



ZONING COMMISSION

AGENDA

Wednesday, September 13, 2023

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/rb612b1c662ed778810939b92aaf4c96f>

Meeting/ Access Code: 2554 944 5303

Registration Required

Teleconference

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

Meeting/ Access Code: 255 494 45303

Viewing Only

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

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

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

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

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

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

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

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

However, you can also sign-up to speak prior to the Public Hearing if attending in-person. For questions or assistance with registration, please contact Alex Johnson at Alexander.Johnson@fortworthtexas.gov or (817)392-8047.

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 | _____ | Jeremy Raines, CD 7 | _____ |
| Willie Rankin, Chair, CD 2 | _____ | Tiesa Leggett, CD 8 | _____ |
| Beth Welch, CD 3 | _____ | Kimberly Miller, CD 9 | _____ |
| Jesse Gober, CD 4 | _____ | Jacob Wurman, CD 10 | _____ |
| Rafael McDonnell, Vice Chair, CD 5 | _____ | Cathy Romero, CD 11 | _____ |
| Dr. Mia Hall, CD 6 | _____ | | |

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

Staff

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, OCTOBER 17, 2023 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of August 9, 2023 _____ **Chair**

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

B. CONTINUED CASES **District**

1. ZC-22-186 **CD 2**

- a. Site Location: 3602 N. Grove Street
- 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.

2. ZC-22-194 **CD 11**

- a. Site Location: 3621 Meadowbrook Drive
- b. Acreage: 0.45
- c. Applicant/Agent: Texas Capital Investing of North Texas Holding LLC / Ryan Larcon
- d. Request: From: "A-7.5" One-Family
To: "PD-A-7.5" Planned Development for all uses in "A-7.5" One-Family plus triplex; site plan included

3. ZC-23-049 **CD 9**

- a. Site Location: 6260 Old Hemphill Road
- b. Acreage: 2.69
- c. Applicant/Agent: Juval Enterprises LLC. / Gerry Curtis of G. Curtis Surveyors LLC
- d. Request: From: "A-5" One Family Residential
To: "I" Light Industrial

This case will be heard by Council on September 26, 2023

4. ZC-23-092 **CD 9**

- e. Site Location: 2401 S University Drive
- f. Acreage: 1.98
- g. Applicant/Agent: Bennett Partners
- h. Request: From: "A-5" One Family Residential/TCU Residential Overlay
To: "PD/SU" Planned Development Specific Use/TCU Residential Overlay for general office in "E" Neighborhood Commercial; site plan included.

This case will be heard by Council on September 26, 2023

5. ZC-23-105 **CD 11**

- a. Site Location: 3800 Radford Road
- b. Acreage: 0.25
- c. Applicant/Agent: German Muñoz / Alpha Family Group, James Walker
- d. Request: From: "MU-1/SS" Low Intensity Mixed-Use / Stop Six Overlay
To: "A-10/SS" One-Family / Stop Six Overlay

6. ZC-23-109 **CD 11**

- a. Site Location: 4421 Martin Street
- b. Acreage: 0.64
- c. Applicant/Agent: Vanessa E. Villa
- d. Request: From: "A-10" One-Family
To: "A-5" One-Family

7. ZC-23-110 **CD 11**

- a. Site Location: 2517-2531 Hemphill Street
- b. Acreage: 0.864
- c. Applicant/Agent: Martin Quezada Vela & Juana Valdez Guzman
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

8. ZC-23-111 **CD 3**

- a. Site Location: 3225 Alameda
- b. Acreage: 7.985
- c. Applicant/Agent: Aradi Properties, LLC / Mohamed Sharaf
- a. Request: To: Add Conditional Use Permit (CUP) to allow a one lane automated carwash facility in "F" General Commercial; site plan included with development standard waivers for freeway sign height and sign area

9. ZC-23-114

CD 11

- a. Site Location: 2937 N Beach Street
- b. Acreage: 2.19
- c. Applicant/Agent: Amr Elborai of Elborai Group, LLC
- d. Request: From: "E" Neighborhood Commercial
To: "I" Light Industrial

This case will be heard by Council on September 26, 2023

10. ZC-23-117

CD 5

- a. Site Location: 3300 Raider Drive
- b. Acreage: 10.15
- c. Applicant/Agent: Amtex Multi-Housing LLC / Joe Paniagua
- d. Request: From: "AG" Agricultural
To: "C" Medium Density Multifamily

This case will be heard by Council on September 26, 2023

C. NEW CASES

11. SP-23-007

CD 5

- a. Site Location: 11200-11350 Block Trinity Boulevard
- b. Acreage: 8.649
- c. Applicant/Agent: Harold & Carol Pierce/ Ray Abraham, Leon Capital Group
- d. Request: To: Add site plan for a 123,750 square foot building in PD 1339 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and a development standard to allow parking for warehouse and industrial uses to be calculated at one space per four employees

12. SP-23-008

CD 5

- a. Site Location: 11200-11350 Block Trinity Boulevard
- b. Acreage: 8.561
- c. Applicant/Agent: Harold & Carol Pierce/ Ray Abraham, Leon Capital Group
- d. Request: To: Add site plan for a 137,250 square foot building in PD 1339 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses (see docket) and a development standard to allow parking for warehouse and industrial uses to be calculated at one space per four employees

13. ZC-23-103

CD 11

- a. Site Location: 2309 Dalford & 2320 Westbrook
- b. Acreage: 1.07
- c. Applicant/Agent: Kelvin T. Robertson
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

14. ZC-23-122

CD 9

- a. Site Location: 5212 James Avenue
- b. Acreage: 0.172
- c. Applicant/Agent: Jesus Luna
- d. Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family

15. ZC-23-123

CD 2

- a. Site Location: 321 E Central Avenue
- b. Acreage: 0.2181
- c. Applicant/Agent: Grant Engineering, Inc
- d. Request: From: "PD 130 PD/SU" Planned Development / Specific Use for meeting/reception hall for social functions of members and their guests and/or private parties, including serving and selling alcoholic beverages to such persons; including bingo games, wedding receptions, dances, and other similar activities; no bar, cocktail lounge, nightclub, or tavern for the purpose of selling alcoholic beverages to the general public shall be permitted; site plan waived
To: Amend PD 130 to allow uses in "CF" Community Facilities zoning and development waivers for utilizing on-street parking, maneuvering into the right-of-way, and installing a 5-foot open-design front yard fence are requested; site plan included

16. ZC-23-124

CD 9

- a. Site Location: 2900 8th Avenue
- b. Acreage: 0.1492
- c. Applicant/Agent: Po Chu Lu / Randy Free
- d. Request: From: "PD 1061 PD/ER" Planned Development for medical clinic and professional offices only with "ER" Neighborhood Commercial Restricted development standards and to include art gallery and studio; site plan approved
To: "A-5" One-Family

17. ZC-23-125

CD 11

- a. Site Location: 2709 Hemphill Street
- b. Acreage: 0.17
- c. Applicant/Agent: Pierre Joudy & Shadi Mansour / George Muckleroy
- d. Request: From: "E" Neighborhood Commercial
To: "C" Medium Density Multifamily

18. ZC-23-126

CD 9

- a. Site Location: 4518 and 4520 Hemphill Street
- b. Acreage: 0.253
- c. Applicant/Agent: Alfonso Duran
- d. Request: From: "PD 273 PD/SU" Planned Development / Specific Use for used car sales and office in the "F" General Commercial District
To: "E" Neighborhood Commercial

19. ZC-23-127

CD 10

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

20. ZC-23-128

CD 7

- a. Site Location: 4921 Parkview Hills Lane
- b. Acreage: 0.15
- c. Applicant/Agent: Jakayla Boyd
- d. Request: To: Add Conditional Use Permit (CUP) to allow a daycare in a private residence in "A-5" One-Family Residential for a maximum of 5 years; site plan included

21. ZC-23-129

CD 7

- a. Site Location: 9391 Boat Club Road
- b. Acreage: 5.92
- c. Applicant/Agent: Holt Hickman Etal / Mary Nell Poole, Townsite
- d. Request: From: "PD 350" Planned Development for all uses permitted in "F" General Commercial including assisted living facilities, except: sexually oriented businesses, night clubs, bars, cocktail lounges, taverns, dance halls, billiard halls, electronic amusement arcades, shooting gallery; site plan waived
To: "C" Medium Density Multifamily

22. ZC-23-130

CD 7

- a. Site Location: 220 Roberts Cut Off Road
- b. Acreage: 15.49
- c. Applicant/Agent: Stratoflex/Parker Hannifin Corporation
- d. Request: From: "I" Light Industrial, "K" Heavy Industrial & "B" Two-Family
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus aerospace manufacturing with development standards for bufferyard and screening fence; site plan included

23. ZC-23-131

CD 9

- a. Site Location: 2940 James Avenue
- b. Acreage: 0.14
- c. Applicant/Agent: Joyce Davidson / Chris Chavez
- d. Request: From: "E" Neighborhood Commercial
To: "A-5" One-Family

24. ZC-23-139

CD 11

- a. Site Location: 2415 Gillis Street
- b. Acreage: 0.1262
- c. Applicant/Agent: City of Fort Worth Development Services Department
- d. Request: From: "A-5 One-Family
To: "MU-2" High Intensity Mixed-Use

This case will be heard by Council on September 26, 2023

25. ZC-23-140

CD 2

- a. Site Location: 1118 Jacksboro Highway & 1121 Terrace Avenue
- b. Acreage: 0.37
- c. Applicant/Agent: Fort Worth Living, LT
- d. Request: From: "A-5" One-Family

To: "PD/SU" Planned Development/Specific Use for a single-family home along Terrace Ave and warehouse, office and retail use facing Jacksboro Highway, with waivers to lot coverage, setbacks, landscaping and parking; site plan waived

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: September 13, 2023

Case Number: ZC-22-186

District: 2

Conditional Use Permit

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**

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| 2. Surrounding Zoning and Land Uses | |
| 3. Recent Zoning History | 6. Zoning Map with 300 ft. Notification Area |
| 4. Public Notification | 7. Site Plan |
| 5. Development Impact Analysis | 8. Area Map |
| a. Land Use Compatibility | 9. Future Land Use Map |
| b. Comprehensive Plan Consistency | 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 by 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 case was submitted in October 2022 and placed on hold for 6 months to receive an appropriate site plan. To keep the case from expiring and having the applicant forfeit their fees, the case was placed on the May 10, 2023 agenda. The case was continued from both the May and July Zoning Commission meetings to allow the applicant time to revise the site plan. To date, no revisions have been received for the original October 2022 site plan, and the case is approaching the 11-month mark. Additionally, the applicant has failed to pay their continuance fees.

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.

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.

Fire

1. Pallet piles shall cover an area not greater than 400 sq/ft.
2. Pallet types shall comply with 315.7.5.
3. Shall comply with separation distances in 315.7.6.1 for buildings and 315.7.6.2 from other combustibles and pallet piles. Separations depend on pallet type (wood or plastic) and building wall construction type (masonry, wood, etc).
4. Section 2810 Pallet Storage Recycling (repairing) or Manufacturing requires:
2810.0 Detailed site plan (the included site plan DOES NOT show location of pallet storage, designated

smoking areas, fire access roads, dust collection systems, utilities)

2810.3 Fire Prevention Plan (see code for details)

2810.4 Fire Safety and Evacuation Plan

2810.5 Security Management Plan.

5. Section 2810 Pallet Storage Recycling (repairing) or Manufacturing: Pallet stacks
 - shall not be stored within .75 times the stack height or 8' of the property line, whichever is greater.
 - shall not be stored within .75 times the stack height of any important building on site.
 - shall not exceed 20' in height.(alternative approaches may be viewed in 2810.11 but would require approval by Fire Marshal).
6. Storage of hazardous materials depends on the material and quantity. Specific control areas are defined in Chapter 50. If hazardous materials are to be stored on site, they need to be identified by type, quantity and method of storage, including control areas. Storage of empty combustible barrels is considered Outside Storage; Section 315.4.
7. A site plan, details on the number of pallets intended to be stored and the purpose of the storage, and details on any hazardous materials storage are needed for further review.
8. One point of access is required for commercial uses. Access may be considered from public streets as long as there are no obstructions.
9. One point of access is required for commercial uses. Access may be considered from public streets as long as there are no obstructions.
10. 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.
11. The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022.

