



## **ZONING COMMISSION**

### **AGENDA**

Wednesday, November 8, 2023

Work Session 12:00 PM

Public Hearing 1:00 PM

#### **Work Session**

In-Person:

City Hall Conference Room 2020

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Videoconference**

<https://fortworthtexas.webex.com/weblink/register/r743298678ffd496dbf0d06aa57b283fa>

Meeting/ Access Code: 2554 848 9473

Registration Required

#### **Teleconference**

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

Meeting/ Access Code: 255 484 89473

#### **Viewing Only**

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

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

**For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website:**

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

**To view the docket for this meeting visit:** <https://www.fortworthtexas.gov/calendar/boards-commission>

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

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

**\*\*Any member of the public who wishes to address Zoning Commission regarding an item on a listed agenda must sign up to speak no later than 5 p.m. on the day before the scheduled meeting. To sign up, please register through WebEx in accordance with the directions on the City's website above. This link should be used to register whether you plan to participate in-person or virtually.**

However, you can also sign-up to speak prior to the Public Hearing if attending in-person. For questions or assistance with registration, please contact Alex Johnson at [Alexander.Johnson@fortworthtexas.gov](mailto:Alexander.Johnson@fortworthtexas.gov) or (817)392-6238.

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

**COMMISSION MEMBERS:**

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

**I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020**  
**A. Overview of Zoning Cases**

**Staff**

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

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, DECEMBER 12, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**CALL TO ORDER**

**A. APPROVAL OF MEETING MINUTES of October 11, 2023** \_\_\_\_\_ **Chair**

*To view the docket please visit the City Calendar (Boards and Commissions) or visit <http://fortworthtexas.gov/zoning/cases/>*

**B. CONTINUED CASES** **District**

**1. ZC-23-069** **CD 11**

- a. Site Location: 5418 Brentwood Stair Road
- b. Acreage: 0.069
- c. Applicant/Agent: Scott Mills (Corporate Image) / Kaleab F Berhe
- d. Request: To: Add Conditional Use Permit (CUP) to allow for a bar/tavern in "E" Neighborhood Commercial; site plan included

***This case has been withdrawn by the applicant***

**2. ZC-23-127** **CD 10**

- a. Site Location: N of Rancho Canyon Way, W of John Day Road, and S of Eagle Mountain Parkway
- b. Acreage: 573.897
- c. Applicant/Agent: GRBK Edgewood LLC / LJA Engineering, Inc
- d. Request: From: Unzoned  
To: "A-5" One-Family and "K" Heavy Industrial

**3. ZC-23-150**

**CD 8**

- a. Site Location: 3105 Mitchell Boulevard
- b. Acreage: 0.16
- c. Applicant/Agent: Shanetta D. Caldwell
- d. Request: To: Add Conditional Use Permit (CUP) to allow a daycare in "A-5" One-Family Residential for a maximum of five (5) years with development standards for supplemental setbacks, number of parking spaces behind the front building wall, front yard parking, front yard paving, and reduction of supplemental setbacks from 20 feet to 10 feet on the north and south portion of the property; site plan included

**C. NEW CASES**

**4. SP-23-009**

**CD 8**

- a. Site Location: 3670 Wichita Street
- b. Acreage: 27.94
- c. Applicant/Agent: Mark Trieb / Ivan Gonzalez
- d. Request: To: Add site plan for "PD/R2" Planned Development Townhome Cluster for one-family detached, one-family attached (townhouse) and Cluster housing with development standards on file with the Development Services Department

**5. SP-23-011**

**CD 6**

- a. Site Location: 7350 Canyon Park Drive
- b. Acreage: 1.29
- c. Applicant/Agent: Andrew Yeoh / Kevin Afkami
- d. Request: To: Add site plan for 3 medical office buildings in "PD 246" Planned Development for all uses in "E" Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with the Development Services Department

**6. ZC-23-145**

**CD 10**

- a. Site Location: 13201 and 13301 Alta Vista Road
- b. Acreage: 21.14
- c. Applicant/Agent: Jesse Carrasco, AIL Investment LP / Kole Weber, Peloton
- d. Request: From: "G" Intensive Commercial  
To: "D" High Density Multifamily

**7. ZC-23-146**

**CD 10**

- a. Site Location: 3300 and 3480 Keller Haslet Road
- b. Acreage: 23.54
- c. Applicant/Agent: Jesse Carrasco, AIL Investment LP / Kole Weber, Peloton
- d. Request: From: "G" Intensive Commercial  
To: "D" High Density Multifamily

**8. ZC-23-152**

**CD 8**

- a. Site Location: 2105-2123 (odds) Renner Avenue
- b. Acreage: 0.98
- c. Applicant/Agent: Nomad Syndicate LLC, Kashif Riaz
- d. Request: From: "I" Light Industrial

To: "B" Two-Family

**9. ZC-23-154**

**CD 10**

- a. Site Location: 14809 Bolo Street
- b. Acreage: 1.55
- c. Applicant/Agent: Bobby Samuel, GBTM Sendera LLC / Daniel Betton, LJA Engineering
- d. Request: From: "AG" Agricultural District  
To: "A-7.5" One-Family

***This case will be heard by Council on November 28, 2023***

**10. ZC-23-156**

**CD 11**

- a. Site Location: 4701 S Edgewood Terrace
- b. Acreage: 2.15
- c. Applicant/Agent: Terra-Vaults Inc
- d. Request: To: Add Conditional Use Permit (CUP) to allow for the manufacture and processing/production of hazardous chemicals in "I" Light Industrial; site plan included

**11. ZC-23-157**

**CD 11**

- a. Site Location: 500 Oakhurst Scenic Drive
- b. Acreage: 0.52
- c. Applicant/Agent: Philip Newburn and Dan Kilkenny
- d. Request: From: "CR" Low Density Multifamily  
To: "MU-2" High Intensity Mixed-Use

**12. ZC-23-159**

**CD 9**

- a. Site Location: 2017 May Street
- b. Acreage: 0.12
- c. Applicant/Agent: Ruth & Randall LLC. / Jay McKiever
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

**13. ZC-23-160**

**CD 5**

- a. Site Location: 3120 Vine Street
- b. Acreage: 1.01
- c. Applicant/Agent: Moises Hernandez
- d. Request: From: "AG" Agricultural District  
To: "A-5" One-Family

**14. ZC-23-166**

**CD 3**

- a. Site Location: 3904 Claridge Court
- b. Acreage: 0.24
- c. Applicant/Agent: Victoria Rubinson
- d. Request: From: "A-10" One Family/TCU Overlay  
To: "PD/A-10" One-Family for all uses in "A-10" excluding government office, museum, and country club with a development standard for decorative wall/fence to exceed 8ft in height; site plan included/TCU Overlay

- |                     |  |
|---------------------|--|
| a. Site Location:   | City Wide  |
| b. Applicant/Agent: | City of Fort Worth   |
| c. Request:         | Adoption of an ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth to amend Chapter 5, Supplemental Use Standards,” Article I, “Standards for Selected Uses,” to add Section 5.154 “Shelter” to restrict where Shelters are allowed and amend Section 4.603 “Residential District Use Table” and Section 4.803 “Non-Residential District Use Table” to add a reference to Supplemental Use Standard Section 5.154. |

**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:** November 8, 2023

**Case Number:** ZC-23-127

**Council District:** 10

## Zoning Map Amendment

**Case Manager:** [Shad Rhoten](#)

**Owner / Applicant:** GRBK Edgewood LLC / LJA Engineering, Inc

**Acreage:** 573.897

**Site Location:** N of Rancho Canyon Way, W of John Day Road, and S of Eagle Mountain Parkway

### Request

**Proposed Use:** Single family residential – 497.788 acres and Heavy Industrial – 76.109 acres

**Request:** From: Unzoned

To: “A-5” One-Family and “K” Heavy Industrial

### Recommendation

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

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

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

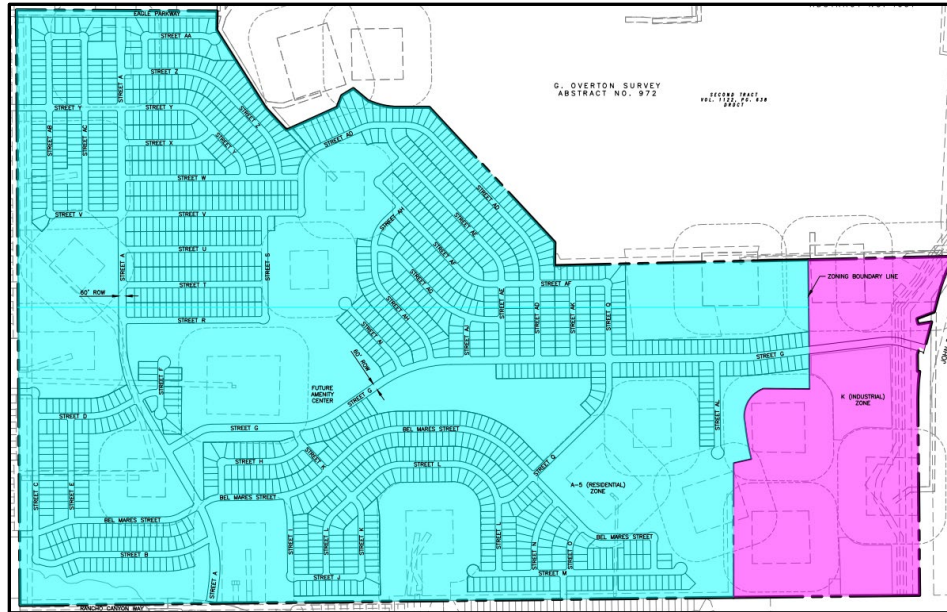
### Table of Contents

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  - Land Use Compatibility
  - Comprehensive Plan Consistency
- Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

## Project Description and Background

*This item was continued from the September 13, 2023 regular meeting by motion of the Zoning Commission to allow the applicant time to conduct community outreach with neighborhood organizations proximate to the subject site.*

This request seeks to rezone the property into two (2) zoning districts. The majority 497 acres are requested for rezoning to “A-5” One-Family for future single-family development. The remaining 76 acres are proposed for “K” Heavy Industrial. A map of the proposed zoning districts is provided below for reference:



The subject site is a 573+-acre piece of property situated north of Rancho Canyon Way, west of John Day Road, and south of Eagle Mountain Parkway in Council District 10. This site is undeveloped with the exception of several gas well pad sites and is currently located within the extra-territorial jurisdiction (ETJ). This agenda item has a concurrent annexation case (AX-23-0003) and preliminary plat (PP-23-024). Additionally, the City Plan Commission approved a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments from Suburban Residential and Light Industrial to Single-Family Residential and Heavy Industrial for the Terra Vella - GRBK Annexation application (AX-23-003) to support the requested A-5 and K zoning, which are inconsistent with the adopted Comprehensive Plan. The annexation case will be considered by City Council prior to the rezoning case and is tracking to the December 12, 2023 regular City Council meeting. The Future Land Use Map amendments are anticipated to be included in the 2050 Comprehensive Plan update upon approval by the City Council in 2025.

This property was also subject to a Development Agreement executed on January 25, 2023. Article II of the development agreement states the following in terms of the property land use:

2.01 Permitted Uses. The Residential Tract shall be developed in accordance with the permitted uses and development regulations applicable to the City’s “A-5” One-Family Residential District, as set out in Sections 4.603 and 4.705 of the Zoning Ordinance. The Industrial Tract shall be developed in accordance with the permitted uses and development regulations applicable to the City’s “K” Heavy Industrial District, as set out in Sections 4.803 and 4.1004 of the Zoning Ordinance.

The applicant has provided the following narrative in support of this application:

Upon the approval of the annexation request, the default zoning district of the property will be "AG." For this reason, this zoning request includes the zoning district changes from "AG" to both "A-5" and "K." The proposed land use of the property will consist of single-family residential lots and a small portion of heavy industrial.

The proposed land use is compatible with the surrounding land uses in the area, as the tract is bordered by single-family master-planned communities to the South and West, as well as an industrial growth center immediately to the East. The proposed zoning reclassifications are consistent with the future land use categories shown on the City’s Zoning & Annexation maps.

## Surrounding Zoning and Land Uses

North ETJ / Undeveloped

East “K” Heavy Industrial / Undeveloped

South “CF” Community Facilities, “A-5” One-Family, “I” Industrial / Single-family residential and undeveloped

West “A-5” One-Family, “AG” Agricultural District / Single-family residential and undeveloped

## Recent Zoning History

- ZC-12-074: Adjoining property to the east rezoned from “AG” to “K”
- ZC-18-018: Adjoining property to the south was denied a rezoning from “I” to “A-5”

## Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.

The following organizations were emailed on August 29, 2023:

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

*\*Located closest to this registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

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The majority of the property is requested to be rezoned to single-family residential under the “A-5” zoning district. This use is compatible with single family development either existing or occurring to the south and west of the subject property.

The property adjoins the Alliance Airport Industrial Growth Center to the east containing heavy industrial zoning and uses. The requested “K” zoning is a compatible use within the growth center. The requested K zoning district has additional supplemental requirements to buffer/separate it from adjoining residential uses including increased building setbacks, increased landscape buffers and screening walls. As noted above, the property is inundated with several gas well pad sites that will provide an additional separation of the two (2) uses on the property.

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

## Comprehensive Plan Consistency – Far North

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The adopted 2023 Comprehensive Plan designates the subject property as a mix of Suburban Residential (west) and Light Industrial (east). The Suburban Residential category is intended for larger lot (1/2+ acre) single family residential development. The requested “A-5” zoning is supported by a slightly denser “Single-Family Residential” land use category. Furthermore, the Future Land Use Map suggests the eastern portion of the property for Light Industrial. This category includes warehousing, transportation, light assembly and outside storage but does not include heavy manufacturing.

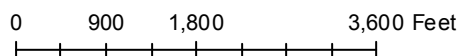
The requested rezoning is not consistent with the Future Land Use Map; however, it does appear to align with the following policies of the Comprehensive Plan:

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise
- Discourage residential development within areas affected by noise levels from Alliance Airport greater than 65 decibels and especially at the ends of the runways.

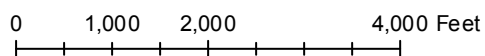
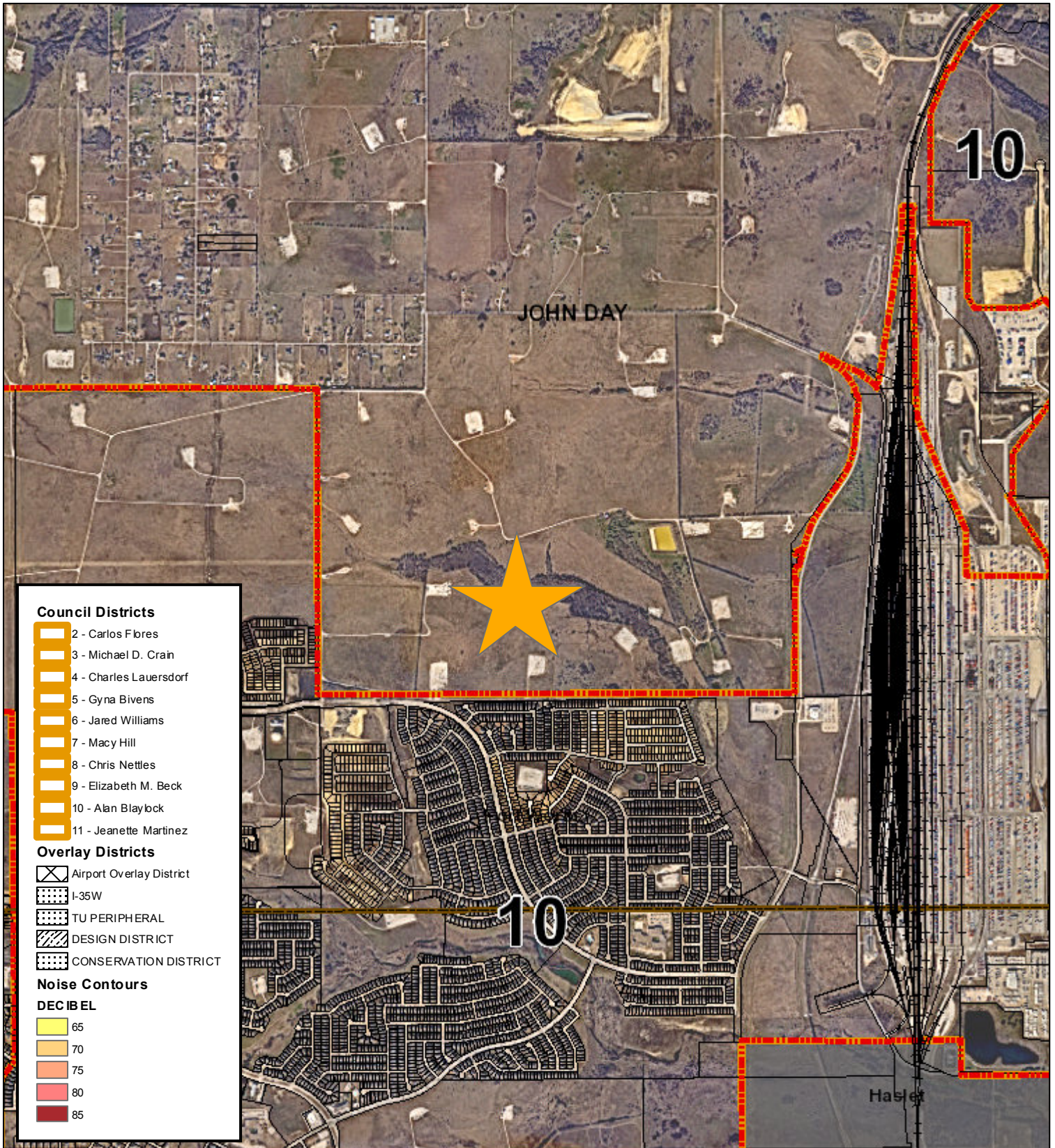
The proposed rezoning **is not consistent** with the Comprehensive Plan; however, the City Plan Commission approved a recommendation to City Council to adopt Comprehensive Plan Future Land Use Map amendments from Suburban Residential and Light Industrial to Single-Family Residential and Heavy Industrial for the Terra Vella to support the requested A-5 and K zoning on August 23, 2023. The Future Land Use Map amendments are anticipated to be included in the 2050 Comprehensive Plan update upon approval by the City Council in 2025.

### Area Zoning Map

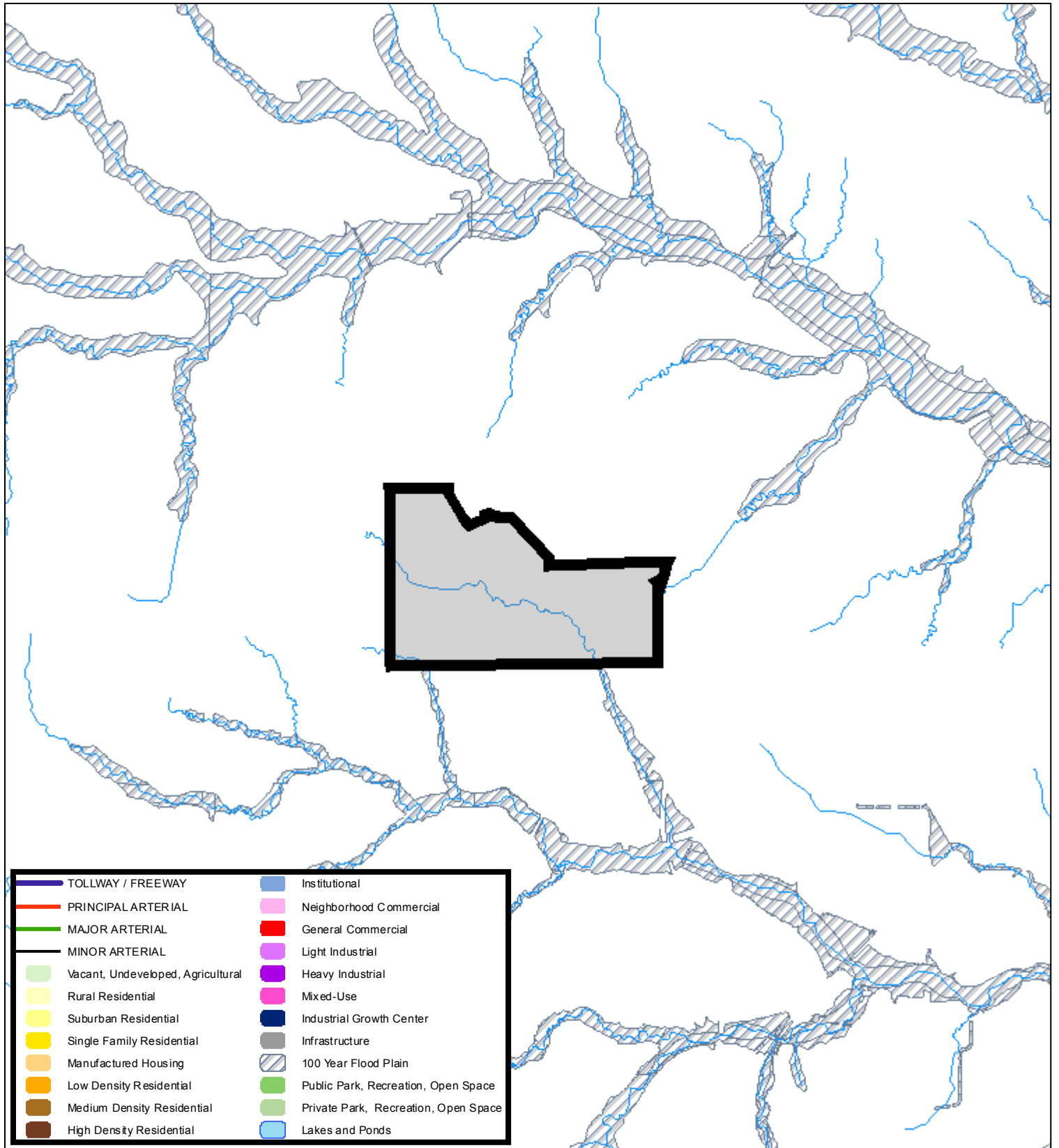
Applicant: GRBK Edgewood LLC/LJA Engineering, Inc.  
 Address: 14500 - 14900 blocks John Day Road  
 Zoning From: Unzoned  
 Zoning To: A-5, K  
 Acres: 574.03946671  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 9/13/2023  
 Contact: null



### Area Map



### Future Land Use

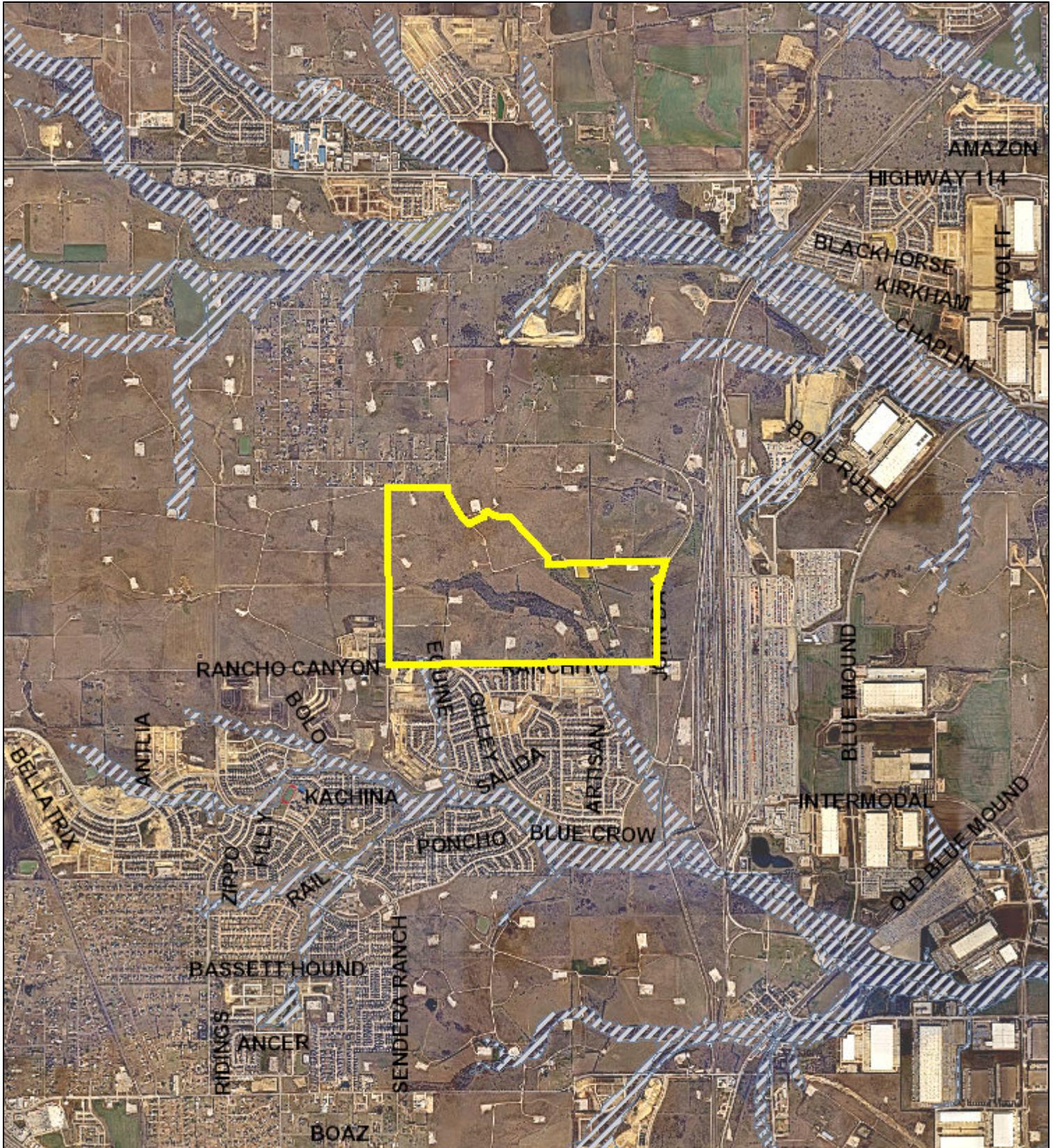


3,300 1,650 0 3,300 Feet

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



## Aerial Photo Map



0 2,200 4,400 8,800 Feet





# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** ZC-23-150

**Council District:** 8

## Conditional Use Permit

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

**Owner / Applicant:** Shanetta D. Caldwell

**Site Location:** 3105 Mitchell Boulevard

**Acreage:** 0.16 acres

### Request

**Proposed Use:** Commercial Daycare Facility

**Request:** From: “A-5” One-Family Residential

To: Add Conditional Use Permit (CUP) to allow a daycare in “A-5” One-Family Residential for a maximum of five (5) years with development standards for supplemental setbacks, number of parking spaces behind the front building wall, front yard parking, front yard paving, and reduction of supplemental setbacks from 20 feet to 10 feet on the north and south portion of the property; site plan included

### Recommendation

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

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

**Staff Recommendation:** **Approval for a daycare for 16 children**

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## Project Description and Background

The proposed site is in a mid-block location, approximately ¼ mile south of US 287 and 500 feet north of East Berry Street, in a residential neighborhood. The rezoning area is a single lot that contains a residential building that appears to have been vacant since 2005. The site was previously approved for a daycare, beginning in 1991, with variances for front yard parking and bufferyards. The proposed use is to add a Conditional Use Permit to use the building as a commercial daycare; site plan included with development waivers.

Daycare in a residential building is only permitted within residential zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “A-5” district. 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 zoning ordinance allows a daycare CUP to be approved for maximum of 5 years.

The subject site and the general area are part of a larger multi-block residential neighborhood bounded by US Highway 287, E. Berry Street, and Cobb Park. The neighborhood is dotted with a few institutional uses, and some commercial uses where Mitchell Boulevard and Berry Street intersect with US Highway 287. While a commercial daycare is not permitted in the “A-5” 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 applicant notes caring for up to 25 children, and the site plan shows a backyard meeting the ordinance requirements for a playground only if the landscaped bufferyards are included. However, formal landscaping that includes shrubs or small ornamental trees is not compatible to be counted for a children’s playground area. The open playground area is sufficient for 16 children instead and contains a fence enclosing the backyard on all sides. The conversion of a building initially constructed as a residence into a commercial daycare causes the existing building to encroach into the required 20-foot supplemental setbacks on the north and south.

The requested 25 children in the daycare corresponds to four required parking spaces; however, only one space can be accommodated in the existing driveway. Therefore, the applicant is proposing to convert 65% of the required front yard to parking for the daycare and exceeding the 50% of front yard paving allowed in a residential district. Reducing the number of children in the daycare to 16 would also reduce the number of front yard parking spaces down to 3. The 5 parking spaces shown exceeds the 4 parking spaces necessary for 25 children, and first parking space’s location causes any opened car door to go across the property line and block the sidewalk.

No walkway is shown in front of the parking, causing people to walk behind the cars or across the front yard. The back-up area for the front yard parking is shown extending to the northern property line and excluding the required bufferyard in this area. Having the full back-up aisle on the daycare lot is preferable to backing out onto Mitchell Boulevard that is classified as an arterial.

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 land uses proposed are a daycare surrounded single family zoning. Below is a chart that illustrates the differences between the “A-5” One Family residential district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Supplemental setback	20-foot setback along all sides adjacent to residential districts	14-foot setback on north and 10-foot setback on south ( <i>This item is requesting a Development Waiver</i> )
Parking space location	2 parking spaces are required behind the front building wall in residential districts	1 parking space is shown behind the front building wall ( <i>This item is requesting a Development Waiver</i> )
Front yard parking	Parking not allowed in residential front yards	Converting most of the front yard to parking spaces ( <i>This item is requesting a Development Waiver</i> )
Front yard paving	Maximum 50% front yard paving	65% front yard paving ( <i>This item is requesting a Development Waiver</i> )
Landscaped Bufferyard	Required along all sides adjacent to residential districts	No bufferyard on the northwest portion where used for back-up aisle ( <i>This item is requesting a Development Waiver</i> )
Parking	1 space for each 10 children, plus 1 space for the facility	1 space for each 8 children at 25 children, and 1 space for each 4 children at 16 children, (This item requires additional tree planting)

## Surrounding Zoning and Land Uses

North “A-5” One-Family / Single family uses



East “A-5” One-Family / Single family uses  
 South “A-5” One-Family / Single family uses  
 West “A-5” One-Family / Single family uses

## Recent Zoning History

ZC-14-151, southwest of subject site, from B, E to FR, denied without prejudice 3/19/2015.  
 ZC-17-073, southwest of subject site, from B, E to PD/E plus auto parts store, denied without prejudice 8/2/2017.  
 ZC-18-034, southwest of subject site, from B, E to PD for uses in E excluding certain uses, denied 4/6/2018.  
 ZC-19-158, southwest of subject site, from B, E to E, denied 1/20/2020.  
 ZC-21-133, southwest of subject site, from B, E to E plus Conditional Use Permit for auto parts sales, approved 12/14/2021.

## Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.  
 The following organizations were notified: (emailed September 29, 2023)

Organizations Notified	
The New Mitchell Boulevard NA*	Fort Worth ISD
East Fort Worth, Inc.	Polytechnic Heights South NA
Southeast Fort Worth Inc	United Communities Assoc. of S. Fort Worth
Streams and Valleys Inc	Trinity Habitat for Humanity

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing to add a CUP to allow a commercial daycare on a site with a residence in the “A-5” zoning district for a maximum of 5 years. Surrounding land uses consist entirely of other residential uses in residential zoning. Having daycares integrated into neighborhoods allows for child care near the child’s home. The site has been approved for a Special Exception for a daycare three times previously, with variances for front yard parking and bufferyards. Although approved, the site appears not to have been used for a daycare since approximately 2005, and the approvals have lapsed.

The number of children proposed for this site exceeds the amount that can be accommodated in the playground. The rear yard of approximately 2,500 square feet meets the 100 square feet per child playground space for 25 children only if the landscaped buffer is included. Excluding the landscaped buffer that typically contains shrubs and ornamental trees, the rear yard has a playground suitable for 16 children. The majority of the front yard is shown converted to parking that is excessive for 25 children, while also not providing a walk-way to the front door. The parking configuration shown also causes open car doors in parking space #1 to cross the property line

and block the adjacent sidewalk. The proposed zoning request **is compatible for 16 children** as Conditional Use Permit requests are to meet Chapter 5's supplemental standards for the playground area.

## Comprehensive Plan Consistency– Southeast Sector

---

The 2023 Comprehensive Plan currently designates the subject property as “Single Family” on the Future Land Use Map, where community facilities that support residential uses are encouraged. The proposed zoning is consistent with the land use designations for this area, and with the following policies of the Comprehensive Plan:

- 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 appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

However, the excessive parking that reduces the front yard in a residential district is not consistent with the following land use policy:

- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

Based on conformance with the future land use map and with most of 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.

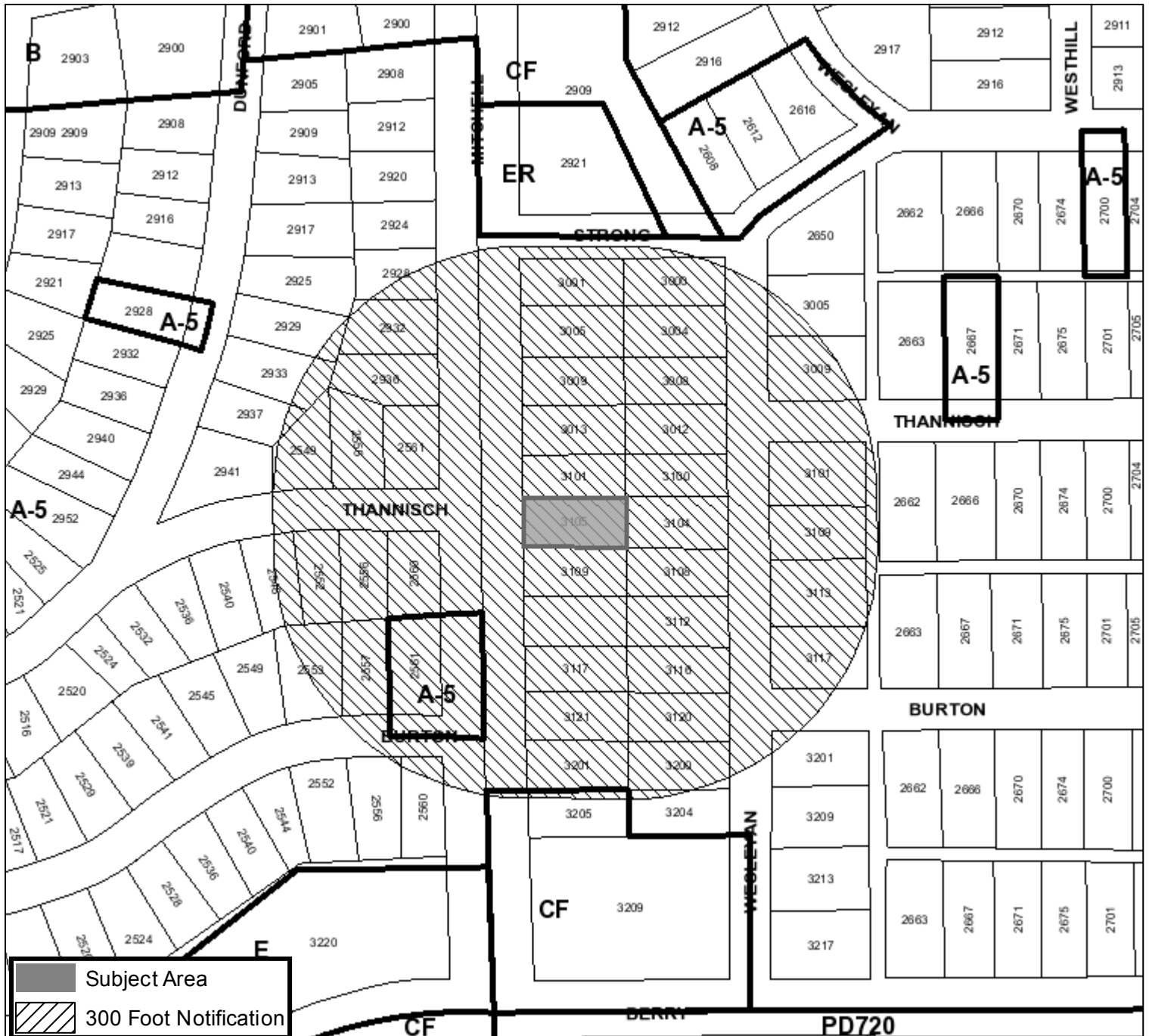
1. Correct the spelling of waiver in all areas of the site plan.
2. Please provide a graphic scale, as PDFs can be printed to many different sizes.
3. Add zoning case number ZC-23-150 to the lower right corner.
4. Note the exterior building materials for the daycare.
5. Show the front and rear entrances.
6. Note the site will use roll-off containers for trash service.
7. Show the 4-foot utility easement in the rear yard. Fences in utility easements require easement encroachment agreements.
8. Label the land uses and zoning of adjacent sites on all sides, including across Mitchell Boulevard to the west.
9. The landscaped bufferyard cannot contribute to the 100 square feet of playground area, as shrubs and ornamental trees are not available playground space. The number of children this playground can accommodate is 16. CUPs are required to meet the supplemental standards in Chapter 5.
10. Add a note that a maximum of 16 children can be cared for in the home.
11. Expanding the parking triggers the 20-foot supplemental setback requirements. **Note the waiver request in bold.**
12. Two parking spaces are required behind the front building wall, where one space is shown. **Note the waiver request in bold.**

13. Parking is not allowed in residential front yards. **Note the waiver request in bold.**
14. The number of parking spaces is excessive for 16 children, as well as for 25 children. Parking space #1 opens out across the property line and blocks the sidewalk. Private uses are not allowed to cross into public right-of-way and block the sidewalk. Remove parking space #1.
15. Paving in residential front yards is not allowed to exceed 50%. Please recalculate the amount of front yard paving after parking #1 is removed and reduced for the allowed number of children. If the front yard paving still exceeds 50%, **note the waiver request in bold.**
16. The handicapped space should be moved to space #4 and be closest to the front door ramp, instead of furthest away.
17. Add a walkway in front of the parking spaces to avoid people, especially small children, from walking behind cars.
18. The landscaping does not comply fully with Section 6.301, as a waiver to the bufferyard is requested for the back-up aisle. **Note the waiver request in bold.**
19. Update the landscaping note's specific zoning district.
20. Add a note that the CUP can only be approved for a maximum of 5 years.

