



ZONING COMMISSION
AGENDA

Wednesday, December 13, 2023
Work Session 12:00 PM
Public Hearing 1:00 PM

Work Session

In-Person:
City Hall Conference Room 2020
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Public Hearing

In-Person:
City Council Chamber
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/r69ec98e4acebc62d22f9212240616c41>

Meeting/ Access Code: 2563 368 2634

Registration Required

Teleconference

(817) 392-1111 or 1-469-210-7159
Meeting/ Access Code: 256 336 82634

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 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, JANUARY 9, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of November 8, 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-23-137 **CD 10**

- a. Site Location: 12650 Willow Springs Road
- b. Acreage: 79.42
- c. Applicant/Agent: Rick Farnoush / Dyer Engineering
- d. Request: From: "I" Light Industrial
 To: "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily plus detached multifamily with development standards for perimeter fencing and driveway location in the front yard; site plan included

C. NEW CASES

2. SP-23-012 **CD 5**

- a. Site Location: 5012 E Rosedale Street
- b. Acreage: 2.07
- c. Applicant/Agent: Mary-Margaret Lemons, Fort Worth Housing Solutions
- d. Request: To: Add site plan for "PD 1261" Planned Development for all uses in "CF" Community Facilities with waivers to building setback adjacent to one or two-family, maximum building height and parking parallel to the street

- 3. SP-23-013** **CD 5**
- a. Site Location: 12101 Trinity Boulevard
 - b. Acreage: 5.60
 - c. Applicant/Agent: Michael McKay, Urban Strategy / Manheim Remarketing, Inc
 - d. Request: To: Amend site plan for "PD 292" Planned Development- Light Industrial to increase total building square footage from 157,424 to 186,029
- 4. ZC-23-164** **CD 8**
- a. Site Location: 2000 Block of Greybull Trail, Old Glory Trail; Otter Court; Cut Bank Trail; 9000 Block of Beaver Trail; 2101 and 2193 Cunningham Road
 - b. Acreage: 26.03
 - c. Applicant/Agent: Gunner Chi, Teague Nall and Perkins, Inc
 - d. Request: To: Amend "PD 411" Planned Development/Specific Use for all uses in "A-5" One-Family with 50 foot buffer along eastern property line to remove the requirement for a 50 foot buffer along the eastern property line; site plan waiver requested
- 5. ZC-23-167** **CD 11**
- a. Site Location: 4200 Brady Drive
 - b. Acreage: 0.28
 - c. Applicant/Agent: Mallory Haun, FTW Area Habitat for Humanity
 - d. Request: From: "I/SS" Light Industrial/Stop Six Overlay
To: "A-5/SS" One-Family/Stop Six Overlay
- 6. ZC-23-169** **CD 5**
- a. Site Location: 1600 T Square Street
 - b. Acreage: 3.00
 - c. Applicant/Agent: Peloton Land Solutions / Westwood Professional Services
 - d. Request: From: "G" Intensive Commercial
To: "A-5" One-Family
- 7. ZC-23-173** **CD 11**
- a. Site Location: 5000 South Hampshire Boulevard
 - b. Acreage: 0.31
 - c. Applicant/Agent: Marcos Torrado / Hank Bounkhong
 - d. Request: From: "A-7.5" One-Family
To: "B" Two-Family
- 8. ZC-23-175** **CD 5**
- a. Site Location: 1509-1701 (odds) T Square Street
 - b. Acreage: 3.08
 - c. Applicant/Agent: Darwish Otrok, Alliance Homes
 - d. Request: From: "G" Intensive Commercial & "A-5" One-Family
To: "R2" Townhouse/Cluster

9. ZC-23-176

CD 8

- a. Site Location: 361 South Riverside Drive
- b. Acreage: 0.49
- c. Applicant/Agent: Brian Cotter and Jim Maibach, Peyco Southwest Reality / Travis Niles
- d. Request: From: "J" Medium Industrial and "B" Two-Family
To: "I" Light Industrial

10. ZC-23-177

CD 10

- a. Site Location: 13951 Sendera Ranch Boulevard
- b. Acreage: 9.39
- c. Applicant/Agent: Jack Zanger, Triangle Engineering / Journey Capital
- d. Request: From: "E" Neighborhood Commercial and "FR" General Commercial Restricted
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily excluding golf course, with development standards to allow carports between the building face and a street; site plan included

11. ZC-23-178

CD 4

- a. Site Location: 5600 Stratum Drive
- b. Acreage: 4.07
- c. Applicant/Agent: Ray Oujesky, Kelly Hart and Hallman LLP
- d. Request: From: "J" Medium Industrial
To: "PD/J" Planned Development for all uses in "J" Medium Industrial plus sheet metal shop and metal stamping; site plan waiver requested

13. ZC-23-179

CD 7

- a. Site Location: 8811 Old Decatur Road
- b. Acreage: 3.60
- c. Applicant/Agent: Trenton Robertson, Masterplan
- d. Request: From: "C" Medium Density Multifamily
To: "E" Neighborhood Commercial and "F" General Commercial

15. ZC-23-181

CD 3

- a. Site Location: 3600 Walsh Ranch Parkway and 13453 West Freeway
- b. Acreage: 4.93
- c. Applicant/Agent: Richard Shaheen, Dunaway Associates / MD1-041, LLC
- d. Request: From: "PD 573" Planned Development "MU-2" High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial with development standards (see docket); site plan waiver requested

17. ZC-23-183

CD 11

- a. Site Location: 3626 Meadowbrook Drive
- b. Acreage: 0.59
- c. Applicant/Agent: City of Fort Worth
- d. Request: From: "A-5" One-Family
To: "PD/ER" Planned Development for all uses in Neighborhood Commercial Restricted plus coffee shop; site plan required

D. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

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

ASISTENCIA A REUNIONES PUBLICAS:

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

Executive Session.

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



Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-137

Council District 10

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Rick Farnoush / Dyer Engineering

Site Location: 12650 Willow Springs Road

Acreage: 79.42 acres

Request

Proposed Use: Multifamily (detached cottages)

Request: From: "I" Light Industrial

To: "PD/CR" Planned Development for all uses in "CR" Low-Density Multifamily plus detached multifamily with development standards for perimeter fencing and driveway location in the front yard; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

This case was continued from the October 11, 2023 regular Zoning Commission meeting at the request of the applicant to allow more time for community outreach and to discuss access modifications with City Staff. The applicant has informed staff they intend to request another 60 day continuance as they are still working through the traffic study. If the study dictates any changes to the submitted site plan, it will be included in a future report if the Commission grants the continuance. The applicant will need to request the continuance during the December 13 public hearing. As of this writing, the information provided below has not changed.

This is a proposed multifamily development on an undeveloped site located east of Willow Springs Rd and north of State Hwy 81 in Council District 10. The total land area within the development is 79.42 acres. The applicant proposes to develop the site for multifamily consisting of 300 detached dwellings on a single lot. The units will be constructed as cottage style dwellings with shared greenspace (refer to attached site plan). The development would also feature additional amenities including a neighborhood pool, playground, community center and various courts for sport activities.

The applicant is requesting to rezone from “I” Light Industrial to “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily plus detached “cottage style” dwellings, with development standards for perimeter fencing and driveway location. The base “CR” district has a maximum density of 16 dwelling units per acre. Due to flood hazard limitations, the proposed development is considerably less dense consisting of 3.8 dwelling units per acre. A site plan has been submitted and is attached for reference. The applicant’s narrative of the request is provided below:

We are requesting a zoning change from the current use of "I" to "PD" with "CR" as the base district. This 80 ac master planned detached multifamily development consists of 300 new dwellings ranging from 2-3 bedrooms with 2 parking spaces per dwelling. Amenities such as pools, tennis courts, basketball courts, volleyball courts, playgrounds, and dog parks will be provided.

This zoning change is a compatible development in regard to the existing adjacent single family residential developments. This zoning change will allow the Villas at Willow Creek development to share the characteristics of the adjacent single family developments. Ultimately, the goal of this development is to provide a quality multifamily product that resembles a single family neighborhood experience.

The property is currently zoned “I” Light Industrial. A large portion of the property is inundated by the FEMA Special Flood Hazard Area which divides the development into an east and west segment. The applicant has designed the site to integrate this area as open space and proposes trails to link the areas. There are two (2) existing gas well pad sites located on the tract that will require appropriate buffers from the multifamily cottages. The applicant will also need to secure the required secondary access for ingress/egress for developments containing 100 dwelling units or more.

Planned Development zones or “PD’s” are associated with a Site Plan and must develop in accordance with the Site Plan that is approved by City Council. This proposed PD will meet or exceed all “CR” Low Density Multifamily standards, with the exception of the development standards (waivers) listed below:

Requirement	Development Standard	Proposed PD-CR
Fencing / Perimeter Fencing	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is	To allow perimeter fencing around the site, including fencing between the buildings and the public right of way, instead of recessed fencing

	permitted on interior property lines.	based on the Ordinance requirements.
Driveway Location	No parking or driveways shall be provided between a building and a public or private street.	To allow driveways between buildings and Willow Springs Rd

Surrounding Zoning and Land Uses

North: “A-7.5” One-Family / residential
 East: “A-5” One-Family / undeveloped with gas well pad sites
 South “I” Light Industrial & “K” Heavy Industrial / warehouse, storage yards, undeveloped
 West “I” Light Industrial / undeveloped

Recent Zoning History

- ZC-22-147: From I, To: A-43, (eastern portion of subject site) - Withdrawn
- ZC-22-070: From E & I, To: A-5 (property east of subject site) – Approved June 14, 2022
- ZC-20-099: From: AG, A-5, R2, C, E, G, I, PD 637, To: A-5, CR, UR, E, F, MU-1, I (property east of subject site) – Approved Nov. 30, 2020
- ZC-18-170: From A-7.5, To I, (eastern portion of property) - Approved on Dec. 4, 2018
- ZC-04-069: From Ag, To: A-7.5 (subject site) – Approved Apr. 27,2004

Public Notification

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

Organizations Notified	
Springs Ranch HOA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The land is currently undeveloped with the exception of two (2) gas well pad sites. There is a residential neighborhood to the north with direct adjacency to a portion of the subject site. The site plan depicts a 30-foot bufferyard along the entire northern property line which abuts the residential community. Additionally, the floodplain limits provide a considerable degree of natural separation between this development and the established residential to the north. Although the developer is requesting the base “CR” Low Density multifamily with the PD, the development predominantly consists of open space (approximately 72% of the site) with a maximum density of 3.8 dwelling units per acre (DUA) compared to 16 DUA afforded under the “CR” district.

The zoning history of the site shows this property has transitioned from residential to Industrial over the years. The adjoining properties to the east have also seen a transition from low density residential to higher density zoning such as “UR” Urban Residential and “CR” Low Density Residential. Low density residential is better suited at this location than the current Industrial zoning serving as a transitional use between the established single family to the north and the existing Industrial uses located south of the subject property.

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

Comprehensive Plan Consistency – Far North

The 2023 Comprehensive Plan currently designates the site as future Suburban Residential on the west, Agricultural (vacant) centrally and northeast and Light Industrial to the southeast. The Light Industrial designation is in line with the current zoning. The Agricultural designation is intended to preserve the natural topography of the site and is consistent with the special flood hazard areas that is designated through FEMA. Suburban Residential is intended for large lot single family residential, typically consisting of ½+ acre lots.

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
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
RESIDENTIAL		
Suburban Residential	1/2+ acre single-family	A-21
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2 , I, All Commercial

Overall, the proposed zoning is not consistent with the future land use designations specified above; however, the submitted site plan does account for the Agricultural land use by integrating it into the development as open space. While the request is inconsistent with the Comprehensive Plan, the suitability of the land for light industrial is low, based on a lack of accessibility. The only ways in and out of the site with the current roadway configuration are through established residential neighborhoods, whose comparatively narrow widths do not lend themselves to heavy truck traffic and industrial oriented traffic. Additionally, there is an abundance of light industrial land in this area around Willow Springs and Highway 287. Converting the subject site from industrial to multifamily would not be as detrimental since other areas are available for industrial development nearby. This change would also be beneficial for the established neighborhoods to the north of the subject site by ensuring that no disruptive industrial type uses could be built along their southern boundary.

The area designated for Suburban Residential is a relatively small portion of the overall 79-acre site. Due to the lot size requirement in the implementing A-21 zoning, and location of existing gas well, this area may not be feasible for the development of larger lot, single-family.

If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect the change.

In addition, the proposed rezoning does align with the following Comprehensive Plan policies:



- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas
- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Site Plan Comments

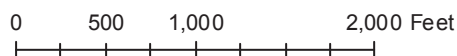
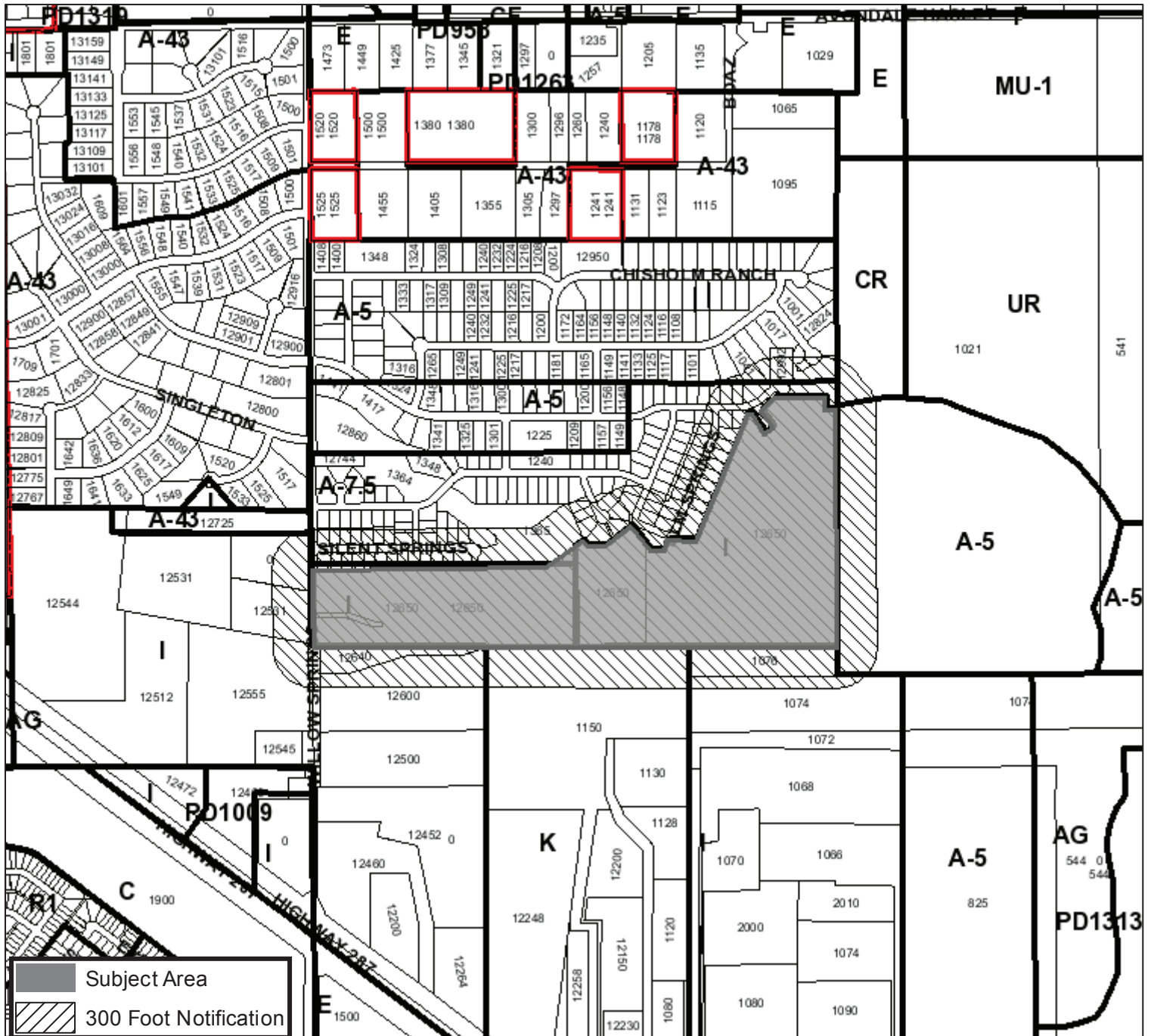
Zoning and Land Use

(Comments not addressed as of this writing – sent 9/19/23)

- Revise ZC # to ZC-23-137
- No parking or driveways shall be provided between a building and a public or private street. – The driveways along Willow Springs are non-compliant and you would need to include a development waiver for Zoning ordinance, Section 4.710 (d) (2) (i)
- Fences shall not be located in the area between building facades and the property line. Frontage on a controlled access highway shall not be considered a street for purposes of this section. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines. You will need to ask for a development waiver for the fencing Section 4.712 (d) (4) (b) and (c). This does not apply where screening and buffering is required adjacent to one or two-family but where fencing is proposed along the street frontage.
- What is proposed building height? “CR” District is limited to 35 feet maximum, slab to top plate.
- Refer to this section for façade design requirements.
- Are the internal drives provided on easements? If these are proposed to connect to public streets then their may be a conflict with Zoning ord, Sect 6.500 - A driveway or walk on private property in a one- or two-family district shall not provide access for uses in the “CR” district through the “K” district. You may want to discuss if private drives are connecting to public streets with both Platting and TPW.
- The property is designated for Agricultural (vacant), Light Industrial and Suburban Residential on the city's Future Land Use Plan (includes ½ acre+ single family lots). You will have an additional fee to pay in Accela of \$600
- It sounds like you have started this process but keep focus on obtaining support letters from closest registered neighborhood organizations (Sendera Ranch and Spring Ranch) and property owners directly adjacent to the site or within 300 feet. Neighborhood Organization contacts can be searched here.
- Also make sure you reach out to Councilmember Alan Blaylock’s office for Council District 10, to let his office know this application is coming down the pipeline.

Area Zoning Map

Applicant: Haslet Investment LLC/Dyer Engineering
 Address: 12650 Willow Springs Road
 Zoning From: I
 Zoning To: PD/CR
 Acres: 79.24171114
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 10/11/2023
 Contact: null



THE VILLAS AT WILLOW CREEK

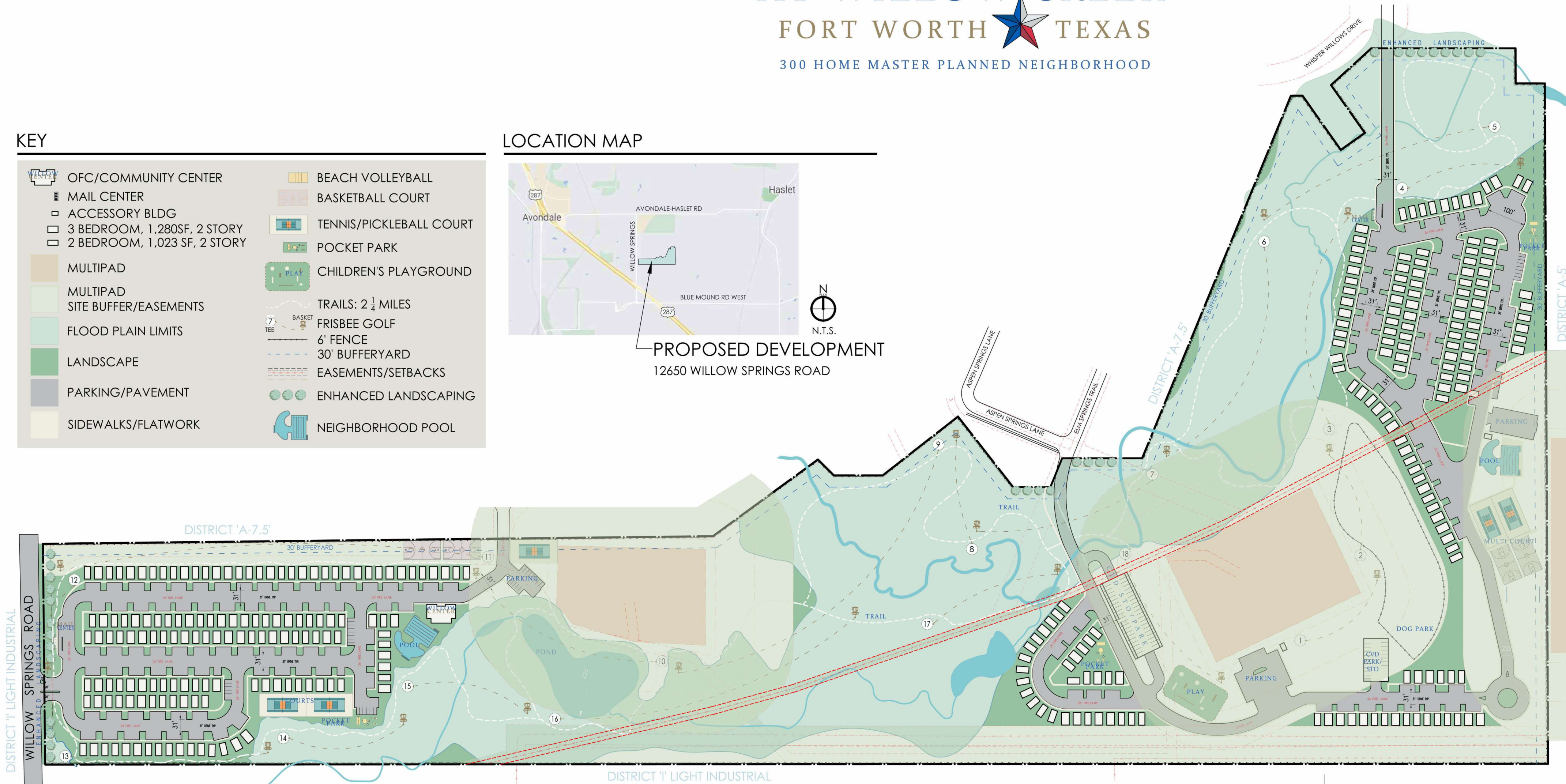
FORT WORTH TEXAS

300 HOME MASTER PLANNED NEIGHBORHOOD

KEY

	OFC/COMMUNITY CENTER		BEACH VOLLEYBALL
	MAIL CENTER		BASKETBALL COURT
	3 BEDROOM, 1,280SF, 2 STORY		TENNIS/PICKLEBALL COURT
	2 BEDROOM, 1,023 SF, 2 STORY		POCKET PARK
	MULTIPAD		CHILDREN'S PLAYGROUND
	MULTIPAD SITE BUFFER/EASEMENTS		TRAILS: 2 1/4 MILES
	FLOOD PLAIN LIMITS		FRISBEE GOLF
	LANDSCAPE		6' FENCE
	PARKING/PAVEMENT		30' BUFFERYARD
	SIDEWALKS/FLATWORK		EASEMENTS/SETBACKS
			ENHANCED LANDSCAPING
			NEIGHBORHOOD POOL

LOCATION MAP



PROPOSED DEVELOPMENT DATA

SUMMARY

ADDRESS: 12650 WILLOW SPRINGS ROAD
 ZONING: 'I' EXISTING
 PROPOSED: 'PD' WITH 'CR' AS BASE DISTRICT
 #UNITS: 300 DWELLING UNITS TOTAL
 DENSITY: 3.8 UNITS PER ACRE
 PARKING: 2 SPACES PER UNIT
 HEIGHT: 28'-6" MAX.

SURROUNDING ZONING AND LAND USES

NORTH: 'A-7.5' ONE-FAMILY RESIDENTIAL / RESIDENTIAL
 EAST: 'A-5' ONE FAMILY RESIDENTIAL / UNDEVELOPED & GAS WELLS
 SOUTH: 'I' LIGHT INDUSTRIAL & 'K' HEAVY INDUSTRIAL / INDUSTRIAL PARK, UNDEVELOPED, & FLOODPLAIN
 WEST: 'I' LIGHT INDUSTRIAL / UNDEVELOPED

OWNER

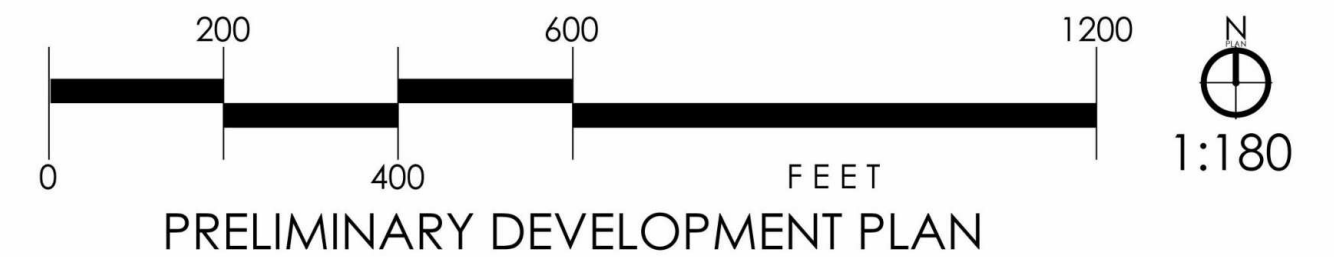
HASLET INVESTMENT, LLC
 3121 CREEK BEND CT
 SACHSE, TEXAS
 214-809-1286

DEVELOPER

HASLET INVESTMENT, LLC
 3121 CREEK BEND CT
 SACHSE, TEXAS
 214-809-1286

ENGINEER

DYER ENGINEERING
 12500 WILLOW SPRINGS
 HASLET, TEXAS
 940-390-6083



THE VILLAS AT WILLOW CREEK

12650 WILLOW SPRINGS ROAD
FORT WORTH, TEXAS

NOT FOR REGULATORY APPROVAL,
 PERMITTING, OR CONSTRUCTION
 8/17/2023
 LEE T. ALEXANDER #15099

ZONING CASE #: 23TMP-076065

DIRECTOR OF PLANNING AND DEVELOPMENT: _____ DATE _____

OF: 2
 PROJECT: 99177
 DATE: 8-17-23

PROPOSED 'PD' ZONING SUMMARY		
STANDARD	'CR' STANDARD	PROPOSED 'PD-CR'
OPEN SPACE	60% MINIMUM	72%
DENSITY	MAXIMUM 16 UNITS PER ACRE	3.8 UNITS AN ACRE
HEIGHT	MAXIMUM HEIGHT 36' SLAB TO TOP PLATE	28'-6"
REQUIRED YARDS	FRONT YARD: 20' MINIMUM REAR YARD: 5' MINIMUM INTERIOR SIDE YARD: 5' MINIMUM CORNER LOT SIDE YARD: 10' MINIMUM ADJACENT TO SIDE STREET	REQUIRED YARDS PROVIDED
BUFFERYARD	THREE FEET FOR EVERY ONE FOOT (3:1) AS MEASURED FROM SLAB TO TOP OF SILL PLATE, OR TWO FEET FOR EVERY ONE FOOT (2:1) IN OVERALL HEIGHT WHEN MEASURED FROM LOWEST FINISHED GRADE TO THE PEAK OF THE ROOF, WHICHEVER IS GREATER; 30 FEET MINIMUM 1:1 SETBACK WITH A 10-FOOT MINIMUM SETBACK FOR ONE-STORY GARAGES AND CARPORTS 20-FOOT MINIMUM SETBACK FOR DUMPSTER ENCLOSURES AND ONE-STORY ACCESSORY STRUCTURES	30' BUFFER YARD
BUFFERYARD POINTS	FOR COMMERCIAL AND INSTITUTIONAL USES, A 30-FOOT GRASS BUFFERYARD SHALL MEET THE POINT SYSTEM REQUIREMENTS OF THIS SECTION WITHOUT PROVIDING FOR A SCREENING FENCE OR IRRIGATION SYSTEM	30 POINTS: PARKS, POOLS, ENHANCED LANDSCAPING & GARDENS
FENCE	MINIMUM OF 6" HEIGHT ALONG THE ENTIRE ADJACENT PROPERTY LINE. DUMPSTERS, LOADING DOCKS AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SIX-FOOT SCREENING FENCE.	6' FENCE PROVIDED AT PROPERTYLINE AND SCREENING FENCE WHERE REQUIRED
MIN. PARKING REQUIREMENTS	1 SPACE PER BEDROOM; 1 SPACE PER 250 SQUARE FEET OF OFFICE/AMENITY AREA = 626 SPACES REQUIRED	TOTAL SPACES: 774
PARKING LOT SPACES	9'X18' MINIMUM	10' X 21': 658 SPACES, 9'X18.5': 116 SPACES
BICYCLE RACKS	0.10 SPACES FOR EVERY BEDROOM	711 BEDROOMS = 72 BICYCLE SPACES
DRIVEWAY AISLE	2 ROWS/ DRIVE AISLE 60', 1 ROW/ DRIVE AISLE 42'	2 ROWS/ DRIVE AISLE 73', 1 ROW/ DRIVE AISLE 52'
LANDSCAPING	ENHANCED LANDSCAPING IS REQUIRED ALONG ALL PUBLIC RIGHTS-OF-WAY: 20 POINTS	SEE SITE PLAN FOR ENHANCED LANDSCAPING LOCATIONS
EXTERIOR CONST MATERIAL	BUILDING CODE (IBC) COMPLIANT	IBC COMPLIANT EXTERIOR MATERIALS

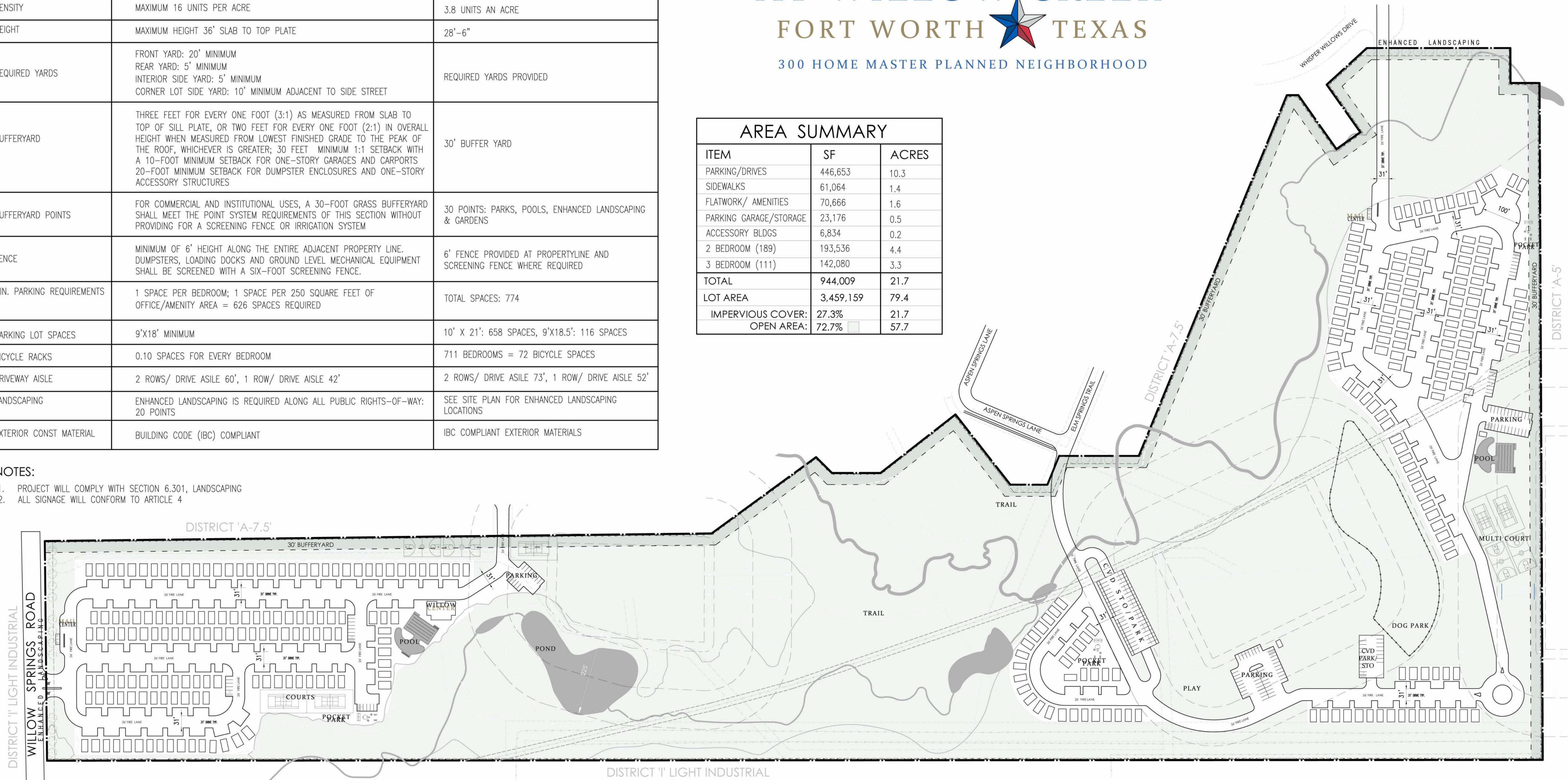
THE VILLAS AT WILLOW CREEK

FORT WORTH TEXAS

300 HOME MASTER PLANNED NEIGHBORHOOD

AREA SUMMARY		
ITEM	SF	ACRES
PARKING/DRIVES	446,653	10.3
SIDEWALKS	61,064	1.4
FLATWORK/ AMENITIES	70,666	1.6
PARKING GARAGE/STORAGE	23,176	0.5
ACCESSORY BLDGS	6,834	0.2
2 BEDROOM (189)	193,536	4.4
3 BEDROOM (111)	142,080	3.3
TOTAL	944,009	21.7
LOT AREA	3,459,159	79.4
IMPERVIOUS COVER:	27.3%	21.7
OPEN AREA:	72.7%	57.7

- NOTES:
- PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4



PROPOSED DEVELOPMENT DATA

SUMMARY

ADDRESS: 12650 WILLOW SPRINGS ROAD
 ZONING: 'I' EXISTING
 PROPOSED: 'PD' WITH 'CR' AS BASE DISTRICT
 #UNITS: 300 DWELLING UNITS TOTAL
 DENSITY: 3.8 UNITS PER ACRE
 PARKING: 2 SPACES PER UNIT
 HEIGHT: 28'-6" MAX.

SURROUNDING ZONING AND LAND USES

NORTH: 'A-7.5' ONE-FAMILY RESIDENTIAL / RESIDENTIAL
 EAST: 'A-5' ONE FAMILY RESIDENTIAL / UNDEVELOPED & GAS WELLS
 SOUTH: 'I' LIGHT INDUSTRIAL & 'K' HEAVY INDUSTRIAL / INDUSTRIAL PARK, UNDEVELOPED, & FLOODPLAIN
 WEST: 'I' LIGHT INDUSTRIAL / UNDEVELOPED

OWNER

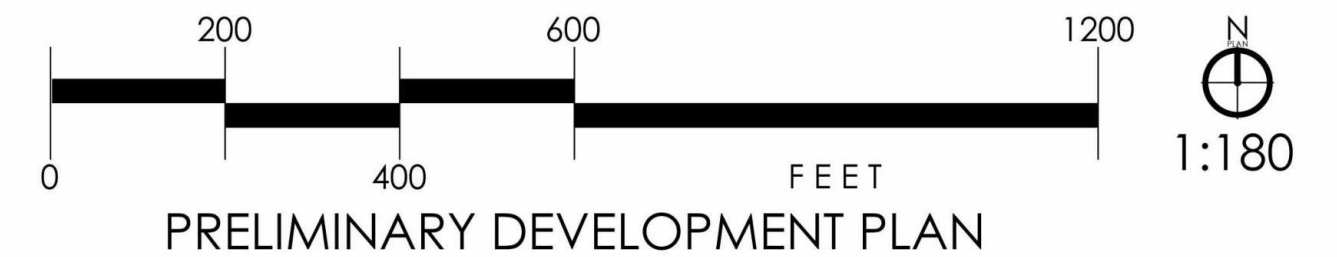
HASLET INVESTMENT, LLC
 3121 CREEK BEND CT
 SACHSE, TEXAS
 214-809-1286

DEVELOPER

HASLET INVESTMENT, LLC
 3121 CREEK BEND CT
 SACHSE, TEXAS
 214-809-1286

ENGINEER

DYER ENGINEERING
 12500 WILLOW SPRINGS
 HASLET, TEXAS
 940-390-6083



THE VILLAS AT WILLOW CREEK

12650 WILLOW SPRINGS ROAD
FORT WORTH, TEXAS

ZONING CASE #: 23TMP-076065

DIRECTOR OF PLANNING AND DEVELOPMENT: _____ DATE _____

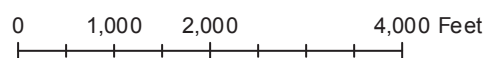
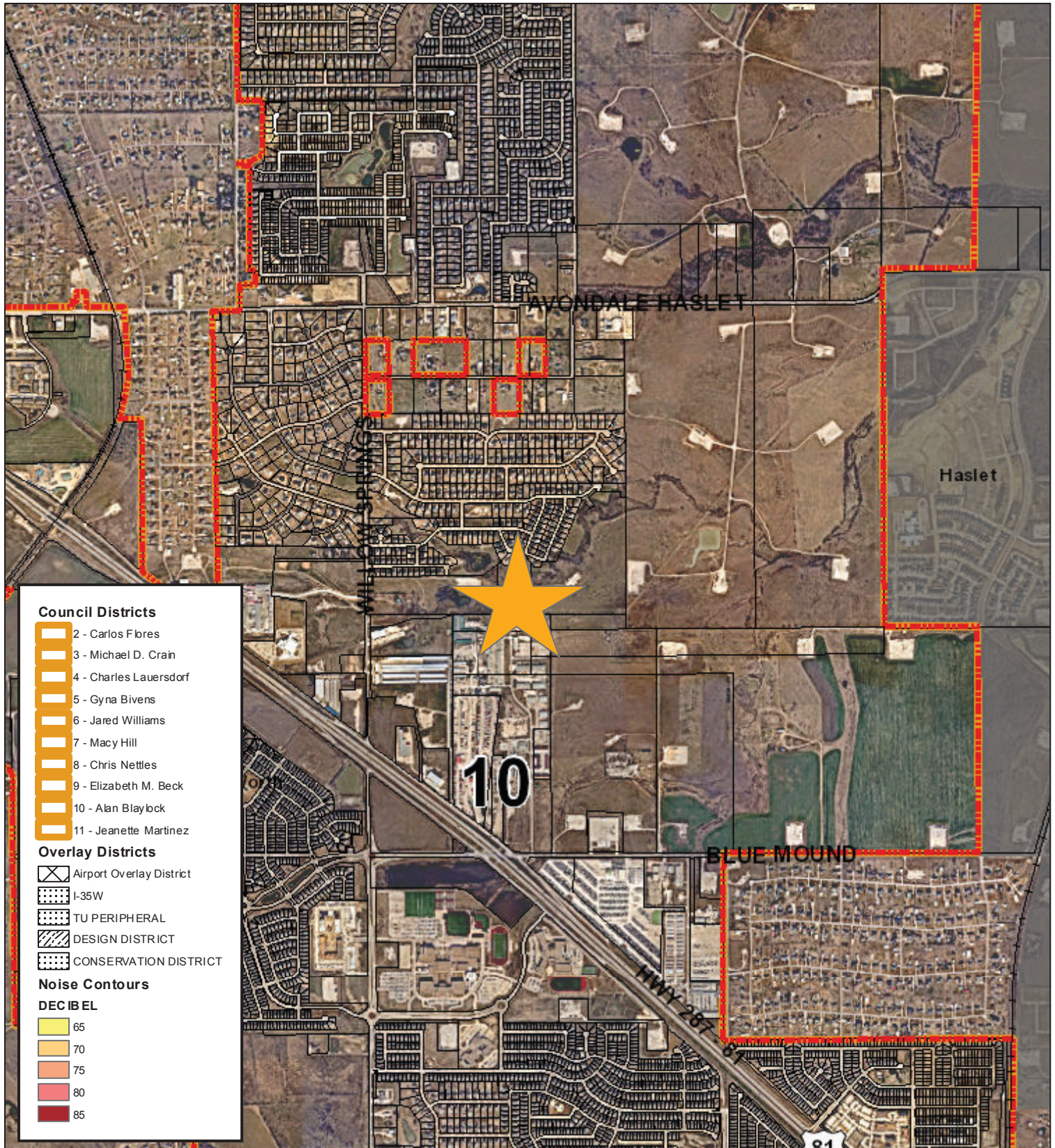
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
8/17/2023
LEE T. ALEXANDER #15099

2

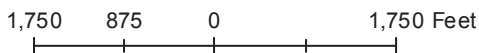
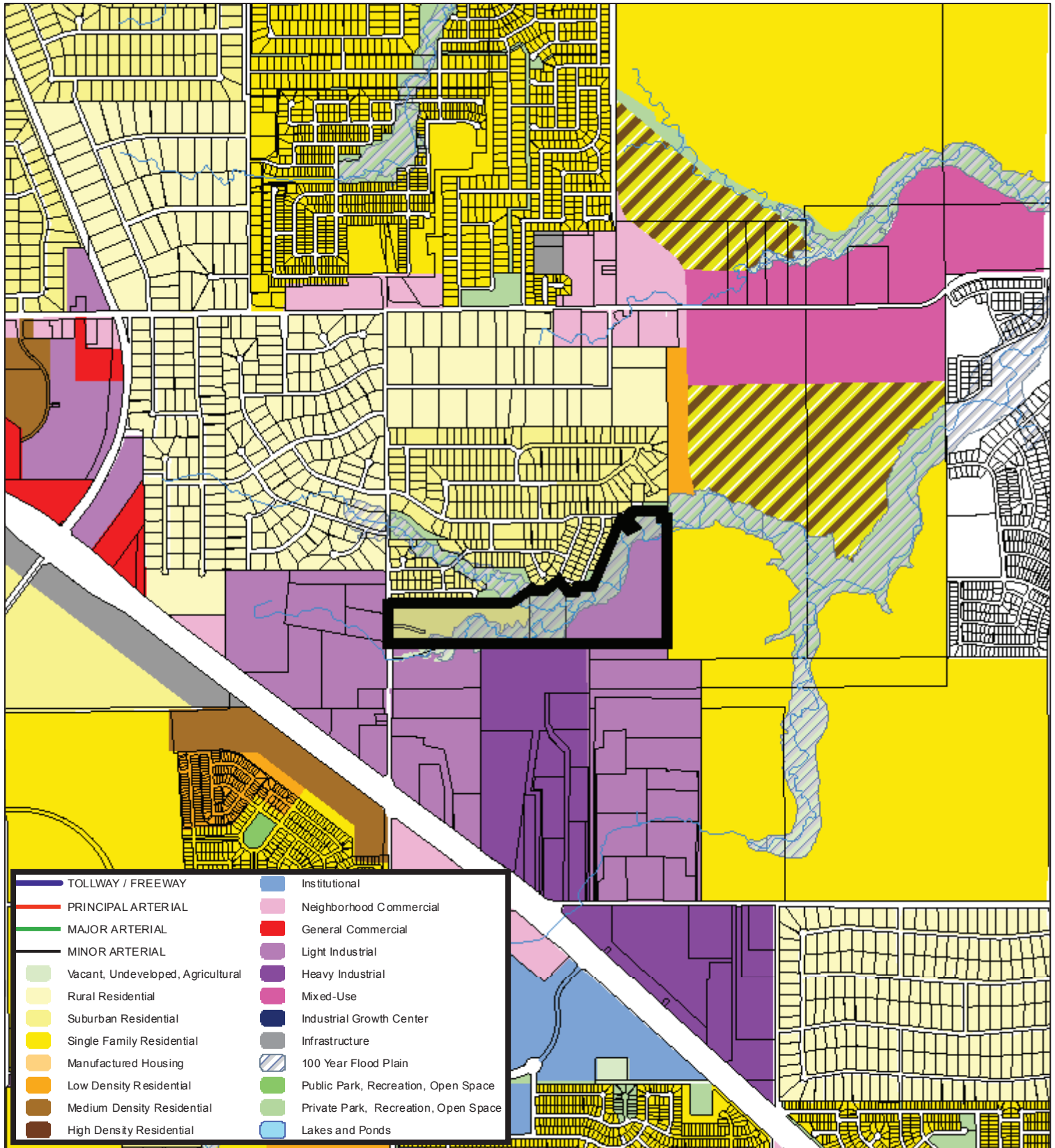
OF: 2

PROJECT: 99177
DATE: 8-17-23

Area Map



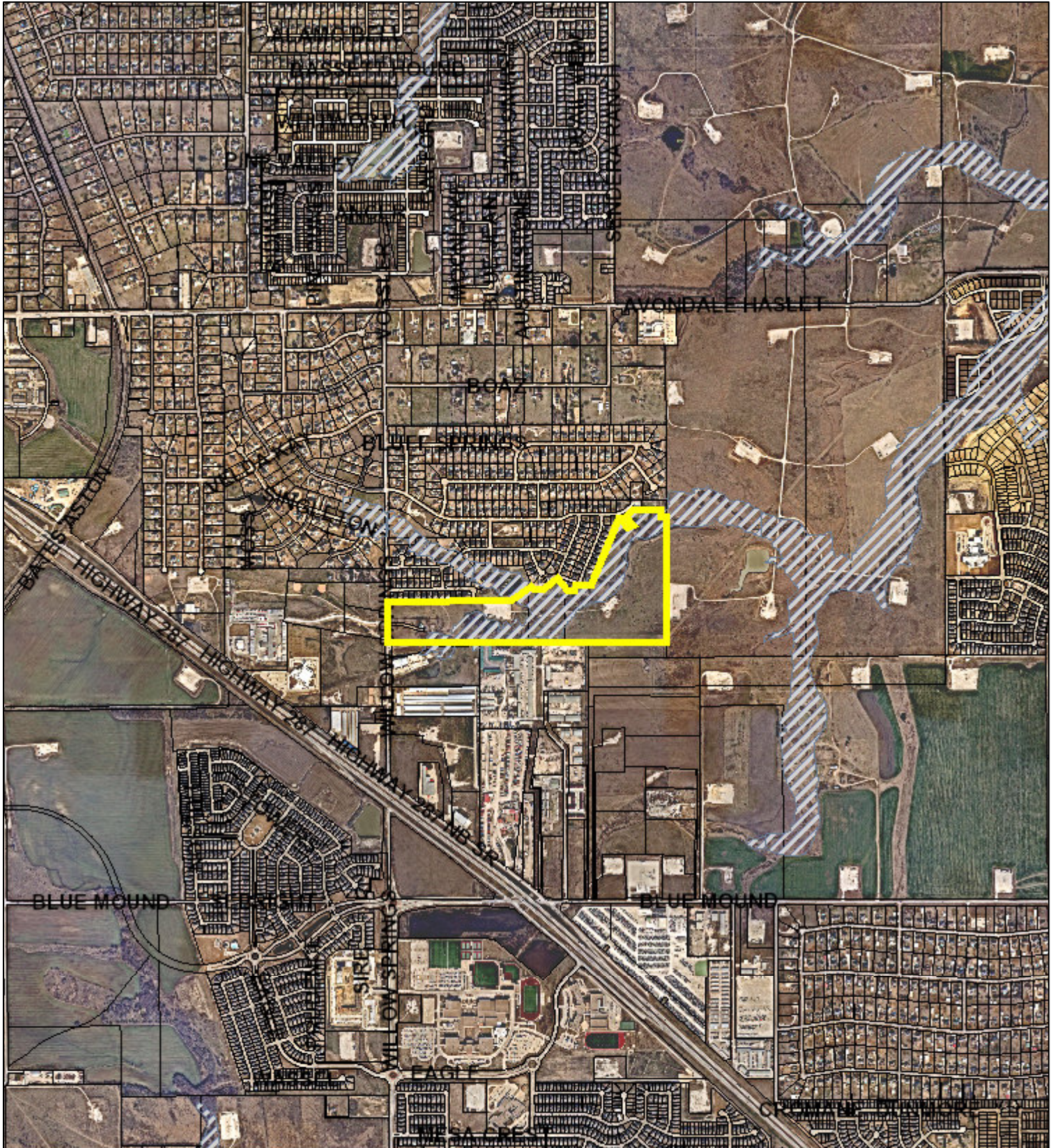
Future Land Use



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 1,150 2,300 4,600 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: SP-23-012

Council District: 5

Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Fort Worth Housing Solutions/ Mary-Margaret Lemons

Site Location: 5012 E Rosedale St.