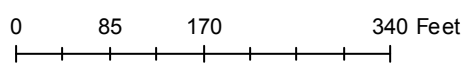
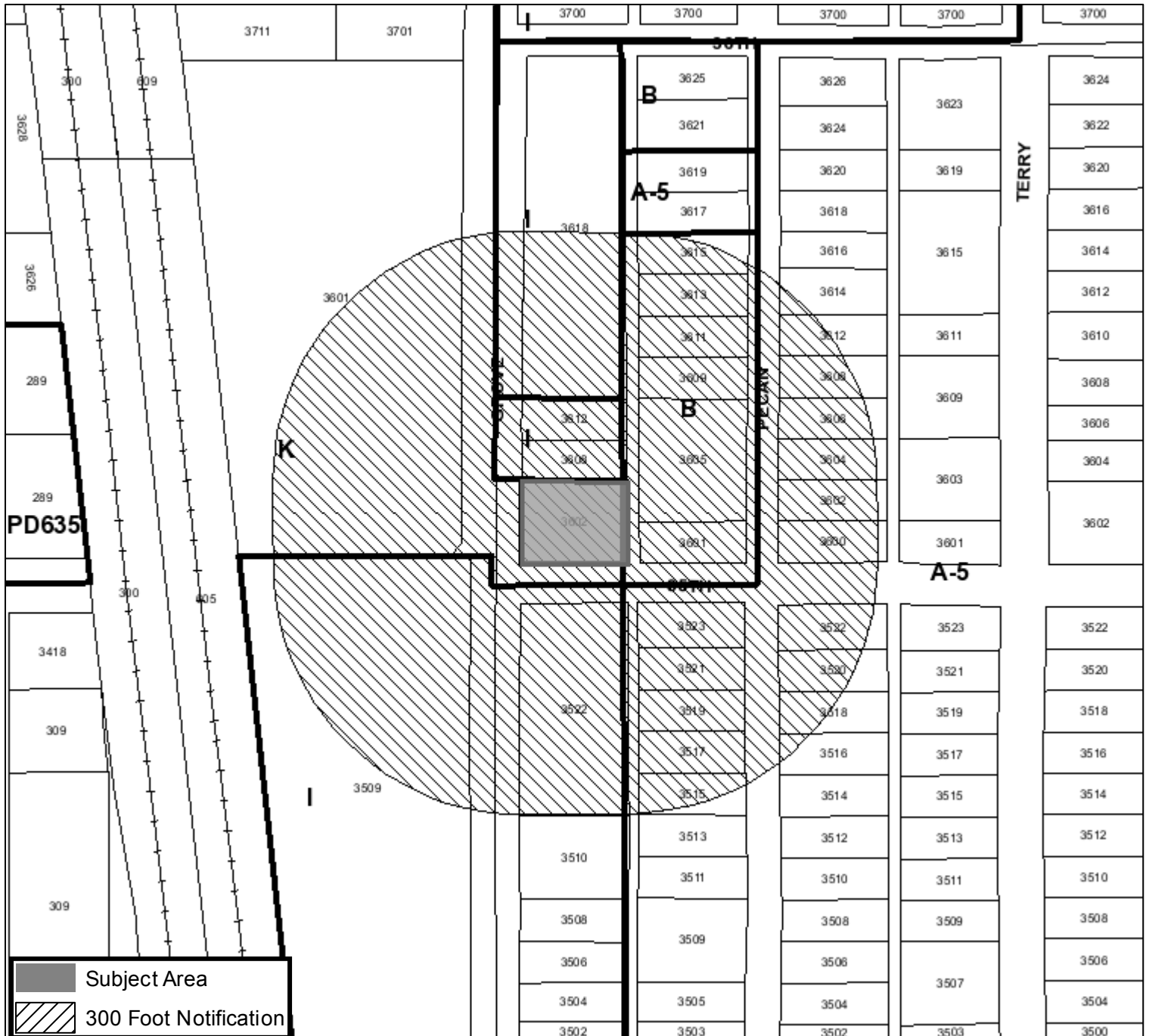
<https://www.fortworthtexas.gov/departments/fire/services/bureau>

(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.)

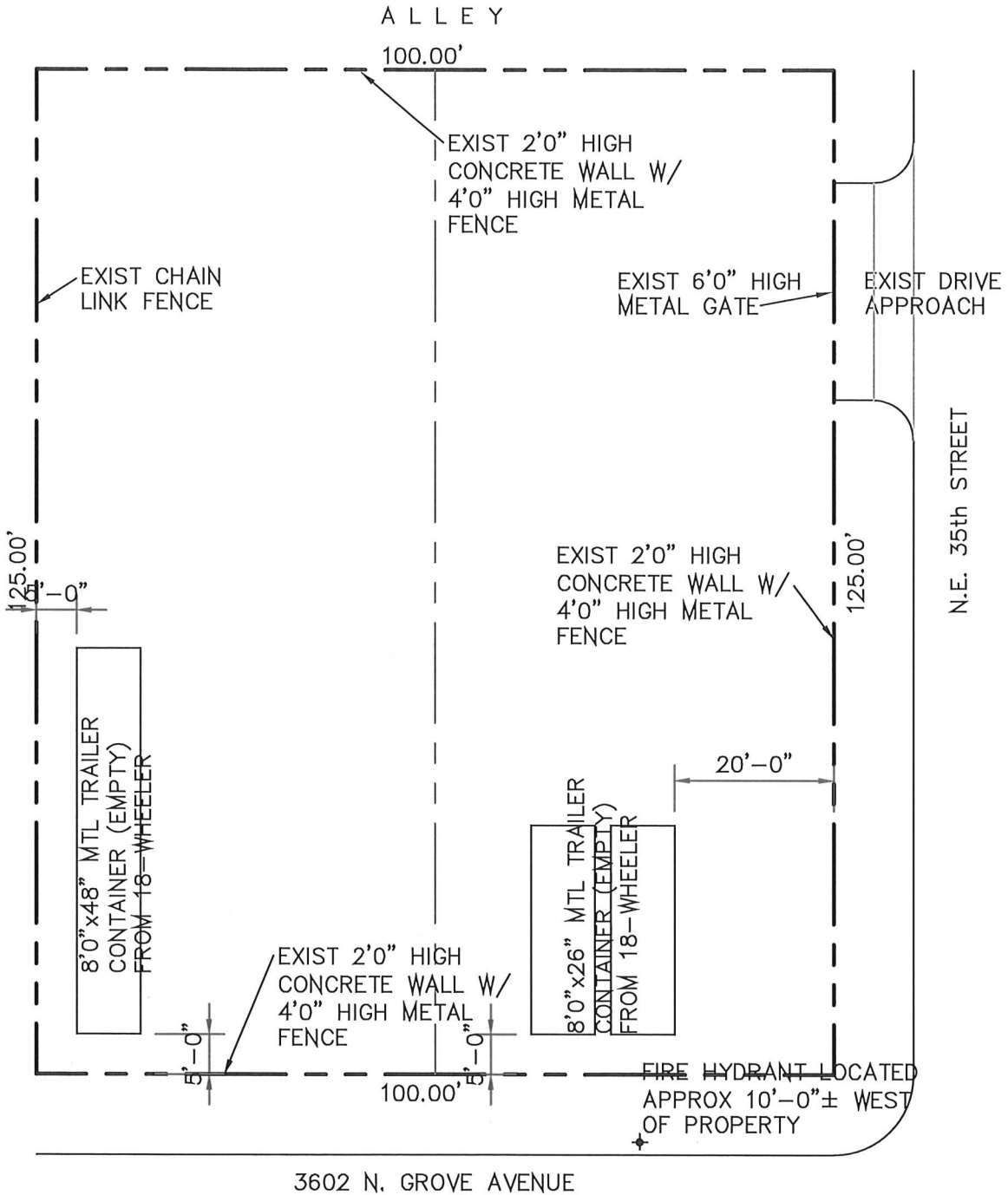


Area Zoning Map

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



Case #ZC-22-186

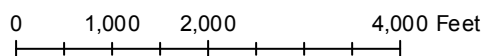
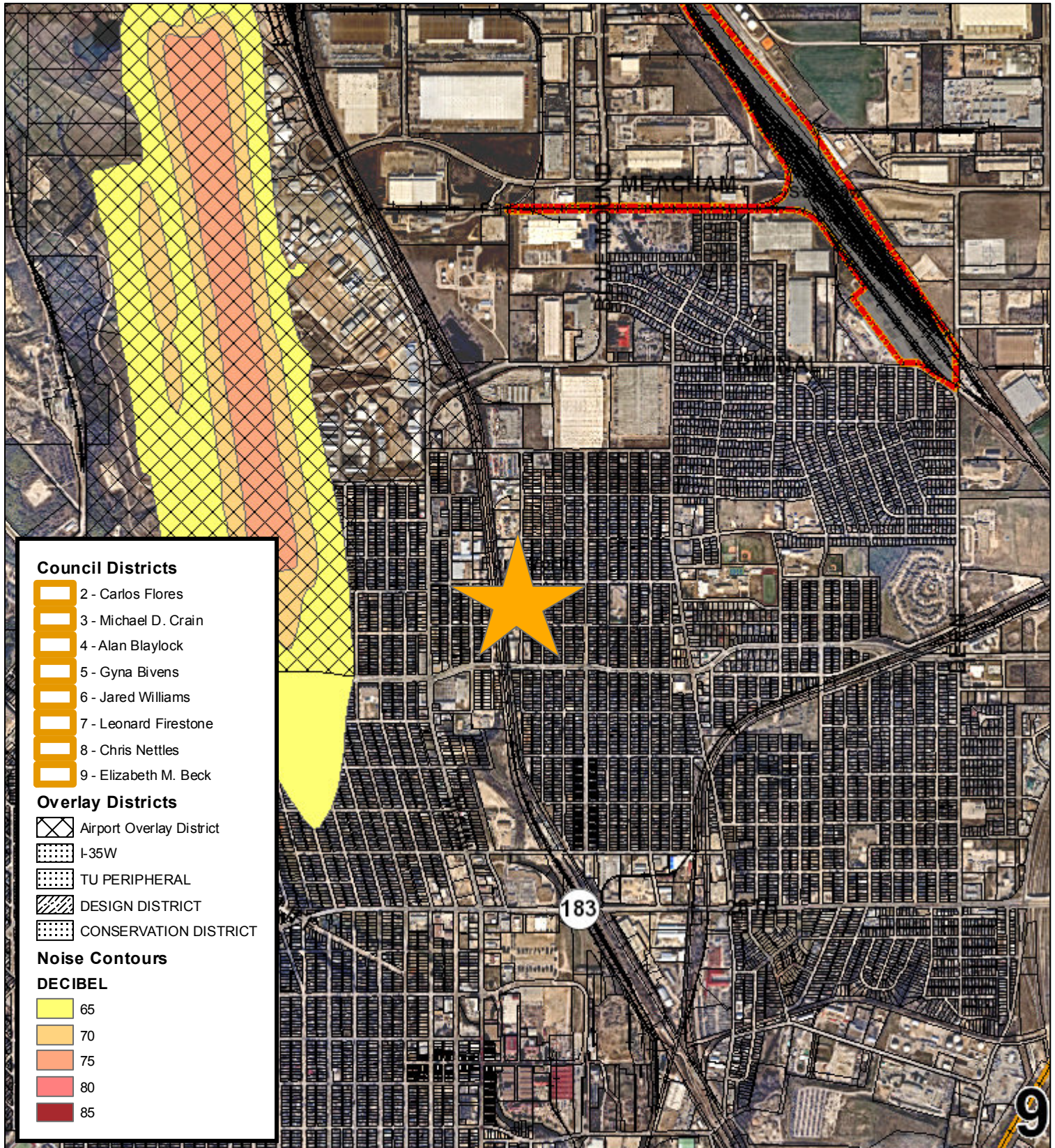


