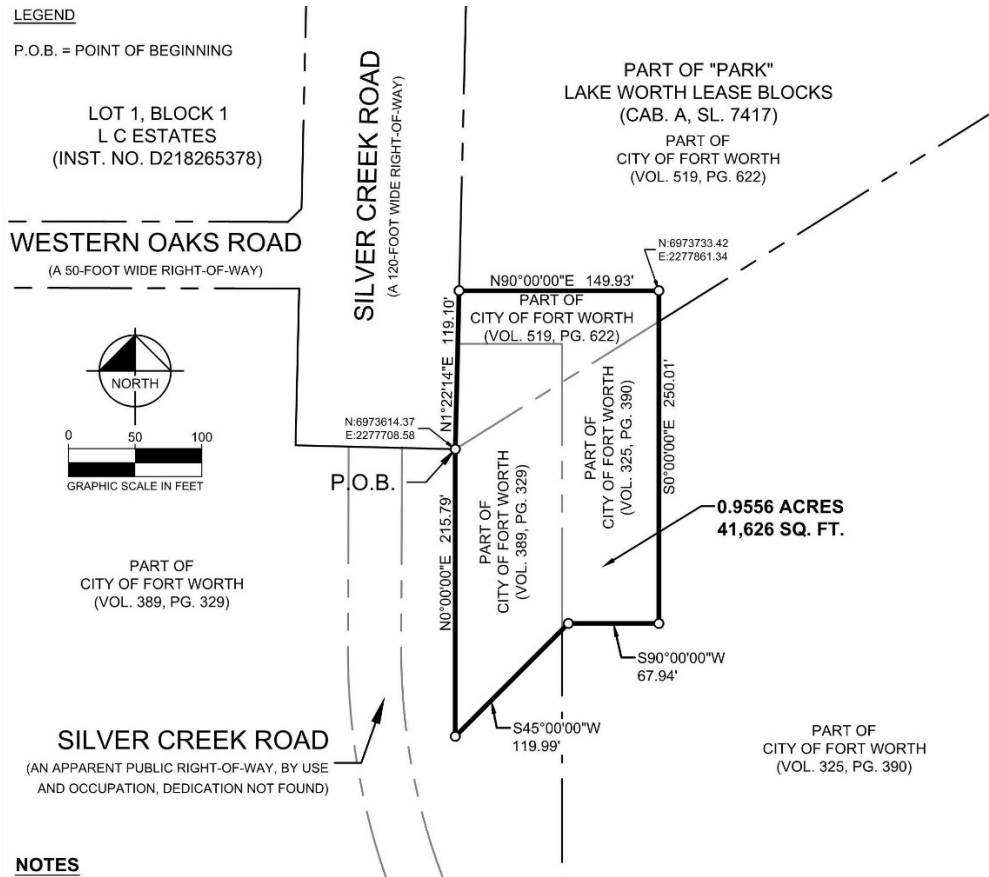


Figure 1: Zoning Exhibit Site Plan Exhibit A



## Surrounding Zoning and Land Uses

North	"A-21" One Family / Residential
East	"A-21" One Family / Residential
South	"A-21" One Family / Residential
West	"A-5" One Family / Residential

## Zoning History

- ZC-07-112; The requested Re-Zoning was from "A-10" One Family Residential to "A-21" One Family Residential. Approval at the 06/13/2007 meeting.

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet on December 27, 2024.

### Posted Notice

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

**Published Notice**

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

**Courtesy Notice**

The following organizations were emailed on December 27, 2024.

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Neighborhood Association on South Lake Worth	

\* Located within a registered Neighborhood Organization

**Development Impact Analysis**

**Land Use Compatibility**

The surrounding area primarily consists of vacant properties, except a single-family residence located nearby. The applicant is seeking to rezone the subject parcel to facilitate the development of a wastewater lift station. This proposed development is a component of the City of Fort Worth’s Wastewater Master Plan, identified as Project No. 96 (Figure 3).

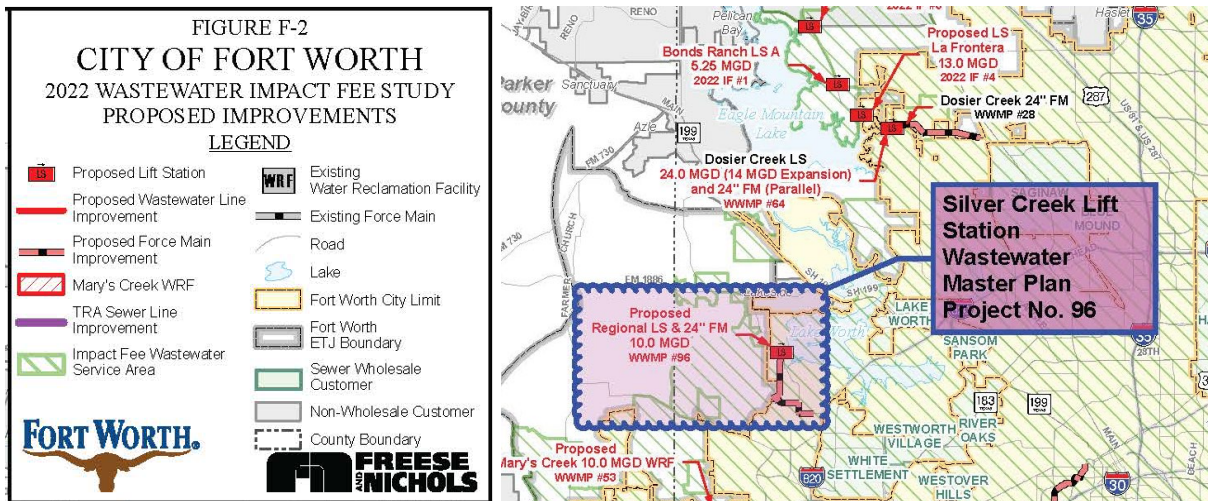


Figure 3: Snapshots from the CFW 2022 Wastewater Impact Fee Study Proposed Improvements

The proposed lift station is intended to support anticipated growth and future development in the area. By enhancing the wastewater infrastructure, this project will provide essential services to the incoming developments while also benefiting an existing single-family residence and neighboring LS properties. The enhanced infrastructure is expected to have a positive impact on the surrounding community by ensuring the area is well-equipped to handle the demands of future residential growth.

Furthermore, the rezoning request aligns with the general land use patterns and zoning designations of the surrounding area. This compatibility ensures a cohesive development approach while addressing the community's infrastructure needs.

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

## Comprehensive Plan Consistency- FLU Map and Policies

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The adopted Comprehensive Plan currently designates the subject property as an Existing Public Parkland on the Future Land Use Map. While “CF” zoning is appropriate for parks and open space, the proposed lift station would not be technically consistent.

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
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF

The Comprehensive Plan underscores the need to protect water quality and enhance connected green spaces. It advocates for clustered development in new subdivisions to preserve essential features like steep slopes, floodplains, tree cover, wildlife habitats, stormwater detention areas, riparian buffers, and archaeological sites. The proposed Wastewater Lift Station is consistent with and supports these policy goals. Key policies guiding this vision include:

- *To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.*
- *Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.*

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

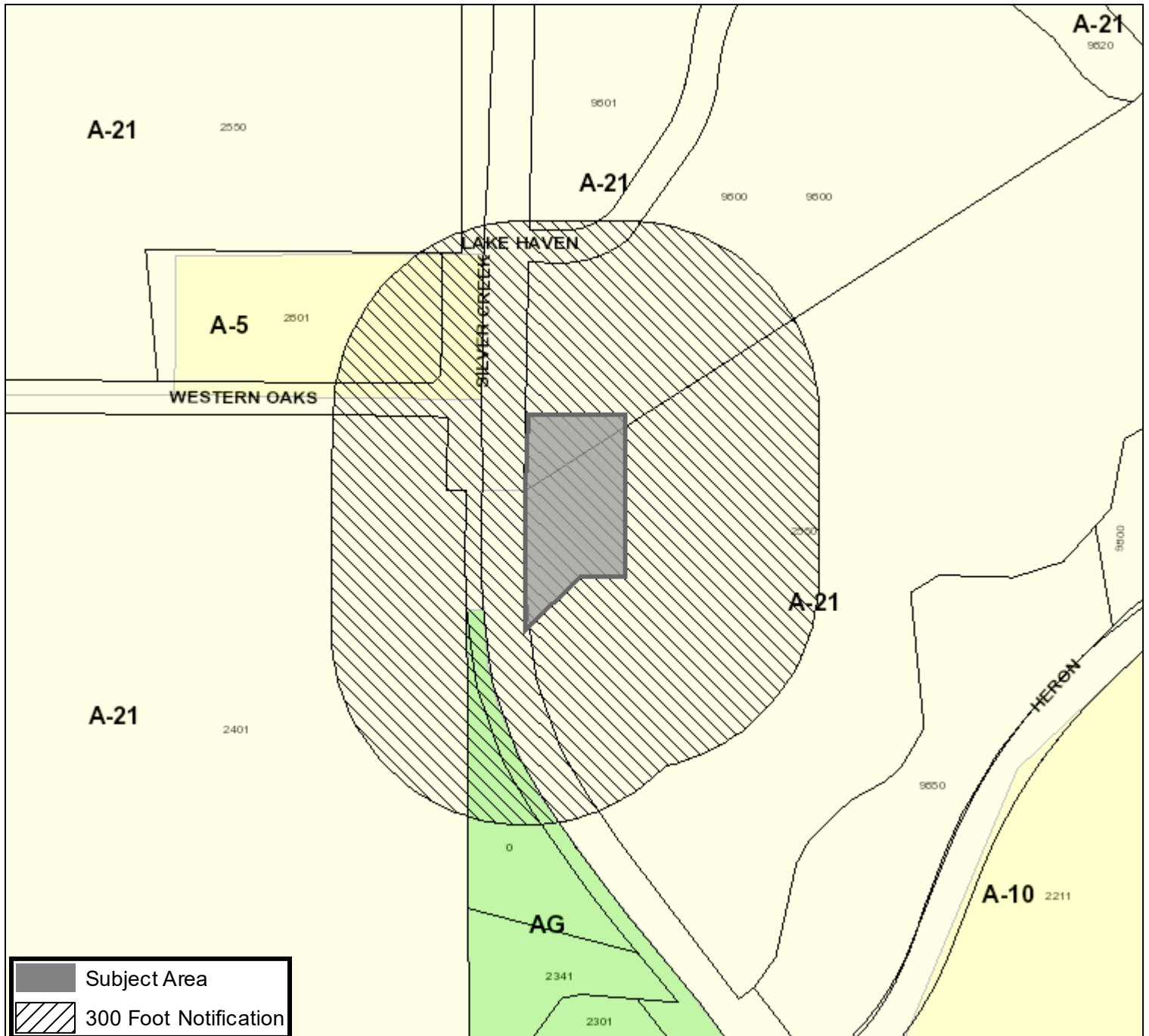




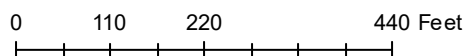
**ZC-24-158**

## Area Zoning Map

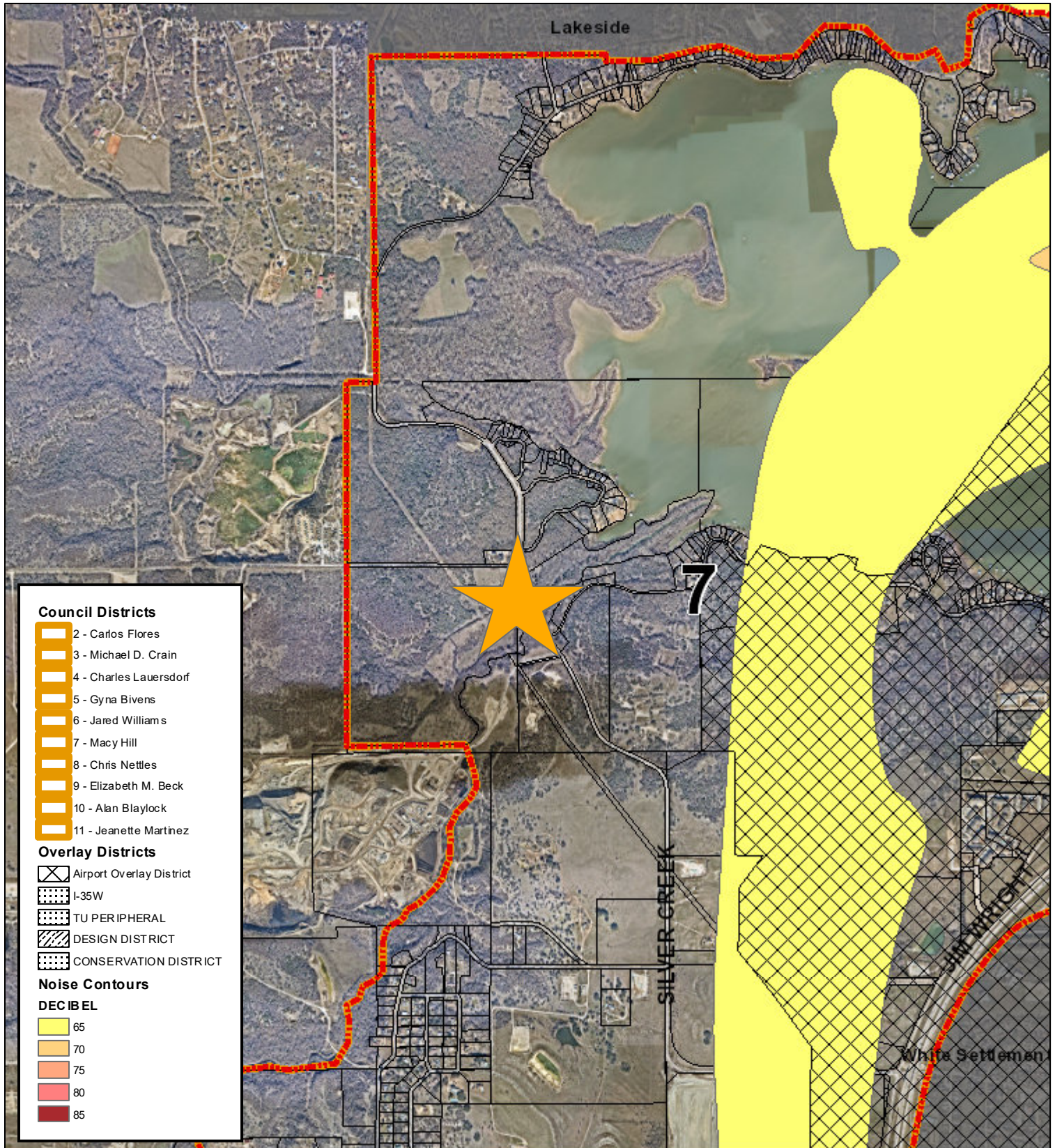
Applicant: City of Fort Worth  
Address: SEC of Western Oaks & Silver Creek  
Zoning From: A-21  
Zoning To: CF  
Acres: 0.95561504  
Mapsc0: Text  
Sector/District: Far\_West  
Commission Date: 1/8/2025  
Contact: 817-392-2806



	Subject Area
	300 Foot Notification



### Area Map



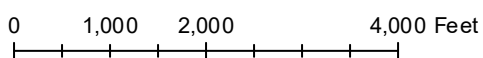
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
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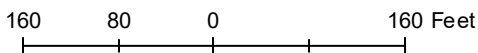
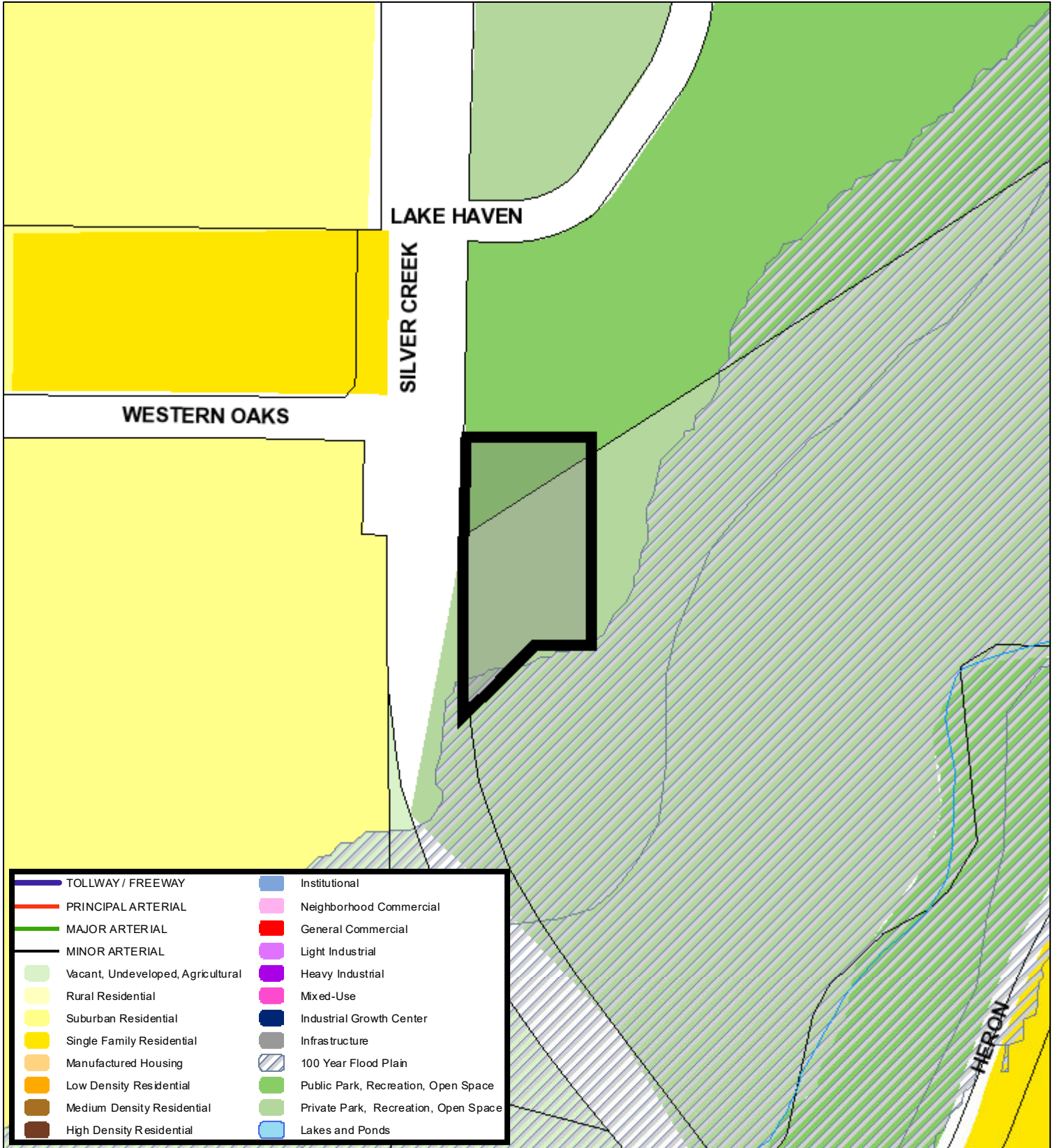
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

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**



0 100 200 400 Feet





# Zoning Staff Report

**Date:** January 14, 2024

**Case Number:** ZC-24-159

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** Oncor Electric Company/Travis Yanker

**Site Location:** 1000 Wallace Street

**Acreage:** 1.02 acres

### Request

**Proposed Use:** Electric Power Substation Expansion

**Request:** To: Add Conditional Use Permit (CUP) to allow an electrical power substation in “FR” General Commercial Restricted; site plan included with development standard waivers for structures in the projected front yards and fencing materials.

### 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 for an expanded electrical power substation**

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

## Project Description and Background

The proposed site is in the northeast quadrant of E. Rosedale Street and Ayers Avenue. The site has been platted into a “pan-handle” shaped lot with the majority of the frontage on Wallace Street and a 40-foot wide area fronting Ayers Avenue. Wallace Street is classified as a local road, serving the few blocks in the immediate vicinity. The applicant is requesting an expansion to an existing electrical power substation that appears to have been developed in the 1980s. Electrical power substations are allowed by right in the more intensive industrial districts and only permitted within commercial zoning districts with a CUP approval. A chain link fence surrounds the equipment facing Wallace Street, with the northern 40 feet unfenced and used by an adjacent property for parking and accessing the rear of their building. The site plan shows several development waivers requested related to fencing location and fencing. Although scenic corridors are in the vicinity on the west side of Ayers Avenue and along E. Rosedale Street, the site is not covered by a scenic corridor.



Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While an electrical power substation is not permitted in the “FR” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently developed as an electrical substation with high voltage transmission lines running along the northern edge. Commercially zoned land, developed with a variety of commercial uses and a gas well site, surrounds the site to the east, south, and west. A railroad track lies to the north, separating the site from a single family neighborhood further to the north. The site has direct access to Wallace Street and Ayers Avenue. The site plan shows electrical switching equipment with one equipment building, approximately 110 feet away from the existing residential neighborhood north of the railroad track. No habitable buildings are proposed, and the site is exempt from parking requirements due to

being separated by a railroad track from a residential district. The site is also exempt from the current landscaping requirements because the new structures are less than 3,000 square feet and less than 30% of the existing site footprint.

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

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

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

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

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

The following table provides information related to the proposed waivers of the standard zoning ordinance requirements. The significant waivers are bolded.