Acres: 2.06 acres

Request

Proposed Use: Community Center and Tenant Space

Request: To: Amend site plan for “PD 1261” Planned Development for all uses in “CF” Community Facilities with waivers to building setback adjacent to one or two-family, maximum building height and parking parallel to the street

Recommendation

Staff Recommendation:

Approval

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1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. 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 about 2 miles west of 820 and is within the Stop Six Overlay District. The current zoning for the property is PD 1259 "PD/ MU-1" Planned Development for all uses in "MU-1" Mixed Use 1 with waivers on the building height maximum and minimum parking requirements. The applicant would like to redevelop an existing vacant building into a community center and a tenant business space to support the new Hughes House development. The site is proposed to house a new outdoor space that includes a community garden, shade structures, and an open artificial lawn. As well as a proposed food truck area that will have a maximum of four food trucks. The required site plan as presented is in general compliance with "MU-1" standards, and no changes to the PD are proposed.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / Residential
East "CF" Community Facilities / Vacant Lot
South "PD 1260" "UR" Urban Residential, "MU-1" Mixed Use-1 / Vacant Lot
West "PD 1259" "MU-1" Mixed Use-1 / Vacant Lot

Recent Zoning History

- ZC-19-116; to create the boundaries for Stop Six ("SS") Design District Overlay; approved 9/10/2019;
- ZC-19-151; to create PD/MU-1 Planned Development for all uses in "MU-1" Low-Intensity Mixed Use with waivers to maximum building height, minimum parking requirement; site plan required (zone 1); PD/UR Planned Development for all uses in "UR" Urban Residential with waivers to parking requirement, transitional height plane; site plan required (zone 2); PD/CF Planned Development for all uses in "CF" Community Facilities with waivers to building setback adjacent to one or two-family, maximum building height, parking parallel to street; site plan required (zone 3); approved 10/9/2019;

Public Notification

300-foot Legal Notifications were mailed on 12/30/23.

The following organizations were notified: (emailed 12/30/23)

Organizations Notified	
Neighborhoods of East Fort Worth	Echo Heights Stop Six Environmental Coalition
Historic Stop Six NA	East Fort Worth, Inc.
Stop 6/Poly Oversight	Streams and Valley's
West Meadowbrook NA	Trinity Habitat for Humanity
Southeast Fort Worth Inc.	FWISD
East Fort Worth Business Association	

**Not located within a registered Neighborhood Association*

Site Plan Comments

Zoning

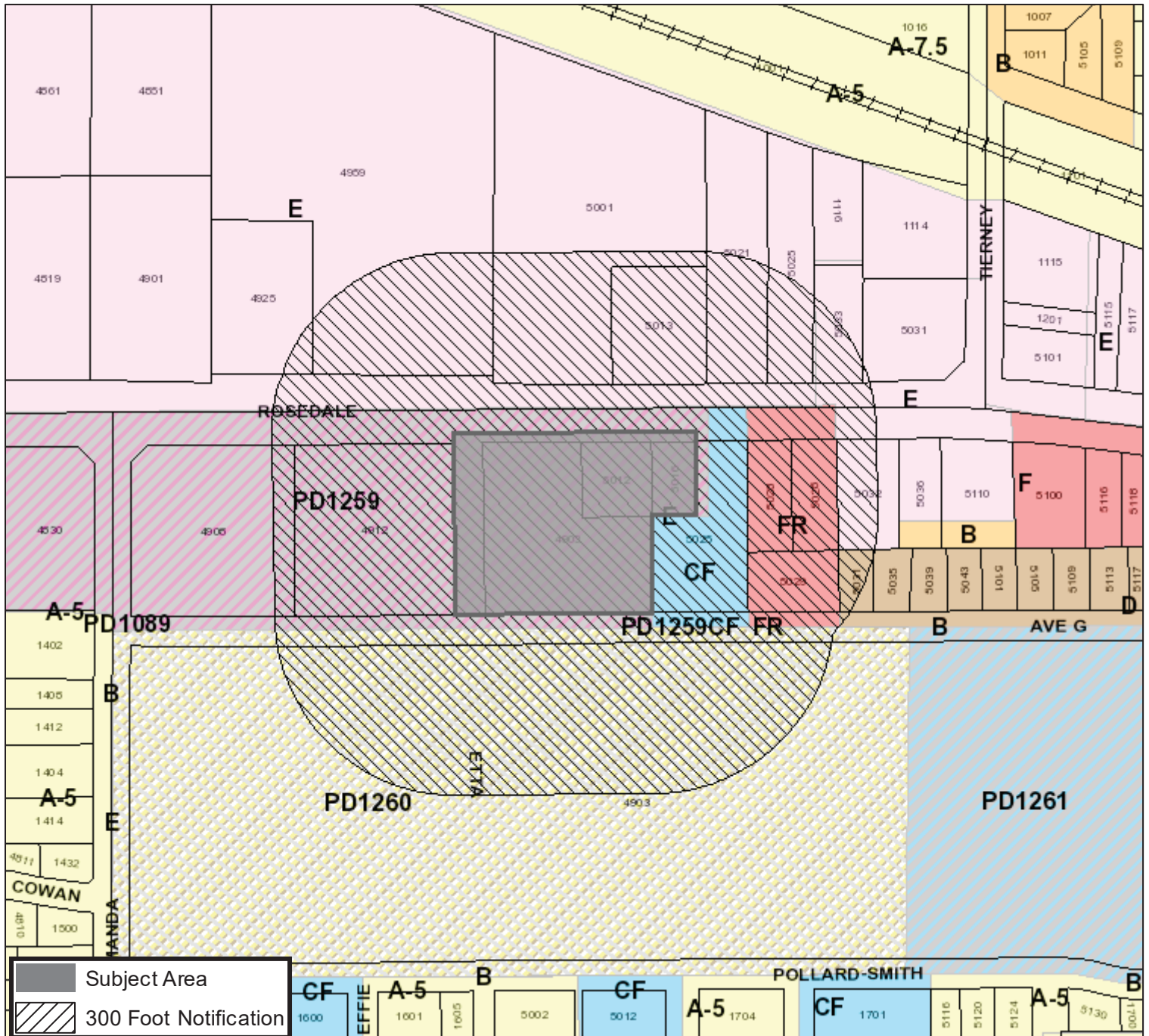
- The current draft site plans do not generally comply with the Zoning Ordinance regulations. They will need a more compatible site plan per the requirements and design guidelines for PD-1259/ MU-1 before submission.
- Regarding the requested Mobile Vendor, it is permitted with additional requirements. The applicant mentioned a CUP for this use, although it is not required; however, compliance with '5.406 MOBILE VENDORS' is mandatory.

(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.)

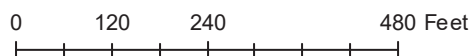


Area Zoning Map

Applicant: Fort Worth Housing Solutions
 Address: 4903 Pollard-Smith Avenue and 5012 - 5016 (evens) Rosedale Avenue
 Zoning From: PD1259
 Zoning To: Add Site plan
 Acres: 2.49267978
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 12/13/2023
 Contact: null



	Subject Area
	300 Foot Notification



EXTERIOR LIGHTING FIXTURE SCHEDULE		
TAG	DESCRIPTION	COMMENTS
C	CANOPY LIGHTING	CEILING MOUNTED UNDER CANOPY
F	LED EXTERIOR WALL PACK	WALL MOUNTED
G	25' LED SITE POLE LIGHT	
H	LED WALL PACK	EMERGENCY EXIT LIGHTING

GENERAL NOTES

1. ALL SIGNS WILL CONFIRM TO ARTICLE 4, SIGNS
2. ALL LANDSCAPING FEATURES WILL COMPLY WITH SECTION 6.301, LANDSCAPING

SITE DATA

PROJECT NAME:
HUGHES HOUSE COMMUNITY CENTER

PROJECT ADDRESS/INTERSECTION:
5012 E ROSEDALE ST. FORT WORTH, TX 76105

PROPOSED USE:
COMMUNITY CENTER AND BUSINESS (TYPE A-2 & B)

ZONING CLASSIFICATION:
PD1261

LEGAL DESCRIPTION:
LOT 1R, BLOCK B, J.A. CAVILE PLACE

BUILDING HEIGHT EXISTING: 34'-0" (38'-0" ALLOWED)

FLOOR AREA RATIO: EXISTING

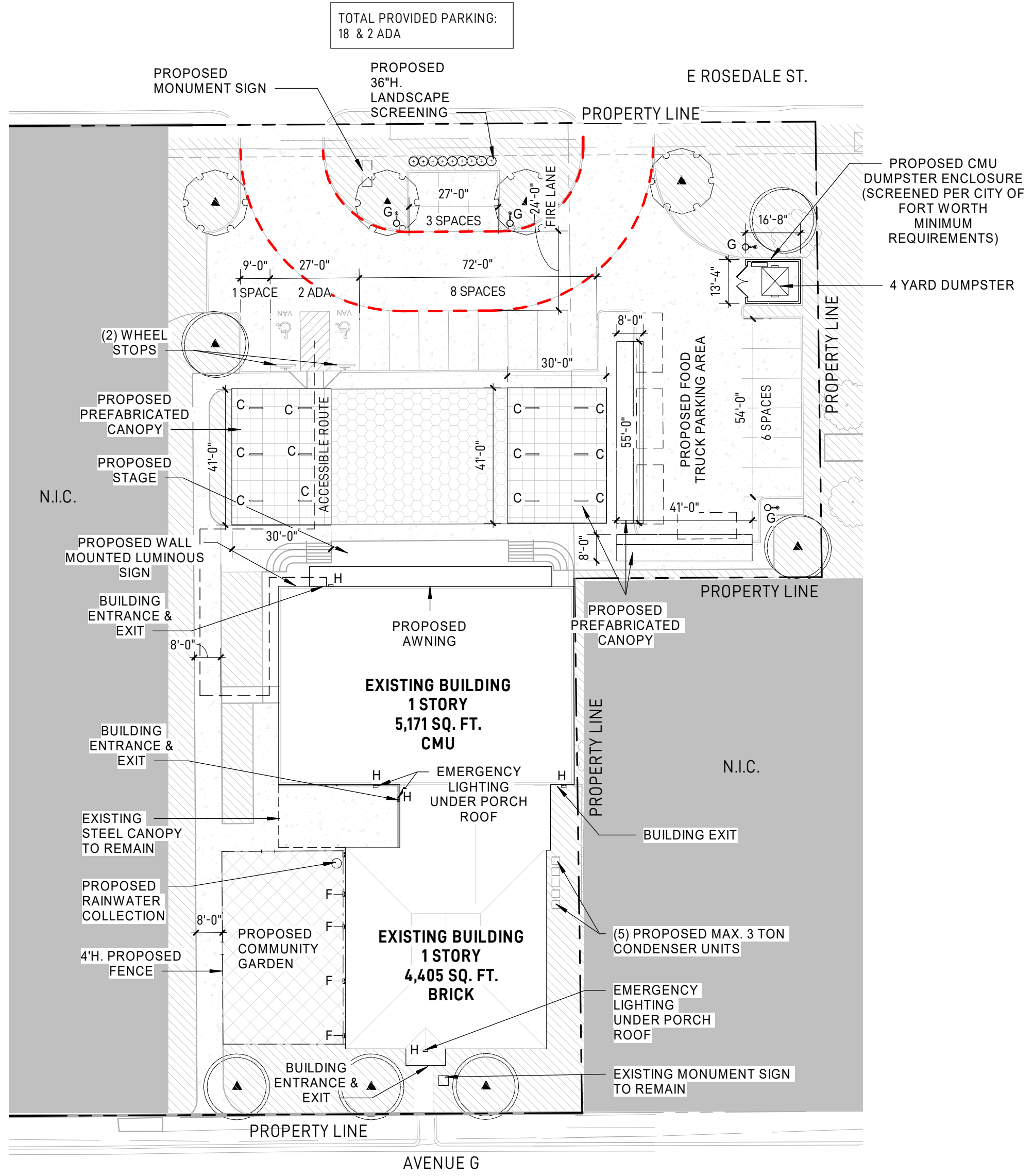
YARD SETBACKS:
0' MIN. / 20'-0" MAX FRONT
0' MIN. / 5'-0" MAX REAR
5'-0" MIN. SIDE

OWNER:
FORT WORTH HOUSING SOLUTIONS
1407 TEXAS ST.
FORT WORTH, TX 76102
T: (817) 333-3400

CIVIL/SURVEYOR:
KIMLEY-HORN
801 CHERRY ST., SUITE 1300, UNIT 11,
FORT WORTH, TX 76102 T: (817) 335-6511

STRUCTURAL:
BAIRD, HAMPTON & BROWN
6300 RIDGLEA PL # 700,
FORT WORTH, TX 76116 T: (817) 338-1277

MEP:
FORT WORTH ENGINEERING
2625 WHITMORE ST., SUITE 101,
FORT WORTH, TX 76107 T: (817) 841-9883

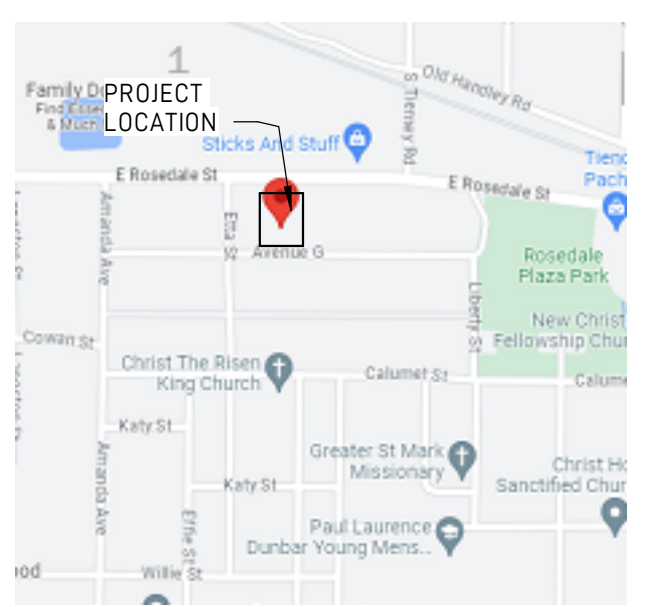


SITE PLAN SYMBOL LEGEND

- FIRE LANE
- SETBACK
- PROPOSED ARTIFICIAL TURF
- PROPOSED SOD
- PROPOSED DECOMPOSED GRANITE
- PROPOSED CONCRETE DRIVEWAY/SIDEWALK
- PROPOSED PAVERS

BUILDING AREA			
LEVEL	BUILDING CLASSIFICATION	BUILDING AREA	PHASE
LEVEL 01	A-2	5,171 SF	EXISTING
LEVEL 01	B	4,405 SF	EXISTING
TOTAL		9,576 SF	

PROJECT LOCATION MAP



ZONING CASE #
23TMP-101349

FWHS HUGHES HOUSE COMMUNITY CENTER

11/06/23

Michael Bennett AIA, 12795
These documents are incomplete
and may not be used for regulatory
approval, permit, or construction.

bennett partners
ARCHITECTURE
INTERIORS
PLANNING

640 Taylor Street, Suite 2323
Fort Worth, Texas 76102
Tel 817.335.4991
www.bbptx.com

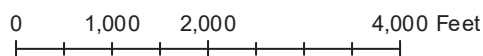
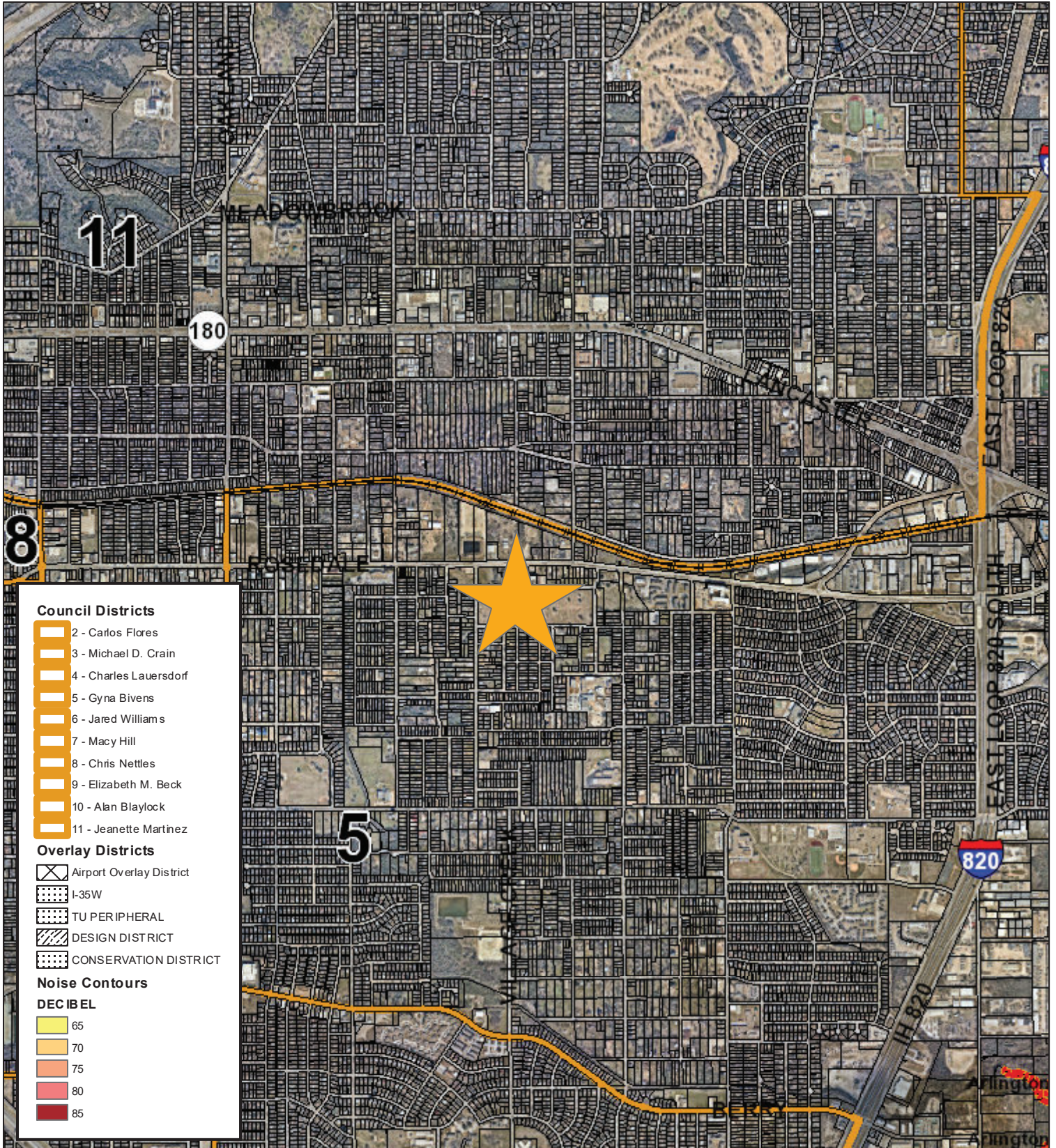
PD SITE PLAN SUBMITTAL
Project No: 22134.01
plot date/time:
11/6/2023 12:14:46 PM

SITE PLAN SP100

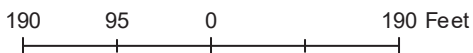
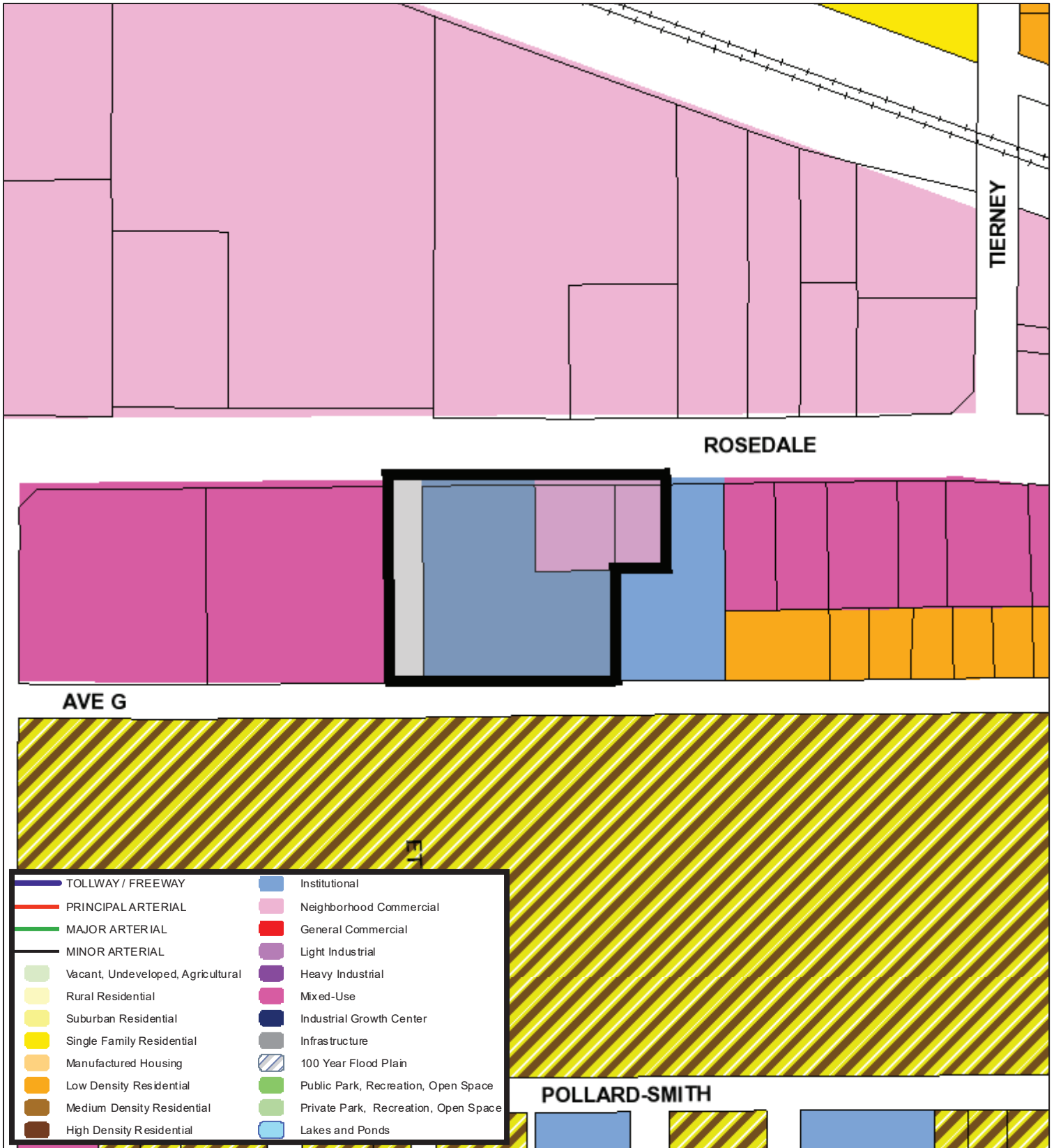
1 PD SITE PLAN
1" = 30'-0"

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

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



0 120 240 480 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: SP-23-013

Council District: 5

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Manheim Remarketing, Inc. / Urban Strategy, Michael McKay (representative)

Site Location: 12101 Trinity Boulevard

Acreage: 5.6 acres

Request

Proposed Use: Vehicle Service – including maintenance and repair, washing and cleaning

Request: To: Amend site plan for “PD 292” Planned Development- Light Industrial to increase total building square footage from 157,424 to 186,029

Recommendation

Staff Recommendation:

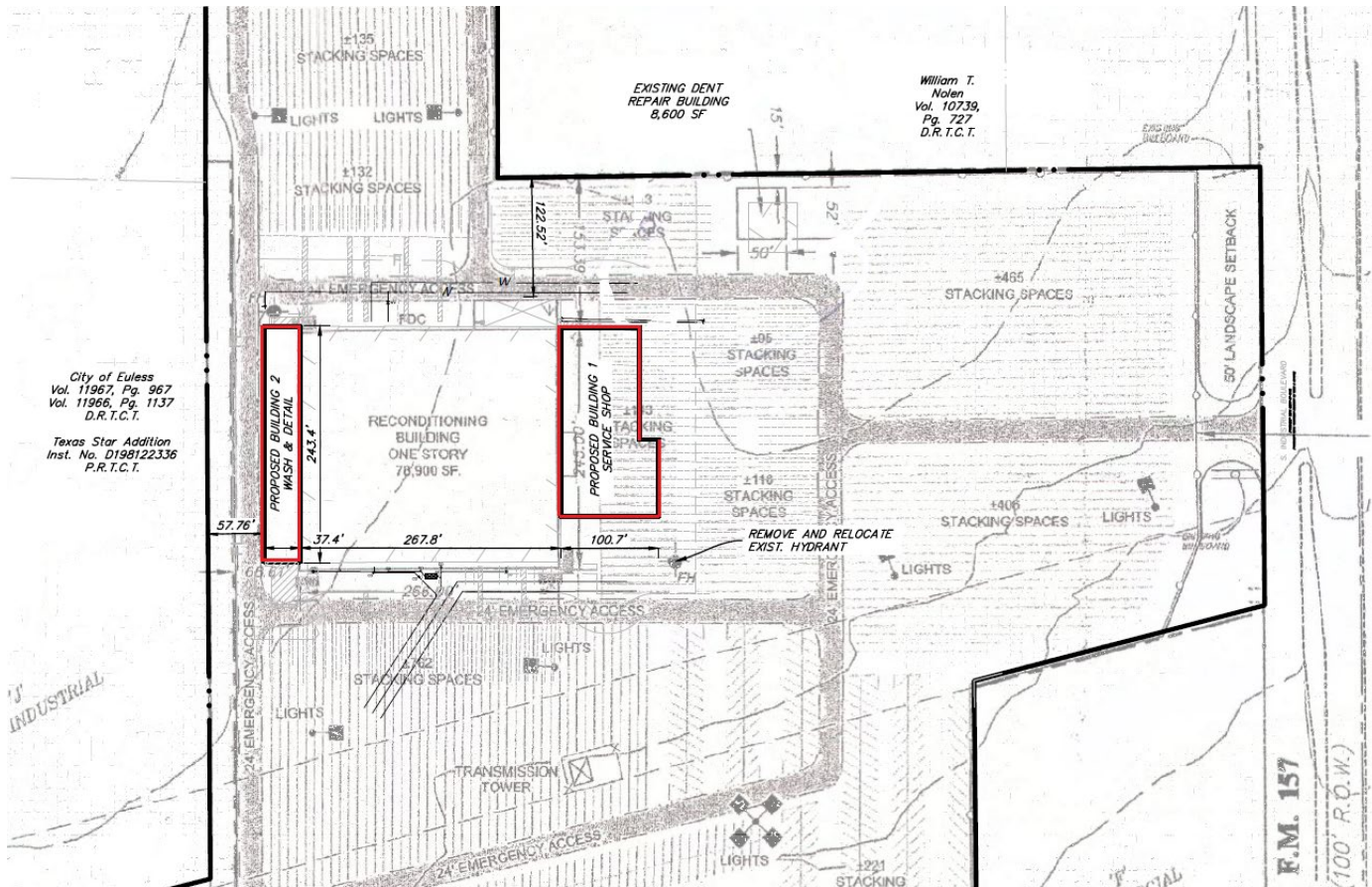
Approval

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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 site is located in East Fort Worth at 12101 Trinity Boulevard in Council District 5. The site is currently developed as Manheim Dallas-Fort Worth, an automobile reconditioning company. This Site Plan is proposed to incorporate two new buildings on the site, shown in red below:



Adding 28,605 square feet to the existing Reconditioning Building (Square Footage 78,892 SF) located on the west side of the Manheim site. The project consists of 2 phases: 19,835 SF on the east side of the existing building which will be used for vehicle maintenance and repair. An additional 8,770 SF will be added to the west side of the building primarily for vehicle wash and cleaning.

This will increase the PD site square footage from the 2028 approved amount of 157,424 SF to 186,029 SF, an increase of 18.2%.

Site Plans can be administratively reviewed by staff if the additions add 5% or less to the total square footage. Since this exceeds the 5% threshold for staff review, it is required to go through the public hearing process.

PD 292 allows development under the “I” Light Industrial standards. The Site Plan submitted appears to meet these standards.

Surrounding Zoning and Land Uses

North “PD 246” Planned Development-Neighborhood Commercial / undeveloped
East “A-5” One-Family Residential / residential
South “PD 246” Planned Development-Neighborhood Commercial / car wash
West “PD 246” Planned Development-Neighborhood Commercial / service station & undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Newport Village at Trinity HOA*	Stone Creek HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
Hurst Euless Bedford ISD	East Fort Worth, Inc

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

All zoning comments have been addressed.

Platting

No response provided

Water

No response provided

Park and Recreation

Workflow cleared by Lori Gordon, but no comments provided

Fire Department

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

FYI: Any drive gates across a fire access road must be equipped with a Knox Lock and be a minimum of 20' when fully open. Access Control Permits required for electric gates.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6

General information:

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

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

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

Building Plan Review

No response provided

Transportation/Public Works Stormwater

Workflow cleared by Robin Stevens, but no comments provided

Transportation/Public Works Engineering

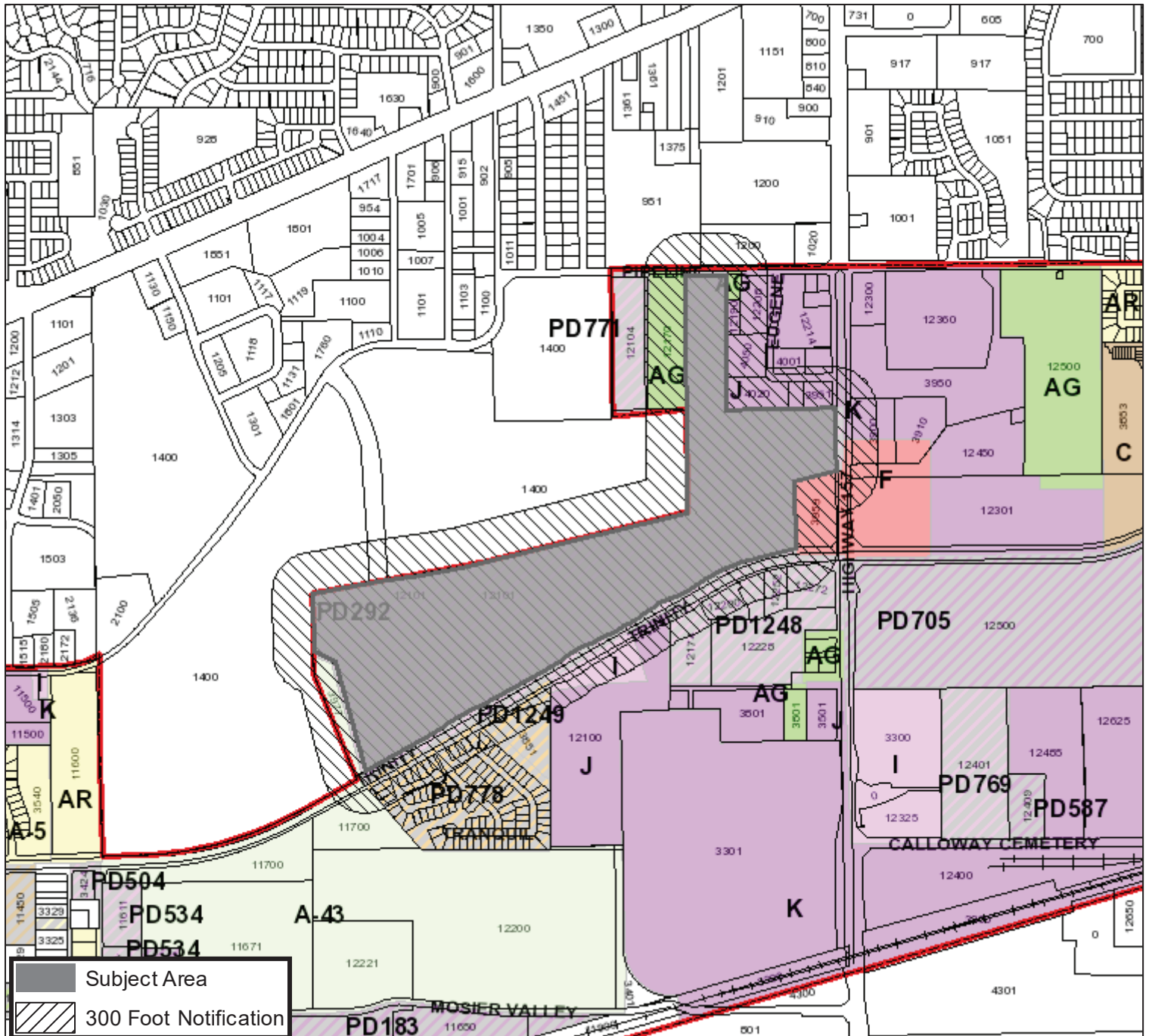
No response provided



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



Area Zoning Map

Applicant: Manheim Remarketing Inc.
 Address: 12101 Trinity Boulevard
 Zoning From: PD292
 Zoning To: Amend site plan
 Acres: null
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 12/13/2023
 Contact: null

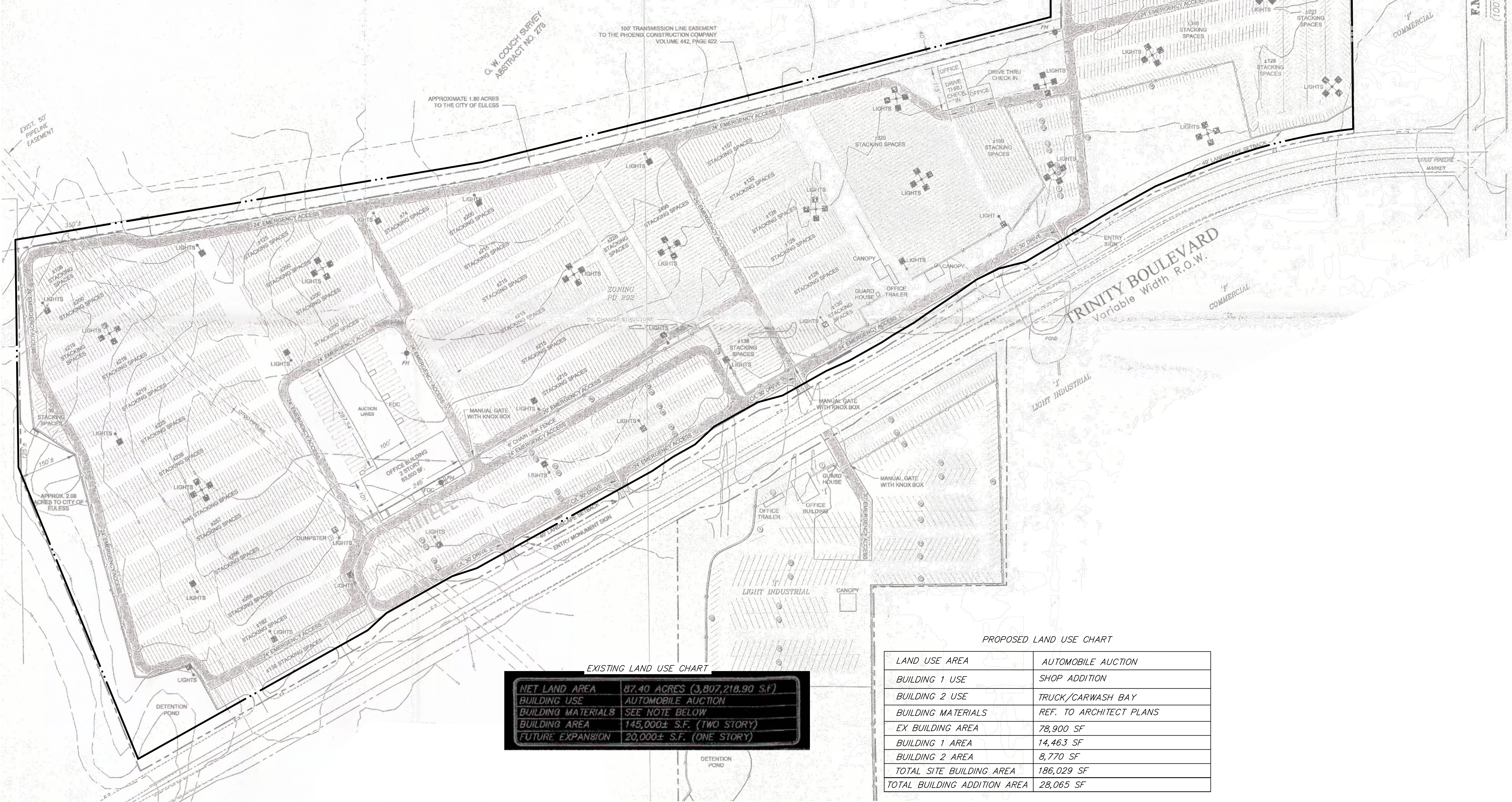


 Subject Area
 300 Foot Notification

0 500 1,000 2,000 Feet

TRACT 1 PROPERTY DESCRIPTION
 BEING a 91,300 acre tract of land situated in the C. W. Couch Survey, Abstract No. 270, Tarrant County, Texas and being a portion of that property as described by deed to William M. Smith, et al. recorded in Volume 9785, Page 822, Deed Records, Tarrant County, Texas, and 91,300 acre tract of land being more particularly described by Metes and Bounds as follows:
 BEGINNING at a 1" pipe found in the west right-of-way line of F.M. 157 (a 100' wide public right-of-way) sold point being North 89°09'30" East, 10.24 feet, from the south-east corner of Lot 6, Block 2, Convey Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-104, Page 724, Plat Records, Tarrant County, Texas;
 THENCE South 00°27'10" East, along said west right-of-way line, a distance of 451.28 feet to a 5/8" iron pin set in the intersection of said west right-of-way line and the south right-of-way line of a 100' wide transmission line easement recorded in Volume 442, Page 622, said Deed Records;
 THENCE South 75°20'30" West, along said south line, a distance of 309.09 feet to a 5/8" iron pin set;
 THENCE South 00°27'15" East, a distance of 496.35 feet to a 5/8" iron pin set in the proposed north right-of-way line of Trinity Blvd. (a future variable width public right-of-way) in a curve to the left whose radius is 1,462.40 feet and long chord bears South 72°41'43" West, 401.89 feet;
 THENCE along the northerly right-of-way line of proposed Trinity Blvd. the following courses and distances:
 along said curve in a westerly direction through a central angle of 15°28'34", an arc length of 403.11 feet to a 5/8" iron pin set;
 South 69°08'52" West, a distance of 68.49 feet to a point;
 South 87°34'35" West, a distance of 68.73 feet to a point;
 South 80°58'28" West, a distance of 133.54 feet to a point;
 South 59°12'08" West, a distance of 239.28 feet to a 5/8" iron pin set;
 South 72°50'57" West, a distance of 71.40 feet to a point;
 South 53°35'43" West, a distance of 65.70 feet to a point;
 South 88°01'20" West, a distance of 68.94 feet to a point;
 South 60°09'32" West, a distance of 68.83 feet to a point;
 South 55°01'20" West, a distance of 68.94 feet to a point;
 South 59°28'14" West, a distance of 68.83 feet to a point;
 South 56°29'36" West, a distance of 32.89 feet to a point;
 South 60°43'59" West, a distance of 98.43 feet to a point;
 South 65°37'32" West, a distance of 65.88 feet to a point;
 South 60°43'59" West, a distance of 131.23 feet to a 5/8" iron pin set;
 South 74°48'09" West, a distance of 67.84 feet to a 5/8" iron pin set;

South 60°43'59" West, a distance of 131.23 feet to a 5/8" iron pin set;
 South 48°41'49" West, a distance of 67.64 feet to a 5/8" iron pin set;
 South 60°43'59" West, a distance of 65.82 feet to a point;
 South 88°50'25" West, a distance of 65.88 feet to a point;
 South 60°59'16" West, a distance of 524.94 to a 5/8" iron pin set;
 South 72°02'34" West, a distance of 66.92 feet to a 5/8" iron pin set;
 South 60°43'59" West, a distance of 196.85 feet to a 5/8" iron pin set;
 South 47°28'33" West, a distance of 67.41 feet to a 5/8" iron pin set;
 South 60°43'59" West, a distance of 687.81 feet to a 1/2" capped iron pin found at the southeast corner of a tract of land as described by deed to the City of Eules and recorded in Volume 12123, Page 1182, said Deed Records;
 THENCE North 22°20'41" West, along the east line of said City of Eules tract, a distance of 823.80 feet to a 1/2" capped iron pin found at the most northerly corner of said City of Eules tract, said point being in the east line of a tract of land as described by deed to the City of Eules and recorded in Volume 11966, Page 1137, said Deed Records;
 THENCE North 02°47'55" West, along the east line of said City of Eules tract, a distance of 294.88 feet to a 1/2" iron pin found in the south line of a 100' wide transmission line easement recorded in Volume 442, Page 622, said Deed Records and being in the south line of a tract of land described by deed to the City of Eules and recorded in Volume 12123, Page 1182, said Deed Records;
 THENCE North 80°31'38" East, along common south line of said City of Eules and said 100' wide transmission line, a distance of 1,238.97 feet to a 1/2" capped iron pin found;
 THENCE North 76°02'80" East, along said common line, a distance of 881.30 feet to a point;
 THENCE North 70°38'50" East, continuing along said common line, a distance of 863.89 feet to a 5/8" capped iron pin found at the southeast corner of a tract of land as described by deed to the City of Eules and recorded in Volume 12171, Page 1354, said Deed Records;
 THENCE North 00°25'44" West, along the east line of said City of Eules tract, a distance of 716.77 feet to a 1" pipe found at the northeast corner of said Eules tract;
 THENCE North 00°01'07" East, a distance of 989.41 feet to a 1" pipe found in the south right-of-way line of South Pipeline Road;
 THENCE North 89°12'08" East, along said south right-of-way line, a distance of 300.00 feet to a 1" pipe found;
 THENCE South 00°01'02" East, a distance of 888.94 feet to a 1" pipe found at the south-west corner of a tract of land as described by deed to William T. Nolan and recorded in Volume 10739, Page 727, said Deed Records;
 THENCE North 80°07'38" East, a distance of 284.88 feet to the POINT OF BEGINNING and containing 3,877,250 square feet or 81,305 acres of land.



