



ZONING COMMISSION

AGENDA

Wednesday, May 10, 2023

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/rc70a32851b5db722e8e09c103c585490>

Meeting/ Access Code: 2553 923 5454

Registration Required

Teleconference

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

Meeting/ Access Code: 2553 923 5454

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 Sandra Cejas at sandra.cejas@fortworthtexas.gov or (817)392-8047.**

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

COMMISSION MEMBERS:

Jarod Cox, CD 1	_____	Dr. Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	Jacob Wurman, CD 7	_____
Beth Welch, CD 3	_____	TBT, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, Vice Chair, CD 5	_____		

- I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020**
 - A. Overview of Zoning Cases** **Staff**
 - B. Briefing on Changes to the Definition of Boarding house/Lodge house** **Law**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 13, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

- A. APPROVAL OF MEETING MINUTES of April 12, 2023** _____ **Chair**

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

- B. CONTINUED CASES** **District (Old/New)**

- 1. ZC-22-202** **CD 6/ Future CD 6**

- a. Site Location: 7350 Granbury Road
- b. Acreage: 33.1
- c. Applicant/Agent: Crowley ISD/Ronald L. Smith
- d. Request: From: “PD 662” Planned Development for all uses in “E” Neighborhood Commercial; excluding uses, site plan required; “R2” Townhome
To: “E” Neighborhood Commercial and “PD/D” Planned Development-High Density Multifamily with development standards for parking, perimeter fencing, and waiver to MFD submittal; site plan included.

2. ZC-22-223

CD 7/ Future CD 7

- a. Site Location: 8400 Wagley Robertson Road and 7900 Comanche Springs Drive
- b. Acreage: 7.4
- c. Applicant/Agent: Hawkins Custom Homes, Peloton Land Solutions
- d. Request: From: PD 514 Planned Development for all uses in "F" General Commercial with additional uses listed, site plan waived.
To: "R2" Townhouse/Cluster

3. ZC-23-015

CD 8/ Future CD 8

- a. Site Location: 2201 Annabelle Lane
- b. Acreage: 6.12
- c. Applicant/Agent: R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP
- d. Request: From: "A-10" One Family
To: "PD-CR" Planned Development-Low Density Multifamily with development standards for reduced parking, reduced supplemental building setbacks, building orientation, fencing, and waiver to the MFD submittal, site plan included.

4. ZC-23-022

CD 2/ Future CD 7

- a. Site Location: 5819 Bowman Roberts
- b. Acreage: 5.6
- c. Applicant/Agent: C4 Lease/Mary Nell Poole
- d. Request: From: "AG" Agricultural
To: "PD-D" Planned Development-High Density Multifamily with development standards for parking, supplemental building setbacks, building orientation, perimeter fencing, open space, and waiver to the MFD submittal; site plan included.

C. NEW CASES

5. ZC-22-186

CD 5/ Future CD 11

- a. Site Location: 3602 N. Grove Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Victor Lopez/ Ana Vasquez
- d. Request: To: Add Conditional Use Permit (CUP) to allow storage of materials and equipment for building wooden pallets in "K" Heavy Industrial for a maximum of 5 years; development standard waivers requested for screening fence materials, bufferyard /setback /supplemental screening adjacent to a residential district, bicycle rack, parking spaces, vehicle maneuvering, and landscaping, site plan included.

6. ZC-23-032

CD NA/ Future CD 10

- a. Site Location: 2802 Litsey Road
- b. Acreage: 33.75
- c. Applicant/Agent: Republic Property Group, Seth Carpenter / Peloton Land Solutions
- d. Request: From: Unzoned
To: "PD/CR" Planned Development Low Density Multi-Family for all uses within "CR" plus cottage community, with development standards to MFD submission, fencing/parking within the front yard and 47% open space, site plan included for cottage community only.

7. ZC-23-042

CD 4/ Future CD 11

- a. Site Location: 1100 Haltom Road
- b. Acreage: 34.0
- c. Applicant/Agent: AMZA OJGH LLC/ Westwood Professional Services
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of and parking of semi-trucks, trailers, and passenger vehicles; outside storage of construction, bulk materials, and wooden pallets in "K" Heavy Industrial for a maximum of 5 years with development standard waivers for screening fence materials and screening fence location, site plan included

8. ZC-23-046

CD 7/ Future CD 10

- a. Site Location: 11200 Timberland Boulevard
- b. Acreage: 1.53
- c. Applicant/Agent: CVS Corporation / Club Carwash
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "G" Intensive Commercial; development standard waiver for location of accessory structures; site plan included.

9. ZC-23-048

CD 9/ Future CD 9

- a. Site Location: 2832 West 7th Street
- b. Acreage: 0.2869
- c. Applicant/Agent: JCL West 7th, LLC / Darin Norman (Urbanworth LLC)
- d. Request: From: "E" Neighborhood Commercial
To: "MU-2" High Intensity Mixed-Use

10. ZC-23-051

CD 9/ Future CD 9

- a. Site Location: 2904 Stanley Avenue
- b. Acreage: 0.13
- c. Applicant/Agent: GSR Construction, LLC / Peter Kavanaugh
- d. Request: From: PD 822 "PD/I" Planned Development for all uses in "I" Light Industrial plus Metal stamping, dyeing, shearing or punching; planning mill or woodworking shop, mini-warehouses and permitting motors with 50 horsepower or more; site plan waived, with TCU Residential Overlay
To: "B" Two-Family/TCU Residential Overlay

11. ZC-23-053

CD 7/ Future CD 7

- a. Site Location: 1812 Tremont Avenue
- b. Acreage: 0.1893
- c. Applicant/Agent: Dehaven Diagnosticts LLC/Robert J. Balch
- d. Request: From: "F" General Commercial
To: "A-5" One-Family

12. ZC-23-054

CD 3/ Future CD 3

- a. Site Location: 2820 and 2900 Olive Place
- b. Acreage: 0.50
- c. Applicant/Agent: Jerry Pierce / Keystone Residential
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

13. ZC-23-055

CD 5/ Future CD 5

- a. Site Location: 3200 S. Cravens
- b. Acreage: 5.0
- c. Applicant/Agent: UWV East Loop, LLC c/o Melanie Goeders, Reardon Construction
- d. Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus assembly of premanufactured parts; fabricating or manufactured housing, temporary or office building; furniture or cabinet repair or construction; furniture sales, with outside storage/display (new/used); machine shops; monument/marble works, finishing and carving only; outdoor sales and storage including yards, contractors, lumber or storage, automobiles, storage yards, building materials; printing, lithographing, book-binding, newspapers or publishing; sheet metal shop; warehouse or bulk storage; welding shop, custom work (not structural) excluding assembly of premanufactured parts for vehicles, trailers, airplanes or mobile homes. Site plan waiver requested

14. ZC-23-056

CD 2/ Future CD 2

- a. Site Location: 3310 Azle Avenue
- b. Acreage: 0.1606
- c. Applicant/Agent: Abel and Irma Trejo
- d. Request: From: "A-5" One-Family
To: "ER" Neighborhood Commercial Restricted

15. ZC-23-057

CD 7/ Future CD 7

- a. Site Location: 1301 W Loop 820 N
- b. Acreage: 46.5
- c. Applicant/Agent: Hyde Land & Royalty LLC, Brodie Hyde / Peloton Land Solutions
- d. Request: From: "G" Intensive Commercial / "PD/SU" PD452 for all uses in "G" excluding: bar, tavern, cocktail lounge, club (private or teens), sexually oriented business, cold storage plant or ice plant, liquor or package store, mini-warehouse, pawn shop, tattoo parlor, auto repair
To: "D" High Density Multifamily

16. ZC-23-058

CD 9/ Future CD 11

- a. Site Location: 3201-3217 (odds) St Louis Avenue
- b. Acreage: 0.717
- c. Applicant/Agent: Jim Hendricks / Jimco Sales & Manufacturing
- d. Request: To: Add Conditional Use Permit (CUP) to allow outdoor storage of pipes and metal products without a building in "J" Medium Industrial for a maximum of 5 years; site plan included.

17. ZC-23-059

CD 2/ Future CD 7

- a. Site Location: 6900 Bowman Roberts Road
- b. Acreage: 0.33
- c. Applicant/Agent: Farid Farooqi and Noor Ahmed Shah / Jibreel A. Shah
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

18. ZC-23-067

CD 2/ Future CD 2

- a. Site Location: 4500 & 4570 White Settlement Road
- b. Acreage: 2.95
- c. Applicant/Agent: Angelina Tate / Anastasia and Theodore Phiripes
- d. Request: From: "E" Neighborhood Commercial
To: "UR" Urban Residential

19. ZC-23-070

CD 9/ Future CD 9

- a. Site Location: 925-1021 (odds) Alston Avenue and 1012 Lipscomb Street
- b. Acreage: 1.128
- c. Applicant/Agent: Aishwarya Properties, LLC, Manu Group, LP / TMA-CHA Architects
- d. Request: From: "NS-T4N" Near Southside Form Based District-General Urban Neighborhood
To: "NS-T4" Near Southside Form Based District-General Urban Neighborhood

20. ZC-23-072

ZONING TEXT AMENDMENT

All Districts

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth
- c. Request: Adoption of an ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth to amend Chapter 4, District Regulations," Article 13, "Form-Based Districts," to amend Section 4.1305 Near Southside "NS" District pertaining to surface parking lot standards in the Near Southside Design Standards and Guidelines.

D. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

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

ASISTENCIA A REUNIONES PUBLICAS:

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

Executive Session.

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



Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-22-202

District (old/new): 6 / 6

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Crowley ISD / Matrix Equities, Ronald Smith & Spiars Engineering, Jordan Huneycutt

Site Location: 7350 Granbury Road

Acres: 33.08 acres

Request

Proposed Use: Commercial and Detached Multifamily

Request: From: “PD 662” Planned Development for all uses in “E” Neighborhood Commercial; excluding uses, site plan required; “R2” Townhome
To: “E” Neighborhood Commercial & “PD/D” Planned Development-High Density Multifamily with development standards for reduced parking, perimeter fencing, and waiver to MFD submittal; site plan included

Recommendation

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

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

Staff Recommendation: **Denial**

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Project Description and Background

This is a proposed multi-use development along Granbury Road in the Wedgwood sector of Fort Worth, in Council District 6. The site, which is currently undeveloped, is proposed to be rezoned from the existing “PD 662” Planned Development-Neighborhood Commercial and “R2” Townhouse/Cluster to “PD-E” Planned Development-Neighborhood Commercial and “PD-D” Planned Development-High Density Multifamily. The entire site spans just over 33 acres in total. A narrative provided by the applicant as part of their submittal documents, is included below for additional context:

We are proposing to develop single story multifamily in a townhouse configuration on the western 30.048-acres of the site to be developed in 2-phases and neighborhood commercial with a maximum building height of 2-stories on the eastern 3.032-acres of the site. The multifamily buildings are anticipated to a higher end type rental product which will include; upgraded kitchen cabinetry; stainless steel appliances Wood-look vinyl plank flooring; direct package drop off; Granite/quartz counter tops in kitchen and bathrooms; dual pane windows with upgraded window coverings; large arcadia door to covered patio; side by side full sized washer and dryer; outside bike storage unit; instant hot water heater, oversized island, pet-friendly dog door; 10-foot ceilings; smart Home features with technology package including, video doorbell, thermostat & lighting control, wi-fi router, alarm, UB plug-ins, smart entry/keyless entry.

The multifamily site will have several east/west and north/south open space corridors to encourage pedestrian circulation. Due to the size of the multifamily component of the proposed project we anticipate several project amenities including but not limited to pool, dog park, fitness center and clubhouse.

We acknowledge that existing the traffic flows in Granbury Road appear to be an existing concern of the neighbors and City, we have had a traffic study prepared and the the recommendation of the report is to have a traffic signal warrant study prepared, upon approval of the zoning we anticipate having the study prepared and are willing to work with the City to have the signal installed. If funding for the signal is not in the City's capital fund project we would be willing to install the signal as part of this development.

The multifamily PD-D portion is 30.048 acres of the total 33.08 acre site. The proposed density of the PD-D is approximately ten dwelling units per acre, below the “D” density maximum of 36 dwelling units per acre. These are proposed to be townhome-style buildings with one car attached garages and one tandem space in the driveway. Each unit appears to have a private, fenced yard. The PD-D portion would be required to be developed in accordance with the Site Plan submitted.

The development standards (waivers) for the PD-D portion are included below. Zoning staff is not supportive of the development standards for reduced parking. Staff has suggested that the applicant meet or exceed the minimum standards, which would be 2 garage parking spaces per unit (for townhome configuration).

Requirement	“D” Standards	Proposed “PD-D”
Open Space	Minimum 35%	41.9% - Complies
Density	Maximum 32 units per acre	9.984 units per acre - Complies
Building setbacks	Front yard: 20’ minimum Rear yard: 5’ minimum Side yard: 5’ minimum	Front yard: 59’ minimum - Complies Rear yard: 105’ minimum - Complies Side yard: 5’ minimum – Complies
Supplemental setbacks adjacent to residential zones	<ul style="list-style-type: none"> • 3:1 setback for primary structures • 1:1 setback for garages and carports. • 20’ setback for dumpster enclosures and accessory structures. 	3:1 setback - Complies

Buffer Yard / Screening	Where adjacent to One or Two-Family District, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system.	5' landscaped buffer yard plus 6' solid screening fence provided (offset due to drainage easement) - Complies
Height	Maximum height 36' slab to top plate 48' slab to top plate beyond 250' setback to one- and two- family zoning	Rental Units: 10' max height / 1 story – Complies Leasing Center: 10' max height / 1 story – Complies Fitness Center: 26' max height / 2-story – complies
Parking	Two spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units. Plus 1 space per 250 square feet of common areas, offices, and recreation (633 spaces required)	Parking provided: 300 – Garage parking spaces 300 – Driveway parking spaces 126 – Surface Parking spaces 726 – Total parking spaces Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage (tandem parking). The units will be restricted from using the garages as storage. – (Waiver requested)
Landscaping	Must meet 20 points of enhanced landscaping	Will meet 20 points of enhanced landscaping - Complies
Urban Forestry	Must comply with Urban Forestry Ordinance requirements	Per note on site plan, will comply with Section 6.302, Urban Forestry. Trees will be spread throughout site in more of an SFR pattern - Complies
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited, however security fencing is permitted on interior property lines.	n/a – no frontage on public R.O.W. Perimeter fencing around site – (Waiver requested)
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street	n/a – no buildings on public R.O.W.
Multifamily Design Standards	Submit MFD plan to meet standards	MFD Submittal not required - (Waiver requested)

All standards not listed will meet the “D” High Density Multifamily base requirements from Section 4.712 of the Zoning Ordinance. The remainder of the site, encompassing 3.032 acres would be used for commercial development under “PD-E” Planned Development-Neighborhood Commercial, split into three pad sites fronting Granbury Road, with the following conditions:

Requirement	“E” Standards	Proposed “PD-E”
Front yard	20 feet minimum; 0 feet minimum when fronting an arterial street	20 feet minimum; 0 feet minimum when fronting an arterial street
Rear yard	10 feet minimum unless adjacent to residential district, where 15feet minimum required	10 feet minimum unless adjacent to residential district, where 15feet minimum required
Side yard		
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot	None required unless through lot, then 10 feet minimum required	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment	2-Story, or 32-feet maximum Stealth Telecommunication and Telecommunication Towers are NOT PERMITTED
EXCLUDED USES:		
EXISTING PD662: TATOO PARLOR, POOL HALL, NO DETACHED POLE SIGNS		
ADDITIONAL: GAS LIFT COMPRESSOR STATION, SHORT TERM HOME RENTAL, GAS DRILLING & PRODUCTION		

The applicant is requesting to approve tandem parking as part of this PD request, instead of the two car garage requirement for multifamily – townhome configuration. Tandem parking is opposed by staff for several reasons, based on widely accepted planning principles. See reasoning below:

- Tandem spaces are not desirable, not fully accessible and lack maneuverability.
- People will often use garages as storage space rather than for parking a car.
- Doesn’t matter if the spaces are assigned or not, there are no practical controls on use of garage space.
- Tandem parking is highly inconvenient and a hassle for future residents.
- To count as a parking space in the City of Fort Worth, there must be maneuverability and access.
- There is limited overflow parking elsewhere on site.
- Having cars parked in driveways (instead of in an enclosed garage) adds to visual clutter.
- Based on number of bedrooms, each unit will likely have two cars.
- Based on size of an average car in Texas, the developer should be providing additional space beyond the minimum dimensions of 9’x 18’.
- Approval of tandem parking on this PD could set a precedent to make tandem parking more widespread and acceptable.



Surrounding Zoning and Land Uses

North “PD 655” & “PD 656” / psychiatric treatment center & undeveloped
East “A-5” One Family Residential / single-family residential & church
South “PD823” Planned Development / undeveloped
West “AG” Agricultural / railroad line

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
The following organizations were emailed on March 10, 2023:

Organizations Notified	
Ridgeview Estates HOA*	Summer Creek Meadows HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
District 6 Alliance	Crowley ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The areas directly adjacent to the subject property are not heavily developed at this time. To the north is a psychiatric treatment facility and some undeveloped land. To the east, on the same side of Granbury Road is a church campus. To the east across Granbury Road are existing single-family residential neighborhoods. To the west, the site is cut off from access to the Chisholm Trail Parkway by a railroad line which crosses under the toll road just south of the subject property. The only ingress and egress from the site would be from Granbury Road.

The general layout of this site **is not compatible** with surrounding land uses. Higher density residential would be more ideally situated at a major intersection with several access points in multiple directions to help diffuse traffic, or at a site that is more accessible to mass transit or a high capacity roadway. There are some similar types of residential products in the vicinity of the subject property, but none are directly adjacent to the site and do not provide a direct comparison. On the western side of Granbury Road (Granbury Road becomes Summer Creek Drive just south of the subject site), the cottage community to the north named Avilla Trails is located at the intersection of Altamesa Boulevard & Granbury Road, which offers both north/south and east/west access, as well as access to Chisholm Trail Parkway and Trinity Metro Bus Route #52 on Altamesa and Granbury Road. The density of Avilla Trails at eight and a half dwelling units per acre is also lower than the proposed development

at ten dwelling units per acre. To the south, the Dylan Apartments and Sunset Pointe Apartments are also located at a major intersection, where Summer Creek Drive and Sycamore School Road intersect, providing access in two directions, as well as being proximal to the interchange with Chisholm Trail Parkway & Sycamore School Road, providing access towards Cleburne or downtown Fort Worth.

Comprehensive Plan Consistency – Wedgwood

The adopted 2022 Comprehensive Plan designates the subject property as future institutional, based on the property ownership (Crowley ISD). Churches or schools can be built in any zoning district and any future land use category, however for a rezoning request to be considered ‘consistent’ in an area designated as future institutional, the request would need to be to rezone to “CF” Community Facilities. “CF” zoning is intended to accommodate public facilities including churches, government offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities. The designation of institutional future land use on this property could be an indicator that additional civic services are needed in this growing area.

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF

The proposed zoning to “PD-E” and “PD-D” **is not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Comprehensive Plan be updated to reflect these changes.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Site Plan Comments

Zoning

- On Site Plan, general notes 1 & 6 should reference "PD-E" not "E"
- Waiver Exhibit for PD-E section should have title section reading “Planned Development for all uses in "E" Neighborhood Commercial, with development standards (waivers) for building height, exclude the following uses: Tattoo Parlors, Pool Hall, No detached Pole Signs, Gas Lift Compressor Station, Gas Drilling & Production, Short Term Rentals; Site Plan Required”

- On Site Plan, label line or easement that cuts through detention pond
- FYI comment - verify all buildings are out of 10' permanent pipeline easement on western portion of site

Fire

FWFD - (Fire Marshal David Hood, david.hood@fortworthtexas.gov)

Two approved points of access must be provided and streets/EAE must be constructed to fire access road standards. Where divided by a median, Fire Lanes are required to be a minimum of 20' wide on either side of the median. The minimum inside turning radius shall be 25', and the minimum outside radius shall be 51'.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2

Vehicle gates required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits required for electric gates.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6
Fire lanes will need to be named for final platting.

Hydrant requirements:

Less than or equal 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Less than or equal 500 ft. hose lay distance to all points of building.

FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

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

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

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

Water

Water Demand and sewer loading are required. Submit request to WPD@fortworthtexas.gov

Stormwater

FYI: Site will require an accepted Drainage Study prior to Platting, IPRC Review, Grading Permit Issuance, Building Permit Issuance.

Site has FEMA SFHA; Flood Study may be required, and if required, acceptance is required prior to Floodplain Development Permit Issuance for Commercial Grading and IPRC Construction Activities.

A LOMR study may be required, and if required, must be accepted by the City and under review at FEMA prior to individual FDP issuance to support building permits.

Transportation & Public Works

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

FYI Notes:

A. (Subdivision Ordinance Ch. 31-101-c-1) Access: Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. site plan only shows one point of ingress/egress.

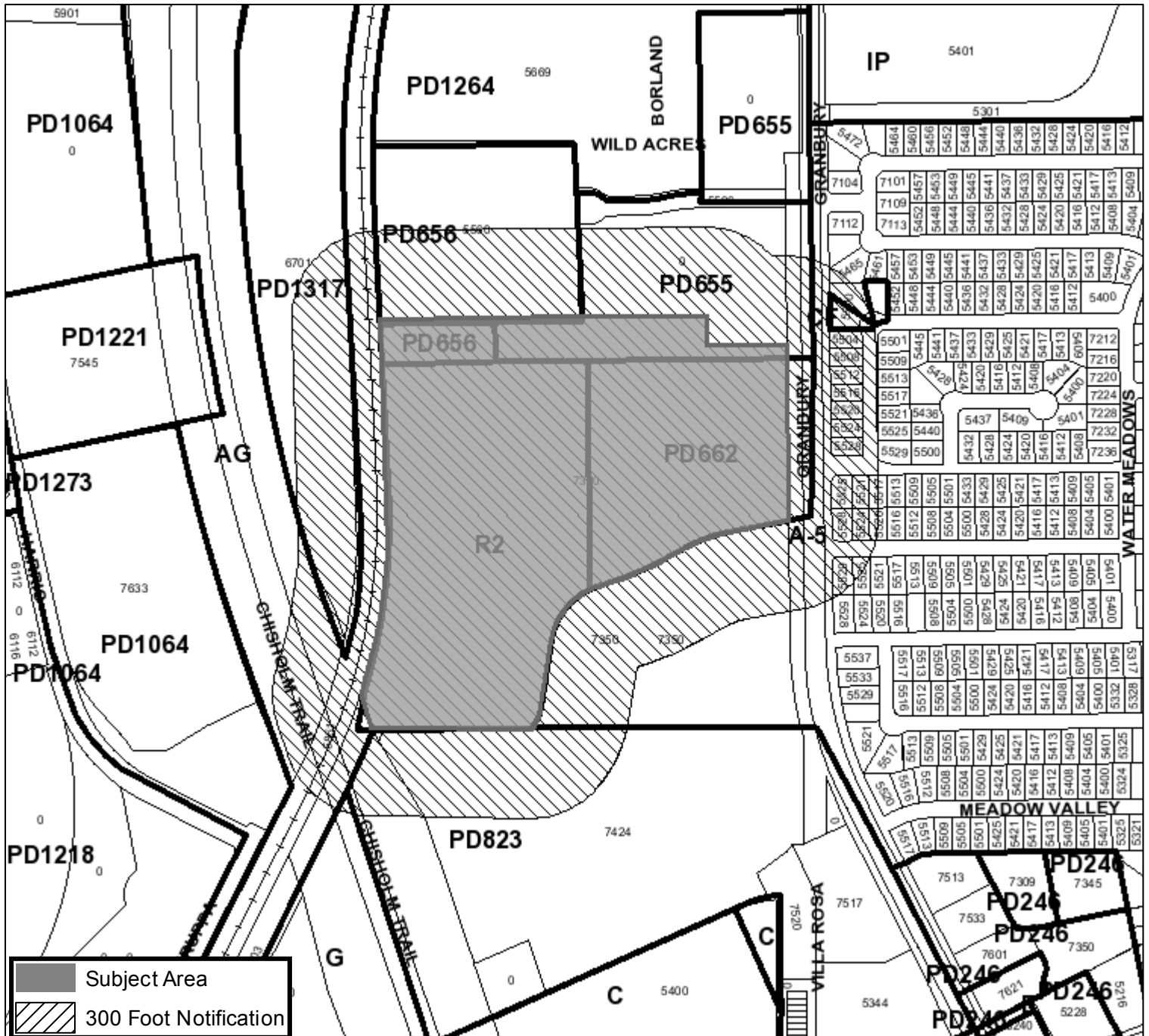
B. Drive approaches on Granbury Road subject to access management policy. Will require interior access for commercial sites.

C. 6' sidewalk required along Granbury Road

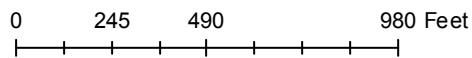
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

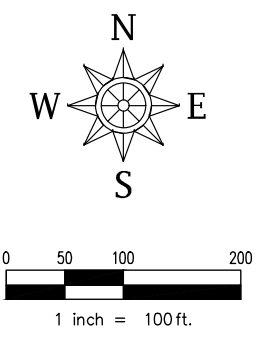
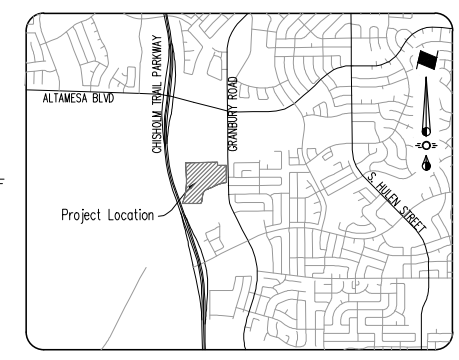
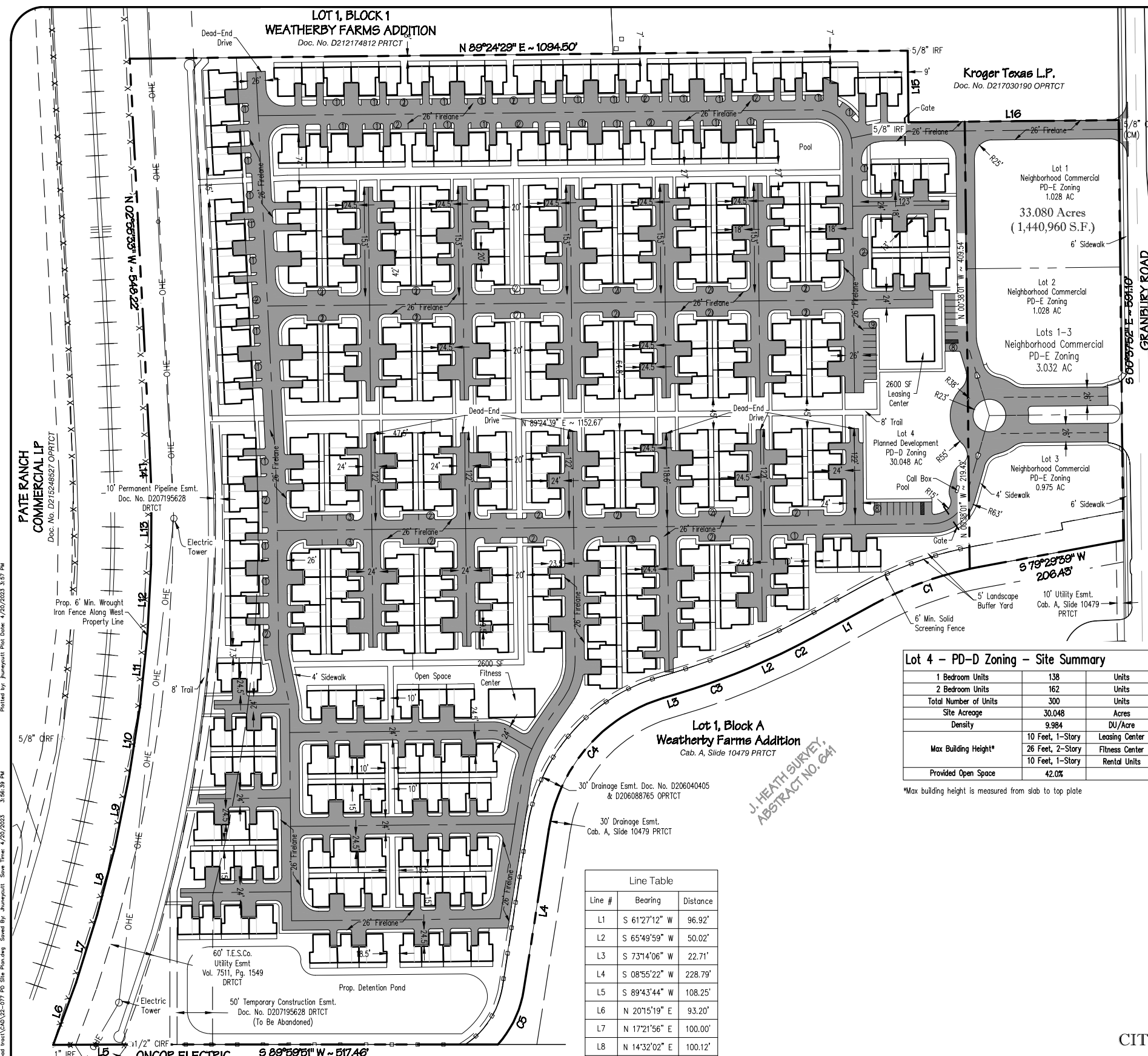
Area Zoning Map

Applicant: Crowley ISD/ Ronald L. Smith
 Address: 7350 Granbury Road
 Zoning From: R2, PD662
 Zoning To: E & PD-D
 Acres: Text
 Mapsco: Far Southwest
 Sector/District: 5/10/2023
 Commission Date: 817-392-8043
 Contact:



Subject Area
 300 Foot Notification





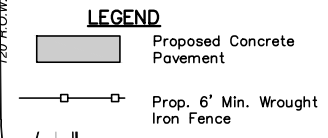
Lot 4 - Parking Summary - Planned Development, PD-D

Parking Type	Spaces Required
1 Bedroom	138 Units @ 2/Unit = 276 Spaces
2 Bedroom	162 Units @ 2/Unit = 324 Spaces
Leasing Center Parking	2500 SF @ 1/250 SF = 10 Spaces
Fitness Center Parking	5600 SF @ 1/250 SF = 23 Spaces
Total Parking Required	633 Spaces

Lot 4 - Parking Summary - Planned Development, PD-D

Parking Type	Spaces Provided
Garage Parking	300
Driveway Parking	300
Surface Parking	126
Total Parking Provided	726

*Driveway tandem spaces do not count as provided parking given proposed townhome configuration. See note 11 requesting a variance to consider driveway parking as provided to meet required.



General Notes & Legend:

- Lot 4 rezoned to PD-D with listed exceptions. Lot 1-3 to be rezoned to Neighborhood Commercial "PD-E".
- All provided lighting shall conform to City of Fort Worth lighting code.
- This project will comply with section 6.302 Urban Forestry.
- The project will comply with section 6.204 Bicycle Parking.
- This project will comply with Article 4 - Signs.
- This project will comply with Enhanced Landscaping in accordance with Section 4.7.12.d.6.a for the "PD-D" district and "D" landscape requirements, as well as 6.301 for the "PD-E" district.
- Dumpsters and compactor will be screened with a masonry wall on all three sides and contain a gate.
- The squares on the fence shown are for illustrative purposes only. They are not indicative of rod spacing. Proposed rod spacing will be determined during the detailed landscape design process.
- Sidewalk connections to ROW are to be provided as shown, one connection to each ROW.
- Standard Parking Spaces are to be 9'x18' for head-in parking and 8'x22' for parallel parking.
- This request for a planned development on Lot 4 is in accordance with the "D" district standards, with the following exceptions:
 - Perimeter security fence will be provided along the north, south and east property lines
 - Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage. Plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).
 - A MFD site plan will not be required to be submitted
 - Driveway parking spaces provided to be counted as tandem parking.

Lot 4 - PD-D Zoning - Site Summary

	Units	Units
1 Bedroom Units	138	Units
2 Bedroom Units	162	Units
Total Number of Units	300	Units
Site Acreage	30.048	Acres
Density	9.984	DU/Acre
Max Building Height*	10 Feet, 1-Story	Leasing Center
	26 Feet, 2-Story	Fitness Center
	10 Feet, 1-Story	Rental Units
Provided Open Space	42.0%	

*Max building height is measured from slab to top plate

Line Table

Line #	Bearing	Distance
L1	S 61°27'12" W	96.92'
L2	S 65°49'59" W	50.02'
L3	S 73°14'06" W	22.71'
L4	S 08°55'22" W	228.79'
L5	S 89°43'44" W	108.25'
L6	N 20°15'19" E	93.20'
L7	N 17°21'56" E	100.00'
L8	N 14°32'02" E	100.12'
L9	N 11°25'37" E	99.91'
L10	N 08°46'00" E	100.00'
L11	N 05°55'53" E	99.87'
L12	N 03°04'06" E	100.18'
L13	N 00°12'40" E	99.96'
L14	N 02°21'19" W	63.95'
L15	S 00°35'31" E	100.78'
L16	N 89°24'29" E	295.80'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	157.44'	500.00'	18°02'29"	S 70°28'25" W	156.79'
C2	51.43'	1000.00'	2°56'47"	S 62°55'36" W	51.42'
C3	104.18'	1000.00'	5°58'08"	S 70°15'02" W	104.13'
C4	258.16'	230.00'	64°18'39"	S 41°04'44" W	244.82'
C5	86.10'	150.00'	32°53'12"	S 25°21'55" W	84.92'

PD SITE PLAN
Villages On Granbury
 33.080 Acres
 situated in the
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

ENGINEER/SURVEYOR
 Spiars Engineering, Inc.
 3575 Lone Star Circle, Suite 434
 Fort Worth, TX 76177
 Telephone: (469) 395-0542
 TBPE No. F-2121
 Contact: Jordan Huneycutt, PE

OWNER/APPLICANT
 Matrix Equities, Inc.
 10446 N. 74th Street, Suite 200
 Scottsdale, AZ 85258
 Telephone: (214) 789-6088
 Contact: Ronald L. Smith, PE

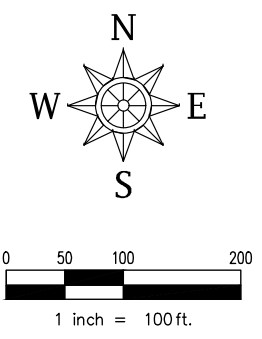
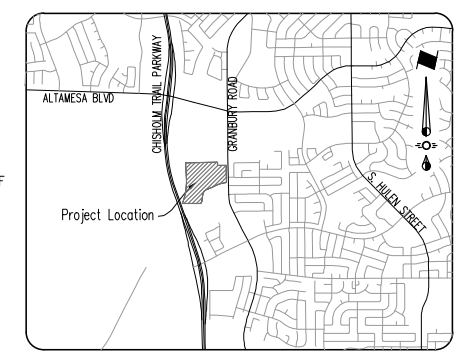
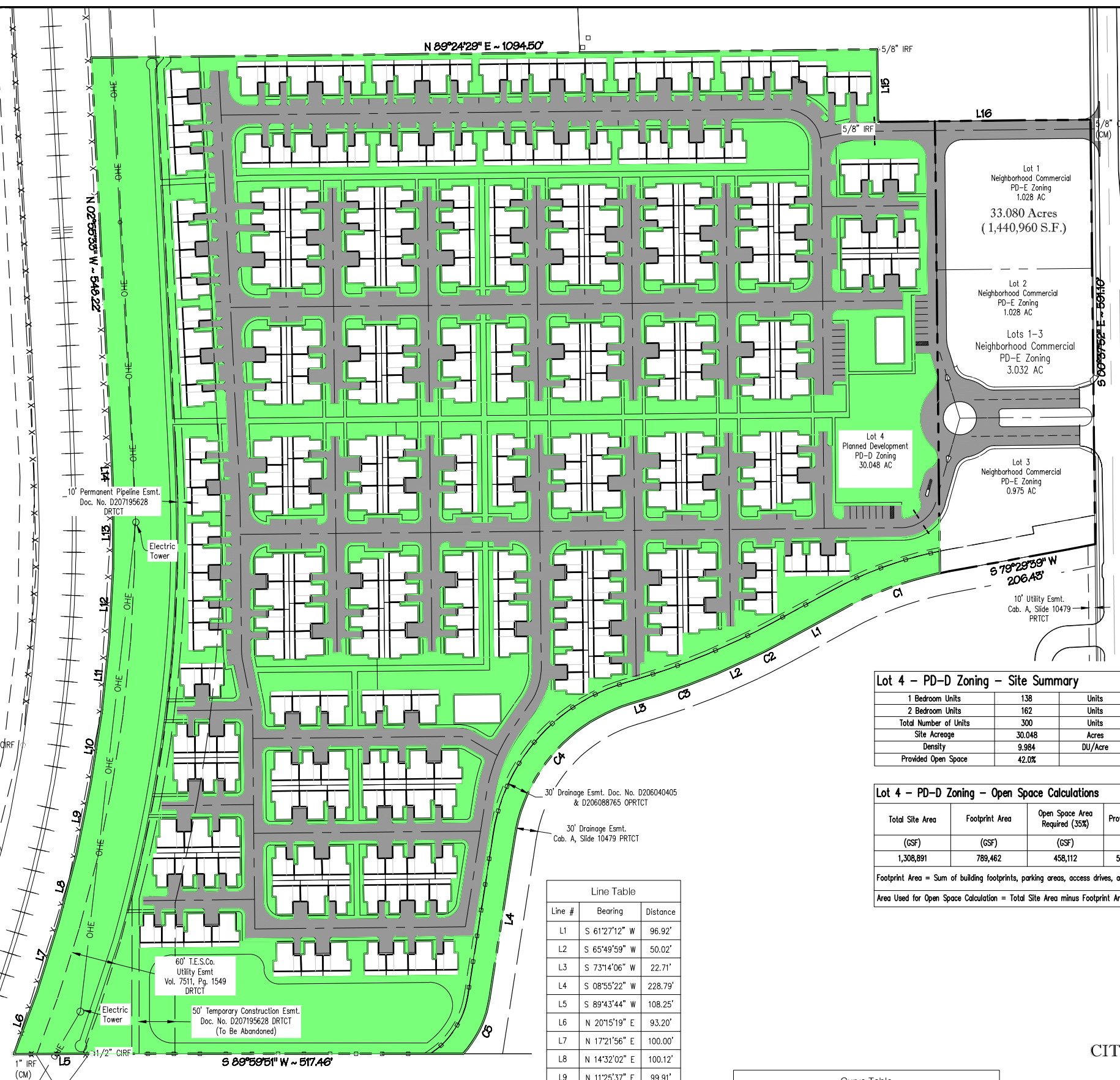
Scale: 1"=100' April, 2023 SEI Job No. 22-077

SPIARS
ENGINEERING & SURVEYING
 765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

ARCHCO RCM
DYLAN LAND LLC
 Doc. No. D219268610 OPRCT

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Drawing: 22-077-077 granbury road tract\CAD\22-077 PD Site Plan.dwg Saved By: jhuneycutt Date: 4/20/2023 3:56:39 PM
 Plotted By: jhuneycutt Plot Date: 4/20/2023 3:57 PM



LEGEND

- Open Space Area
- Pavement

Lot 4 - PD-D Zoning - Site Summary

1 Bedroom Units	138	Units
2 Bedroom Units	162	Units
Total Number of Units	300	Units
Site Acreage	30.048	Acre
Density	9.984	DU/Acre
Provided Open Space	42.0%	

Lot 4 - PD-D Zoning - Open Space Calculations

Total Site Area	Footprint Area	Open Space Area Required (35%)	Provided Open Space
(GSF)	(GSF)	(GSF)	(GSF)
1,308,891	789,462	458,112	549,429 (42.0%)

Footprint Area = Sum of building footprints, parking areas, access drives, and fenced patios.
 Area Used for Open Space Calculation = Total Site Area minus Footprint Area

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Line #	Bearing	Distance
L1	S 61°27'12" W	96.92'
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L3	S 73°14'06" W	22.71'
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EXHIBIT A
ZC-22-202, 7300 Granbury Road

Planned Development for all uses in "D" Medium Density Multifamily, with development standards (waivers) for tandem parking, perimeter fencing, and waiver to MFD submittal; Site Plan included

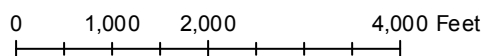
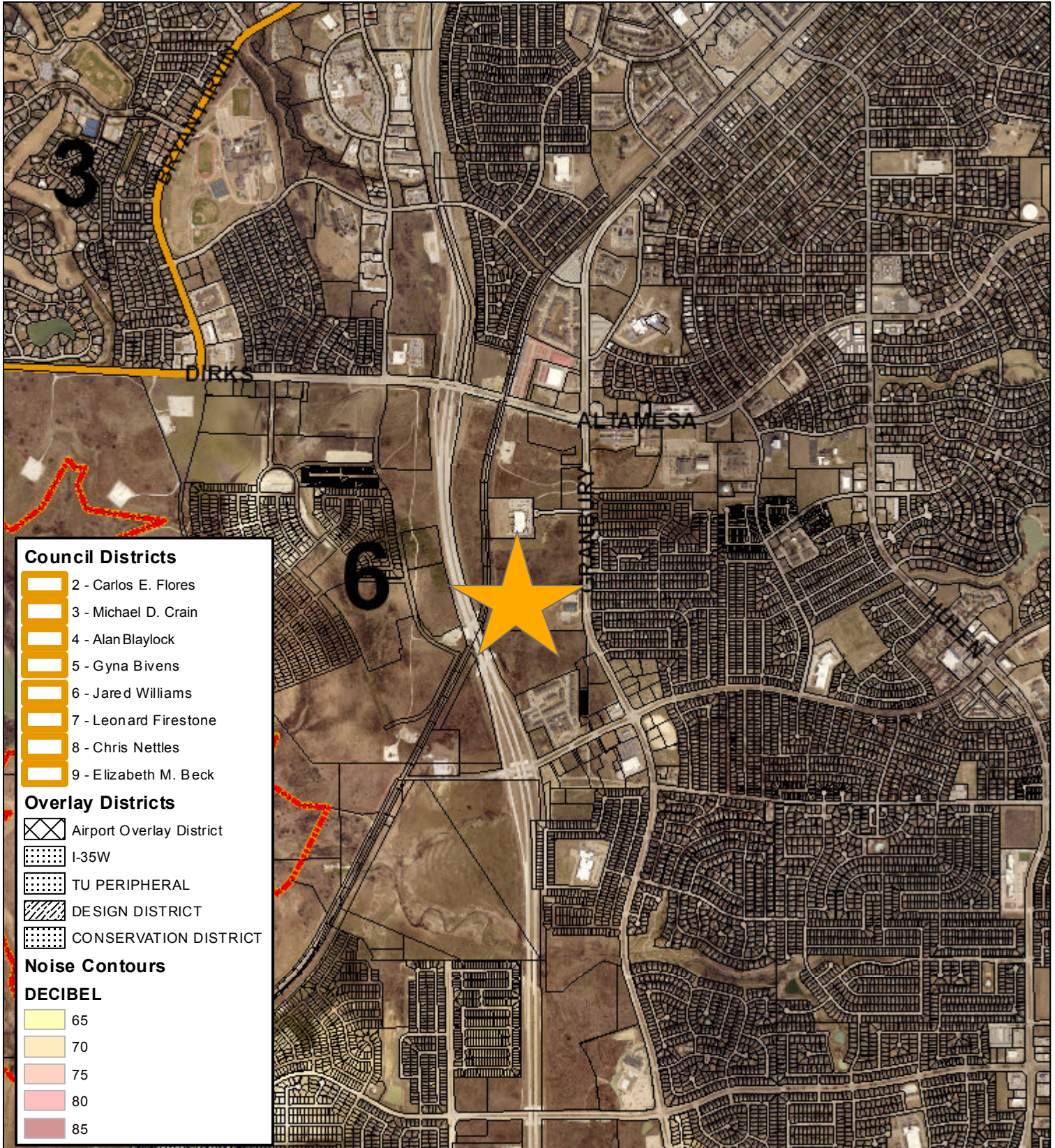
Requirement	"D" Standards	Proposed "PD-D"
Open Space	Minimum 35%	42.0% - Complies
Density	Maximum 32 units per acre	9.984 units per acre - Complies
Building setbacks	Front yard: 20' minimum Rear yard: 5' minimum Side yard: 5' minimum	Front yard: 59' minimum - Complies Rear yard: 105' minimum - Complies Side yard: 5' minimum – Complies
Supplemental setbacks adjacent to residential zones	<ul style="list-style-type: none"> • 3:1 setback for primary structures • 1:1 setback for garages and carports. • 20' setback for dumpster enclosures and accessory structures. 	3:1 setback - Complies
Buffer Yard / Screening	Where adjacent to One or Two-Family District, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system.	5' landscaped buffer yard plus 6' solid screening fence provided (offset due to drainage easement) - Complies
Height	Maximum height 36' slab to top plate 48' slab to top plate beyond 250' setback to one- and two- family zoning	Rental Units: 10' max height / 1 story – Complies Leasing Center: 10' max height / 1 story – Complies Fitness Center: 26' max height / 2-story – complies

<p>Parking</p>	<p>Two spaces per dwelling unit, located within a garage of the individual unit, having access to and from that unit, and not accessible or usable by other residential units.</p> <p>Plus 1 space per 250 square feet of common areas, offices, and recreation (633 spaces required)</p>	<p>Parking provided: 300 – Garage parking spaces 300 – Driveway parking spaces 126 – Surface Parking spaces 726 – Total parking spaces</p> <p>Two spaces per dwelling unit, 1 space located within a single car garage having access to and from that unit, and 1 space located on the driveway directly in front of the garage (tandem parking). The units will be restricted from using the garages as storage. – (Waiver requested)</p>
<p>Landscaping</p>	<p>Must meet 20 points of enhanced landscaping</p>	<p>Will meet 20 points of enhanced landscaping - Complies</p>
<p>Urban Forestry</p>	<p>Must comply with Urban Forestry Ordinance requirements</p>	<p>Per note on site plan, will comply with Section 6.302, Urban Forestry. Trees will be spread throughout site in more of an SFR pattern - Complies</p>
<p>Fencing</p>	<p>Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.</p> <p>Perimeter security fencing is prohibited, however security fencing is permitted on interior property lines.</p>	<p>n/a – no frontage on public R.O.W.</p> <p>Perimeter fencing around site – (Waiver requested)</p>
<p>Building Orientation</p>	<p>Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street</p>	<p>n/a – no buildings on public R.O.W.</p>
<p>Multifamily Design Standards</p>	<p>Submit MFD plan to meet standards</p>	<p>MFD Submittal not required - (Waiver requested)</p>

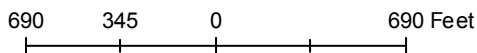
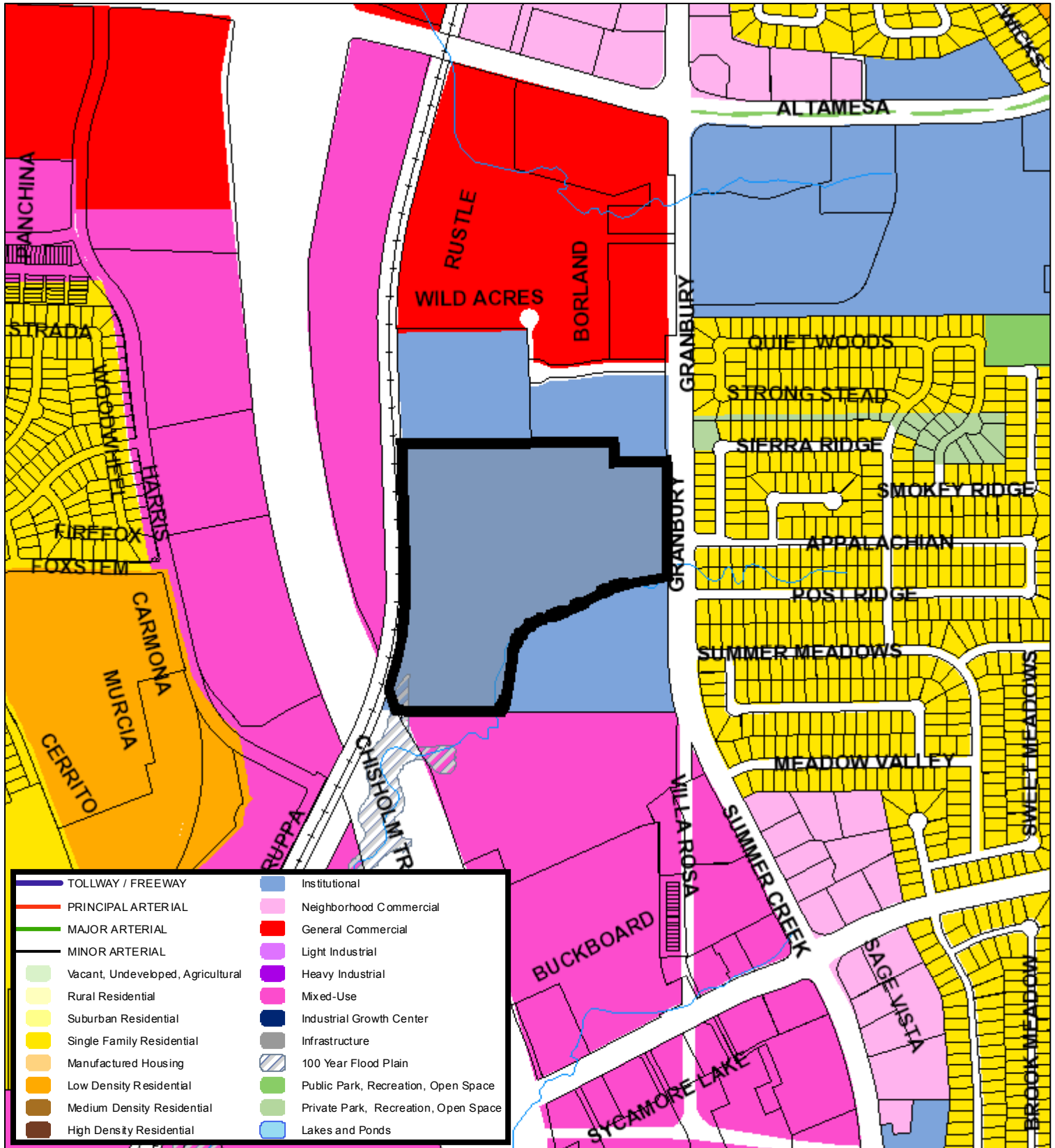
Planned Development for all uses in "E" Neighborhood Commercial, with development standards (waivers) for building height, exclude the following uses: Tattoo Parlors, Pool Hall, No detached Pole Signs, Gas Lift Compressor Station, Gas Drilling & Production, Short Term Rentals; Site Plan Required

Requirement	"E" Standards	Proposed "PD-E"
Front yard	20 feet minimum; 0 feet minimum when fronting an arterial street	20 feet minimum; 0 feet minimum when fronting an arterial street
Rear yard	10 feet minimum unless adjacent to residential district, where 15 feet minimum required	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side yard		
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot	None required unless through lot, then 10 feet minimum required	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, stealth telecommunication towers are permitted to a height of 60 feet; telecommunication towers are permitted to a height of 45 feet as a special exception approved by the board of adjustment	2-Story, or 32-feet maximum Stealth Telecommunication and Telecommunication Towers are NOT PERMITTED
<p>EXCLUDED USES:</p> <p>EXISTING PD662: TATOO PARLOR, POOL HALL, NO DETACHED POLE SIGNS</p> <p>ADDITIONAL: GAS LIFT COMPRESSOR STATION, SHORT-TERM HOME RENTAL, GAS DRILLING & PRODUCTION</p>		

Area Map



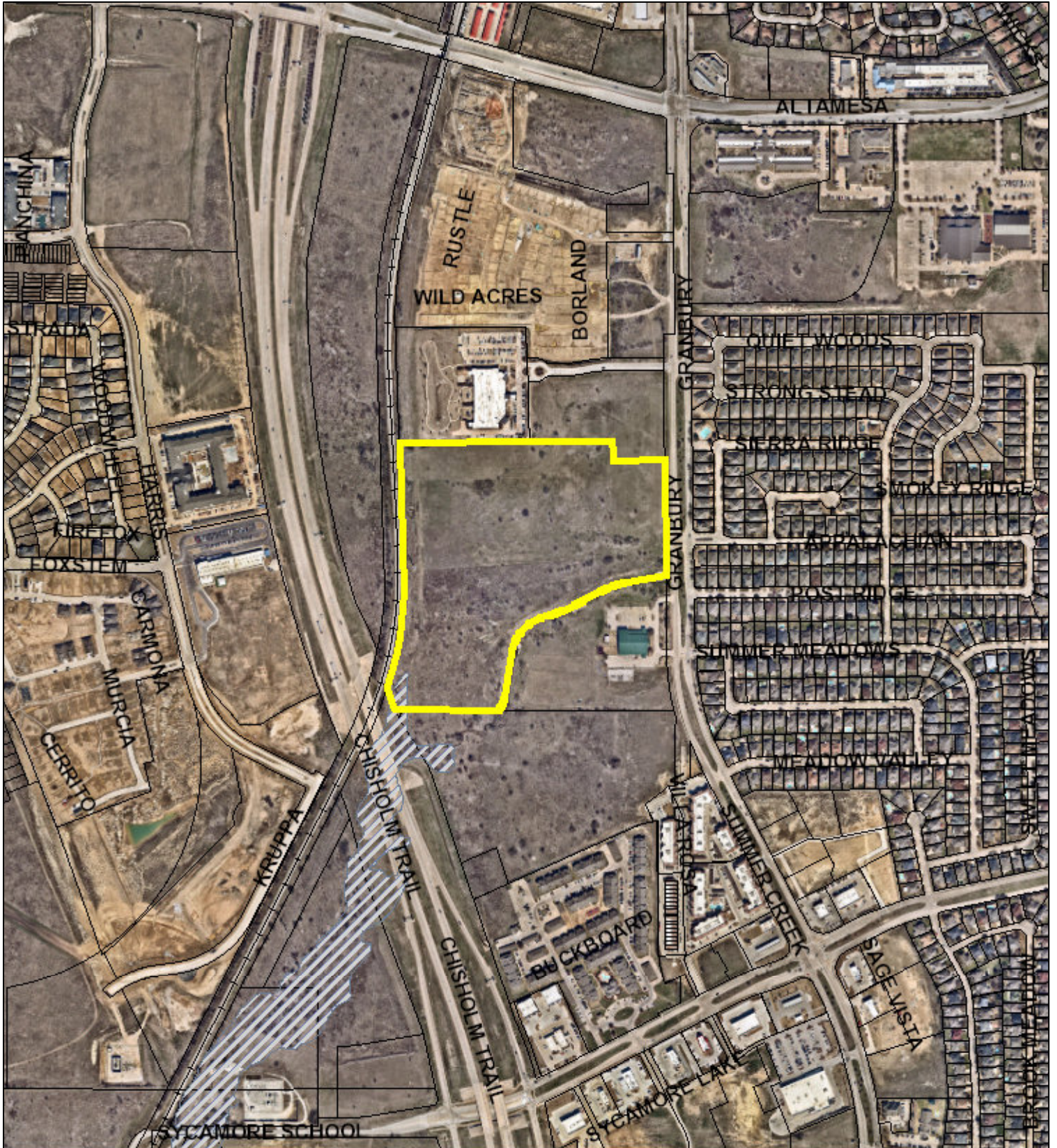
Future Land Use



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



0 435 870 1,740 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-22-223

Council District: (old/new): 7 / 7

Zoning Map Amendment

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

Owner / Applicant: Hawkins Custom Homes, Peloton Land Solutions

Site Location: 8400 Wagley Robertson Road and 7900 Comanche Springs Dr.