SITE PLAN

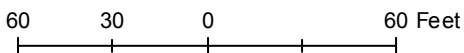
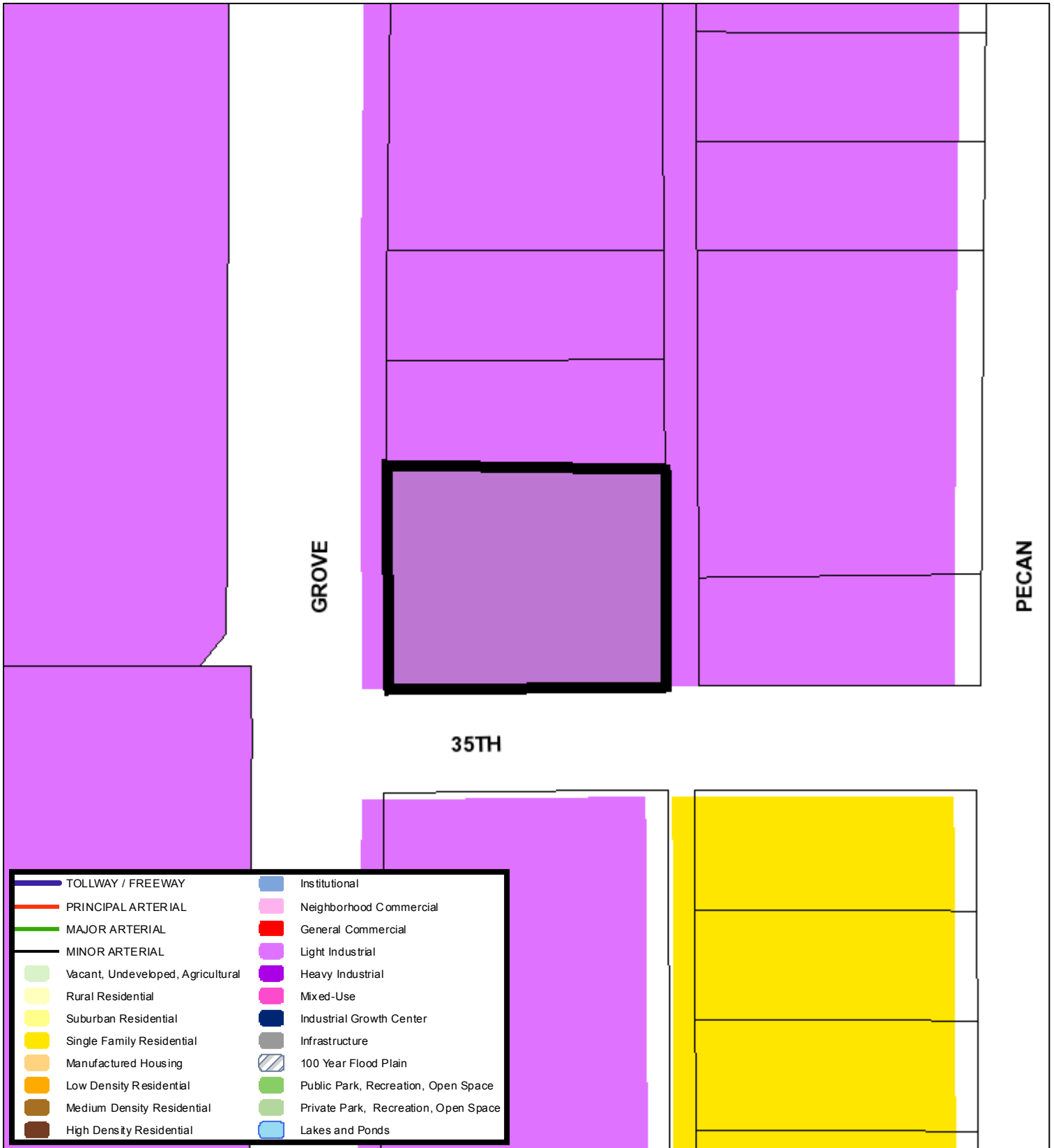
1" = 20'-0"

LOT S 11&12 BLOCK 30
FOSTEPKO HEIGHTS
FORT WORTH, TEXAS

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: September 13, 2023

Case Number: ZC-22-194

Council District: 11

Zoning Map Amendment & Site Plan

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

Owner / Applicant: Texas Capital Investing of North Texas Holding LLC / Ryan Larcon

Site Location: 3621 Meadowbrook Drive

Acreage: 0.45 acres

Request

Proposed Use: Residential Development

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

To: "PD/A-7.5" Planned Development for all uses in "A.7.5" One-Family plus triplex; 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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4. [Public Notification](#)
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 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The property in question can be found 200 feet west of the intersection of Meadowbrook and Ayers. Currently, the property is being used as a triplex and is leased to tenants. A zoning change has been requested due to a code violation. This proposal would rezone the property from "A-7.5" Single-Family zoning to a PD (planned development) for triplex use, bringing it into compliance with current regulations.

According to TAD records, the property was constructed in 1947 and is listed as a single-family residence. However, the applicant describes the property as a principal dwelling with two units and a detached garage, later converted to a third unit. No garages or carports are on the property, and tenants use a gravel driveway for parking.

Recent Zoning History

North "A-7.5" One-Family / single-family residence
East "A-7.5" One-Family / single-family residence
South "A-7.5" One-Family/ multifamily residences
West "A-7.5" One-Family / single-family residence

Surrounding Zoning and Land Uses

- ZC-09-115 subject site and surrounding area, Council-initiated zoning, approved November 3, 2009.
- ZC-23-002 property to the east, Council-initiated zoning ER to A-5.
- ZC-22-188 3701 Meadowbrook Drive A-5 to PD/SU plus Triplex

Public Notification

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

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

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

* *Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Although the applicant is requesting the zoning change to bring the existing property into compliance and not to construct a new structure, a site plan has been submitted in the event new construction occurs, it is done consistent with the current dimensions allowing any new building to remain in the existing context of the neighborhood.

Properties along the Meadowbrook block face are predominantly single-family, but a few duplexes were observed.

As such, the proposed zoning **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as Single Family.

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

The proposed zoning **is not consistent** with the Comprehensive Plan future land use designation. However, the proposed base zoning is consistent and is in alignment with the following policies of the Comprehensive Plan:



- Promote a variety of housing choices
- Additionally, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town. While the use of three units is not consistent with the Single-Family designation of the future land use plan, it does provide affordable and accessible housing which is also a policy of the city.

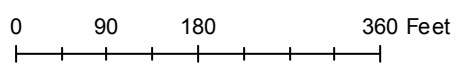


Area Zoning Map

Applicant: Ryan Lancon
 Address: 3621 Meadowbrook Drive
 Zoning From: A-7.5
 Zoning To: PD/A-7.5 plus triplex
 Acres: 0.45444127
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 9/13/2023
 Contact: 817-392-2495



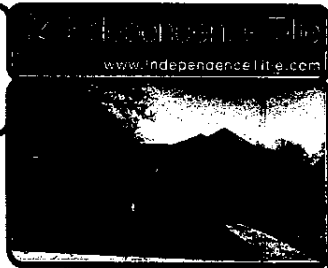
 Subject Area
 300 Foot Notification





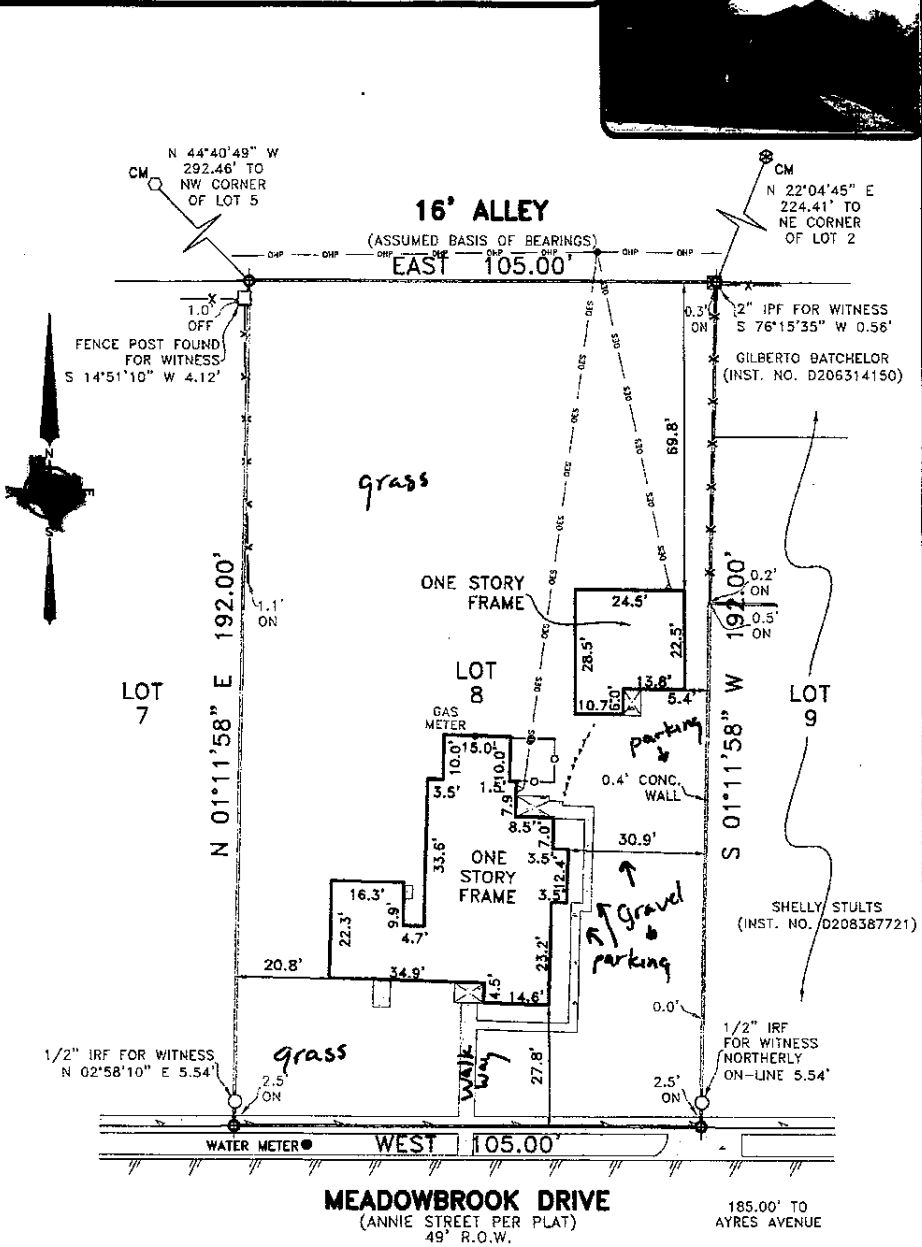
3621 Meadowbrook Drive

Lot 8, Block 16, TANDY ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 388, Page 31, Deed Records, Tarrant County, Texas.