Standard	Regulation	Proposed CUP
Projected front yard from “E” zoning	20’	10’
Building Location	Building not allowed in the front yard	Control building appears to be in the front yard
<b>Fencing Material</b>	<b>Chain link fencing is not allowed in the front yard</b>	<b>4-foot chain link fence proposed in Ayers Avenue &amp; Wallace Street front yards</b>
<b>Fencing Material</b>	<b>Solid fencing is not allowed in the front yard</b>	<b>8-foot solid screening fence proposed in Wallace Street front yard</b>

The block faces of both Wallace Street and Ayers Avenue are impacted by the “E” Neighborhood Commercial zoning on the south end of the block that projects its 20-foot required front yard up the remainder of the block. The control center (equipment building) appears to be within this projected front yard. While the existing electrical substation has chain link fencing, the fencing is only immediately around the equipment on Wallace Street. The fencing standards have been upgraded since this site was developed, and chain link fencing is no longer allowed in the front yards of utility facilities. The proposed site plan shows this chain link fencing being replaced in the front yard, as well as extended onto the portion facing Ayers Avenue, where no fencing currently exists.

The adjacent property to the west has been using the pavement in the 40-foot panhandle portion for parking spaces and access to a rear carport. Fencing in this area will cause the adjacent property to access the rear carport from another direction. The chain link fencing proposed is not an enhancement to the neighborhood. Additionally, the site plan shows solid fencing in the required 20-foot front yard setback where only open-design fencing, excluding chain link materials, is allowed. The solid fencing extends towards the southern side yard, but stops approximately 1 ½ feet from the southern property line and 10 feet from the western property line. The gaps leave an area that is unlikely to be maintained. Development waivers would be required for the building and fencing placement in the required front yards, as well as to vary the fencing materials allowed. Minor revisions to the site plan would eliminate most of the development waivers without materially affecting the site’s security.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / Railroad track, single family uses  
 East “E” Neighborhood Commercial, “FR” General Commercial Restricted / Gas well, stealth tower  
 South “FR” General Commercial Restricted / Auto repair uses, vacant building  
 West “FR” General Commercial Restricted, “I” Light Industrial / Commercial uses, small industrial buildings

## Recent Zoning History

ZC-13-182: south of site, from FR to I, denied 2/10/2014.

## Public Notification

300-foot Legal Notifications were mailed on December 20, 2024.  
 The following organizations were notified: (emailed December 20, 2024)

Organizations Notified	
Polytechnic Heights South NA *	Historic Stop Six NA
Stop 6/Poly Oversight	Polytechnic Heights NA
West Meadowbrook NA	Echo Heights Stop Six Environmental Coalition
East Fort Worth, Inc.	Neighborhoods of East Fort Worth Alliance
East Fort Worth Business Association	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc.	

\* Located in this registered Neighborhood Association



## Land Use Compatibility

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The applicant is proposing to expand an existing electrical power substation, surrounded by other non-residential uses. The adjacent properties are zoned either “FR” General Commercial Restricted or “A-5” One-Family for the railroad tracks and single family subdivision. The site plan shows four development waivers requested for fencing in the front yards, as well as allowing both chain link and solid screening fencing where not allowed. The proposed zoning request for an expanded electrical switching station is **compatible** with surrounding non-residential zoning and uses. The use and its operational characteristics would not create notable land use conflicts with the adjacent uses. However, the development waivers are not generally necessary to secure the site, and could be revised to eliminate most waiver requests.

## Comprehensive Plan Consistency – Southeast Sector

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

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>SPECIAL</b>		
Infrastructure	Railroads, airports, utilities	ALL

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

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- 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.

## Site Plan Comments

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### Zoning and Land Use

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

1. Update the legal description in all locations to the platted lot information.
2. Please remove the statements “Preliminary – for interim review only” as the zoning case is for regulatory approval.
3. Please remove the aerial from the background since it obscures details and notes.

4. Please update the case number in the lower right corner to ZC-24-159.
5. Label the control centers as equipment buildings and note their height.
6. Move all labels off the site plan structures.
7. Label the switching station equipment and note the maximum height.
8. Label the setback for the solid fence on the east side.
9. Chain link fencing is not allowed to be used as the open design fencing in the 20-foot setbacks on Ayers Avenue and Wallace Avenue. Please either move the fence, use another approved material, or request a development waiver.
10. Solid screening fencing is not allowed in the projected 20-foot setback. Please either move the fence, use another approved material, or request a development waiver.
11. The equipment building appears to be in the 20-foot setback. Please either move the building or request a development waiver.
12. The chain link fence does not appear on the east side and is not labeled on the south side. How does the chain link fence tie into the other fences to keep the site secured?
13. Label the ground surfaces that are not the concrete drives or gravel pad pavement.
14. Label the current land use and zoning classifications of the immediately surrounding properties. The owner and legal descriptions are not necessary.
15. Show and label all the easements on the platted lot.
16. "FR" zoning requires either a 0-foot or 5-foot southern side yard setback, instead of the 1.35' setback. Please either change the setback to the zoning standards or request a development waiver.
17. A 10-foot setback is required on the northern side, since the site is a through lot. Please add this setback.
18. Add the note "No parking spaces are required as the railroad separates the site from the residential uses within 250 feet."
19. Add the note "This project is exempt from Section 6.301, Landscaping, as the site was developed prior to 2001. The expansion is less than 3,000 SF and less than 30% of the lot".
20. Add the note "All signage will conform to Section 6.4, Signs."
21. Add the note "All provided lighting will conform to the Lighting Code."

***(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.)***

### **Stormwater**

1. Site may require an accepted drainage study prior to platting, grading, infrastructure plan review, and building permit issuance.
2. No FEMA Floodplain, potential high water, or City Flood Risk seen on the site. No known high-water incidents reported in the immediate vicinity.
3. Storm infrastructure seen on S Ayers Ave crossing the NE driveway per TPW Plan Set, S-0706.

### **Fire**


1. The existing lot has adequate access and an address.
2. Fire Code will only apply to occupied buildings, otherwise:  
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.

3. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.  
<https://www.fortworthtexas.gov/departments/fire/services/bureau>.

#### **DSD Engineering**

1. FYI: Driveways are subject to the City of Fort Worth Access Management Policy; waiver may be required.
2. FYI: 5 foot sidewalk is recommended along street frontages.

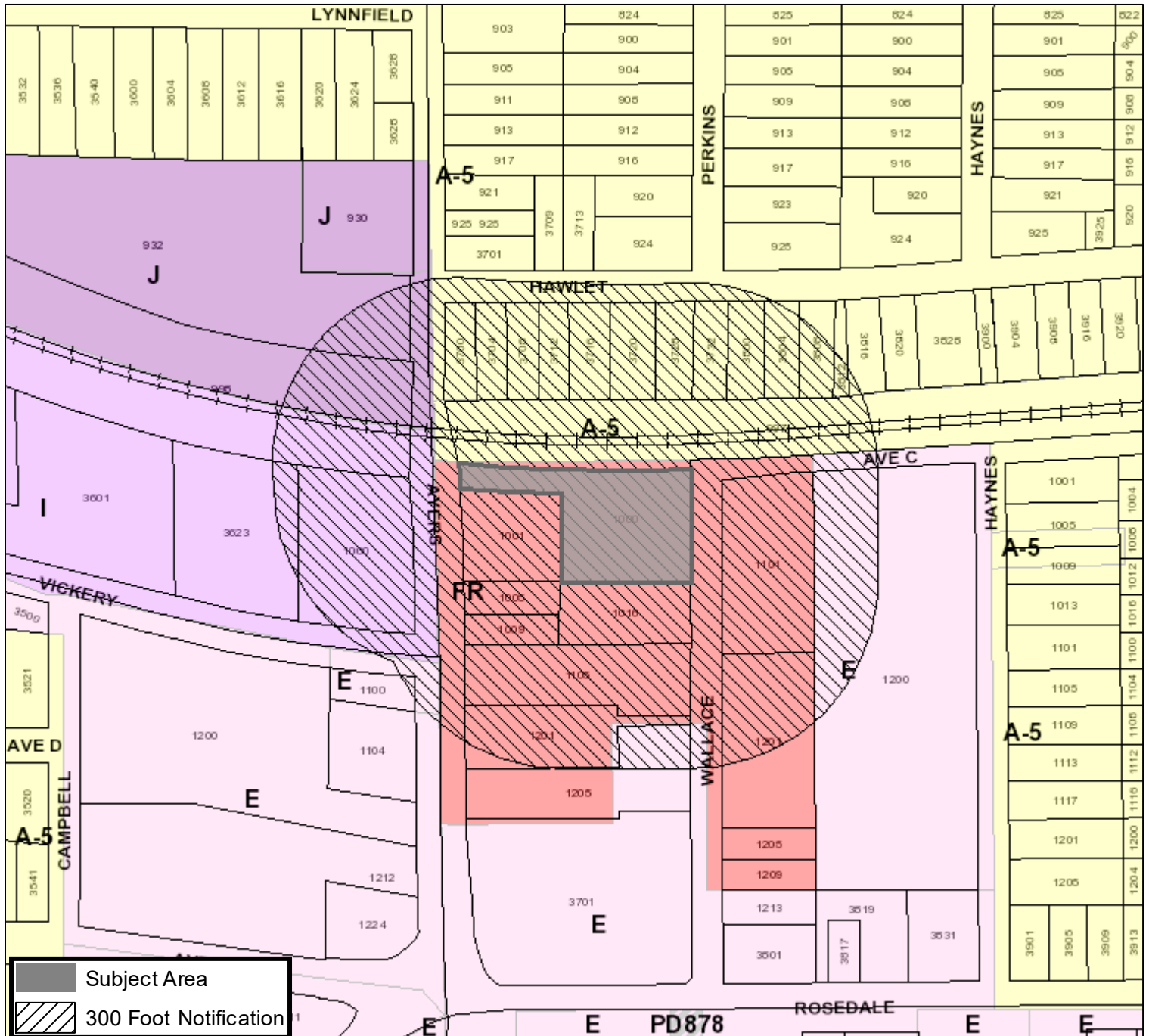
#### **DSD Water**



1. DSWS has no new comments.
- 

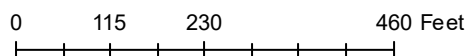


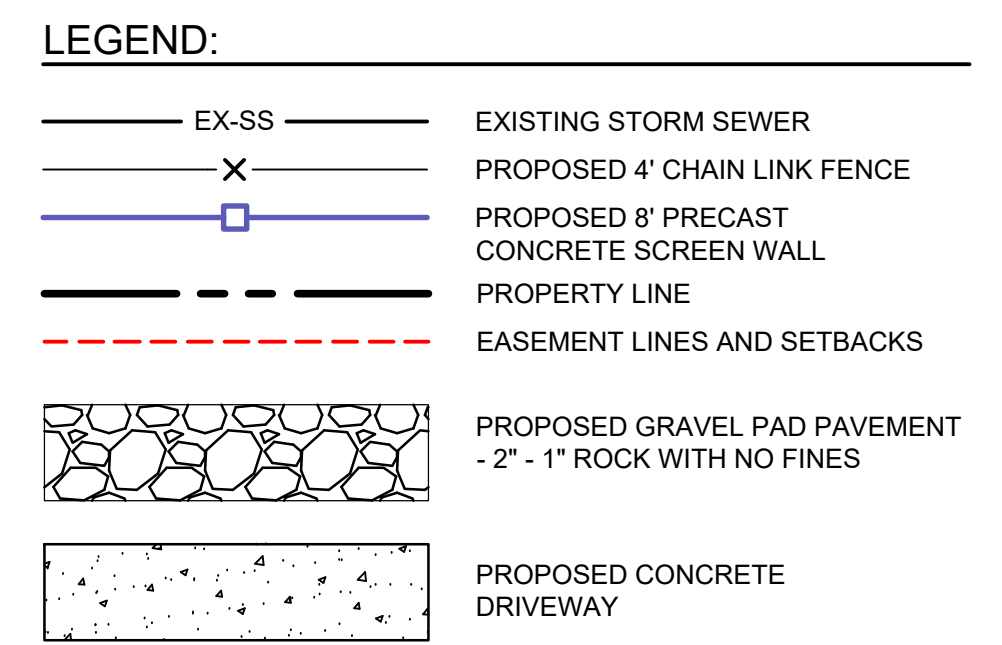
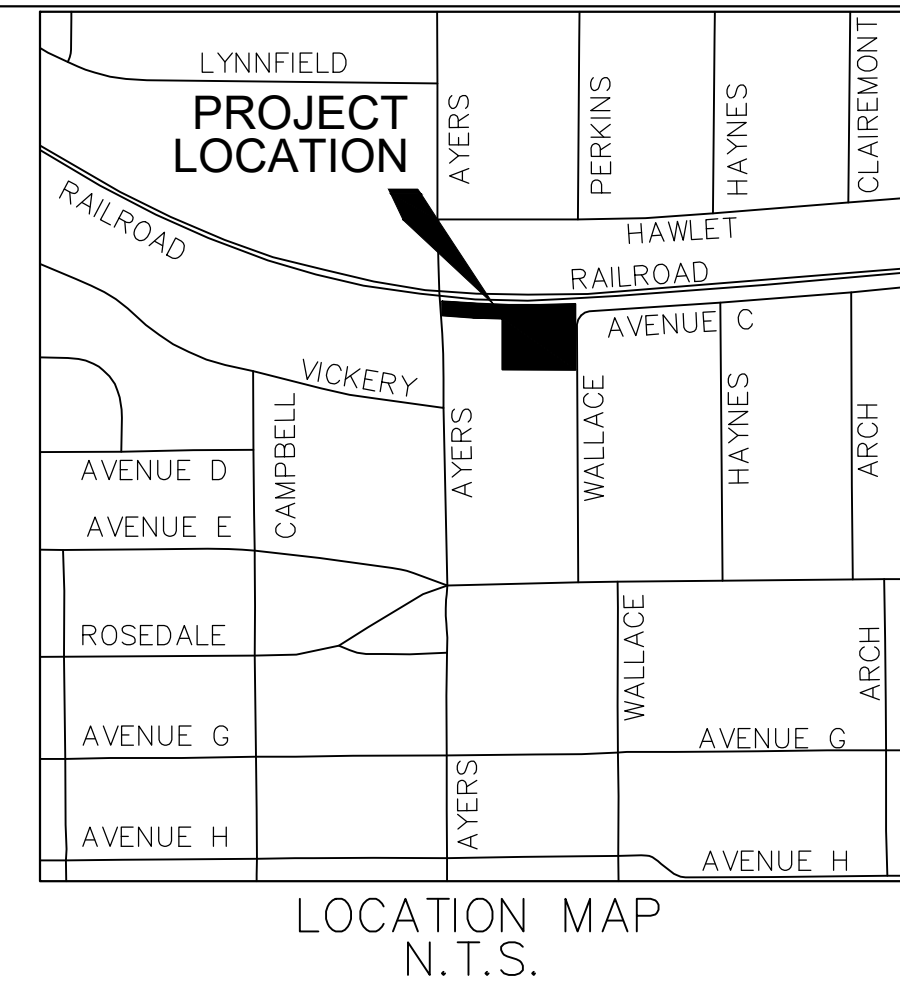
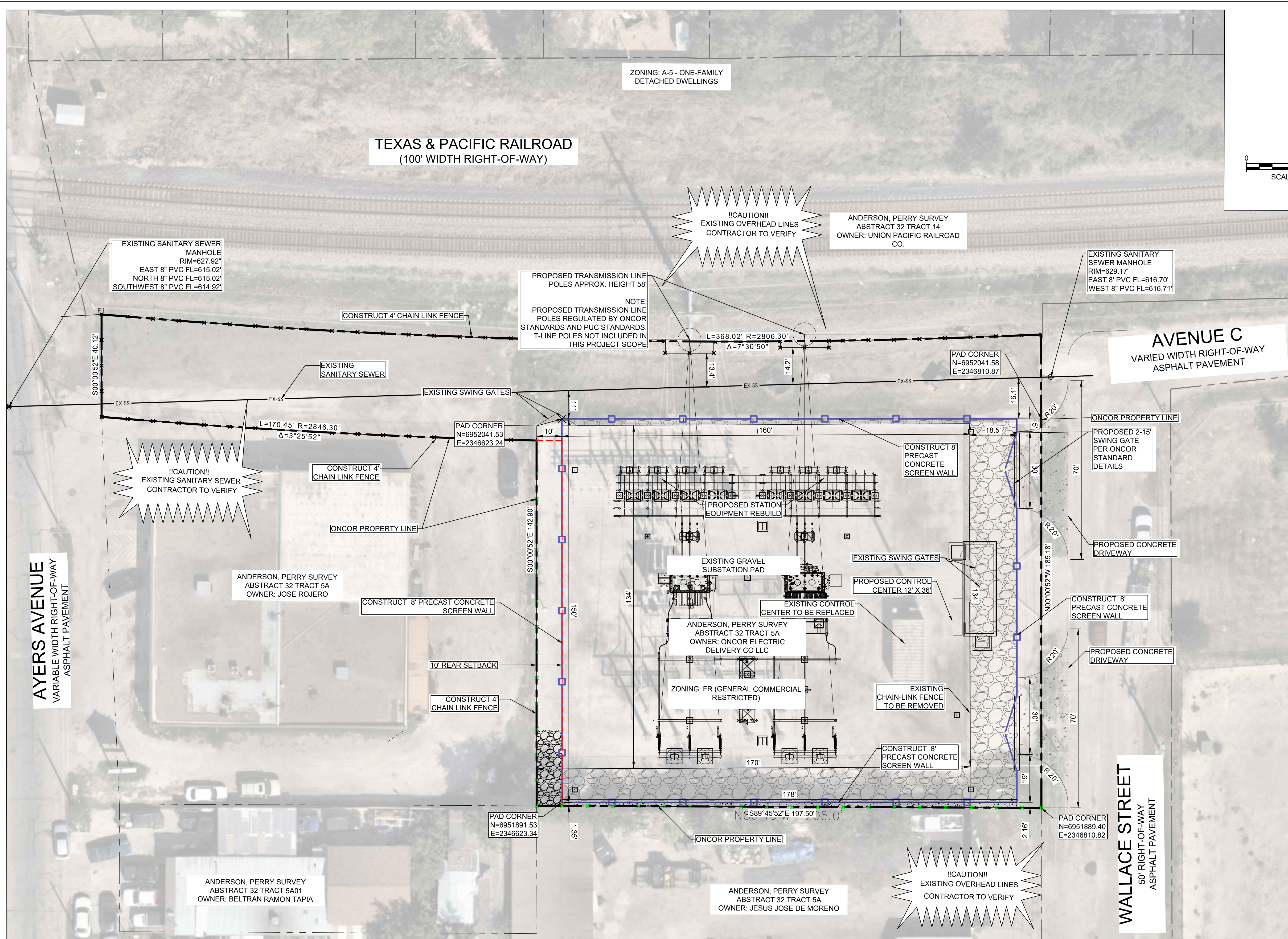
# Area Zoning Map

Applicant: Oncor Electric Delivery Company/Ashton Miller  
 Address: 1000 Wallace Street  
 Zoning From: FR  
 Zoning To: To add CUP to expand Electrical substation  
 Acres: 1.01974401  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 1/8/2025  
 Contact: 817-392-8190



 Subject Area  
 300 Foot Notification





- NOTES:**
1. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS GUIDANCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES AFFECTED BY CONSTRUCTION. CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES 48 HR'S PRIOR TO CONSTRUCTION.
  2. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS AND ONCOR PROJECT SPECIFICATIONS AND STANDARDS.
  3. ALL DIMENSIONS ARE FROM FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  4. REFERENCE "ONCOR AYERS SWITCHING STATION DRAINAGE STUDY IN SUPPORT OF A GRADING PERMIT", PREPARED BY HALFF ASSOCIATES, DATED NOVEMBER, 2024.