Acreage: 7.4 a

Request

Proposed Use: Townhomes

Request: From: “PD 514” Planned Development for all uses in “F” General Commercial with additional uses listed, site plan waived

To: “R2” Townhouse/Cluster

Recommendation

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

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

Staff Recommendation: **Denial**

Table of Contents

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

The property is located at 8400 Wagley Robertson and 7900 Comanche Springs Drive, off Bailey Boswell. It comprises 7.4 acres out of a 22 Acre-parcel, more or less. The remaining land is in the City of Saginaw. The portion of the land in Saginaw is currently zoned agricultural, and their master plan has it earmarked for commercial. The applicant seeks to rezone to an “R2” Townhouse/Cluster to accommodate a row townhouse development.

This case was remanded back to Zoning Commission due to the omission of the 7900 Comanche Springs address on the legal notices.

The applicant did not provide a site or concept plan with this application. Please note that “R2” zoning does not require a Site Plan to accompany the application; however, providing a site plan on the front end can give staff and officials a better understanding of the intended layout, scope, and function of the proposed development.

This zoning change to R-2 is being requested to allow for this site to be developed in conjunction with an overall parcel. The overall parcel is partially located in Fort Worth and partially in Saginaw. The overall development will be commercial along Bailey Boswell and townhome on the remaining acreage to the north. The uses will be divided by a natural drainage swale. The northern line is common to the south line of the school.

The Comprehensive Plan calls for this area to be Neighborhood Commercial. The opportunity to construct townhomes in this area will function as a natural transition from the school to the commercial on the Bailey Boswell frontage.

The Comprehensive Plan has single family residential on the west and the east. The school to the north has a future land use of Institutional.

This is a straight zoning request from PD-514 to R2.

The proposed “R-2” Townhouse/Cluster zoning would accommodate townhouse or rowhouse development. “R-2” zoning allows up to 24 dwelling units per acre. Other “R2” development standards are shown below:

Townhouse/Cluster ("R2") District	
Open space	15% minimum
Units per acre	Maximum number of 24 units per acre on average, unless located in a "C" or "D" district where authorized density shall apply.
Maximum façade length	Maximum building façade length of 250 feet
Front yard*	None required
Side yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Height	35 feet maximum (refer to Development Standards, § 6.100, Height)
Bldg. separation	10 feet minimum
Notes:	
* May be subject to projected front yard (see Chapter 6, Development Standards, § 6.101(f), Yards).	
** May be subject to other front, side and rear yard setback requirements (see Chapter 6, Development Standards, § 6.101(d), Yards).	

(2) *Parking.* Two spaces per dwelling unit, located behind the front building line, except for limited local streets or private access easements, where four spaces shall be required, located behind the front building line or may be provided within the development. For nonresidential uses, see Chapter 6 Development Standards, Article 2 Off Street Parking and Loading, § 6.200.

(3) *Residential design standards.* A site plan for residential development is required.

a. *General.* Under this provision, townhouses, rowhouses or the clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.

b. *Plat required.* Such properties shall be platted showing the following, if applicable:

c. *Open space.*

d. *One building per lot.* Each residential building shall be located on a separately platted lot.

- This zoning case was heard by the Zoning Commission on 1/11/2023. The applicant requested a continuance to discuss this project with Northwest ISD to gather their support.

Surrounding Zoning and Land Uses

North "PD-514" / Public School

East "A-5" One Family Residential / single family residence

South City of Saginaw / vacant & undeveloped

West "A-5" One Family Residential / single family residence

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2023.

The following organizations were emailed on April 25, 2023:

Organizations Notified	
Creekwood HOA	Streams And Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

These Neighborhood Associations are located closest to the subject property

Development Impact Analysis

Land Use Compatibility

The applicant proposes changing the zoning to an “R2” Townhouse/Cluster. Aside from the school north of the site, surrounding uses are primarily single-family residential or undeveloped properties.

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

Comprehensive Plan Consistency – Far Northwest

The 2022 Comprehensive Plan designates the eastern “E” zoned portion of the property as future Neighborhood Commercial. Compatible zoning would be: small scale retail/office, mixed uses.

COMMERCIAL

Neighborhood Commercial*

Retail, services, offices and mixed uses serving daily needs for a local market area ER, E, MU-1

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

Economic Development Plan

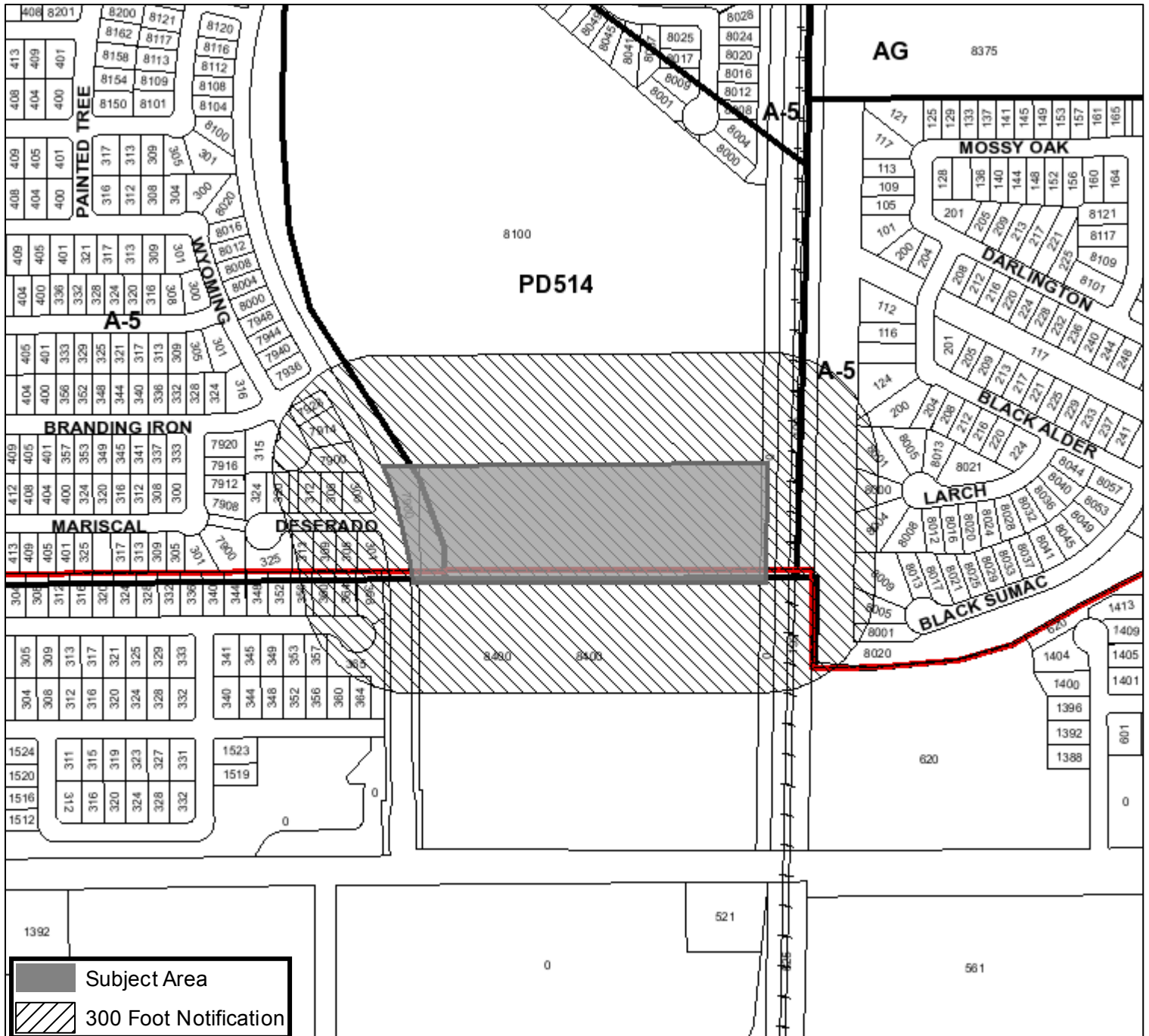
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:



PERFORMANCE METRICS

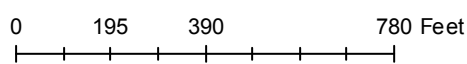
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Area Zoning Map

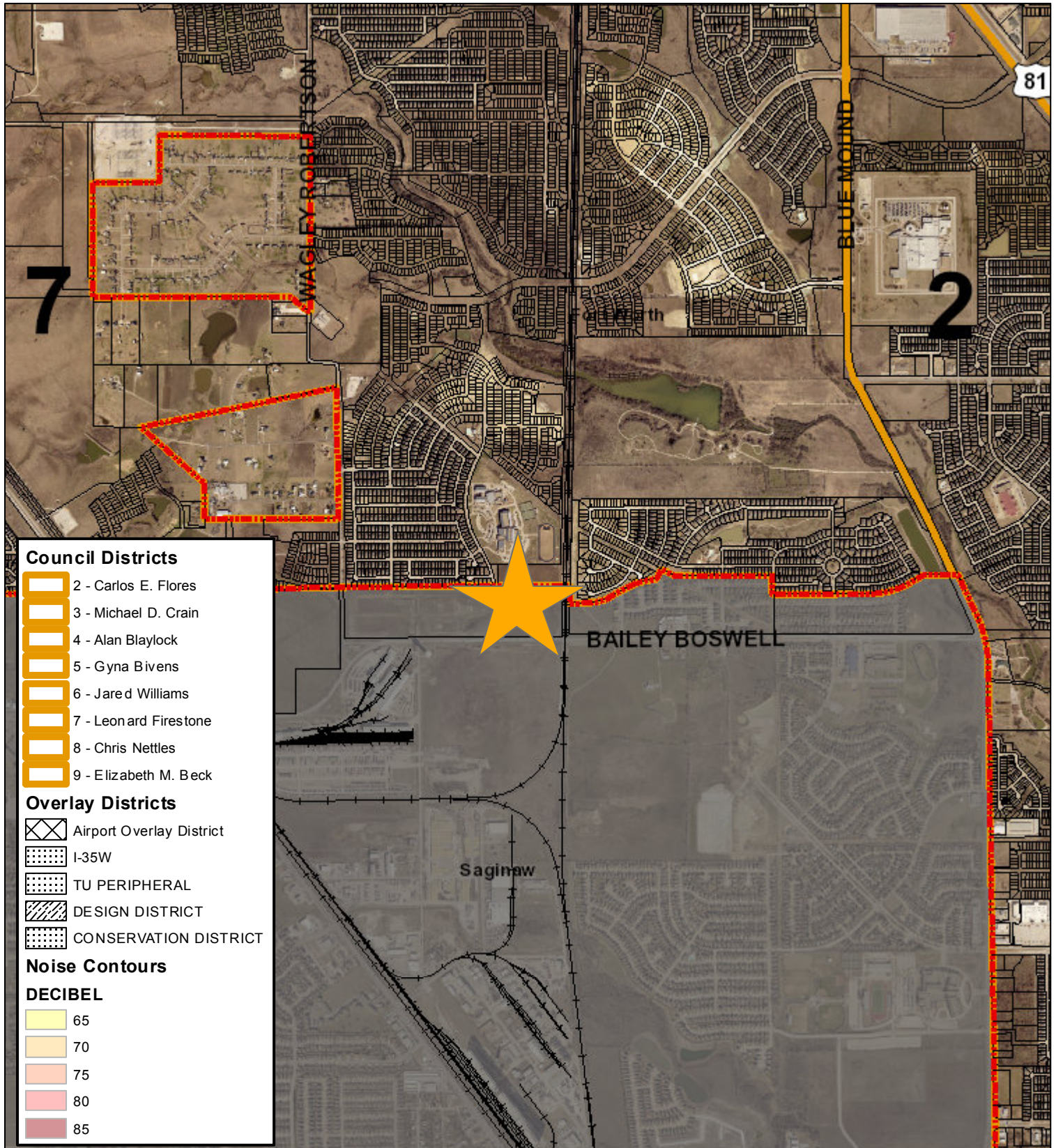
Applicant: Hawkins Custom Homes
 Address: 8400 Wagley Robertson Road & 7900 Comanche Springs Drive
 Zoning From: PD514
 Zoning To: R2
 Acres: 7.4405353
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 5/10/2023
 Contact: 817-392-2495




	Subject Area
	300 Foot Notification








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


Council Districts

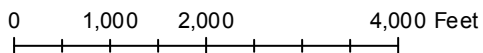
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

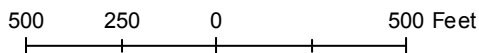
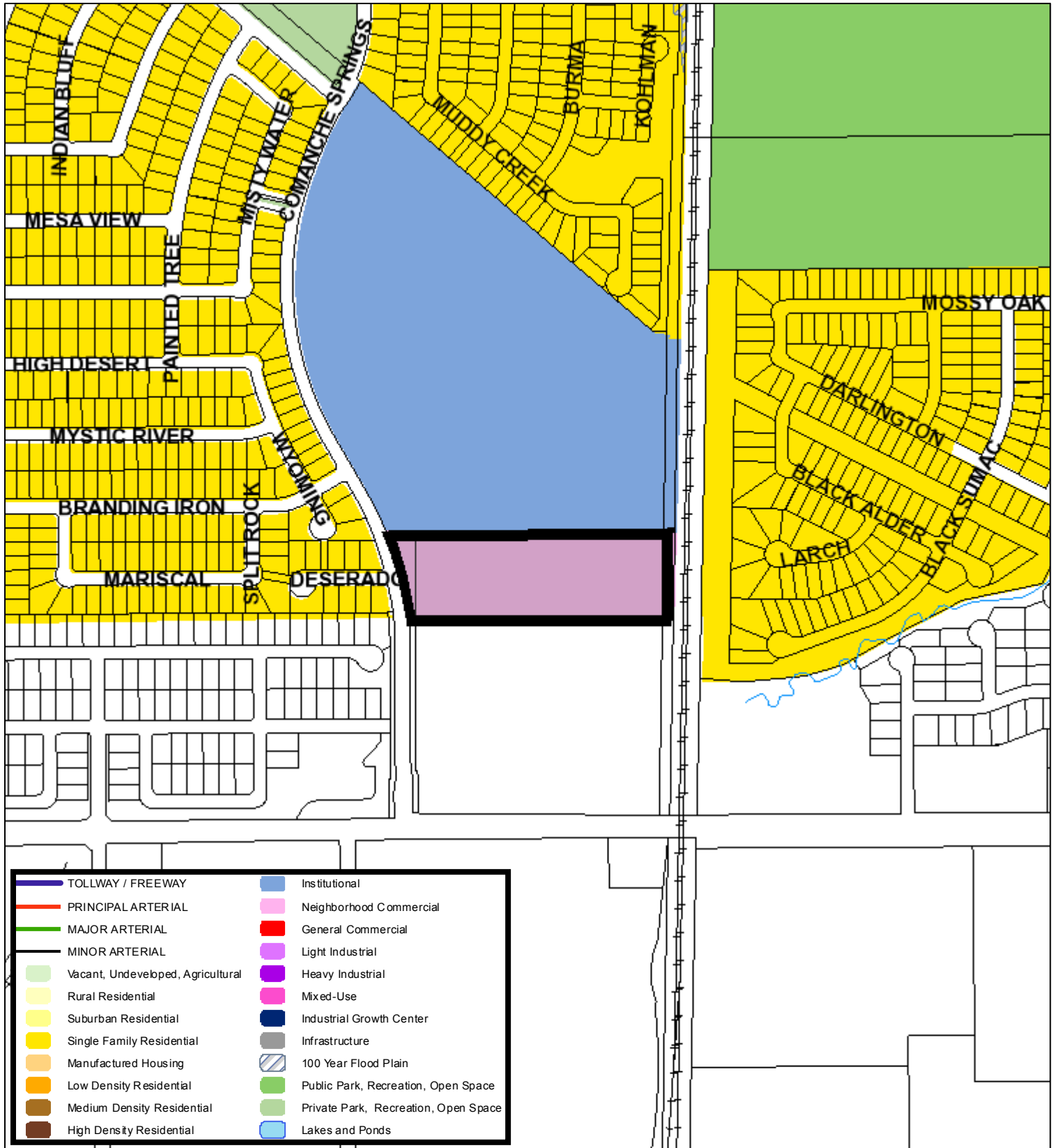
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

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



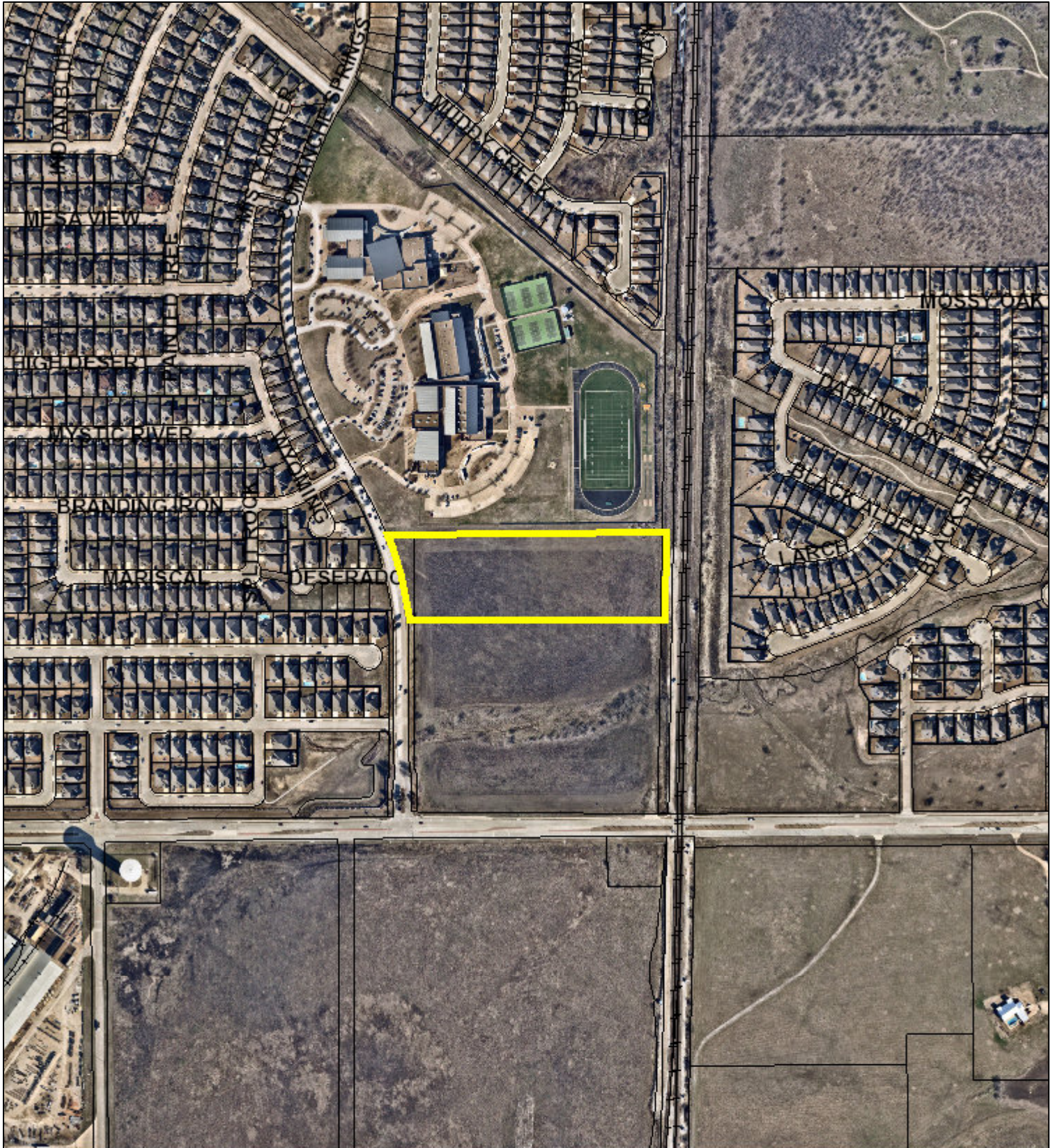
Future Land Use



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



0 312.5 625 1,250 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-015

District (old/new): 8 / 8

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP

Site Location: 2201 Annabelle Lane

Acreage: 6.18 acres

Request

Proposed Use: Detached Multifamily

Request: From: "A-10" One Family Residential

To: "PD-CR" Planned Development-Low Density Multifamily with development standards for reduced parking, reduced supplemental building setbacks, building orientation, fencing, and waiver to the MFD submittal, Site Plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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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

May 10 Zoning Commission update: The applicant has indicated to Zoning staff that they intend to seek a continuance at the May public hearing in order to continue reconfiguring their site plan and for additional time to discuss this project with the impacted neighborhoods.

The subject site is a 6.18-acre piece of property within the Rolling Hills Addition to the City of Fort Worth, in Council District 8. The site is currently undeveloped and is proposed to be rezoned from the existing “A-10” One Family Residential zoning to “PD-CR” Planned Development based on Low Density Multifamily to accommodate a multifamily community comprised of eight fourplexes. There are a mixture of 2-bedroom and 3-bedroom units, with a total of 32 units altogether. Based on the size of the lot, the density is approximately five dwelling units per acre, below the maximum density of 16 dwelling units per acre allowed in “CR” zones. A narrative, provided by the applicant as part of their submittal package, is included below further describing the proposed development.

The developer, DFW Asylum Seeker Housing Network d/b/a DASH Network, desires to develop approximately 32 one family housing units in 8 fourplex clusters platted on one lot to house individuals and/or families seeking asylum in the United States. The current A-10 zoning will not allow for the necessary density to develop the number of single family homes needed to house the number of asylum seekers whom DASH Network seeks to accommodate.

While the proposed density is higher than that allowed in the current zoning district, it is compatible with surrounding residential uses. The Comprehensive Plan shows the property to be single family residential. The proposed use is residential but with higher density in a cottage-style development.

In order to qualify for DASH Network housing assistance in the proposed PD/CR zoned development, each resident must meet the following requirements:

1. Currently seeking asylum (not a refugee, asylee, or other type of migrant);
2. Actively working on their asylum case (Has or is currently searching for a lawyer, or has filed pro se);
3. Currently possesses less than \$1,000 to cover living expenses;
4. Willing to move to Fort Worth;
5. Willing to be interviewed by a DASH lawyer to confirm asylum seeker status;
6. Willing to follow all US laws, including not working or driving until the appropriate documentation is in hand;
7. Have no other options for safe housing.

Parking waiver is requested due to the financial inability of the asylum seeking demographic that qualifies for the proposed housing to obtain more than one vehicle for the unit occupied (must currently possess less than \$1,000 to cover living expenses).

3:1 Supplemental Building Setback waiver is requested due to the reduced density proposed in the site plan and the topography/slope of the land between the adjacent one- and two-family residential structures and the proposed use.

MFD standards waiver is requested due to the proposed detached multifamily unit configuration.

Building orientation waiver is to allow the short side of the clubhouse to face Annabelle Lane.

Perimeter fencing waiver is to allow fencing between the right-of-way and buildings to promote private open space use between the right-of-way and buildings.

The waivers for the PD-CR are included below. The waivers are only for aspects that fall short of the “CR” standards. All other “CR” standards not listed will be met or exceeded.

- **Reduced Parking:** Requesting 1 space per unit + 1 space per 250 square feet of common area instead of 1 space per bedroom + 1 space per 250 square feet of common area.
- **Reduced Supplemental Building Setback adjacent to single- or two-family residential zones:** Requesting a reduced 30 foot setback on the northern and eastern property lines instead of the 3:1 setback based on building height, based on the Zoning Ordinance requirements.
- **Building Orientation:** To allow the short side of clubhouse to face Annabelle Lane.
- **Fencing/Perimeter Fencing:** To allow perimeter fencing around the site, including fencing between the buildings and the public right of way, instead of recessed fencing based on the Ordinance requirements.
- **MFD Submittal waiver:** Requesting to skip MFD submittal and go straight to building permits.

Surrounding Zoning and Land Uses

North “A-10” One Family Residential / undeveloped
 East “A-7.5” One Family Residential / single-family residential
 South “A-10” One Family Residential / single-family residential
 West “A-10” One Family Residential / undeveloped

Recent Zoning History

- ZC-10-117, Council initiated rezoning for the area generally bounded by E. Berry Street, Mitchell Boulevard, Wichita Street, E. Seminary Drive, and S. Riverside Drive. This council-initiated zoning change request was intended to align the existing land uses and zoning and received input and support from the neighborhood (Glencrest Civic League). The entire area covered by the rezoning is 1,125 acres or roughly 1,640 parcels.

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
 The following organizations were emailed on March 10, 2023:

Organizations Notified	
Glencrest Civic League*	Fort Worth ISD
United Communities Assoc. of South Fort Worth	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Streams and Valleys Inc

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "A-10" One-Family residential. The subject site is surrounded on all four sides by One-Family Residential zoning, including direct adjacency on the northern and eastern property lines. Areas to the south and east are generally developed as single-family residential neighborhoods. To the north and west is largely undeveloped.

Being situated deep within the neighborhood, and relatively far from a collector street or thoroughfare, this does not appear to be an appropriate location for this type of housing. Access is only through residential streets, many of which are narrow and winding.

All detached multifamily/cottage communities are currently handled using PD's in lieu of a permanent zoning category. Based on the design as fourplexes rather than detached units, the proposed development is more multifamily in nature rather than a single family style of development and will not easily fit into the existing fabric of the surrounding neighborhoods. The units in the proposed PD are a mix of one- and two-story, however most of the homes nearby are single story. The design of the site places the buildings along the eastern property line without adhering to the required 3:1 buffer that is intended to provide protection for single family zones directly adjacent. The applicant is also requesting to under park the site, using a formula of 1 space per unit rather than 1 space per bedroom. This results in a deficit of 47 spaces. While the tenants envisioned for this development may not need or use cars as much as a typical person, if the development is built as proposed and ever transitions to a standard market rate apartment complex, then the deficit of 47 spaces could cause overflow parking on the narrow, winding residential neighborhood streets.

The proposed rezoning **is not compatible** with surrounding land uses. If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

Comprehensive Plan Consistency – Southeast

The adopted 2022 Comprehensive Plan designates the subject property as future Single-Family Residential [SFR]. Acceptable zoning classifications in areas designated as future SFR would be "A-10", "A-7.5", "A-5", and "AR", all One-Family residential zones. In order for multifamily zoning, such as "CR" or "PD-CR" to be appropriate in this location, the property would need a future land use designation of Medium Density Residential in order to be considered consistent with the Comprehensive Plan.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

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

The proposed rezoning to “PD-CR” **is not consistent** with the Comprehensive Plan.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Site Plan Comments

Zoning / Land Use

All comments have been addressed:

- Areas directly abutting single family zoning along the northern property line and a portion of the eastern property line require a supplemental setback of 3:1 based on height [minimum 30 feet]. Your current site plan addresses the setback on the eastern property line (requesting a waiver for 30 feet) but does not address the requirement on the northern property line. The easiest thing would be to request a 30 foot setback along the northern property line to match what you are requesting on the east. Please include a measurement showing the setback from the northern most fourplex to the northern property line.
- The northern and portion of the eastern property lines also require a 5 foot landscaped buffer and 6 foot high solid screening fence. If you do not wish to meet this requirement, you will need to include this as an additional waiver, or show compliance (staff would be more supportive of meeting the requirement versus adding an additional waiver).
- After your revisions are finalized, please double check waiver list on Page 3 of 7 on the application form to make sure all waivers are correctly listed.
- Will need to include a list of all waivers on the Site Plan.
- Please keep in mind that under the most recently adopted Fee Schedule, PD's are charged \$600 for the first waiver plus \$300 for each additional waiver requested, so it is in your interest to reduce the number of waivers where possible.
- Include height information on Site Plan (maximum height is 36 feet measured from slab to top plate).
- Strike general note "will comply with MFD standards" if requesting a waiver.
- Correct general note for landscaping referencing Section 4.710.d.6.a instead of Section 6.301.

- Revise Total Area & Net Site Area from 6.1 acres to 6.18 acres (to match application document) & double check density (should be 5.18 units per acre instead of 5.25 units per acre).
- Provide Open Space diagram, can be added as a separate exhibit or page 2 of Site Plan.
- "CR" zones require at least 60% of the lot to be "Open Space", defined in Ch. 9 Zoning Ordinance as all areas that are not building footprints, parking spaces, driveways/fire lanes, or private patios.
- Confirm you can meet the Urban Forestry requirements before going through Zoning Commission & City Council. If you can't meet their requirements then a waiver for Urban Forestry would need to be added to the PD submittal on the front end.
- Add fencing material and height of fence for dumpster enclosure depicted on plans.

Fire

This project is considered multi-family for Fire Code purposes based on the parking configuration. Ellis Ranch Trail is not constructed from just north of Annabelle Lane to just south of Kingsdale Dr. It isn't required for adequate access. One point of access is allowed for 100 units or less and is compliant, as shown on site plan.

Fire lanes: Section 503 Fire Lane Specifications. Grade may not exceed 6%-not shown on site plan.

Additional hydrants are required to meet the following: Section 507.5.1(2)

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

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

Maximum distance from Fire Department Connection (FDC) is 150 ft. for a standpipe system, and/or a sprinkler system.

Buildings do not meet minimum hose lay requirements. Hose lay shall be provided to the exterior portions of each building within 150', measured in a 5' wide unobstructed path. The measurement may be from the edge of a marked fire lane or public street where no obstructions are present. 300' MAY be allowed if the buildings are equipped with a fire sprinkler system.

Section 503.1.1 Buildings and Facilities. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code.

Platting

No response provided

Water

Water extension & looping is required. refer to PDC notes from 1/26/23

Park & Recreation

Workflow cleared by Lori Gordon, but no comments provided

Building Plans Exam

No response provided

Stormwater

Site has 5+ ft deep potential high water and a natural earthen channel on the west boundary of the site. Site has 5+ ft deep potential high water on the north and eastern boundaries of the site.

FYI, an accepted drainage study is required prior to platting, IPRC, CG, and PB issuance.

Transportation & Public Works

Workflow cleared by Armond Bryant, but no comments provided

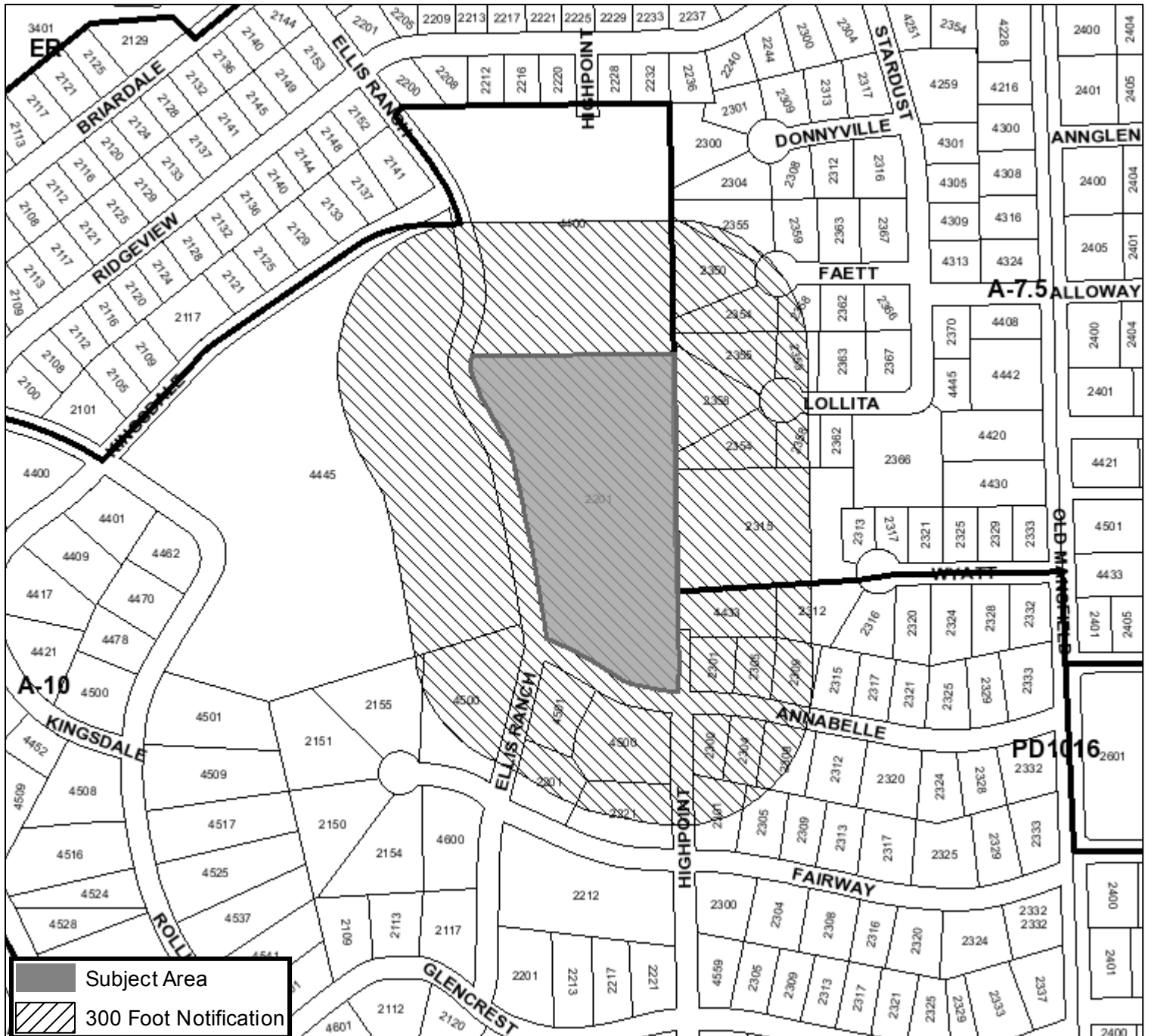
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





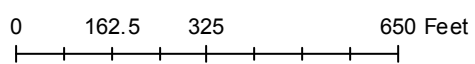
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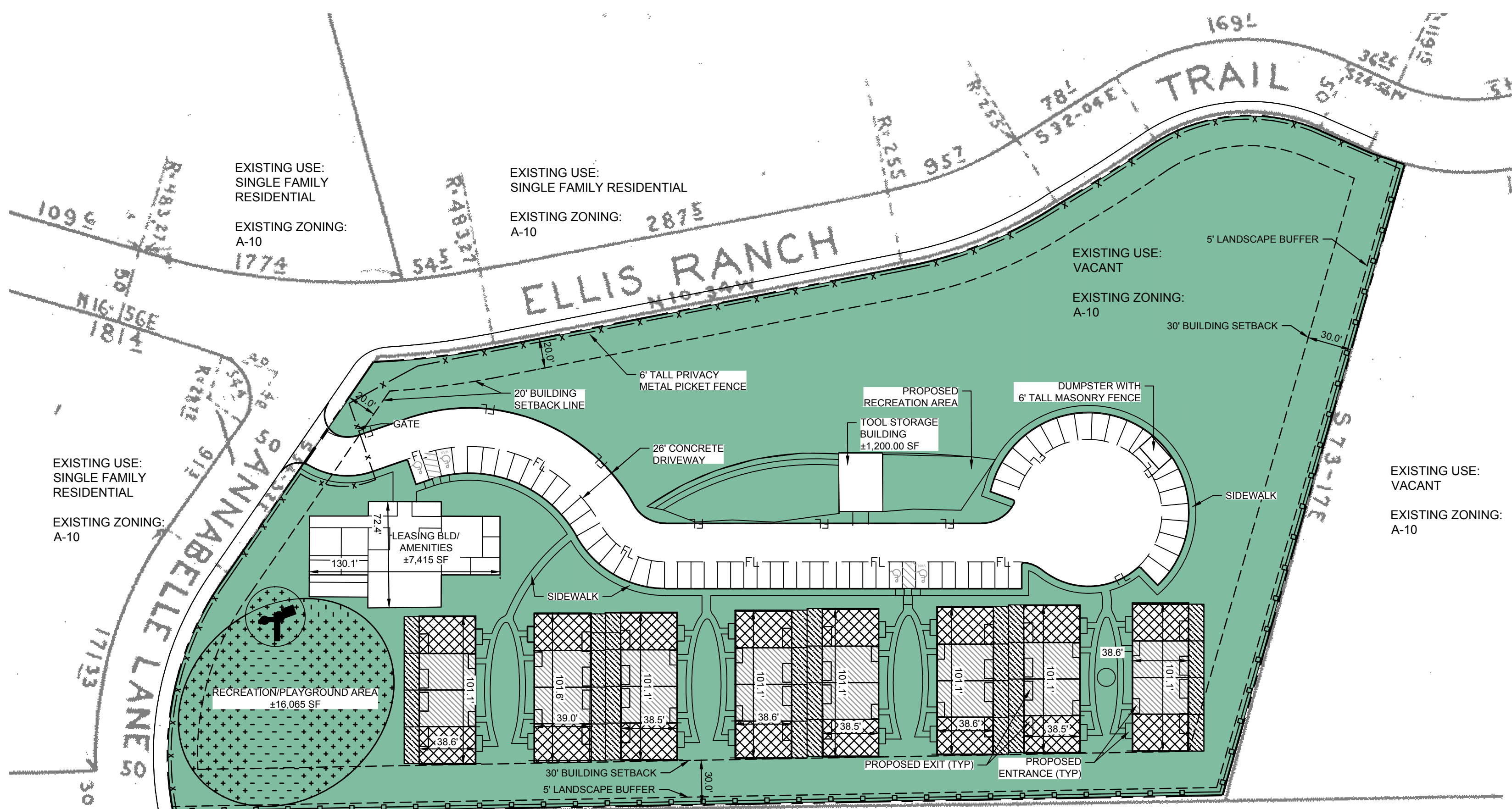
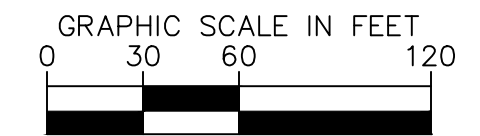
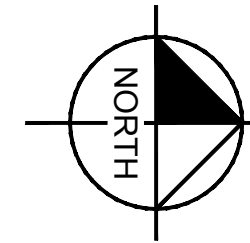
Area Zoning Map

Applicant: R3 Realty Group/Ray Oujesky
 Address: 2201 Annabelle Lane
 Zoning From: A-10
 Zoning To: PD/CR
 Acres: 253697.94433712
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 3/22/2023
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification





SITE SUMMARY
 TOTAL AREA: 6.18 AC.
 NET SITE AREA: 6.18 AC.
 TOTAL UNITS: 32 UNITS
 DENSITY: ±5.18 DU/AC

BUILDING TYPES:
 32 UNITS - FOURPLEX (100%)
 32 UNITS - TOTAL

PLAN SUMMARY:

PLAN TYPE	STORIES	# UNITS
P1 - 2BD, 1BA	1-STORY	16 UNITS - 50%
P2 - 3BD, 2BA	2-STORY	16 UNITS - 50%
TOTAL		32 UNITS

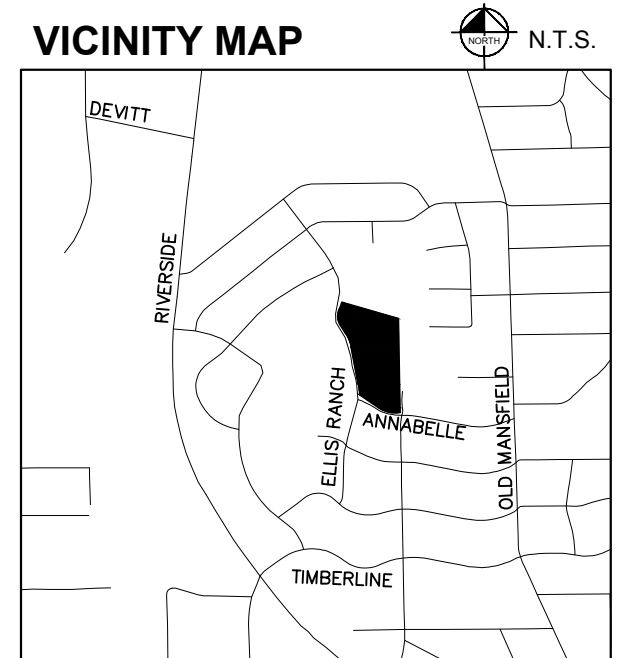
PARKING REQUIRED:
 2BD: 16 UNITS X 1 SP/UNIT = 16 SPACES
 3BD: 16 UNITS X 1 SP/UNIT = 16 SPACES
 AMENITY BUILDING: 7,415 SF X 1/250 SF = 30 SPACES
 TOTAL: 62 SPACES

PARKING PROVIDED:
 59 SPACES - OPEN PARKING
 4 SPACES - ADA PARKING
 63 SPACES

PRIVATE YARDS (10X26 MIN.) ±8,320 SF
 LANDSCAPE AREA - TREES (MAGNOLIA OR LIVE OAK)

— x — x — 6' TALL PROPOSED METAL PICKET FENCE
 — □ — □ — 6' TALL SOLID SCREEN FENCE CONSTRUCTED OF MASONRY, SINGLE-SIDED WOOD, OR DOUBLE SIDED WOOD
 OPEN SPACE = 69%

- NOTES**
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS
 - PROJECT WILL COMPLY WITH SECTION 4.710.d.6.a, LANDSCAPING
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 - HEIGHT FROM SLAB TO TOP FLOOR PLATE SHALL BE A MAXIMUM OF 36'



- LIST OF WAIVERS**
- MFD SUBMITTAL WAIVER:**
REQUESTING TO BYPASS MFD SUBMITTAL AND GO STRAIGHT TO BUILDING PERMITS.
 - PARKING:**
REQUESTING 1 SPACE PER UNIT + 1 SPACE PER 250 SQUARE FEET OF COMMON AREA.
 - 3:1 SUPPLEMENTAL BUILDING SETBACK ADJACENT TO SINGLE- OR TWO-FAMILY RESIDENTIAL ZONES:**
REQUESTING 30 FOOT SETBACK ON ONE OR MORE PROPERTY LINES.
 - BUILDING ORIENTATION:**
REQUESTING TO HAVE THE SHORT SIDE OF CLUBHOUSE TO FACE ANNABELLE LANE.
 - PERIMETER FENCING:**
REQUESTING A PERIMETER FENCE BETWEEN THE BUILDINGS AND THE PUBLIC RIGHT OF WAY.

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

DASH NETWORK SITE PLAN

BLOCK 13
 ROLLING HILLS ADDITION
 ZONING SITE PLAN
 ZC-23-015

FORT WORTH, TX
 FEBRUARY 21, 2023

Kimley»Horn

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

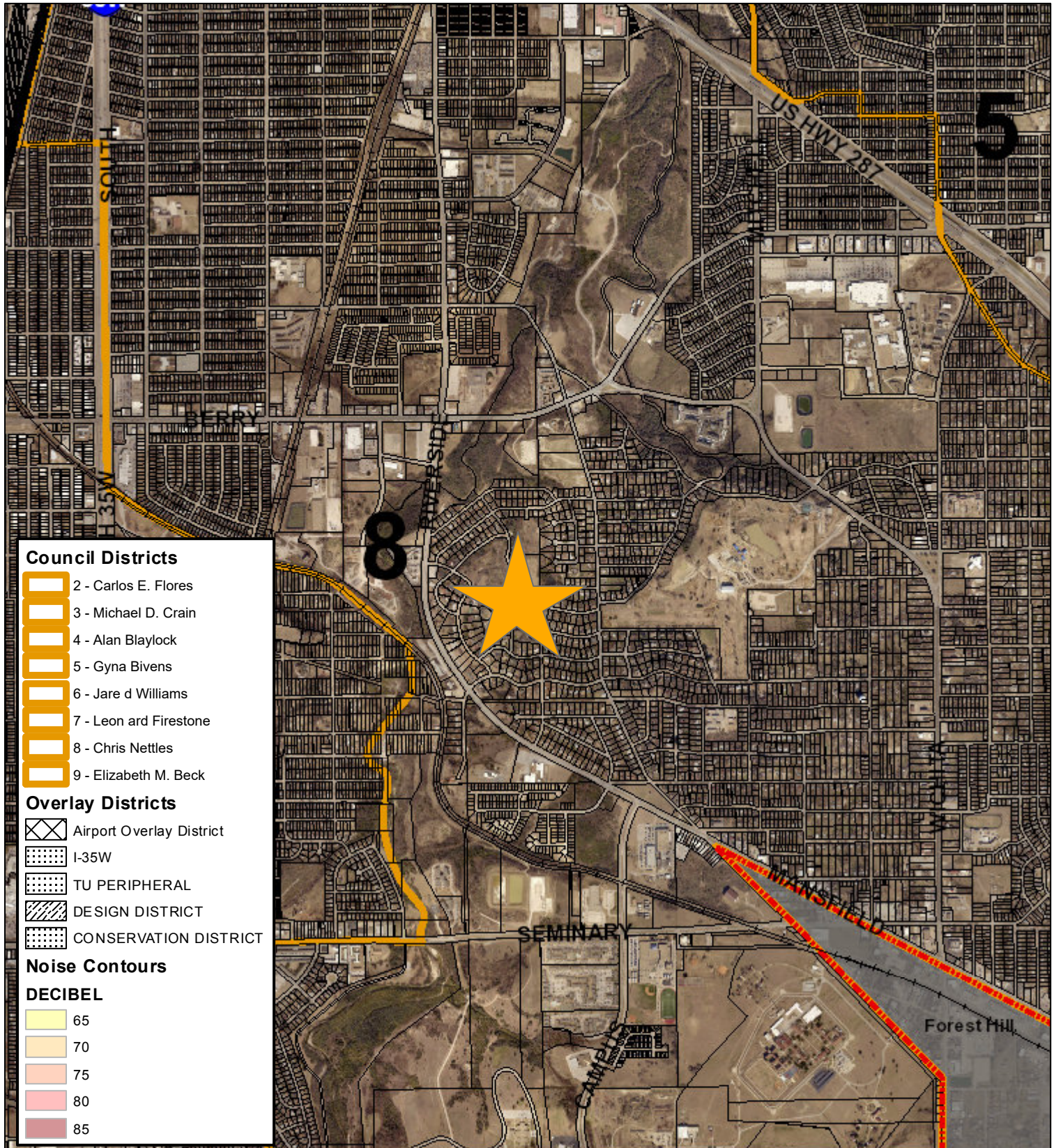
ARCHITECT
 SCOTT MARTSOLF
 MARTSOLF ARCHITECTURE
 815 WEST DAGGET AVE.
 FORT WORTH, TX 76104

OWNER:
 R3 REALTY GROUP LLC
 PO BOX 136241 FORT WORTH, TX
 76136-0241









DEVELOPER:
 MR. MUNATSI MANYANDE
 DFW ASYLUM SEEKER HOUSING
 NETWORK
 PO BOX 470783
 FORT WORTH, TX 76147

ENGINEER:
 JEFF LONDON, PE
 KIMLEY-HORN AND ASSOCIATES
 801 CHERRY ST. UNIT 11, SUITE 1300
 FORT WORTH, TX 76102
 817-900-8530






Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

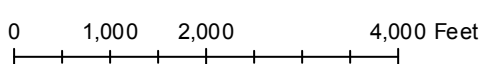
Overlay Districts

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-  CONSERVATION DISTRICT

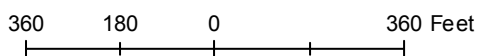
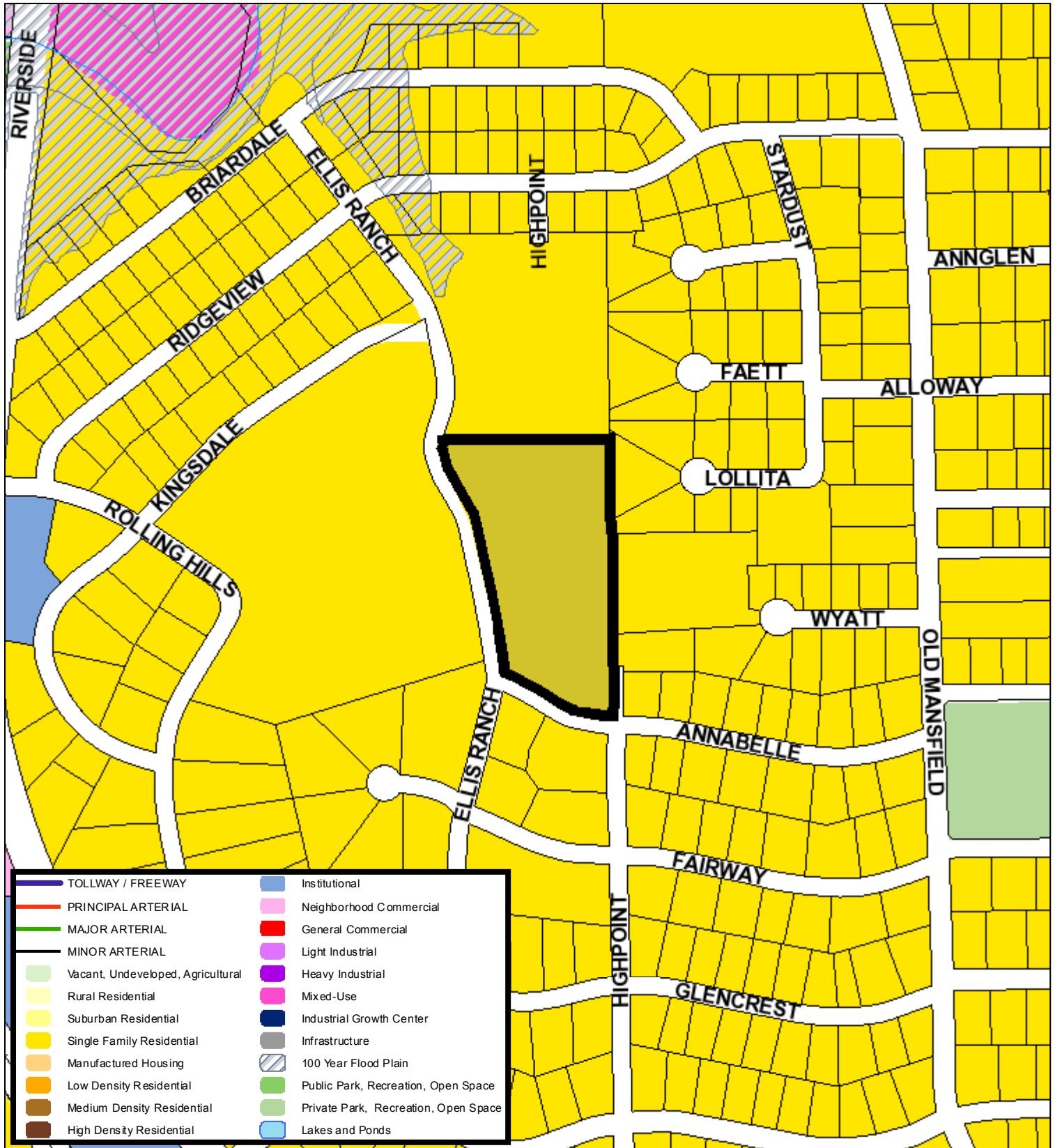
Noise Contours

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



0 230 460 920 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-022

District (old/new): 2 / 7

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

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

Site Location: 5819 Bowman Roberts Road

Acreage: 5.6065 acres

Request

Proposed Use: Detached Multifamily

Request: From: “AG” Agricultural

To: “PD-D” Planned Development-High Density Multifamily with development standards for parking, supplemental building setbacks, building orientation, perimeter fencing, open space, and waiver to the MFD submittal; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

May 10 Zoning Commission update: The applicant has indicated to Zoning staff that they intend to seek a continuance at the May public hearing in order to finalize their traffic study and for additional time to discuss this project with the impacted neighborhoods.