owner
Texas Capital
Investing of
North Texas
Holdings
LLC /
Ryan
Lancom
817-694-
2467

- LEGEND**
- 1/2" ROD FOUND
 - ⊗ 1/2" ROD SET
 - 1" PIPE FOUND
 - ⊗ 2" PIPE FOUND
 - ⊗ 3/8" ROD FOUND
 - ◆ POINT FOR CORNER
 - FENCE POST FOR CORNER
 - CM CONTROLLING MONUMENT
 - AC AIR CONDITIONER
 - PE POOL EQUIPMENT
 - TE TRANSFORMER PAD
 - COLUMN
 - POWER POLE
 - ▲ UNDERGROUND ELECTRIC
 - △ OVERHEAD ELECTRIC
 - OHP— OVERHEAD ELECTRIC POWER
 - OES— OVERHEAD ELECTRIC SERVICE
 - CHAIN LINK
 - WOOD FENCE 0.5' WIDE TYPICAL
 - I— IRON FENCE
 - X— METAL FENCE
 - DOUBLE SIDED WOOD FENCE
 - E— EDGE OF ASPHALT
 - G— EDGE OF GRAVEL
 - CONCRETE
 - COVERED AREA
 - BRICK
 - STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 388, PG. 31

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0310L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Independence Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Purchaser

Date: _____
Purchaser

Drawn By: RBR/EGR

Scale: 1" = 30'

Date: 08/02/2022

GF No.: 2236858-PHDA

Job No. 2021933-01

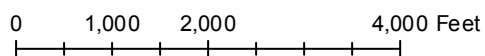
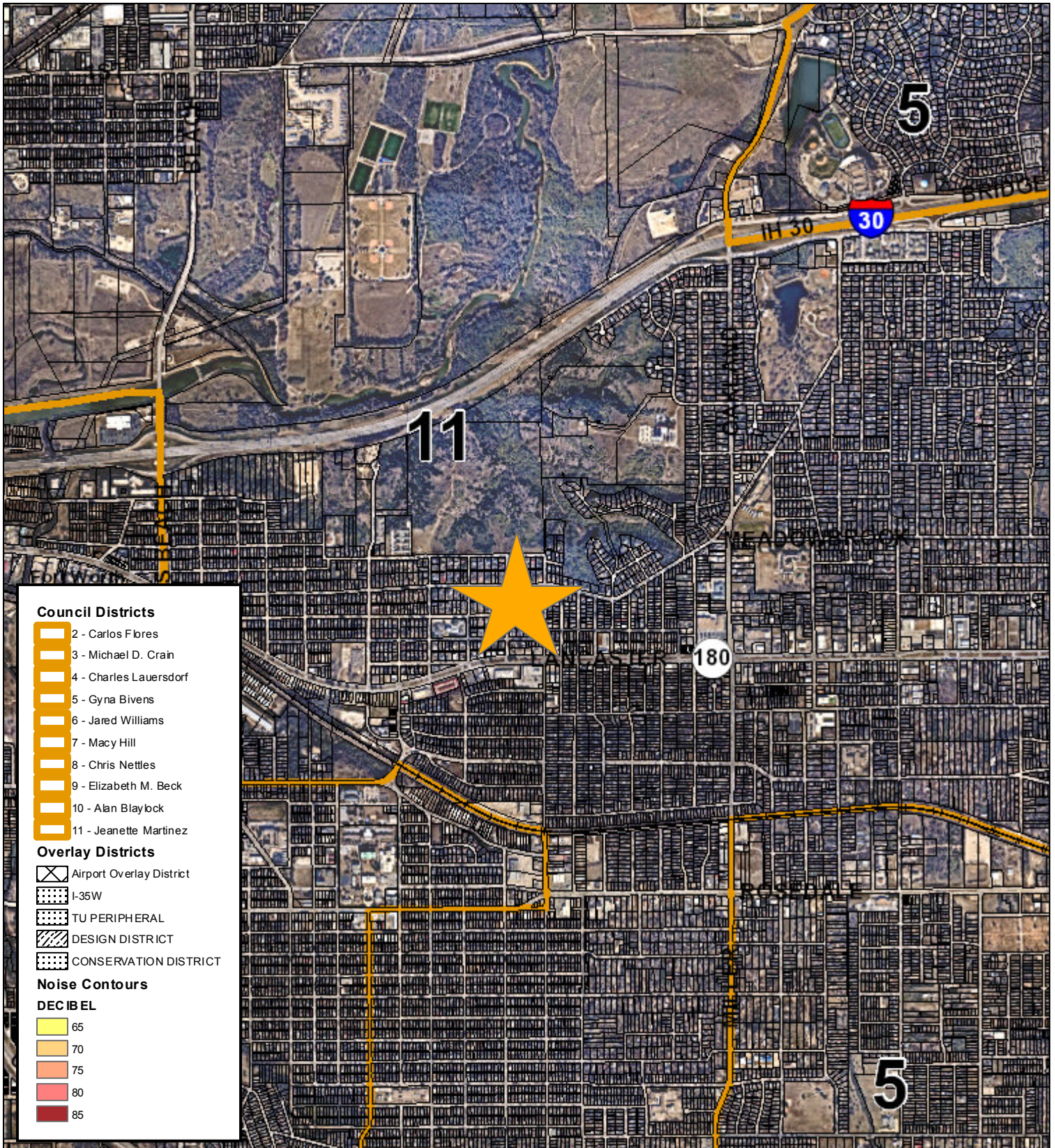
CBG
SURVEYING TEXAS LLC

12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10188800
www.cbgtile.com

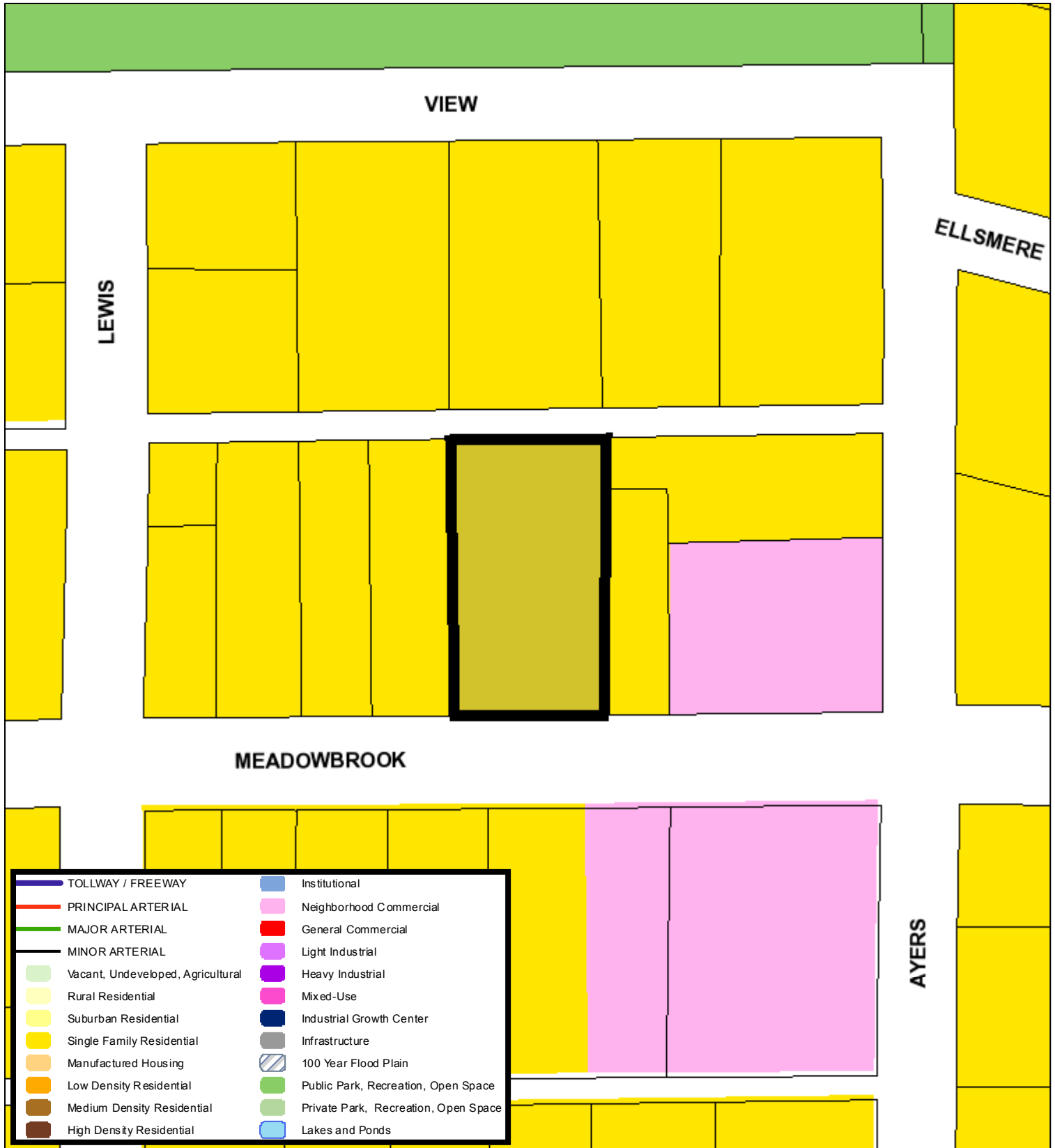
STATE OF TEXAS
REGISTERED
MICHAEL CHURCHWELL
6384

Director of Development Services
"Meadowbrook triplex"
2C-22-194
Date _____

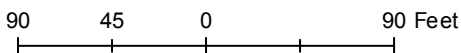
Area Map



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 55 110 220 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-049

Council District: 9

Zoning Map Amendment

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

Owner / Applicant: Juval Enterprises LLC. / Gerry Curtis of G. Curtis Surveyors LLC.

Site Location: 6260 Old Hemphill Road

Acreage: 2.69 acres

Request

Proposed Use: Outdoor Storage

Request: From: "A-5" Single-Family Residential

To: "I" Light Industrial

Recommendation

Land Use Compatibility:

Requested change **is not compatible**

Comprehensive Plan Consistency:

Requested change **is not consistent**

Staff Recommendation:

Denial

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

Project Description and Background

The rezoning site in question is a 2.45-acre patch of undeveloped land situated in the Sycamore Sector, located west of I-35w and north of Altamesa Blvd. The existing zoning for the property is "A-5" One-family residential. As a result of the Line Compressor site located north of the property and the neighborhood located to the south, the subject site is limited in its development possibilities.

Initially, the applicant applied to rezone the land to "K" Heavy Industrial. However, due to opposition from the neighborhood to the south, they requested a 60-day continuance from the Zoning Commission to explore other options.

The applicant is now seeking a Conditional Use Permit for outdoor storage. This is because they would not have the setback restriction since no habitable structure would be built. However, this use is only allowed in industrial zoning, so they would have to rezone to "I" Light Industrial and apply for the Conditional Use Permit.