*(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

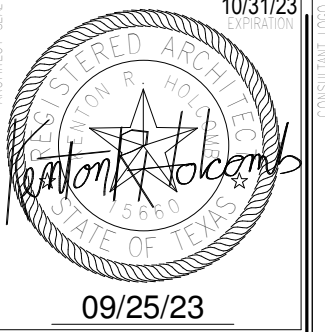
Applicant: Shanetta D. Caldwell  
 Address: 3105 Mitchell Boulevard  
 Zoning From: A-5  
 Zoning To: Add a Conditional Use Permit for a daycare with development waivers  
 Acres: 0.16962491  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 10/11/2023  
 Contact: 817-392-8190



0 85 170 340 Feet



11880 Younger Ct., Ste. A  
Azle, Texas 76020  
817-905-6991



1031723  
KAITLYN ADAMS  
REGISTERED PROFESSIONAL ENGINEER  
The State Board of Architectural Examiners has jurisdiction over compliance regarding  
TITLE Address: 500 Guadalupe St., #230, Austin, TX 78701, 512-265-8000

Revision Schedule

#	DATE	REVISIONS PER C.U.P. COMMENTS #	REVISION DESCRIPTION
1	09/25/23		

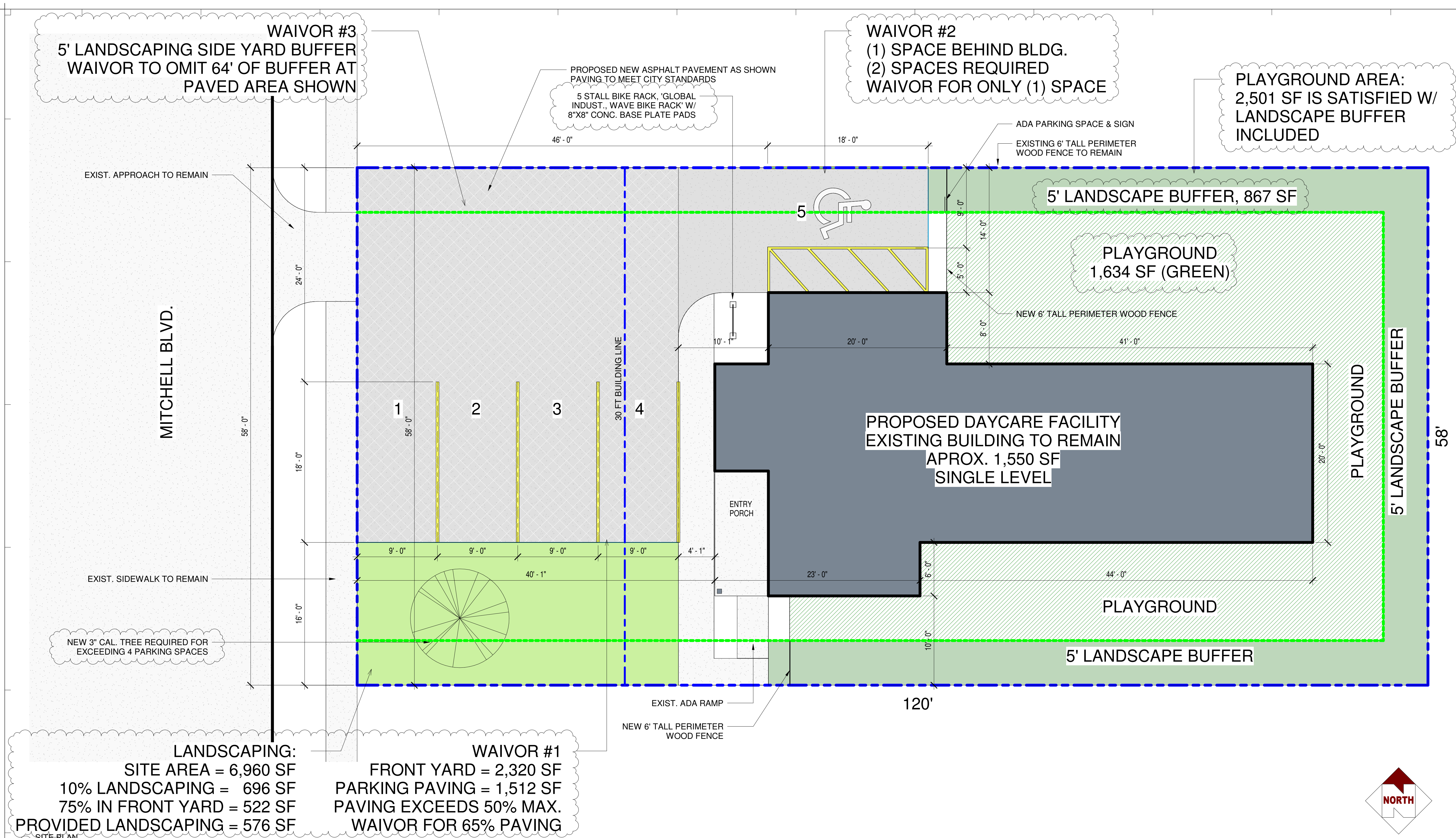
Blessing from Above Daycare

3105 MITCHELL BLVD., FORT WORTH, TX 76105

Conditional Use Permit #2

SITE PLAN

A1.1

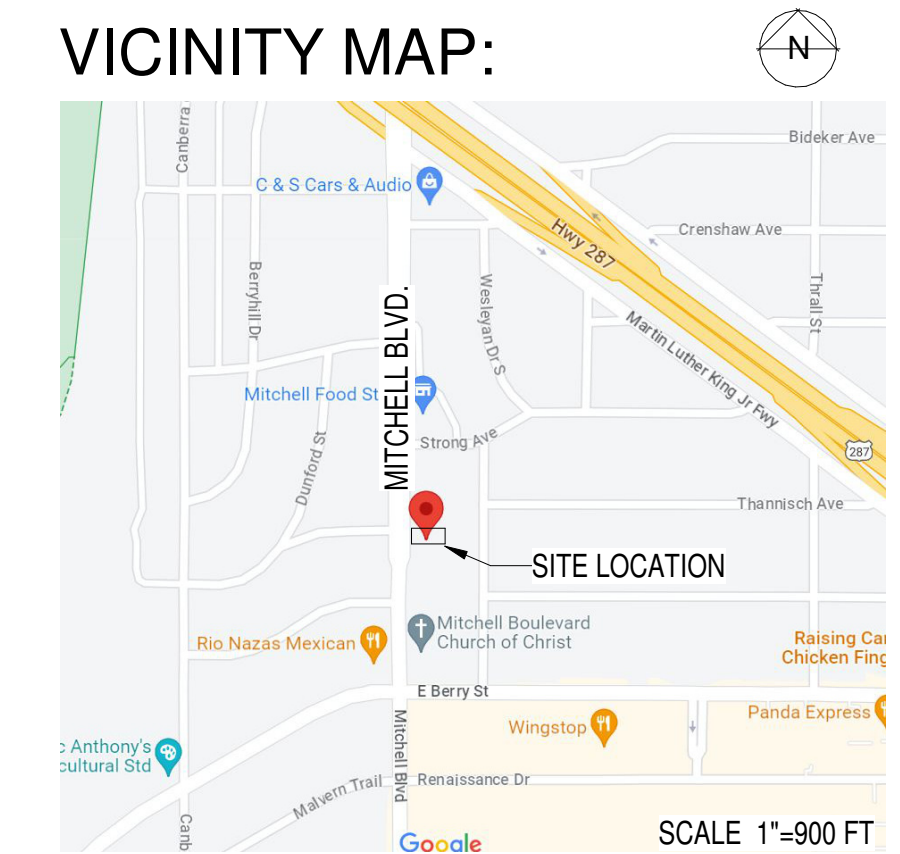


**LANDSCAPING:**  
 SITE AREA = 6,960 SF  
 10% LANDSCAPING = 696 SF  
 75% IN FRONT YARD = 522 SF  
 PROVIDED LANDSCAPING = 576 SF

**WAIVOR #1**  
 FRONT YARD = 2,320 SF  
 PARKING PAVING = 1,512 SF  
 PAVING EXCEEDS 50% MAX.  
 WAIVOR FOR 65% PAVING

1 SITE PLAN  
3/16" = 1'-0"

GENERAL NOTES:	CONTACT INFO:	SITE INFORMATION:
<ul style="list-style-type: none"> <li>This project will comply with Section 6.301, Landscaping. (reference section for your specific zoning district)</li> <li>This project will comply with Section 6.302, Urban Forestry.</li> <li>All signage will conform to Article 4, Signs.</li> <li>All provided lighting will conform to the Lighting Code.</li> </ul>	<p><b>OWNER INFORMATION:</b>            Shanetta D. Caldwell            4816 Bratcher St.            Fort Worth, Texas 76119            shanetta000.caldwell@gmail.com            817-938-3852</p> <p><b>ARCHITECT INFORMATION:</b>            KH Architects, PLLC            11880 Younger Ct., Ste. A            Azle, Texas, 76020            kent@kharchitects.biz            817-905-6991</p>	<p>3105 MITCHELL BLVD.            LOT 6, BLOCK 8A            WESLEYAN HILLS ADDITION            6,960 SF, (0.16 ACRES)</p> <p>September 1, 2023</p>



CURRENT ZONING IS A-5

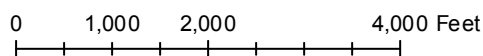
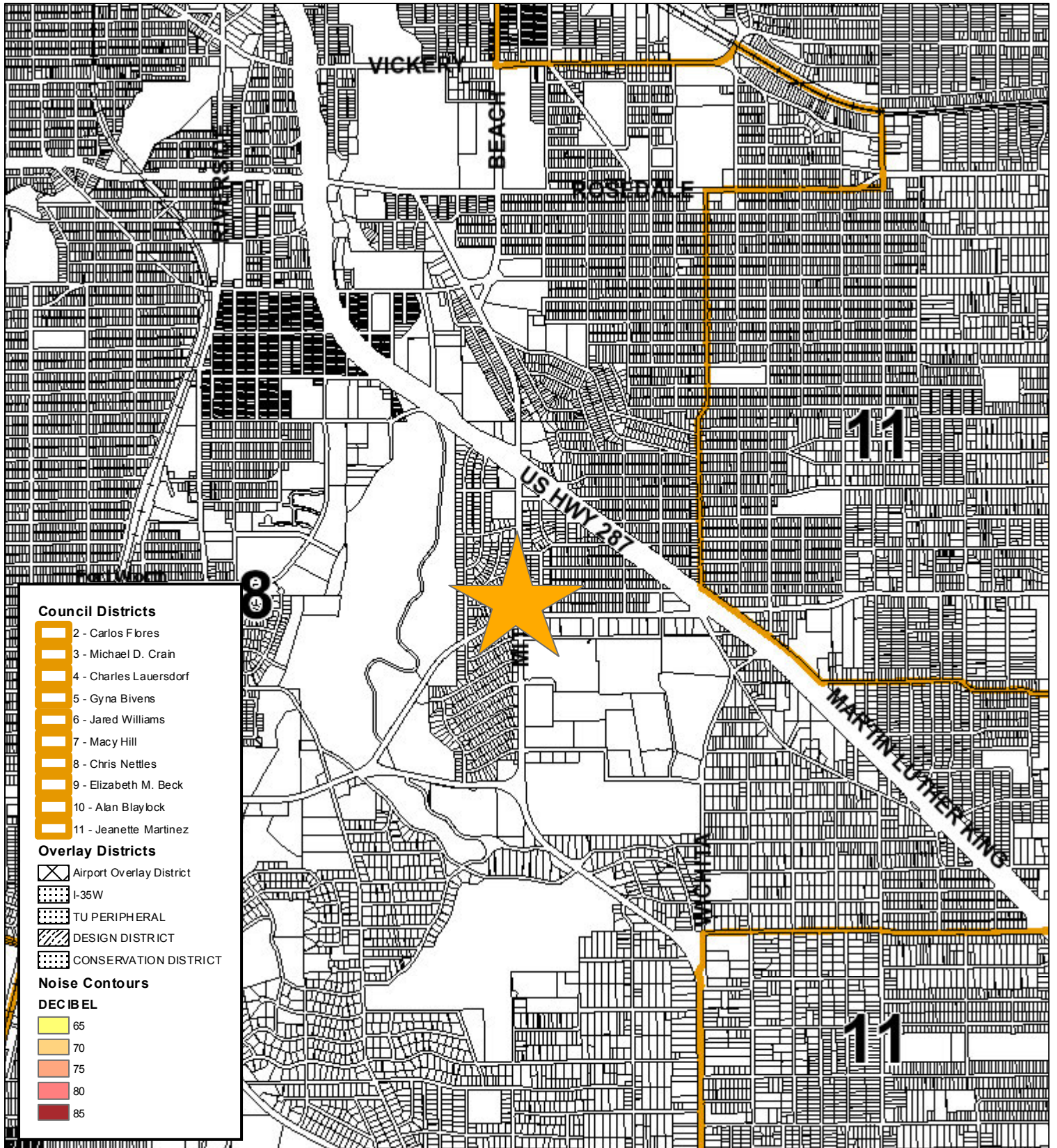
REQUESTED ZONING:  
 Conditional Use Permit (CUP) in an A-5 District

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

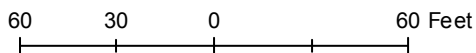
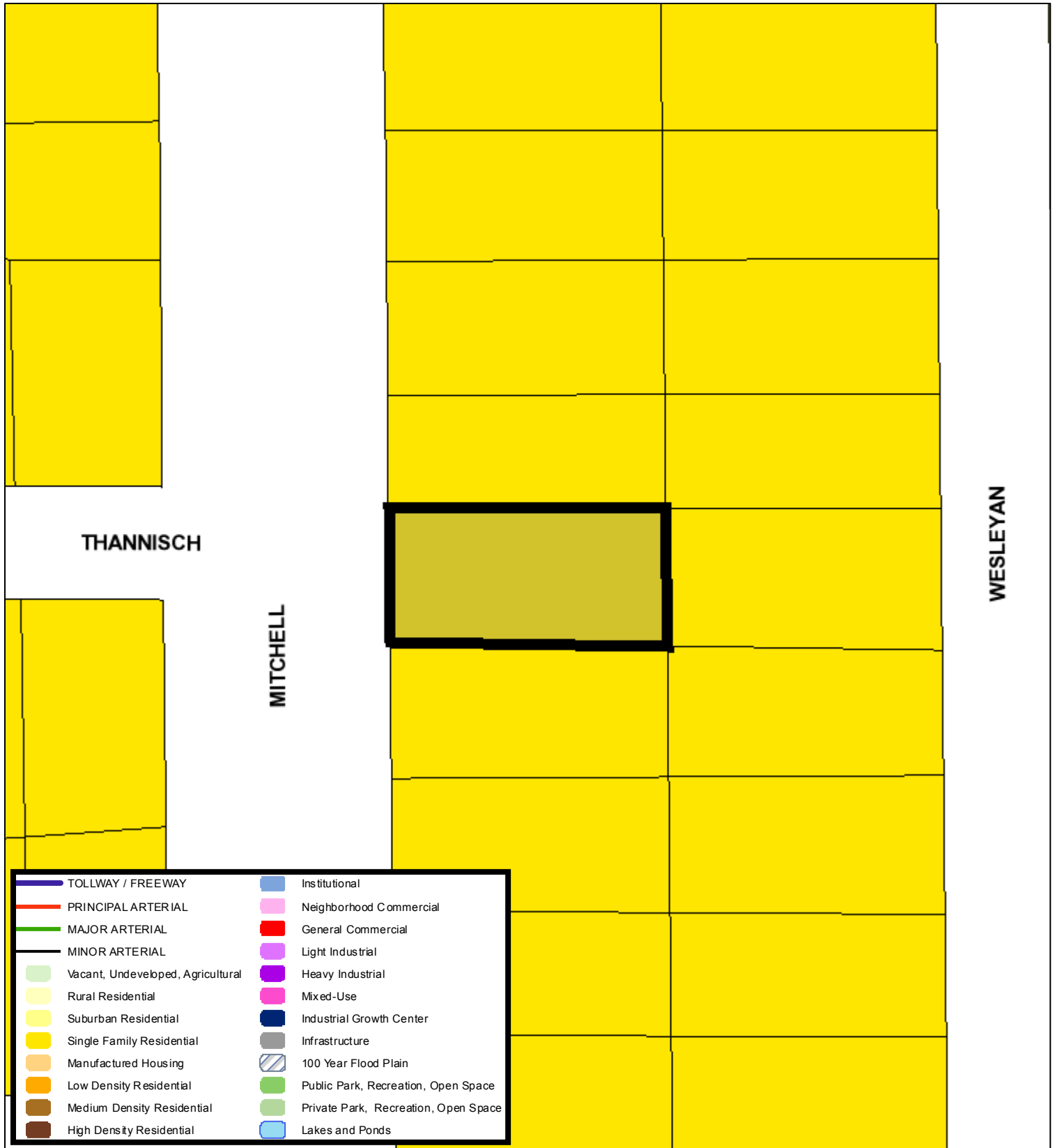
BLESSINGS FROM ABOVE DAYCARE FACILITY

ZONING CASE # \_\_\_\_\_

### 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:** November 8, 2023

**Case Number:** SP-23-009

**Council District:** 8

## Site Plan

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

**Owner / Applicant:** Mark Trieb / Donna VanNess, The Housing Chanel

**Site Location:** 11300 block Trinity Boulevard

**Acres:** 27 acres

## Request

**Proposed Use:** Warehouse Distribution & Logistics Facility

**Request:** To: Add site plan to “PD-R2” Planned Development for one-family detached, one-family attached (townhouse) and Cluster housing with development standards; Site plan required.

## Recommendation

**Staff Recommendation:**

**Approval**

## Table of Contents

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

## Project Description and Background

The subject property is situated on 27 acres just west of Grayson St and Wichita St in southeast Fort Worth and within NEZ Area Six

Per the PD, the site will be developed with three housing types: R-1 Cluster/zero lot line, no parking/driveway, R-1 single-family detached home and R2 attached townhomes, lot size minimum 2500 and 1 car garage option.

## Surrounding Zoning and Land Uses

North "PD 915/722" Community Facilities / care home  
East "B" Two-Family Residential / residences  
South "B" Two-Family Residential/residences  
West "PD 913" /Vacant/well site

## Recent Zoning History

- ZC-13-042 From "PD-913" Planned Development for "A-5" One-Family with development standards on file in the Planning & Development Department; site plan required.
- ZC-15-148 From "C" Medium Density Multifamily to "A-5" One-Family. Adopted in 4/21/2016
- ZC-18-099 From: PD 915 Planned Development for all uses in "ER" Neighborhood Commercial Restricted plus assisted living facility. (site and property to the north; adopted in 7/15/2018)
- ZC-19-001 From: "Add waiver to development standards for 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waived (June 8, 2019).

## Public Notification

300-foot Legal Notifications were mailed on October 28, 2023.

The following organizations were notified: (emailed October 28, 2023)

Organizations Notified	
United Communities Association of South Fort Worth	Glen Park NA
Glencrest Civic League NA	Eastland NA
The New Mitchell Boulevard NA	East Fort Worth, Inc.
Southeast Fort Worth Inc	Trinity Habitat for Humanity

\* Not located within a registered Neighborhood Association

## Site Plan Comments

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### **Zoning & Land Use**

The site plan as submitted is consistent with the approved PD.

#### General Comments

1. Please include development waivers to the site plan
2. Please include number of R2 units per acre on the site plan
3. Building face shall not exceed a maximum of 250 feet for attached townhomes
4. Although the PD has a one parking space minimum development standards, the applicant has opted to add the two spaces per unit

### **Fire**

#### Comments

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

Streets within this subdivision will need to be named on the final plat/s. All street names in the City of Fort Worth must be approved by the Fire Department. Instructions will be provided for submitting street names on Final Plat comments.

Hose lay must be provided to all exterior portions the building within 150', measured along a 5' wide unobstructed path. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system. Hose lay appears to be met unless obstructions, such as fencing is present. Fencing obstructions may be accommodated by installing 5' wide walk gates having Knox Locks.

#### Section 503.1.1 Buildings and Facilities

#### Section 503.6 Security Gates

Fire lanes/Fire Access Roads: Not all access roads are marked for width. There are two marked at 15' and are not compliant unless access/frontage is taken from other streets (these are double frontage).

Minimum of 20' wide if each dwelling unit has its own driveway or garage.

Minimum of 26' wide if no driveway or garage is provided for each dwelling unit.

Minimum fire lane turn radius for 26' wide fire lanes is 25' inside and 51' outside.

Minimum fire lane turn radius for 20' wide fire lanes is 25' inside and 45' outside.

Alleys are not considered for dwelling frontage unless the alley is constructed to fire lane standards and assigned a street name for addressing.

## Section 503 Fire Lane Specifications

Additional hydrants will be required to accommodate the following:

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

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

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

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

Sections 507.5.1 (2) and (3)

Fire allows Cottage Units to be stacked no more than 2 deep from a fire lane/fire access road.

Two units located at the northeast corner that are separated from the fire lane by open space are not compliant unless there is an access road along the east side that will be available for addressing and access.

Five units located at the southeast corner are separated from the fire lane by open space and other cottage units.

Developments of one- or two-family dwellings having more than 30 units must be provided with two separate and approved fire apparatus access roads. This number may be increased to 40 if an additional access point is provided that will connect with a future development.

### Section 503.1.2 Secondary Access

General information:

Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

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



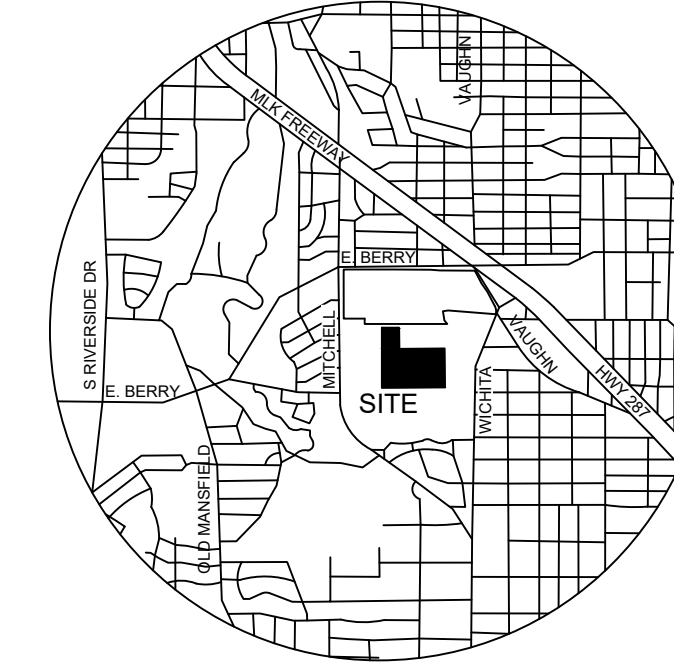
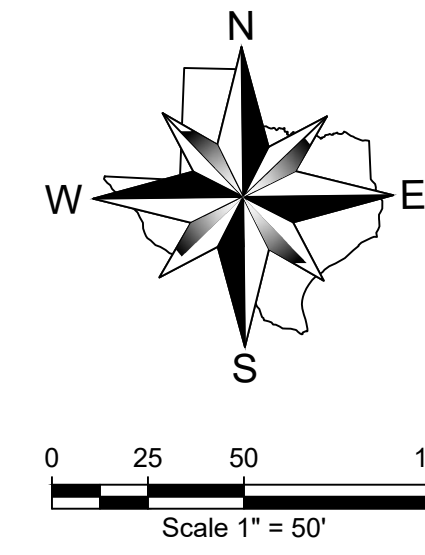


PD Zoning -  
Community Facility  
Land Use

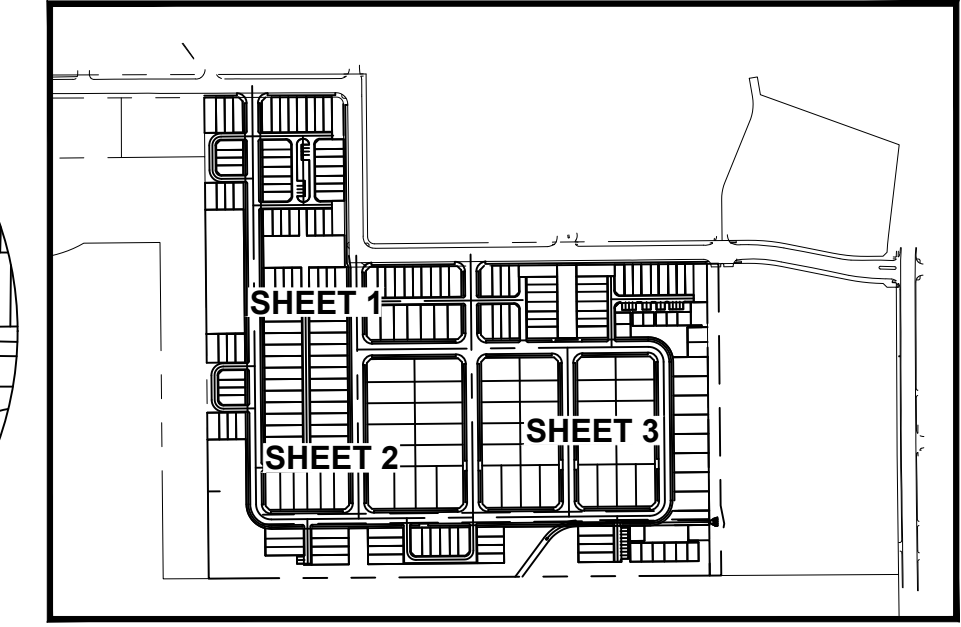
PD Zoning -  
Commercial  
Land Use

A-5 Zoning -  
Gas Well Land Use

PD Zoning -  
Park Land Use



VICINITY MAP  
NOT TO SCALE



KEY MAP  
SCALE: 1" = 500'

SHEET 1

Notes:

1. This project will comply with Section 6.301, Landscaping.
2. This project will comply with Section 6.302, Urban Forestry, except:
3. All signage will conform to Article 4, Signs.
4. All provided lighting will conform to the Lighting Code.

- R2 - Single-Family Townhomes
- R1 - Single-Family Detached
- R1 - Single-Family Cluster
- Open Space (17%)



J. JUSTICE SURVEY, ABSTRACT NO. 859  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
HOUSING CHANNEL  
2900 AIRPORT FREEWAY  
FORT WORTH, TEXAS 76111

ZONING SITE PLAN  
**RENAISSANCE TND**  
27.941 ACRES

Date : 10.25.23  
Scale : 1" = 50'  
File : 92301.00-SP  
Project No. : 92301.00

SHEET  
1  
OF  
4

**PLANNER**  
Place Strategies, Inc.  
209 W 2nd Street  
Box 180  
Fort Worth, Texas 76102  
(817) 269-1863

**DEVELOPER**  
Housing Channel  
2900 Airport Freeway  
Fort Worth, Texas 76111

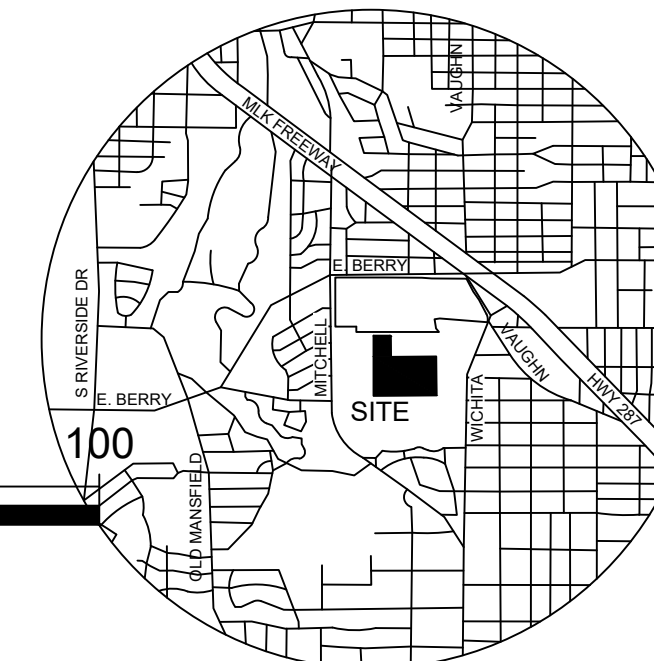
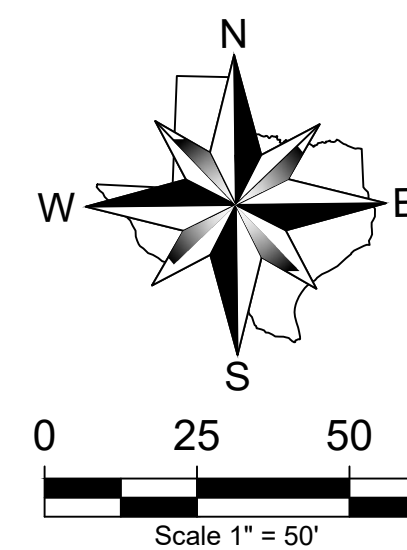
ZONING SITE PLAN  
**RENAISSANCE TND**

BEING 27.941 ACRES (1,217,098 SQ. FT.) OUT OF THE J.  
JUSTICE SURVEY, ABSTRACT NO. 859  
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1,  
MASONIC HOME AND SCHOOL ADDITION  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
CASE NUMBER: SP-23-009 Renaissance Heights

209 W 2nd Street, Box 180, Fort Worth, Texas 76102  
(817) 269-1863

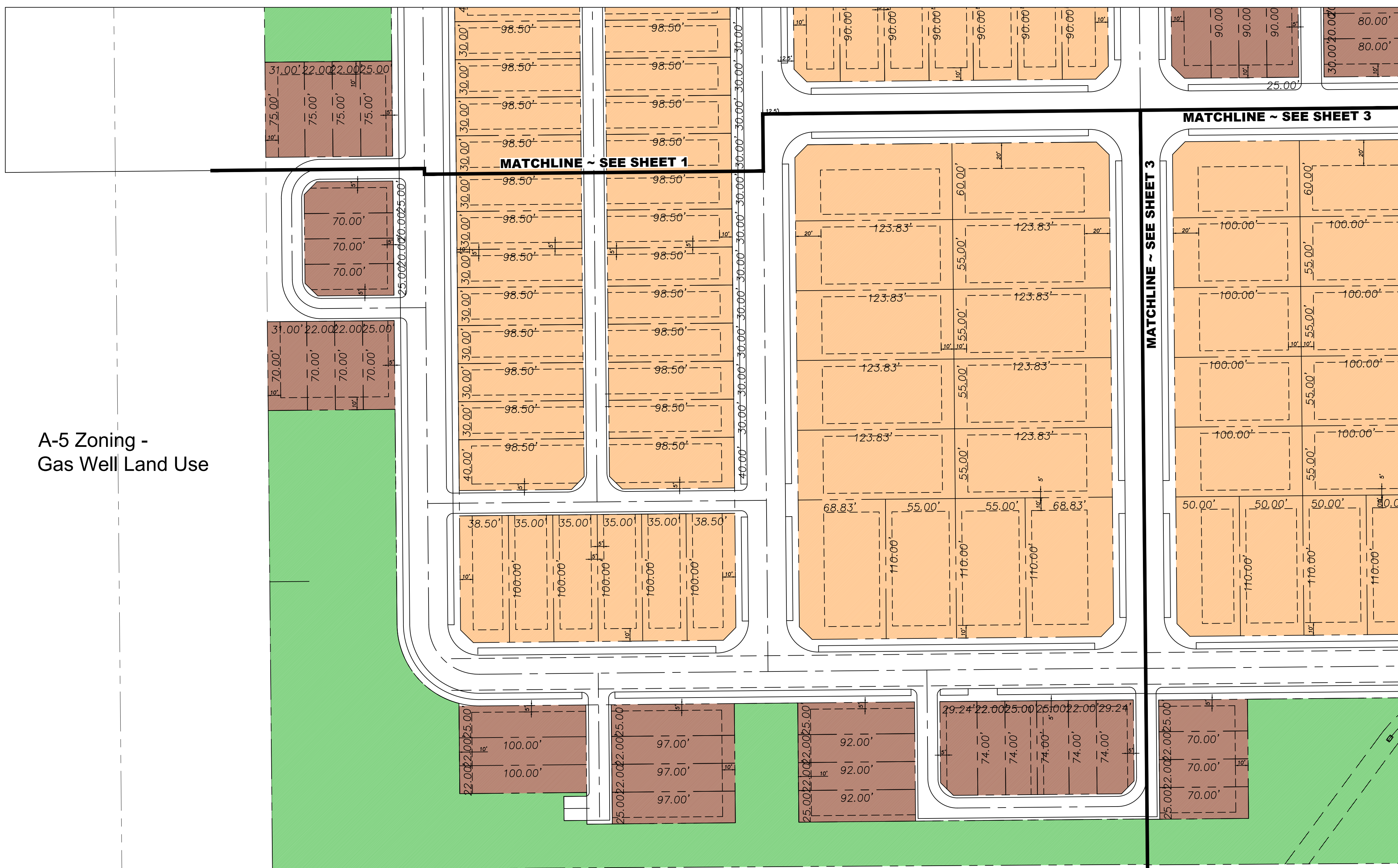
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**VICINITY MAP**  
NOT TO SCALE

209 W 2nd Street, Box 180, Fort Worth, Texas 76102  
(817) 269-1863



- R2 - Single-Family Townhomes
- R1 - Single-Family Detached
- R1 - Single-Family Cluster
- Open Space (17%)

LAND USE TABLE	
Gross site area (acreage)	27.9410
Total number lots	245
RESIDENTIAL LOTS	
Number	236
Total number dwelling units*	236
ACREAGE	
R1 - Single family detached	9.470
R2 - Single family attached	5.710
R1 - Cluster	0.620
NON-RESIDENTIAL LOTS	
Number	9
ACREAGE	
Commercial lots	0.000
Industrial lots	0.000
Open space lots	4.75 (17%)
Right-of-way	7.391 (26.5%)
Average Net Residential Density* (du/acre)	14.937
*Future Accessory Dwelling Units do not count toward the total dwelling unit amount or density	

A-5 Zoning - Gas Well Land Use

B Zoning - Residential Land Use

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Fort Worth, Texas 76102  
(817) 269-1863