The subject site is a 5.6-acre piece of property off Bowman Roberts Road in Council District 2. 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 “PD-D” for a Planned Development based on High Density Multifamily. The intent is to build a detached multifamily community comprised of a mixture of detached homes and duplex homes. The unit breakdown is eight duplex structures (16 one-bedroom dwellings) and 45 two-bedroom detached dwellings, for a total of 61 dwelling units. Based on the size of the site, the density is approximately 11 dwelling units per acre, well below the maximum density of 32 dwelling units per acre allowed in “D” zones. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

The developer proposes to develop a cottage community with a total of 16 attached/duplex homes and 45 detached homes. All of the homes will be one story to blend with the surrounding neighborhoods. The homes will be 70% stacked Austin Stone with Hardy board facia and accents.

A 5' landscaped buffer yard will be provided along the north, west and southern borders where they abut single family residential. The enhanced landscaping requirement will be met as well as Urban Forestry.

The surrounding neighborhood is divided into subdivisions with fences along Bowman Roberts Road. It was important to the Northwest Fort Worth Neighborhood Alliance that the development replicate the existing subdivision and keep a cohesive look for this section of Bowman Roberts. For this reason we are requesting to provide a 6' masonry wall along Bowman Roberts and have the homes facing the interior private street.

The current zoning on the property is AG and appears to be the default zoning when the area was subdivided. The Future Land Use is Open Space but the land has always been privately owned. The Parks and Recreation Department has no plans for a park in this location. The use is consistent with the adjacent residential uses.

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

Requirement	“D” Standards	Proposed “PD-D”
Open Space	Minimum 35%	34% (Waiver requested)
Buffer yard / Screening	Where adjacent to one- or two-family districts, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system PLUS. 3:1 setback based on height, minimum 30'	5' buffer yard and minimum 6' screen fence shall be placed on the property line and landscaped per point system. - Complies Rear yard: 15' (AC units and porches shall be allowed within the setback) Side yard: North 15' (AC units and porches shall be allowed within the setback) Side yard: South 10' (AC units and porches shall be allowed within the setback) (Waiver Requested)

Parking	1 space per bedroom PLUS 1 space per 250 square feet of office/amenity area No parking or driveways shall be provided between a building and a public or private street.	140 spaces allowable - 138 spaces provided - Complies. Allow parking and driveways between a building and a public or private street. (Waiver requested)
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Allow screening fence between building facades and public right-of-way. (Waiver requested)
Interior Fencing	For private residential patios and yards, a fence, railing or low wall may extend beyond the building façade if the following requirements are met: -Fences, railings, and walls shall not exceed 4' in total height as measured from the ground to the top of the fence, railing and/or wall; however, -For elevated residential stoops the total fence, railing and/or wall height shall not exceed 5' total.	Private yards shall be fenced with fencing between 4'-6" tall. (Waiver Requested)
Building Orientation	Buildings located on public streets must face the street.	Allow all buildings along Bowman Roberts to face private street. (Waiver Requested)
Multifamily Design Standards	Submit MFD plan to meet standards	(Waiver Requested)

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

- None

Public Notification

300-foot Legal Notifications were mailed on March 10, 2023.
 The following organizations were emailed on March 10, 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 property 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, WJ Boaz Road, and Bailey Boswell Road. It is sensible that traditional single-family homes might not be the most appropriate type of housing to build on a road of this caliber, since adding a series of driveways and curb cuts could potentially present a safety issue, especially considering the sharp bend in the road here. The proposed layout of this community would have all units facing an interior drive/fire lane with a single access point on to Bowman Roberts, aligned with an existing street (Coral Reef Drive) to optimize flow. This design also allows for public sidewalks to be added along the west side of Bowman Roberts where none currently exist, providing an added benefit to the neighborhood.

While the Planned Development is based on multifamily zoning, this is only done because all detached multifamily/cottage communities are currently handled using PD's in lieu of a permanent zoning category. The proposed development is more single-family in nature rather than a true standard multifamily garden apartment style development and will still be of a residential character and nature. The developer is proposing to limit all buildings to a single story, in order to remain in scale compared to the adjacent neighborhoods. In addition, the developer is proposing a 6 foot height masonry fence along the Bowman Roberts frontage, instead of a standard wood fence, in order to blend better with the traditional subdivision aesthetic. 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 medium density residential to reflect the new zoning.

Comprehensive Plan Consistency – Far Northwest

The adopted 2022 Comprehensive Plan designates the subject property as future Open Space. All zoning classifications are acceptable within areas designated as future Open Space.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
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 "PD-D" is **consistent** with the Comprehensive Plan.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Site Plan Comments

Zoning / Land Use

All zoning comments have been addressed:

- Add case reference ZC-23-022.
- Include height information on Site Plan (max height is 36 feet measured from slab to top plate).
- Is 10' the height for all buildings (including amenity/office)?
- Correct general note 4 for landscaping referencing Section 4.712.d.6.a instead of "A1 Districts".
- Correct general note 10, specify ..."D" District Standards from Section 4.712 of the Ordinance, with following exceptions.
- Replace Community Design Standards with Waiver Exhibit table.
- Remove Cottage Community Design Standards (can be on building plans, not on Site Plan).
- Remove references to signage in Waiver Exhibit table, strike "Monument sign may be within this setback".
- Confirm with [Stormwater](#) section that they are okay with 4 fences across central drainage easement.
- Public sidewalk on private property will potentially need an encroachment agreement / easement, contact [Contracts](#) section.
- Current waiver list would include Parking, Supplemental Building Setbacks, Open Space, Building Orientation, Perimeter Fencing, MFD Submittal waiver
- Please keep in mind that under the most recently adopted Fee Schedule, PD's are charged \$600 for the first waiver plus \$300 for each additional waiver requested, so it is in your interest to reduce the number of waivers where possible.
- Focus on obtaining community support letters before Feb. 23rd. Letters of support are not mandatory, but increase the likelihood that the Zoning Commission and City Council will approve the request to "PD-D".

Fire

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

This project is considered multi-family for fire code based on parking configuration.

26' wide Fire lanes are compliant.

Hammerhead turn-around dimensions must be 50' long for each short section of the "T".

Section 503.2.1 Fire Lane Dimensions

One point of access is compliant. (fewer than 100 units)

Section 503.1.7 Secondary Access-Multiple-family Residential

All unit addresses must be visible from the fire lane. Fencing may block visibility of some units on west side. Each building address shall be clearly visible from the corresponding street.

CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage

Hose lay to each building must be provided within 150' from the edge of a marked fire lane or public street, measured in a 5' wide unobstructed path.

Section 503.1.1 Buildings and Facilities

Additional hydrants are required to meet the following: Section 507.5.1(2)

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

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

Maximum distance from Fire Department Connection (FDC) is 150 ft. for a standpipe system, and/or a sprinkler system.

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

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

Platting

No response provided

Water

Refer to PDC notes from 5/5/22 meeting. Water demand and Sewer Loading required

Park & Recreation

Workflow cleared by Lori Gordon, but no comments provided

Stormwater

Land disturbance is greater than 1 acre, a drainage study will be required before obtaining a grading permit or submitting to IPRC.

Grading permit will be required prior to obtaining any building permits. The fence across the drainage easement will need to be reviewed with an encroachment agreement. There will need to be plan profiles showing the vertical distance between the fence poles/concrete footing and the top of the 42" storm pipe. There may also be some minor overland flows, your drainage study should be able to identify those, if overland flows exist, the fence would need to be rod iron.

Transportation & Public Works

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

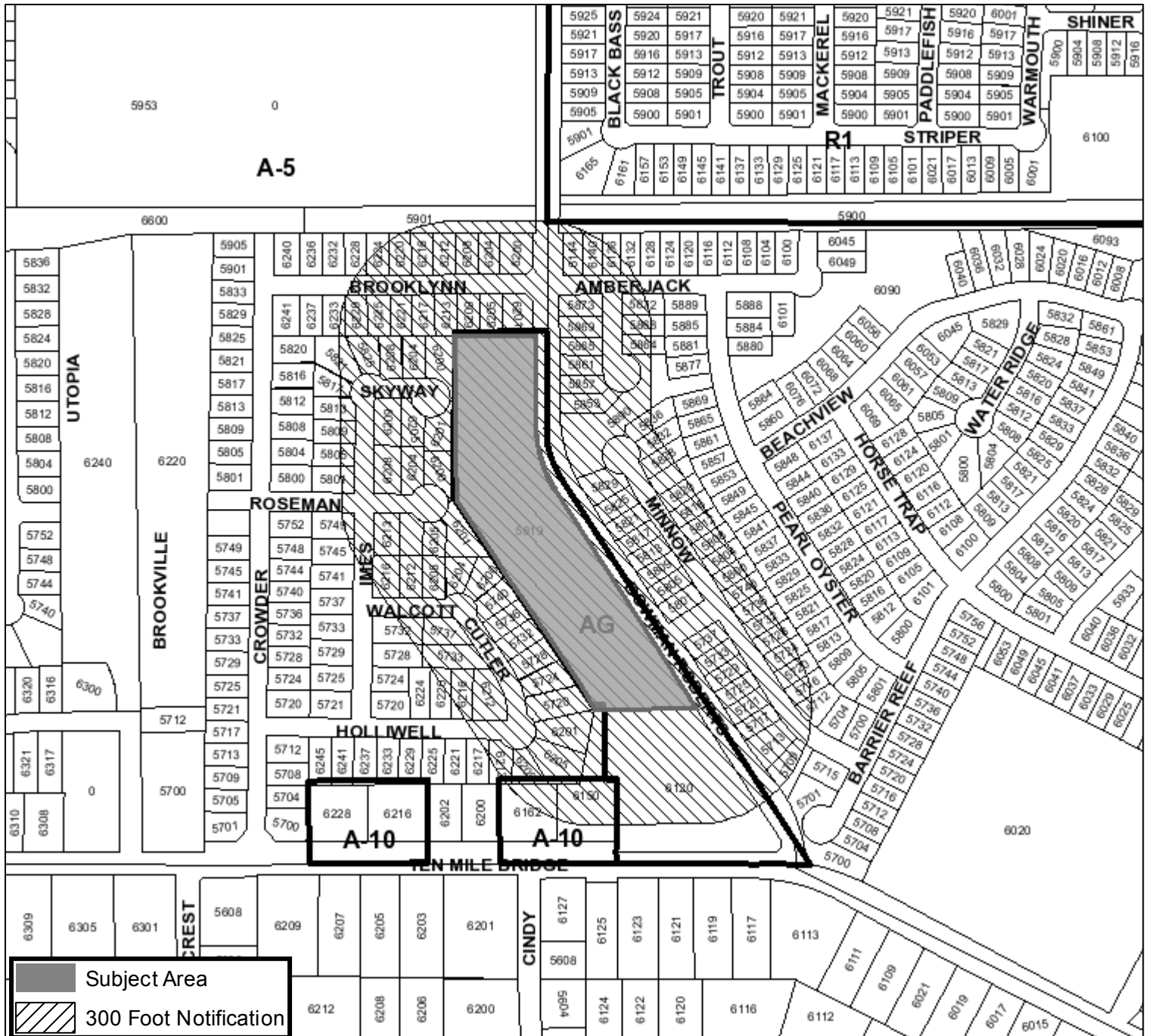
1. Gated Entrances: Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Gates must permit stacking of three of the largest vehicles off right-of-way and include a turnaround for denial of access on private property. Gates shall be equipped with a knox-box or other approved fire access apparatus that is to be reviewed and approved by the Fire Department.

o Residential/Multi-Family-3 stacking spaces from the call box required entrance

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

Area Zoning Map

Applicant: C4 Lease/Mary Nell Poole
 Address: 5819 Bowman Roberts
 Zoning From: AG
 Zoning To: PD/D Plus Cottage Community
 Acres: 238946.12935533
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 3/22/2023
 Contact: 817-392-8043

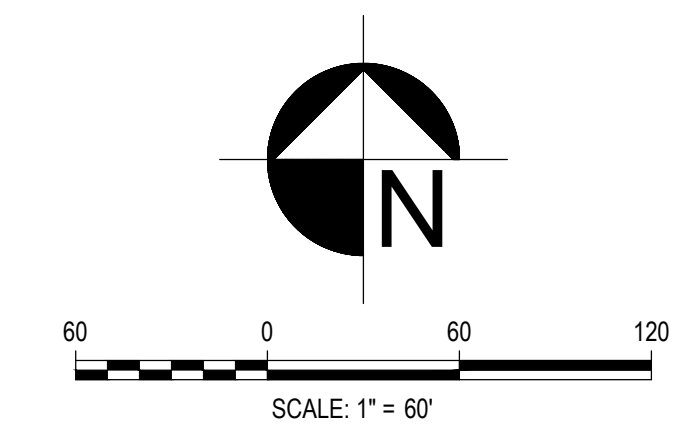


0 187.5 375 750 Feet

DEVELOPMENT STANDARDS AND GENERAL NOTES:

- INCLUDED SITE AMENITIES: DOG PARK, COURTYARDS AREAS, SIDEWALKS THROUGHOUT THE COMMUNITY, PICNIC AREA WITH SHADE STRUCTURE AND AN AMENITY/OFFICE BUILDING.
- ALL SITE LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
- MAXIMUM HEIGHT IS 10' FROM SLAB TO TOP PLATE INCLUDING OFFICE/AMENITY BUILDING.
- ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS.
- THIS COMMUNITY WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR SECTION 4.712.d.6.a.
- THIS COMMUNITY WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON THREE SIDES AND A SOLID GATE.
- THE SQUARES ON THE PROPOSED PERIMETER FENCING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT INDICATIVE OF COLUMN SPACING. ANY COLUMN SPACING WILL BE DETERMINED DURING THE DETAILED LANDSCAPE DESIGN PROCESS. ALL SCREENING WALLS TO BE 6- FEET IN HEIGHT.
- ALL LANDSCAPE BUFFERS ARE INCLUSIVE OF EXISTING/PROPOSED EASEMENTS.
- ALL FIRE LANES AND PARKING AREAS TO BE ASPHALT PAVING.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH "D" DISTRICT STANDARDS FROM SECTION 4.712 OF THE ZONING ORDINANCE, WITH THE FOLLOWING EXCEPTIONS:

Requirement	"D" Standards	Proposed "PD-D"
Open Space	Minimum 35%	34% (Waiver requested)
Buffer yard / Screening	Where adjacent to one- or two-family districts, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system PLUS. 3:1 setback based on height, minimum 30'	5' buffer yard and minimum 6' screen fence shall be placed on the property line and landscaped per point system. - Complies Rear yard: 15' (AC units and porches shall be allowed within the setback) Side yard: North 15' (AC units and porches shall be allowed within the setback) Side yard: South 10' (AC units and porches shall be allowed within the setback) (Waiver Requested)
Parking	1 space per bedroom PLUS 1 space per 250 square feet of office/amenity area No parking or driveways shall be provided between a building and a public or private street.	140 spaces allowable - 138 spaces provided - Complies. Allow parking and driveways between a building and a public or private street. (Waiver requested)
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Building Orientation	Buildings located on public streets must face the street.	Allow all buildings along Bowman Roberts to face private street. (Waiver Requested)
Multifamily Design Standards	Submit MFD plan to meet standards	(Waiver Requested)



LOCATION MAP
N.T.S.

SITE INFORMATION		
SITE AREA		
SITE AREA	5.61 ACRES (244,221 SF)	
EXISTING ZONING	AG	
PROPOSED ZONING	PD/D PLANNED DEVELOPMENT	
PROPOSED LAND USE	SINGLE FAMILY FOR RENT	
RESIDENTIAL SUMMARY		
UNIT TYPE	UNITS	% OF UNITS
ONE BEDROOM (ATTACHED TWO UNITS - 50'x27')	16	26%
TWO BEDROOM - (37'x27')	45	74%
TOTAL:	61	100%
TOTAL BEDROOMS	106	
GROSS DENSITY (UNITS PER ACRE)	10.87	
OPEN SPACE PROVIDED	1.92 AC (34%)	
PRIVATE BACKYARD SPACE	0.53 AC	
PARKING DATA		
	PARKING SPACE TOTALS	
UNCOVERED/OPEN (INCLUDING 2 SPACES FOR AMENITY BLDG)	66	
COVERED CARPORT	72	
TOTAL PARKING PROVIDED:	138 (1.30 SPACES PER BED)	

LEGEND:

- 1 BEDROOM DUPLEX. 1- STORY. 2 TOTAL BEDROOMS
- 2 BEDROOM DETACHED. 1- STORY. 2 TOTAL BEDROOMS
- DUMPSTER ENCLOSURE (TO BE SCREENED PER CITY STANDARDS AND THE APPROVED PD FOR THIS PROJECT)
- COVERED PARKING (CARPORT)
- PROPOSED 6' SOLID WOOD FENCE
- PROPOSED 6' MASONRY FENCE
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE
- PROPOSED PRIVATE BACKYARD
- PROPOSED DRIVE PAVEMENT

ZONING CASE #: ZC-23-022

PRELIMINARY SITE PLAN
FOR
BOWMAN ROBERTS SINGLE FAMILY

5819 BOWMAN ROBERTS ROAD, FORT WORTH, TEXAS
BEING 5.61 ACRES
OUT OF THE
JOSEPH BOWMAN SURVEY ABSTRACT 79 TRACT 1A1D & 1A3A
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER
NEW PAD BUILDING CO
FORT WORTH, TEXAS
208-866-0166
CONTACT: COOPER CONGER
EMAIL: CCONGER@CONGERGROUP.COM

ENGINEER
FLANAGAN
land solutions
FLANAGAN LAND SOLUTIONS
DALLAS, TEXAS
940-327-7963
CONTACT: REECE FLANAGAN
EMAIL: REECE@FLANAGAN-LS.COM

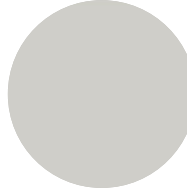


DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

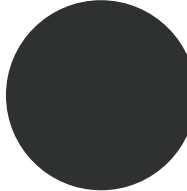
Duplex A
Paint Scheme Specification I



Austin Stacked Stone



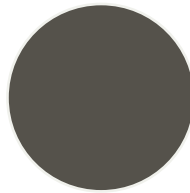
Big Chill SW7648
- B&B



Black Magic SW6991
- Doors & Window and Door
Trim & Fascia

The Bowman

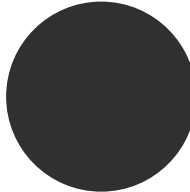
Paint Scheme Specification I



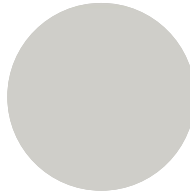
Urbane Bronze SW7048
- Front and Back Door



Extra White SW7006
- Fascia



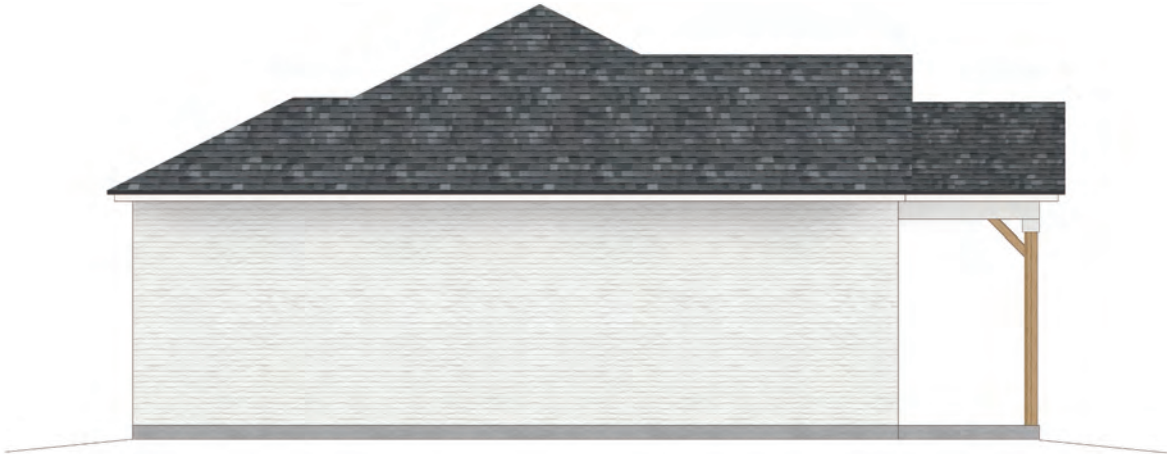
Black Magic SW6991
- Window and Door Trim



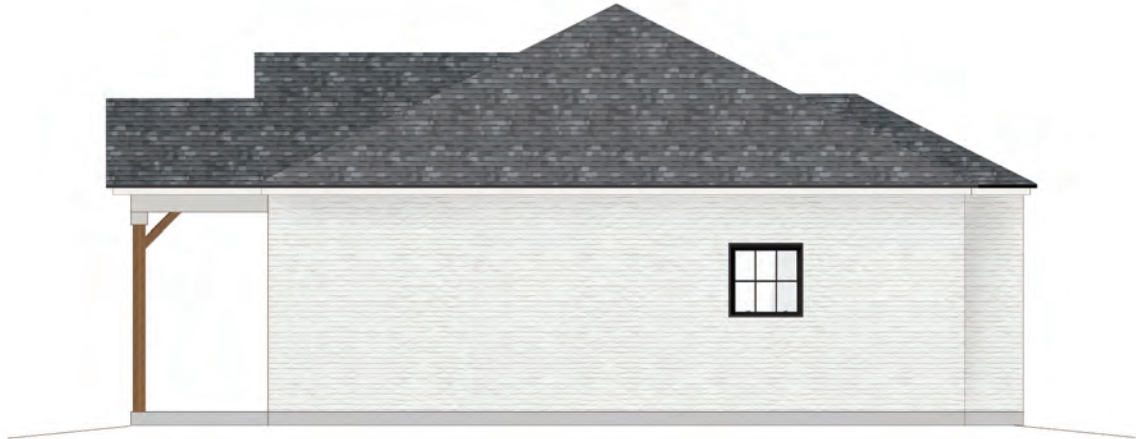
Big Chill SW7648
- B7&B & Adjacent Trim



Austin Stacked Stone



LEFT ELEVATION

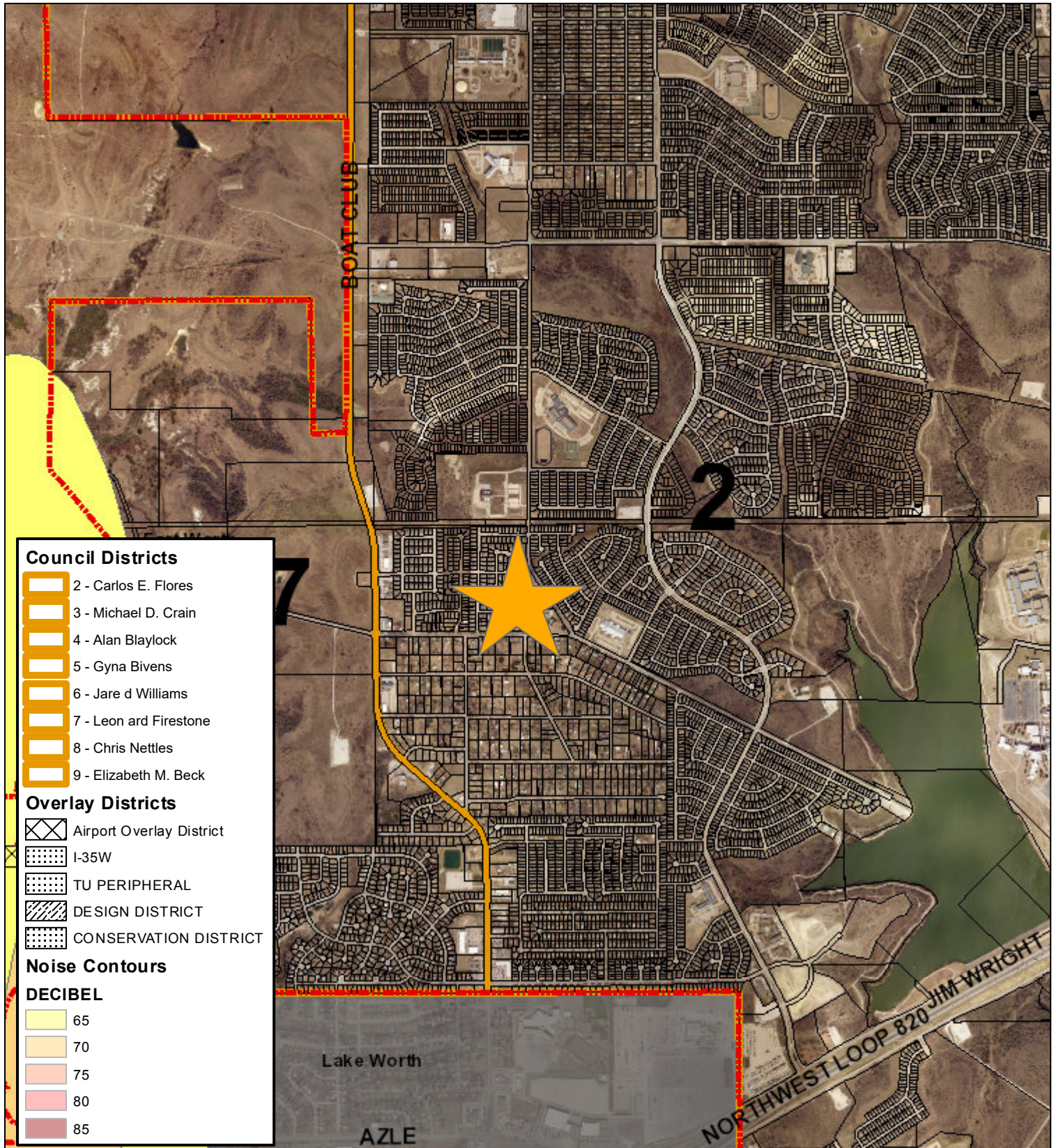


RIGHT ELEVATION




BACK ELEVATION








Area Map








Council Districts

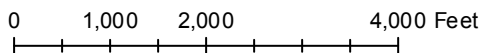
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

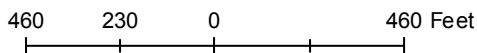
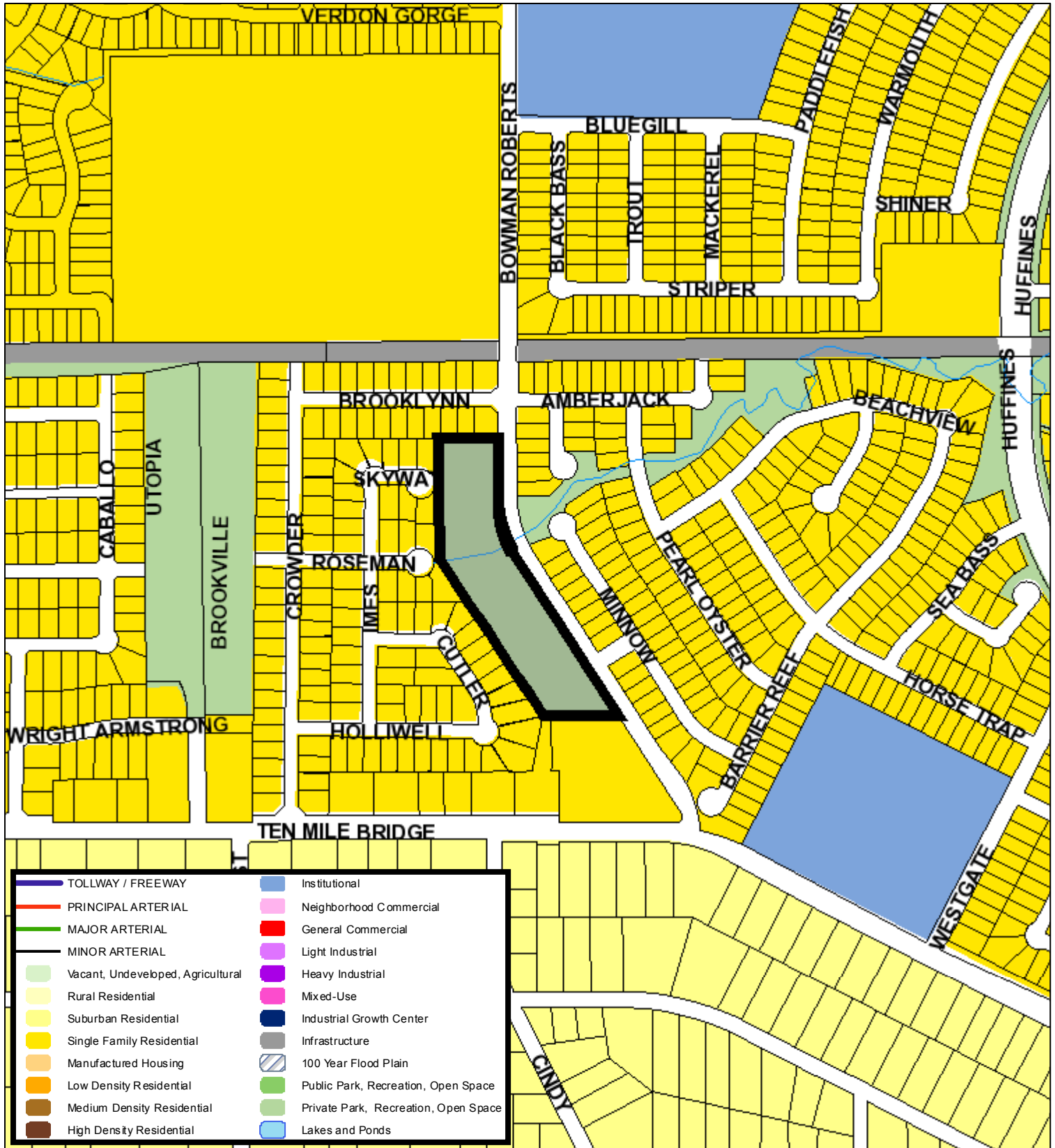
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

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: May 10, 2023

Case Number: ZC-22-186

District (old/new): 5/11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Victor Lopez/ Ana Vasquez

Site Location: 3602 N. Grove Avenue

Acreage: 0.29 acres

Request

Proposed Use: Outdoor storage of materials and equipment for building wooden pallets

Request: From: “K” Heavy Industrial

To: Add Conditional Use Permit (CUP) to allow storage of materials and equipment for building wooden pallets in “K” Heavy Industrial for a maximum of 5 years; development standard waivers requested for screening fence materials, bufferyard /setback /supplemental screening adjacent to a residential district, bicycle rack, parking spaces, vehicle maneuvering, and landscaping, site plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

Table of Contents

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

Project Description and Background

The proposed site is at the northeast corner of N. Gove Avenue and NE 35th Street, approximately ¼ mile north of NE 28th Street, the closest arterial street. The rezoning area is a lot without formal buildings on a block facing functioning as a transitional area between the industrial uses adjacent to the rail lines on the west and single family uses to the east. The applicant is requesting to add a Conditional Use Permit to allow outdoor storage of materials and equipment associated with building wooden pallets; site plan included.

Outdoor storage of items without a building is only permitted within industrial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “K” district for outdoor storage of materials and equipment associated with building wooden pallets. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance allows an outdoor storage CUP to be approved for maximum of 5 years.

The subject site and the general area to the south and west are designated as Light Industrial. The remainder of the block to the east appears to be mis-classified as Light Industrial, because the eastern block face is zoned for one- or two-family uses, and developed as single family uses as recently as 2020. The bulk of the Diamond Hill-Jarvis neighborhood continues to the east. While outdoor storage is not permitted in the “K” 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 does not have a building, but has maintained outdoor storage without any formal approvals since purchased the current owner in 2006. The owner opened a glass recycling facility by 2008, but did not get a Certificate of Occupancy. A Board of Adjustment case for the facility was submitted in 2011 but withdrawn. The outdoor storage has drawn Code Compliance complaints since 2008.

The site plan shows a storage yard behind a 4-foot metal panel fence above a 2-foot concrete wall on 3 sides of the lot. The fencing is not solid on the north side, adjacent to another business. The fencing along N. Grove Street was 10 feet from the property line, but was placed on the property lines in 2020 so the entire site can be used for storage. No formal landscaping is shown on the site plan, and so does not meet the required 4% landscaping requirement for industrial areas. N. Grove Street, along the western property line, is designated as a collector street, while NE 35th is a residential street. The materials and spacing of pallet slats creates a significant fire danger. The rezoning site immediately adjoins a residential neighborhood to the east.

Despite the residential adjacency, no space on the lot has been provided for landscaping adjacent to a residential district, nor has space been provided for the supplemental residential setback. The amount of loose items stored on the lot, combined with the 3 trailers used for storage containers, does not leave enough room for the vehicles to turn around inside the property lines. Vehicles are using the public street for maneuvering spaces. The small tree grouping on the southwestern side has vehicles parked and items stored under their tree canopy, so the trees are not being preserved. The existing site conditions that are not mitigated on the site plan generate a number of development waivers.

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.

Below is a chart that illustrates the differences between the base regulations and the proposed CUP:

Requirement	K Standards	Proposed CUP
Screening fence materials	Wood, brick, stone or reinforced concrete products	Metal panels and chain link fencing <i>(requires Development Regulation Waiver)</i>
Bufferyards adjacent to residential districts	5-foot landscaped bufferyard on eastern side	No landscaping on eastern side <i>(requires Development Regulation Waiver)</i>
Setback adjacent to residential districts	50-foot supplemental setback on eastern side without storage areas	Storage on eastern side <i>(requires Development Regulation Waiver)</i>
Supplement screening for outdoor storage	Outdoor storage screened by 8-foot masonry wall for site visible from residential district	4-foot metal panel on top of 2-foot concrete wall <i>(requires Development Regulation Waiver)</i>
Bicycle parking	1 bicycle rack	No bicycle rack <i>(requires Development Regulation Waiver)</i>
Parking spaces	Parking required for all vehicles on lots less than 250 feet from one- or two-family zoning	No parking spaces <i>(requires Development Regulation Waiver)</i>
Vehicle maneuvering	Vehicles must turn around on their own lot.	Public street used for maneuvering <i>(requires Development Regulation Waiver)</i>
Landscaping required	4% of site to be landscaped	No landscaping shown <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

North “I” Light Industrial / Industrial uses
East “B” Two-Family / Single family uses with scattered vacant lots
South “I” Light Industrial / Industrial uses
West “K” Heavy Industrial / Semi truck parking

Recent Zoning History

ZC-19-152: north of site, add CUP for semi-truck parking with waivers, withdrawn 2021.
ZC-22-138: north of site, add CUP for semi-truck parking with waivers and community garden, approved 10/11/2022.

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.
The following organizations were notified: (emailed April 24, 2023)

Organizations Notified	
Inter-District 2 Alliance	Diamond Hill Jarvis NAC
Streams and Valleys Inc	Trinity Habitat for Humanity
Far Greater Northside Historical NA	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a CUP to allow outdoor storage of materials and equipment associated with wooden pallet construction in the “K” zoning district for a maximum of 5 years. Surrounding land uses consist of other industrial uses in industrial zoning on most sides, but is immediately adjacent to a residential neighborhood on the east. The applicant’s business activities have gained consistent complaints, including a failure to get a Certificate of Occupancy for 17 years. The applicant is requesting to build highly flammable wooden pallets on the site with no landscaping or buffering to the adjacent residential uses. Additionally, 6 other development waivers are requested to waive all landscaping and parking requirements.

The proposed zoning request **is not compatible** with surrounding land uses due the flammability of the wooden pallets, the adjacent residential uses, and the number of requested development waivers. The proposed use does not meet the standards for approval of a CUP because it is not compatible with the existing adjacent uses; does not meet any supplement use standards; does not preserve the character and integrity of adjacent development and neighborhoods; and is materially detrimental to the public health, safety, and welfare to other property in the vicinity.

Comprehensive Plan Consistency– Northeast Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map, where less intensive industrial uses are encouraged. The proposed zoning is not consistent with the land use designations for this area, and conflicts the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on a lack of conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

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 Title of project or development (in bold letters) in the lower righthand corner of the plan.
2. Add the Date of preparation or revision, as applicable.
3. Add the Name, address, and telephone number of person drawing the plans, and developer/owner.
4. Add a vicinity map.
5. Label the zoning case number of ZC-22-186 in the lower righthand corner of the plan, below the title.

6. Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title.
7. Label the roofed structure between the trailers.
8. The setbacks for the northern trailer are inaccurate. The trailer is actually sitting at 0 feet on the northern property line and approximately 15 feet from the western property line.
9. Note the specific category of land/occupancy use(s) to be on the site.
10. The gate is actually larger than the driveway. Show the full gate width.
11. Parking spaces are required, but none are shown. Please provide the calculations for how many parking spaces are needed.
12. Add the surfacing (i.e. grass turf, gravel, walks, etc.) elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
13. Label the height of the chain link fence on the north.
14. Show all easements on the lot.
15. Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
16. Show the areas where outdoor storage is being done and label the items being stored.
17. Since the site is adjacent to a residential district, label the height of the storage trailers.
18. Add the landscaping, urban forestry, signs, and lighting notes from the General Notes section on page 7 of the application form.
19. All vehicles on the site must be working. Ensure all vehicles are in good working order or remove them from the lot.
20. The Fire Department notes that Outside storage of combustible materials shall not be located within 10' of a lot line. The separation distance is allowed to be 3' if the materials do not exceed 6' or if the Fire Marshal/Inspector determines that the hazard to adjoining property does not exist.
21. Parking spaces for each vehicle and mobile trailer, and a handicap space are required. Either add the parking spaces or **note in bold that a waiver to the parking spaces is being requested.**
22. The aerial photographs show the vehicles do not have room to turn around on the site and are using the city street instead. Either remove some outdoor storage area and add maneuvering room or **note in bold that a waiver to the maneuvering room is being requested.**
23. Bicycle parking is required. Either add the bicycle parking or **note in bold that a waiver to the bicycle parking is being requested.**
24. Screening fencing cannot be metal panels or chain link. Either change the screening material or **note in bold that a waiver to the screening fence material is being requested.**
25. The site is immediately adjacent to a residential district where a 5-foot landscaping buffer is required on the eastern side. Either add the 5-foot landscaping buffer or **note in bold that a waiver to the residential landscaping buffer is being requested.**
26. The site is immediately adjacent to a residential district where a 50-foot supplemental setback is required on the eastern side where no storage is allowed. Either add the 50-foot supplemental setback or **note in bold that a waiver to the residential supplemental setback is being requested.**
27. The site is required to have 4% of the site’s area landscaped along the street frontages. Either add 500 square feet of landscaping between the screening fences and the property lines (not the street paving) or **note in bold that a waiver to the landscaping requirement is being requested.**
28. The trees on the lot not being protected from having items stored under them nor are being protected from vehicles. Either add tree protection areas or **note in bold that a waiver to the Urban Forestry requirement is being requested.**

Stormwater

Site is located in a City Flood Risk Area per City Study, SWS-037, Tony's Creek Neighborhood. Potential High Water on site may get up to 5 ft deep. There is existing infrastructure located at the intersection of N Grove St & NE 35th St per plan sets K-0919 & S-0525.

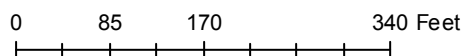
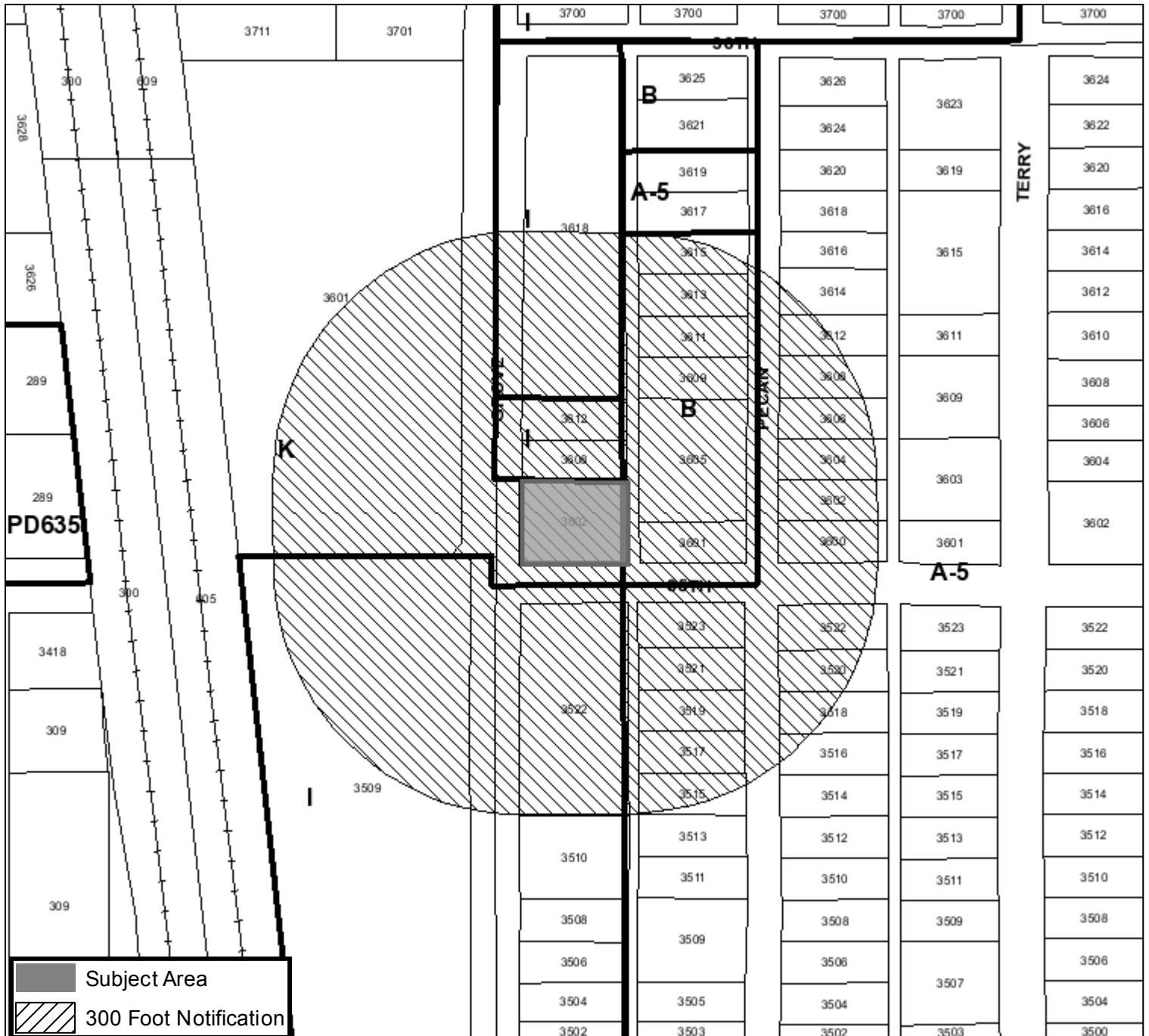
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



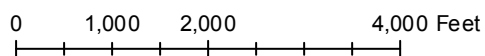
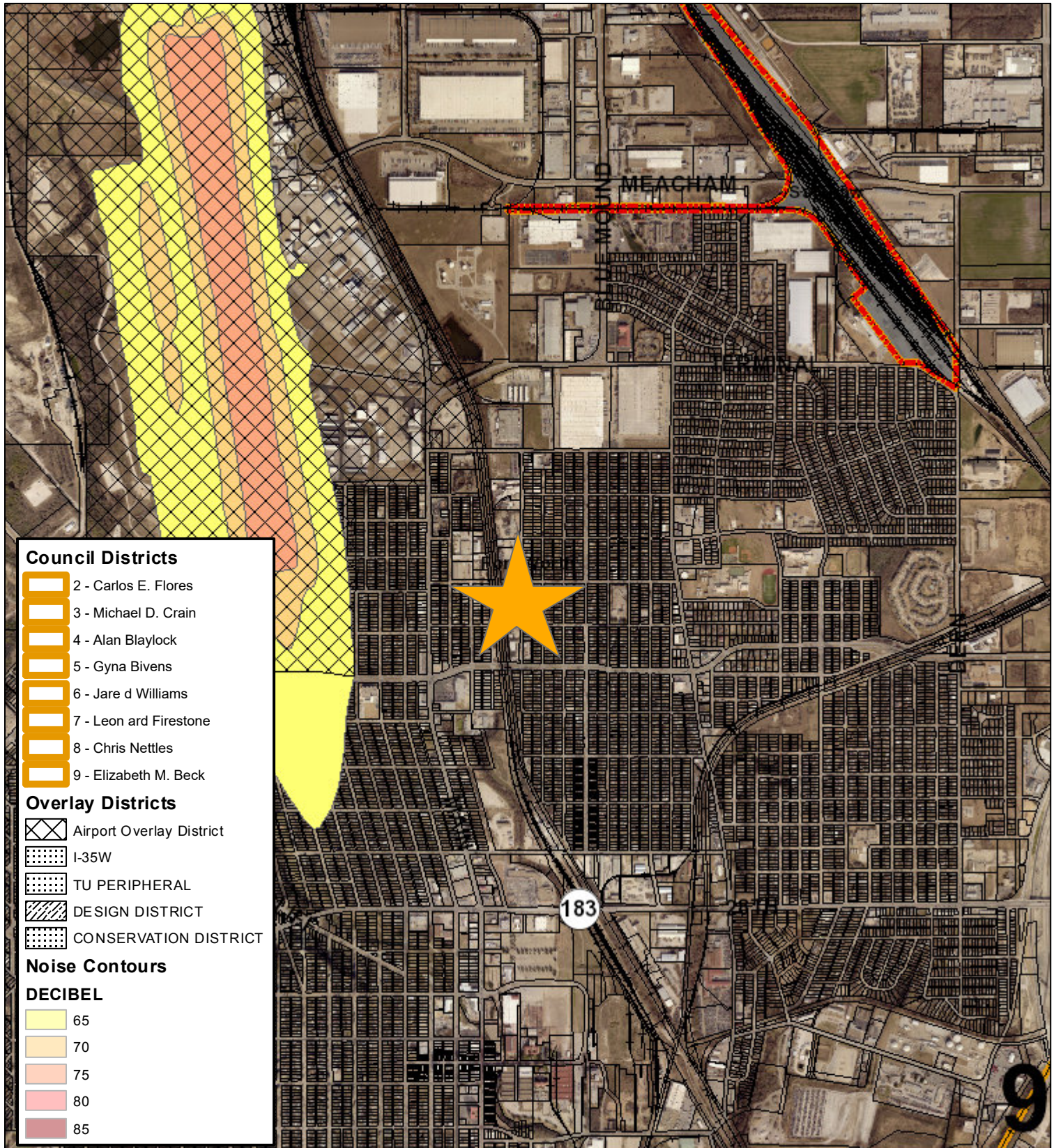


Area Zoning Map

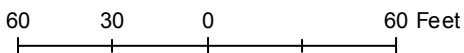
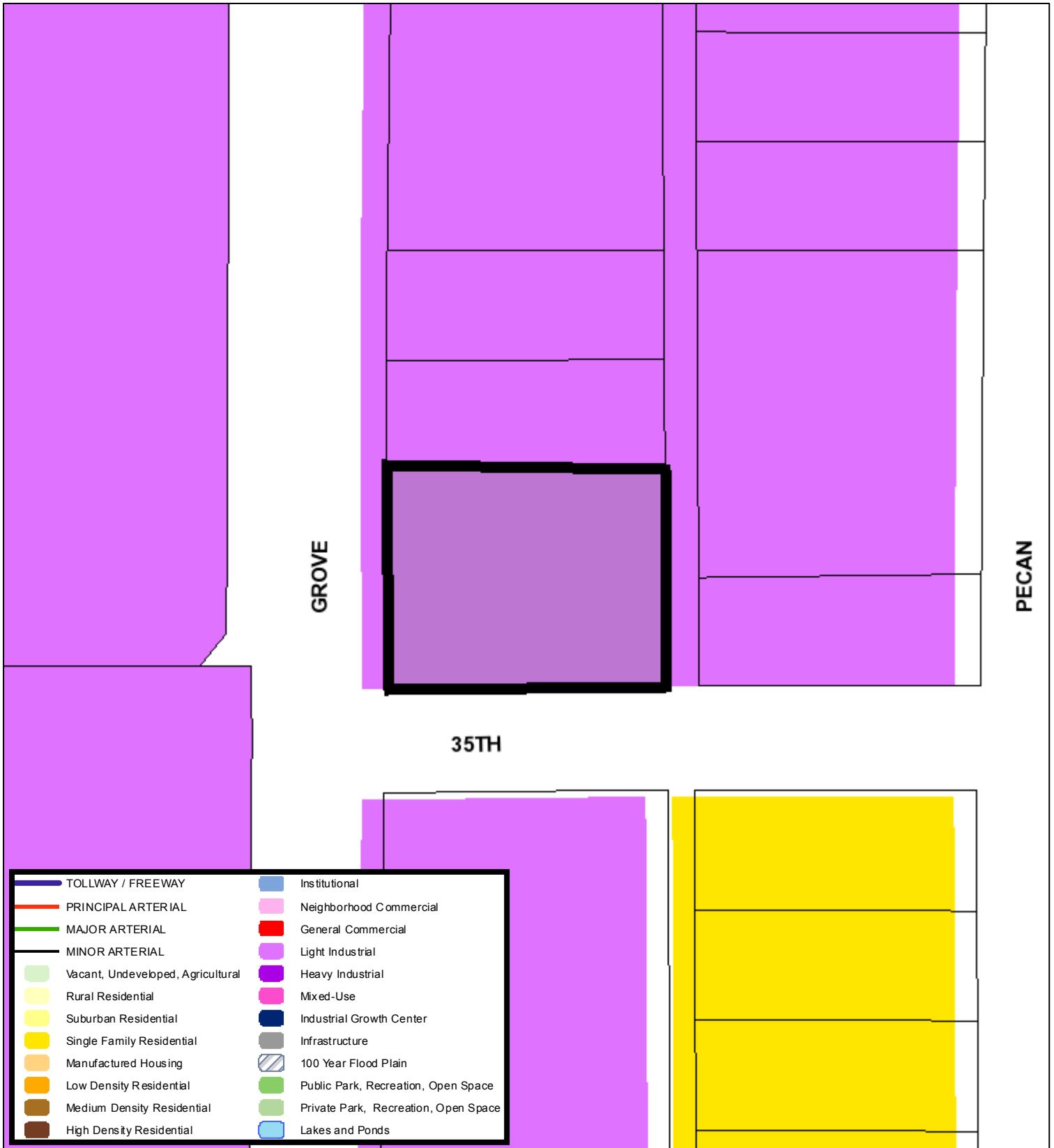
Applicant: Victor Lopez
 Address: 3602 N. Grove Avenue
 Zoning From: K
 Zoning To: Add Conditional Use Permit for truck parking and storage containers
 Acres: 0.28917274
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 5/10/2023
 Contact: 817-392-8190



Area Map



Future Land Use



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



Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-032

District (old/new): NA/10

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Republic Property Group, Seth Carpenter / Peloton Land Solutions

Site Location: Generally, 2802 Litsey Road

Acreage: 33.75 acres

Request

Proposed Use: Detached Multi-Family Cottage Community

Request: From: Unzoned

To: “PD/CR” Planned Development Low Density Multi-Family for all uses within “CR” plus cottage community, with development standards to MFD submission, fencing/parking within the front yard and 47% open space, site plan included for cottage community only.

Recommendation

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

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

Staff Recommendation: **Approval**

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7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

This development is Phase II of the Litsey Creek Cotage Development situated in the far north area of the City of Fort Worth, Denton County, TX. Phase I was approved in December 2020 and is currently under development. The applicant has submitted the following narrative explaining the proposed development:

This development is a proposed continuation of the Litsey Creek Cottages community off Endeavor Way and Litsey Road, led by Republic Property Group. The second phase will similarly consist of residential homes on a single tax parcel or multifamily lot. The homes and the community, including landscaping, will be operated and maintained by a professional property management group. Prospective residents will have the option to lease a one- to four-bedroom home which includes an attached garage, private yard, and access to a list of amenities. Amenities will include a leasing office, social room, pool and pet park, among others.

The property is currently located within City of Fort Worth ETJ. RPG is requesting concurrent Annexation and Zoning of this property for low-density multifamily residential use. The proposed development will result in density of no more than 7.5 dwelling units per acre and anticipates over 10 acres of common area open space. While platted and developed under multifamily designation, the design of the community (attached garages, private yards, architectural style) is congruent with single-family development. Accordingly, the proposed use, though not consistent with the Comprehensive Plan, is a compatible and suitable use for the surrounding single-family residential neighborhoods.

RPG intends to comply with all zoning and planning requirements related to the Multifamily Low-Density (CR) district with the exception of those waivers requested.

