



## **ZONING COMMISSION**

### **AGENDA**

Wednesday, February 14, 2024

Work Session 12:00 PM

Public Hearing 1:00 PM

#### **Work Session**

In-Person:

City Hall Conference Room 2020

200 Texas Street

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

Fort Worth, Texas 76102

#### **Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

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

Fort Worth, Texas 76102

#### **Videoconference**

<https://fortworthtexas.webex.com/weblink/register/r63e265efc5da264eff0c993de903ed7b>

Meeting/ Access Code: 2557 941 3096

Registration Required

#### **Teleconference**

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

Meeting/ Access Code: 255 794 13096

#### **Viewing Only**

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

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

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

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

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

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

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

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

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

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

**COMMISSION MEMBERS:**

Jarod Cox, CD 1	_____	Jeremy Raines, CD 7	_____
Willie Rankin, Chair, CD 2	_____	Tiesa Leggett, CD 8	_____
Beth Welch, CD 3	_____	Wes Hoblit, CD 9	_____
Matt McCoy, 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**

- |  |                             |
|--|-----------------------------|
| <b>1. Appoint Chair/Vice Chair</b>           | <b>Zoning Commission</b>    |
| <b>2. Overview of Zoning Cases</b>           | <b>Staff</b>                |
| <b>3. Briefing on Development Agreements</b> | <b>City Attorney Office</b> |

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

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, March 19, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**CALL TO ORDER**

**A. APPROVAL OF MEETING MINUTES of January 10, 2024** \_\_\_\_\_ **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-23-186** \_\_\_\_\_ **CD 3**

- |                     |   |
|---------------------|---|
| a. Site Location:   | 4408 and 4412 Southwest Boulevard   |
| b. Acreage:         | 4.42  |
| c. Applicant/Agent: | Tillar Southwest Blvd Partners / Ray Oujesky, Kelly Hart & Hallman  |
| d. Request:         | From: "PD 678" and "IP" Industrial Park / NASJRB Overlay<br>To: "PD-FR" Planned Development General Commercial Restricted plus Auto Repair, paint and body shop adjoining a residential district boundary; Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade; Machine shops; Furniture or cabinet repair and construction; Monument works, stone; Warehouse or bulk storage; Pattern shop; Printing, lithographing, book-binding, newspapers or publishing; Rubber stamping; Rubber stamp manufacture; Vehicle steam cleaning; NASJRB Overlay; Site Plan waiver requested. |

**C: NEW CASES**

**2. ZC-23-182** **CD 11**

- a. Site Location: 1405 & 1409 Weiler Boulevard
- b. Acreage: 0.86
- c. Applicant/Agent: City of Fort Worth Development Services Department
- d. Request: From: "E" Neighborhood Commercial  
To: "ER" Neighborhood Commercial Restricted

**3. ZC-23-189** **CD 10**

- a. Site Location: 14600 block of Elizabethtown Cemetery
- b. Acreage: 18.49
- c. Applicant/Agent: Kole Weber and Timothy Lucas/Trinity Broadcasting Inc.
- d. Request: From: Unzoned  
To: "K" Heavy Industrial

**4. ZC-23-191** **CD 3**

- a. Site Location: 1901 and 1661 RM Road 2871, 8600 Aledo Road
- b. Acreage: 336.10
- c. Applicant/Agent: PMB Advisors, LLC - Taylor Baird
- d. Request: From: Unzoned  
To: "K" Heavy Industrial

***This case has been withdrawn. No Public Hearing will be held.***

**5. ZC-23-193** **CD 4**

- a. Site Location: 3409 North Tarrant Parkway
- b. Acreage: 0.95
- c. Applicant/Agent: Roberto Nunez, Alchemi DP
- d. Request: To: Add Conditional Use Permit (CUP) in "E" Neighborhood Commercial for a retail smoke shop; site plan included

**6. ZC-23-194** **CD 11**

- a. Site Location: 150 Emma Street
- b. Acreage: 0.42
- c. Applicant/Agent: Daniel Berhe
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

**7. ZC-23-198** **CD 5**

- a. Site Location: 12500 Trinity Boulevard
- b. Acreage: 2.48
- c. Applicant/Agent: Flint Hills Resources/Juan J. Vasquez, Vasquez Engineering, LLC
- d. Request: From: "PD705" PD/SU Planned Development Specific Use for wholesale storage, handling and distribution of petroleum products and fuel components  
To: "F" General Commercial

**8. ZC-23-199**

**CD 10**

- a. Site Location: 11401 Old Denton Road
- b. Acreage: 29.93
- c. Applicant/Agent: Oncor Electric Delivery Company, LLC/Travis Yanker, P.E.,
- d. Request: To: Add Conditional Use Permit (CUP) for an electric power substation in "G" Intensive Commercial; site plan included

**9. ZC-23-201**

**CD 3**

- a. Site Location: SE corner of Old Weatherford and Farmer Road
- b. Acreage: 240.70
- c. Applicant/Agent: Bo Trainor, Westwood Professional Services
- d. Request: From: "A-5" One-Family, "R2" Townhouse/Cluster, "D" High Density Multifamily and "G" Intensive Commercial  
To: "PD/A-5" One-Family, "PD/R2" Townhouse/Cluster, "PD/D" High Density Multifamily, "PD/G" Intensive Commercial and PD/MU-2 High Intensity Mixed-Use with development standards (see docket); site plan waiver requested

**10. ZC-23-203**

**CD 4**

- a. Site Location: 8511 Denton Highway
- b. Acreage: 2.20
- c. Applicant/Agent: Ron Ramirez, Westwood
- d. Request: From: "R1" Zero Lot Line/Cluster and "E" Neighborhood Commercial  
To: "R1" Zero Lot Line/Cluster

**11. ZC-23-204**

**CD 7**

- a. Site Location: 5819 Bowman Roberts Road
- b. Acreage: 5.60
- c. Applicant/Agent: Mary Nell Poole, Townsite
- d. Request: From: "AG" Agricultural District  
To: "A-5" One-Family

**12. ZC-23-206**

**CD 10**

- a. Site Location: 13951 Sendera Ranch Blvd
- b. Acreage: 9.3
- c. Applicant/Agent: Sendera BK Group, LLC
- d. Request: From: "E" Neighborhood Commercial; "FR" General Commercial Restricted  
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with development standards for carpports, open space, fencing, waiver of MFD standards, site plan included

**13. ZC-24-003**

**CD 11**

- a. Site Location: 4550 Village Creek Road
- b. Acreage: 7.14
- c. Applicant/Agent: City of Fort Worth Development Services Department
- d. Request: From: "IP" Industrial Park  
To: "CR" Low Density Multifamily and "CF" Community Facilities

- a. Site Location: 7800 - 8000 blocks Chisholm Trail Parkway
- b. Acreage: 41.44
- c. Applicant/Agent: Denton Texas Venture LTD
- d. Request: To: Amend PD 1247 "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus detached multifamily to add development standards for parking, fencing, enhanced landscaping, building orientation, open space with waiver to MFD standards; site plan required

***This case will be heard by Council on February 27th***

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

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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

**ASISTENCIA A REUNIONES PUBLICAS:**

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

**Executive Session.**

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



# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-23-186

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** Brett Mangum

**Owner / Applicant:** Tillar Southwest Blvd Partners / Ray Oujesky, Kelly Hart & Hallman

**Site Location:** 4408 & 4412 Southwest Boulevard      **Acreage:** 4.42 acres

### Request

**Proposed Use:** Warehouse, Office & Auto Repair, paint and body shop

**Request:** From: “PD 678” Planned Development & “IP” Industrial Park with NASJRB Overlay

To: “PD-FR” Planned Development General Commercial Restricted plus Auto Repair, paint and body shop adjoining a residential district boundary; Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade; Machine shops; Furniture or cabinet repair and construction; Monument works, stone; Warehouse or bulk storage; Pattern shop; Printing, lithographing, book-binding, newspapers or publishing; Rubber stamping; Rubber stamp manufacture; Vehicle steam cleaning; NASJRB Overlay; Site Plan waiver requested.

### 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

- |   |  |
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| 1. <a href="#">Project Description and Background</a> | 6. Zoning Map with 300 ft. Notification Area |
| 2. <a href="#">Surrounding Zoning and Land Uses</a>   | 7. Area Map                                  |
| 3. <a href="#">Recent Zoning History</a>              | 8. Future Land Use Map                       |
| 4. <a href="#">Public Notification</a>                | 9. Aerial Photograph                         |
| 5. <a href="#">Development Impact Analysis</a>        |  |

## Project Description and Background

The subject site is in Council District 3, southeast of the Benbrook Traffic Circle. The applicant is requesting to extend a PD to the entire subject property and to add an allowance for auto repair, paint and body shop. No building additions or footprint expansions are proposed at this time. Per Section 5.104.c of the Zoning Ordinance, the auto repair land use is prohibited in places adjacent to residential zoned properties.

*(c) No repairs shall be conducted on any premises that adjoin any residential district boundary.*

Current zoning on the site is split between two zones. One portion of the site is zoned “IP” Industrial Park, a defunct zoning classification that is no longer utilized. The remainder of the site is zoned as “PD” Planned Development – Light Industrial. Additionally, the site lies within the NASJRB Overlay, which is based on the location of the site just under the main flight path of the Fort Worth Naval Air Station – Joint Reserve Base runway. This overlay was created by the City to ensure compatible development in this area and to promote safety.

No modifications to existing structures are proposed at the time of this report. The following narrative was supplied by the applicant as part of their submittal:

Current zoning on both lots will be changed to PD/FR to eliminate the wide range of industrial uses that are capable of being conducted on the property, and adding specific light industrial uses that are now being conducted on the property.

Auto repair; paint and body shop coincides with the auto related uses now allowed on the property. The supplemental standards for auto repair; paint and body shop use will protect one- or two-family uses near the property.

The property owner has prospective tenants that would like to conduct auto repair uses.

\*Additional added uses carried over from the prior page:

- Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade
- Machine shops
- Furniture or cabinet repair and construction
- Monument works, stone
- Warehouse or bulk storage
- Pattern shop
- Printing, lithographing, book-binding, newspapers or publishing
- Rubber stamping; shearing/punching
- Rubber stamp manufacture
- Vehicle steam cleaning

A waiver of the restriction against conducting auto repair uses adjacent to a residential district is requested.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial & NASJRB Overlay / veterinary clinic

East “E” Neighborhood Commercial & “I” Light Industrial & NASJRB Overlay / fire station & restaurant

South “A-5” One Family Residential & NASJRB Overlay / single family residential

West “A-5” One Family & NASJRB Overlay / single family residential

## Recent Zoning History

- NASJRB Overlay added in 2014.

## Public Notification

300-foot Legal Notifications were mailed on February 1, 2024.

The following organizations were emailed on February 2, 2024:

Organizations Notified	
Ridglea Area Neighborhood Alliance	Bomber Heights NA*
Ridglea Hills NA	NAS Fort Worth JRB RCC
Streams & Valleys Inc	Trinity Habitat for Humanity
Ridglea Hills Addition NA	Fort Worth ISD

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The subject site is situated on a major road corridor (State Highway 183) and has commercial enterprises to the north and south. The site directly abuts an existing developed single-family neighborhood to the south, and is adjacent to a developed single-family neighborhood to the west, which is separated by a former railroad spur right of way. The former railroad spur is under redevelopment into a public trail (Bomber Spur Trail) which would result in higher public visibility along the rear of the subject site. The proximity of homes to the proposed auto repair use is of concern, as the Zoning Ordinance prohibits this activity unless special dispensation is granted (such as through a PD). However, there is a potential that allowing this use without any specific measures could create a nuisance to the established residential neighborhoods in close proximity.

The proposed rezoning to “PD-FR” Planned Development General Commercial Restricted **is not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Western Hills/Ridglea

The 2023 Comprehensive Plan currently designates the subject property as *future Neighborhood Commercial* on the Future Land Use Map. The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



## FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

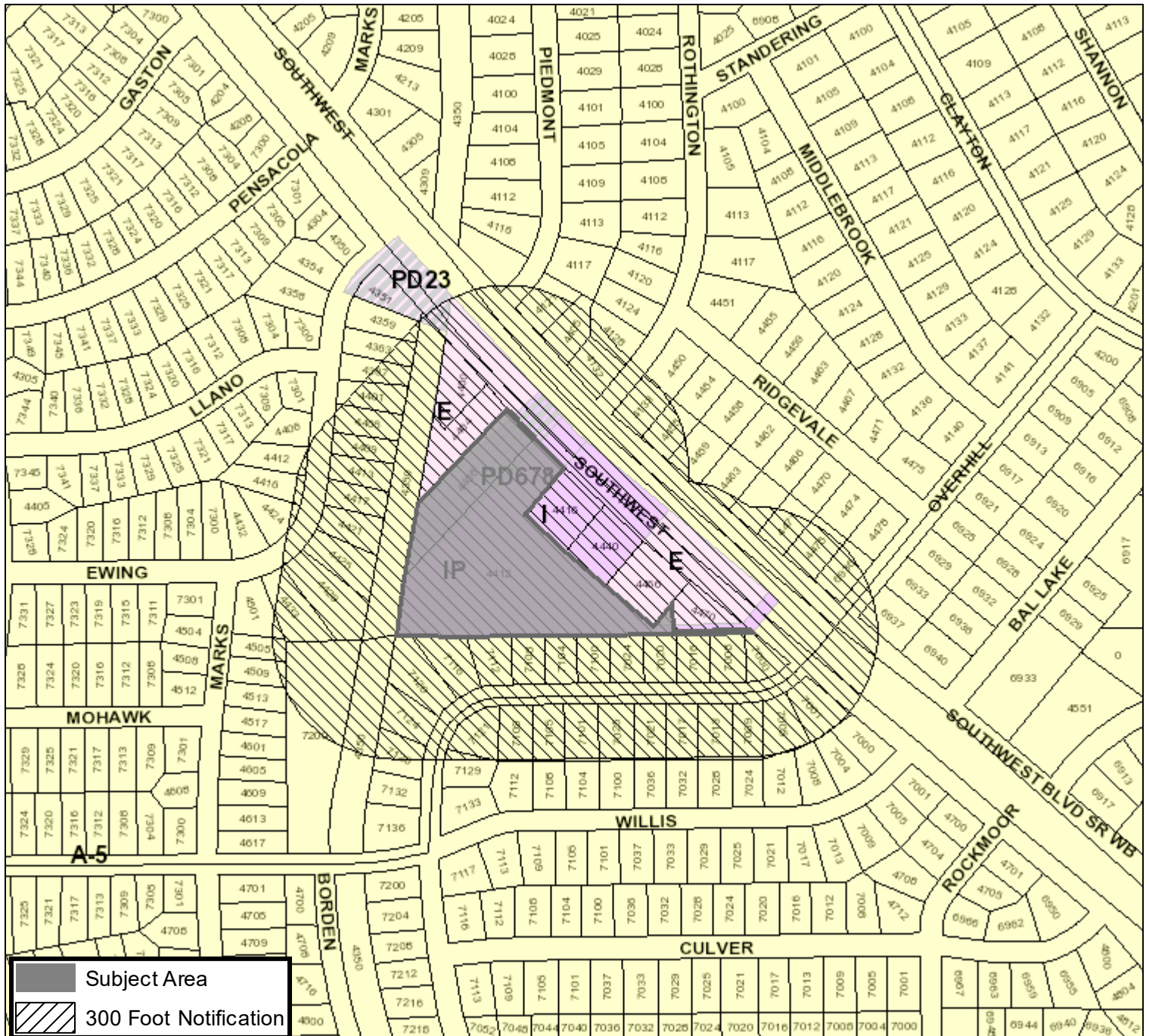
### APPENDIX C: FUTURE LAND USE BY SECTOR



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

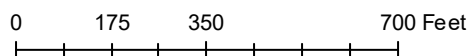
In terms of policy the Comprehensive Plan for the Western Hills/Ridglea sector specifically states as one of the goals to “Protect residential neighborhoods from encroachment by incompatible commercial uses.” Allowing auto repair on a site that is directly adjacent to residential properties to the south could be considered an encroachment of an incompatible commercial use and would be considered **not consistent** with the spirit and intent of the City’s Comprehensive Plan.

## Area Zoning Map

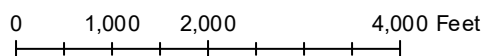
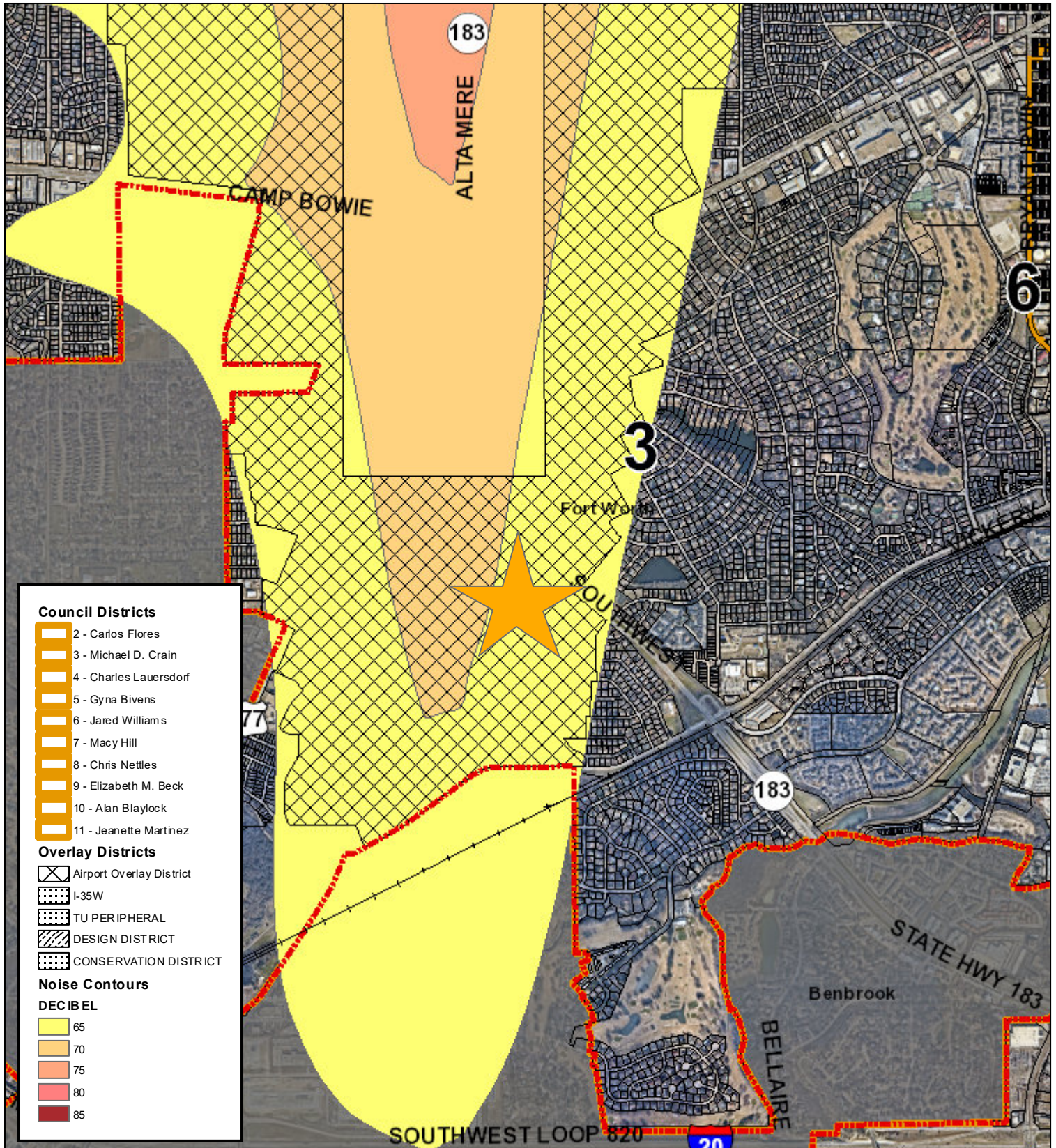
Applicant: Ilar Southwest Boulevard Partners LLC/Ray Oujesky  
 Address: 4408 & 4412 Southwest Boulevard  
 Zoning From: I, and PD/I  
 Zoning To: Amend PD to add autorepair adjacent to residential districts  
 Acres: 4.32287192  
 Mapsco: Text  
 Sector/District: W. Hill/Riddlea  
 Commission Date: 1/10/2024  
 Contact: null



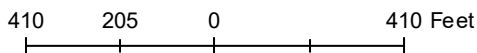
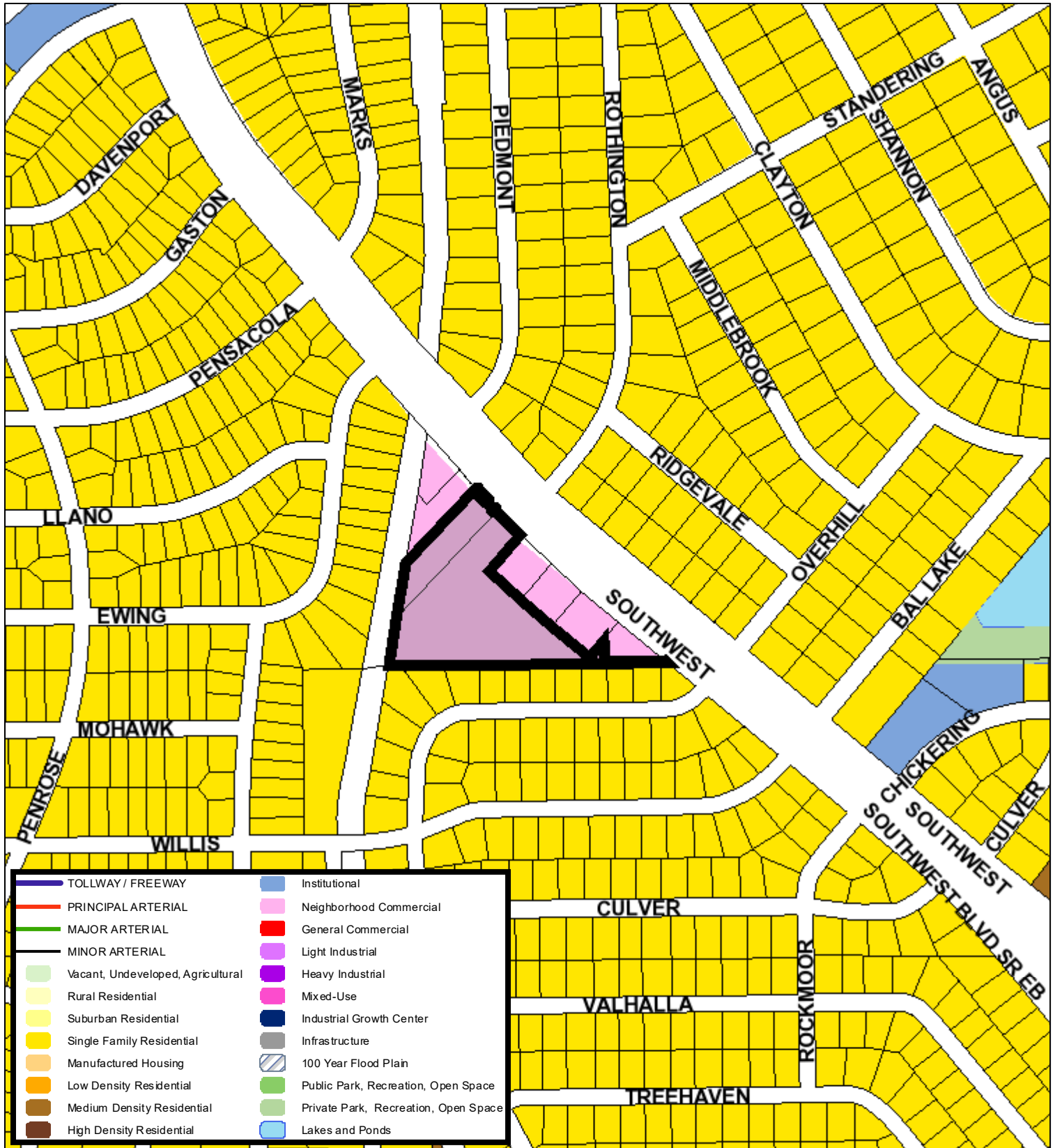
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use



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



## Aerial Photo Map



0 260 520 1,040 Feet





# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-23-182

**Council District:** 11

## Zoning Map Amendment

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

**Applicant:** City of Fort Worth

**Site Location:** 1405 & 1409 Weiler Boulevard      **Acreage:** 0.86 acres

### Request

**Proposed Use:** Commercial

**Request:**  
From: “E” Neighborhood Commercial  
To: “ER” Neighborhood Commercial Restricted

### Recommendation

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

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

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

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

### Table of Contents

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

## Project Description and Background

The rezoning site is located within the Eastern Hills Neighborhood Association, which consists of two individually owned properties. One of these properties, located at 1405 Weiler Boulevard, is currently home to a Liquor Store, while the other, situated to the south at 1409 Weiler Boulevard, is currently vacant.

While the current "E" Neighborhood Commercial zoning aligns with the neighborhood commercial future land use designation of the Comprehensive Plan, the residential neighborhood neighboring this property to the south has expressed concerns to Councilperson Martínez over the scale and intensity of permitted uses. The proposed zoning change would address these concerns while adhering to policies of our Comprehensive Plan for this sector that aim to promote appropriate infill on old commercial sites within developed areas and encourage new development in line with the existing neighborhood scale.

Under the proposed "ER" zoning, alcohol sales would be prohibited, and the height would be restricted to 35 feet. It's important to note that all existing conforming uses that do not comply with "ER" zoning would become nonconforming. This means that they could continue to operate as long as they don't stop for more than two years.

The owners have been contacted by the Council Member's office regarding rezoning, but, by the time this staff report was written, they have not responded to the mailed letters.

## Surrounding Zoning and Land Uses

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

## Recent Zoning History

- None

## Public Notification

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

Organizations Notified	
Eastern Hills NA*	Streams and Valleys Inc
Neighborhoods of East Fort Worth	Trinity Habitat for Humanity
East Fort Worth, Inc.	Southeast Fort Worth Inc

Neighborhoods of East Fort Worth	Fort Worth ISD
Woodhaven Community Development Inc	East Fort Worth Business Association
Central Meadowbrook NA	Woodhaven NA
Woodhaven Community Development Inc	

*\* Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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

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

The current property is the only one in the commercial district area that does not face Brentwood Stair directly. It is recommended that the more intense uses face Brentwood Stair, an arterial road, instead of Weiler Boulevard. This local road is less suitable for more intense uses in the "E" Neighborhood Commercial.

The proposed "ER" neighborhood commercial would be a transitional use between the neighborhood to the south and the more intense "E" Neighborhood Commercial to the north.

The lack of a Certificate of Occupancy that would document legal non-conforming for alcohol uses has not been located. As such, the proposed zoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, the proposed ER Neighborhood Commercial Restricted **is consistent** with the Future Land Use and compatible with the following policies of the adopted Comprehensive Plan.

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city

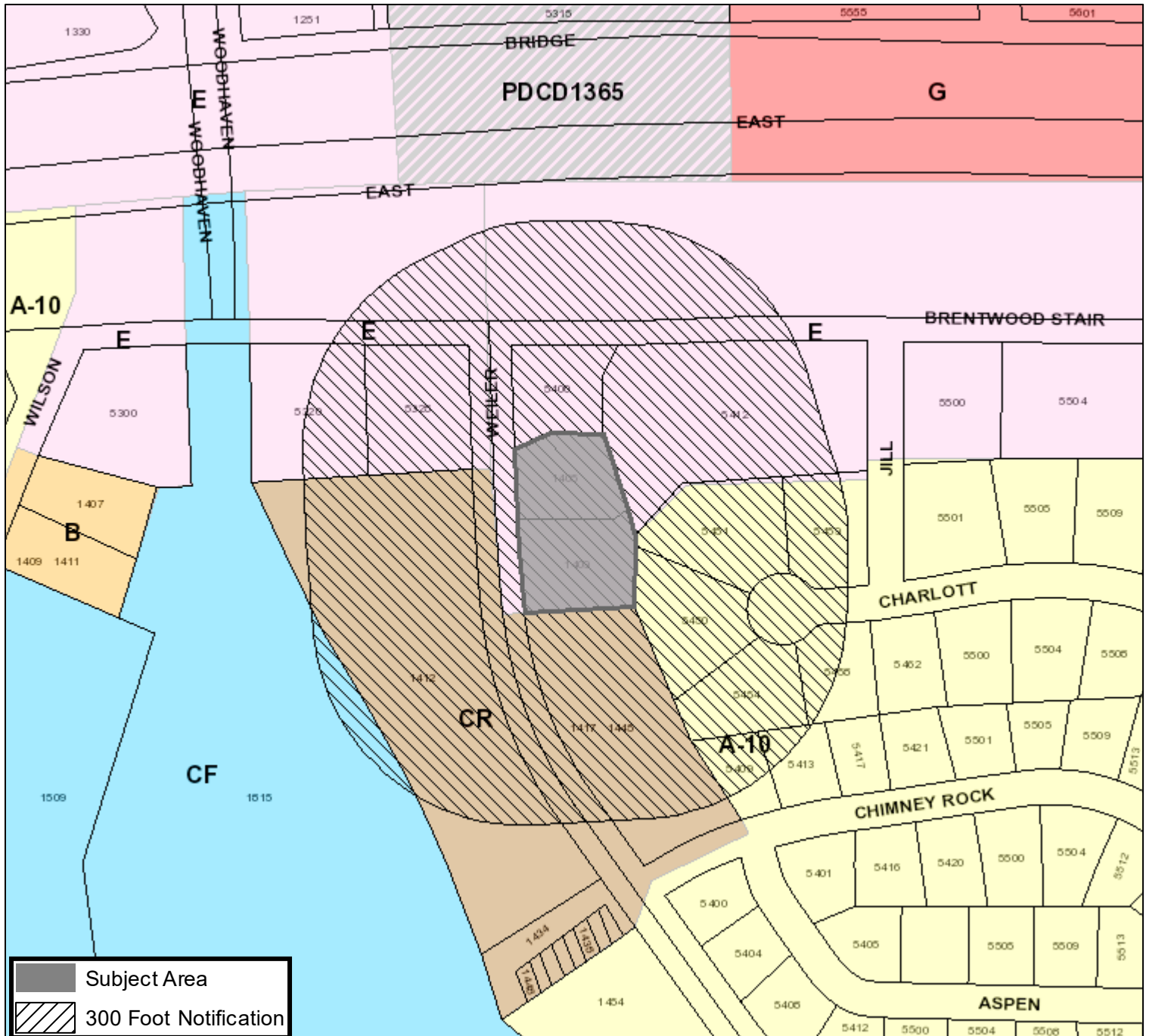




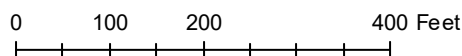
ZC-23-182

# Area Zoning Map

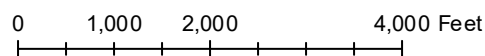
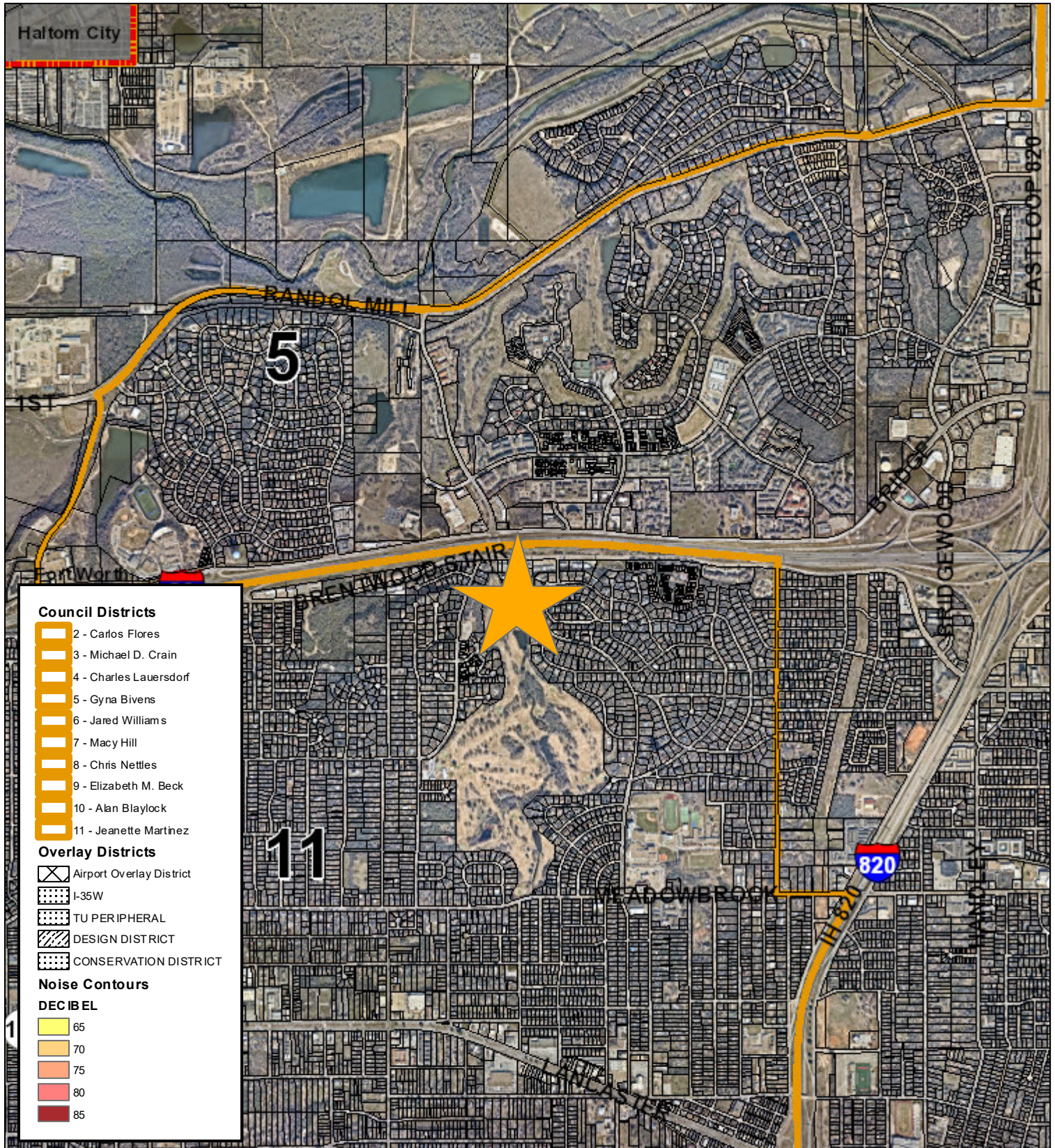
Applicant: City of Fort Worth  
 Address: 1405 & 1409 Weiler Boulevard  
 Zoning From: E  
 Zoning To: ER  
 Acres: 0.86040325  
 Mapsco: Text  
 Sector/District: Eastside  
 Commission Date: 2/14/2024  
 Contact: 817-392-2495



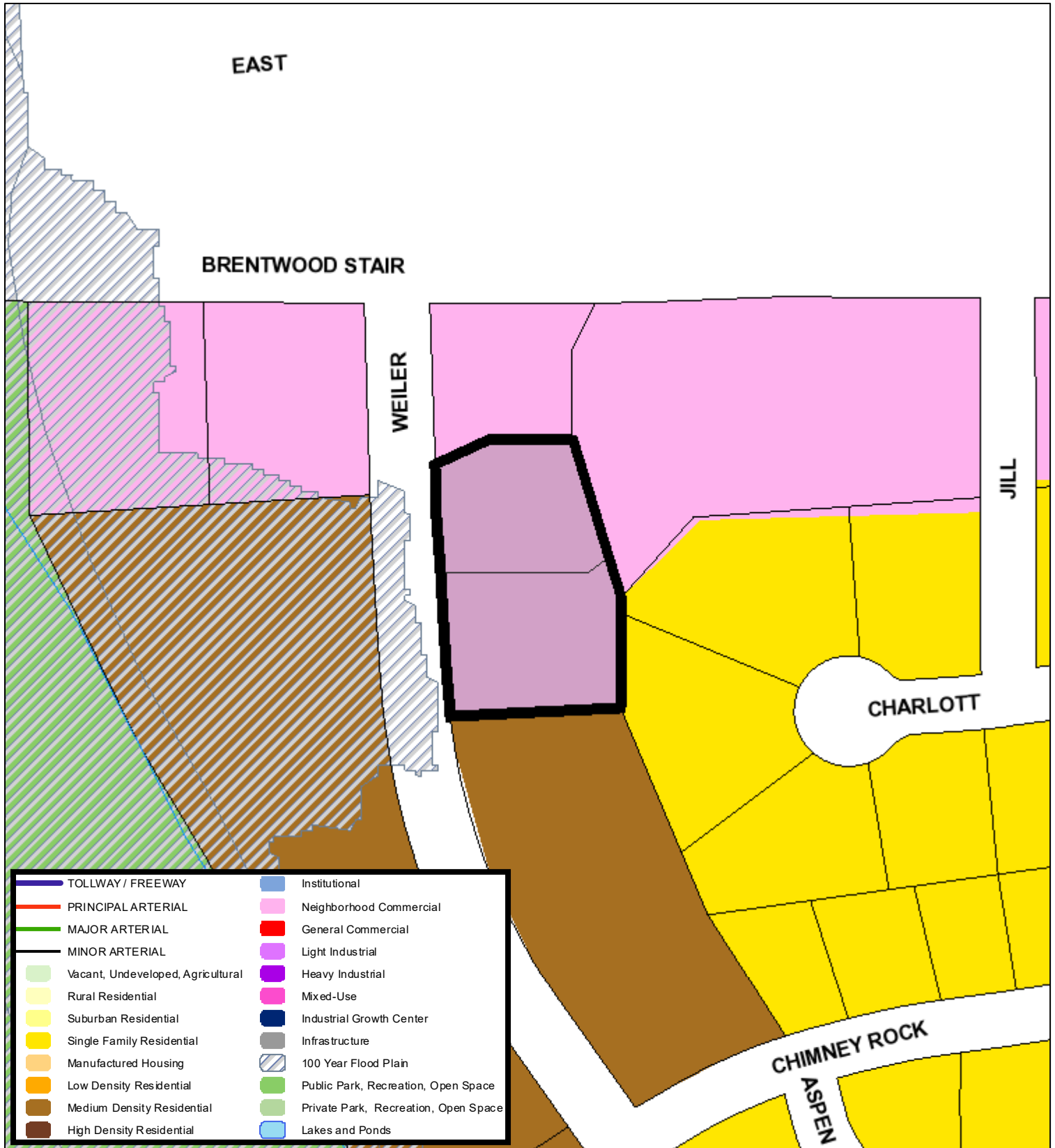
	Subject Area
	300 Foot Notification



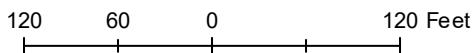
### Area Map



### Future Land Use



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



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: February 10, 2024

Case Number: ZC-23-189

Council District: 10

## Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: AIL Investment LP/ Eric Elrod

Site Location: 14600 Block of Elizabethtown Cemetery

Acreage: +/- 18.490 acres

### Request

Proposed Use: Industrial

Request: From: Unzoned (Annexation # AX-23-010)

To: "K" Heavy Industrial

### 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**

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- [2. Surrounding Zoning and Land Uses](#)
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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. 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, spanning 18.490 acres, lies within the City of Fort Worth's ETJ along Elizabethtown Cemetery Road. Situated between two industrial zoning districts, it neighbor's "K" Heavy Industrial to the north and "I" Light Industrial to the south. The properties to the west and east have yet to be officially annexed into the City of Fort Worth.