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			

SITE/PAVING LEGEND

- PROPERTY LINE
- SAWCUT PATH
- RETAINING WALL
- EX. ASPHALT PAVEMENT
- EX. OVERHEAD ELECTRIC WIRE
- EX. GAS MANHOLE
- EX. FIRE HYDRANT
- FIRE HYDRANT
- WATER METER
- GAS METER
- FIRE DEPARTMENT CONNECTION (FDC)

CAUTION!!!
 EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION

TOCS
 1-800-245-4545
 bticket@1-call.com

PRELIMINARY
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.
 PREPARED UNDER THE SUPERVISION OF
 JARED W. BRATZ
 P.E.# 94392
 ON 11/6/2023

BENCHMARKS:
 TBM-1 = XXXX ELEV. XXXX'
 TBM-2 = XXXX ELEV. XXXX'

GRAPHIC SCALE

 (IN FEET)
 1 inch = 150 ft.

MANHEIM DFW
 MANHEIM DFW
 3861 HWY 157
 NE INDUSTRIAL CENTER, LOT 1, BLOCK 1
 CITY OF FORT WORTH, TEXAS

PD SITE PLAN

www.urbanstrategy.us TEL: 214.369.2339

4,222 Main Street
 Dallas, Texas 75226
 Firm Registration #F-2252

DESIGNED	DRAWN	US JOB NO.	DATE	SHEET
CE	CE	22628	12/9/22	C1.00

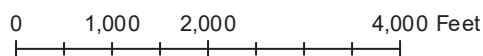
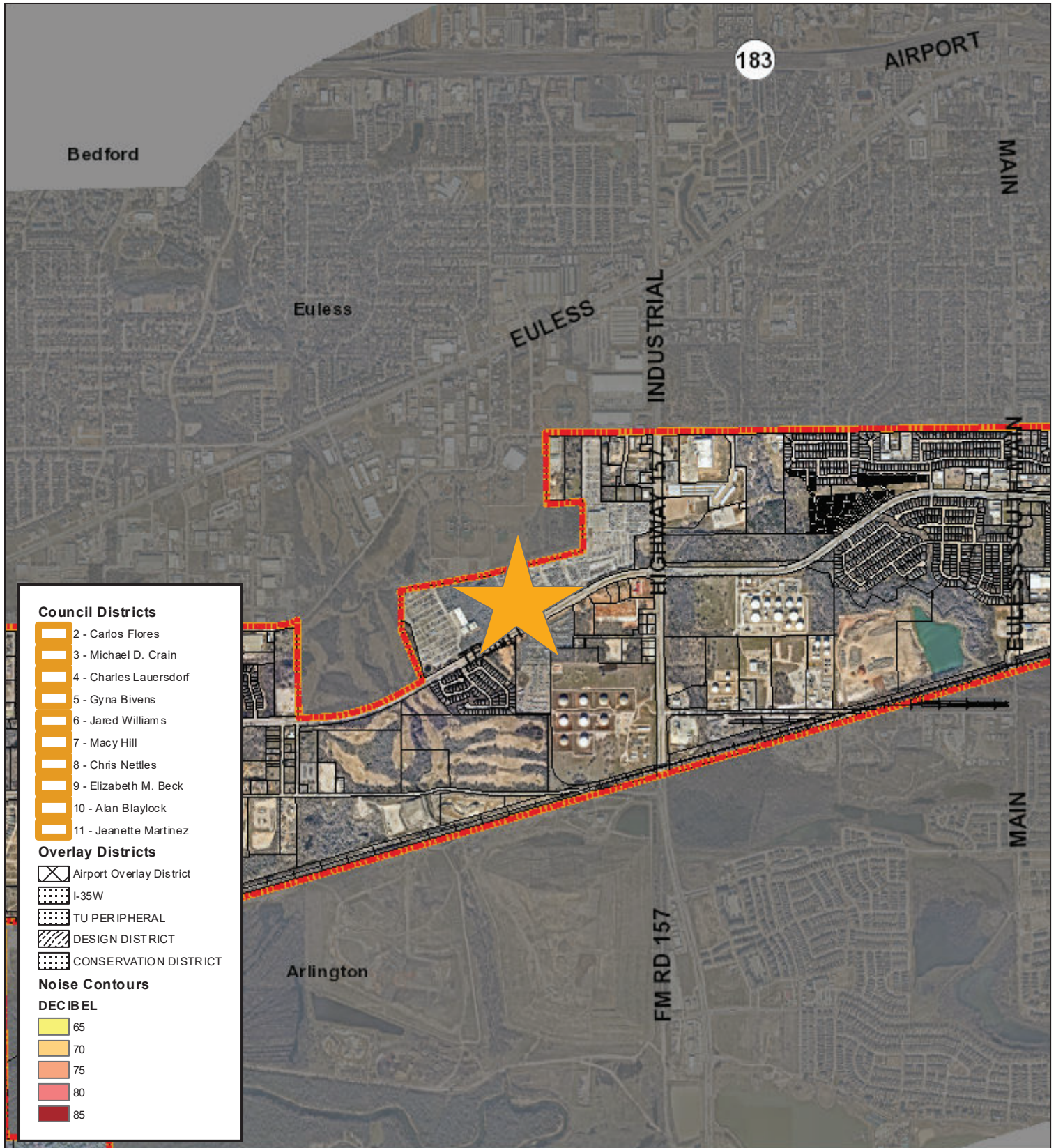
EXISTING LAND USE CHART

NET LAND AREA	87.40 ACRES (3,807,218.90 S.F.)
BUILDING USE	AUTOMOBILE AUCTION
BUILDING MATERIALS	SEE NOTE BELOW
BUILDING AREA	145,000± S.F. (TWO STORY)
FUTURE EXPANSION	20,000± S.F. (ONE STORY)

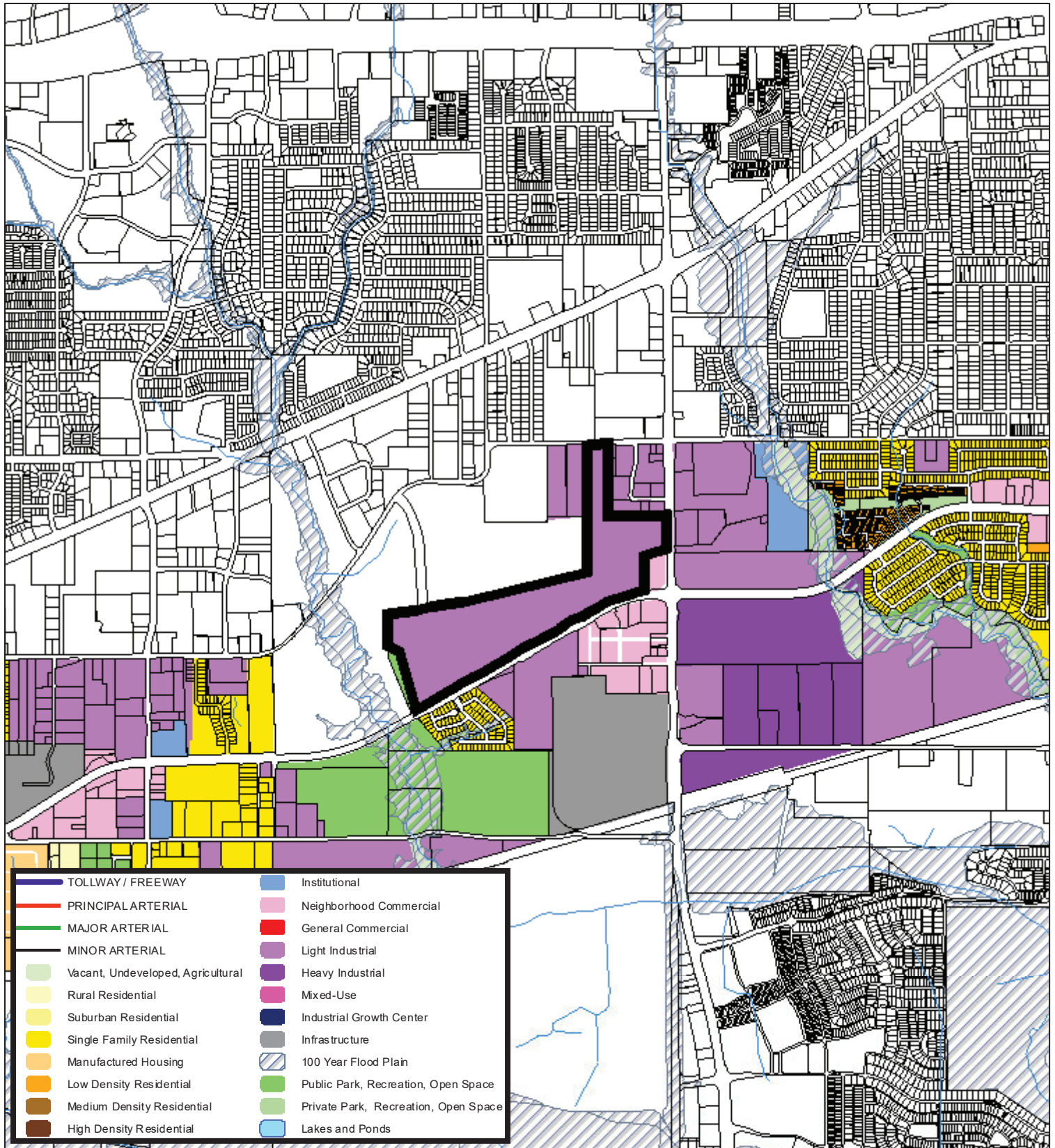
PROPOSED LAND USE CHART

LAND USE AREA	AUTOMOBILE AUCTION
BUILDING 1 USE	SHOP ADDITION
BUILDING 2 USE	TRUCK/CARWASH BAY
BUILDING MATERIALS	REF. TO ARCHITECT PLANS
EX. BUILDING AREA	78,900 SF
BUILDING 1 AREA	14,463 SF
BUILDING 2 AREA	8,770 SF
TOTAL SITE BUILDING AREA	186,029 SF
TOTAL BUILDING ADDITION AREA	28,065 SF

Area Map



Future Land Use

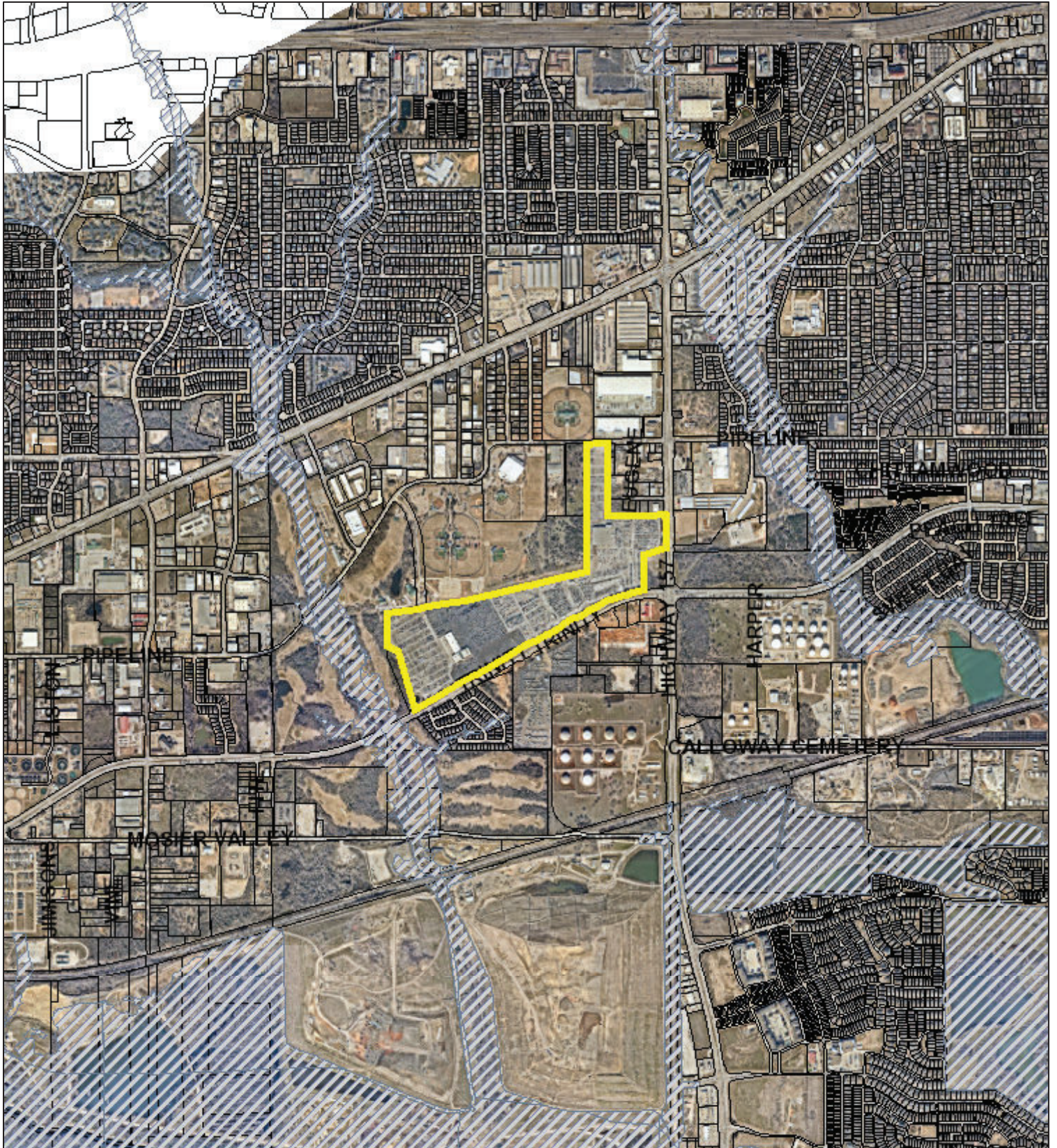


1,700 850 0 1,700 Feet

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



Aerial Photo Map



0 1,125 2,250 4,500 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-164

Council District: 8

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Perance, LLC / Gunner Chi, Teague Nall and Perkins, Inc

Site Location: 2000 Block of Greybull Trail, Old Glory Trail; Otter Court; Cut Bank Trail;
9000 Block of Beaver Trail; 2101 and 2193 Cunningham Road **Acreage:** 26.03

Request

Proposed Use: Single Family Residential

Request: To: Amend “PD 411” Planned Development/Specific Use for all uses in “A-5” One-Family with 50-foot buffer along eastern property line to remove the requirement for a 50-foot buffer along the eastern property line; site plan waiver requested

Recommendation

Land Use Compatibility:	Requested change is compatible
Comprehensive Plan Map Consistency:	Requested change is consistent
Comprehensive Plan Policy Consistency:	Requested change is not consistent
Staff Recommendation:	Approval

Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
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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
10. Recorded Plat

Project Description and Background

The subject property is approximately 26 acres situated southwest of the intersection of Crowley and Cunningham Road within Council District 8. The property is a developing residential subdivision containing 115 single family residential lots. The property was rezoned Planned Development for "A-5" One Family uses in 2001 (Ordinance 14714). The purpose of the Planned Development was to establish a 50-foot buffer on the east side of this residential development.

At the time of zoning, the area was primarily industrial in nature. There were concerns raised the residential uses would encroach into existing industrial uses located along Crowley Rd. In response, the City Council required the 50-foot buffer as part of the zoning approval through the Planned Development. The development is now continuing to build out and the applicant seeks to remove the 50-buffer requirement. The applicant's comments are provided below:

This property South Fork currently has PD411 zoning. In the zoning document verbiage page 5 it states "From "AG" Agricultural & "J" Medium Industrial to "PD/A-5" Planned Development/Specific Use for all uses in "A-5" district with a 50' buffer along east property line."

We would like to request to remove the "50' buffer along east property line" verbiage from the PD411 zoning document. We do not think the 50' buffer applies any longer since the east neighbor is a church and floor retailer. In addition, this 50' buffer prevents us from building a normal size house pad with a lot depth of 110' and a 20' build line. That only leaves us a 40' pad depth which would not be ideal. Therefore, we would like to request this change in the PD411 zoning.

The area that adjoins this property to the east is currently zoned "J" Medium Industrial. There are two developed parcels within this area that contain a church and floor retailer. The remaining tracts are undeveloped north to Cunningham Road. Since the properties are zoned "J" and adjacent to "A-5", they would have a supplemental building setback of 50 feet with bufferyard as a development standard. This would be applicable to ne development and/or change in use for the existing church and floor retailer.

No further amendments are proposed under this application. The applicant solely seeks to remove the 50-foot buffer requirement from the east side of the development. The use will remain single-family residential and develop according to the "A-5" standards found in Zoning Ordinance, Section 4.705. The applicant is requesting a site plan waiver as no change in use is occurring and the plat of record was filed for the development in 2006 (see attached). The removal of the 50-foot setback from PD 411 appears to be reasonable and staff is supportive of the request.

Surrounding Zoning and Land Uses

North: "A-5" One-Family, "AG" Agricultural, "E" Neighborhood Commercial / single family residential, undeveloped

East: "J" Medium Industrial / church, floor retailer

South: "J" Medium Industrial / manufacturing

West: "J" Medium Industrial / undeveloped

Recent Zoning History

- ZC-01-047 – From: “AG” and “J” to “PD/A-5” Planned Development Planned Development/Specific Use for all uses in “A-5” One-Family with 50-foot buffer along eastern property line; Ordinance 14714. *Approved*

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.

The following organizations were emailed on November 30, 2023:

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

**Located within this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The site is bounded by “J” Medium Industrial to the east, south and west. Property to the north across from Cunningham Road are currently zoned “A-5”, “AG” Agricultural and “E” Neighborhood Commercial. The subject property adjoins a manufacturing/fabrication company to the south and a flor retailer and church to east. The northern portion of the subject property is inundated by the FEMA special flood hazard area and is platted as a HOA lot (see attached recorded plat). There are existing residences within the subject property although the entire development is not built out completely.

There is no change of use proposed with this application and the zoning has been in place for over two decades. The use **is compatible**.

Comprehensive Plan Consistency – Sycamore

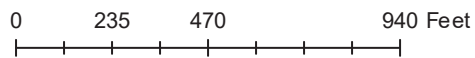
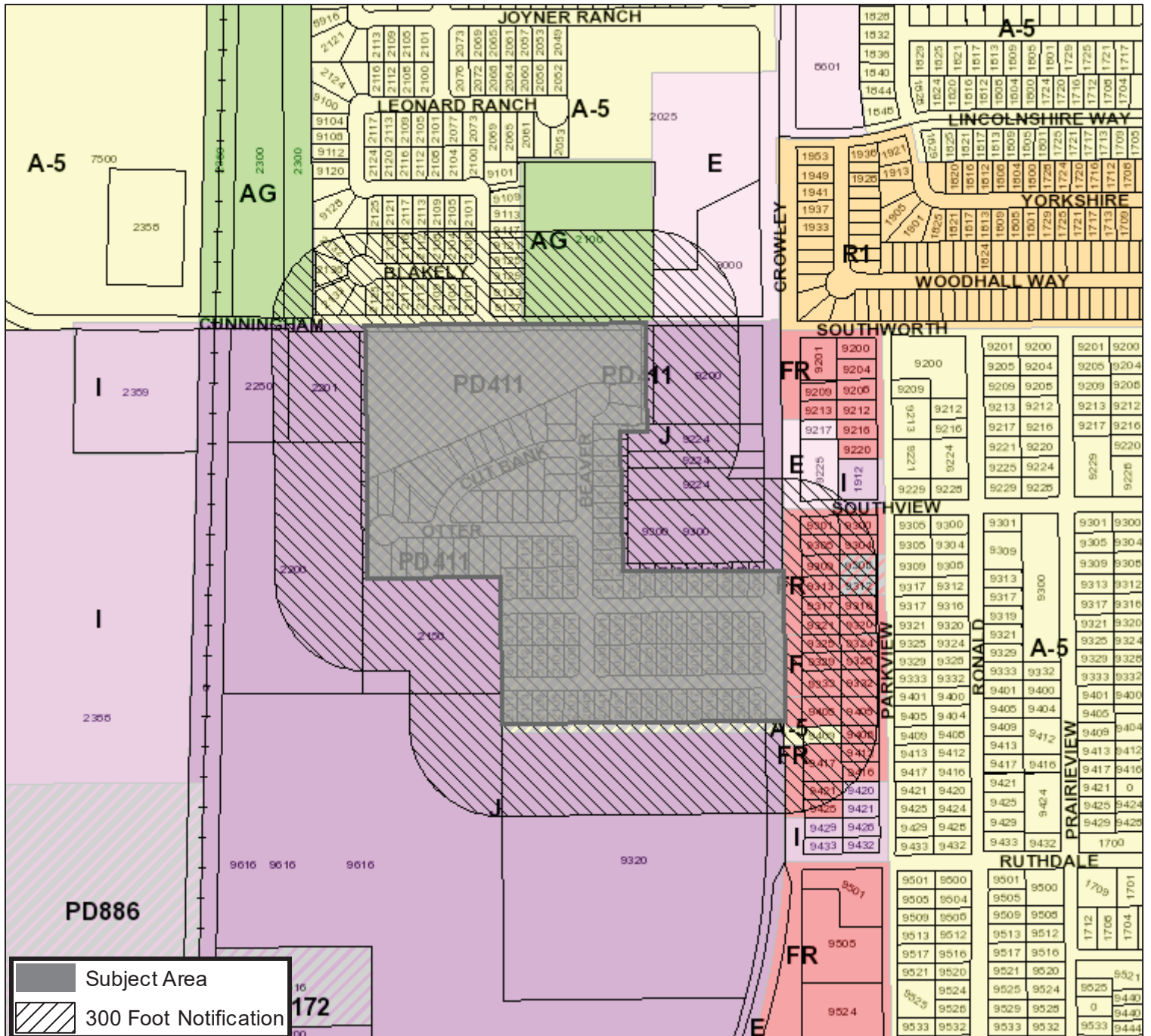
The 2023 Comprehensive Plan currently designates the subject property as Single Family Residential on the Future Land Use Map. Furthermore, this application does not seek to change allowable uses previously established under ZC-01-047. The purpose of this PD amendment is to remove the requirement for 50-foot buffer along the east property line only. The proposed zoning is consistent with the land use designations for this area.

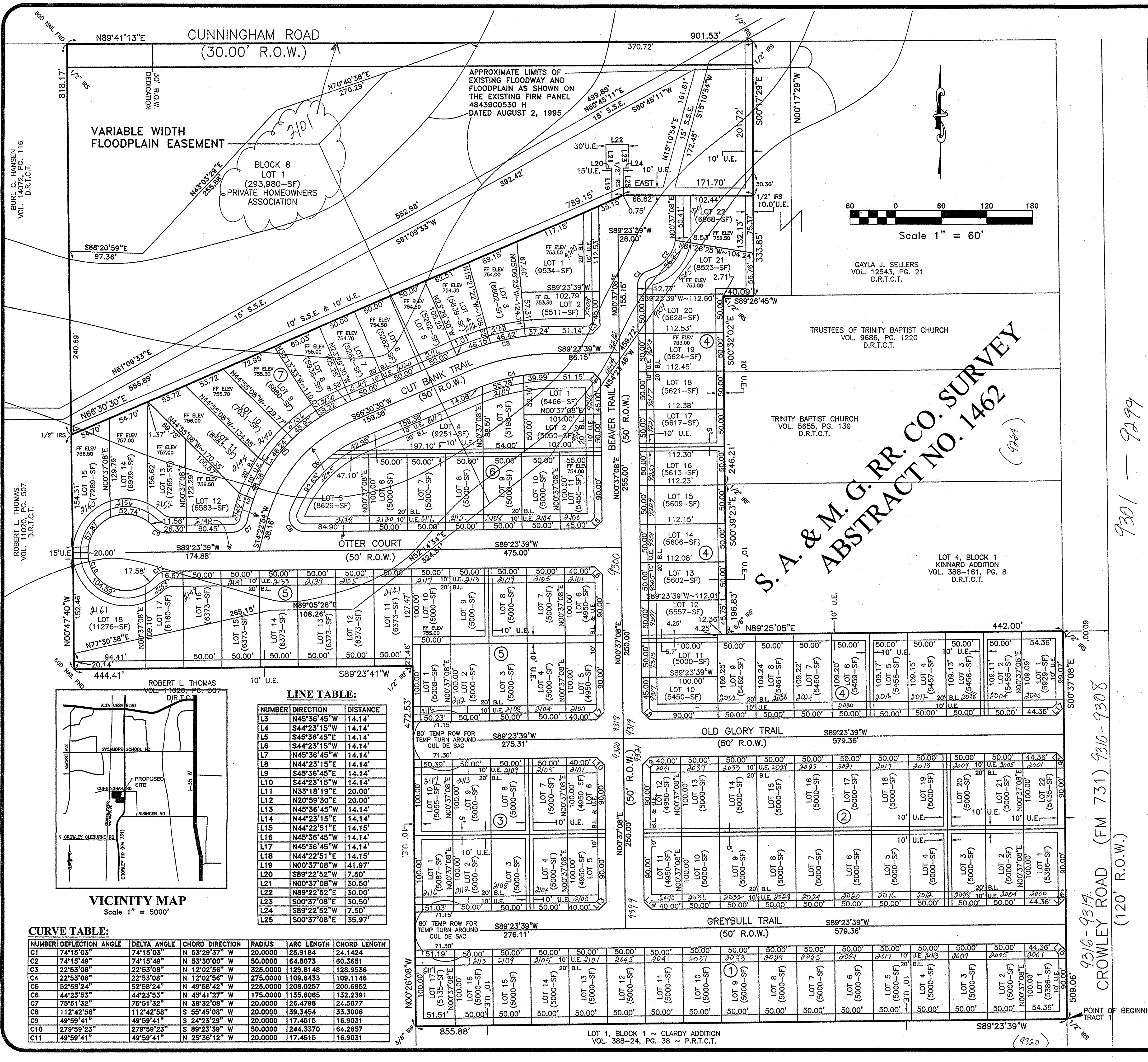
This request **is consistent** with the Comprehensive Plan future land use map designation but does not address any land use policy specific to the Sycamore sector.



Area Zoning Map

Applicant: Perance LLC
 Address: 2000 Block of Greybull Trail, Old Glory Trail, Otter Court; Cut Bank Trail; 9000 Block of Bea
 Zoning From: PD/A-5
 Zoning To: to amend existing PD to remove 50' buffer requirement
 Acres: 26.27596551
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 12/13/2023
 Contact: null





LAND USE & ZONING TABLE:
 SITE ACREAGE: 26.032 AC.
 EXISTING LAND USE: VACANT
 ADJACENT PROPERTY: N - VACANT & SINGLE FAMILY S - VACANT & INDUSTRIAL E - VACANT, CHURCH, SINGLE FAMILY, AUTO REPAIR, DOCTOR OFFICE & COMMERCIAL W - VACANT

PROPOSED LAND USE & ZONING:
 PDA-5 PLANNED DEVELOPMENT/SPECIFIC USE FOR ALL USES IN A-5 DISTRICT WITH 50' BUFFER ALONG EAST PROPERTY LINE AND 6748 ACRES DEDICATED FOR NUMBER OF SINGLE FAMILY DWELLING UNITS: 115 UNITS
 ANTICIPATED POPULATION YIELD/DENSITY: 3454.42
 BUILDING SETBACK LINES: STREET - 20' REAR - 5' SIDE - 5'
 NUMBER OF LOTS: 115
 BLOCK 1, LOTS 1-17
 BLOCK 2, LOTS 1-22
 BLOCK 3, LOTS 1-10
 BLOCK 4, LOTS 1-22
 BLOCK 5, LOTS 1-18
 BLOCK 6, LOTS 1-11
 BLOCK 7, LOTS 1-15
 AVERAGE LOT SIZE: 5585-SF
 SMALLEST LOT SIZE: 5008-SF (50.23x100.00)
 BLOCK 5, LOT 1
 MINIMUM LOT WIDTH: 50.00 @ BUILDING LINE
 MINIMUM LOT DEPTH: 100.00'
 TOTAL NUMBER OF BLOCKS 13
 NUMBER OF SHORT BLOCKS 3
 PERCENT OF SHORT BLOCKS 23.07%

SIDEWALKS:
 Sidewalks are required on both sides of dedicated public streets, in conformance with current City policy.

UTILITY EASEMENTS:
 Any public utility, including the City of Fort Worth, shall have the right to move and keep all or part of any building, fences, trees, shrubs, other growths or improvements which in any way encumber or interfere with construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat; and any public utility, including the City of Fort Worth, shall have the right at all times of ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

PUBLIC OPEN SPACE RESTRICTION:
 No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement (POSE) as shown on this plat. These POSE will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property replatted.

FLOODPLAIN RESTRICTION:
 No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE:
 The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual-lot owners whose lots traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on this plat.

PLAT NOTES:

- Bearings based on deed bearing along west property line.
- Refer to Sheet 2 of this Plat for Metes and Bounds descriptions for entire property to be platted, Block 7, Lots 11 & 16.
- All lot and property corners shall be set with 1/2 inch iron rods with cap stamped "SPOONER RPLS 4183" unless otherwise noted.
- All streets including R.O.W. are dedicated to the public.
- A portion of the property is located within a FEMA designated 100-year floodplain. The approximate limits of the 100-year floodplain as shown on this plat is based on elevations shown on the FEMA Map Panel No. 48439C0530H dated August 2, 1995.
- Water and Sanitary sewer to be served by City of Fort Worth.
- Direct access from single family/duplex residential drives onto arterial roadways are prohibited.
- No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
- The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.
- All lots have a 10' utility easement along and parallel to public street right-of-ways and are not shown on plat for clarity.
- No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- All lots have a 5' side building set back unless otherwise noted on the plat.
- All lots have a 20' front building set back unless otherwise noted on the plat.

9301 - 9299
 (SOUTHVIEW)
 5/13-06

**CITY OF FORT WORTH, TEXAS
 CITY PLAN COMMISSION**

NOTE: THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL

PLAT APPROVED DATE: 5-5-06
 BY: Shaun G. Spooner, Chairman
 BY: John S. Saffell, Secretary

**FINAL PLAT
 SOUTH FORK ADDITION**

CONTAINING 116 LOTS
 TOTALING 26.0325 ACRES

**AN ADDITION TO THE CITY OF
 FORT WORTH, TARRANT COUNTY
 SITUATED IN THE
 S.A. & M.G. RR CO. SURVEY
 ABSTRACT NO. 1462**

DEVELOPER/OWNER:
 North Texas Land Development
 3220 Jane Lane
 Haltom City, Texas 76117
 817-925-6111
 Tree Fowler, President

SURVEYOR:
 Spooner & Assoc., Inc.
 7417 Continental Tr
 North Richland Hills, Tx 76180
 817-281-2355
 Fax 817-281-1389
 Shaun Spooner, R.P.L.S. No. 4183

ENGINEER:
 Arthur and Wallendorf Consultants, Inc
 376 West Main, Suite E
 Lewisville, Texas 75057
 972-353-8863
 Craig A. Wallendorf, P.E. #88677

REVISED: 4-26-06
 CASE NO. FP-004-138

LINE TABLE:

NUMBER	DIRECTION	DISTANCE
L3	N45°36'45"W	14.14'
L4	S44°23'15"W	14.14'
L5	S45°36'45"E	14.14'
L6	S44°23'15"W	14.14'
L7	N45°36'45"W	14.14'
L8	N44°23'15"E	14.14'
L9	S45°36'45"E	14.14'
L10	S44°23'15"W	14.14'
L11	N35°18'19"E	20.00'
L12	N20°59'30"E	20.00'
L13	N45°36'45"W	14.14'
L14	N44°23'15"E	14.14'
L15	N44°22'51"E	14.15'
L16	N45°36'45"W	14.14'
L17	N45°36'45"W	14.14'
L18	N44°22'51"E	14.15'
L19	N00°37'08"W	41.97'
L20	S89°22'52"W	7.50'
L21	N00°37'08"W	30.50'
L22	N89°22'52"E	30.00'
L23	S00°37'08"E	30.50'
L24	S89°22'52"W	7.50'
L25	S00°37'08"E	35.97'

CURVE TABLE:

NUMBER	DEFLECTION ANGLE	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	74°15'03"	74°15'03"	N 53°29'37" W	20.0000	25.9184	24.1424
C2	74°15'49"	74°15'49"	N 53°30'00" W	50.0000	64.8073	60.3651
C3	22°53'08"	22°53'08"	N 12°02'56" W	325.0000	129.8148	128.9536
C4	22°53'08"	22°53'08"	N 12°02'56" W	275.0000	109.8433	109.1146
C5	52°58'24"	52°58'24"	N 49°58'42" W	225.0000	208.0257	200.6952
C6	44°23'53"	44°23'53"	N 45°41'27" W	175.0000	135.6065	132.2391
C7	75°51'32"	75°51'32"	N 38°32'08" W	20.0000	26.4798	24.6877
C8	112°42'58"	112°42'58"	S 55°45'08" W	20.0000	39.3454	33.3006
C9	49°59'41"	49°59'41"	S 24°23'29" W	20.0000	17.4515	16.9031
C10	279°59'23"	279°59'23"	S 89°23'39" W	50.0000	244.3370	64.2857
C11	49°59'41"	49°59'41"	N 25°36'12" W	20.0000	17.4515	16.9031



BURL C. HANSEN
 VOL. 11020, PG. 116
 D.R.T.C.T.

ROBERT L. THOMAS
 VOL. 11020, PG. 507
 D.R.T.C.T.

ROBERT L. THOMAS
 VOL. 11020, PG. 507
 D.R.T.C.T.

LOT 1, BLOCK 1 ~ CLARDY ADDITION
 VOL. 388-24, PG. 38 ~ P.R.T.C.T.

9316-9319
 CROWLEY ROAD (FM 731) 9310-9308
 (120' R.O.W.)

SLIDE 1100
 2006 MAR -5- PM 2:47
 SURVEYOR'S CLOSING
 PLAT FILED IN CABINET A

UTILITY EASEMENTS:

Any public utility, including the City of Fort Worth, shall have the right to move and keep all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat; and any public utility, including the City of Fort Worth, shall have the right at all times of ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

FLOODPLAIN RESTRICTION:

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and /or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within in the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE:

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual-lot owners whose lots traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on this plat.

ENTIRE PROPERTY (POBI)

SITUATED in the City of Fort Worth, Tarrant County, Texas and being a tract of land out of the S. A. & M. G. RR. CO. Survey, Abstract No. 1462 and being a portion of that parcel of land conveyed to N. L. Franklin by deed as recorded in Volume 14251, Page 205 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said tract being herein more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the southeast property corner of the said N. L. Franklin parcel, said point also being the northeast property corner of Lot 1, Block 1 of Clardy Addition, being an addition to the City of Fort Worth according to the plat as recorded in Volume 388-24, Page 38 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), said point also being on the existing westerly right-of-way line of Crowley Road (FM 731);

THENCE, South 89 degrees 23 minutes 39 seconds West, along the southerly property line of the said Franklin parcel and along the northerly property line of the said Lot 1, 855.88 feet to a 3/8" iron rod found on an easterly property line of a tract of land conveyed to Robert L. Thomas by deed recorded in Volume 11020, Page 507 of the D.R.T.C.T.;

THENCE, North 00 degrees 26 minutes 08 seconds West, along the westerly property line of the said Franklin parcel and along the said easterly property line of the Thomas tract, 472.53 feet to a 1/2" iron rod found at the most southerly northeast property corner of the said Thomas tract;

THENCE, South 89 degrees 23 minutes 41 seconds West, along a southerly property line of the said Franklin parcel and along a northerly property line of Thomas tract, 444.41 feet to a 60 D nail found for corner;

THENCE, North 00 degrees 47 minutes 40 seconds West, along a westerly property line of the said Franklin parcel and along an easterly property line of the said Thomas tract, 818.17 feet to a 60D nail found at the northwest property corner of the said Franklin parcel, said point also being the northeast property corner of a tract of land conveyed to Burl C. Hansen by deed recorded in Volume 14072, Page 116 of the D.R.T.C.T., said point also being on the existing southerly right-of-way line of Cunningham Road;

THENCE, North 89 degrees 41 minutes 13 seconds East, along the northerly property line of the said Franklin parcel and along the said right-of-way line, 901.53 feet to a 1/2" iron rod set for corner;

THENCE, South 00 degrees 17 minutes 29 seconds East 333.85 feet to a 1/2" iron rod set on the northerly property line of a tract of land conveyed to the Trustees of Trinity Baptist Church by deed recorded in Volume 9686, Page 1220 of the D.R.T.C.T.;

THENCE, South 89 degrees 26 minutes 45 seconds West, along the southerly property line of the said Franklin tract and along the said northerly property line of the Church tract, 40.09 feet to a 1/2" iron rod set for corner;

THENCE, South 00 degrees 32 minutes 02 seconds East 246.21 feet to a 1/2" iron rod found at the northwest corner of Lot 4, Block 1 of Kinnard Addition, being an addition to the City of Fort Worth, according to the plat recorded in Volume 388-161, Page 8 of the P.R.T.C.T.;

THENCE, South 00 degrees 39 minutes 23 seconds East, along an easterly property line of the said Franklin parcel and along the westerly property line of the said Lot 4, 196.83 feet to a 5/8" iron rod found for corner;

THENCE, North 89 degrees 25 minutes 05 seconds East, along a northerly property line of the said Franklin parcel and along the southerly property line of the said Lot 4, 442.00 feet to a 1/2" iron rod set at the northeast property corner of the said "Tract 3" of the Franklin parcel, said point also being on the said westerly right-of-way line of Crowley Road;

THENCE, South 00 degrees 37 minutes 08 seconds East, along the easterly property line of the said Franklin parcel and along the said right-of-way line, 509.06 feet to the **POINT OF BEGINNING**.

The tract of land being herein described contains 26.0325 acres (1,133,976 square feet) of land.

SURVEYORS CERTIFICATE §

THAT I, Shaun Spooner, do hereby certify that I prepared this plat from an actual and accurate survey on the ground of property and that all block monuments and corners were placed under my personal supervision.

Shaun Spooner
SHAUN SPOONER, Registered Professional Land Surveyor NO. 4183

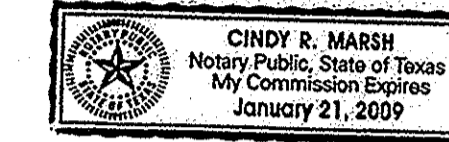
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared *Shaun Spooner* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated and as the act and deed of said association.

Given under my hand and seal of office on this the 1st day of May, 2006.

Cindy R. Marsh
Notary Public in and for the State of Texas

My Commission expires: 1/21/09



STATE OF TEXAS
COUNTY OF TARRANT

THAT, *Trae Fowler* does hereby adopt this plat designating the above described three (3) tracts of land as Tract 1, Tract 2, and Tract 3, SOUTH FORK ADDITION, an Addition to City of Fort Worth, Tarrant County, Texas and do hereby dedicate the public's use the streets and easements as shown.

Witness under my hand this the 1st day of May, 2006.

Trae Fowler
Trae Fowler, President
North Texas Land Development

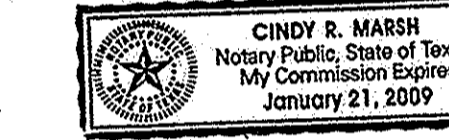
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared *Trae Fowler* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated and as the act and deed of said association.