The property is located outside of the city limits but within the city's extra-territorial jurisdiction (ETJ). The property owner has requested voluntary annexation and that case will be considered by City Council on June 13, 2023. The City Council will conduct a public hearing on the proposed annexation request. The public hearing is an opportunity for individuals who are interested in the annexation to be heard. Once the required public hearing is conducted, City Council can consider a vote to approve the request and authorize the execution of a Municipal Services Agreement and annex the property into the corporate limits of the City of Fort Worth.

The site is located just south of Litsey Road and northwest of Seventeen Lakes subdivision (single family residential). It is also adjoins Litsey Creek, Phase I to the southeast which is under development for a similar product, multi-family cottage community (approved under PD 1290, December 23, 2020). With this application, the applicant is requesting to rezone the property to create a "cottage community", a multi-family use that will include multiple, individual dwelling units on a single lot. These dwellings will have shared open space and will be accessed through a 26 foot access easement that connect to Endeavor Way, a residential street within a public right-of-way.

The proposed development consists of 238 attached/detached dwelling units consisting of both attached and detached units. The proposed maximum density for this development is 7.5 units per acre. There is a mix of one (1) to four (4) bedroom units. Parking will be provided adjacent to the access easements and within garage spaces

attached to the dwelling units. The submitted site plan depicts a total of 605 spaces which meets the requirement of Zoning Ordinance, Section 6.201 of one space per bedroom.

This development type is an alternative to more typical multi-family apartment complexes. Individual dwellings will be provided in lieu of a building/s containing internal units. This development type suits the Planned Development application as the design cannot be achieved under the base “CR” zoning district. A site plan is required under the PD application per Article 3, Zoning Ordinance. If approved, the site plan will bind the property to the development pattern depicted in the approved plan and codified in the adopting ordinance for the Planned Development District.

In addition to the site plan, the applicant is also requesting the following development standards (waivers) from the base “CR” district. The chart below depicts the difference between the “CR” district and the requirements of the proposed PD. Standards that are not specifically addressed through the PD will follow the development regulations and standards of the “CR” zoning district.

Requirement	CR/MFD Standards	Proposed PD/CR Standards
MFD Site Plan	MFD Site Plan Submittal Required	Waiver Requested
Open Space	Minimum 60%	Minimum 47%
Fencing	Fencing prohibited between front building façade and property line	Fencing allowed between front building façade and property line
Parking Location	Parking prohibited between front building façade and private drives	Parking allowed between front building façade and private drives

Surrounding Zoning and Land Uses

North “AG” Agricultural / Church

East ETJ (unzoned) / Single Family Residential

South “A-5” One Family / Single Family Residential

West “PD/CR” PD / Multi-Family Cottage Development (Litsey Creek Phase I)

Recent Zoning History

- ZC-20-080: Adjacent property to the west was annexed and rezoned to "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily plus cottage community with development regulation standards to MFD Multifamily Development Submission and fencing /signage within the front yard setback.

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.

The following organizations were emailed on April 21, 2023:



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

**Located within this Registered Neighborhood Alliance*

Development Impact Analysis

Land Use Compatibility

The Subject Property is situated off of Endeavor Parkway which is a Residential class roadway. Endeavor interconnects with Litsey Road, a Major Arterial, providing the cottage developments adequate access to higher capacity roads. The surrounding land uses are a mix of single family residential to the north and southeast, with industrial uses located along Litsey Road and Beach Street. The primary zoning districts for the IH 35W and Beach Street corridor is “K” Heavy Industrial. This development would be situated between the heavy industrial uses and single family residential (refer to aerial image) and therefore serve as a transitional use between the two uses.

The product type is also consistent with Litsey Creek Phase I, containing 396 detached cottages, developed in a similar pattern.

The proposed zone change is **compatible** with existing land uses.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as future Single Family Residential on the Future Land Use Map. Appropriate zoning classifications for this area include “A-10”, “A-7.5”, “A-5”, or “AR” single-family residential zones as illustrated in the Comprehensive Plan table below:

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

Although the proposed land use is inconsistent with the land use suggested by the Comprehensive Plan, it should be noted the density for this project is significantly lower than the maximum density allowed under the base “CR” District. The “CR” district affords the development entitlement of sixteen (16) dwelling units per acre, whereas this proposal caps the maximum density at 7.5 acres. Further, the project is compliant with the following policies of the Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

- 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.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic

While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this request is acted favorably upon, then staff would recommend the Future Land Use designation for this property be amended to reflect the higher density land use.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Site Plan Comments

Zoning / Land Use

All zoning comments have been addressed:

- The zoning request is for 35+ acres of land; however, the site plan only depicts half of the property in the rezoning request (tract 2 – 17.19 acres is not included in site plan), please clarify.
- Add note to site plan – “This project will comply with façade variations of the MFD”
- 3 feet sidewalks are narrow and substandard – the adjoining PD requires a 4 foot sidewalk, why are you decreasing the sidewalk width within this development? You will need to include this as a waiver request within the PD Site Plan.
- Provide the total units per acre within Notes box on the site plan – 16 DUA is the max density under the CR district (it looks like you are sitting close to 15; however, you want this calculation to be clear for the Zoning Commission and City Council).
- MFD standards prohibit driveways/parking from being located between front building façade and public or private street. You will need to add this to the PD waiver requests.

Fire

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

FYI:

Two approved points of access must be provided and streets/EAE must be constructed to fire access road standards.

Where divided by a median, Fire Lanes are required to be a minimum of 20' wide on either side of the median.

The minimum inside turning radius shall be 25', and the minimum outside radius shall be 51'. Minimum fire lane width is 26'.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2

Vehicle gates required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits required for electric gates.

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

Fire lanes will need to be named for final platting. A portion of the propose project site is within the 100 year flood plain. All fire access roads must be built above the 100 year flood plain.

Hydrant requirements:

Less than or equal 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.

Less than or equal 500 ft. hose lay distance to all points of building.

FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

General Information:

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

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

Water

Refer to PDC notes from 4/30/20.

Water/Sewer studies required. Contact WPD@fortworthtexas.gov

Stormwater

Contact: sds@fortworthtexas.gov

Site has FEMA Floodplain and Deep Potential High Water, is adjacent to Litsey Cottages Ph 1, reference FSR-20-044, SWM-2020-0285, CG21-00045, CG22-00158, IPRC20-0155, and IPRC21-0001 for connecting public and private infrastructure, & channel WSEL.

FYI, a Flood Study and Drainage Study must be submitted and accepted prior to CG, IPRC, and FP. A LOMR must be accepted prior to FDP issuance to support PB vertical build out.

Transportation & Public Works

TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)

1. Rough Proportionality (RP): The tract is subject to a review of the Rough Proportionality and potential construction for roadway improvements based on the site's impact on the roadway system prior to final platting of any phase. For Construction of Henrietta Creek.

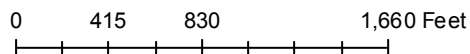
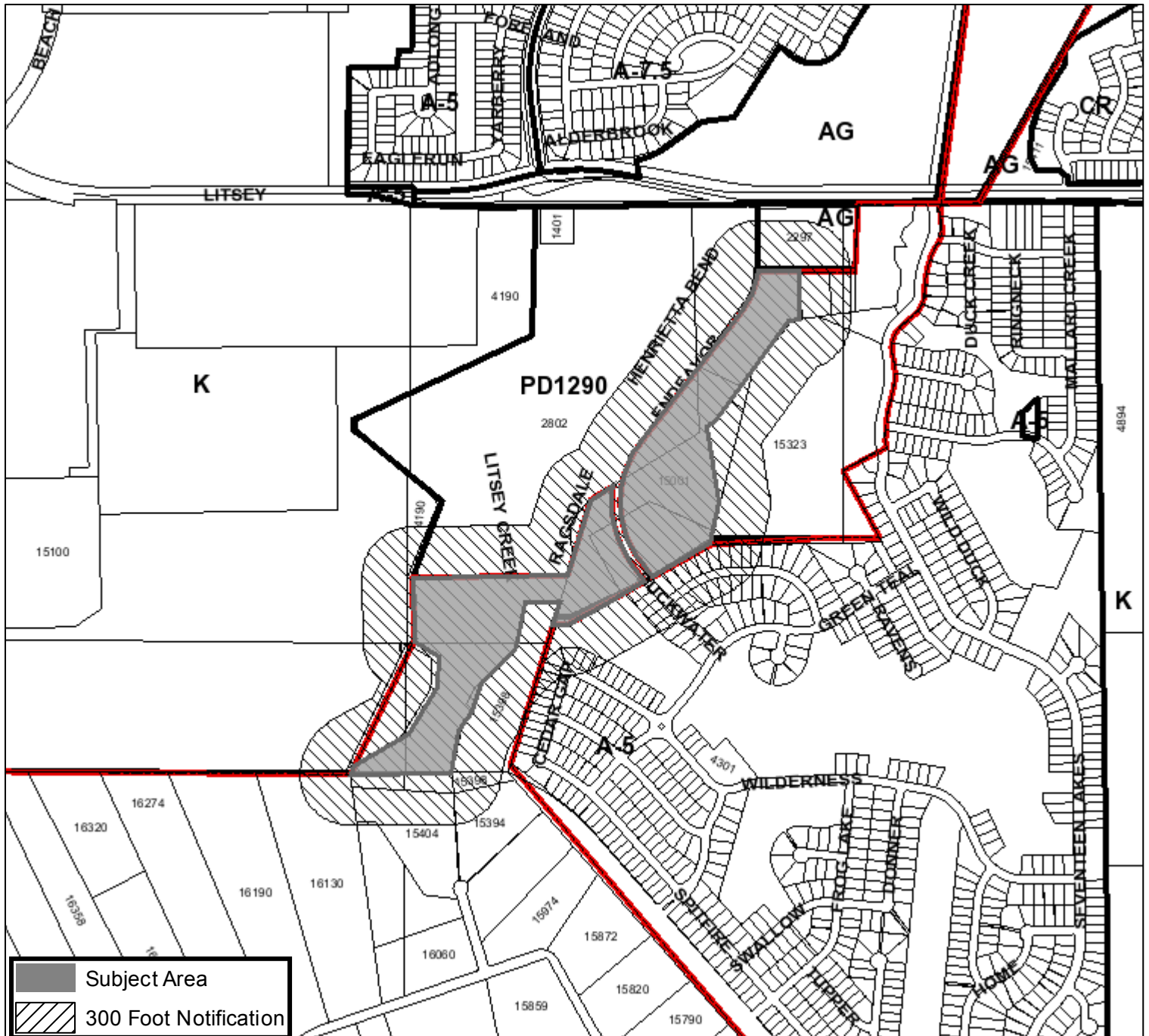
2. (Subdivision Ordinance) Traffic Assessment Study (Ch. 31-106.K.1.) - Submit a Traffic Impact Analysis (TIA) for TPW approval. Include bicycle and pedestrian movements in accordance with the street design guidelines as the proposed development is located adjacent to a school site.

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

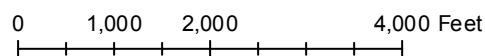
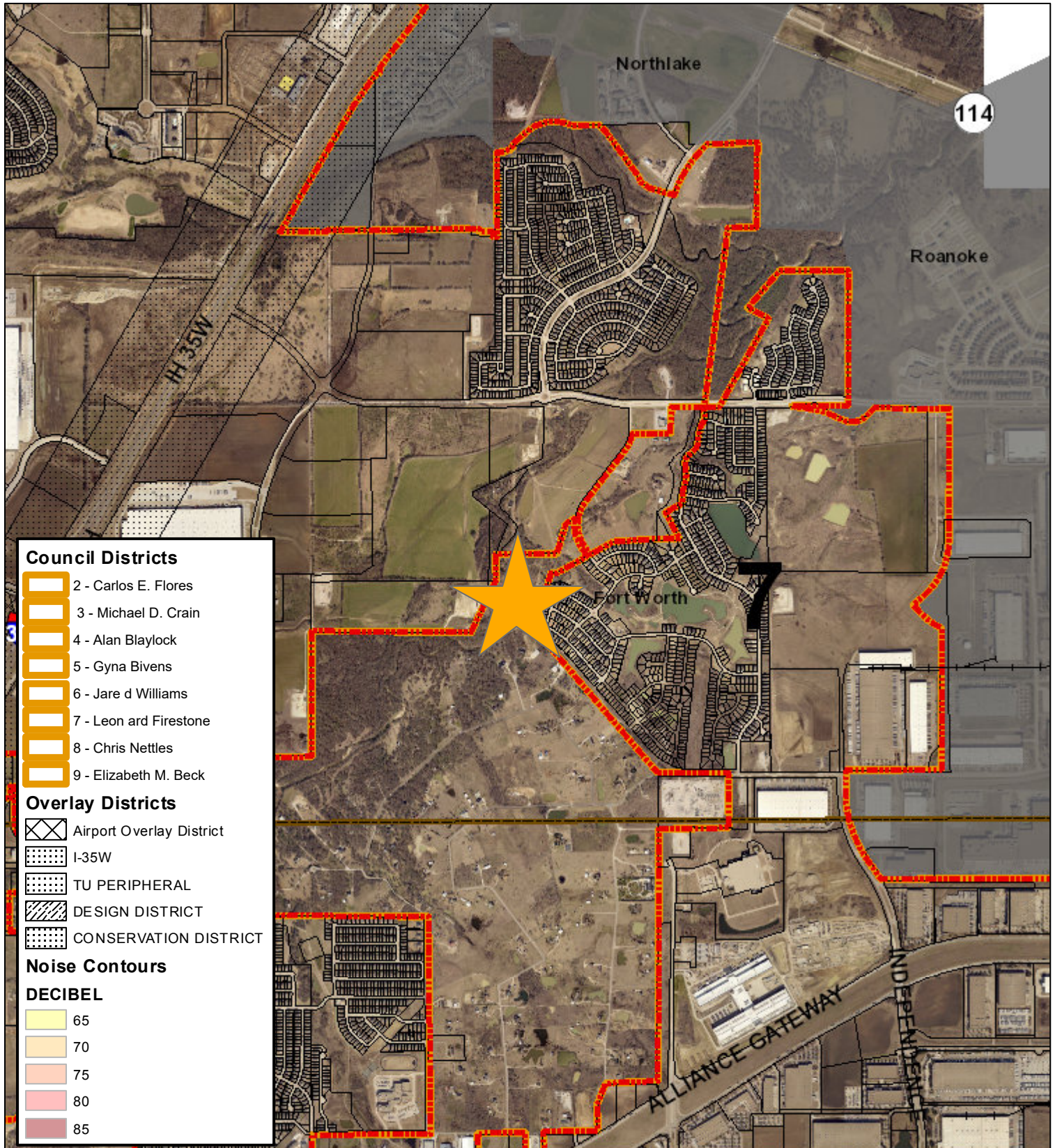


Area Zoning Map

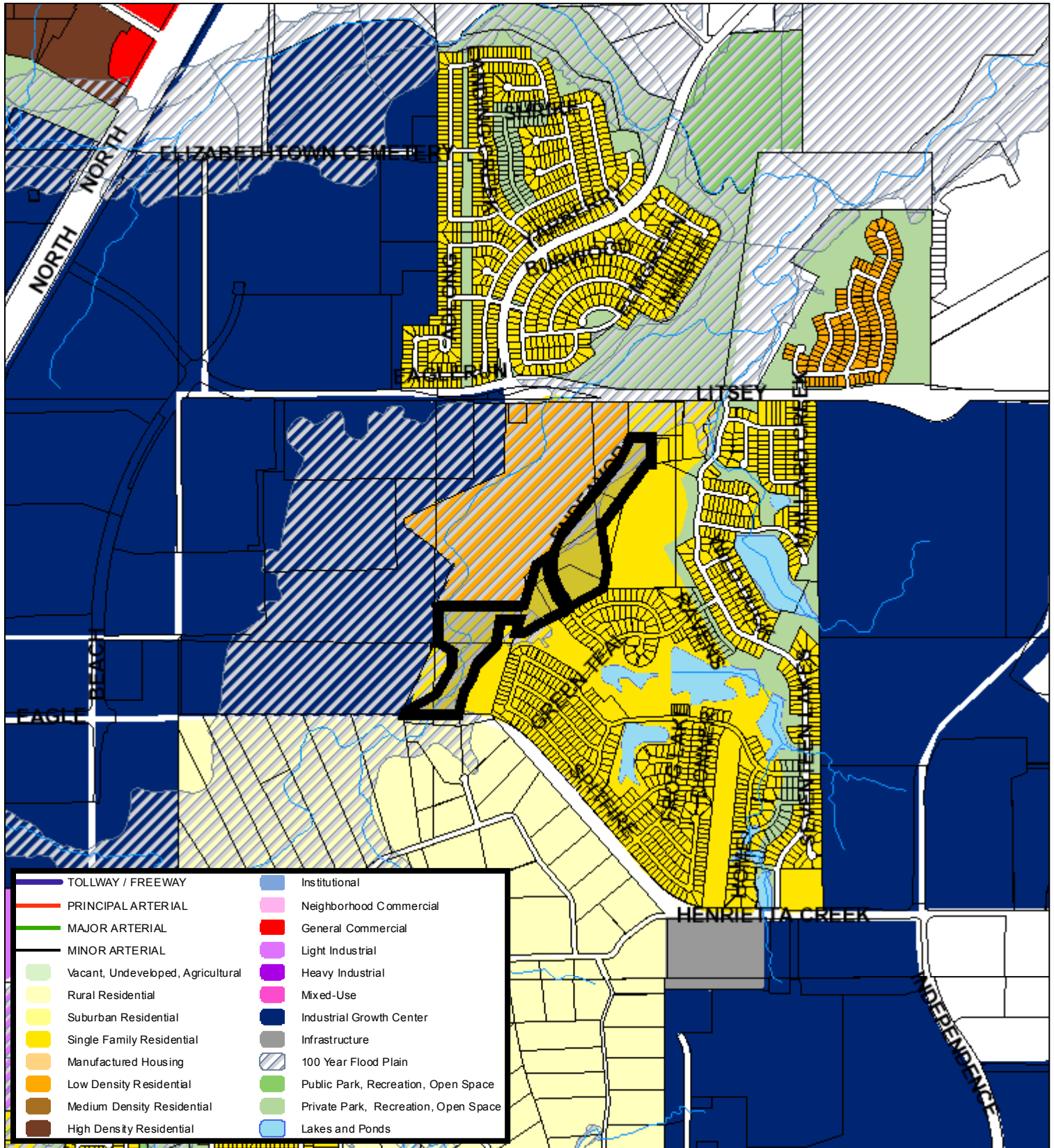
Applicant: Republic Property Group, Seth Carpenter
 Address: 2802 Litsey Road
 Zoning From: Unzoned
 Zoning To: PD/CR
 Acres: 33.72967123
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 5/10/2023
 Contact: 817-392-2025



Area Map



Future Land Use

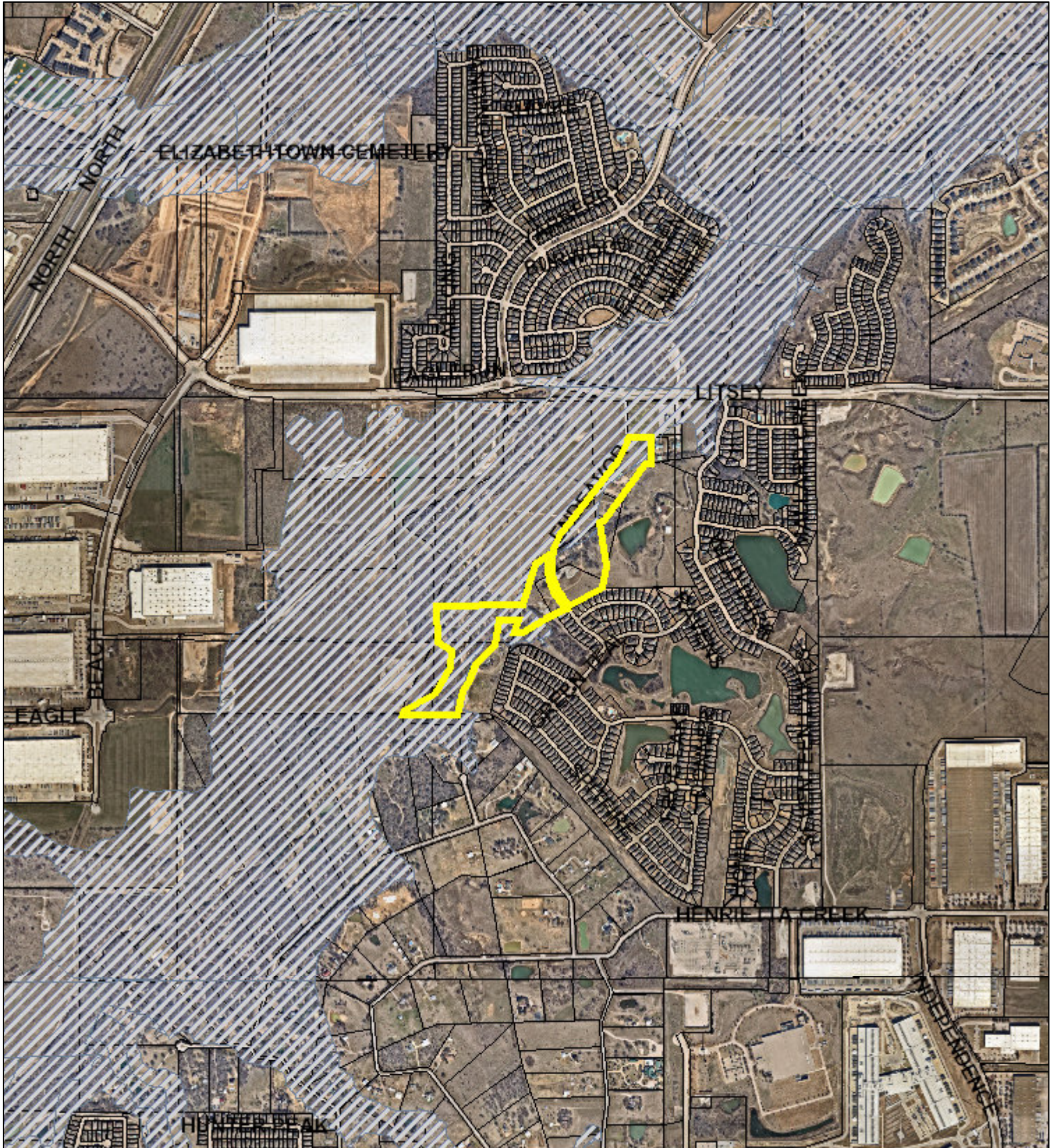


1,300 650 0 1,300 Feet

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



Aerial Photo Map



0 875 1,750 3,500 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-042

District (old/new): 4 / 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: AMZA OJGH LLC/ Westwood Professional Services

Site Location: 1100 Haltom Road

Acreage: 34.0 acres

Request

Proposed Use: Semi truck, trailer, and passenger vehicle parking; outdoor storage of construction materials, pipes, and wooden pallets

Request: From: “K” Heavy Industrial

To: Add Conditional Use Permit (CUP) to allow outdoor storage of and parking of semi-trucks, trailers, and passenger vehicles; outside storage of construction, bulk materials, and wooden pallets in “K” Heavy Industrial for a maximum of 5 years with development standard waivers for screening fence materials and screening fence location, site plan included

Recommendation

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

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

Staff Recommendation: **Denial for semi truck, trailer, and passenger vehicle parking; outdoor storage of construction materials, pipes, and wooden pallets for 5 years with development waivers**

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Zoning Staff Report

d. [Site Plan Comments](#)

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

Project Description and Background

The subject property is located along the east side of Haltom Road, on the southeast corner of its intersection with the Trinity Railroad, and approximately ¼ mile south of State Highway 121. The site started being used for outdoor storage of semi trucks and trailers between 2020 and 2021, according to historical aerials. This land use begun without proper zoning approvals resulted in a Code Compliance violation that has been ongoing since July 2021. In order to remedy this situation, the applicant is requesting a Conditional Use Permit added to their “K” Heavy Industrial District. The site plan shows development waivers for screening fencing requirements, gate materials, and landscaping along the street frontage on the 34 acre lot. Outdoor storage, such as semi-truck parking, is allowed by right in the industrial districts with a primary building and only permitted vacant lots with a CUP approval.

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 semi-truck and trailer parking, as well as outdoor storage, is not permitted on a vacant lot in the “K” 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 new code violation convictions. The site is already being used for semi-truck and trailer parking. Standard industrial uses are located to the north and east, while less intensive rural industrial uses are noted to the west. The Trinity River and vacant land with residential and commercial zoning in the floodplain lie directly across the river to the east. The northern property line adjacent to the Trinity Railroad is covered by a 200-foot deep scenic corridor and seen by train passengers consistently throughout the day.

North of the railroad line, Haltom Road is a 2-lane undivided roadway spanning 35 feet and then transitions to a 20-foot wide pavement with no shoulders, which is marginally suitable for passenger vehicle traffic, instead of semi-truck traffic. The roadway is classified as a collector street, and contains several hair-pin turns.

The site plan shows a semi-truck and trailer parking in four areas behind an 8-foot wooden fence on the northern portion of the lot. No buildings are proposed to be constructed as part of this project. The southern portion of the lot is covered with a floodplain from the Trinity River and is characterized by notable tree cover. The Conditional Use Permit proposal includes a development waiver to allow the existing chain link fencing topped with barbed wire to be substituted for the required screening gate. Under the City Code, barbed wire is allowed on top of a minimum 6-foot tall fence. Additionally, development waivers have been submitted to limit the screening fence to the northern portion, out of the floodplain, as well as to waive the required landscaping in front of the industrial activity area. Over 15 acres of heavily forested floodplain remains along the southern portion of the lot, including approximately 225 feet of Haltom Road frontage.

The site currently contains approximately ½ acre of flammable wooden pallet storage in the midst of stored trailers. The proposed site plan increases the pallet storage to over 1 acre at the northeastern end of the lot, furthest away from the street frontage usable to the Fire Department and immediately adjacent to the forested area. Only a graveled drive is shown, instead of a standard fire lane. This configuration does not adequately contain the fire danger of the wooden pallets. The site plan additionally proposes storage of construction materials, roofing, and pipes in both the northeastern and northwestern corners.

While excluding fencing from the floodplain assists with stormwater drainage, all the requested land uses of vehicle, pallet, and construction material storage encroach into the floodplain and platted drainage/access easement. These storage encroachments violate standards required for adequate drainage and access. The timber

wheel stops proposed to separate the semi trucks and trailers from forested areas and floodplain are subject to inundation and decay when placed in the floodplain on the southeastern portion of the lot.

The northern and northwestern property lines are marked with a gas pipeline easement that is restricted from having structures built on it. The applicant has not presented any documentation where encroachment of these easements would be allowed. The parking spaces for semi-trucks and trailers appear to be 50 feet deep, which do not accommodate the typical 53-foot trailer with a 20-foot long semi truck. Passenger parking spaces appear to be shown immediately inside the gate in the northwestern area. However, these automobile parking spaces are not deep enough to meet the standard 18-foot long parking space.

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.

Below is a chart that illustrates the differences between the “K” Heavy Industrial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Screening fence	Solid screening fence required entirely around outdoor storage	Screening fence to remain out of the floodplain and access easements (<i>This item is requesting a Development Waiver</i>)

Screening gate	Solid screening gate required as part of solid screening fencing	Chain link gate topped with barbed wire (<i>This item is requesting a Development Waiver</i>)
Landscaping placement	75% of required landscaping to be placed in front of industrial area	2.5% of required landscaping to be placed in front of industrial area (<i>This item is requesting a Development Waiver</i>)

Surrounding Zoning and Land Uses

North “K” Heavy Industrial / Warehouses, outdoor storage

East “K” Heavy Industrial / Automobile salvage yards

South “D-HR1” inactive multifamily district, “E” Neighborhood Commercial, “G” General Commercial / Trinity River and associated floodplain

West “K” Heavy Industrial / Informal outdoor storage

Recent Zoning History

ZC-21-021: south of site, from AG to I, approved, 6/28/2021.

ZC-21-158: subject site, add CUP for truck parking, withdrawn, 2/28/2022.

ZC-22-121: south of site, add CUP for truck parking, approved, 9/26/2022.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2023.

The following organizations were notified: (emailed April 24, 2023)

Organizations Notified	
Riverside Alliance	Birdville ISD
Neighborhoods of East Fort Worth	Fort Worth ISD
East Fort Worth, Inc.	Streams and Valleys Inc
East Fort Worth Business Association	Trinity Habitat for Humanity

Not located within or near a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a Conditional Use Permit for semi-truck, trailer, and passenger vehicle parking, as well as outdoor storage of construction materials, pipes, and wooden pallets. A site plan is included that shows development waivers for the gate to be chain link and barbed wire instead of screening materials, waive the fence location in the floodplain, and reduced landscaping in front of business activity. The

Conditional Use Permit has been requested due to code violations for outdoor storage and parking without formal approvals. The site plan contains a number of issues including flammable wooden pallet storage next to the preserved trees, lack of adequate access for the Fire Department, and items stored in floodplains/easements. The requested land uses for 445 semi-truck parking spots plus construction materials and wooden pallets is more intensive than the surrounding sites. The land uses proposed are industrial uses solely accessed from a street that does not have the capacity to support semi-truck traffic. The applicant is proposing to store materials and park vehicles along the northern property line in a scenic corridor, without adding landscaping to screen the view from passengers traveling on the Trinity Railroad train.

The proposed zoning request with its emphasis on semi truck-oriented traffic **is not compatible** with surrounding industrial land uses due to the vehicles/materials stored in the floodplain/easements, the lack of appropriate access to a roadway capable of handling the heavy truck traffic, as well as the flammable wooden pallets stored immediately adjacent to the preserved trees.

Comprehensive Plan Consistency – Eastside Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. While 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, the base zoning district exceeds the light industrial designation.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I

The proposed zoning is consistent with the land use designations for this area but not consistent with the following policies of the Comprehensive Plan:

- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites..
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding.
- Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
- Encourage the protection of mature woodlands, riparian corridors, and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.

Based on a lack of conformance with the future land use map and with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan.

The 2022 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

Site Plan Comments

Zoning and Land Use

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

1. The gas pipeline easement deed restricts the landowner from constructing a house, building, or other structure on the easement area. The screening fence **is** a structure and conflicts with this deed restriction. Please determine how the storage areas will be secured and screened in areas if a fence is not allowed. This determination also needs to include the areas where the entrance gate area crosses the gas pipeline easement.
2. The northern 200 feet along the railroad right-of-way is a scenic corridor. Outdoor storage without evergreen landscaping to screen stored materials and vehicles conflicts with the scenic corridor goals.
3. Pallet and other materials’ storage are not allowed in the floodplain. Remove the storage, or change the storage area.
4. Pallet and other materials’ storage, as well as the truck parking area are not allowed in the floodplain or access easements. Remove the storage and parking, or reconfigure the storage area.
5. Pallet storage is not allowed immediately adjacent to preserved trees. Remove the pallet storage, or change the pallet storage area.
6. The pallet storage is furthest away from the street that the Fire Department would use for access since a fire lane is not provided.
7. Dimension the parking spaces, including ADA parking spaces. Scaling the parking spaces does not show that the passenger spaces are 18 feet deep, nor that the semi trailer spaces would hold a 53-foot trailer.
8. The site has direct residential adjacency, which triggers a minimum number of required parking spaces. Please include a parking calculation table.
9. Wooden timbers for wheel stop are subject to destruction and decay, especially in the flood plain. Please replace the wood timbers with concrete wheel stops.
10. Ensure the protective wheel stops are out of all floodplain areas/easements and access easements.
11. Remove the gravel from the floodplain areas marked with the heavy dashed line.
12. Any required fire lanes must be constructed with poured concrete, instead of the current crushed gravel surface.

13. The chainlink gate is part of the required screening fence. **A development waiver is being requested for the gate to be chainlink that is not an allowed material and does not screen the site.**
14. **A development waiver is being requested to not place the required screening fence in floodplain areas / easements, as well as access easements.**
15. Correct “Bank of Creek” label to “Bank of Trinity River” in the inset box.
16. Please spell out the words for HMAC entrance in the legend.
17. Add a project information note: Proposed zoning should be “K” Heavy Industrial with CUP. Change Existing Land Use from Vacant to Unpermitted outdoor storage and vehicle parking. Remove the Proposed Land Use, since that’s covered in the General Notes.
18. Note the Land use and zoning of the surrounding sites, across the railroad tracks to the north, across Haltom Road to the west, and to the south across the Trinity River.
19. The site is required to have 75% of the required landscaping in front of the fence. **A development waiver is being requested to reduce the required landscaping in front of the industrial activity.**
20. Please determine how the required landscaping will be irrigated with either permanent installation for standard landscaping plants or temporary installation for new native plantings.
21. Include a vicinity map.

Stormwater

Site requires a flood study, proposed work on site plan seems to show fill within the FEMA regulated flood way, no permit structures are allowed within the area and all work requires the study to show a no-rise. A no-rise certificate will be required. A floodplain development permit will be required as well.

Site plan shows over an acre of land disturbance, a drainage study and commercial grading permit will be required as well.

Fire

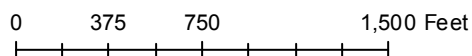
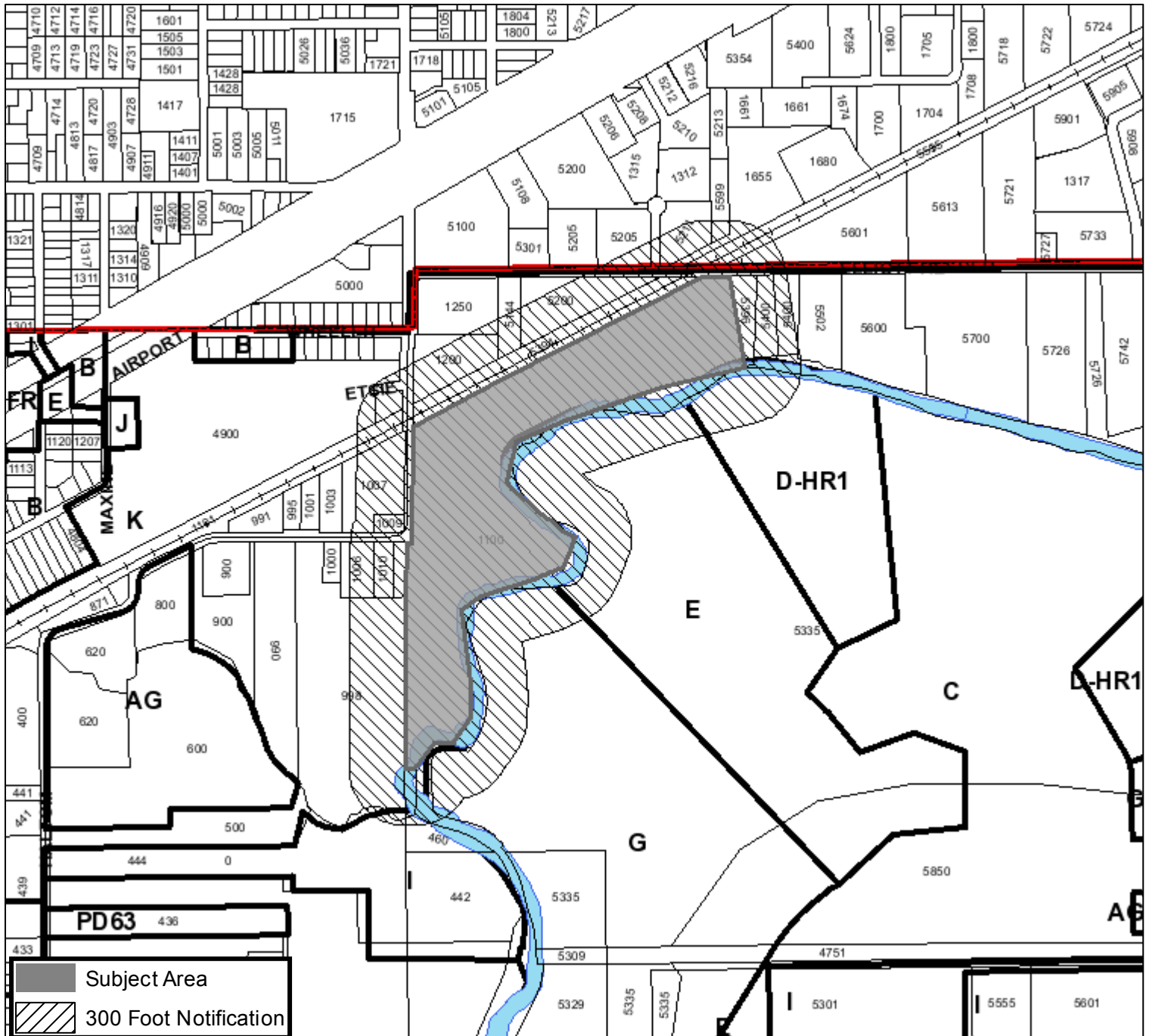
Storage of hazardous materials depends on the material and quantity. Specific control areas are defined in Chapter 50.

(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.)

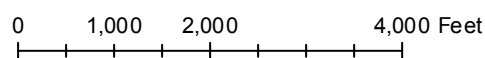
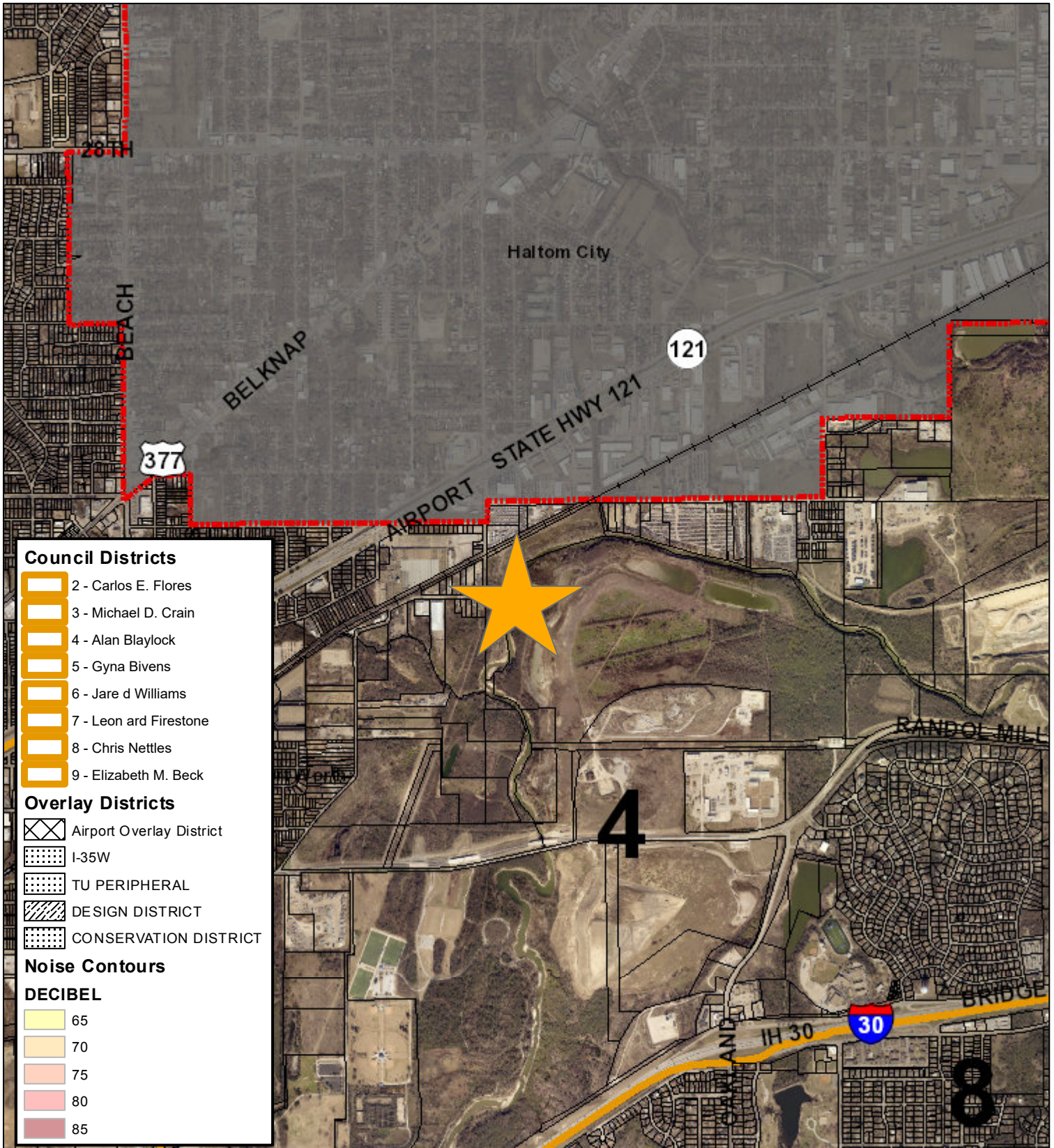


Area Zoning Map

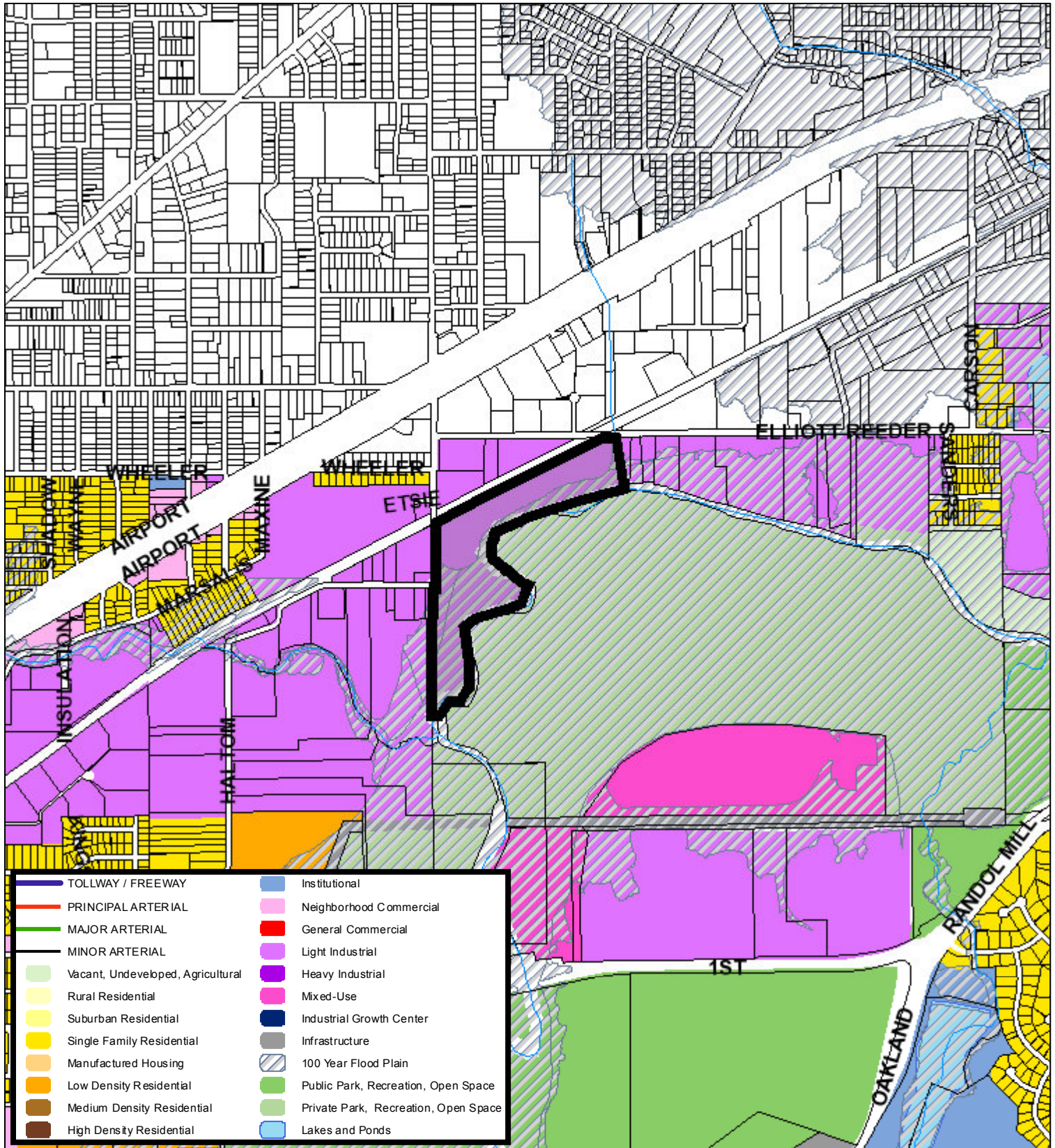
Applicant: AMZA OJGH LLC
 Address: 1100 Haltom Road
 Zoning From: K
 Zoning To: Add CUP for outdoor storage including materials, heavy equipment and truck parking
 Acres: 33.69044766
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 5/10/2023
 Contact: 817-392-8190



Area Map



Future Land Use



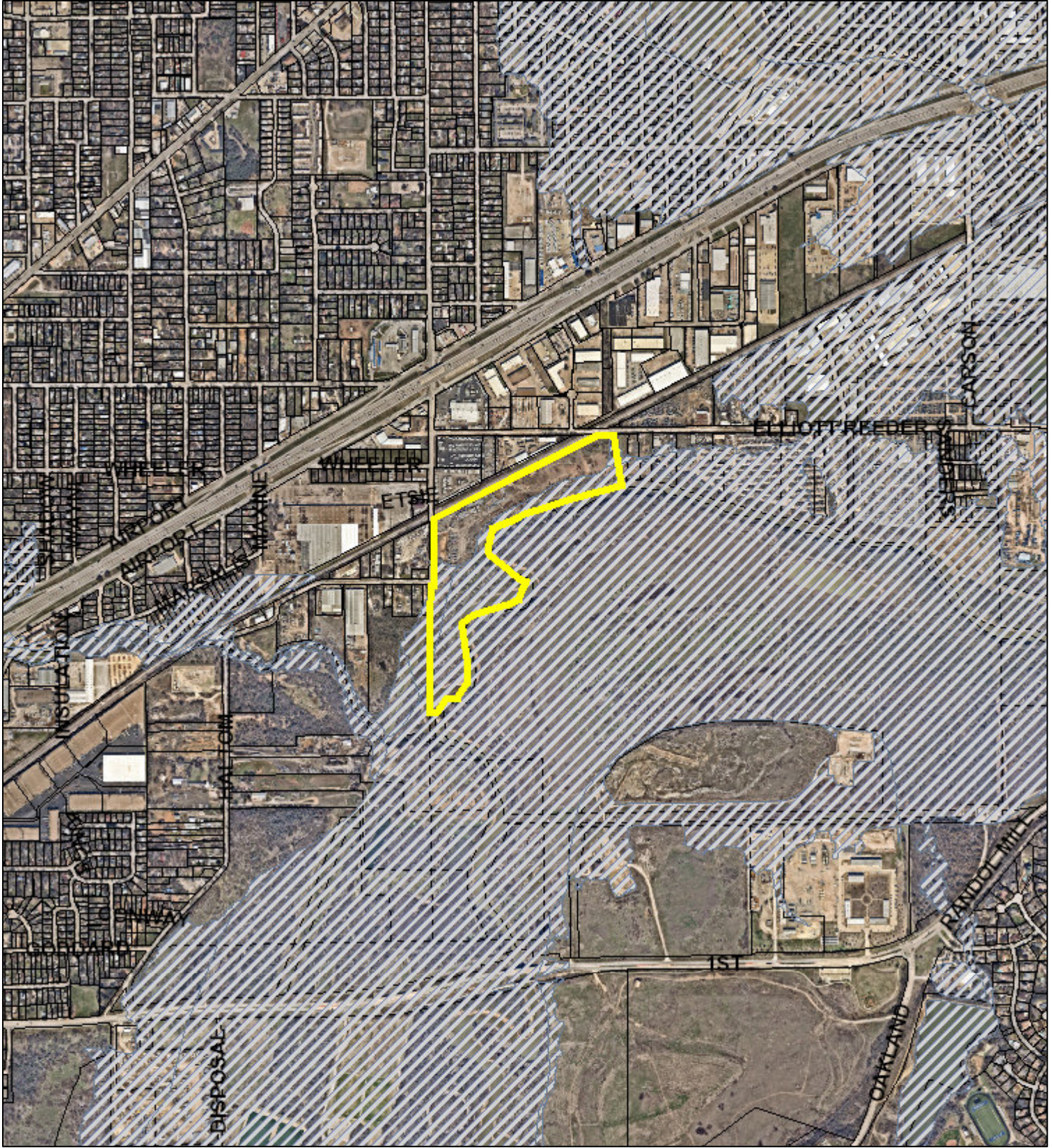
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential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

1,100 550 0 1,100 Feet

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



Aerial Photo Map



0 750 1,500 3,000 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-046

Council District: 7/10

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: CVS Corporation / Club Carwash

Site Location: 11200 Timberland Boulevard

Acreage: 1.53 acres

Request

Proposed Use: Automated car wash

Request: From: "G" Intensive Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "G" Intensive Commercial; development waivers for location of accessory structures and car wash dryer facing a residential district; site plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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1. [Project Description and Background](#)
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3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. 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 located at the southeast corner of the North Freeway (I-35W) and Timberland Boulevard. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included.

Automated carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “G” district for a drive-thru carwash facility in an approximately 5,000 sq. ft. building. Self-service vacuum spaces are shown beside the carwash building to the west. 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 subject site and the general area surrounding area are designated as General Commercial, except to the southeast where medium density residential uses are located. The site is not located in a scenic corridor, but is located in the I-35W Central Zone design overlay. West of the North Freeway are large industrial uses, whereas the auto-oriented commercial uses south of the site are in a smaller corridor only one lot deep. The vacant properties to the east are also generally one lot deep of commercial zoning, before transitioning to residential zoning. Timberland Boulevard is classified as a neighborhood connector, instead of a more intensive roadway.

While a carwash is not permitted in the “G” zoning district near residential uses 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. The site is surrounded by commercial uses or zoning, with the exception of an existing apartment complex to the southeast. More apartment complexes are found past the adjacent vacant lot to the east.

The site plan shows 22 vacuum stalls in front of the building, and the payment kiosks behind the building. However, the car wash dryer faces towards the south, including towards the multifamily uses. This residential use is approximately 30 feet from the closest boundary of the rezoning case, without an intervening building to block the sound. Because the site is directly adjacent to other commercial zoning, no screening fence or additional landscaping is required. As sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash tunnel equipment and 22 vacuums are likely to have a significant detrimental impact on the existing residential dwellings.

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.

Below is a chart that illustrates the differences between the “G” Intensive Commercial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Car vacuum placement	Accessory structures to be behind front wall of building	Car vacuums are placed in front of the building (<i>This item is requesting a Development Waiver</i>)
Dumpster placement	Accessory structures to be behind front wall of building	Dumpster is placed in front of the building (<i>This item is requesting a Development Waiver</i>)
Car wash dryer	Car wash dryer shall not face a residential district	Car wash dryer is facing towards a residential district (<i>This item is requesting a Development Waiver</i>)

Surrounding Zoning and Land Uses

- North “G” Intensive Commercial / Vacant land
- East “C” Medium Density Multifamily, “G” Intensive Commercial / Apartment Complex and vacant land
- South “G” Intensive Commercial and “PD 1084” Planned Development for “D” High Density Multifamily / Apartment complex and auto-oriented uses
- West “J” Medium Industrial/ North Freeway (I-35W) and warehouses

Recent Zoning History

- ZC-14-080, east of site, from “G” Intensive Commercial to “C” Medium Density Multifamily, approved 6/22/2015.
- ZC-16-073, southeast of site, from “G” Intensive Commercial to “PD” Planned Development for “D” High Density Multifamily, approved 5/4/2016.
- ZC-17-156, west of site, from “I” Light Industrial to “J” Medium Industrial, approved 9/22/2017.

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.

The following organizations were notified: (emailed May 26, 2023)

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

* *This Neighborhood Association is closest to the subject property.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “G” zoning district. Surrounding land uses consist of other commercial uses or zoning on vacant land to the north, south, and east, with residential zoning and uses lying 30 feet away to the southeast and immediately past the vacant lot to the east. The car wash dryer faces towards the apartment buildings to the southeast, which causes the noise to spread into these residential uses. The ordinance requires the dryer to face away from residential uses. Car wash dryer noise significantly diminishes beyond 300 feet. The dumpster and vacuums in front of the building do not present an attractive image to the thousands of drivers that pass this site daily. These accessory uses should be pushed eastward to be behind the building front.

The proposed zoning request **is not compatible** with surrounding land uses due the amount of nearby residential uses that would impacted by the carwash dryer and 22 vacuum stations, as well as the accessory uses being in front of the building. The carwash **would be compatible** with the surrounding land uses if the car wash dryer faced north away from the residential units.

Comprehensive Plan Consistency – Far North

The 2023 Comprehensive Plan currently designates the subject property as general commercial, where vehicular uses are encouraged. The proposed zoning is consistent with the land use designations for this area, and with the following policies of the Comprehensive Plan:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

However, the proposed rezoning request is not compatible with the following Comprehensive Plan policy:

- 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 partially conforming to the policies stated above, the proposed zoning is **partially consistent** with the Comprehensive Plan.

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and does not contribute to the quality of place.