This parcel was previously included in the council-initiated rezoning of annexed properties in 2011(ZC-11-116) (please refer to 'Recent Zoning History'). The purpose of the rezoning was twofold: to prevent the default zoning of "AG" Agriculture and to safeguard existing conditions of the sites. However, since then the property was not annex due to the fact that if sites had an agricultural tax exemption, and they did not develop their property. The property is currently going through the annexation (AX-23-010).

The applicant seeks a zoning change upon annexation into the city from standard "AG" Agriculture to "K" Heavy Industrial. However, no site plan proposal has been submitted yet, and it will require approval from staff before permitting. The applicant has included a detailed project description *'The site will be added to the Alliance Center North Industrial District. The property is listed as Light Industrial in Fort Worth's Future Land Use Plan. The Site is located between two properties; the site to the South is zoned 'I' Light Industrial and 'K' Heavy Industrial to the North. The Site is anticipated to be accessed from I-35W through a public access easement, running along the southern property line of the property owned by AIL Investment LP. No additional traffic is expected to be added to Elizabethtown Cemetery Road due to the increase in land use.'*

Hillwood presented the parent annexation case to CPC a few weeks ago and the future land use was approved with the proposed K zoning.

## Surrounding Zoning and Land Uses

North	"K" Heavy Industrial / Vacant Lot
East	Unzoned (within the City of Roanoke) / Vacant Lot
Southwest	Unzoned (within the City of Roanoke) / Vacant Lot
Southeast	"I" Light Industrial / Industrial
West	Unzoned (within the City of Roanoke) / Vacant Lot

## Recent Zoning History

- ZC-11-116; This was a city initiative to rezone annexed properties from Unzoned to "A-43" One-Family, "A-5" One-Family, and "I" Light Industrial, according to the properties under the Annexation case AX-11-013. Rather than the default "AG" Agriculture zoning, the area is being zoned in accordance with the annexation (AX-11-013). The predominant land uses encompass over a mile of right-of-way for the North Freeway (I-35W), thirteen single-family homes, gas well activity, and vacant land. Additionally, several rural industrial uses are observed. The annexation was slated for Council action on December 6, 2011; The ZC case was approved as amended to deny without prejudice 3125 and 3135 Keller Haslet 9-0 on 11/9/2011;

## Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.  
The following organizations were notified: (emailed February 1, 2024)

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

\* Located within a registered Neighborhood Organization

## Development Impact Analysis

### Land Use Compatibility

Most of the surrounding parcels are currently unzoned, with nearby areas featuring a variety of zoning districts including "I" Light Industrial, "K" Heavy Industrial, "A-43" One-Family, and "A-5" One-Family. There's also a planned development, "PD-989," designated for "K" Heavy Industrial uses. With the parcel directly to the north zoned as "K" Heavy Industrial, staff believes the requested zoning change is compatible.

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

### Comprehensive Plan- Map Consistency – Northeast Sector

The adopted Comprehensive Plan currently designates the subject property as Light Industrial on the Future Land Use (FLU) Map. The FLU classifies Light Industrial as MU-2, I, and all Commercial, all of which do not allow for heavy manufacturing, recycling centers, or concrete batch plants. With that said changing the zoning district from Unzoned- vacant land to "K" Heavy Industrial use will increase the density level goes against the Comprehensive plan.

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

Figure 1

The proposed zoning is **consistent** with the future land use map for this area. Hillwood presented the parent annexation case to City Plan Commission a few weeks ago and the future land use was approved with the proposed K zoning.

### Comprehensive Plan Policy Consistency

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

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

The Heavy Industrial zoning may impact nearby single-family zoned districts, particularly those to the west and south. Light Industrial zoning could offer a more suitable solution.

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



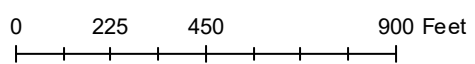
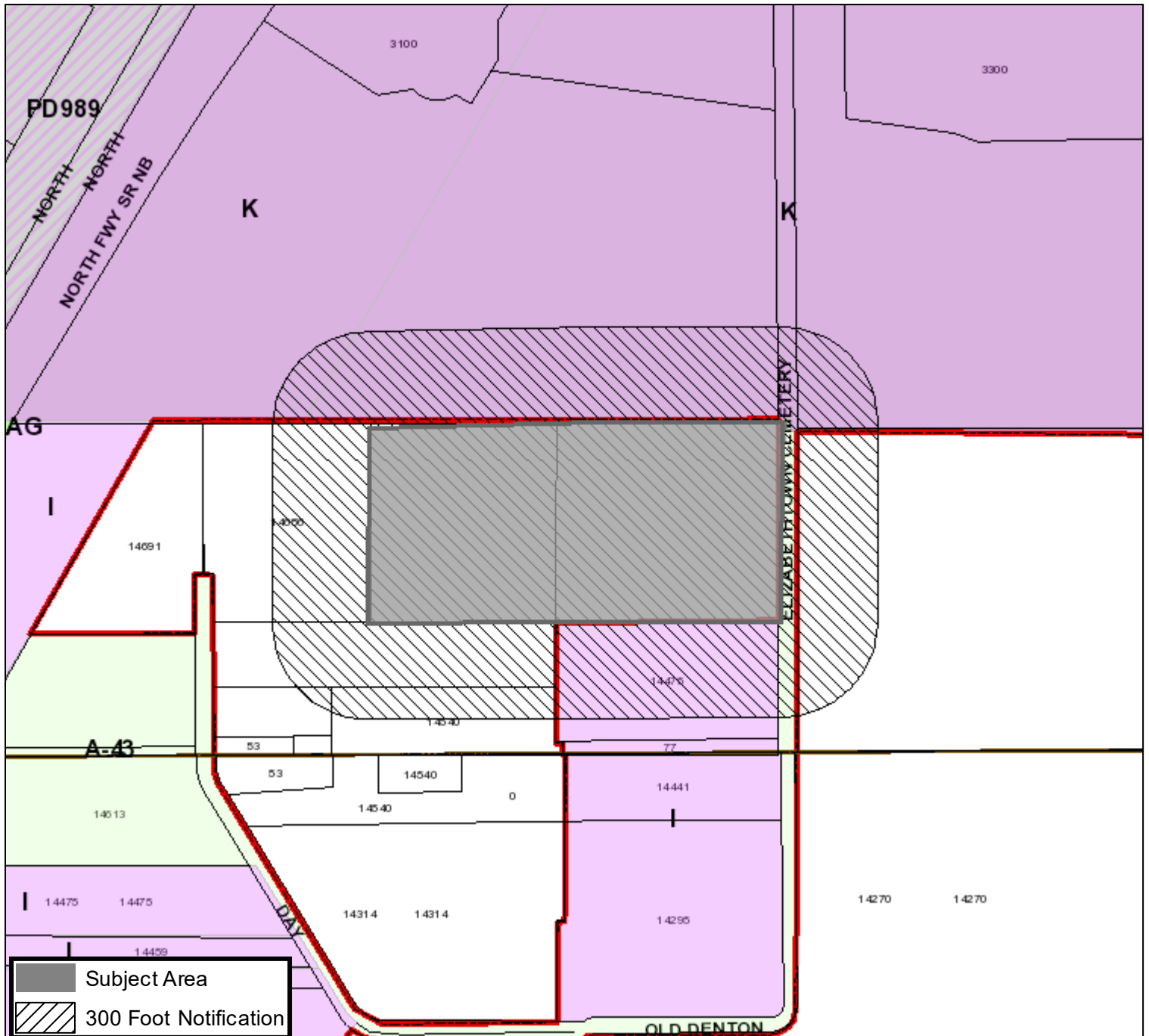




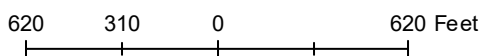
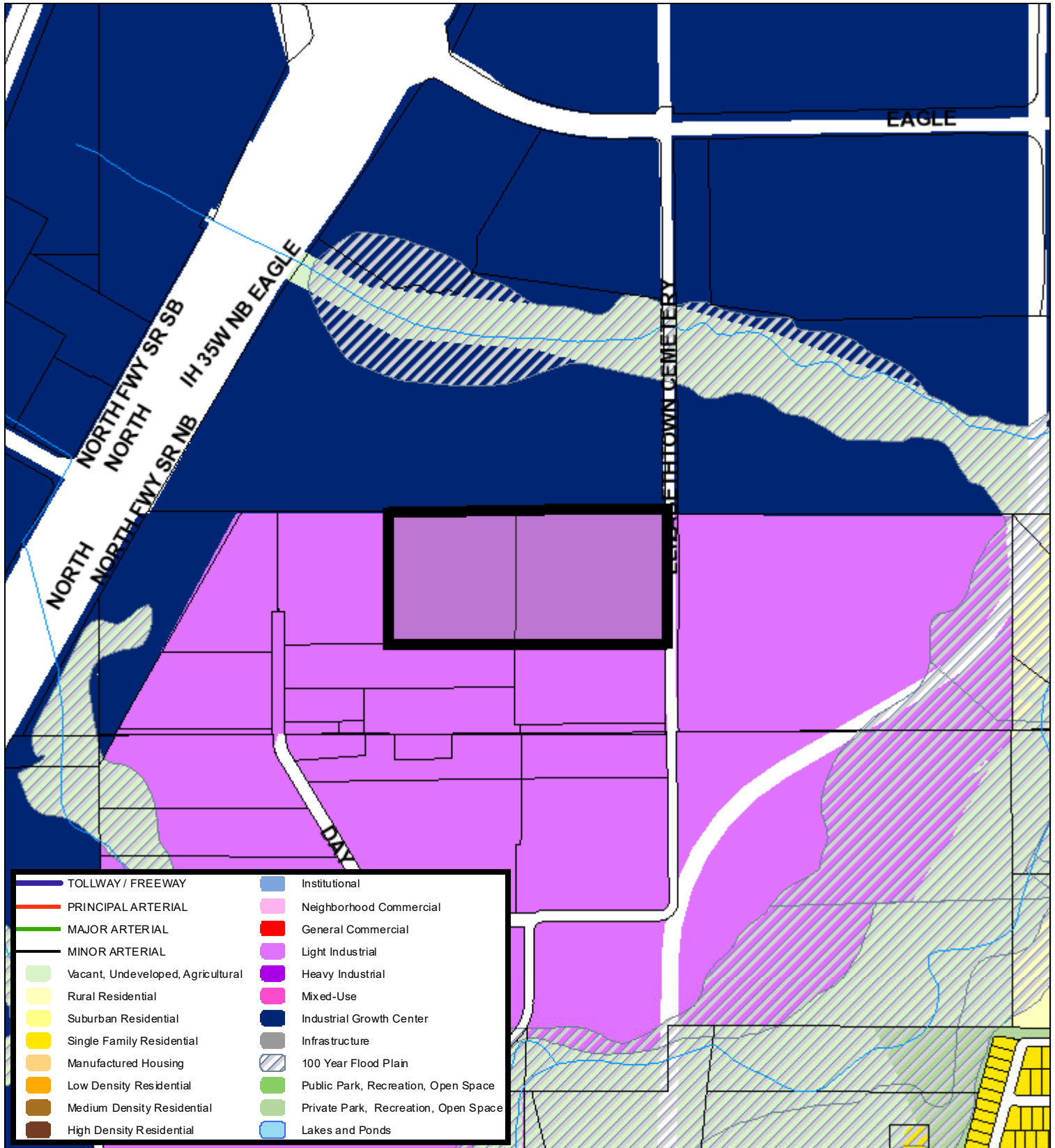
ZC-23-189

# Area Zoning Map

Applicant: AIL Investment LP/Eric Elrod/Kole Weber  
Address: 14600 block of Elizabethtown Cemetery  
Zoning From: Unzoned  
Zoning To: K  
Acres: 18.48994685  
Mapsc0: Text  
Sector/District: Far\_North  
Commission Date: 2/14/2024  
Contact: null



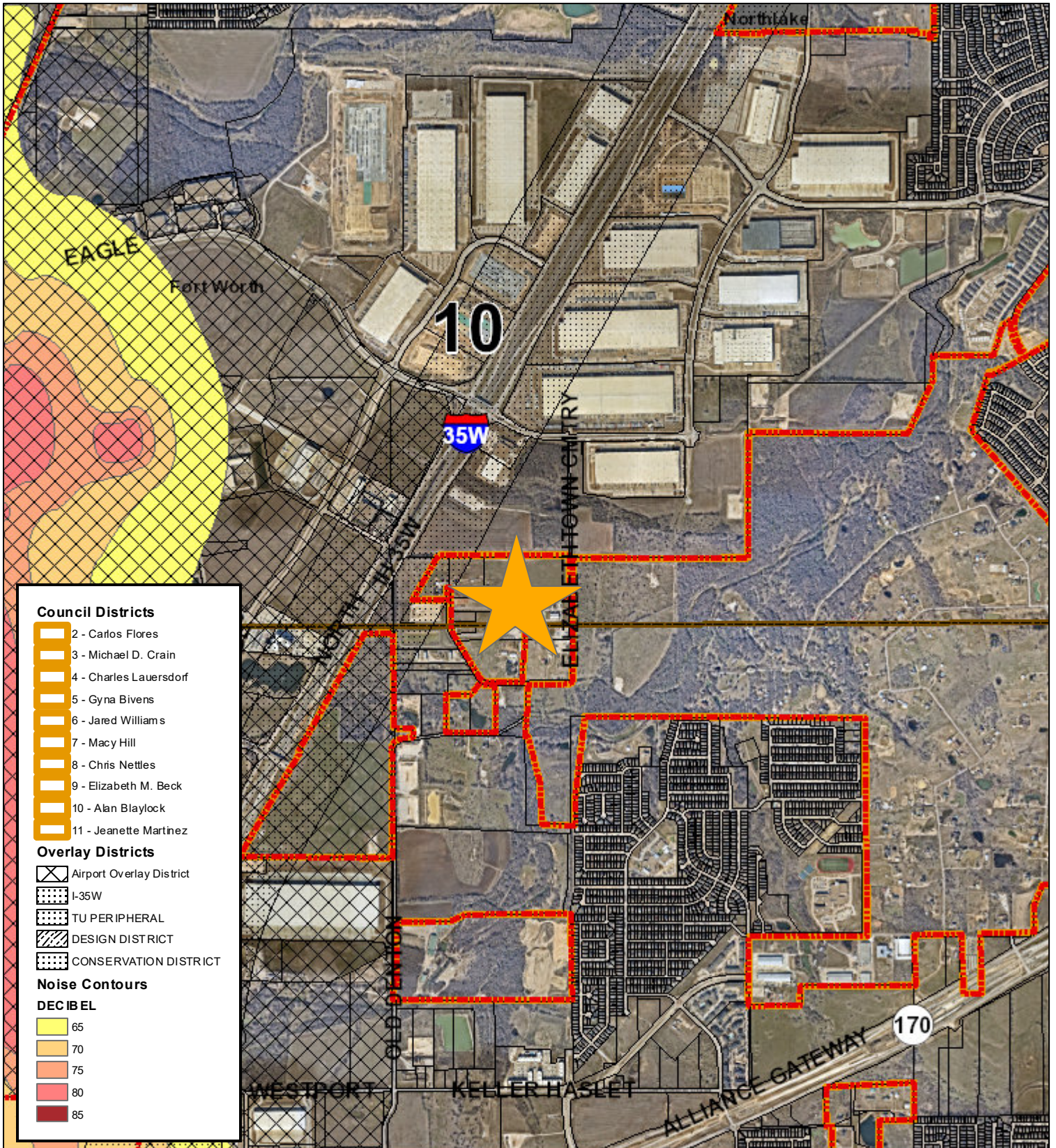
### Future Land Use



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.



### Area Map



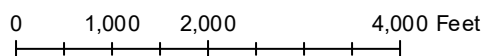
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



## Aerial Photo Map



0 385 770 1,540 Feet





# Zoning Staff Report

Date: February 14, 2024

Case Number: ZC-23-193

District: 4

## Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: M & I Venture, LLC / Mohammed Valiani

Site Location: 3409 Tarrant Pkwy

Acreage: 0.95 acres

### Request

Proposed Use: Smoke Shop

Request: To: Add Conditional Use Permit (CUP) in “E” Neighborhood Commercial for a retail smoke shop; 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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  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
  - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

## Project Description and Background

The site contains an existing roughly 7,700 square foot multi-tenant building. The property is situated near the northwest corner of the intersection of North Riverside Drive and North Tarrant Pkwy. The applicant is requesting to add a Conditional Use Permit (CUP) to allow a smoke shop within one of the existing tenant spaces. A site plan has been submitted as required with an application for a CUP; however, new construction is not proposed under this application.

Smoke shops are not permitted in the “E” Neighborhood Commercial zoning district as a by right use. They may be permitted within “E” zoning districts through the CUP process. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The information below was provided by the applicant:

Our request for a Change in zoning to a planned development in order to operate a smoke shop. The current district does not allow the land use of smoke shop. we want to keep all the existing land uses, and only adding smoke shop land use.

## Surrounding Zoning and Land Uses

North “AG” Agricultural / undeveloped

East “E” Neighborhood Commercial / convenience store

South “E” Neighborhood Commercial / convenience store, office uses

West PD 985 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus minor auto repair, oil change, and emissions testing, no outside storage; site plan approved and attached as Exhibit "C" / automotive use

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.

The following organizations were notified: (emailed January 31, 2024)

Organizations Notified	
North Fort Worth Alliance	Pine Meadows HOA
Arcadia Park Estates HOA	Manor Hill at Alliance HOA
Summerfields NA	Streams and Valley’s Inc.
Trinity Habitat for Humanity	Northwest ISD
Keller ISD	

# Development Impact Analysis

## Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a smoke shop in the “E” zoning district. Surrounding land uses consist of lower intensity commercial uses along North Tarrant Parkway, automotive use to the west and undeveloped land to north. The site functions as a commercial node to the surrounding residential uses, providing retail and services.

The proposed zoning request for the smoke shop **is not compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far North

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

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

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

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

## Site Plan Comments

### Zoning and Land Use

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

1. Add the telephone number for the property owner.
2. Add the zoning case number in the lower right corner
3. Include a vicinity map.
4. Include signature line
5. Label the land use and zoning classifications of the immediately adjacent properties abutting the site.

***(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.)***



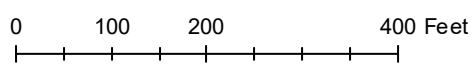
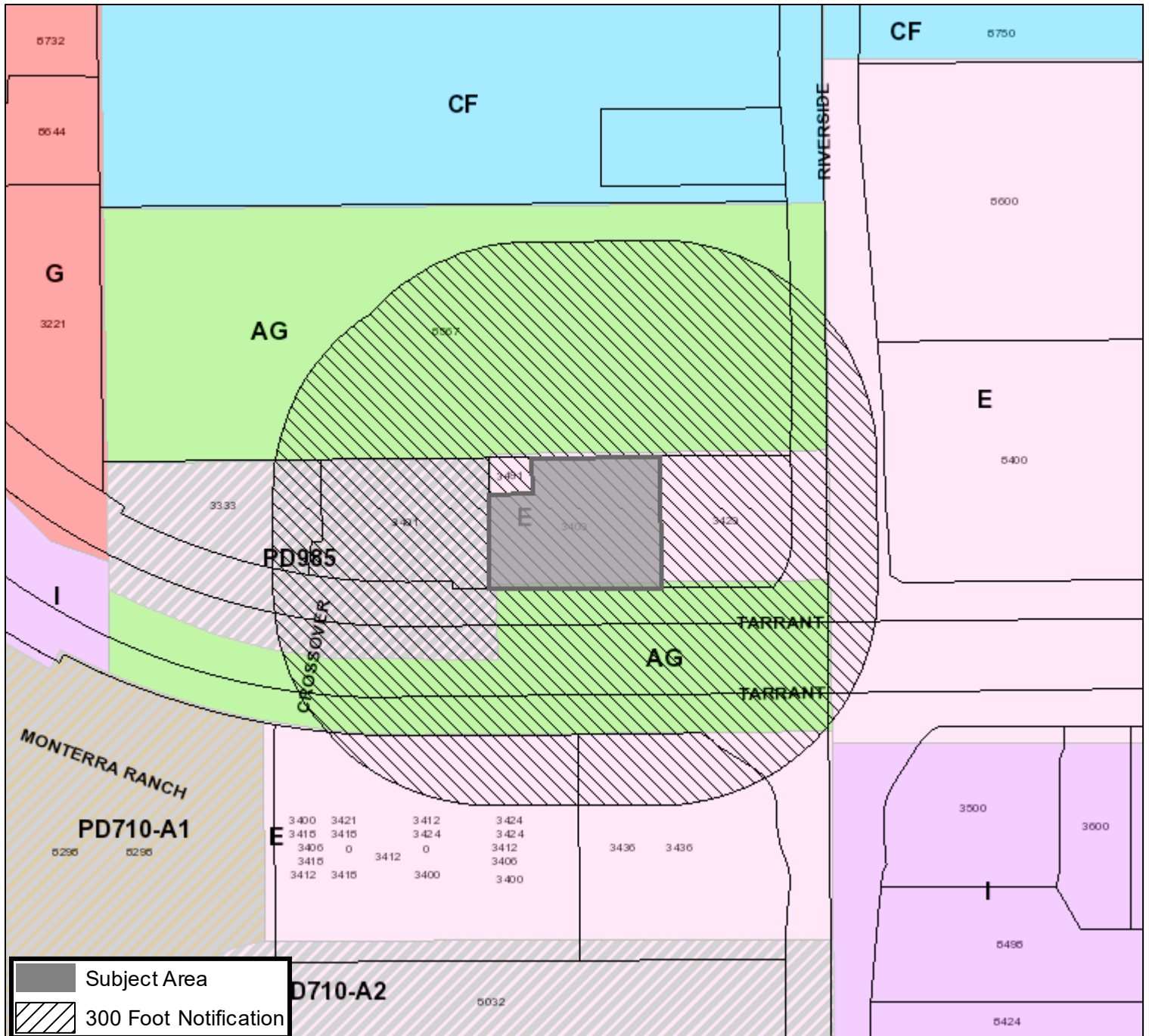




ZC-23-193

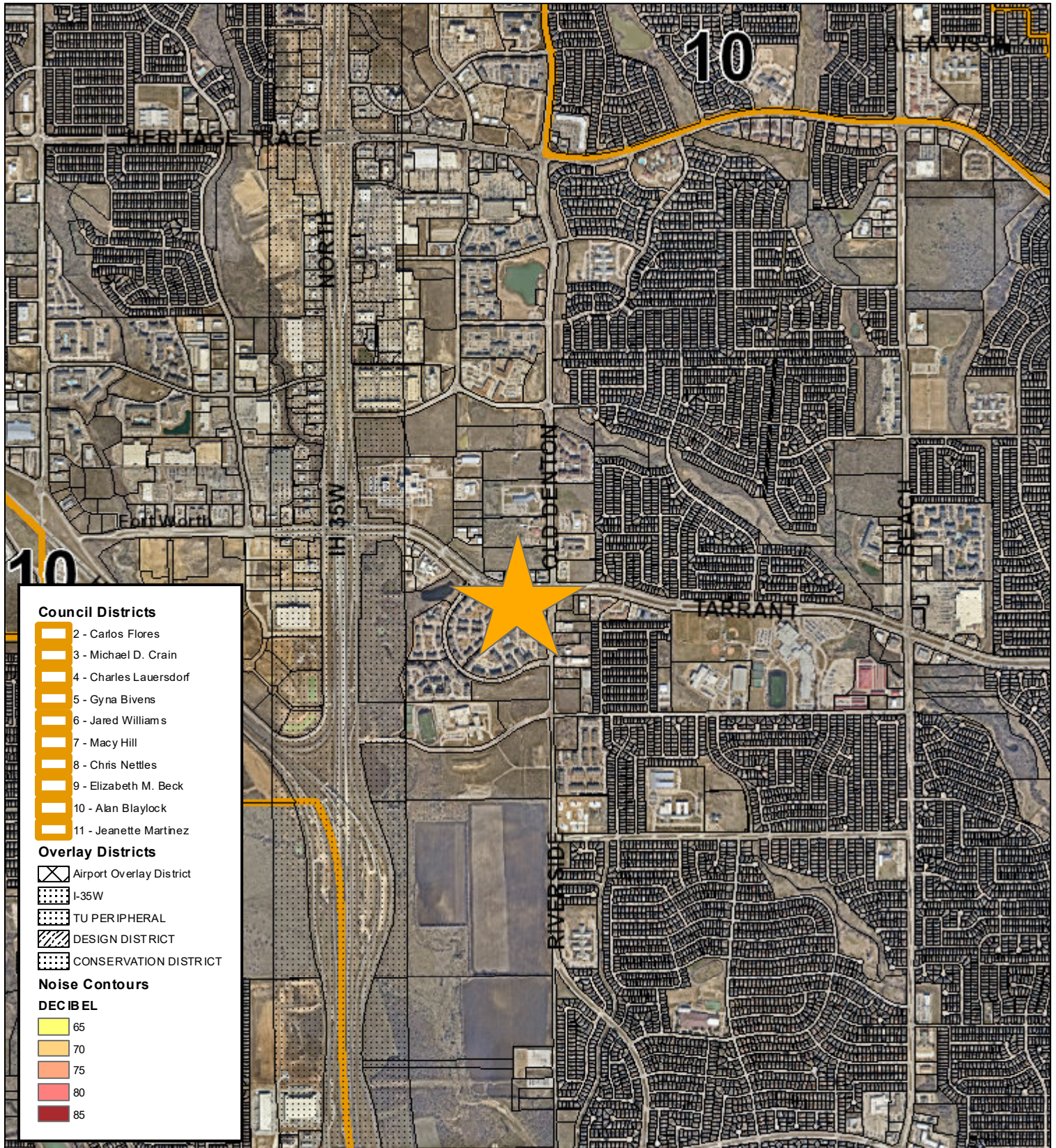
# Area Zoning Map

Applicant: M&I Ventures LLC  
 Address: 3409 N. Tarrant Parkway  
 Zoning From: E  
 Zoning To: PD E plus smoke shop  
 Acres: 0.9192193  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 2/14/2024  
 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

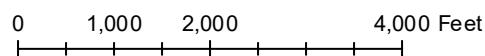
**Overlay Districts**

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

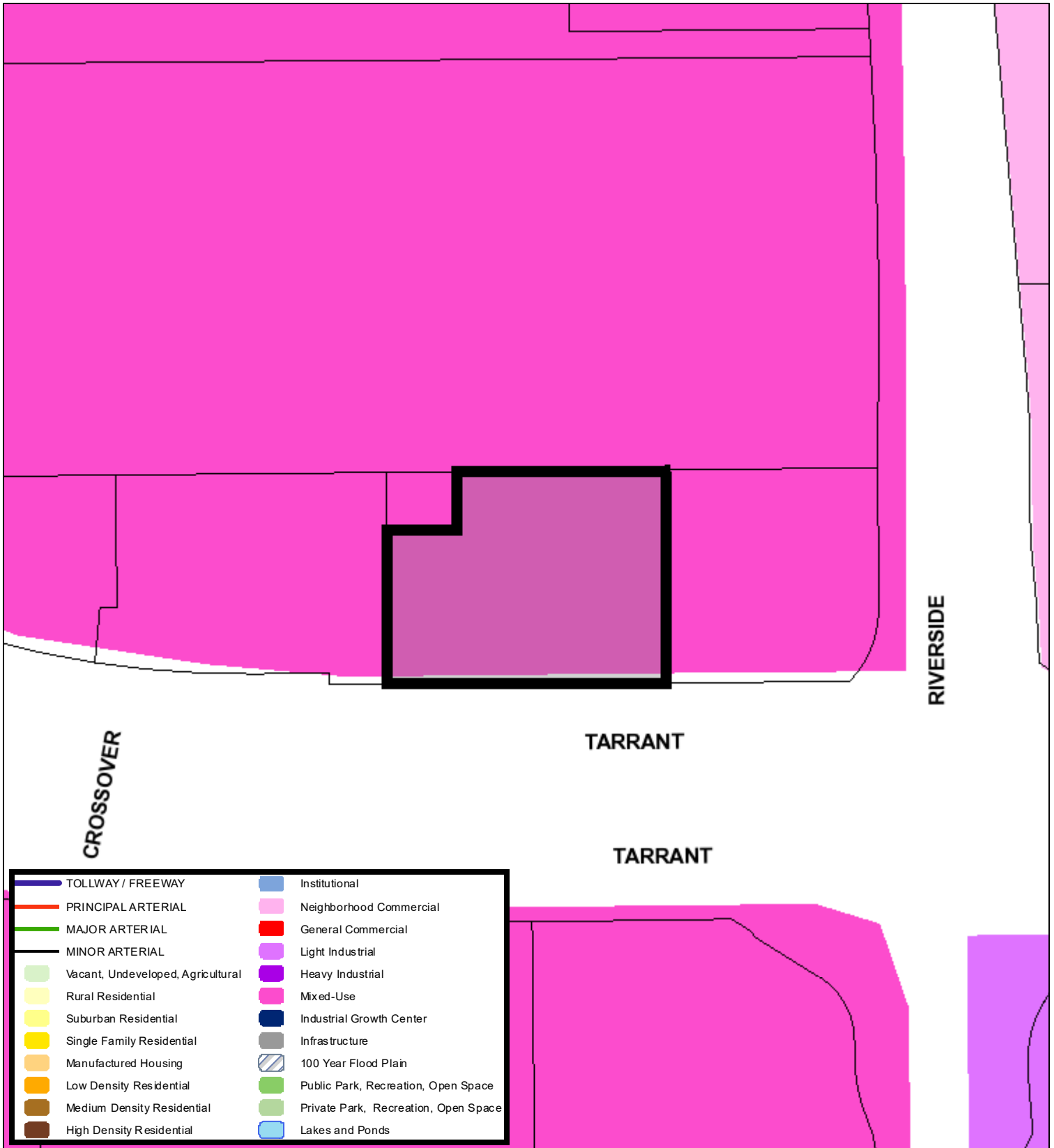
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use



110 55 0 110 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 70 140 280 Feet





# Zoning Staff Report

Date: February 10, 2024

Case Number: ZC-23-194

Council District: 11

## Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Daniel Berhe

Site Location: 150 Emma St.

Acres: +/- 0.4215 acres

### Request

Proposed Use: Two- -Family: Duplexes on separate lots

Request: From: "A-5" One-Family  
To: "B" Two-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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- [Public Notification](#)
- [Development Impact Analysis](#)
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  - [Comprehensive Plan Consistency](#)
- Zoning Map with 300 ft. Notification Area
- Exhibit: Proposed Light Industrial Uses
- Conceptual Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

## Project Description and Background

The subject property, spanning 0.4215 acres, lies within the Neighborhood Empowerment Zones (NEZs) Four, situated east of I-35W. The property falls within the purview of several neighborhood associations/community support organizations, including Riverside Alliance, United Riverside, East Fort Worth Business Association, United Riverside Rebuilding Corporation Inc., Trinity Habitat for Humanity, Streams & Valleys, Inc., and East Fort Worth, Inc.

The applicant seeks a zoning change from "A-5" One-family to "B" Two-family to facilitate the construction of 2-4 individually platted, 2-story duplexes. These duplexes are intended for low to middle-income housing. However, no site plan proposal has been submitted yet, and it will require approval from staff before permitting.

## Surrounding Zoning and Land Uses

North	"B" Two-Family / Vacant Lot
East	"A-5" One-Family / Residential
Southwest	"A-5" One-Family / Vacant Lot
Southeast	"A-5" One-Family / Residential
West	"A-5" One-Family / Residential

## Recent Zoning History

- ZC-19-057; This was a city initiative for the United Riverside Neighborhood to rezone the neighborhood to reflect existing single-family and industrial uses. The area contained a mixture of primarily "B" Two-Family and various commercial and industrial zoning districts since the adoption of zoning in 1940. The lots were developed as single-family uses with the surrounding area commercial and industrial sites along Riverside and Sylvania Drives. The purpose of this rezoning case was to protect the already-built single-family homes, against potential growth along the river, by reducing the intensity of the industrial zoning districts while retaining districts that allow and support the existing industrial uses.; approved 5/8/2019;

## Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.

The following organizations were notified: (emailed February 2, 2024)

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

\* Located within a registered Neighborhood Organization

# Development Impact Analysis

## Land Use Compatibility

The parcel was previously classified as "B" Two-Family before the council-initiated rezoning in 2019 (please refer to 'Recent Zoning History'). The purpose of this rezoning was to accommodate and protect the single-family houses in the area. However, since the current lot is vacant, the rationale for the rezoning of this specific lot does not apply.

Most of the surrounding parcels are zoned as "A-5" One-Family, but nearby areas include various higher-density zoning districts such as "B" Two-Family, "E" Neighborhood Commercial, "ER" Neighborhood Commercial Restricted, "G" Intensive Commercial (& PD 99- a PD with based G zoning), "MU-1" Mixed Use-1, and "FR" General Commercial Restricted. Additionally, the parcel to the north is zoned as "B" Two-Family, and given its vacant status and proximity to higher-density areas, staff believes that the requested zoning change is compatible and will facilitate the transition from higher-density to single-family areas.

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

## Comprehensive Plan- Map Consistency –

The adopted Comprehensive Plan currently designates the subject property as Single-Family Residential on the Future Land Use (FLU) Map. The FLU classifies single-family residential as A-10, A-7.5, A-5, AR, all of which do not allow for two-family attached (duplex). With that said changing the zoning district from “A-5” One-Family to “B” Two-Family use will increase the density level which is not suggested under the Single-Family Residential. Under the Low-Density Residential FLU zones, two-family attached (duplex) are encouraged.

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

Figure 1

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

## Comprehensive Plan Policy Consistency

While two-family use isn't recommended under the Single-Family Residential designation, it is suitable under the Low-Density Residential land use designation. However, this zoning change will conform to the following policies outlined in the Comprehensive Plan:



- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage Urban Residential and Low-Density Residential as transitional uses between Single-Family Residential and high-density uses.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

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

## Site Plan Comments

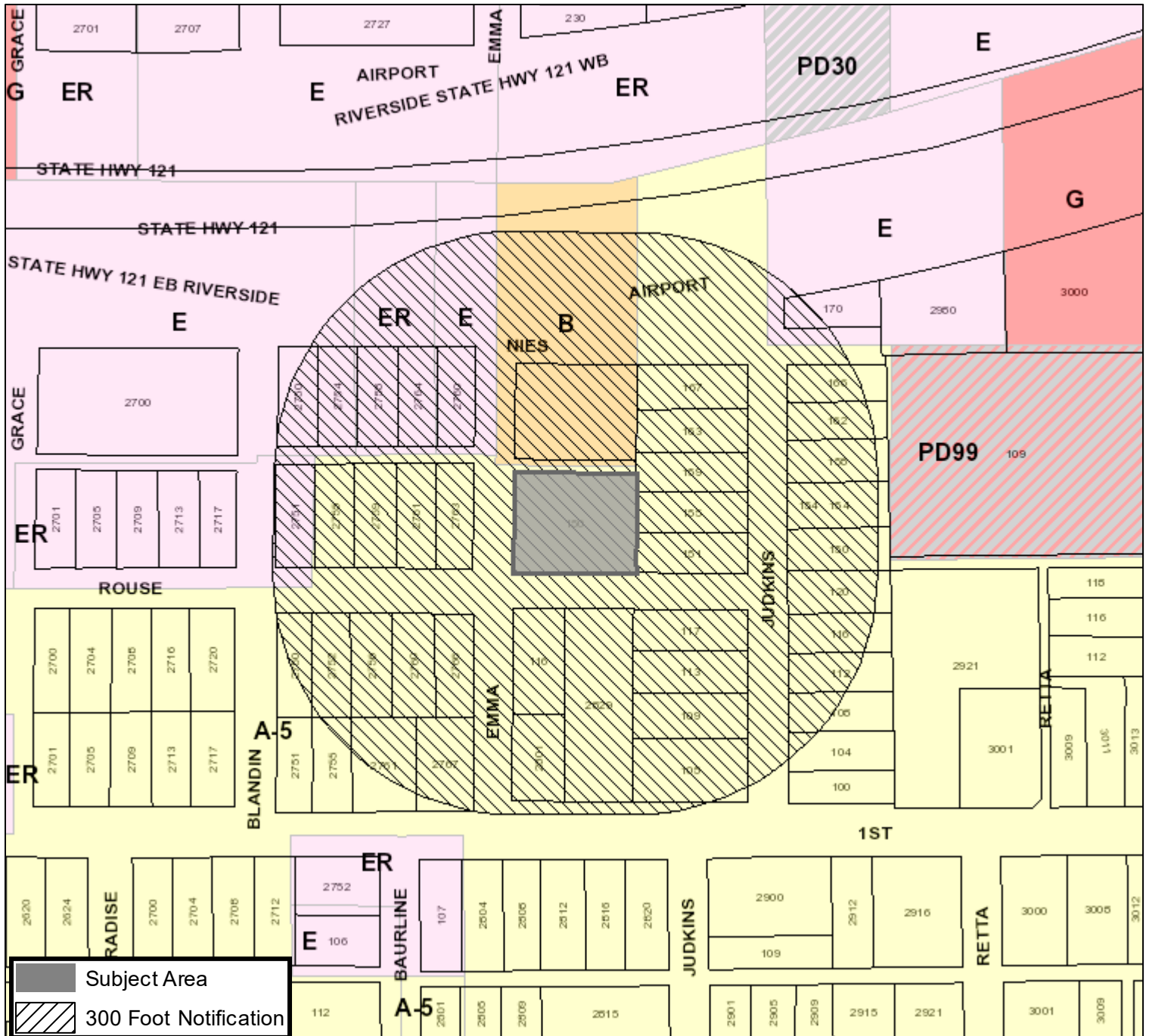
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No site plan was included with the application packet.