**ONCOR ELECTRIC DELIVERY COMPANY**  
 AYERS SUBSTATION  
 FORT WORTH, TEXAS



Revision No.	Date	Description

**PRELIMINARY**  
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

TRAVIS J. YANKER 141922  
 NAME P.E. NO.  
 DATE 12/3/24  
 TBPELS Engineering Firm #312

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

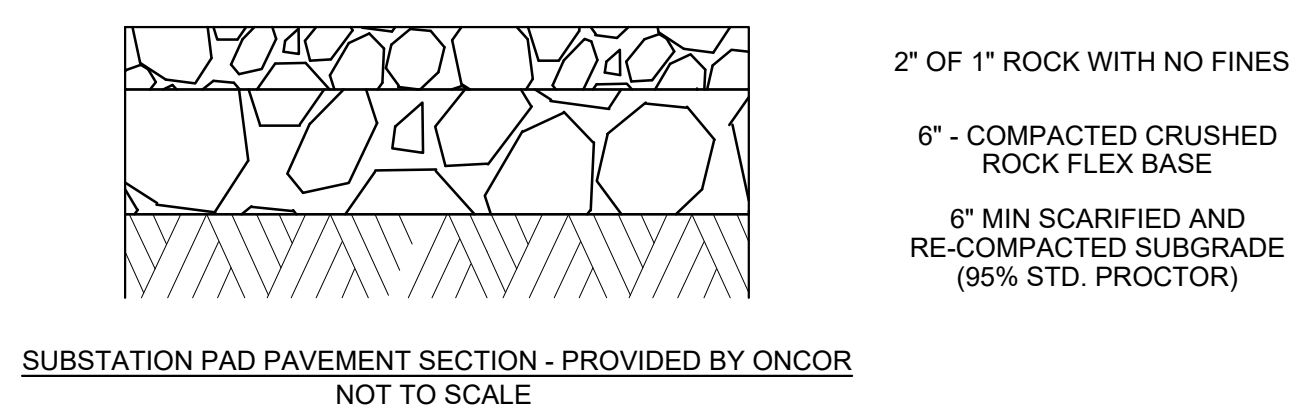
**ONCOR AYERS SUBSTATION**

**CONDITIONAL USE PERMIT**

ZONING CASE: XX-XX-XXX

1.024 ACRES  
 ANDERSON, PERRY SURVEY,  
 ABSTRACT 32 TRACT 5A  
 1000 WALLACE STREET  
 CITY OF FORT WORTH,  
 TARRANT COUNTY, TEXAS

FOR  
**ONCOR ELECTRIC DELIVERY COMPANY, LLC**



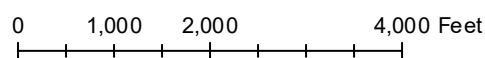
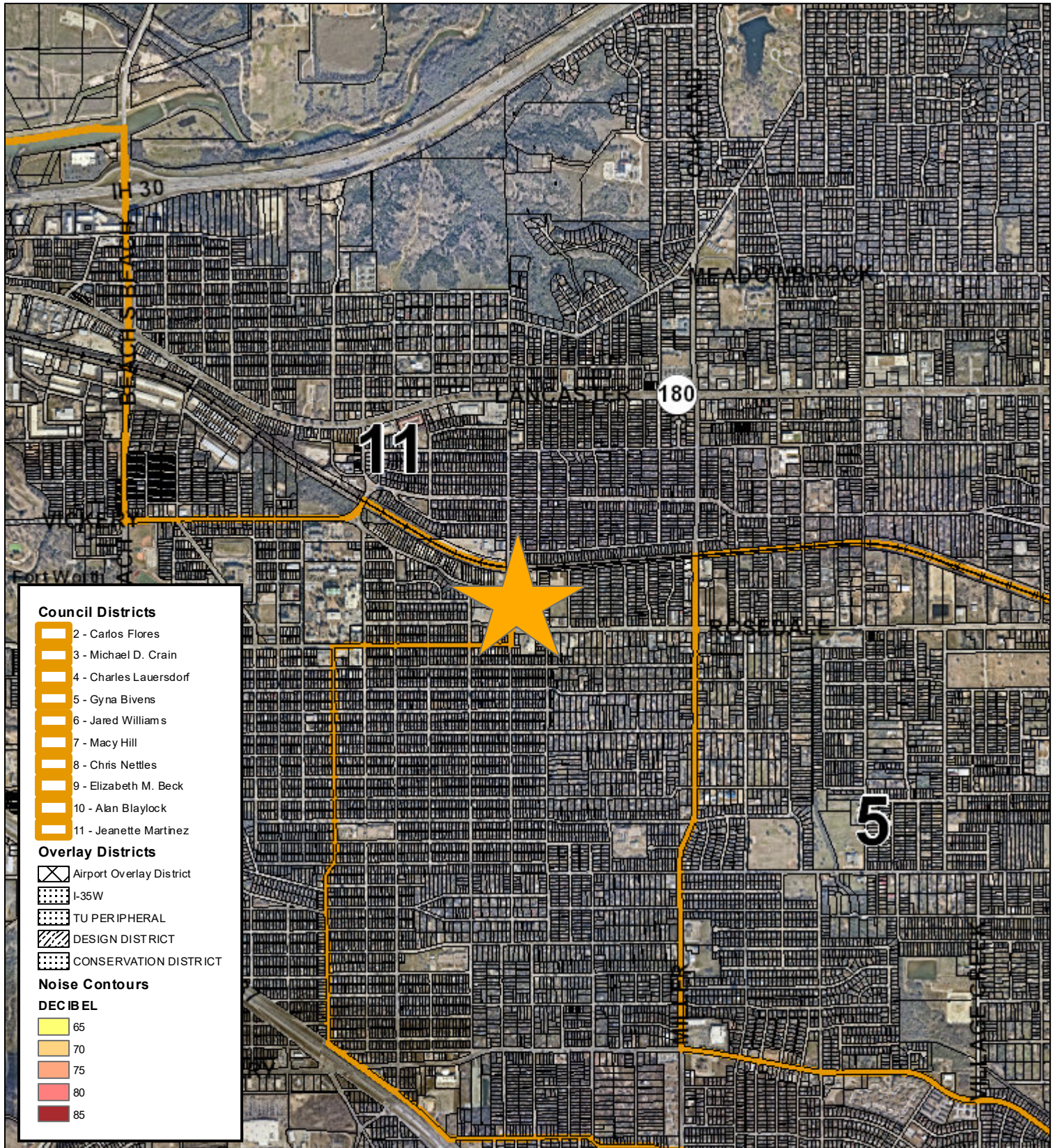
**OWNER/DEVELOPER**  
 ONCOR ELECTRIC DELIVERY COMPANY  
 777 MAIN STREET, SUITE 707  
 FORT WORTH, TX 76102  
 CONTACT: SETH SAMPSON  
 TEL: (817) 215-6807  
 EMAIL: seth.sampson@oncor.com

**ENGINEER**  
 HALFF ASSOCIATES, INC.  
 3803 PARKWOOD BLVD., SUITE 800  
 FRISCO, TX. 75034  
 CONTACT: TRAVIS J. YANKER, P.E.  
 TEL: (214) 937-3937  
 EMAIL: tyanker@halff.com

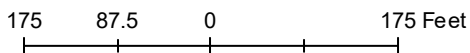
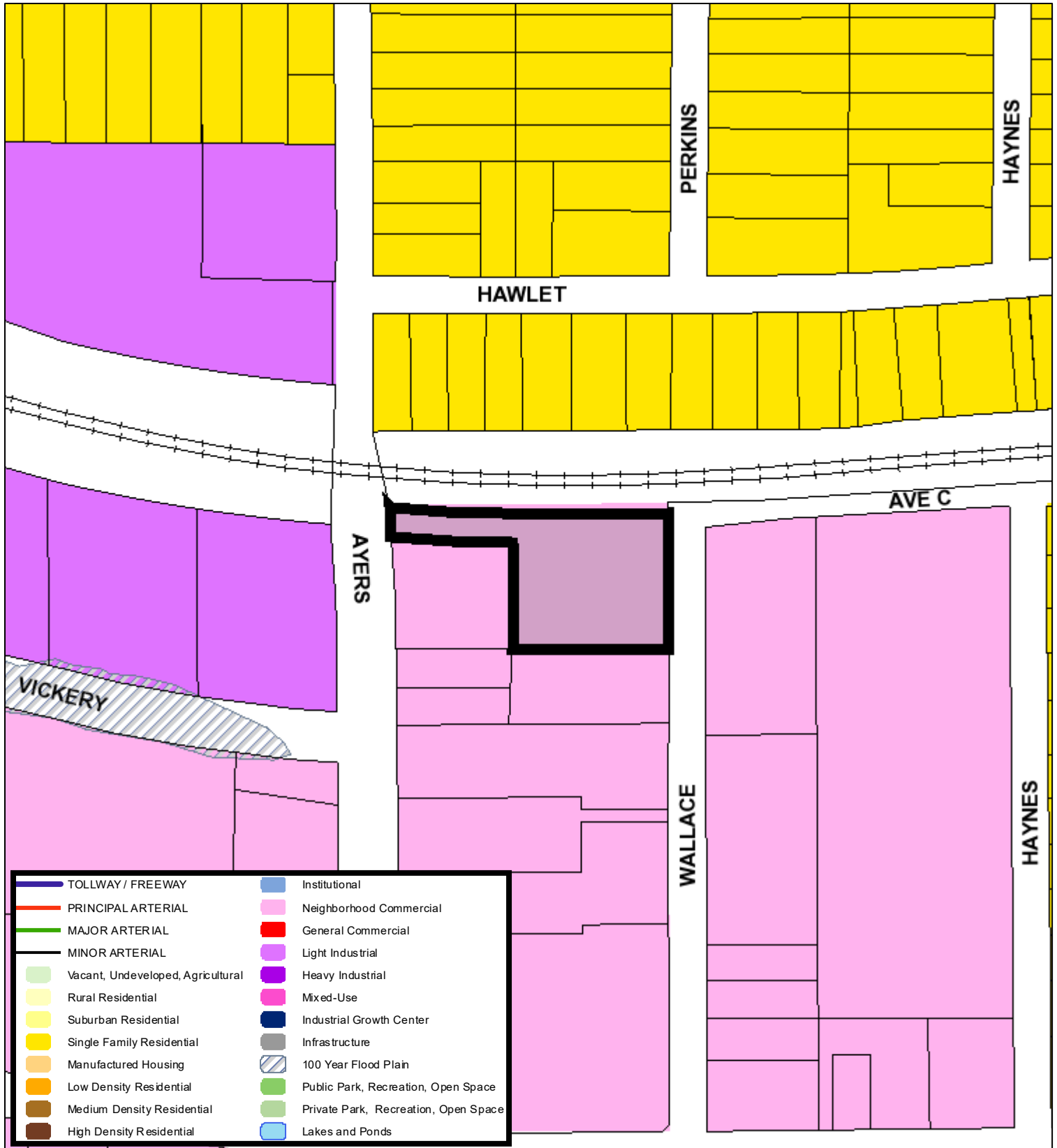
**SURVEYOR**  
 DUNAWAY, INC.  
 550 BAILEY AVENUE, SUITE 400  
 FORT WORTH, TX 76107  
 CONTACT: KEVIN JUNGE, RPLS  
 TEL: (817) 335-1121  
 EMAIL: KJunge@dunaway.com

TOTAL DISTURBED AREA: 0.976 ACRES

### 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



0 112.5 225 450 Feet







# Zoning Staff Report

Date: January 08, 2025

Case Number: ZC-24-160

Council District: 2

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Luis A. Cordoba Flores

**Site Location:** 3801 Decatur Avenue

**Acreage:** 0.28 acre

### Request

**Proposed Use:** Four Office Spaces

**Request:** From: "A-5" One-Family  
To: "ER" Neighborhood Commercial Restricted

### Recommendation

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

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

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

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

### Table of Contents

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

## Project Description and Background

The subject property, encompassing approximately 0.28 acres, is situated at the corner of Decatur Avenue and NE 37th Street (**Figures 1 & 3**). Currently vacant, the site is surrounded by a diverse mix of zoning districts and land uses, reflecting a blend of residential and commercial development in the area. Nearby properties are zoned as follows: “A-5” One-Family Residential, “B” Two-Family Residential, “FR” General Commercial Restricted, and “E” Neighborhood Commercial.

The applicant proposes to develop the property for office use, accommodating four tenants. According to the zoning application and the accompanying zoning exhibit site plan (**Figure 2**). It should be noted that while no preliminary site plan has been submitted for this development, such a submission is not required as part of the rezoning application process in this instance.

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written in Spanish (down below). Here is the English translation, *“I request the zoning change from A5 to ER. For the construction of 4 offices. Provide some photos so they have an idea of how they are going to do.”*

Solicito el cambio de zona A5 a ER  
Para la construcción de 4 Oficinas  
Proporcione algunas Fotos para que tengan una  
idea de como van hacer.



Figure 1: Site Photo

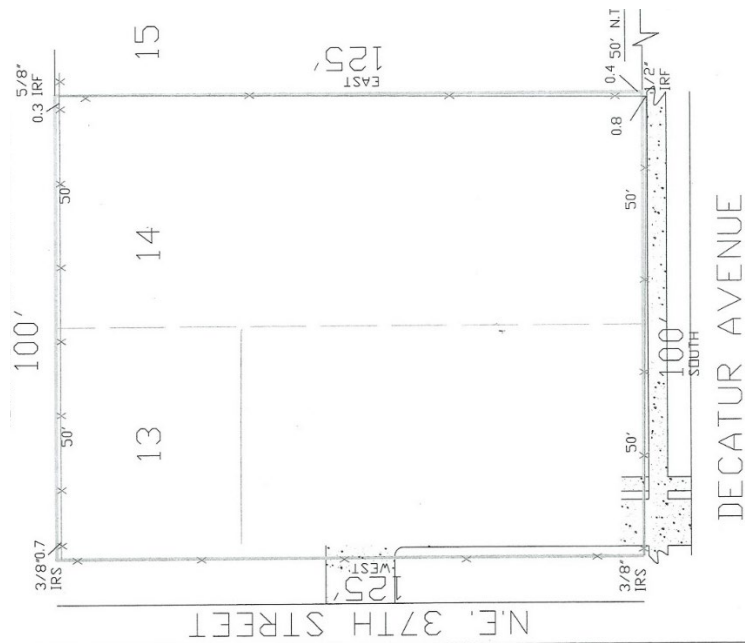


Figure 2: Platting Exhibit A

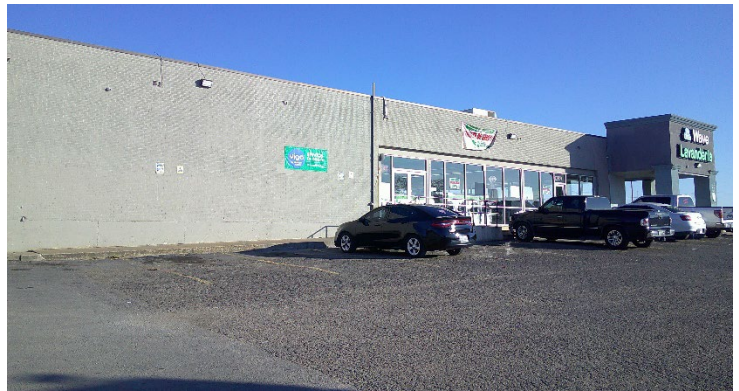
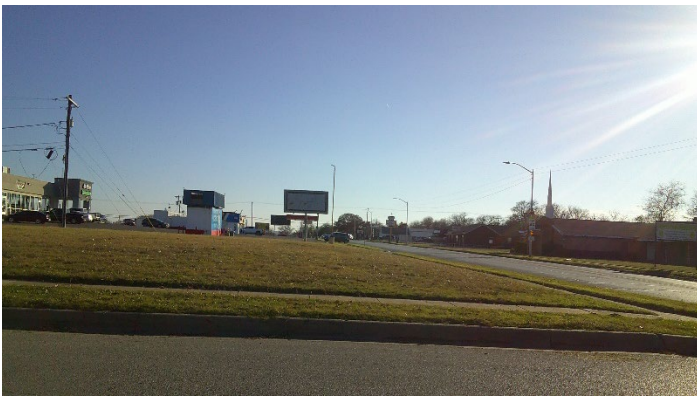


Figure 2: Surrounding Site Photos

## Surrounding Zoning and Land Uses

North	“A-21” One Family / Residential
East	“A-21” One Family / Residential
South	“B” Two Family / Residential

## Recent Zoning History

- N/A

## Public Notification

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

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

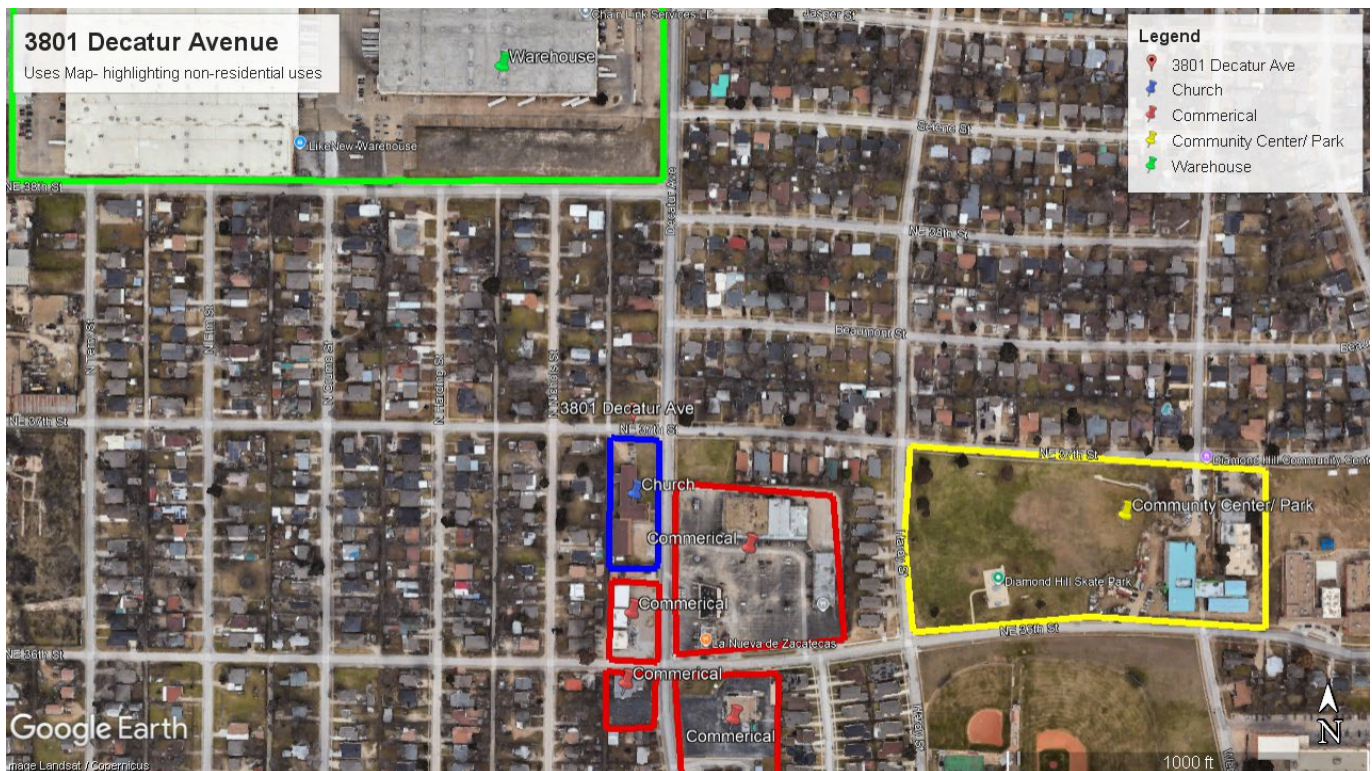
Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Diamond Hill-Jarvis NAC	Inter-District 2 Alliance

\* Located within a registered Neighborhood Organization

## Development Impact Analysis

### Land Use Compatibility

The surrounding area is characterized by a diverse mix of land uses, though it is primarily residential. The applicant seeks to rezone the subject parcel to facilitate the development of four office spaces. The immediate surroundings include a single-family home, a church, and a vacant lot. The map below shows, the non-residential uses in the surrounding areas.



The proposed office use may or may not fully align with the existing zoning and land use patterns in the vicinity. However, analyzing the parcel's buildable area, surrounding uses and zoning district provides valuable insight into its potential impact on surrounding uses. The parcel measures approximately 100 feet by 125 feet (12,500 square feet). Due to its location amidst one- and two-family zoning districts, setbacks and other requirements reduce the actual buildable area to approximately 5,100 square feet (60 feet by 85 feet). This limited buildable area may help mitigate the potential impact of the proposed development on adjacent residential properties.

The "ER" (Neighborhood Commercial Restricted) standards are specifically designed to mitigate the impacts of commercial development on adjacent residential properties, to promote harmony between commercial and residential uses.

These protective measures include requirements for buffers, such as landscaped setbacks, which act as physical barriers to reduce noise, visual disturbances, and other potential nuisances that could arise from commercial activity. Height restrictions are another key standard, limiting the vertical scale of developments to ensure they do not overshadow or intrude upon the privacy and character of nearby residential homes. Additionally, these *'limitations on commercial development in "ER" district.*

- a. *The sale of alcoholic beverages shall not be permitted in the "ER" district.*
- b. *All business shall be conducted wholly within an enclosed building.*
- c. *No drive-in or curb services shall be permitted unless approved through special exception.'*

These protective measures are designed to reduce noise, traffic, and visual disturbances, thereby safeguarding the quality of life for neighboring residential properties. Together, these standards aim to balance the benefits of neighborhood-oriented commercial uses with the preservation of quality of life for surrounding residential areas.

With that said the proposed rezoning aligns with the general land use patterns in the area. The project's size will be naturally constrained by the limited buildable area of approximately 5,100 square feet, ensuring that the development remains small in scale and compatible with its surroundings. Additionally, the allowed uses within the "ER" zoning district prevent incompatible uses for the adjacent residential homes. This careful approach balances the need for commercial use with the preservation of residential character in the neighborhood.

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

## Comprehensive Plan Consistency- FLU Map and Policies

The adopted Comprehensive Plan currently designates the subject property as a single-family residential on the Future Land Use Map.

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

The proposed property's designation is consistent with the Single-Family Residential category outlined in the Future Land Use (FLU) Map. The rezoning request to "ER" (Neighborhood Commercial Restricted) does not align with the FLU designation map.

Although the Future Land Use (FLU) Map designates the parcel for single-family use, the Comprehensive Plan outlines policies that encourage the creation of vibrant, mixed-use communities, integrating residential and commercial activities harmoniously. These policies aim to balance growth and development while preserving neighborhood character and optimizing land use. Key policies guiding this vision include:

- *Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.*
- *Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.*
- *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.*
- *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.*

The surrounding area features a mix of zoning types, with residential zoning being the predominant use. The Comprehensive Plan advocates for infill development on vacant lots within established areas to make efficient use of existing infrastructure. It also highlights the need for buffers or transitional uses to separate incompatible land uses and reduce potential conflicts. The ER zoning district aligns with and supports these policies by fostering compatible development and preserving the integrity of surrounding residential areas.

Based on the statement above, the proposed zoning is **not consistent** with the FLU Map.