**DEVELOPER**  
Housing Channel  
2900 Airport Freeway  
Fort Worth, Texas 76111

**ZONING SITE PLAN  
RENAISSANCE TND**

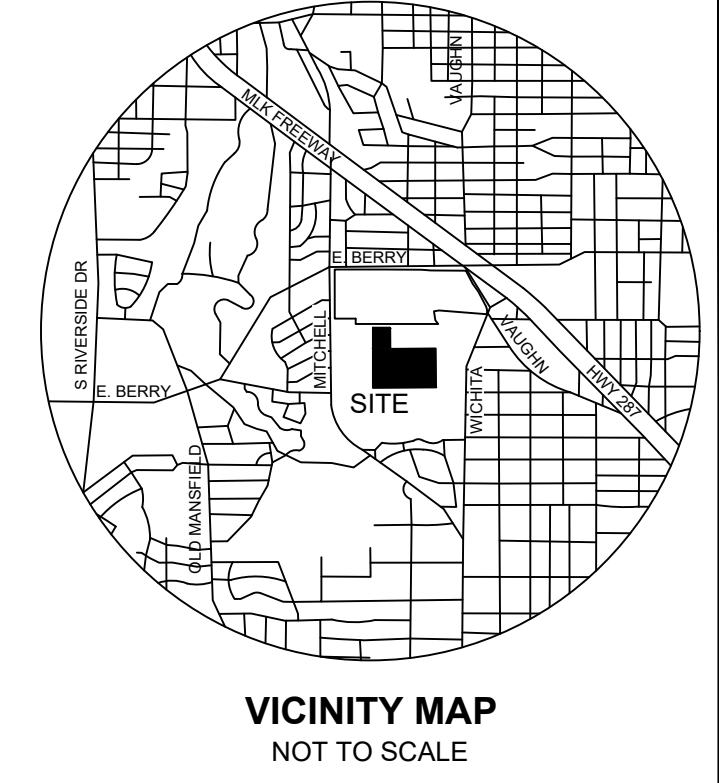
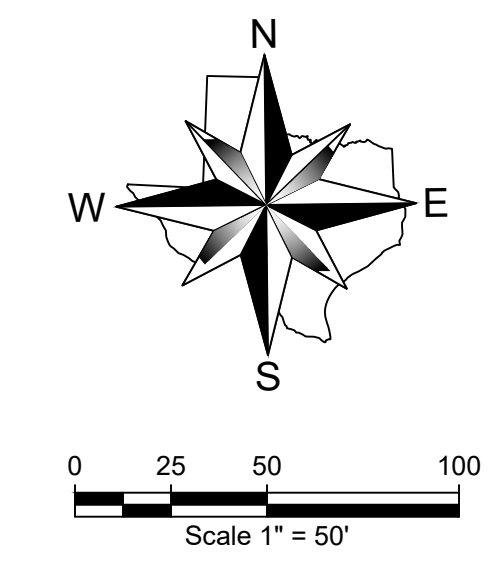
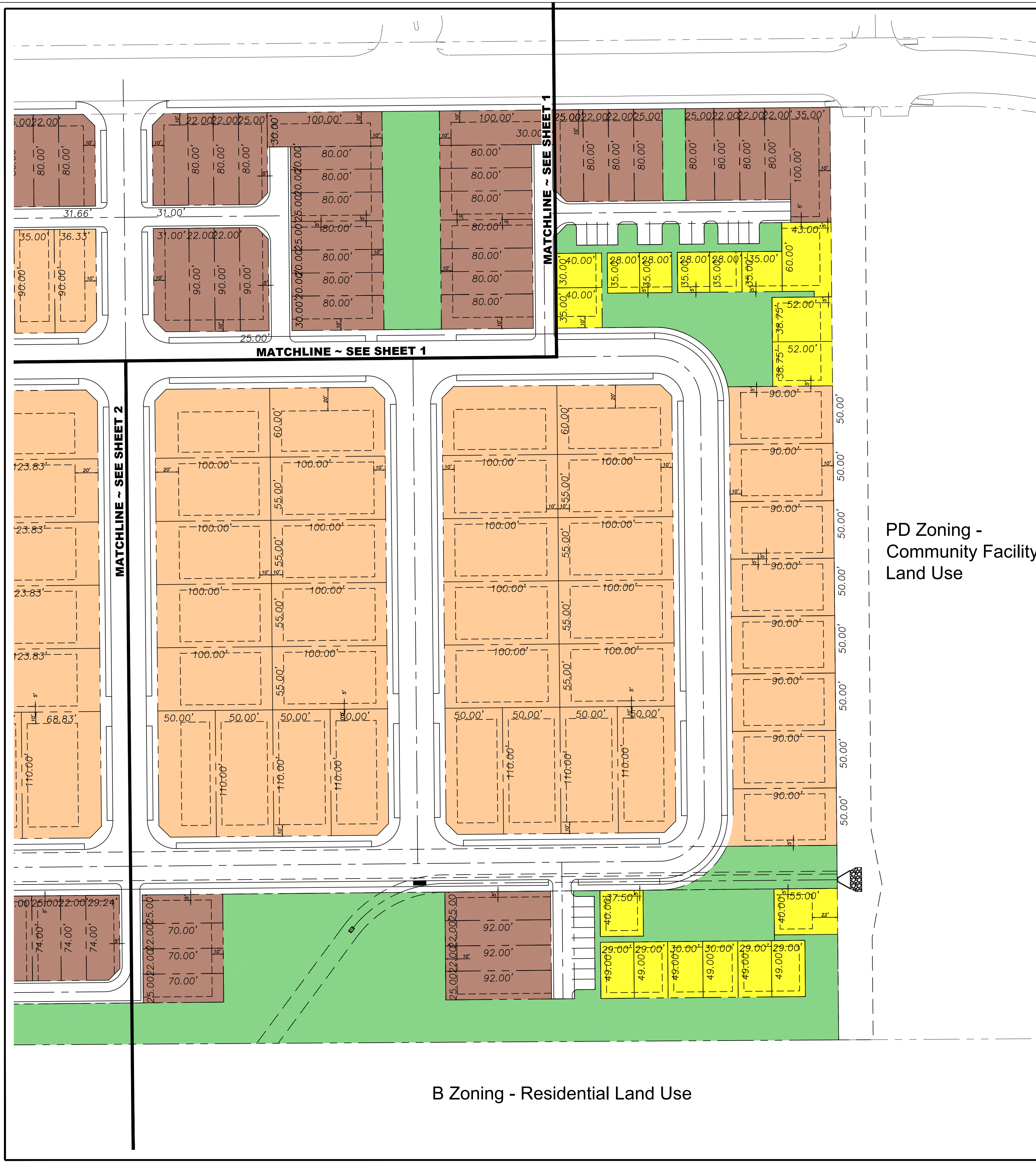
BEING 27.941 ACRES (1,217,098 SQ. FT.) OUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859 BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, MASONIC HOME AND SCHOOL ADDITION CITY OF FORT WORTH, TARRANT COUNTY, TEXAS CASE NUMBER: SP-23-009 Renaissance Heights

J. JUSTICE SURVEY, ABSTRACT NO. 859  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
HOUSING CHANNEL  
2900 AIRPORT FREEWAY  
FORT WORTH, TEXAS 76111

**ZONING SITE PLAN  
RENAISSANCE TND  
27.941 ACRES**

Date : 10.25.23  
Scale : 1" = 50'  
File : 92301.00-SP  
Project No. : 92301.00

SHEET  
2  
OF  
4

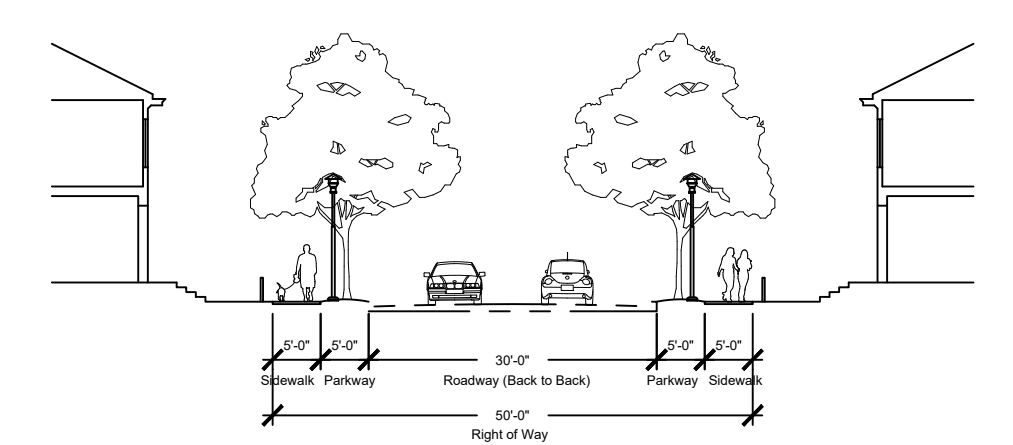


**Notes:**

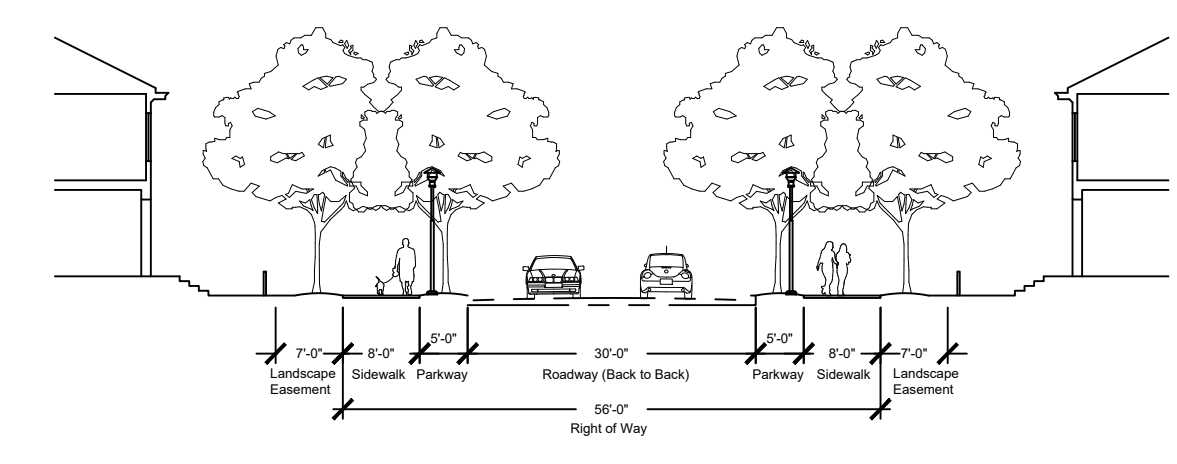
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- R1 - Single-Family Cluster**
- Open Space (17%)**

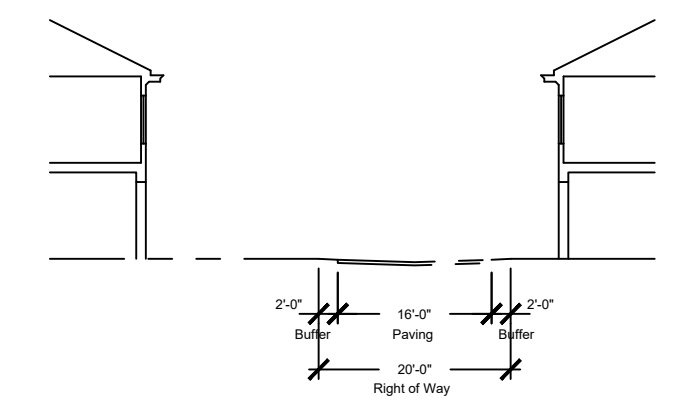
**Typical Street Sections**



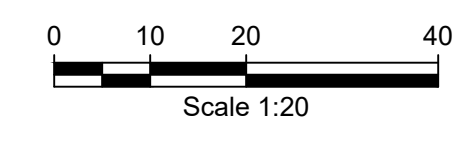
TYPICAL STREET CROSS SECTION



GREEN STREET CROSS SECTION



TYPICAL ALLEY CROSS SECTION



PD Zoning -  
Community Facility  
Land Use

B Zoning - Residential Land Use

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**ZONING SITE PLAN  
RENAISSANCE TND**

BEING 27.941 ACRES (1,217,098 SQ. FT.) OUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, MASONIC HOME AND SCHOOL ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. CASE NUMBER: SP-23-009 Renaissance Heights

<p>J. JUSTICE SURVEY, ABSTRACT NO. 859 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS</p> <p>HOUSING CHANNEL 2900 AIRPORT FREEWAY FORT WORTH, TEXAS 76111</p>	<p>209 W 2nd Street, Box 180, Fort Worth, Texas 76102 (817) 269-1863</p>
<p><b>ZONING SITE PLAN RENAISSANCE TND 27.941 ACRES</b></p>	
<p>Date : 10.25.23 Scale : 1" = 50' File : 92301.00-SP Project No. : 92301.00</p>	<p>SHEET <b>3</b> OF <b>4</b></p>



STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEING a tract of land situated in the J. JUSTICE SURVEY, ABSTRACT NO. 859, in the City of Fort Worth, Tarrant County, Texas, being a portion of a tract of land described in deed to FW Mason Heights as recorded in County Clerk's Instrument No. D207002963, Official Public Records, Tarrant County, Texas, and being a portion of Lot 1, Block 1, Mason Home and School Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-102, Page 30, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner for the Northeast corner of Lot 4, Block 2, Mason Heights Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in County Clerk's Instrument No. D212201535, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod found bears South 79 degrees 57 minutes 26 seconds East, 0.43 feet, being on the South right-of-way of Moresby Street, a 60-foot right-of-way;

THENCE North 89 degrees 48 minutes 26 seconds East, along the South right-of-way of said Moresby Drive, a distance of 344.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of curve to the right having a radius of 17.47 feet, a central angle of 93 degrees 13 minutes 31 seconds, a chord bearing of South 45 degrees 21 minutes 56 seconds East and a chord length of 25.38 feet, said point also being the Northwest corner of a radial corner clip at the intersection of the South right-of-way of said Moresby Street and the West right-of-way of W. G. Daniels Drive, a 60-foot right-of-way;

THENCE along said curve to the right and said radial corner clip, an arc distance of 28.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the West right-of-way of said W. G. Daniels Drive;

THENCE South 00 degrees 32 minutes 19 seconds East, along the West right-of-way of said W. G. Daniels Drive, a distance of 424.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the intersection of the West right-of-way of said W. G. Daniels Drive and the South right-of-way of Grayson Street, a 60-foot right-of-way;

THENCE North 89 degrees 27 minutes 41 seconds East, along the South right-of-way of said Grayson Street, a distance of 942.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 degrees 32 minutes 19 seconds East, departing said South right-of-way, over and across said FW Mason Heights LP tract, a distance of 811.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the South line of said FW Mason Heights LP tract;

THENCE South 89 degrees 39 minutes 12 seconds West, along the South line said FW Mason Heights LP tract, a distance of 1,304.67 feet to a point for Southeast corner of a tract of land described in deed to Total E&P USA Real Estate LLC as recorded in County Clerk's Instrument No. D216266568, Official Public Records, Tarrant County, Texas, from which a 1/2-inch iron rod with red plastic cap found bears North 31 degrees 21 minutes 22 seconds East, 0.71 feet;

THENCE North 00 degrees 32 minutes 19 seconds West, along the East line of said Total E&P USA Real Estate LLC tract, a distance of 1,252.61 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 27.941 acres or 1,217,098 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 26th day of May, 2023, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

Site Plan with Existing Easements



**PLANNER**  
 Place Strategies, Inc.  
 209 W 2nd Street  
 Box 180  
 Fort Worth, Texas 76102  
 (817) 269-1863

**DEVELOPER**  
 Housing Channel  
 2900 Airport Freeway  
 Fort Worth, Texas 76111

ZONING SITE PLAN  
**RENAISSANCE TND**

BEING 27.941 ACRES (1,217,098 SQ. FT.) OUT OF THE J. JUSTICE SURVEY, ABSTRACT NO. 859, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, MASONIC HOME AND SCHOOL ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. CASE NUMBER: SP-23-009 Renaissance Heights

209 W 2nd Street, Box 180, Fort Worth, Texas 76102  
 (817) 269-1863

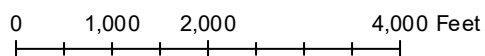
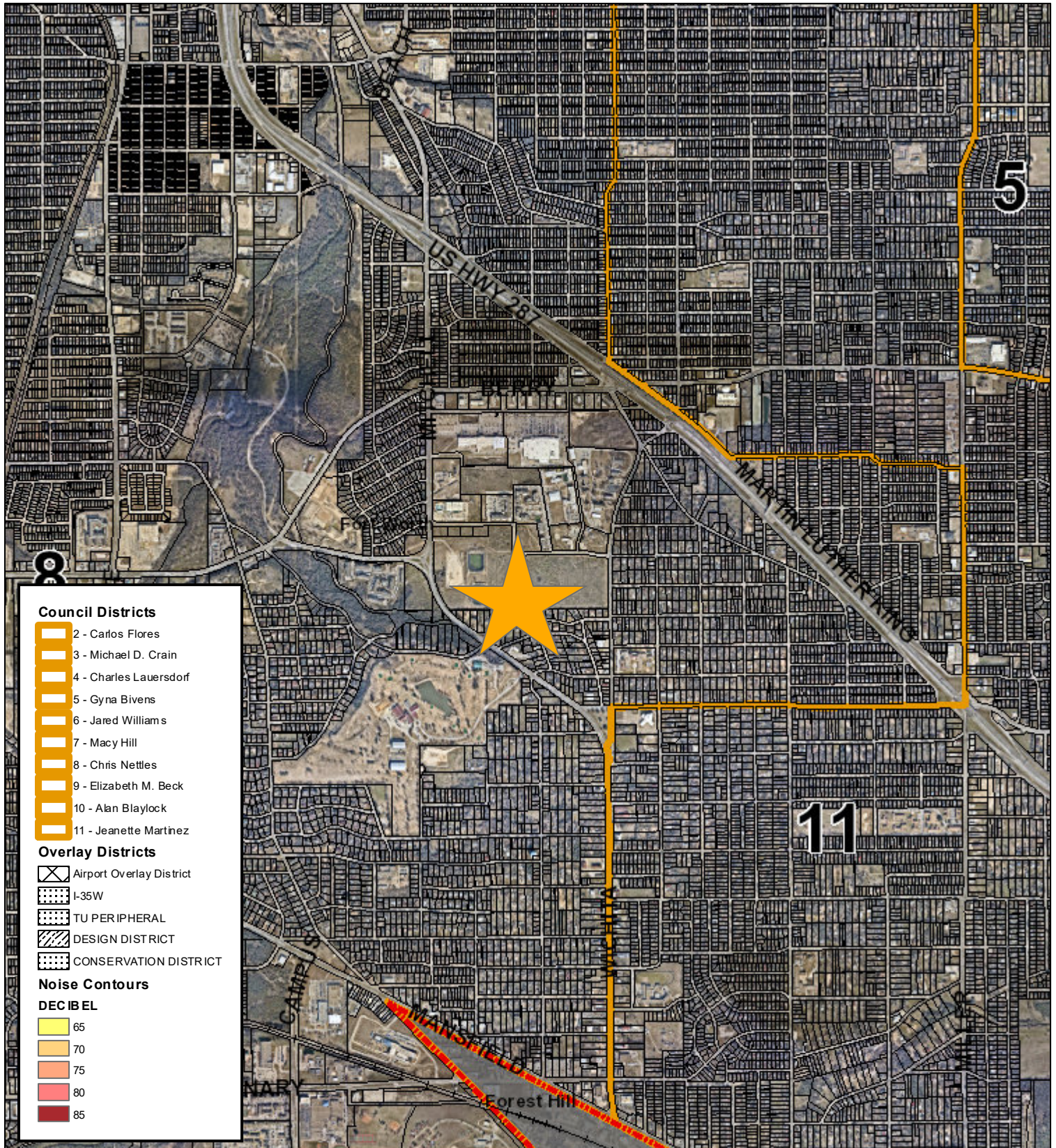
J. JUSTICE SURVEY, ABSTRACT NO. 859  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 HOUSING CHANNEL  
 2900 AIRPORT FREEWAY  
 FORT WORTH, TEXAS 76111

ZONING SITE PLAN  
**RENAISSANCE TND**  
 27.941 ACRES

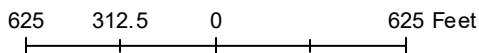
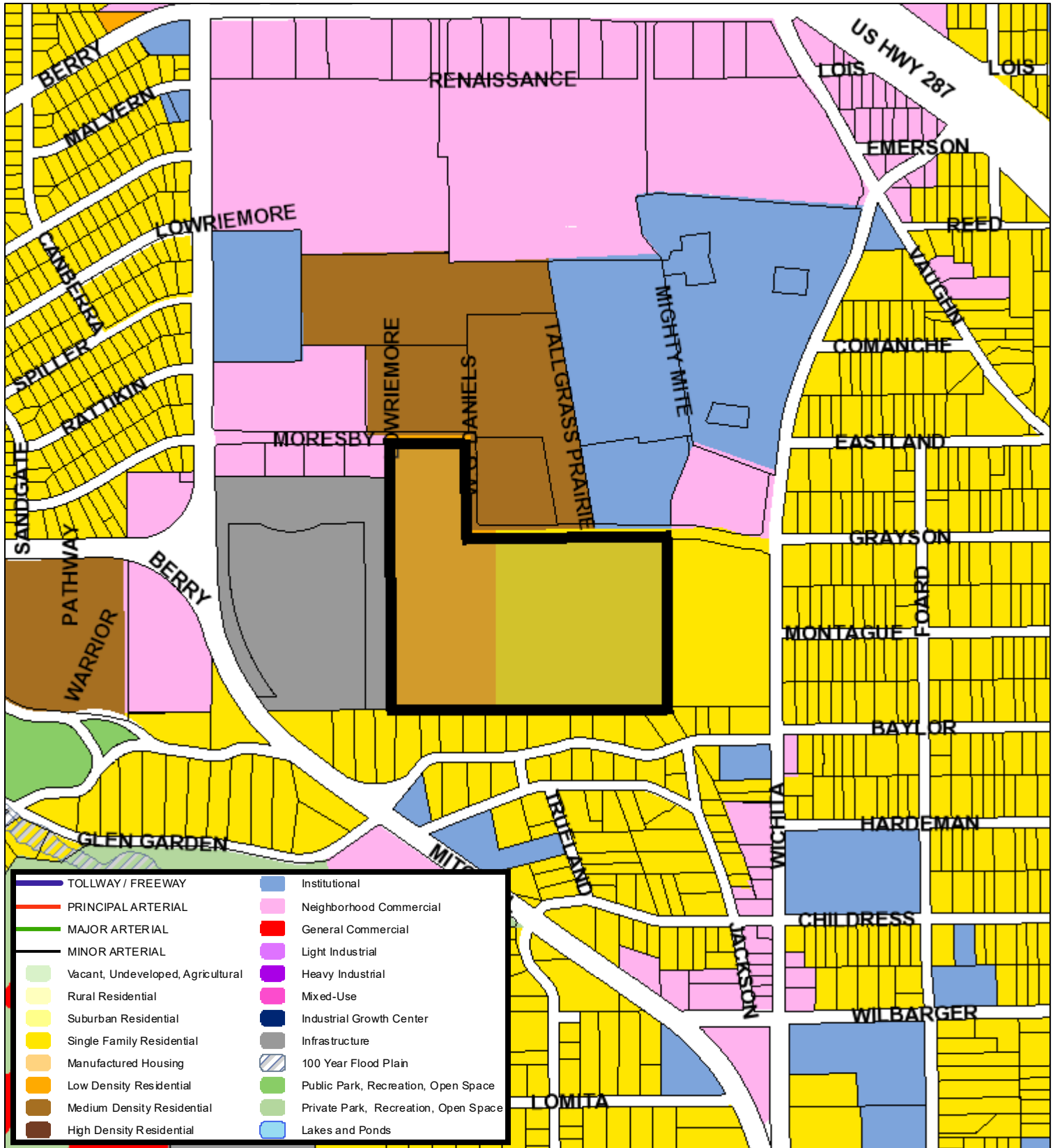
Date : 10.25.23  
 Scale : 1" = 100'  
 File : 92301.00-SP  
 Project No. : 92301.00

SHEET  
 4  
 OF  
 4

## 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



0 395 790 1,580 Feet





# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** SP-23-011

**Council District:** 6

## Site Plan

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

**Owner / Applicant:** Kevin Afkami/Andrew Yeoh

**Site Location:** 7350 Canyon Park Drive

**Acreage:** 1.3

## Request

**Proposed Use:** Medical Office

**Companion Case:** ZC-02-270/PD 246

**Request:** To: Add site plan for 3 medical office buildings in “PD 246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor with development standards on file with the Development Services Department

## Recommendation

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

## Table of Contents

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

## Project Description and Background

The subject property is located on Summer Creek Drive near the intersection of Sycamore School Rd. The current zoning for the property is PD 246 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial; site plan required. The applicant would like to construct three new medical office buildings totaling over 14,000 sf. The site plan as presented is in compliance with "E" standards.

## Surrounding Zoning and Land Uses

North "PD 246" Planned Development "E" Neighborhood Commercial, site plan required / commercial  
East "A-5" One-Family / single-family  
South "PD 246" Planned Development "E" Neighborhood Commercial, site plan required / commercial  
West "PD 246" Planned Development "E" Neighborhood Commercial, site plan required / commercial

## Recent Zoning History

- none

## Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were notified: (emailed October 27, 2023)

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

*\*Located within this Neighborhood Organization*

## Development Impact Analysis

### Site Plan Comments

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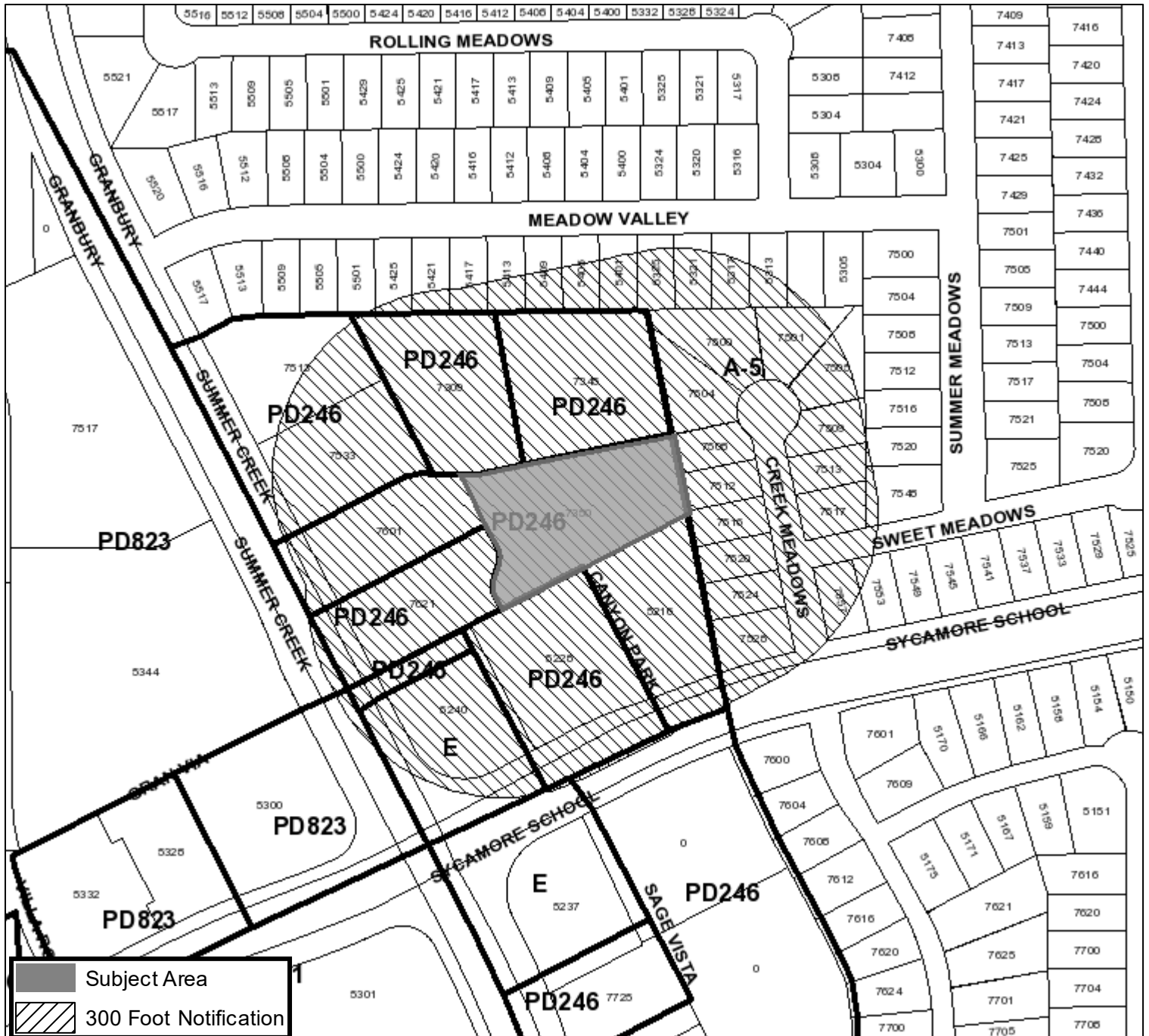
The site plan as submitted is consistent with Zoning requirements.



***(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.)***

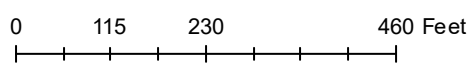


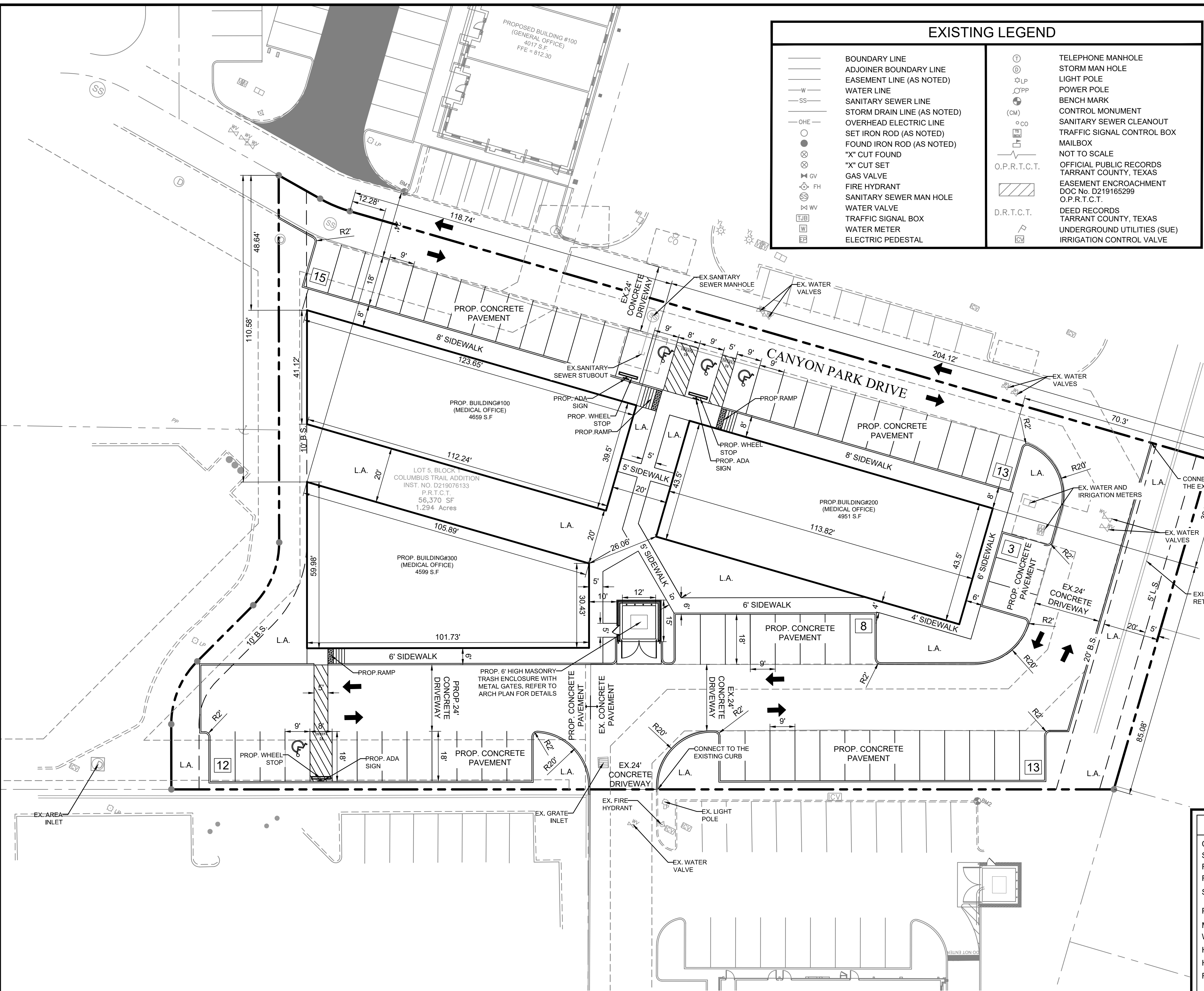
# Area Zoning Map

Applicant: Kevin Afkami  
 Address: 7350 Canyon Park Drive  
 Zoning From: PD246  
 Zoning To: To add the required site plan  
 Acres: 1.31213678  
 Mapsco: Text  
 Sector/District: Wedgewood  
 Commission Date: 11/8/2023  
 Contact: 817-392-6226



 Subject Area  
 300 Foot Notification





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

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

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

- BENCHMARKS:**
- THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH THE AITERRA RTK NETWORK.
- BEING AN "X" CUT SET IN CONCRETE. FROM THE NORTHWEST CORNER: 15.53 FEET NORTH, THENCE 42.98 FEET EAST. ELEVATION = 810.96'
  - BEING AN "X" CUT SET IN CONCRETE. FROM THE SOUTHWEST CORNER: 26.46 FEET SOUTH, THENCE 41.78 FEET WEST. ELEVATION = 812.95'

SITE LEGEND	
CONCRETE CURB	—
SAW-CUT LINE	—
FENCE	— X —
FIRE LANE	—
STRIPING	▨
PARKING SPACES	⊠
MONUMENT/PYLON SIGN	⊠
WHEEL STOPS	⊠
HANDICAP LOGO	♿
HANDICAP SIGN	♿
RAMP	▨
TRAFFIC ARROW	➔
FIRE HYDRANT	⊙
DUMPSTER	⊠
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.

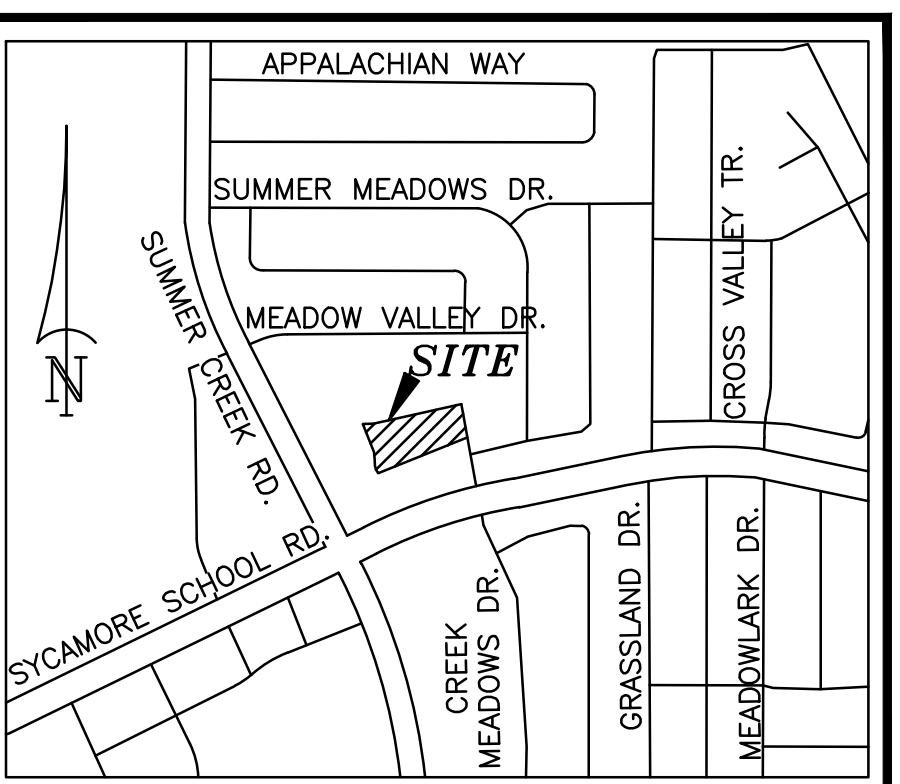
SITE DATA SUMMARY	
NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
PROPOSED ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	MEDICAL OFFICE
NET ACREAGE	1.294 ACRES OR 56,370 S.F.
PROPOSED BUILDING AREA #300	4599 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #200	4951 S.F. (MEDICAL OFFICE)
PROPOSED BUILDING AREA #100	4659 S.F. (MEDICAL OFFICE)
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	25.4%
FLOOR AREA RATIO	0.254
NUMBER OF STAFF	10 DOCTORS, 36 EMPLOYEES
PARKING REQUIREMENT	1 SPACE PER DOCTOR+1 SPACE PER 4 EMPLOYEES + 1 PER 400 S.F. (MEDICAL OFFICE)
REQUIRED PARKING	55
PROVIDED PARKING	64
REQUIRED HANDICAP PARKING	4
PROVIDED HANDICAP PARKING	4

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

**LAND DESCRIPTION**  
BEING ALL OF LOT 5, BLOCK 1, COLUMBUS TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN VAN LENT SURVEY, ABSTRACT NO. 1871 ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. D219076133, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AS CONVEYED TO REVENUE AVENUE AND RECORDED IN DOCUMENT NO. D2170043355, O.P.R.T.C.T.