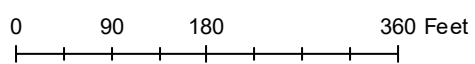
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

## Area Zoning Map

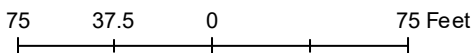
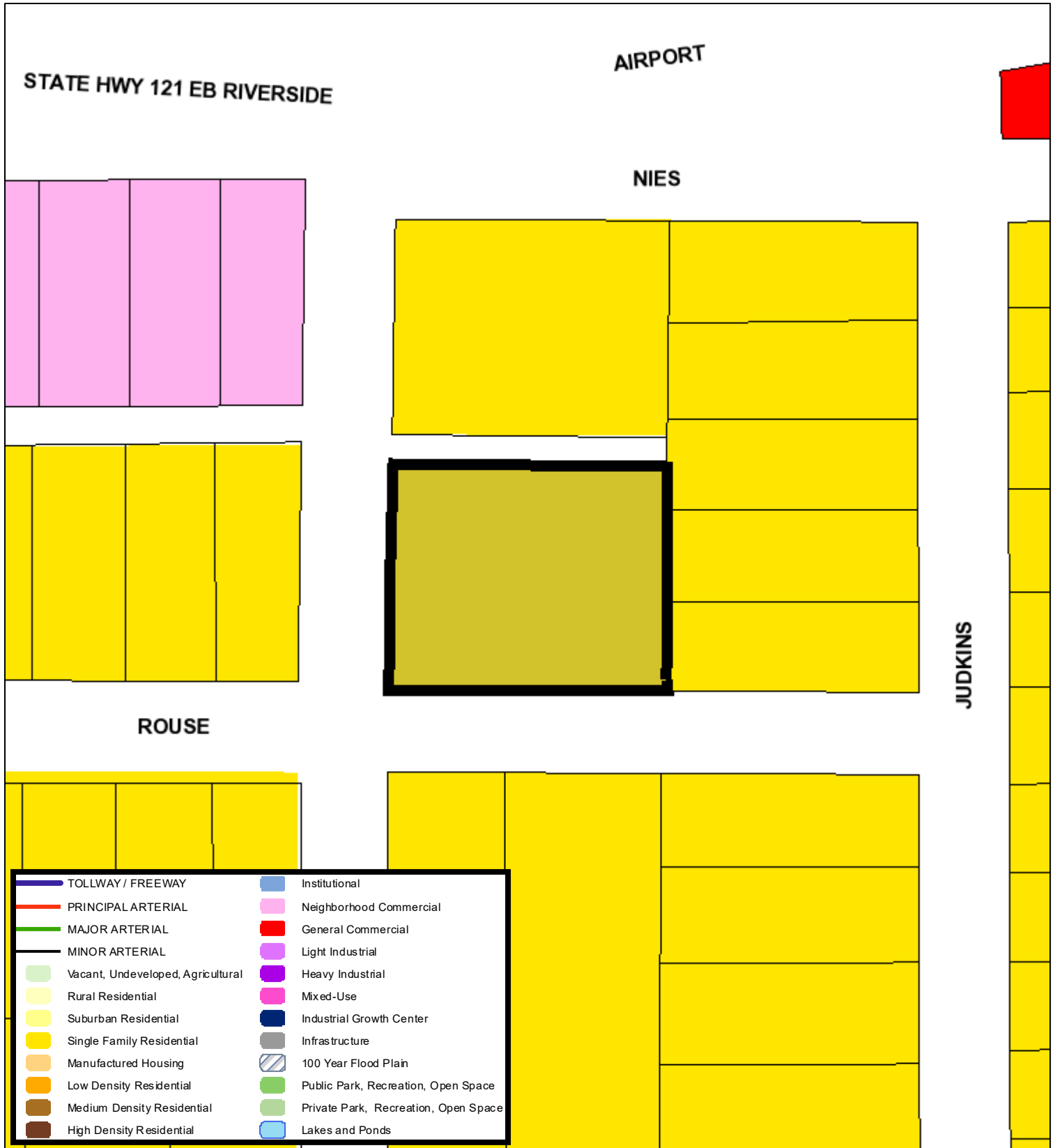
Applicant: Daniel Berhe  
 Address: 150 Emma Street  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.43814549  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 2/14/2024  
 Contact: null



	Subject Area
	300 Foot Notification



### 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.





ZC-23-194

# Aerial Photo Map



0 45 90 180 Feet





# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-23-198

**Council District:** 5

## Zoning Map Amendment

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

**Owner / Applicant:** Flint Hills Resources / Juan Vasquez, Vasquez Engineering LLC

**Site Location:** 12500 Trinity Boulevard

**Acres:** 2.48 acres

### Request

**Proposed Use:** Office

**Request:** From: “PD 705” Planned Development – Specific Use

To: “F” General Commercial

### Recommendation

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

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

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

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

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9. Aerial Photograph

## Project Description and Background

The subject site is a 2.48 acre piece of property off Trinity Boulevard in Council District 5. The square shaped site is currently privately owned and undeveloped, and is proposed to be rezoned from the existing “PD” Planned Development – Specific Use to “F” General Commercial. The property owner, Flint Hills Resources, needs to accommodate an office building on their site, which is intended to be built just west of Harper Drive. The current zoning, PD-Specific Use only allows the petroleum storage. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

Rezone a portion of the vacant property in order to allow for a new office use. The remainder of the property will remain as currently used.

The use is compatible with surrounding land uses, which are primarily industrial type uses.

This use is also compatible with the City's Comprehensive Plan, as the property is currently identified as Heavy Industrial and surrounding properties are identified as Heavy Industrial, Light Industrial, Neighborhood Commercial and Agriculture (vacant flood plain).

## Surrounding Zoning and Land Uses

North “K” Heavy Industrial / undeveloped  
East “PD 705” Planned Development-Specific Use / petroleum storage  
South “PD 705” Planned Development-Specific Use / undeveloped  
West “PD 705” Planned Development-Specific Use / undeveloped

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on February 2, 2023.  
The following organizations were emailed on February 2, 2023:

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

# Development Impact Analysis

## Land Use Compatibility

The current zoning on the subject site is "PD-Specific Use" for petroleum storage. Rezoning to commercial would be less intensive than what is allowed by right under the current zoning.

The proposed development of an office in this location would not be detrimental to the existing uses in the vicinity, which is mostly undeveloped. If the rezoning to "F" is approved, the new office building will meet all "F" General Commercial development standards. The proposed rezoning is **compatible** with existing land uses.

## Comprehensive Plan Consistency – Eastside

The adopted 2023 Comprehensive Plan designates the subject property as future Heavy Industrial within the future land use map. All commercial or industrial zoning classifications are acceptable within areas designated as future Heavy Industrial. This rezoning request is **consistent** with the map designation within the Comp 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

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

While the designation for the site is future open space, the land has always been privately owned. The Park and Recreation Department has no plans for a park in this location. The City's Open Space group does not consider this site to be a priority for preservation since it has likely not been preserved in its natural state.

Additionally, the following land use policy is supported by the rezoning request:

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

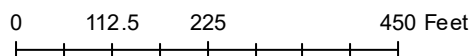
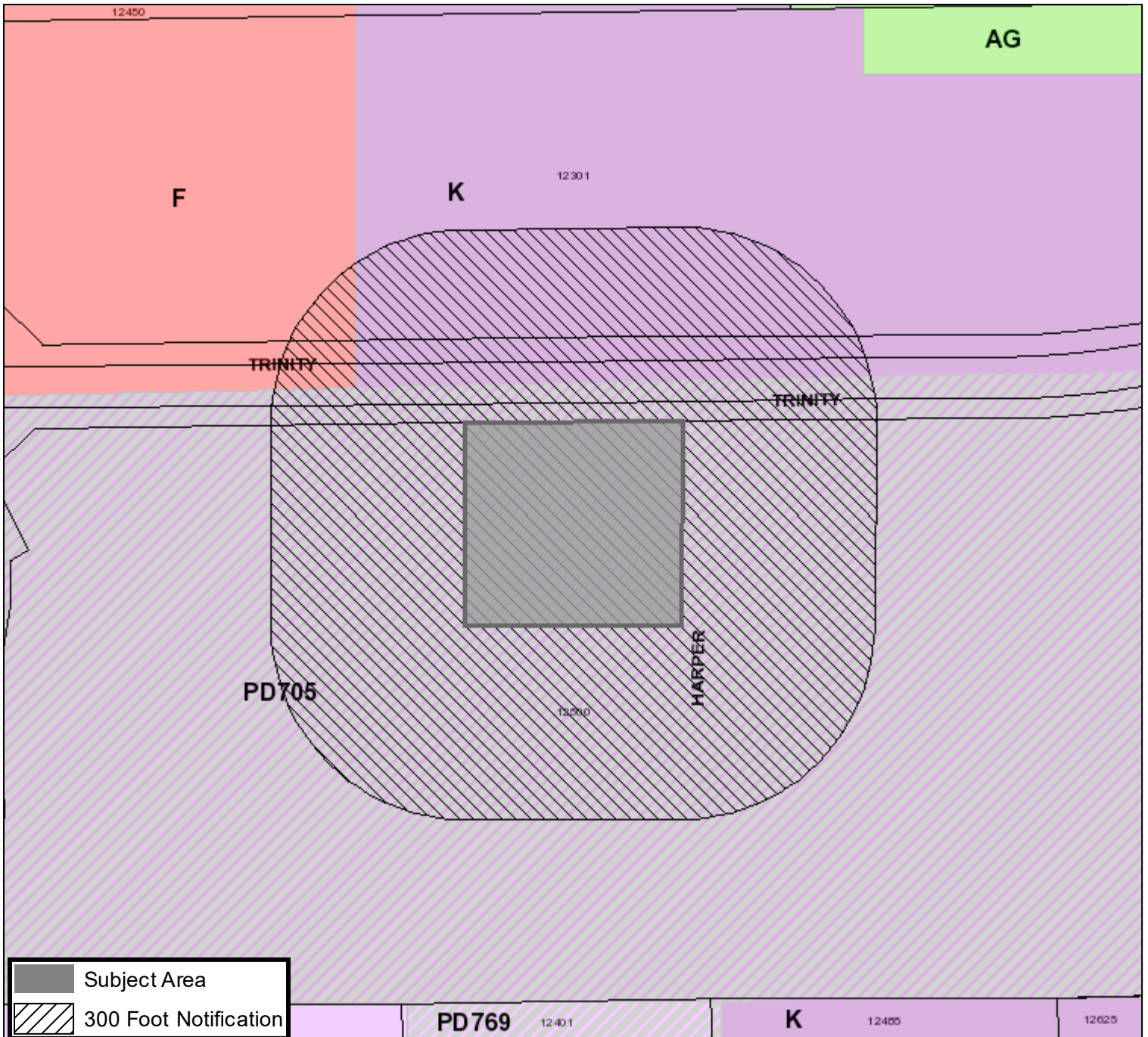
The proposed rezoning to "F" is **consistent** with the Comprehensive Plan policy goals.



ZC-23-198

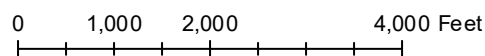
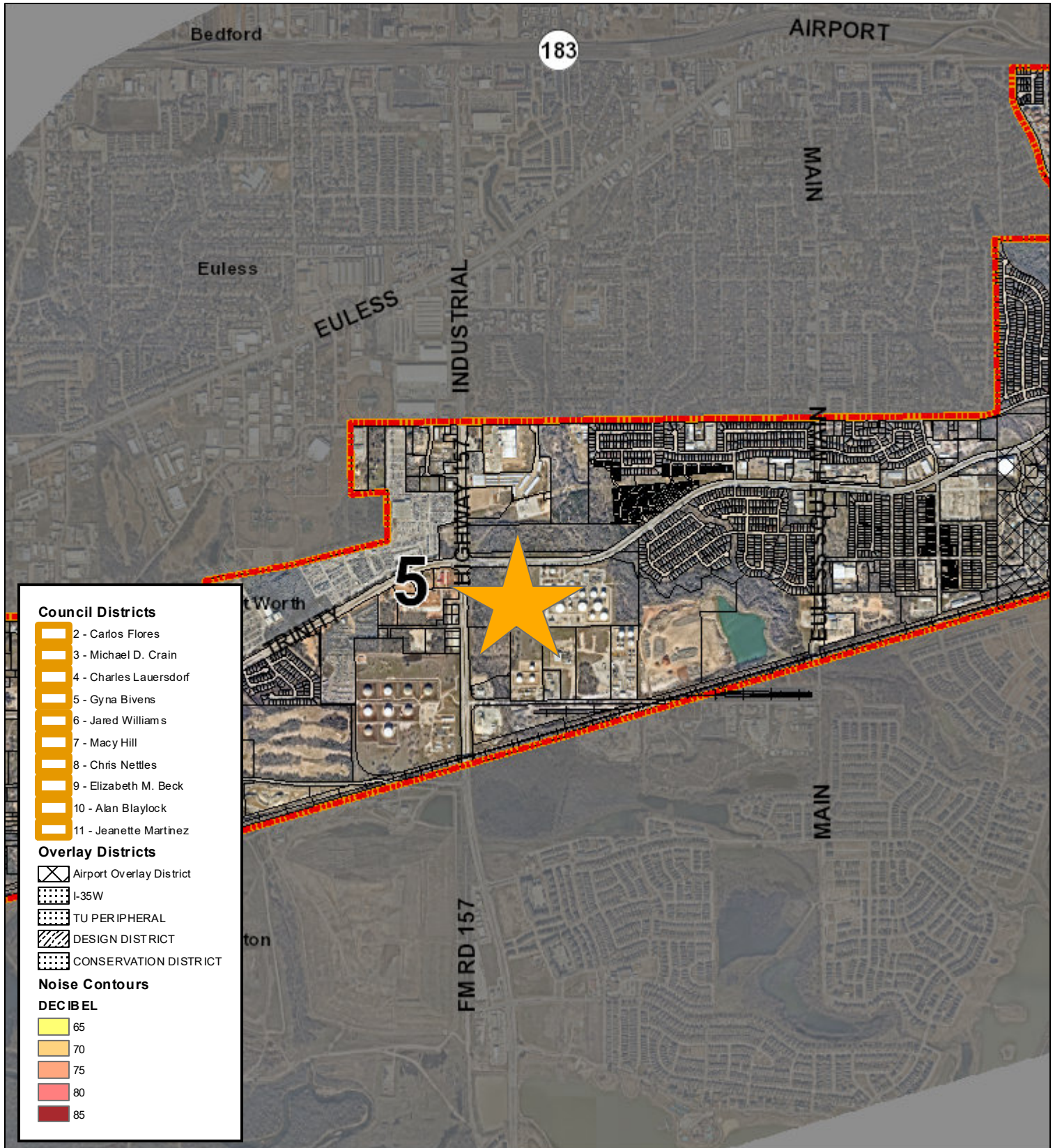
# Area Zoning Map

Applicant: Flint Hills Resources / Vasquez Engineering  
Address: 12500 Trinity Boulevard  
Zoning From: PD/SU  
Zoning To: F  
Acres: 2.4766616  
Mapsc0: Text  
Sector/District: Eastside  
Commission Date: 2/14/2024  
Contact: 817-392-8043

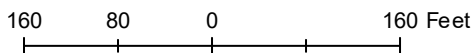
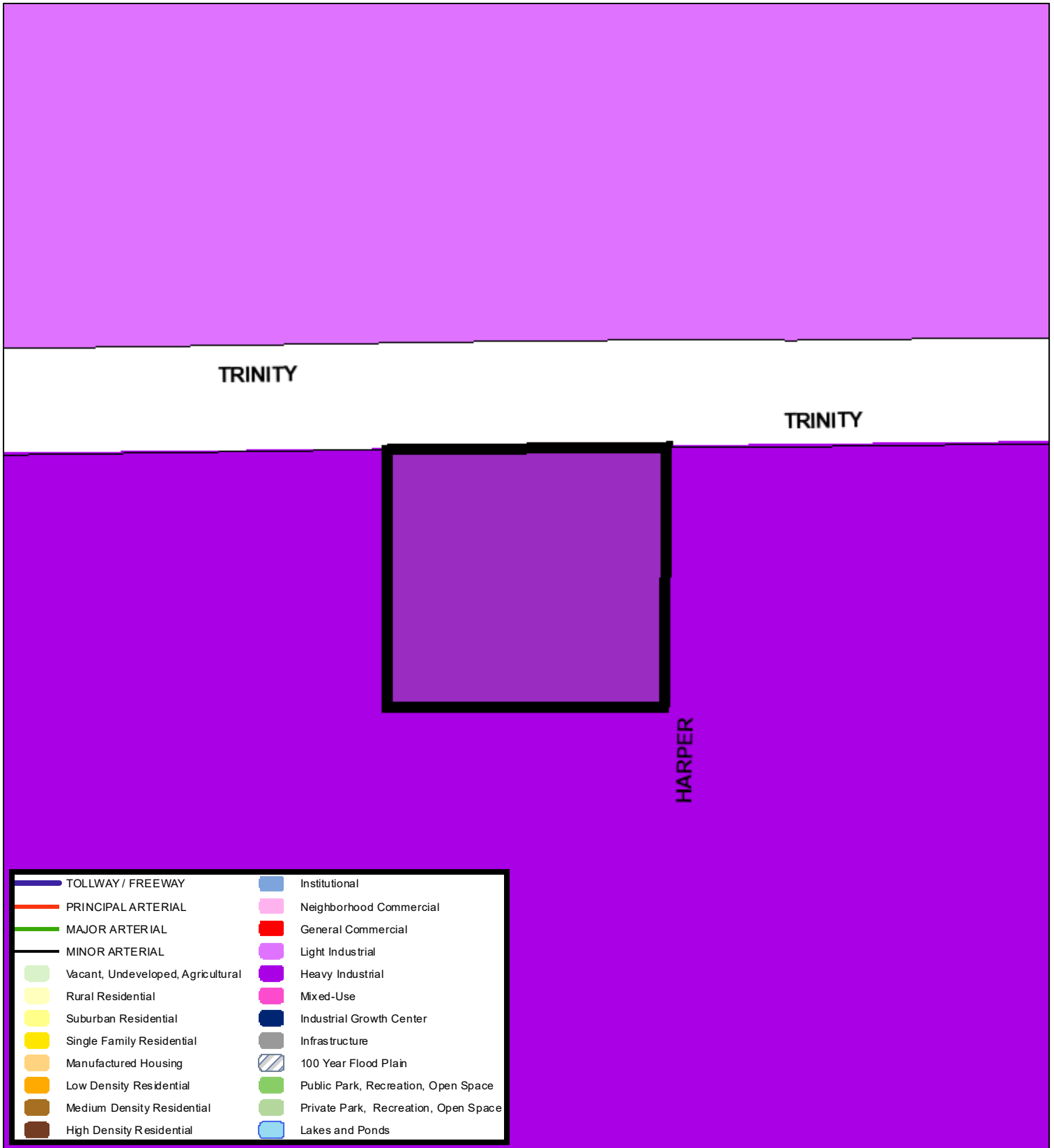




### Area Map



### Future Land Use



**Aerial Photo Map**



0 100 200 400 Feet





# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-23-199

**Council District:** 10

## Zoning Map Amendment

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

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

**Site Location:** 11401 Old Denton Road

**Acreage:** 29.93 acres

### Request

**Proposed Use:** Electric Power Substation (Electrical Switching Station)

**Request:** To: Add Conditional Use Permit (CUP) to allow an electrical power substation in “G” Intensive Commercial in the Fort Worth Alliance Airport Overlay; site plan included with no development standard waivers.

### Recommendation

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

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

**Staff Recommendation:** **Approval for an electrical switching station**

### Table of Contents

1. [Project Description and Background](#)
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  - c. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

## Project Description and Background

The proposed site is in the southwest quadrant of Old Denton Road and SH 170/Alliance Gateway. The general area is covered by the Fort Worth Alliance Airport Overlay to protect residential uses from noise impacts from the nearby Perot Field Fort Worth Alliance Airport. The applicant is requesting an electrical power substation, also known as an electrical switching station. Electrical power substations are allowed by right in the industrial districts and only permitted within commercial zoning districts with a CUP approval. The site plan shows no development waivers requested. Noise from the airport does not impact electrical equipment.

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

While an electrical power substation is not permitted in the “G” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. Vacant commercially zoned land surrounds the site to the north and east, with a large amount of vacant industrially zoned land to the south. Limited infrastructure uses and a truck stop lie to the west. The proposed site does not have direct access to Old Denton Road or SH 170/Alliance Gateway. The site plan shows electrical switching equipment with two equipment buildings, approximately 500 feet away from an existing residential neighborhood east of Old Denton Road. No habitable buildings are proposed, and the site is exempt from parking requirements due to being more than 250 feet from a residential district.

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

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

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

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

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;

e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Vacant land  
East “G” Intensive Commercial / Vacant land  
South “I” Light Industrial / Vacant land  
West “G” Intensive Commercial / Infrastructure uses, truck stop, and vacant land

## Recent Zoning History

ZC-17-057: south of site, from I with I-35W & Alliance Airport Overlays to CF with I-35W Overlay and to allow public school in Alliance Airport Overlay, withdrawn.

## Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.  
The following organizations were notified: (emailed January 31, 2024)

Organizations Notified	
Valley Ridge HOA*	Saratoga HOA
Villages of Woodland Springs HOA*	Keller ISD
North Fort Worth Alliance	Northwest ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

\* Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

The applicant is proposing to construct an electrical power substation on vacant land, surrounded by mostly vacant land. The adjacent properties are zoned either “G” Intensive Commercial or “I” Light Industrial under the Fort Worth Alliance Airport Overlay. The overlay was created to mitigate noise impacts to residents and incompatible land uses to the airport. Noise from the airport does not impact electrical equipment. The site plan shows no development waivers requested. The proposed zoning request for an electrical switching station **is compatible** with surrounding non-residential zoning. The proposed use and their operational characteristics would not create notable land use conflicts with the adjacent vacant land or existing infrastructure uses.

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

### INDUSTRIAL

Industrial Growth Center

Industrial and commercial uses serving a large region

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

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

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

## Site Plan Comments


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### Zoning and Land Use

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

1. Please remove the statements “Preliminary – for interim review only” as the zoning case is for regulatory approval.
2. Please remove the aerial from the background since it obscures details and notes.
3. Please lighten the topographic lines around the equipment area as they overwhelm the site plan details.
4. Label the freeways on the vicinity map.
5. Please update the case number in the lower right corner to ZC-23-199.
6. Show the CUP boundaries in a heavier border so the rezoning area is more distinct from other lines.
7. The TXDOT headwall notes are not relevant and should be removed to avoid unnecessary clutter.
8. Move all labels off the site plan structures.
9. Label the control centers as equipment buildings and note their height.
10. Label the switching station equipment and note the maximum height.
11. Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
12. Add the note “This project will comply with Section 6.301, Landscaping”.
13. Based on the street address, the required landscaping would be placed on the eastern side.
14. Add the note “All signage will conform to Section 6.4, Signs.”
15. Add the note “All provided lighting will conform to the Lighting Code.”
16. Add the note “No development waivers are requested.”

*(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.)*

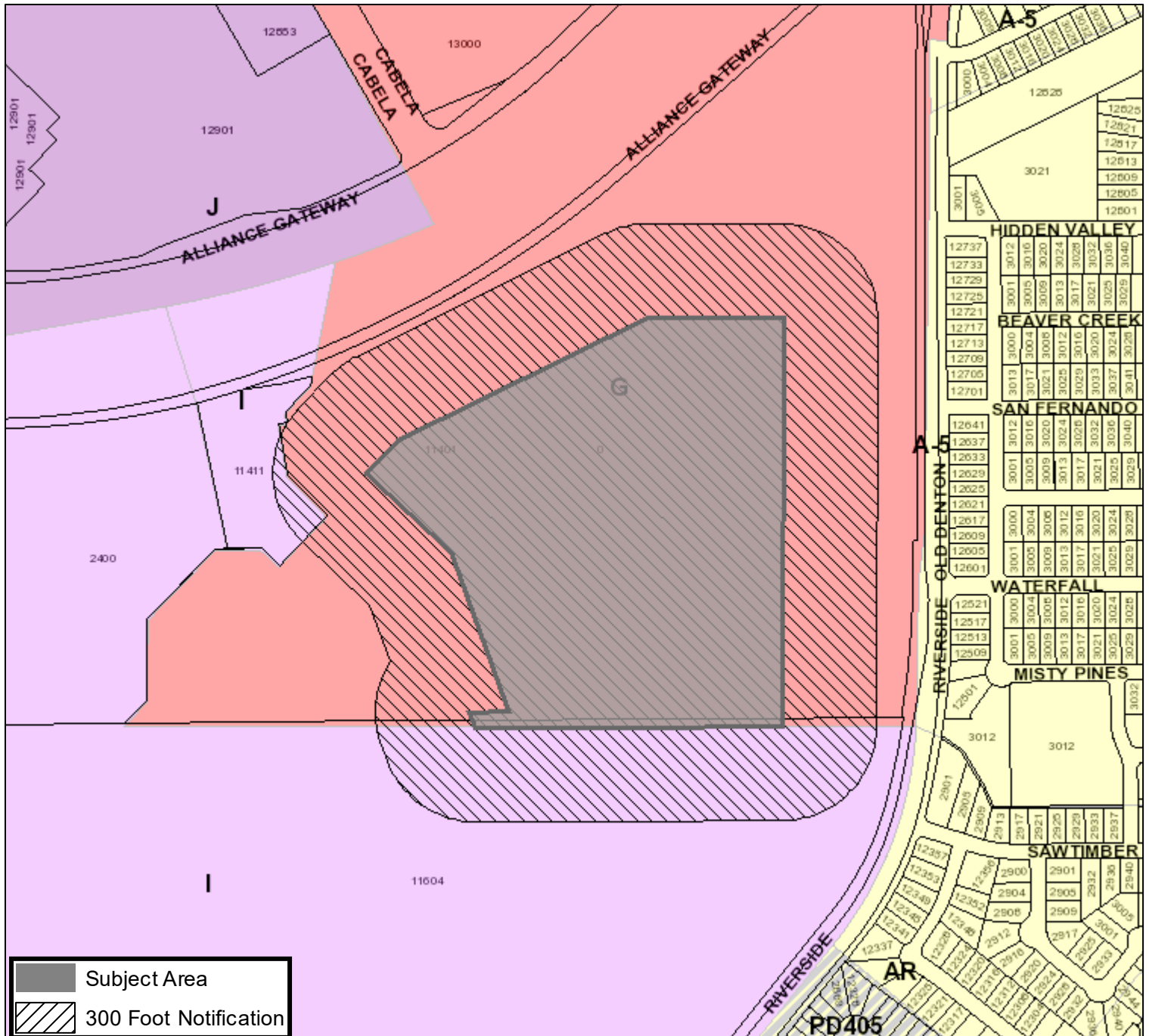




ZC-23-199

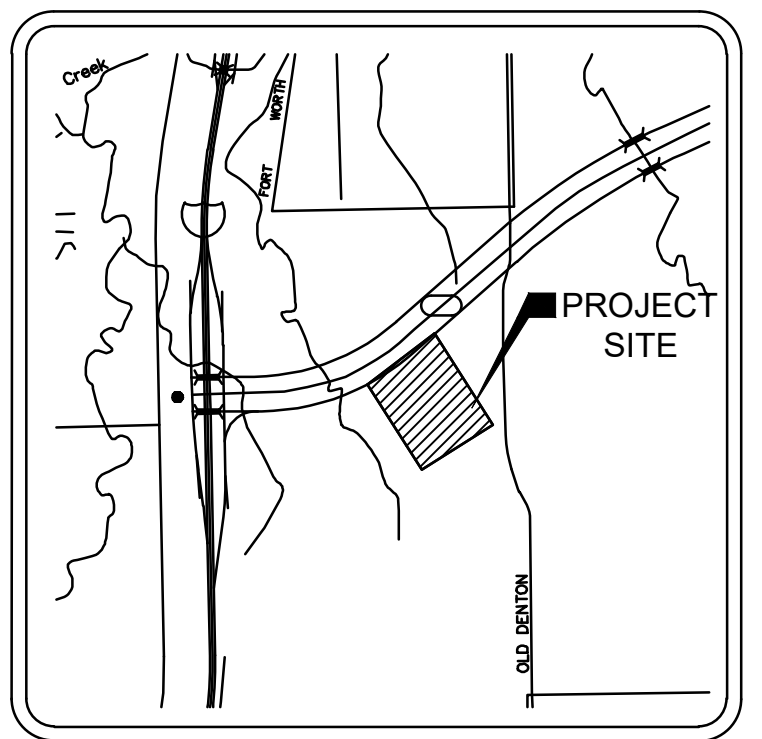
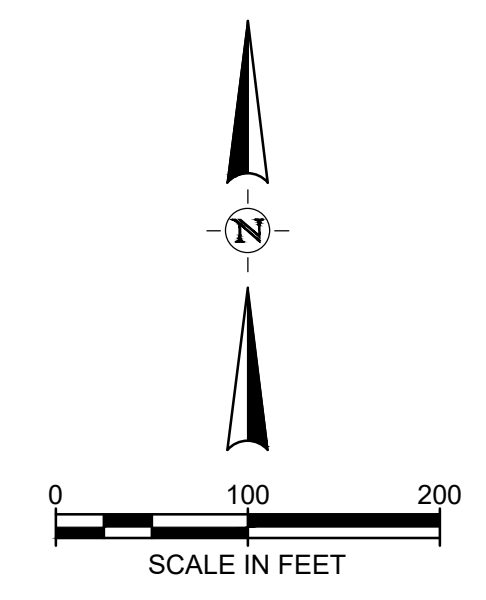
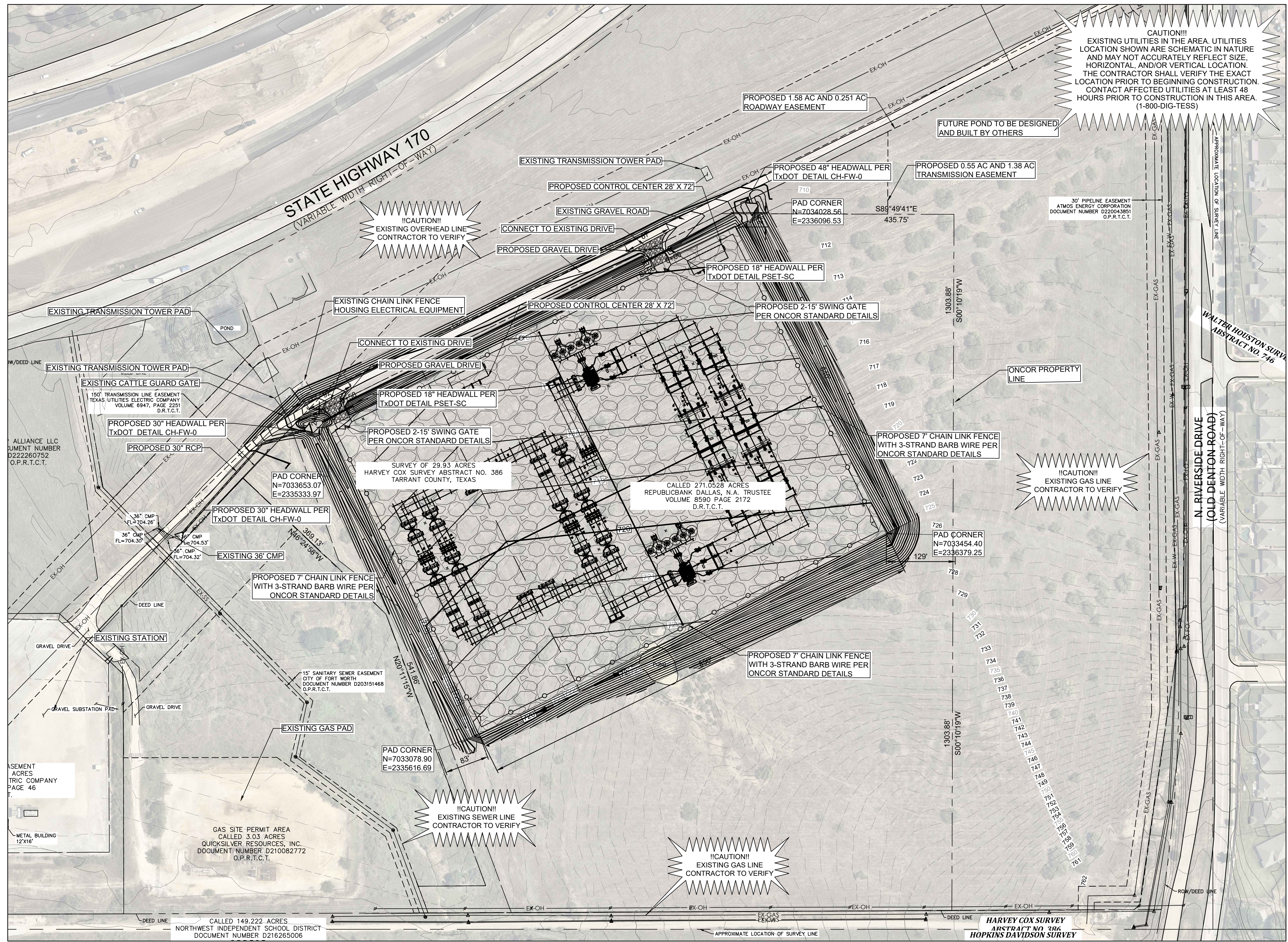
# Area Zoning Map

Applicant: Oncor Electric Company/Travis Yander  
 Address: 11401 Old Denton Road  
 Zoning From: G  
 Zoning To: Add a Conditional Use Permit for Electrical Switching Station  
 Acres: 29.93404623  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 2/14/2024  
 Contact: null



0 230 460 920 Feet





**LEGEND:**

— Ex F/O —	EXISTING FIBER OPTIC
— Ex Tel —	EXISTING TELEPHONE LINE
— Ex NGas —	EXISTING NATURAL GAS LINE
— Ex WW —	EXISTING WASTEWATER
— Ex OHE —	EXISTING OVERHEAD ELECTRIC
— Ex UGE —	EXISTING UNDERGROUND ELECTRIC
— Ex W —	EXISTING WATER LINE
— — —	EXISTING STORM SEWER
— 455 —	PROPOSED MAJOR CONTOUR LINE
— 454 —	PROPOSED MINOR CONTOUR LINE
— — —	EXISTING MAJOR CONTOUR LINE
— — —	EXISTING MINOR CONTOUR LINE
— — —	PROPERTY LINE
— — —	EASEMENT LINE
— — —	ASPHALT LINE
○	POWERPOLE
○	MANHOLE
T	VALVE
●	FIRE HYDRANT
⊗	WATER METER
⊙	LIGHT POLE

- NOTES:**
1. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS GUIDANCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES AFFECTED BY CONSTRUCTION. CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES 48 HR'S PRIOR TO CONSTRUCTION.
  2. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS AND ONCOR PROJECT SPECIFICATIONS AND STANDARDS.
  3. ALL DIMENSIONS ARE FROM FACE OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  4. REFERENCE "ONCOR EXCHANGE SWITCHING STATION DRAINAGE STUDY IN SUPPORT OF A GRADING PERMIT", PREPARED BY HALFF ASSOCIATES, DATED DECEMBER, 2023.
  5. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY  
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:  
 TRAVIS J. YANKER 141922  
 NAME P.E. NO.  
 DATE 12/29/2023  
 TBPELS ENGINEERING FIRM #F-312

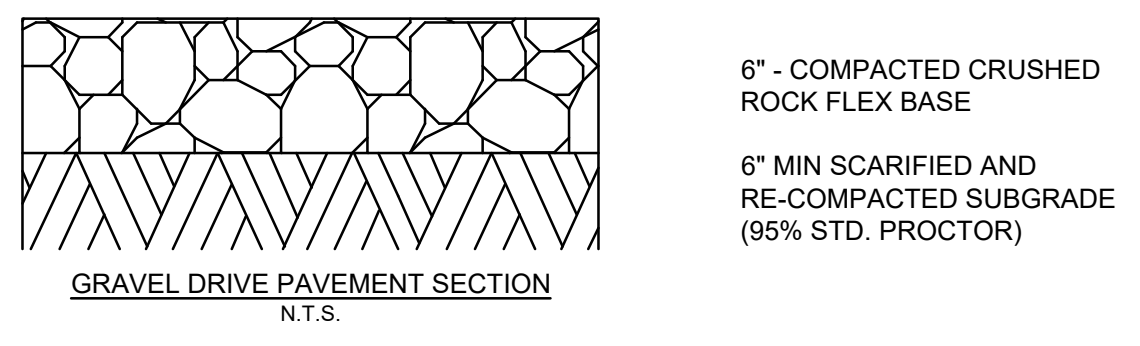
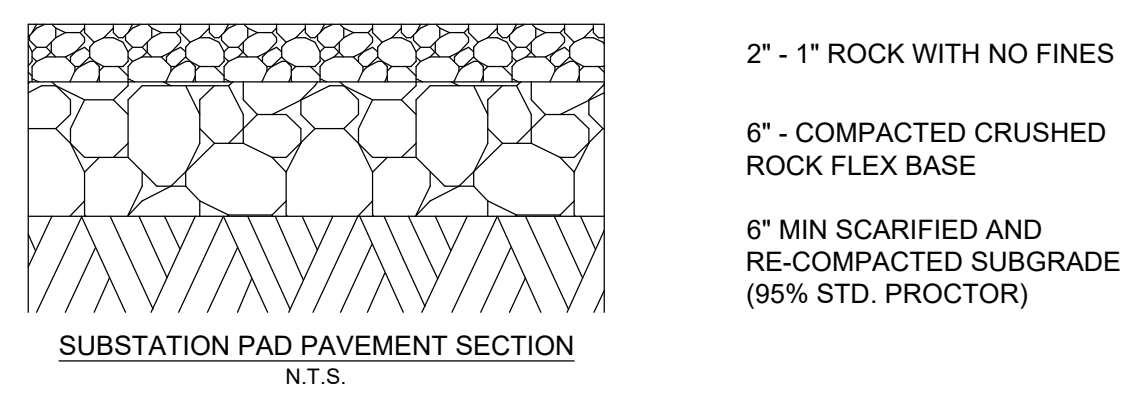
DIRECTOR OF DEVELOPMENT SERVICES  
 DATE:  
**ONCOR EXCHANGE SWITCHING STATION**  
**CONDITIONAL USE PERMIT**

ZONING CASE: XXXXX  
 29.93 ACRES  
 HARVEY COX SURVEY,  
 ABSTRACT NO. 386  
 11401 OLD DENTON ROAD  
 CITY OF FORT WORTH,  
 TARRANT COUNTY, TEXAS

FOR  
**ONCOR ELECTRIC DELIVERY COMPANY, LLC**  
 BY



3803 PARKWOOD BLVD., SUITE 800  
 FRISCO, TEXAS 75034-8841  
 TEL: (214) 618-4570

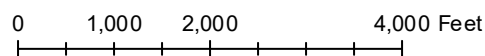
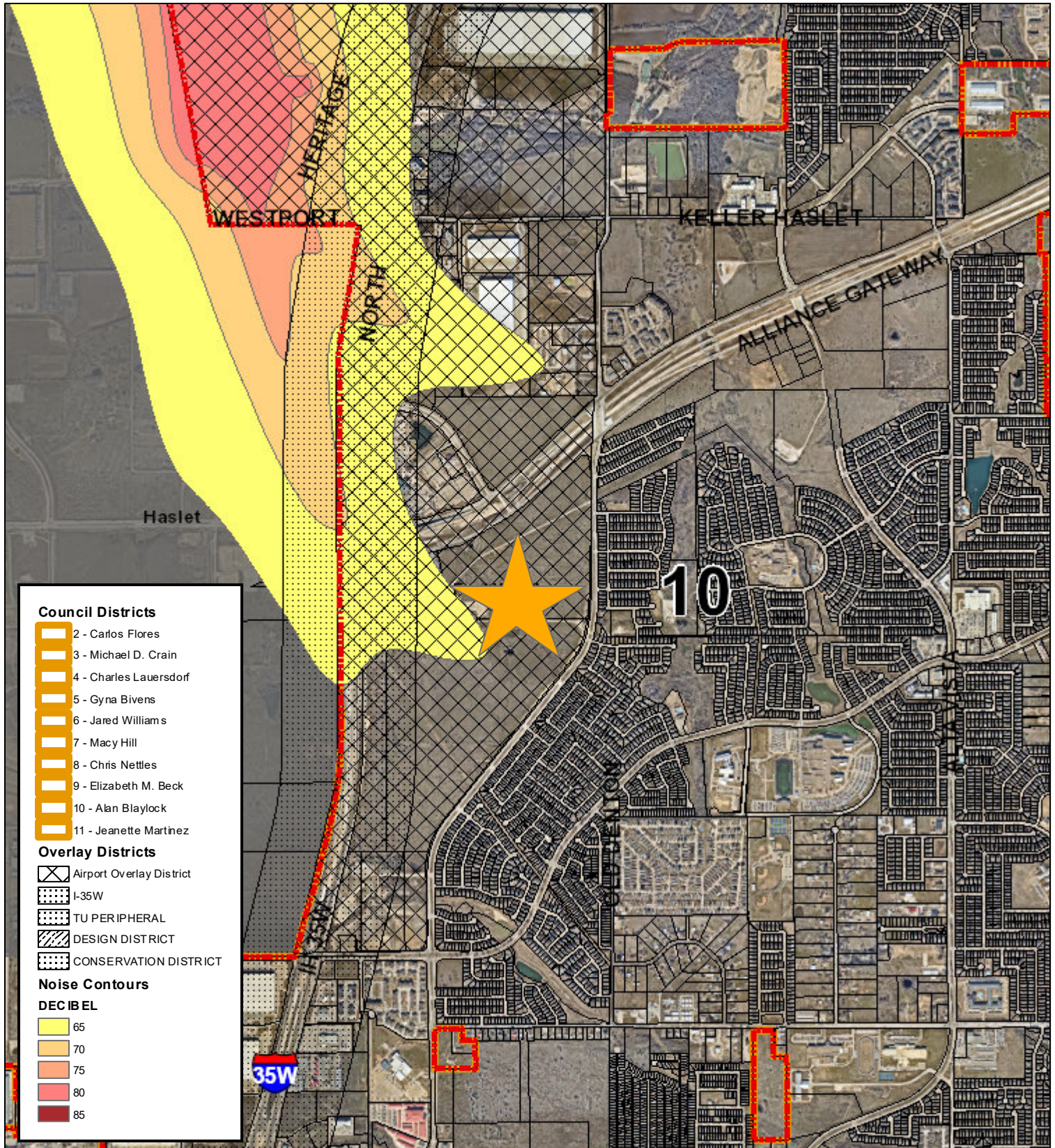