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

## Site Plan Comments

---

### **Zoning and Land Use**

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

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

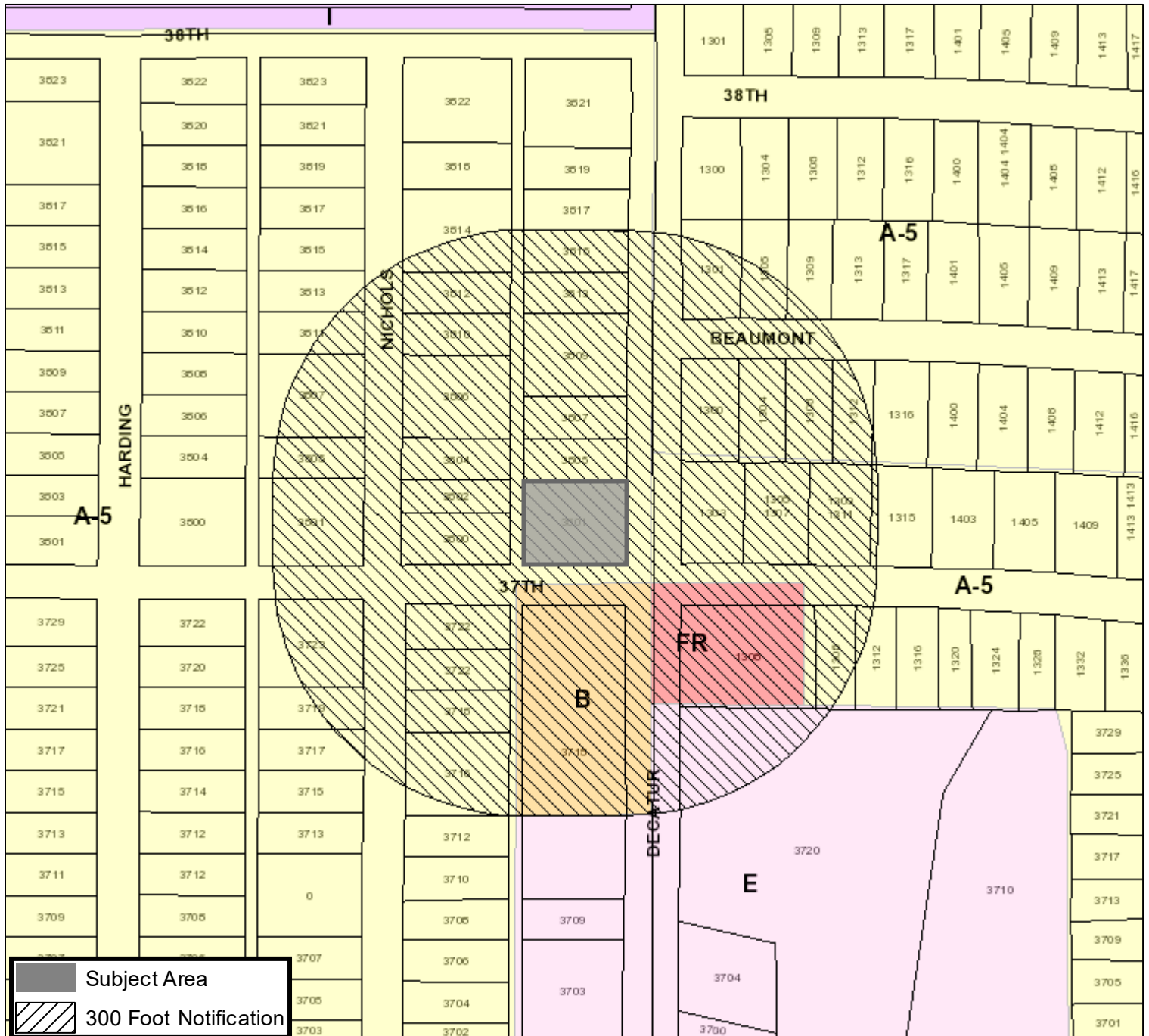
**Supplemental Information**  
Images provided by the applicant





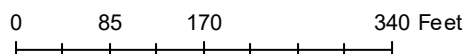


# Area Zoning Map

Applicant: Luis A. Cordoba Flores  
 Address: 3801 Decatur Avenue  
 Zoning From: A-5  
 Zoning To: ER  
 Acres: 0.28288037  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 1/8/2025  
 Contact: 817-392-2806

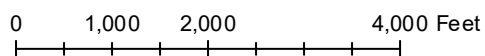
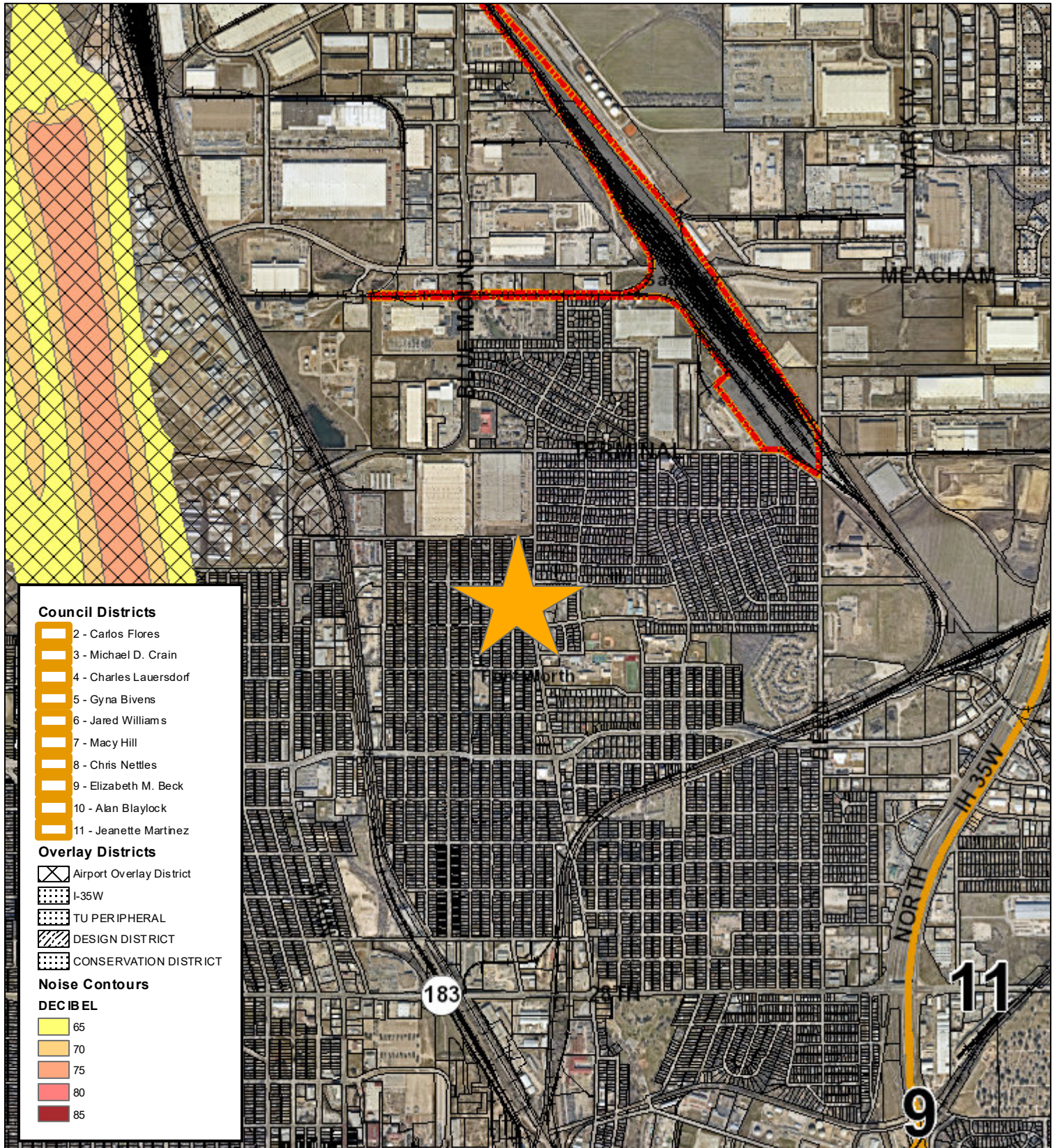


 Subject Area  
 300 Foot Notification

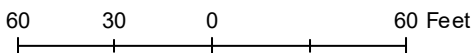
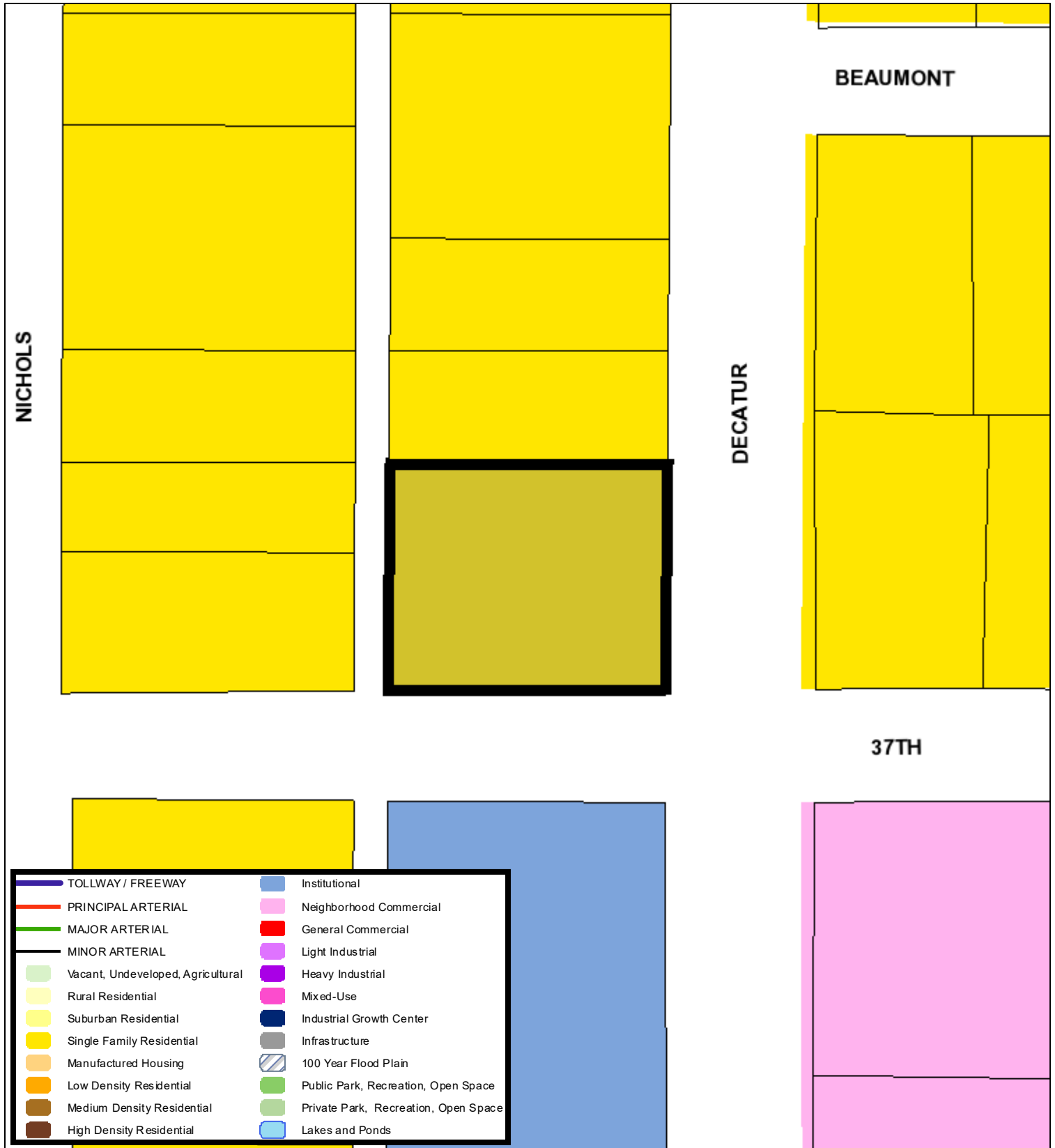




### Area Map



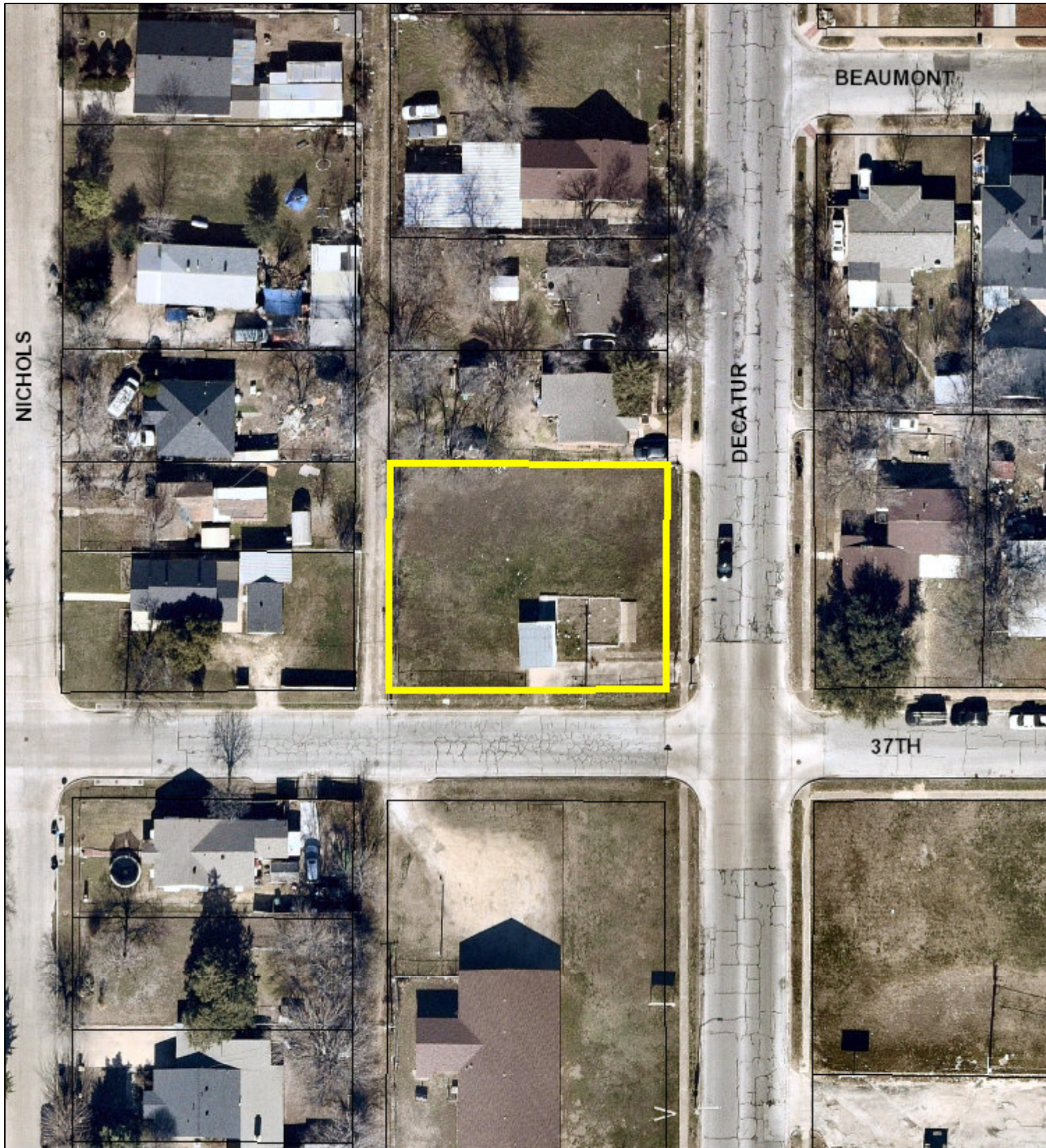
### Future Land Use



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 37.5 75 150 Feet





# Zoning Staff Report

**Date:** January 8, 2025

**Case Number:** ZC-24-161

**District:** 2

## Zoning Map Amendment & Site Plan

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Letz Re Holdings LLC / Willbanks Metals / Cheyenne Haddad with Pope, Hardwicks, Christie, Schell & Taplett LLP

**Site Location:** 3001, 3002 & 3004 N. Crump Street

**Acreage:** 0.50 acres

### Request

**Proposed Use:** Auxiliary Parking

**Request:** To: Add Conditional Use Permit (CUP) for auxiliary parking lot in “A-5” One-Family district with a waiver to allow within the front yard setback 10 parking spaces, gate pad, light poles and fencing; site plan included.

### Recommendation

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

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

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

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

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

## Project Description and Background

The site consists of 4 vacant lots totaling about 0.50 of an acre. The subject properties are situated at the end of the block near the intersection of North Crump Street and NE 29<sup>th</sup> Street. The applicant is requesting to add a Conditional Use Permit (CUP) to allow an auxiliary parking lot in “A-5” One-Family zoning. The applicant owns the business directly to the south and needs additional parking for staff, which may be insufficient on parking. A site plan has been submitted as required with an application for a CUP.

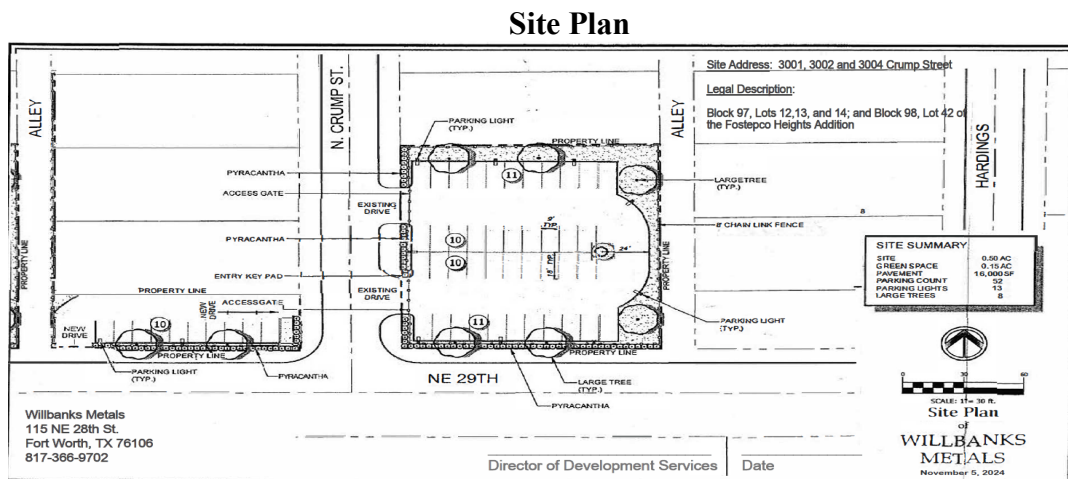
Auxiliary parking lots are not permitted in the “A-5” One-Family residential zoning district as a by right use. They may be permitted within “A-5” zoning districts through the CUP process. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The site is surrounded by residential uses or zoning. Because the site is adjacent to residential zoning, the screening fence or additional landscaping is required. The site plan shows 52 parking spaces, two existing driveways, a new driveway on the west side an eight-foot fence surrounding the property. An entry pad, fencing, light posts and parking spaces encroach into the projected front building line.

Additional landscaping and a screening fence are required on the northern, side and rear property line because the site is across the alley from a residential lot. The Zoning Ordinance requires the lot to be chained and locked overnight.

Per Section 4.407 (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

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



## Surrounding Zoning and Land Uses

North “A-5” One-Family residential / single-family

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

South “K” Heavy Industrial / industrial warehouse uses

West “A-5” One-Family residential and “F” General Commercial / vacant, single family / auto repair shop

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on December 23, 2024.

The following organizations were notified: (emailed December 23, 2024)

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
Diamond Hill Jarvis NAC*	Northside Neighborhood Association
North Fort Worth Historical Society	Streams and Valley’s Inc.
Trinity Habitat for Humanity	Fort Worth ISD

*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow for auxiliary parking in the “A-5” zoning district. Surrounding land uses consist primarily of single-family and an automotive use to the west. The amount of parking proposed 52 spaces is not compatible based on proximity to residential, a smaller parking lot might be sufficient.

The proposed zoning request for an auxiliary parking lot **is not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – North Side

The adopted Comprehensive Plan currently designates the subject property as Single Family. This land use designation is intended to offer a mix of retail, services, offices and mixed uses serving daily needs for a local market area. An auxiliary parking lot is only permitted by right in the “ER” through “K” districts. The proposed use is more aligned with Neighborhood Commercial Land Use designation as opposed to the current designation of Single Family. Refer to table below from the Comprehensive Plan:

# FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

Based on a lack of conformance with the future land use map, the proposed zoning **is not consistent** with the FLU component of the Comprehensive Plan. The request does not adhere to the following Comprehensive Plan policy:

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city

## Site Plan Comments

### Zoning and Land Use

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

1. Add the zoning case number in the lower right corner.
2. Include a vicinity map.
3. Label the land use and zoning classifications of the immediately adjacent properties abutting the site.
4. There is a 20 ft. projected front yard setback along N. Crump Street, (both sides of the street) no parking stalls or permanent structures permitted. Remove parking stalls and lighting with those setbacks.
5. Chain Link fences are not permitted in residential districts. 6 ft. screening fence required along all sides adjacent to residential zoning.
6. Parking lots shall be chained and locked at night, indicate on the site plan.
7. Parking lot lighting shall not trespass off the property, shielded down and away. The legend shows 13 parking lights which is a little excessive in a residential neighborhood.
8. Indicate on the site plan the type of surface parking proposed.
9. Provide the width of the parking isles.
10. Provide the 5 ft. bufferyard on the site plan, no paving can be within this bufferyard only landscaping.
11. New drive approach is too close to the alley, confirm with Transportation if it would be allowed.
12. Provide the height of the parking lot lights.