NO.	DATE	DESCRIPTION	BY
1	09/20/2023	1ST SITE PLAN SUBMITTAL	AY
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VICINITY MAP  
N.T.S.  
MAPSCO ~ 59 X

DIRECTOR OF DEVELOPMENT SERVICES DATE

**SITE PLAN**  
1.294 AC. LOT 5, BLOCK 1  
COLUMBUS TRAIL ADDITION  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS 76123

ZONING CASE No. xx-xx-xx

SITE PLAN	
MEDICAL OFFICE	
7350 CANYON PARK DRIVE	
CITY OF FORT WORTH	
TARRANT COUNTY, TEXAS 76123	
COLUMBUS TRAIL ADDITION, LOT 5, BLOCK 1	



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

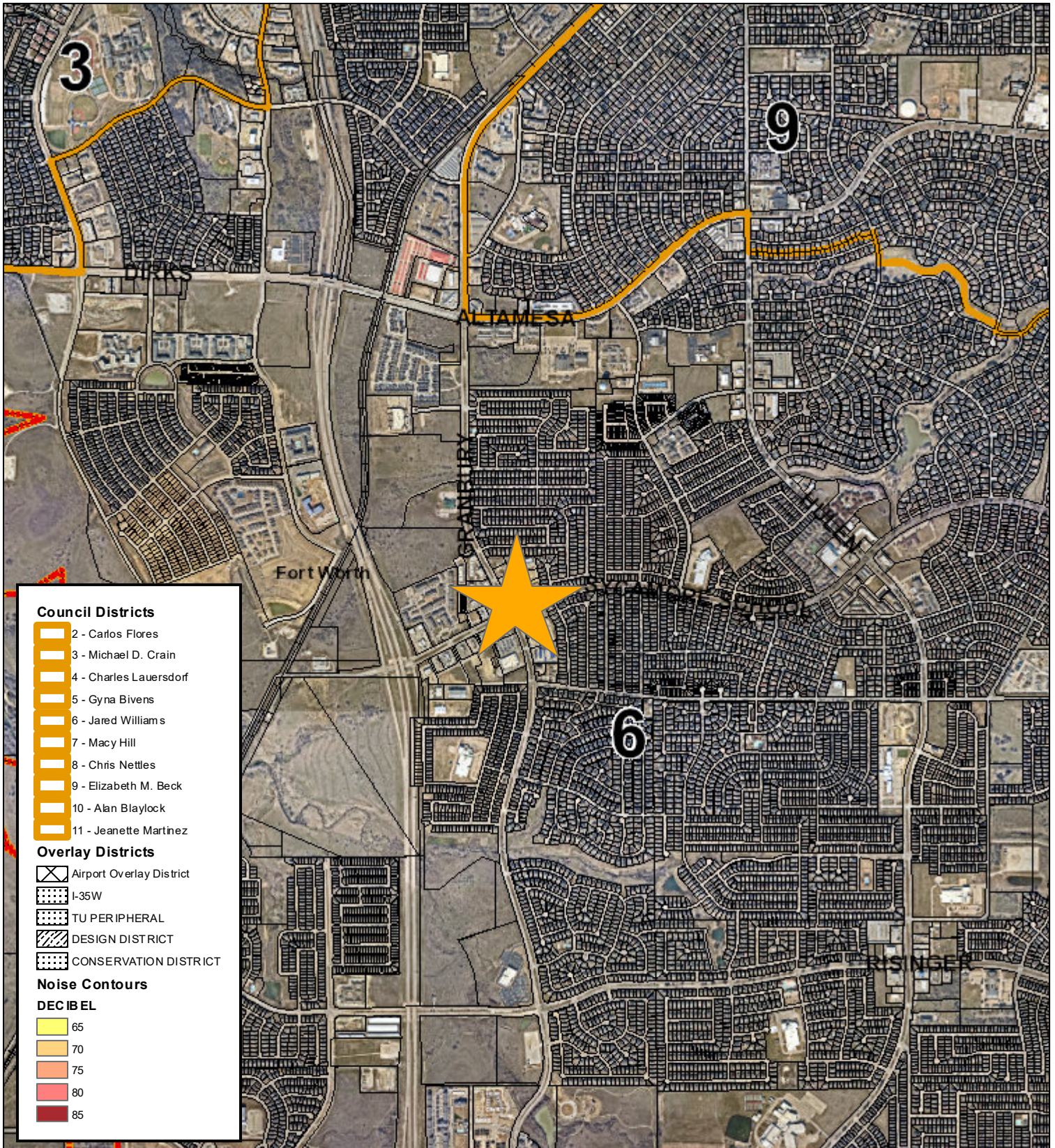
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	09/19/2023	SCALE BAR	096-23	C-3.0

TX. P.E. FIRM #11525

PROJECT CONTACT LIST	
<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 ANDREW YECH 469-213-2804 AYECH@TRIANGLE-ENGR.COM	<b>OWNER</b> THE REVENUE AVE LLC 100 DECKER CT., SUITE 197 IRVING, TEXAS 75062 KEVIN AFKAMI 469-363-3222 KEVIN@TENANTREADVISORS.COM
<b>SURVEYOR</b> TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 GRAYSON CEBALLOS 469-784-9321 GRAYSON@TRAVERSELANDSURVEYING.COM	<b>LANDSCAPE ARCHITECT</b> GREEN SPOT STUDIO 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM



## Area Map



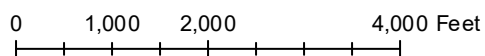
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

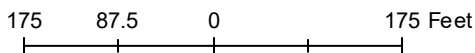
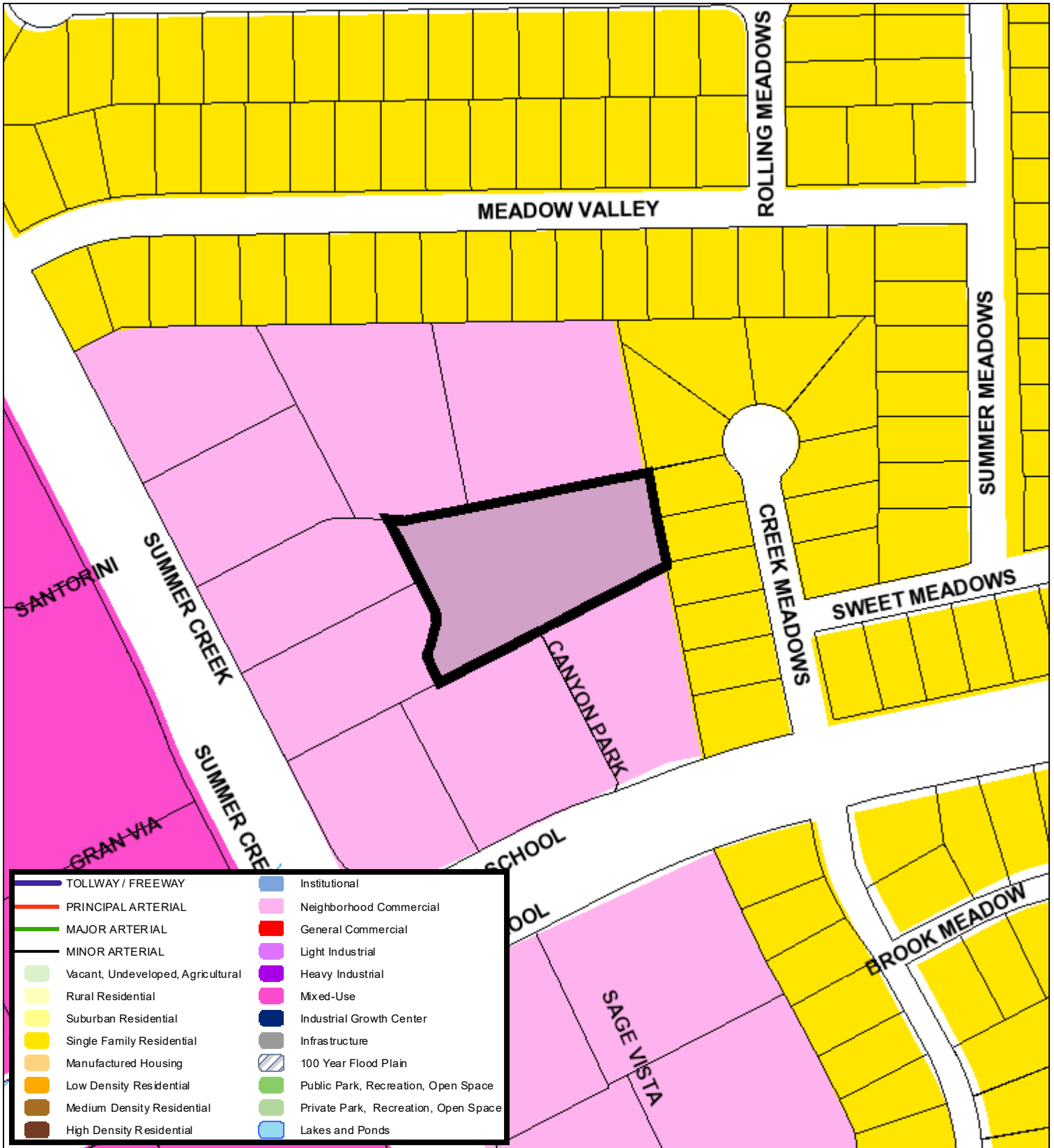
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



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



## Aerial Photo Map



0 112.5 225 450 Feet





# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** ZC-23-145

**Council District:** 10

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** AIL Investment LP / Jesse Carrasco, Hillwood (applicant) & Kole Weber (representative)

**Site Location:** 13201 & 13301 Alta Vista Road      **Acreage:** 21.14 acres

### Request

**Proposed Use:** Apartments

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

To: “D” High Density Multifamily

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not 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 north Fort Worth, within Council District 10. The site is currently undeveloped. The applicant is requesting to rezone this property from “G” Intensive Commercial to “D” Medium Density Multifamily, to accommodate a future apartment home development. “D” zoning allows for a density of up to 32 dwelling units per acre. A formal Site Plan is not required for a rezoning to “D”, however staff will typically request a concept layout from all applicants in order to illustrate the proposed development plans, and to give staff and City officials an idea on how the developer envisions the layout and functionality of the site. No concept layout has been provided at the time of this report. In lieu of a concept layout, the following narrative from the applicant regarding this rezoning request was included as part of the submittal:

The Site is located within the City of Fort Worth on the southwest corner of SH 170 and Alta Vista Road.

We are proposing to rezone the site from 'G' Intensive Commercial to 'D' High Density Commercial. The site will be part of a 221.2 acre mixed-use development.

The property is listed as Mixed-Use in Fort Worth's Future Land Use Plan. The property is located along a State Highway, which makes the site more suitable for high density multi-family. The property to the East is zoned as 'PD' (existing Single Family). The property to the South is zoned 'G' Intensive Commercial.

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

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial / SH 170 – Alliance Gateway Freeway  
East “PD-431” Planned Development - One Family Residential / single family neighborhood  
South “G” Intensive Commercial / undeveloped  
West “G” Intensive Commercial / undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.  
 The following organizations were emailed on September 29, 2023:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	Keller ISD
North Fort Worth Alliance	Saratoga HOA
Vista Greens HOA*	McPherson Ranch HOA

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The subject site is situated on the eastbound frontage road of State Highway 170, with the freeway main lanes currently under construction. This is a corner lot at the intersection of Alliance Gateway Freeway and Alta Vista Road. No interchange is planned at Alta Vista Road, future freeway access will be at N. Beach Street to the west and Westport Parkway to the east. A majority of the surroundings are currently undeveloped and are part of the Hillwood Company’s holdings. Hillwood is the master developer for the greater Alliance area. To the east of the site, across Alta Vista Road is an established single family neighborhood called Vista Greens. Aside from this neighborhood, there are no major developments adjacent to this site at the present time.

As long as the new apartment development meets all the standards set out in Section 4.712 regulating new (high density) multifamily development, then the rezoning of this site to “D” would not be disruptive to existing uses in the vicinity. The proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far North

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future mixed use. Zoning categories in alignment with this future land use designation would be “UR” Urban Residential, “MU” Mixed Use (Low or High intensity), form based codes, or any commercial zoning. The current “G” Intensive Commercial zoning is in alignment and consistent with the future land use designation. To accommodate the proposed development and rezoning request to “D” High Density Multifamily, the subject site would need to a designation of future medium density residential in order to be considered consistent with the adopted Comprehensive Plan.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>MIXED-USE</b>		
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

Additionally, this property is within the Alliance Gateway West Regional Growth Center. Growth Centers are areas of the City that are targeted for more compact urban land use and are intended to be more active centers of regional commerce and development. Additional information on Growth Centers excerpted from the 2023 Comprehensive Plan can be found below:

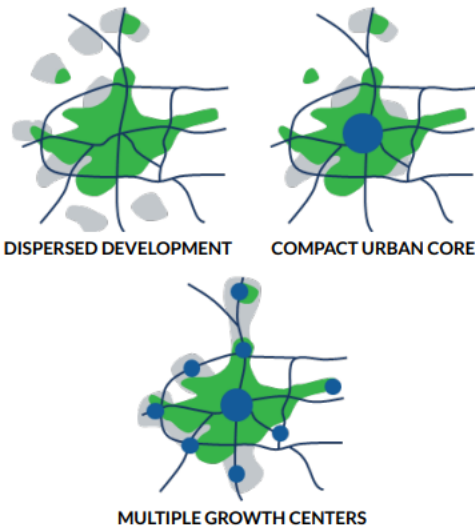
## GROWTH CENTERS

COMPREHENSIVE PLAN | LAND USE

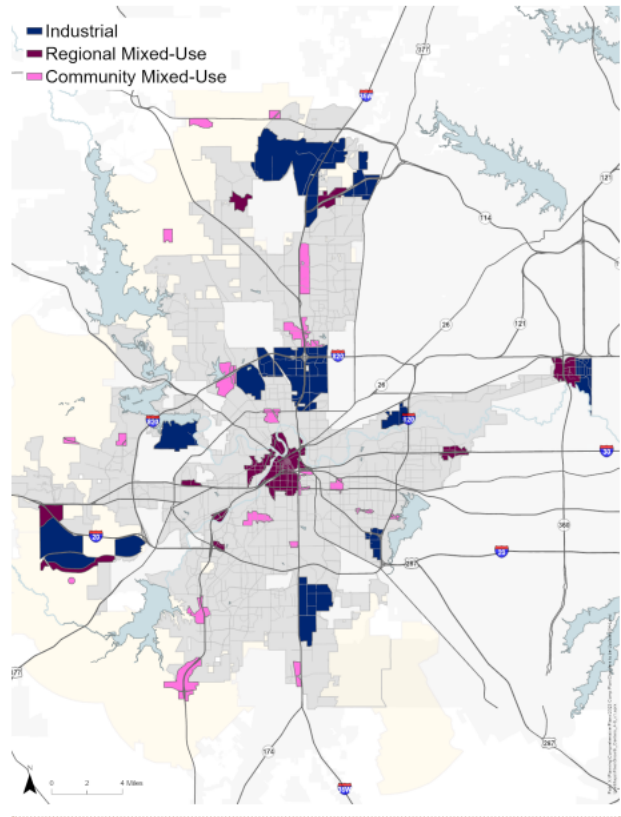
The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth's Comprehensive Plan advocates for the development of multiple growth centers.

Growth centers are located along highway or rail corridors to facilitate transportation linkages to other growth centers. A network of growth centers can accommodate citywide growth with fewer environmental impacts, less land consumption and traffic generation, and less pollution than a dispersed development pattern. The North Central Texas Council of Governments is also promoting this growth strategy in response to growing concerns over traffic, pollution, and reduced funding for transportation infrastructure.

### URBAN DEVELOPMENT PATTERNS



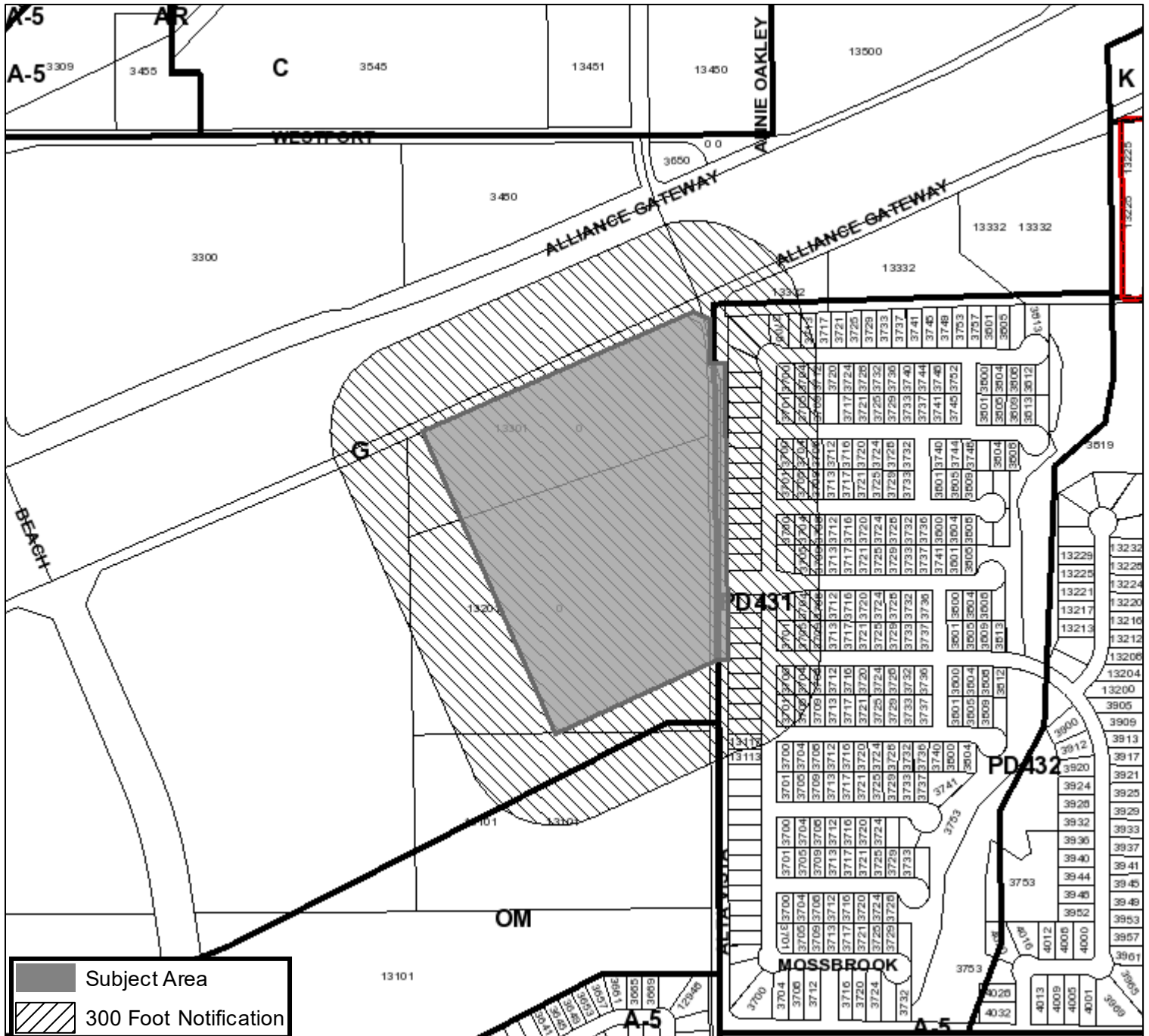
### INDUSTRIAL AND MIXED-USE GROWTH CENTERS





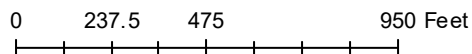
The proposed zoning **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

### Area Zoning Map

Applicant: AIL Investment LP  
 Address: 13301 & 13201 Alta Vista Road  
 Zoning From: G  
 Zoning To: D  
 Acres: 21.13688836  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 11/8/2023  
 Contact: null

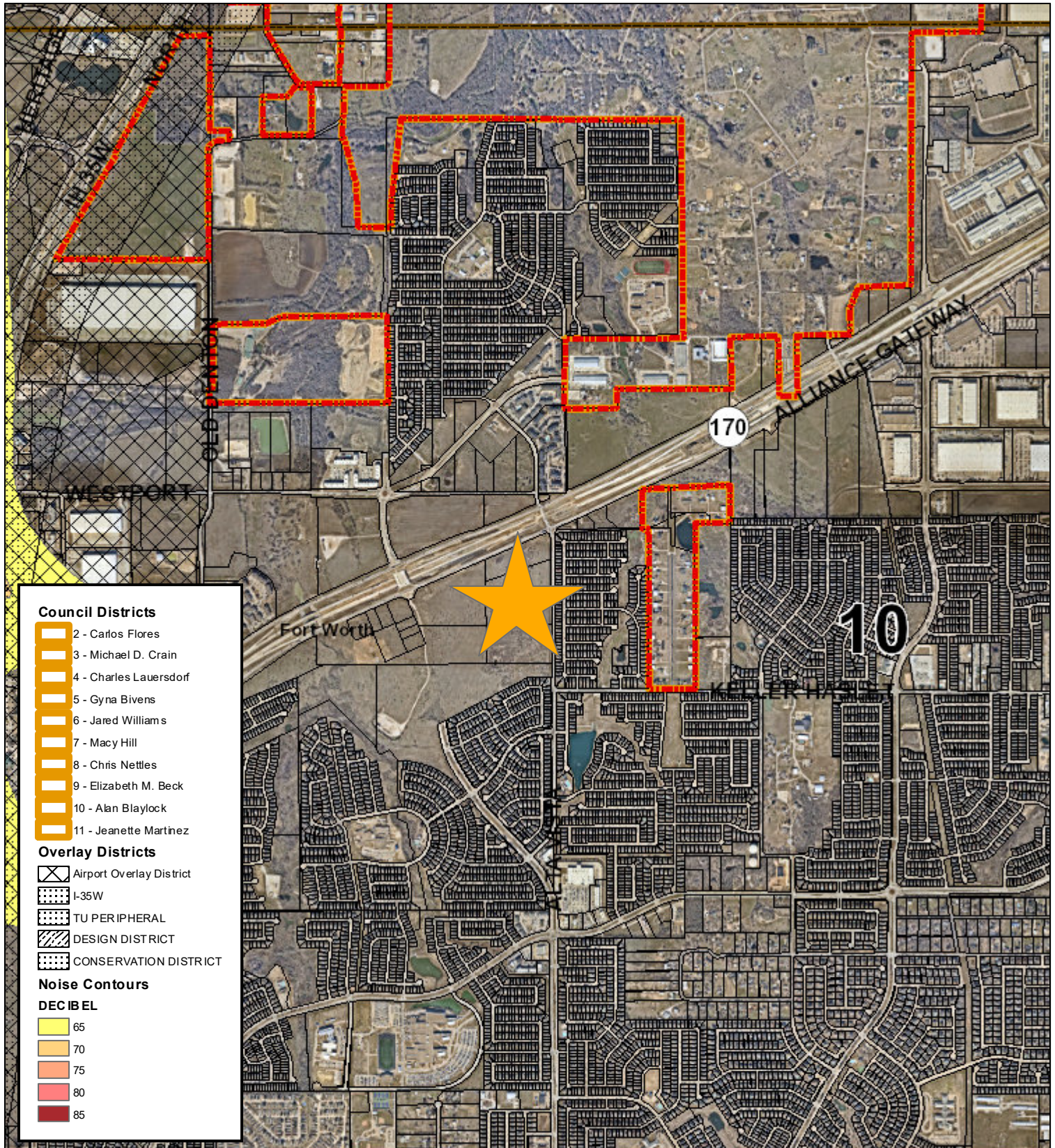


	Subject Area
	300 Foot Notification





### Area Map



**Council Districts**

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

**Overlay Districts**

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

**Noise Contours**

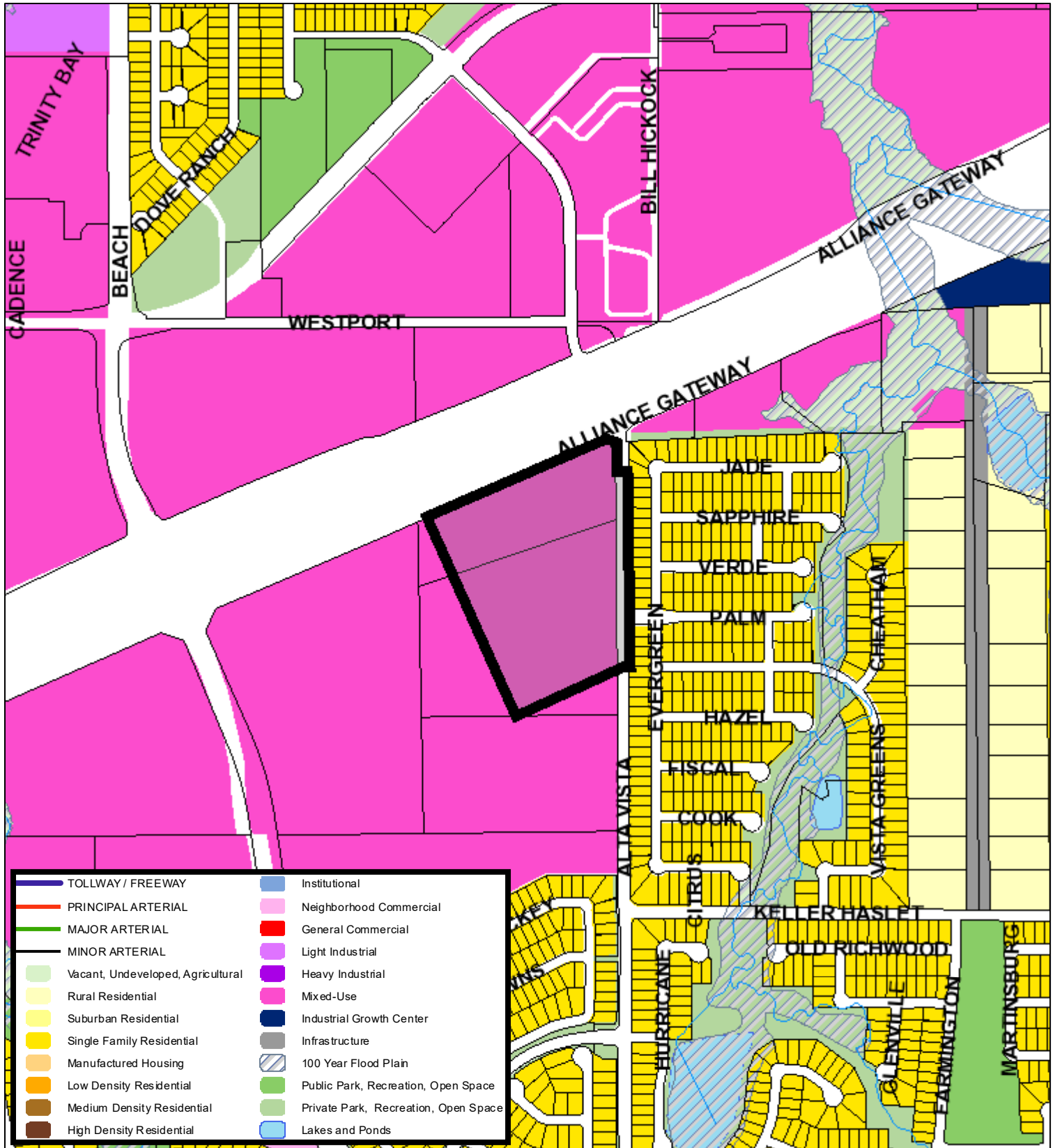
- DECIBEL**
- 65
  - 70
  - 75
  - 80
  - 85

N

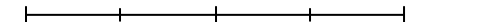


0 1,000 2,000 4,000 Feet

### Future Land Use



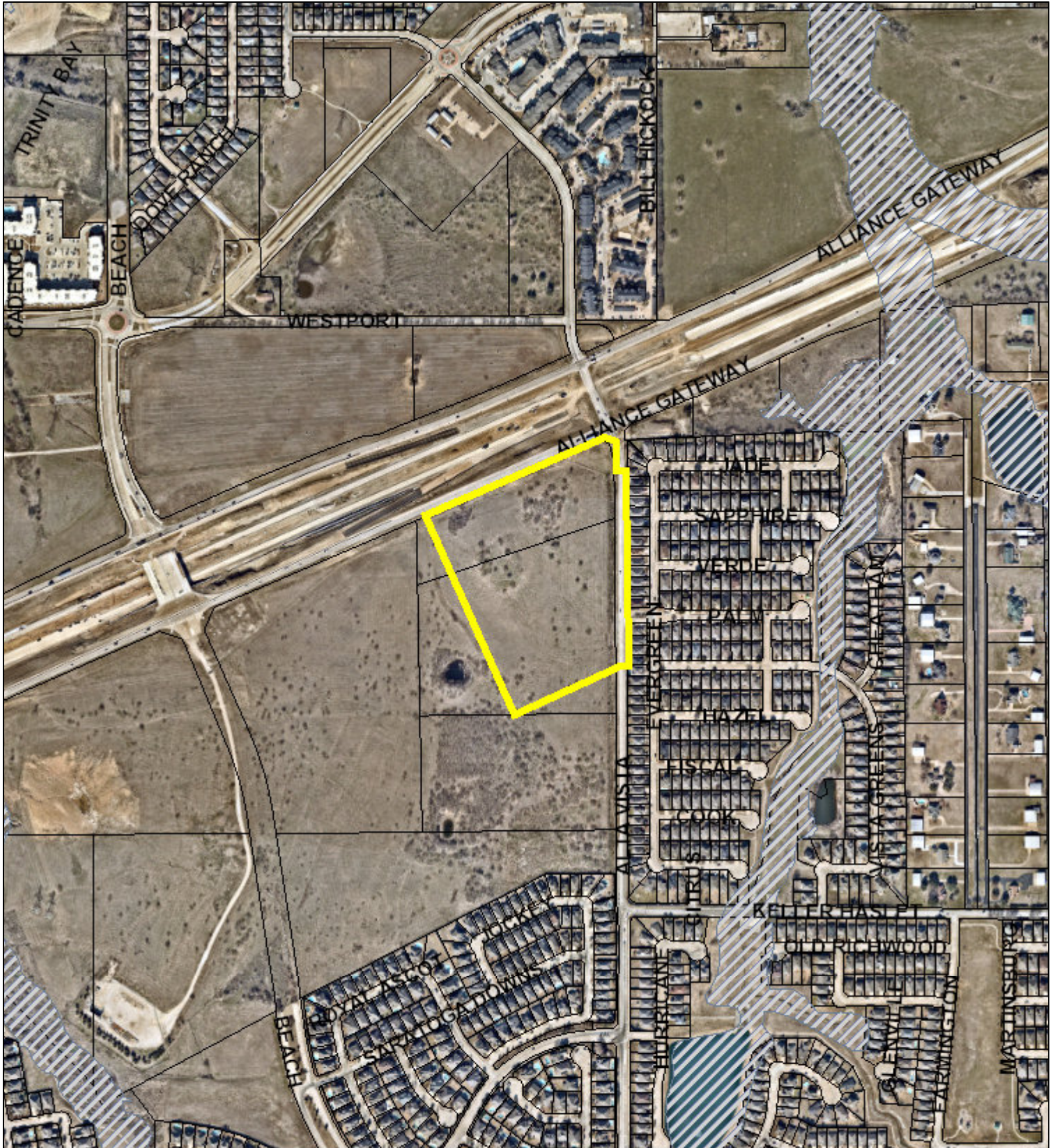
660 330 0 660 Feet



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



0 415 830 1,660 Feet





# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** ZC-23-146

**Council District:** 10

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** AIL Investment LP / Jesse Carrasco, Hillwood (applicant) & Kole Weber (representative)

**Site Location:** 3480 & 3300 Keller Haslet Road      **Acreage:** 23.54 acres

### Request

**Proposed Use:** Apartments

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

To: “D” High Density Multifamily

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is not 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 north Fort Worth, within Council District 10. The site is currently undeveloped. The applicant is requesting to rezone this property from “G” Intensive Commercial to “D” Medium Density Multifamily, to accommodate a future apartment home development. “D” zoning allows for a density of up to 32 dwelling units per acre. A formal Site Plan is not required for a rezoning to “D”, however staff will typically request a concept layout from all applicants in order to illustrate the proposed development plans, and to give staff and City officials an idea on how the developer envisions the layout and functionality of the site. No concept layout has been provided at the time of this report. In lieu of a concept layout, the following narrative from the applicant regarding this rezoning request was included as part of the submittal:

The Site is located within the City of Fort Worth on the northeast side of SH 170 and North Beach Street.

We are proposing to rezone the site from 'G' Intensive Commercial to 'D' High Density Commercial. The site will be part of a 221.2 acre mixed-use development.

The property is listed as Mixed-Use in Fort Worth's Future Land Use Plan. The property is located along a State Highway, which makes the site more suitable for high density multi-family. The properties to the North are zoned 'C' Medium Density Multi-Family and 'A-5' One Family. The property to the West is zoned 'G' Intensive Commercial. Most of the bordering properties are listed as mixed-use in the future land use plan. The property zoned 'A-5' is listed as Open Space on the future land use plan.

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

## Surrounding Zoning and Land Uses

North “A-5” One Family Residential & “C” Medium Density Multifamily / undeveloped  
East “C” Medium Density Multifamily / apartments  
South “G” Intensive Commercial / SH 170 – Alliance Gateway Freeway  
West “G” Intensive Commercial / undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on September 29, 2023.  
 The following organizations were emailed on September 29, 2023:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	Keller ISD
North Fort Worth Alliance	Saratoga HOA
Vista Greens HOA*	Lakes at Lost Creek HOA

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The subject site is situated on the westbound frontage road of State Highway 170, with the freeway main lanes currently under construction. This is a corner lot at the intersection of Alliance Gateway Freeway and Alta Vista Road. No interchange is planned at Alta Vista Road, future freeway access will be at N. Beach Street to the west and Westport Parkway to the east. A majority of the surroundings are currently undeveloped and are part of the Hillwood Company’s holdings. Hillwood is the master developer for the greater Alliance area. To the east of the site, across Alta Vista Road is an established apartment home community called Lost Spurs Ranch. Aside from this apartment community, there are no major developments adjacent to this site at the present time.

As long as the new apartment development meets all the standards set out in Section 4.712 regulating new (high density) multifamily development, then the rezoning of this site to “D” would not be disruptive to existing uses in the vicinity. The proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far North

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future mixed use. Zoning categories in alignment with this future land use designation would be “UR” Urban Residential, “MU” Mixed Use (Low or High intensity), form based codes, or any commercial zoning. The current “G” Intensive Commercial zoning is in alignment and consistent with the future land use designation. To accommodate the proposed development and rezoning request to “D” High Density Multifamily, the subject site would need to a designation of future medium density residential in order to be considered consistent with the adopted Comprehensive Plan.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>MIXED-USE</b>		
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

Additionally, this property is within the Alliance Gateway West Regional Growth Center. Growth Centers are areas of the City that are targeted for more compact urban land use and are intended to be more active centers of regional commerce and development. Additional information on Growth Centers excerpted from the 2023 Comprehensive Plan can be found below:

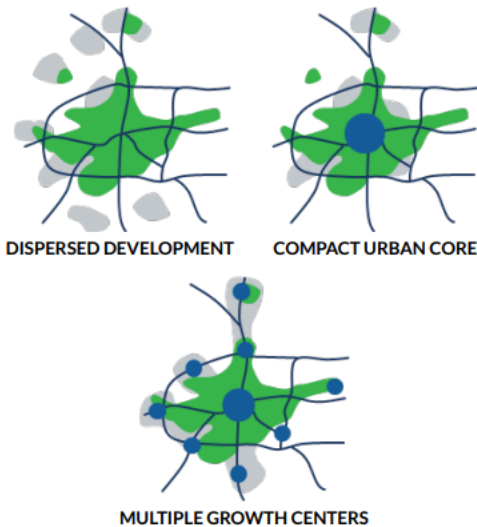
## GROWTH CENTERS

COMPREHENSIVE PLAN | LAND USE

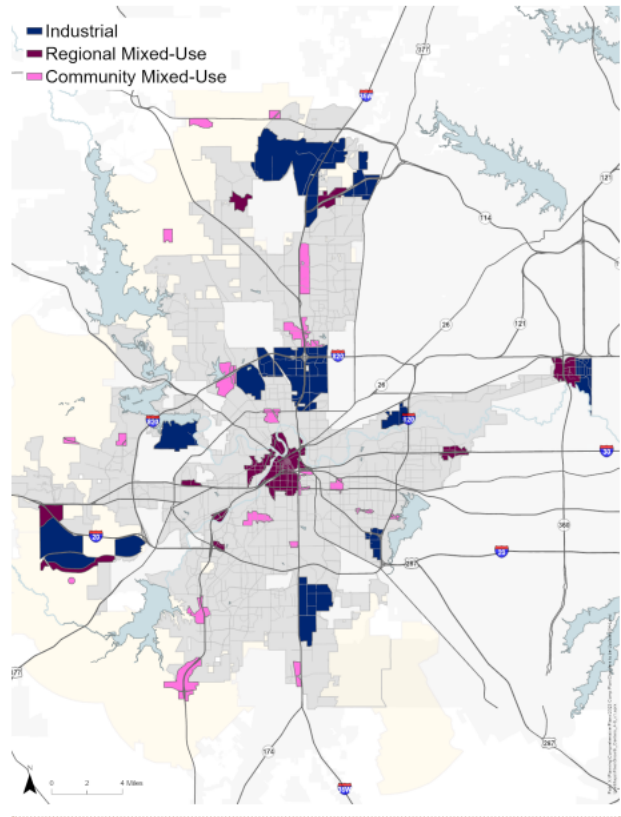
The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth's Comprehensive Plan advocates for the development of multiple growth centers.