The application did not include a general layout of the proposed land use. If requested, the applicant must provide the necessary details to the Zoning Commission or City Council. It's important to note that a site plan or general layout isn't mandatory for industrial rezoning applications. Still, it can be beneficial for staff and elected officials to understand how the property will be organized and operated if provided.

Surrounding Zoning and Land Uses

North "I" Light Industrial / line compressor site
East "E" Neighborhood Commercial/ across Old Hemphill Rd. vacant
South "A-5" One-Family Residential / Residences
West "C" Medium-density multifamily/undeveloped land

Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on July 26, 2023:

| Organizations Notified | |
|--|-------------------------|
| Hallmark Camelot Highland Terrace Neighborhood Association | Streams And Valleys Inc |
| Trinity Habitat for Humanity | Fort Worth ISD |
| Everman ISD | Crowley ISD |

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The site is located south of a line compressor site and it is currently designated as A-5 One-Family Residential, and there are strict setbacks for protected uses such as homes. Even if the land is zoned for industrial use, the 300-foot setback to a habitable structure would still pose a challenge for development; the applicant has expressed that they would seek a Conditional Use Permit for outdoor storage if the zoning change is granted. The east and west properties are undeveloped, but the properties directly to the south are zoned “A-5” One-Family residential.

The proposed site would be used for outdoor storage, which could be disruptive to the residents to the south and potentially impact property values. "I" Light Industrial Zoning classification is inappropriate for a residential neighborhood. This zoning could open the site to more intensive and disruptive uses incompatible with residential areas if approved.

Given the above factors, the proposed zoning is **not compatible** with the surrounding land uses. Therefore, the "I" zoning classification is inappropriate for this parcel.

Comprehensive Plan Consistency – Sycamore

The 2022 Comprehensive Plan currently designates the subject property as future Single Family Residential, “K” Heavy Industrial zoning is not an acceptable zoning district within future Single-Family residential area.

| RESIDENTIAL | | OTHERS, CP |
|---------------------------|----------------------------------|----------------------|
| 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 |

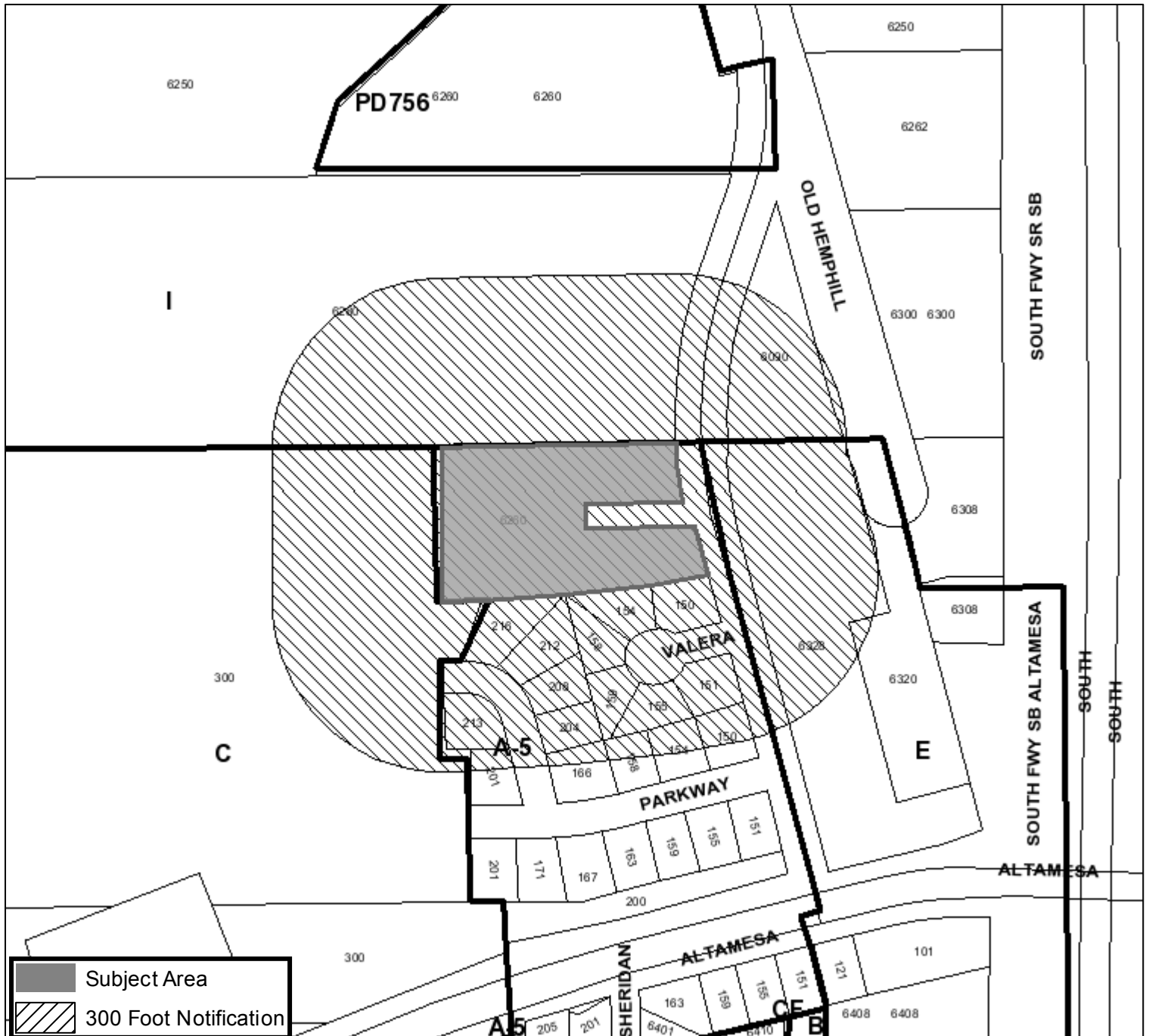
In addition, the proposed rezoning does not meet any of the land use policies specific to the Sycamore sector of Fort Worth, and actively works against the policies listed below:



2. Protect residential areas from encroachment by commercial and industrial uses.

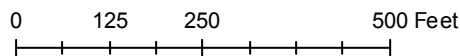
The proposed Zoning is **not consistent** with the adopted comprehensive plan.

Area Zoning Map

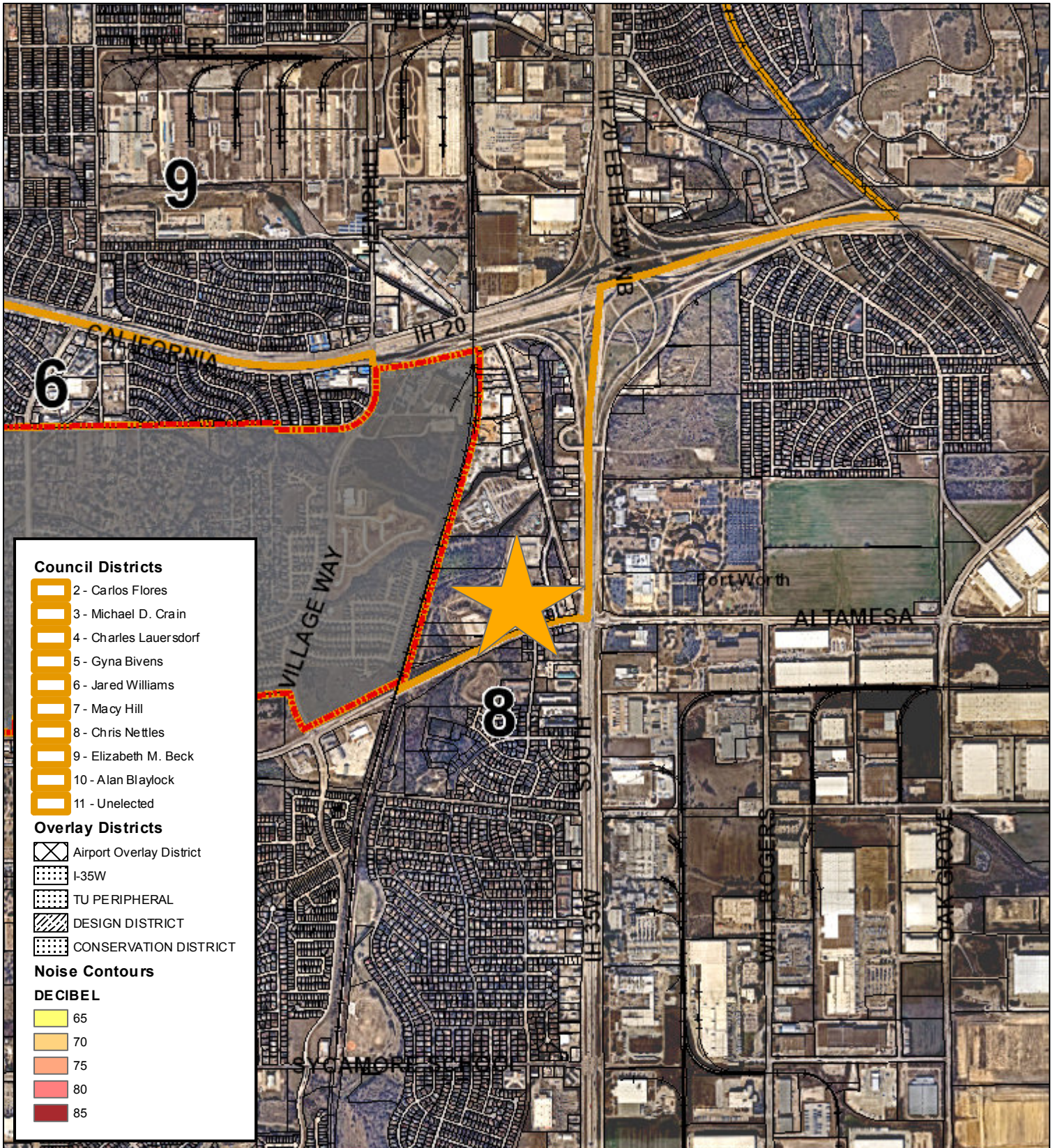
Applicant: Juval Enterprises LLC
 Address: 6260 Old Hemphill Road
 Zoning From: A-5
 Zoning To: K
 Acres: 2.45109258
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 6/14/2023
 Contact: null