### Transportation Department

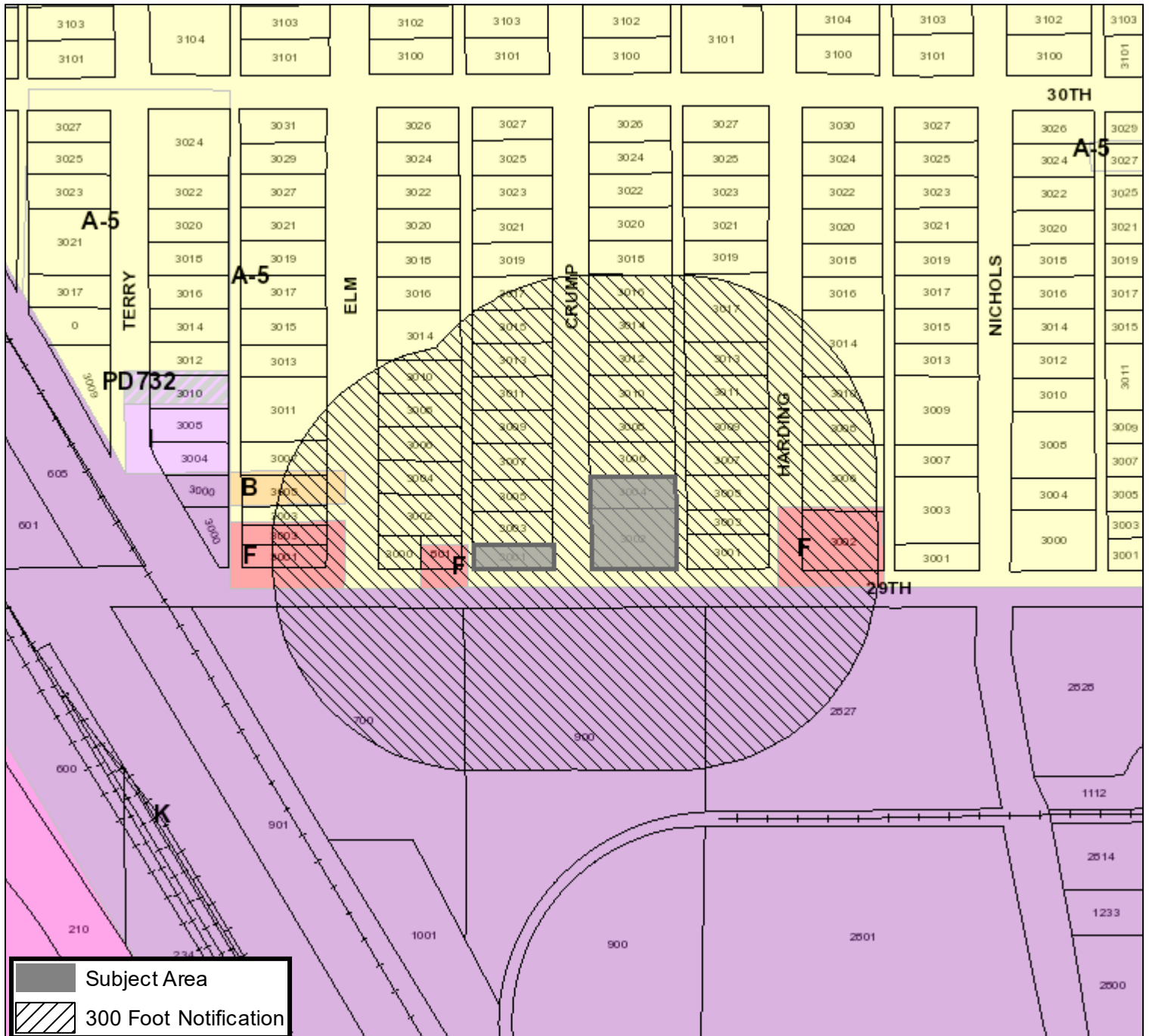
Access to the alley will not be allowed in the current configuration.  
5 ft/ sidewalks will be required with any building permit.

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



# Area Zoning Map

Applicant: Letz Re Holdings LLC  
 Address: 3001, 3002 and 3004 N. Crump Street  
 Zoning From: A-5  
 Zoning To: Add CUP for Auxiliary Parking  
 Acres: 0.50442512  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 1/8/2025  
 Contact: 817-392-7869



0 105 210 420 Feet



ALLEY

N. CRUMP ST.

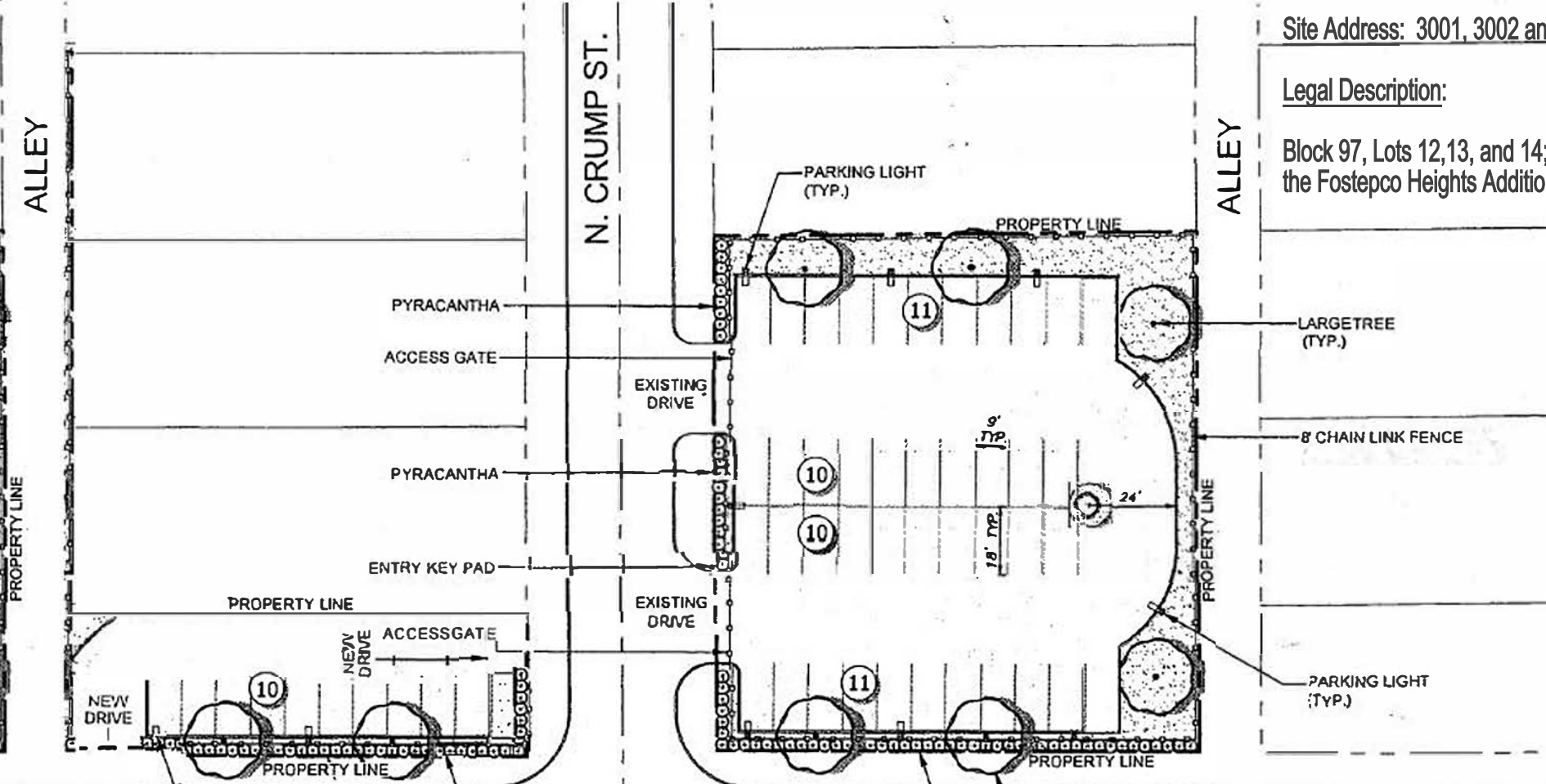
ALLEY

HARDINGS

Site Address: 3001, 3002 and 3004 Crump Street

Legal Description:

Block 97, Lots 12,13, and 14; and Block 98, Lot 42 of the Fostepco Heights Addition



SITE SUMMARY	
SITE	0.50 AC
GREEN SPACE	0.15 AC
PAVEMENT	16,000SF
PARKING COUNT	52
PARKING LIGHTS	13
LARGE TREES	8



SCALE: 1" = 30 ft.

Site Plan

of

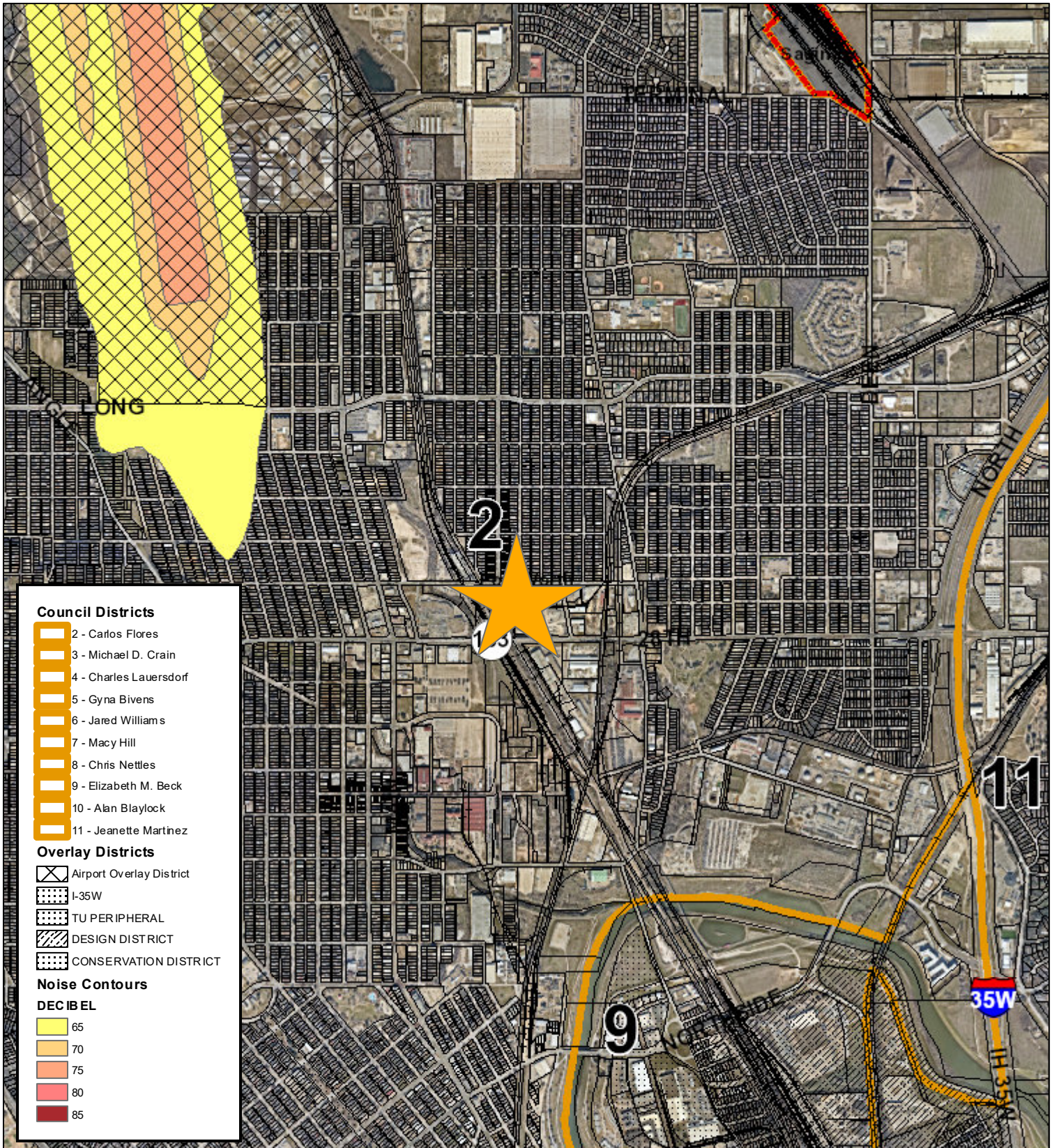
**WILLBANKS METALS**

November 5, 2024

Willbanks Metals  
 115 NE 28th St.  
 Fort Worth, TX 76106  
 817-366-9702

Director of Development Services \_\_\_\_\_ Date \_\_\_\_\_

### Area Map



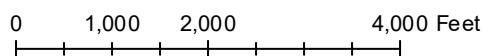
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdsdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

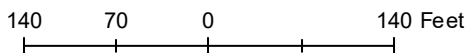
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



## Aerial Photo Map



0 90 180 360 Feet





# Zoning Staff Report

**Date:** January 08, 2025

**Case Number:** ZC-24-164

**Council District:** 2

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Northside Socios, LLC/ Juan M. Villalpando

**Site Location:** 1434 N Main Street

**Acreage:** 0.1147 acre

### Request

**Proposed Use:** Retail/Commercial and Multi-Family

**Request:** From: "J" Medium Industrial  
To: "MU-1" Low-Intensity Mixed-Use

### Recommendation

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

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

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

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

### Table of Contents

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

## Project Description and Background

The subject property, encompassing approximately 0.1147 acres, is located on North Main Street and currently contains an existing building. The surrounding area includes a variety of zoning districts, ranging from residential to industrial uses. Nearby parcels are zoned as “B” Two-Family Residential, “J” Medium Industrial, and “MU-1” Low-Intensity Mixed-Use.



Figure 1: [Historical Aerial](#) from 1952 map

A review of the property's history indicates a discrepancy in the Tarrant Appraisal District (TAD) records, which incorrectly listed the building's construction date as 1976 (**Figure 1**). However, the historic survey conducted in 1999 and finalized in December 2000 for the Marine Commercial Historic District confirms the building was constructed in 1946 (**Figure 2**). Documentation from this survey (review [here](#)) provides evidence of the building's historic significance. The structure, while part of the historic survey, currently lacks any formal historic designation or overlay.





Figure 2: Images from the [National Register of Historic Places Report #102](#), first published on February 9, 2001; photos taken in 1999

This area has undergone some positive improvements since the survey was conducted and this parcel is no different. Historically the building was used as a barbershop, package store, and a bar on the first floor. The second floor functioned as the Castillo Hotel, which is how it received its name ‘The Castillo Building.’ The building itself is a two-story structure with eight windows on the upper floor and a storefront on the ground floor. During its initial survey, the property and surrounding area were noted to be in a state of disrepair, with boarded-up windows (see Figure 3). With that said, the owners have already submitted an application in December 2024 (HCLC-24-311) to the Historic and Cultural Landmarks Commission (HCLC) seeking historic designation for this property. This application is under review and is anticipated to be discussed at the HCLC meeting scheduled for January 13, 2025.

The property is currently zoned as "J" Medium Industrial. The applicant seeks a zoning change to "MU-1" Low-Intensity Mixed-Use to facilitate a mixed-use redevelopment. The proposal is to include commercial use on the first floor and multi-family residential units on the second floor. Although a preliminary site plan has not been submitted, the applicant has provided a plat for review (**Figure 3**).

For the purposes of this rezoning application, it should be noted that a site plan is not required for rezoning approval. However, if the zoning change is approved by the City Council, a site plan submission will be required for staff approval before permitting, in compliance with MU-1 standards.

Additionally, if the HCLC grants a historic designation for the property, any future modifications to the building will require HCLC review and approval. This will necessitate a detailed site plan submission at a later stage prior to obtaining permits. The process ensures that both the historic and zoning considerations are harmonized with the development plans.

The applicant has provided a detailed project description to help us understand the reason for the request. The applicant has written, *“The property in question has been used primarily as commercial offices in the past. The proposed use is to provide 2 suites for retail and/or commercial use at floor 1, and multi-family at floor 2.*

We believe these uses are very much in step with the current and future uses of property in the surrounding vicinity. It is our understanding the area is already in transition from its past and current zoning/s to Mixed-Use types. Example 1: The Mullholland Building on the block immediately to the south of this property being reviewed for consideration. Most of the properties across the street are already Mixed-Use. Our plans for the property are part of the trend to create mixed use facilities, which also provide the opportunity for living quarters with pedestrian friendly communities.”

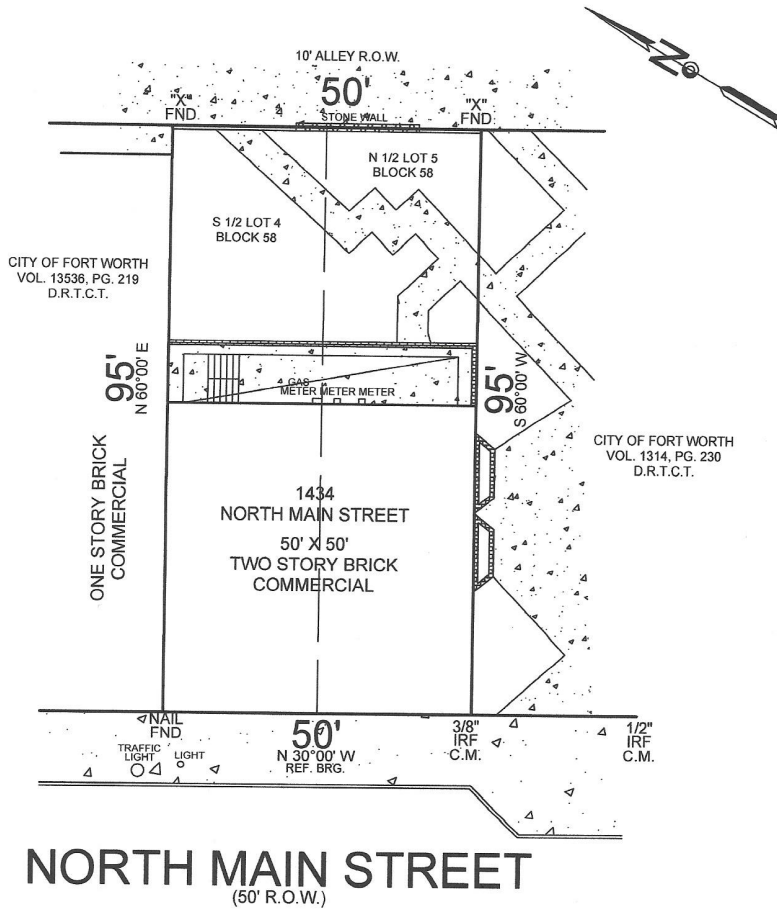


Figure 3: Survey- Plat Exhibit A

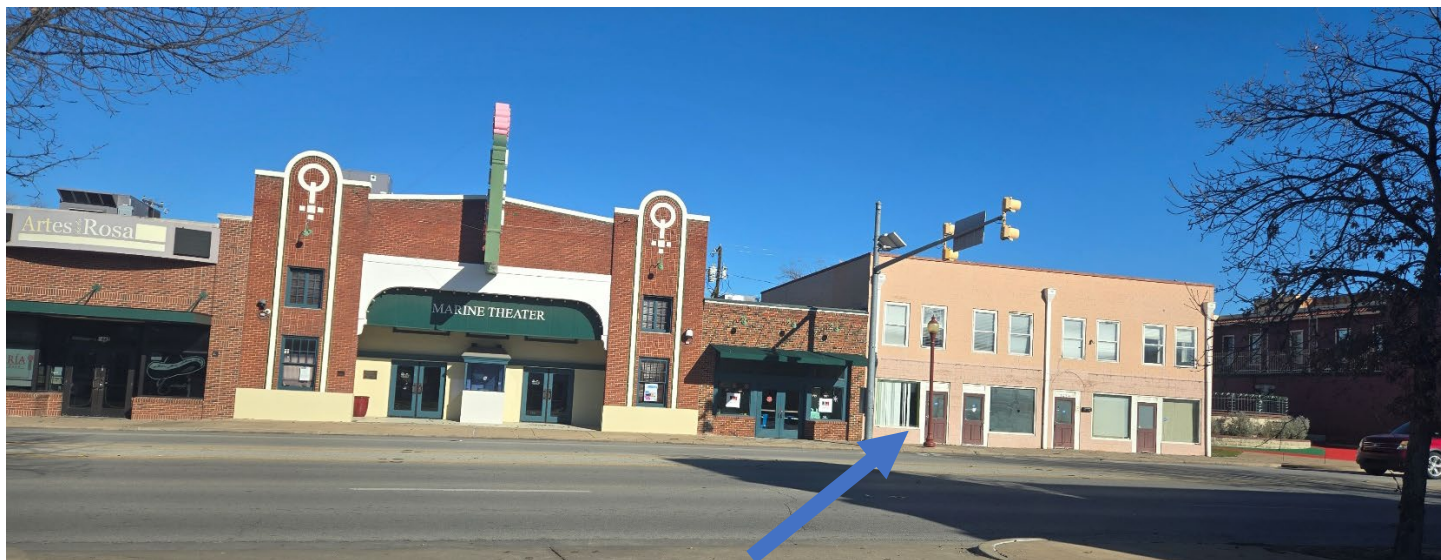






Figure 4: Site Photos taken by Staff on 12/31/2024

## Surrounding Zoning and Land Uses

North	“J” Medium Industrial / Commercial
East	“B” Two Family / Residential
South	“J” Medium Industrial / Commercial
West	“MU-1” Low-Intensity Mixed-Use / Commercial

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on December 27, 2024.  
 The following organizations were notified: (emailed December 27, 2024)

Organizations Notified	
Trinity Habitat for Humanity	Streams and Valleys Inc
Historic Northside Business Association	Inter-District 2 Alliance

\* Located within a registered Neighborhood Organization

# Development Impact Analysis

## Land Use Compatibility

The surrounding area comprises a diverse mix of land uses, including both commercial and residential properties. To the north of the site lies a residential neighborhood, while the parcels to the south are predominantly commercial. This blend reflects the transitioning nature of the area, making the requested MU-1 (Low-Intensity Mixed-Use) zoning designation particularly fitting. The MU-1 designation would allow for a combination of residential and commercial uses within a single building on the site, supporting the area's evolving character.