Growth centers are located along highway or rail corridors to facilitate transportation linkages to other growth centers. A network of growth centers can accommodate citywide growth with fewer environmental impacts, less land consumption and traffic generation, and less pollution than a dispersed development pattern. The North Central Texas Council of Governments is also promoting this growth strategy in response to growing concerns over traffic, pollution, and reduced funding for transportation infrastructure.

### URBAN DEVELOPMENT PATTERNS



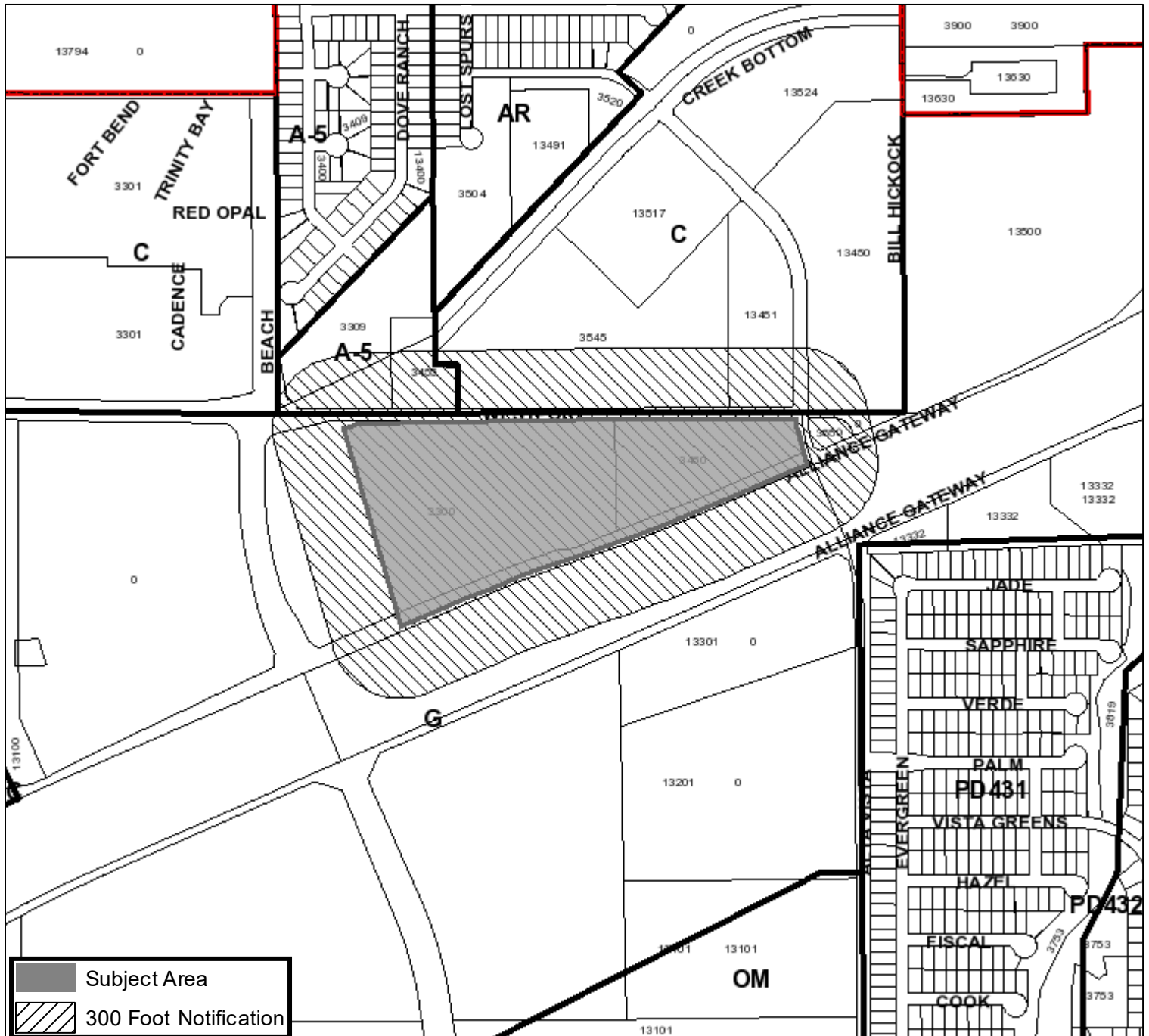
### INDUSTRIAL AND MIXED-USE GROWTH CENTERS



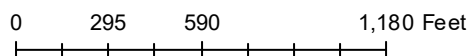
The proposed zoning **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

### Area Zoning Map

Applicant: AIL Investment LP  
 Address: 3480 & 3300 Keller Haslet Road  
 Zoning From: G  
 Zoning To: D  
 Acres: 23.13815264  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 11/8/2023  
 Contact: null

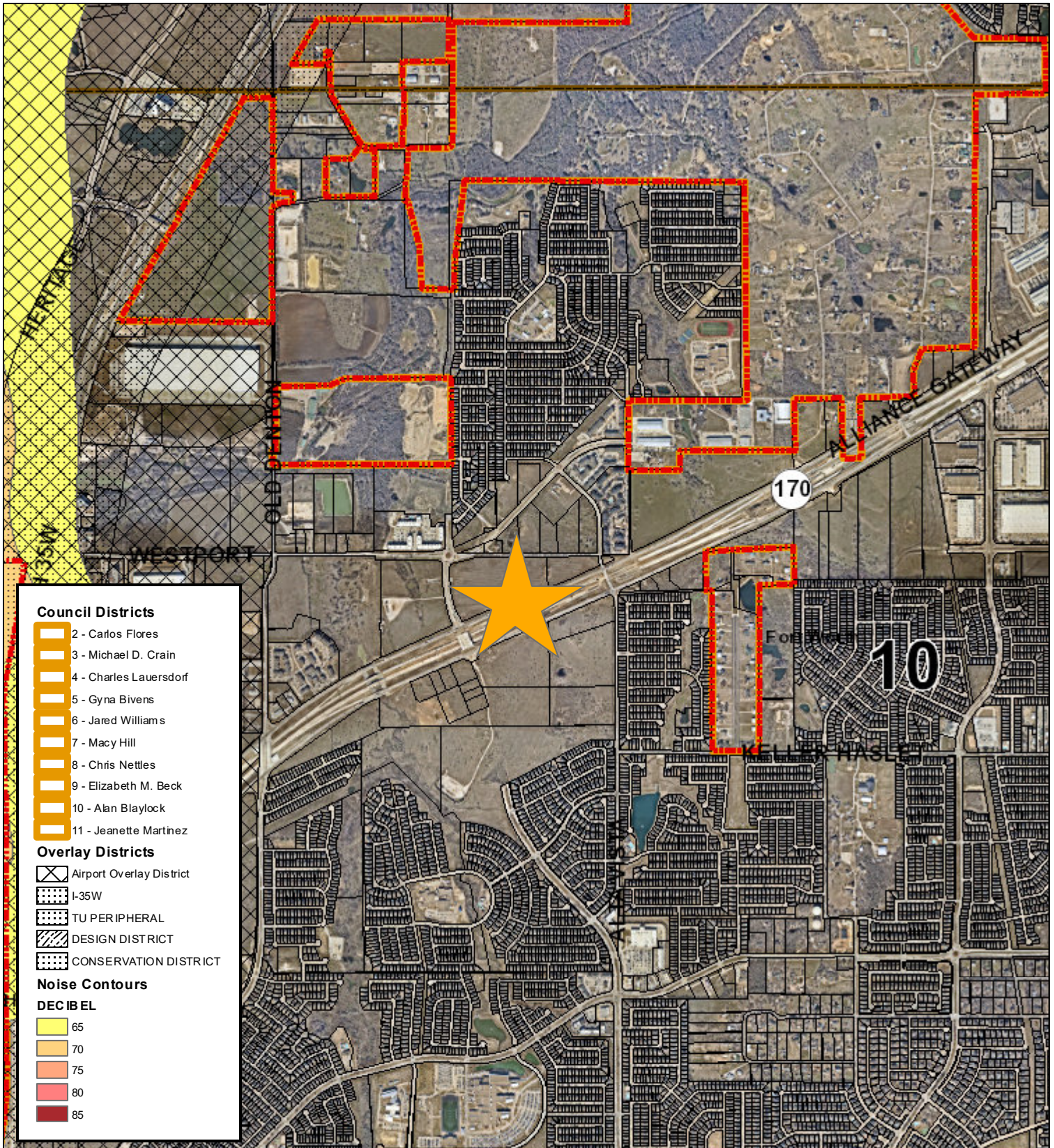












	Subject Area
	300 Foot Notification










### Area Map








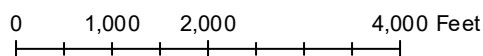
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lathersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

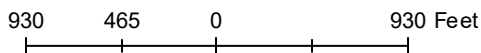
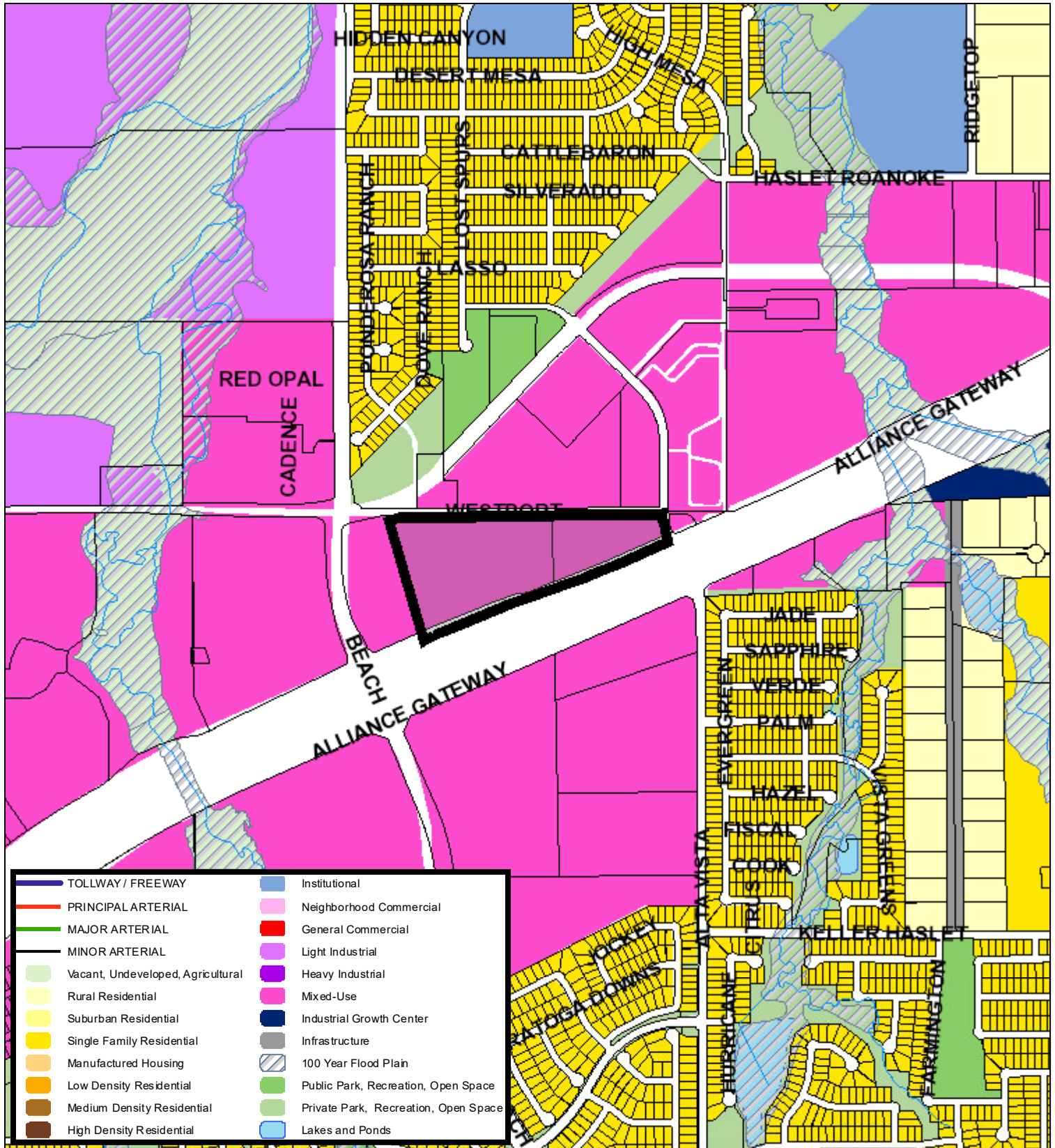
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



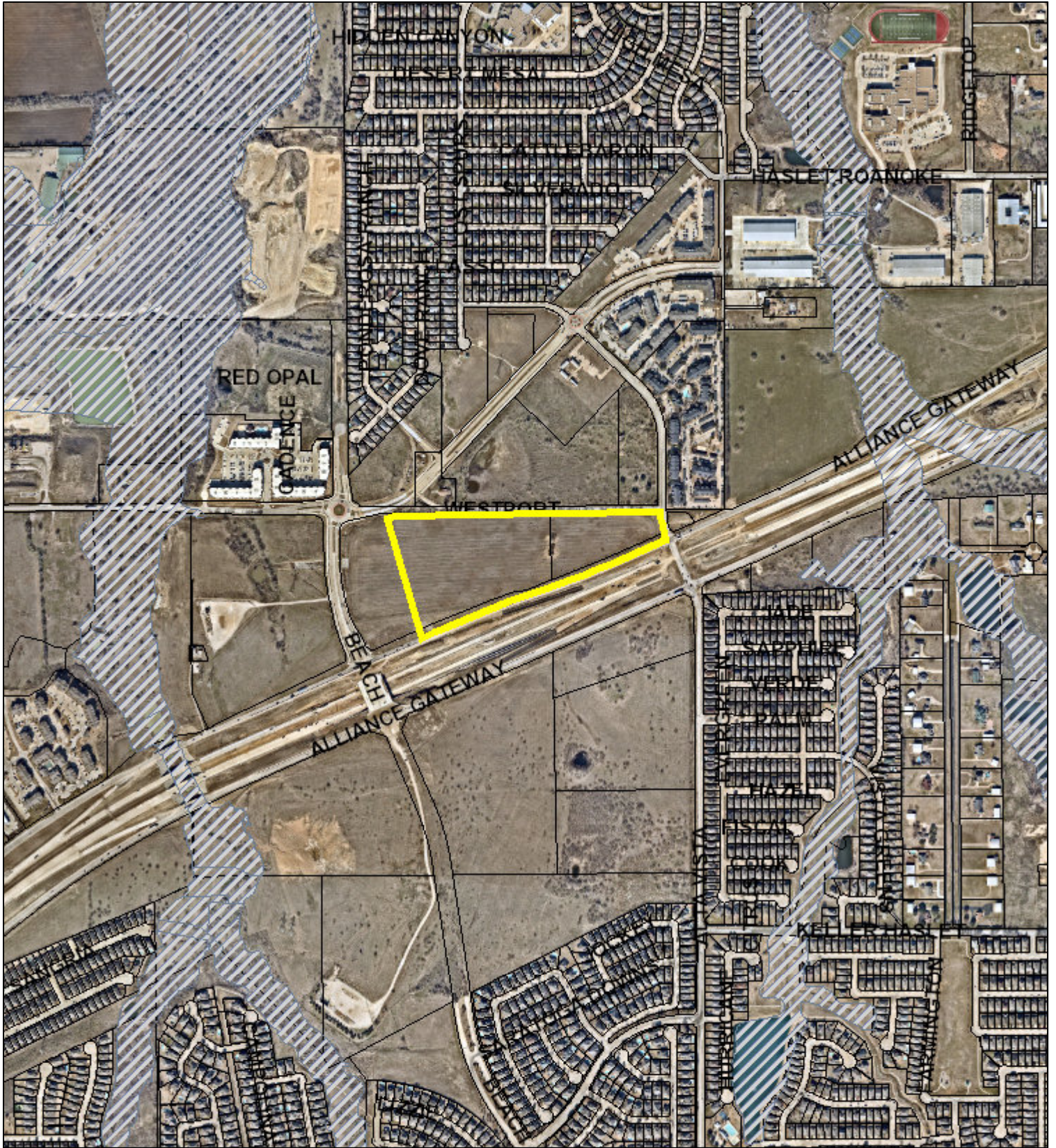
### Future Land Use



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



### Aerial Photo Map



0 550 1,100 2,200 Feet





# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** ZC-23-152

**Council District:** 8

## Zoning Map Amendment

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

**Owner / Applicant:** Nomad Syndicate LLC, Kashif Riaz

**Site Location:** 2105-2123 (odds) Renner Avenue      **Acreage:** 0.91 acres

### Request

**Proposed Use:** Duplex/Two-family attached dwelling

**Request:** From: “I” Light Industrial

To: “B” Two-Family

### Recommendation

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

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

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

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

## Project Description and Background

The property is situated at the Northeast corner of the intersection of Arlington and Renner Avenue, which are both residential roads located within the Neighborhood Empowerment Zone (NEZ) Area Six.

The proposed rezoning site is comprised of six undeveloped lots, the smallest of which measures approximately 5500 square feet, surpassing the required minimum of 5,000 square feet for the "B" district. The largest lot measures less than 7000 square feet in area. Based on the lot sizes, the applicant may construct attached duplexes; however, to build detached units, the lot sizes must exceed 7500 square feet. Additional "B" zoning standards dictate a maximum building coverage on the lot of 50%, a 20-foot front yard setback, 5-foot side and rear yard setbacks, a maximum height of 35 feet, and two parking stalls per dwelling unit situated behind the front building line.

While a site plan or concept plan is not mandatory when applying for standard zoning, it may prove beneficial for stakeholders and elected officials to gain a better understanding of how the applicant intends to develop the site. The applicant has submitted some elevations and a concept plan to present to the Zoning Commission.

## Surrounding Zoning and Land Uses

North "I" Light Industrial/vacant

East "B" Two-family/ "A-5" One-family/ single family residential

South "B" Two-family/ "A-5" One-family/single family residential

West "A-5" One-Family / single family residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were emailed on October 27, 2023

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

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

## Land Use Compatibility

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The subject property is undeveloped and surrounded by single-family homes to the east and south. The properties directly to the north are also vacant which suggests that this area is not currently seen as suitable for industrial development.

Adjacent to the site is Zoning District B, which is predominantly developed by single-family homes. It is worth noting that all the properties in the "I" light Industrial district on the east of Renner up to Richmond are also undeveloped, possibly due to the proximity to the two-family district, which imposes stricter setbacks on any new industrial development. On the other side of Renner, in the "I" light industrial district, there are some industrial uses.

This property is situated in NEZ area 6, which aims to facilitate housing, economic growth, and provision of top-notch services in the heart of Fort Worth.

Considering the property's prolonged vacancy, its proximity to single-family homes, its location in an NEZ area, and its access off of local roads that are unsuitable for industrial uses, it is clear that the property is best suited for residential development, and as such, it is recommended that it be rezoned to allow for this type of development. The rezoning request is **compatible**.

## Comprehensive Plan Consistency – Southside

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The 2023 Comprehensive Plan currently designates the subject property as a future Single-family residential. Appropriate zoning categories would be A-5, A-7.5, A-10 and AR. The request zoning would allow single-family development and attached two-family development, which are slightly denser.

RESIDENTIAL		Others: LR
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 "B" Two-Family Residential is **not consistent (Technical Inconsistency)** with the Future Land Use map. However, it is consistent with the following policies and strategies of the comprehensive plan:

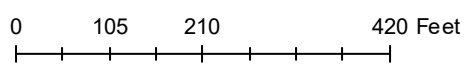
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

### Area Zoning Map

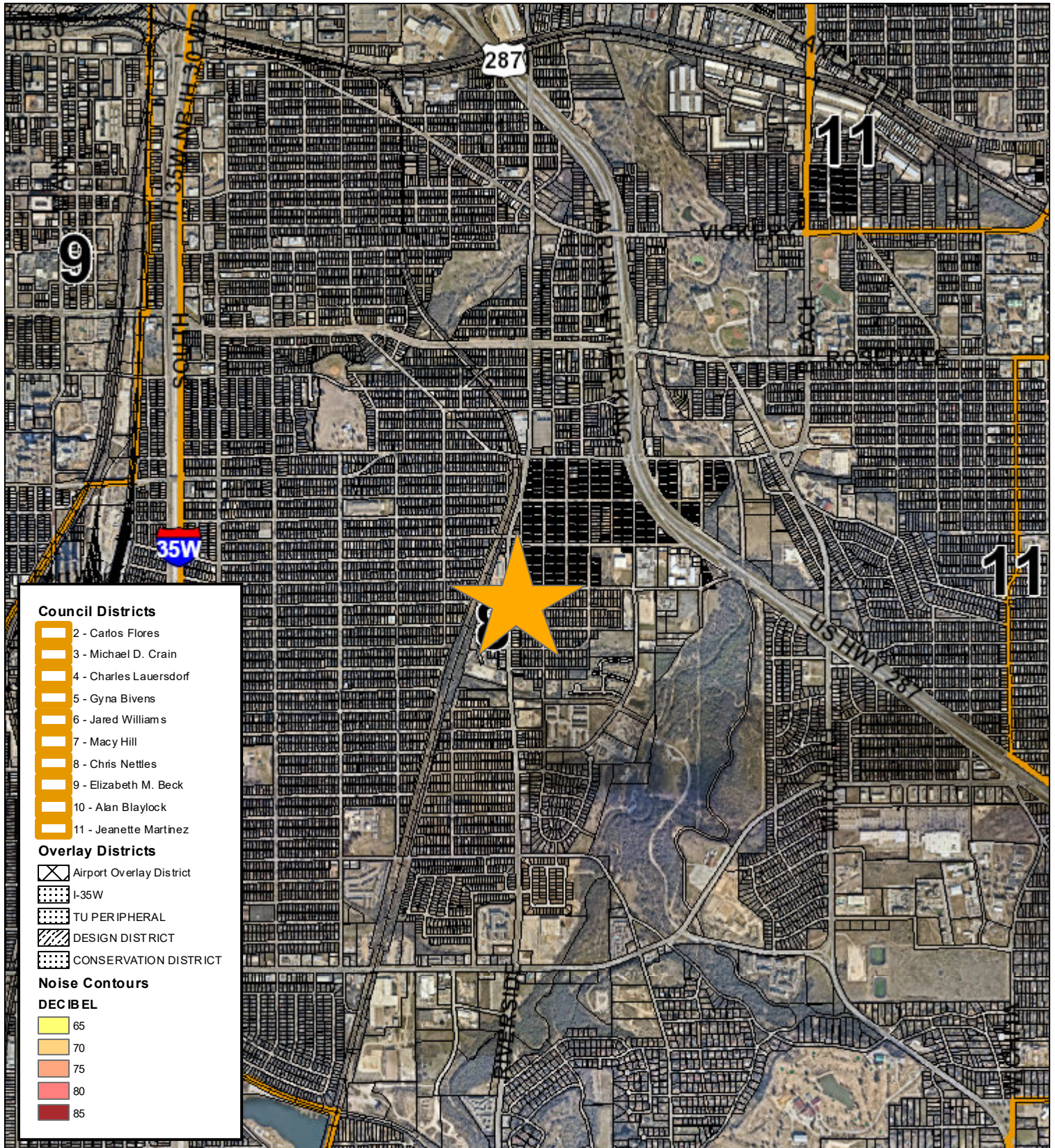
Applicant: Nomad Sydicate LLC  
 Address: 2105-2123 (odds) Renner Avenue  
 Zoning From: I  
 Zoning To: B  
 Acres: 0.91080397  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 11/8/2023  
 Contact: 817-392-2495



 Subject Area  
 300 Foot Notification



### Area Map



**Council Districts**

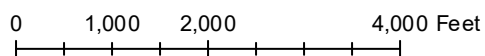
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

**Overlay Districts**

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

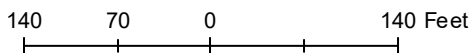
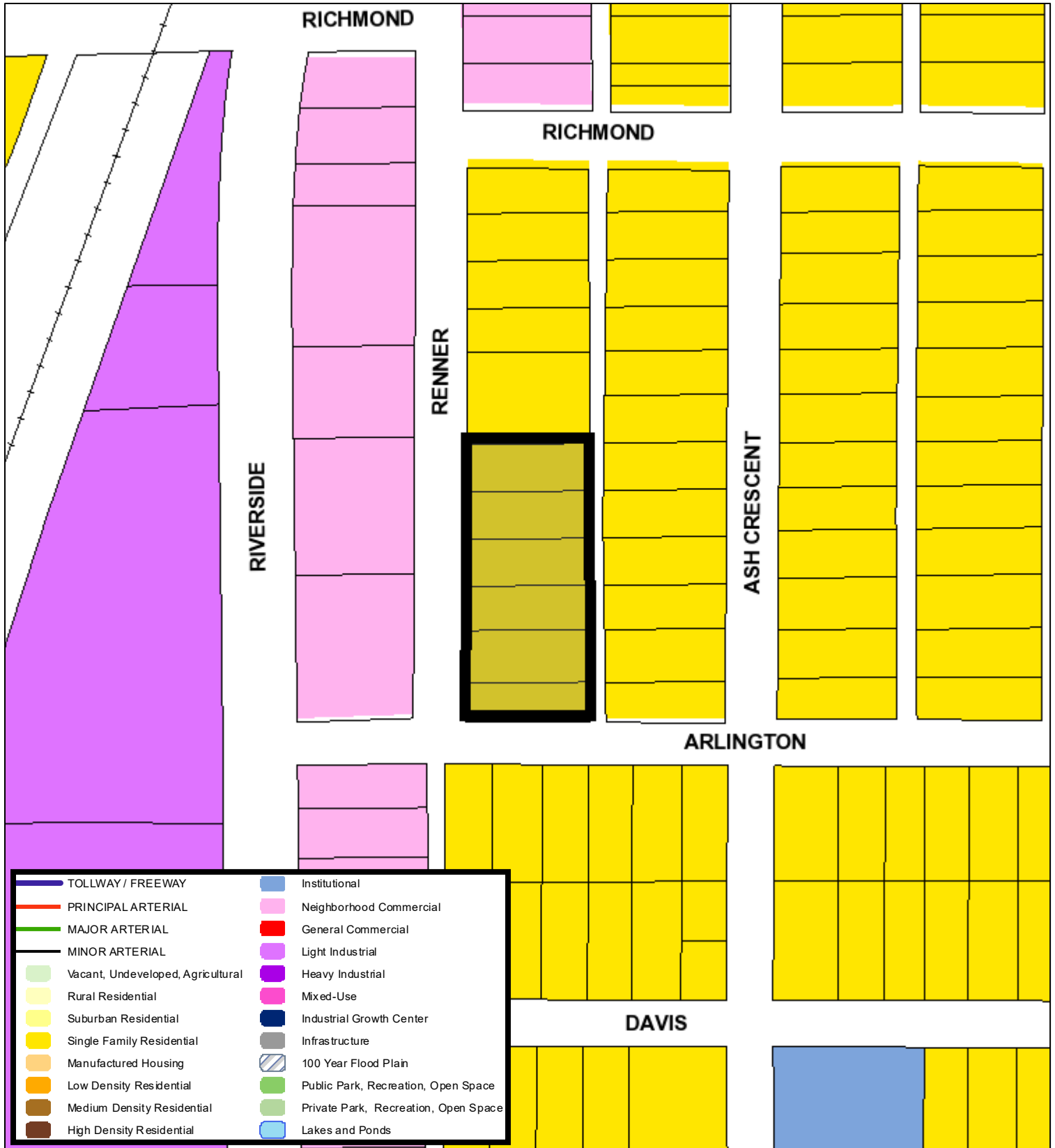
**Noise Contours**

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





### Future Land Use



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



## Aerial Photo Map



0 90 180 360 Feet





# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** ZC-23-154

**Council District:** 10

## Zoning Map Amendment

**Case Manager:** [Shad Rhoten](#)

**Owner / Applicant:** Bobby Samuel, GBTM Sendera LLC / Daniel Betton, LJA Engineering

**Site Location:** 14809 Bolo Street

**Acreage:** 1.55

### Request

**Proposed Use:** Neighborhood Recreation Center

**Request:** From: “AG” Agricultural District

To: “A-7.5” One-Family Residential

### Recommendation

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

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

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

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

## Project Description and Background

The property is situated in the Far North Planning Sector and Madero residential subdivision. This application seeks to change the zoning on the property from the current “AG” Agricultural District to “A-7.5” One-Family District on approximately 1.55 acres. This site was included in a full purpose annexation in 2001 that encompassed 2089.59 acres. The property has remained in the “AG” district since being annexed into the City of Fort Worth.

The property is undeveloped. The applicant proposes to construct a neighborhood recreation center on this site for the use of the adjoining Madero residential community. The site is currently a recorded lot in Phase 1 of Madero. The site must be rezoned from “AG” to allow for the development of the proposed neighborhood recreation center. Although the use is non-residential, it is permitted by right in the “A-7.5” district as it supports the residential community. The applicant provided the following narrative to support the request:

Lot 2X, located in Block 3 at 14809 Bolo Street recorded in the Madero Final Plat (FP-22-022, Denton County Filing Number 20230329000060 ). Currently, the 'AG' zoned lot remains vacant and is proposed to be a neighborhood recreation center to support the Madero Phase 1 residential subdivision.

The lot fronts onto Bolo Street, which is classified as a residential street. The lot meets the minimum lot area requirements for the “A-7.5” district (7,500 square feet). The proposed use will provide recreational opportunities for residents of the subdivision and their guests and are commonly constructed within the residential subdivision for ease of access. The proposed zoning is appropriate at this location.

## Surrounding Zoning and Land Uses

North “AG” Agricultural District / undeveloped  
East “A-7.5” One-Family / single-family residential  
South “AG” Agricultural District / undeveloped  
West “A-5” One-Family / single-family residential

## Recent Zoning History

- AX-01-001 (annexation case): 2089.59 acres. Subject property was zoned to “AG” upon annexation - Ordinance No. 14888, effective December 11, 2001

## Public Notification

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

### Organizations Notified

North Fort Worth Alliance	Sendera Ranch*
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

*\*Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to change the zoning to “A-7.5” One Family to developed the 1.55-acre site for a future neighborhood recreation center. Surrounding uses consist of vacant land to the south, and developing single family to the north, east and west. The use of a neighborhood recreation center is a benefit to the residential community and would be compatible at this location.

The proposed zoning of “A-7.5” **is compatible** with surrounding uses.

### Comprehensive Plan Consistency – Far North

According to the 2023 Comprehensive Plan, the subject property is designated as a future Open Space, but adjacent to Single Family Designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-7.5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

This request also aligns with the following policies contained in the Comprehensive Plan:

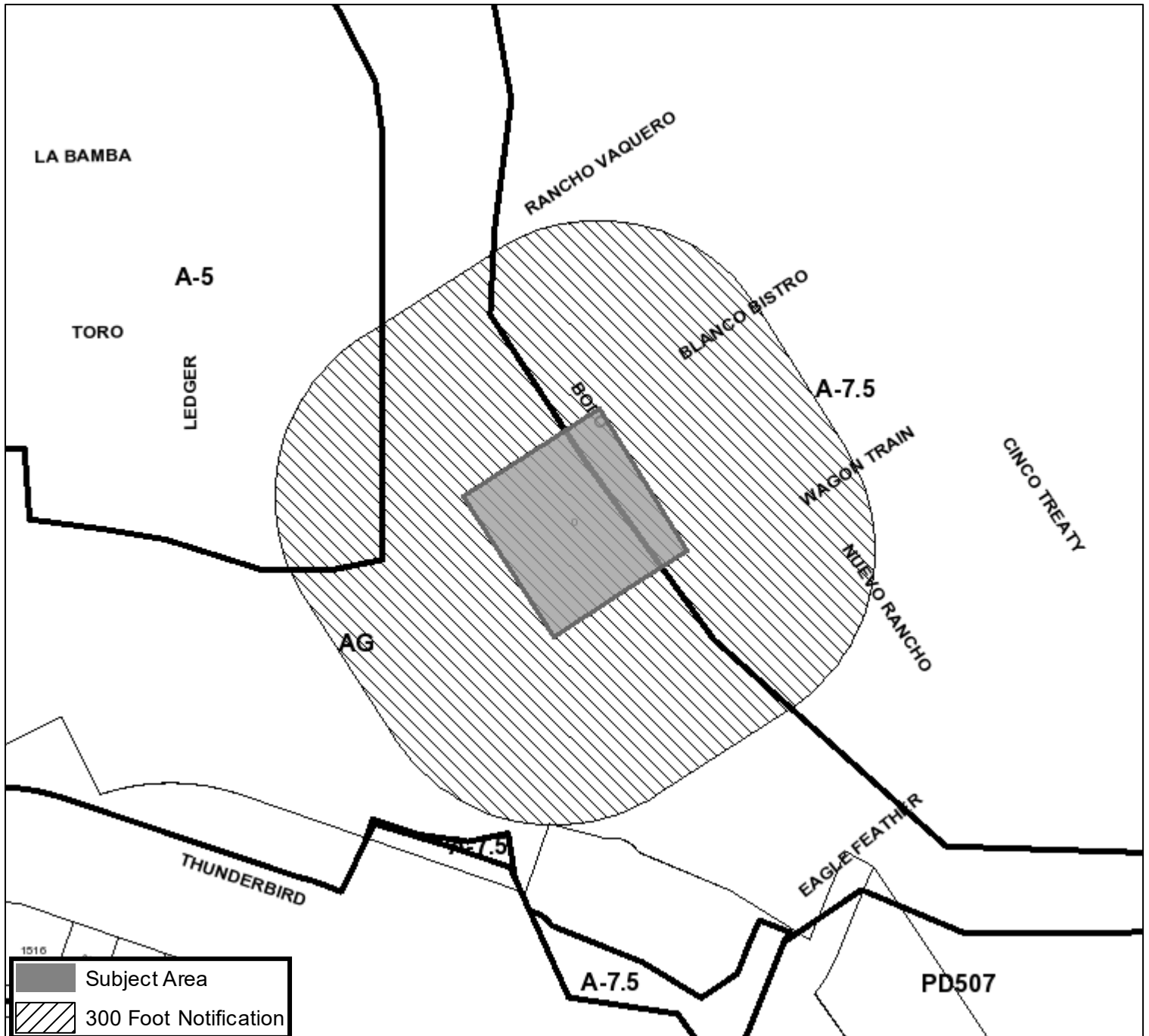
- Locate public neighborhood parks within easy access of residents (less than one-half mile).
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

The proposed zoning **is consistent** with a minor boundary adjustment to the Comprehensive Plan future land use designation.