 Subject Area
 300 Foot Notification








Area Map



Council Districts






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

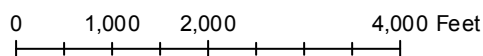
Overlay Districts

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

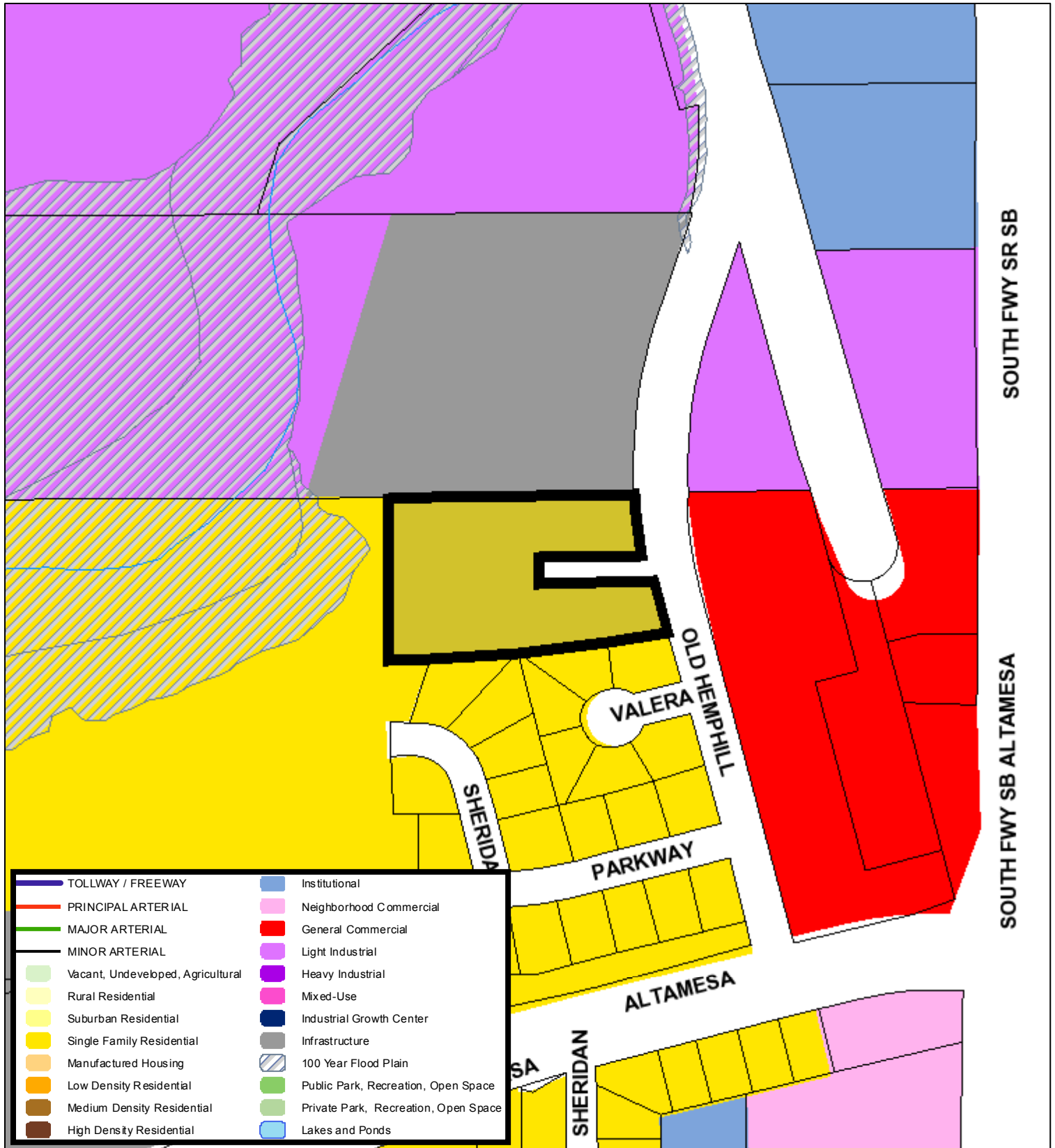
Noise Contours

DECIBEL

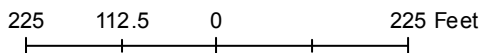
-  65
-  70
-  75
-  80
-  85



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



0 140 280 560 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-092

Council District: 9

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Bennett Partners / Cowtown 109, LLC

Site Location: 2401 S. University Drive

Acreage: 1.98 acres

Request

Proposed Use: Office Building

Request: From: “A-5” One Family Residential/TCU Residential Overlay

To: “PD/SU” Planned Development Specific Use/TCU Residential Overlay for general office in “E” Neighborhood Commercial; 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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 - b. [Comprehensive Plan Consistency](#)
 - c. [Site Plan Comments](#)
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10. Site Plan

Project Description and Background

This item was continued from the July 12, 2023 Zoning Commission meeting at the request of the applicant so they could continue to work with the Neighborhood Organizations. The case was continued again on August 9, 2023 due to a technical error in notice. The item has been re-noticed prior to the September meeting. No additional correspondence either in support or opposition have been provided to staff as of this writing. Furthermore, the applicant has since revised the site plan to increase the proposed building square footage from 14,180 square feet to 15,690 square feet and modified the application to request a Planned Development / Specific Use for general office in the "E" Neighborhood Commercial District.

The subject property is located at 2401 University Drive within the TCU Residential Overlay District. The applicant requests to rezone from "A-5" excluding uses (see docket packet) to construct a 15,690 square foot office building, three (3) stories in height. The property is two (2) tracts of land comprising approximately 2 acres. It is currently undeveloped.

A description of the project from the application is provided below:

Detailed Project Description

The project will consist of a new office building and associated parking at 2401 South University Drive. The site is currently zone A-5 Single Family, however, the most recent long-time use of the site was a commercial photography studio and not single family. Traffic noise from South University Drive makes it highly unlikely that this site could ever be successfully developed as non-rental single family as intended in the original, existing zoning.

Just to the north of this site is an existing area of 'E' Neighborhood Commercial where a small historic building currently houses primarily office use (financial advisors, interior designers), along with some small retail spaces. We believe this center proves the compatibility of office use with the surrounding neighborhoods, especially considering that the office space will be used during the daytime hours and will be vacant in the evenings when the adjacent residents are home.

The design of the building and the site plan are also designed with consideration of compatibility with the adjacent neighbors. While the proposed zoning is 'E' Neighborhood Commercial, the building's proposed height is measured as 35' which complies with the existing A-5 Single Family Zoning. Due to the site's topography, the top of the building will be below the elevation of the residential lots above, preserving the homeowner's backyard privacy. In addition, the building and parking lots have been sited to preserve all of the existing trees upslope of the building, preserving the existing views.

To prevent light spill from the parking areas into the surrounding neighborhoods, parking and pedestrian lighting will be on 12' stanchions with 90 degree cut off fixtures.

We believe the proposed 'E' zoning is created for this set of conditions and is appropriate to this situation. We are asking for a PD in order to be able to exclude certain uses from the base 'E' Neighborhood Commercial Zoning that we believe the adjacent neighborhoods would find objectionable and also to limit uses that would generate a higher traffic due to the vehicular ingress and egress challenges.

As stated above in the applicant's narrative, the primary reason for the PD is to request the specific use of general offices in the "E" Neighborhood Commercial zoning district. This is a more restrictive application than the previous iteration and would only allow general office under the "E" district. All other uses under the "E" district would be prohibited. The application, if approved, would also be tied to a site plan which has been submitted and reviewed by City Staff.

Surrounding Zoning and Land Uses

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

Recent Zoning History

- The subject property was rezoned in 2014 under the TCU Residential Overlay District. The purpose of the TCU residential overlay district is to facilitate preservation of existing single-family residential neighborhoods by establishing limitations and special requirements on property uses within the area that are inconsistent with the underlying zoning and original construction thereof by providing a mechanism for making such inconsistent uses compatible.

Public Notification

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

| Organizations Notified | |
|---------------------------------|------------------------------|
| Park Hill Place HOA | Colonial Hills NA |
| Paschal NA | Berkeley Place NA |
| Park Hill NA* | Streams and Valleys Inc |
| Tarrant Regional Water District | Fort Worth ISD |
| University West NA | Trinity Habitat for Humanity |
| Frisco Heights NA | |

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

All the immediate land uses are residential except for a small commercial node to the south located at Park Hill and University. Access to the proposed office complex is off of University, an arterial road. Although the size of the property would allow future subdivision (or single lot) for residential purposes, alternative access would need to be evaluated to prevent direct residential access onto an arterial roadway (University).

Uses allowed in “E” neighborhood Commercial districts are intended to serve single-family residences nearby. These typically develop as “commercial nodes” located along a local or another local or collector street. Unlike the commercial area to the south, the subject site is surrounded by single family residential and is not located on a hard corner or intersection.

The general layout of this site **is not compatible** with surrounding land uses.

Comprehensive Plan Consistency – TCU/Westcliff

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. The proposed zoning is not in alignment with the following policies of the Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers (TCU), where the City seeks to concentrate employment and public services. The proposed zoning is not consistent with the Comprehensive Plan Future Land Use designation.

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. However, if the zoning request is acted favorably upon, then staff recommends the Future land Use Map be revised to reflect this change.

Site Plan Comments

Zoning / Land Use

- State Law prevents a municipality from regulating exterior materials through zoning. These are now regulated through the building Code. You can remove the waiver request from application [Will do](#)
- Waiver Exhibit for PD-E section should have title section reading “Planned Development for all uses in “E” Neighborhood Commercial, excluding the following uses: [Will do](#). [We are having additional discussions on this point with the Park Hill residents and may continue to add further excluded uses.](#)
- On Site Plan, depict and label any existing easements on the property [Will do](#)
- Remove the trees being preserved and show on separate exhibit [Will do](#)
- FYI - Areas directly abutting single family zoning along the north, east, south require a supplemental setback of 3:1 based on height [minimum 30 feet], plus 1:1 for garages carports, as well as a 5 foot landscaped buffer and 6 foot high solid screening fence. Ensure you meet these requirements or they will need to be addressed in the waiver requests [We will produce these diagrams for the zoning hearing](#). [Because of the existing topography our building site is between 20 and 40 feet below the adjacent homes, so we’re not expecting this to be an issue](#)
- Add case reference ZC-23-092 to site plan [Will do](#)
- Add Site Data Table to site plan - include 3 columns – one with Site Data, second with “E” base requirements, and third with proposed “PD-ER” requirements. Any areas that do not meet the minimum will need to be marked with “Waiver Requested” [Will do](#)
- 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. [We think we’ll be in compliance, but Dunaway will run the calculations for us.](#)
- Show location of dumpster on site. It cannot be located in any required front yard nor can it be located between the front face of the building and the street [Will do](#). [We are negotiation with the adjacent](#)

commercial center to share their dumpster thinking that a single dumpster will be less disturbance to the neighbors, but we'll show a planned location just in case.

- Will require sidewalks along University frontage, please add to Site Plan [Sidewalks already exist along University for the entire length of the site.](#)
- Focus on obtaining support letters from closest registered neighborhood organizations (Park Hill, University Place, Frisco Heights, University West & Colonial Hills and property owners directly adjacent to the site or within 300 feet (see attachment) Neighborhood Organization contacts can be searched [here](#). [We have had meetings with UWNA and Park Hill as they clearly seem the most impacted, but we will reach out to the rest as well.](#)
- Make sure to reach out to [Council District 9](#) to make them aware of your request and plans. [We have already spoken to both councilwoman Beck and councilman Crain and continue to stay in contact with them as they receive input.](#)
- Please add Supplemental setback, landscape buffer, and screening requirements to Site Data Table on Site Plan, with the following standards under the "E" column (from table in Section 4.910 of the Zoning Ordinance). [Will do.](#)

Fire Department

Comments

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

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

General Information:

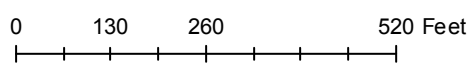
Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future. It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