Site Plan Comments

Zoning and Land Use

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

1. Please remove all the underground utilities, as they clutter the site plan.
2. The site is a platted lot. No metes & bounds description is required.
3. The owner’s name does not match on the lower right corner and does not match the application form’s listed owner. Please use the current owner’s name listed in the appraisal district records.
4. Add the zoning case number ZC-23-046 to the lower right corner.
5. Label the other use of the building that is not the car wash tunnel.
6. Note the proposed use as “CUP for automated carwash”.
7. More clearly delineate where the front door is.
8. Label the vacuums and any other equipment on the western side of the building. Given the western sun exposure, canopies over the vacuums are suggested.
9. What are the rectangles at the southern ends of the vacuum spaces? If these are structures, please label them.
10. The dumpster and vacuums are in front of the I-35 building frontage. Either move these items to be behind the front building wall or **note in bold that development waivers are being requested for accessory structures to be in front of the building. Each type of structure will be a separate development waiver that incurs a fee.**

11. More clearly label the adjacent access easement to the south and east.
12. The 7 parking spaces on the southern property line should not back out into the access easement on another lot. Please flip them to back out into the subject site.
13. The car wash dryer's noise will impact the residential uses 30 feet to the southeast. Rotate the building to have the dryer face north or **note in bold that a development waiver is being requested for having the car wash dryer face a residential use. Each development waiver incurs a fee.**
14. Note the number of cars that can be held on the wash line at one time.
15. Note the parking calculations to 5 parking spaces for each car on the wash line. The vacuum spaces do count towards the required parking.
16. The existing paving and landscape areas have the same white empty pattern. Please change one of these items to a different pattern, preferably the landscaped areas.
17. Please lighten the proposed heavy duty paving color. This feature isn't the main point of the drawing.
18. Label the zoning to the west on I-35W. The land use to the southeast is not vacant. Please update this land use and include its specific PD number.
19. Please remove Note #7, as it duplicates Note #5.
20. Please remove all signage from the building elevations.
21. Note the days and hours of operation.
22. The TPO roof is noted in the materials list, but not on the elevations. Where is this material located?

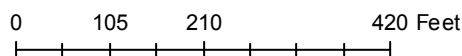
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



ZC-23-046

Area Zoning Map

Applicant: CVS Corporation / Club Carwash
 Address: 11200 Timberland Boulevard
 Zoning From: G
 Zoning To: Add Conditional Use permit for automated carwash
 Acres: 1.52942993
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 5/10/2023
 Contact: 817-392-8190





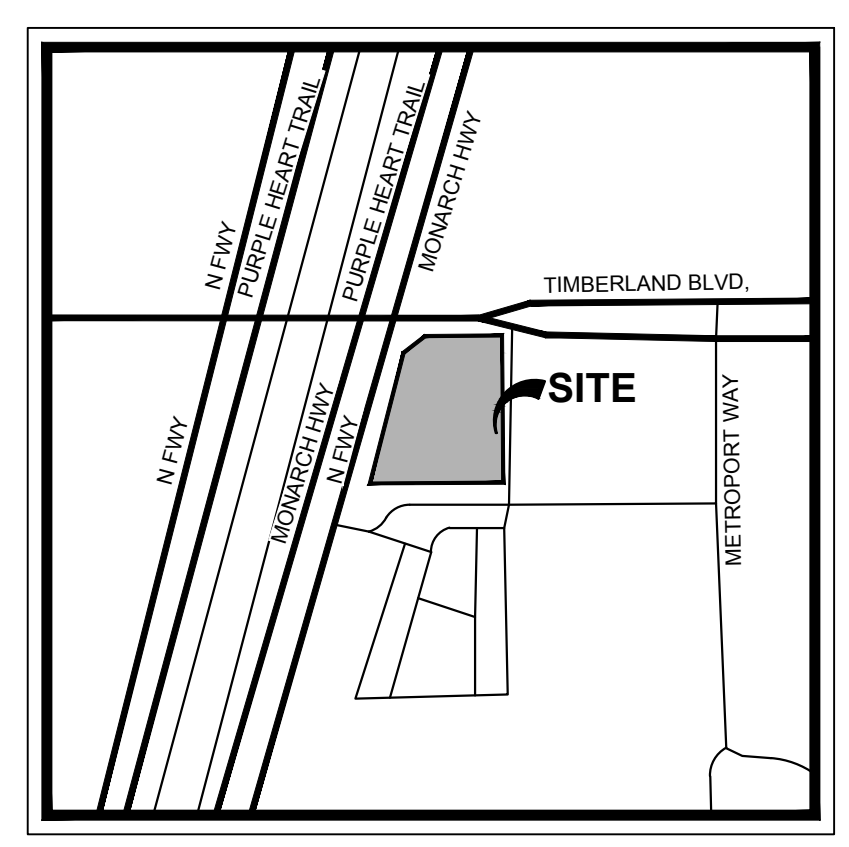
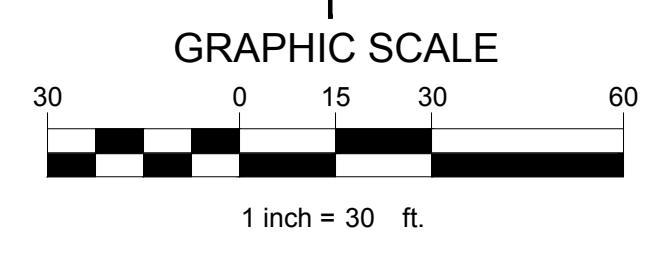
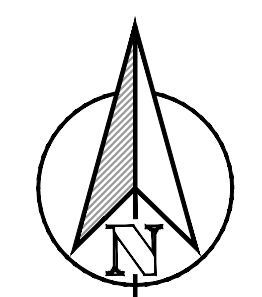
CLUB CARWASH
11200 TIMBERLAND BLVD.
FORT WORTH, TX 76177

NO.	DATE	REVISION	BY

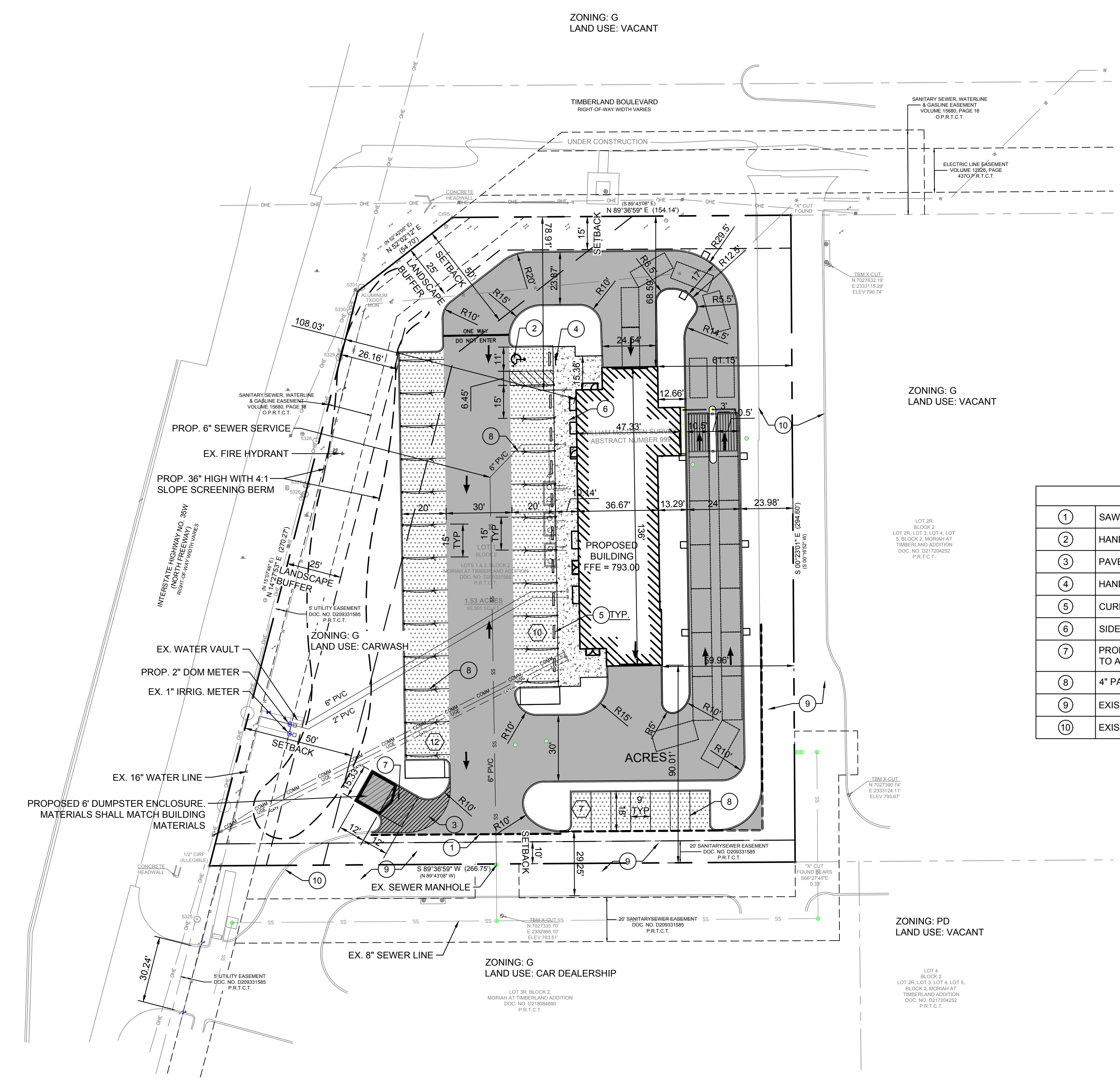
ZONING SITE PLAN

DESIGN:	MBT
DRAWN:	MBT
CHECKED:	CLC
DATE:	3/6/2023

SHEET
SP-1
 File No. 2023-



VICINITY MAP
 N.T.S.



CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	CURB STOP
⑥	SIDEWALK
⑦	PROPOSED DUMPSTER AREA AND ENCLOSURE REFER TO ARCH PLANS FOR DETAILS
⑧	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑨	EXISTING PAVEMENT
⑩	EXISTING CURB & GUTTER

LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DUMPSTER CONCRETE PAVING
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	FIRE LANE
	EASEMENT LINE
	PARKING COUNT

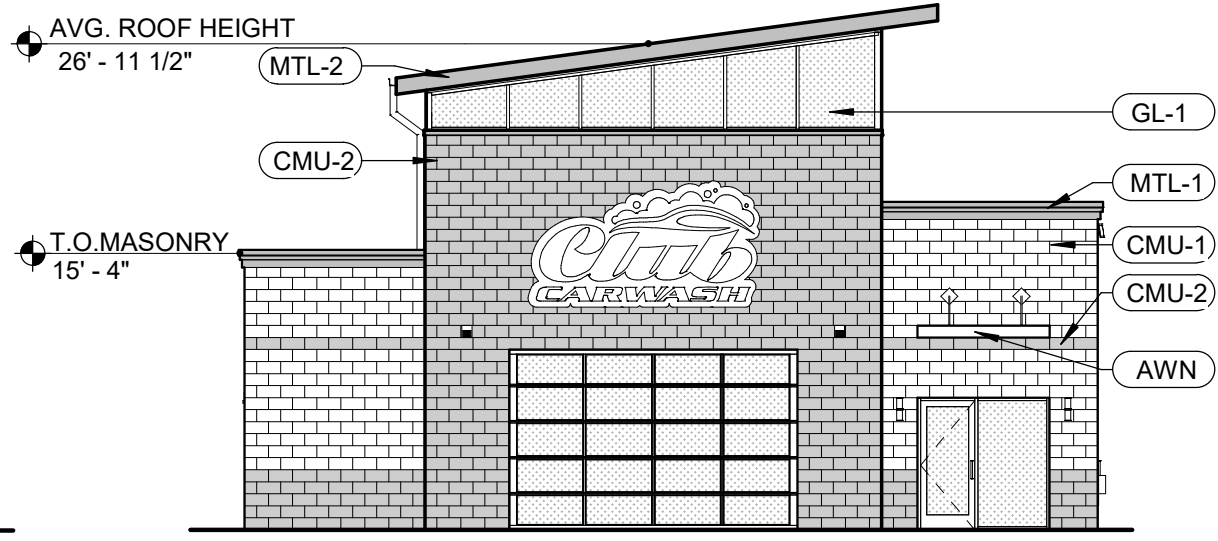
SITE DATA TABLE							
ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	VACUUM SERVICE PARKING	TOTAL PARKING PROVIDED
G (CAR WASH)	1.53	66,505	5,035	29' - 1"	7.57%	22 SPACES	29 SPACES

- NOTES:**
- "G" INTENSIVE COMMERCIAL: ALL USES PERMITTED IN "F", WITH MAXIMUM 12-STORY/120 FT. HEIGHT.
 - LANDSCAPING SHALL COMPLY WITH THE SECTION 6.301 LANDSCAPING *AREAS WHICH ARE NOT PAVED OR A SIDEWALK ARE TO BE LANDSCAPED.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY AS REQUIRED.
 - PAVEMENT TO BE CONCRETE.
 - SITE PLAN SIGNAGE SHALL COMPLY WITH SECTION 6.400.
 - ANY PARKING LOT LIGHTING OR BUILDING LIGHTING WILL CONFORM TO THE LIGHTING CODE AND SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE RESIDENTIAL DISTRICT.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - PROPOSED DUMPSTER ENCLOSURE TO BE 6'-0" IN HEIGHT. ENCLOSURE EXTERIOR TO BE MASONRY.

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 4/28/2023 1:23 PM
 LOCATION: \\CM-FS01\PUBLIC\PROJECTS\MARKETING\CLUB CARWASH - FORT WORTH\TIMBERLAND\CADD\SHEETS\SP-1 ZONING SITE PLAN.DWG
 LAST SAVED: 4/18/2023 2:11 PM



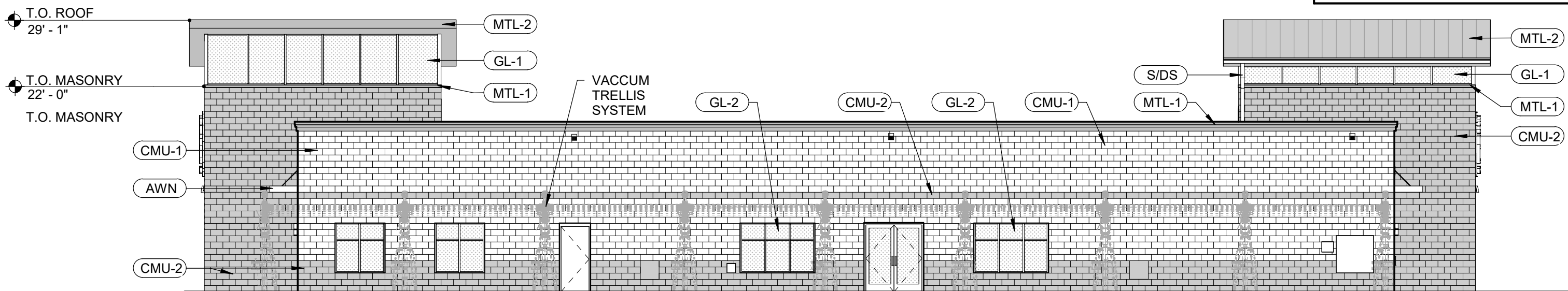
SOUTH ELEVATION | 3/32" = 1'-0"



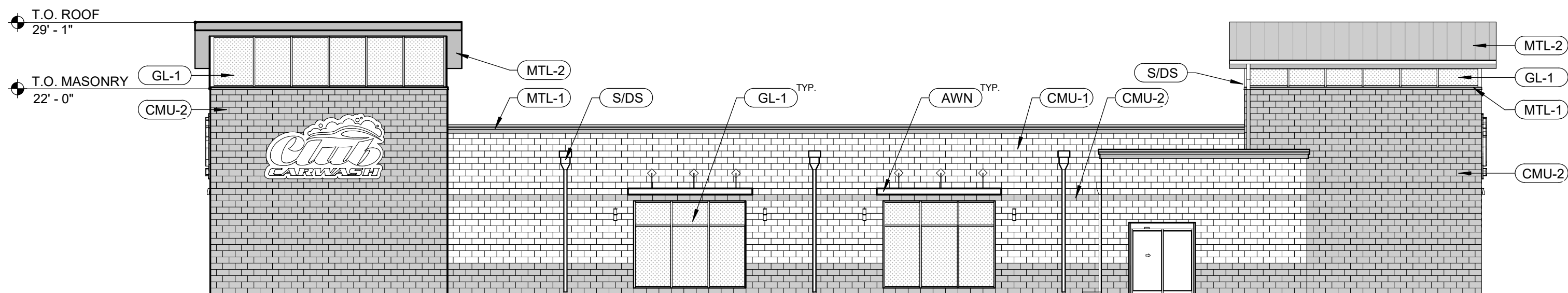
NORTH ELEVATION | 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK W/ COLORED MORTAR (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
GL-2	ALUMINUM STOREFRONT GLAZING SYSTEM w/ 1" Insulated LOW-E SPANDREL
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Red)
S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL-1	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
MTL-2	STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White)



WEST ELEVATION | 3/32" = 1'-0"



EAST ELEVATION | 3/32" = 1'-0"

EXTERIOR COLOR PALETTE



ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK W/ COLORED MORTAR
COLOR: Ivory



ARCHITECTURAL 8" CMU SPLIT FACE BLOCK
COLOR: Slate



STOREFRONT
COLOR: Black Painted



SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
COLOR: Kynar Finish Matte Black



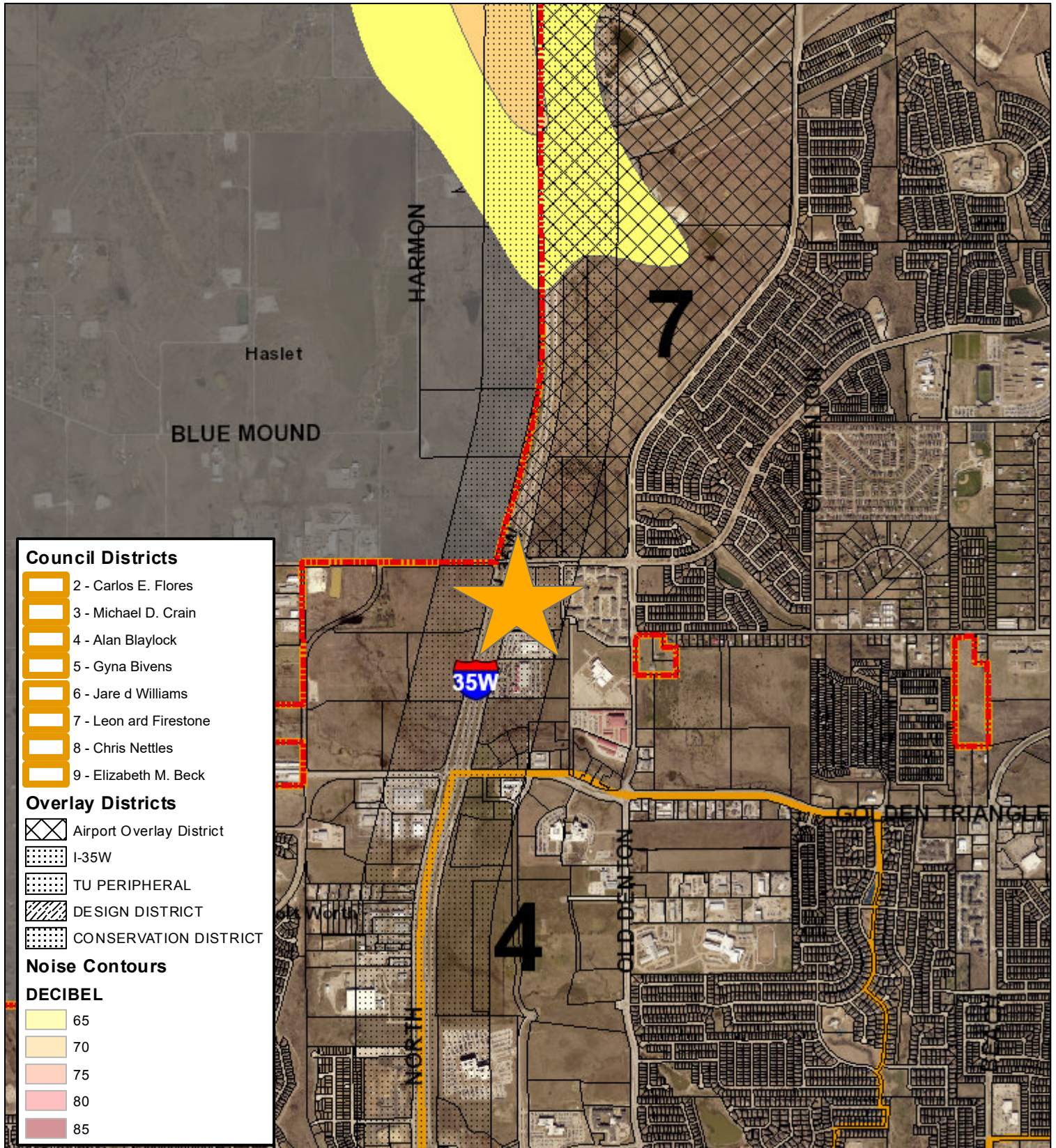
METAL AWNINGS
COLOR: Red




CLUB CAR WASH RENDERING








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

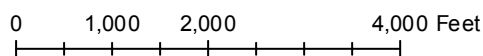
Overlay Districts

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

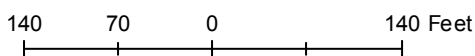
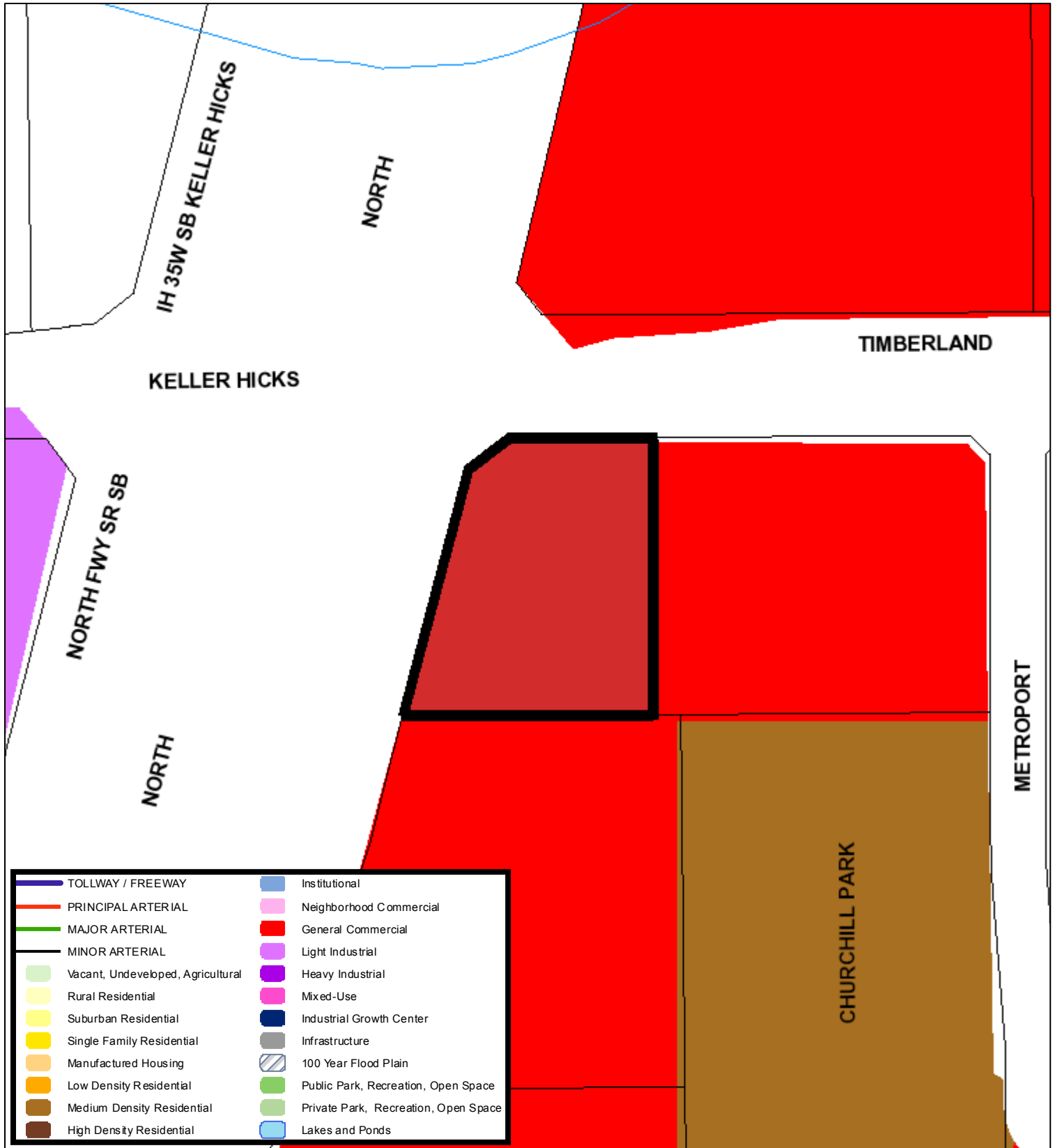
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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



Aerial Photo Map



0 90 180 360 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-048

District (old/new): 9 / 9

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: JCL West 7th, LLC (Gretchen Jameson, Manager) / Darin Norman (Urbanworth, LLC)

Site Location: 2832 West 7th St

Acres: 0.2869 acres

Request

Proposed Use: Mixed-Use

Request: From: “E” Neighborhood Commercial

To: “MU-2” High Intensity Mixed-Use

Recommendation

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

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

Staff Recommendation: **Approval**

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 - d. [Site Plan Comments](#)
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10. Aerial Photograph

Project Description and Background

The property is located at the corner of West 6th (north of the site) and Currie Street (west of the site). The applicant is requesting a rezoning from “E” Neighborhood Commercial to “MU-2 High Intensity Mixed Used. The 0.28-acre site is currently used as an auxiliary parking lot. Below is the applicant’s narrative for the proposed rezoning.

“THE OWNER WISHES TO REZONE LOTS 9 & 10 OF BLOCK 10 FROM E COMMERCIAL TO TO MU-2 MIXED-USE TO BE CONSISTENT WITH THE MU-2 ZONING OVER ABUTTING LOTS 11 & 12, WHICH THEY ALSO OWN. THE MAJORITY OF BLOCK 10 WAS REZONED TO MU-2 BY CITY COUNCIL INITIATIVE WITH THE ADOPTION OF THE WEST 7TH URBAN VILLAGE. IN RECENT MONTHS, A COUPLE OF LOTS HAVE BEEN REZONED TO MU-2. THE OWNER RECEIVED NOTIFICATION OF THOSE REZONING REQUESTS WHICH HIGHLIGHTED TO THEM THE INCONSISTENCY OF THE ZONING OVER THE FOUR LOTS THAT THEY OWN. ADDITIONALLY, THEY HAVE LEARNED OF PLANS BY ADJACENT LAND DEVELOPERS TO VACATE THE REMAINDER OF THE ALLEY THAT CURRENTLY SEPARATES LOTS 9 & 10 FROM LOTS 11 & 12. WITHOUT THE ALLEY SEPARATION, IT MAKES SENSE TO MAKE THE ZONING CONSISTENT ACROSS THE NEWLY CONTIGUOUS LOTS 9, 10, 11, AND 12.

THE OWNER HAS HAD A LONG-TERM LEASE (OVER 30 YEARS) WITH THEIR CURRENT TENANT WHO OCCUPIES THE BUILDING ON LOT 11 AND WHO USES LOTS 9, 10, AND 12 FOR PARKING AREA OR GARAGE, STORAGE, COMMERCIAL OR AUXILIARY.

THERE ARE NO BUILDINGS ON LOTS 9 AND 10. THE LOTS ARE COVERED ENTIRELY WITH IMPERVIOUS CONCRETE SURFACE. ONE SMALL SHADE DEVICE APPROXIMATELY 18’X18’ EXISTS ALONG THE ALLEY EDGE.

THERE ARE NO PLANS FOR FUTURE DEVELOPMENT AT THIS TIME. LOTS 9 & 10 ARE THE LAST REMAINING LOTS THAT ARE INCONSISTENT WITH THE MU-2 ZONING OVER BLOCK 10 (2824 W. 7TH WAS JUST APPROVED WITH ZC-22-175)”

Surrounding Zoning and Land Uses

North “CF” Community Facilities / Church
East “MU-2” High Intensity Mixed Used / Undeveloped Lot
South “MU-2” High Intensity Mixed Used / Commercial
West “MU-2” High Intensity Mixed Used / Commercial

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.
The following organizations were emailed on April 21, 2023:

Organizations Notified	
West Side Alliance	SO7 Townhome Association
Montgomery Plaza Residential Condominium Association	Sixth and Arch Adams HA

Monticello NA	Linwood NA*
Tarrant Regional Water District	Streams and Valleys Inc.
Trinity Habitat for Humanity	Montgomery Plaza Master Condominium Association
Cultural District Alliance	Camp Bowie District Inc.
FWISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The property is adjacent to an Enterprise Rent-A-Car to the south; on the east is a vacant undeveloped lot. The property is currently zoned E Neighborhood Commercial. The site is surrounded by Mixed Used 2 (MU-2) with the exception of the northern property, which is Community Facilities (CF). A parcel on the same block (Block 10) was rezoned to Mixed Used 2 (MU-2) in 2022 from Medium Density (C). Surrounding land uses are undeveloped, commercial, and a church. The proposed Mixed Used 2 district (MU-2) is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The adopted Comprehensive Plan currently designates the subject property as Mixed-use on the Future Land Use Map. The proposed zoning is consistent with the land use designations for this area and aligns with the policies of the Comprehensive Plan.

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

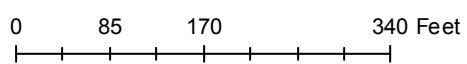
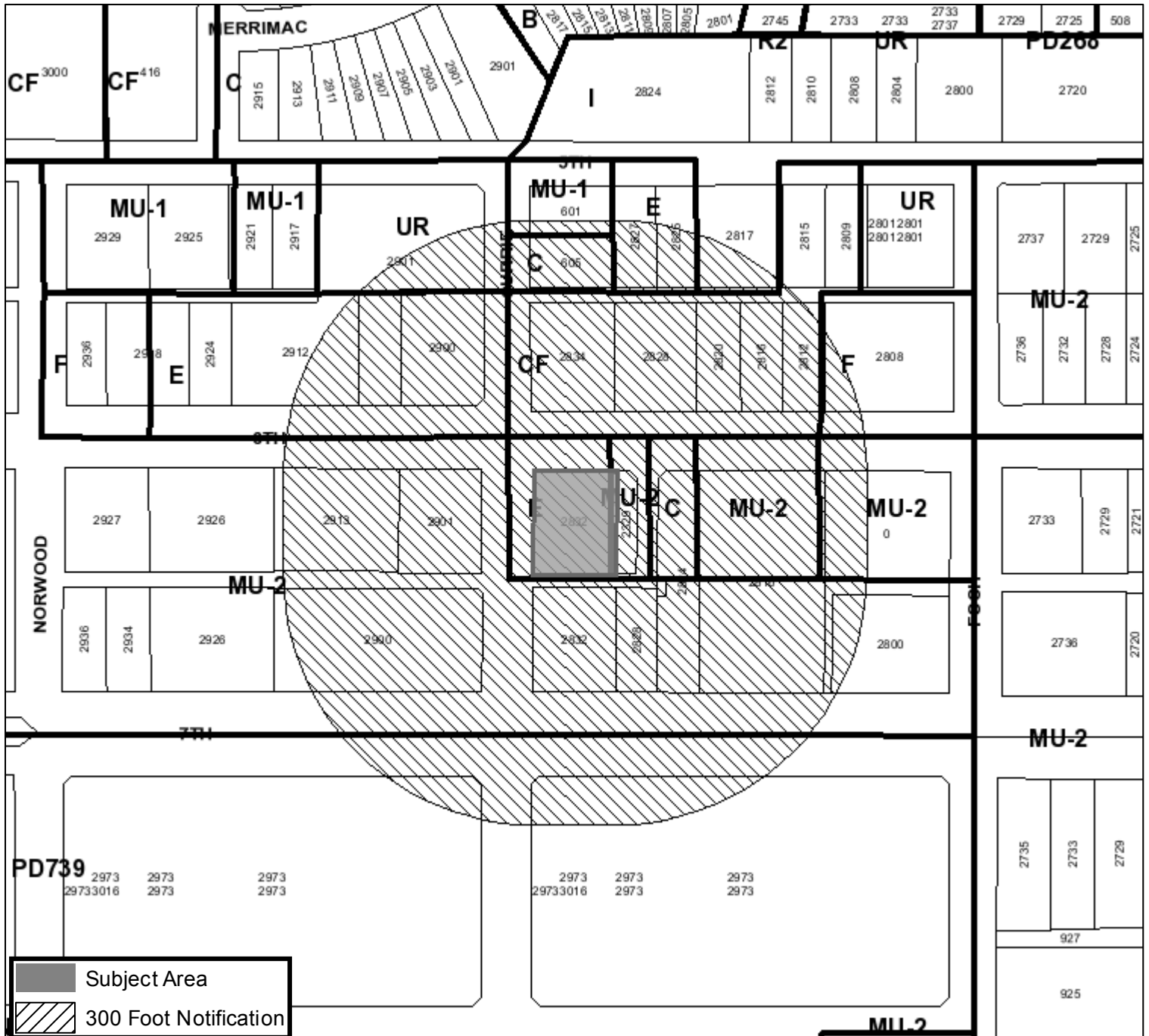
The proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

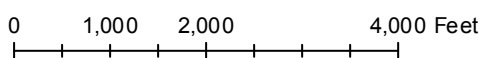
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The Economic Development Plan does not address parking specifically and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Area Zoning Map

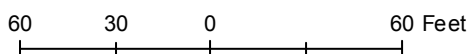
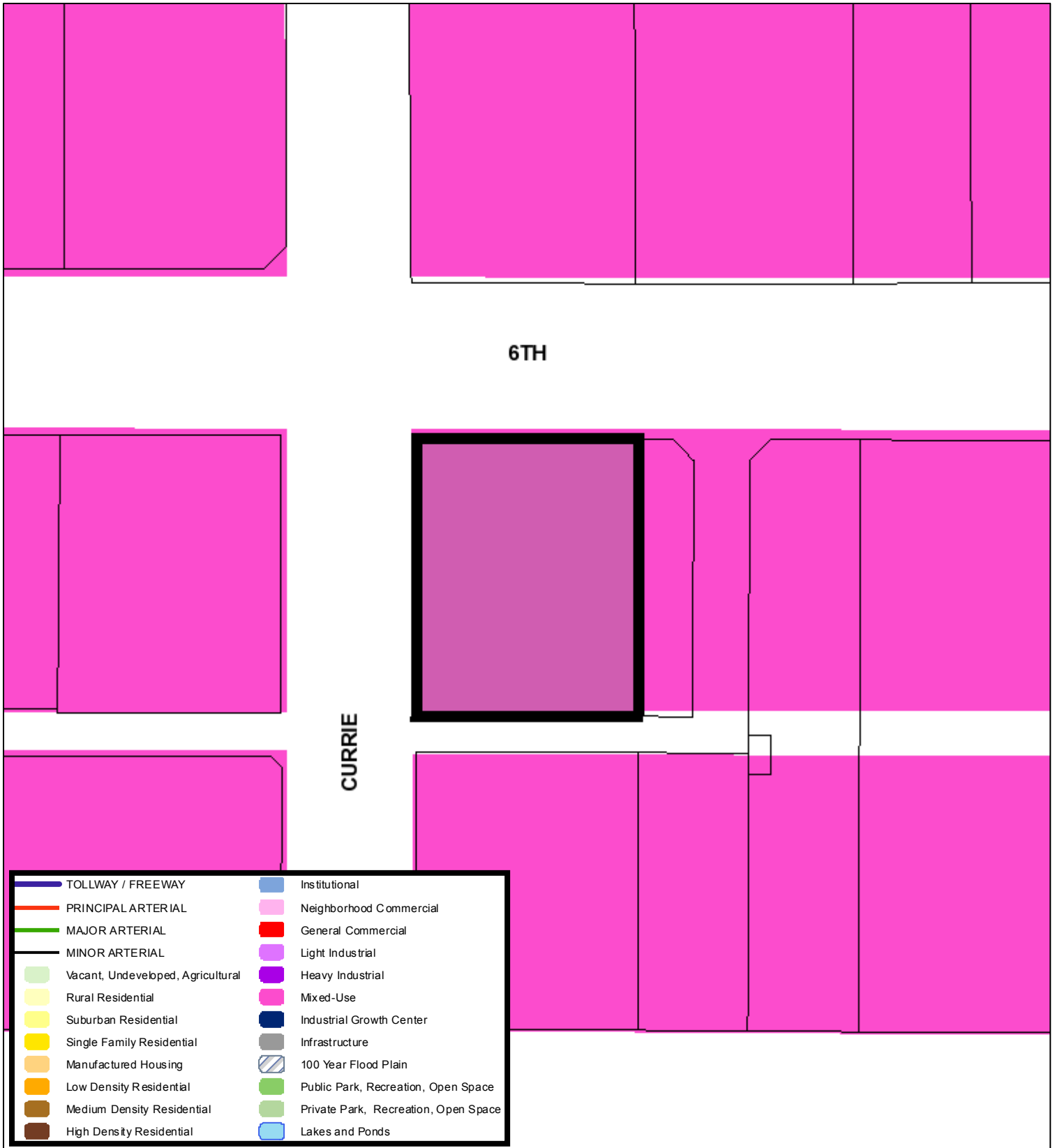
Applicant: JCL West 7th, LLC/Darin Norman
 Address: 2832 West 7th Street
 Zoning From: E
 Zoning To: MU-2
 Acres: 0.28587014
 Mapsco: Text
 Sector/District: Arlington Heights
 Commission Date: 5/10/2023
 Contact: null



Area Map



Future Land Use



Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: April 12, 2023

Case Number: ZC-23-051

District: (old/new): 9 / 9

Zoning Map Amendment

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

Owner / Applicant: GSR Construction, LLC/Peter Kavanaugh

Site Location: 2904 Stanley Avenue

Acreage: 0.13 acres

Request

Proposed Use: Duplex/Two-family attached dwelling

Request: From: PD 822 “PD/I” Planned Development for all uses in “I” Light Industrial plus Metal stamping, dyeing, shearing or punching; planning mill or woodworking shop, mini-warehouses and permitting motors with 50 horsepower or more; site plan waived, with TCU Residential Overlay

To: “B” Two-Family/TCU Residential Overlay

Recommendation

Land Use Compatibility: Requested change **compatible**

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

Staff Recommendation: **Approval**

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Project Description and Background

The property is located within the Paschal Area neighborhood and within the TCU/Westcliff area of the City, approximately 50' south of the intersection of West Lowden Street and Stanley Avenue. This property is part of a 2008 Council Initiated rezoning that changed the designation of about 8 acres of land from "I" light Industrial and "J" Medium Industrial to "PD/I" (see PD details on page 1 of this staff report).

The applicant proposes constructing a duplex; the lot is approximately 5,789 square feet or 0.13 acres, which exceeds the minimum 5,000 square foot lot area required for the "B" district. Due to the smaller lot size, the applicant could construct two (2) attached units. Additional "B" zoning standards are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and two parking stalls per dwelling unit situated behind the front building line.

The property is within the TCU Residential Overlay District. The overlay was created in 2014 to limit occupancy by unrelated persons to existing single-family residential neighborhoods. Therefore, the overlay would not affect the subject property.

Staff contacted the applicant requesting more detailed information about this request, such as the number of rooms and perhaps a site plan. Although a site or concept plan is not required when applying to standard zoning; it could be helpful to stakeholders and elected officials better understand how the applicant intends to develop the site. By the time staff wrote this staff report, we had not received any additional information.

Surrounding Zoning and Land Uses

North "PD/822" / single family residential
East "UR" Urban Residential/ multifamily residential
South "PD/822" / vacant
West "A-5" One-Family / single family residential

Recent Zoning History

- ZC-08-107 Council Initiated rezoned in 2008
- ZC-14-138 City Initiated to add TCU Residential Overlay District
- ZC-14-137 Zoning Text Amendment
- ZC-17-093 2801 & 2901 Stanley Ave. From: PD 822/PD/I To: "UR" Urban Residential with TCU Overlay

Public Notification

300-foot Legal Notifications were mailed on April 25, 2023.

The following organizations were emailed on April 25, 2023

Organizations Notified	
Las Familias de Rosemont NA	Paschal NA*
South Hemphill Heights NA	Ryan Place Improvement Assn
Shaw Clarke NA	Berkeley Place NA

Streams and Valleys Inc.	Trinity Habitat
Berry Street Initiative	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The rezoning site is currently undeveloped. Immediate adjoining properties include single-family homes to the north and west; the property directly to the South is also vacant. To the east, across from Stanley, there is a multifamily development; further to the South, where Staley, Cleburne Road, and W. Bowie St. intercept, all uses appear to be commercial, including office spaces, a clothing store, a photography studio, and auxiliary parking. No industrial uses were observed.

Furthermore, the property is between a single-family and an urban residential district. The current industrial designation is incompatible with the surrounding land uses. A lower-density residential designation, such as a B Two-family district, would make for a more acceptable transitional use.

This rezoning request **is compatible**.

Comprehensive Plan Consistency – TCU/Westcliff

The 2022 Comprehensive Plan currently designates the subject property as a future Light Industrial, likely due to the property’s current zoning. The proposed “B” Two-Family Residential **is not consistent** with the Future Land Use map. However, it is consistent with the following policies of the comprehensive plan:

- Separate incompatible land uses with buffers or transitional uses.
- Encourage Urban and Low-Density Residential as transitional uses between Single-Family Residential and high-density uses.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.



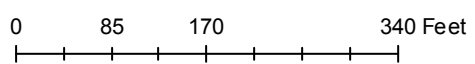
ZC-23-051

Area Zoning Map

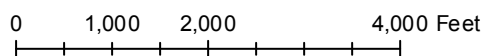
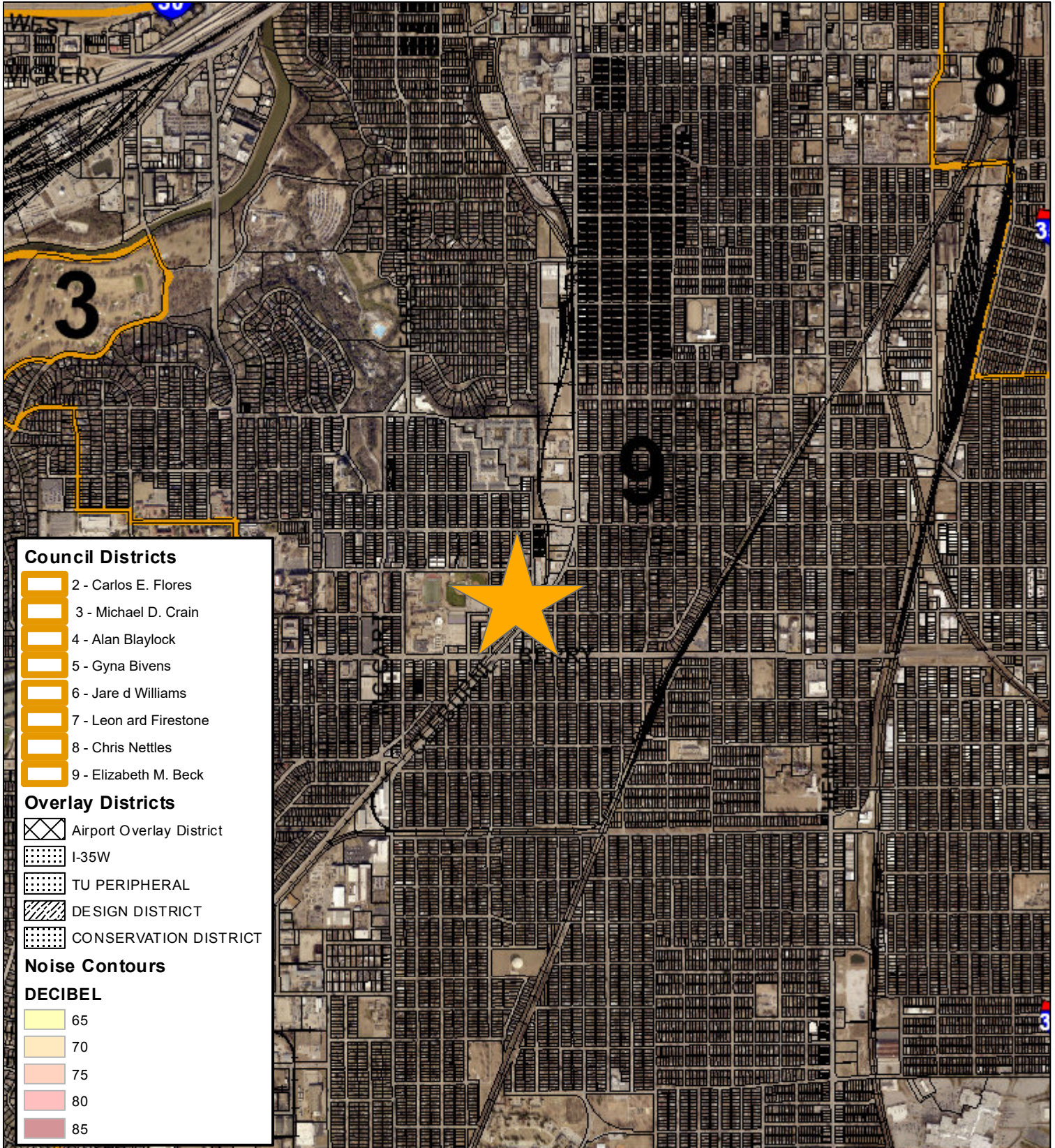
Applicant: GSR Construction Inc.
 Address: 2904 Stanley Avenue
 Zoning From: PD/I
 Zoning To: B
 Acres: 0.13293271
 Mapsco: Text
 Sector/District: TCU/Westcliff
 Commission Date: 5/10/2023
 Contact: null



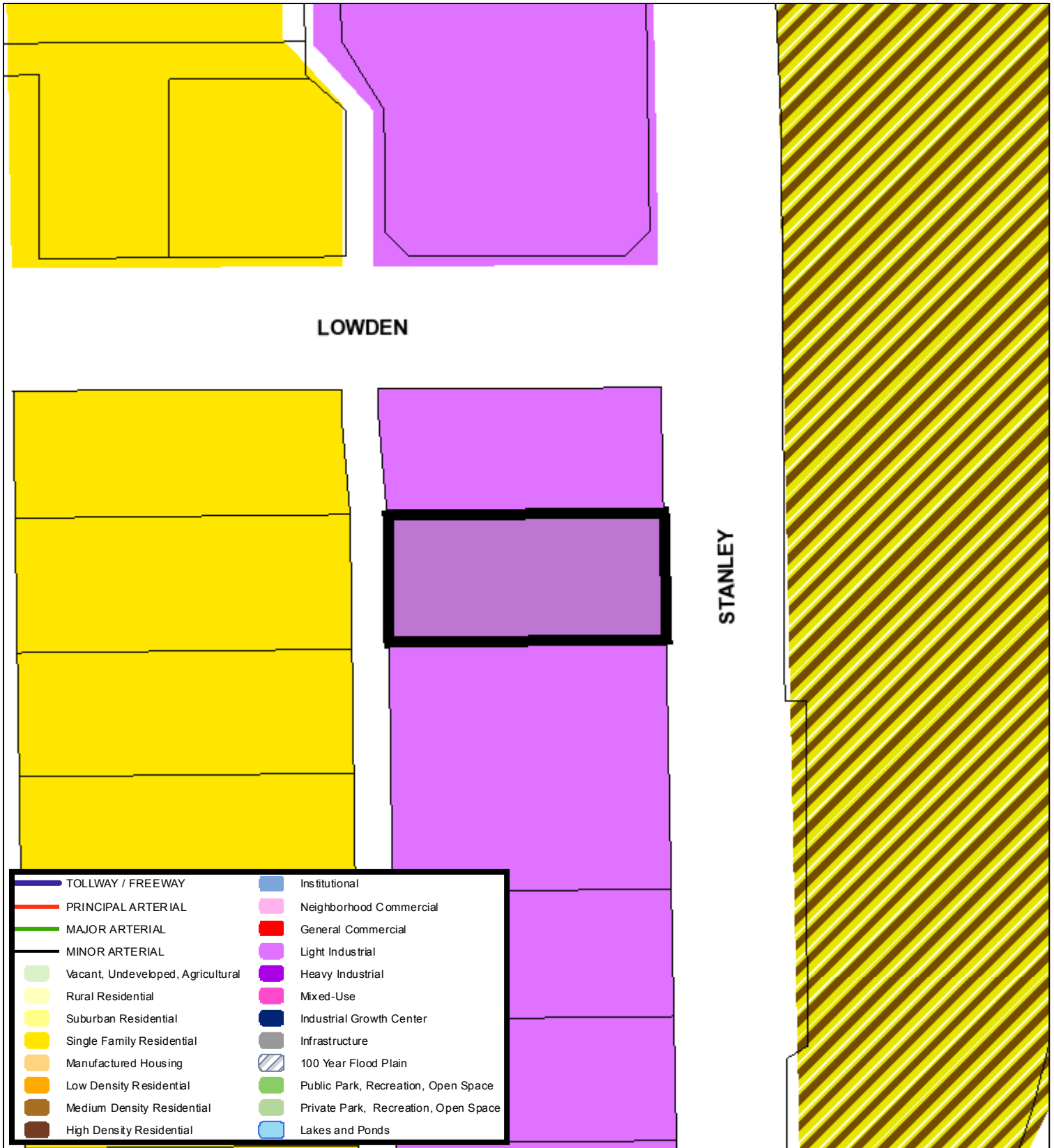
Subject Area
 300 Foot Notification



Area Map



Future Land Use



50 25 0 50 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 30 60 120 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-053

District (old/new): 7 / 7

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Dehaven Diagnostics LLC / Robert Balch

Site Location: 1812 Tremont Avenue

Acreage: 0.20 acres

Request

Proposed Use: Single-family home

Request: From: "F" General Commercial

To: "A-5" One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The property is located on Tremont Avenue near the Camp Bowie Boulevard intersection. The applicant is proposing to change the zoning from “F” General Commercial to “A-5” One-Family for a single-family home. Although the site has been a commercial use for a number of years, the building was originally constructed as a single family residence. The depth of the former residential lot is difficult to create a commercial use with the required supplemental setbacks.

Tremont Avenue is classified as a residential street, and the lot facing the subject site is a single family home. While the general pattern on the south side of Camp Bowie Boulevard is two lots of commercial uses before transitioning to residential uses, some blocks only have the one lot fronting Camp Bowie as commercial. The remainder of the block face is single family residential uses. Surrounding land uses to the north and west are light commercial uses and a private school, with single family uses to the east and south. The subject lot is a transitional site between commercial and single family uses. Single-family is appropriate at this location.

Surrounding Zoning and Land Uses

North “F” General Commercial / Convenience store and restaurant
East “A-5” One-Family and “PD 94” Planned Development for office uses / Single family residences and office
South “A-5” One-Family / Single family residences
West “A-5” One-Family and “F” General Commercial / Private school and office

Recent Zoning History

- ZC-17-175, east of subject site, from “F” General Commercial to “PD” for “F” General Commercial uses plus one residential unit, denied 1/10/2018.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2023.
The following organizations were notified: (emailed April 24, 2023)

Organizations Notified	
Arlington Heights*	Crestline Area NA
West Side Alliance	Trinity Habitat for Humanity
Camp Bowie District, Inc	Streams and Valleys Inc
North Hi Mount NA	Fort Worth ISD

* *The subject property is located within this Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “A-5” One-Family. Surrounding land consists of limited commercial uses to the north and west with single family residential uses to the south and east. The applicant would like to rezone the site to match the existing “A-5” One-Family zoning adjacent the site to convert the building back to a residential use. As a transitional site between commercial and residential uses, single family uses are an acceptable use for the former single family house.

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

Comprehensive Plan Consistency – Arlington Heights

The Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- 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.

Based on the conformance with the future land use map and policies stated above the proposed zoning is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.