As mentioned previously, historically, the property was utilized as a barbershop, package store, and bar on the first floor, with the second floor serving as the Castillo Hotel, highlighting its mixed-use roots. The proposed redevelopment aligns with this historical precedent by introducing multi-family residential units on the second floor and commercial uses on the ground floor.

However, the dual use of multi-family and commercial spaces introduces potential challenges, particularly concerning parking requirements in the MU-1 zoning district. Depending on the type of residential housing and the nature of the commercial activities, parking demands may exceed what the site can accommodate (**Figure 5**). This could result in impacts on the surrounding neighborhood or necessitate the owner requesting a waiver from the Urban Design Commission (UDC). If the Historic and Cultural Landmarks Commission (HCLC) approves historic designation for the property at its upcoming meeting, parking requirements may become less stringent, as historic properties often benefit from modified standards. In this case, zoning would primarily govern the types of permitted uses rather than parking logistics and design standards.

(2) Residential Parking

BUILDING TYPE/ USE	REQUIREMENT	PROXIMITY TO RAIL STATION IF THE DEVELOPMENT IS WITHIN 1,320 FEET OF A RAIL TRANSIT STATION:
Townhouse	2 spaces per dwelling unit. <i>See Section (e)(5) for location requirements.</i>	1 space per dwelling unit. <i>See section (e)(5) for location requirements.</i>
Duplex and Manor House (2+ units)	2 spaces per dwelling unit; Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit. <i>See Section(e)(4) for location requirements for duplexes.</i>	1 space per dwelling unit; Plus, 1 space per bedroom over three (3) bedrooms per dwelling unit. <i>See Section (e)(4) for location requirements for duplexes.</i>
Apartment/ Condominium	*0.75 to 1 space required per bedroom; Plus, 2 spaces per 500 square feet of leasing office and/or social rooms.	*0.5 to 1 space required per bedroom; Plus, 2 spaces 500 square feet of leasing office and/ or social rooms.

\*All partial spaces are rounded up.

Figure 5: MU-1 residential parking requirements

Considering the surrounding land use patterns, the property's historical significance, and its adaptability to the current needs of the area, the MU-1 zoning designation appears well-suited. It would facilitate a balanced integration of residential and commercial functions, contributing positively to the neighborhood's ongoing evolution.

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

## Comprehensive Plan Consistency- FLU Map and Policies

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

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

The proposed property's designation is consistent with the Mixed-Use category is outlined in the Future Land Use (FLU) Map. The rezoning request to "MU-1" Low-Intensity Mixed-Use aligns with the FLU designation and will fulfill the broader goals of the FLU Map.

The Comprehensive Plan promotes the development of vibrant, mixed-use communities that effectively integrate residential and commercial activities. Key policies guiding this vision include:

- *Promote traditional neighborhoods and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.*
- *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.*
- *Promote the use of Low-Impact Development techniques to reduce erosion and sedimentation of rivers, lakes, and streams.*

There is a clear emphasis on fostering vibrant, mixed-use communities that seamlessly integrate residential and commercial activities, prioritizing pedestrian-oriented development with appealing streetscapes and public spaces. This proposed rezoning aligns closely with the policies outlined in the Comprehensive Plan.

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

### Site Plan Comments

#### Zoning and Land Use

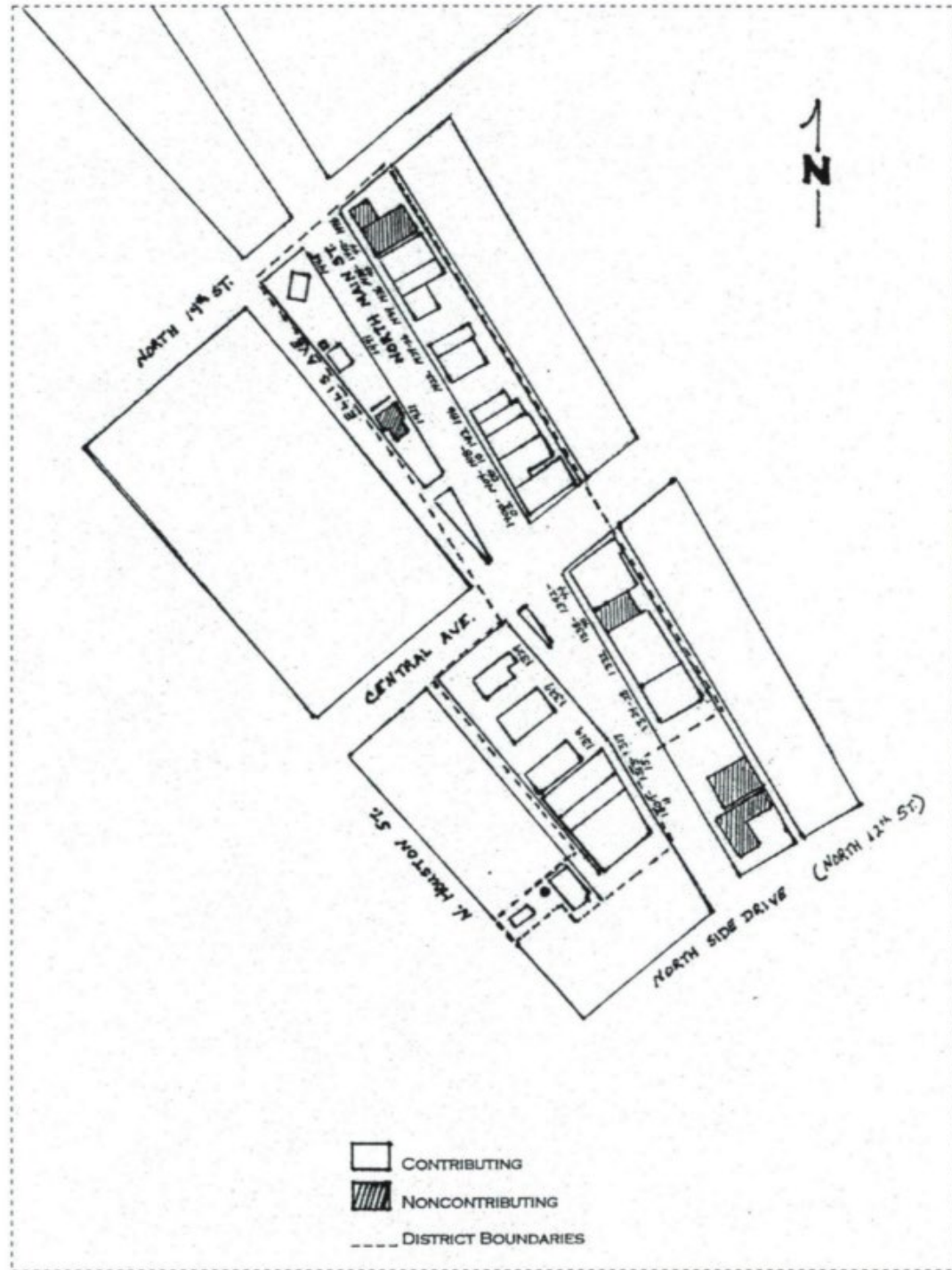
A site plan is not required at this stage of the rezoning application process. However, if the rezoning to Low-Intensity Mixed-Use (MU-1) is approved, a detailed site plan must be submitted for review and approval prior to permitting, in accordance with the relevant requirements and design guidelines.

Since the property contains an existing building, it is crucial to clearly identify and label all current and proposed features on the site plan. This includes detailing any structures, landscaping, or infrastructure that will remain, as well as any planned additions or modifications. Providing comprehensive and accurate information will streamline the review process and enable the CFW team to efficiently evaluate compliance with zoning and building standards.

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

## Supplemental Information

### Map of Marine Commercial Historic District (not drawn to scale)



**19. 1434-1434 A-1434 B North Main Street. Castillo Building. 1946. Commercial Style.**

Constructed of concrete block, this two-story building exhibits no distinctive ornamentation (see photograph 9). The second floor contains eight single window openings that have been boarded over. The storefront on the south half is partially infilled with concrete block and presents a wood veneer slab door flanked by fixed wood windows. To the left is an entrance to 1434, and another storefront at 1434 A. The north storefront may be unaltered and displays small transoms above each door. The south elevation features eight single window openings presently boarded over. All of the window openings on the rear of the building are infilled with concrete block and the three door openings are covered with boards. There is a parking lot on the south side of the building. This building historically housed a barbershop, package store, and a bar on the first floor. The second floor functioned as the Castillo Hotel. A photograph from 1952 indicates that the name "Castillo" was painted below the front parapet.

Image from the [National Register of Historic Places Report #102](#), first published on February 9, 2001

**Additional Site photos were taken on 12/31/2024**



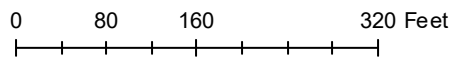
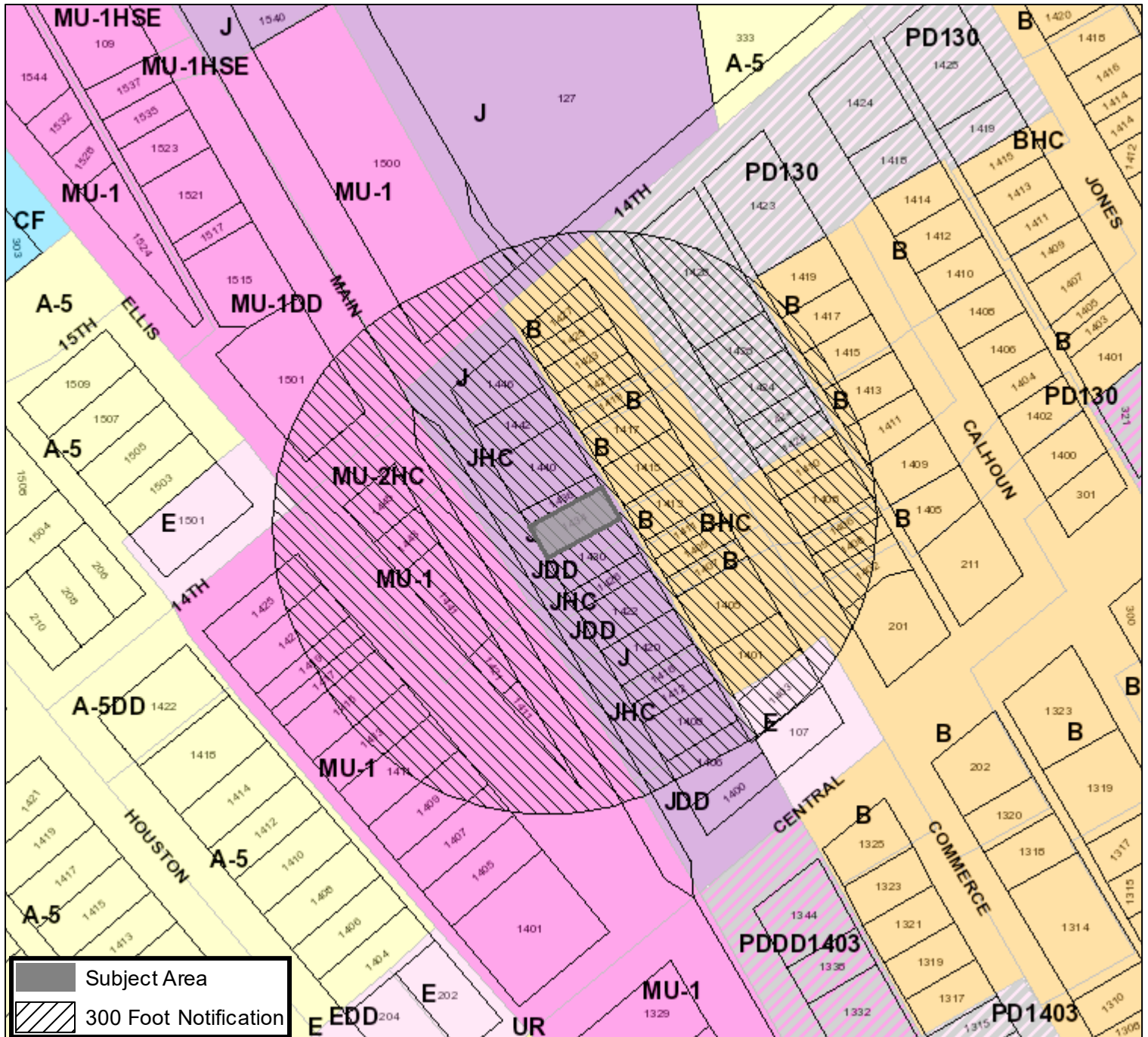


Behind of the parcel

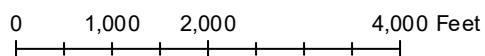
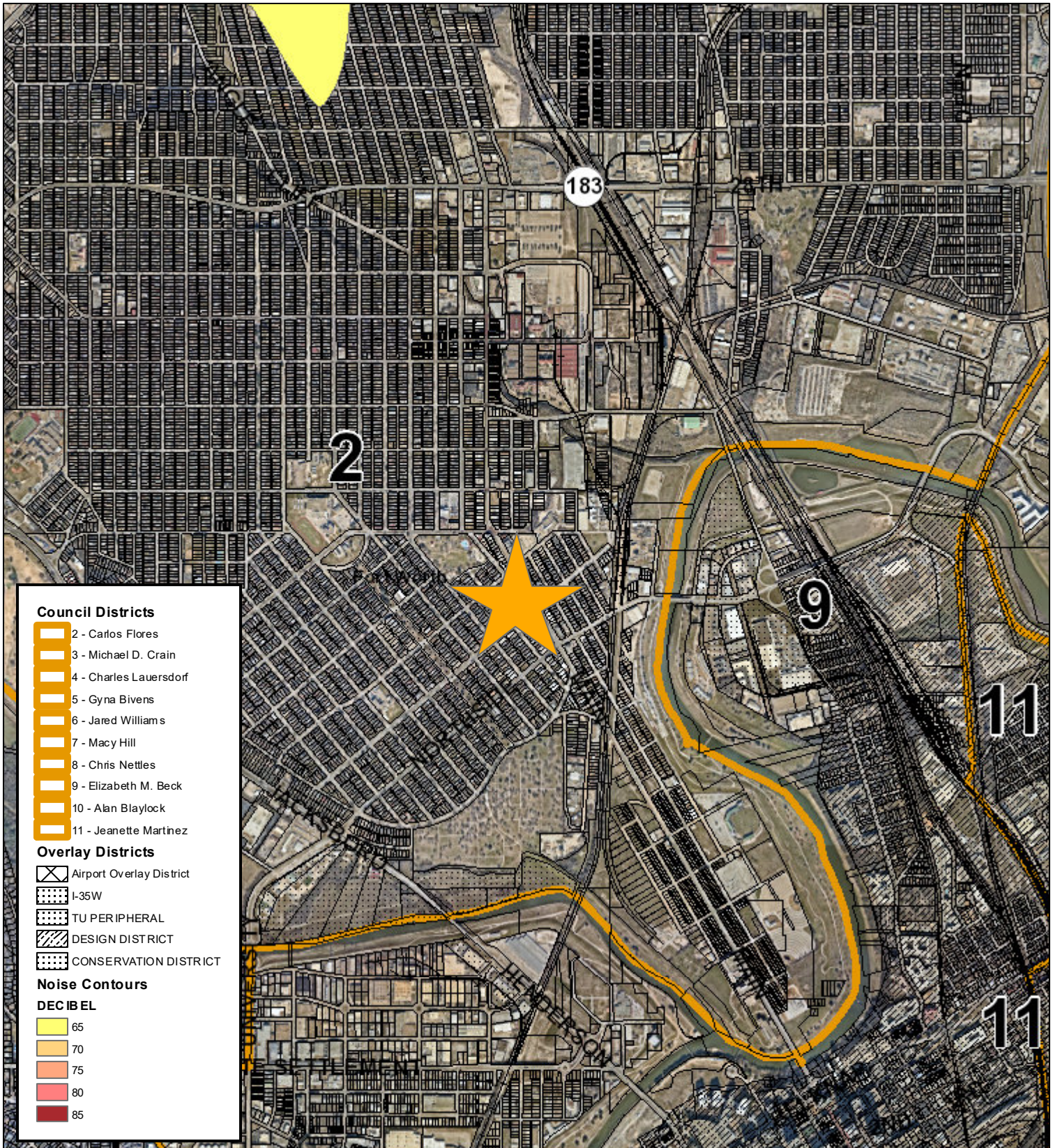


## Area Zoning Map

Applicant: Northside Socios  
 Address: 1434 Main Street  
 Zoning From: J  
 Zoning To: MU-1  
 Acres: 0.09625266  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 1/8/2025  
 Contact: null