**DEVELOPER**  
 ONCOR ELECTRIC DELIVERY COMPANY  
 777 MAIN STREET, SUITE 707  
 FORT WORTH, TX 76102  
 CONTACT: SETH SAMPSON  
 TEL: (817) 215-6807  
 EMAIL: seth.sampson@oncor.com

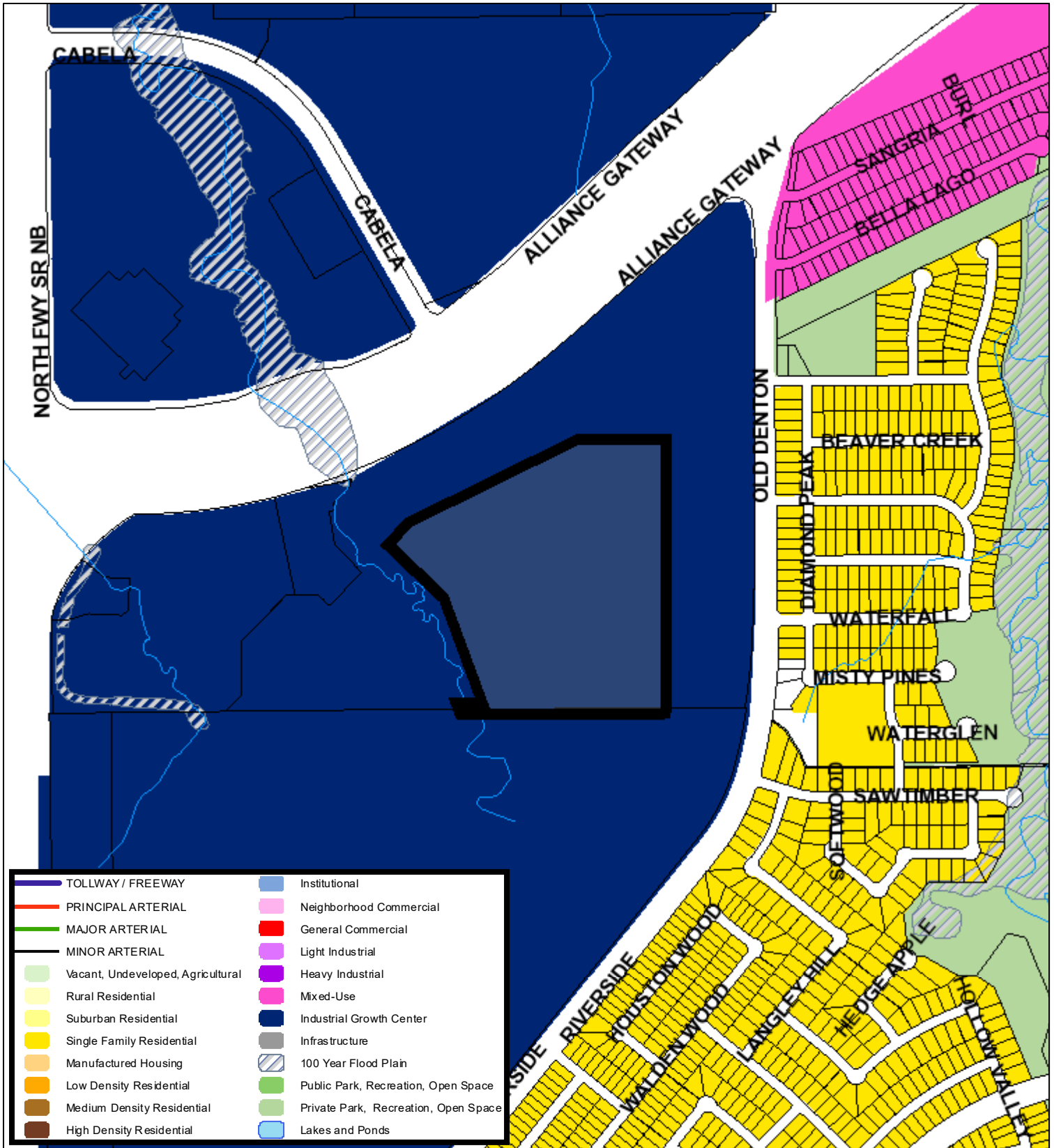
**ENGINEER**  
 HALFF ASSOCIATES, INC.  
 3803 PARKWOOD BLVD., SUITE 800  
 FRISCO, TX. 75034  
 CONTACT: TRAVIS J. YANKER, P.E.  
 TEL: (214) 937-3937  
 EMAIL: tyanker@halff.com

**SURVEYOR**  
 DUNAWAY ASSOCIATES, LLC.  
 550 BAILEY AVENUE  
 FORT WORTH, TX 76107  
 CONTACT: MARK D. YALE  
 TEL: (817) 632-4759  
 EMAIL: MYale@DUNAWAY.COM

### Area Map



### Future Land Use



640 320 0 640 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



0 400 800 1,600 Feet





# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-23-201

**Council District:** 3

## Zoning Map Amendment

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

**Owner / Applicant:** Geo Beggs Aledo Ranch LP & Rockriver Partnership, LTD / Bo Trainor, Westwood  
**Acreage:** 240.7 acres

**Site Location:** SE Corner of Old Weatherford and Farmer Road

### Request

**Proposed Use:** Single-family, Townhome, Commercial, Multifamily, Mixed Use

**Request:** From: “A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily and “G” Intensive Commercial

To: “PD/A-5” One-Family, “PD/R2” Townhouse/Cluster, “PD/D” High Density Multifamily, “PD/G” Intensive Commercial and PD/MU-2 High Intensity Mixed-Use with development standards (see docket); site plan waiver requested

### Recommendation

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

**Comprehensive Plan Map Consistency:** Requested change **is consistent (Technical Inconsistency on Tracts C, D)**

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

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

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  - 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
10. Exhibit

## Project Description and Background

The property is situated at the intersection of Old Weatherford Road and FM 3325 (Farmer Road). The property is currently zoned “A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily and “G” Intensive Commercial. The applicant is proposing a PD with development standards (see docket); site plan waiver requested. These land uses are configured with the most intense commercial uses at the corner of FM 3325 and Old Weatherford, and then gradually decreasing in intensity as you get further back from FM 3325, to future apartments, future townhomes, and finally future single-family residences.

The subject property was annexed and zoned in 2022. This request to rezone to a Planned Development district is to utilize the existing zoning (as approved in ZC-22-160) with increased flexibility with the distribution of densities, use types and standards over the entire acreage. The attached development standards and PD narrative below detail the pertinent zoning regulations to accomplish this goal.

*Purpose and intent. It is the purpose of the Beggs Ranch district to provide a more functional and attractive community through the use of recognized principles of urban design and allow property flexibility in land use within an integrated, walkable, and connected environment interspersed with a mixture of traditional and community-serving, small scale residential uses that foster a sense of place and connection among all residents of the district*

### **Zone A Commercial Mixed Zone (34.3 acres)**

Uses allowed in the G intensive commercial district, multifamily uses, and a maximum of two brewery, distillery, or winery uses (see development standards)

### **Zone B Residential (30.7 acres)**

Uses allowed residential and accessory uses allowed in the A5, R2, and D districts with some commercial uses (see development standards)

### **Zone C Residential (37.6 acres)**

Uses allowed residential and accessory uses allowed in the A5, R2, and D districts with some commercial uses (see development standards)

### **Zone D Residential (135.7 acres)**

Uses allowed residential and accessory uses allowed in the A5, R2, and D districts with some commercial uses (see development standards)

The total number of residential units for Zones B-D are below:

- Multifamily units: 1,000 maximum
- Townhome-style residential units: 1,000 maximum
- Single family style residential units: 650 maximum

The applicant intends to submit a checklist to accompany any application for a final plat and/or building permit which includes a listing of those basic requirements found, as applicable, in this Beggs Ranch District Planned Development, the zoning ordinance, the subdivision ordinance and the plan commission rules and regulations. The checklist shall also include a tabulation calculating the land area of the applicable Zone (A, B, C, D), floor area, open space area, number of parking spaces, unit density and height

## Surrounding Zoning and Land Uses

North n/a (ETJ) / residential & undeveloped  
East “PD-522” Planned Development – Walsh Ranch / undeveloped  
South “AG” Agricultural / agricultural  
West n/a (ETJ) / agricultural

## Recent Zoning History

- ZC-22-160 (subject property) To: “G” Intensive Commercial, “D” High Density Multifamily, “R2” Townhouse/Cluster, and “A-5” One Family Residential.

## Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.  
The following organizations were notified: (emailed February 2, 2024)

Organizations Notified	
Walsh Ran HOA	Trinity Habitat for Humanity
	Aledo ISD

## Land Use Compatibility

The applicant is proposing to zone the site to four different zones in order to develop a horizontal mixed-use development on the periphery of the City. The surrounding uses are largely undeveloped / agricultural to the west, south, and east. Residential development is occurring within the Morningstar neighborhood to the north across Old Weatherford Road, in the City’s ETJ. This is a fast-growing sector and the proposal to build more housing on this tract would not be out of character with other developments currently underway in the vicinity. The mix of residential zones will provide a variety of housing types that will benefit residents of Fort Worth by offering a cross section of different styles of home choices at varying price points. The commercial pieces will complement the residential rooftops and provide retail outlets for the neighborhood, which only has limited commercial opportunities in Aledo, at I-20 and Ranch House Road, over 6 minutes away.

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

## Comprehensive Plan Consistency – Far West

Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The table below describes the consistency with the Comprehensive Plan:

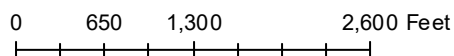
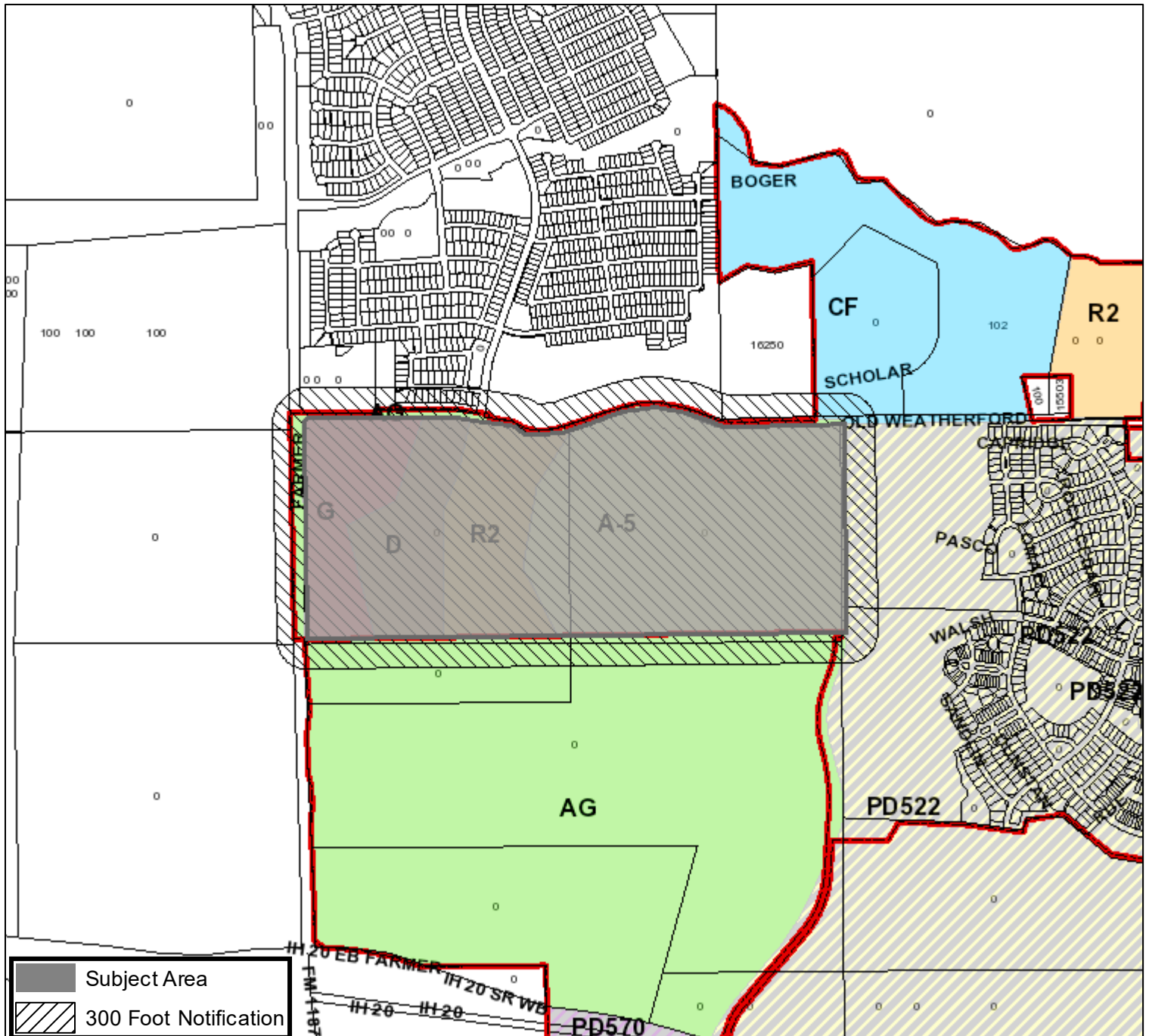
Tract	Proposed Zoning	Future Land Use	Consistency
A	Commercial/Mixed-Use	Mixed-Use	Consistent
B	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily & commercial per the development standards	Mixed-Use	Consistent
C	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily & commercial per the development standards,	Low Density Multifamily	Not Consistent (Technical Inconsistency)
D	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily & commercial per the development standards	Single-family	Not Consistent (Technical Inconsistency)





## Area Zoning Map

Applicant: Geo Beggs Aledo Ranch LP & Rockriver Partnership  
 Address: SE Corner of Farmer Rd. & Old Weatherford  
 Zoning From: G, D, R2 & A5  
 Zoning To: PD/MU2, G, D, R2 & A5  
 Acres: 249.92078618  
 Mapsco: Text  
 Sector/District: Far\_West  
 Commission Date: 2/14/2024  
 Contact:



## \_\_\_ Beggs Ranch District

(a) *Purpose and intent.* It is the purpose of the Beggs Ranch district to provide a more functional and attractive community through the use of recognized principles of urban design and allow property flexibility in land use within an integrated, walkable, and connected environment interspersed with a mixture of traditional and community-serving, small scale residential uses that foster a sense of place and connection among all residents of the district.

(b) *Uses.* In the Beggs Ranch ("BR") district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued except in accordance with the regulations of this district and applicable portions of the City of Fort Worth Zoning Ordinance contained in Appendix A of the Fort Worth City Code.

(c) *Residential use definitions:*

(1) "Attached multifamily" means buildings that contain multiple, vertically-stacked dwelling units.

(2) "Townhome style residential" means buildings that contain horizontally-stacked / vertically- stacked or clusters of dwelling units. Townhome-style residential units may be individually platted, or multiple townhome-style residential units may be located on a single lot.

(3) "Single family style residential" means horizontally detached dwelling units located on a single lot, individually platted, or a combination.

(d) *Development standard election.*

(1) In lieu of proceeding in accordance with the below standards and process for the BR district, property within Zone D may developed in accordance with the requirements of the A-5 one-family district ("A-5"). This election must be made at time of application for the first preliminary plat for A-5 one-family uses within the Zone D. The below maximum densities apply whether developed in accordance with A-5 one-family regulations or the below standards and processes for the BR district.

(2) In lieu of proceeding in accordance with the below standards and process for the BR district, property within the Zone C may developed in accordance with the requirements of the R2 townhome/cluster district ("R2"). This election must be made at time of application for the first preliminary plat for R2 townhome/cluster district uses within the Zone C. The below maximum densities apply whether developed in accordance with the R2 townhome/cluster regulations or the below standards and processes for the BR district.

(3) In lieu of proceeding in accordance with the below standards and process for the BR district, property within the Zone B may developed in accordance with the requirements of the D high density multifamily district ("D"). This election must be made at time of application for the first preliminary plat for D high density multifamily uses within the Zone B. The below maximum densities apply whether developed in accordance with the D high density multifamily regulations or the below standards and processes for the BR district.

(3) In lieu of proceeding in accordance with the below standards and process for the BR district, property within the Commercial/Mixed-Use Zone A may developed in accordance with the requirements of the G intensive commercial district (“G”). This election must be made at time of application for the first preliminary plat for G intensive commercial district uses within the Commercial/Mixed-Use Zone A. The below maximum densities apply whether developed in accordance with the G intensive commercial regulations or the below standards and processes for the BR district.

(c) *General Property development standards.*

(1) The development standards may only be applied to that area known as the Beggs Ranch district of Fort Worth, boundary as described in Exhibit “A” attached here to and incorporated by reference and also identifying the areas of the respective zones.

(2) No zone within the BR district shall trigger additional development restrictions related to proximity to residential uses for any other zone within the BR district.

(3) Minimum open space. Open space may be developed and dedicated in phases, and open space areas may be dedicated to satisfy applicable parkland dedication requirements. At time of completion, the below minimums must be met or exceeded.

- (A) Total: 25 acres
- (B) Commercial/Mixed Use Zone A: 0 acres
- (C) Residential Zone B: 7 acres
- (D) Residential Zone C: 10 acres
- (E) Residential Zone D: 6 acres

(5) Internal roadways within the BR district may be privately owned and maintained if encumbered with public access easements.

(6) A system of interconnected pedestrian trails a minimum of 6 feet in width shall connect open spaces within the zones. Pedestrian trails may be constructed of concrete, asphalt, decomposed granite, or similar material so long as clearly marked and in conformance with the minimum width.

(7) The PD site plan and multifamily development plan requirements are waived for the BR district. The developer shall prepare and submit a checklist to accompany any application for a final plat and/or building permit which includes a listing of those basic requirements found, as applicable, in this Beggs Ranch District Planned Development, the zoning ordinance, the subdivision ordinance and the plan commission rules and regulations. The checklist shall also include a tabulation calculating the land area of the applicable Zone (A, B, C, D), floor area, open space area, number of parking spaces, unit density and height.

(8) Development and use regulations within the BR district are as provided for each zone in the below.

In Residential Zones B, C, and D, if a development or use regulation is not expressly addressed in this document the property development standards of Section 4.712 multifamily “D” district shall apply.

In the Commercial/Mixed-Use Zone A, if a development or use regulation is not expressly addressed in this document then (i) in areas where there are both residential and commercial uses then the property development standards of Section 4.712 multifamily “D” district shall apply and (ii) in areas where there are only commercial uses then the property development standards of Section 4.904 “G” commercial district shall apply.

(d) Commercial/Mixed-Use Zone A Development Standards

(1) Setbacks:

(A) Front: 5 feet minimum

(B) Side/Rear: No minimum

(C) Height: 60 feet maximum, slab to top plate if residential uses only in a building; 12 stories or 120 feet maximum, slab to top plate if a building contains nonresidential uses at the ground level

(D) Uses: Those uses allowed in the G intensive commercial district, multifamily uses, and a maximum of two brewery, distillery, or winery uses.

Minimum dimensions of lots and yards, screening and fencing restrictions (although screening and fencing are permitted in the building envelope), or setbacks adjacent to one or two family residential districts do not apply.

(E) Density:

(i) Nonresidential uses: Same as allowed by the G intensive commercial district.

(ii) Multifamily prior to existence of developed or permitted nonresidential uses: 250 units.

(iii) Multifamily after development of or concurrent with the permitting of a minimum of 30,000 square feet of nonresidential uses: 500 units.

(F) Minimum required parking:

(i) Nonresidential uses: One space per 400 square feet.

(ii) Multifamily uses: 1.25 spaces per dwelling unit.

(iii) On-street parallel or head-in parking spaces may be counted toward minimum required parking.

(e) Residential Zones B, C, and D Development Standards

(1) Setbacks:

(A) Front:

(i) Single-family style residential units: 10 feet

(ii) Townhome style residential units: 10 feet

(iii) Multifamily residential units: 5 feet

(iv) If more than one residential type is located within the same blockface, the smallest minimum front yard is applicable to all residential uses within the same blockface.

(B) Side/Rear:

(i) Single-family style residential units: 5 feet

(ii) Townhome style and multifamily residential units: No minimum

(C) Height:

(i) Single family style residential units: 36 feet maximum

(ii) Townhome style residential units: 36 feet maximum

(iii) Multifamily residential units: 72 feet maximum

(iv) Nonresidential uses: 36 feet maximum

except where there are residential uses above the nonresidential uses.

(D) Uses:

(i) Residential: Those residential and accessory uses allowed in the A5, R2, and D districts. Minimum dimensions of lots and yards, screening and fencing restrictions (although screening and fencing are permitted in the building envelope), or setbacks adjacent to one or two family residential districts do not apply. If elected by developer, some or all one-family and two-family residential development may be developed under the property development standards of the selected district §§ 4.705 through 4.709 for one-family or two-family use.

(ii) Nonresidential uses: Entertainment and eating uses including alcohol sales for on or off premise consumption and as part of food service; retail sales and service uses as further limited below. Minimum dimensions of lots and yards, screening and fencing restrictions (although screening and fencing are permitted in the building envelope), or setbacks adjacent to one or two family residential districts do not apply.

(E) Density (Amenity centers and other uses accessory to residential uses that are not open to the general public are not counted toward the below maximums):

(i) Nonresidential uses: 75,000 square feet total.

feet. (1) Maximum size per nonresidential use in Zone B: 8,500 square

5,000 square feet. (2) Maximum size per nonresidential use in the Zone C:

3,000 square feet. (3) Maximum size per nonresidential use in the Zone D:

(ii) Residential uses:

(1) Multifamily units: 1,000 maximum

(2) Townhome-style residential units: 1,000 maximum

(3) Single family style residential units: 650 maximum

(F) Minimum required parking:

(i) Nonresidential uses: One space per 400 square feet.

(ii) Multifamily uses: 1.25 spaces per dwelling unit.

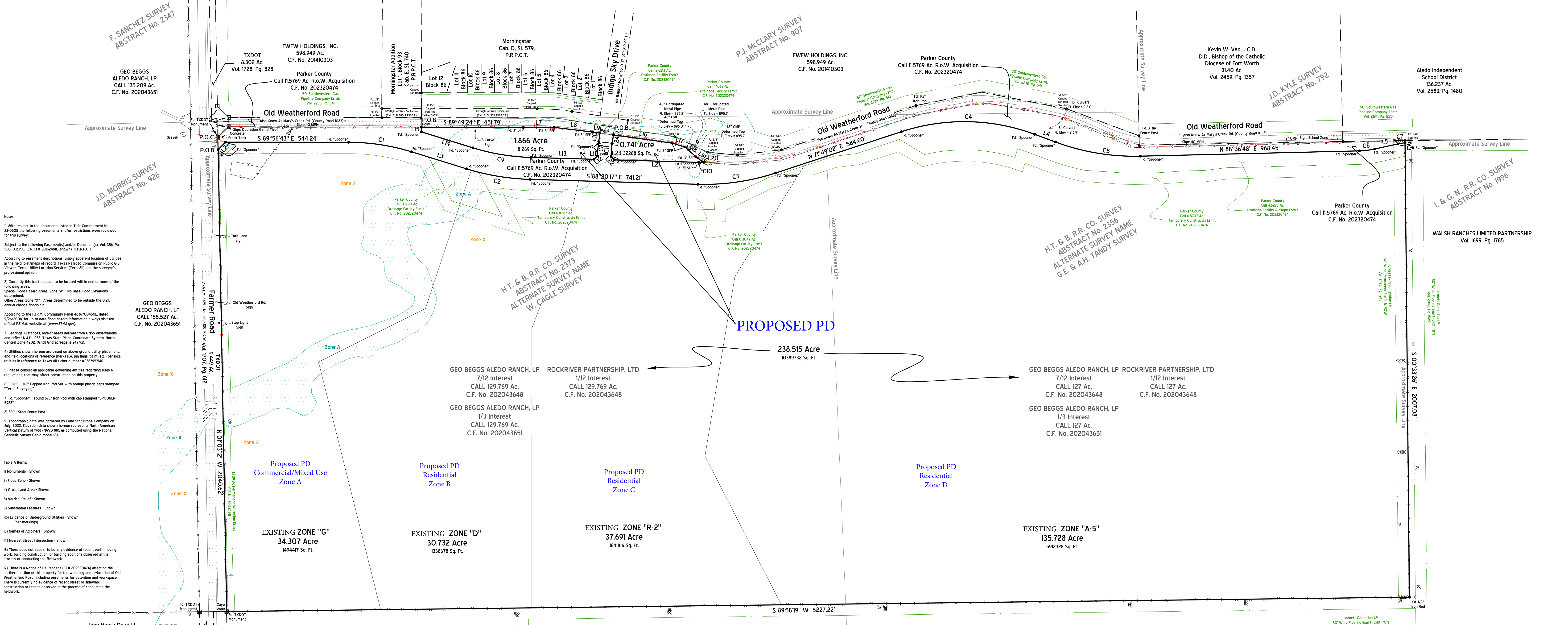
(iii) Townhome style residential units: 2 spaces per dwelling unit.

Tandem parking spaces located within a driveway between the roadway and garage may be counted toward the required parking.

(iv) Single family-style residential units: 2 spaces per dwelling unit.

Tandem parking spaces located within a driveway between the roadway and garage may be counted toward the required parking.

(v) On-street parallel or head-in parking spaces may be counted toward minimum required parking.



Notes:

1) With respect to the documents listed in Title Commitment No. 230505 the following easements and/or restrictions were reviewed for this survey:  
 Subject to the following Easements(s) and/or Document(s) Vol. 156, Pg. 503 O.P.R.P.C.T. & C.F. No. 202043651 (shown), O.P.R.P.C.T.

2) Currently this tract appears to be located within one or more of the following areas:  
 Special Flood Hazard Areas, Zone "A" - No Base Flood Elevations determined.  
 Other Areas, Zone "X" - Areas determined to be outside the O.Z. 2% annual chance floodplain.

3) According to the F.I.M.M. Community Panel 48367C0450C dated 9/28/2008, for up to date flood hazard information always visit the official F.E.M.A. website at (www.fema.gov)

4) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid) Grid acreage is 249.921.

5) Utilities shown hereon are based on ground utility placement, and field location of reference marks (i.e. pin flags, etc.) per local utilities in reference to Texas 89 ticket number #284795746.

6) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

7) 1/4" "Spoon" - Found 5/8" Iron Rod with cap stamped "SPOONER 5922".

8) SFP - Steel Fence Post

9) Topographic data was gathered by Lone Star Drone Company on July 2022. Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88) as computed using the National Geographic Survey Geoid Model GDA.

Table A Items:

1) Monuments - Shown

2) Flood Zone - Shown

3) Gross Land Area - Shown

4) Vertical Relief - Shown

5) Substantial Features - Shown

6) Evidence of Underground Utilities - Shown (per markings)

7) Names of Adjoiners - Shown

8) Nearest Street Intersection - Shown

9) There does not appear to be any evidence of recent earth moving, soil building, construction, or building additions observed in the process of conducting the fieldwork.

10) There is a Notice of Lis Pendens (C# 20230474) affecting the northern portion of this property for the widening and relocation of Old Weatherford Road, including easements for driveway and easement. There is currently no evidence of recent street or sidewalk construction or repair observed in the process of conducting the fieldwork.

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	943.00	282.12	S 81°22'52" E	281.07
C2	1057.00	286.27	S 80°34'36" E	285.40
C3	1007.00	348.86	N 81°46'16" E	347.12
C4	893.00	600.79	S 88°53'21" E	589.53
C5	1007.00	382.43	S 80°31'32" E	380.13
C6	357.00	68.45	N 83°01'05" E	68.35
C7	243.00	31.64	N 81°09'37" E	31.62
C8	550.00	62.73	S 04°55'53" W	62.69
C9	960.00	260.03	N 80°36'06" W	259.23
C10	910.00	24.40	N 89°03'31" W	24.40
C11	490.00	55.88	N 04°55'53" E	55.85

LINE	BEARING	DISTANCE
L1	S 01°03'12" E	53.81
L2	N 44°22'14" E	46.16
L3	S 72°49'07" E	254.46
L4	S 69°39'25" E	97.89
L5	N 77°38'54" E	104.97
L6	N 00°33'26" W	9.30
L7	N 89°48'32" E	134.86
L8	S 83°02'18" E	171.57
L9	S 82°06'51" E	33.07
L10	S 08°11'55" W	38.07
L11	S 03°39'51" E	260.20
L12	S 46°40'53" W	21.29
L13	N 88°18'48" W	279.09
L14	N 72°47'28" W	239.42
L15	N 00°08'44" E	20.67
L16	S 82°04'51" E	260.20
L17	S 73°29'43" E	61.04
L18	S 47°59'24" E	63.81
L19	S 53°05'19" E	38.74
L20	S 68°37'40" E	6.36
L21	N 88°21'01" W	372.19
L22	N 43°19'25" W	21.20
L23	N 01°39'51" E	116
L24	N 08°11'55" E	38.40

238.515 Ac. Property Description

Being a 238.515 acre tract situated in the W.M. Cagle Survey, Abstract No. 2373, and the G.E. & A.H. Tandy Survey, Abstract No. 2356, Parker County, Texas, and being comprised of that certain called 129,769 acre tract described in Instrument to Geo Beggs Aledo Ranch, LP, recorded under Clerk's File Number 202043651, of the Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and that certain called 127 acre tract described in said instrument to Geo Beggs Aledo Ranch, LP, save and except that portion north of the south line of that certain called 11,576.9 acre tract condemned for right-of-way purposes and described in Instrument recorded under Clerk's File Number 202320474, O.P.R.P.C.T., said 238.515 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid) (Grid acreage is 238.515, surface acreage calculated using scale factor of 1.00012).

COMMENCING at a found Texas Department of Transportation monument for the southerly corner of a cutback on the east right-of-way of F.M. 3325 also known as Farmer Rd. (120 foot wide), being the same tract described as Parcel # 15 in Instrument to the State of Texas, recorded in Volume 1707, Page 612 O.P.R.P.C.T., said point being a westerly corner of that certain called 11,576.9 acre tract condemned for right-of-way purposes and described in Instrument recorded under Clerk's File Number 202320474, O.P.R.P.C.T.:

THENCE South 01° 03' 12" East, 53.81 feet, with the east right-of-way of said Farmer Road, the west line of said 11,576.9 acre tract, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the POINT OF BEGINNING, being the westerly northwest corner of the herein described 238.515 tract;

THENCE with the south line of said 11,576.9 acre tract, over and across said Beggs tract, the following fifteen (15) courses and distances:

1) North 44° 22' 14" East, 46.16 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

2) South 89° 56' 43" East, 544.24 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 943.00 foot radius curve to the right;

3) 282.12 feet easterly, with said 943.00 foot radius curve to the right, having a chord bearing and distance of South 81° 22' 52" East, 281.07 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

4) South 72° 49' 07" E, 254.46 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 1057.00 foot radius curve to the left;

5) 286.27 feet easterly, with said 1057.00 foot radius curve to the left, having a chord bearing and distance of South 80° 34' 36" East, 285.40 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

6) South 88° 20' 17" East, 741.21 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 1007.00 foot radius curve to the left;

7) 348.86 feet easterly, with said 1007.00 foot radius curve to the left, having a chord bearing and distance of North 81° 46' 16" East, 347.12 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

8) North 77° 49' 02" East, 584.60 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 893.00 foot radius curve to the right;

9) 600.79 feet easterly, with said 893.00 foot radius curve to the right, having a chord bearing and distance of South 88° 53' 21" East, 589.53 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

10) South 69° 39' 25" East, 97.89 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 1007.00 foot radius curve to the left;

11) 382.43 feet easterly, with said 1007.00 foot radius curve to the left, having a chord bearing and distance of South 80° 31' 32" East, 380.13 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

12) North 88° 36' 48" East, 968.45 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 357.00 foot radius curve to the left;

13) 68.45 feet easterly, with said 357.00 foot radius curve to the left, having a chord bearing and distance of North 83° 01' 05" East, 68.35 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

14) North 77° 38' 54" East, 104.97 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 243.00 foot radius curve to the right;

15) 31.64 feet easterly, with said 243.00 foot radius curve to the right, having a chord bearing and distance of North 81° 09' 37" East, 31.62 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found in the east line of said 127 acre tract, being the west line of that certain tract described in Instrument to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 O.P.R.P.C.T., for the southeast corner of the herein described 238.515 acre tract, from which a 5/8" iron rod found for the northeast corner of said 127 acre tract, being the northwest corner of said Walsh Ranch tract bears North 00° 33' 26" West, 9.30 feet;

THENCE South 00° 33' 26" West, 9.30 feet, with the west line of said Walsh Ranch tract, the east line of said 127 acre tract, to a found 1/2" iron rod, for an interior corner of said Walsh Ranch tract, being the southeast corner of said 127 acre tract and the southeast corner of the herein described 238.515 acre tract;

THENCE South 89° 18' 19" West, 5227.22 feet, with a north line of said Walsh Ranch tract and the south line of said 127 acre tract and said 129,769 acre tract, to a found Texas Department of Transportation monument, on the east right-of-way of said F.M. 3325, for the southeast corner of said Parcel # 15, being the southwest corner of the herein described 238.515 acre tract;

THENCE North 01° 03' 12" West, 2040.62 feet, with the east right-of-way of said F.M. 3325 to the POINT OF BEGINNING and containing 238.515 acres of land.

THENCE North 89° 18' 20" East, 1747.64 feet, to a point in the southerly observed right-of-way of Old Weatherford Road for the intersection of an easterly line of said 11,576.9 acre tract, with the northerly line of said 129,769 acre tract, said point being the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE with the north line of said 129,769 acre tract, the southerly observed right-of-way of said Old Weatherford Road, the following four (4) courses and distances:

1) South 89°49'24" East, 451.79 feet, to a 3" steel fence post found for corner;

2) North 89°48'32" East, 134.86 feet, to a 3" steel fence post found for corner;

3) South 83°02'18" East, 171.57 feet, to a 3" steel fence post found for corner;

4) South 82°06'51" East, 33.07 feet, to a point for the intersection of the northerly line of said 129,769 acre tract with a westerly line of said 11,576.9 acre tract, being the northeast corner of the herein described tract;

THENCE with the north line of said 129,769 acre tract, and with the westerly line and northerly line of said 11,576.9 acre tract, the following eight (8) courses and distances:

1) South 08°11'55" West, 38.07 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 960.00 foot radius curve to the left;

2) 62.73 feet southerly, with said 960.00 foot radius curve to the left, having a chord bearing and distance of South 04°55'53" West, 62.69 feet, to a point for the end of said curve;

3) South 01°39'51" West, 1.02 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

4) South 46°40'53" West, 21.29 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

5) North 88°18'48" West, 279.09 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 960.00 foot radius curve to the right;

6) 260.03 feet westerly, with said 960.00 foot radius curve to the right, having a chord bearing and distance of North 80°36'06" West, 259.23 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

7) North 72°47'28" West, 239.42 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

8) North 00°08'44" East, 20.67 feet, to the POINT OF BEGINNING, and containing 1,866 acres, more or less.

JOHN HENRY DEAN III  
 CALL 155.527 AC.  
 C.F. No. 202043651

TXDOT  
 Call 1116 Ac.  
 Vol. 1712, Pg. 1432

TXDOT  
 Call 3.334 Ac.  
 Vol. 1707, Pg. 606

TXDOT  
 Call 8.302 Ac.  
 Vol. 1728, Pg. 828

Curve data table as above.

Legend:

- Traffic Signal
- Water Well
- Power Pole
- Electric Meter Box
- Overhead Electric
- Telcom
- Telcom Vault
- Manhole
- Fence
- Water Meter
- Water Valve
- Underground Pipeline Marker
- Wind Head
- Buried Cable Marker
- Mail Box
- Sign Post
- Guy Wire

Scale: 0 200 400 600



### PROPOSED PD

### 238.515 Ac. Property Description

Being a 238.515 acre tract situated in the W.M. Cagle Survey, Abstract No. 2373, and the G.E. & A.H. Tandy Survey, Abstract No. 2356, Parker County, Texas, and being comprised of that certain called 129,769 acre tract described in Instrument to Geo Beggs Aledo Ranch, LP, recorded under Clerk's File Number 202043651, of the Official Public Records, Parker County, Texas (O.P.R.P.C.T.), and that certain called 127 acre tract described in said instrument to Geo Beggs Aledo Ranch, LP, save and except that portion north of the south line of that certain called 11,576.9 acre tract condemned for right-of-way purposes and described in Instrument recorded under Clerk's File Number 202320474, O.P.R.P.C.T., said 238.515 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid) (Grid acreage is 238.515, surface acreage calculated using scale factor of 1.00012).