Given under my hand and seal of office on this the 1st day of May, 2006.

Cindy R. Marsh
Notary Public in and for the State of Texas

My Commission expires: 1/21/09



**CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION**
NOTE:
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6)
MONTHS AFTER DATE OF APPROVAL
PLAT APPROVED DATE _____
BY: _____ CHAIRMAN
BY: _____ SECRETARY



**AUTHORIZED BY THE ORDER OF
COMMISSIONERS COURT OF TARRANT
COUNTY, TEXAS**
THIS THE _____ DAY OF _____, 2006
BY: _____ COUNTY CLERK
BY: _____ DEPUTY

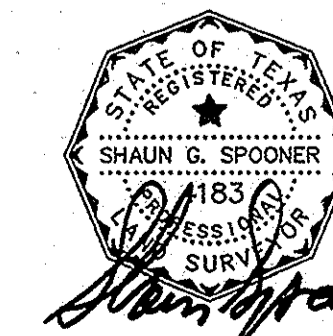
FINAL PLAT
SOUTH FORK ADDITION
CONTAINING 116 LOTS
TOTALING 26.0325 ACRES
AN ADDITION TO THE CITY OF
FORT WORTH, TARRANT COUNTY
SITUATED IN THE
S.A. & M.G. RR CO. SURVEY
ABSTRACT NO. 1462

REVISED: 4-26-06
CASE No. FP-004-138

DEVELOPER/OWNER:
Spooer & Assoc., Inc.
3220 Jane Lane
Haltom City, Texas 76117
817-925-6111
Trae Fowler, President

SURVEYOR:
Spooer & Assoc., Inc.
7417 Continental Tr.
N. Richland Hills, Texas 76180
817-281-2355
Fax 817-281-1389
Shaun Spooner, R.P.L.S. No. 4183

ENGINEER:
Arthur and Wallendorf Consultants, Inc.
376 West Main, Suite E
Lewisville, Texas 75057
972-353-8863
Craig A. Wallendorf, P.E. No. 88677



FILED
FILED
2006 MAY -8 9:24 AM
SUYALAN SUZUKAWA
COUNTY CLERK
PLAT FILED IN CABINET A, SLIDE 11101, DATED: 5/15/06



Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-167

Council District: 11

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: FTW Area Habitat for Humanity / Mallory Haun

Site Location: 4200 Brady Drive

Acreage: 0.28 acres

Request

Proposed Use: Single Family Residence

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

To: "A-5/SS" One-Family / Stop Six Overlay

Recommendation

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

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

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

Staff Recommendation: **Denial**

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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

This lot is located on the southwest corner of Good Shepherd Way and Brady Drive, one block west of E Loop 820. It is situated a quarter of a mile north of Wilbarger Street. The shoreline of Lake Arlington is located just over half of a mile to the southeast of the lot. The site is located within the Stop Six Overlay and Neighborhood Empowerment Zone (NEZ) Area Six. The site is also approximately one-half mile south of both the Berry/Stalcup and Lake Arlington Urban Villages.

The general surrounding area has been part of a number of master plans and initiatives to revitalize the area and improve the quality of development. Besides the Stop Six Overlay added in 2019, the addition of the Neighborhood Empowerment Zone, and the creation of the Berry/Stalcup Urban Village (to the north), the area to the east of E. Loop 820 has also been the focus of planning efforts since 2004. The large area east of 820 is a part of the Lake Arlington Master Plan, which proposes redevelopment of the area from under-utilized parcels and low density industrial developments to higher density residential and development that protects Lake Arlington as a recreation and water source.

The applicant proposes to construct a future single-family residence on the vacant property. The existing “I” Light Industrial zoning of the subject site does not allow the proposed single-family land use. The property must be rezoned to a single-family district or more intense residential district to accommodate the future residence. The applicant has provided the following narrative to support the rezoning application:

4200 Brady is a .282 acre vacant lot that sits between residential houses and a Church on the corner of Brady and Good Shepard Way. It is currently zoned for MU-2, but we are applying to rezone this lot to SF5 in order to build another affordable home for a family in our community. We have attached plans for the 1150sf 3B/2B home we plan to build, zoning maps, and pictures of the Single Family housing already existing on Brady. The zoning in this area is a mixed bag, but we believe that building a new home here will fit in with the rest of West side of Brady Dr.

Any single family home constructed in the future would be subject to both the “A-5” development standards and the Stop Six Overlay Design standards which include entry feature that faces the street (stoop or porch), two-car garage, 8 square foot window on all sides of the house and landscaping.

Surrounding Zoning and Land Uses

North: “B” Two-Family Residential / church
East: “MU-2” High Intensity Mixed-Use / auto sales
South: “MU-2” High Intensity Mixed-Use / single family residence
West: “MU-2” High Intensity Mixed-Use / landscape contractor

Recent Zoning History

- ZC-19-116, Council Initiated Rezoning of almost 3,000 acres that created the Stop Six Overlay

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on December 1, 2023:

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

*Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “I” Light Industrial to “A-5” One-Family to build a single-family home. The lots surrounding the subject site are primarily single family residential with a small amount of commercial/industrial uses. There is a church to the north across Good Shepherd and auto dealership to the east of Brady Drive. Single family structures occupy the lots to the south with some “B” Two-Family and “A-5” One-Family zoning located on the Brady Drive frontage between Good Shepherd and Wilkes Drive (*refer to attached zoning map*). There are several large industrial uses further west of the site. Allowing additional residential uses would be a disservice without further exploration of the neighborhood as a whole.

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

Comprehensive Plan Consistency – Southeast

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future Light Industrial. Zoning categories in alignment with this future land use designation would be “MU-2” High Intensity Mixed Use, “I” Light Industrial and all commercial zoning districts. The request for “A-5” One-Family zoning is not in alignment or consistent with the future land use designation. To accommodate the proposed development and rezoning request to “A-5” Light Industrial, the subject site would need a designation of future Single Family Residential in order to be considered consistent with the adopted Comprehensive Plan.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

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

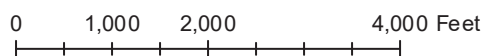
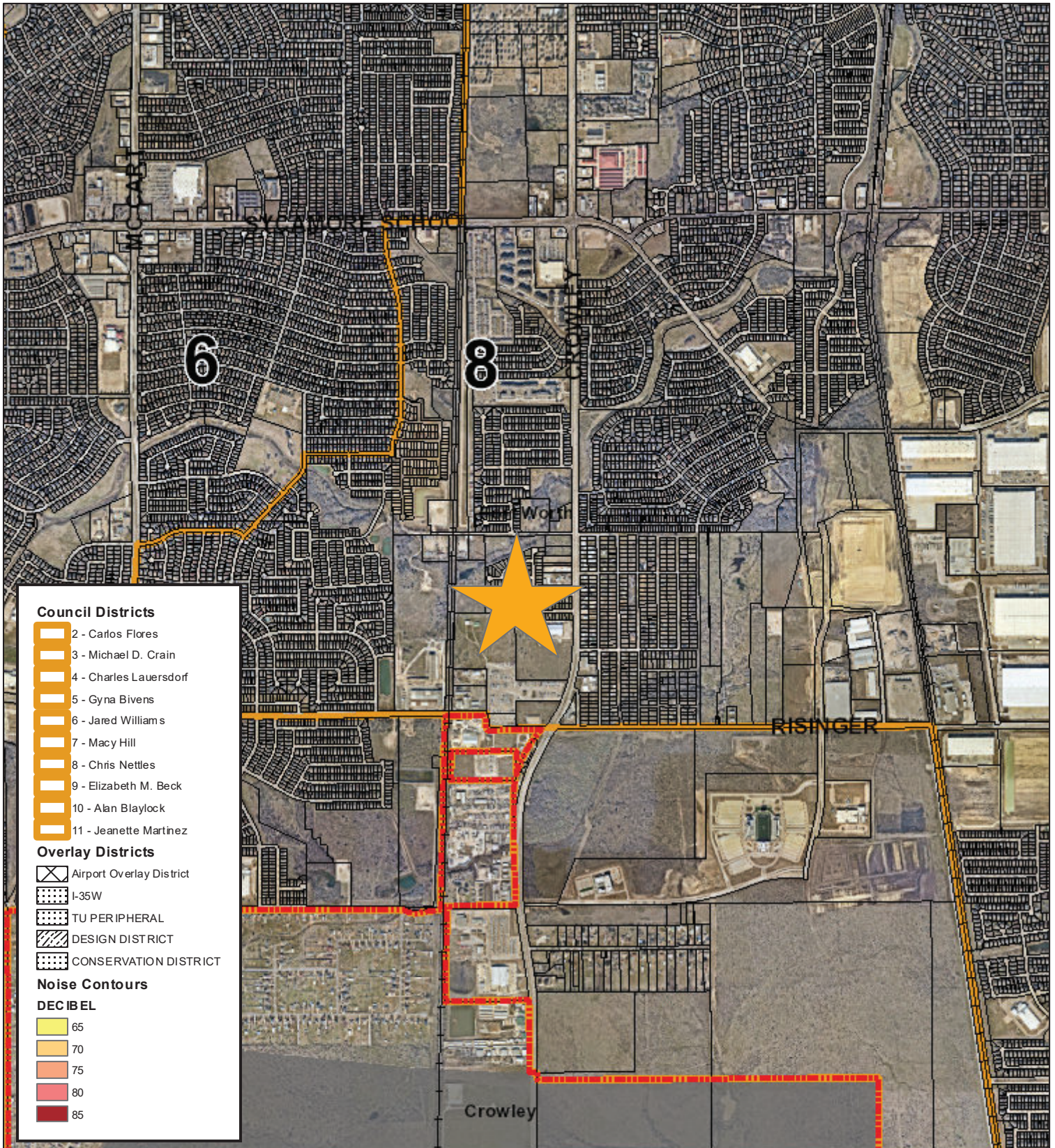
The proposed zoning is not consistent with the Comprehensive Plan future land use map and not consistent with the policies stated above.

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

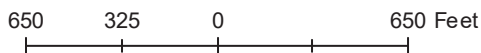
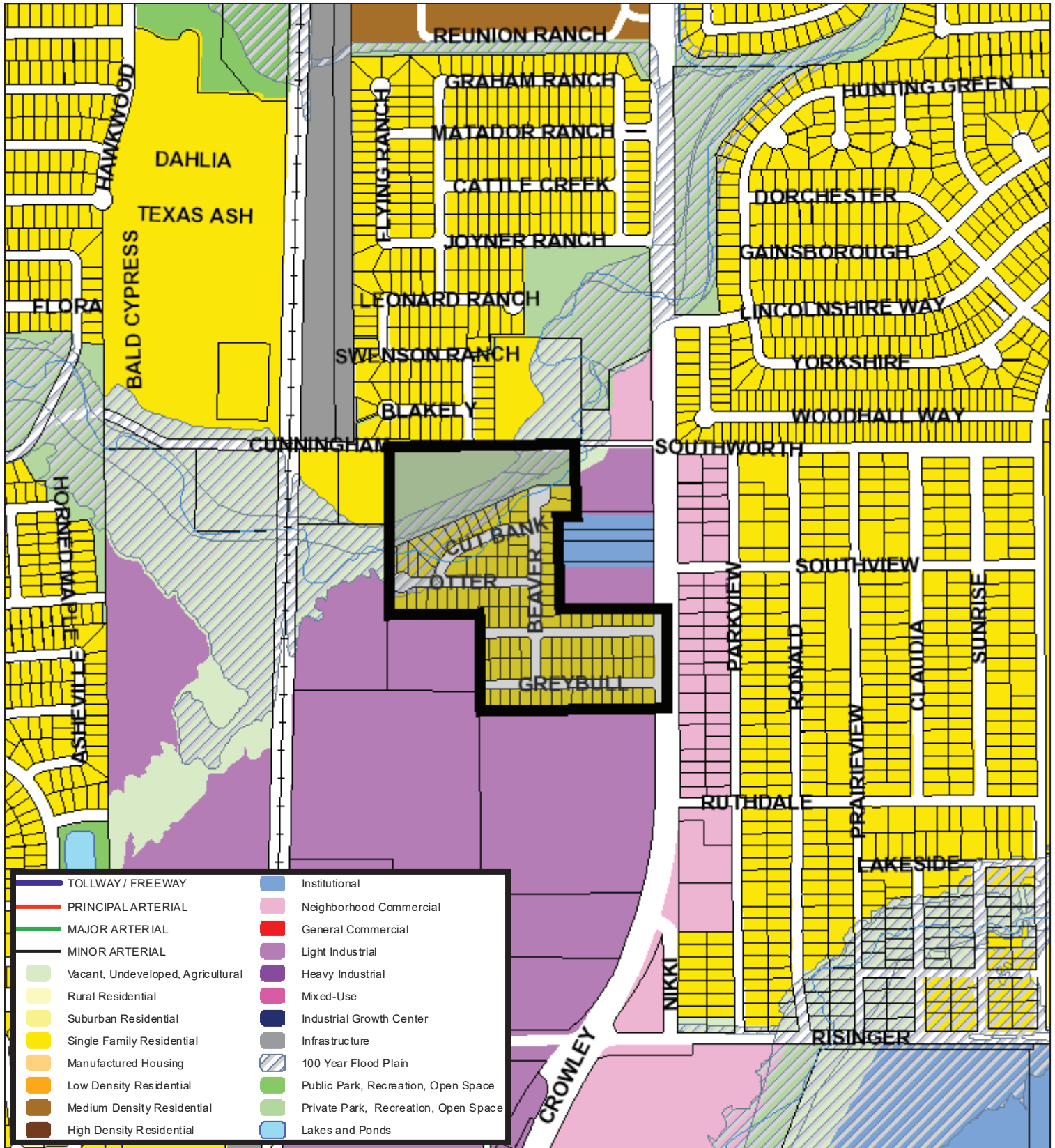
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage infill development of compatible, single-family homes in existing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



Area Map



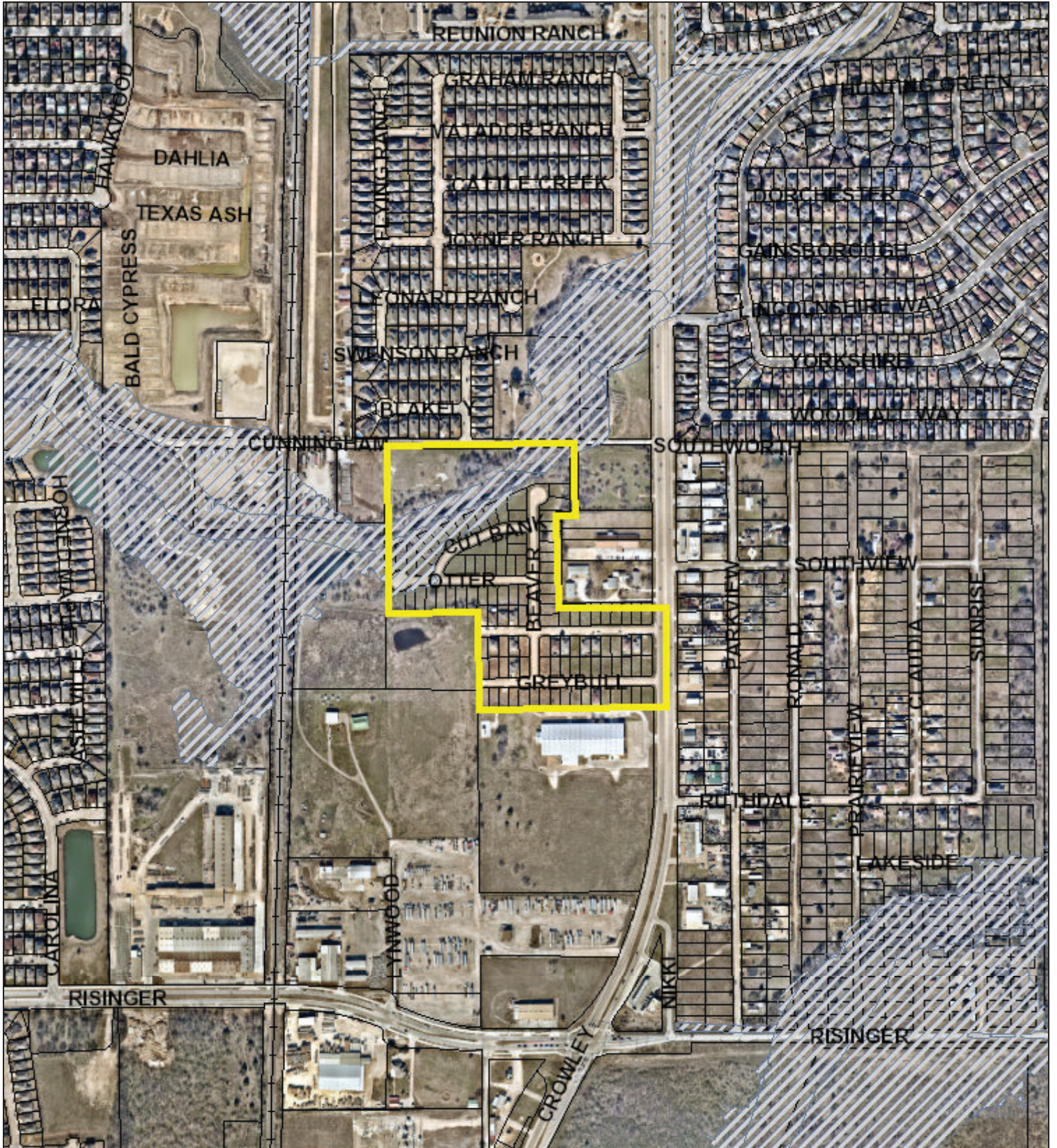
Future Land Use



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



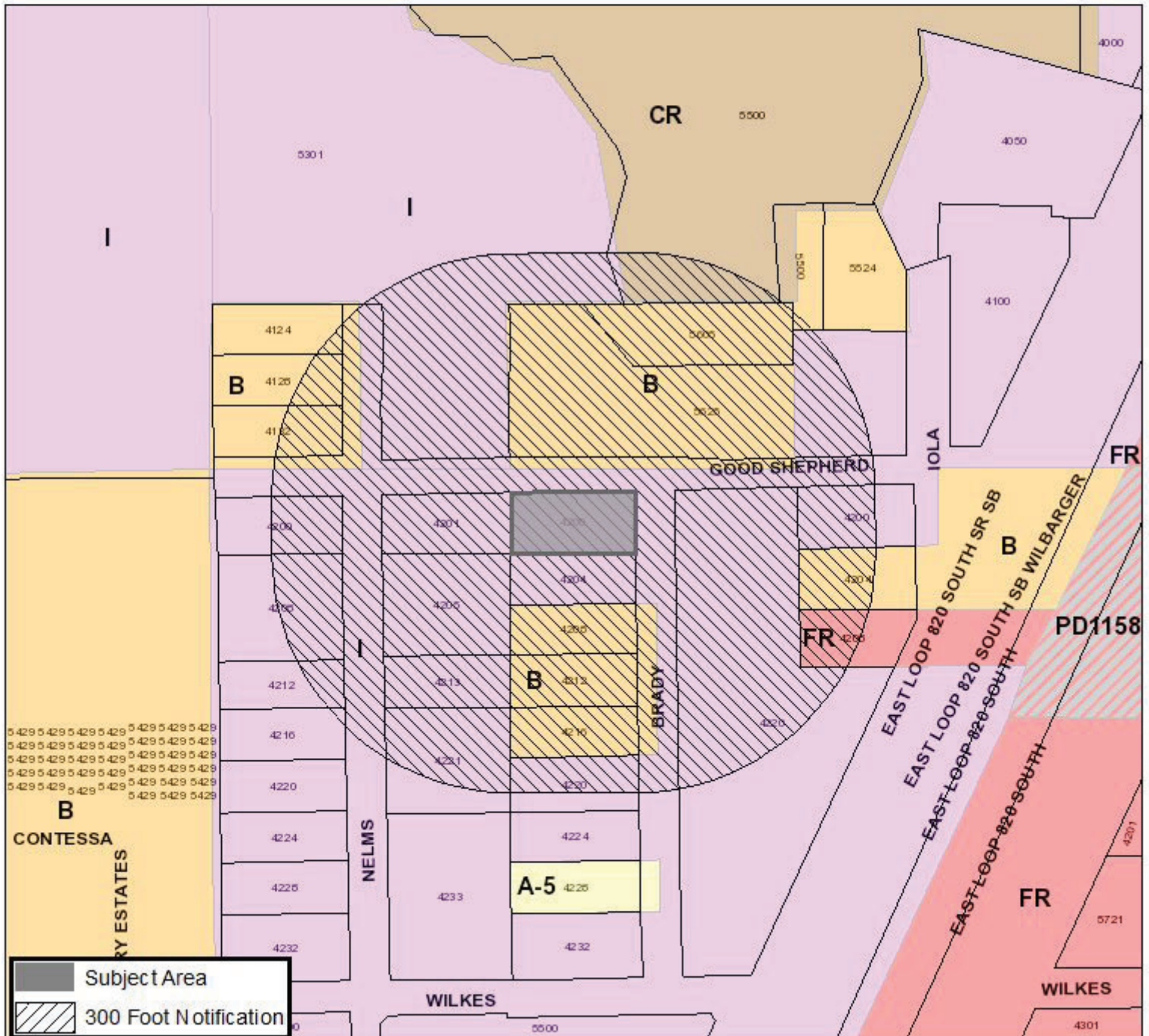
0 405 810 1,620 Feet



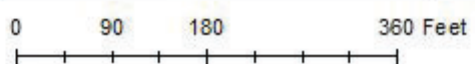


Area Zoning Map

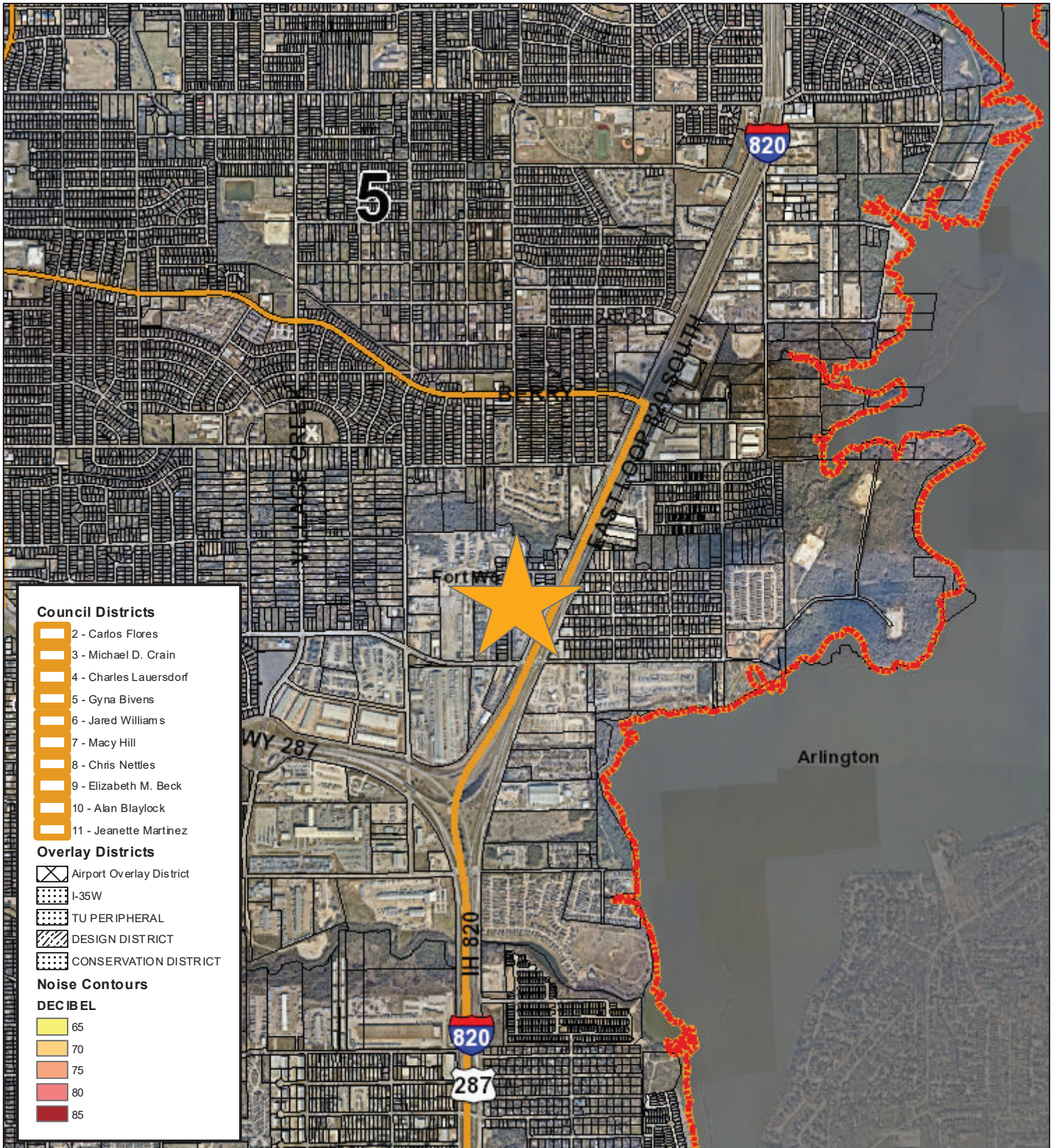
Applicant: Fort Worth Habitat for Humanity
 Address: 4200 Brady Drive
 Zoning From: MU-2
 Zoning To: A-5
 Acres: 0.27570805
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 12/13/2023
 Contact: null



Subject Area
 300 Foot Notification







Area Map



Council Districts






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

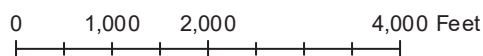
Overlay Districts

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

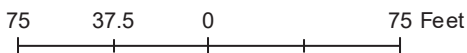
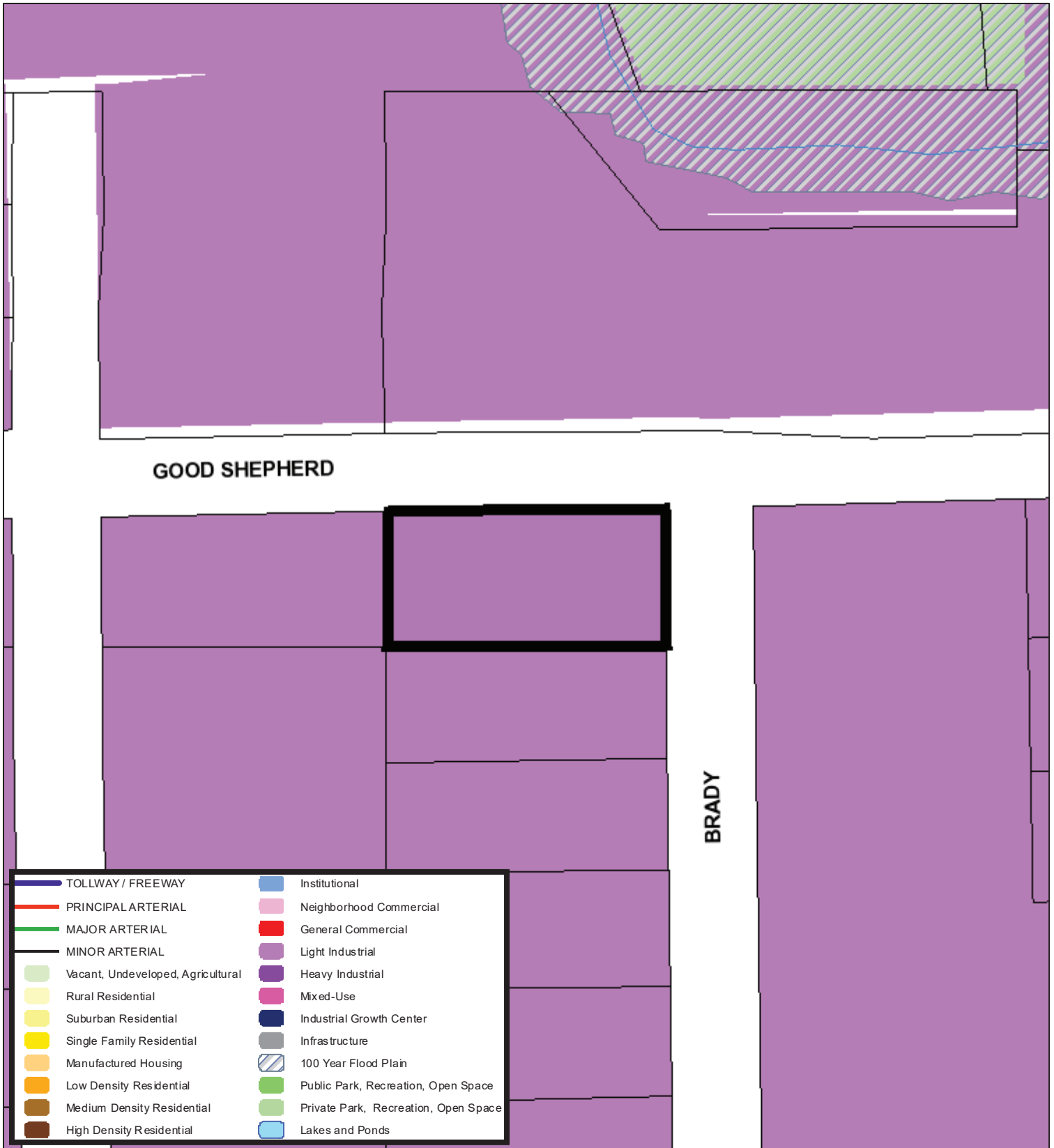
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-169

Council District 5

Zoning Map Amendment

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

Owner / Applicant: SMRE Investments Inc./Peloton Solutions

Site Location: 1600 T Square Street

Acreage: 3 Acres

Request

Proposed Use: Residential

Request: From: “G” Intensive Commercial

To: “A-5” One-Family

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The applicant requests a zoning change from "G" Intensive Commercial to "A-5" One-Family to develop single-family residences. The site is located in the Eastchase Mixed-Use Growth Center, originally intended to promote commercial and mixed-use development. However, due to demographic changes, the area has been developing as a residential area instead (please see Recent Zoning History section). The property directly east was rezoned from "G" Intensive Commercial to "A-5" One-Family residential in February of this year, and the property to the south was rezoned from "E" Neighborhood Commercial and "G" Intensive Commercial to "A-5" One-Family residential in 2020.

The site is in East Fort Worth, an area known for the remaining portions of the Eastern Cross Timbers. The site was cleared before 2001, so very few trees are over 20 years old. As a result, this development is unlikely to impact the established urban tree canopy in the area significantly.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial/ vacant land
East "A-5" One-Family / vacant land
South "A-5" One-Family / vacant
West "G" Intensive Commercial/ Vacant

Recent Zoning History

- ZC-15-118: site area to the east rezoned from "G" Intensive Commercial to "A-5" One-family
- ZC-17-088: Request to rezone from "G" intensive commercial to "R2" townhomes
- ZC-20-154: Request to rezone from "E" General Commercial and G "Intensive Commercial to "A-5" One-family
- ZC-21-217: Request to rezone from "G" Intensive Commercial to "A-5" One-Family
- ZC-22-182: Request to rezone from "G" Intensive Commercial to "A-5" One-Family

Public Notification

300-foot Legal Notifications were mailed on December 1, 2023

The following organizations were notified: (emailed December 1, 2023)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
Hollow Hills NA	Fort Worth ISD
Far East Fort Worth HOA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
East Fort Worth Business Association	

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to A-5 One Family for single-family development. The site is located in an area where the surrounding land uses are primarily vacant, but they are also zoned for single-family residential. To the east, there is a relatively new single-family development. However, the property to the north, across from E Square, is zoned "G" Intensive commercial, preserving the commercial edge that extends from Eastchase Parkway.

The current zoning of the site encourages the type of development that is supported and planned for in the area. However, due to the influx of people into North Texas and other adjacent areas that are developing as single-family residential, this site is well situated for additional residential development. The proposed rezoning will allow for the development of single-family homes, which will be in line with the surrounding land uses and will meet the growing demand for housing in the area.

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

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan designates the subject property as Mixed Use Growth Center. The request to rezone to A-5 One Family is a significant deviation from the Future Land Use Map and the following specific Comprehensive Plan policy:

· Promote commercial, mixed-use, and urban residential development within the Centreport and Eastchase Mixed-Use Growth Centers

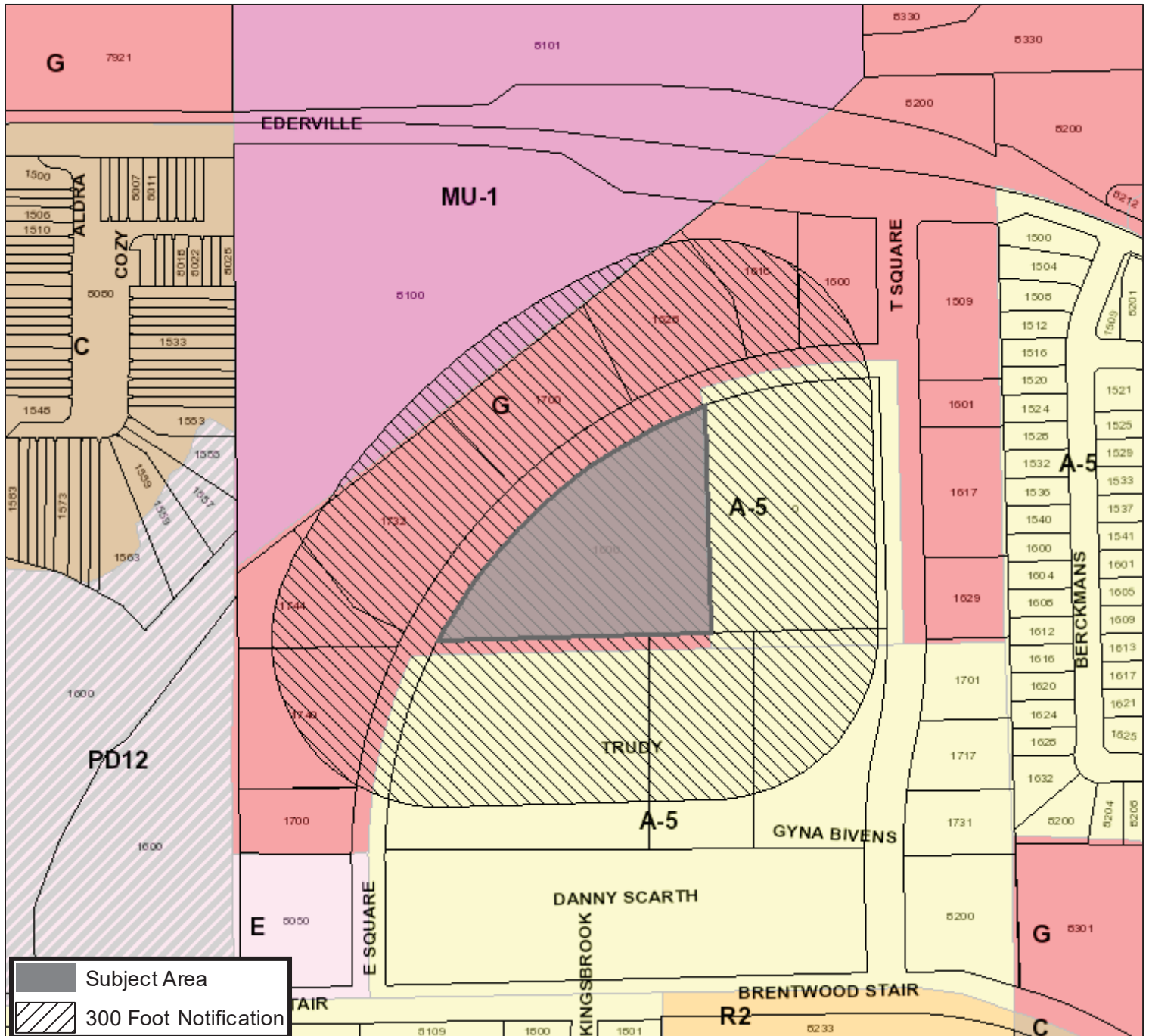
Therefore, the proposed zoning **is not consistent (Significant Deviation)** with the Future Land Use map and the Comprehensive Plan policy for the area., it is however **consistent** with the following policies of the Comprehensive Plan:



- Promote a variety of housing choices
- Encourage infill of compatible housing
- Increase homeownership in Fort Worth
- Increase the supply of quality, affordable, accessible housing

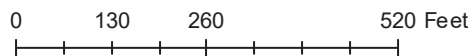


Area Zoning Map

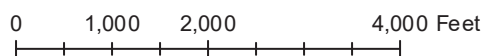
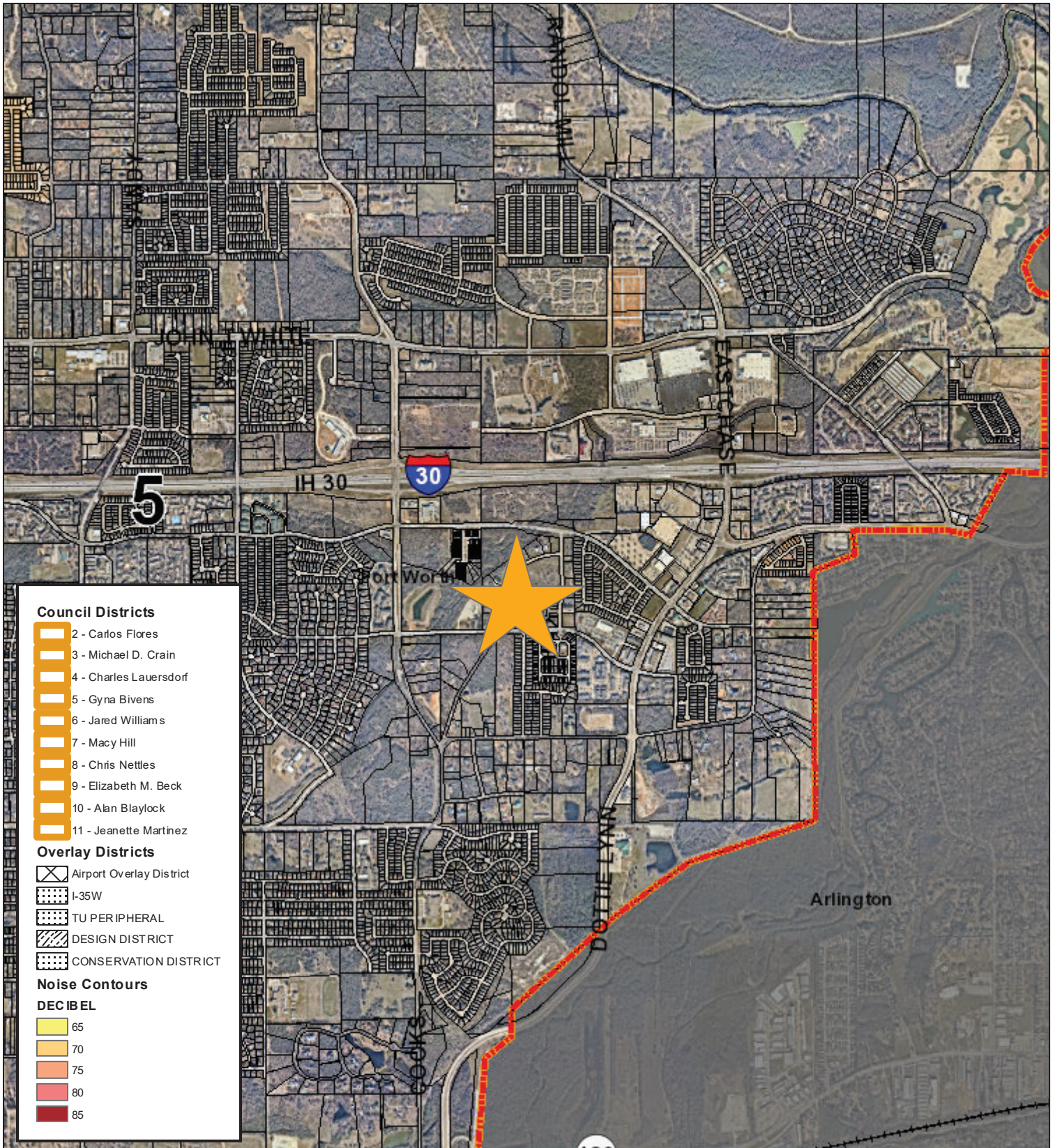
Applicant: SMRE Investments Inc/Peloton Land
 Address: 1600 T Square Street
 Zoning From: G
 Zoning To: A-5
 Acres: 2.88092077
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 12/13/2023
 Contact: null



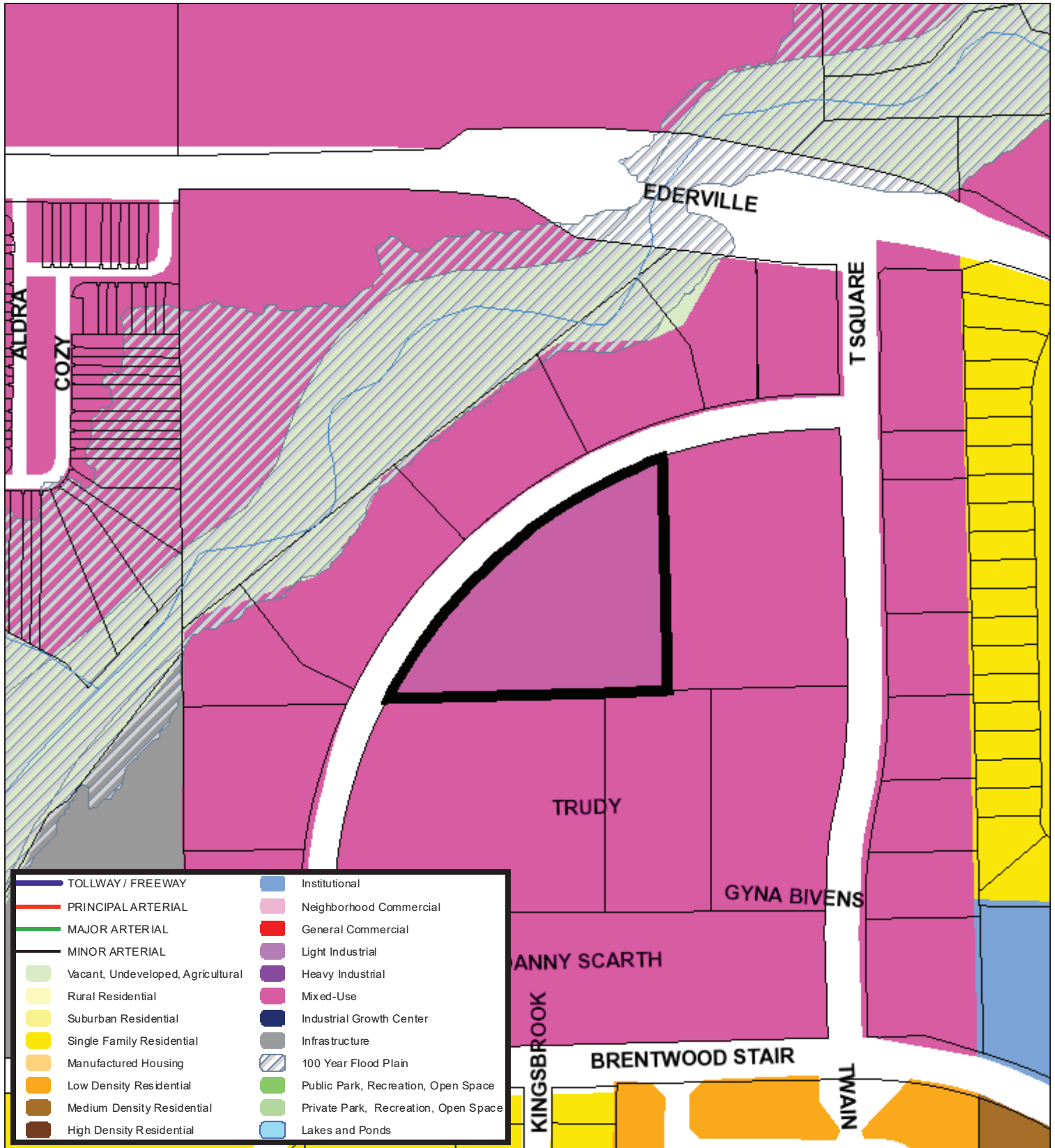
 Subject Area
 300 Foot Notification



Area Map



Future Land Use

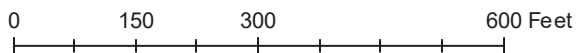


230 115 0 230 Feet

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



Aerial Photo Map





Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-173

Council District: 11

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Torrado Ayala Home Investments, Marcos Torrado / HMB Design, Hank Bounkhong

Site Location: 5000 S. Hampshire Boulevard

Acreage: 0.31 acres

Request

Proposed Use: Duplexes (4 new dwelling units proposed)

Request: From: "A-7.5" One-Family

To: "B" Two-Family

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The property is composed of two proposed lots within the W.E. Christian Addition in Council District 11. The existing lot is a corner lot that is addressed off S. Hampshire Boulevard, however the two proposed lots will be carved out of the back yard of the house facing S. Hampshire Boulevard, and would instead be facing House Street. The proposal to rezone these lots would change the current “A-7.5” zoning to “B” zoning. This zoning change, if approved, would allow the construction of four new dwelling units, two on each lot. These lots are approximately 6,700 square feet each. The new units must meet all “B” standards for two attached units, including 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential
East “A-5” One-Family / single family residential
South “A-5” One-Family / single family residential
West “B” Two Family / duplex

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Neighborhoods of East Fort Worth	Southeast Fort Worth Inc
East Fort Worth Business Association	East Fort Worth Inc
Streams and Valleys Inc.	Trinity Habitat for Humanity
Echo Heights Stop Six Environmental Coalition	Central Meadowbrook NA
West Meadowbrook NA	Historic Stop Six*
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The homes in this vicinity of this site are a mixture of duplex and single family residential. This particular block has some “B” Two Family / Duplex zoning and development on the west side. House Street dead ends at the railroad tracks so is not a through street, collector, or thoroughfare. Duplexes would not be out of character with the existing surroundings. Approving this rezoning request to “B” would be in line with the established pattern of allowing additional housing density in the vicinity. The proposed rezoning **is compatible** with its surroundings.