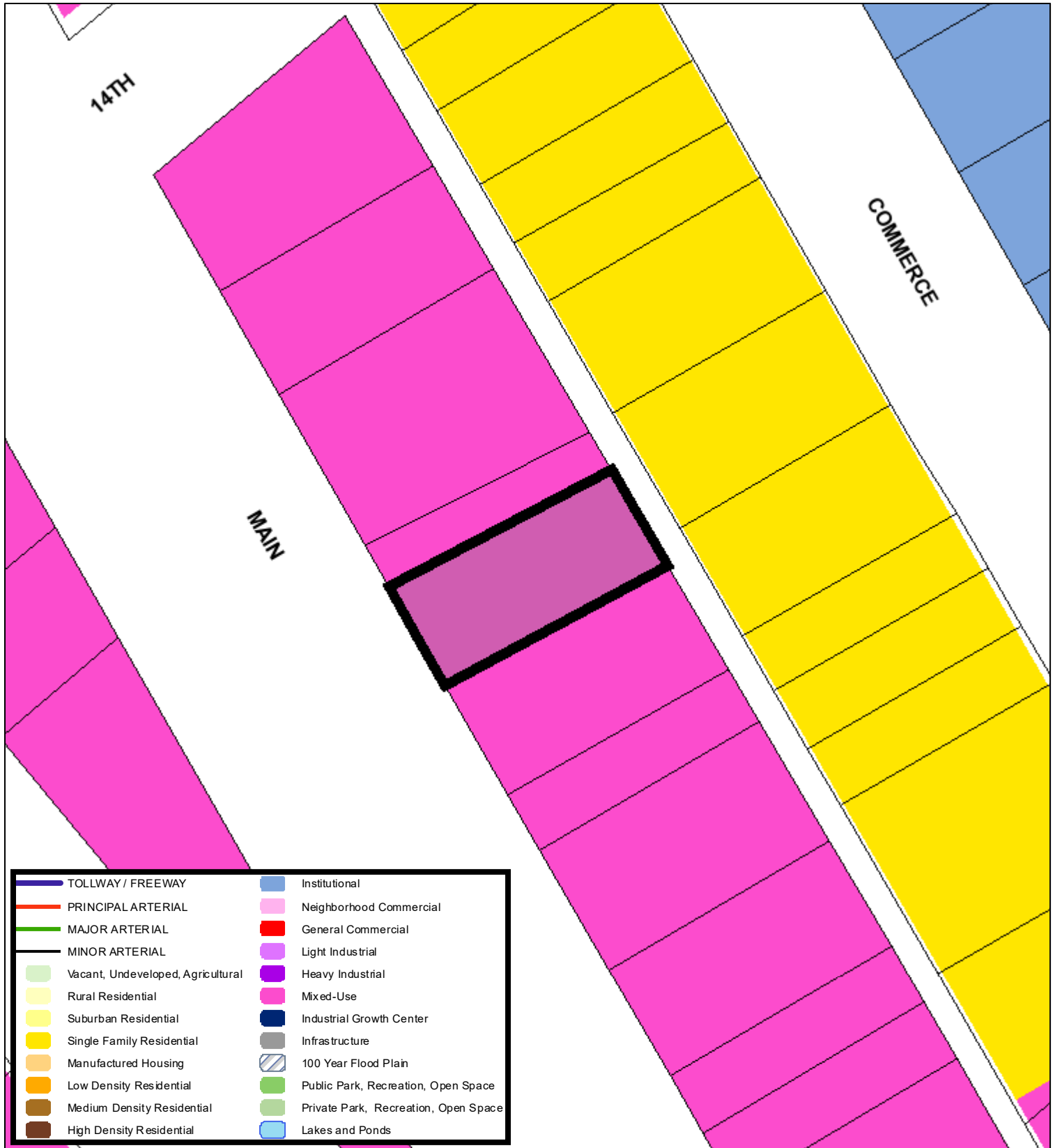


### Area Map

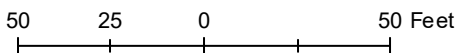




### Future Land Use



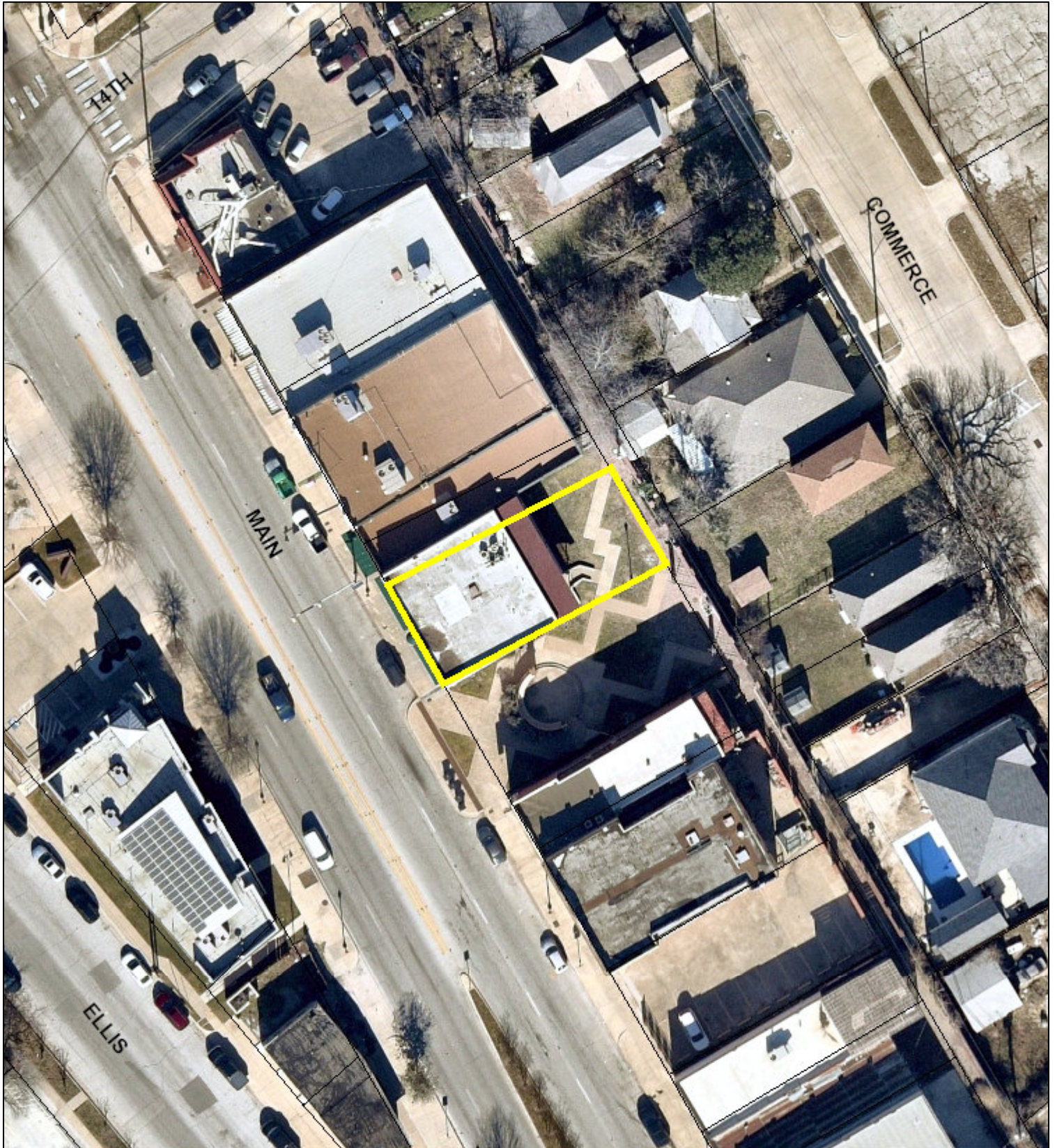
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure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



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



## Aerial Photo Map



0 30 60 120 Feet





# Zoning Staff Report

**Date:** January 8, 2025

**Case Number:** ZC-24-167

**Council District:** future 6

## Zoning Map Amendment

**Case Manager:** Lynn Jordan

**Owner / Applicant:** Southwest Pasture Ltd / Westwood

**Location:** 6600 Block of Oakmont Boulevard

**Acreeage:** 108.601 acres

### Request

**Proposed Use:** Grocery and Commercial/Retail

**Request:** From: Unzoned (ZC-24-134, AX-24-013)

To: "G" Intensive Commercial (To be beard by City Council on January 14, 2025)

### Recommendation

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

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

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

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

### Table of Contents

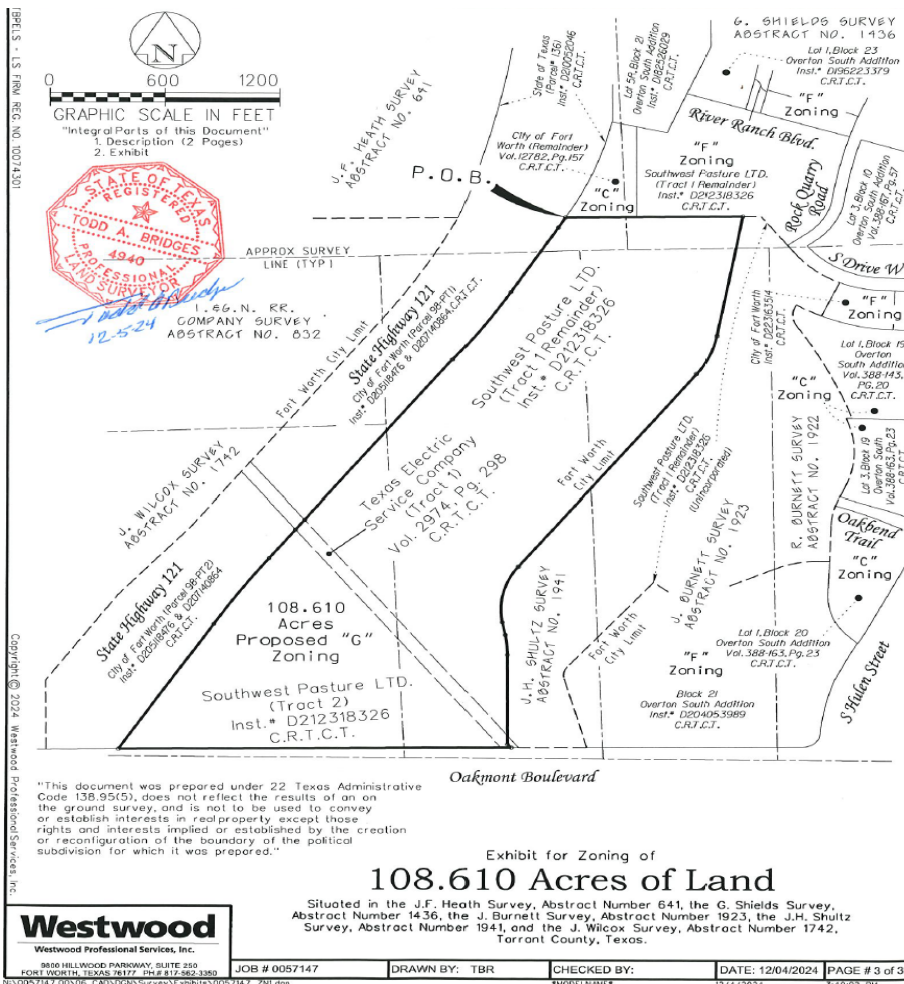
- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject site is located just north of Oakmont Boulevard, adjacent to the intersection with Chisholm Trail Parkway, and is adjacent to Council District 6. Total acreage is just over 100 acres, and the site is currently undeveloped. The following narrative was included as part of the applicant's submittal package:

A request is currently being processed for this Site to be annexed into the City. Generally the Site is an enclave area with Fort Worth. The intent is to annex it into the City, and create the zoning on the Site.

The City's Comprehensive Plan designates this area as being Mixed Use and is in the Wedgewood Sector. One of the primary policies of this sector is to promote commercial, mixed use and urban residential uses. The Site is the first portion of this enclave that is being annexed and zoned. The proposed uses for this sector include a grocery store and commercial/retail along the CTP. Future plans include residential components which create the mixed use elements desired. Generally the commercial is along the CTP acting as a buffer between the highway and future and existing residential. This new commercial development will contribute to the City's commercial tax base.



This zoning application adds an additional 7.0 plus acres to a previous zoning case recommended for approval by Zoning Commission on November 13, 2024, (ZC-24-134).

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 January 14, 2025. The City Council will conduct a public hearing on the proposed annexation request. The public hearing is an opportunity for individuals who are interested in the annexation to be heard. Once the required public hearing is conducted, City Council can consider a vote to approve the request and authorize the execution of a Municipal Services Agreement and annex the property into the corporate limits of the City of Fort Worth.

## Surrounding Zoning and Land Uses

North "F" General Commercial / undeveloped  
East n/a (ETJ) / undeveloped  
South "G" Intensive Commercial / bowling alley, rehab clinic, medical offices  
West n/a (ETJ) / Chisholm Trail Parkway & undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on December 20, 2024.  
The following organizations were emailed on December 20, 2024:

Organizations Notified	
Hulen Bend Estates HOA*	Overton South NA
Crowley ISD	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

*\*Located closest to these registered Neighborhood Associations*

## Development Impact Analysis

### Land Use Compatibility

The larger ETJ enclave is by and large surrounded by development, however this segment of the enclave which includes the subject site is located on the interior of the property, so abuts mostly undeveloped land. The western border is the Chisholm Trail Parkway toll road, which does not provide access but would be more ideal for building commercial and other non-residential types of applications here. To the east and north is undeveloped land, with some gas wells, trees, and creeks. Access is limited to Oakmont Boulevard, which comprises the southern boundary of the tract.

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



### Comprehensive Plan Consistency – Wedgwood Sector

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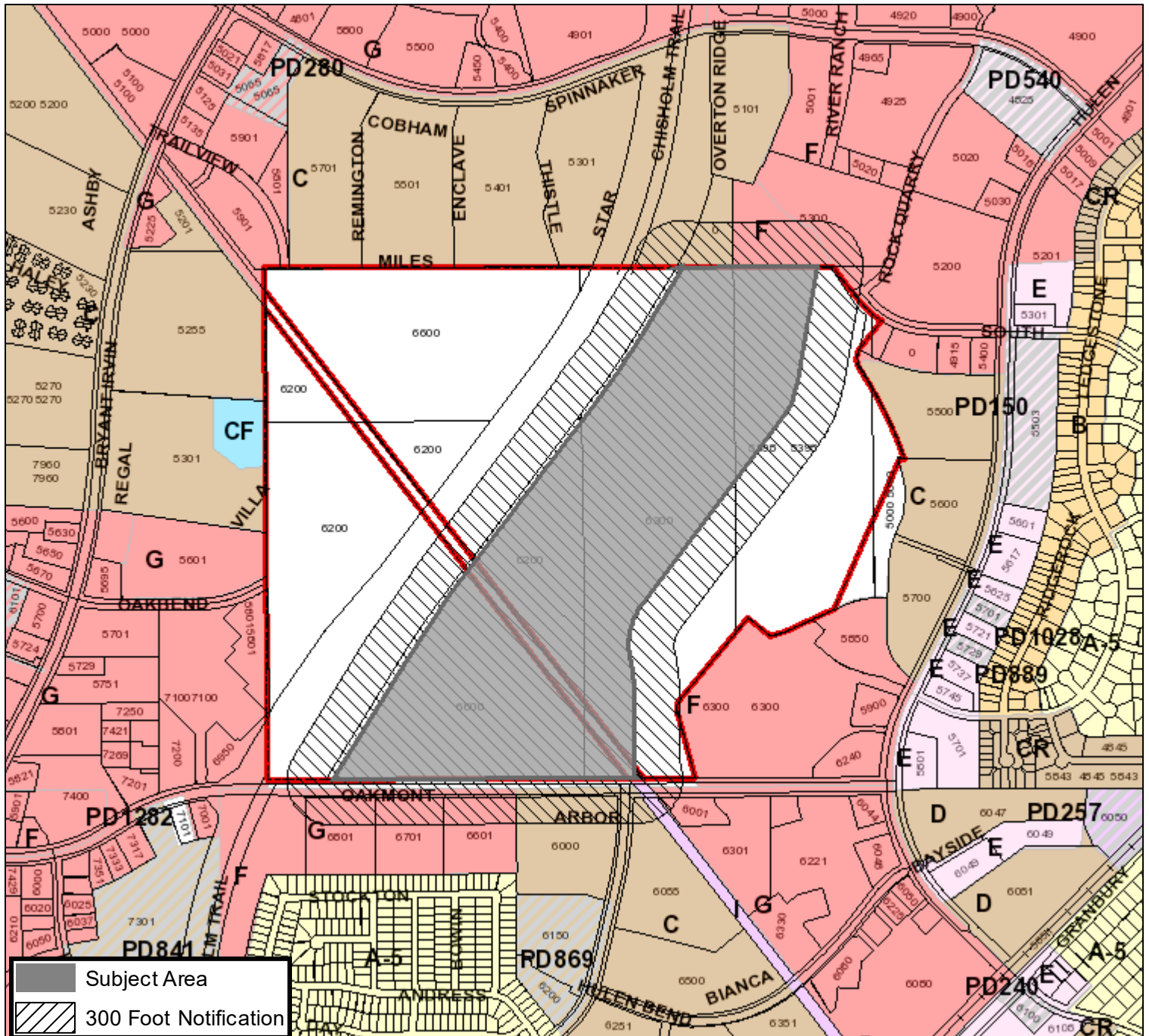
The 2023 Comprehensive Plan currently designates the subject property as *future mixed use*. The zoning types that would be in alignment with this future land use designation are “MU-1”, “MU-2” Mixed Use zones, and all commercial zoning districts. The proposed zoning **is consistent** with the future land use map portion of the Comprehensive Plan.



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

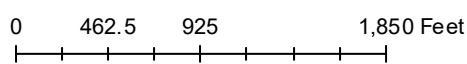
1. **Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.**

### Area Zoning Map

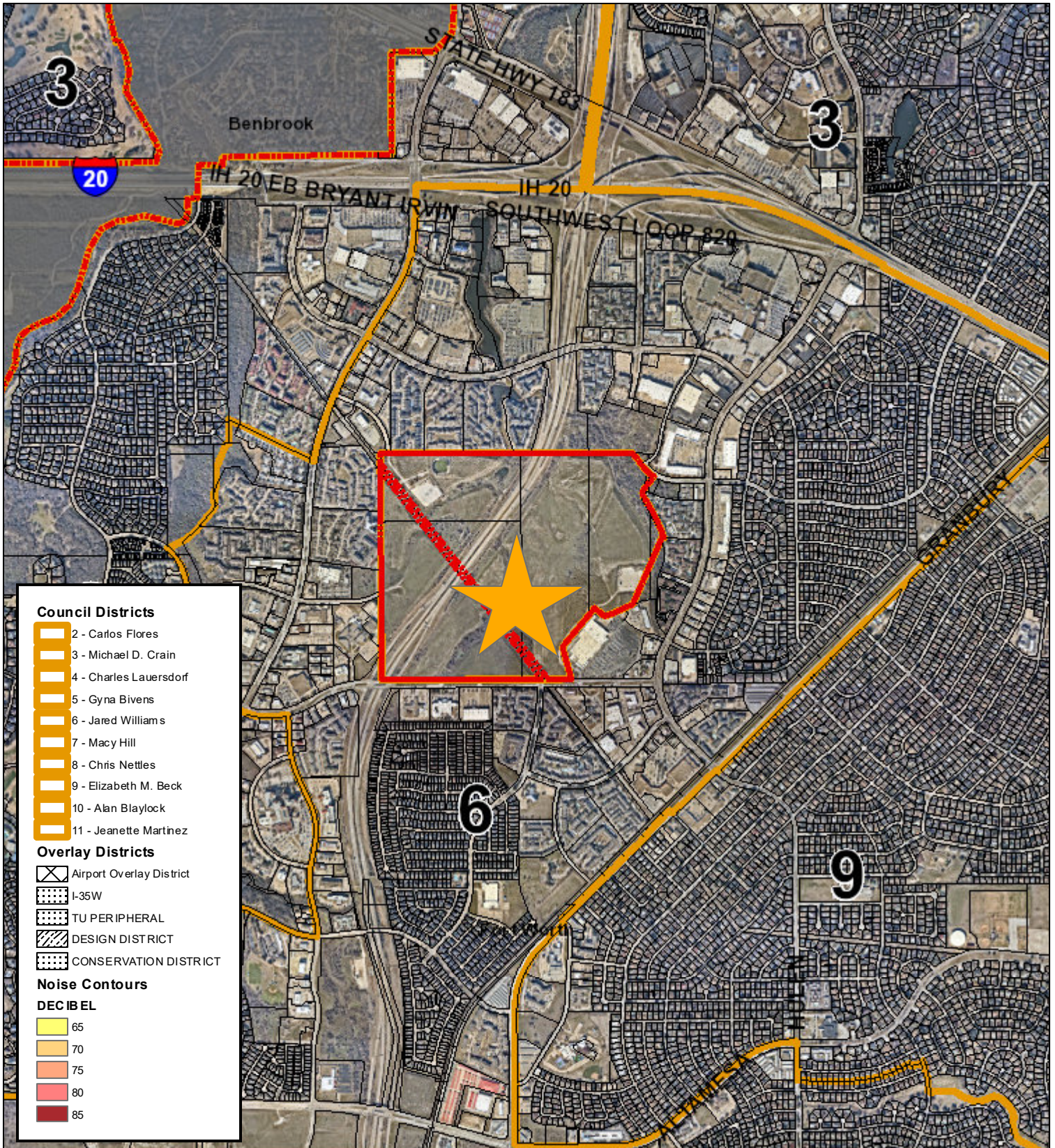
Applicant: Southwest Pasture LTD/Oncor Electric Delivery Co  
 Address: 6200,6300,6600, Oakmont Blvd. & 5398 Rock Quarry RD  
 Zoning From: Unzoned  
 Zoning To: G  
 Acres: 106.2046531  
 Mapsco: Text  
 Sector/District: Wedgwood  
 Commission Date: 1/8/2025  
 Contact: 817-392-6226



	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

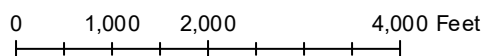
**Overlay Districts**

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

**Noise Contours**

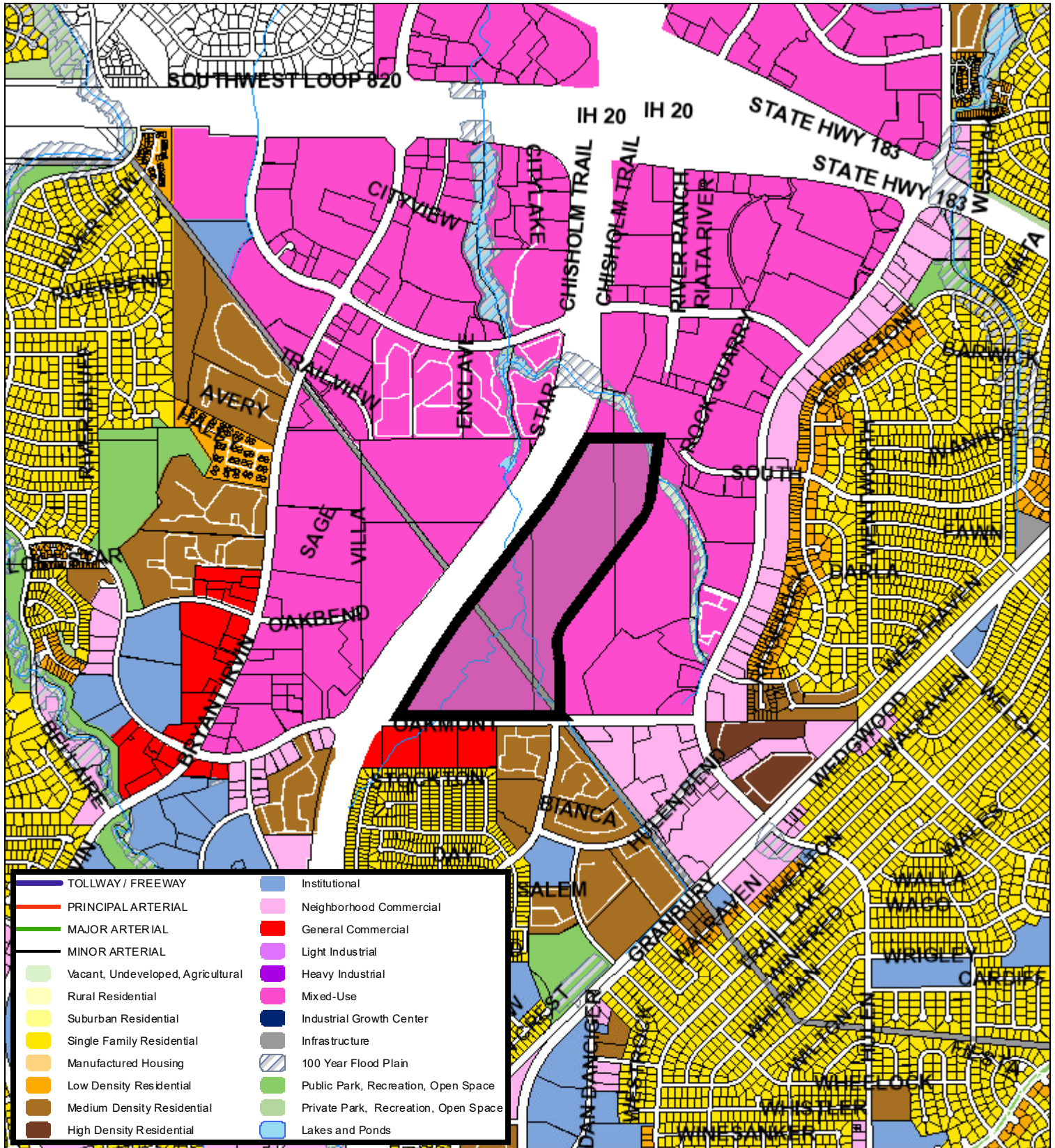
**DECIBEL**

- 65
- 70
- 75
- 80
- 85





### Future Land Use



1,500 750 0 1,500 Feet

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



## Aerial Photo Map



0 1,000 2,000 4,000 Feet





# Zoning Staff Report

**Date:** January 8, 2025

**Case Number:** ZC-24-168

**Council District:** 8

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Danielle Tucker

**Site Location:** 1203 E. Leuda Street

**Acreage:** +/- 0.1147 acre

### Request

**Proposed Use:** Commercial Uses- antique shop, bookstore, and copy shop

**Request:** From: "A-5/HC" One- Family/ / Historic and Cultural  
To: PD/E for all uses in "E" Neighborhood Commercial plus vendor, food, potentially hazardous food, excluding ambulance dispatch station, assisted living, care facility, liquor or package store, and convenience store, site plan waiver requested /Historic and Cultural Overlay

### Recommendation

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

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

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

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

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## Project Description and Background

This case was previously heard by the Zoning Commission around October of last year. The request was for “ER” Neighborhood Commercial Restricted. At Council, the applicant mentioned that they may want to have a restaurant and a few more uses that were more intense than just the standards ER. As a result, staff is bringing this case back as a PD that is designed to meet the uses the applicant has requested, while removing uses that may be problematic with the neighborhood.