COMMENCING at a found Texas Department of Transportation monument for the southerly corner of a cutback on the east right-of-way of F.M. 3325 also known as Farmer Rd. (120 foot wide), being the same tract described as Parcel # 15 in Instrument to the State of Texas, recorded in Volume 1707, Page 612 O.P.R.P.C.T., said point being a westerly corner of that certain called 11,576.9 acre tract condemned for right-of-way purposes and described in Instrument recorded under Clerk's File Number 202320474, O.P.R.P.C.T.:

THENCE South 01° 03' 12" East, 53.81 feet, with the east right-of-way of said Farmer Road, the west line of said 11,576.9 acre tract, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the POINT OF BEGINNING, being the westerly northwest corner of the herein described 238.515 tract;

THENCE with the south line of said 11,576.9 acre tract, over and across said Beggs tract, the following fifteen (15) courses and distances:

1) North 44° 22' 14" East, 46.16 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

2) South 89° 56' 43" East, 544.24 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 943.00 foot radius curve to the right;

3) 282.12 feet easterly, with said 943.00 foot radius curve to the right, having a chord bearing and distance of South 81° 22' 52" East, 281.07 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

4) South 72° 49' 07" E, 254.46 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 1057.00 foot radius curve to the left;

5) 286.27 feet easterly, with said 1057.00 foot radius curve to the left, having a chord bearing and distance of South 80° 34' 36" East, 285.40 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

6) South 88° 20' 17" East, 741.21 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 1007.00 foot radius curve to the left;

7) 348.86 feet easterly, with said 1007.00 foot radius curve to the left, having a chord bearing and distance of North 81° 46' 16" East, 347.12 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

### 238.515 Ac. Property Description Continued

8) North 77° 49' 02" East, 584.60 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 893.00 foot radius curve to the right;

9) 600.79 feet easterly, with said 893.00 foot radius curve to the right, having a chord bearing and distance of South 88° 53' 21" East, 589.53 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

10) South 69° 39' 25" East, 97.89 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 1007.00 foot radius curve to the left;

11) 382.43 feet easterly, with said 1007.00 foot radius curve to the left, having a chord bearing and distance of South 80° 31' 32" East, 380.13 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

12) North 88° 36' 48" East, 968.45 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 357.00 foot radius curve to the left;

13) 68.45 feet easterly, with said 357.00 foot radius curve to the left, having a chord bearing and distance of North 83° 01' 05" East, 68.35 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

14) North 77° 38' 54" East, 104.97 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 243.00 foot radius curve to the right;

15) 31.64 feet easterly, with said 243.00 foot radius curve to the right, having a chord bearing and distance of North 81° 09' 37" East, 31.62 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found in the east line of said 127 acre tract, being the west line of that certain tract described in Instrument to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 O.P.R.P.C.T., for the southeast corner of the herein described 238.515 acre tract, from which a 5/8" iron rod found for the northeast corner of said 127 acre tract, being the northwest corner of said Walsh Ranch tract bears North 00° 33' 26" West, 9.30 feet;

THENCE South 00° 33' 26" West, 9.30 feet, with the west line of said Walsh Ranch tract, the east line of said 127 acre tract, to a found 1/2" iron rod, for an interior corner of said Walsh Ranch tract, being the southeast corner of said 127 acre tract and the southeast corner of the herein described 238.515 acre tract;

THENCE South 89° 18' 19" West, 5227.22 feet, with a north line of said Walsh Ranch tract and the south line of said 127 acre tract and said 129,769 acre tract, to a found Texas Department of Transportation monument, on the east right-of-way of said F.M. 3325, for the southeast corner of said Parcel # 15, being the southwest corner of the herein described 238.515 acre tract;

THENCE North 01° 03' 12" West, 2040.62 feet, with the east right-of-way of said F.M. 3325 to the POINT OF BEGINNING and containing 238.515 acres of land.

### 1.866 Ac. Property Description

Being a 1.866 acre tract situated in the W.M. Cagle Survey, Abstract No. 2373, Parker County, Texas, and being out of and a portion of that certain called 129,769 acre tract described in Instrument to Geo Beggs Aledo Ranch, LP, recorded under Clerk's File Number 202043651, of the Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 1.866 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid) (Grid acreage is 1.866, surface acreage calculated using scale factor of 1.00012).

COMMENCING at a found Texas Department of Transportation monument for the southerly corner of a cutback on the east right-of-way of F.M. 3325 also known as Farmer Rd. (120 foot wide), being the same tract described as Parcel # 15 in Instrument to the State of Texas, recorded in Volume 1707, Page 612 O.P.R.P.C.T., said point being a westerly corner of that certain called 11,576.9 acre tract condemned for right-of-way purposes and described in Instrument recorded under Clerk's File Number 202320474, O.P.R.P.C.T.:

THENCE North 87° 06' 00" East, 899.61 feet, to a point in the southerly observed right-of-way of Old Weatherford Road for the intersection of a westerly line of said 11,576.9 acre tract, with the northerly line of said 129,769 acre tract, said point being the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE with the north line of said 129,769 acre tract, the southerly observed right-of-way of said Old Weatherford Road, the following four (4) courses and distances:

1) South 89°49'24" East, 451.79 feet, to a 3" steel fence post found for corner;

2) North 89°48'32" East, 134.86 feet, to a 3" steel fence post found for corner;

3) South 83°02'18" East, 171.57 feet, to a 3" steel fence post found for corner;

4) South 82°06'51" East, 33.07 feet, to a point for the intersection of the northerly line of said 129,769 acre tract with a westerly line of said 11,576.9 acre tract, being the northeast corner of the herein described tract;

THENCE with the north line of said 129,769 acre tract, and with the westerly line and northerly line of said 11,576.9 acre tract, the following eight (8) courses and distances:

1) South 08°11'55" West, 38.07 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 960.00 foot radius curve to the left;

2) 62.73 feet southerly, with said 960.00 foot radius curve to the left, having a chord bearing and distance of South 04°55'53" West, 62.69 feet, to a point for the end of said curve;

3) South 01°39'51" West, 1.02 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

4) South 46°40'53" West, 21.29 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

5) North 88°18'48" West, 279.09 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the beginning of a 960.00 foot radius curve to the right;

6) 260.03 feet westerly, with said 960.00 foot radius curve to the right, having a chord bearing and distance of North 80°36'06" West, 259.23 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

7) North 72°47'28" West, 239.42 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

8) North 00°08'44" East, 20.67 feet, to the POINT OF BEGINNING, and containing 1,866 acres, more or less.

### 0.741 Ac. Property Description

Being a 0.741 acre tract situated in the W.M. Cagle Survey, Abstract No. 2373, Parker County, Texas, and being out of and a portion of that certain called 129,769 acre tract described in Instrument to Geo Beggs Aledo Ranch, LP, recorded under Clerk's File Number 202043651, of the Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 0.741 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid) (Grid acreage is 0.741, surface acreage calculated using scale factor of 1.00012).

COMMENCING at a found Texas Department of Transportation monument for the southerly corner of a cutback on the east right-of-way of F.M. 3325 also known as Farmer Rd. (120 foot wide), being the same tract described as Parcel # 15 in Instrument to the State of Texas, recorded in Volume 1707, Page 612 O.P.R.P.C.T., said point being a westerly corner of that certain called 11,576.9 acre tract condemned for right-of-way purposes and described in Instrument recorded under Clerk's File Number 202320474, O.P.R.P.C.T.:

THENCE North 87° 06' 00" East, 899.61 feet, to a point in the southerly observed right-of-way of Old Weatherford Road for the intersection of a westerly line of said 11,576.9 acre tract, with the northerly line of said 129,769 acre tract, said point being the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE with the north line of said 129,769 acre tract, the southerly observed right-of-way of said Old Weatherford Road, the following five (5) courses and distances:

1) South 82°06'51" East, 260.20 feet, to a 3" steel fence post found for corner;

2) South 73°29'43" East, 61.04 feet, to a 3" steel fence post found for corner;

3) South 47°59'24" East, 63.81 feet, to a 3" steel fence post found for corner;

4) South 53°05'19" East, 38.74 feet, to a 3" steel fence post found for corner;

5) South 68°37'40" East, 6.36 feet, to a point for the intersection of the northerly line of said 129,769 acre tract with the northerly line of said 11,576.9 acre tract, said point being the most easterly corner of the herein described tract, and being in a 910.00 foot radius curve to the right;

THENCE with the north line of said 129,769 acre tract, and with the northerly line and an easterly line of said 11,576.9 acre tract, the following six (6) courses and distances:

1) 24.40 feet westerly, with said 910.00 foot radius curve to the right, having a chord bearing and distance of North 08°11'55" West, 20.67 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

2) North 88°20'17" West, 372.19 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

3) North 43°19'25" West, 21.20 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for corner;

4) North 01°39'51" West, 1.16 feet, to a point for the beginning of a 490.00 foot radius curve to the right;

5) 58.88 feet northerly, with said 490.00 foot radius curve to the right, having a chord bearing and distance of North 04°55'53" East, 58.88 feet, to a 5/8" iron rod with cap stamped "SPOONER 5922" found for the end of said curve;

6) North 08°11'55" East, 38.40 feet, to the POINT OF BEGINNING, and containing 0.741 acres, more or less.

SURVEYORS CERTIFICATE TO:  
 P.C. Land Ventures, Inc., a Texas corporation and/or Assignee: Geo Beggs Aledo Ranch, LP; Rockriver Partnership, Ltd; Reeb Law PLLC; William Miller, PC & Rettkin Title Company and its underwriters;

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ASPS Land Title Surveys, jointly established and adopted by ASLS and RPLS, and include Items 1, 4, 6, 8, 10, 11, 14, 16, 17, and 19 of Table A thereof. The fieldwork was completed on July 17, 2023. In addition, that the above described property was surveyed on the ground by me or under my direct supervision, visible conflicts, encroachments, and overlaps are as shown on this plan or map attached hereto, the area and boundary were determined with respect to recorded references as shown, and the information presented is true & correct to the best of my knowledge. This survey is not intended to express or imply warranty or guarantee of ownership and this survey is subject to all applicable copyright laws from the date of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

*Robert B. Saylor*  
 Registered Professional Land Surveyor No. 5966  
 Texas Surveying, Inc. - Aledo Branch  
 208 S. Front Street, Aledo, TX 76808  
 817-441-5263  
 AN04093-18 - BEGGS EAST ALTA - July 17, 2023  
 AN04093-15 - BEGGS EAST ALTA - Revised August 14, 2023  
 AN04093-16 - September 14, 2023

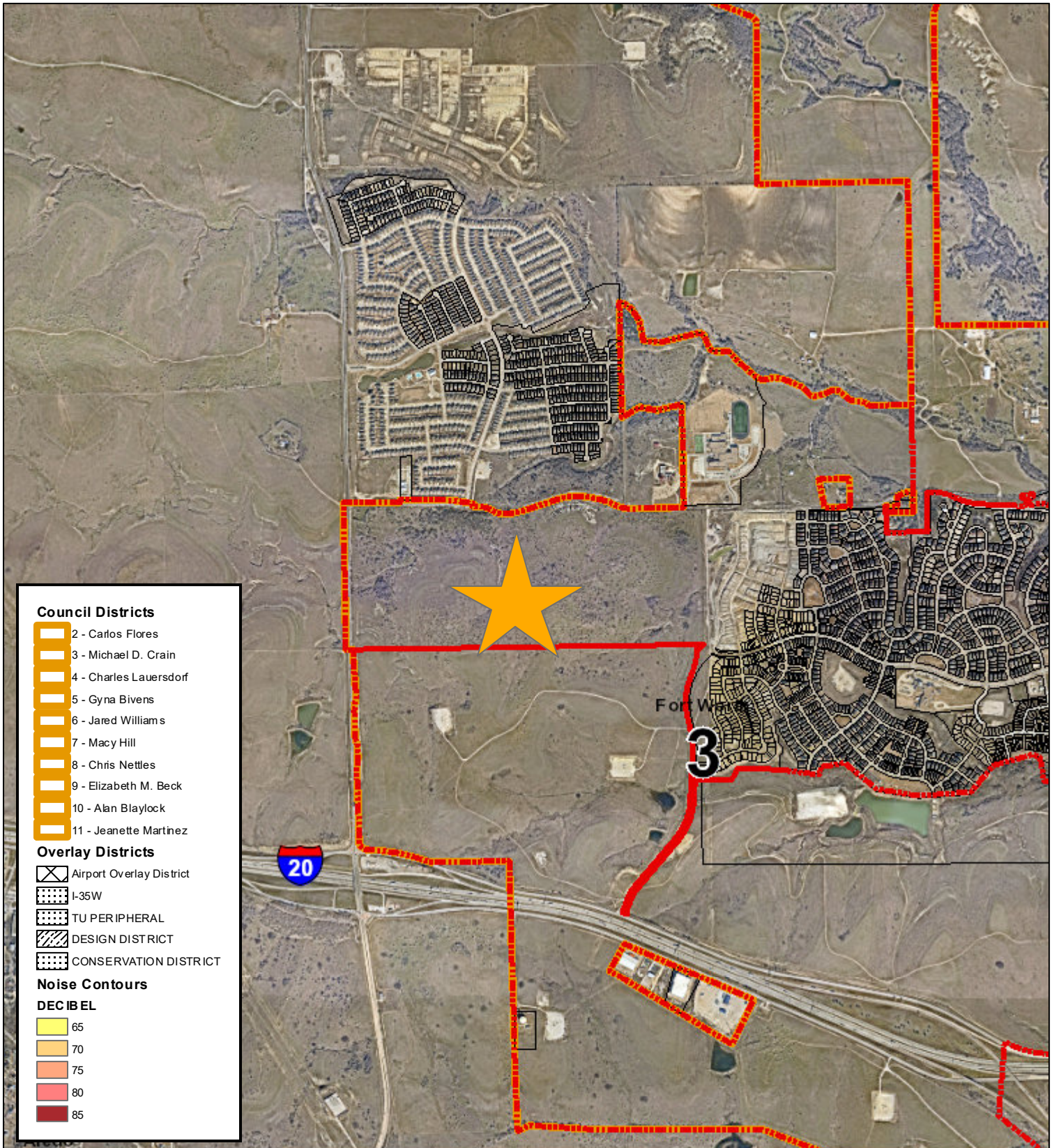
TEXAS SURVEYING INC.  
 ALEDO BRANCH - 817-441-5263  
 FIRM NO. 10194-





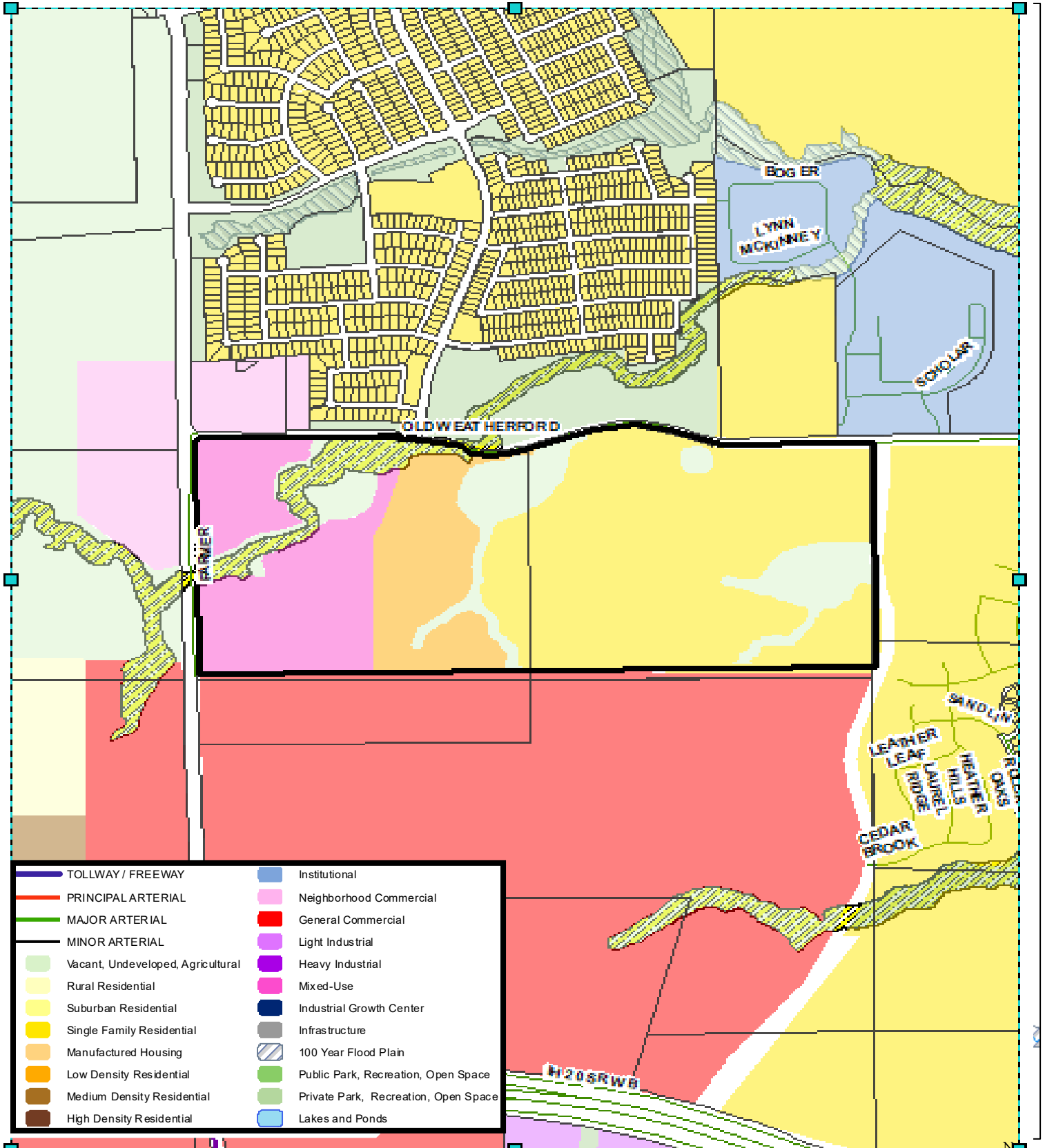


### Area Map

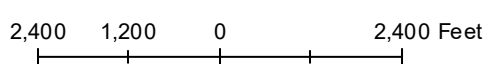


0 1,000 2,000 4,000 Feet

### Future Land Use



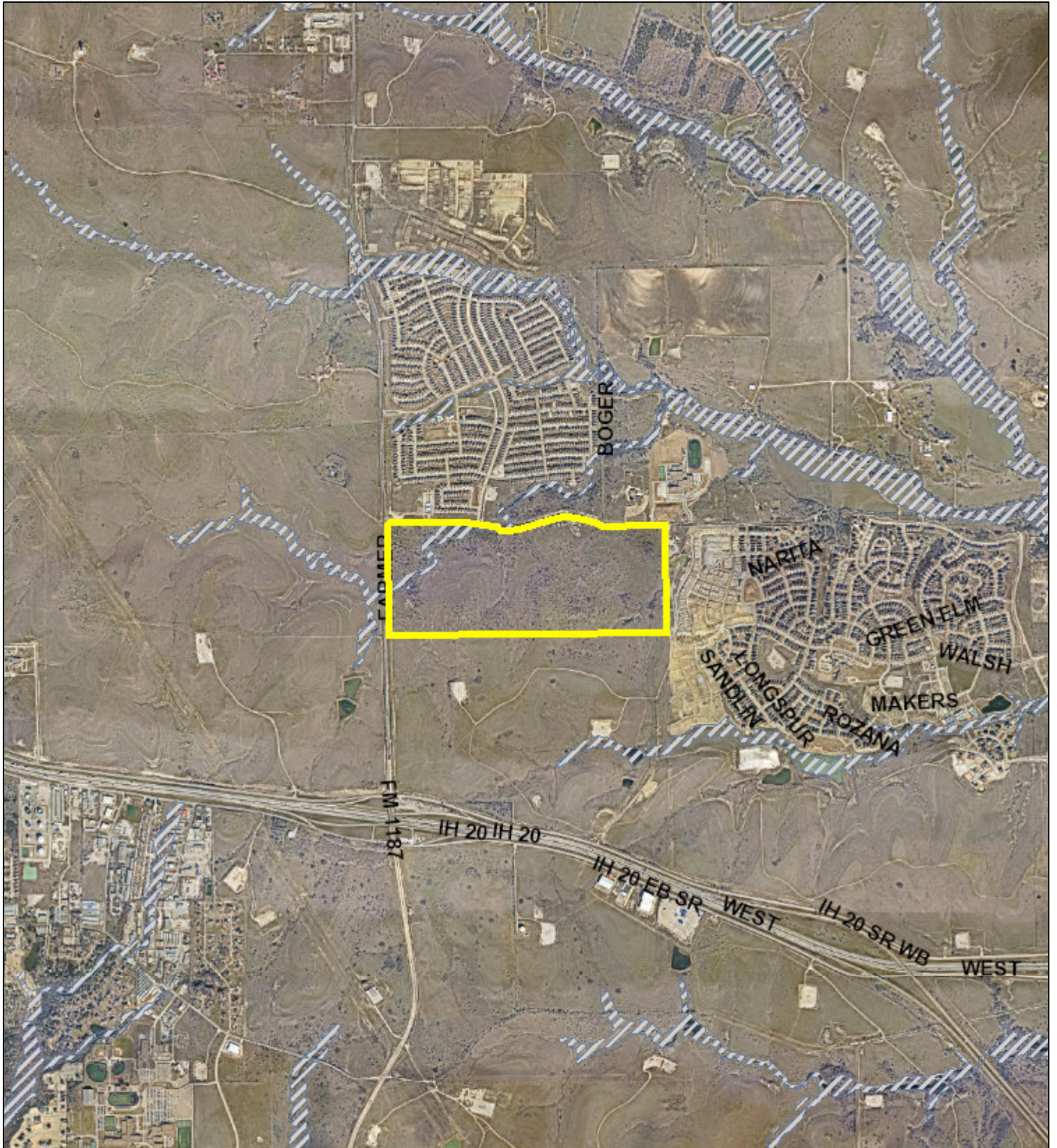
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		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 1,550 3,100 6,200 Feet





# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-23-203

**Council District:** 4

## Zoning Map Amendment

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

**Owner / Applicant:** TCP Farms LP / Mary Nell Poole

**Site Location:** 8511 Old Denton Highway

**Acreage:** 2.2 acres

### Request

**Proposed Use:** Residential

**Request:** From: “R1” Zero Lot Line/Cluster & “E” Neighborhood Commercial

To: “R1” Zero Lot Line/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**

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

## Project Description and Background

The subject property is an un-platted parcel of land with two zoning designations: "R1" Zero Lot Line/Cluster and "E" Commercial.

The developer intends to develop the subject property as R1, a more compatible zoning option with the surrounding area than the commercial alternative. However, they need to resolve the issue of the split zoning before they can divide the property and ensure that it only has a single zoning category.

The purpose of the zero-lot line/cluster ("R1") district is to provide a specific zone for the development of one-family and two-family dwelling units where such dwelling units are developed on smaller lot areas and zero yards, including such uses accessory thereto. It is also for the purpose of providing for the development of one-family homes on unique patterned lots clustered around a common access road or cul-de-sac.

The homes will need to be designed to meet the "R1" Zero Lot Line/Cluster standards and although a site plan is not mandatory for this type of zoning request, the applicant has mentioned in their application that they are currently working on a site plan that meets the requirements of the R1 zoning and hopes to present it at the hearing. This proposed plan will help the Commissioners and the public understand how the developer plans to develop the site.

## Surrounding Zoning and Land Uses

North "R1" Zero Lot Line/Cluster

East Across from Quail Valley "R1" Zero Lot Line/Cluster & PD/E / Single-family/ Vacant

South "E" Neighborhood Commercial / vacant

West "E" Neighborhood Commercial / vacant

## Recent Zoning History

- None

## Public Notification

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

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

Organizations Notified	
North Fort Worth Alliance	Park Glen NA
Valley Brook Estates HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Public Improvement District #6
Keller ISD	

*\* Not located within a registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

The property is on a parcel of land split-zoned into R1 and E. To the north lies a 5-acre vacant parcel zoned R1 and A-5. However, most of the area is covered by the Fema Floodplain. The land is developed with single-family structures in the north, west, and east of the vacant parcel. The properties to the south and west of the property, up to North Tarrant Parkway, are zoned E Neighborhood Commercial. However, only the properties along Tarrant Parkway have been developed with various commercial uses, such as restaurants, retail stores, and banks.

The proposed R1 zoning will help resolve the split zoning issue on the site. Since the R1 category has a higher density than the allowed A-5 north, it will provide a buffer between the low-density single-family and the more intense neighborhood commercial to the south.

Staff supports the zoning change to eliminate slit zoning and allow development since over 50% of the parcel is already zoned R-1.

The proposed land use is compatible with the surrounding land uses.

## Comprehensive Plan Consistency – Far North

The 2023 Adopted Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map.

Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows the appropriate zoning type in Neighborhood Commercial designation of Future Land Use.

LAND USE & ZONING CONFORMANCE		COMPREHENSIVE PLAN   LAND USE
<b>FUTURE LAND USE AND ZONING CLASSIFICATIONS</b>		
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.		<a href="#">APPENDIX C: FUTURE LAND USE BY SECTOR</a>
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed R1 zoning **is not consistent** with the land use designations for this area, however it aligns with the following policy of the Comprehensive Plan:

- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal

transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

- Encourage high quality infill and mixed-income housing development, both single-family and multifamily, within the central city.

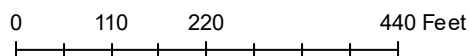
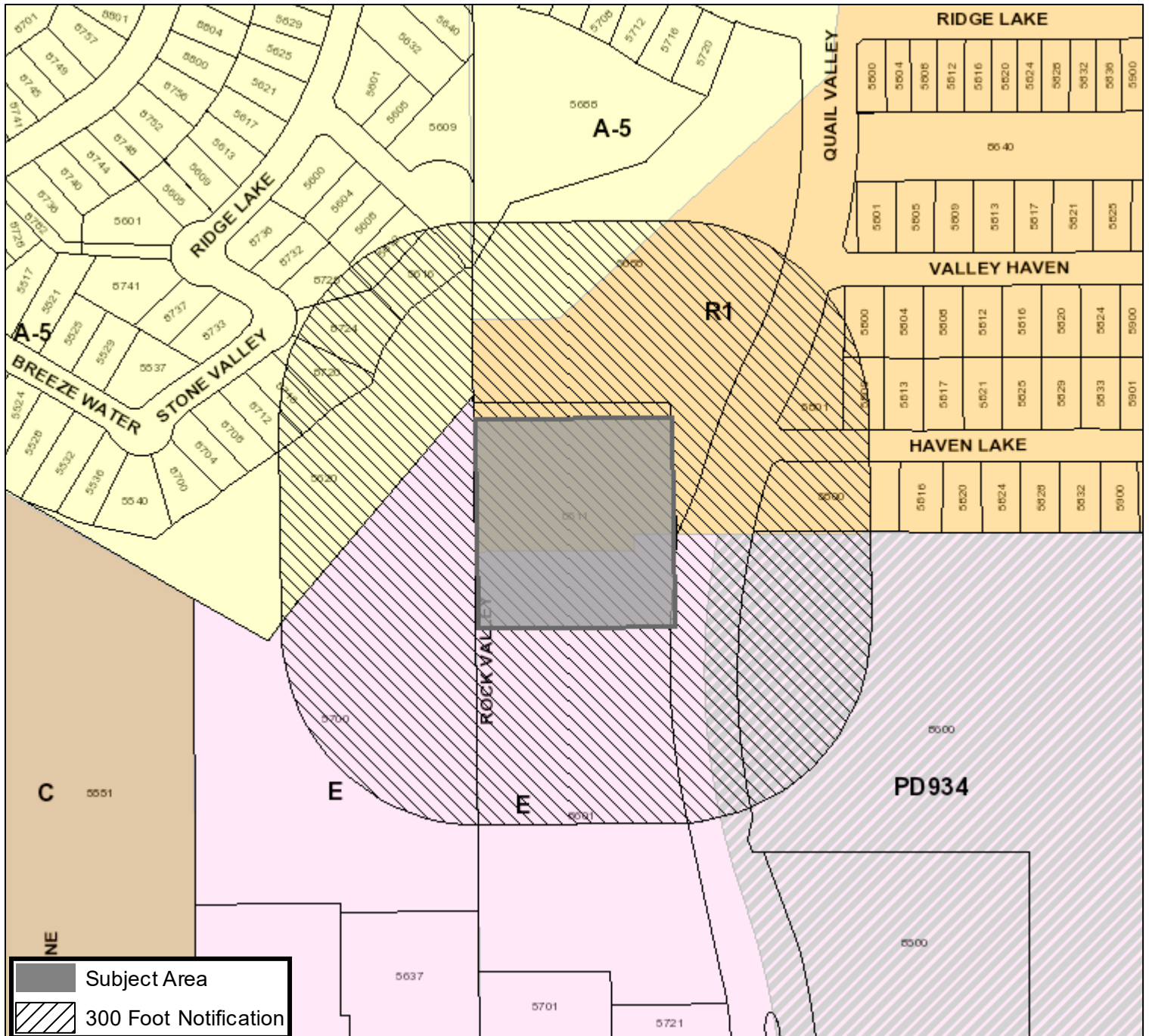
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.



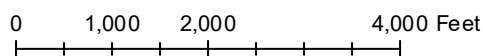
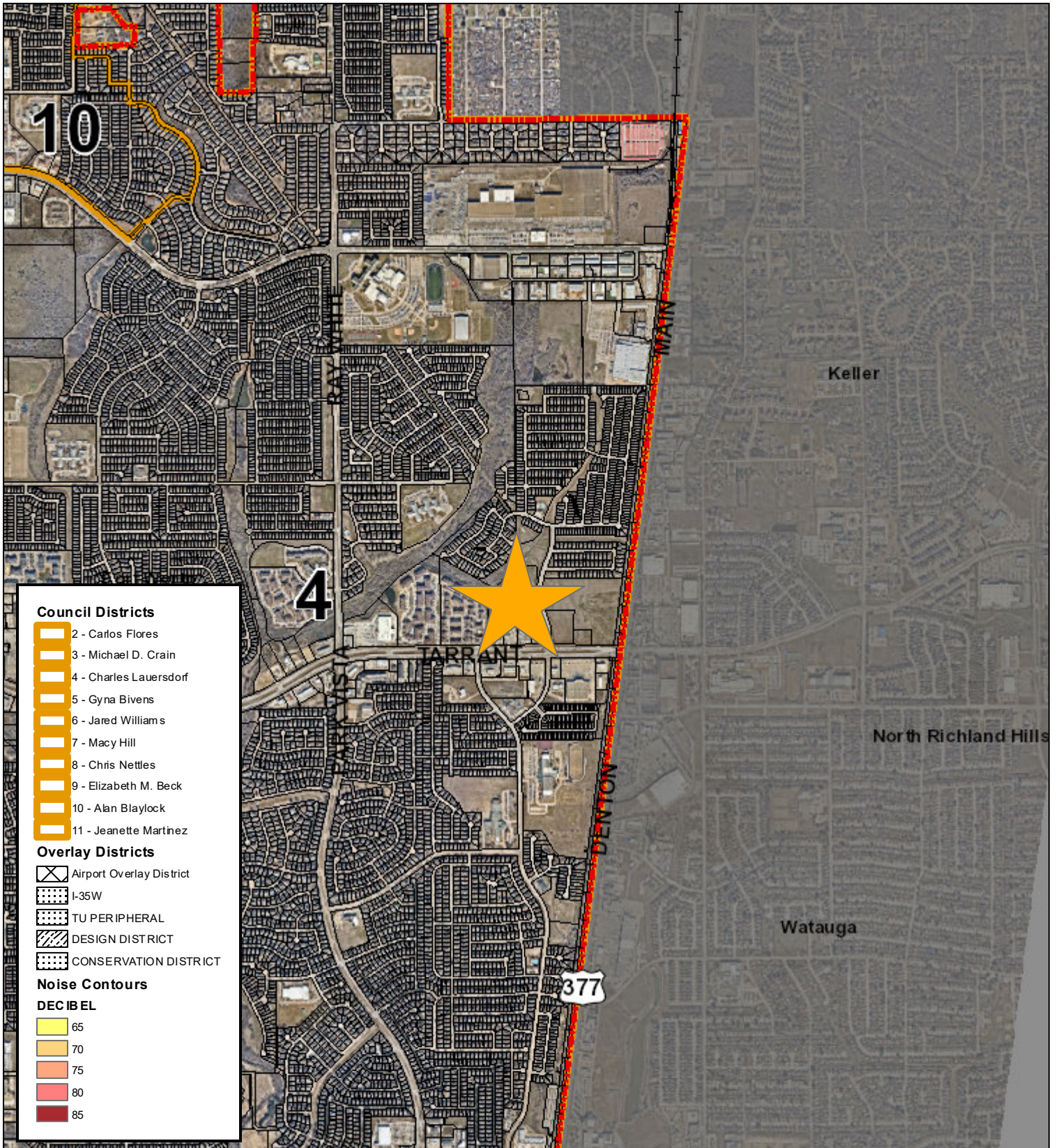


### Area Zoning Map

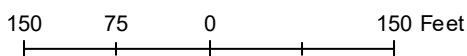
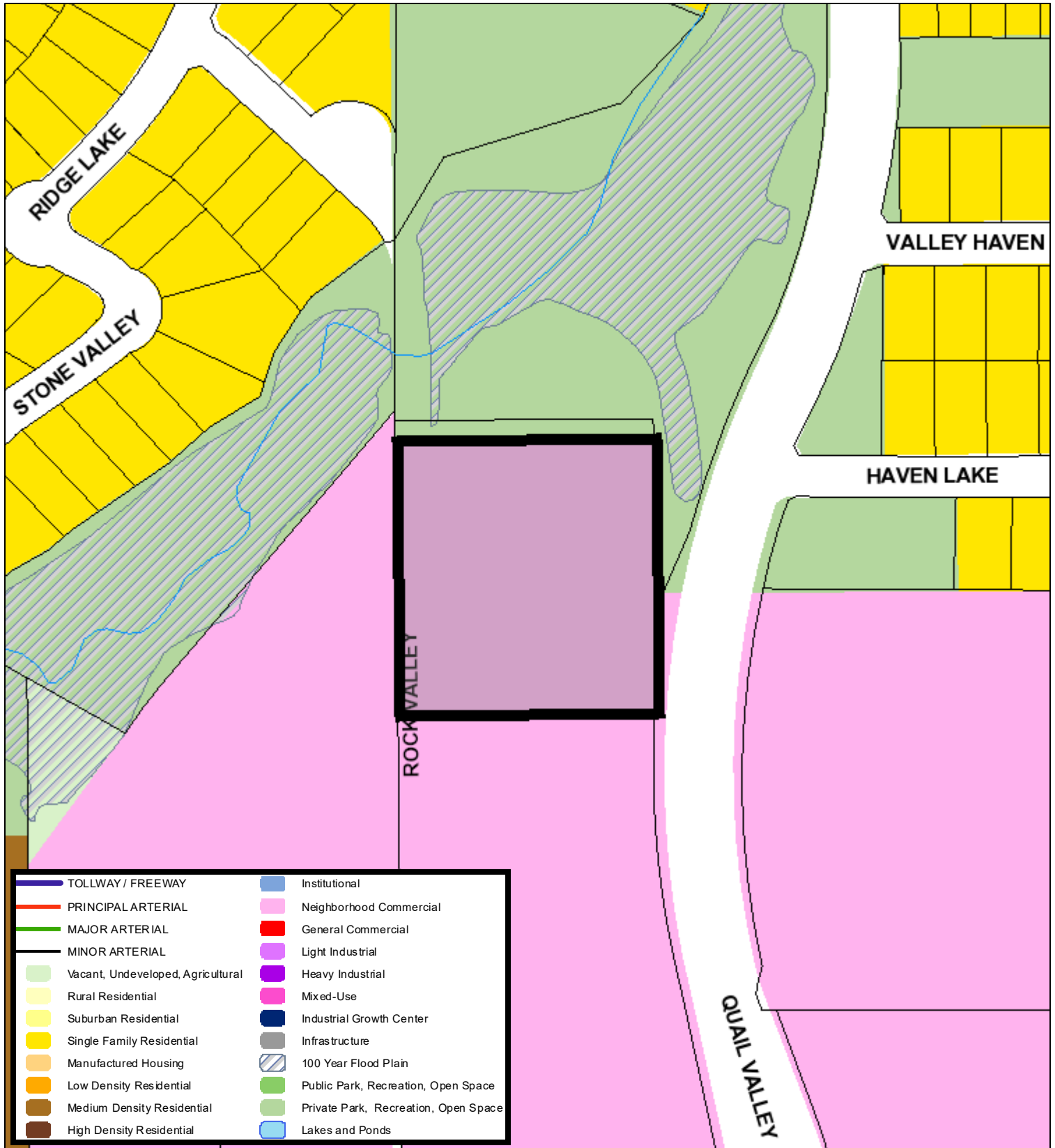
Applicant: TCP Farms LP & Mary Nell Poole  
 Address: 8511 Denton Highway  
 Zoning From: R1, E  
 Zoning To: R1  
 Acres: 2.20386517  
 Mapsco: Text  
 Sector/District: Far North  
 Commission Date: 2/14/2024  
 Contact: null



### Area Map



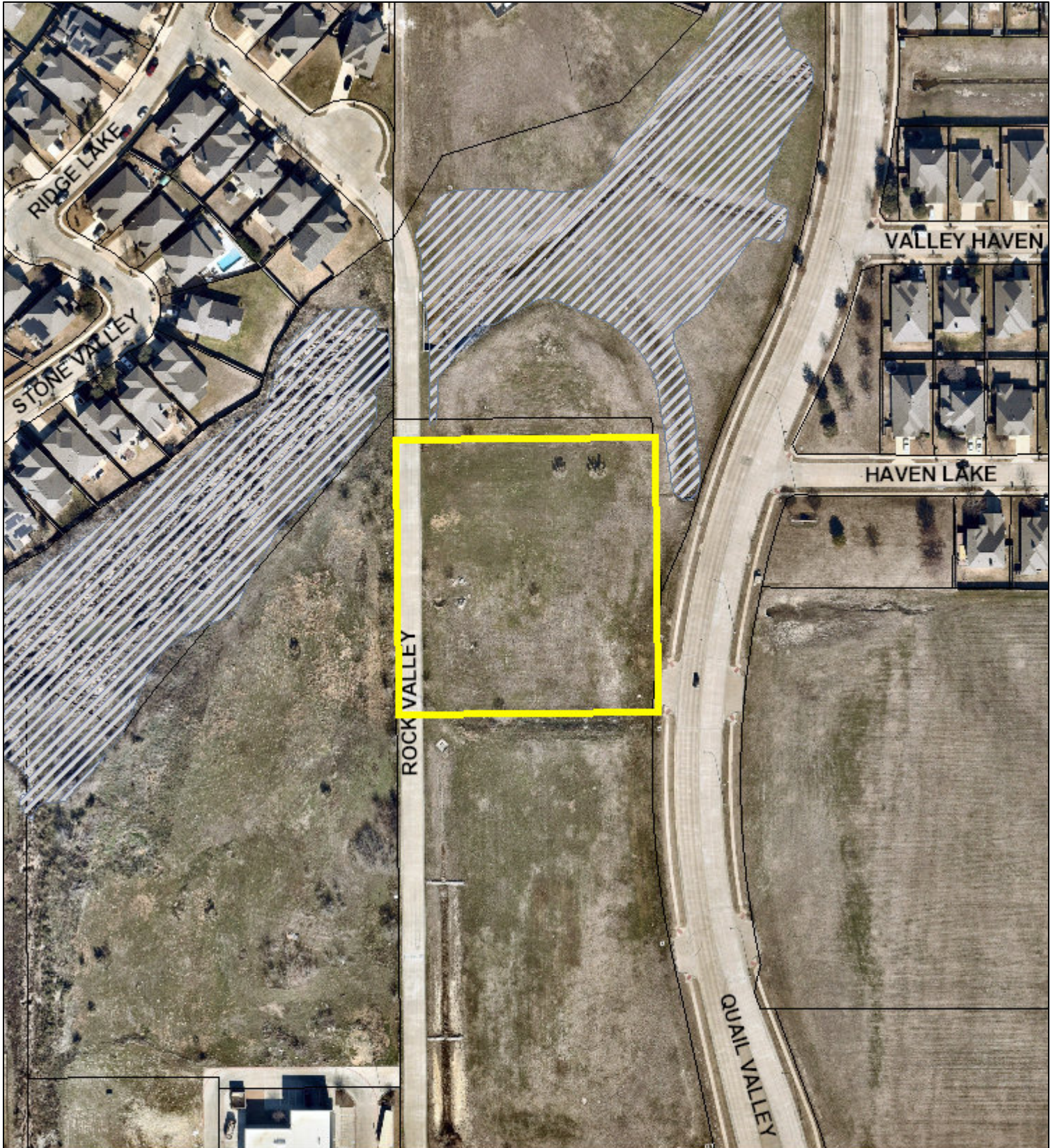
### Future Land Use



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



Aerial Photo Map



0 95 190 380 Feet





# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-23-204

**Council District:** 7

## Zoning Map Amendment

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

**Owner / Applicant:** C4 Lease LLC / Mary Nell Poole, Townsite

**Site Location:** 5819 Bowman Roberts Road

**Acres:** 5.6 acres

### Request

**Proposed Use:** Single family residential

**Request:** From: “AG” Agricultural

To: “A-5” One-Family Residential

### Recommendation

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

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

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

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

### Table of Contents

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

## Project Description and Background

The subject site is a 5.6-acre piece of property off Bowman Roberts Road in Council District 7. The property is ‘California’ shaped due to a bend in the road at this location. The site is currently privately owned and undeveloped, and is proposed to be rezoned from the existing “AG” Agricultural zoning to “A-5” One Family Residential. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

This is an undeveloped parcel along Bowman Roberts Road. The owner previously proposed to develop this as a rental cottage community which the neighbors opposed. The owner is now requesting a change the zoning to A5 to develop single family homes. These will be a combination of one and two-story homes for sale on minimum 5,000 sf lots and will meet all A5 requirements.