Comprehensive Plan Consistency – Eastside

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

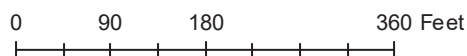
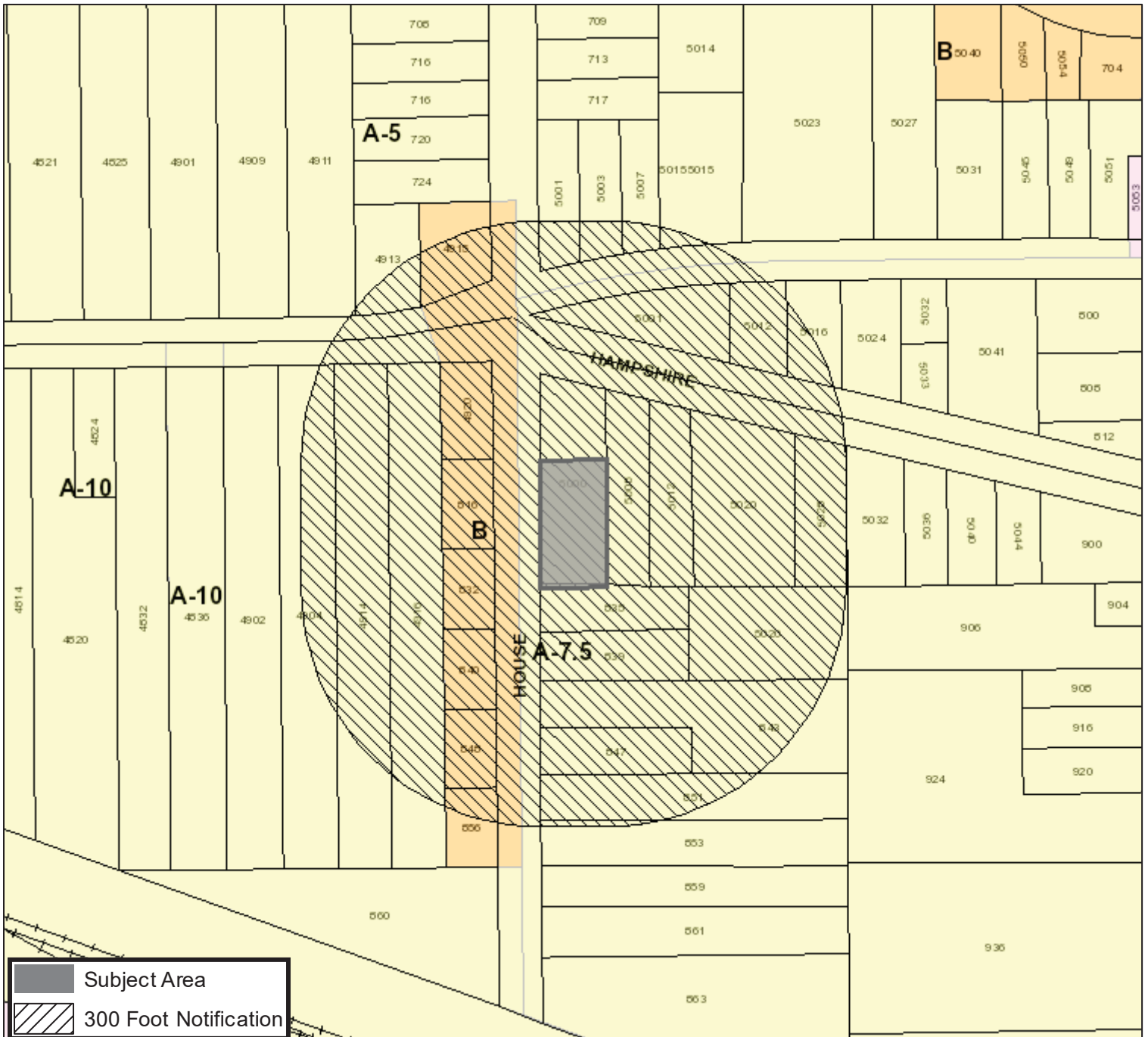
While the proposed zoning is not strictly consistent with the map designation for this area, the proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

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

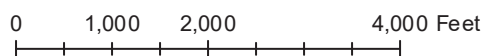
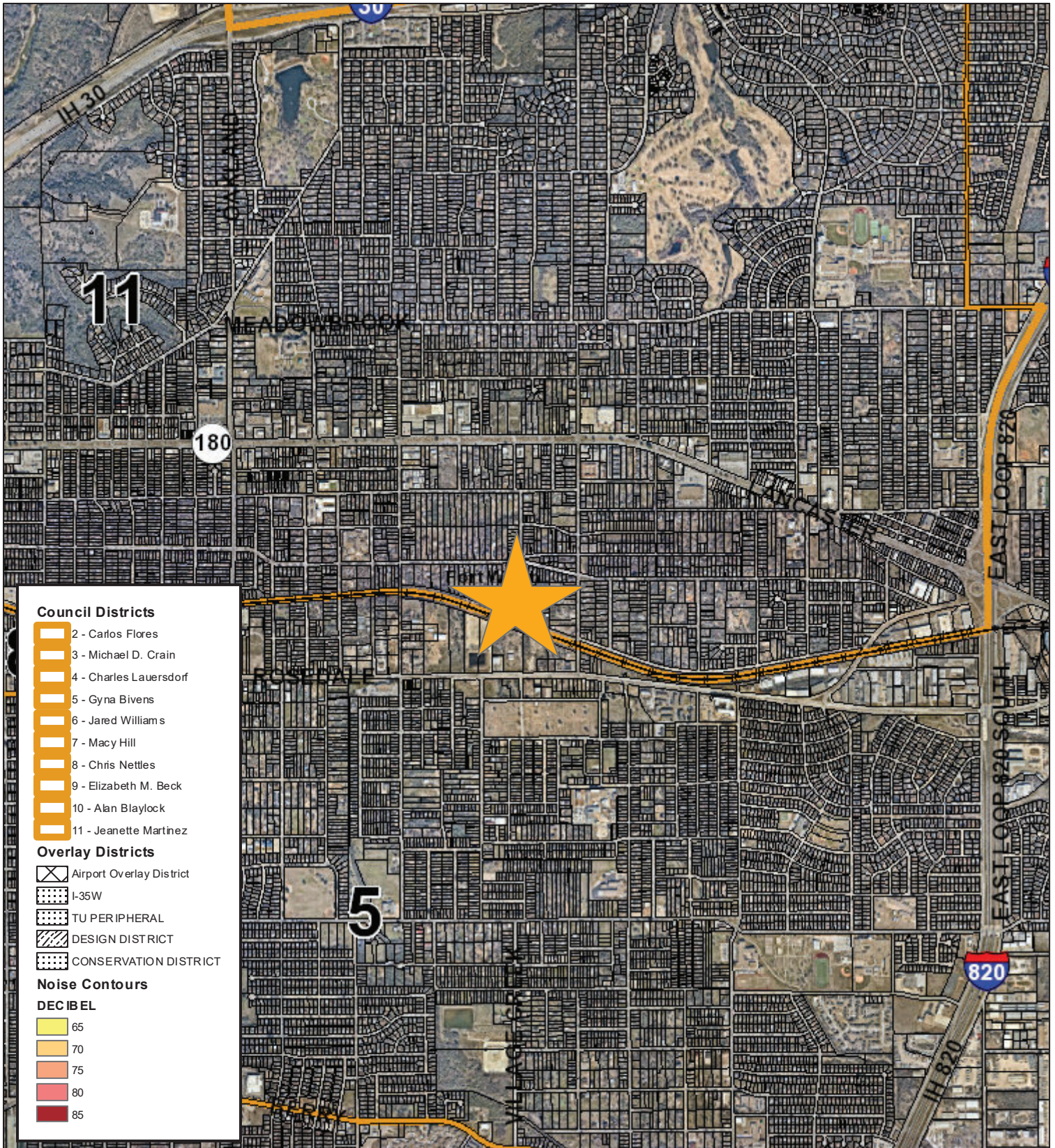
While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan Future Land Use Map designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated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

Area Zoning Map

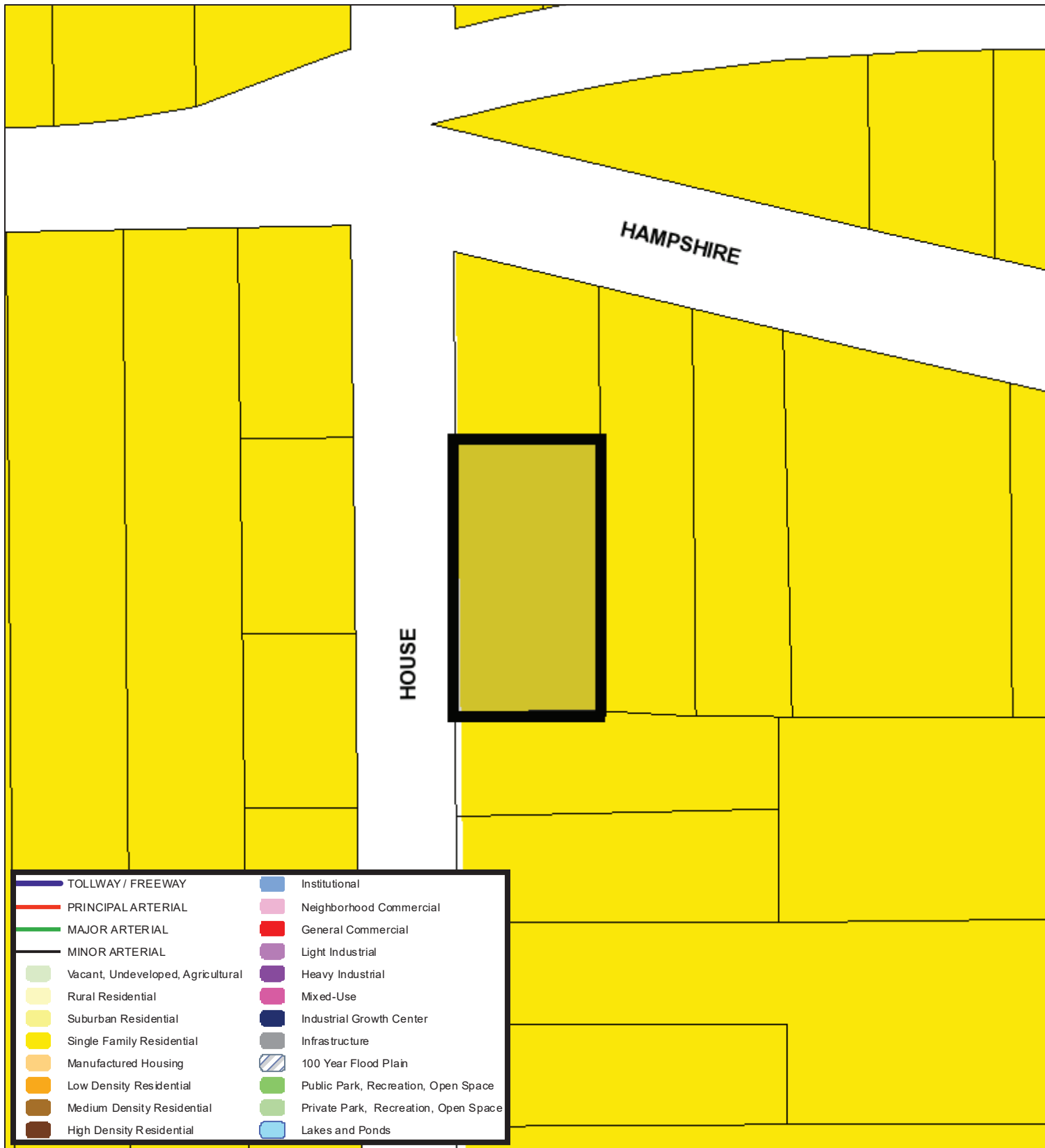
Applicant: Hank Bounkhong
 Address: 5000 S. Hampshire Boulevard
 Zoning From: A-5
 Zoning To: B
 Acres: 0.30896731
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 12/13/2023
 Contact: null



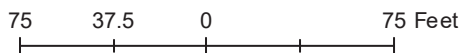
Area Map



Future Land Use



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



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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-175

Council District: 5

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Hussien & Mohamad Farhat / Alliance Homes, Darwish Otrok

Site Location: 1509, 1601, 1617, 1629 & 1701 T Square Acreage: 3.08 acres

Request

Proposed Use: Townhouses (31 new dwelling units proposed)

Request: From: "G" Intensive Commercial & "A-5" One Family Residential

To: "R2" Townhouse/Cluster

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The applicant is requesting a zoning change from "G" Intensive Commercial to "R2" Townhouse/Cluster. A small portion on the southern end is currently zoned "A-5" but is also included in the request to be rezoned to "R2". The property is located on the corner of Ederville Road and T Square Road in Council District 5. The applicant intends to construct 31 townhouse residences on the site, which is just over 3 acres in size. This rezoning request would downzone the property from a more intensive zoning category to a less intensive zoning category. The existing "G" zoning has been in place since at least 2004. The property is currently undeveloped.

The site is located in east Fort Worth, an area that traditionally is known for remaining portions of the Eastern Cross Timbers. This site specifically appears to have been cleared prior to 2001 so very few of any trees would be over 20 years old. This development appears to have little impact on established urban tree canopy in the area.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial / undeveloped & floodplain
East "A-5" One-Family Residential / single family residential
South "A-5" One-Family Residential / church
West "G" Intensive Commercial & "A-5" One-Family Residential / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Historic Randol's Mill Valley Alliance	Neighborhoods of East Fort Worth
Streams & Valleys Inc	Trinity Habitat for Humanity
John T White NA	Hollow Hills NA*
Far East Fort Worth HOA	Ederville Park HOA
East Fort Worth Inc	East Fort Worth Business Association
Fort Worth ISD	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to “R2” Townhouse/Cluster. The surrounding land uses are primarily undeveloped, but also zoned for commercial. The area was originally intended to be a business park, however based on the land remaining vacant and undeveloped since the inception of the development 1990’s, it appears that the market demand is higher for housing in this area rather than new commercial or industrial space.

With the subject site bordering an existing single family residential neighborhood to the east, the proposed rezoning to townhouse would function as a buffer between the residential area and undeveloped commercial areas further west. Residential use would be more appropriate here than commercial uses that would be allowed under the existing “G” zoning. The proposed rezoning to “R2” **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

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

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

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

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

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

- Promote a variety of housing choices
- Encourage infill of compatible housing
- Increase homeownership in Fort Worth
- Increase the supply of quality affordable accessible housing

Site Plan Comments

Zoning and Land Use

Site Plan appears to meet "R2" zoning requirements from Section 4.709, Zoning Ordinance. Subject to additional zoning review as the development moves into the building permit phase, additional comments may be generated at that time.

Platting

No response provided

Water

All Water Department concerns were provided in PDC (Pre Development Conference) on 10/12/2023.

-Need public fire hydrant as nearest hydrant is more than 300' to cover the entire development.

-Only 4 domestic services are allowed for each lot.

-PRV is required.

-8" P.V.C. in T SQUARE RD.

- No size on size services are allowed.

-Any existing service connections (water or sewer) that will not be reused for the proposed building should be "killed" at the respective main. Water kill tap requests should be submitted to Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov. Sewer taps must be killed through either a WMP or IPRC/CFA project.

Park and Recreation

Workflow cleared by Lori Gordon, but no comments provided

Fire Department

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

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

General Information: Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

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

Building Plan Review

No response provided

Transportation/Public Works Stormwater

Contact: sds@fortworthtexas.gov

Site is located within a local flood area per City Study SWS-027, Cottonwood Creek Master Plan.

FEMA Floodway borders North side of Ederville Rd

Existing storm assets located adjacent to site per plan set W-0542 & K-0788

An accepted drainage study is required prior platting, IPRC, CG, and PB

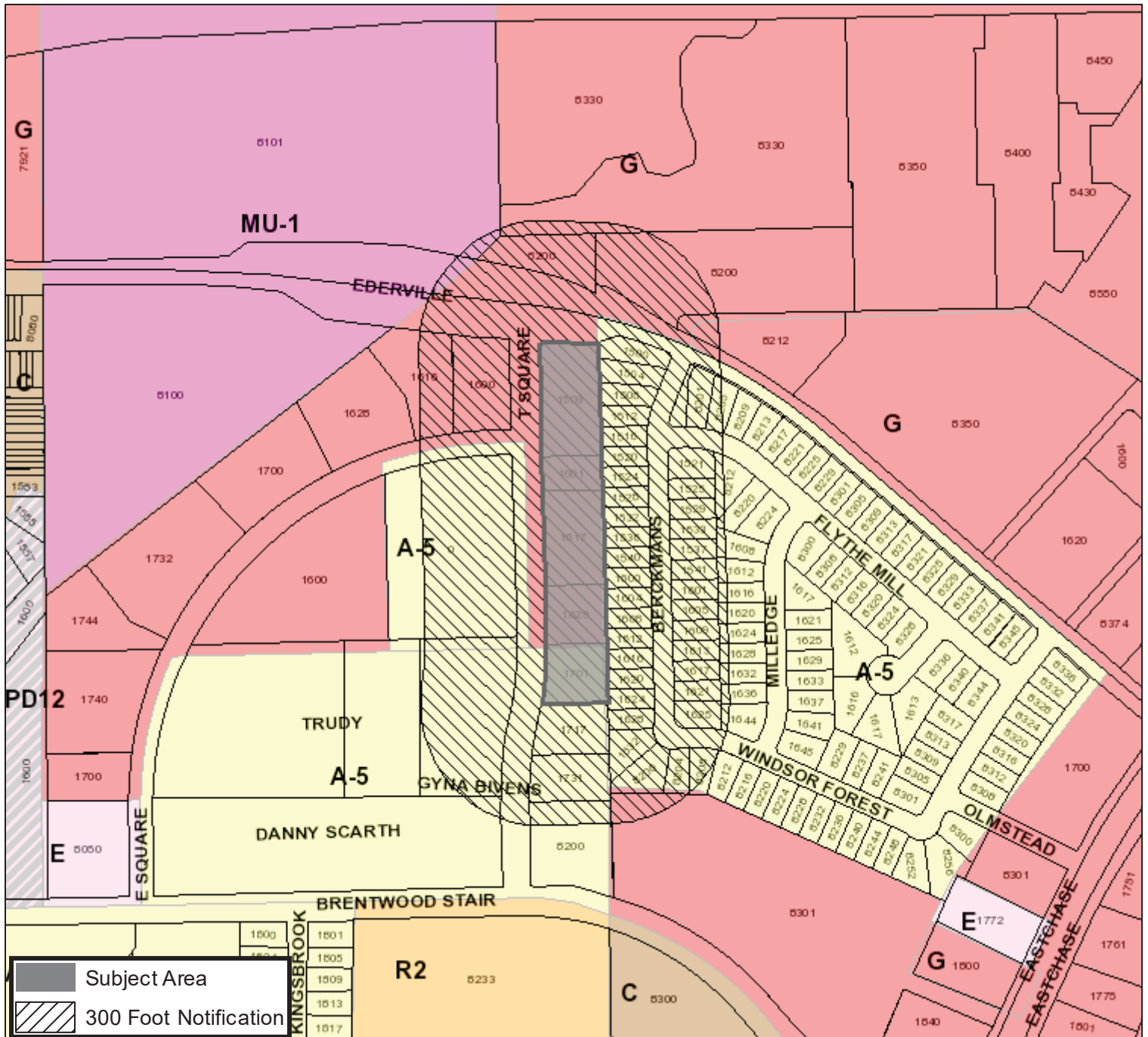
Transportation/Public Works Engineering

-Drive approach on Ederville does not meet access management policy for spacing. will need to remove and change open area to drive approach on T Square.

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

Area Zoning Map

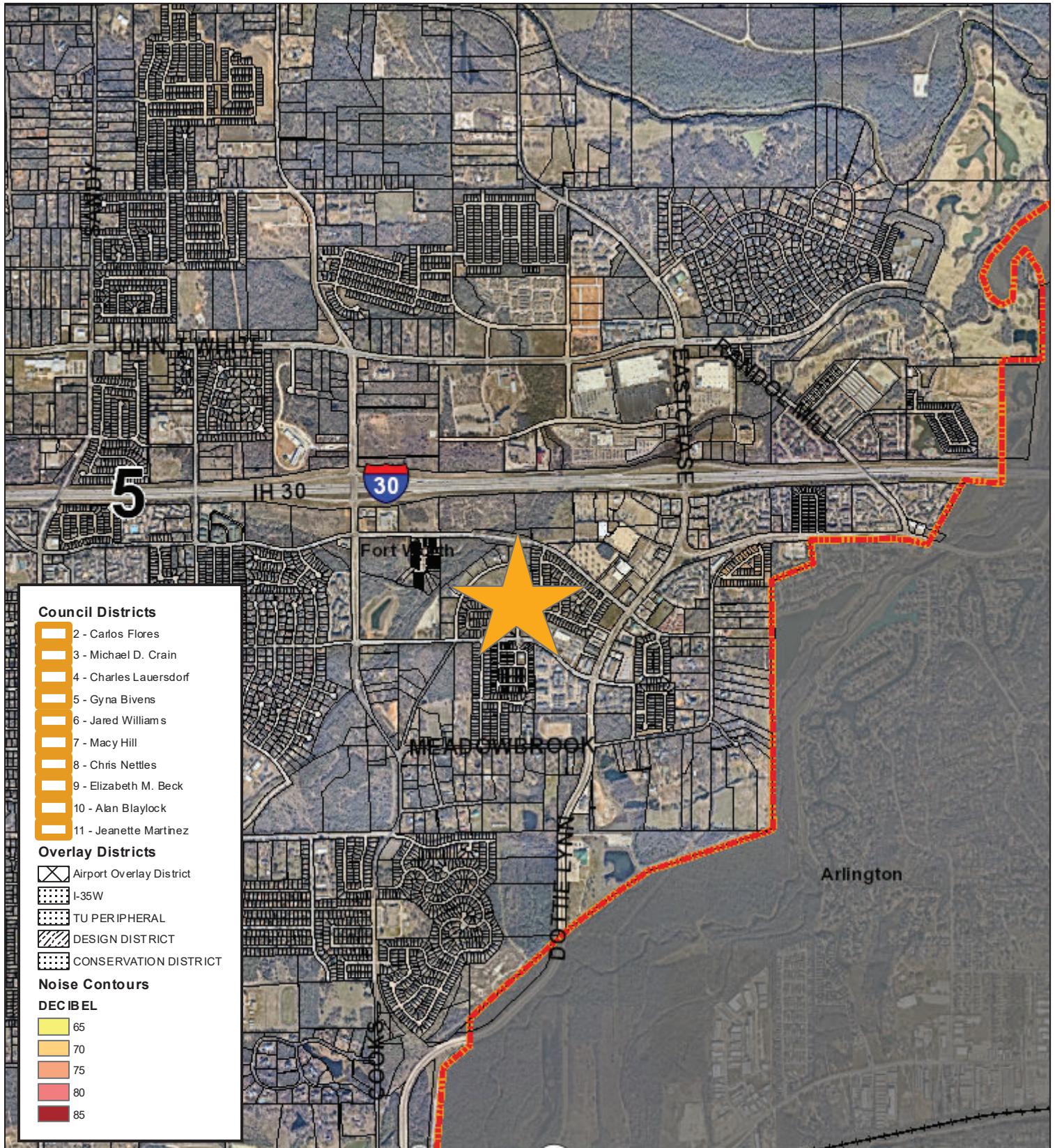
Applicant: Darwish Otrok
 Address: 1509-1701 T Square Street
 Zoning From: G;A
 Zoning To: R2
 Acres: 3.08735799
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 12/13/2023
 Contact: null



 Subject Area
 300 Foot Notification

0 180 360 720 Feet

Area Map



Council Districts

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

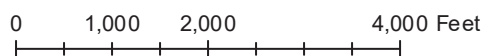
Overlay Districts

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

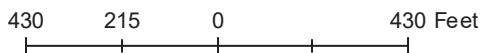
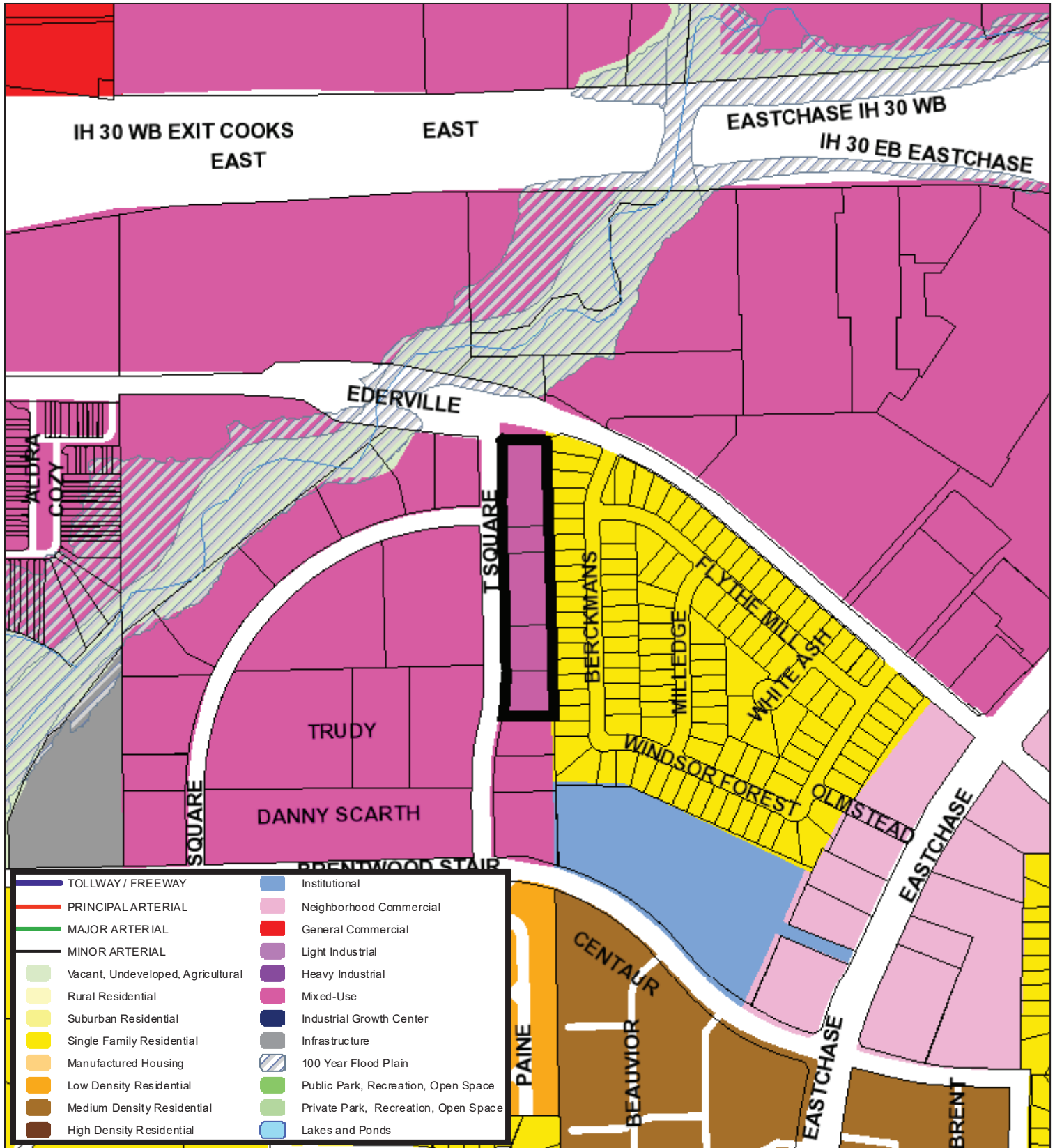
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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



Aerial Photo Map



0 270 540 1,080 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-176

Council District: 8

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Brian Cotter and Jim Maibach, Peyco Southwest Reality / Travis Niles

Site Location: 361 S Riverside Drive **Acreage:** 0.49

Request

Proposed Use: Office / Warehouse

Request: From: “B” Two-Family and “J” Medium Industrial

To: “I” Light Industrial

Recommendation

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

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

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

Staff Recommendation: **Denial**

Table of Contents

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

Project Description and Background

The subject site is located southwest of US Hwy 287, at the northeast corner of Bessie Street and S Riverside Drive. The rezoning area is within the Southside Planning Sector and comprises 0.49 acres of land. The property is split zoned with “J” Medium Industrial (west half) and “B” Two-Family (east half) and contains an existing 8,688 square foot building. The previous use of the building was for paint manufacturing. The applicant is requesting to rezone the property to alleviate the current split zoning of the parcel and in the process will downzone the “J” district. If this request is approved, the entire parcel would be rezoned to “I” Light Industrial which will allow the warehouse use by right. The applicant has submitted a narrative to support the rezoning request which is attached to this report for reference.

The current split zoning renders some of the existing tenants in the building non-conforming and provides challenges in adding future tenants to the building or existing tenants to expand. The existing building is proposed to be repurposed; therefore, new development is intended. The building would be utilized for flex, office warehouse buildings to serve as incubators for small start up businesses. The requested “I” zoning is more restrictive than the current “J” and would reduce the allowable industrial uses on the site.

A site plan is not required for submittal under the “I” zoning district. If this request is granted, any use permitted Article 8, Section 4.803 of the Zoning Ordinance would be permitted in the future. Therefore, it could not be tied down to warehouse use only. Although this application does have a downzoning component, the requested “I” does not appear suitable in this location due to the proximity of one and two-family zoning. The proposal may be better suited to operate under a Planned Development with the “E” district but limit any industrial uses to office/warehouse only. The PD would also tie the development down to a site plan.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / US Hwy 287
East “B” Two-Family / non-conforming industrial building
South “J” Medium Industrial & “B” Two-Family / undeveloped & duplex
West “J” Medium Industrial / automotive

Recent Zoning History

- ZC-15-127 (property to the south) – From “B” to “J” – Denied on 11-10-15

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Neighborhoods of East Fort Worth	United Communities Association of South Fort Worth

Glenwood Triangle NA*	Parker Essex Boaz NA
Near East Side NA	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning to “I” Light Industrial to alleviate a split zoning of the 0.49 tract of land. 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. Surrounding uses consist of vacant and two-family residential uses to the south, and automotive uses to the west. Property located on both sides of the S Riverside Dr corridor are currently zoned “J”. Adjacent residential uses are currently buffered from the site by Riverside Dr and Bessie Street. Rezoning from “J” to “I” minimizes the allowance for disruptive uses to occur adjacent to existing residential.

Although this application does have a downzoning component, the requested “I” does not appear suitable in this location due to the proximity of one and two-family zoning. If the zoning amendment is approved, the applicant (or future owners/tenants) could develop/use the site with any of the uses listed in Article 8, Section 4.803 of the Zoning Ordinance and in conformance with all development standards required for the district; some of which may be less desirable to adjacent residential uses.

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

Comprehensive Plan Consistency – Southside

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future Neighborhood Commercial. Zoning categories in alignment with this future land use designation would be “ER” Neighborhood Restricted, “E” Neighborhood Commercial, “MU-1” Mixed Use (Low intensity) and form-based codes. The request for “I” Light Industrial zoning is not in alignment and consistent with the future land use designation. To accommodate the proposed development and rezoning request to “I” Light Industrial, the subject site would need to a designation of future Light Industrial in order to be considered consistent with the adopted Comprehensive Plan.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

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

The application is also inconsistent with at least the following policy of the 2023 Comprehensive Plan:

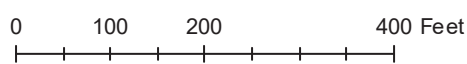
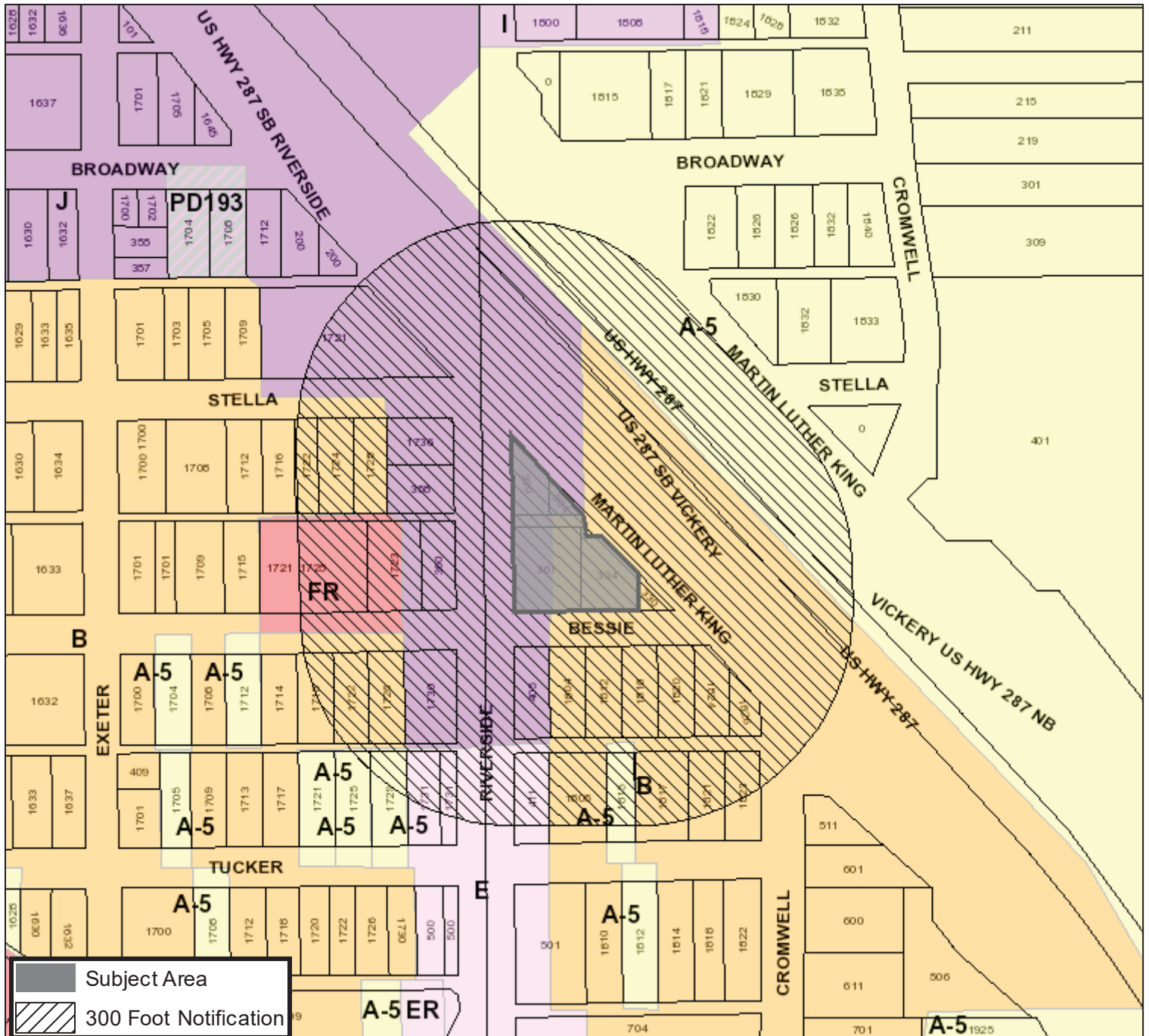
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

The proposed zoning is **not consistent** with the Comprehensive Plan future land use map and **not consistent** with the policy stated above.