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

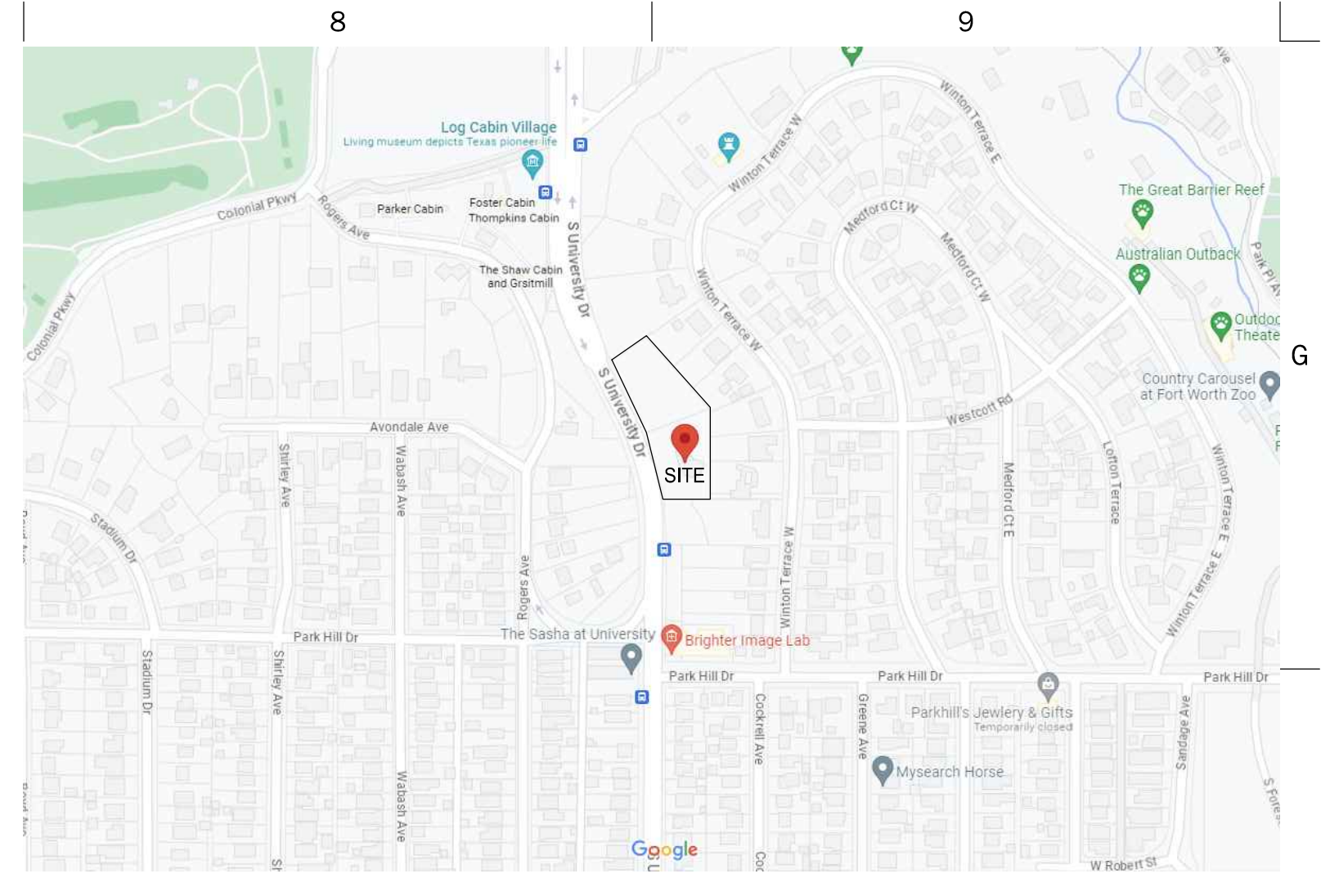
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

Applicant: Cowtown 109 LLC/Michael Bennett
 Address: 2401 & 2325 University Drive
 Zoning From: A-5
 Zoning To: PD-E
 Acres: 1.95823522
 Mapsco: Text
 Sector/District: TCU/Westcliff
 Commission Date: 9/13/2023
 Contact: null



Plot: Aug 02, 2023 - 8:51am c:\otter
 Last Save: Aug 02, 2023 - 8:34am
 File: E:\no23125.00 2401 University\07 CADD\07-02 ACAD\07-20 University-Site Plan.dwg



VICINITY MAP

2401 S UNIVERSITY DRIVE
 FORT WORTH, TX 76109

- NOTES**
1. ALL DUMPSTERS, GROUND LEVEL EQUIPMENT AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
 2. ALL SIGNAGE WILL COMPLY WITH ARTICLE 4, SIGNS.
 3. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 4. PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 5. PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET R.O.W.
 6. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
 7. FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
 8. ALL BUILDING EXTERIOR CONSTRUCTION TO BE A MIX OF MASONRY, AND METAL PANELS.
 9. ALL BUILDING HEIGHTS TO COMPLY WITH CURRENT ZONING RESTRICTIONS.

| SITE DATA | ZONING "E" REQUIRED | ZONING "PD-ER" PROPOSED |
|-------------------|---------------------|-------------------------|
| GROSS ACREAGE | | + - 1.986 ACRES |
| ZONING | A-5 | PD-E |
| EXISTING LAND USE | | VACANT |
| PROPOSED USE | | OFFICE BUILDING |
| MAXIMUM HEIGHTS | 3 STORIES | 3 STORIES |
| GROSS DENSITY | T: 11,810 SF | 0.1712 AC PER AC |
| LANDSCAPE AREA | T: 51,986 SF | 60% |

| BUILDING DATA | SQUARE FOOTAGE |
|------------------------------|----------------|
| ENCLOSED SQUARE FOOTAGE | |
| LEVEL 01 | 4,795 GSF |
| LEVEL 02 | 8,887 GSF |
| LEVEL 03 | 1,660 GSF |
| TOTAL | 15,182 GSF |
| REQUIRED PARKING | |
| OFFICE/PROFESSIONAL BUILDING | 2.5/1000 |
| TOTAL REQUIRED PARKING | 38 SPACES |
| TOTAL PROVIDED PARKING | 39 SPACES |

SCHEMATIC DESIGN

Project No: 23125.00
 Issue Date: 01 JUNE 2023

| Rev. | Description | Date |
|------|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

ARCHITECT / REPRESENTATIVE
 BENNETT PARTNERS
 640 TAYLOR STREET, SUITE 2323
 FORT WORTH, TEXAS 76102
 CONTACT: MICHAEL BENNETT
 PHONE: 817-335-4991

ZC-23-092
 PD SITE PLAN OF
2401 S UNIVERSITY
 Lot 9, Block 9
 Park Hill
 +- 1.98 acres
 PREPARED JUNE 1, 2023

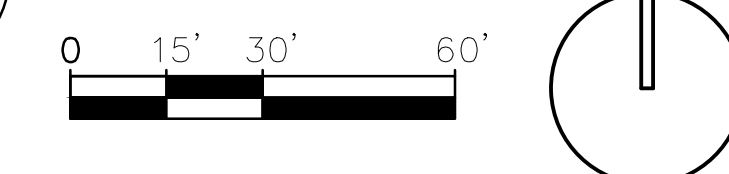
OWNER:
 COWTOWN 109, LLC
 1635 ROGERS ROAD
 FORT WORTH, TX 76107
 CONTACT: KYLE POULSON
 PHONE: 817-291-4455

plotted by: Corley Kotler
 date/time: 8/2/2023 8:51 AM

PLANNED DEVELOPMENT SITE PLAN

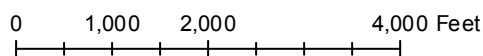
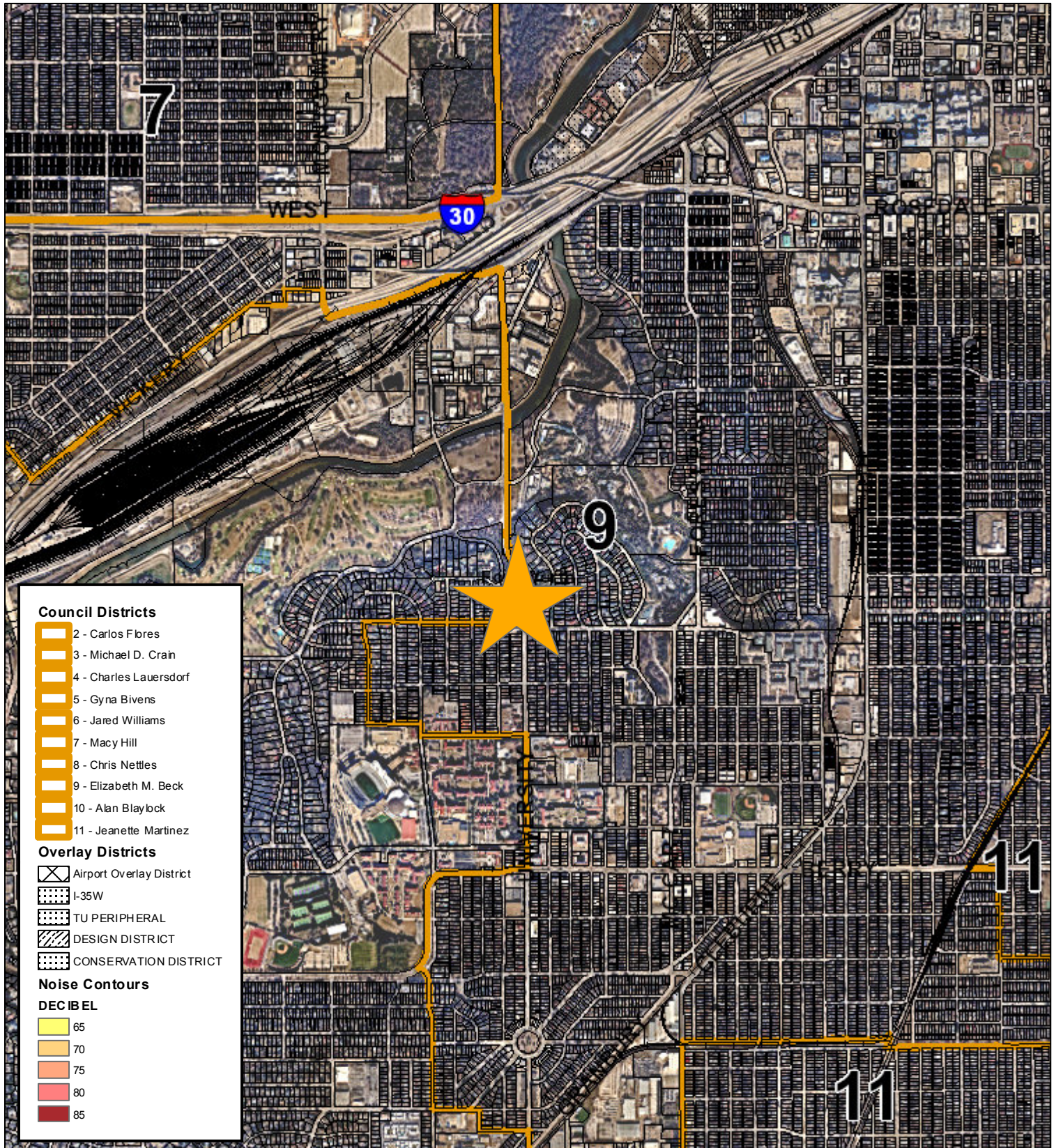
SIGNATURE _____ DATE _____