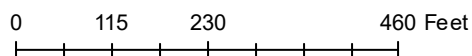


# Area Zoning Map

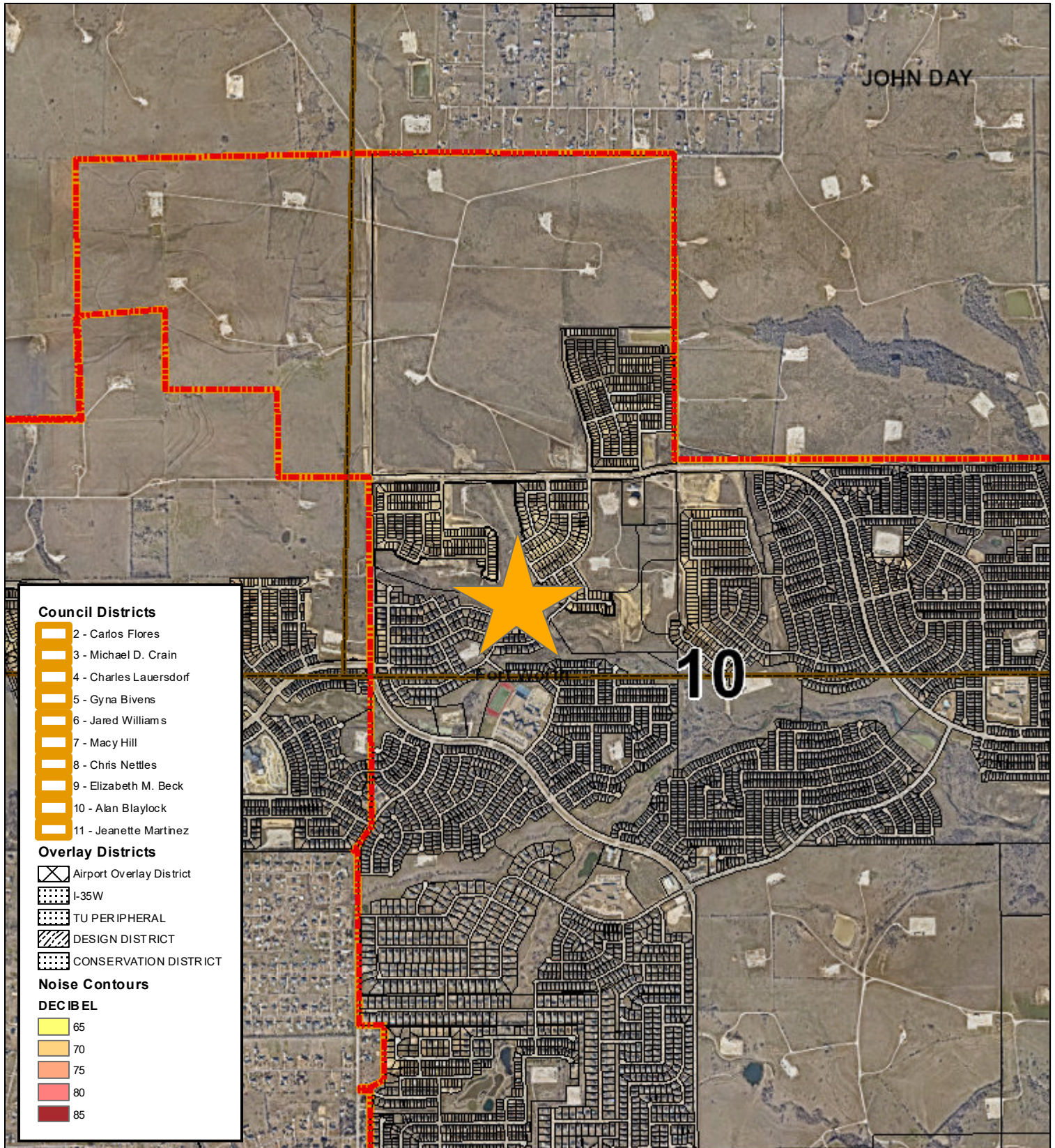
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 Address: 14809 Bolo Street  
 Zoning From: AG  
 Zoning To: A-7.5  
 Acres: 1.53637837  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 11/8/2023  
 Contact: 817-392-7869



	Subject Area
	300 Foot Notification

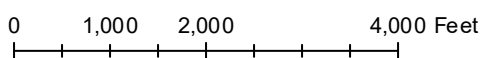


### Area Map

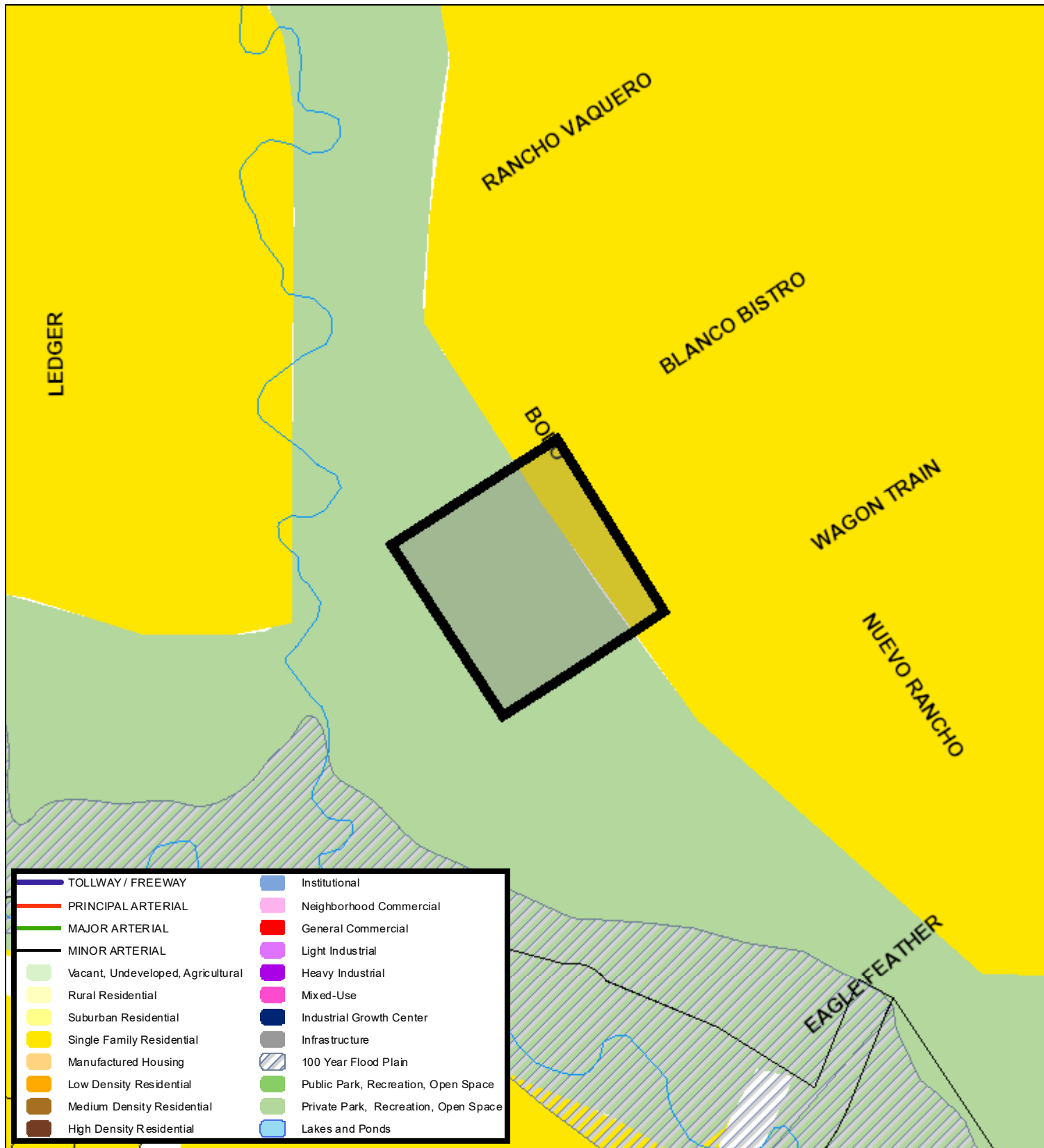


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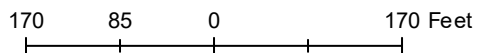
10



### Future Land Use



170 85 0 170 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**



0 110 220 440 Feet





# Zoning Staff Report

Date: November 8, 2023

Case Number: ZC-23-156

Council District: 11

## Zoning Map Amendment & Site Plan

**Case Manager:** [Shad Rhoten](#)

**Owner / Applicant:** Terra-Vaults Inc

**Site Location:** 4701 S Edgewood Terrace

**Acreage:** 2.15 acres

### Request

**Proposed Use:** Hazardous chemicals processing/production

**Request:** To: Add Conditional Use Permit (CUP) to allow for the manufacture and processing / production of hazardous chemicals in "I" Light Industrial; site plan included

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change **is consistent with approval of the CUP**

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

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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. Use Narrative (from applicant)
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

## Project Description and Background

The subject site is located south of US Hwy 287, directly east of the intersection of Fairlane Ave and Edgewood Terrace. The rezoning area (CUP) is part of the Gladwin Industrial Addition and comprises 2.15 acres of land. The property is zoned "I" Light Industrial and contains an existing 24,750 square foot building. The previous use of the building was for storage warehouse. The applicant is requesting to rezone the property with the Conditional Use Permit (CUP) Overlay to allow for the processing and production of hazardous chemicals. A detailed description of the use is attached to this report for reference. A summary of the production process is provided below per the applicant's narrative:

*"Manufacture underground enclosures, which includes mixing, pouring and making the molds then letting it cure, demold polymer unit, assemble with cover and pack to ship."*

The proposed use is not a use by right in any of the non-residential zoning districts, nor does it have any supplemental land use standards contained in the zoning ordinance by which to measure performance. Rather, the use requires either the approval of the CUP or Planned Development District prior to operation and issuance of a certificate of occupancy. Both options allow for a higher level of scrutiny in reviewing a use in a particular location. In order to comply with the zoning ordinance, the applicant is requesting to add a Conditional Use Permit to allow for the manufacture and processing / production of hazardous chemicals in "I" Light Industrial; site plan included.

The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the "I" Light Industrial zoning district. 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 zoning ordinance does not dictate a maximum term limit for this particular use.

The subject site and the general area are part the Loop 820 East/Lake Arlington Industrial Growth Center. This growth center contains a multi-block industrial area extending east from Parker Henderson Road to East Loop 820 and north from David Strickland Road to Wilbarger Street. Residential uses are located generally two blocks to the west of the site (800 +/- feet). While the processing and/or production of hazardous chemicals is not permitted in the "I" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

As part of this rezoning application, City Staff reached out to the applicant to encourage starting community outreach. Emails were sent to the applicant on October 18 and again on October 23. Staff had an additional conversation on October 24 to discuss the importance of community outreach in the rezoning process. To date, staff is unaware if the outreach process is started in regard to this application.

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

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

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

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

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

## Surrounding Zoning and Land Uses

North “I” Light Industrial / Industrial use  
 East “I” Light Industrial / Vacant lot  
 South “I” Light Industrial / Industrial use  
 West “I” Light Industrial / Industrial use

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on September 27, 2023.  
 The following organizations were notified: (emailed September 27, 2023)

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

*\*Located within this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing to add a CUP to allow manufacture and processing / production of hazardous chemicals in the “I” Light Industrial district. Surrounding land uses consist entirely of other industrial uses in industrial zoning. Residential districts or uses are located in the vicinity to the west. East Loop 820 is located north and the property due east is undeveloped.

The “I” Light Industrial District is intended for a limited range of low-intensity industrial uses, provided the uses are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. The storage, processing and/or production of hazardous materials is more intense, and therefore may not be suitable at this location due the proximity to single family zoning. The application also appears to be counter to the following factors evaluated in the consideration of a CUP:

- The proposed use is compatible with the existing and adjacent uses; and,
- 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 proposed zoning **is not** compatible with surrounding uses.

Although staff is recommending denial of this case, a continuance is also an option available to the Zoning Commission to allow the applicant time to address the adjoining community groups regarding this proposal. These are typically granted in the terms of 30, 60 or 90 days.

## Comprehensive Plan Consistency– Southeast

The 2023 Comprehensive Plan currently designates the subject property as “Industrial Growth Center” on the Future Land Use Map, where intensive industrial uses are encouraged.

### INDUSTRIAL GROWTH CENTERS

An industrial growth center will primarily consist of industrial and commercial uses, with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space and services. Residential uses are generally discouraged within industrial growth centers.

Criteria for designation include:

- A high concentration of employees – 10,000+ employees per square mile, and
- The location nearby one or more major transportation facilities, such as an airport, railroad, highway, public transit station, and/or arterial roadway.

INDUSTRIAL GROWTH CENTERS	
Alliance Airport	Meacham Airport
Alliance Gateway East	NAS-JRB/Lockheed Martin
Carter Industrial Park	Riverbend
Centreport	Veale Ranch
Loop 820 East/Lake Arlington	Walsh Ranch South
Loop 820 West/Aledo Road	

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE

DESCRIPTION

IMPLEMENTING ZONING

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

Manufacture and processing / production of hazardous chemicals is only permitted through the approval of a CUP or Planned Development zoning district. There is no by right entitlement for this specific land use. The intent of the zoning ordinance is to establish a process where this land use can be evaluated on a site by site basis (as opposed to a by right allowance in a specific district). Therefore, the proposed zoning is **consistent** with the land use plan upon approval of the CUP.

## Site Plan Comments

### Zoning and Land Use

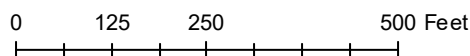
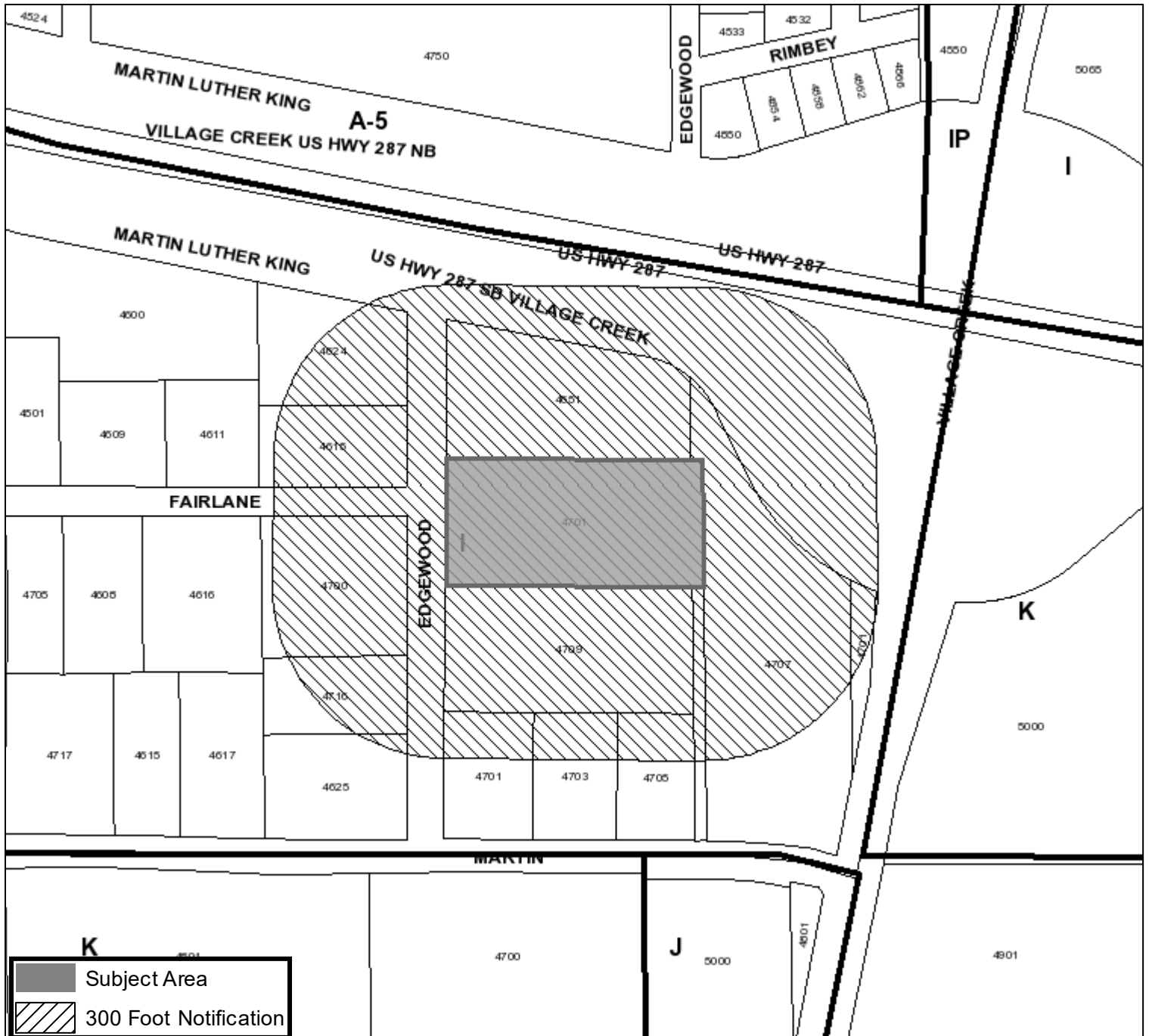
1. If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization. If you have corporate documents that show signatory authority this will suffice. The application is considered incomplete and will be placed on hold without the documents.
2. **Site plan comments:**
  - Add Case number ZC-23-156 to site plan
  - Add Site Address and Legal Description
  - Add Title of project or development (in bold letters) in the lower righthand corner of the plan
  - Add Date of preparation or revision, as applicable
  - Add Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
  - Add Vicinity map, north arrow, and scale
  - Label the zoning case number in the lower righthand corner of the plan, below the title (ZC-23-156)
  - Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title
  - Staff highly encourages you to start public outreach for the CUP. This includes the adjacent and registered neighborhood organizations and the residents within 300 feet of the site. The Neighborhood organizations proximate to the site are Echo Heights, Glen Park, Village Creek, Fairhaven and Carver Heights East. You can contact using the following: Neighborhood Database ([fortworthtexas.gov](http://fortworthtexas.gov))
  - Staff also recommends contacting the Council District 11 office to discuss the request with Council Member Jeanette Martinez: Contact your councilmember – Welcome to the City of Fort Worth ([fortworthtexas.gov](http://fortworthtexas.gov))

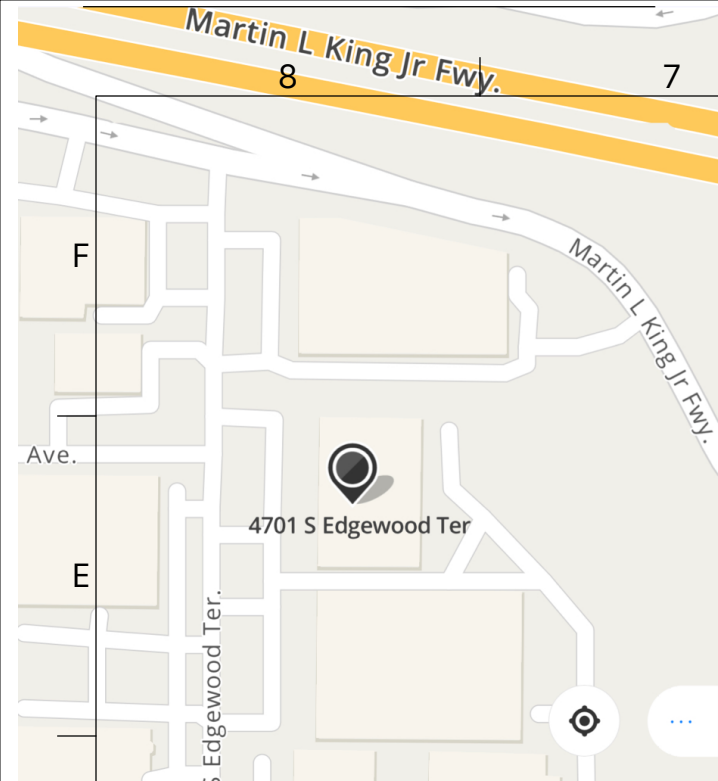
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*



# Area Zoning Map

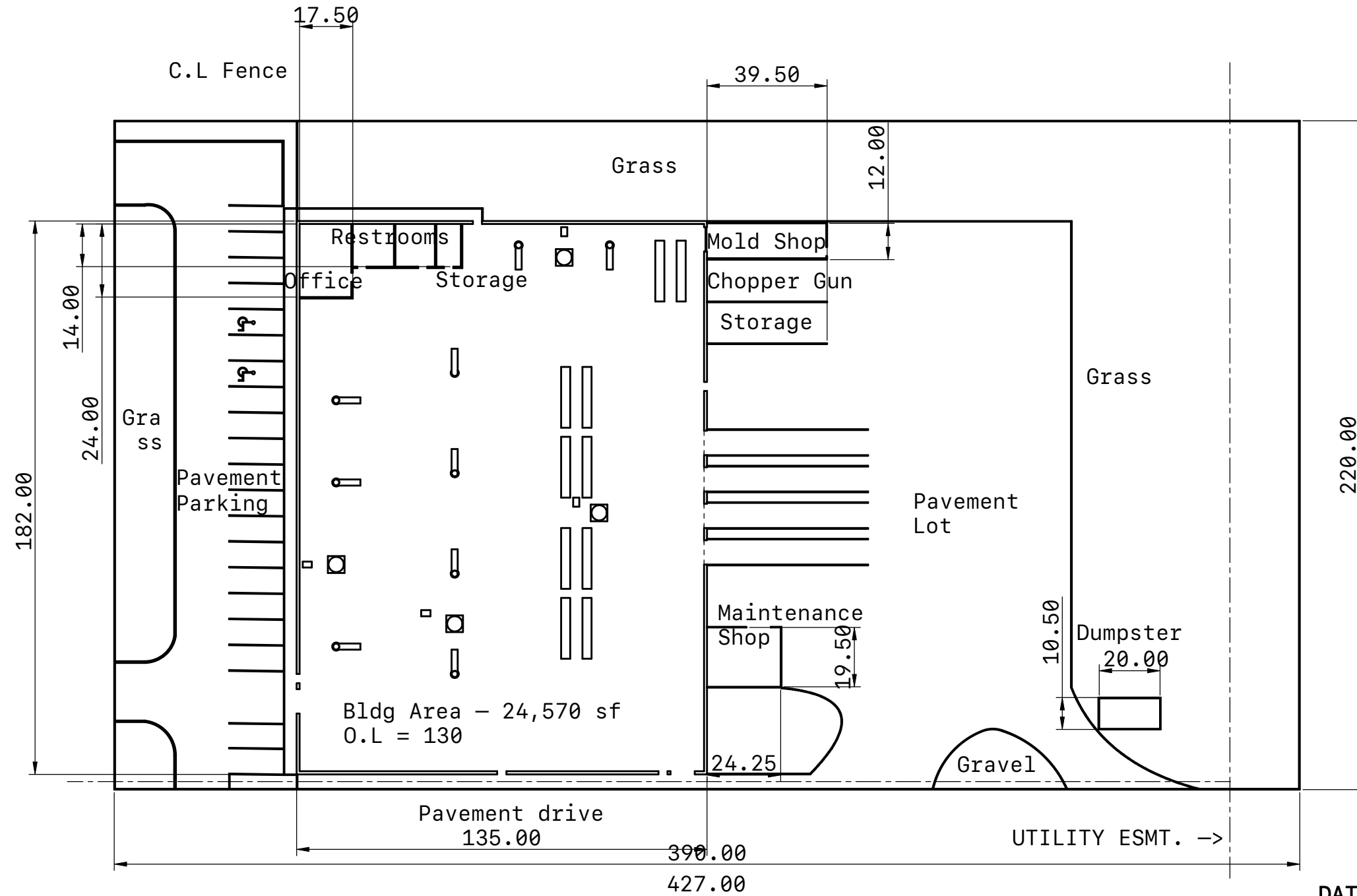
Applicant: Investors Forum LTD Co./ Paul Healy  
 Address: 4701 Edgewood Terrace  
 Zoning From: I  
 Zoning To: Add a Conditional Use Permit for Manufacturing including Hazardous Materials  
 Acres: 2.25007856  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 11/8/2023  
 Contact: 817-392-7869





**Legal Description:**

\*Being Lot 2, Block 4 of Galdwing Industry Addition. Vol 388-86 Pg.26



C.L. Fence/Gate

Adj. Building I-Zoning

Proposed use:

Light manufacturing and production process with use of hazardous materials.

**Owner/Site Address:**

Investors Forum LTD Co.  
David Paul Healy - Manager

4701 S Edgewood Terrace  
Fort Worth, TX 76119

817-451-7777

DATE:

REVISION	NAME	DATE	DIRECTOR OF DEVELOPMENT SERVICES:		
			<b>CONDITIONAL USE PERMIT</b>		
			<b>CASE# ZC-23-156</b>		
			UNITS ft	PROJ. ANG. 	SIZE B
			SCALE 1:500	LAST UPDATED 10/19/23	SHEET 1/1





4701 S Edgewood Terrace Ft Worth, TX 76119

## **Manufacturing Process**

The manufacturing process at Terra-Vaults is for polymer underground utility enclosures, underground enclosures are Telecom use purpose. We produce a variety of sizes of the product to best suit customer needs. There is a process that production employees follow step by step to ensure we are sending our best product out in the field of telecommunications. Below I will specify our process so that you can understand what kind of work we do here at Terra Vaults.

### **Materials used in mixtures and to create product (below is an average amount for all 3 machines):**

Polyester Resin – 167 gallons (Product is stored away from building in a designated area)  
NOROX MEKP (Catalyst)- up to 100 ounces (Product is stored away from building in a designated area)  
Concrete  
Fiberglass sheets  
Sand (3,400 pds)  
Gravel (3,300 pds)  
Calcium (2,000 pds)

### **Other materials used:**

Acetone – Is used to clean the tools after each mixture (stored inside building in specified area, no more than 10 gallons are kept at a time as required by NFPA and MAQ requirements)  
(We do have a monitored sprinkler system in place)

### **Machines and tools:**

Tanks  
Pouring buckets/drums  
JIB cranes  
Shar Mixer  
Impact wrench  
Hydraulic jack

The production process begins by creating our create mix by the above listed materials, which is mixed together in-house. To achieve our concrete mix we combine raw materials such as sand, gravel, and calcium with polymer resin. This mix is produced inside a tank (pictured below) where the material is weighed to achieve our formula.

The tank below can be manually turned on with a timer for each employee to utilize as necessary. The timer will allow for the mix to stir to avoid inconsistency of material for their batch. Below is a photo of one of our tanks, the scale can be found to the right, above the ladder. There is a dust vacuum attached, beside the scale that is used to absorb all of the dust released from the dry material. There are currently a total of 4 tanks but only 3 of them being operated in the facility at this time.



Once the mix is ready, The employee will collect a batch of the above mentioned mixture. The amount will vary depending on the number of molds the crane has to fill. . Once the concrete is mixed the employee will fill up a pouring bucket with the amount needed to do his cycle. They then add catalyst into the concrete and mix it so that it can cure.



The pour bucket (pictured above) is then taken to a Shar Mixer (pictured below) where NOROX-MEKP (catalyst) is added to the batch. This chemical is the key material that cures our concrete mixture. Employees will add only about 12-24oz. of catalyst depending on their batch. To utilize the shar mixers, employees will turn the machine on with a switch, and press the foot pedal to spin the blades, which will mix the materials together. There is a handle attached near the switch, employees will control the up and downward movement of the blade to ensure that it is mixed thoroughly.



The pour bucket is rolled to the employee's crane. There are 5 cranes to produce covers, and 9 cranes to produce boxes.

For box production, the employees will apply a coat of wax to the “jacket” and “core” parts of our molds. The fiberglass is then applied to both core and jacket by sticking it with partall paste/wax. This also helps the concrete not get stuck to the core or jacket when it comes to demolding it. Once the core and jacket both have the fiberglass in place, they are ready to be bolted together. Employees use an air impact wrench to tighten bolts around the jacket to the core so when the concrete gets poured into it, it will not spill out. The mold is now ready to be poured into. Once the inserts/screws are placed the jacket is placed over the crane by utilizing a jib crane. The mold will be sealed using ½” bolts/inserts to avoid any leaking of the mixture.



To begin filling, the pour bucket is lifted with the crane. The employees will begin to fill each mold with the concrete mix.



The concrete will take between 15-30 minutes to cure depending on the size of the mold and the temperature. During summer when it's hotter it cures faster than during the wintertime when it is a colder temperature. When the concrete is cured, they will undo the bolts holding the jacket and core together and use a hydraulic jack to separate the jacket from the core as it gets stuck together by the concrete. They use the Jib crane to move the jacket away and demold the concrete vault. Once the jacket is separated from the concrete, they take it back to the core and start the cycle all over again.



The cover process (see pictures below) begins with pouring a layer of concrete mix over the silicone lid mold. Once the first layer of concrete is poured, a sheet of fiberglass is placed over the concrete mix. Here the lift pins will be inserted over the first layer. The second layer of concrete mix/fiberglass will be placed over the lift pins. We add 6 rebar to add resistance to the cover. After the rebar is placed, A third layer of concrete mix and fiberglass is applied. A thin coat of resin is poured evenly over the last layer of fiberglass to add resistance to the fiberglass. A center piece is placed in the middle of the mold to reduce the amount of material used. After the center piece is in the correct place, the rest of the mold will be filled with concrete mix to finish the process. Once the concrete covers have cured, they will be demolded. To begin demolding, the center piece must first be removed from each mold. The mold is then flipped face down, air pressure is applied through an opening that allows for the cover to be released from the mold.



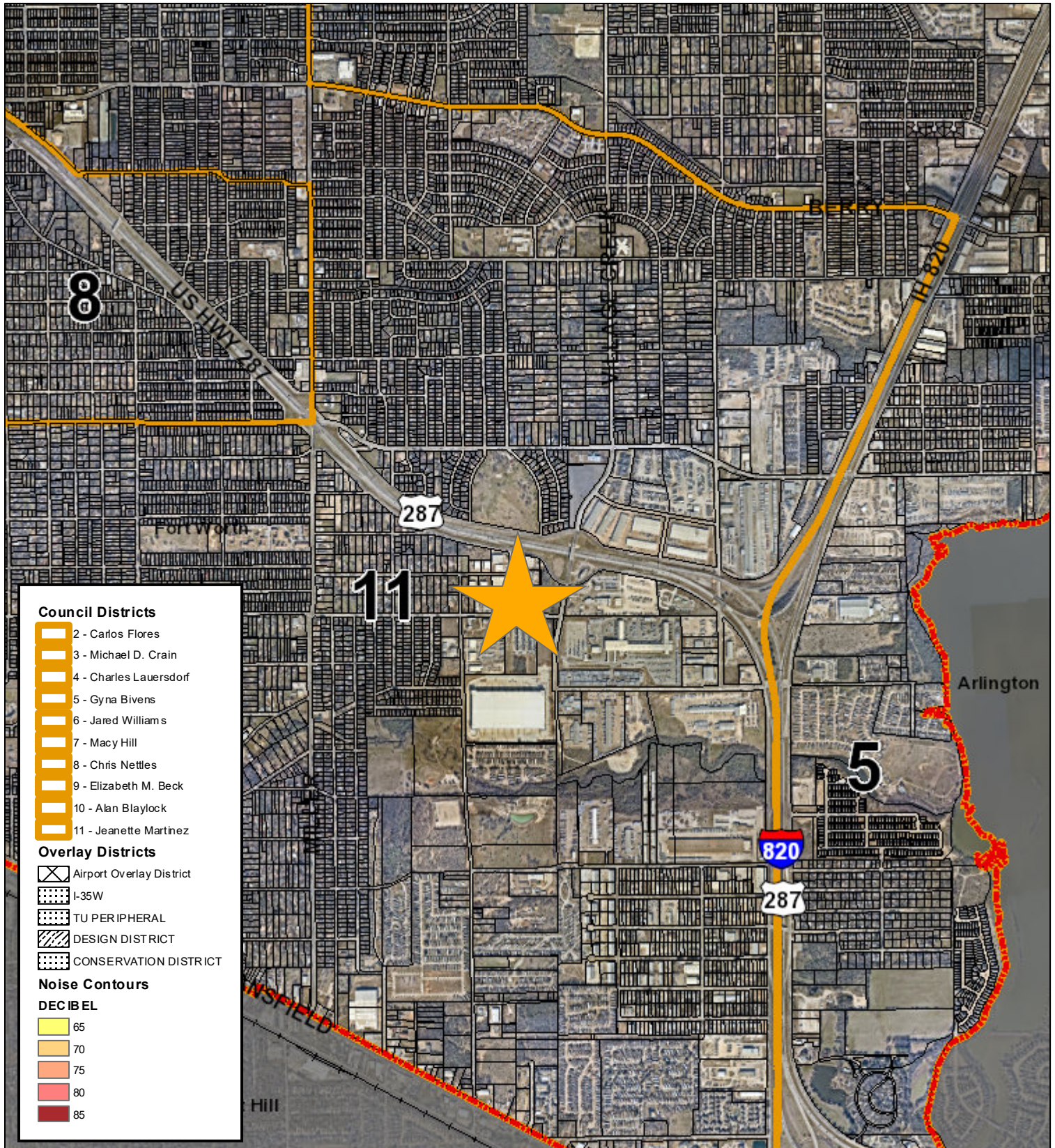
When both the cover and vault are made, employees must use a grinder to grind any excess concrete. The vaults and covers will be placed on a pallet and be taken to the assembly line. There they will be put together to make a completed closed vault. They do this by bolting down the covers to the vaults.



Vaults will now be marked with a stencil listing the vault size and the company's name. The last step will be to strap the vault to the pallet with metal banding and be taken out to the yard to wait until they are shipped out via flatbed.

That concludes the manufacturing process here at Terra-Vaults.

### Area Map



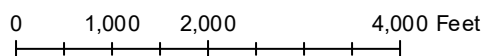
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerdsdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

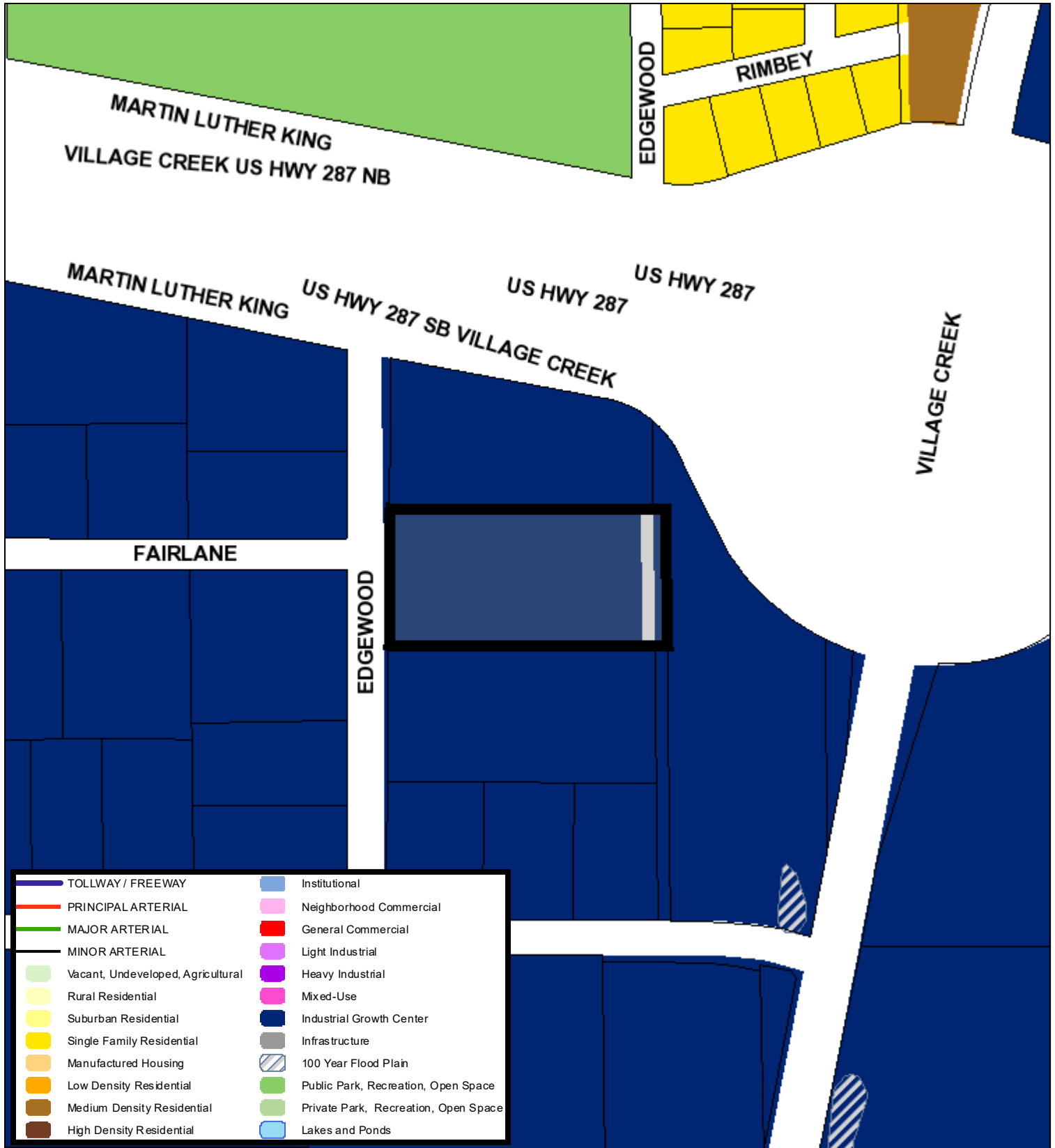
  

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85





### Future Land Use



210 105 0 210 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



0 135 270 540 Feet





# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** ZC-23-157

**Council District:** 9

## Zoning Map Amendment

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

**Owner / Applicant:** Philip Newburn & Dan Kilkenny

**Site Location:** 500 Oakhurst Scenic Drive

**Acreage:** 0.5177 acres

### Request

**Proposed Use:** Multi-family

**Request:** From: “CR” Multifamily Low Density

To: “MU-2” High-Intensity Mixed-Use

### Recommendation

**Land Use Compatibility:**

Requested change **is compatible**

**Comprehensive Plan Consistency:**

Requested change **is consistent**

**Staff Recommendation:**

**Approval**

### Table of Contents

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

## Project Description and Background

The applicant is requesting to rezone the property from “CR” Low Density to “MU-2” High Intensity Mixed-Use. The subject property is a total of +/- 0.52 acres, the property is currently a vacant lot. The primary purpose of the rezoning is to allow for new pedestrian-oriented owner-occupied multi-family buildings, which the current zoning does not allow for this type of development. A multi-family building is permitted under the High-intensity mixed-use (MU-2) zoning.