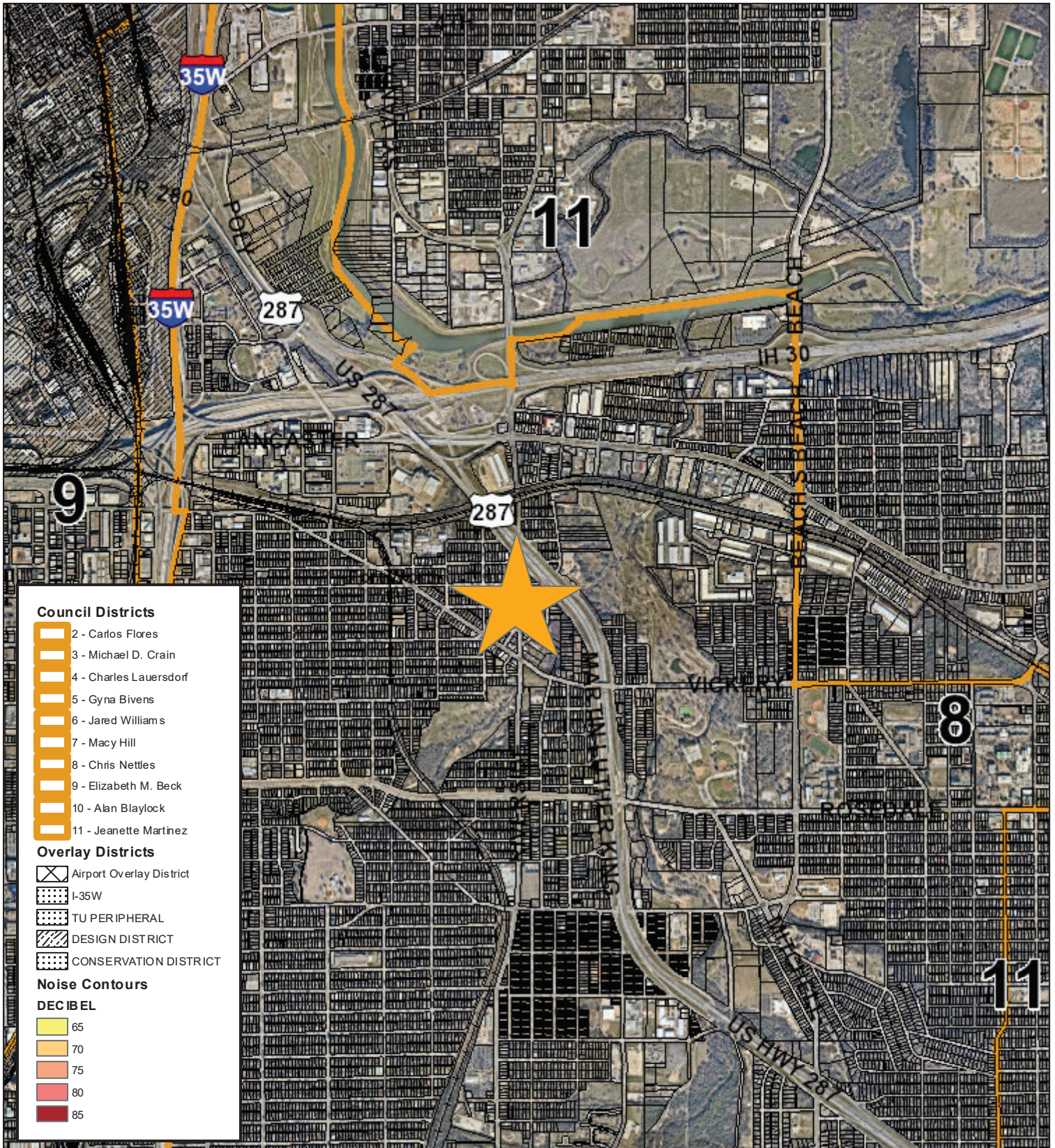


Area Zoning Map

Applicant: Texas Homemasters LLC/Travis Niles
 Address: 361 & 334 S. Riverside Drive; 300-304 Martin Luther King FWY
 Zoning From: J;B
 Zoning To: I
 Acres: 0.54915798
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 12/13/2023
 Contact: 817-392-7869



Area Map



Council Districts

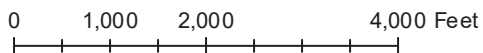
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

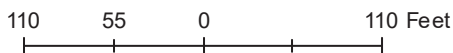
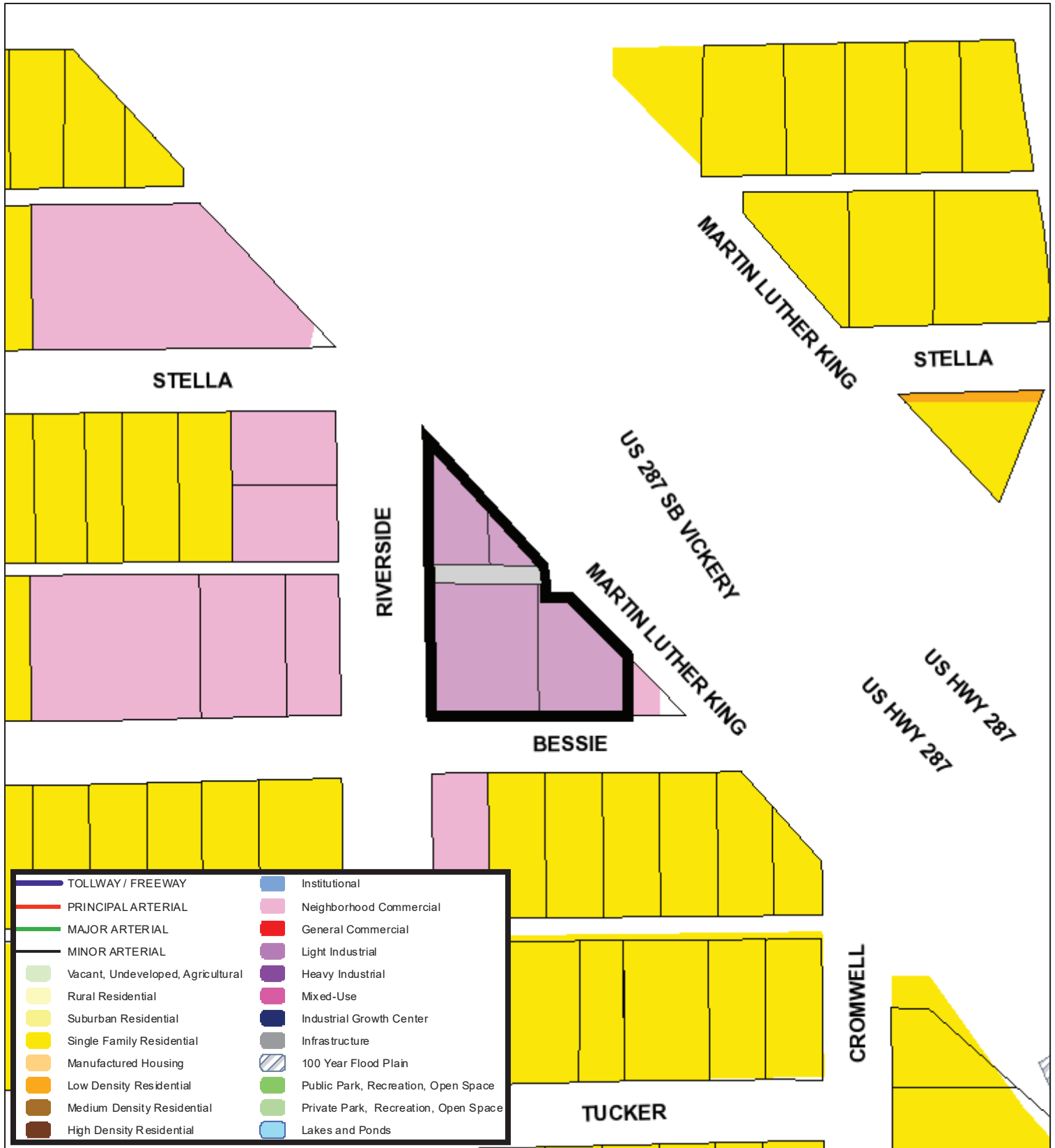
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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



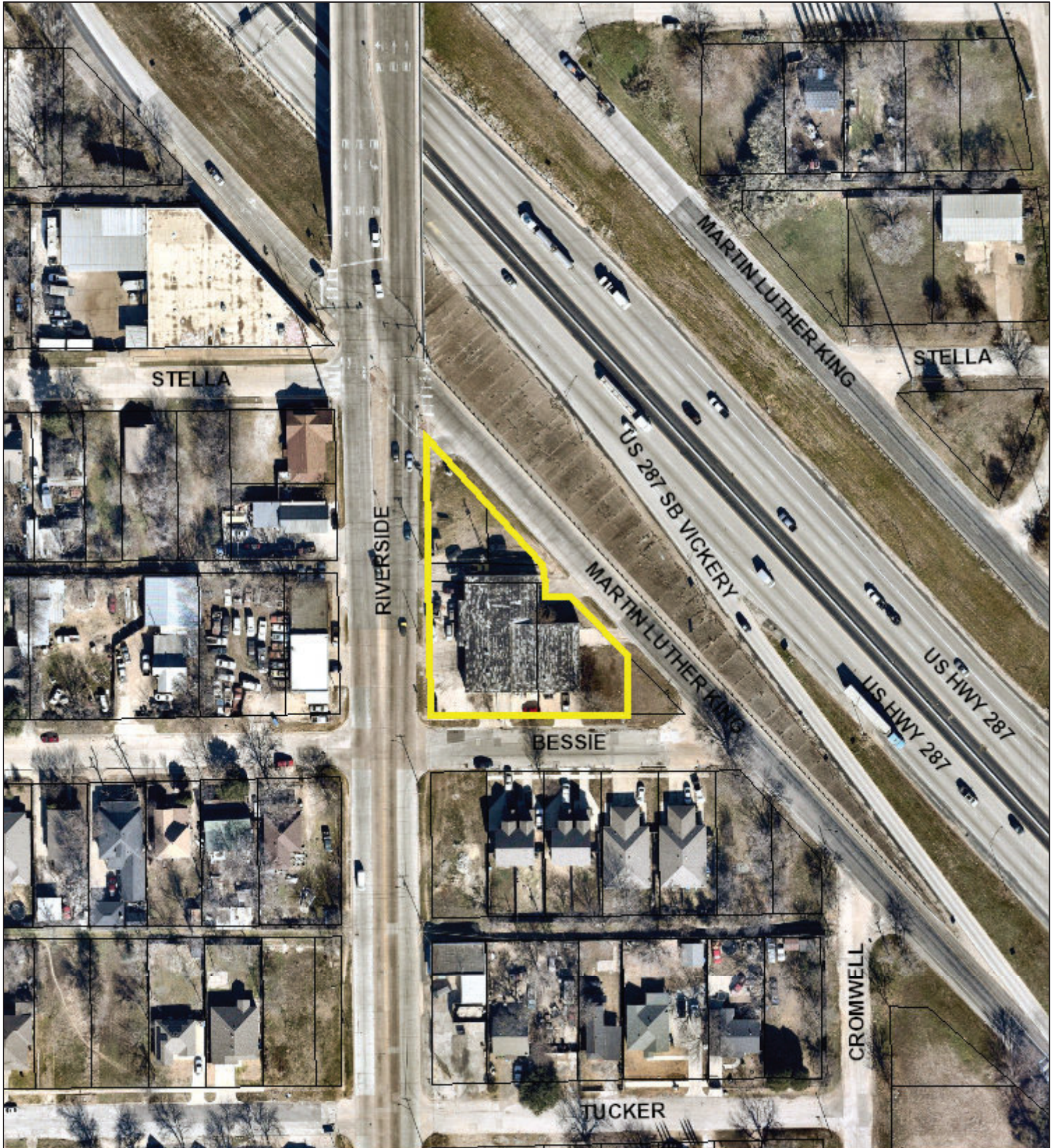
Future Land Use



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



Aerial Photo Map



0 75 150 300 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-177

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Sendera BK Group, LLC / Jack Zanger, Triangle Engineering

Site Location: 13951 Sendera Ranch Boulevard Acreage: 9.39

Request

Proposed Use: Multifamily (Apartments)

Request: From: "E" Neighborhood Commercial & "FR" General Commercial Restricted

To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily excluding golf course, with development standards to allow carports between the building face and a street; site plan included

Recommendation

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

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

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

Staff Recommendation: **Denial**

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- [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

This is a proposed multifamily development on an undeveloped site at the northwest corner of Diamondback Lane and Sendera Ranch Blvd in Council District 10. The total land area within the development is 9.39 acres. A total of 91 units are proposed contained within 33 detached buildings. The buildings are proposed as multiple duplex, triplex, quadplex and sixplex configuration and clubhouse. For additional details, see narrative provided by developer in the application below:

The current zoning for this parcel of land is E-Neighborhood Commercial with a small portion zoned as FR-General Commercial. We are requesting the formation of a Planned Development with base zoning C - Medium Density Multifamily District adding carports between building and street and removing nonresidential development.

Founded on the belief that active seniors need better options for independent living, we bridge the gap by creating high-quality senior living in a private-independent living setting.

Most independent senior living options for active seniors are either apartment style living where you trek flights of stairs or use an elevator daily, or where you walk down a long, interior hallway to get to your residence.

We knew there was a better way - and hence proposing to develop cottage style community in a single-story setting, offering variety of floor-plan options with attached, oversized garages or covered parking nearby. Our senior living community operates on a private-pay rental model, allowing residents to continue living in the community as they age, giving them flexibility to engage third-party home healthcare services when assistance with daily activities is required.

While our community is restricted to serve the 55+ age group, just about every resident is well over the age of 70+ within our existing cottage communities. This creates a special bond amongst our residents in building a tight-knit community. Residents can enjoy maintenance-free living with private front entries with covered porches, fenced backyards for pets, professionally maintained yards, attached garages and much more.

Our communities will also feature approximately 4,000 SF clubhouse where our residents can get together daily for activities, engagement, and luncheons.

Amenities include: Spacious Units Designed for Seniors in Mind, 1- and 2-Bedroom ADA Options, Attached Garages and/or Covered Parking, Gated Backyards for Pets, Pet Friendly – Dog Parks

Services Included in Rent: Utilities, Maintenance, Lawn Care, Internet & Cable Service, Weekly Community Events and Activities, Gatherings, Shuttle Service, and more.

The “C” district would permit a maximum density of 24 dwelling units per acre; therefore, this proposal would not exceed the density standard (9.7 DUA is proposed). A site plan has been submitted with this application and is included in the docket for reference. The applicant is also requesting development standards (waivers) to other minimum standards of the “C” district which are itemized below.

The applicant is requesting a Planned Development zoning with a base district of “C” Medium Density Multifamily to support development standards (waivers) to the base zoning district. The development standards

for the PD-C can be seen in the table below. The waivers are only for aspects that fall short of the “C” standards. All other “C” standards not listed will be met or exceeded.

Standard	“C” District Standards	Proposed PD Standards
Carport Location, ZO, Sect 4.711(C)(2)(b)	Carports not allowed between the front of the building face and street,	Carports allowed between the front of the building face and street,

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family residential
 East A-5 One-Family and “E” Neighborhood Commercial – single-family residential and child care center
 South A-5 One-Family and “AG” Agricultural District / Single-family, undeveloped, gas well pad site
 West “PD/SU” One Family Residential / Northwest ISD

Recent Zoning History

- ZC-22-152: PD/E for assisted living and memory care – Withdrawn by applicant

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
 The following organizations were emailed on November 30, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The land is currently undeveloped. There is a retail use located at the hard corner that adjoins the property to the southeast. There is a school to the west with direct adjacency to a majority of the subject site. There is a large single-family residential neighborhood to the east of the site and to the south across Diamondback Lane. There is a single access point proposed onto Sendera Ranch Blvd (4 lane, divided arterial).

The intersection of Diamondback and Sendera Ranch currently serve as a commercial node; providing employment, retail and services to the adjoining community. Although not fully developed at this time, the addition of multifamily residential within this area limits the land available for future commercial services.

Aside from the commercial activities, the primary use located in the vicinity of the subject site is single-family residential (*refer to attached zoning map*). This is comprised of a mix of “A.5” and “A7.5” zoning situated in all directions from the property. The single family is mostly developed, with a large swath of undeveloped “A-5” located southwest. The introduction of multifamily at this location would be out of character for the area.

The proposed rezoning to “PD-C” **is not compatible** with the surrounding land uses.

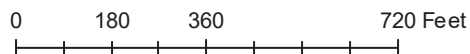
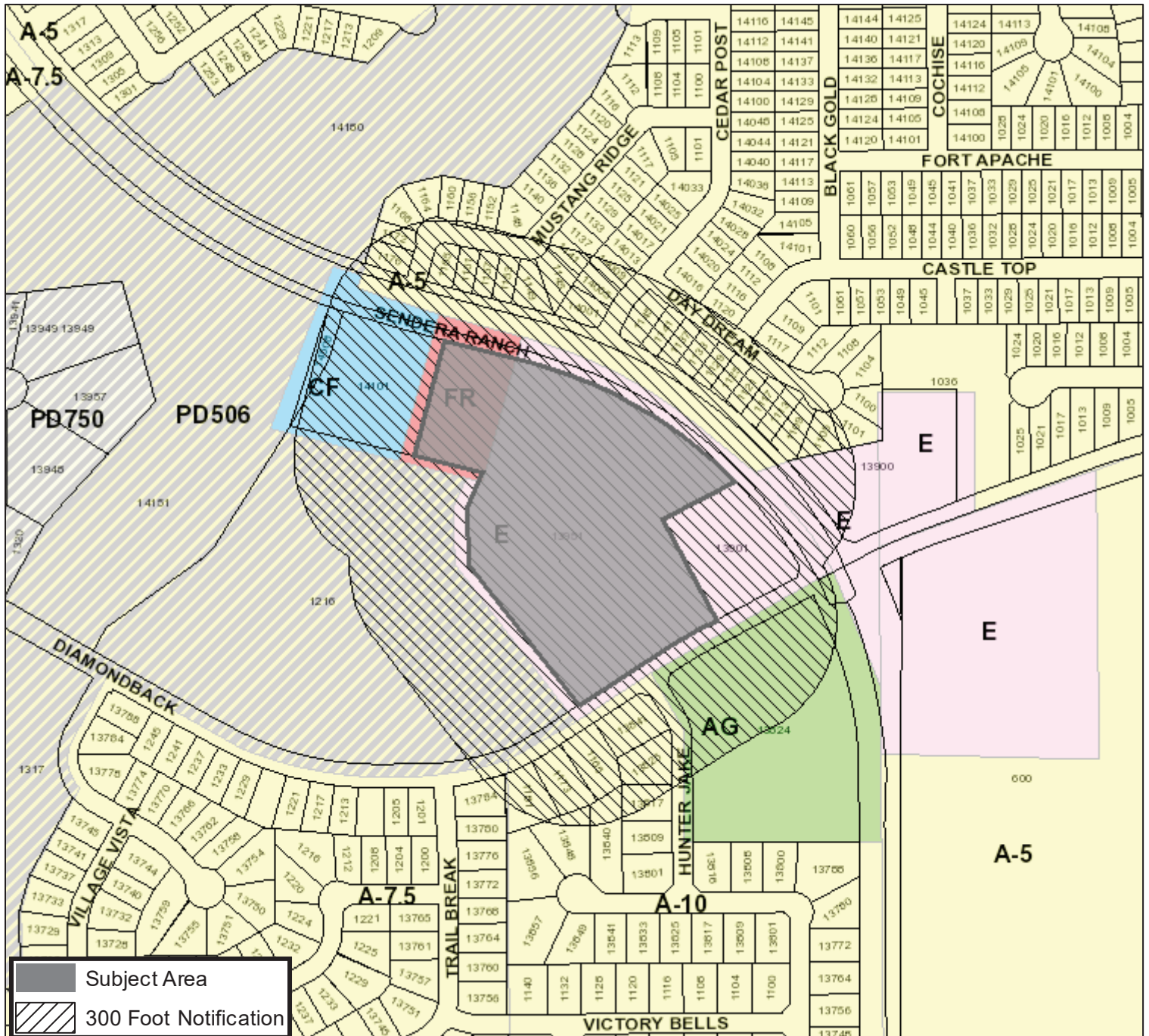
Comprehensive Plan Consistency – Far North

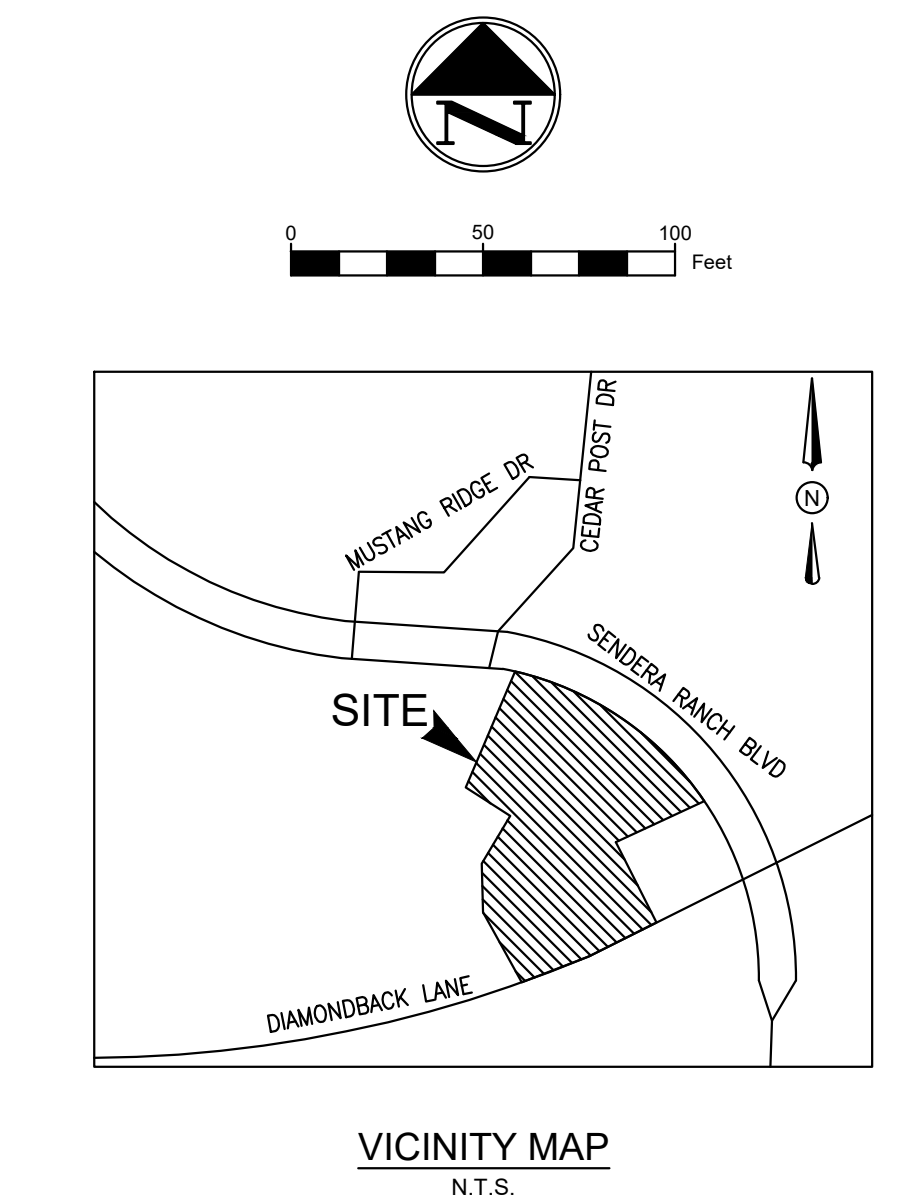
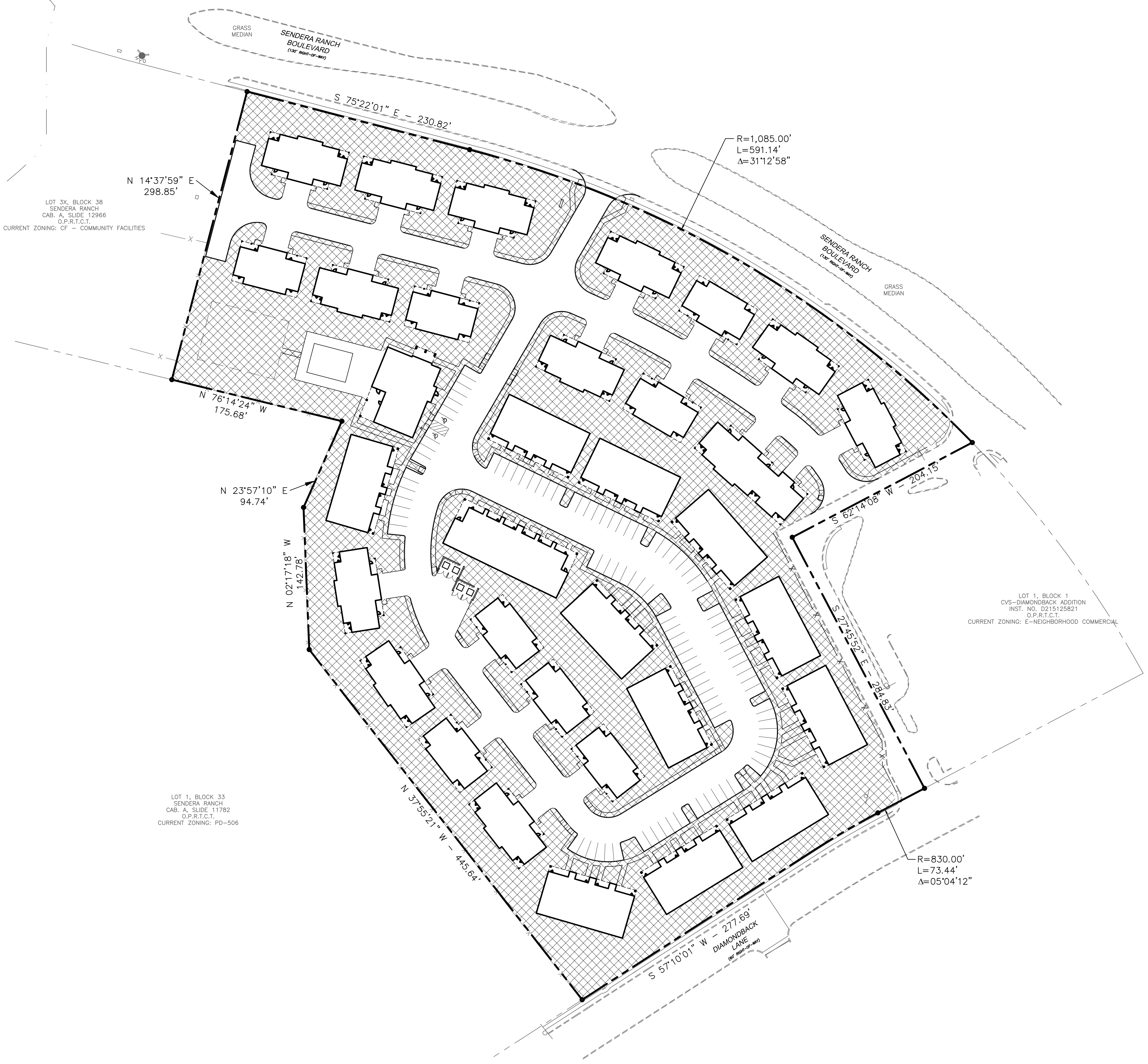
The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future Neighborhood Commercial. Zoning categories in alignment with this future land use designation would be “ER” Neighborhood Restricted, “E” Neighborhood Commercial, “MU-1” Mixed Use (Low intensity) and form-based codes. The request for “PD/C” Medium Density Multifamily zoning is not in alignment or consistent with the future land use designation. To accommodate the proposed development and rezoning request to “PD/C”, the subject site would need to a designation of future Medium Density Residential in order to be considered consistent with the adopted Comprehensive Plan. The request **is not consistent** with the adopted Comprehensive Plan future land use map.

Additionally, this rezoning request does not support any of the specific land use policies applicable to the Far North sector.

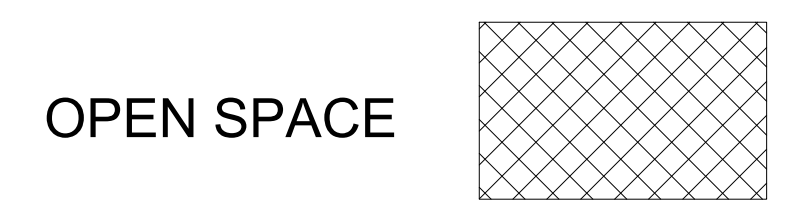
Area Zoning Map

Applicant: Sendera BK Group
 Address: 13951 Sendera Ranch Boulevard
 Zoning From: E;FR
 Zoning To: PD for Detached Multifamily
 Acres: 9.36218409
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 12/13/2023
 Contact: null

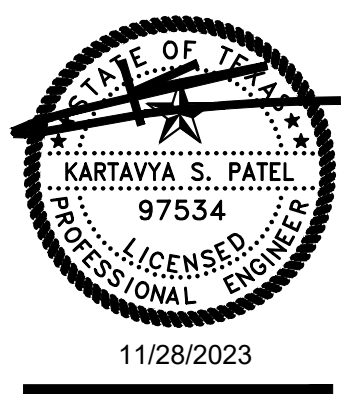




TOTAL AREA = 409,159 S.F.
OPEN SPACE = 187,849 S.F. OR 45.91%

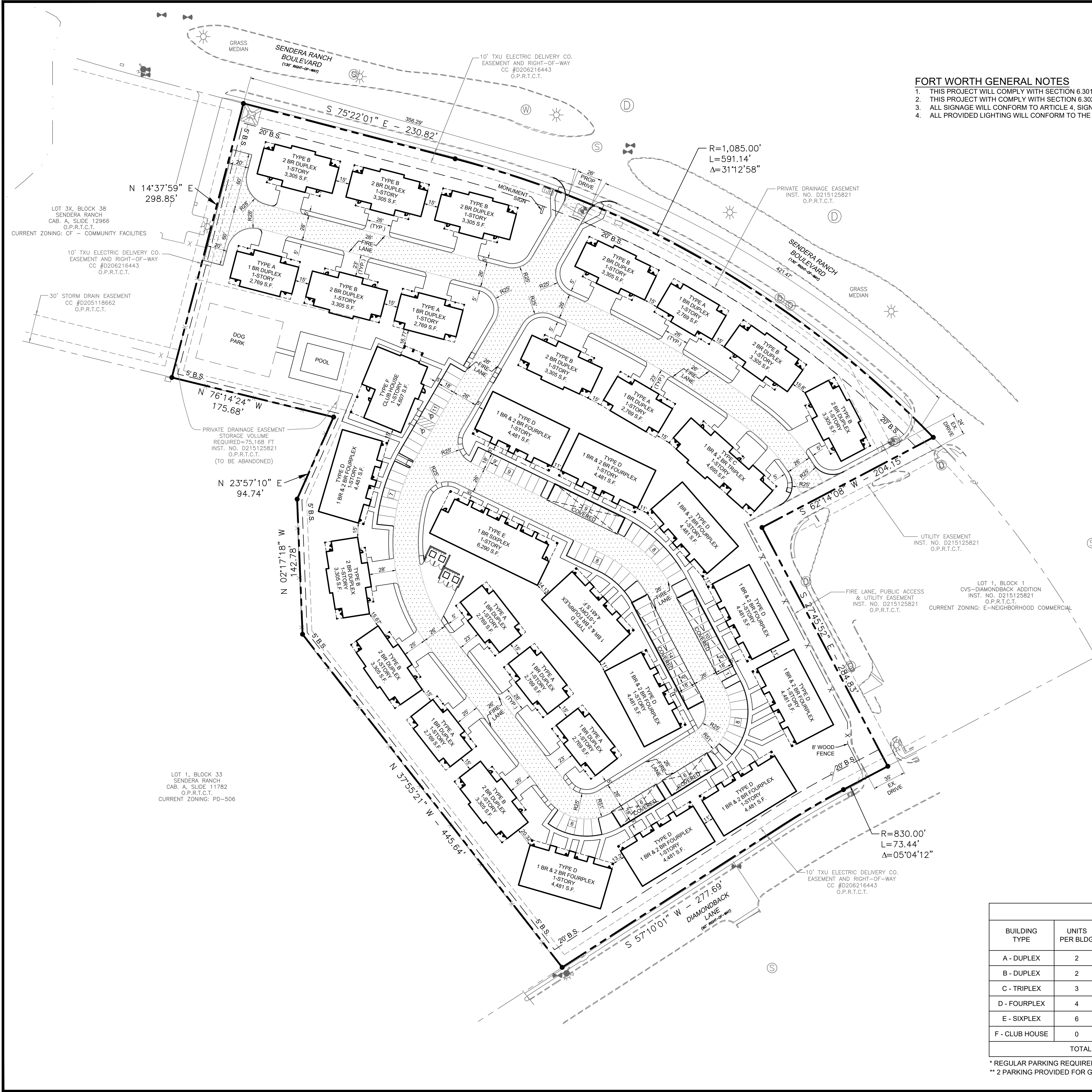


NO.	DATE	DESCRIPTION
1	11/28/23	1ST SUBMITTAL

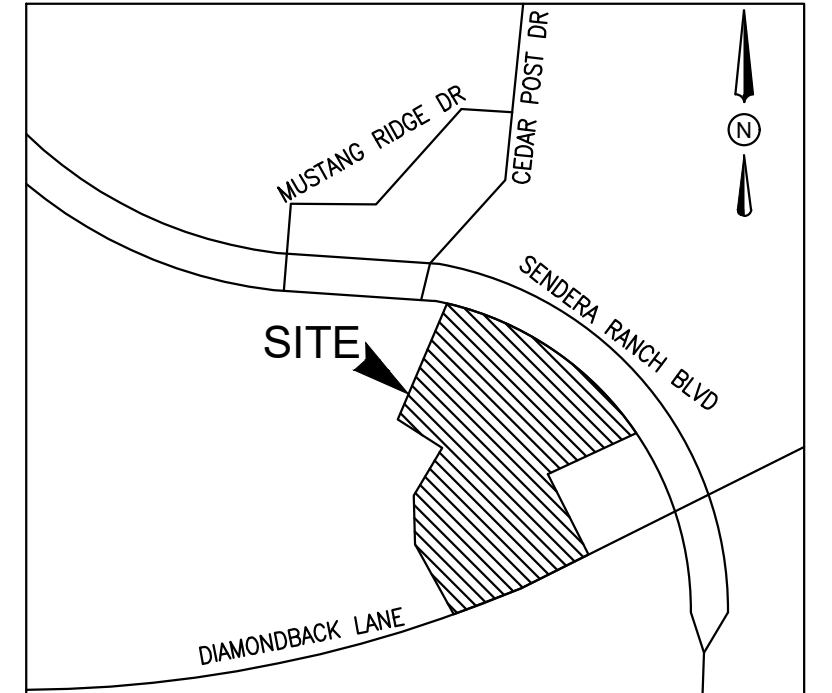
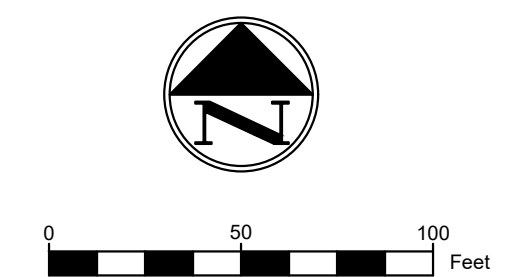


OPEN SPACE EXHIBIT
SENIOR INDEPENDENT LIVING
13951 SENDERA RANCH BOULEVARD,
CITY OF FORTH WORTH
TARRANT COUNTY, TEXAS

DATE	PROJECT
11/28/23	126-23
P.E.	DESIGN
KP	JZ



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



VICINITY MAP
N.T.S.

PROJECT CONTACT LIST

ENGINEER	DEVELOPER
TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TX. 75013 CONTACT: JACK ZANGER PHONE: 918-565-3820	JOURNEY DEVELOPMENT, LLC 5001 SPRING VALLEY ROAD, STE 680E DALLAS, TX 75244 CONTACT: NARAYAN PATEL PHONE: 214-901-5074

COMMERCIAL SITE DATA SUMMARY TABLE

GROSS SITE ACREAGE:	9.39 ACRES OR 409,159 S.F.	
EXISTING ZONING:	(E) - NEIGHBORHOOD COMMERCIAL	
PROPOSED ZONING:	(PD) - PLANNED DEVELOPMENT	
TOTAL BUILDING AREA:	123,390	
NUMBER OF STORIES:	1	
REGULAR PARKING REQUIRED: 1/BED & 1/250 S.F. COMMON AREAS	153	
REGULAR PARKING PROVIDED:	183	
HANDICAP PARKING REQUIRED:	2	
HANDICAP PARKING PROVIDED:	2	
TOTAL PARKING PROVIDED:	185	
IMPERVIOUS COVERAGE:	243,619 S.F. OR 59.54%	
PERVIOUS/LANDSCAPE AREA:	165,540 S.F. OR 40.46%	
OPEN SPACE AREA:	187,849 S.F. OR 45.91%	
ZONING REQUIREMENTS C	REQUIRED	PROVIDED
FRONT YARD SETBACK	20'	20'
SIDE YARD SETBACK	5'	5'
REAR YARD SETBACK	10'	N/A
DENSITY:	16 UNITS/ACRE MAX	9.7 UNITS/ACRE

- DEVELOPMENT STANDARDS**
- CHAPTER 4.710 (3): NONRESIDENTIAL DEVELOPMENT
 - REMOVE NONRESIDENTIAL DEVELOPMENT FROM BASE ZONING "C"
 - CHAPTER 4.710 (2) b: CARPORTS
 - ADD CARPORTS BETWEEN BUILDING AND STREET TO BASE ZONING "C"

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
-------------------	------

DIRECTOR OF DEVELOPMENT SERVICES:

DATE:

SCHEDULE OF BUILDINGS

BUILDING TYPE	UNITS PER BLDG	PER UNIT		BUILDINGS	UNITS TOTAL	TOTAL		COMMON SPACE USABLE SF	PARKING REQUIRED*	PARKING PROVIDED	PARKING PROVIDED TOTAL		
		1BR	2BR			1BR	2BR				LOT	GARAGE**	DRIVEWAY**
A - DUPLEX	2	2	0	8	16	16	0	0	16	32	0	16	16
B - DUPLEX	2	0	2	11	22	0	22	0	44	44	0	22	22
C - TRIPLEX	3	1	2	1	3	1	2	0	5	6	0	3	3
D - FOURPLEX	4	2	2	11	44	22	22	0	66	66	66	0	0
E - SIXPLEX	6	4	2	1	6	4	2	0	8	8	8	0	0
F - CLUB HOUSE	0	0	0	1	0	0	0	4,000	16	16	16	0	0
TOTAL				33	91	43	48	4,000	153	172	90	41	41

* REGULAR PARKING REQUIRED: 1/BED & 1/250 S.F. COMMON AREAS
 ** 2 PARKING PROVIDED FOR GARAGE AND 2 PARKING PROVIDED FOR DRIVEWAY PER EACH BUILDINGS A, B, AND C

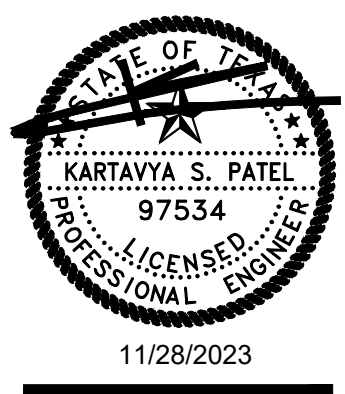
TX PE FIRM #11525

TRIANGLE ENGINEERING LLC

T. 469.331.8596 | F. 469.213.7145 | E. info@triangle-eng.com
 W. triangle-eng.com | O. 1782 W. McDermet Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION	BY	
			1ST SUBMITTAL	2ND SUBMITTAL
1	11-05-23		KP	KP
2	11-28-23		KP	KP



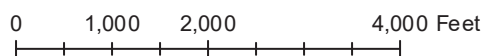
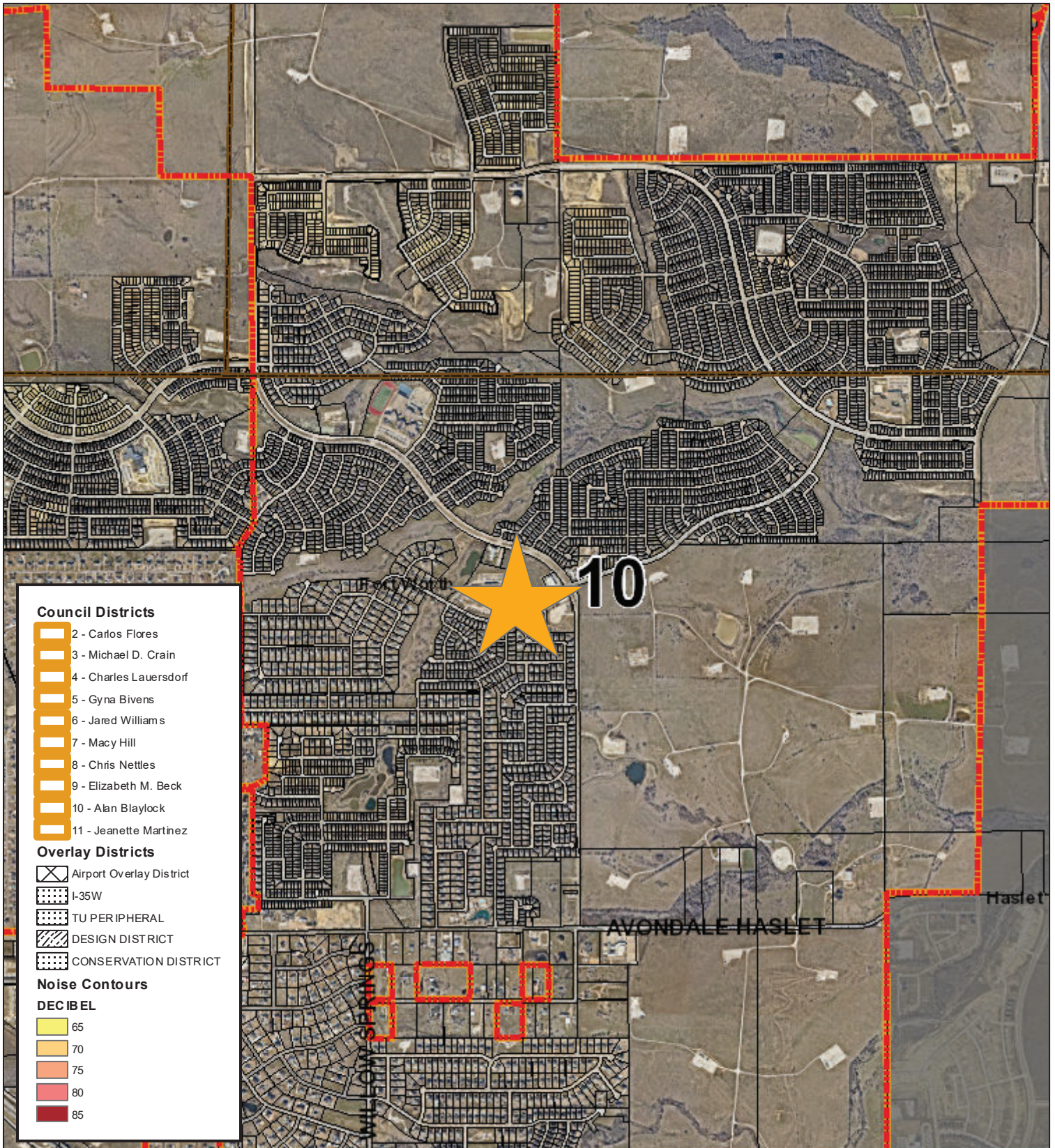
CONCEPT SITE PLAN

SENIOR INDEPENDENT LIVING
 13951 SENDERA RANCH BOULEVARD,
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

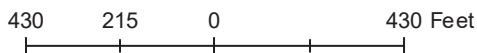
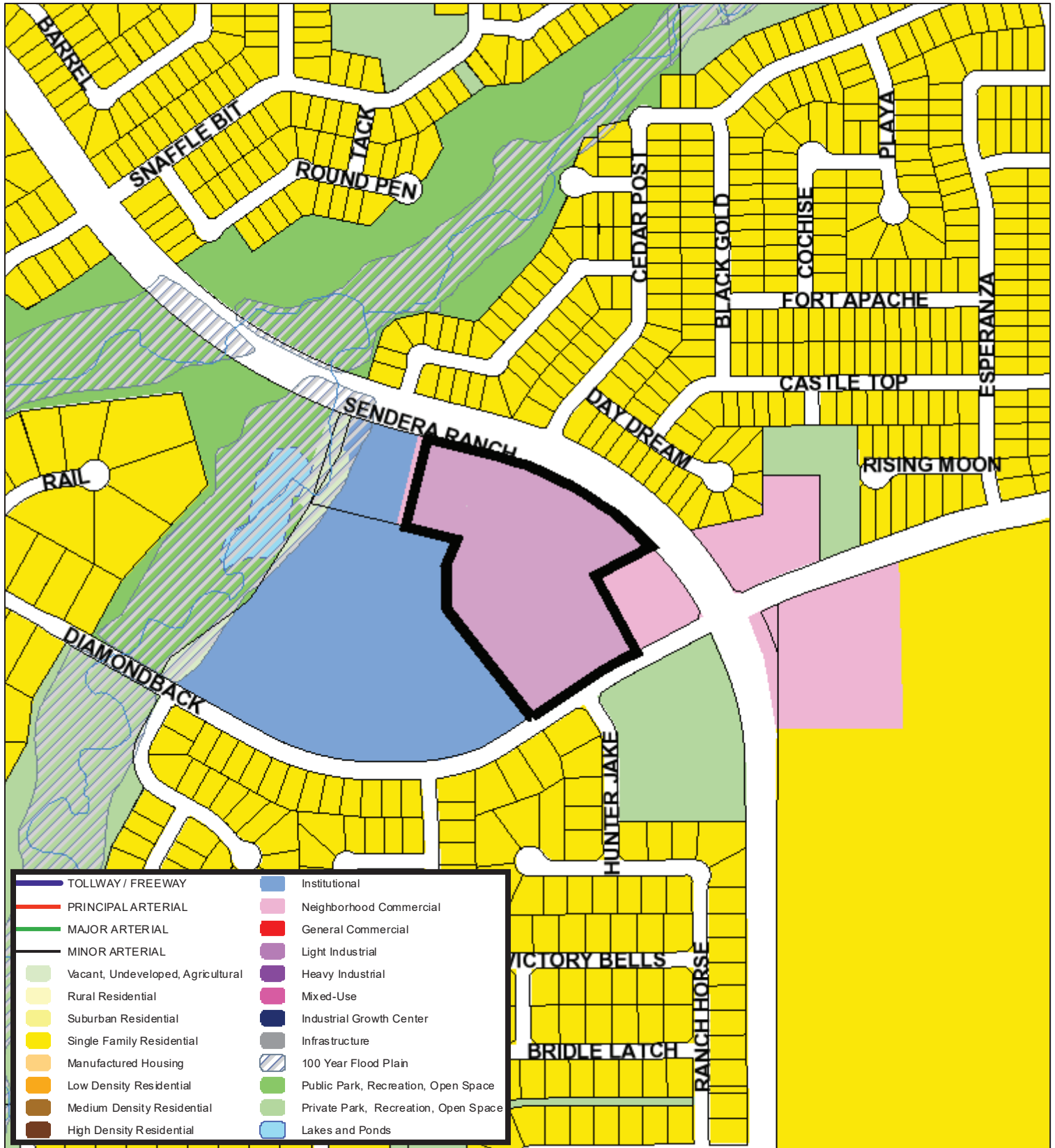
DATE	PROJECT
11/28/23	126-23
P.E.	DESIGN
KP	JZ

SHEET #

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



0 270 540 1,080 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-178

Council District: 4

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: MLRP 5600 Stratum (owner) / Ray Oujesky, Kelly Hart & Hallman LP (representative)

Site Location: 5600 Stratum Drive

Acreage: 4.07 acres

Request

Proposed Uses: Warehouse, Machine Shop, Sheet Metal Shop & Metal Stamping

Request: From: “J” Medium Industrial

To: “PD-J” Planned Development for all uses in “J” Medium Industrial, adding Sheet Metal Shop and Metal Stamping, dying, punching, or shearing; Site Plan waived

Recommendation

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

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

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

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

The 4 acre subject site is currently developed with a building, which is to be occupied by a new owner. The new owners are requesting to rezone from standard “J” Medium Industrial to a “PD-J” Planned Development with a base zoning district of “J” Medium Industrial. The 95,500 square foot building is proposed to accommodate four main land uses inside:

- Warehouse (35,000 square feet)
- Machine Shop (portion of 51,783 square feet total dedicated to ‘Production’)
- Sheet Metal Shop (portion of 51,783 square feet total dedicated to ‘Production’)
- Metal Stamping (portion of 51,783 square feet total dedicated to ‘Production’)

Warehouse and Machine Shop uses are allowed by right in “J” zones, however Sheet Metal Shop & Metal Stamping uses require additional land use entitlement.