The subject property, currently designated for single-family use, covers approximately 0.1147 acres. It is located within an "A-5" One-Family zoning district, situated in the heart of a historical residential neighborhood. This property is also a part of the Terrell Heights Historic District, which was established by the City Council on November 6, 2007, to preserve the area's historical significance.



Figure 1: Site photos taken on September 30, 2024, staff provided

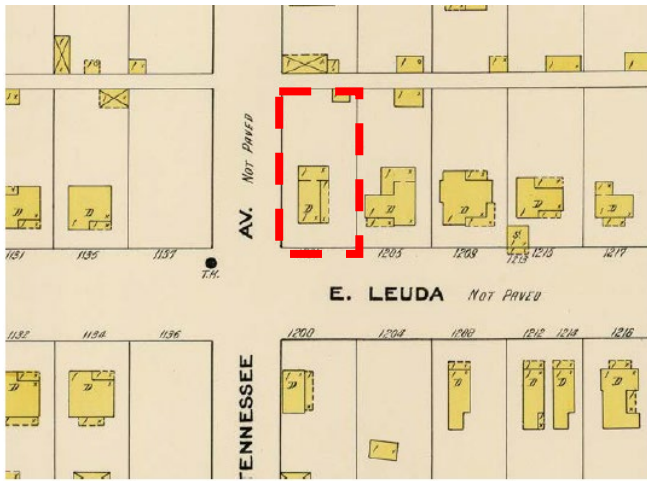


Figure 14 1906 Sanborn, showing previous dwelling on site

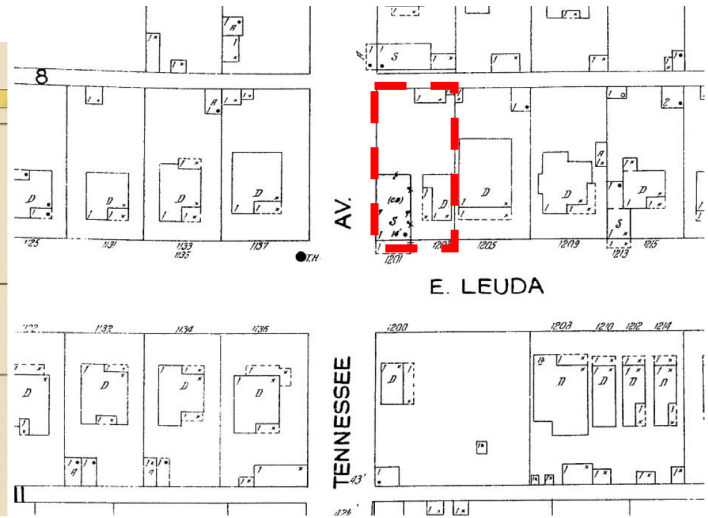


Figure 13 1926 Sanborn

Figure 2: Left-Sanborn map from 1906 and Right-Sanborn map from 1926; HCLC Staff report (HCLC-24-127)

The parcel contains an existing historical building constructed in 1911 (**Figure 2**). Historically, this building has served commercial purposes, previously operating as a beauty shop and grocery store (**Figure 3**). On May 4, 2018, a code compliance issue was raised due to the building's deteriorating condition, requiring it to be brought up to code. The case was first reviewed by the Historic and Cultural Landmarks Commission (HCLC) on June 11, 2018, to determine whether the building could be restored or if demolition was necessary. It was decided that the building should be restored.

Following the meeting, the property owner, Allen Tucker, applied for and received approval for a Certificate of Appropriateness (COA) from HCLC staff on August 21, 2019, but the approved restoration work was never carried out. The property was reviewed again at the HCLC meeting on June 10, 2024, but the case was continued to the July 8, 2024, meeting under case number HCLC-24-127. At that meeting, the applicant submitted a site plan set for approval and proposed a General Store and copy store use—both of which are not permitted in the current "A-5/HC" One-Family / Historic and Cultural zoning district. Although the HCLC-24-127 case received approval, the applicant is now seeking rezoning to a more appropriate district that will allow for the building's historical commercial use (for information on use compatibility based on the request, go to 'Land Use Compatibility' section).



Figure 12 1983 Image; storefront is unoriginal

Figure 3: Historical Photo taken in 1983; HCLC Staff report (HCLC-24-127)

In the last HCLC meeting, the applicant stated they understand the building's 113-year history as a vital part of the neighborhood's identity and are committed to restoring it in a way that honors its past while contributing to the future of the community. The proposed rezoning will allow the property to serve a renewed purpose, maintaining its role as an essential element of the neighborhood's fabric. By adhering to the "PD" zoning, the applicant aims to strike a balance between preserving the historical significance of the property and supporting the continued well-being and cohesion of the Terrell Heights Historic District.

## Surrounding Zoning and Land Uses

\*All zoning districts mentioned below are with the HC Overlay District\*

North "A-5" One Family / Vacant Lot  
East "A-5" One Family / Vacant Lot  
South "A-5" One Family / Residential  
West "A-5" One Family / Residential

## Recent Zoning History

- N/A

## Public Notification

300-foot Legal Notifications were mailed on December 20, 2024.

The following organizations were notified: (emailed December 20, 2024)

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

\* Located within a registered Neighborhood Organization

## Development Impact Analysis

### Land Use Compatibility

All adjacent parcels, including the property under review in this zoning case, are currently zoned as "A-5" One-Family. While the proposed "PD" zoning does not typically align with the surrounding single-family neighborhood, this particular parcel has a historical precedent of commercial use, making the proposed rezoning consistent with the neighborhood's historical character.

The proposed uses would be incompatible with the neighborhood and could create nuisances. Additionally, the small size of the lot further restricts the feasibility of such uses.

The applicant's intended use, which includes an antique shop, bookstore, and copy shop, aligns well with the zoning and is more appropriate for the property's size and historical context. These proposed uses are low-impact

and compatible with the surrounding area, ensuring that the requested land use harmonizes with the existing neighborhood fabric.

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

## Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as a Single-Family Residential on the Future Land Use (FLU) Map. The FLU classifies Single-Family Residential as A-10, A-7.5, A-5, and AR, all of which do not allow for commercial Uses. With that said changing the zoning district from “A-5” One Family to “E” Neighborhood Commercial goes against the Comprehensive Plan policies and 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

Figure 1

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

## Comprehensive Plan Policy Consistency

The proposed heavy industrial zoning for this area does align with the policies outlined in the Comprehensive Plan:

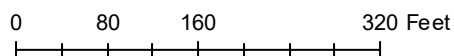
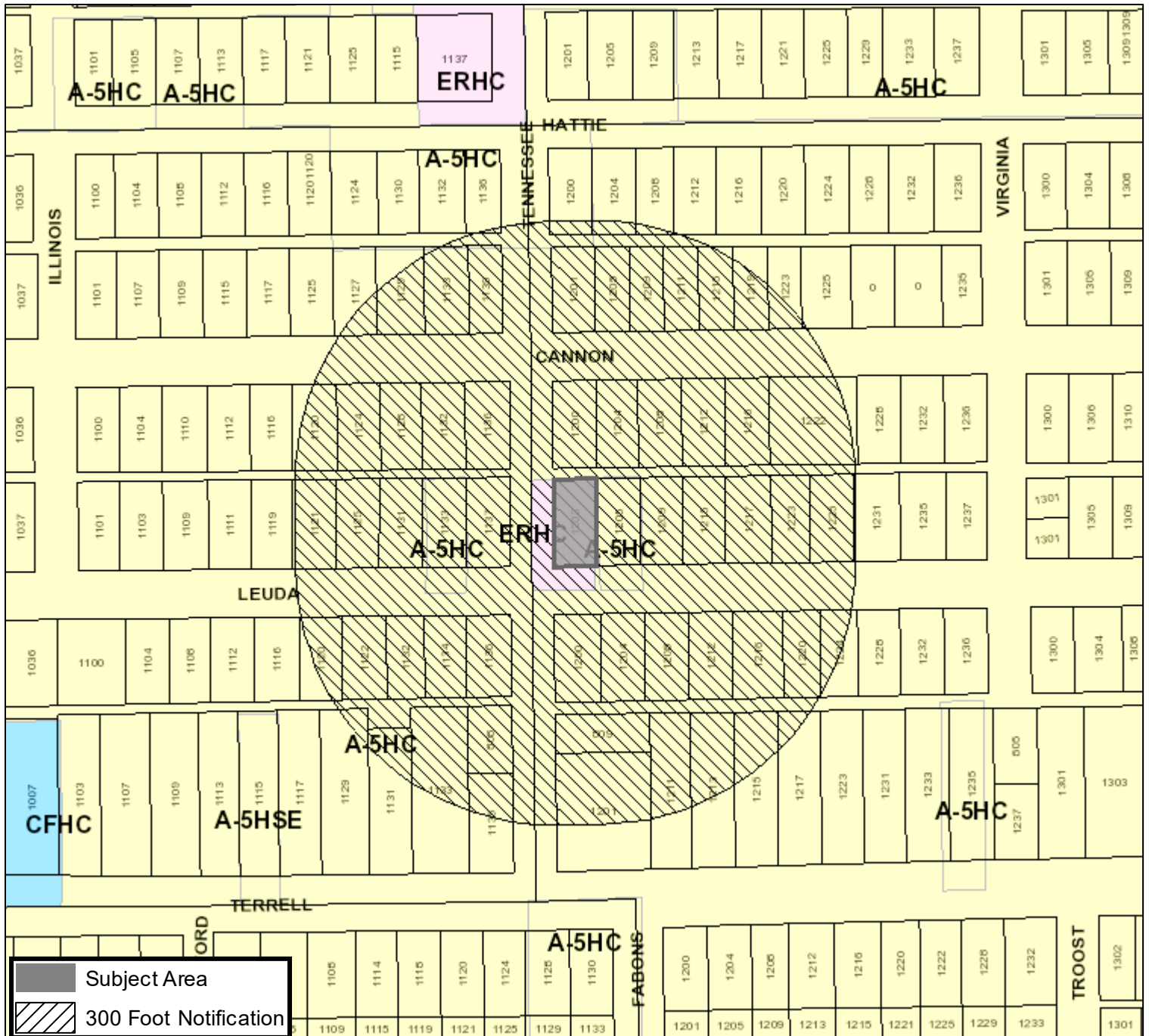
- *Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.*
- *Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.*

The proposed rezoning of the parcel will allow for the restoration of a historically significant building, enhancing both the character of the neighborhood and the City of Fort Worth as a whole. This positive impact is especially important given the challenges posed by the historic overlay. The complexities of the parcel—including its limited buildable space, historical significance, and the need to comply with strict design standards—highlight the importance of carefully considering the property’s past when evaluating the potential effects of a rezoning.

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

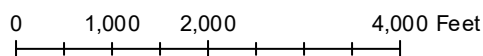
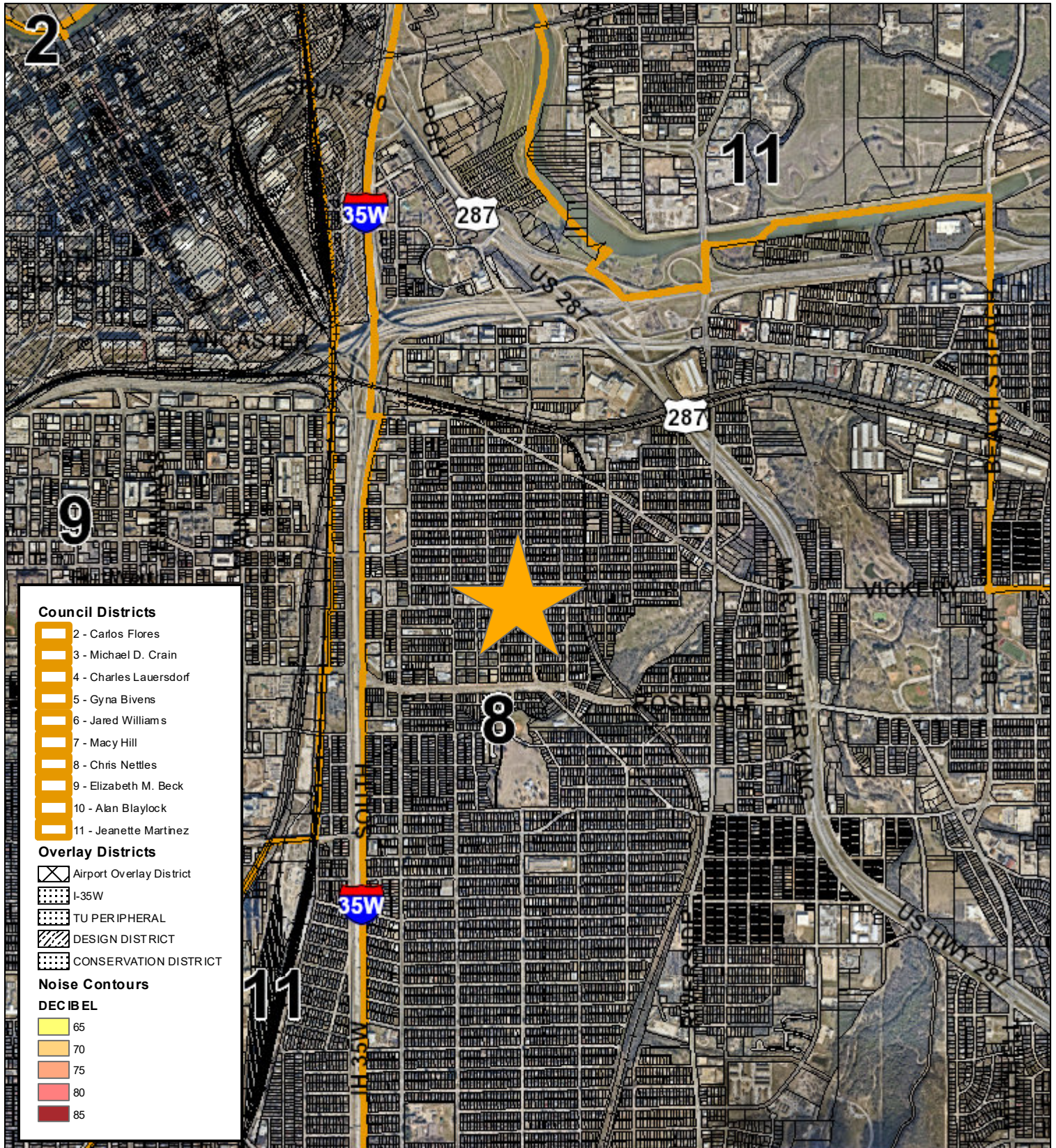
### Area Zoning Map

Applicant: Allen Tucker/Danielle Tucker  
 Address: 1203 E. Leuda Street  
 Zoning From: A-5/HC  
 Zoning To: To Planned Development PD/E for all uses in "E" Neighborhood Commercial plus food truck  
 Acres: 0.11513017  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 1/8/2025  
 Contact: 817-392-2806



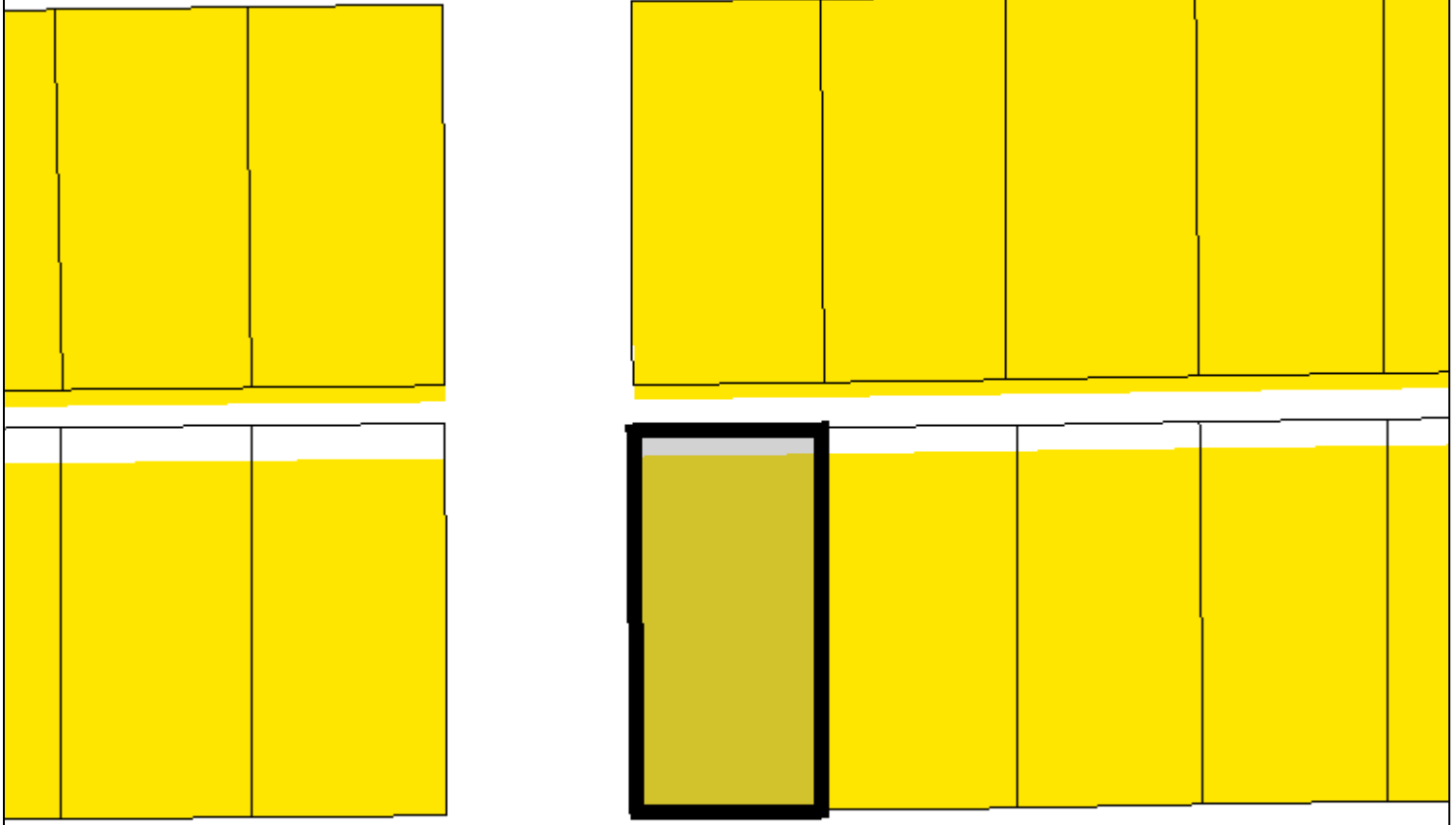


### Area Map

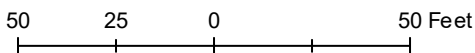
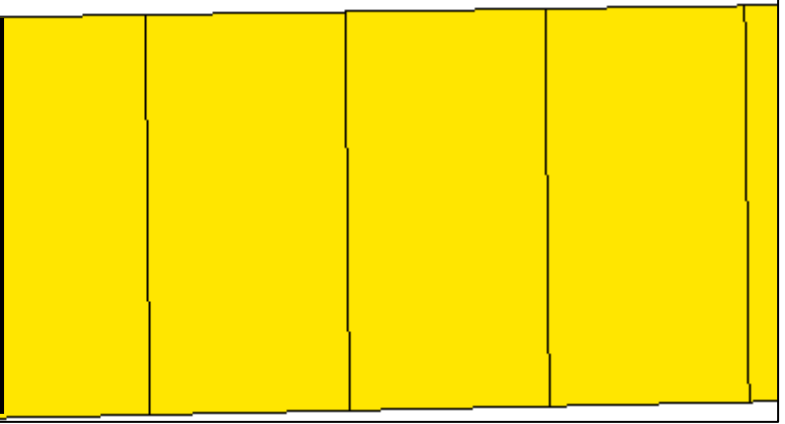


### Future Land Use

CANNON



LEUDA



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



**Aerial Photo Map**



0 30 60 120 Feet