## Surrounding Zoning and Land Uses

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

## Recent Zoning History

- ZC-23-022, “AG” to “PD-D”, rezoning request denied by City Council on June 27, 2023.

## Public Notification

300-foot Legal Notifications were mailed on February 2, 2023.  
The following organizations were emailed on February 2, 2023:

Organizations Notified	
Bowman Estates HOA*	Eagle Mountain-Saginaw ISD
Northwest Fort Worth Neighborhood Alliance	Fort Worth Stone Creek Ranch HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
Marine Creek Estates HOA	Marine Creek Ranch HOA

*\*Located closest to this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

The current zoning on the subject site is "AG" Agricultural, and was likely designated this way upon annexation as a holding district until such time the property developed. The areas directly adjacent to the subject property are generally developed as single-family residential neighborhoods. To the north, west, and east are zoned "A-5" One Family residential, with more single-family residential to the south, though the zoning to the south is "AG" just like the subject site.

Bowman Roberts Road is not a part of the City's Master Thoroughfare Plan, however it is busier than a typical residential road since it runs parallel to Boat Club Road for 3 miles, serving as a relief route and providing east-west access to Ten Mile Bridge Road, Cromwell Marine Creek Road, W J Boaz Road, and Bailey Boswell Road. The proposed layout of this development would have all houses facing an interior street with a two access points on to Bowman Roberts, aligned with an existing street (Coral Reef Drive) to optimize flow and minimize intersections.

The proposed development is similar in nature to the surrounding developments, and will meet all "A-5" development standards. The proposed rezoning is **compatible** with existing land uses. If the zoning change is approved, staff would recommend that the Comprehensive Plan be updated to single family residential to reflect the new zoning.

## Comprehensive Plan Consistency – Far Northwest

The adopted 2023 Comprehensive Plan designates the subject property as future Open Space within the future land use map. All zoning classifications are acceptable within areas designated as future Open Space. This rezoning request is **consistent** with the map designation within the Comprehensive Plan.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
<b>SPECIAL</b>		
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL

While the designation for the site is future open space, the land has always been privately owned. The Park and Recreation Department has no plans for a park in this location. The City's Open Space group does not consider this site to be a priority for preservation since it has likely not been preserved in its natural state.

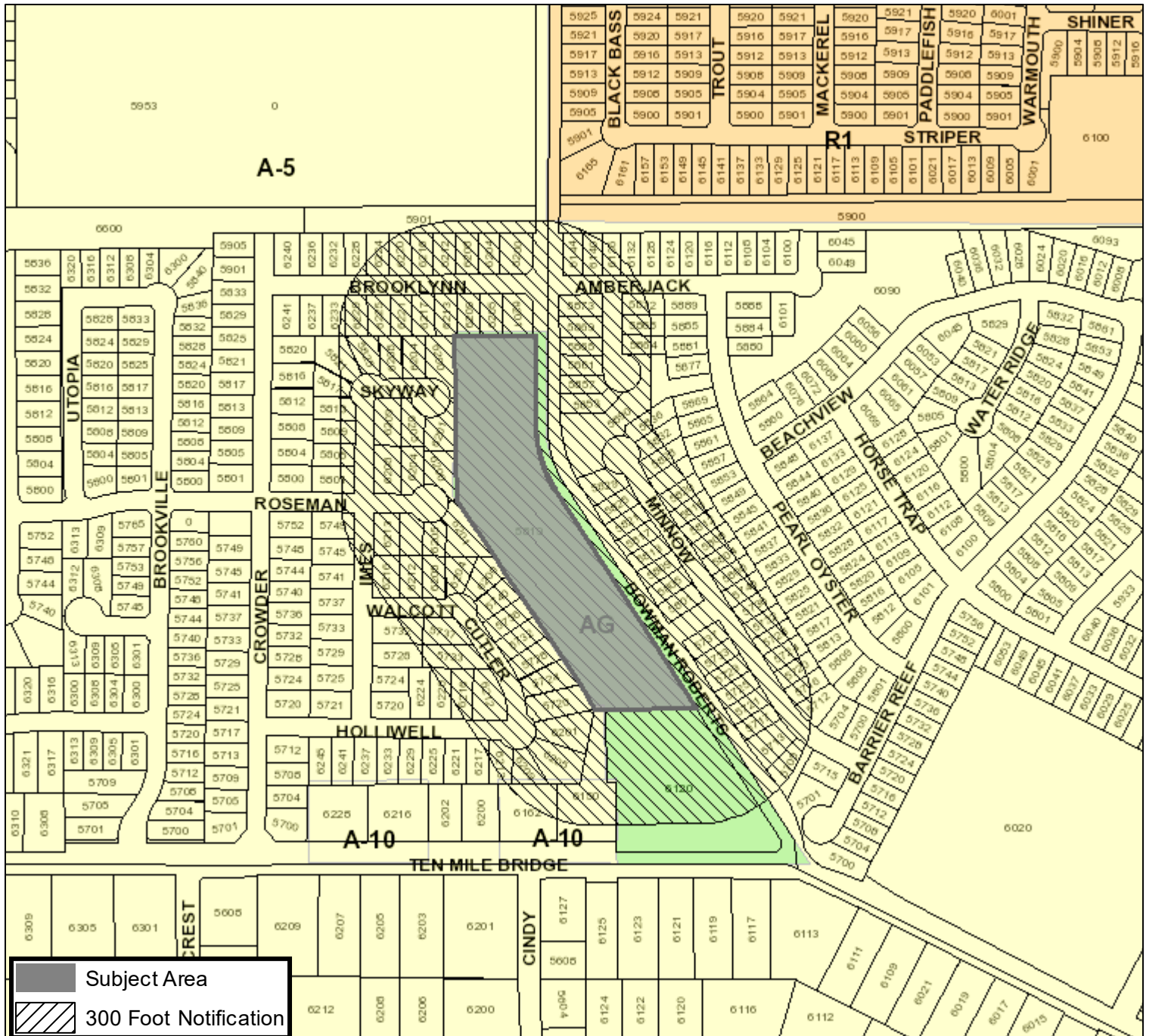
Additionally, the following land use policy applicable to the Far Northwest sector is supported by the rezoning request:



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

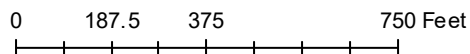
The proposed rezoning to "A-5" is **consistent** with the Comprehensive Plan policy goals.

## Area Zoning Map

Applicant: C4 Lease/Mary Nell Poole  
 Address: 5819 Bowman Roberts  
 Zoning From: AG  
 Zoning To: A-5  
 Acres: 5.48547027  
 Mapsco: Text  
 Sector/District: Far\_Northwest  
 Commission Date: 2/14/2024  
 Contact:

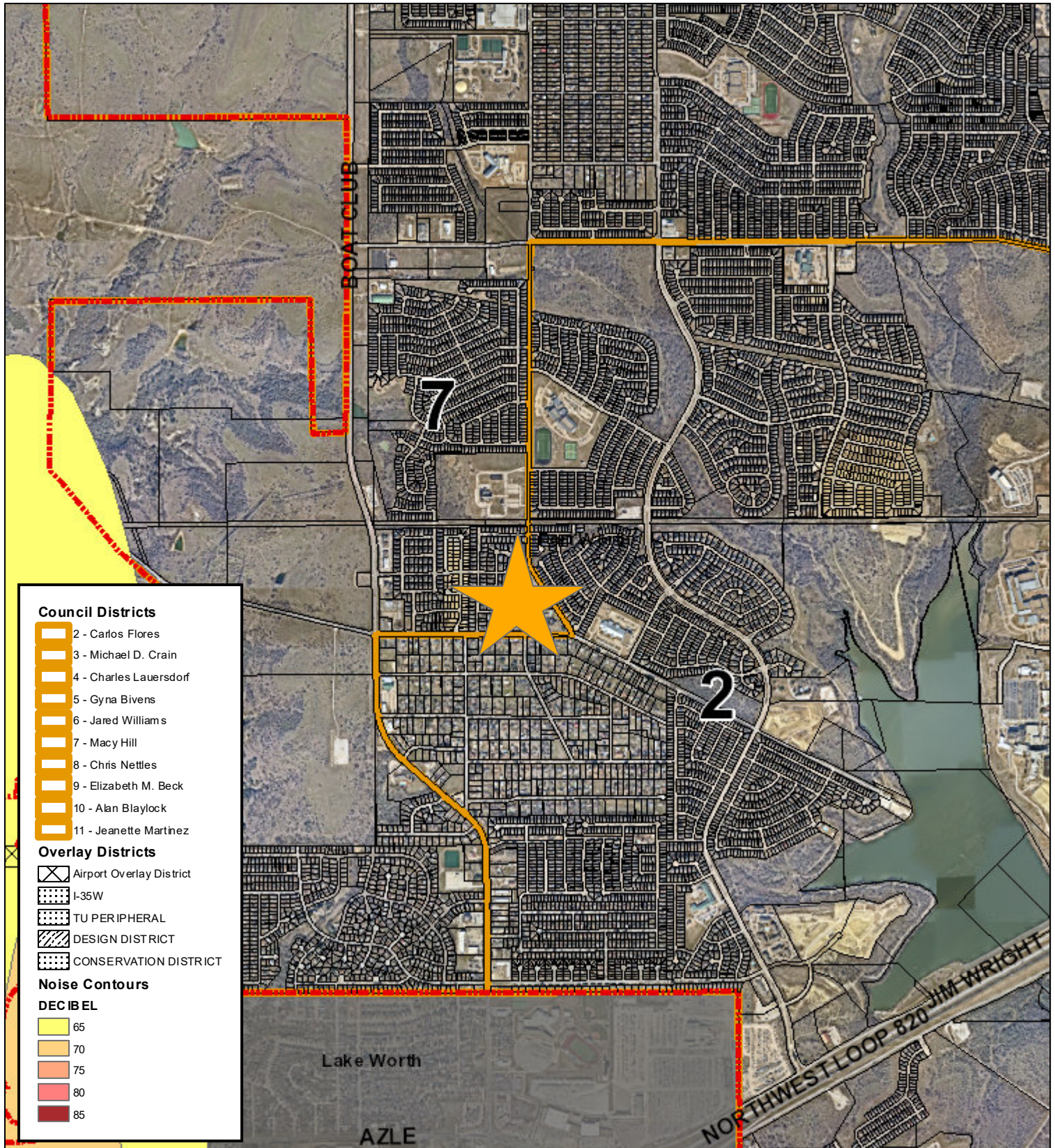


	Subject Area
	300 Foot Notification





### Area Map



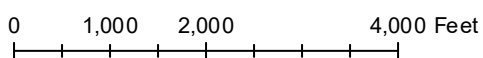
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lathersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

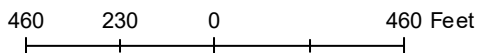
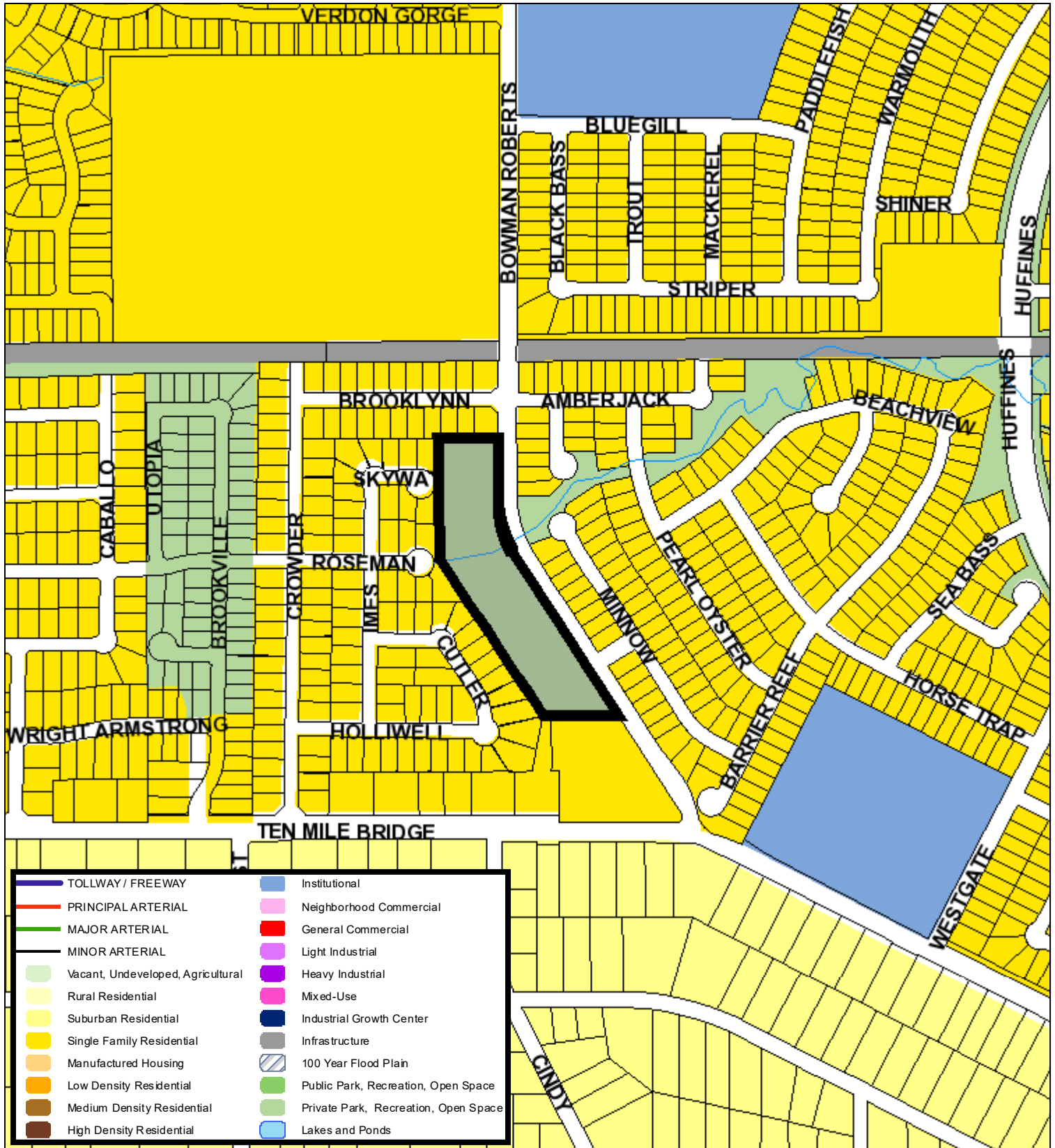
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



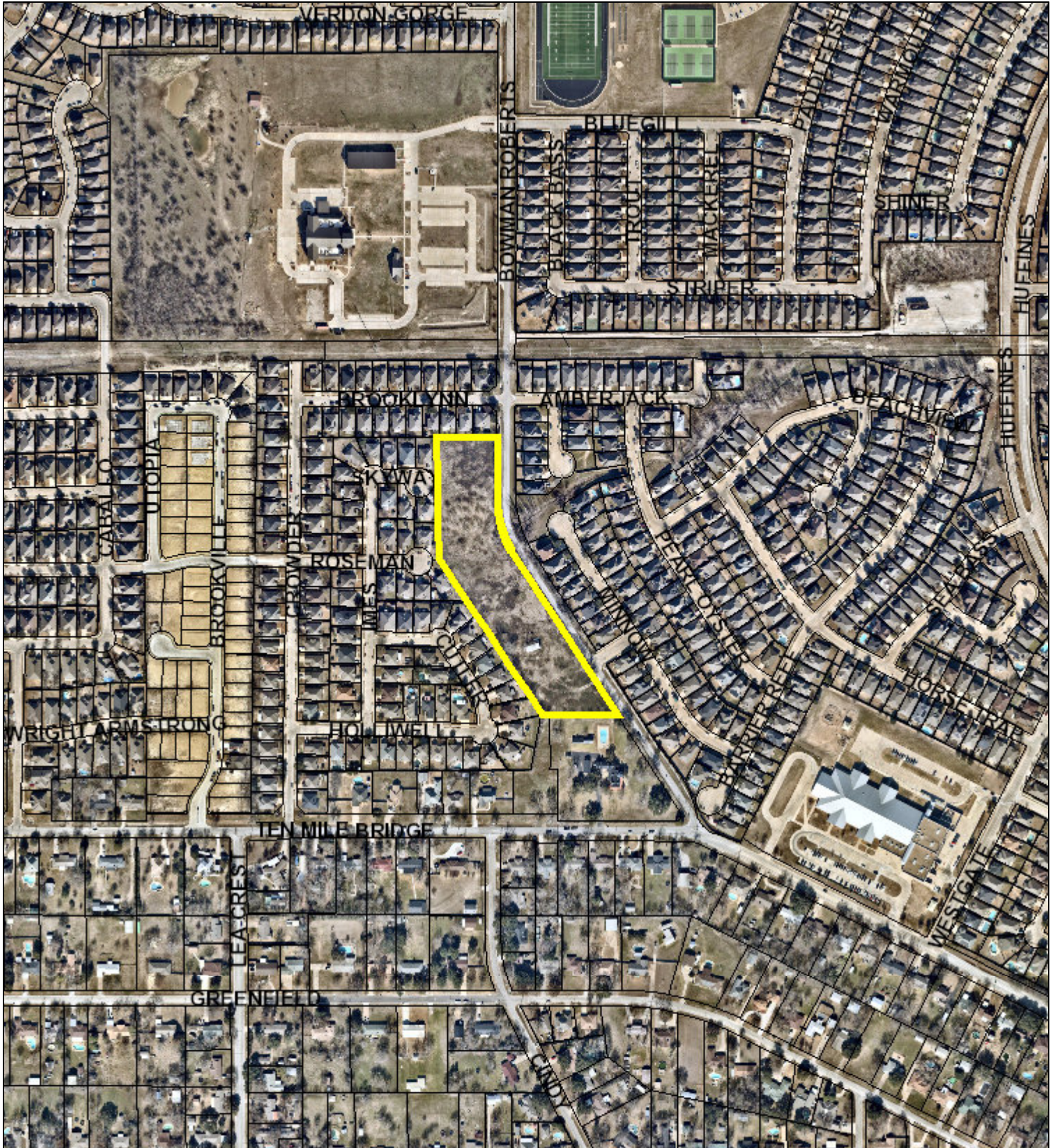
### Future Land Use



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



## Aerial Photo Map



0 290 580 1,160 Feet





# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-23-206

**Council District:** 10

## Zoning Map Amendment & Site Plan

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

**Owner / Applicant:** Sendera BK Group / Trenton Robertson

**Site Location:** 13951 Sendera Ranch Blvd.

**Acreage:** 9.39 acres

### Request

**Proposed Use:** Detached Multifamily

**Request:** From: “E” Neighborhood Commercial & “FR” General Commercial Restricted

To: PD/C” Planned Development for all uses in “C” Medium Density Multifamily with development standards for carports, open space, fencing, waiver of MFD standards, site plan included

### Recommendation

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

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

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

**Staff Recommendation:** *Denial*

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| 2. <a href="#">Surrounding Zoning and Land Uses</a>   | d. <a href="#">Site Plan Comments</a>        |
| 3. <a href="#">Recent Zoning History</a>              | 6. Zoning Map with 300 ft. Notification Area |
| 4. <a href="#">Public Notification</a>                | 7. Area Map                                  |
| 5. <a href="#">Development Impact Analysis</a>        | 8. Future Land Use Map                       |
| a. <a href="#">Land Use Compatibility</a>             | 9. Aerial Photograph                         |
| b. <a href="#">Comprehensive Plan Consistency</a>     | 10. Site Plan                                |

## Project Description and Background

This is a proposed senior living development near the intersection of Sendera Ranch Blvd. and Diamondback Lane in northwestern Fort Worth in Council District 10. The site is proposed to be zoned as a “PD” Planned Development with a base zoning district of “C” Medium Density Multifamily. The independent living cottage component is considered multifamily under the City of Fort Worth codes and thus warrants the creation of a Planned Development in order to incorporate that particular land use by right. The applicant intends to construct 91 total units comprised of studio, and one, two, and three-bedroom dwellings.

The waivers (or ‘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 Zoning	Proposed PD/C
Building Height	36 ft	Complies
Carports	Not allowed in front of building line	Carports between building and street (Development Standard Required)
Parking	Parking not allowed in front of the building	Complies
Open Space	45% required	Complies
Density	24 units per acre	10 units per acre (Complies)
Fencing	Allowed behind building line	Fence proposed along property line (Development Standard Required)

The applicant provided a Site Plan with the application documents, as well as a narrative describing their project, which can be found below:

Our request is to rezone 13951 Sendera Ranch Blvd. from “E” Neighborhood Commercial District and “FR” General Commercial Restricted District to a Planned Development District with a base zoning of “C” Medium Density Multifamily District to allow for an Independent Living 55+ age restricted community.

The proposed development consisting of Independent Living Cottages is permitted as an accessory use if developed with an Assisted Living facility in accordance with the zoning district regulations (allowing 140 units with 180 beds). However, we are proposing only Independent Living Cottages which will be operated as a hybrid Assisted Living facility, with a dedicated home-health care company officed within our Clubhouse to support residents as needed (proposing 91 units). See the below table for comparison.

However, this is contrary to the design and vision we are trying to portray. Our community is designed to be low impact on the surrounding area, less dense than what is permitted by right, and architecturally consistent with the surrounding area. The purpose of the Planned Development District is to provide flexibility to accommodate an enhanced residential community that preserves open space, takes advantage of the natural topography, and sets forth a range of amenities to ensure a high-quality residential community. This will create a community offering high-end dwellings and open space, in a walkable, sustainable development, with a variety of different amenities serving its patrons.

Additionally, the Planned Development District will ensure that a high-quality development is constructed per the site plan and exhibits attached to the adopted ordinance. Any major changes to the development would require approval of the City Council via a public hearing. The Planned Development will also restrict other uses not consistent with the area such as

retail and commercial uses that are high volume traffic generators, which will negatively impact the single-family residential to the west and the elementary school directly abutting the property.

The Planned Development District will ensure and commit the land to constructing a community that is designed to assist the seniors. Our community is founded on the belief that active seniors need better options for independent living, we will bridge the gap by creating high-quality senior living in a private independent cottage style setting. While our community is restricted to serve the 55+ age group, just about every resident is 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.

The following are the development standards for the project:

- Max. No of units: 91
- Max. Density: 10 units per acre
- Max. Height: 20'
- Max. No of stories: 1
- Building Materials: All buildings shall have a minimum of 60% masonry requirement limited to brick and or stone.
- Fencing: All wooden privacy fences shall consist of board on board as described in the perimeter landscape plans.
- Landscape Screening: All perimeter landscaping shall adhere to the perimeter landscape plans.

## Surrounding Zoning and Land Uses

North "A-5" One Family Residential / residential  
East "E" Neighborhood Commercial / drug store  
South "AG" Agricultural / gas well & pad site  
"A-10" Single Family Residential / residential  
West "CF" Community Facilities; PD 506 PD/A-5 plus golf course / fire station & elementary school

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.  
The following organizations were emailed on February 1, 2024:

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

\*Located within this registered Neighborhood Association

# Development Impact Analysis

## Land Use Compatibility

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The applicant is proposing a PD/C for multifamily on the hard corner of Sendera Ranch Blvd and Diamond Back Ln, within the Sendera Ranch neighborhood. Surrounding land uses include a public park, fire station, elementary school, and drug store are all located in the same block as the proposed development. The proposed site is better suited for neighborhood commercial uses being that is on a hard corner in close proximity to several residential neighborhoods. Multifamily at this location would take away the potential for much needed neighborhood commercial uses within the area.

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

## Comprehensive Plan Consistency – Far North

---

The adopted Comprehensive Plan designates the subject property as Neighborhood Commercial on the Future Land Use Map. The proposed zoning **is not consistent** with this Comprehensive Plan designation and the policies stated below:

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

## Site Plan Comments

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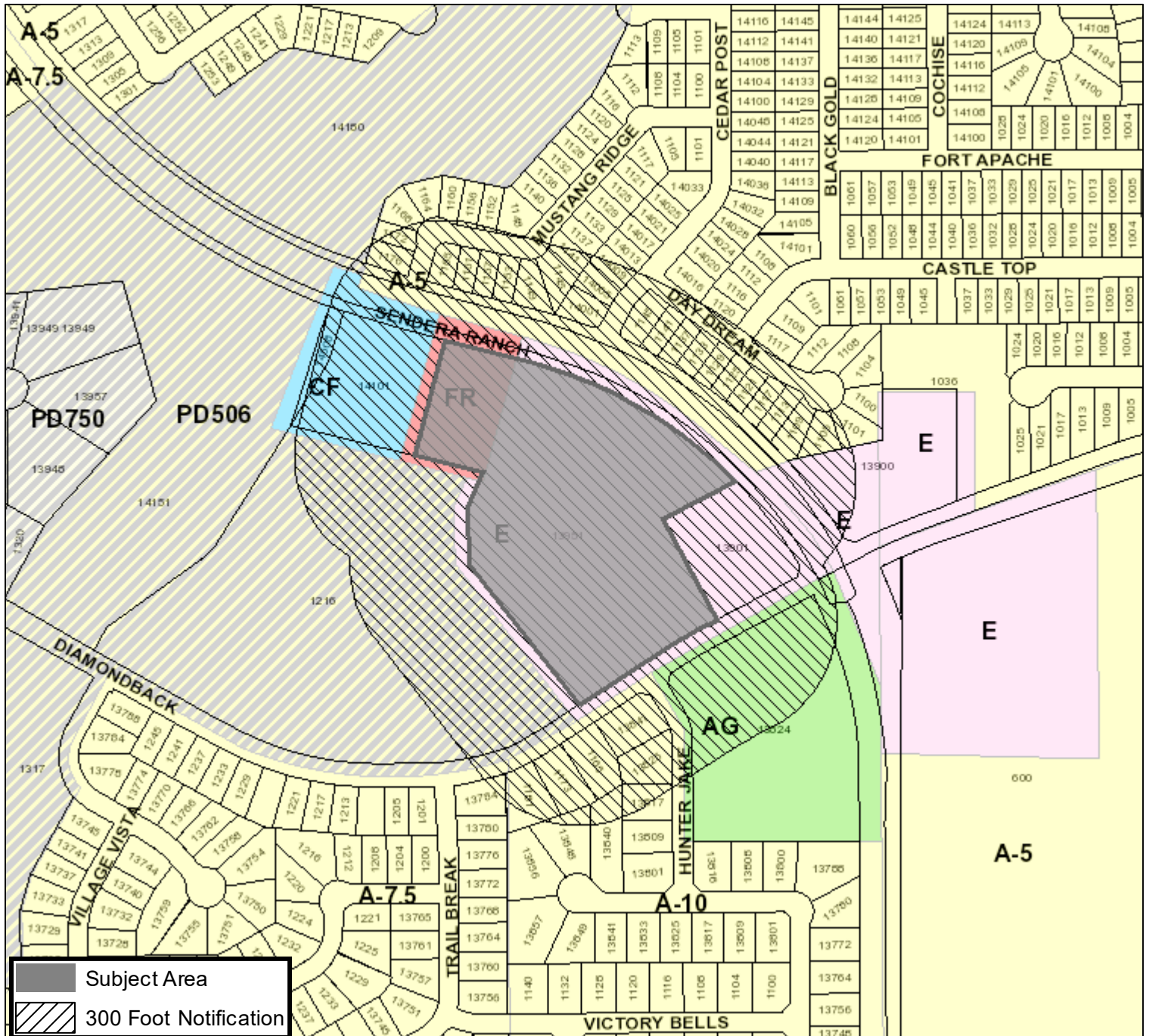
### Zoning and Land Use



- Provide location of fence

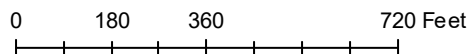
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

## Area Zoning Map

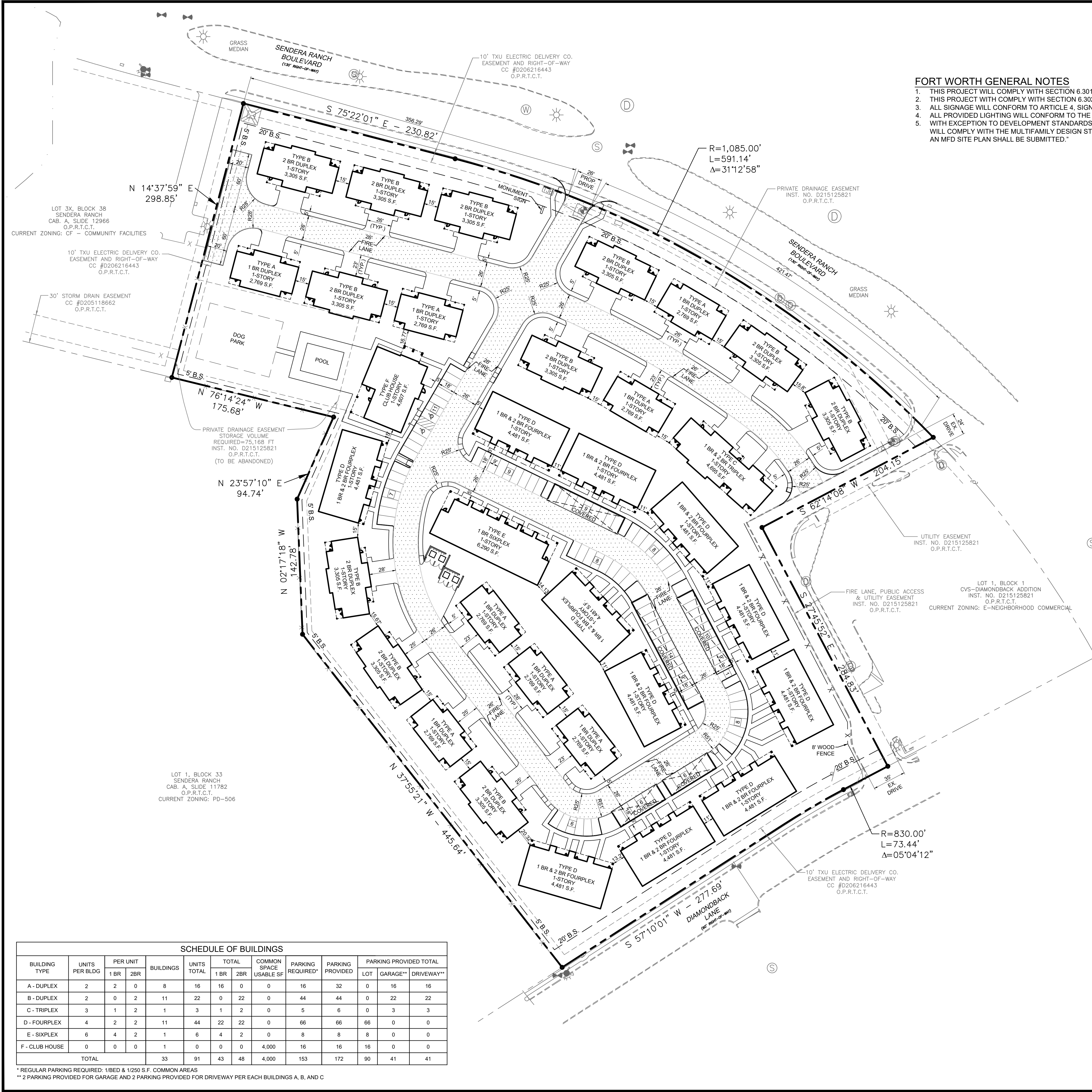
Applicant: Sendera BK Group, LLC  
 Address: 13951 Sendera Ranch  
 Zoning From: FR/E  
 Zoning To: PD/C  
 Acres: 9.36218409  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 2/14/2024  
 Contact: 817-392-6226



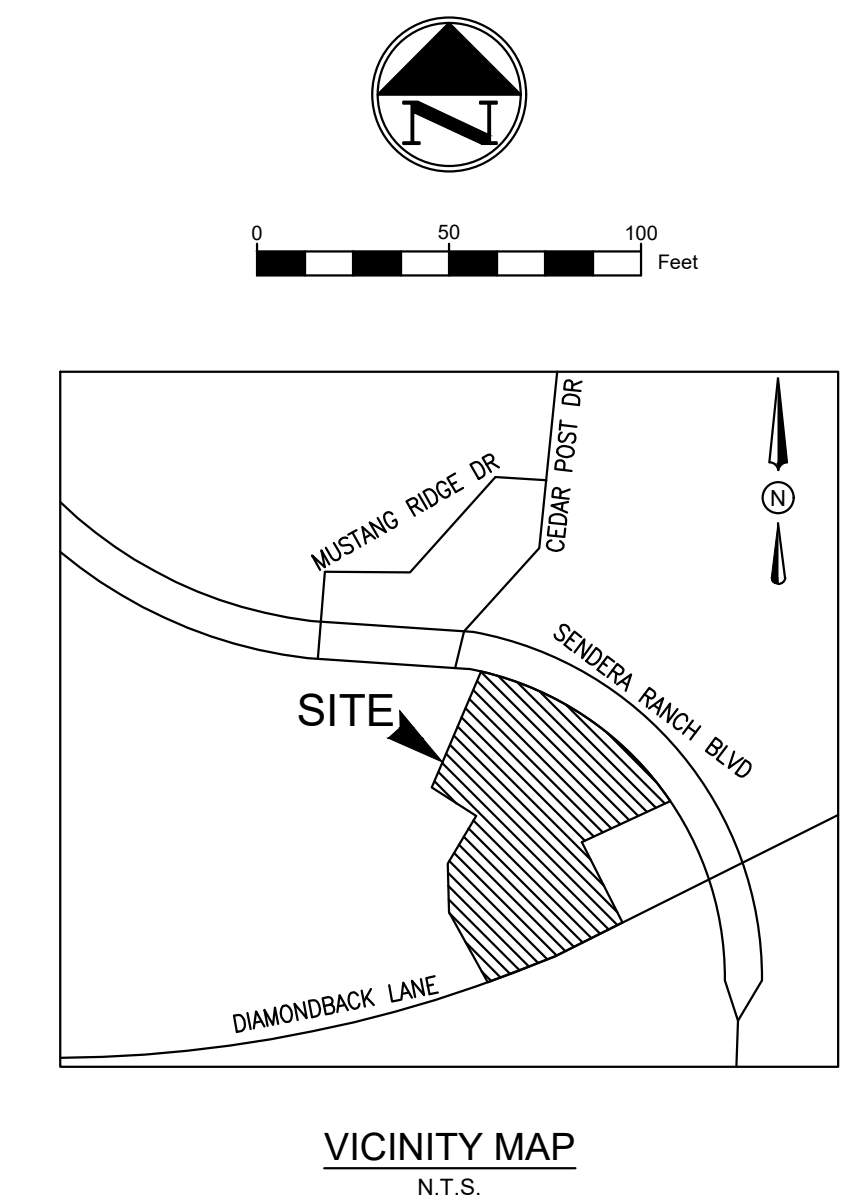
	Subject Area
	300 Foot Notification







- 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.
  5. WITH EXCEPTION TO DEVELOPMENT STANDARDS.... THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.\*



**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:	24 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"
  - AGE RESTRICTIONS  
    - ADD AN AGE RESTRICTION REQUIRING RESIDENTS TO BE 55+ YEARS OF AGE 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		
		1 BR	2BR			1 BR	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
<b>TOTAL</b>				<b>33</b>	<b>91</b>	<b>43</b>	<b>48</b>	<b>4,000</b>	<b>153</b>	<b>172</b>	<b>90</b>	<b>41</b>	<b>41</b>

\* 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

**MULTIFAMILY DEVELOPMENT SITE PLAN**  
**PROPOSED: MEDIUM DENSITY MULTIFAMILY ("C") DISTRICT.**  
**ZC-23-177**  
**SENIOR INDEPENDENT LIVING**  
**BLOCK 1, LOT 2**  
**10.39 ACRES (409,159 S.F.)**  
**CVS-DIAMOND ADDITION**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS 76052**

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. McDermost Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION
1	11-06-23	1ST SUBMITTAL
2	11-28-23	2ND SUBMITTAL
3	11-29-23	3RD SUBMITTAL
4	12-04-23	4TH SUBMITTAL

**SEAL:** KARTAVYA S. PATEL, 97534, LICENSED PROFESSIONAL ENGINEER

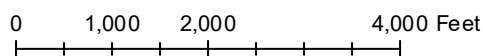
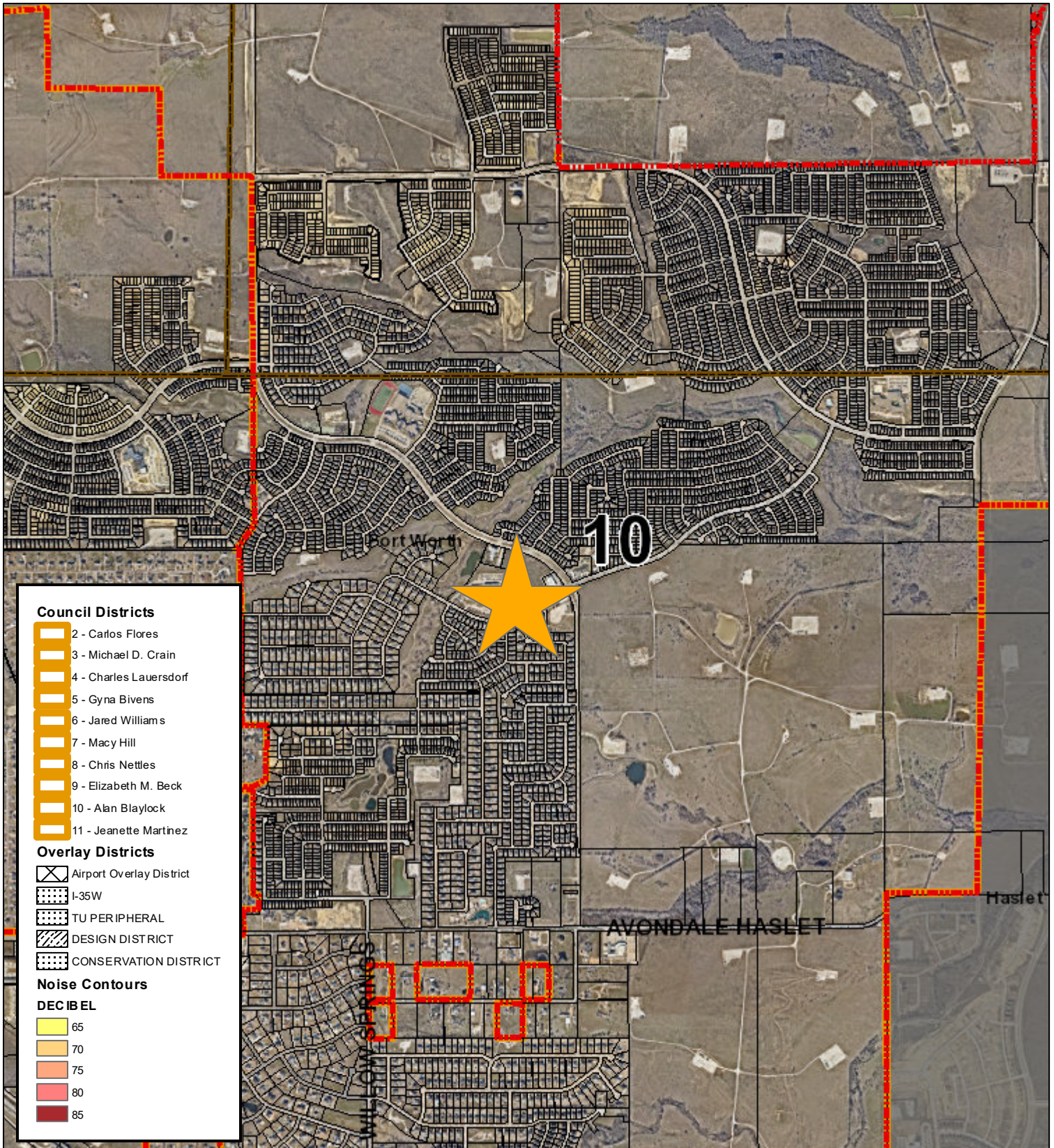
12/04/2023