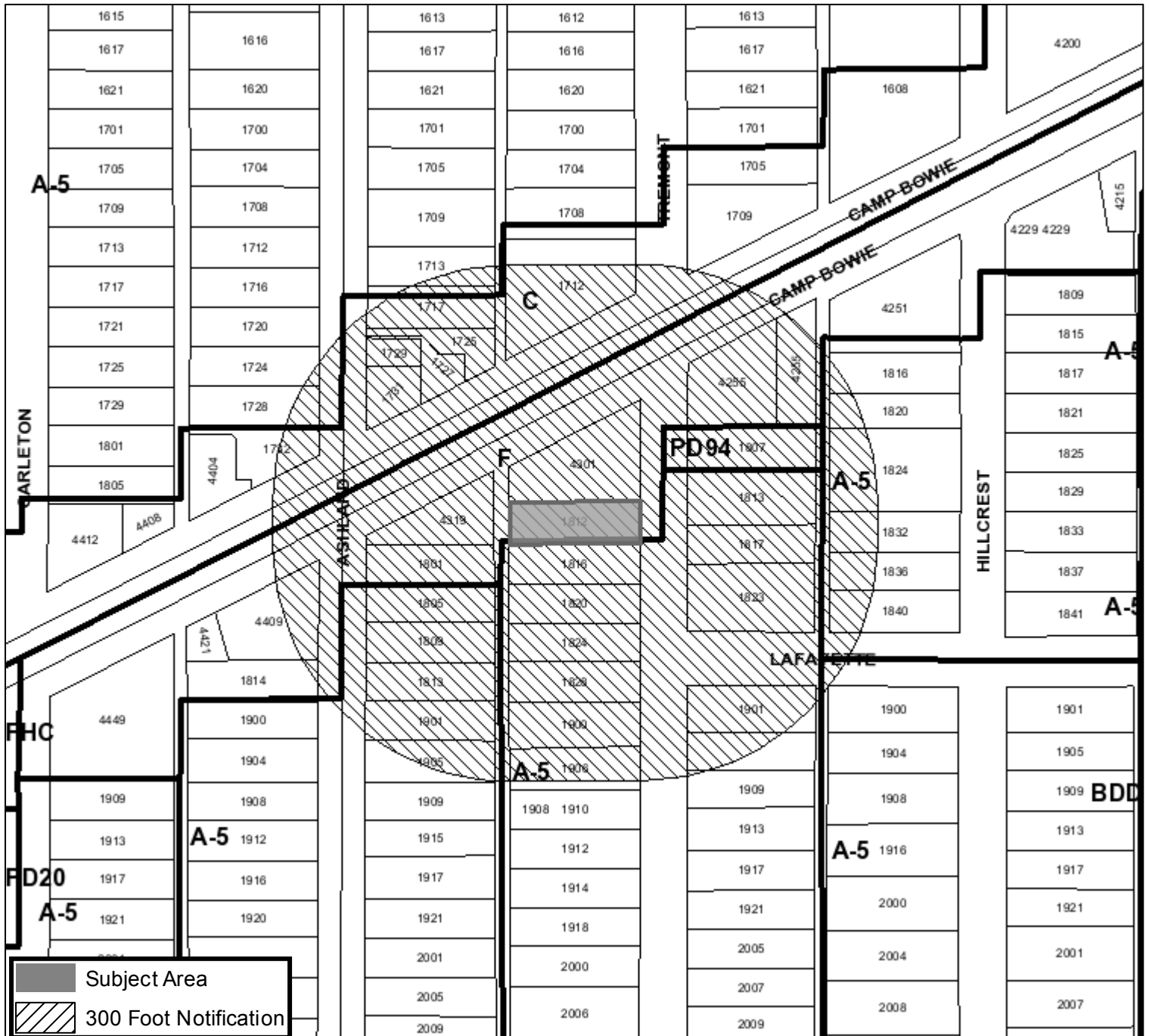
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.



This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but would contribute to the quality of place.

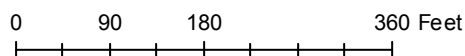


Area Zoning Map

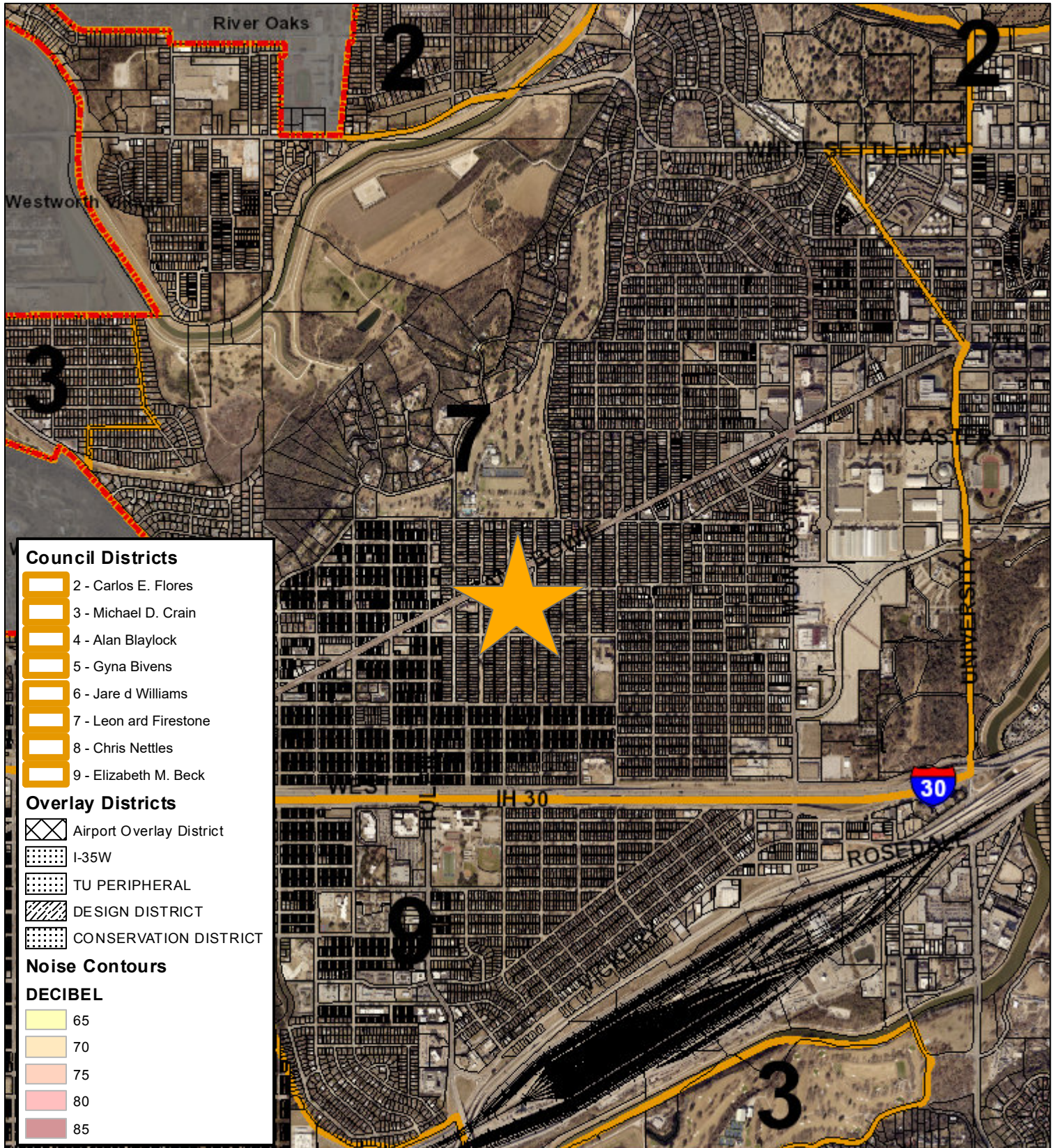
Applicant: Dehaven Diagnostics LLC
 Address: 1812 Tremont Avenue
 Zoning From: F
 Zoning To: A-5
 Acres: 0.20429052
 Mapsco: Text
 Sector/District: Arlton Heights
 Commission Date: 5/10/2023
 Contact: null





 Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

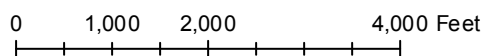
Overlay Districts

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

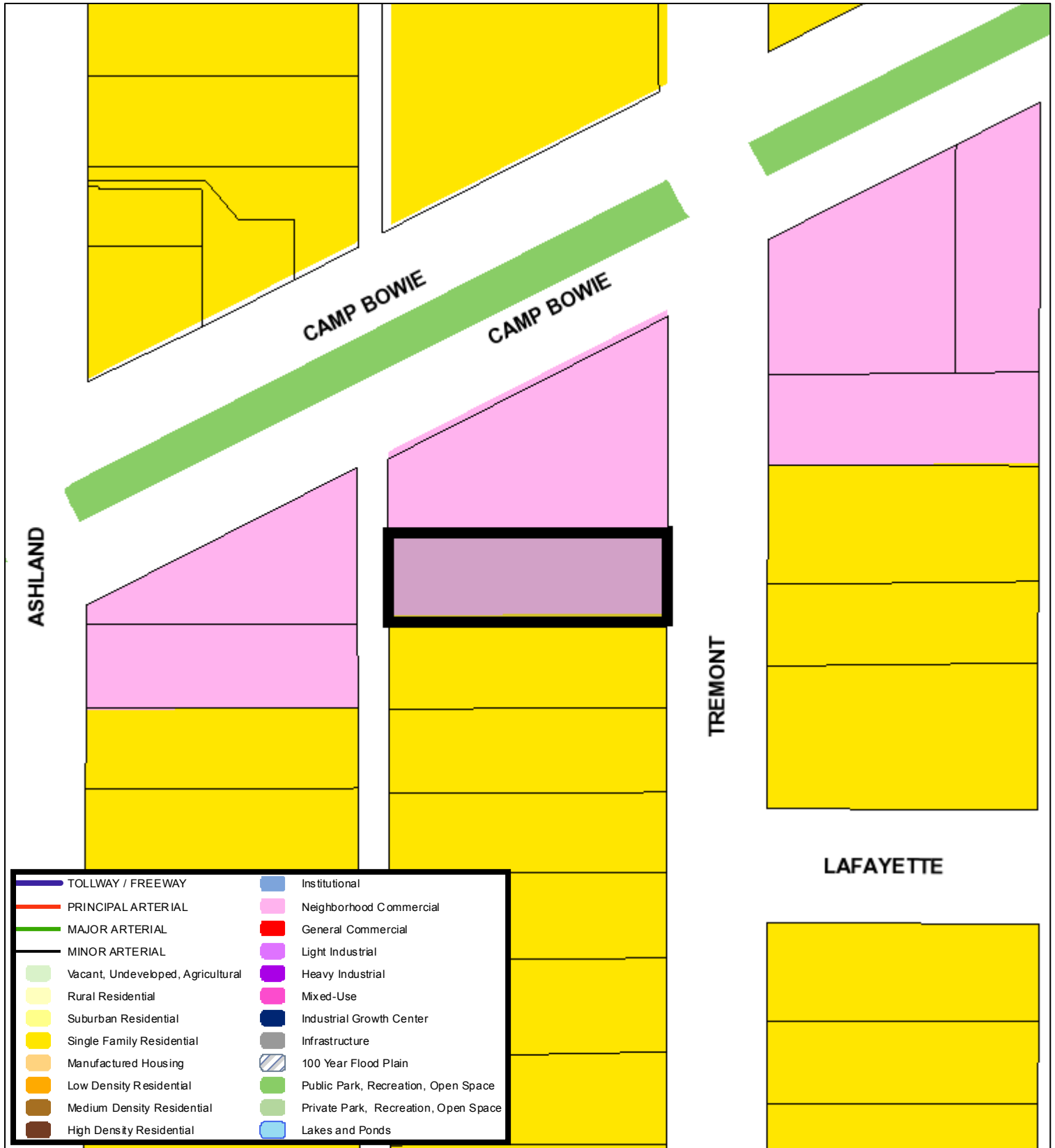
Noise Contours

DECIBEL

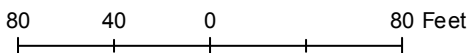
-  65
-  70
-  75
-  80
-  85



Future Land Use



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




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



Aerial Photo Map



0 50 100 200 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-054

District: (old/new): 3/3

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Jerry Pierce / Keystone Residential

Site Location: 2820 & 2900 Olive Place

Acreage: 0.50 acres

Request

Proposed Use: Duplex/Two-family attached dwelling

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

To: "B" Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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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 property is platted as Lots 18 and 19, Block 2 Golf Hill Addition and within the Western Hills/Ridglea sector of the city. This request, if approved, would change the current “A-5” zoning to “B” zoning, going from an allowance for one (1) single family dwelling unit to an allowance for one (1) duplex unit containing two (2) dwelling units, attached on both lots of record (total of dwelling units). Both lots contains single-family residences; therefore, this is a future redevelopment project. The applicant proposes to construct a duplex on the property for sale or rental as stated in the submitted application.

The cumulative acreage is 0.50 or 21,780 square feet. This exceeds the minimum 5,000 square foot lot area required for the “B” district for attached units. Additional standards for “B” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line. Figure 1 below graphically depicts the attached dwelling configuration:

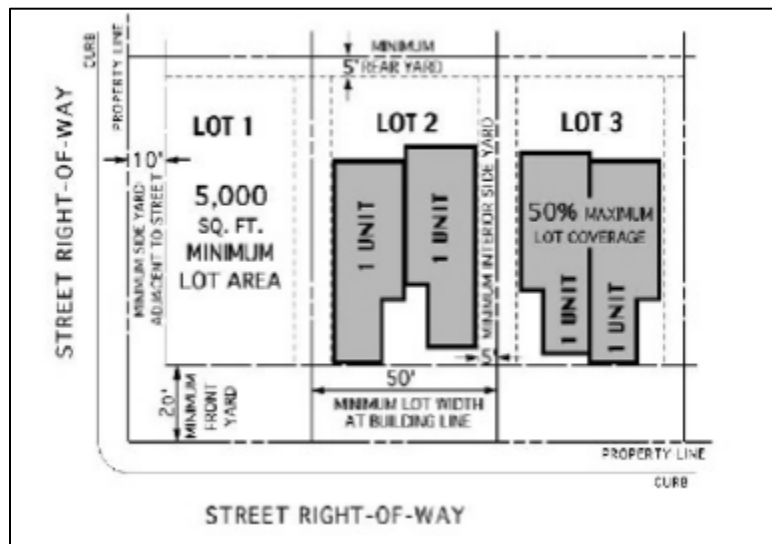


Figure 1

Surrounding Zoning and Land Uses

- North “A-5” One-Family / apartment complex parking
- East “B” Two-Family / single family residential
- South “A-5” One-Family / single family residential
- West “A-5” One-Family and “C” Medium Density Multifamily / apartments and parking

Recent Zoning History

- ZC-14-102: The subject property was included in a large acreage rezoning to be included in the NASJRB Airport Overlay.

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.

The following organizations were emailed on April 21, 2023:

Organizations Notified	
Fort Worth ISD	NAS Fort Worth JRB RCC*
Ridglea Area Neighborhood Alliance	Ridglea North NA
Ridgmar NA	Streams and Valleys Inc*
Trinity Habitat for Humanity*	White Settlement ISD

**Located within these registered Neighborhood Redevelopment Organizations*

Development Impact Analysis

Land Use Compatibility

This request appears compatible with adjacent land uses. There is a large group of properties to the south and east that are zoned “B”. Although these lots appear to be more single-family in use, the “B” district does allow for redevelopment to duplex as is the case with this application. There is also multi-family uses adjacent to this property and commercial located west along Sappington Place.

Staff is supportive of this request based on the mix of uses within the vicinity of the subject property. The use of duplex appears appropriate at this location and therefore this rezoning request **is compatible**.

Comprehensive Plan Consistency – Western Hills/Ridglea

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single-family residence, but both would be less intense uses than commercial or industrial zoning. Although the zoning change **is not consistent** with the Comprehensive Plan Future Land Use designation, it is in alignment with the following policies of the Western Hills/Ridglea sector:

- Promote compatibility of infill housing with existing residential uses.
- Promote buffers and other compatible uses between multifamily and single-family residential.

The request is also in alignment with the following land use policies of the Comprehensive Plan:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.







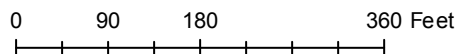
ZC-23-054

Area Zoning Map

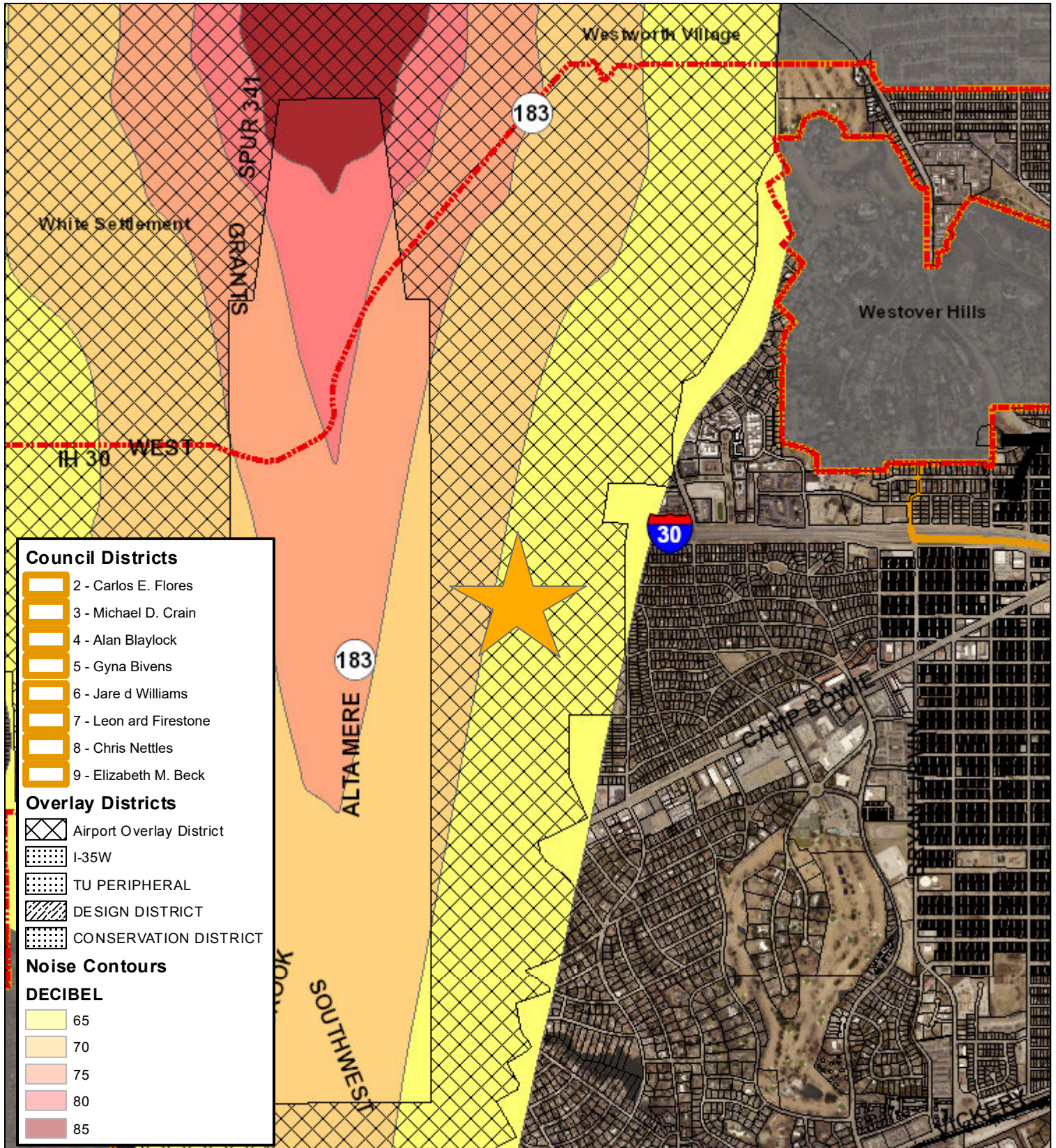
Applicant: Keystone Residential
 Address: 2820 & 2900 Olive Place
 Zoning From: A-5
 Zoning To: B
 Acres: 0.50717054
 Mapsco: Text
 Sector/District: Westerhills/Ridglea
 Commission Date: 5/10/2023
 Contact: null










 Subject Area
 300 Foot Notification








Area Map








Council Districts

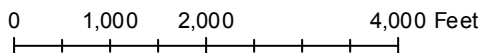
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Alan Blaylock
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
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Overlay Districts

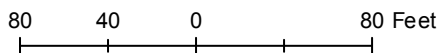
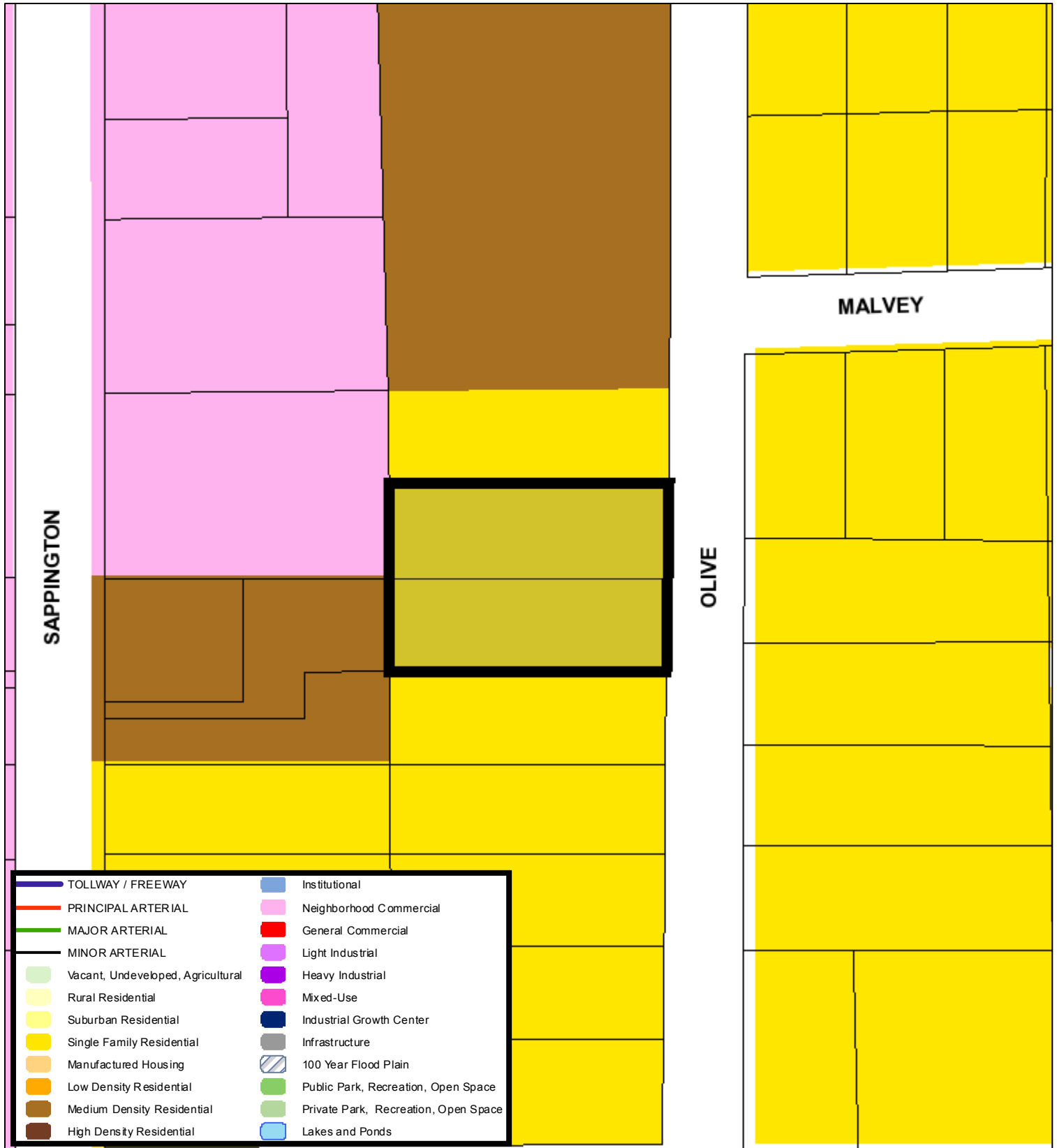
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

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



Future Land Use



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



Aerial Photo Map



0 55 110 220 Feet





Zoning Staff Report

Date: May 10, 2013

Case Number: ZC-23-055

District (old/new): 5 / 5

Zoning Map Amendment

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

Owner / Applicant: UWV East Loop LLC/ Melanie Goeders

Site Location: 3200 S Cravens Road

Acreage: 5 acres

Request

Proposed Use: General Commercial/Light Industrial Uses

Request: From: "G" Intensive Commercial

To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus assembly of premanufactured parts; fabricating or manufactured housing, temporary or office building; furniture or cabinet repair or construction; furniture sales, with outside storage/display (new/used); machine shops; monument/marble works, finishing and carving only; outdoor sales and storage including yards, contractors, lumber or storage, automobiles, storage yards, building materials; printing, lithographing, book-binding, newspapers or publishing; sheet metal shop; warehouse or bulk storage; welding shop, custom work (not structural) excluding assembly of premanufactured parts for vehicles, trailers, airplanes or mobile homes. Site plan waiver requested

Recommendation

Land Use Compatibility:

Requested change is **compatible**

Comprehensive Plan Consistency:

Requested change is **consistent**

Staff Recommendation:

Approval

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Project Description and Background

The subject property is a 5-acre site with five existing buildings. The applicant is requesting to rezone the property from “G” Intensive Commercial to “PD/G” Planned Development for all uses in “G “plus certain “I” Light Industrial uses (see page one), site plan waiver request.

The site is near Lake Arlington and was rezoned to “G” Intensive Commercial in 2018 to align the future land use designations in the Lake Arlington Master Plan. At the time, there were five existing buildings at this location which, after the ordinance’s passing, became Legal Non-Conforming uses. Four of them have since continued legally operating as such. However, one of the buildings has been vacant for years and has lost its legal non-conforming status.

The applicant is looking to revitalize an aging set of buildings by filling a vacant space and rezoning it to add some “I” light industrial uses to create more possibilities for a better balance of tenants at the location, allowing them to integrate seamlessly with the current tenants. The applicant is not requesting waivers, and the site plan and development standards will remain unchanged.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / industrial uses

East “MU-2” High Intensity Mixed-Use / vacant, industrial (Lake Arlington)

South “G” Intensive Commercial /vacant

West East Loop 820

Recent Zoning History

- ZC-17-097; from G, A-10, A-7.5, A-5, B, MH, D, E, FR, F, IP, I, J, K, PD 438, PD 463, and PD 753 to O-1, A-7.5, A-5, B, CF, E, MU-1, FR, G, I, MU-2, J, PD 438, PD 463, and new PD/UR plus event center.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2023.

The following organizations were notified: (emailed April 24, 2023)

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

Development Impact Analysis

Land Use Compatibility

This locality is still transitioning towards “G” Intensive Commercial zoning; however, the property fronts East Loop 820, which is directly west of the site. The property to the north and east are industrial operations, and the properties outside the perimeter of the “G” zoning are predominantly “MU-2,” which permits some light industrial uses. Those properties are being used for industrial purposes as well. No residential properties or lower-intensity commercial services were observed in the vicinity.

With all surrounding land uses being utilized for industrial purposes and the proximity to the freeway, the proposed zoning would not have a disruptive impact at this location.

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

Comprehensive Plan Consistency – Southeast

The adopted Comprehensive Plan currently designates the subject property as General Commercial. The proposed zoning intends to keep the “G” base zoning and add certain light industrial uses to provide more activity and security to the area, while still adhering to the current zoning regulations. Allowing for some flexibility during the transitional stage towards the “G” Intensive Commercial zoning. The proposal is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations (p. 4-17).
- Encourage attractive freeway and mixed commercial uses along East Loop 820.

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

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth.

The following Economic Development policies support the rezoning as presented:

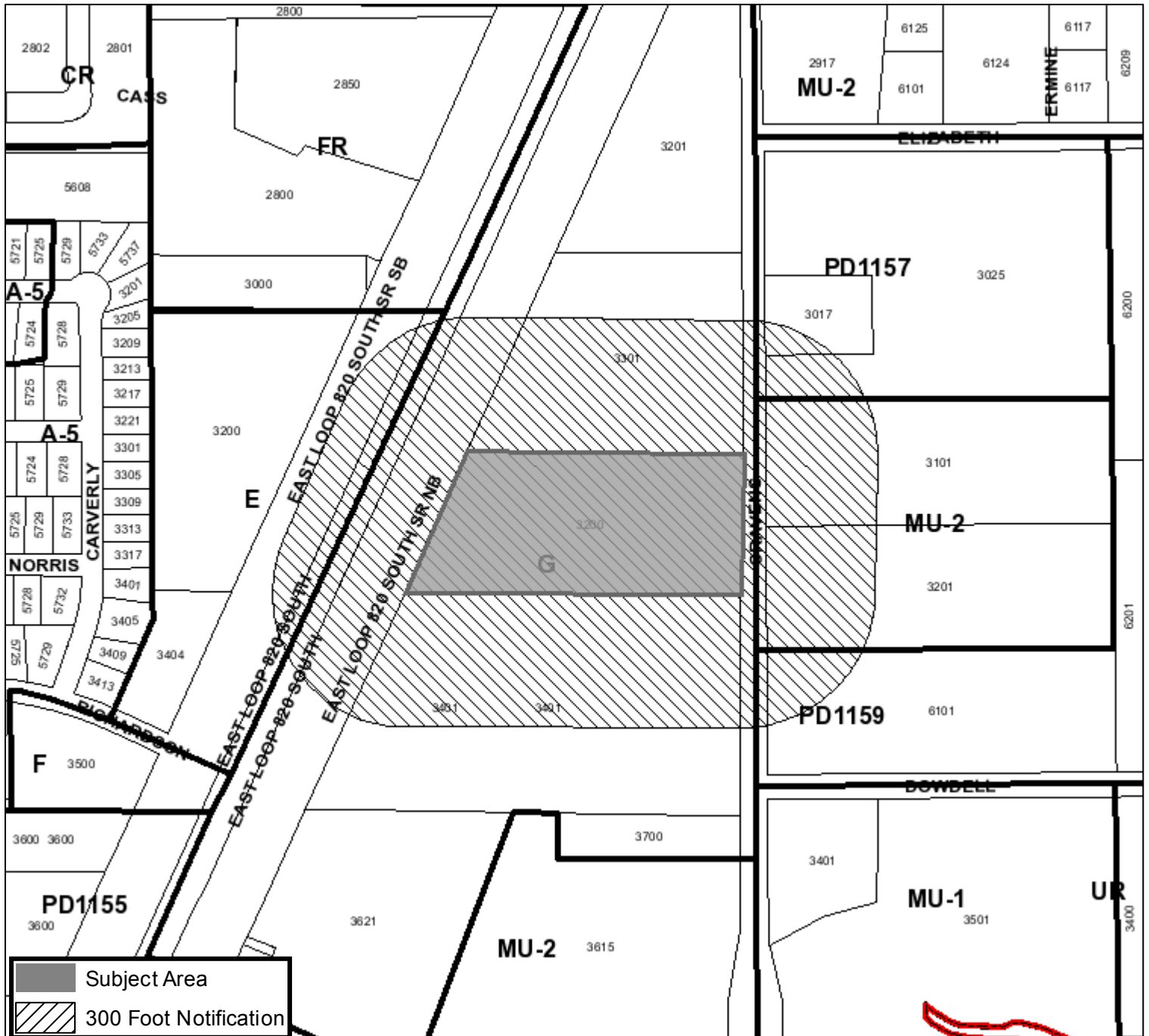
A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





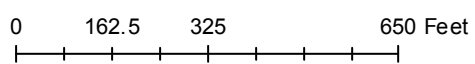
ZC-23-055

Area Zoning Map

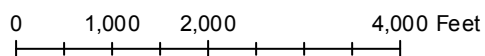
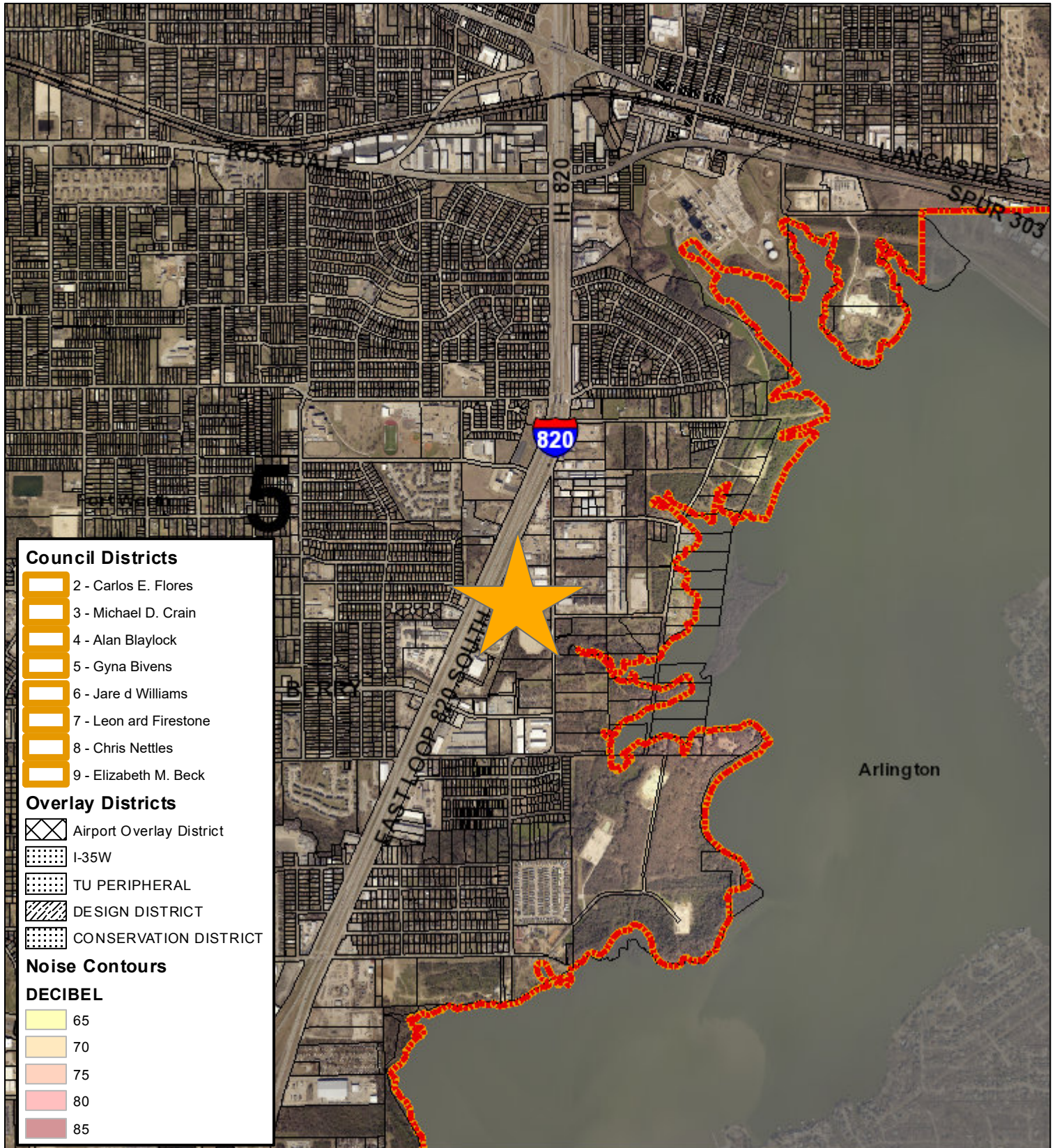
Applicant: UWV-820 East Loop, LLC
 Address: 3200 S. Cravens Road
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 Zoning To: PD/G Plus Certain I uses
 Acres: 5.0039891
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 5/10/2023
 Contact: null



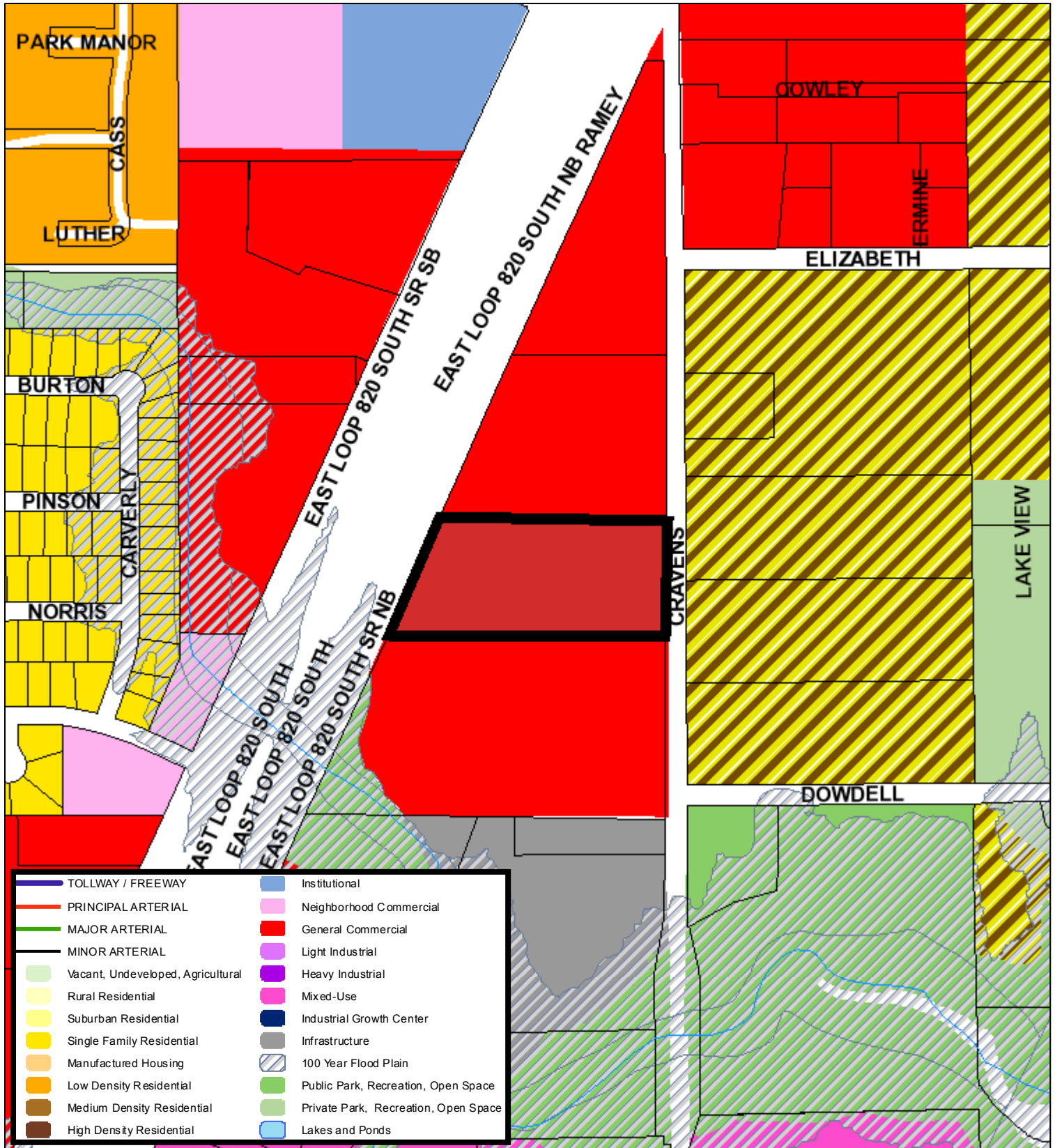
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



360 180 0 360 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



0 230 460 920 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-056

District (old/new): 2 / 2

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Abel & Irma Trejo

Site Location: 3310 Azle Avenue

Acreage: 0.1606 acres

Request

Proposed Use: Office

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

To: “ER” Neighborhood Commercial Restricted

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The applicant is proposing to zone the subject site “ER” Neighborhood Commercial Restricted. This site was previously occupied and used as a residence, and is currently zoned “A-5” One Family residential. According to the application documents, the property owner intends to convert the site from a residence into a tax office, pending approval of the rezoning. “ER” applications, like most base districts, do not require a Site Plan, however a site plan or concept layout can be informative and help the Commission and Council understand the intended layout, intensity, and function of what the owner envisions.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / residential
East “A-5” One Family Residential / residential
South “E” Neighborhood Commercial / restaurant & parking lot
West “E” Neighborhood Commercial / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.
The following organizations were emailed on April 21, 2023:

Organizations Notified	
Far Greater Northside Historical NA*	Inter-District 2 Alliance
Trinity Habitat for Humanity	Streams and Valleys Inc
North Beverly Hills NA	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property to the south of the subject site across Azle Avenue is zoned and used for commercial purposes. Properties to the north and east are residentially zoned and developed with single-family homes. Property to the west is zoned commercial but is utilized as a residential property (single family house). “ER” zones are the least intensive commercial zones, which do not allow for restaurants, retail, or gasoline sales. The proposed use of the site as an office should be fairly low intensity and will only be operational during normal business hours.

Zoning staff is comfortable with the overall compatibility of this proposed rezoning. Because the site has proximity to existing commercial zoning and land use, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

The 2022 Comprehensive Plan currently designates the subject property as future neighborhood commercial. Neighborhood commercial type uses would be Retail, services, offices and mixed uses serving daily needs for a local market area. “ER” is specified as an acceptable zoning classification within future neighborhood commercial designated areas.

The proposed zoning of “ER” Neighborhood Commercial Restricted **is consistent** with the Comprehensive Plan.

Economic Development Plan

The site is not directly addressed in the 2017 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses, including minority-owned firms. Rezoning to allow commercial development of this property could provide a site for exactly this type of desired business endeavor.

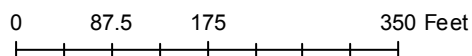


Area Zoning Map

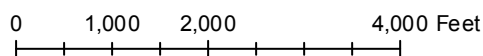
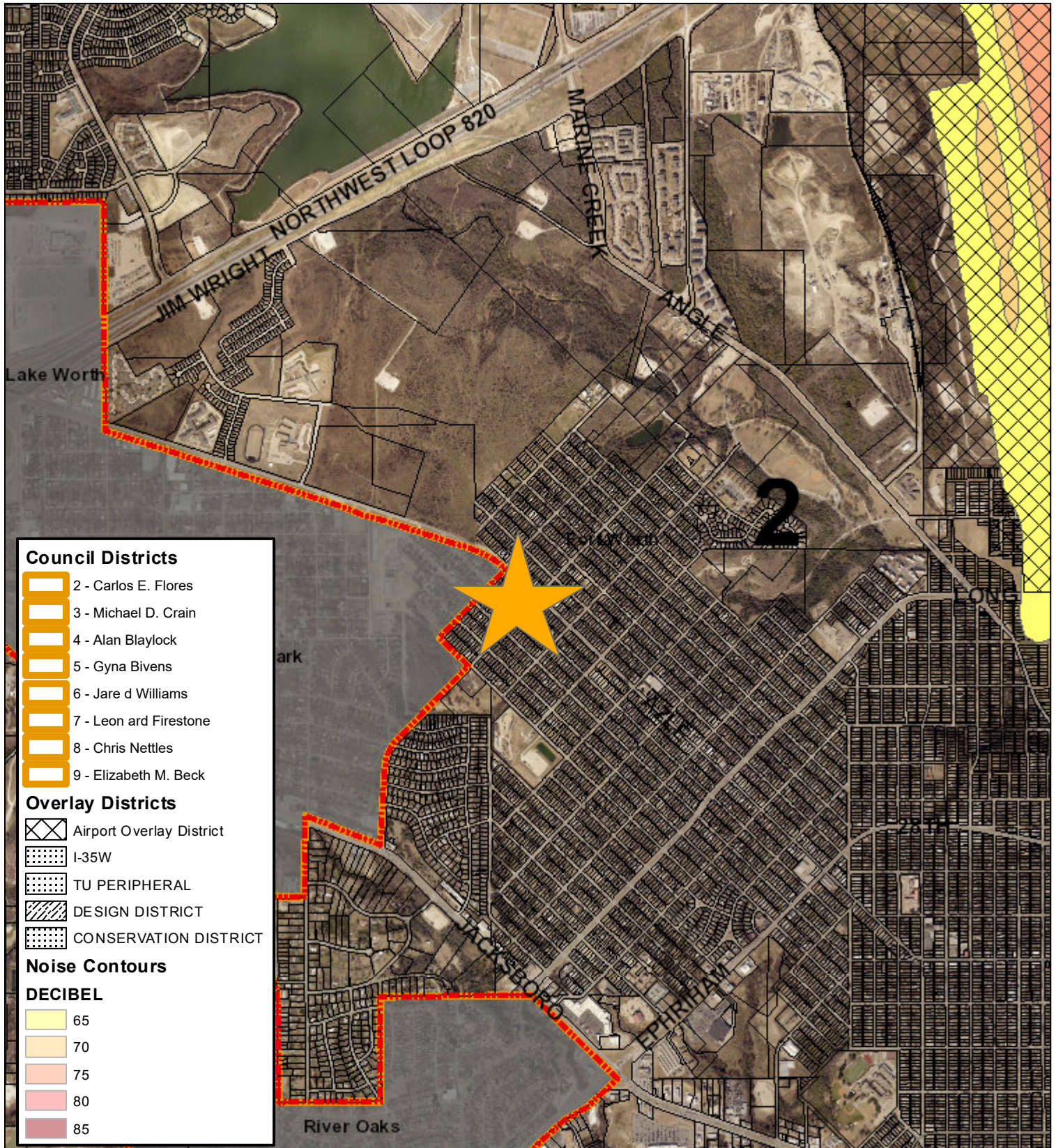
Applicant: Abel Trejo
 Address: 3310 Azle Avenue
 Zoning From: A-5
 Zoning To: ER
 Acres: 0.15522417
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 5/10/2023
 Contact: null



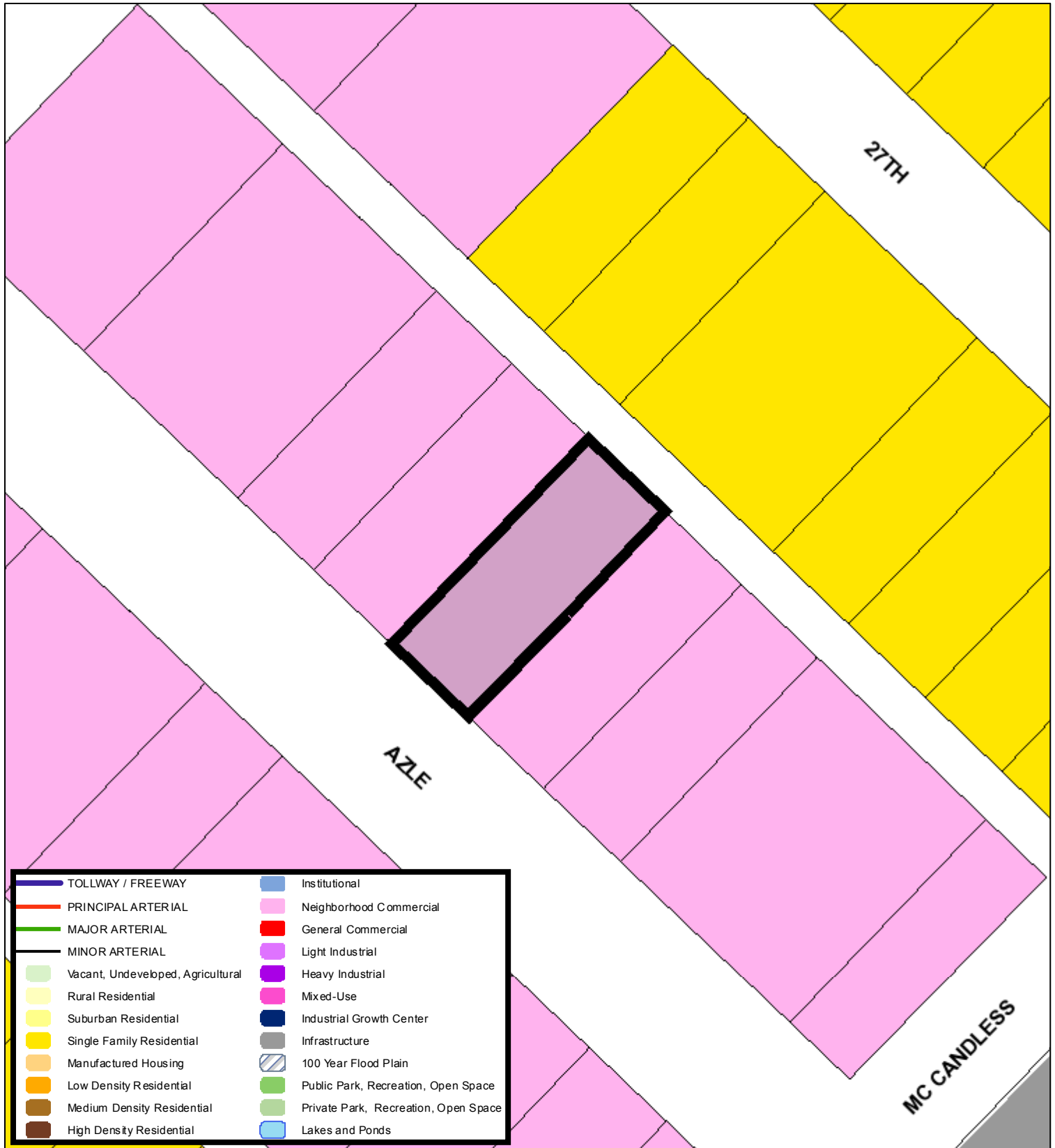
	Subject Area
	300 Foot Notification



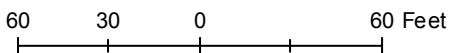
Area Map



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 40 80 160 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-057

District (old/new): 7/7

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Hyde Land & Royalty LLC, Brodie Hyde / Peloton Land Solutions

Site Location: 1301 W Loop 820 N

Acreage: 46.5 acres

Request

Proposed Use: Multifamily

Request: From: “G” Intensive Commercial / “PD/SU” PD452 for all uses in "G" excluding: bar, tavern, cocktail lounge, club (private or teens), sexually oriented business, cold storage plant or ice plant, liquor or package store, mini-warehouse, pawn shop, tattoo parlor, auto repair

To: “D” High Density Multifamily

Recommendation

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

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

Staff Recommendation: **Denial**

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Project Description and Background

This is undeveloped property with frontage onto IH 820 West Loop. There is an existing gas well on site and a large pond located on the southern portion. The majority of the site is within the “G” Intensive Commercial district with the exception of a small portion of land on the eastern portion which is located within PD 452 (established for commercial uses). The applicant is requesting to change the zoning designation of the Subject Property to “D” High Density Multifamily to accommodate the development of multi-family apartments.

A formal Site Plan is not required for a rezoning to “D”; however, any proposed development within this district will need to meet all “D” High Density Multifamily base requirements from Section 4.712 of the Zoning Ordinance. These standards include, but are not limited to: 35% minimum open space, 20 foot street side setbacks, 5 foot side and rear setbacks, 36 foot maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

“D” High-Density Multifamily allows up to 32 units per acre, so 1488 units would be the maximum permitted. However, the number of units will be lower after factoring in the required 35% open space, setbacks, parking spaces, pond, gas well and floodplain. Additionally, A Multi-Family District (MFD) permit is required prior to development of the site. The purpose of the MFD permit is to ensure the site is developed in accordance with the regulations itemized above.

Surrounding Zoning and Land Uses

North “A-10” One Family / Undeveloped

East PD 452 “PD/SU” Intensive Commercial with use exclusions / Undeveloped

South “G” Intensive Commercial / Agricultural uses

West “A-5” One-Family and “I” Light Industrial / Brewer High School

Recent Zoning History

- ZC-14-102: Property was rezoned to be within the NASJRB Airport Height Review Zone.
- ZC-02-097: Eastern portion of property was rezoned to PD 542 for “G” Intensive Commercial excluding bar, tavern, cocktail lounge, club (private or teens), sexually oriented business, cold storage plant or ice plant, liquor or package store, mini-warehouse, pawn shop, tattoo parlor, auto repair.

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.

The following organizations were emailed on April 21, 2023:

Organizations Notified	
Fort Worth ISD	NA on South Lake Worth
NAS Fort Worth JRB RCC	Streams and Valleys Inc
Trinity Habitat for Humanity	White Settlement ISD

Development Impact Analysis

Land Use Compatibility

The Subject Property is situated between IH Loop 820 to the east and Brewer High School to the west. The surrounding land uses are primarily undeveloped, with the exception of existing multi-family to the northeast. The primary zoning districts for the undeveloped property are “G” and “C” for commercial and multi-family uses respectively. The proposed development is consistent with the blend of commercial and residential zoning/uses in this area and along Loop 820. Multi-Family could also serve as a transitional use between any future low-density residential development to the north and commercial uses developed along Loop 820.

At this time, the primary Ingress/Egress would be to IH West Loop 820 N through the service road. Based on the potential density, two access points will be required for this development. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street. These elements will need to be addressed as part of site development and will be vetted during the MFD permit submittal and platting process. Additionally, the developer will need to consider the existing one-family zoning directly adjoining the site to the north. Enhanced setbacks (building height also considered in setback requirements) and landscape buffers will be required along this common property line to protect future single-family development.

The gas well pad on the site should be taken into consideration when evaluating the site. This has the potential to generate nuisance complaints from future residents based on noise, odor, and pollution. Setback requirements from the gas well pad site and multi-family residential structures will be evaluated during the plan review process. Furthermore, the on-site pond is a permitted waste pond and will not be feasible as a site amenity.

The proposed zone change **is compatible** with existing land uses.

Comprehensive Plan Consistency – Far West

The 2022 Comprehensive Plan currently designates the subject property as future General Commercial on the Future Land Use Map. Multi-family residential is a suitable land use under the General Commercial designation as illustrated in the Comprehensive Plan table below:

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, All Commercial, MU-1, MU-2

The Far West Sector Land Use Policy #2 states: *Consult the adopted Lake Worth Vision Plan for guidance on all land use, environmental, transportation, development, and infrastructure investment decisions for all areas within the Lake Worth Vision Plan Implementation Area.*

Recommendation 2.4 from the LWVP suggests the creation of an employment center at this particular location as illustrated below:



The red area on the map indicates an employment center with office, high-tech, and commercial uses near the Model Sustainable Communities

Recommendations

2.4 Create an employment center at Loop 820 and Las Vegas Trail near Lockheed Martin and the Naval Air Station Joint Reserve Base. The consultant panel and stakeholders envisioned this area as a key employment center with office, high-tech, and commercial uses due to its proximity to Lockheed Martin and the Naval Air Station Joint Reserve Base. This employment center will provide job opportunities to residents of nearby Model Sustainable Communities.