Planned Development zones or “PD’s” are typically associated with a Site Plan and must develop in accordance with a Site Plan that is approved by City Council. In this instance, the applicant is requesting to waive the Site Plan requirement due to the subject property being fully developed with an existing building and no exterior modifications proposed. See narrative below for additional insight into the applicant’s development plans:

DETAILED PROJECT DESCRIPTION

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

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

Hohmann & Barnard, Inc. currently leases industrial space at 2415 Cold Springs Road in Fort Worth, Texas. The company desires to lease the subject property to expand its operations. The company produces metal components for building facades consisting of masonry reinforcements, anchors and ties, and water protection systems featuring flashing. Approximately 70% of the space in the building at 5600 Stratum Dr. will be used for warehousing and distribution of the metal components and raw materials used to produce the components, while 30% of the space will be used to produce the components. A floor plan of the proposed use of the building space is attached.

Primary raw materials utilized to produce the components are comprised of sheet metal. The company uses various gauge and thickness ranges of sheet metal to produce its components. Some sheet metals exceed 16 gauge or one-eighth thickness, hence the need to add Sheet Metal Shop and Metal Stamping, Dyeing, Shearing and Punching uses to the Machine Shop and Warehouse and Distribution primary uses.

The process to produce the components utilizes lasers to cut the components and press brakes to bend and shape the components. These processes do not generate noise.

The subject property is completely surrounded by other industrial uses and buffered by existing industrial uses north of the subject property from the closest residential uses (Fairway Bend NA).

Surrounding Zoning and Land Uses

North “J” Medium Industrial / industrial park
East “J” Medium Industrial / industrial park
South “J” Medium Industrial / industrial park
West “J” Medium Industrial / industrial park

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Fairway Bend HOA*	Meadows at Fossil Creek HOA
Streams & Valleys Inc	Trinity Habitat for Humanity

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is located in north Fort Worth, in Council District 4, near the intersection of Loop 820 and Interstate 35-W North, in an area predominated by industrial users. With all of the surrounding properties already zoned and developed as industrial, this rezoning request to “PD-J” Medium Industrial fits in well to the existing fabric of the area and does not require any special buffering or screening requirements that would be in place if the site bordered a residential zoned area.

The proposed rezoning to “PD-J” Medium Industrial is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2023 Comprehensive Plan designates the subject property as future Industrial Growth Center on the Future Land Use [FLU] Map. “J” Medium Industrial zoning is included in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning of “PD-I” is **consistent** with the Comprehensive Plan Map designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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

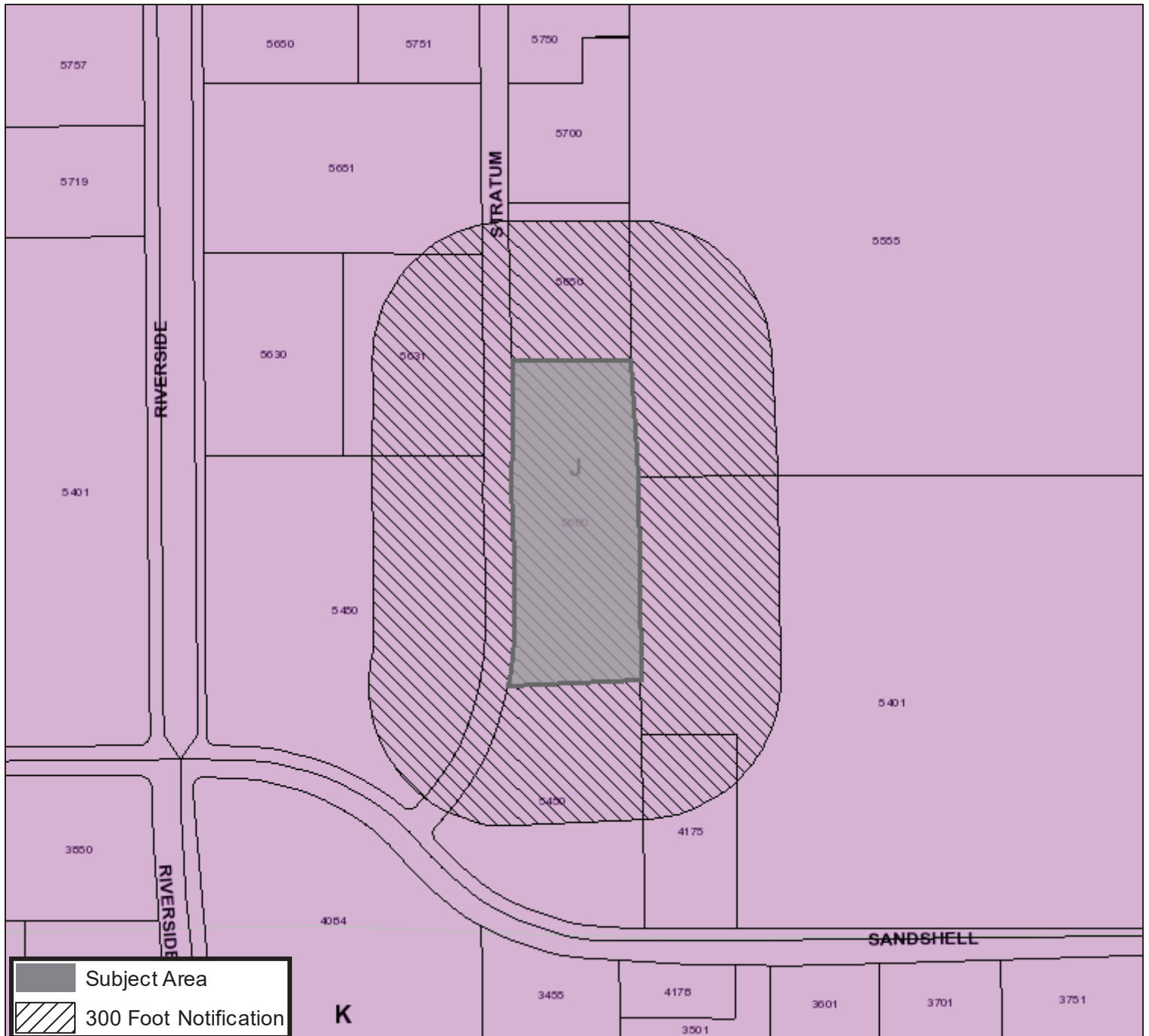
In terms of Policy, this request **is consistent** and is supported by the Comprehensive Plan by aligning with the following Far North sector land use policy #12:



Promote industrial development within the Meacham, Alliance, and Alliance Gateway East Industrial Growth Centers.

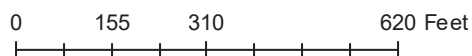


Area Zoning Map

Applicant: MLRP 560 Stratum Limited Partnership
Address: 5600 Stratum Drive
Zoning From: J
Zoning To: PD/J plus metal shop, stamping, dyeing, shearing or punching
Acres: 4.26056056
Mapsc0: Text
Sector/District: Far North
Commission Date: 12/13/2023
Contact: null



	Subject Area
	300 Foot Notification



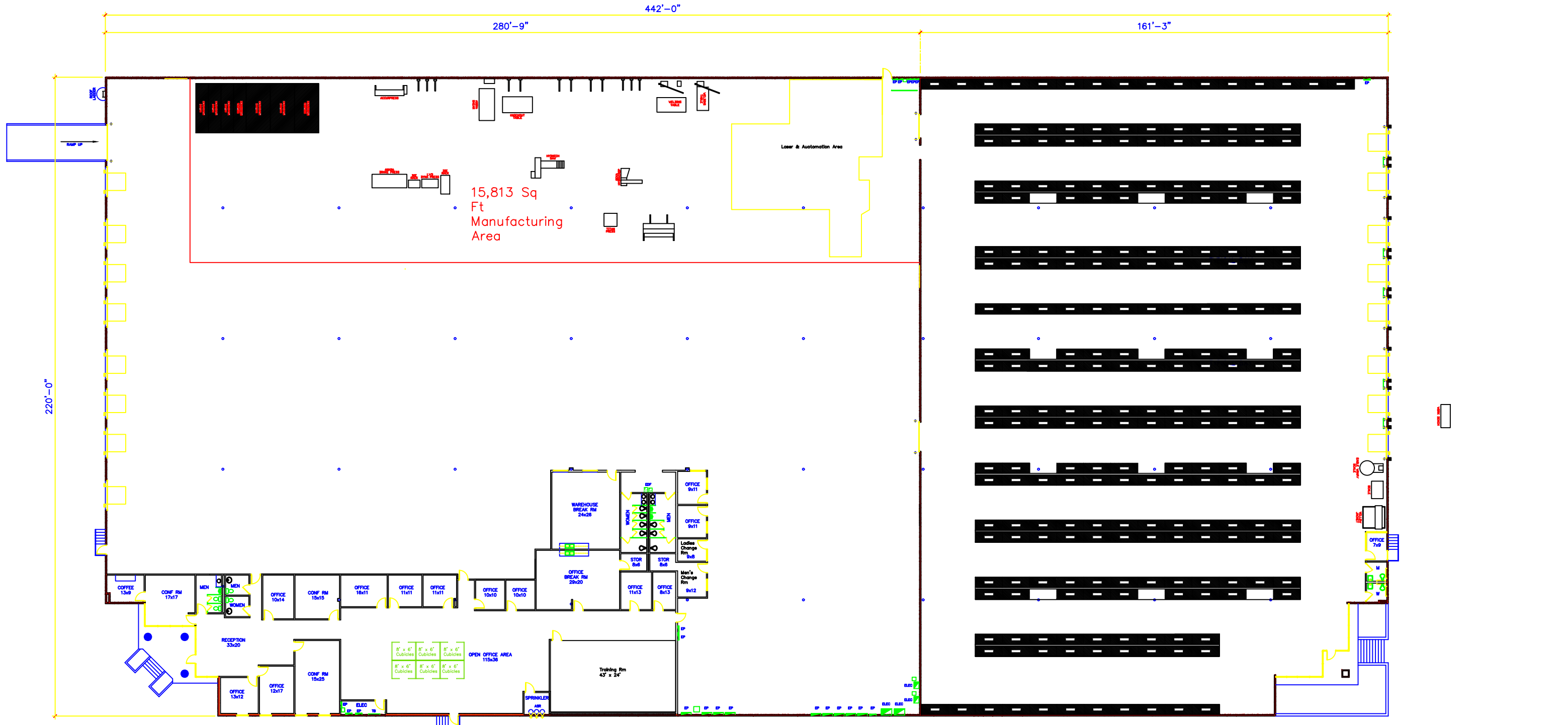
BUILDING FEATURES

- 24' Production Area Clear Height
- 26' Warehouse Clear Height
- 100% Sprinkled
- 100% HVA/C
- (16) 10'x10' OH Dock Doors
- (16) Pit Dock Levelers
- (8) Dock Seals
- (1) 12'x14' OH Dock Door w/ Ramp
- Heavy Power

5600 STRATUM
FORT WORTH, TX

BUILDING SUMMARY

OFFICE	8,717 SF
PRODUCTION	51,783 SF
WAREHOUSE	35,000 SF
TOTAL	95,500 SF



FLOOR PLAN
0 10 25 50



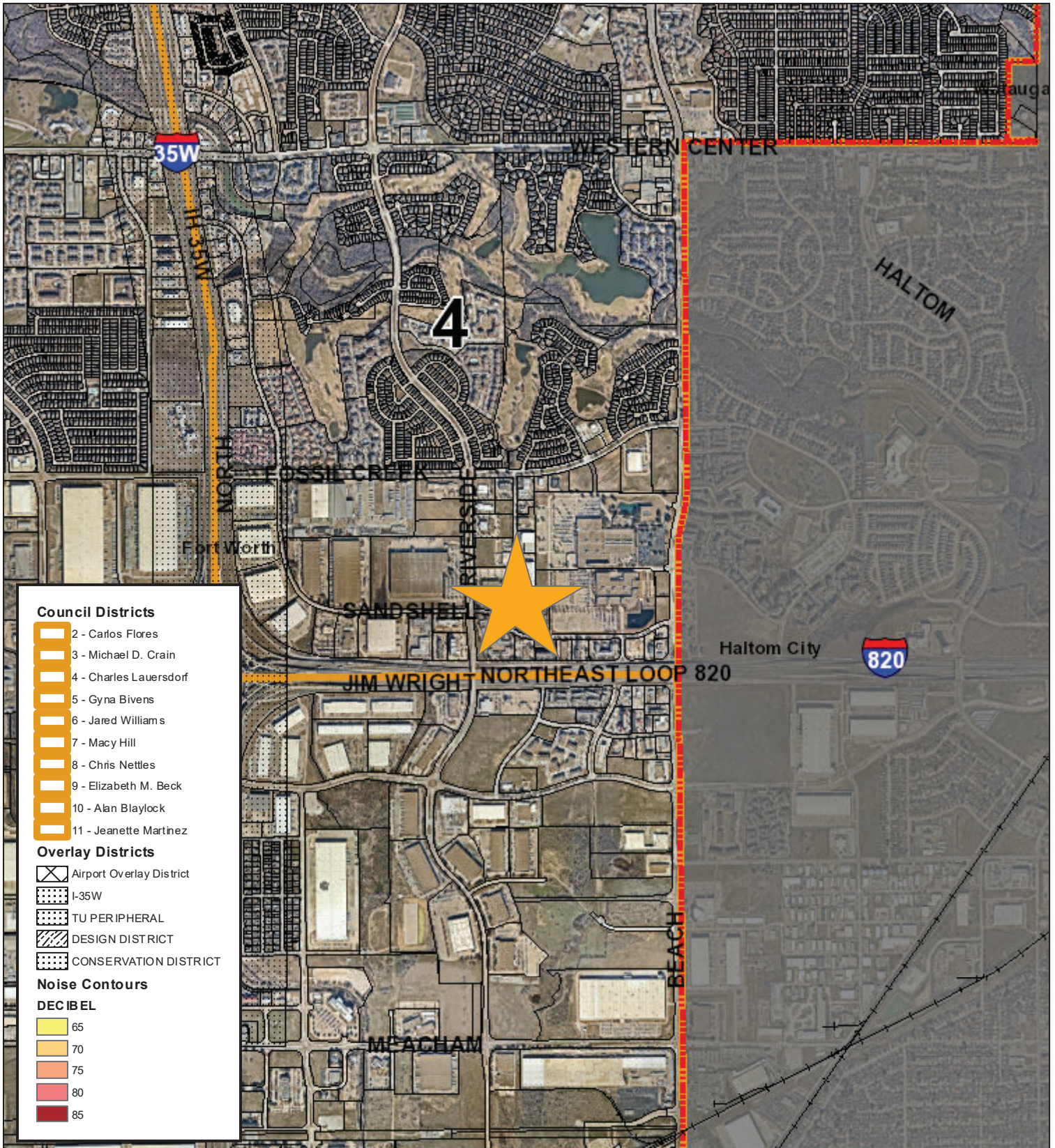
Revised:				

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GTS PLANNERS
2917 Shannon Lane
Grand Prairie, Tx 75052
(214) 794-0554
gordonstone@gtsplanners.com

Date:	07/31/23	Revision:		Sheet Number	A-1
	23-193		STONE		

Area Map



Council Districts

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

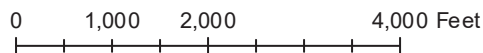
Overlay Districts

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

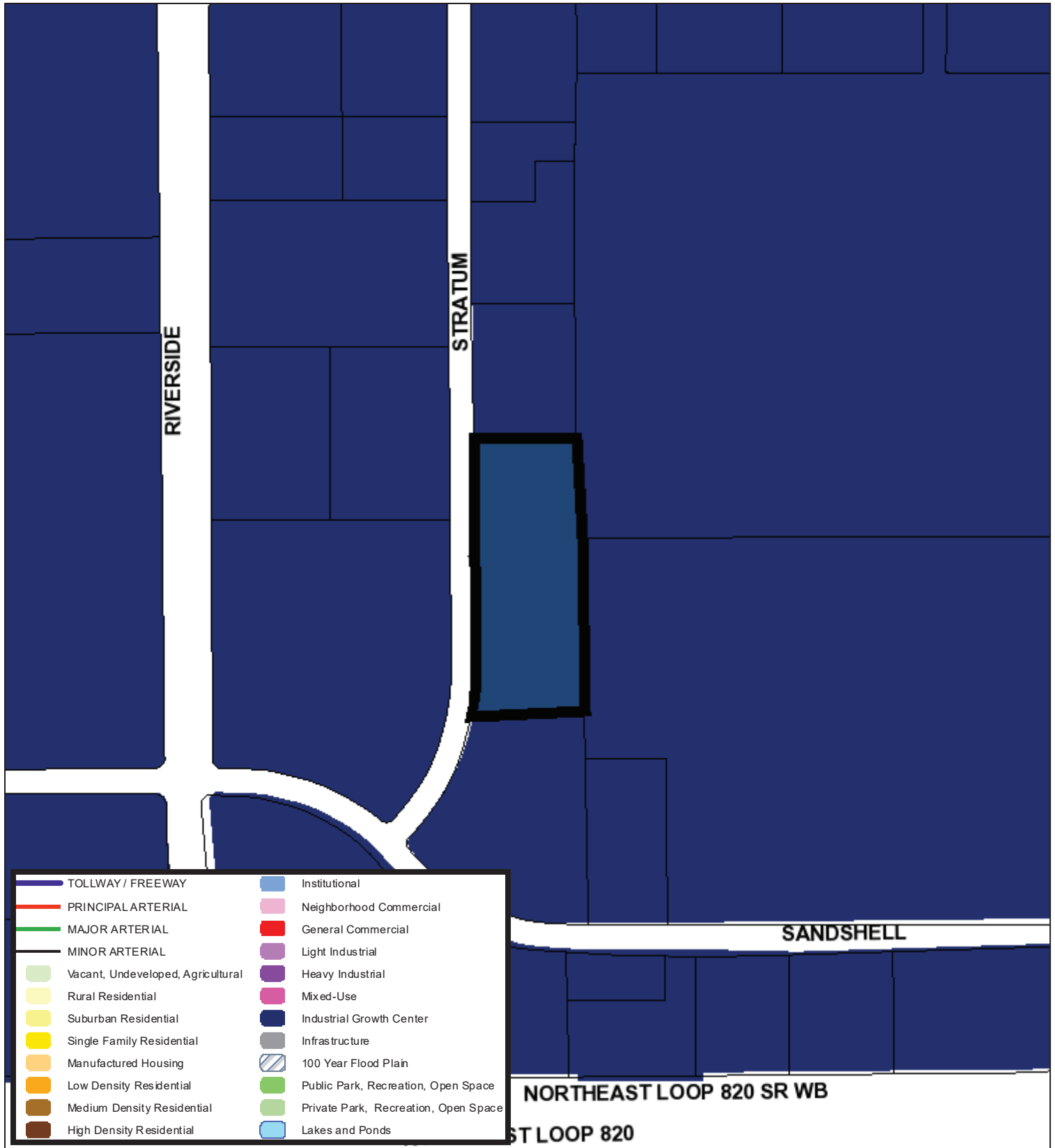
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



330 165 0 330 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



0 125 250 500 850 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-179

Council District: 7

Zoning Map Amendment

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

Owner / Applicant: Standard at Boswell Marketplace 2 LP/ Trenton Robertson / Masterplan

Site Location: 8811 Old Decatur Road

Acreage: 3.6 acres

Request

Proposed Use: Commercial / Retail

Request: From: “C” Medium Density Multifamily

To: “E” Neighborhood Commercial & “F” General Commercial

Recommendation

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

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

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

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

The proposed site is located on along Old Decatur Rd. near the corner of Bailey Boswell Rd. The applicant would like to rezone 3.6 acres from “C” Medium Density Multifamily to “E” Neighborhood Commercial and “F” General Commercial in order to make the zoning consistent with the contiguous tracts to the east, south and west for development.

The site includes an existing gas well pad site with four active gas wells, a lift compressor and other equipment including tank batteries and separators. The applicant will have to comply with all fire code setbacks associated with this use. Although the area where the gas wells are located is not buildable, the applicant is requesting the “E” Neighborhood commercial zoning to protect the adjacent residential districts in the event the gas wells are plugged in the future. The proposed portion for “F” General Commercial is closer the Old Decatur road and would be more appropriate for the developments allowed in “F” General Commercial.

The subject site was rezoned in 2016 from “E” Neighborhood Commercial to “C” Medium density, however it has remained vacant since.

Surrounding Zoning and Land Uses

North “C” Medium-Density Multifamily/ apartment complex
East “C” Medium-Density Multifamily /City of Saginaw/Vacant
South “E” Neighborhood Commercial / commercial
West “PD/E” for E uses plus grocery store over 60,000 square feet / Kroger Grocery Store

Recent Zoning History

- ZC-16-068 (subject site) from “C” Medium-Density Commercial to “E” Neighborhood Commercial
- ZC-14-148 (adjacent property to the east) from “C, E, PD 544” to PD for E uses plus grocery store over 60,000 square feet.

Public Notification

300-foot Legal Notifications were mailed on December 1, 2023

The following organizations were notified: (email) December 1, 2023

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Twin Mill Farms HOA
Glen Mills Homeowners Association	Trinity Habitat for Humanity
Streams And Valleys Inc	Eagle Mountain-Saginaw ISD

These Neighborhood Associations are located closest to the subject property

Development Impact Analysis

Land Use Compatibility

The surrounding land uses of the area are mainly commercial to the west and south. On the eastern side, across Old Decatur, into the City of Saginaw, the area is mostly vacant with a few commercial developments. The properties to the immediate north have been zoned and developed for multifamily use. However, there is a large portion of vacant land between the site and the apartment complex to the north due to the gas well setback. This setback prohibits any residential development within 300 feet of the wellheads and would act as a buffer for any new commercial development.

The applicant is seeking to rezone the northern portion of the site adjacent to the "C" Medium-density multifamily zoning district to "E" Neighborhood commercial. This is to provide a buffer between the Multifamily district and the proposed more intense "F" General Commercial district to the south, in case the gas well is plugged in the future.

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

Comprehensive Plan Consistency – Far Northwest

The 2023 Comprehensive Plan currently designates the subject property as “Medium-Density Multifamily” on the Future Land Use Map. The “E” Neighborhood Commercial and “F” General Commercial are not designated as an appropriate zoning district within this classification.

The proposed zoning is **not consistent** with the Future Land Use Map of the Comprehensive Plan. However, it lines up with the following Far Northwest Sector use policy.

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city

If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Aerial Photo Map

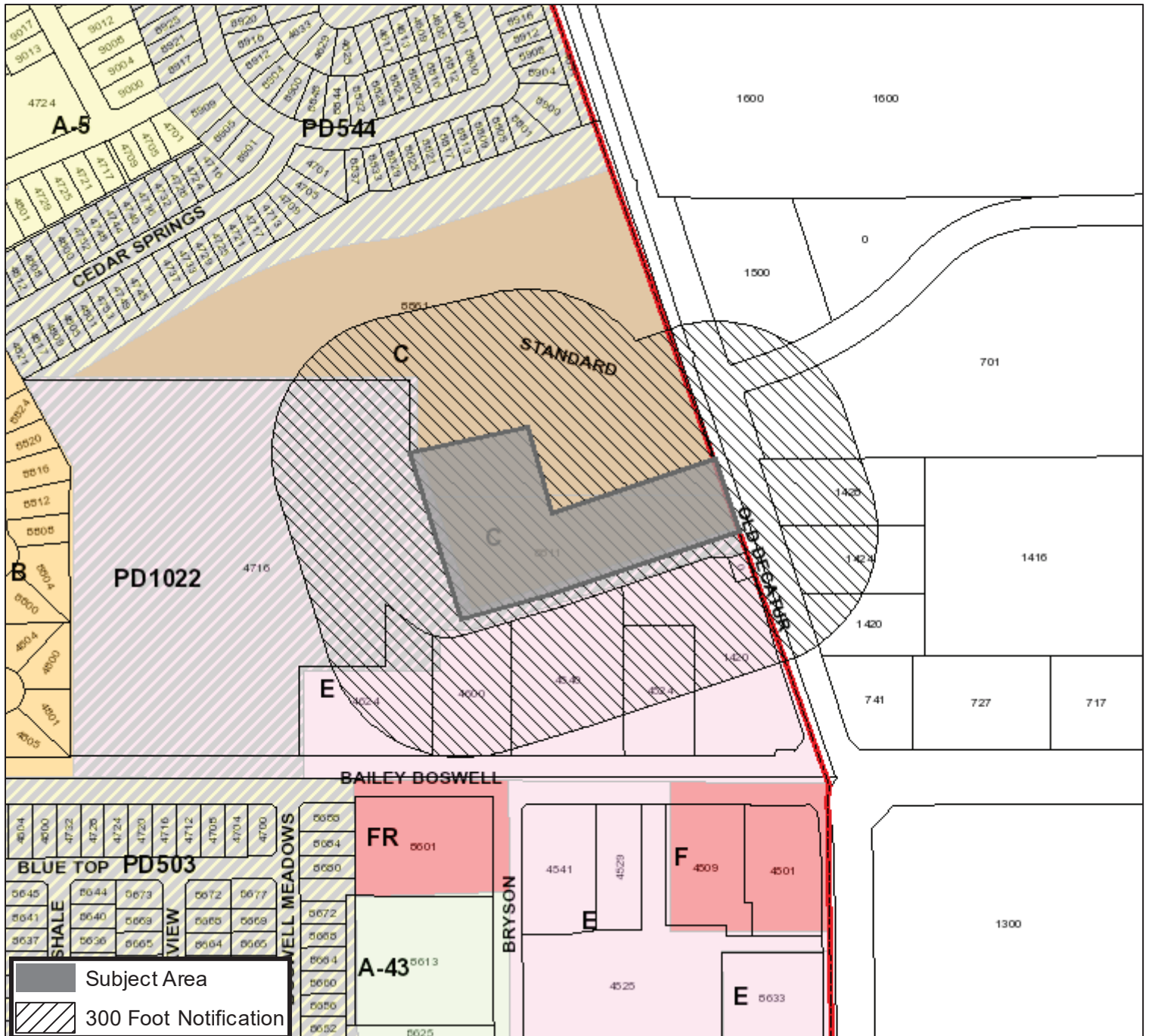




0 125 250 500 850 Feet

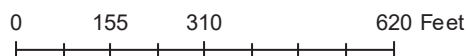


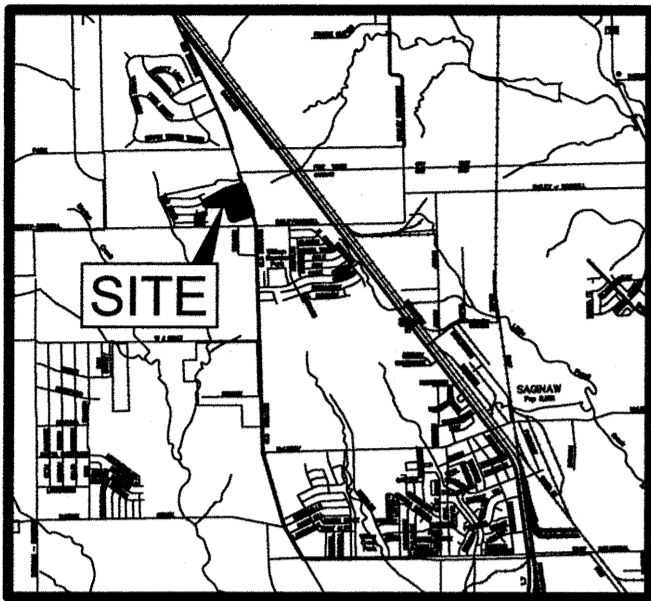
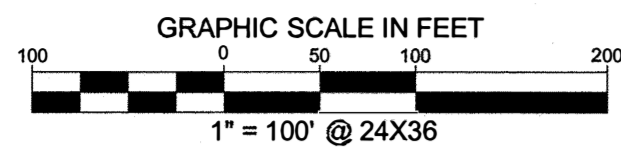
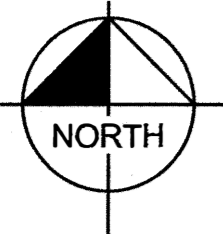
Area Zoning Map

Applicant: Standard At Boswell Marketplace 2 LP
 Address: 8811 Old Decatur Road
 Zoning From: C
 Zoning To: E;F
 Acres: 3.60404646
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 12/13/2023
 Contact: null



	Subject Area
	300 Foot Notification





LOCATION MAP
NTS

LEGEND

Table with two columns listing symbols for various features such as ROOF DRAIN, CABLE TV BOX, GAS VALVE, etc., with corresponding symbols.

LINE TYPE LEGEND

Table listing line types for features like BOUNDARY LINE, CITY LIMIT LINE, EASEMENT LINE, WATER LINE, SANITARY SEWER LINE, etc.

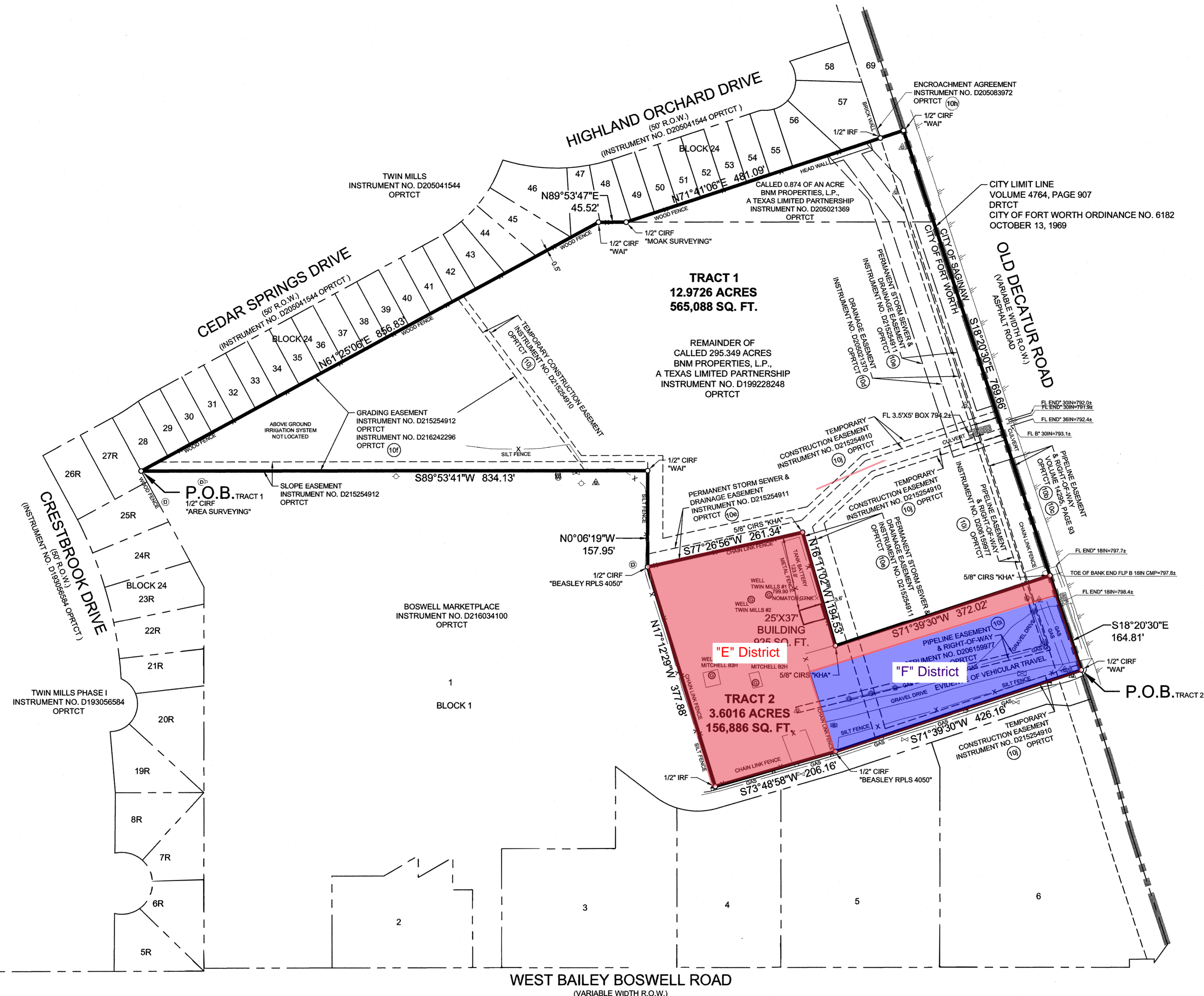
LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
CIRS = 5/8" IRON ROD W/ "KHA" CAP SET
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
CRCTCT = DEED RECORDS TARRANT COUNTY, TEXAS
OPRPTCT = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
PRPTCT = PLAT RECORDS TARRANT COUNTY TEXAS

NOTES:

- 1. According to Map No. 48439C0045K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 2. Bearings and Coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.
- 3. A Private Zoning Report was not provided by insurer.
- 4. There is evidence of recent earth moving work on the surveyed property.
- 5. There is no visible evidence of proposed changes in street right of ways.
- 6. At the time of the survey no readily visible markers delineating the wetlands were present.
- 7. Any underground utilities shown hereon are from markings observed at the time of this survey. The surveyor cannot guarantee the locations of said utilities, except those that are observed and readily visible on the surface at the time of this survey.

Table with 3 columns: No., DATE, REVISION DESCRIPTION. Contains one entry for 11/16/16 CHANGED CERTIFY TO.



LEGAL DESCRIPTION

TRACT 1
BEING a tract of land situated in the HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, City of Fort Worth, Tarrant County, Texas, and being the remainder of called 295.349 acre tract of land described in deed to BNM Properties, L.P., A Texas Limited Partnership, as recorded in Instrument No. D199228248 of the Official Public Records of Tarrant County, Texas, and being all of a called 0.874 of an acre tract of land described in deed to BNM Properties, L.P., A Texas Limited Partnership, as recorded in Instrument No. D205021369 of said Official Public Records, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod with cap stamped "AREA" found at the northwest corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records, the southwest corner of Lot 28, Block 24 of TWIN MILLS, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D20501544 of said Official Public Records, and being on the east line of Lot 27R, Block 24 of TWIN MILLS, PHASE 1, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D193056584 of said Official Public Records;
THENCE North 61°25'06" East, along the south line of said Block 24, a distance of 856.83 feet to a 1/2" iron rod with cap stamped "WAI" found at an angle point on the south line of Lot 47 of said Block 24;
THENCE North 89°53'47" East, continuing along the south line of Lot 48 of Block 24, a distance of 45.52 feet to a 1/2" iron rod with cap stamped "MOAK" found for corner at an angle point on the south line of said Lot 48 and at the west corner of said 0.874 of an acre tract;
THENCE North 71°41'06" East, along the north line of said 0.874 acre tract, and the south line of said Block 24, a distance of 481.09 feet to a 1/2" iron rod with cap stamped "WAI" found for the northeast corner of said 0.874 acre tract, at the southeast corner of Lot 69 of said Block 24 and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);
THENCE South 18°20'30" East, along the east line of said 0.874 acre tract to and along the east line of said remainder of called 295.349 acre tract, and said west right-of-way line of Old Decatur Road, a distance of 769.86 feet to a 5/8" iron rod with cap stamped "KHA" set;
THENCE departing said west right-of-way line of Old Decatur Road, over and across said remainder of called 295.349 acre tract the following:
South 71°39'30" West, a distance of 372.02 feet to a 5/8" iron rod with cap stamped "KHA" set;
North 16°11'02" West, a distance of 194.53 feet to a 5/8" iron rod with cap stamped "KHA" set;
South 77°26'56" West, a distance of 261.34 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in the east line of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records;
THENCE North 0°06'19" West, continuing along said east line of Lot 1, Block 1, a distance of 157.95 feet to a 1/2" iron rod with cap stamped "WAI" found at the northeast corner of said Lot 1, Block 1;
THENCE South 89°53'41" West, along the north line of said Lot 1, Block 1, a distance of 834.13 feet to the POINT OF BEGINNING and containing 12.9726 acres or 565,088 square feet of land.

TRACT 2
BEING a tract of land situated in the HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, City of Fort Worth, Tarrant County, Texas, and being the remainder of called 295.349 acre tract of land described in deed to BNM Properties, L.P., A Texas Limited Partnership, as recorded in Instrument No. D199228248 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod with cap stamped "WAI" found at the southeast corner of said remainder of called 295.349 acre tract, at a northeast corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);
THENCE departing said west right-of-way line of Old Decatur Road, along the south line of said remainder of called 295.349 acre tract a north line of said Lot 1, Block 1 the following:
South 71°39'30" West, a distance of 426.16 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found;
South 73°48'58" West, a distance of 206.16 feet to a 1/2" iron rod found at a re-entrant corner of said Lot 1, Block 1;
THENCE North 17°12'22" West, along the east line of said Lot 1, Block 1, a distance of 377.88 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in said east line of Lot 1, Block 1;
THENCE departing said east line of Lot 1, Block 1, over and across said remainder of called 295.349 acre tract, the following:
North 77°26'56" West, a distance of 261.34 feet to a 5/8" iron rod with cap stamped "KHA" set;
South 16°11'02" East, a distance of 194.53 feet to a 5/8" iron rod with cap stamped "KHA" set;
North 71°39'30" East, a distance of 372.02 feet to a 5/8" iron rod with cap stamped "KHA" set on the east line of said remainder of called 295.349 acre tract and on said west right-of-way line of Old Decatur Road;
THENCE South 18°20'30" East, along said east line of remainder of called 295.349 acre tract and said west right-of-way line of Old Decatur Road, a distance of 164.81 feet to the POINT OF BEGINNING and containing 3.6016 acres or 156,886 square feet of land.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

- Pursuant to Commitment for Title Insurance, provided by Stewart Title Guaranty Company, GF. No. 01128-32500, effective date October 02, 2016, issued October 18, 2016
- 10b Easement, Right of Way and/or Agreement by and between Anderson Hunter and E.R. Brown, by instrument dated 12/5/1908, recorded in/under Volume 323, Page 112, Real Property Records, Tarrant County, Texas; and as affected by Partial Releases of Easement filed 6/22/1981, recorded in/under Volume 7094, Page 2306, Real Property Records, Tarrant County, Texas; and as affected by Restrictive Covenants and Partial Release of Easements instrument filed 4/12/2000, recorded in/under Volume 14295, Doc. No. 93, Real Property Records, Tarrant County, Texas. Does affect as shown.
- 10c Easement, Right of Way and/or Agreement by and between Twin Mills Ventures et al and Enserch Corporation, by instrument dated 2/10/1981, recorded in/under Volume 7094, Page 2306, Real Property Records, Tarrant County, Texas; and as affected by Restrictive Covenants and Partial Release of Easements instrument filed 4/12/2000, recorded in/under Volume 14295, Doc. No. 93, Real Property Records, Tarrant County, Texas. Does affect as shown.
- 10d Easement, Right of Way and/or Agreement by and between BNM Properties L.P. and Taurus Twin Mills Limited Partnership, by instrument dated 12/20/2004, filed 1/21/2005, recorded in/under Clerk's File No. D205021370, Real Property Records, Tarrant County, Texas. Does affect as shown.
- 10e Easement, Right of Way and/or Agreement by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in/under Clerk's File No. D215254911, Real Property Records, Tarrant County, Texas. Does affect as shown.
- 10f Easement, Right of Way and/or Agreement by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in/under Clerk's File No. D215254912, Real Property Records, Tarrant County, Texas; and as affected by Amendment filed 10/17/2016, recorded in/under Clerk's File No. D216242296, Real Property Records, Tarrant County, Texas. Does affect as shown.
- 10g All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. Not a survey matter.
- 10h Terms, conditions, provisions and stipulations of Encroachment Agreement, by and between the City of Fort Worth and Taurus Twin Mills, L.P., dated 3/17/2005, filed 3/29/2005, recorded in/under Clerk's File No. D205083972, Real Property Records, Tarrant County, Texas. Does affect property as shown hereon.
- 10i Terms, conditions, provisions and stipulations of Easement, Right of Way and/or Agreement, by and between BNM Properties, L.P. and Barnett Gathering L.P., by instrument dated 3/14/2006, filed 5/30/2006, recorded in/ under Clerk's File No. D206159977, Real Property Records, Tarrant County, Texas. Does affect as shown.
- 10j Terms, conditions, provisions and stipulations of Temporary Construction Easement, Right of Way and/or Agreement, by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in/under Clerk's File No. D215254910, Real Property Records, Tarrant County, Texas. Does affect as shown.
- 10k The location of fence and gas marker.

SURVEYORS CERTIFICATION:

To: The Standard at Boswell Marketplace, L.P., a Texas limited partnership
The Standard at Boswell Marketplace 2, L.P., a Texas limited partnership
B.N.M. Properties, L.P., a Texas limited partnership
Stewart Title Guaranty Company

This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11, 13, and 14 of Table A thereof. The field work was completed on September 29, 2016.