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

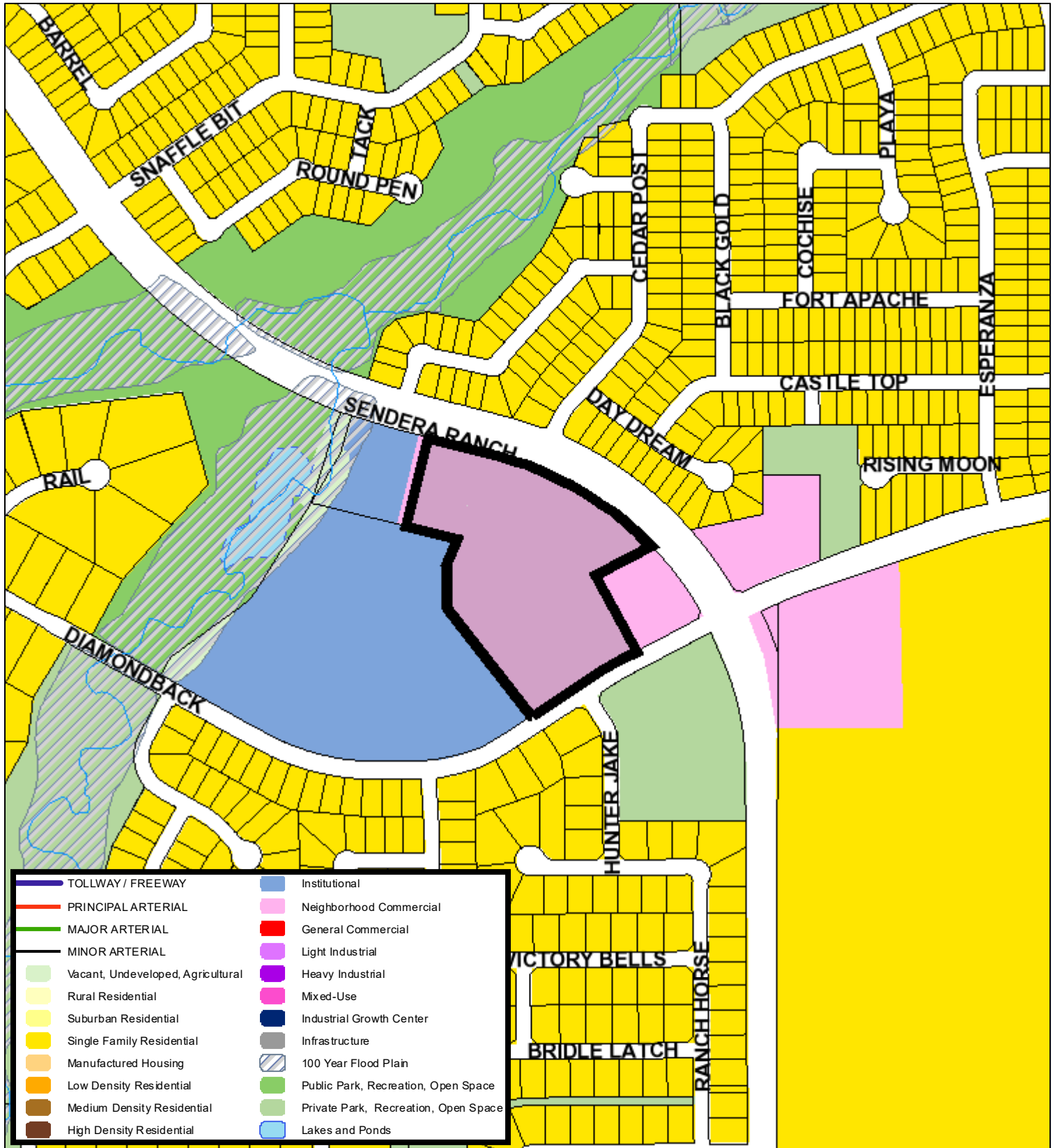
DATE	PROJECT
12/04/23	126-23
P.E.	DESIGN
KP	JZ

SHEET #

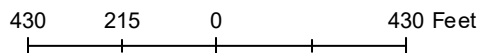
### Area Map



### 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



0 270 540 1,080 Feet





# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-24-003

**Council District:** 11

## Zoning Map Amendment

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

**Applicant:** City of Fort Worth

**Site Location:** 4550 Village Creek Blvd

**Acreage:** 7.1 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “IP” Industrial Park

To: “CR” Low Density Multifamily; “CF” Community Facilities

### Recommendation

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

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

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

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

### Table of Contents

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

- [Project Description and Background](#)
- [Surrounding Zoning and Land Uses](#)
- [Recent Zoning History](#)
- [Public Notification](#)
- [Development Impact Analysis](#)
  - [Land Use Compatibility](#)
  - [Comprehensive Plan Consistency](#)
- Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

## Project Description and Background

The rezoning site is located near the corner of Wilbarger Street and Village Creek Road. The Councilmember requested that this site be rezoned in accordance with the Comprehensive Plan. The proposed rezoning will provide a residential buffer between existing single-family and industrial uses to the west.

The owners have been contacted by the Council Member's office regarding rezoning, but, by the time this staff report was written, they have not responded to the mailed letters.

## Surrounding Zoning and Land Uses

North “CF” Community Facilities / Eugene McCray Community Center  
East “I” Light Industrial / warehouse, industrial  
South “I” Light Industrial / US Highway 287  
West “A-5” One-Family / single-family

## Recent Zoning History

- None

## Public Notification

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

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

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

*\* Located within this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

Council Member Martinez is requesting to change the zoning of this site to more closely match the existing land uses. Surrounding land uses consist of single-family to the west, community center to the north, US HWY 287 to the south, and industrial to the west. The proposed “CR” would allow for various residential uses, including

multifamily, townhome, duplex or single-family. CF is proposed for the small existing cemetery. These uses will provide a buffer to the more intense nearby industrial uses.

The proposed zoning is **compatible** at this location.

## Comprehensive Plan Consistency – Southeast

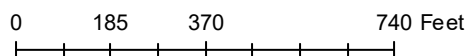
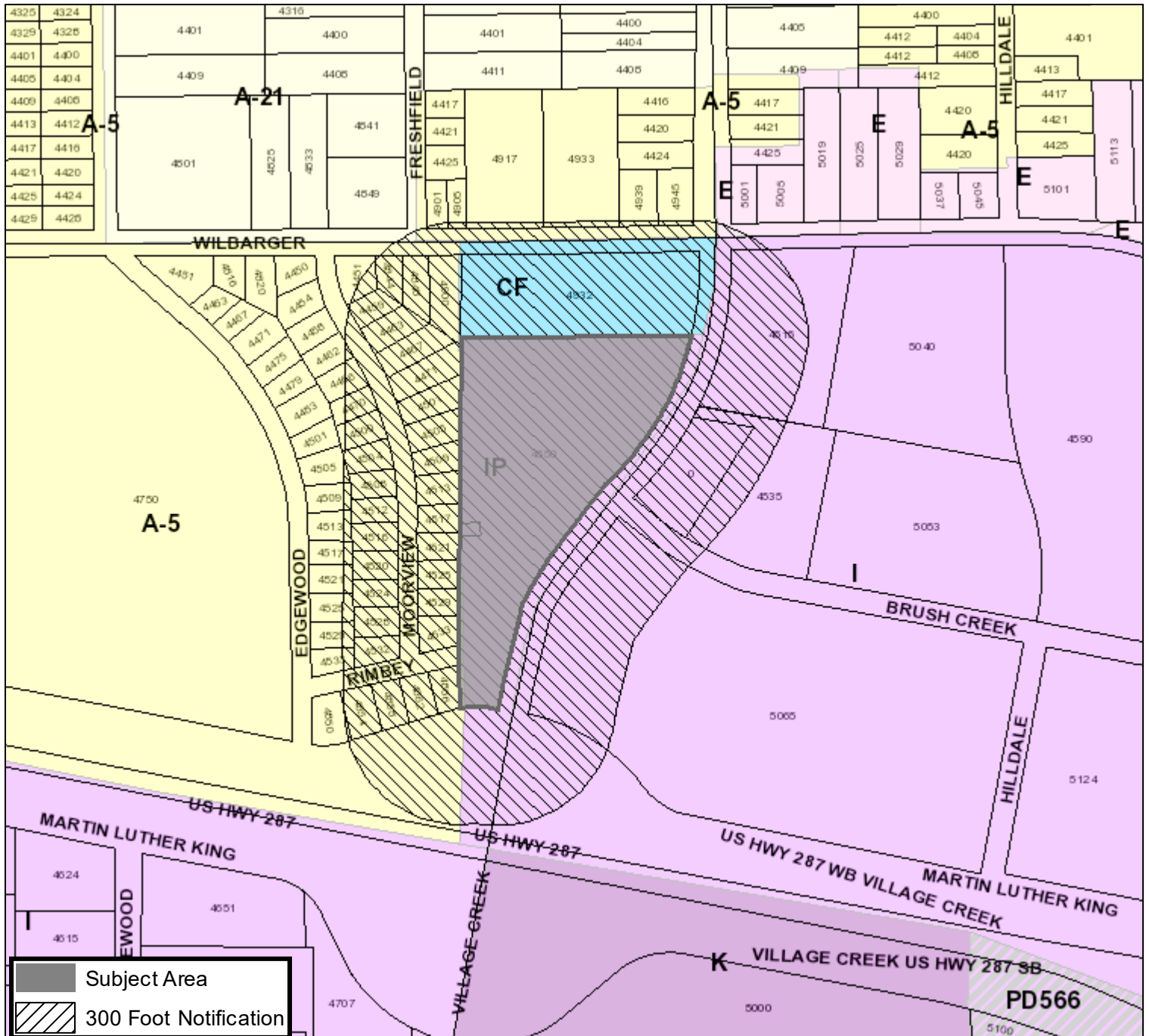
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The adopted Comprehensive Plan currently designates the subject property as Medium Density Multifamily, the “CR” Low Density Multifamily is **consistent** with the Future Land Use and compatible with the following policies of the adopted Comprehensive Plan.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

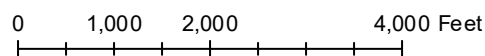
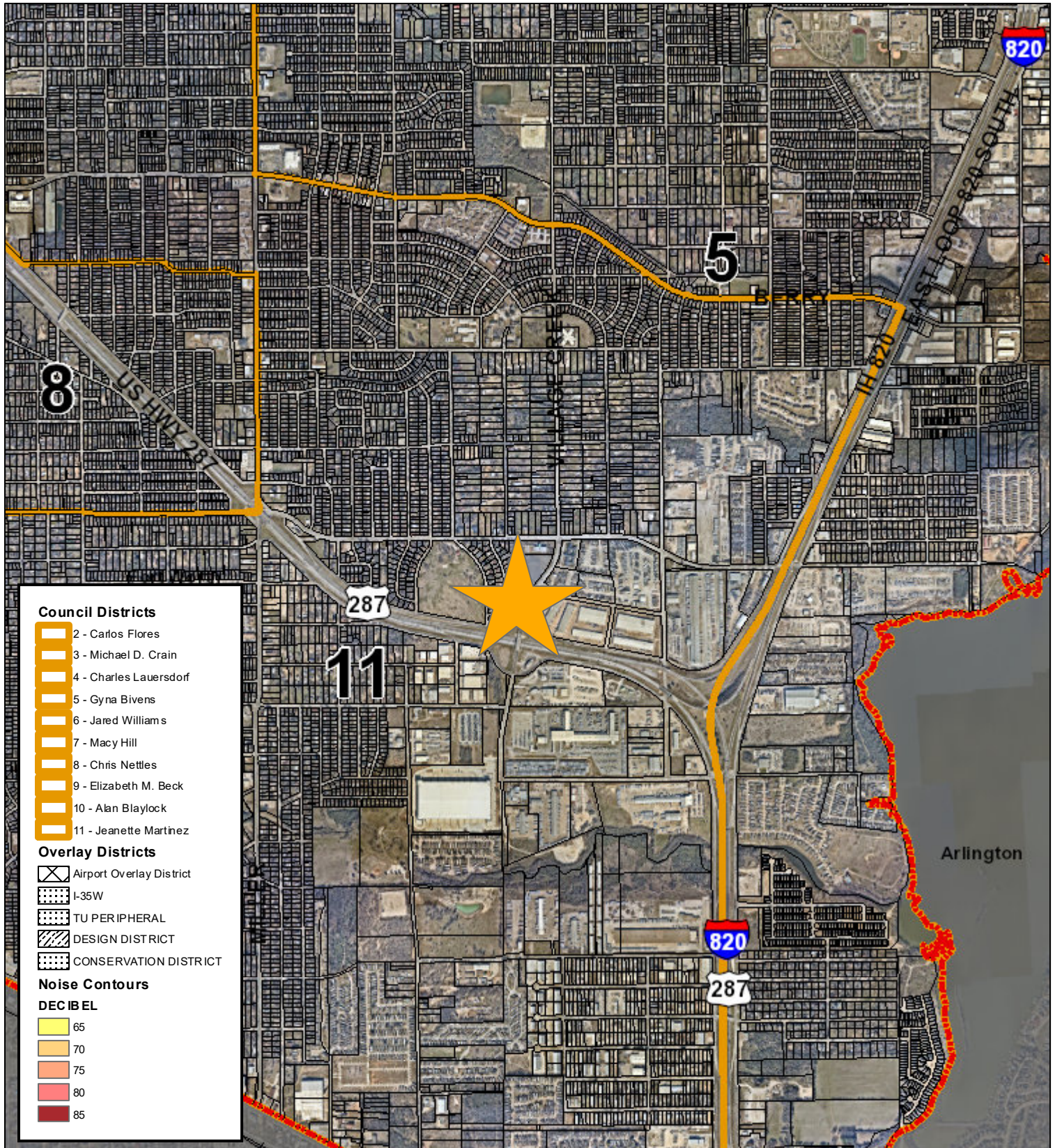
### Area Zoning Map

Applicant: City of Fort Worth  
 Address: 4550 Village Creek Road and 4519 Mooreview Avenue  
 Zoning From: IP  
 Zoning To: CF;CR  
 Acres: 7.13596042  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 2/14/2024  
 Contact: null

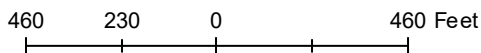
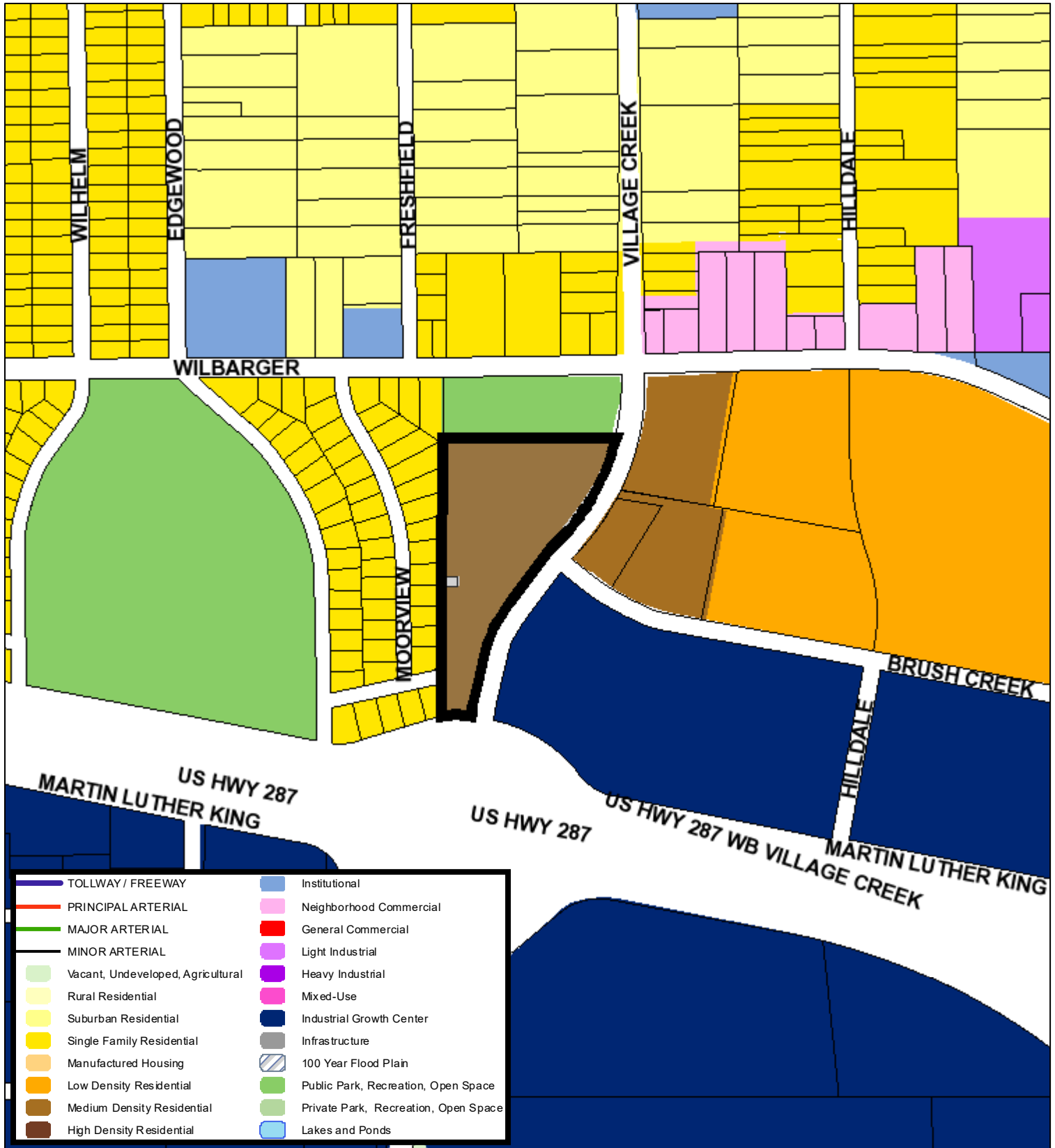




### Area Map



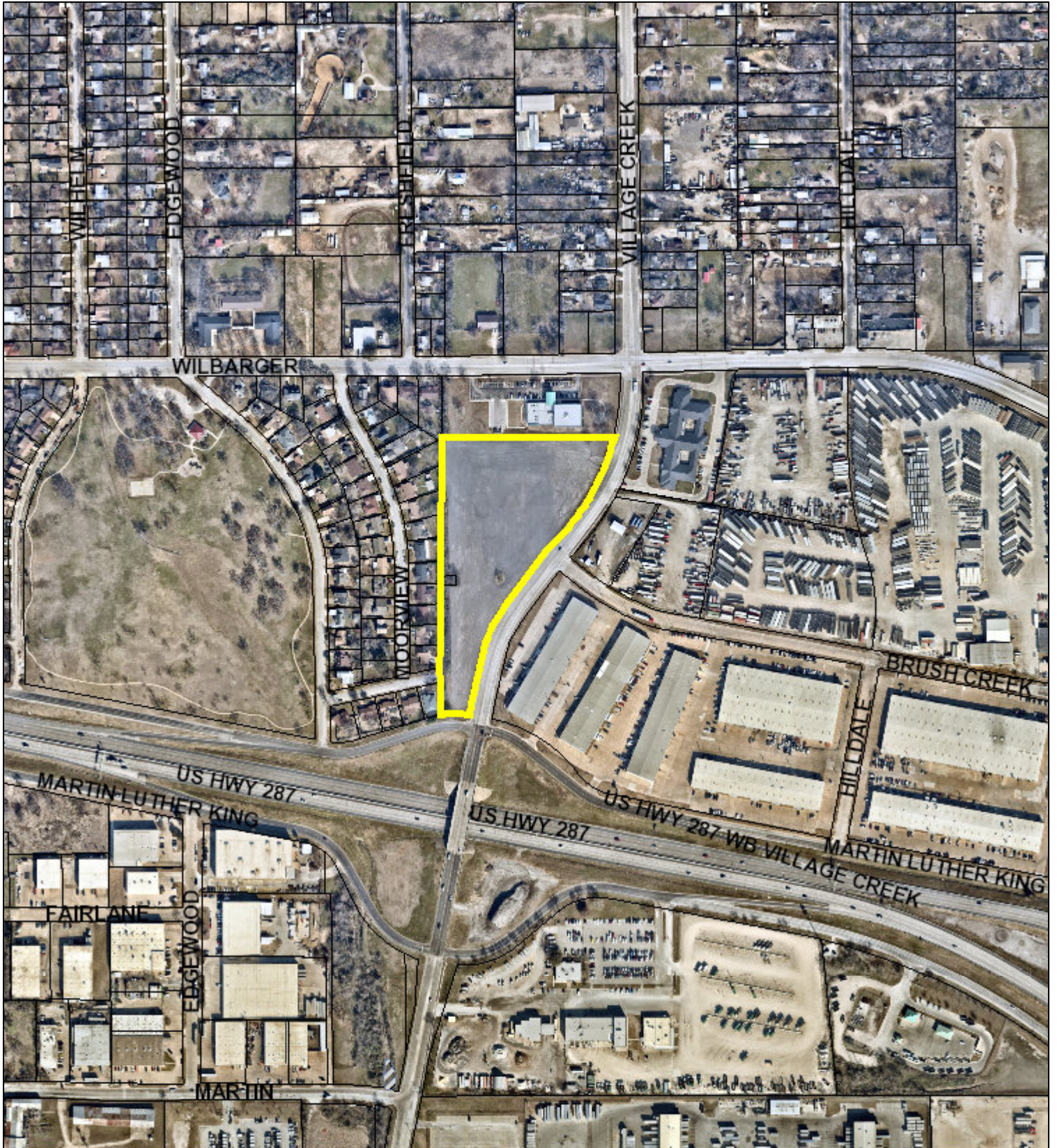
### Future Land Use



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



## Aerial Photo Map



0 287.5 575 1,150 Feet





# Zoning Staff Report

**Date:** February 14, 2024

**Case Number:** ZC-24-006

**Council District:** 6

## Zoning Map Amendment and Site Plan

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

**Owner / Applicant:** Denton Texas Venture Ltd - owner / Kimley-Horn, Peyton McGee - representative

**Site Location:** 7800-8000 block Chisholm Trail Parkway **Acreage:** 41.44 acres

### Request

**Proposed Use:** Multifamily/Detached Multifamily

**Request:** From: PD 1247 (PD-C, Planned Development – Medium Density Multifamily)

To: Amend PD 1247 “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily to add development standards for parking, fencing, enhanced landscaping, building orientation, open space with waiver to MFD standards; site plan required

### 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. <a href="#">Project Description and Background</a> | 6. Zoning Map with 300 ft. Notification Area |
| 2. <a href="#">Surrounding Zoning and Land Uses</a>   | 7. Area Map                                  |
| 3. <a href="#">Recent Zoning History</a>              | 8. Future Land Use Map                       |
| 4. <a href="#">Public Notification</a>                | 9. Aerial Photograph                         |
| 5. <a href="#">Development Impact Analysis</a>        | 10. Site Plan                                |
| a. <a href="#">Site Plan Comments</a>                 |  |

## Project Description and Background

The site is located southwest of the intersection of Sycamore School Road and Chisholm Trail Parkway. The site is broken into two separate tracts divided by future Brewer Boulevard, which is currently not dedicated or constructed through this undeveloped area. This sector of the City, which lies in Council District 6, was once envisioned as an area intended to support transit-oriented development, but no such developments are forthcoming due to the lack of transit in the area.

The application setting up the PD 1247 was initially approved “C” Medium Density Multifamily by Councilman Jordan at the time of approval in 2019. The PD allows development under the “C” standards, or as a cottage community under the standards listed in the exhibit attached to PD 1247. The table below describes the differences in C and the proposed PD.

Standard	C Zoning	Proposed PD/C
Parking	Parking not allowed in front of the building	Fencing in front of building (Development Standard Required)
Open Space	45% required	Less than 30% (Development Standard Required)
Density	24 units per acre	Roughly 9 units per acre (Complies)
Fencing	Allowed behind building line	Fence proposed along property line (Development Standard Required)
Enhanced Landscaping	20 points	Development Standard Required
Building Orientation	Face public Street	Some buildings do not meet this standard (Development Standard Required)

The following table describes the differences between the previously approved Site Plan and proposed new one:

Standard	Previously Approved Site Plan	Proposed Site Plan
Total Units	398	398
Parking	708	730
Open Space	16% required	8% (using parkland for open space) staff approved this proposal
Density	9.13	9.26
Gross Floor Area	437,737	437,737

## Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / undeveloped  
 “E” Neighborhood Commercial / undeveloped  
 “PD 1056” Planned Development / undeveloped  
 East “G” Intensive Commercial / Chisholm Trail Parkway  
 South “A-5” One-Family Residential / undeveloped

## Recent Zoning History

- ZC-19-074 "C" Medium Density Multifamily & "G" Intensive Commercial to PD/C Planned Development for all uses in "C" Medium Density Multifamily with Development Standards plus cottage community; Site Plan required with waivers to MFD standards site plan submission and certain standards for cottage community only. Approved by City Council on August 6, 2019 by a unanimous vote.
- SP-22-013 Site plan for ZC-19-074, approved

## Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.  
The following organizations were emailed on February 2, 2022:

Organizations Notified	
Llano Springs HOA	Villages of Sunset Pointe HA
Summer Creek South HOA	Summer Creek HA
District 6 Alliance	Streams and Valleys Inc
Summer Creek Meadows HA	Crowley ISD
Trinity Habitat for Humanity	

*\*This Neighborhood Association is located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses are primarily undeveloped to the north and west, and single family to the east and south. The proposed amendments are **compatible** with previously approved site plan and surrounding land uses.

### Comprehensive Plan Policy Consistency

The adopted Comprehensive Plan designates the subject property as Mixed-Use. The property will access Columbus Trail at the intersection of the Chisholm Trail Parkway, providing the development adequate access to a high capacity road and will not affect any area residential uses. The below Comprehensive Plan policies apply to this proposal:

- Promote commercial, mixed-use, and urban residential development within the Summer Creek TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
- Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road.
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.

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

## Site Plan Comments

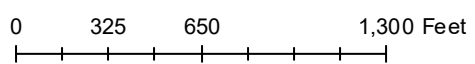
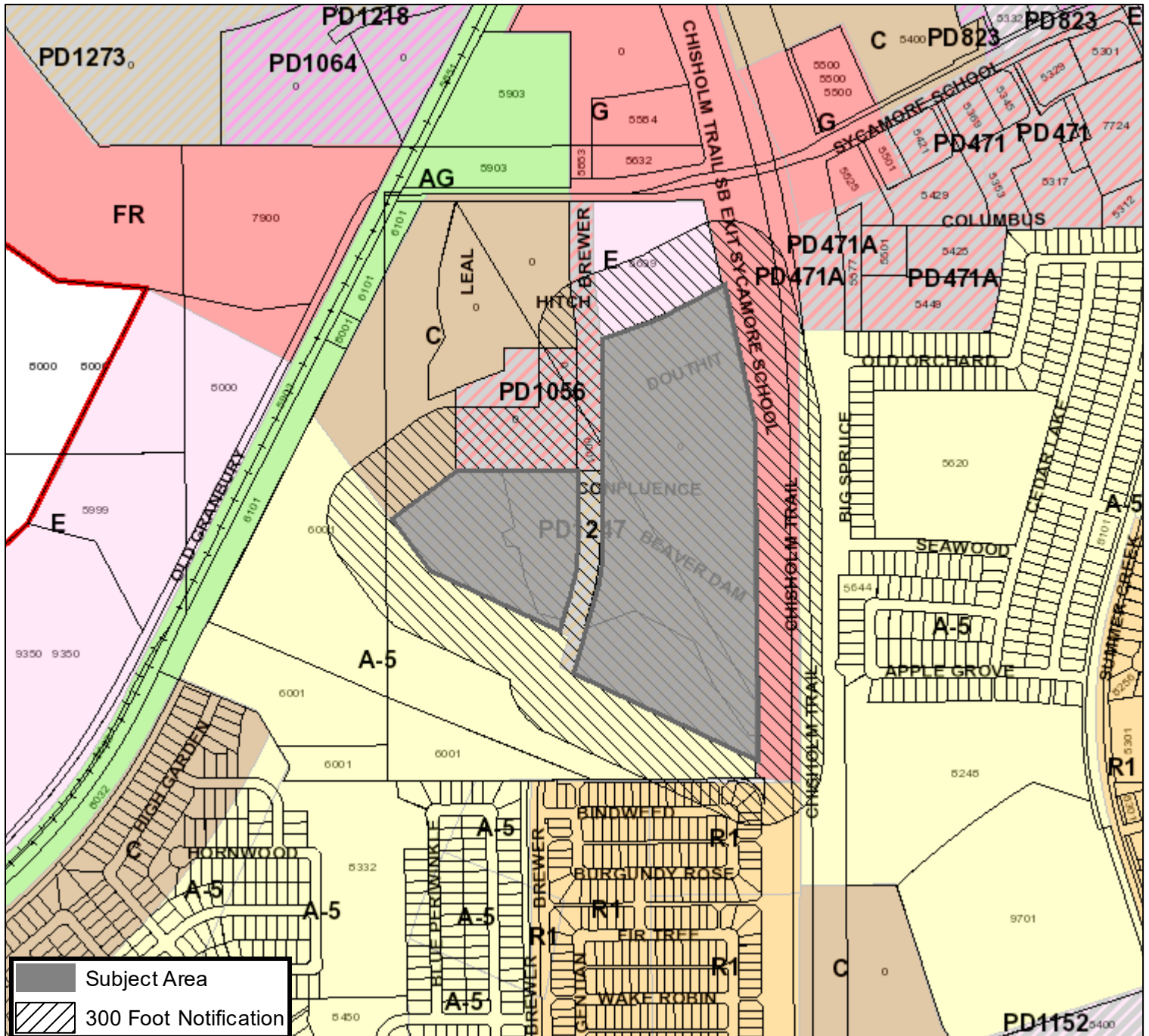
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- NA

*(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: Denton Texas Venture LTD  
 Address: 7800 - 8000 blocks Chisholm Trail Parkway  
 Zoning From: PD 1247 for C uses plus cottage community  
 Zoning To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus detached  
 Acres: 41.44001179  
 Mapsco: Text  
 Sector/District: Far\_Southwest, Wedgwood  
 Commission Date: 2/14/2024  
 Contact:



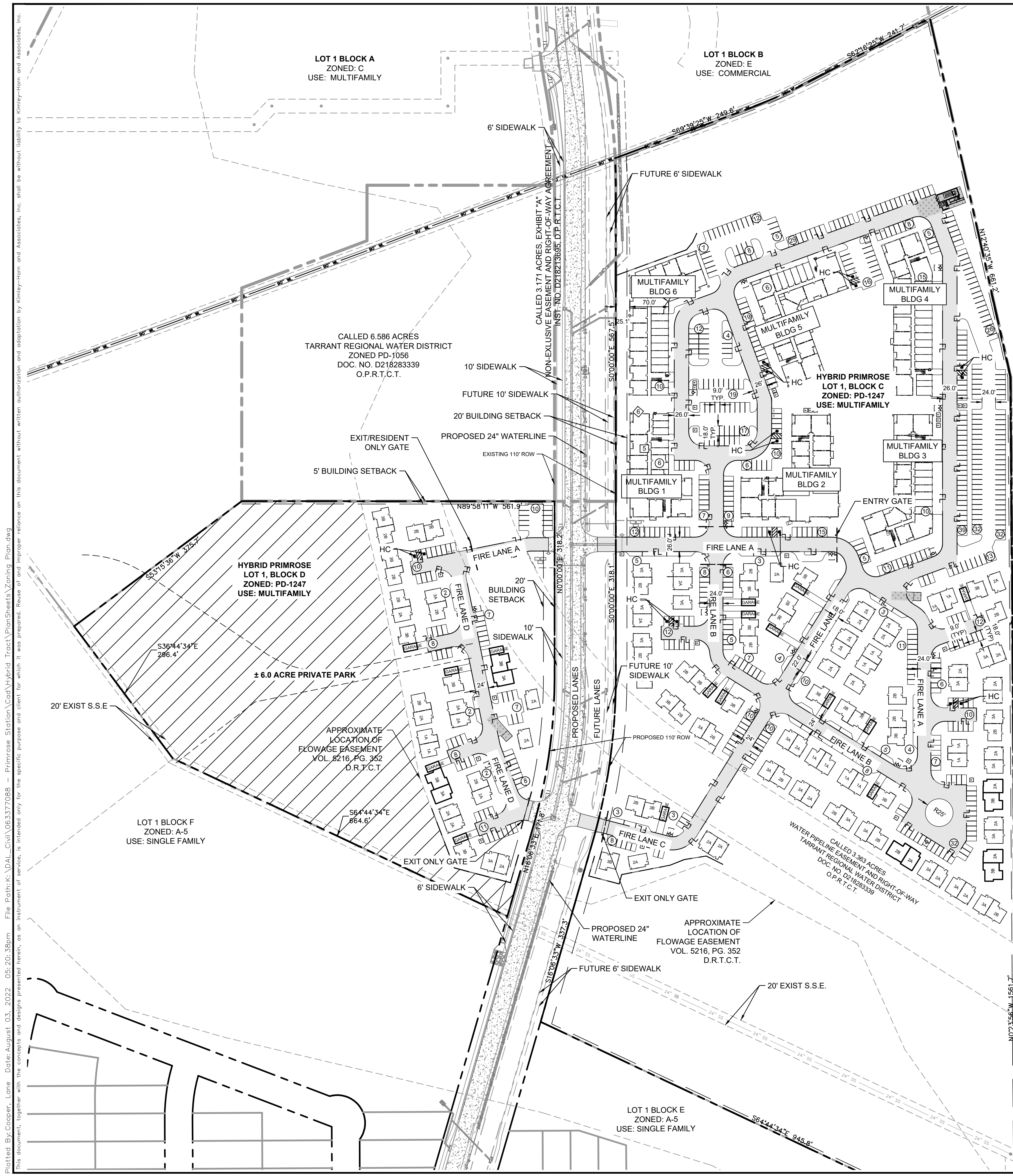


ZC-24-003

PLANNED DEVELOPMENT STANDARDS

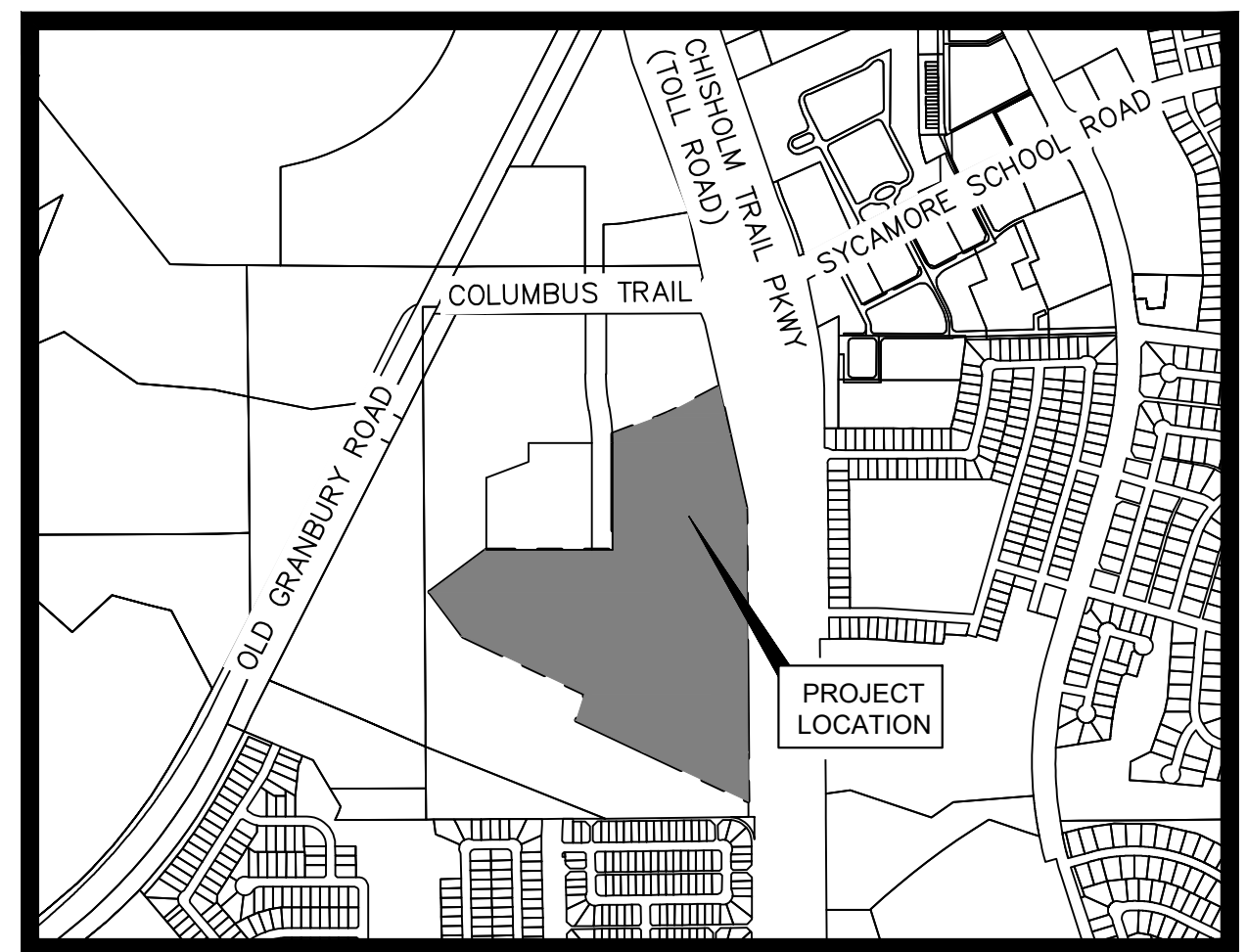
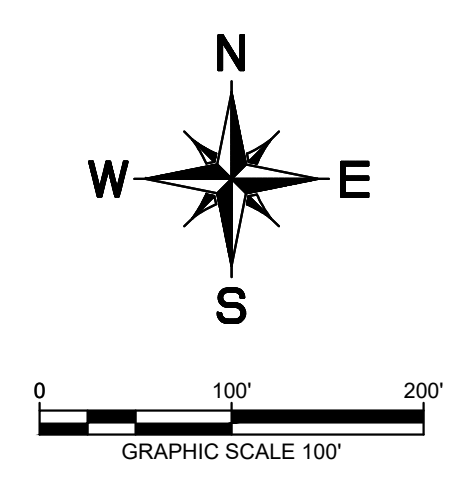
PRIMRBOSE STATION TRACTS 1 AND 2

1. Development shall take place in accordance with either the development standards established in the “D” High Density Multifamily Residential District (Section 4.712) of the Fort Worth Zoning Ordinance, as amended, or the development standards established below. (Cottage Community Standards).
2. PD Site Plan approval by the City Council shall be required for a Cottage Community development pattern prior to the issuance of a building permit – satisfied by SP-22-013.
3. Community Standards
  - a. The development pattern shall generally reflect the pattern shown on SP-22-013.
  - b. Required Open Space – 30%
  - c. Unit Mix
    - i. 280 multifamily units
    - ii. 124 single family cottages
  - d. Fences and Gates:
    - i. A security fence is allowed along all perimeter yards (front, rear, and side property lines or right-of-way).
  - e. Façade and building orientation standards for multifamily development: These requirements are not applicable.
  - f. Detached garages and carports are permitted.
  - g. Building height
    - i. Multifamily – 3 story
      1. 36 feet maximum, slab to top plate
      2. 50 feet maximum, slab to top plate, beyond 250-setback to one and two family districts
    - ii. Cottages – 1 and 2 story
      1. 22 feet maximum, slab to top plate



**BUILDING MATRIX**

MULTIFAMILY		
BUILDING	STORIES	HEIGHT (ft)
1	3	35' 4 1/2"
2	3	35' 4 1/2"
3	3	35' 4 1/2"
4	3	35' 4 1/2"
5	3	35' 4 1/2"
6	3	35' 4 1/2"
SINGLE FAMILY		
BUILDING	STORIES	UNITS
1A	1	12
2A	2	36
2B	2	26
3A	2	25
3B	2	25



**OPEN SPACE SUMMARY TABLE**

TOTAL SITE AREA (ACRES)	43.61
OPEN SPACE AREA (ACRES)	16.1
REQUIRED % OPEN SPACE	30%
PROVIDED % OPEN SPACE	30%
TOTAL UNITS	398
GROSS FLOOR AREA (SF)	437,737
DENSITY (UNITS/ACRE)	9.13

**PARKING DATA SUMMARY TABLE**

ZONING	PD-C
TOTAL PARKING REQUIREMENT	1 SPACE PER BEDROOM + 1 SPACE PER 250 SF
TOTAL UNITS	398
TOTAL BEDROOMS	641
TOTAL COMMON SPACE	8076
PARKING REQUIRED (1 SPACE/BEDROOM)	641
PARKING REQUIRED (1 SPACE/250 SF)	33
TOTAL PARKING REQUIRED	674
TOTAL HANDICAPPED PARKING REQUIRED	14
TOTAL ELECTRIC VEHICLE PARKING REQUIRED	36
SURFACE PARKING PROVIDED	646
GARAGE PARKING PROVIDED	62
TOTAL PARKING PROVIDED	708
TOTAL HANDICAPPED PARKING PROVIDED	16
TOTAL ELECTRIC VEHICLE PARKING PROVIDED	36
BICYCLE PARKING REQUIRED	MULTIFAMILY = 0.10 PER BEDROOM
BICYCLE PARKING PROVIDED	66

**VICINITY MAP**  
SCALE: 1" = 1,000'

**LEGEND**

- FL PROPOSED FIRE LANE
- EXISTING CONCRETE PAVEMENT
- OPEN SPACE
- RETAINING WALL
- EX. ASPHALT PAVEMENT
- BUILDING NUMBER/BUILDING TYPE
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TYPICAL
- SANITARY SEWER EASEMENT
- BUILDING LINE/SETBACK
- EXISTING
- PROPOSED
- DUPLEX
- SINGLE FAMILY

**NOTES**

- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.711 D, LANDSCAPING.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.
- ALL PARKING SPACES WILL MEET THE MINIMUM DIMENSIONS IN SECTION 6.202, ZONING ORDINANCE.