Under the LWVP, the subject property is situated in an area designated for an employment center consisting of office and commercial uses. It should be noted the LWVP is not a regulatory document, but rather provided a vision for development of the area. Although the proposed use varies from the uses outlined in the LWVP, it does provide a variation of housing types within 2 miles of Lockheed and its associated Industrial Growth Center Designation. However, the proposed land use **is not consistent** with the use suggested by the LWVP nor the following policy specific to Far West:

- Consult the adopted Lake Worth Vision Plan for guidance on all land use, environmental, transportation, development, and infrastructure investment decisions for all areas within the Lake Worth Vision Plan Implementation Area.

Economic Development Plan

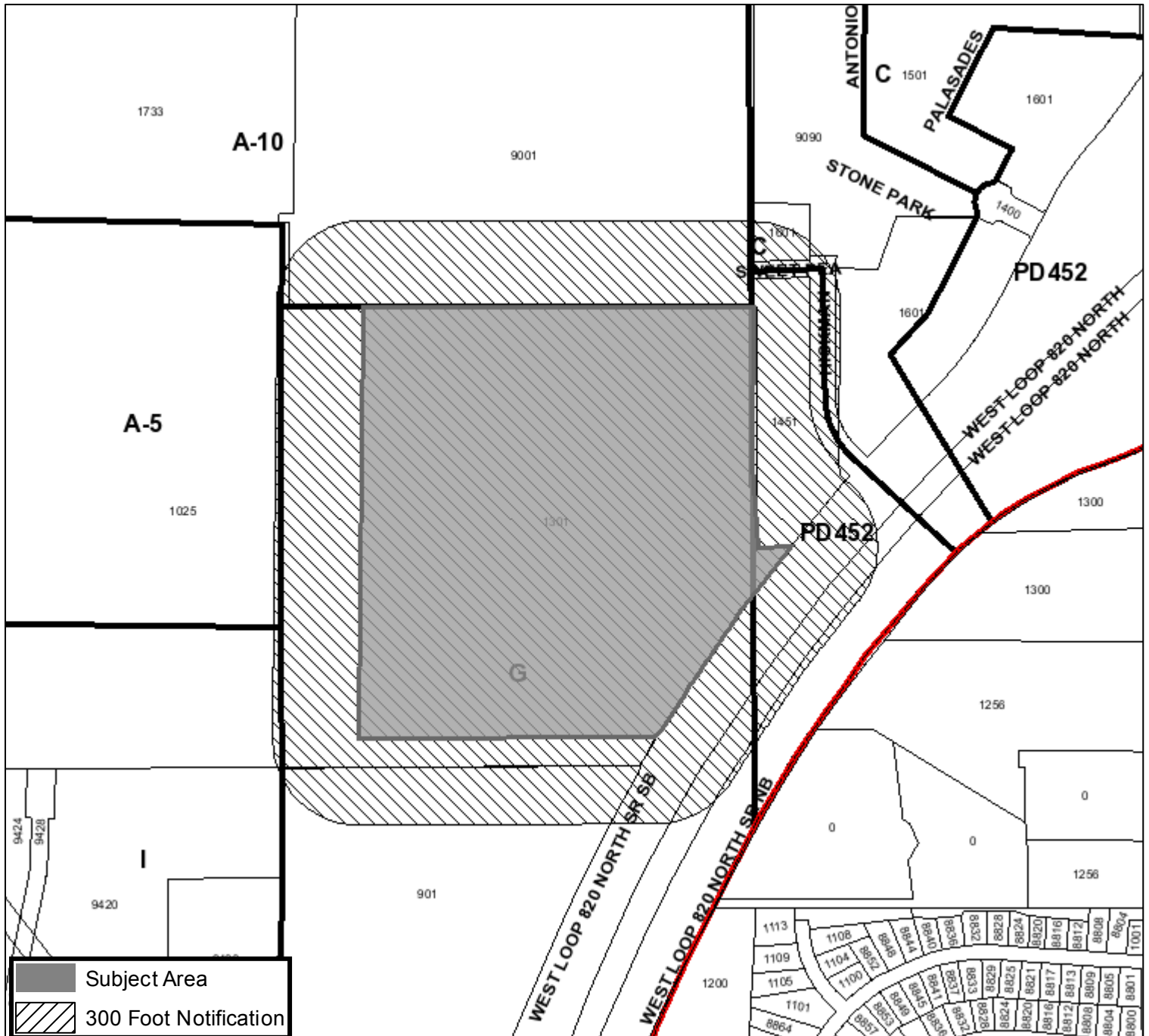
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.



ZC-23-057

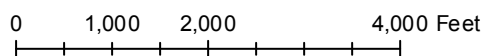
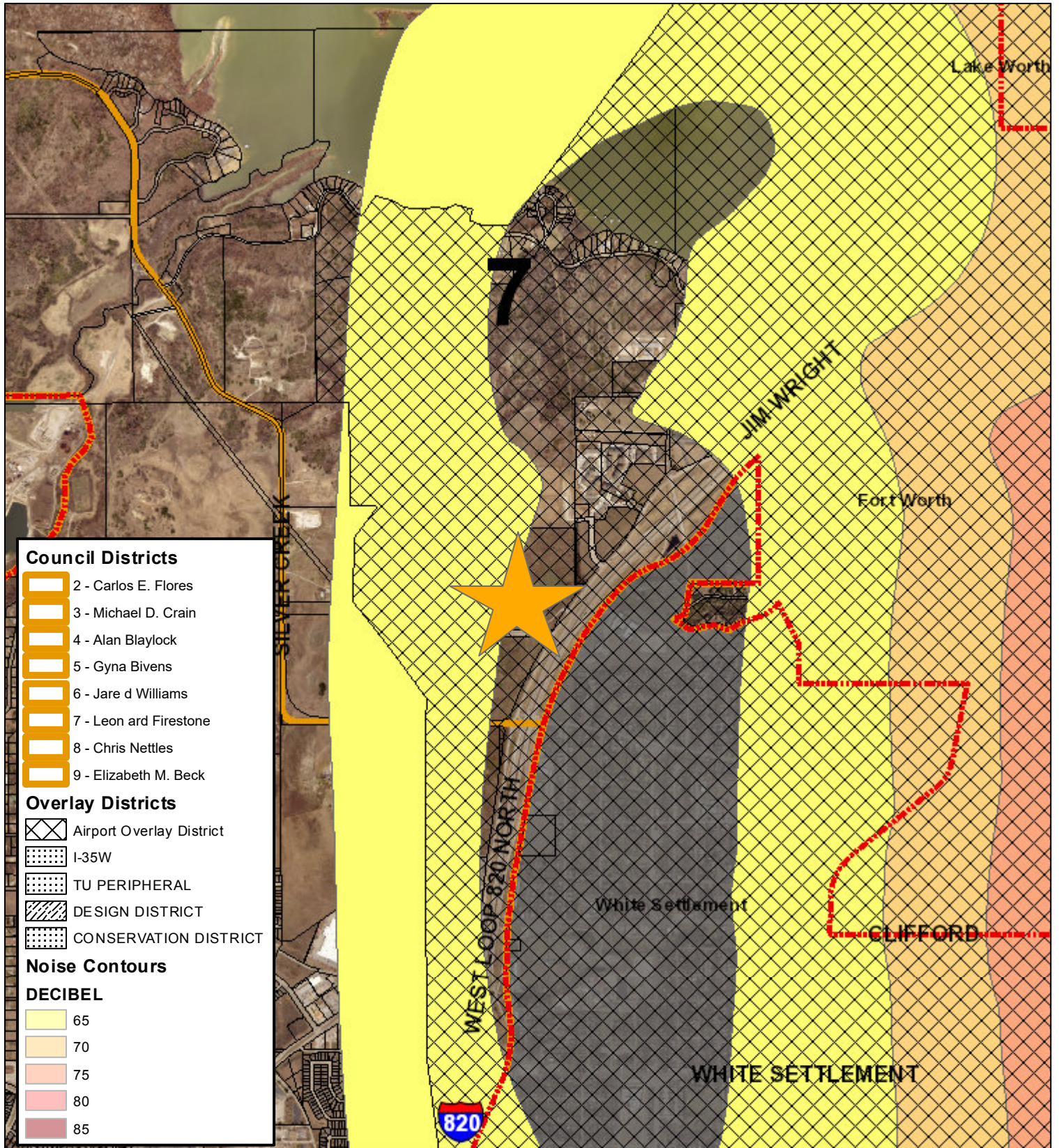
Area Zoning Map

Applicant: Hyde Land & Royalty LLC
 Address: 1301 W Loop 820 N
 Zoning From: G
 Zoning To: D
 Acres: 45.24540498
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 5/10/2023
 Contact: null

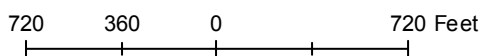
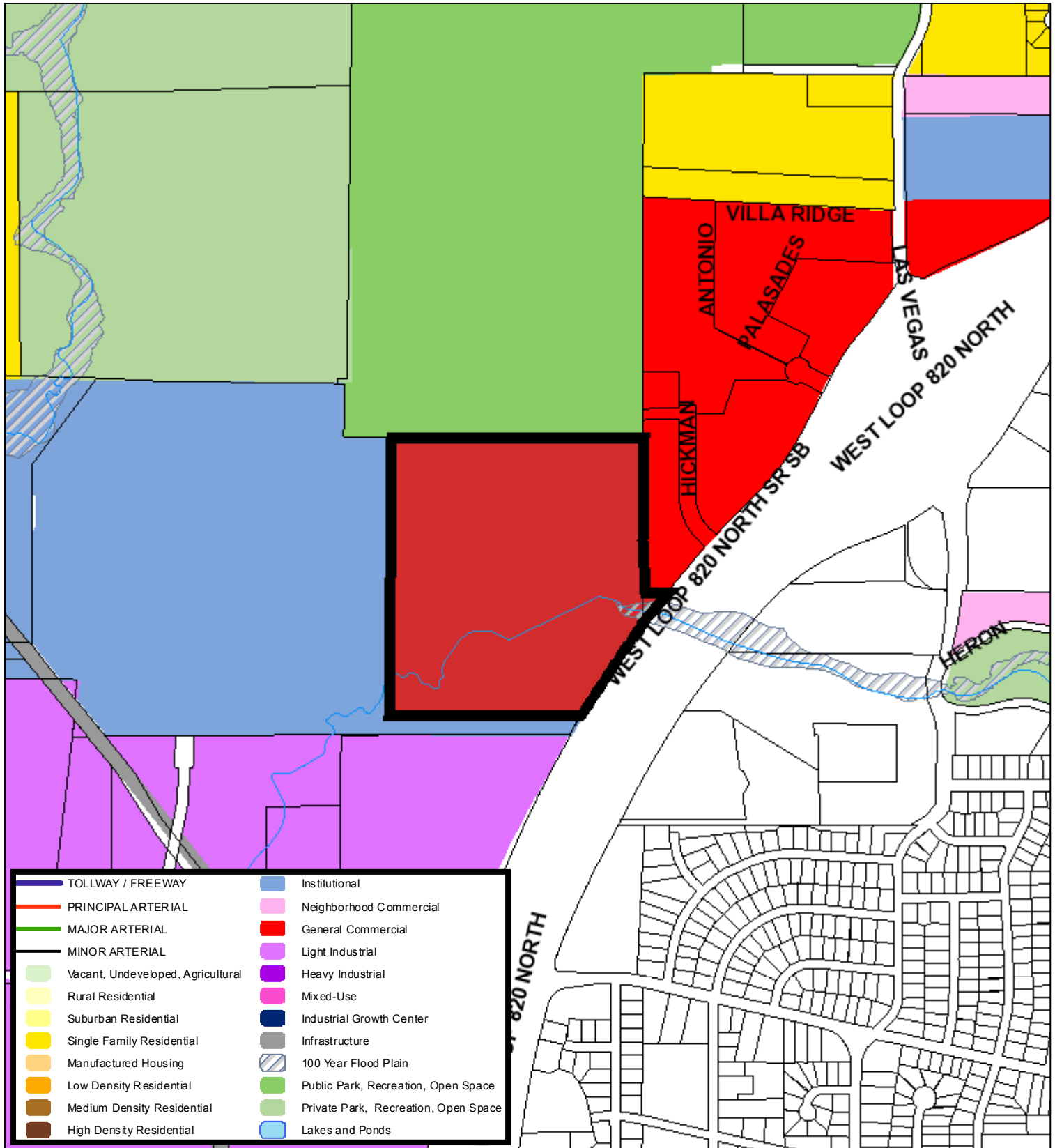


0 250 500 1,000 Feet

Area Map



Future Land Use



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



Aerial Photo Map



0 450 900 1,800 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-058

Council District: 9/11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Jimco Sales & Manufacturing/ Denise Harmon

Site Location: 3201-3217 (odds) St. Louis Avenue

Acres: 0.72 acres

Request

Proposed Use: Outdoor storage of pipes and metal products

Request: From: “J” Medium Industrial

To: Add Conditional Use Permit (CUP) to allow outdoor storage of pipes and metal products without a building in “J” Medium Industrial for a maximum of 5 years; site plan included.

Recommendation

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

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

Staff Recommendation: **Continuance to the June 14, 2023 meeting**

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 - d. [Site Plan Comments](#)
6. Area 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 at the southeast corner of St. Louis Avenue and W. Devitt Street, one block south of W. Berry Street. The rezoning area is 5 vacant lots across the street from the existing steel fabrication business. The proposed use was converted from an auto repair and small office building with outdoor storage to entirely outdoor storage in 2016. This land use begun without proper zoning approvals resulted in a Code Compliance violation that has been ongoing since July 2021. In order to remedy this situation, the applicant is requesting to add a Conditional Use Permit to allow outdoor storage of pipes and metal products without a building; site plan included.

Outdoor storage for items that do not have a building on the lot is only permitted within industrial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “J” district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance allows an outdoor storage CUP to be approved for maximum of 5 years.

The subject site and the general area are part of a small multi-block industrial area extending off W. Berry Street and the South Freeway (I-35W). Residential uses are noted generally two blocks past the arterial roadways. While outdoor storage is not permitted in the “J” 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 outdoor storage for a manufacturing facility across the street to the west.

Although the site plan does not show landscaping or screening fencing, extensive discussions with the applicant have disclosed their intent to meet these standards. As such, more time is needed for the site plan to be modified. The legal notices were mailed before the discussions were concluded, so staff is requesting a continuance until the June 14, 2023 Zoning Commission meeting.

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.

Below is a chart that illustrates the differences between the “J” Medium Industrial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Screening fence	Solid screening fence required entirely around outdoor storage	No screening fence shown (<i>This item is requesting a Development Waiver</i>)
Landscaping and Urban Forestry	75% of required landscaping to be placed in front of industrial area	No landscaping shown (<i>This item is requesting a Development Waiver</i>)

Surrounding Zoning and Land Uses

- North “J” Medium Industrial / Industrial use
- East “J” Medium Industrial / Industrial use and vacant lot
- South “J” Medium Industrial / Industrial use
- West “J” Medium Industrial / Industrial uses

Recent Zoning History

ZC-20-144: east of site, surplus property, from J to I, approved 11/13/2020.

Public Notification

300-foot Legal Notifications were mailed on April 26, 2023.
 The following organizations were notified: (emailed April 24, 2023)

Organizations Notified	
Worth Heights NA*	Fort Worth ISD
Berry Street Initiative	Hemphill Corridor Task Force
Las Familias de Rosemont NA	Morningside NA
Shaw Clarke NA	South Hemphill Heights NA
Southeast Fort Worth Inc	United Communities Association of South Fort Worth
Streams and Valleys Inc	Trinity Habitat for Humanity

*Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a CUP to allow outdoor storage of materials and equipment on a site without a building in the “J” zoning district for a maximum of 5 years. Surrounding land uses consist entirely of other industrial uses in industrial zoning. Residential district or uses are noted in the vicinity to the south. No screening fencing or landscaping is shown, but no development waivers are being requested. The proposed zoning request **is not compatible** with surrounding land uses due the conflicting information shown on the site plan. Staff is requesting a 1 month continuance to allow the applicant time to revise the site plan.

Comprehensive Plan Consistency– Southside Sector

The 2022 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map, where intensive industrial uses are encouraged. The proposed zoning is consistent with the land use designations for this area, and with the following policies of the Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

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

Economic Development Plan

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does assist in high-wage job growth and contributes to a more sustainable tax base by increasing local manufacturing facilities. Adding the intended screening fencing and landscaping will contribute to the quality of place.

Zoning and Land Use

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

1. Include the subdivision name in the legal description.
2. Add the title of the project in large/bold letters in the lower right-hand corner.
3. Add the date of preparation.
4. Include the name, address, and telephone number of the person creating the site plan and the owner.
5. Add the zoning case number of ZC-23-058.
6. Add a vicinity map.
7. Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title.
8. Show all easements on the lots.
9. Add the dimensions of the racks, including height.
10. Add the widths of the driveways.
11. Show the location of the required fencing and driveway gate(s). The fence cannot be placed in a 20'x20' visibility triangle at the street intersections, and should include visibility triangles at the exit. To avoid a separate Easement Encroachment Agreement, please do not put the fence inside the utility easements.
12. Note no dumpsters will be located on the site.
13. Note that no parking spaces are required because the site is more than 250 feet from a residential district.
14. Show the landscaped area in a different pattern. A triangular area 35 feet wide along W. Devitt and 70 feet long along St. Louis Avenue will meet the required landscaping area.
15. Note the existing land use of the site and the adjacent sites in all directions. The drawing may need to be placed on a larger sized sheet to accommodate the off-site information.
16. As the site will be required to have 20% planted/retained canopy coverage for an industrial use (Sec. 6.302E6), please decide where the trees can be planted that will not be impacted by the material storage and equipment movements. Please determine if the trees along the southern property line are yours and could be counted towards this requirement.
17. Note the CUP can only be approved for a maximum of 5 years.

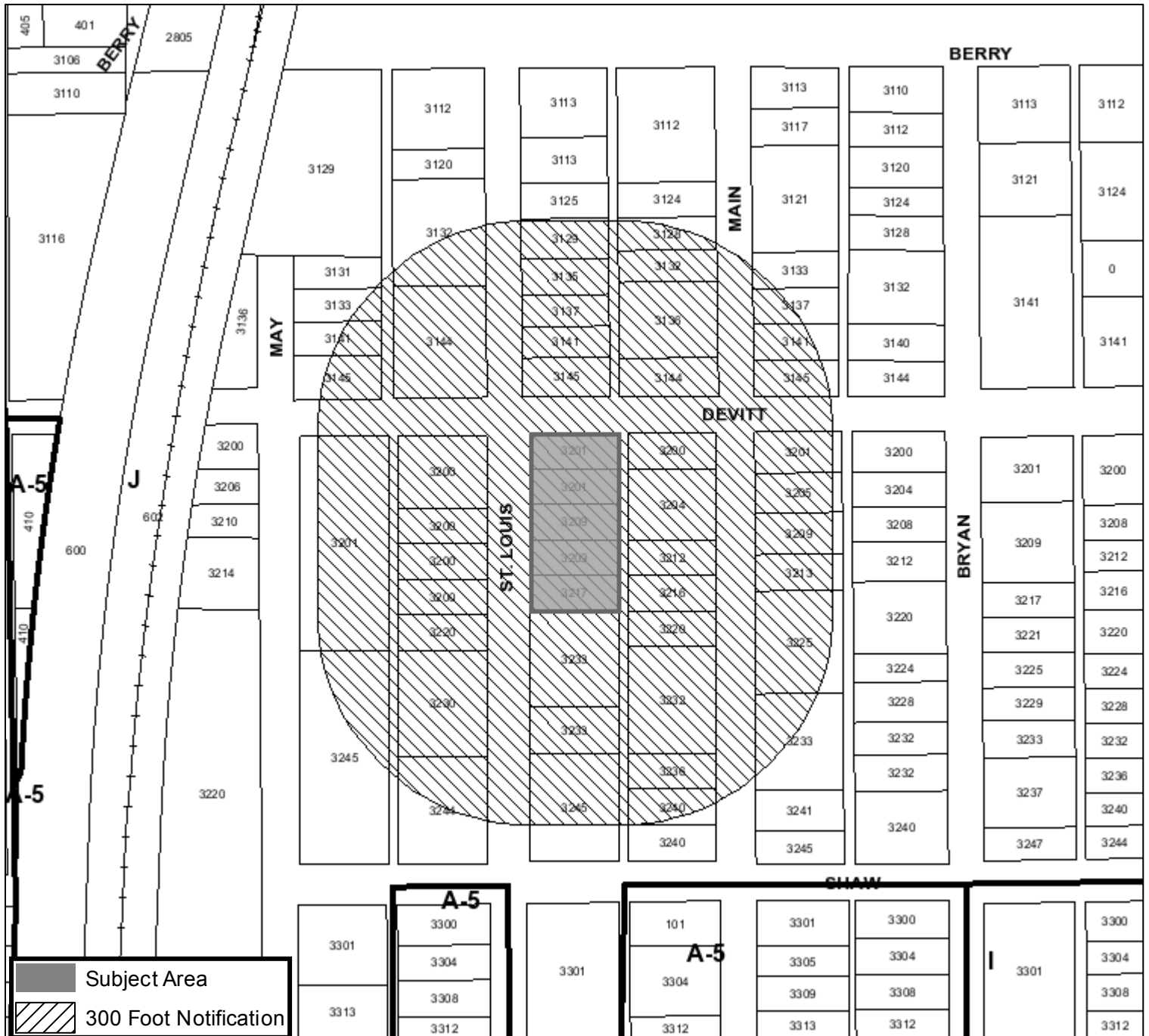
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)





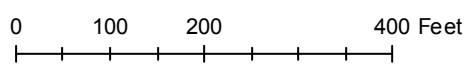
ZC-23-058

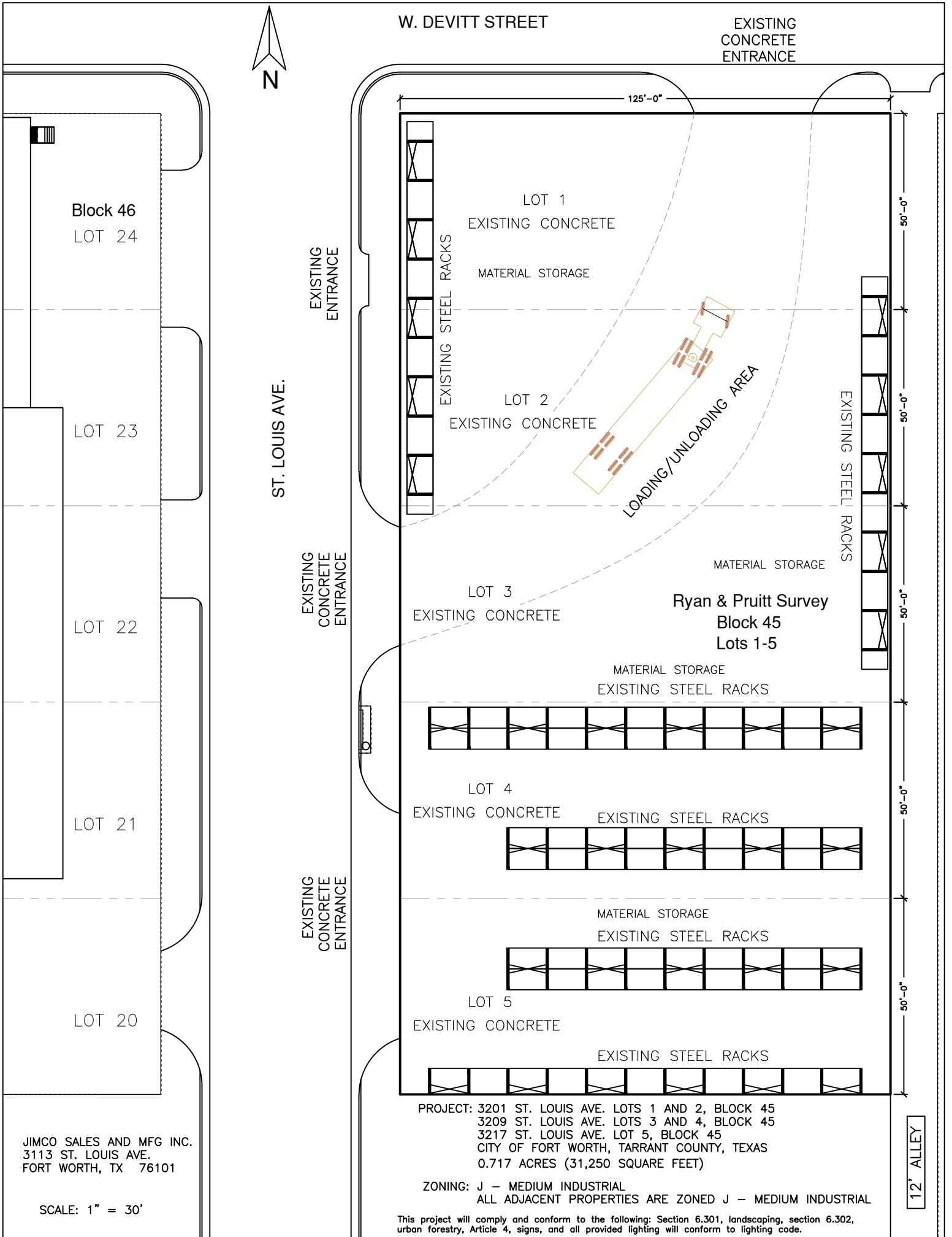
Area Zoning Map

Applicant: Jimco Sales & Manufacturing
 Address: 3201-3217 (evens) St. Louis Avenue
 Zoning From: J
 Zoning To: Add a Conditional Use Permit for outside storage
 Acres: 0.71739846
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 5/10/2023
 Contact: null



 Subject Area
 300 Foot Notification





W. DEVITT STREET

EXISTING CONCRETE ENTRANCE



125'-0"

Block 46
LOT 24

LOT 1
EXISTING CONCRETE

50'-0"

EXISTING CONCRETE ENTRANCE

EXISTING STEEL RACKS

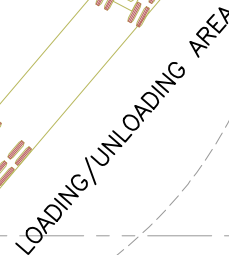
MATERIAL STORAGE

LOT 23

LOT 2
EXISTING CONCRETE

50'-0"

ST. LOUIS AVE.



EXISTING STEEL RACKS

EXISTING CONCRETE ENTRANCE

LOT 3
EXISTING CONCRETE

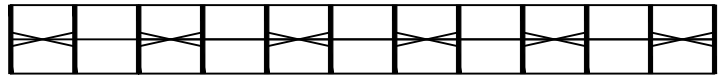
MATERIAL STORAGE

50'-0"

Ryan & Pruitt Survey
Block 45
Lots 1-5

MATERIAL STORAGE
EXISTING STEEL RACKS

LOT 22

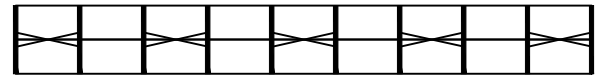


50'-0"

LOT 4
EXISTING CONCRETE

EXISTING STEEL RACKS

LOT 21



EXISTING CONCRETE ENTRANCE

MATERIAL STORAGE
EXISTING STEEL RACKS

50'-0"

LOT 5
EXISTING CONCRETE

EXISTING STEEL RACKS

LOT 20



50'-0"

PROJECT: 3201 ST. LOUIS AVE. LOTS 1 AND 2, BLOCK 45
3209 ST. LOUIS AVE. LOTS 3 AND 4, BLOCK 45
3217 ST. LOUIS AVE. LOT 5, BLOCK 45
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
0.717 ACRES (31,250 SQUARE FEET)

ZONING: J - MEDIUM INDUSTRIAL
ALL ADJACENT PROPERTIES ARE ZONED J - MEDIUM INDUSTRIAL

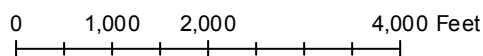
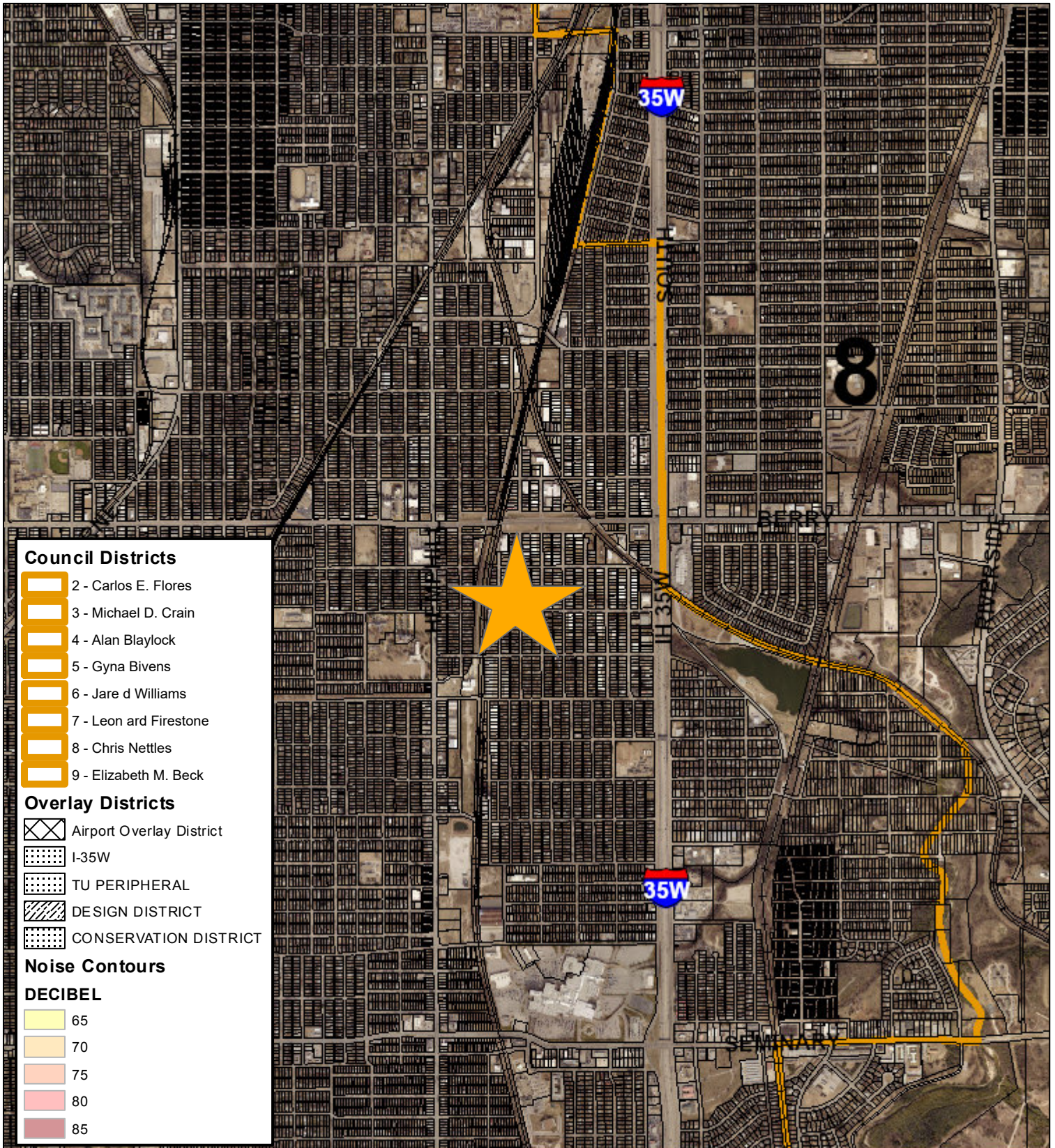
This project will comply and conform to the following: Section 6.301, landscaping, section 6.302, urban forestry, Article 4, signs, and all provided lighting will conform to lighting code.

JIMCO SALES AND MFG INC.
3113 ST. LOUIS AVE.
FORT WORTH, TX 76101

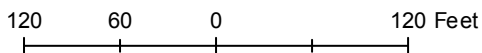
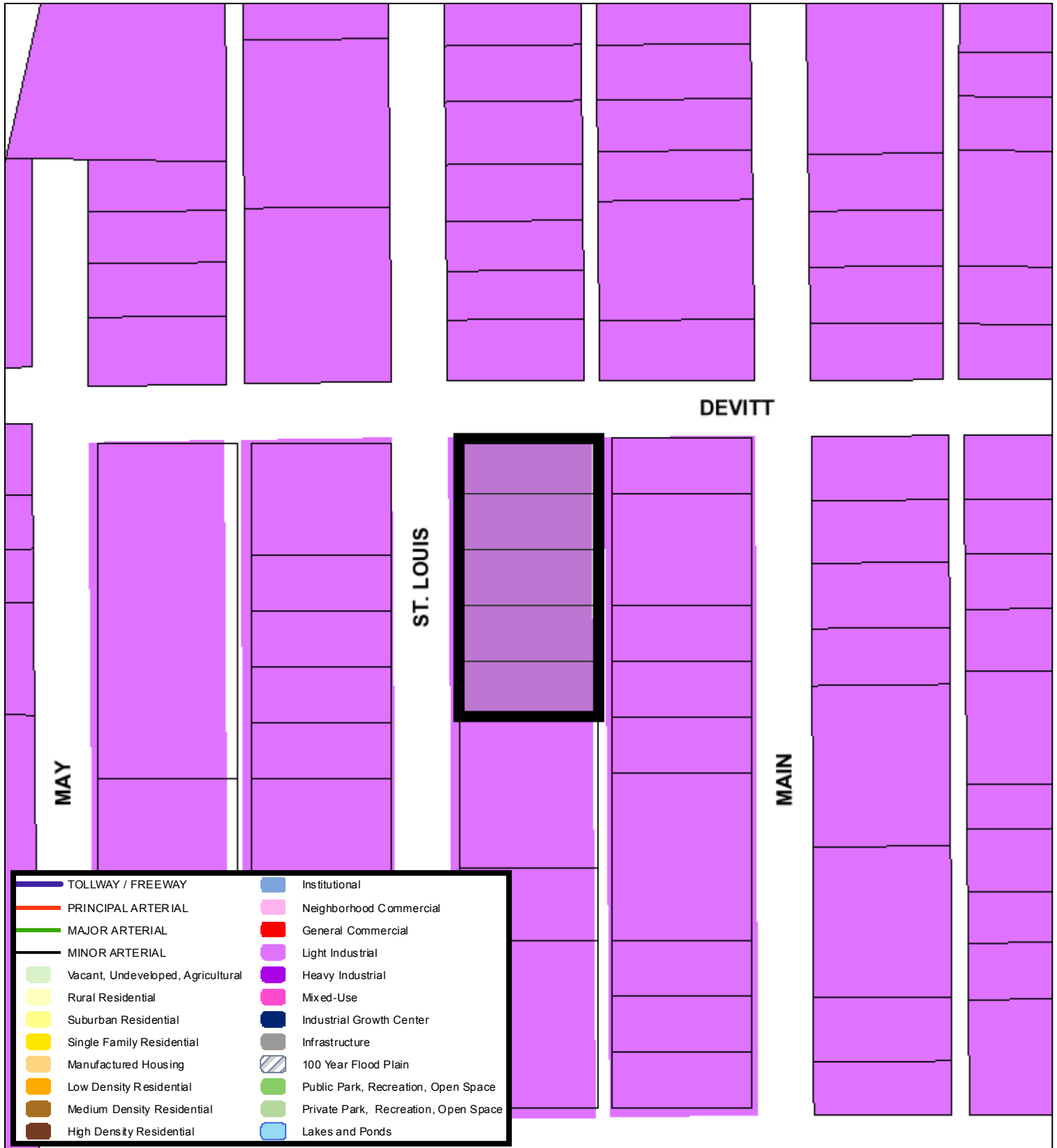
SCALE: 1" = 30'

12' ALLEY

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 75 150 300 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-059

Council District: (old/new): 2 / 7

Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas Beltré](#)

Owner / Applicant: Farid Farooqi & Noor Ahmed Shah/Jibreel A. Shah/Christina Reid

Site Location: 6900 Bowman Robert Road

Acreage: .33 acres

Request

Proposed Use: Adult Daycare

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

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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 - 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
10. Site Plan

Project Description and Background

The proposed site is located on the east side of Bowman Roberts Road and north of Brahma Trail in far northwest Fort Worth. The applicant proposes changing the zoning on the parcel of land from “A-5” One Family to “E” Neighborhood Commercial. The property was previously zoned “E” Neighborhood commercial, but the owners requested a zoning change in 2020 to A-5; they are now asking to revert the zoning to the original “E” Neighborhood commercial zoning to use the existing commercial building. The structure currently has two entrances and commercial parking. The applicant will not be making exterior changes, only interior remodeling. They plan to use the property for an adult daycare center. The following text was extracted from the applicant’s email with more information.

“We are asking to change property 6900 Bowman Roberts to commercial so that we can open an adult Day Center. The name is Abundance of Life Day Center. Abundance of life will be a dayhab, where the elderly, mental behavioral health and dementia. Clients will be able to attend. The hours of operation will be Monday through Friday 730 to 530 Saturday 9 to 4 closed on Sunday. There will be staff on site there will be a director, a cook, a driver, and four team leads. The main office will be on site as well as documentation and records. We will service 35 to 45 clients daily where we were provide breakfast, lunch and snacks. We will not have medical equipment on site but doctors and nurses will be allowed to come on site to treat our clients. We will provide activities such as yoga, games, celebrations, worship and have a licensed hairdresser on board to keep up grooming. We will provide slight transportation within a 10-mile radius. Our clients must be able to provide all activities, such as going to the restroom, eating, and mobile with slight ability. We will get involved with the community and nearby churches for services and community projects.

Although the applicant proposes using the site as a daycare, if the zoning change is granted, all uses allowed by right in “E” Neighborhood commercial districts would be permitted in the site.

Surrounding Zoning and Land Uses

North “A-5” One Family / undeveloped
East “A-5” One Family / residential
South “A-5” One Family / undeveloped
West “PD 670” SU for Manufacturing/ industrial

Recent Zoning History

- ZC-20-102 from E to A-5

Public Notification

300-foot Legal Notifications were mailed on April 25, 2023
The following organizations were emailed on April 25, 2023:

Organizations Notified	
Villages of Eagle Mountain HOA	Marine Creek Hills NA

Parkview Hills HOA	Streams and Valleys Inc
Trinity Habitat for Humanity	Eagle Mountain-Saginaw ISD

Development Impact Analysis

Land Use Compatibility

The applicant proposes changing the zoning from “A-5” One Family to “E” Neighborhood Commercial for an Adult Daycare. Surrounding uses are varied but predominantly residential, with some industrial and commercial services along Bowman Roberts Road. The immediate surrounding generally consists of single-family to the north, south, and east, and industrial manufacturing to the west. Southwest of the site, there is a water treatment plant.

The proposed commercial development is **compatible** with surrounding uses.

Comprehensive Plan Consistency – Far Northwest

The adopted 2022 Comprehensive Plan designates the subject property as a future Single-family residential. The “E” Neighborhood Commercial **is not consistent** with the Comprehensive Plan, but it does align with the following policy of the Comprehensive Plan.

- Encourage the reuse of vacant buildings

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.

The following Economic Development policies support the rezoning as presented:

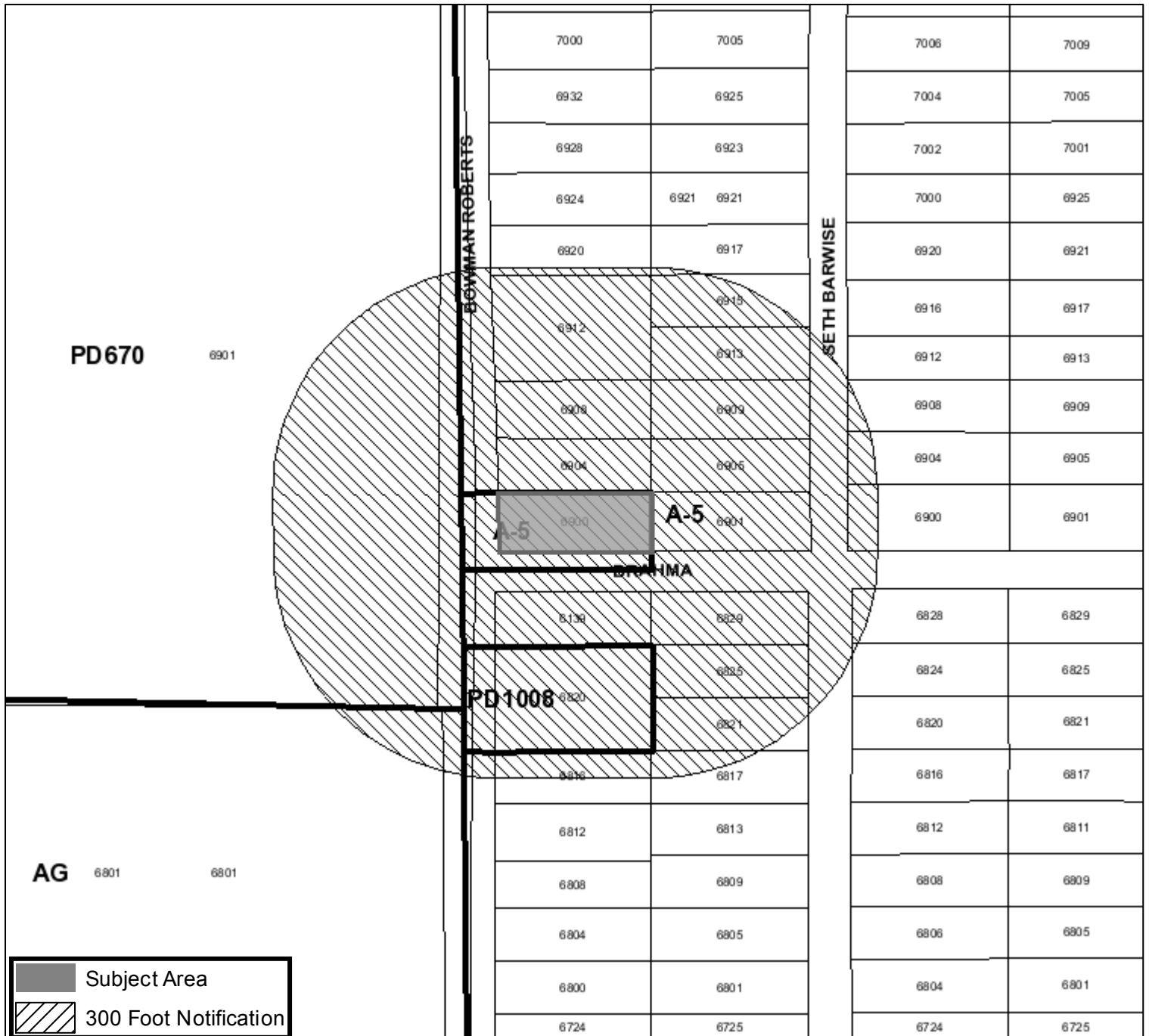
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





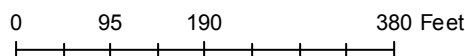
ZC-23-059

Area Zoning Map

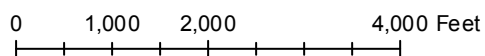
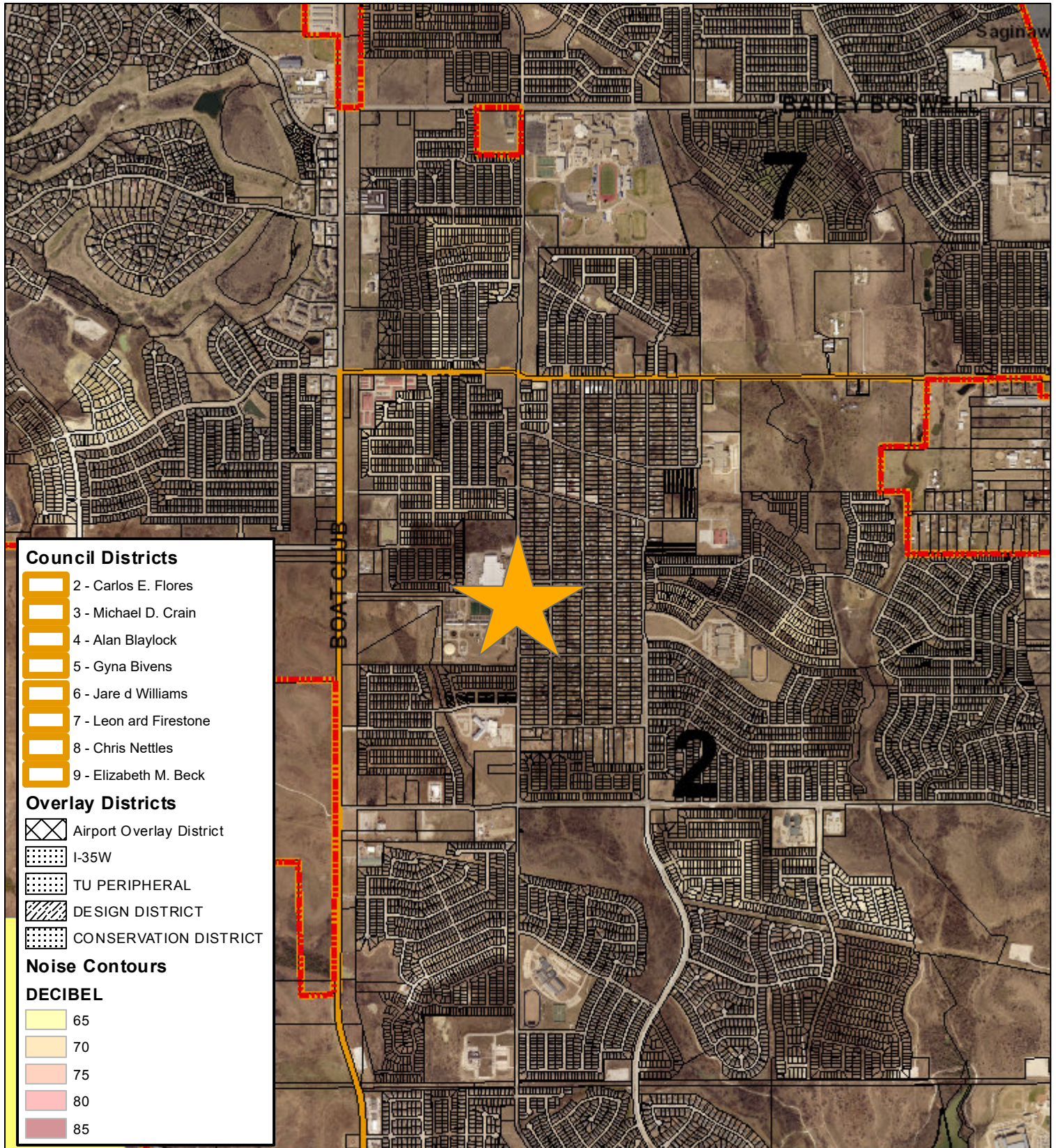
Applicant: Farid Farooji
 Address: 6900 Bowman Roberts Road
 Zoning From: A-5
 Zoning To: E
 Acres: 0.36749971
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 5/10/2023
 Contact: null



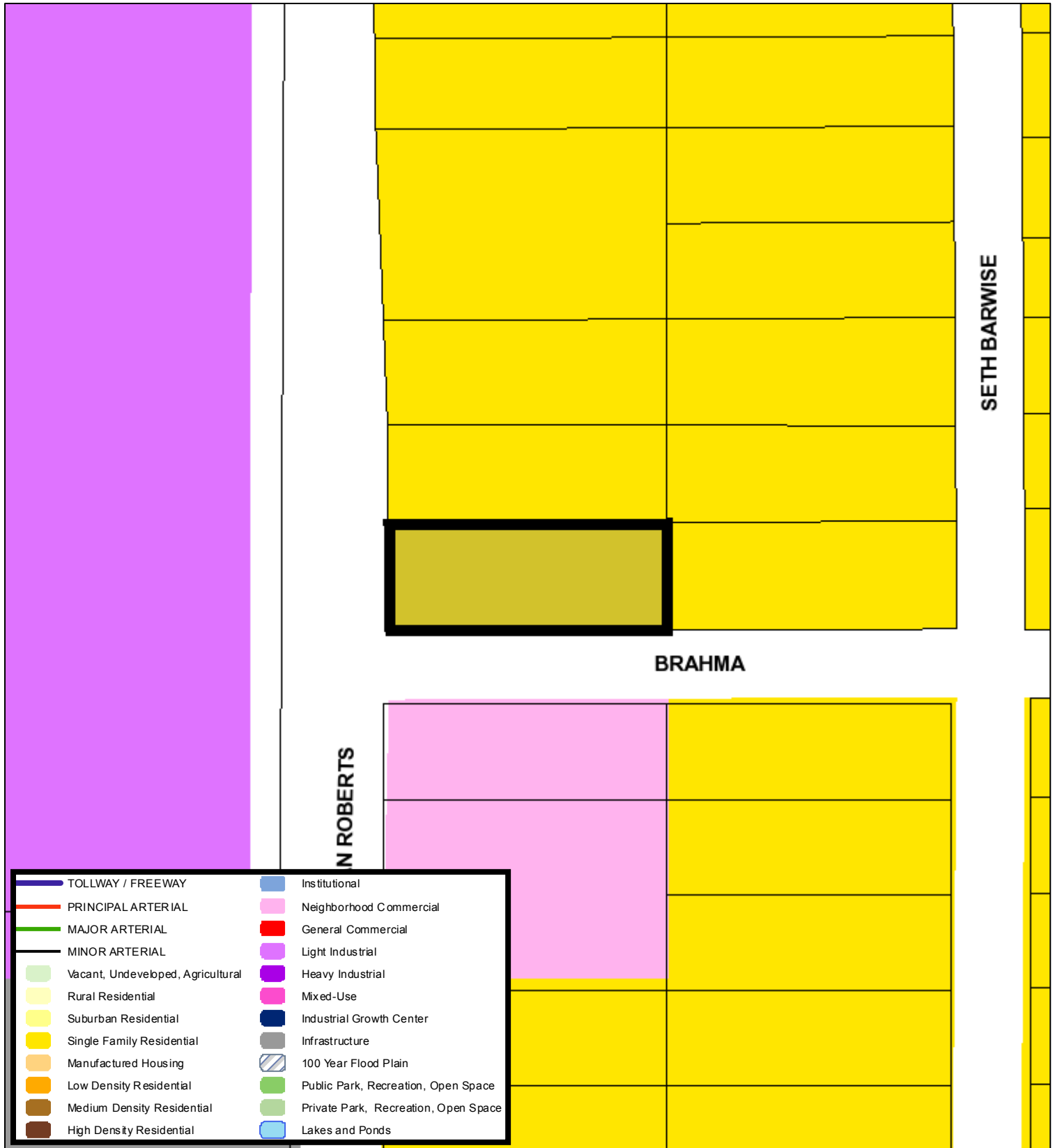
	Subject Area
	300 Foot Notification



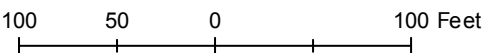
Area Map



Future Land Use



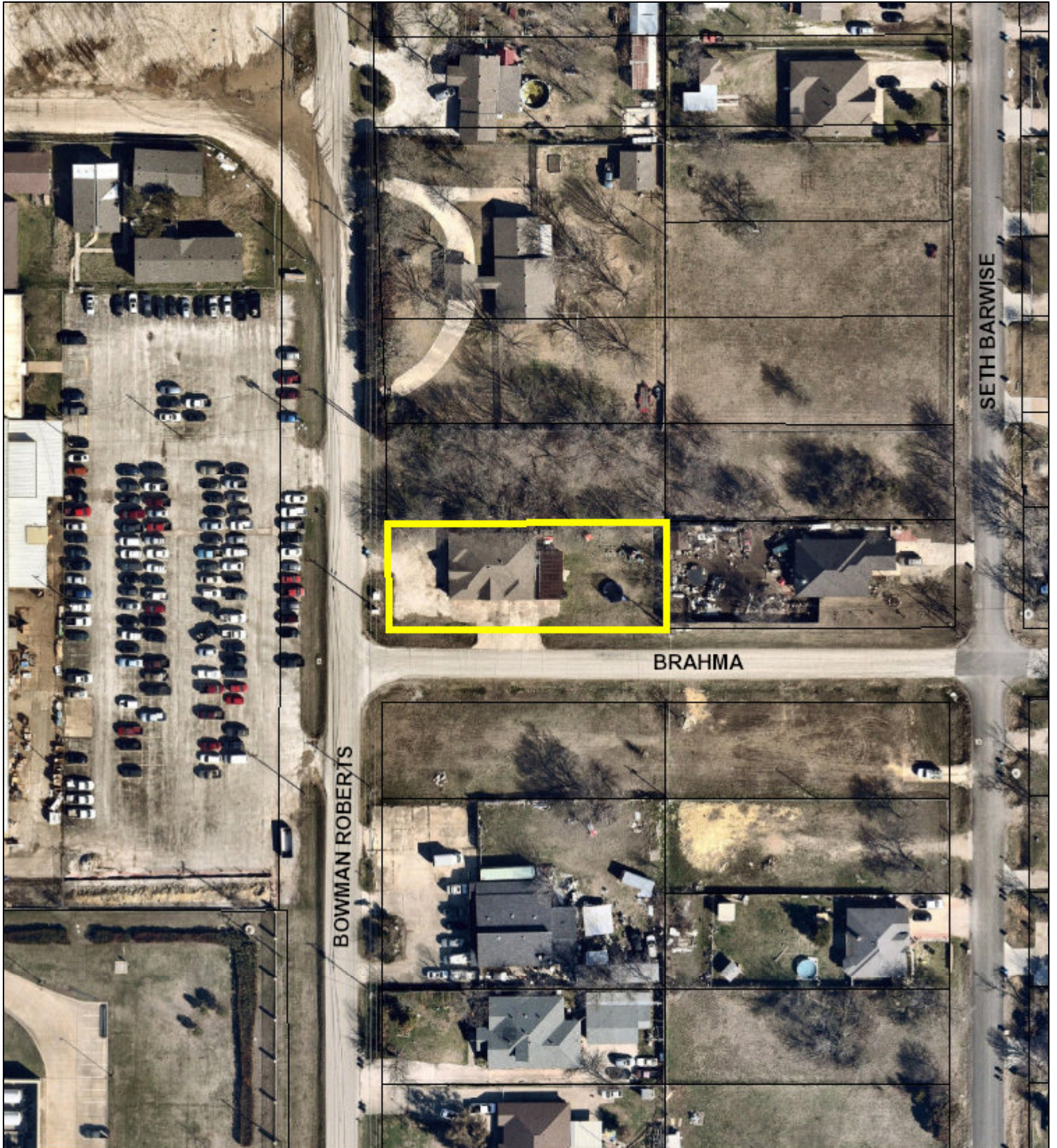
 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential	 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 62.5 125 250 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-067

District (old/new): 2 / 2

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Angelina Tate / Anastasia and Theodore Phiripes

Site Location: 4500 & 4570 White Settlement Road

Acreage: 2.95 acres

Request

Proposed Use: Urban Residential

Request: From: “E” Neighborhood Commercial

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Continuance**

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 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
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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 applicant is requesting to rezone the property from “E” Neighborhood Commercial to “UR” Urban Residential. The subject properties in total are 2.95 acres, and both are currently undeveloped. The primary purpose of the rezoning is to place multi-family units, which the current zoning does not allow for this type of development. Under the Urban Residential (UR) zoning, multifamily is permitted but holds special restrictions. The applicant has provided two conceptual site plans. They intend to develop the following:

4570 White Settlement Rd

The proposal includes 90 four story units and 113 parking spaces. This site is located at the corner of White Settlement Road (south of the property) and Isbell Road (east of the property).