The property is located on the corner of Oakhurst Scenic Drive and Akers Avenue. Oakhurst Scenic Drive runs alongside the eastern bank of the West Fork Trinity River. The location is within the Six Points Urban Village and Neighborhood Empowerment Zone (NEZ) Area Four. The site is surrounded by ‘MU-1’ Mixed-Use 1 on the majority of the sides with the exception of the adjacent property which is zoned ‘I’ Light Industrial.

If the site is rezoned to "MU-2" High-Intensity Mixed-Use, any new development will be required to adhere to the "MU-2" Ordinance and meet all the form-based codes. The process if the ordinances can not be met it will require going through a waiver process that will include the Urban Design Commission (UDC). In addition, specific elements such as building heights, setbacks, or bulk will require a waiver from UDC and a variance from the Board of Adjustment (BOA).

The applicant has provided a detailed description of their proposed project: “WE PURCHASED THE LOT WITH THE INTENT TO DESIGN AND BUILD A NEW APARTMENT BUILDING ON THE SITE. ONE OF US IS AN ARCHITECT WHO WILL DESIGN THE BUILDING AND THE OTHER INTENDS TO RESIDE IN THE BUILDING ONCE COMPLETE.

THE CURRENT ZONING ALLOWS FOR MULTI-FAMILY DEVELOPMENT BUT WE WOULD PREFER TO USE MU-2 GUIDELINES IN ORDER TO BE MORE COMPATIBLE WITH THE SURROUNDING AREA.”

## Surrounding Zoning and Land Uses

North “MU-1” Low intensity mixed-use / Light Industrial- Manufacturing  
East “MU-1” Low intensity mixed-use / Light Industrial- Manufacturing  
South “I” Light Industrial / Vacant Lot  
West “O-1” Floodplain / Public Park

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were emailed on October 27, 2023:

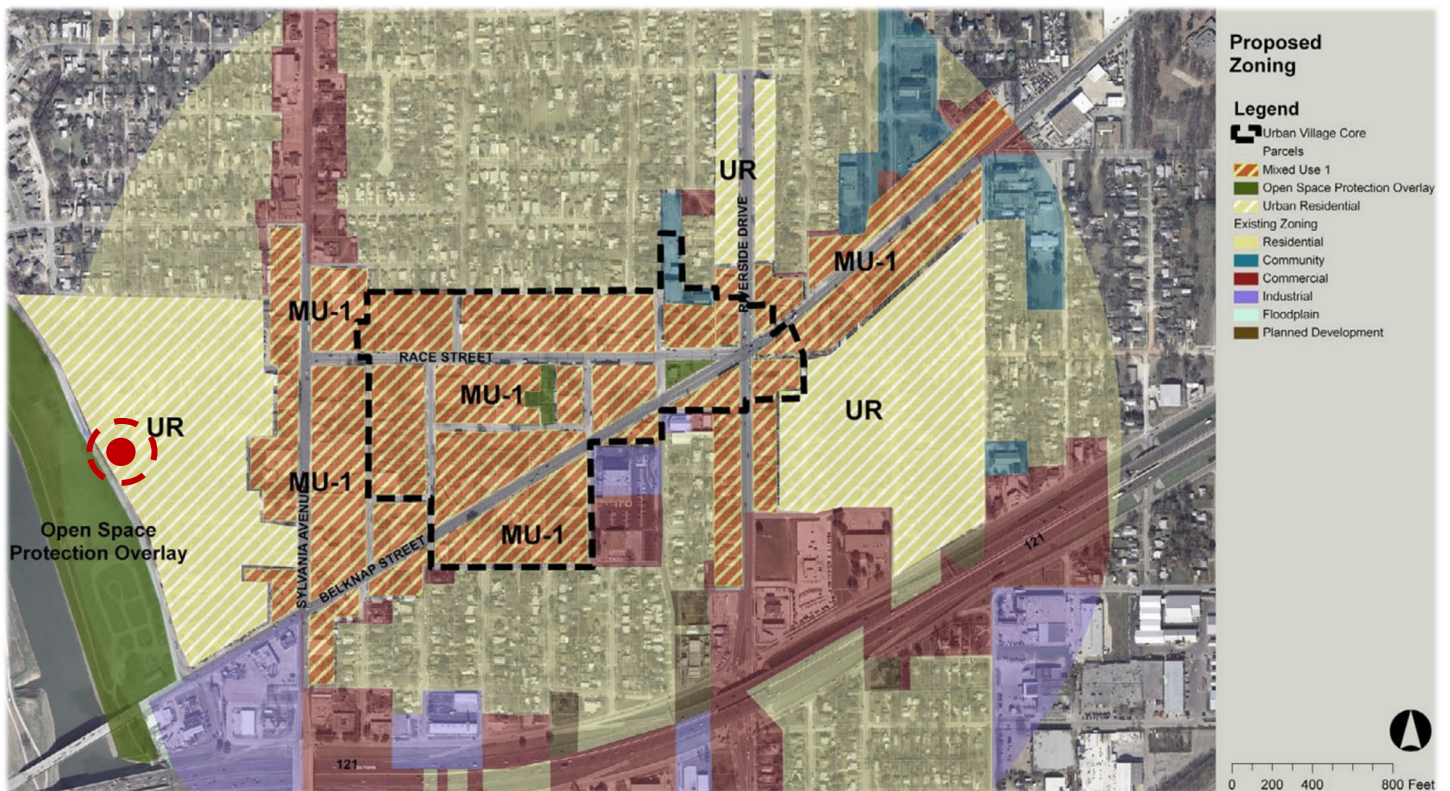
Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Riverside Alliance

Charleston HOA	Greenway NA
Vintage Riverside NA	United Riverside NA
Tarrant Regional Water District	Friends of Riverside Park
East Fort Worth Inc.	Streams and Valley's Inc.
Trinity Habitat for Humanity	Riverside Business Alliance
Oakhurst Scenic Drive Inc.	Oakhurst Alliance of Neighborhoods
United Riverside Rebuilding Corp, Inc.	East Fort Worth Business Association

## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses vary with Light Industrial- Manufacturing to the north and east, a vacant lot to the south, and public park to the west. The property is currently zoned CR-Low Density. The site has Mixed Used 1 (MU-1) to the north and east, Floodplain (O-1) to the west, and Light Industrial (I) to the south. Multiple parcels within the same vicinity on Block 1 were rezoned to Mixed Used 1 (MU-1) this year from Two-Family (B). The proposed site is located within the Six Point Urban Village. The master plan calls for Urban residential for this section of the site. The proposed MU-2 is **compatible** with surrounding land uses but is **not consistent** with the Six Point Urban Village Master Plan.



### Comprehensive Plan Consistency

The 2022 Comprehensive Plan currently designates the subject property as Mixed Use on the Future Land Use Map. The proposed zoning **is consistent** with the land use designations for this area.

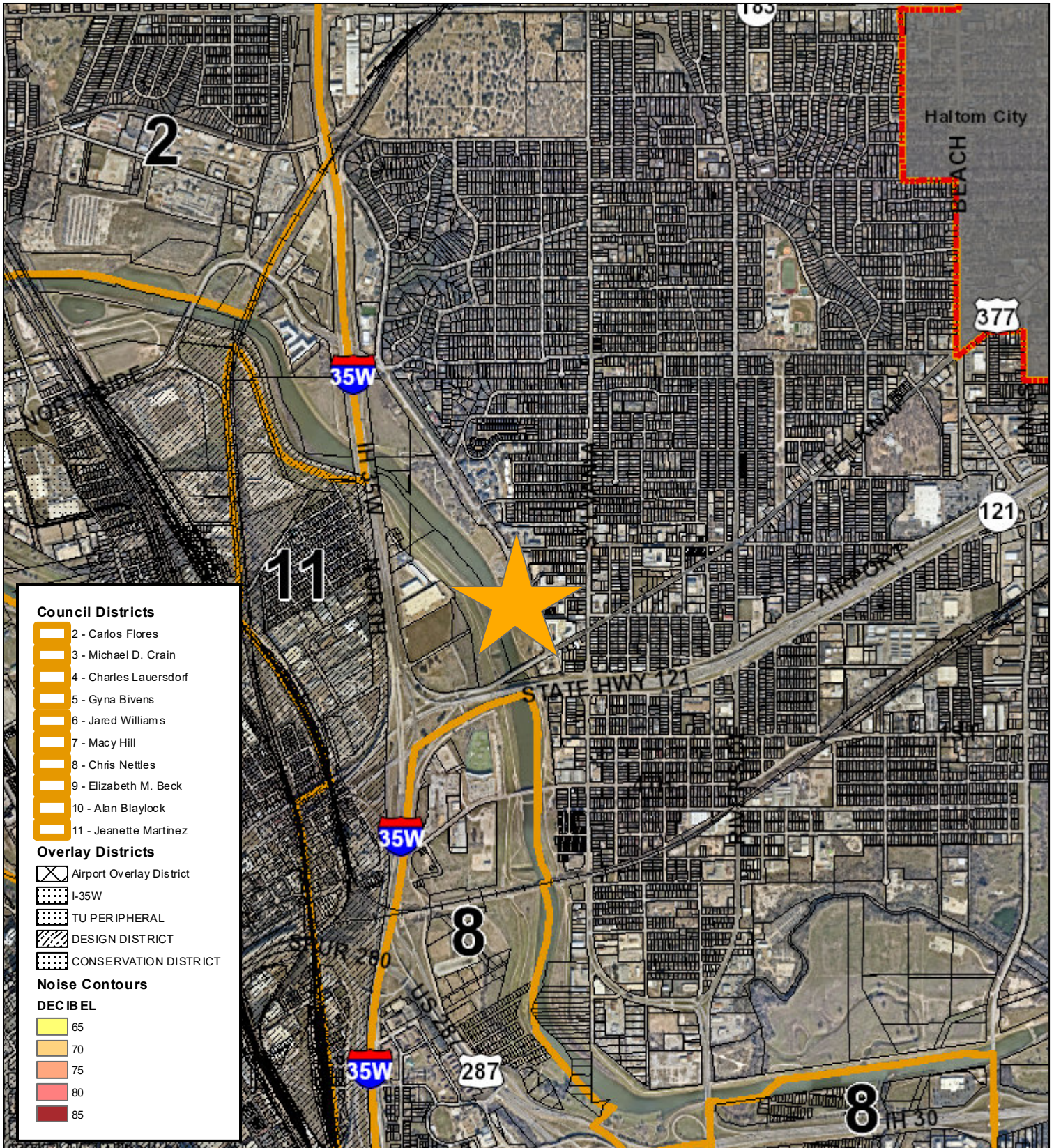
MIXED-USE		Form-Based Codes
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial
Mixed-Use Growth Center	Centers are less intensive,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

Figure 1: Draft Comprehensive Plan 2023- Ch. 4, page 5





### Area Map



**Council Districts**

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

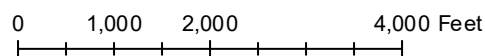
**Overlay Districts**

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

**Noise Contours**

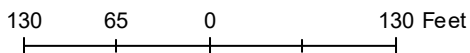
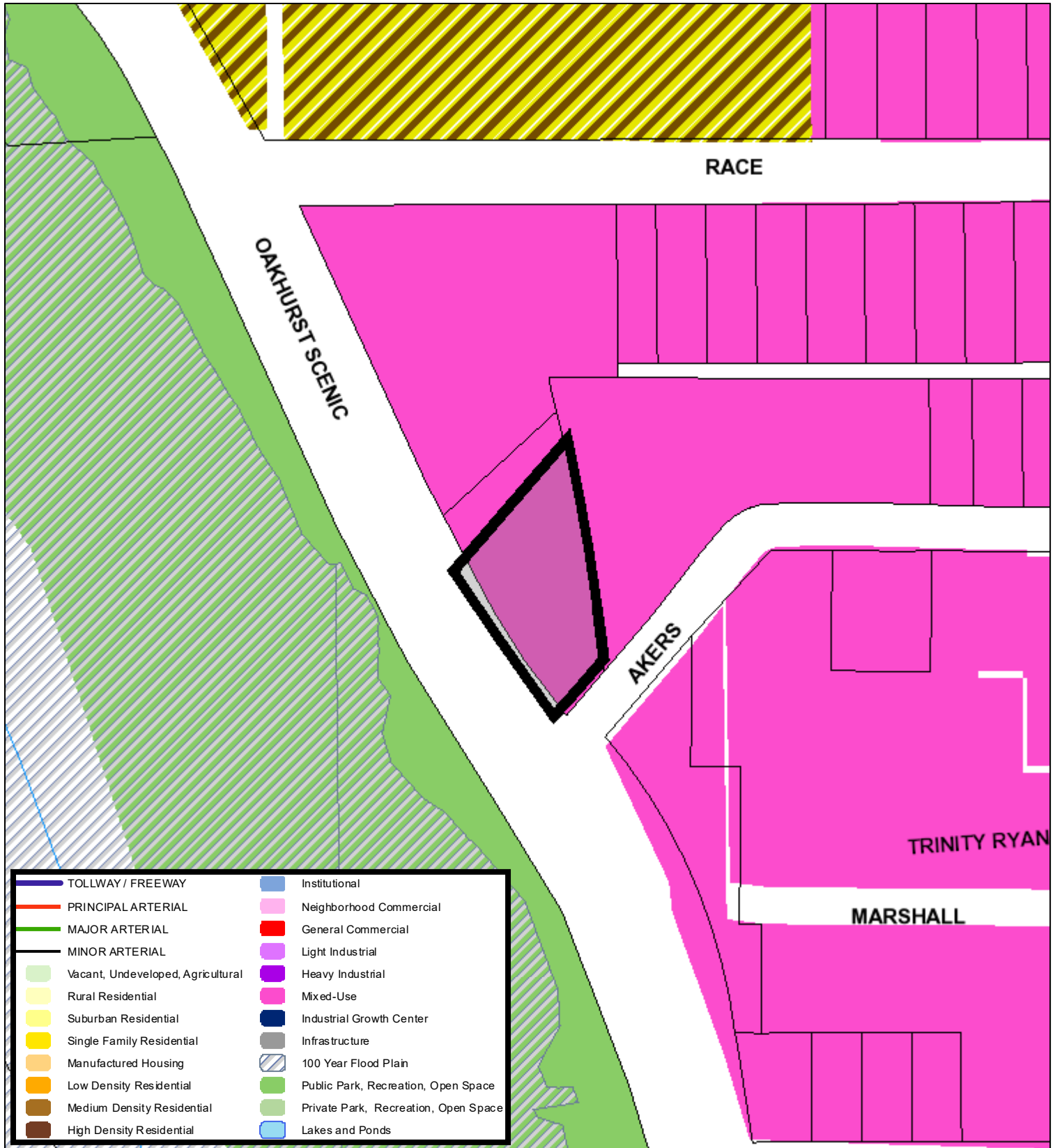
**DECIBEL**

- 65
- 70
- 75
- 80
- 85





### Future Land Use



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



## Aerial Photo Map



0 85 170 340 Feet





# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** ZC-23-159

**Council District:** 9

## Zoning Map Amendment

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

**Owner / Applicant:** Ruth & Randall LLC. / Jay McKiever

**Site Location:** 2017 May Street

**Acreage:** 0.11 acres

### Request

**Proposed Use:** Duplex

**Request:** From: “A-5” One-Family

To: “B” Two-Family

### Recommendation

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

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

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

### Table of Contents

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

## Project Description and Background

The proposed site is currently vacant and located on May Street near the corner of Hawthorne Ave, and within Neighborhood Empowerment Zone (NEZ) Area Six.

This property was previously rezoned in 2014 by the City of Fort Worth as a surplus property to be offered for sale. Now, the current owner is looking to change the zoning from A-5 to B two family zoning change, if approved, would allow the construction of an attached duplex, which is composed of two dwelling units, with a shared wall. The lot is approximately 5000 square feet. Other “B” standards are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

While a site or concept plan is not mandatory when applying for standard zoning, it may prove beneficial for stakeholders and elected officials to gain a better understanding of how the applicant intends to develop the site. The applicant has submitted some elevations and a site plan to present to the Zoning Commission.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / single-family home  
East “I” Light Industrial / office/warehouse  
South “I” Light Industrial / single-family home  
West “B” Two-Family / single family residential

## Recent Zoning History

- ZC-14-075, City initiated rezoning from “I” Light Industrial “A-5” One-Family

## Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were emailed on October 27, 2023:

Organizations Notified	
United Communities Association of South Fort Worth	Hillside NA
Jennings May St Louis NA	South Hemphill Heights NA
Ryan Place Improvement Assn	Near Southside, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Task Force	Southeast Fort Worth Inc
Fort Worth ISD	

*Not located within a registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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Although the properties in the east block of May Street between Hawthorne and Arlington are zoned “I” Light Industrial, they are primarily developed with single-family residential homes. To the west, across May, the property is zoned “B” Two-family residential and developed primarily with single-family homes. The property also abuts Industrial zoning to the west, developed with an office/warehouse.

The proposed rezoning is compatible with its surroundings and would not significantly change the area. Approving this rezoning request to “B” would align with the established pattern of allowing additional housing density in the vicinity. The proposed rezoning **is compatible** with its surroundings.

### Comprehensive Plan Consistency – Southside

---

The 2023 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zones. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single family residence, but both would be less intensive uses than commercial or industrial zoning.

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

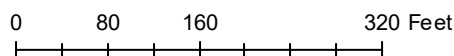
- Promote a variety of housing choices
- Encourage infill of compatible housing

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

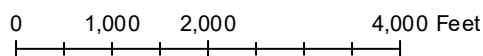
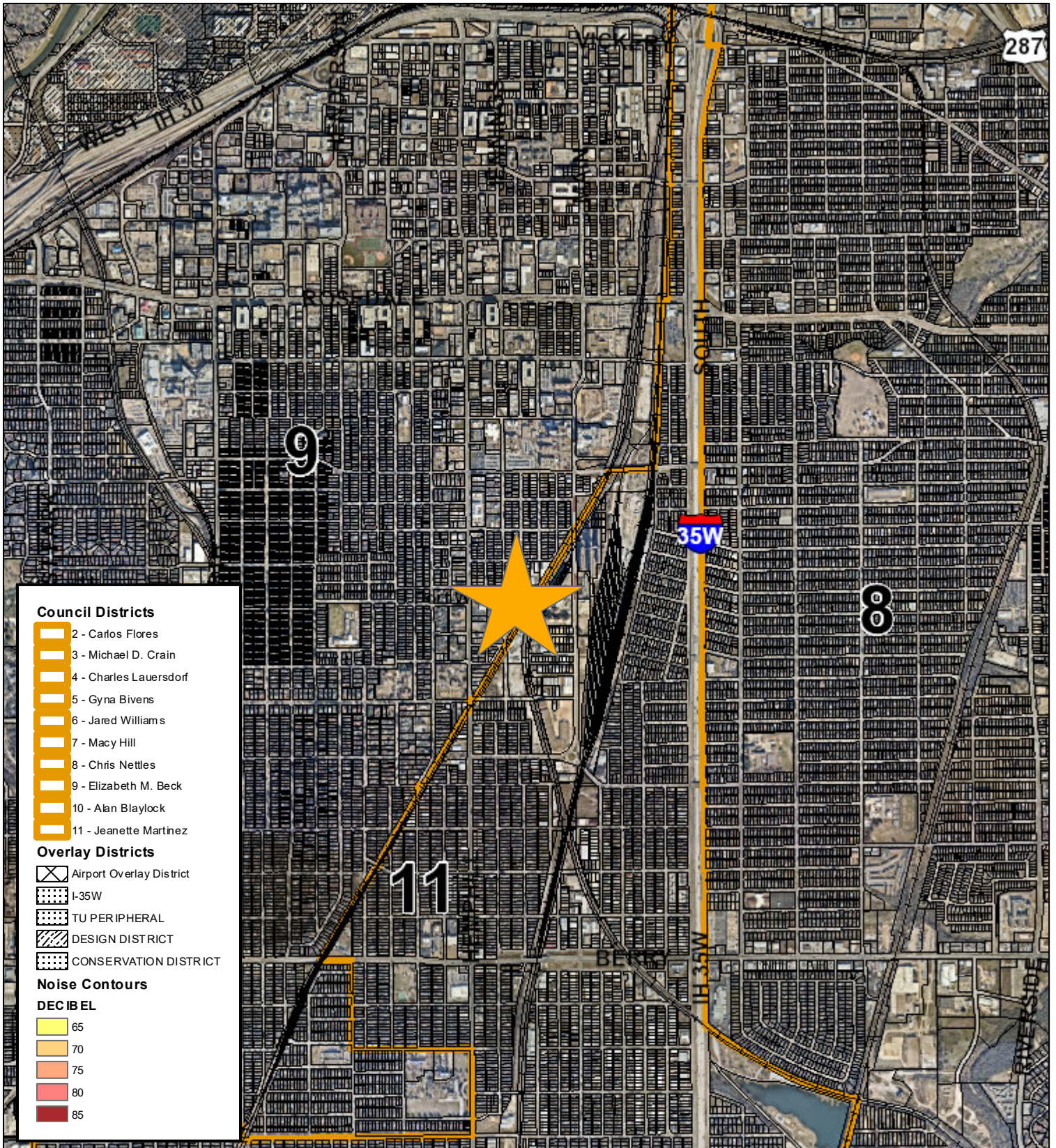


# Area Zoning Map

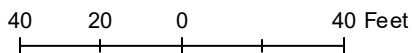
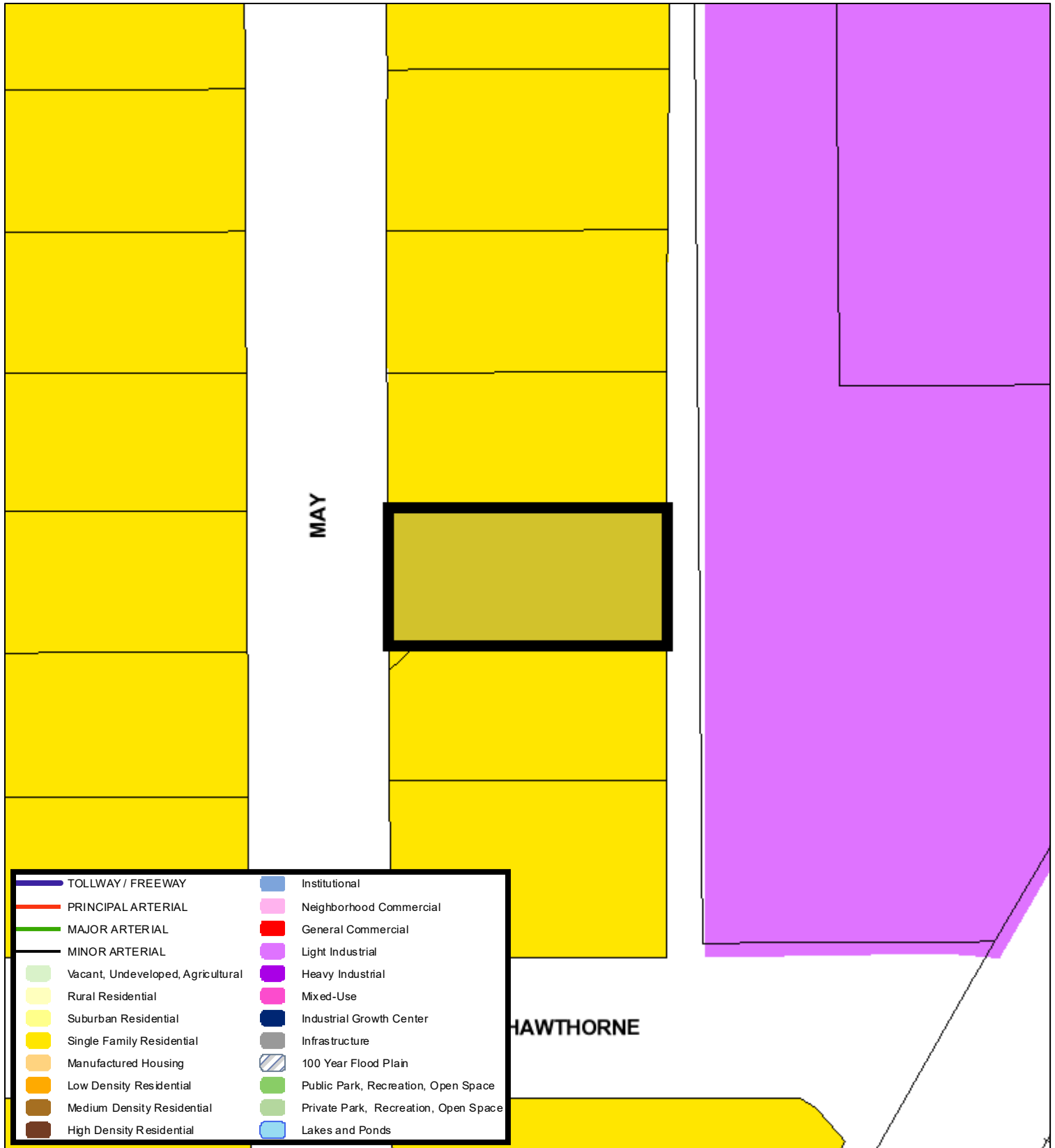
Applicant: Ruth & Randall LLC/Jay McKiever  
 Address: 2017 May Street  
 Zoning From: I  
 Zoning To: B  
 Acres: 0.10982526  
 Mapsco: Text  
 Sector/District: Southside  
 Commission Date: 11/8/2023  
 Contact: 817-392-2495



### 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 25 50 100 Feet





# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** ZC-23-160

**Council District:** 5

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Moises Hernandez

**Site Location:** 3120 Vine Street

**Acreage:** 1 acre

### Request

**Proposed Use:** Single Family Residential

**Request:** From: “AG” Agricultural

To: “A-5” One-Family Residential

### Recommendation

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

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

**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 Mosier Valley area of Fort Worth in Council District 5. The proposal to rezone this lot would change the current “AG” Agricultural zoning to “A-5” One-Family Residential zoning to accommodate construction of a single family residence. “AG” zoning has been in place since at least 2004. The property is currently undeveloped. A narrative from the application, provided by the applicant, is included below:

3120 VINE ST., IS CURRENTLY ZONED "AG" AGRICULTURAL AND I WOULD LIKE TO REZONE THE PROPERTY TO "A-5" ONE FAMILY ZONING.  
PROPOSED USE OF "A-5" ONE FAMILY ZONING WILL BE FOR THE CONSTRUCTION OF A ONE FAMILY DETACHED DWELLING.  
THIS IS COMPATIBLE WITH THE SOURROUNDING LAND USE AS THE PROPERTIES NEXT TO THIS PROPERTY ARE ALSO ZONED "A-5" ONE FAMILY ZONING.  
THIS IS COMPATIBLE WITH THE CITY'S COMPREHENSIVE PLAN AS THE NEWLY ADAPTED 2023 PLAN STATES THAT FORT WORTH HAS MORE VACANT DEVELOPABLE LAND (OVER 66,000 ACRES) THAN ANY OTHER CITY IN THE DALLAS-FORT WORTH METRO AREA.  
FORT WORTH IS ONE OF THE FASTEST GROWING AMONGST THE 20 LARGEST U.S. CITIES. FROM 2010 TO 2020, FORT WORTH PERMITTED ALMOST 44,000 NEW SINGLE-FAMILY HOUSING UNITS WITH SLIGHTLY OVER HALF OF THAT TOAL OCCURING JUST SINCE THE BEGINNING OF 2017.  
FACTORS THAT INFLUENCE LAND USE ARE POPULATION GROWTH AND HOUSING DEMAND. AS THE POPULATION GROWS, THE DEMAND FOR RESIDENTIAL UNITS WILL INCREASE.

## Surrounding Zoning and Land Uses

North “A-5” One-Family Residential / residential  
East “AG” Agricultural / outdoor storage  
South “AG” Agricultural / undeveloped  
West “AG” Agricultural / residential

## Recent Zoning History

- None

## Public Notification

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

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

*\*Located closest to 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, in comparison to commercial or industrial type applications. With the lot directly adjacent to existing single family homes zoned “A-5” to the north, the proposed rezoning to “A-5” One-Family Residential would fit in to the fabric of the neighborhood. Vine Street is a residential street, rather than a commercial collector or arterial, and residential construction would be appropriate here. The proposed rezoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan currently designates the subject property as future rural residential. The zoning types that would be compatible with this future land use designation are “A-2.5A” or “A-43”, which are larger lots of 1 to 2.5 acres each. “A-5” zoning as requested, would require that the future land use designation be single-family residential. The difference between rural residential and single-family residential are purely based on lot size, though both categories are residential in nature. Thus, the case is assessed as a technical inconsistency.

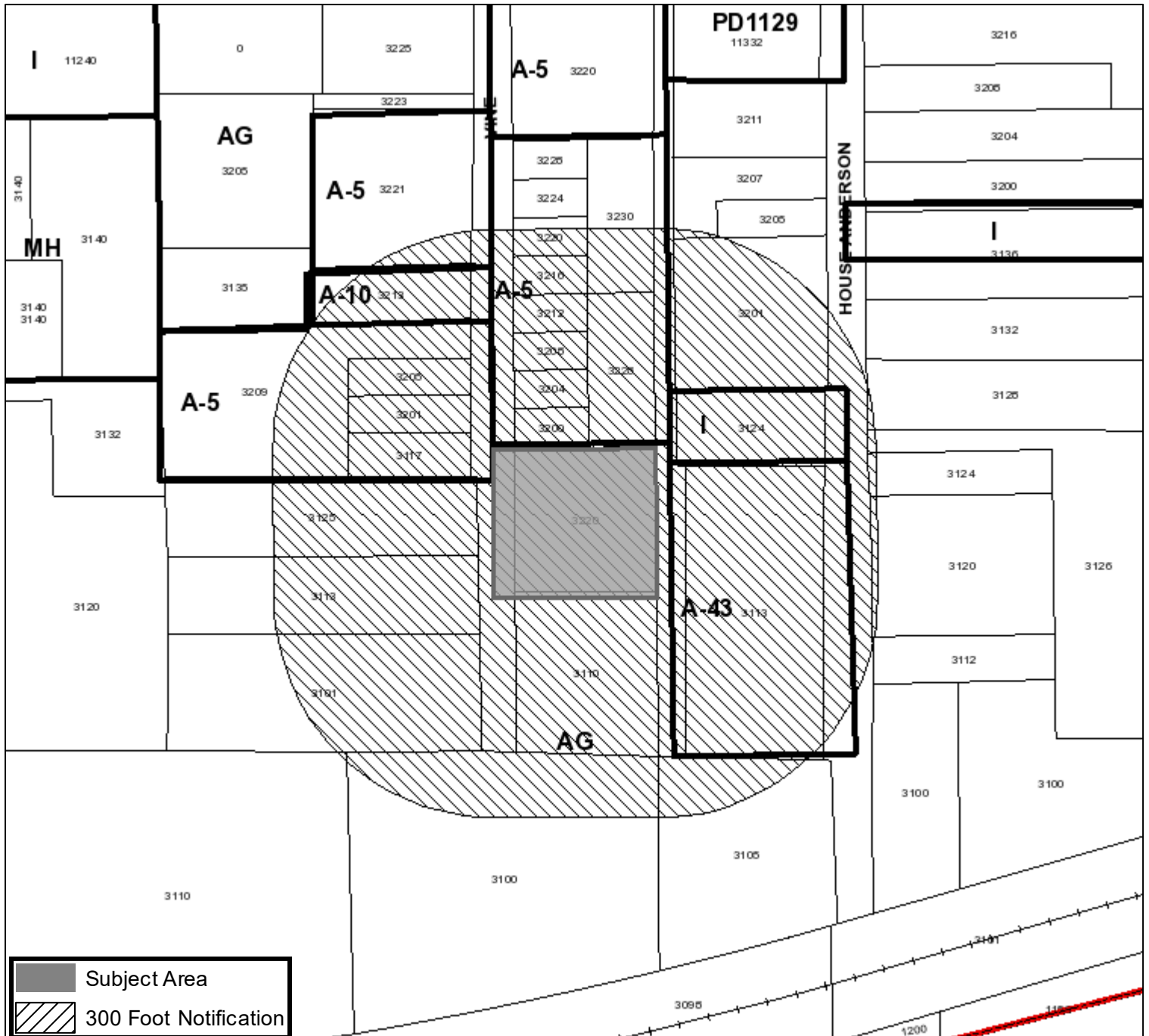
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR



The proposed zoning **is not consistent (technical inconsistency)** with the Comprehensive Plan. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

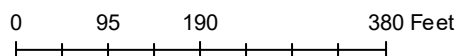


# Area Zoning Map

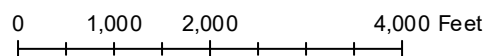
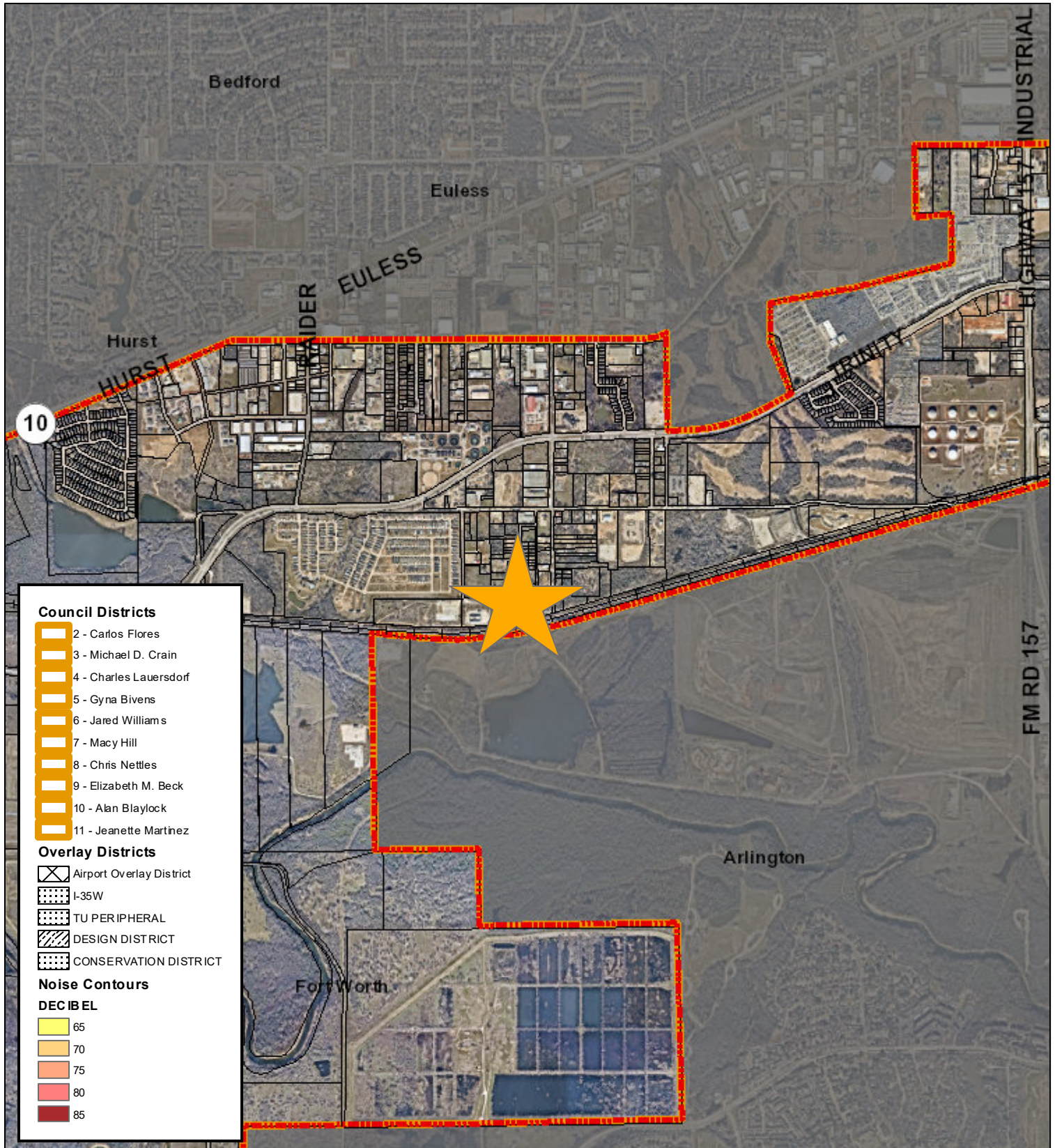
Applicant: Moises Hernandez  
 Address: 3120 Vine Street  
 Zoning From: AG  
 Zoning To: A-5  
 Acres: 1.02979207  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 11/8/2023  
 Contact: 817-392-8043