**ENHANCED LANDSCAPING SYSTEM**  
(Per 4.711 of Fort Worth Code of Ordinances)

20 points required

Feature	Requirement	Points
STREET TREE	Trees shall be planted within a planting strip or flush with the sidewalk surface, location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk. Required Spacing as specified below or as approved by the City Forestry	10
PEDESTRIAN LIGHTING	1 light post for every 60-70 ft. (based on size of street tree) of street frontage. Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.	10
<b>TOTAL</b>		<b>20</b>

**ADDITIONAL FEATURES**

Feature	Requirement	Points
PRIVATE PARK	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided	5
PAVED WALKWAY ENHANCEMENT	1 pt. for every additional foot of sidewalk width over the city standard (up to 15 ft. wide total).	2
<b>TOTAL</b>		<b>7</b>

**ZONING SITE PLAN FOR HYBRID TRACT AT PRIMROSE STATION**  
CITY PROJECT NO. SP-22-013  
43.61 ACRES IN THE J. HEATH, J. ASBURY, A HODGE SURVEY  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

AUGUST 2022

<b>ENGINEER / SURVEYOR</b> KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: (972) 770-1300 CONTACT: PEYTON E. MCGEE, P.E.	<b>OWNER</b> DENTON TEXAS VENTURE LTD 212 S PALM AVE SUITE 200 ALHAMBRA, CA 91801 PHONE: (972) 556-1700 CONTACT: ROBERT YU
<b>APPLICANT</b> JPI REAL ESTATE ACQUISITION, LLC 600 E. LAS COLINAS BLVD., SUITE 1800 IRVING, TX 75039 PHONE: (214) 451-5908 CONTACT: MILLER SYLVAN	<b>ARCHITECT</b> OMNIPLAN 1845 WOODALL RODGERS FWY SUITE 1600 DALLAS, TX 75201 PHONE: (214) 661-5816 CONTACT: CLINT ASHWORTH

**Kimley»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3620  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 063377088  
DATE JULY 2022  
SCALE: AS SHOWN  
DESIGNED BY: LLC  
DRAWN BY: LLC  
CHECKED BY: PEM

**ZONING SITE PLAN**  
SP-22-013

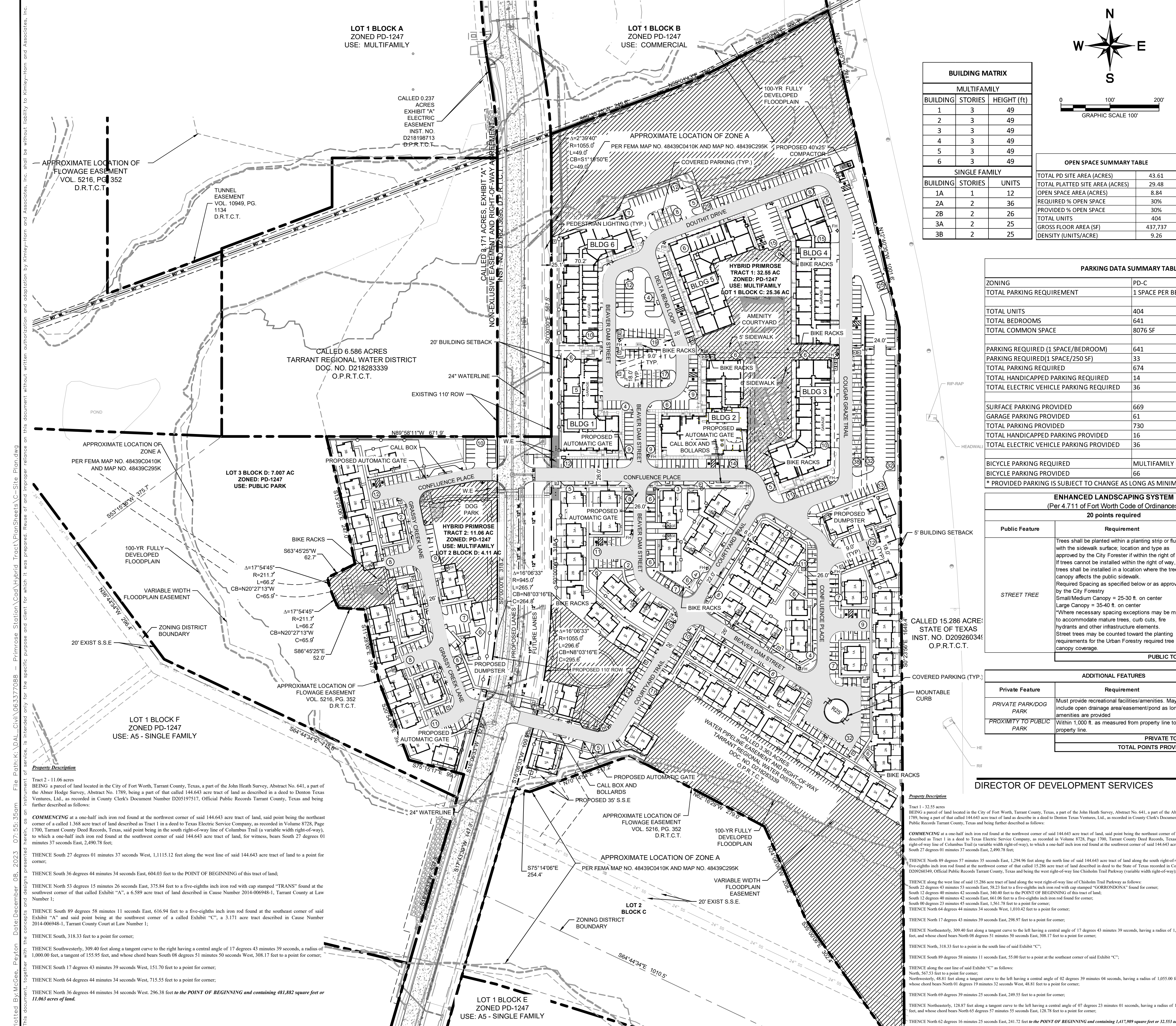
**HYBRID TRACT AT PRIMROSE STATION**  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

SHEET NUMBER

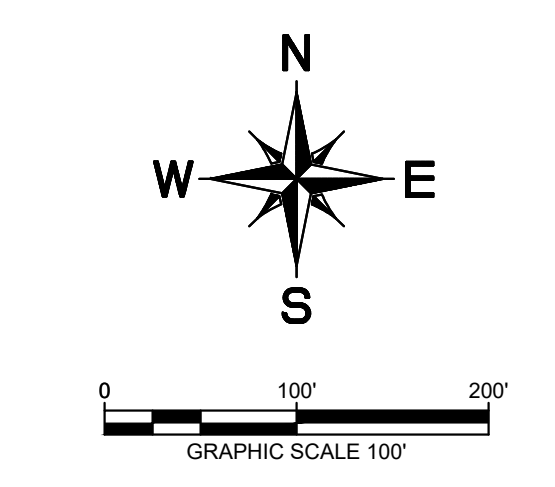
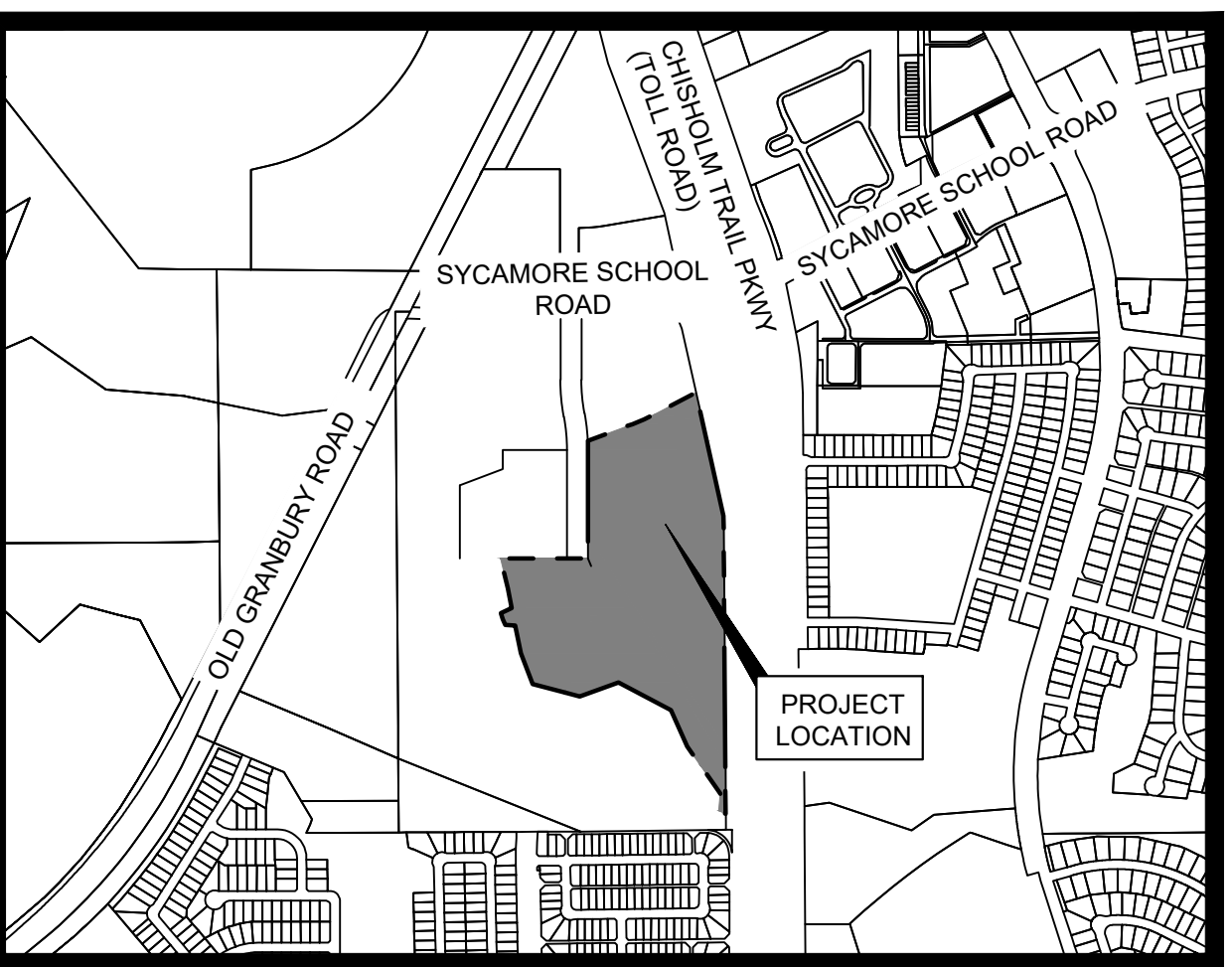
NO.	REVISIONS	DATE	BY

Plotted By: Cooper, Lane Date: August 03, 2022 05:20:38pm File Path: K:\DAL\_Civil\063377088 - Primrose Station\Cad\Hybrid Tract\PlanSheets\Zoning\Plan.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without the written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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



Plotted By: MCGee, Peyton Date: December 08, 2023 07:55:35am File Path: K:\DAL\Civil\063377088 - Primrose Station\Gad\Hybrid Tract\PlanSheets\C-Site Plan.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc.



BUILDING MATRIX		
MULTIFAMILY		
BUILDING	STORIES	HEIGHT (ft)
1	3	49
2	3	49
3	3	49
4	3	49
5	3	49
6	3	49
SINGLE FAMILY		
BUILDING	STORIES	UNITS
1A	1	12
2A	2	36
2B	2	26
3A	2	25
3B	2	25

OPEN SPACE SUMMARY TABLE	
TOTAL PD SITE AREA (ACRES)	43.61
TOTAL PLATTED SITE AREA (ACRES)	29.48
OPEN SPACE AREA (ACRES)	8.84
REQUIRED % OPEN SPACE	30%
PROVIDED % OPEN SPACE	30%
TOTAL UNITS	404
GROSS FLOOR AREA (SF)	437,737
DENSITY (UNITS/ACRE)	9.26

### VICINITY MAP

SCALE: 1" = 1,000'

LEGEND	
FL	PROPOSED FIRE LANE
FL	EXISTING CONCRETE PAVEMENT
[Diagonal Lines]	OPEN SPACE
[Dashed Line]	RETAINING WALL
[Symbol]	BUILDING NUMBER/BUILDING TYPE
EV	ELECTRIC VEHICLE PARKING
HC	ACCESSIBLE PARKING SYMBOL
(S)	NUMBER OF PARKING SPACES
(B)	NUMBER OF BICYCLE SPACES
(R)	BIKE RACKS (SEE LANDSCAPE SHEETS FOR DETAILS)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
(S)	SANITARY SEWER MANHOLE
(L)	LIGHT POLE
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
EX	EXISTING
PROP.	PROPOSED
[Symbol]	TRANSFORMER
[Symbol]	DUPLEX COTTAGE
[Symbol]	SINGLE FAMILY COTTAGE
[Symbol]	COVERED PARKING

PARKING DATA SUMMARY TABLE	
ZONING	PD-C
TOTAL PARKING REQUIREMENT	1 SPACE PER BEDROOM + 1 SPACE PER 250 SF
TOTAL UNITS	404
TOTAL BEDROOMS	641
TOTAL COMMON SPACE	8076 SF
PARKING REQUIRED (1 SPACE/BEDROOM)	641
PARKING REQUIRED (1 SPACE/250 SF)	33
TOTAL PARKING REQUIRED	674
TOTAL HANDICAPPED PARKING REQUIRED	14
TOTAL ELECTRIC VEHICLE PARKING REQUIRED	36
SURFACE PARKING PROVIDED	669
GARAGE PARKING PROVIDED	61
TOTAL PARKING PROVIDED	730
TOTAL HANDICAPPED PARKING PROVIDED	16
TOTAL ELECTRIC VEHICLE PARKING PROVIDED	36
BICYCLE PARKING REQUIRED	MULTIFAMILY = 0.10 PER BEDROOM = 65
BICYCLE PARKING PROVIDED	66
* PROVIDED PARKING IS SUBJECT TO CHANGE AS LONG AS MINIMUM REQUIRED IS MET	

ENHANCED LANDSCAPING SYSTEM (Per 4.7.11 of Fort Worth Code of Ordinances)		
20 points required		
Public Feature	Requirement	Points
TREES	Trees shall be planted within a planting strip or flush with the sidewalk surface, location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk. Required Spacing as specified below or as approved by the City Forester: Small/Medium Canopy = 25-30 ft, on center Large Canopy = 35-40 ft, on center *Where necessary spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements. Street trees may be counted toward the planting requirements for the Urban Forestry required tree canopy coverage.	10
STREET TREE		10
PUBLIC TOTAL		10

ADDITIONAL FEATURES		
Private Feature	Requirement	Points
PRIVATE PARK/DOG PARK	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided	5
PROXIMITY TO PUBLIC PARK	Within 1,000 ft. as measured from property line to property line.	5
PRIVATE TOTAL		10
TOTAL POINTS PROVIDED		20

- ### NOTES
- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.7.11.D.6. LANDSCAPING.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
  - THIS SITE PLAN SHALL SERVE AS THE ZONING SITE PLAN AND ALL DEVELOPMENT STANDARDS ARE SATISFIED. AN MFD SITE PLAN SHALL NOT BE REQUIRED.
  - ALL PARKING SPACES WILL MEET THE MINIMUM DIMENSIONS IN SECTION 6.202, ZONING ORDINANCE.

REVISIONS
DATE
BY

No.			
-----	--	--	--

## Kimley»Horn

© 2023, KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1500 FAX: 972-239-3620  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

12/8/2023

KHA PROJECT: 063377088

DATE: DECEMBER 2023

SCALE: AS SHOWN

DESIGNED BY: LLC

DRAWN BY: LLC

CHECKED BY: PEM

ZONING SITE PLAN  
 SP-23-013

### HYBRID TRACT AT PRIMROSE STATION

CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

SHEET NUMBER  
**C-100**

ZONING SITE PLAN  
 FOR  
 HYBRID TRACT  
 AT PRIMROSE STATION  
 CITY PROJECT NO. SP-22-013  
 43.61 ACRES TRACT 1 & 2  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 DECEMBER 2023

<p>ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 13455 NOEL ROAD, TWO GALLERIA SUITE 1800 DALLAS, TX 75240 PHONE: (972) 770-1300 CONTACT: PEYTON E. MCGEE, P.E.</p>	<p>OWNER JEFFERSON PRIMROSE LAND HOLDINGS, LLC ADDRESS: 600 E. LAS COLINAS BLVD., SUITE 1800 IRVING, TX 75039 PHONE: (214) 451-5908 CONTACT: MILLER SYLVAN</p>
<p>APPLICANT JPI REAL ESTATE ACQUISITION, L.L.C. ADDRESS: 600 E. LAS COLINAS BLVD., SUITE 1800 IRVING, TX 75039 PHONE: (214) 451-5908 CONTACT: MILLER SYLVAN</p>	<p>ARCHITECT OMNIPLAN ADDRESS: 1845 WOODALL RODGERS FWY SUITE 1600 DALLAS, TX 75201 PHONE: (214) 432-1580 CONTACT: LUKE ARCHER</p>

**Property Description**  
 Tract 2 - 11.06 acres  
 BEING a parcel of land located in the City of Fort Worth, Tarrant County, Texas, a part of the John Heath Survey, Abstract No. 641, a part of the Abner Hodge Survey, Abstract No. 1789, being a part of that called 144.643 acre tract of land as described in a deed to Denton Texas Ventures, Ltd., as recorded in County Clerk's Document Number D205197517, Official Public Records Tarrant County, Texas and being further described as follows:

**COMMENCING** at a one-half inch iron rod found at the northwest corner of said 144.643 acre tract of land, said point being the northeast corner of a called 1.368 acre tract of land described as Tract 1 in a deed to Texas Electric Service Company, as recorded in Volume 8728, Page 1700, Tarrant County Deed Records, Texas, said point being in the south right-of-way line of Columbus Trail (a variable width right-of-way), to which a one-half inch iron rod found at the southwest corner of said 144.643 acre tract of land, for witness, bears South 27 degrees 01 minutes 37 seconds East, 2,490.78 feet;

THENCE South 27 degrees 01 minutes 37 seconds West, 1,111.12 feet along the west line of said 144.643 acre tract of land to a point for corner;

THENCE South 36 degrees 44 minutes 34 seconds East, 604.03 feet to the POINT OF BEGINNING of this tract of land;

THENCE North 53 degrees 15 minutes 26 seconds East, 375.84 feet to a five-eighths inch iron rod with cap stamped "TRANS" found at the southwest corner of that called Exhibit "A", a 6.589 acre tract of land described in Cause Number 2014-006948-1, Tarrant County at Law Number 1;

THENCE South 89 degrees 58 minutes 11 seconds East, 616.94 feet to a five-eighths inch iron rod found at the southeast corner of said Exhibit "A" and said point being at the southwest corner of a called Exhibit "C", a 3.171 acre tract described in Cause Number 2014-006948-1, Tarrant County Court at Law Number 1;

THENCE South 318.33 feet to a point for corner;

THENCE Southwesterly, 309.40 feet along a tangent curve to the right having a central angle of 17 degrees 43 minutes 39 seconds, a radius of 1,000.00 feet, a tangent of 155.95 feet, and whose chord bears South 08 degrees 51 minutes 50 seconds West, 308.17 feet to a point for corner;

THENCE South 17 degrees 43 minutes 39 seconds West, 151.70 feet to a point for corner;

THENCE North 64 degrees 44 minutes 34 seconds West, 715.55 feet to a point for corner;

THENCE North 36 degrees 44 minutes 34 seconds West, 296.38 feet to the POINT OF BEGINNING and containing 481,882 square feet or 11.063 acres of land.

**Property Description**  
 Tract 1 - 32.55 acres  
 BEING a parcel of land located in the City of Fort Worth, Tarrant County, Texas, a part of the John Heath Survey, Abstract No. 641, a part of the Abner Hodge Survey, Abstract No. 1789, being a part of that called 144.643 acre tract of land as described in a deed to Denton Texas Ventures, Ltd., as recorded in County Clerk's Document Number D205197517, Official Public Records Tarrant County, Texas and being further described as follows:

**COMMENCING** at a one-half inch iron rod found at the northwest corner of said 144.643 acre tract of land, said point being the northeast corner of a called 1.368 acre tract of land described as Tract 1 in a deed to Texas Electric Service Company, as recorded in Volume 8728, Page 1700, Tarrant County Deed Records, Texas, said point being in the south right-of-way line of Columbus Trail (a variable width right-of-way), to which a one-half inch iron rod found at the southwest corner of said 144.643 acre tract of land, for witness, bears South 27 degrees 01 minutes 37 seconds East, 2,490.78 feet;

THENCE North 89 degrees 57 minutes 35 seconds East, 1,294.96 feet along the north line of said 144.643 acre tract of land along the south right-of-way line of Columbus Trail to a five-eighths inch iron rod found at the northwest corner of that called 15.286 acre tract of land described in deed to the State of Texas recorded in County Clerk's Document Number D20920494, Official Public Records Tarrant County, Texas and being the west right-of-way line Chisholm Trail Parkway (variable width right-of-way);

THENCE along the west line of said 15.286 acre tract of land along the west right-of-way line of Chisholm Trail Parkway as follows:  
 South 22 degrees 43 minutes 53 seconds East, 58.23 feet to a five-eighths inch iron rod with cap stamped "GORRONDONA" found for corner;  
 South 12 degrees 40 minutes 42 seconds East, 340.40 feet to the POINT OF BEGINNING of this tract of land;  
 South 12 degrees 40 minutes 42 seconds East, 664.66 feet to a five-eighths inch iron rod found for corner;  
 South 00 degrees 23 minutes 44 seconds East, 1,561.78 feet to a point for corner;  
 THENCE North 64 degrees 44 minutes 34 seconds West, 1,010.42 feet to a point for corner;

THENCE North 17 degrees 43 minutes 39 seconds East, 298.97 feet to a point for corner;

THENCE Northwesterly, 309.40 feet along a tangent curve to the left having a central angle of 17 degrees 43 minutes 39 seconds, having a radius of 1,000.00 feet, a tangent of 155.95 feet, and whose chord bears North 08 degrees 51 minutes 50 seconds East, 308.17 feet to a point for corner;

THENCE North, 318.33 feet to a point in the south line of said Exhibit "C";

THENCE South 89 degrees 58 minutes 11 seconds East, 55.00 feet to a point at the southeast corner of said Exhibit "C";

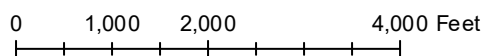
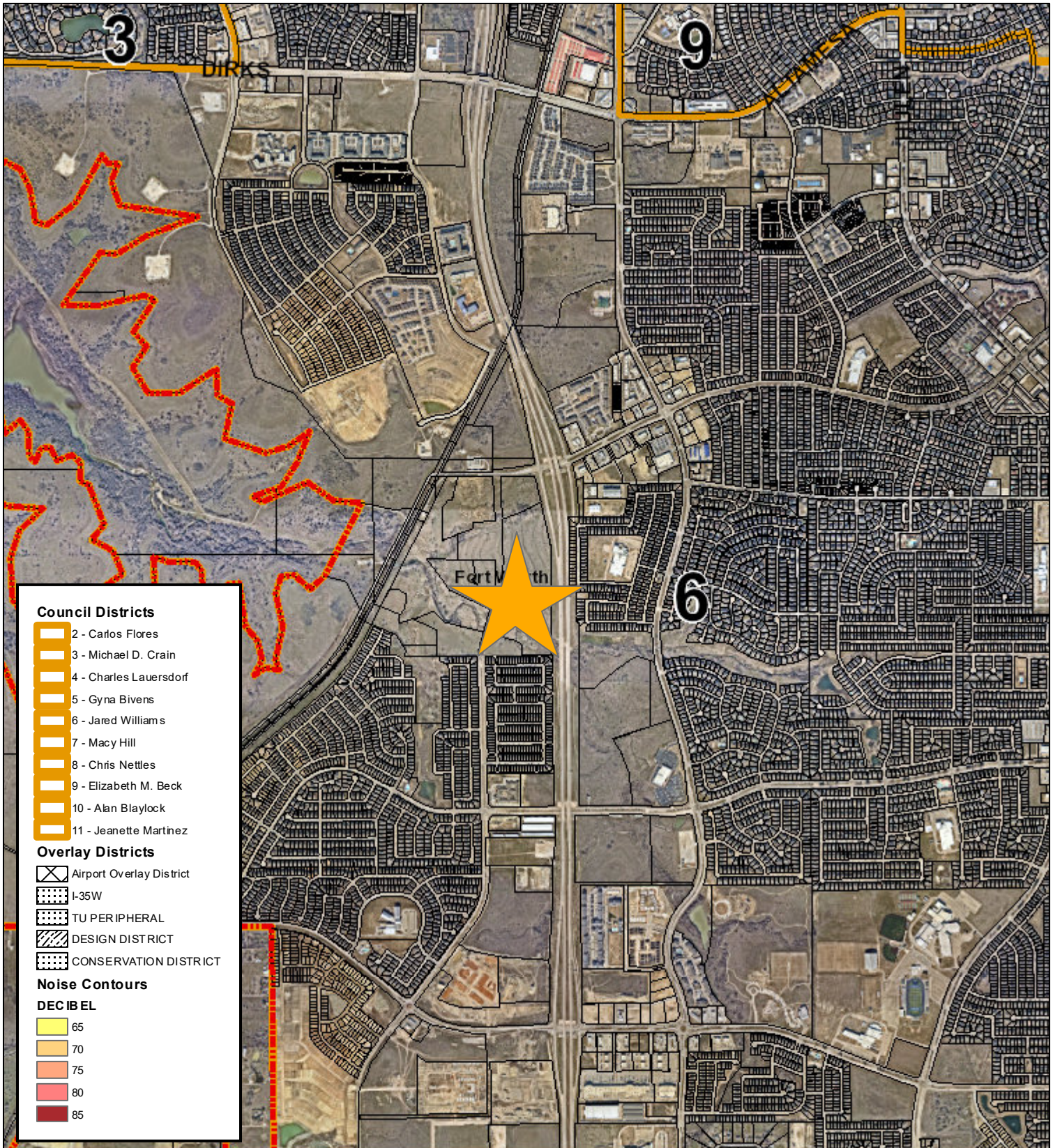
THENCE along the east line of said Exhibit "C" as follows:  
 North, 567.53 feet to a point for corner;  
 Northwesterly, 48.81 feet along a tangent curve to the left having a central angle of 02 degrees 39 minutes 04 seconds, having a radius of 1,055.00 feet, a tangent of 24.41 feet, and whose chord bears North 01 degrees 19 minutes 32 seconds West, 48.81 feet to a point for corner;

THENCE North 69 degrees 39 minutes 25 seconds East, 249.55 feet to a point for corner;

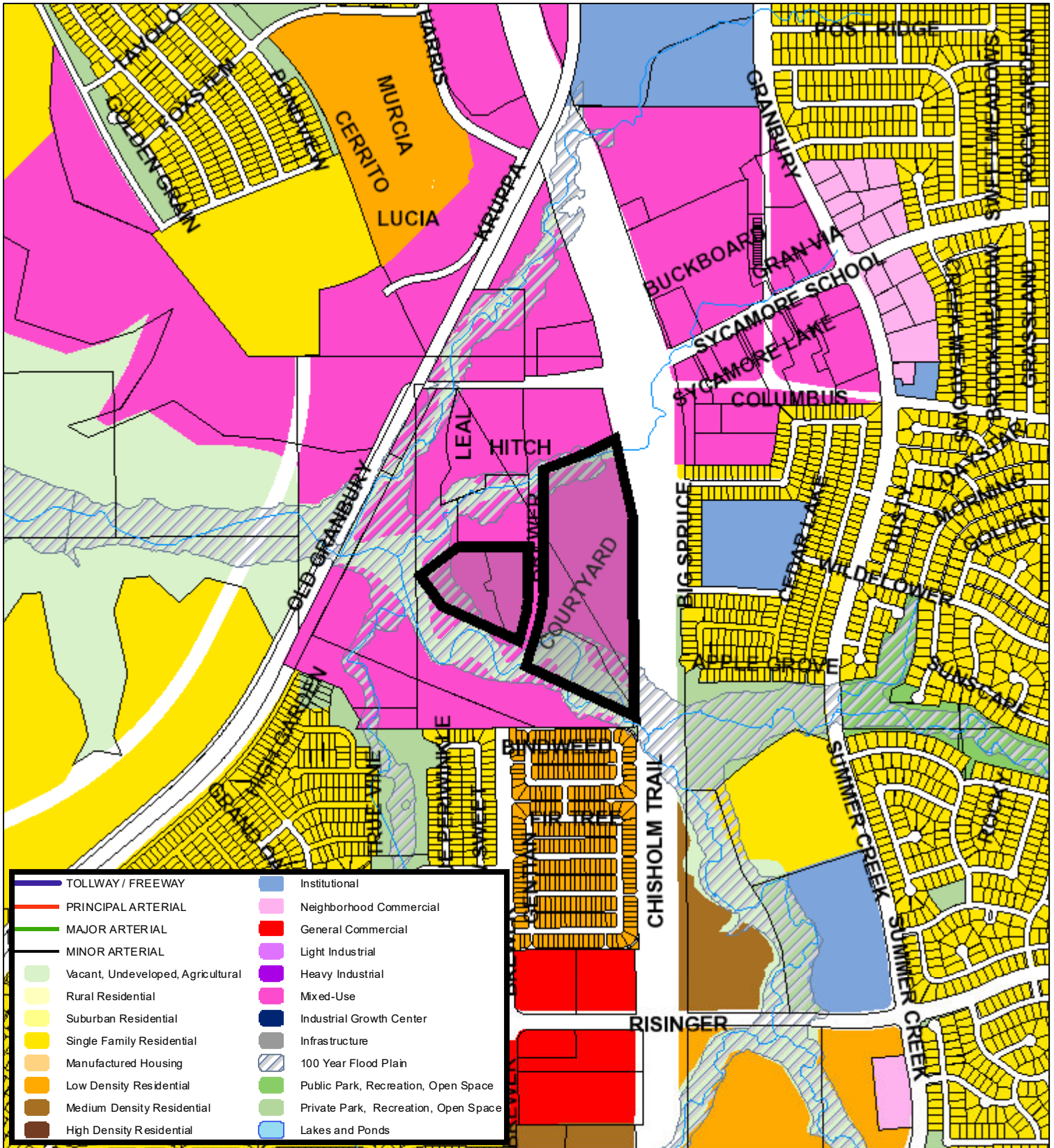
THENCE Northwesterly, 128.87 feet along a tangent curve to the left having a central angle of 07 degrees 23 minutes 01 seconds, having a radius of 1,000.00 feet, a tangent of 64.52 feet, and whose chord bears North 65 degrees 37 minutes 55 seconds East, 128.78 feet to a point for corner;

THENCE North 62 degrees 16 minutes 25 seconds East, 241.72 feet to the POINT OF BEGINNING and containing 1,417,989 square feet or 32.553 acres of land.

### Area Map



### Future Land Use

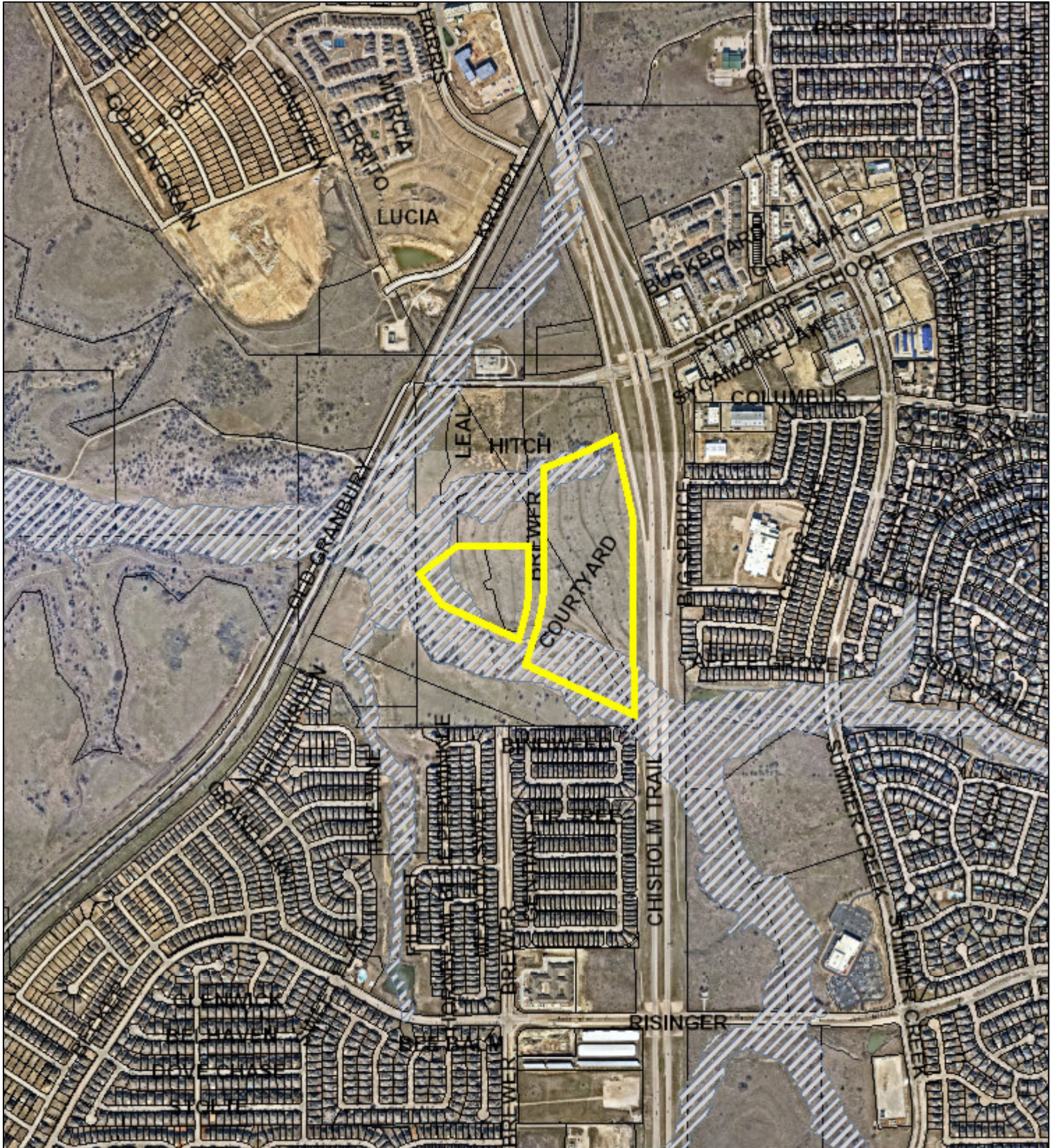


1,000 500 0 1,000 Feet

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



## Aerial Photo Map



0 650 1,300 2,600 Feet