James Paul Ward
Registered Professional Land Surveyor No. 5606
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 950
Fort Worth, TX 76102
Ph. 817-335-6511

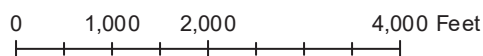
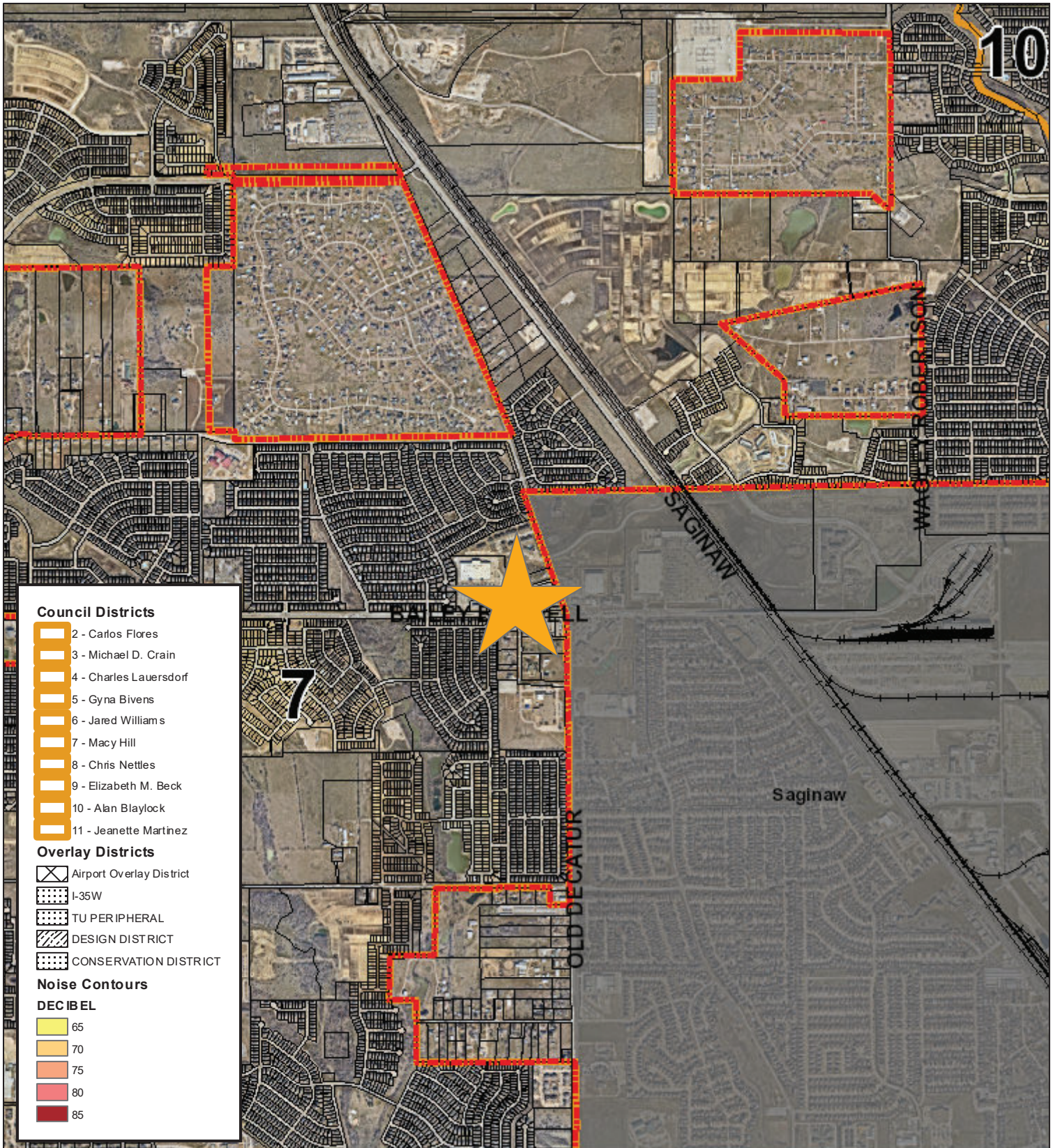


ALTA/NSPS LAND TITLE SURVEY
PART OF
HEIRS OF BENJAMIN THOMAS SURVEY,
ABSTRACT NO. 1497
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

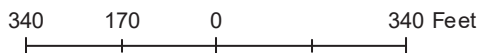
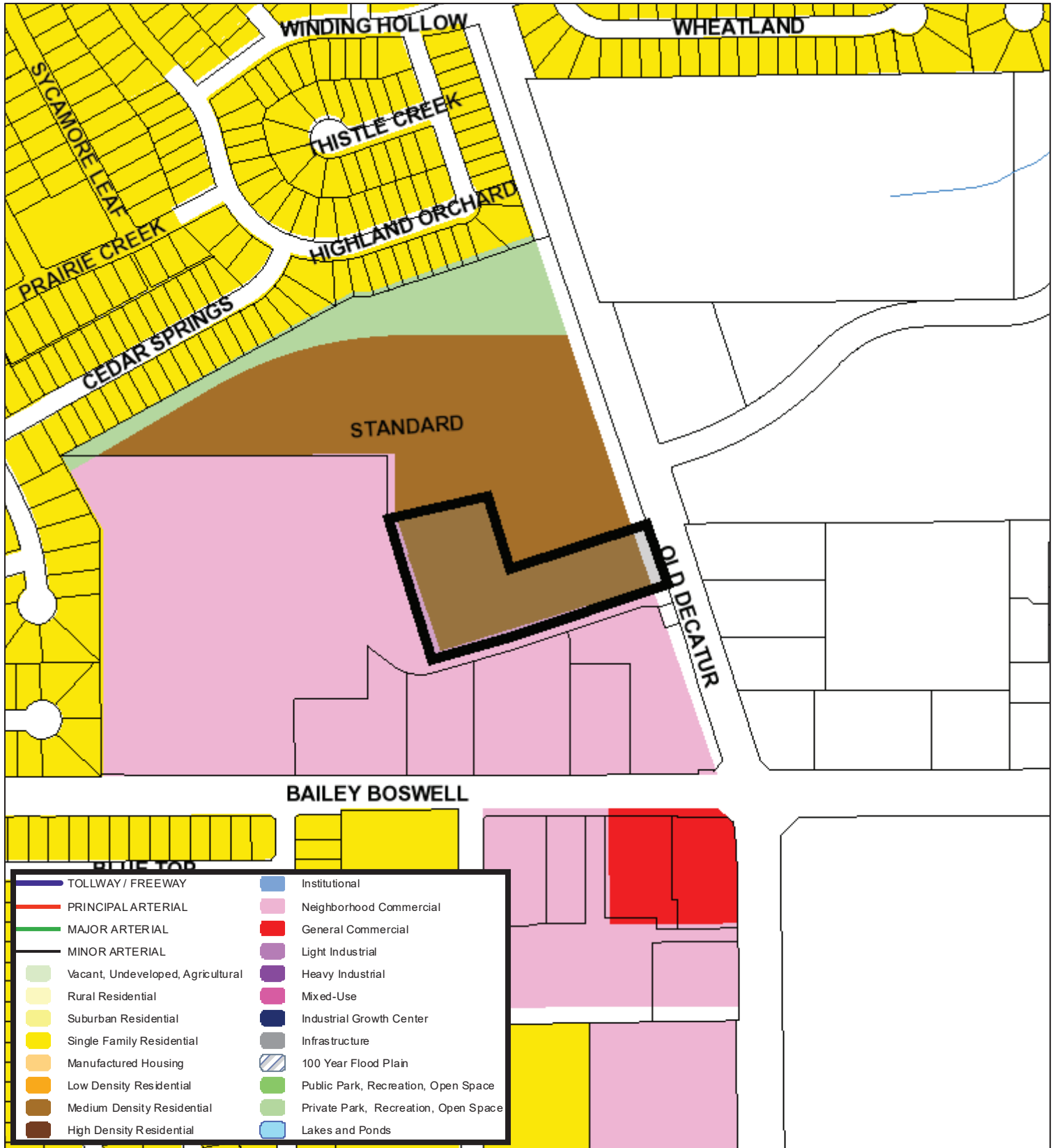
Kimley»Horn

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: Scale 1"=100', Drawn by FCN, Checked by JFW, Date 10/20/2016, Project No. 061294900, Sheet No. 1 OF 1

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



0 215 430 860 Feet





Zoning Staff Report

Date: December 13, 2023

Case Number: ZC-23-181

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Richard Shaheen Dunaway Associates / MD1-041, LLC

Site Location: 3600 Walsh Ranch Parkway and 13453 West Freeway **Acreage:** 4.93

Request

Proposed Use: Office building
Request: From: “PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived
To: “PD/G” Planned Development for all uses in “G” Intensive Commercial with development standards building height, roof sign and sign standards, bufferyard, bike requirements; site plan waiver requested

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject site is located south along the IH-30 Service road, on the corner of Walsh Ranch Pkwy and future Highland Hills Dr. The applicant is requesting a zoning change from "PD 573" Planned Development "MU-2" High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived to "PD/G" Planned Development for all uses in "G" Intensive Commercial with development standards for building height, roof sign and sign standards, bufferyard, bike requirements; site plan waiver requested. The applicant has submitted a narrative to support the rezoning request which is attached to this report for reference.

The proposed site is located within the larger Walsh Development. The subject property is located in a section of WALSH between I-20/I-30, locally known as "Highland Hills". Highland Hills is currently Zoned PD, with a base of the 2003 MU2 zoning ordinance, revisions including front yard setbacks and block lengths. The allowable uses are commercial and residential.

The planned use for this specific tract is a multi-story office building. This use is allowed in the current zoning, but the height proposed exceeds the current limitation of 60-ft (120-ft if the building contains 20% residential uses). It is desirable to have the office building in excess of these limits, so a waiver requesting a max height of 170-ft is being requested.

To facilitate this request, it has been discussed with staff that a more appropriate zoning would be PD with "G" as a base. With such a tall building proposed, it is additionally requested to make minor revisions the signage standards to increase the overall allowable signage to be more in scale with the proposed building.

Proposed Zoning:

PD/G with the following:

- a max building height to be 170 feet measured from the lowest finish floor elevation to the highest point on the roof surface.
- required parking of 3 spaces per 1,000 square feet of net usable area.
- Roof Signage: Roof signs shall not exceed eight feet above the roof or top of the parapet wall at the roof, whichever is higher
- Monument signage as follows:
 - o Maximum height. Eight feet. (meets current standard)
 - o Maximum width. Twenty feet. (exceeds current standard by four additional feet)
 - o Maximum Advertised message area. Ninety-six feet. (meets current standard)
 - o Minimum ground contact. Seventy-five percent of structure's width. (meets current standard)
- Freeway signage as follows:
 - o Maximum height. Twenty-five feet and one additional foot in height for each one foot of setback, up to 35 feet. Setback sign one foot for each foot in height from all adjacent property lines. (meets current standard)
 - o Maximum width. Twenty-four feet. (meets current standard)
 - o Maximum Advertised message area. Three hundred and twenty square feet. (meets current standard)
 - o Minimum ground contact 25% of width. No minimum for Temp Freeway Sign

- Temporary Freeway Sign that may be placed on property facing the freeway prior to construction of the building, and must be removed within one year from the building receiving its final green tag approval from the City. (amendment to request the additional temporary language)
- minimum 5-foot buffer yard with no occupied structures within the buffer yard, but an allowance for a retaining wall within the buffer yard
- the front yard of the building will include North, East, and South roadways frontages to meet landscape requirements.
- bike rack requirements may be met within any location on the property
- Site plan waiver requested.

Surrounding Zoning and Land Uses

- North “PD 572” "PD/RB" for retail business uses as described in exhibit B with development standards in accordance with "G" as recorded in Ordinance# 13896, as amended, or the Walsh Ranch Standards per CC# 28585. Site plan waived. / IH 30
- East “PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived / undeveloped, Cooks Children’s Facility
- South “PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived / undeveloped
- West “PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived / undeveloped

Recent Zoning History

- ZC-18-183 (property to east) – From ““PD 573” Planned Development “MU-2” High Intensity Mixed-Use excluding uses and development standards on file with the Development Services Department; site plan waived” to “G” Intensive Commercial (approved)

Public Notification

300-foot Legal Notifications were mailed on November 30, 2023.
The following organizations were emailed on November 30, 2023:

Organizations Notified	
Walsh Ranch HOA*	Aledo ISD
Trinity Habitat for Humanity	Streams and Valley’s

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to Amend PD 573 Planned Development for “PD/SU for MU-2 uses with 2003 development standards to “PD/G” Planned Development for all uses in “G” Intensive Commercial with development standards (see docket); site plan waiver requested. Surrounding land uses are primarily vacant with access to I-30 to the north.

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

Comprehensive Plan Consistency – Far West

The adopted Comprehensive Plan designates the subject property as Mixed-Use. While the requested zoning change does not meet the intended form of a MU district, the location on the highway access road is appropriate for an intensive commercial district and for the medical service, and therefore is consistent with the below policies of the Comprehensive Plan.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

Far West Sector

- Promote commercial, mixed-use, and urban residential development within the Walsh Ranch Mixed-Use Growth Center.

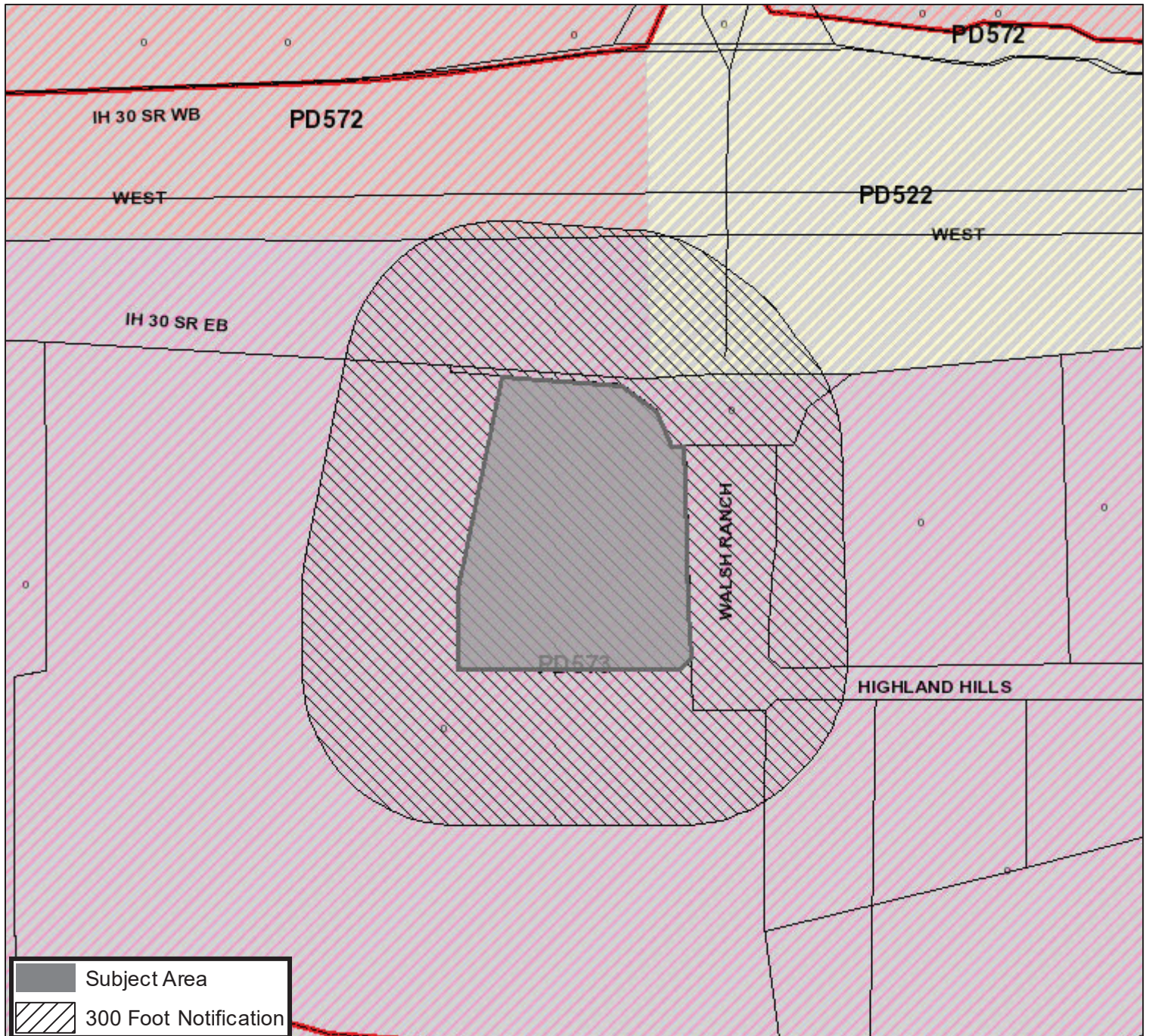
The proposed zoning is **consistent** with the Comprehensive Plan future land use map and **consistent** with the policy stated above.



ZC-23-181

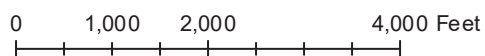
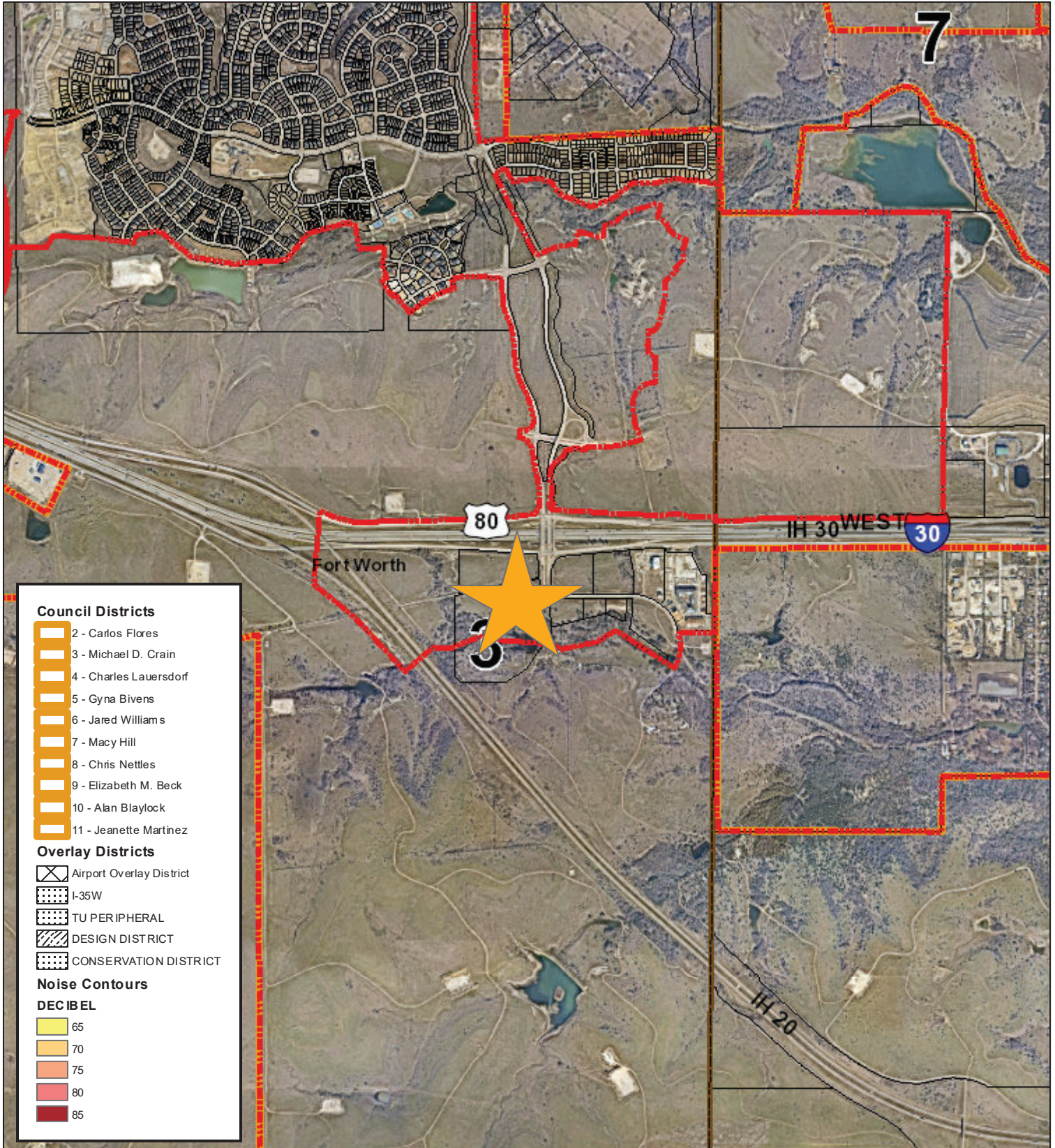
Area Zoning Map

Applicant: MD1-041 LLC/ Ryan Dickerson
Address: 3600 Walsh Ranch Parkway / 13453 West Freeway
Zoning From: PD/MU2
Zoning To: PD/G
Acres: 4.92561053
Mapsc0: Text
Sector/District: Far West
Commission Date: 12/13/2023
Contact: null

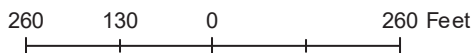
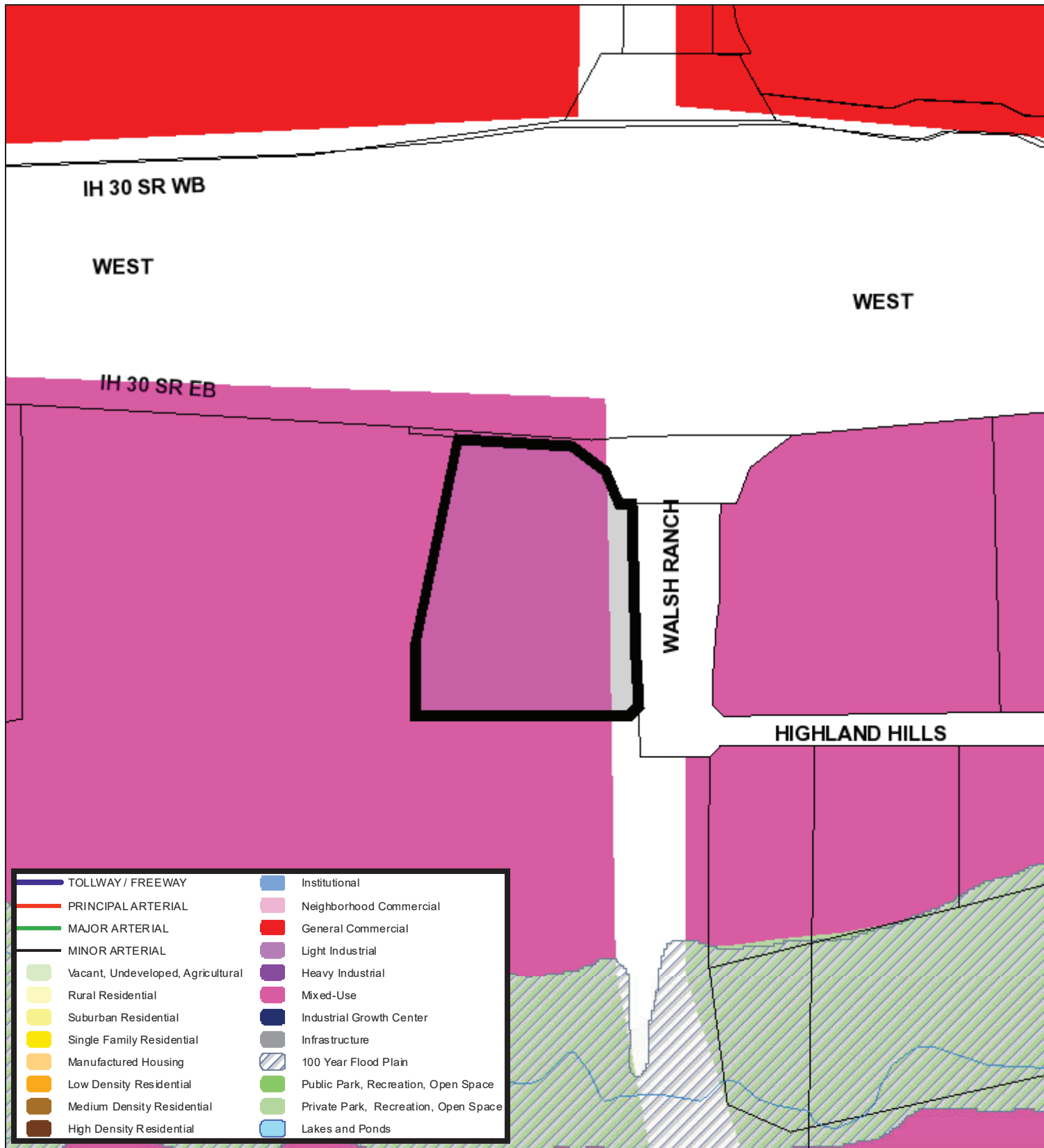


0 137.5 275 550 Feet

Area Map



Future Land Use



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



Aerial Photo Map



0 170 340 680 Feet





Zoning Staff Report

Date: December 13, 2022

Case Number: ZC-23-183

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: City of Fort Worth / Development Services

Site Location: 3626 Meadowbrook Drive

Acreage: 0.61 acres

Request

Proposed Use: Coffee Shop

Request: From: “A-5” One-Family

To: “PD/ER” Neighborhood Commercial Restricted Plus Coffee Shop; Site plan required

Recommendation

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

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

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

Staff Recommendation: **Approval**

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 - b. [Comprehensive Plan Consistency](#)
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8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The property is currently a vacant commercial site within the West Meadowbrook Neighborhood Association and the Oakland NEZ Plan. The City of Fort Worth presently owns the property and considers it surplus. Despite the fact that the current "A-5" One-family zoning aligns with the single-family residential future land use designation, the buildings have remained unoccupied for years and have fallen into a state of disrepair.

The District 11 Council Member's office has been in discussions with both the neighborhood and a potential buyer regarding the creation of a family-friendly and community-oriented coffee shop through the renovation of the existing structure and the addition of a new building.

Previously, the site was zoned "ER," and it was changed to "A-5" last year in hopes of it being sold and transformed into a single-family residence. However, the property has remained vacant.

It is a City policy that appropriate zoning be established before the sale of a site. Therefore, the current proposal aims to alter the "A-5" One-Family zoning to "ER" Neighborhood Commercial Restricted, including a coffee shop. The plans for the site limit commercial use to a small office and the aforementioned coffee shop.

Surrounding Zoning and Land Uses

North "A-7.5" One-Family/ single family and vacant commercial building
East "A-5" One-Family / single family and one duplex
South "A-5" One-Family / single family
West "A-7.5" One-Family / single family

Recent Zoning History

- ZC-09-115, subject site and surrounding area, Council-initiated zoning, approved
- ZC-23-002 site to the north, Council-Initiated rezoning from "ER" to "A-5"
- ZC-22-186 from "A-7.5" to PD/SU, approved
- ZC-22-194 from "A-7.5" to "PD/A-7.5" plus triplex, denied

Public Notification

300-foot Legal Notifications were mailed on September 1, 2022.

The following organizations were notified: (emailed August 24, 2022)

Organizations Notified	
West Meadowbrook NA *	Streams and Valleys Inc
East Fort Worth, Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Southeast Fort Worth Inc
Neighborhoods of East Fort Worth	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding neighborhood is developed as single family uses with public parks between the neighborhood and the East Freeway (I-30) to the north. With the exception of a vacant commercial site to the north, the rezoning site is surrounded by single family uses and one duplex. The parcel was developed as a small shopping center but has been vacant of commercial uses for over 10 years, when the City of Fort Worth obtained ownership for non-payment of taxes. This portion of the Meadowbrook neighborhoods has bus service only along E. Lancaster Avenue, which is approximately three blocks to the south and a main retail corridor for the area.

The site falls within the boundaries of the 2009 Oakland Corners Empowerment Zone Plan that is designed to rebuild neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas. The proposed zoning of “ER” Neighborhood Commercial Restricted would allow redevelop of the site into a family-friendly and community-oriented coffee shop through the renovation of the existing structure and the addition of a new building which aligns with the NEZ Plan as adopted.

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

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan previously designated the subject property as Neighborhood Commercial however, on the 2023 update, the recommendation was changed to Single Family Residential based on recent zoning changes, and although the proposed zoning is not consistent with the Future Land Use Designation, it is consistent with following policies of the Comprehensive Plan:

- Promote a balance of residential, commercial, and industrial uses
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Eastside Planning Sector:

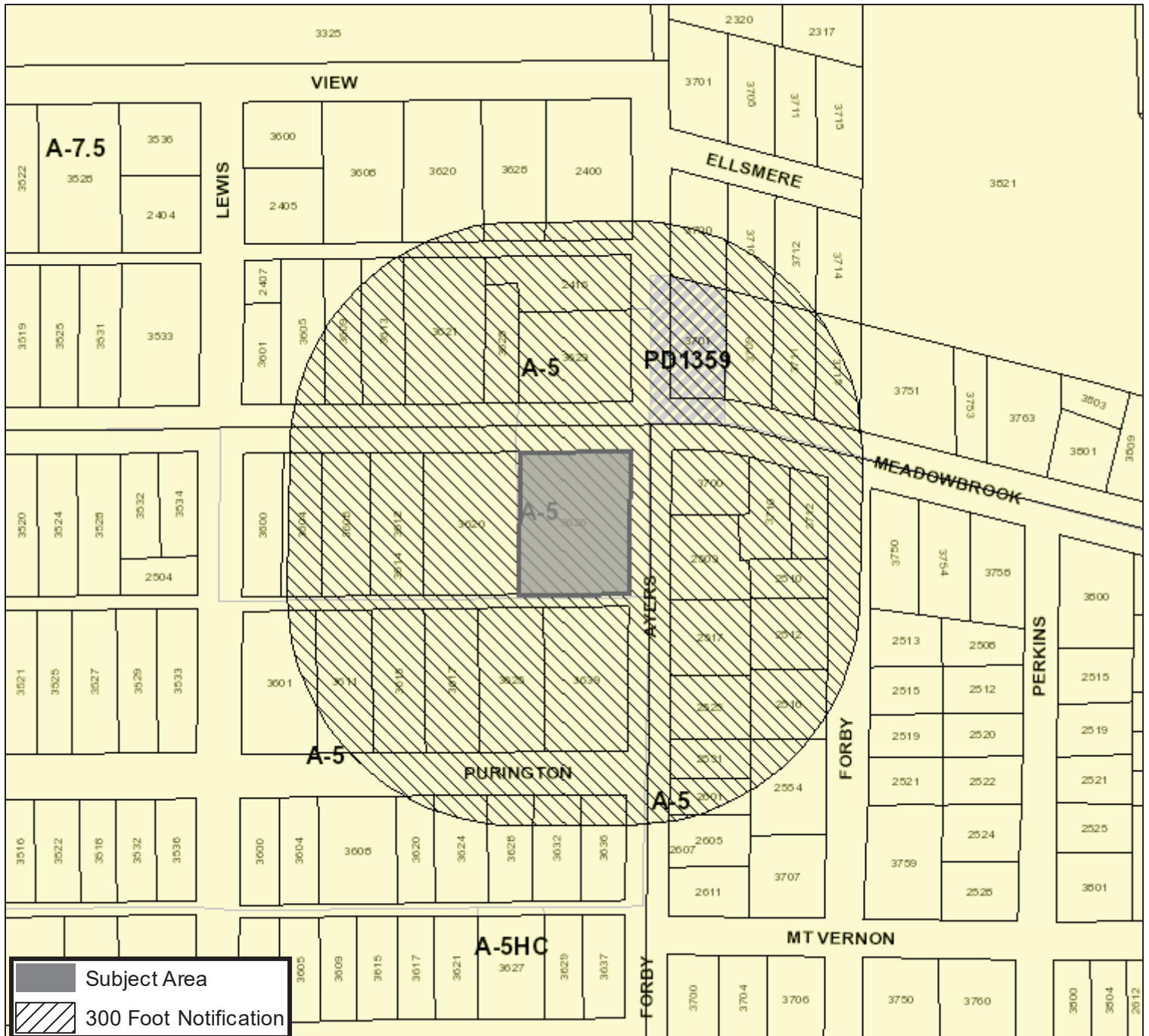
2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.



3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
10. Encourage the reuse of vacant buildings.
11. Encourage demolition of buildings that cannot be economically rehabilitated.

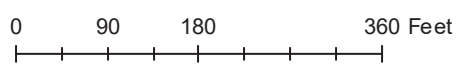


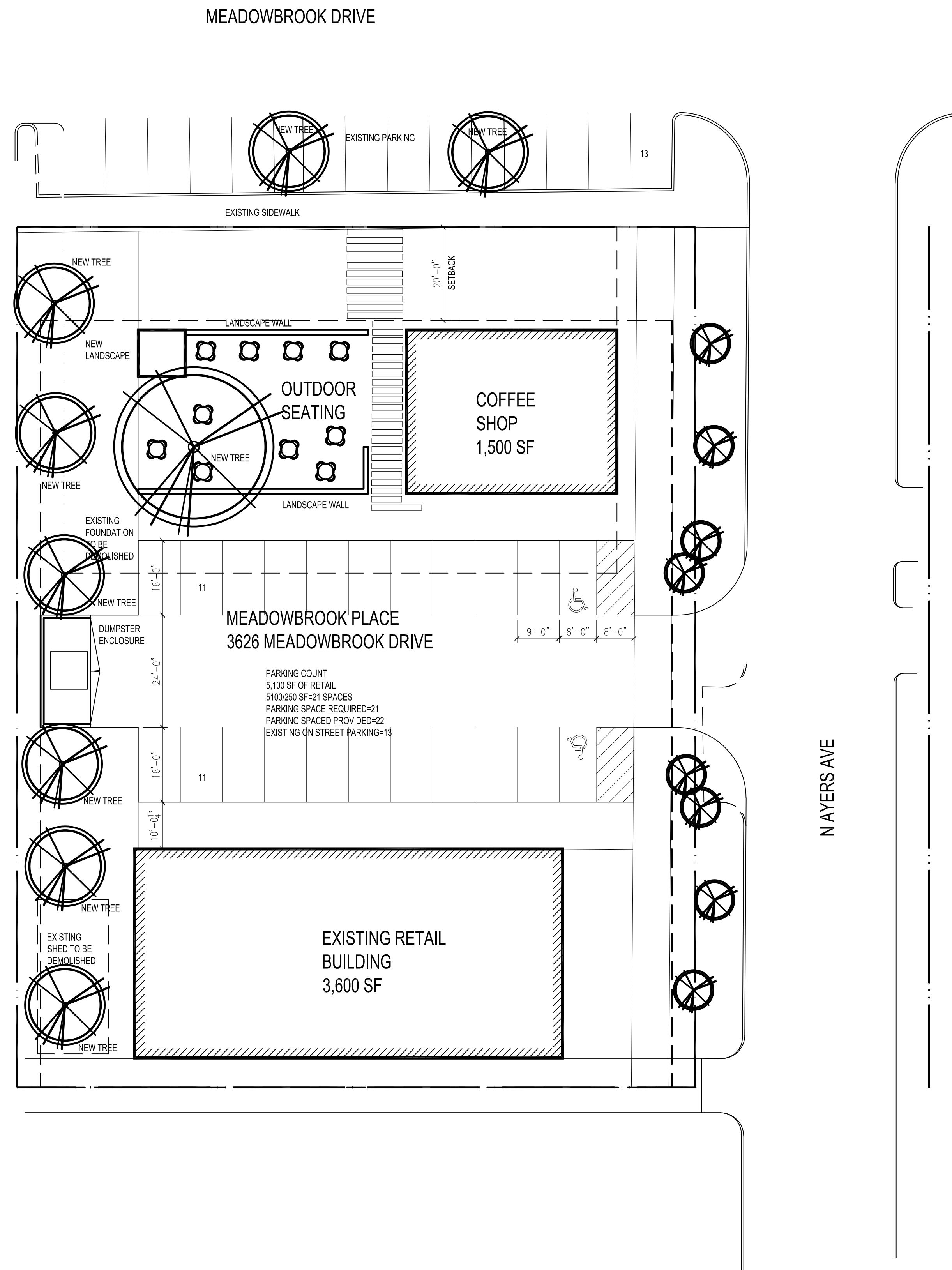
Area Zoning Map

Applicant: City of Fort Worth - Development Services
 Address: 3626 Meadowbrook Drive
 Zoning From: A-5
 Zoning To: PD/ER plus coffee house
 Acres: 0.61251079
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 12/13/2023
 Contact: 817-392-6226



 Subject Area
 300 Foot Notification



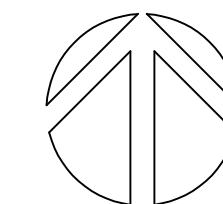


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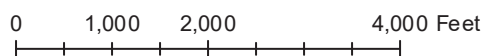
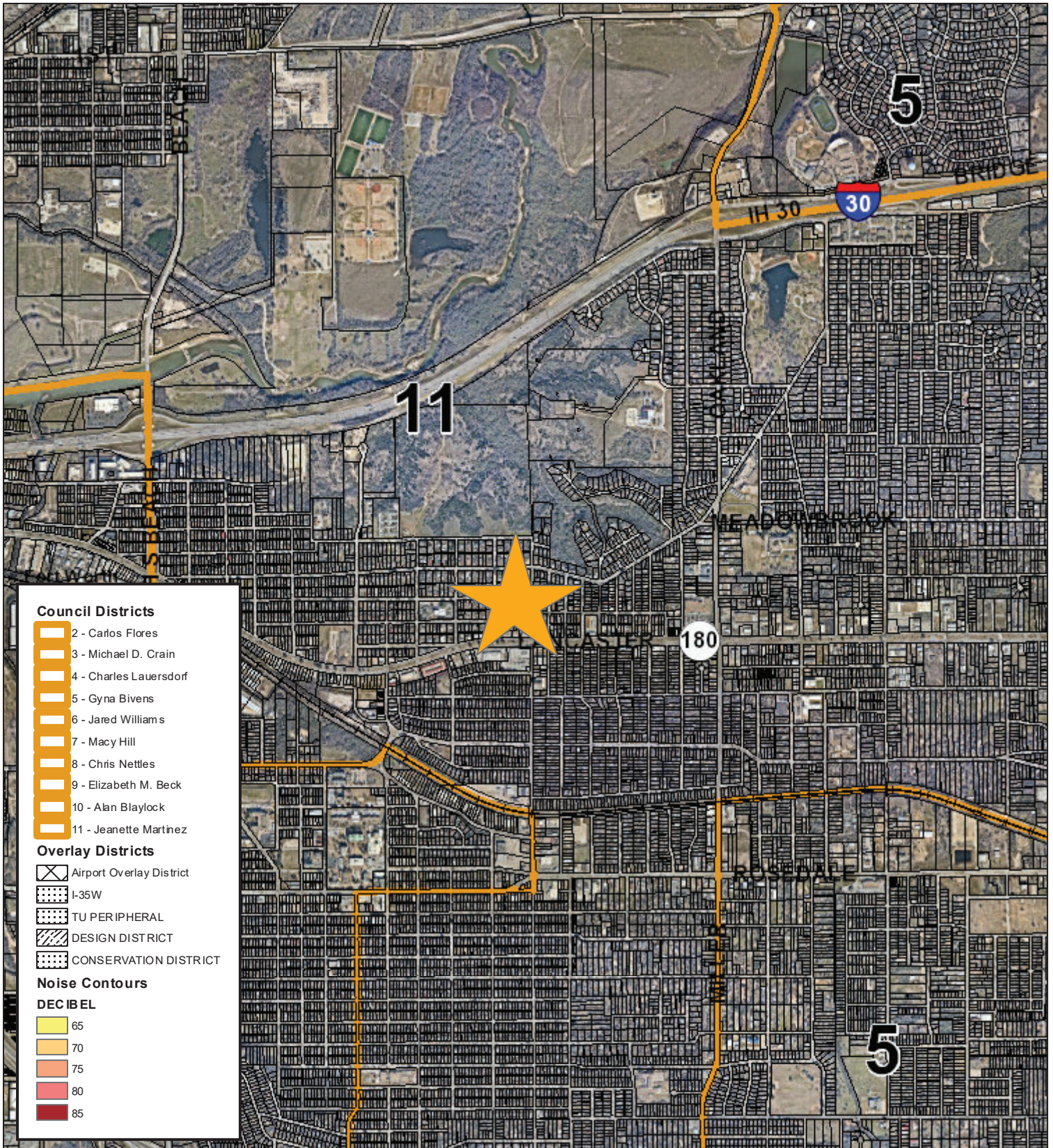
SITE PLAN

FILE NAME:COFFEE FOLK.DWG

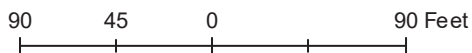
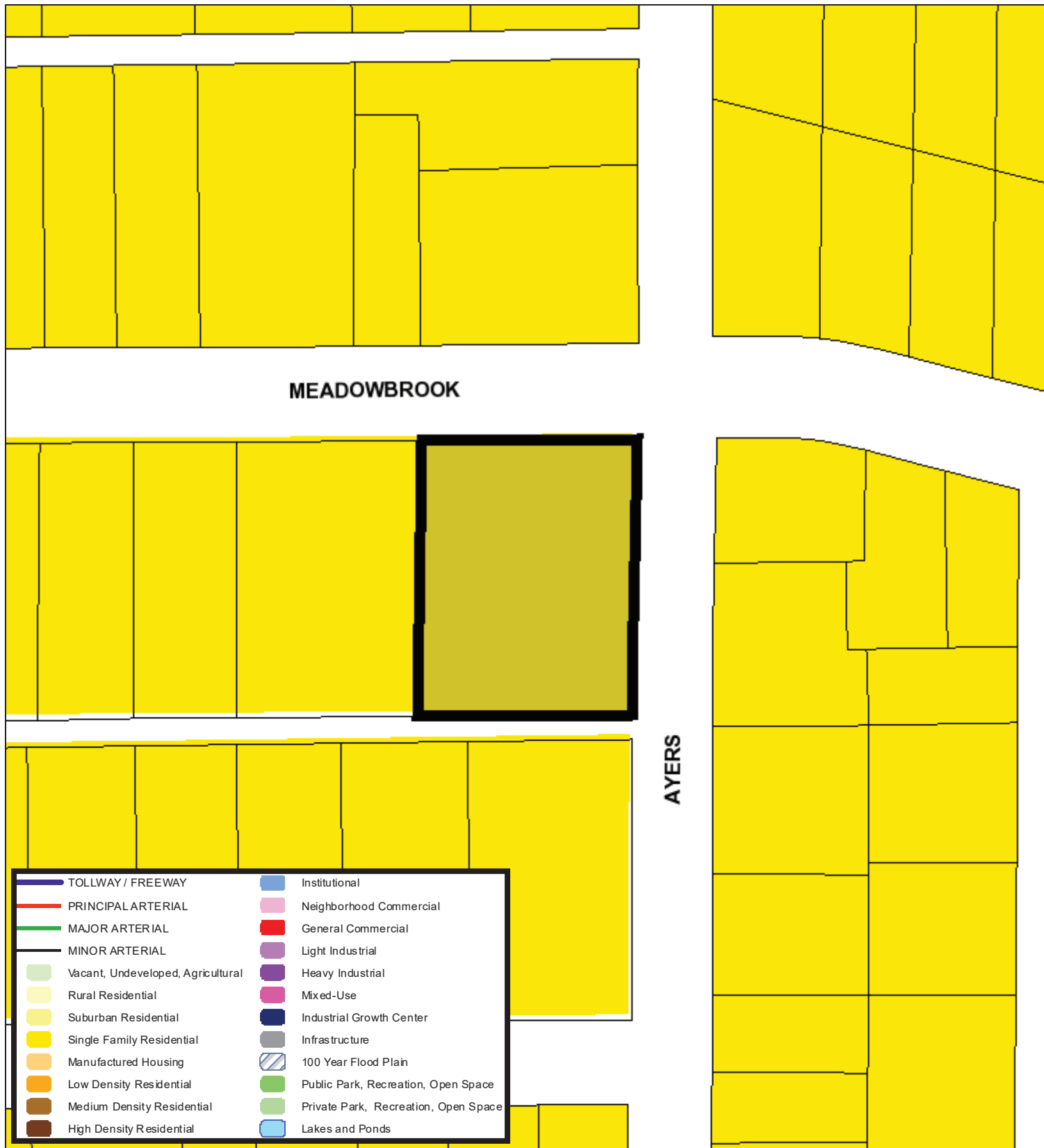
SCALE: 1/16"=1'-0"



Area Map



Future Land Use



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



Aerial Photo Map



0 55 110 220 Feet