4500 White Settlement Rd

The proposal includes 75 four story units and 98 parking spaces. This property is located north of White Settlement Road (south of the property) and west of 4570 White Settlement Rd.

There are several neighborhood concerns for this project. Staff is recommending a continuance, so that the neighborhood and applicant can continue discussions.

Surrounding Zoning and Land Uses

Parcel 4570

North “B” Two-Family / single family
East “E” Neighborhood Commercial/Commercial
South “E” Neighborhood Commercial / Recreational Park
West “E” Neighborhood Commercial / Vacant Lot

Parcel 4500

North “B” Two-Family / single family
East “E” Neighborhood Commercial / Vacant Lot
South “D-HR2” / Vacant Lot
West “FR” General Commercial Restricted / Vacant Lot

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2023.
The following organizations were emailed on April 25, 2023:

Organizations Notified	
West Side Alliance	The Grove at the River District HOA
River District NA*	Monticello NA

Tarrant Regional Water District	Streams and Valleys Inc.
Trinity Habitat for Humanity	FWISD

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

Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with single-family to the north (separated by large drainage structure) and west, vacant land and residential to the east, and the Trinity River to the south. The proposed “UR” Urban Residential district can serve as a residential buffer between the existing single-family homes to the north and the more pedestrian-friendly areas that connect to the West Fork Trinity River and the White Settlement Trailhead Park to the south.

This area has seen significant change over the past 10 years. The proposed zoning is **compatible** with surrounding land uses. However, this site may be better suited for mixed-use to encourage and maintain a commercial component along White Settlement Rd.

Comprehensive Plan Consistency

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

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

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

- Promote traditional neighborhoods and other pedestrian-oriented developments, encouraging human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage locating multiple-unit residential structures on corner lots.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban and Low Density Residential as transitional uses between Single-Family Residential and high-density uses.

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

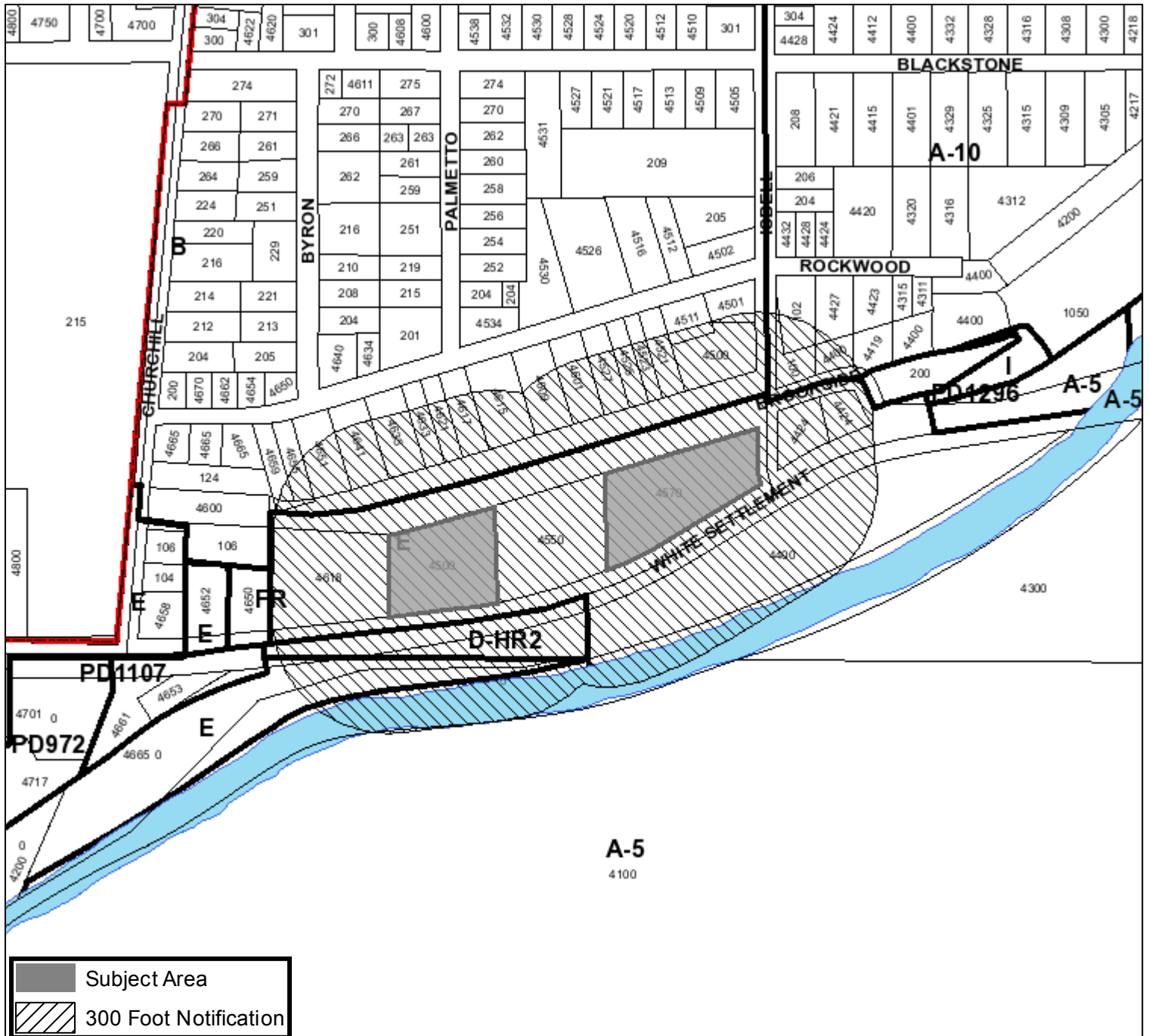
Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

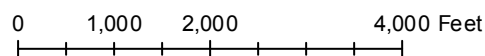
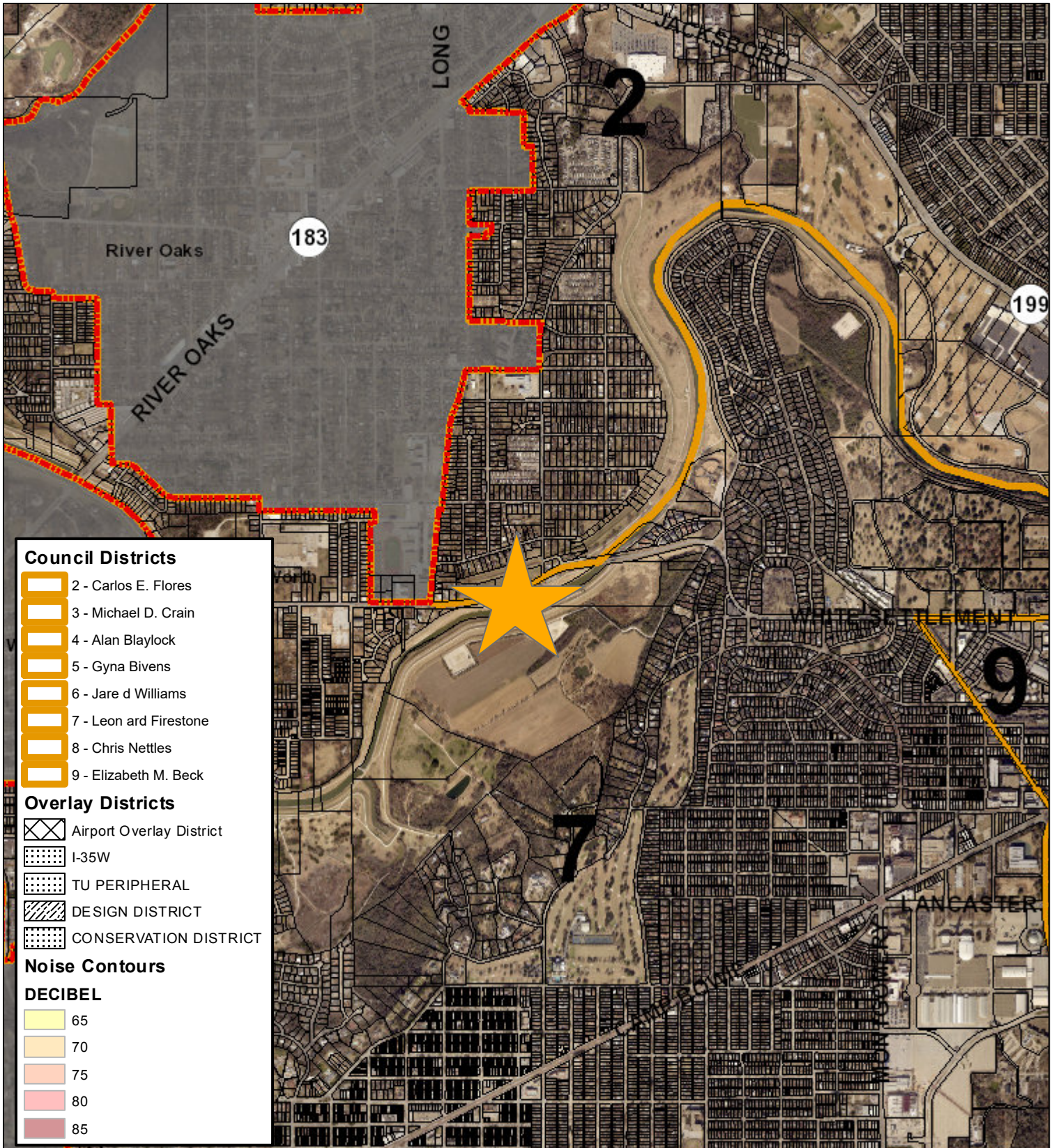
The Economic Development Plan does not address housing specifically and is tailored towards addressing the growth strategies for commercial and industrial properties. There are no economic development strategies that directly support or contradict this rezoning request.

Area Zoning Map

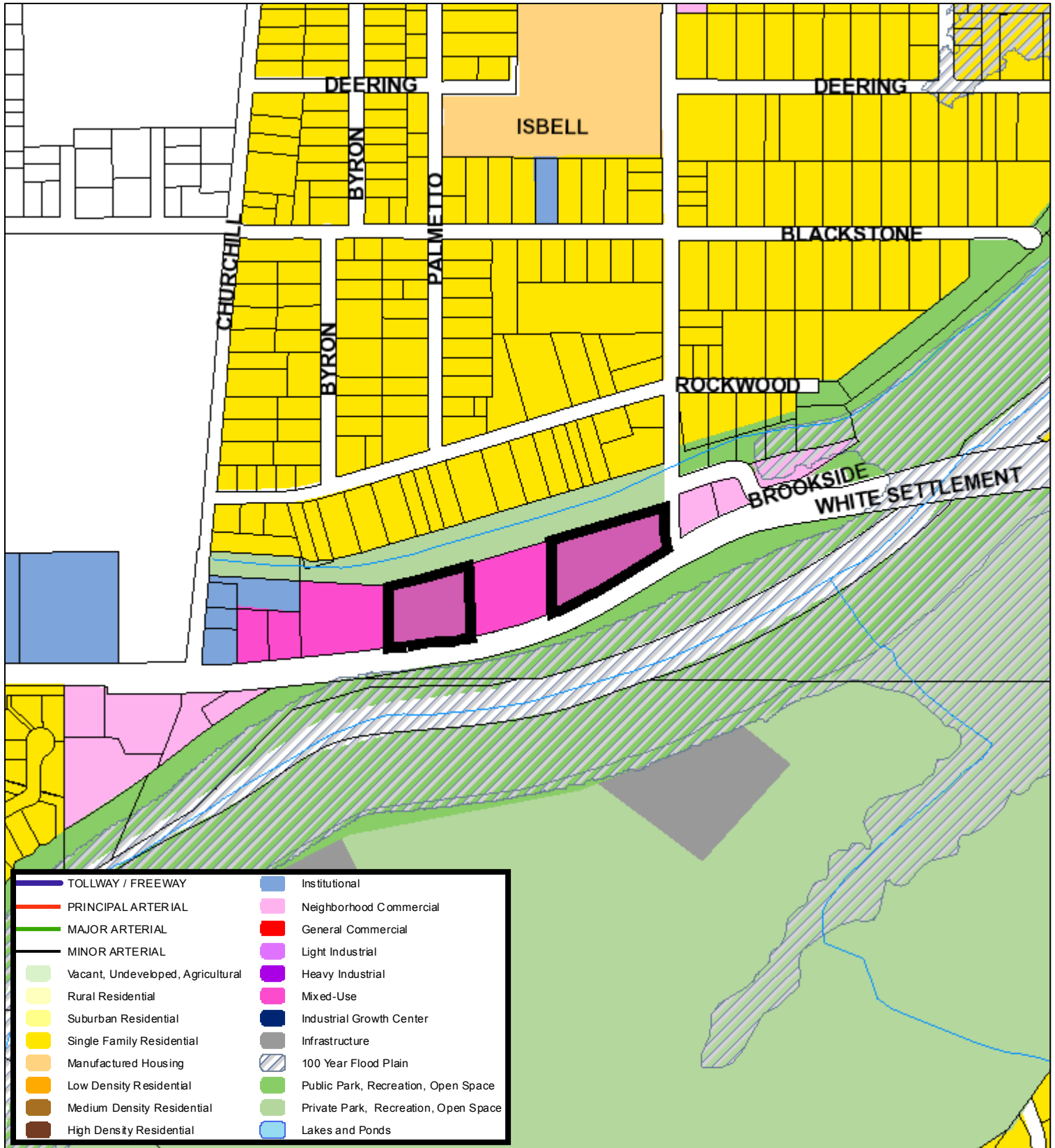
Applicant: Angelina Tate/Anastasia Phirippes
 Address: null
 Zoning From: null
 Zoning To: null
 Acres: 3.3468968
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 5/10/2023
 Contact: null



Area Map




Future Land Use



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

460 230 0 460 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



0 287.5 575 1,150 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-070

District (old/new): 9 / 9

Zoning Map Amendment

Case Manager: [Justin Newhart](#)

Owner / Applicant: City of Fort Worth

Site Location: Near Southside Form-Based District **Acreage:** 1.128 acres

Request

Proposed Use: Mixed-Use

Request: To rezone from NS-T4N to NS-T4

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The property is zoned as "NS-T4N", Near Southside – General Urban Neighborhood Zone. However, the applicant wants to rezone the property to “NS-T4” Near Southside – General Urban Zone. The purpose of this request is to allow an additional 5th story of building height for both the mixed-use building and the parking garage.

The 5-story structured parking garage that is proposed will provide parking to the adjacent 5-story mixed use building consisting of three (3) stories of Medical office building with two (2) stories of residential above. Under the current zoning (NS-T4N), the applicant is limited to four (4) stories in height for both the mixed use building and garage.

NS-T4N zoning is a sub-zone within Near Southside that is meant to encourage smaller-scale neighborhood development up to four (4) stories. The area to the south of the site is zoned NS-T5, which allows much denser development up to 10 stories if a w/ public space and mix of uses is provided. The request to rezone 1012 Lipscomb Street to NS-T4 and construct a five (5) story mixed-use building and parking garage is consistent with surrounding land uses, as the project will provide a step-down and transition in scale, mass, and form from the higher density NS-T5 to the south to the lower density NS-T4N to the north.

The proposed design for both the mixed use building structured parking at 1012 Lipscomb St are generally consistent with the Near Southside Development Standards and Guidelines, as well as the requirements of the proposed new zoning (NS-T4). The proposed project complies with Section 2.B.1 (Promote a pedestrian-oriented urban form) to help promote a walkable, urban form of development, consistent with the district’s historic urban character, promoting buildings that conform to tested urban design principles, and that adapt to changing conditions over time. The proposed structured parking is consistent with Section 2.B.2 (Maximize connectivity and access) that will promote walkable blocks and street designs that will balance the transportation modes, and also ensure accessibility for all residents and visitors, including those with disabilities. The proposed project also complies with Section 5.A.1 and 5.A.2 in Streets and Public Spaces, promoting pedestrian activity, comfort, and balancing automobiles circulation requirements. Lastly, it is consistent with Section 5.A.1 and 5.A.8 in Sites and Buildings, providing an active, human-scale, continuous pedestrian-oriented street edge along the public sidewalks.

On April 20, 2023, the Urban Design Commission recommended approval of the rezoning request to the Zoning Commission and City Council.

Surrounding Zoning and Land Uses

North NS-T4N
East NS-T4

South NS-T5
West NS-T4N

Recent Zoning History

- ZC-07-164; from various land uses to NS-T4-N with & without Historic Overlays



Public Notification

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

Development Impact Analysis

Land Use Compatibility

The primary purpose of this text amendment is to rezone the property from NS-T4N to NS-T4.

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


Comprehensive Plan Consistency – Urban Design

The adopted Comprehensive Plan currently designates the Near Southside Form-Based District as Mixed-Use. The proposed request is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

1. Create an attractive, well-designed city that enhances community image and attracts the private investment necessary to create vibrant growth centers, thriving entertainment districts, and safe neighborhoods.
2. Design and construct urban streets, plazas, and other public spaces that promote pedestrian activity, enable the full enjoyment of the public realm, and create memorable places that people want to visit.

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

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
 2. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.
 3. Citywide urban and mixed-use development.
- 



ALSTON AVE. VIEW

LIPSCOMB STREET DEVELOPMENT

1.128 ACRES
 LOTS 12,13 & 20 THRU 26
 BLOCK 5 OF FIELD WELCH ADDITION

1012 LIPSCOMB ST.
 FORT WORTH, TX, 76104

ZONING CASE #

 DIRECTOR OF DEVELOPMENT SERVICES

 DATE



THESE DOCUMENTS ARE NOT COMPLETE AND MAY NOT BE USED FOR PERMIT, OR CONSTRUCTION.

ARCHITECT
 TMA-CHA ARCHITECTS
 1400 PENNSYLVANIA AVE.
 FORT WORTH, TX 76104
 PH: 817-737- 0404
 CONTACT: TOM MALONE, AIA

OWNER
 AISHWARYA PROPERTIES, LLC
 FORT WORTH, TX 76104
 PH: 817-348-8600
 CONTACT: DR. VED AGGARWAL

DRAWING TITLE:
A0.1 - SITE PLAN

DATE: APRIL 12, 2023
 DRAWN BY: TMA
 PROJECT NO. 2301

SUBMITTAL:
 1.
 2.
 3.



LIPSCOMB STREET VIEW

LIPSCOMB STREET DEVELOPMENT

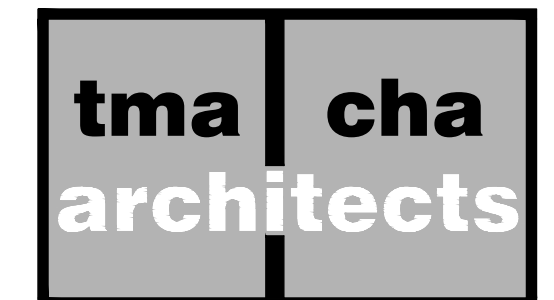
1.128 ACRES
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 BLOCK 5 OF FIELD WELCH ADDITION

1012 LIPSCOMB ST.
 FORT WORTH, TX, 76104

ZONING CASE #

 DIRECTOR OF DEVELOPMENT SERVICES

 DATE

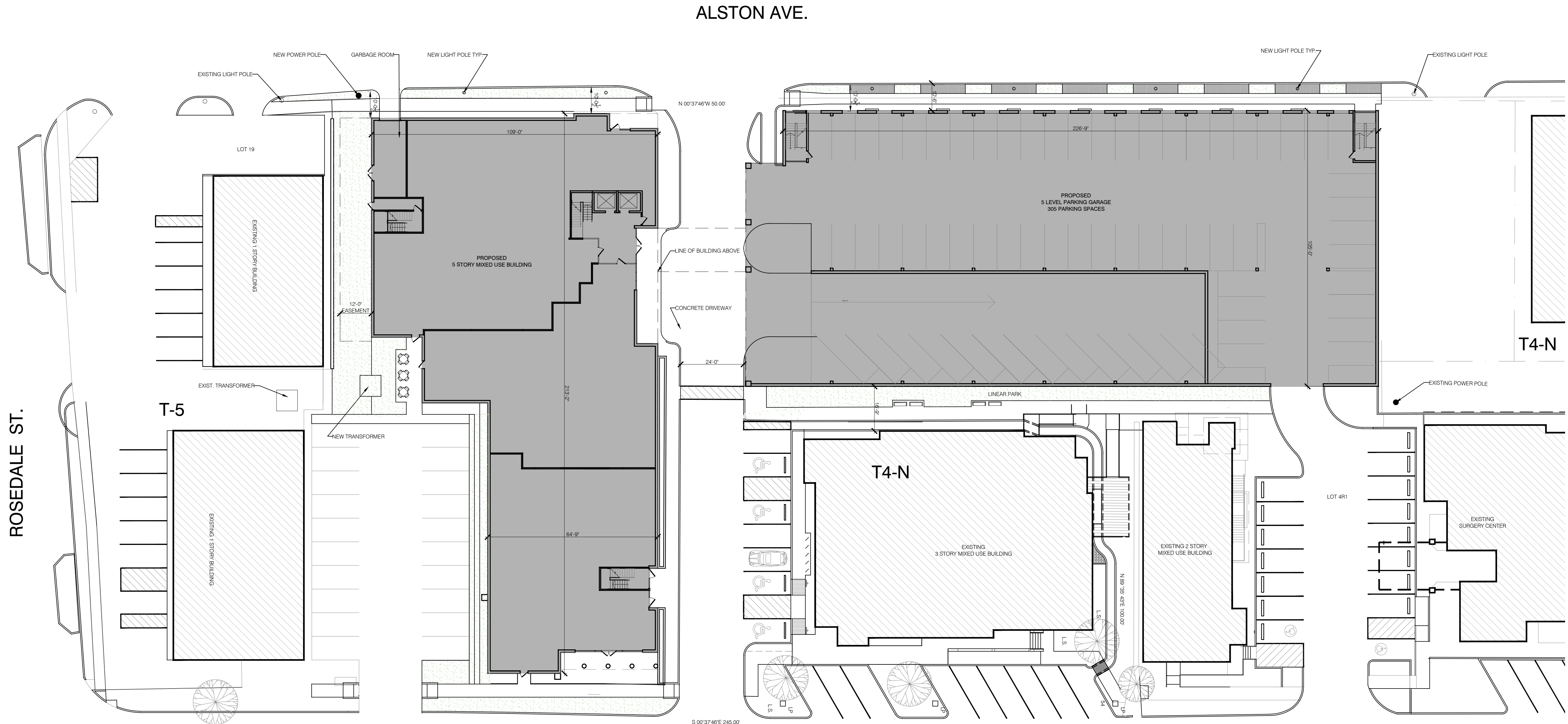


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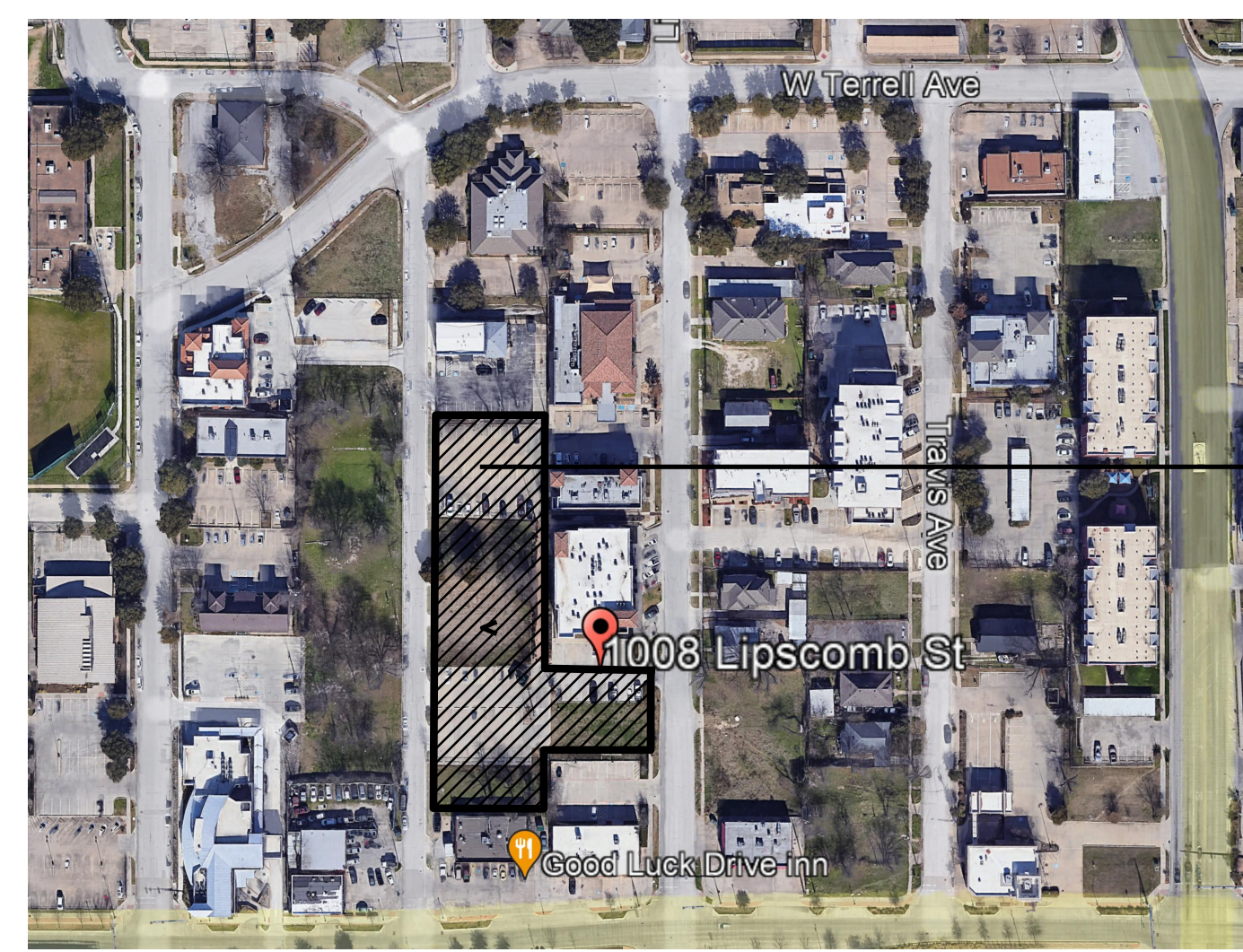
ARCHITECT
 TMA-CHA ARCHITECTS
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 DATE: APRIL 12, 2023
 DRAWN BY: TMA
 PROJECT NO. 2301
 SUBMITTAL:
 1.
 2.
 3.



SITE PLAN
1" = 20'-0"



VICINITY MAP
N.T.S.

NOTES:
THIS PROJECT WILL COMPLY WITH
NEAR SOUTHSIDE DEVELOPMENT STANDARDS

CURRENT ZONE NS-T4N
PROPOSED ZONE NS-T4

AREA TO BE REZONED

DATA	
GROUND FLOOR	- 17,475 SF
SECOND FLOOR	- 18,154 SF
THIRD FLOOR	- 19,129 SF
RESIDENTIAL	- 17,160 SF
RESIDENTIAL	- 17,160 SF
GROSS AREA	- 89,078 SF

LIPSCOMB STREET DEVELOPMENT

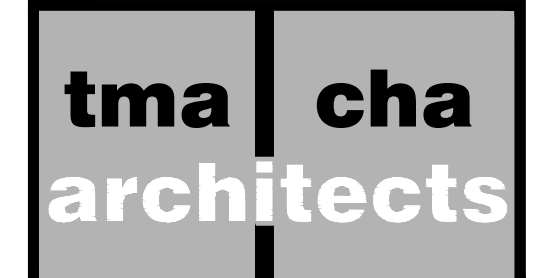
1.128 ACRES
LOTS 12,13 & 20 THRU 26
BLOCK 5 OF FIELD WELCH ADDITION

1012 LIPSCOMB ST.
FORT WORTH, TX, 76104

ZONING CASE #

DIRECTOR OF DEVELOPMENT SERVICES

DATE



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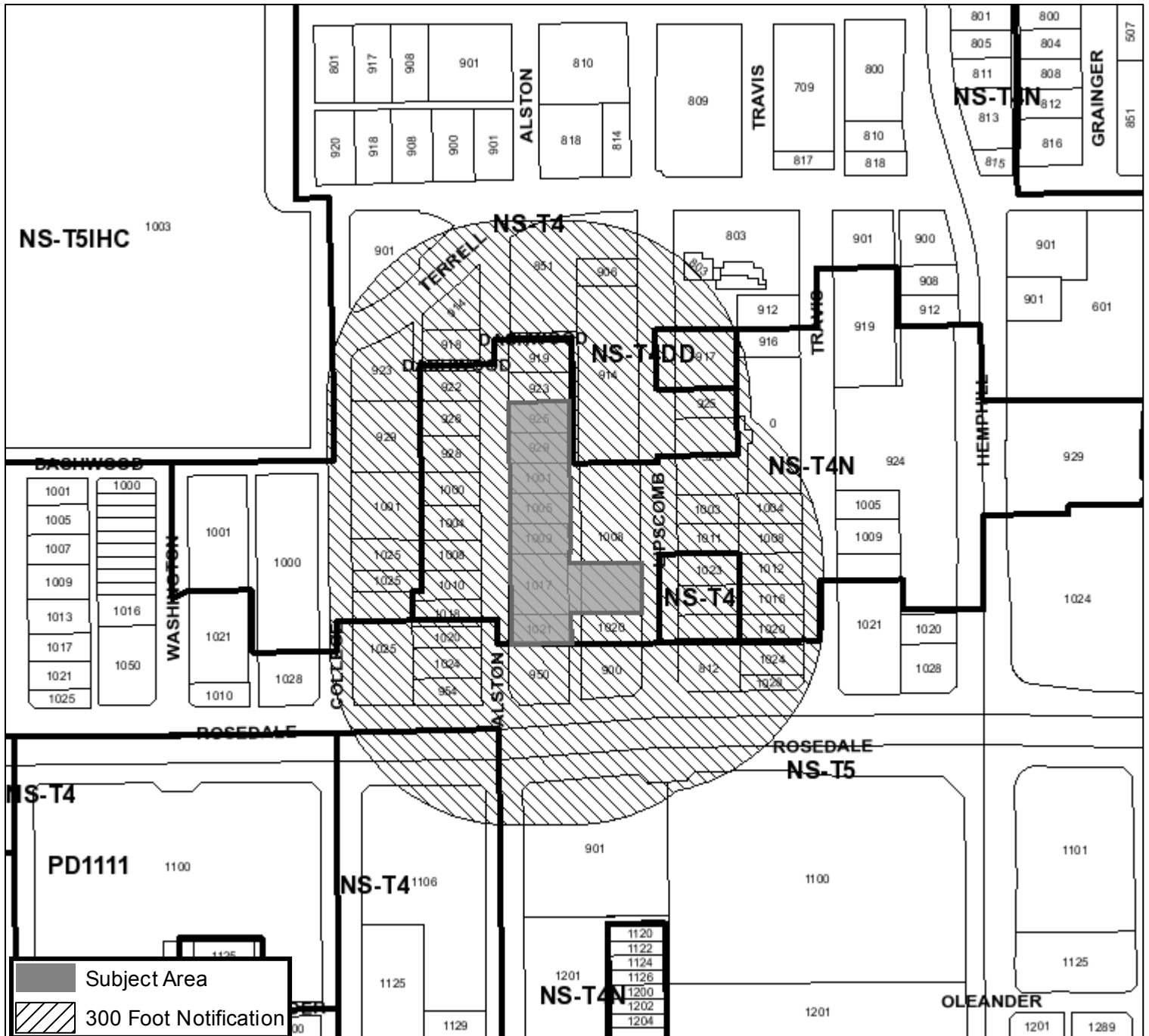
ARCHITECT
TMA-CHA ARCHITECTS
1400 PENNSYLVANIA AVE.
FORT WORTH, TX 76104
PH: 817-737-0404
CONTACT: TOM MALONE, AIA



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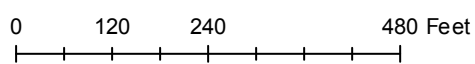
DRAWING TITLE:
A0.1 - SITE PLAN
DATE: APRIL 12, 2023
DRAWN BY: TMA
PROJECT NO. 2301
SUBMITTAL:
1.
2.
3.

Area Zoning Map

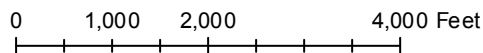
Applicant: Aishwarya Properties LLC/TMA-CHA Architects
 Address: 925-1021 (odds) Alston Avenue & 1008 & 1012 Lipscomb Street
 Zoning From: NS-T4N
 Zoning To: NS-T4
 Acres: 1.14138034
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 5/10/2023
 Contact: null



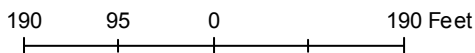
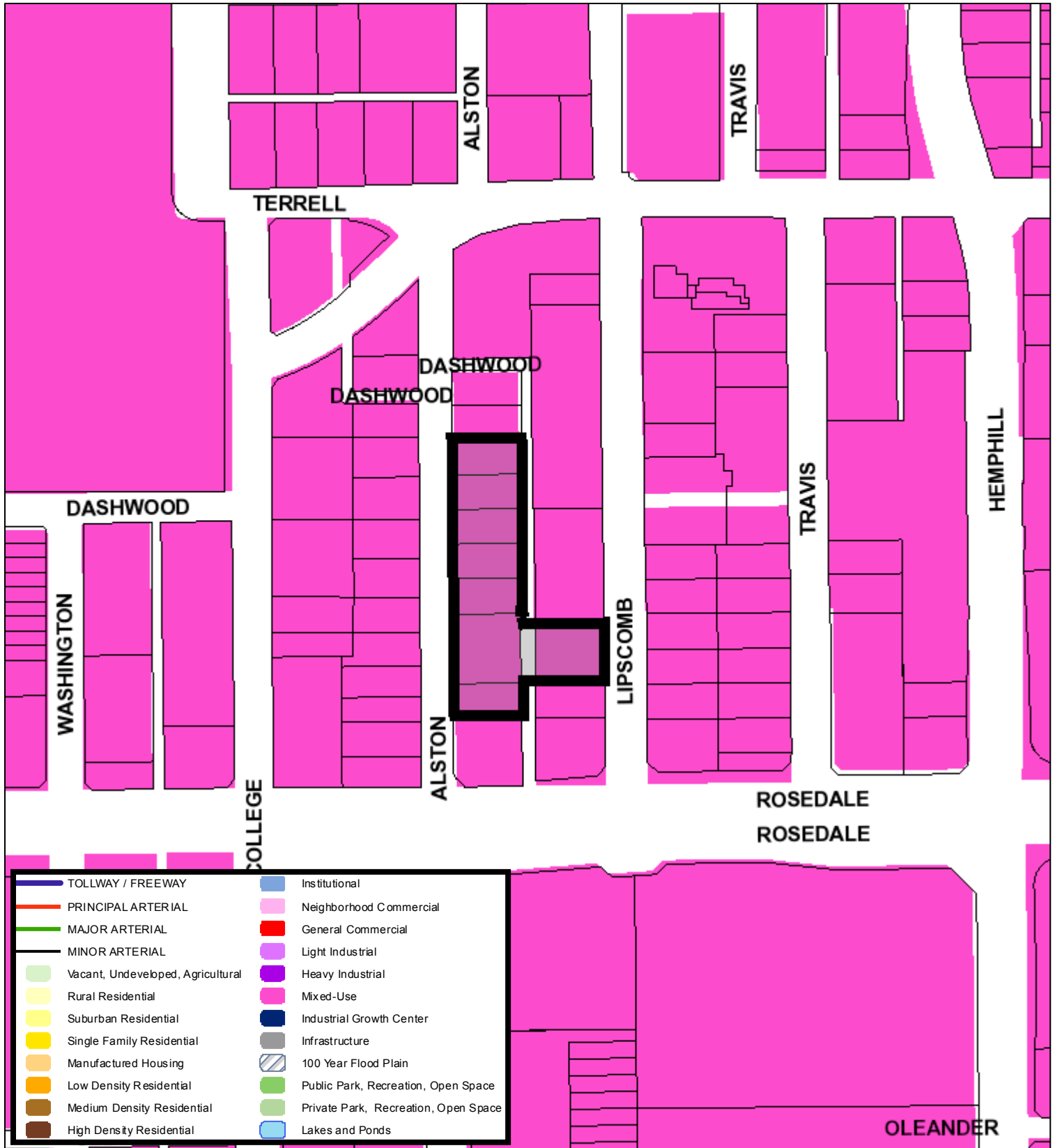
 Subject Area
 300 Foot Notification



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



0 120 240 480 Feet





Zoning Staff Report

Date: May 10, 2023

Case Number: ZC-23-072

District (old/new): 8, 9

Zoning Map Amendment

Case Manager: [Justin Newhart](#)

Owner / Applicant: City of Fort Worth

Site Location: Near Southside Form-Based District **Acreage:** 1,167 acres

Request

Proposed Use: Mixed-Use

Request: To provide text amendments to the surface parking lots standards in the Near Southside Development Standards & Guidelines

Recommendation

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

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

Staff Recommendation: **Approval**

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6. Zoning Map with 300 ft. Notification Area
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Project Description and Background

The primary purpose of this text amendment is to amend surface parking lot standards within the Near Southside Form-Based District. Proposed Revisions to the Near Southside Development Standards & Guidelines are focused on amending section 5, subsection E and G.

Surface parking lots are subject to various standards, and are intended to minimize negative impacts on the Near Southside's highly walkable environment. A parking lot is defined as any on-site or auxiliary parking lot intended to operate for more than five (5) years that is associated with a new or existing building. Standards have been proposed to address transitional parking lots that operate for five (5) years or less, in order to provide safe parking, an activated pedestrian experience, and a transitional use before a site is fully developed.

The Near Southside Development Standards & Guidelines were last amended in December, 2021. The proposed changes to the Near Southside Development Standards & Guidelines are consistent with the intent of the district, which is to support a "pedestrian-oriented mix of uses and convenient access between area neighborhoods and shopping, employment, housing and neighborhood retail services."

On April 20, 2023, the Urban Design Commission recommended approval of the text amendment to the Zoning Commission and City Council.

Surrounding Zoning and Land Uses

North N/A

East N/A

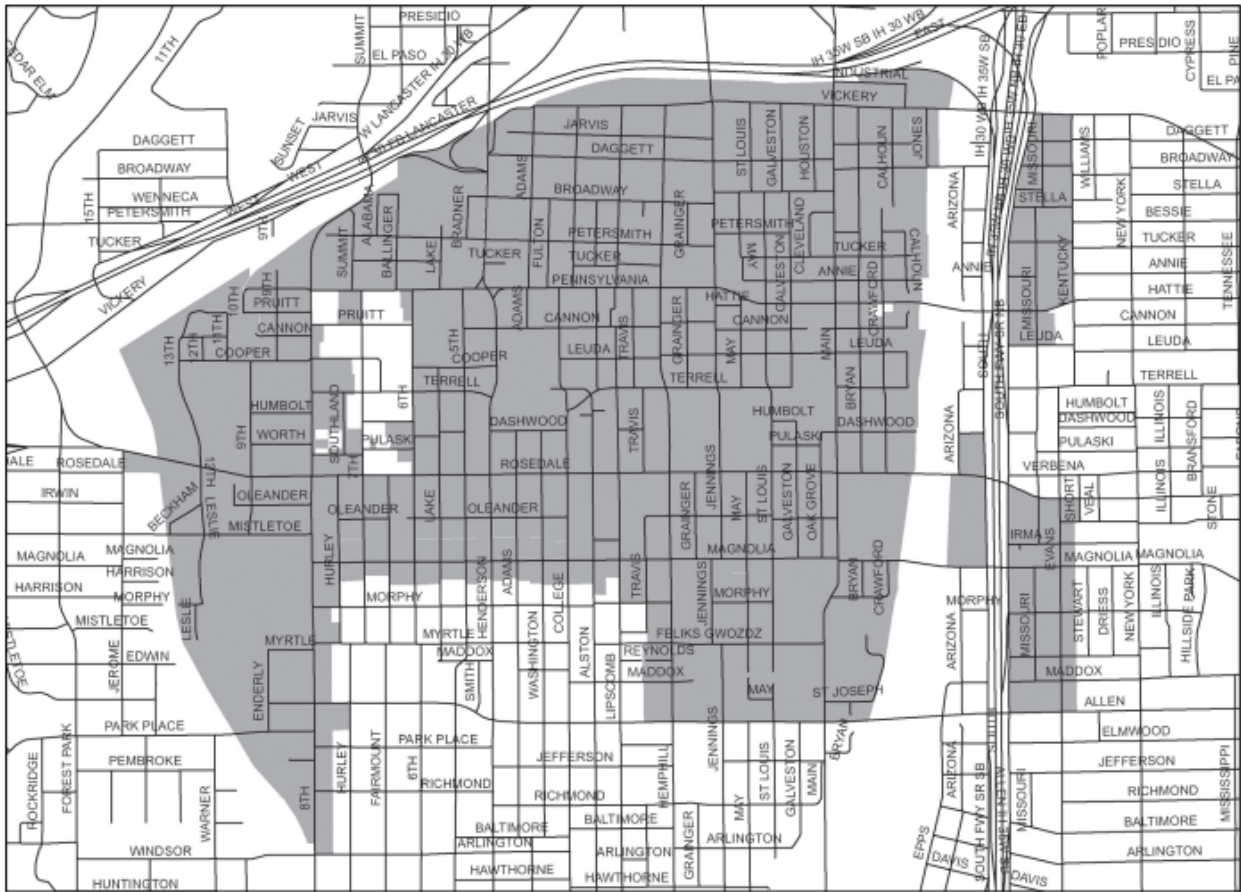
South N/A

West N/A

Recent Zoning History

N/A

3.E. Near Southside District Boundary



See Section 4 for development zone map with parcels

Public Notification

300-foot Legal Notifications were mailed on April 21, 2023.

Development Impact Analysis

Land Use Compatibility

To provide text amendments to the surface parking lots standards in the Near Southside Development Standards & Guidelines.

The proposed text amendment is **compatible** with surrounding land uses.

Comprehensive Plan Consistency –

The adopted Comprehensive Plan currently designates the Near Southside Form-Based Code District as Mixed-Use. The proposed request is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan:

- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Accommodate higher density residential and mixed uses in transit oriented developments, urban villages, and designated mixed-use growth centers.
- Adopt a sustainable development policy that promotes the following:
 1. Land use and transportation practices that promote economic development while using limited resources in an efficient manner;

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

Economic Development Plan

The adopted Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. Signature Projects in the Urban Core
2. Citywide Urban and Mixed-Use Development
3. Equitable Infrastructure Investments A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND CHAPTER 4, “DISTRICT REGULATIONS” ARTICLE 13, “FORM BASED DISTRICTS”, SECTION 4.1305, “NEAR SOUTHSIDE (“NS”) DISTRICT” TO AMEND “THE NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES” AS PROVIDED BY SECTION 4.1305.D., “OTHER DEVELOPMENT STANDARDS” TO CLARIFY THE REQUIREMENTS FOR DIFFERENT TYPES OF SURFACE PARKING LOTS AND TRANSITIONAL PARKING LOTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in November 2007, the City Council created the Near Southside Zoning Districts to encourage high quality, pedestrian-oriented development in the near Southside; adopted the Near Southside Development Standards and Guidelines as part of the Zoning Ordinance; and established the Urban Design Commission and staff to administer those design standards; and

WHEREAS, since the creation of the Near Southside Districts and the implementation of the Near Southside Development Standards and Guidelines Fort Worth South Inc. has provided input and worked with staff on amendments to the Near Southside Development Standards and Guidelines to add flexibility to the current code, maintain high standards of design, and to update exhibits and references to further promote desirable development that is consistent with the urban design and economic development goals for the Near Southside District; and

WHEREAS, it is advisable to amend the Public Spaces, Standards;

WHEREAS, the amendments will provide clarification of the requirements for different types of surface parking lots and transitional short-term parking lots; and

WHEREAS, Section 4.1305.D. of the Zoning Ordinance entitled “Other Development Standards” requires that any revisions to the Near Southside Development Standards and Guidelines must be considered by the Urban Design Commission, the Zoning Commission and the City Council;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS AS FOLLOWS:

SECTION 1.

The Near Southside Development Standards and Guidelines, as adopted and incorporated into Ordinance No. 21653, the Zoning Ordinance in Chapter 4, “District Regulations”, Article 13 “Form Based Districts”, Section 4.1305, “Near Southside (NS) District”, Subsection 4.1305.D. “Other standards,” is hereby amended as set out in Exhibit “A”, attached and hereby incorporated into the Zoning Ordinance by reference, amending various sections of the Near Southside Development Standards and Guidelines, Section 5. “Development Standards and Guidelines”, subsection E. “Parking and Driveways” to provide clarification of the requirements for different types of surface parking lots and transitional short-term parking lots which will provide clarity and flexibility for the property owners in the Near Southside District. Copy of the Near Southside Development Standards and Guidelines are available in the Development Services Department.

SECTION 2.

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

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

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

SECTION 5.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any all violations of the provisions of Ordinance Nos. 13896 and 21653 which have

accrued at the time of the effective date of this ordinance and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

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

SECTION 7.

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

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos, Deputy City Attorney

Janette S. Goodall, City Secretary

ADOPTED: _____

EFFECTIVE: _____

EXHIBIT A
NEAR SOUTHSIDE DEVELOPMENT STANDARDS AND GUIDELINES
AMENDMENTS – SECTION 5, SUBSECTIONS E AND G

SECTION 5. PARKWAYS AND DRIVEWAYS

E. Parking and Driveways

3. Surface Parking Lots (see below for Transitional Parking Lots) –Surface parking lots are subject to various standards outlined below, intended to minimize negative impacts on the Near Southside’s highly walkable environment. A parking lot is defined as any on-site or auxiliary parking lot intended to operate for more than five (5) years that is associated with a new or existing building.

- a. Location of Parking Lots Serving On-Site Buildings and Uses – Lots shall be located behind or to the side of buildings as depicted in the diagrams to the right. GUIDELINE – Surface parking lots that front streets are discouraged; all site plan options that minimize surface lots along public streets should be explored.
- b. Off-site Auxiliary Parking Lots– While allowed in the Near Southside, a stand-alone long-term parking lot is discouraged unless essential to the meet the general demand for parking supply for the auxiliary parking lot’s immediate vicinity. Auxiliary lots are subject to all standards applying to on-site parking lots, except parking lot frontage standards in subsection 4 below.
- c. Roadside Elements – The roadside elements required for new development (e.g. pedestrian lights and street trees required by Section 5.B.3.) also apply to new surface parking lots.
- d. General Parking Lot Design Standards – Additional parking lot design standards are contained in Section 6.201 of the Zoning Ordinance.

4. Maximum Surface Parking Lot Frontage For new on-site parking lots serving uses in new or existing buildings, the percentage of parking lot frontage along any street shall not exceed the following maximums:

- e. 40% of the development site’s total frontage length along a project’s primary streets, and
- f. 70% of the development site’s total frontage length along a project’s secondary streets.

Parking lot frontage measurements shall include the combined frontage length of any paved and/or drivable surface that functions as part of a parking lot’s circulation, such as – but not limited to – drive aisles and parking spaces.

5. Surface Parking Screening Parking lots that front a street shall be separated from the sidewalk by a decorative and durable screen or landscaping at least 4 ft. in height.

GUIDELINE – Screening walls attached to buildings should be designed as architectural extensions of the building, constructed of the same materials and style. This requirement is not applicable to auxiliary parking lots.

6. Transitional Parking Lots. A transitional parking lot provides needed parking in a high activity area without negatively impacting the site’s long-term development. A transitional parking lot is defined as any parking lot intended to operate for up to five (5) years and is associated with a new or existing building.

7. Review of Transitional Parking Lot. Proposals for short-term transitional parking lots consistent with all applicable development standards provided below may be approved administratively by the Development Services Director without UDC review. The UDC shall review proposals for transitional parking lots when a waiver from the development standards is requested. The review will consider the proposed transitional parking lot site’s context and the transitional parking lot’s compatibility with surrounding properties and uses.

a. Eligibility for Review – At a minimum, the location must:

- i. Address parking demand generated by off-premise construction, projects, or uses, and/or
- ii. Facilitate another site’s desirable development as a parking lot and not a staging site.

NOTE: This section and all standards applying to transitional parking lots do not apply to construction staging lots primarily serving construction vehicles, contractor parking, trailers, or other users directly associated with a construction project. The duration of time for construction staging sites shall match the construction project’s duration of time.

b. Locations

- i. Transitional parking lots are most appropriate in highly active business areas with high demand for additional off-street parking.
- ii. Proposed transitional parking lots should avoid direct frontage along designated Main Streets (see map in section 4.C.1.). See provisions in the section below for contextual site standards applying to Main Street locations.

c. Primary Design Features – The following elements should apply in most cases (unless noted as required in all). Any proposal to exempt any of these core features will be evaluated on a case-by-case basis, factoring specific site conditions:

- i. Dust free surface (required in all cases)
- ii. Screening of public frontages, particularly in key pedestrian locations
- iii. Wheels stops and other elements to delineate individual spaces and drive areas
- iv. Safety lighting
- v. Curb and sidewalks along public street frontages
- vi. Tree preservation (in addition to basic protection of significant trees)

- vii. Lots on designated Main Streets – Lots should include a buffer setback along the Main Street’s frontage. The buffer setback should include landscaping and/or other elements as well as a vertical edge element along the Main Street sidewalk
- viii. Pay to Park Lots – Visible signage clearly showing fees, time limits, and payment methods
- d. Duration (Time Period) and Renewal
 - i. Because transitional parking lots are intended to meet parking demand in high activity areas while also facilitating the future development of the sites, the duration or time period for a transitional parking lot is may range from one (1) to five (5) years, provided however, that a shorter time period may be approved administratively as determined by the Development Director or UDC, as applicable, using the criteria listed section 7.a, above.
 - ii. Renewal –Applications for renewal of a transitional parking lot must be filed not later than 90 days before the expiration of the transitional parking lot’s time period and may be approved administratively. Each transitional parking lot is allowed only one (1) renewal.
 - iii. Denial of Renewal – If the transitional parking lot has not been constructed within the timeframe of the approved Certificate of Appropriateness (COA) for the project (two (2) years), and Development Director or the UDC determines that there has not been significant progress toward the site’s development then the requirements of a permanent parking lot would apply, if the site were to continue use a parking lot (e.g. pedestrian lights and street trees installed along roadside, canopy trees planted within the lot, permanent screening along sidewalks).

NOTE: Short Term Construction Staging Sites

Short Term Construction Staging Sites will be reviewed administratively before the construction project’s permit process. Time limits for construction staging sites shall match the construction project’s time limits, but shall not exceed three (3) years.

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G. On-Site Landscaping

1. Tree Preservation and Canopy Requirements

- b. Trees in Surface Parking Lots – All new construction projects that include long-term surface parking shall provide at least 40% tree canopy coverage of surface parking lots (refer to the categorized list of canopy trees on the following page.)