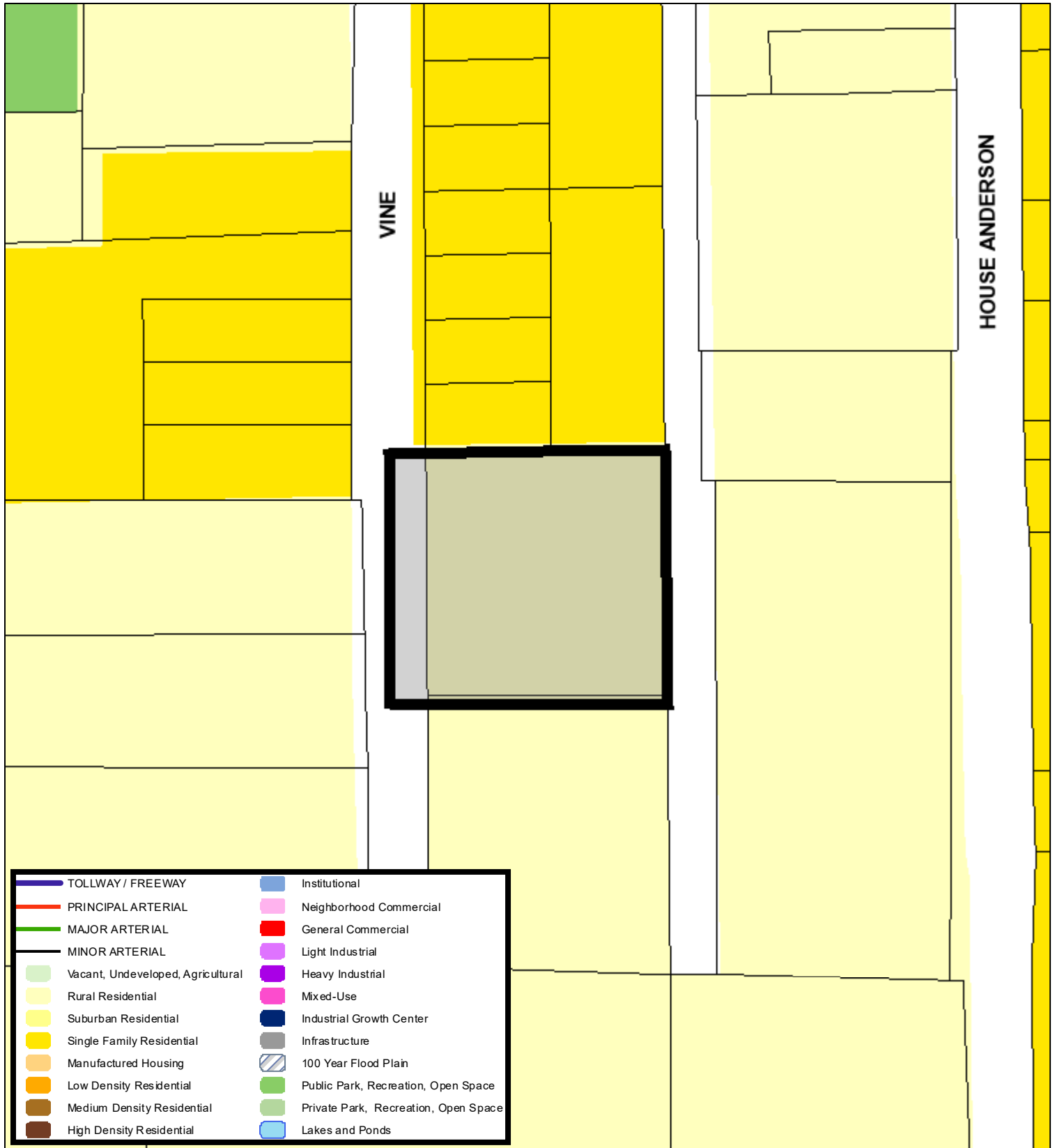
 Subject Area  
 300 Foot Notification



### Area Map

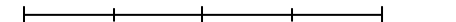


### Future Land Use



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

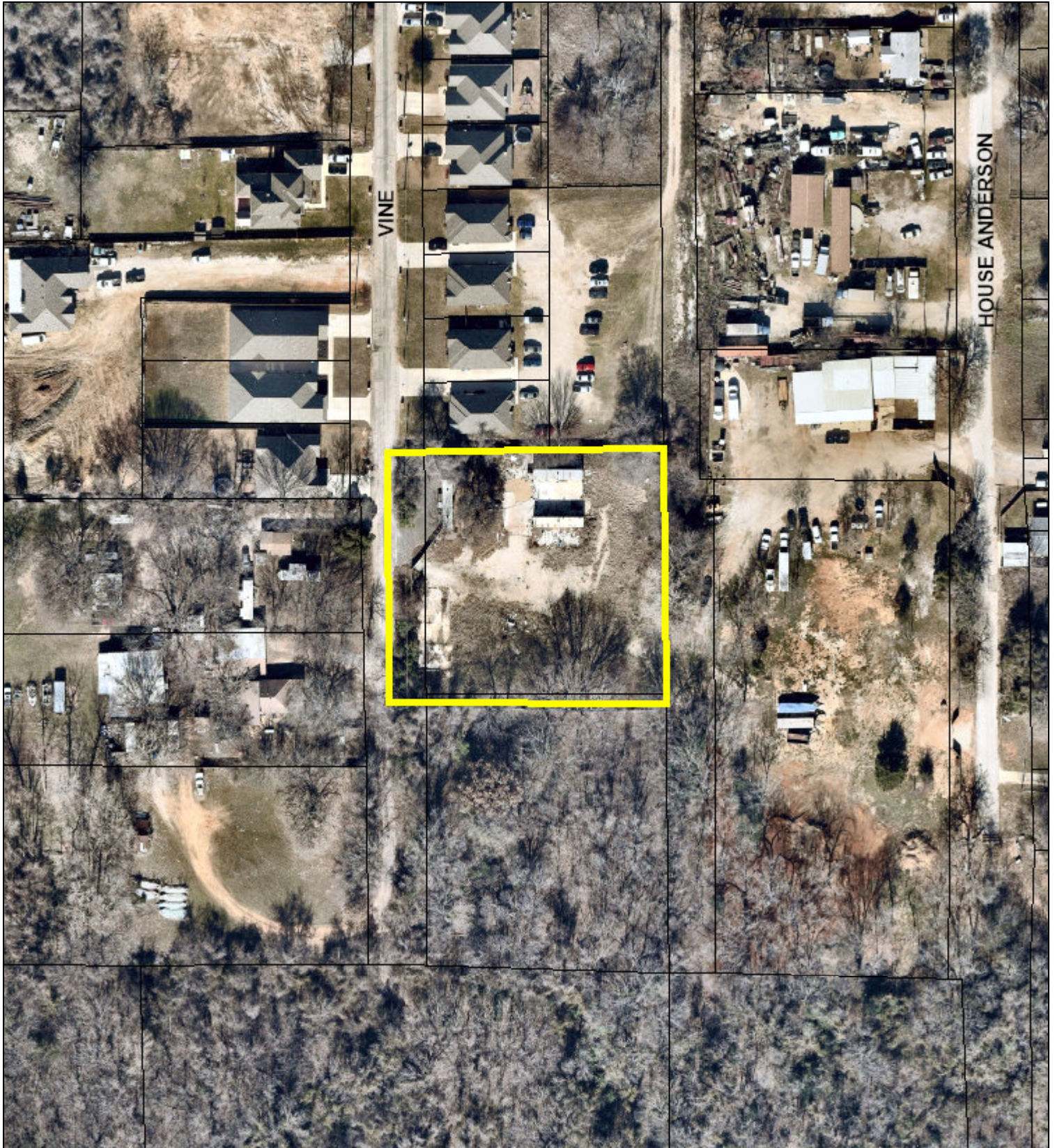
100 50 0 100 Feet



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



**Aerial Photo Map**



0 65 130 260 Feet







# Zoning Staff Report

**Date:** November 8, 2023

**Case Number:** ZC-23-166

**Council District:** 3

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Victoria Rubinson

**Site Location:** 3904 Claridge Ct.

**Acreage:** 0.24

### Request

**Proposed Use:** Single Family Residential

**Request:** From: “A-10” One Family/TCU Overlay

To: “PD/A-10” One-Family minus government office, museum, and country club uses with a decorative wall/fence above 8ft; Site Plan included/TCU Overlay

### Recommendation

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

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

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

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
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 subject site is located on Claridge Court near the Hartwood Drive. The proposal to rezone on this lot would change the current “A-10” One-Family/TCU Overlay zoning to “PD/A-10” One-Family minus government office, museum, and country club uses with a decorative wall/fence above 8ft site plan included/TCU Overlay. The proposed rezoning is intended to accommodate construction of a single-family residence with a decorative wall above 8 ft. The property is currently under construction. A narrative from the application, provided by the applicant, is included below:

We are applying for a zoning change that would allow the construction of our single-family home to stay as the plans clearly showed and were passed during the permitting and zoning process by the city and our 3rd party inspection company. The issue we are facing is that the screen wall on the front right of the house is higher than 8’. We had all of these details on our plans and were only notified with weeks to completion that this was not permitted. A screen wall may only be 8’ tall or you must get a variance from the city.

Attached is the full set of permitted plans that were submitted and approved.

The first page is the project elevation obviously displaying this decorative side wall (screen wall):

# CLARIDGE CT.



## Surrounding Zoning and Land Uses

North “A-10” One-Family Residential/TCU Overlay / residential  
East “A-10” One-Family Residential/TCU Overlay / residential  
South “A-10” One-Family Residential/TCU Overlay / residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on October 27, 2023.

The following organizations were emailed on October 27, 2023:

Organizations Notified	
Tanglewood*	Trinity Habitat for Humanity
Streams & Valleys Inc	Villages of Stonegate Phase II HA
Colonial Hills NA	University West NA
FWISD	Tarrant Regional Water District

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses are primarily single-family. The proposed rezoning and fence would fit in to the fabric of the neighborhood.

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

### Comprehensive Plan Consistency

The adopted Comprehensive Plan currently designates the subject property as future single-family residential. The zoning types that would compatible with this future land use designation are “A-10”, “A-7.5”, “A-5” and “AR”

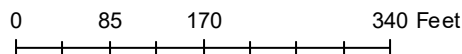
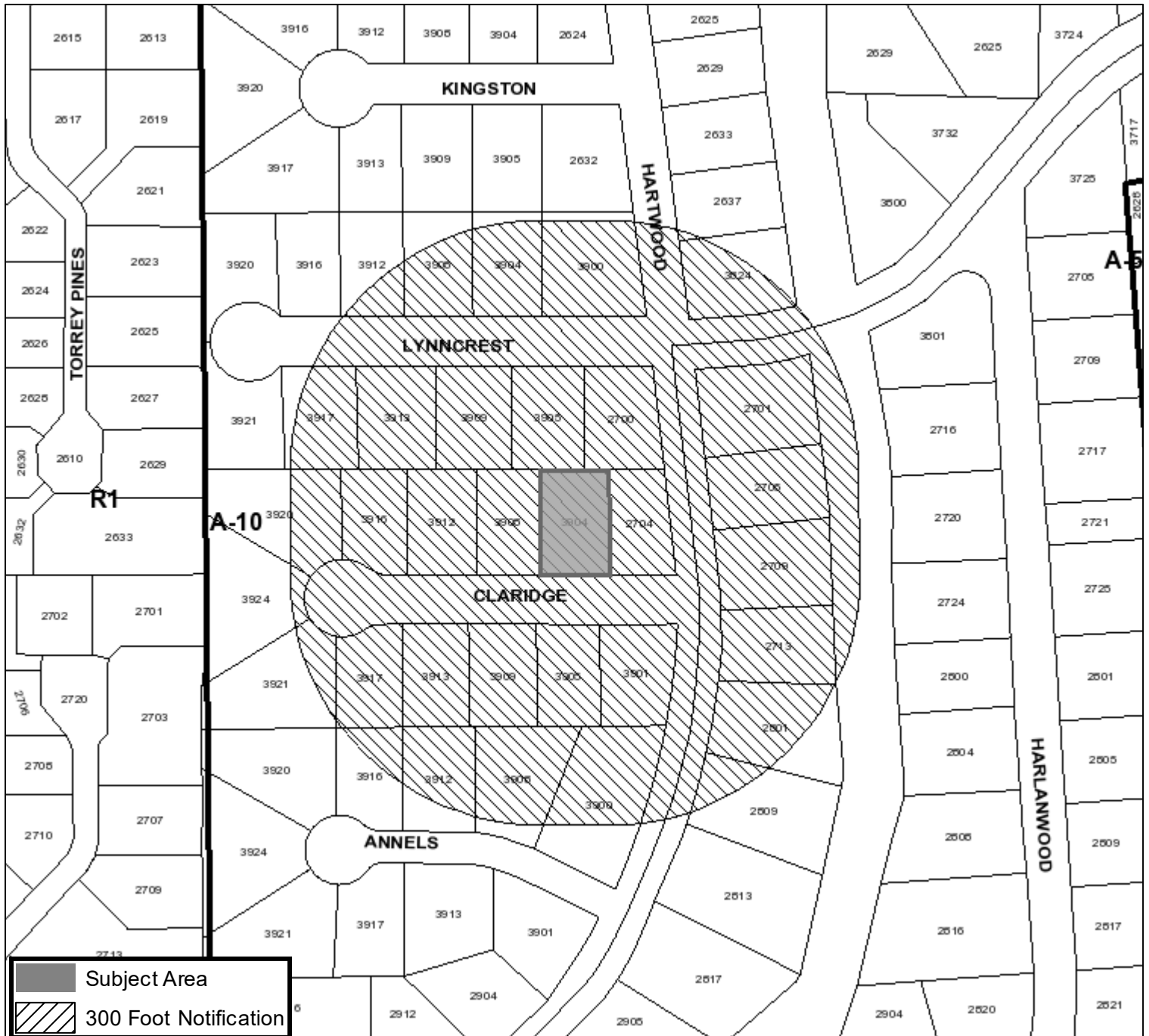
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

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



# Area Zoning Map

Applicant: Victoria Rubinson  
 Address: 3904 Claridge Court  
 Zoning From: A-10  
 Zoning To: PD/A-10 Planned Development for all uses in "A-10" One-Family minus certain uses with a  
 Acres: 0.24117151  
 Mapsco: Text  
 Sector/District: TCU/Wescliff  
 Commission Date: 11/8/2023  
 Contact: null



3904 CLARIDGE CT.  
FORT WORTH, 76109

LOT SIZE	10,500 SF
----------	-----------

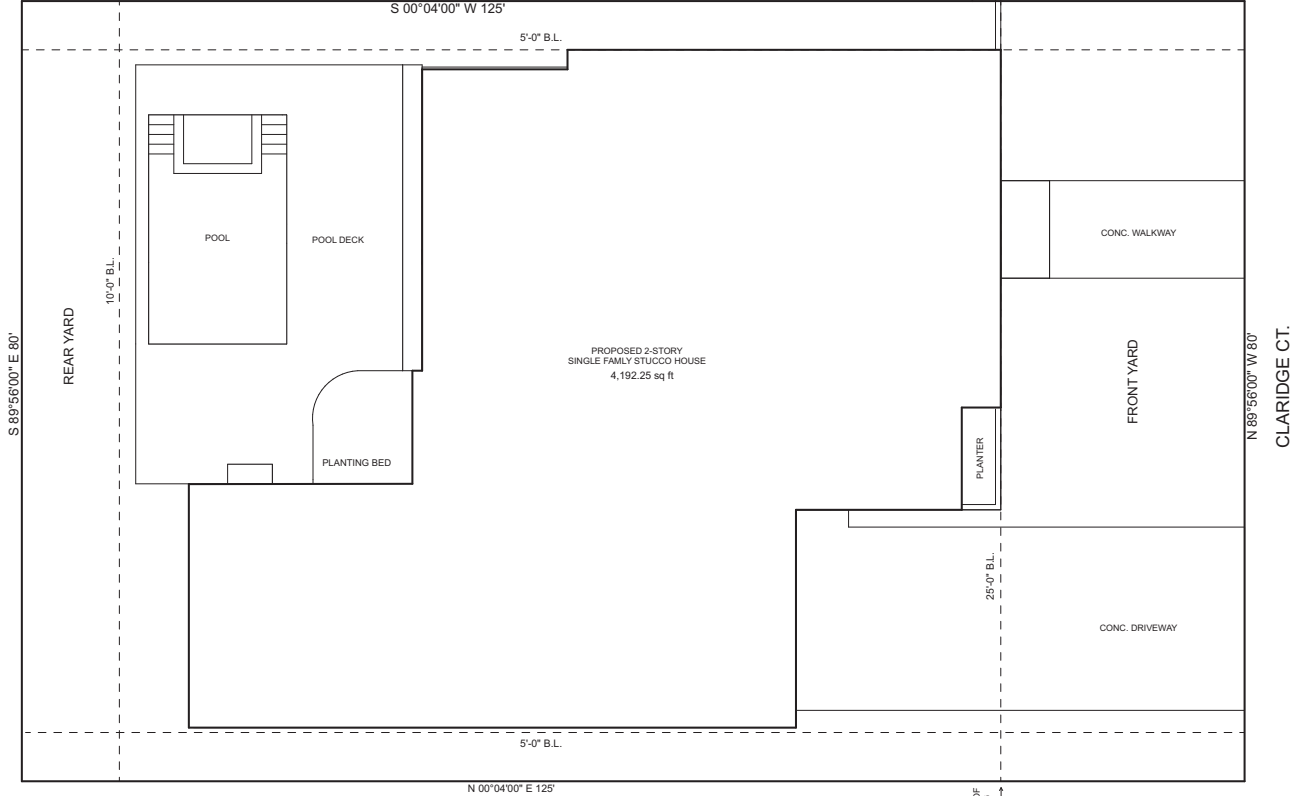
ZONING CLASSIFICATION	A-10/TCU
LOT SIZE	10,500 SF
ALLOWABLE LOT COVERAGE	40%
ALLOWABLE LOT COVERAGE	4,200 SF
ACTUAL LOT COVERAGE	4,192 SF
ALLOWABLE HEIGHT	35'-0"
FRONT YARD SETBACK	25'-0"
SIDE YARD SETBACK	5'-0"
REAR YARD SETBACK	10'-0"

FIRST FLOOR	4,192 SF
SECOND FLOOR	3,317 SF
TOTAL CONDITIONED	7409 SF

BALCONY	264 SF
GARAGE	514 SF
TOTAL UNCONDITIONED	778 SF

TOTAL AREA UNDER ROOF	8,275 SF
-----------------------	----------

**MFFE: 570'**



1 SITE PLAN  
1" = 8'

**FORT WORTH** DEVELOPMENT DEPARTMENT

**APPROVED**

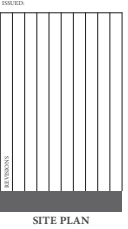
SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 25382/25383-03-2022

Validity of Permits: The issuance or granting of a permit is subject to the provisions of the applicable code and regulations. A permit shall not be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit is intended to give authority to violate or cancel the provision of any code or other ordinance of this jurisdiction. The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from reviewing the construction of the project and from enforcing the code or any other ordinance of this jurisdiction. All approvals are subject to the inspection by a building inspector.

DATE 07/29/2022 Gisselle Gonzalez  
BUILDING OFFICIAL



PROJECT: **CLARIDGE CT.**  
3904 CLARIDGE CT.  
FORT WORTH, TX 76109  
Project Number: 001  
PRINTED: 9/19/22

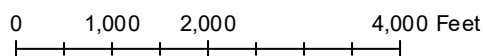
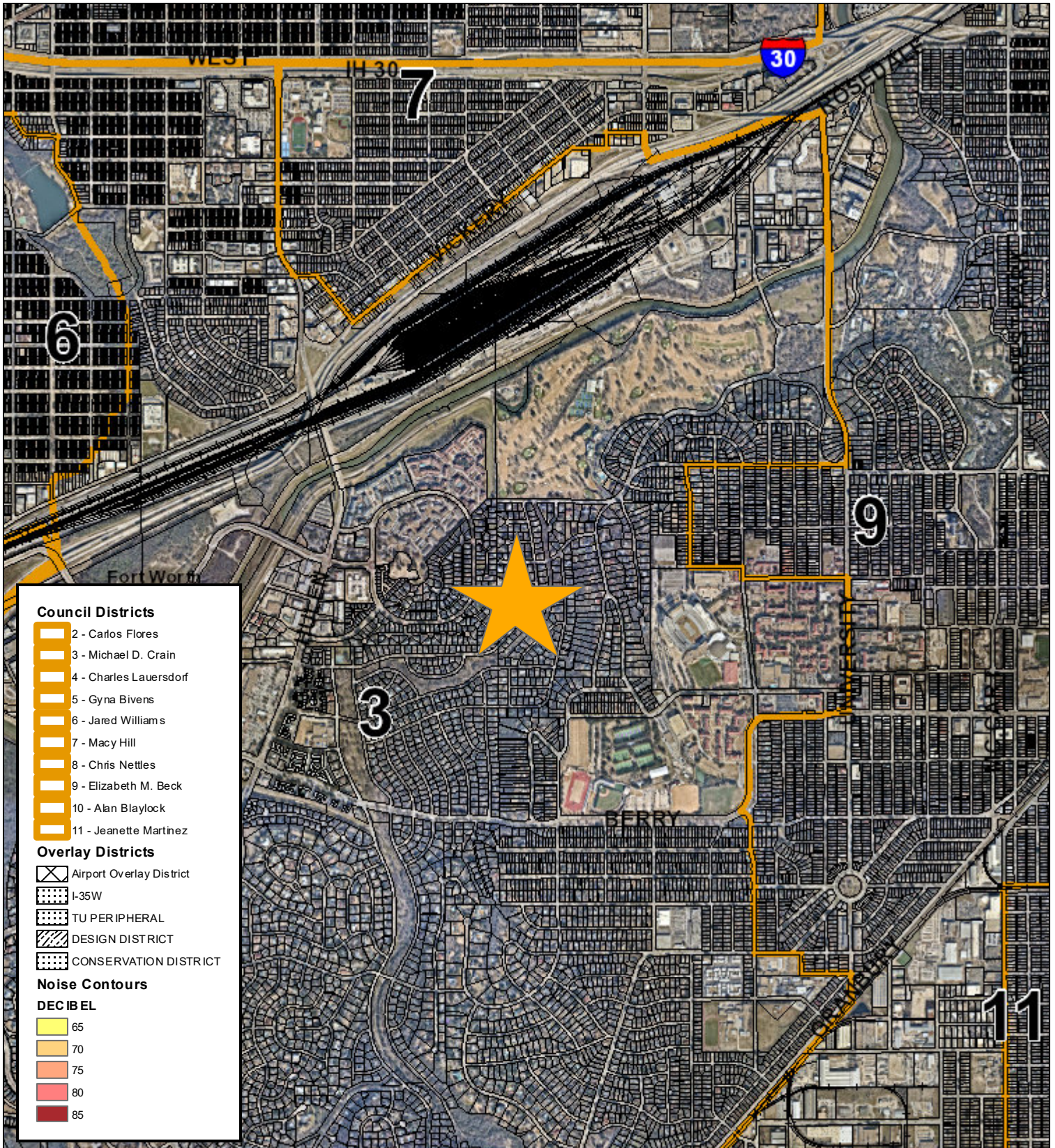


**A0.1**  
PERMIT SET



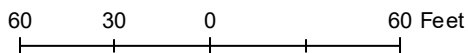
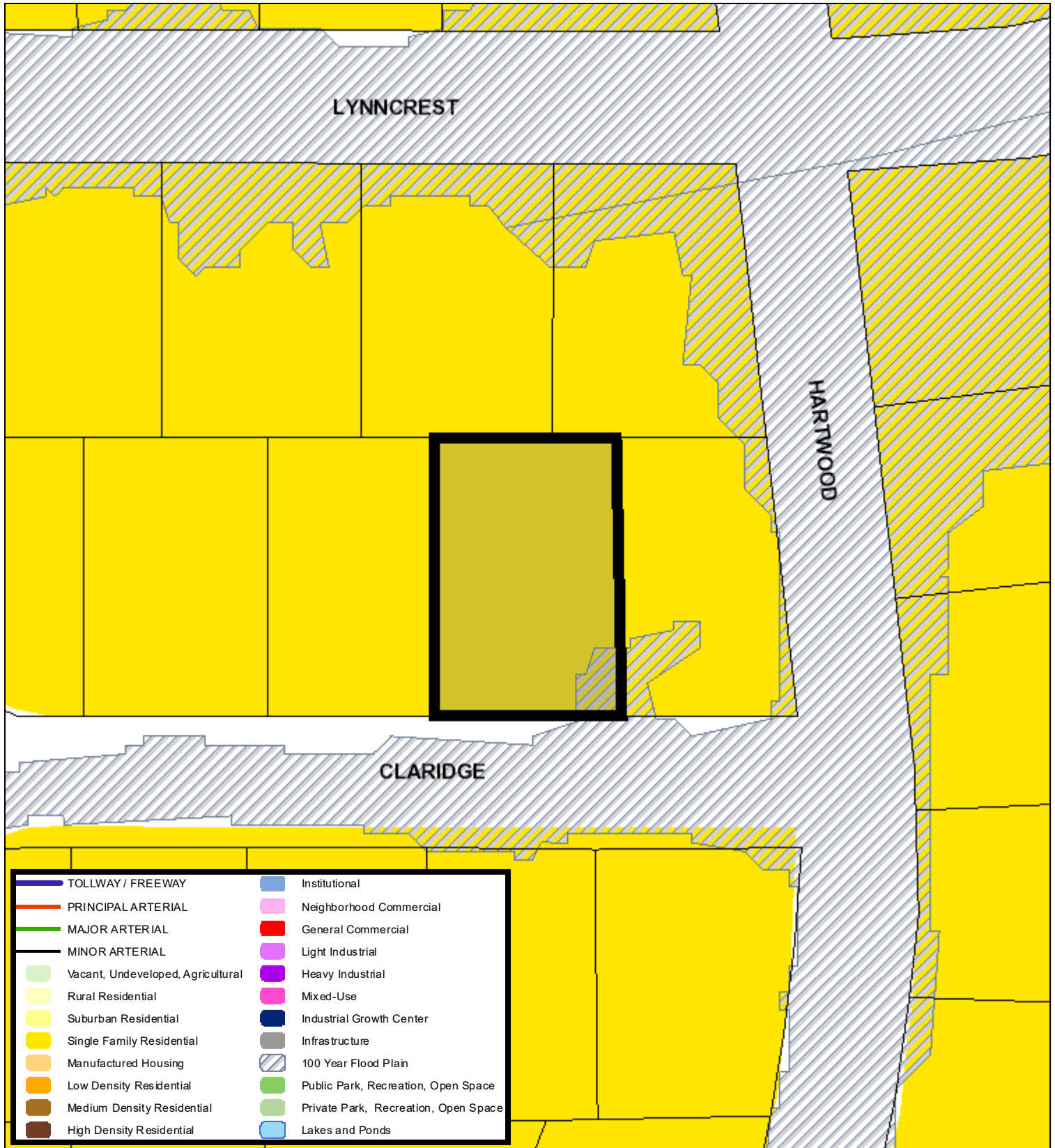


### Area Map





### 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:** November 8, 2023

**Case Number:** ZC-23-170

**Council District:** All

## Zoning Map Amendment

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

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

**Site Location:** City wide

**Acreage:** NA

### Request

**Proposed Use:** NA

**Request:** Restrict where shelters are allowed

### Recommendation

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

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

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

### Table of Contents

1. [Project Description and Background](#)
2. [Proposed Ordinance](#)

## Project Description and Background

The primary purpose of this text amendment is to restrict where shelters are allowed in relation to Lancaster Avenue and Historic Southside NA. Below is the primary language for the Ordinance:

### **SECTION 1.**

Chapter 5 “Supplemental Use Standards” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1, “Standards for Selected Uses”, to add Section 5.154 “Shelter” to read as follows:

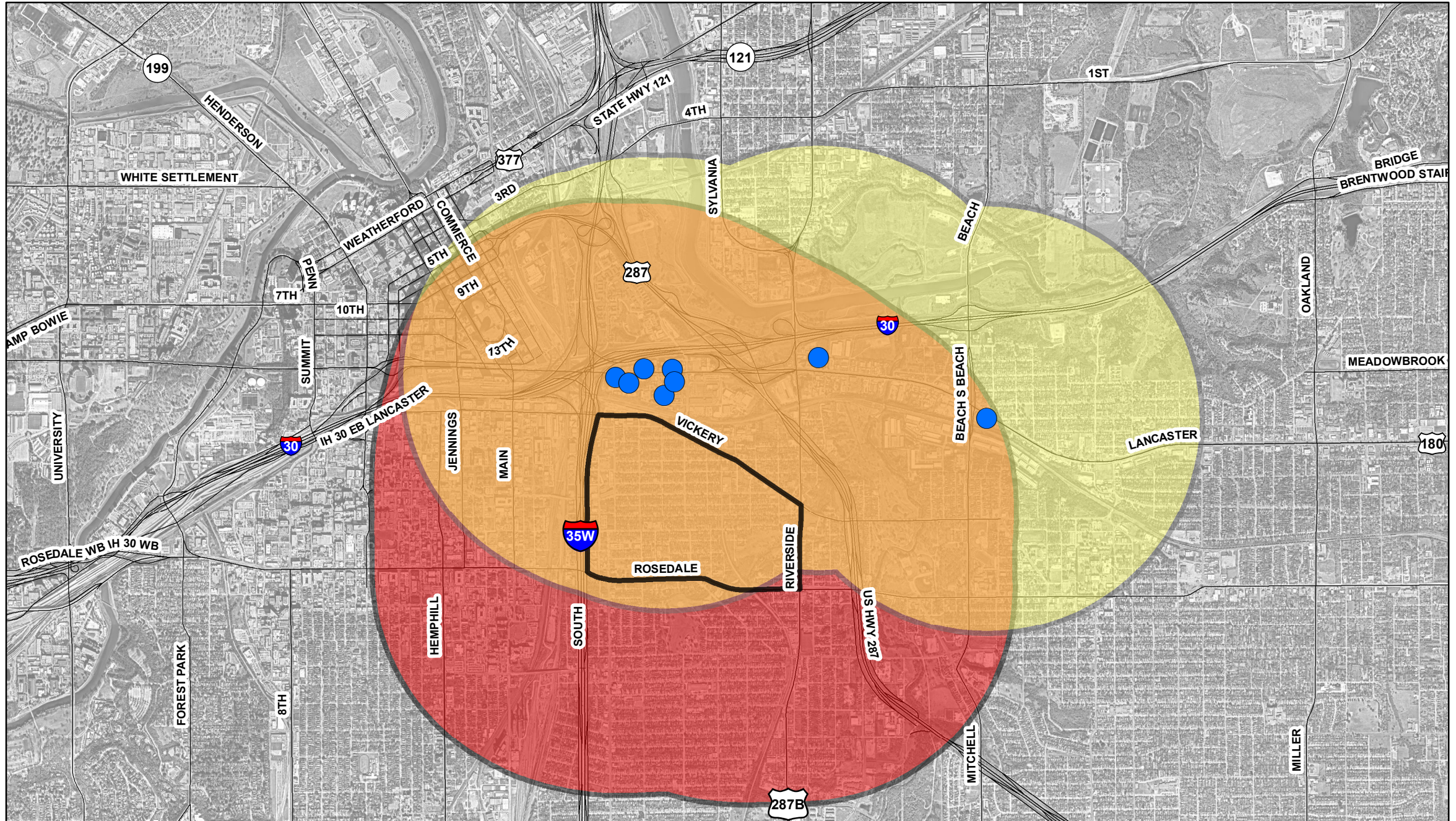
#### **Sec. 5.154 SHELTER**

A shelter may be permitted in accordance with the use tables of Chapter 4, Articles 6 and 8, provided it shall not be located within a one-mile radius of existing shelters on East Lancaster Avenue or within one-mile of the Historic Southside Neighborhood (generally illustrated in Appendix B, Exhibit B.37). The board of adjustment shall have no authority to grant any variance to the distance limitation.

### **SECTION 2.**

Article 6, “Residential District Use Table,” Section 4.603, “Residential District Use Table,” and Article 8 “Non-Residential District Use Table,” Section 4.803 “Non-Residential District Use Table,” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Group Living” “Shelter” to add an asterisk to the “CUP” under the PD/CUP column and add a reference to section 5.154 under the Supplemental Use column.

# One Mile Buffer of Historic Southside Neighborhood & Shelters on E. Lancaster



- Shelter
- Historic Southside
- 1 Mile Buffer of Shelter
- 1 Mile Buffer of Historic Southside

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 5, SUPPLEMENTAL USE STANDARDS," ARTICLE I, "STANDARDS FOR SELECTED USES," TO ADD SECTION 5.154 "SHELTER" TO RESTRICT WHERE SHELTERS ARE ALLOWED AND AMEND SECTION 4.603 "RESIDENTIAL DISTRICT USE TABLE" AND SECTION 4.803 "NON-RESIDENTIAL DISTRICT USE TABLE" TO ADD A REFERENCE TO SUPPLEMENTAL USE STANDARD SECTION 5.154; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Chapter 211 of the Texas Local Government Code ("TLGC") authorizes the governing body of a municipality to adopt zoning regulations to promote the public health, safety, morals, or general welfare; and

**WHEREAS**, Section 211.005 of the TLGC authorizes the governing body of a municipality to divide the municipality into districts of a number, shape, and size that the governing body considers best for carrying out the provisions of Chapter 211, General Zoning Regulations, within which districts the governing body may regulate the erection, construction, reconstruction, alteration, repair or use of buildings, other structures or land; and

**WHEREAS**, the City continually seeks to address homelessness in Fort Worth by getting unsheltered individuals into stable housing; and

**WHEREAS**, the City recognizes that emergency homeless shelters and homeless services have impacted Historic Southside and nearby neighborhoods uniquely because of proximity and the City wishes to improve the quality of life near emergency homeless shelters near the East Lancaster corridor; and

**WHEREAS**, it is recommended that the City Council amend the Comprehensive Zoning Ordinance to restrict where new shelters may be constructed.

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

## **SECTION 1.**

Chapter 5 “Supplemental Use Standards” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1, “Standards for Selected Uses”, to add Section 5.154 “Shelter” to read as follows:

### **Sec. 5.154 SHELTER**

A shelter may be permitted in accordance with the use tables of Chapter 4, Articles 6 and 8, provided it shall not be located within a one-mile radius of existing shelters on East Lancaster Avenue or within one-mile of the Historic Southside Neighborhood (generally illustrated in Appendix B, Exhibit B.37). The board of adjustment shall have no authority to grant any variance to the distance limitation.

## **SECTION 2.**

Article 6, “Residential District Use Table,” Section 4.603, “Residential District Use Table,” and Article 8 “Non-Residential District Use Table,” Section 4.803 “Non-Residential District Use Table,” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise “Group Living” “Shelter” to add an asterisk to the “CUP” under the PD/CUP column and add a reference to section 5.154 under the Supplemental Use column.

## **SECTION 3.**

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

## **SECTION 4.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same

would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5.**

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

**SECTION 6.**

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

**SECTION 7.**

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

**SECTION 8.**

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



**SECTION 9.**

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

APPROVED AS TO FORM AND LEGALITY:

By: \_\_\_\_\_  
Christopher Austria,  
Assistant City Attorney

\_\_\_\_\_  
Jannette S. Goodall,  
City Secretary

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_