A1 SITE PLAN - 2401 S UNIVERSITY

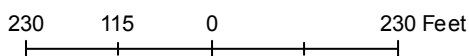
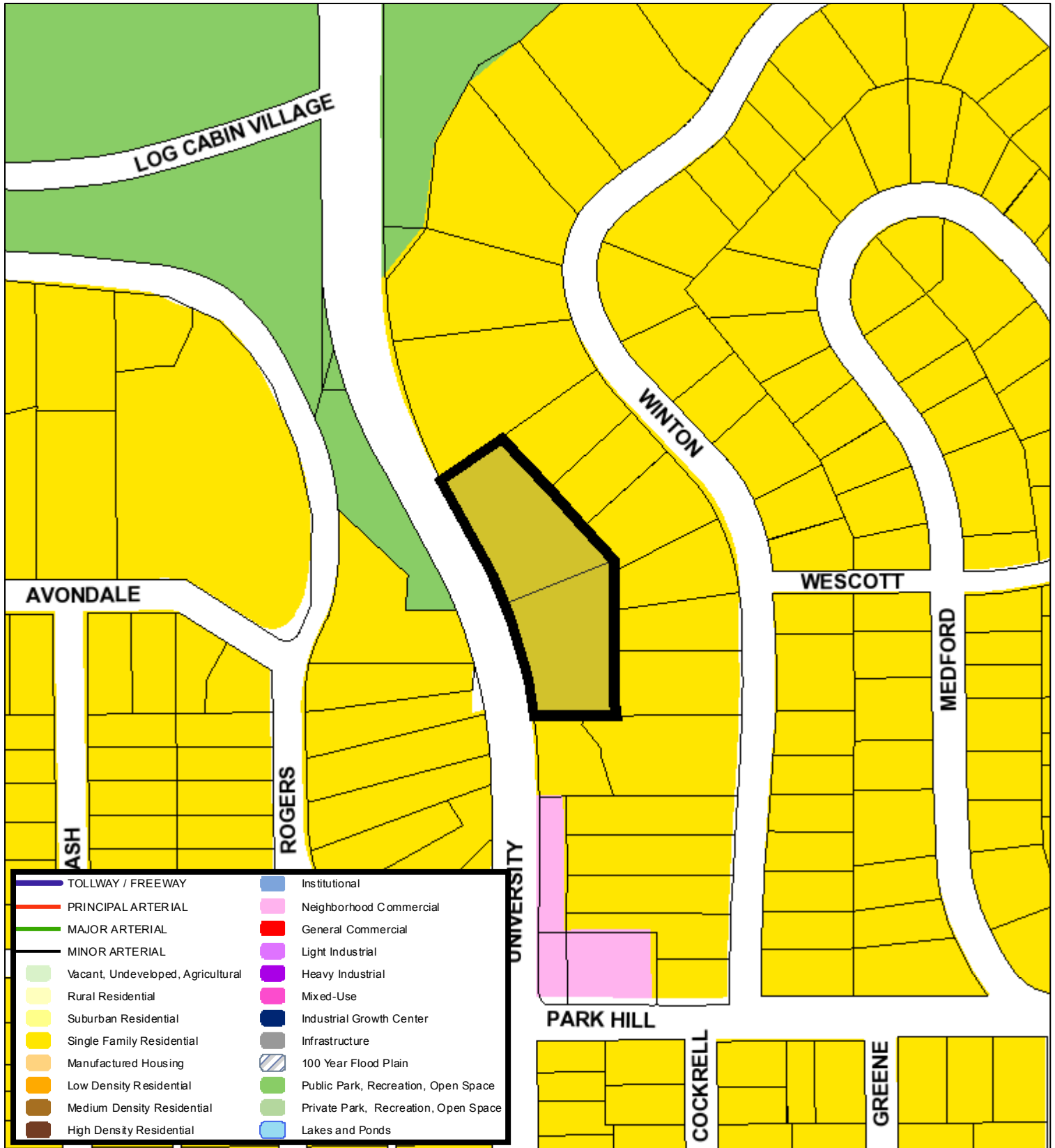


SP-100

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



0 150 300 600 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-105

Council District: 11

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: German Muñoz / Alpha Family Group, James Walker

Site Location: 3800 Radford Road

Acres: 0.23 acres

Request

Proposed Use: Single Family Residence

Request: From: “MU-1/SS” Low Intensity Mixed-Use / Stop Six Overlay

To: “A-10/SS” One-Family Residential / Stop Six Overlay

Recommendation

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

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

Staff Recommendation: **Denial**

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1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
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 - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject site is situated at the southwest of the intersection of East Berry Street and Radford Road in Council District 11. The site is also within the Lake Arlington/Berry-Stalcup Urban Village, Stop Six Overlay and Neighborhood Empowerment Zone (NEZ) Area Six. East Loop 820 is less than a quarter mile to the east of the site. The shoreline of Lake Arlington is located just over three-quarters of a mile to the east of the lot. This area has experienced limited redevelopment into the mixed use form. The applicant is requesting to rezone out of “MU-1” in order to not build to the urban form and instead follow the development standards of the “A-10” One-Family Residential zoning district.

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

The “MU-1” Low Intensity Mixed-Use district does not allow the proposed single-family land use; the lowest intensity of residential use allowed is a duplex. If the applicant is to build a single-family home, the lot must be rezoned. In “MU-1” Low Intensity Mixed-Use zoning, many building types are permitted: duplex, townhomes, manor house, apartment/condominium, general commercial, or mixed-use. Since the applicant wishes to build a single-family house, which is not allowed in the “MU-1” Low Intensity Mixed-Use district, the table below will compare a duplex in “MU-1” to a single-family residence in “A-10”.

| | Current Zoning: MU-1 (Assuming Duplex) | Requested Zoning: A-10 |
|--------------------------------|--|--|
| Lot size | N/A | 10,000 sq. ft. minimum |
| Lot width | N/A | 60' min. at building line |
| Lot coverage | N/A | 40% maximum |
| Front Yard | 0' min./20' max. | 25' min., subject to projected front yards |
| Rear Yard | 5' minimum | 10' minimum |
| Side Yards | 0' minimum | 5' minimum |
| Height | Min.: 1 story at a min. of 18' Max.: 3 stories | 35' maximum |
| Parking | 2 parking spaces plus one space per bedroom over 3 bedrooms, located behind the front build wall, garage doors that face the street must be located min. 20' behind front wall plane | Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3 |
| Landscaping | Street Trees and Pedestrian Scaled Lighting (can seek waiver) | Subject to Urban Forestry |
| Façade Design Standards | Façade variation required when facing ROW: façade <50' wide shall incorporate two elements | N/A |
| Fence | Fences and walls along public streets taller than 4' must be open style | Up to 8' height if located behind front build wall |

Surrounding Zoning and Land Uses

North “MU-1” Low Intensity Mixed-Use / East Berry Street
East “MU-1” Low Intensity Mixed-Use / single family
South “MU-1” Low Intensity Mixed-Use / single family
West “MU-1” Low Intensity Mixed-Use / single family

Recent Zoning History

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

Public Notification

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

The following organizations were emailed on July 25, 2023:

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “MU-1” Low Intensity Mixed-Use to “A-10” One-Family Residential to build a single family home. The lots surrounding the subject site are developed with older housing stock, primarily smaller single family residences. Across East Berry Street the land is currently undeveloped.

The siting of the subject property at the corner of Radford Road & East Berry Street gives it greater visibility and access than an interior lot along Radford Road. Retaining the lot as “MU-1” retains the cohesive zoning vision for the East Berry Corridor and Urban Village. Downzoning to “A-10” would create a hole in this otherwise uniform “MU-1” zone and has the potential to disrupt the future urban form of the area, which is envisioned to be a more dense strip supported by transit and providing a mix of uses to create a vibrant streetscape and additional rejuvenation to the surrounding neighborhood.

The proposed zoning is **not compatible** with the surrounding land uses envisioned for this area.

Comprehensive Plan Consistency – Southeast

The currently adopted 2022 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Chapter 4, Land Use” categorizing land use and zoning conformance. The proposed “A-10” One-Family zoning district is not listed as a compatible district within the Mixed-Use Future Land Use designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

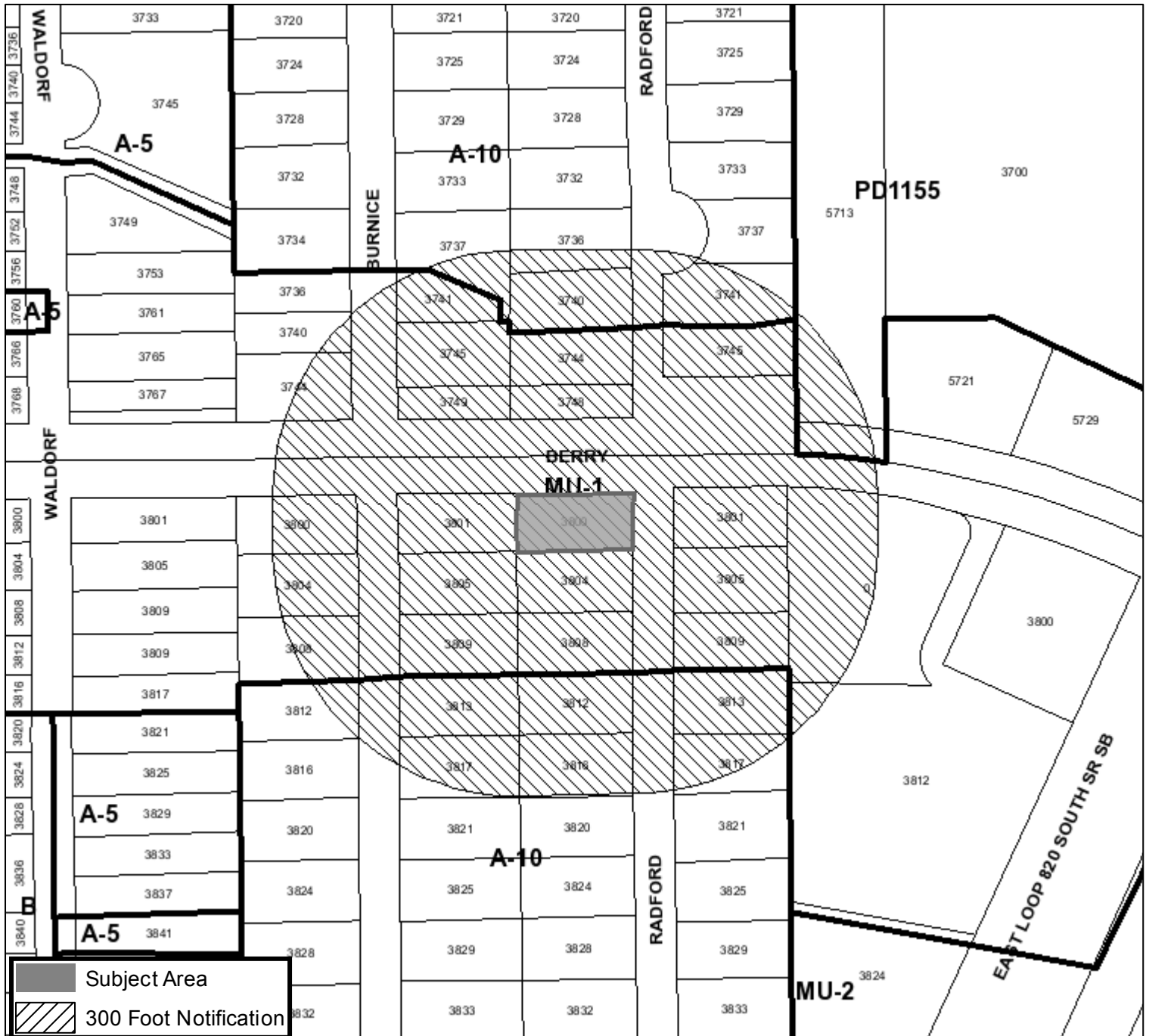
| FUTURE LAND USE | DEFINITION | ZONING |
|---------------------------------------|--|---|
| COMMERCIAL | | |
| Neighborhood Commercial* | Retail, services, offices and mixed uses serving daily needs for a local market area | ER, E, MU-1 |
| General Commercial* | Retail, services, offices and mixed uses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



**Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.*

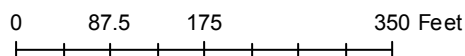
Since this rezoning does not support a mix of uses, dense development and a pedestrian form, the proposed zoning is **not consistent** with the Comprehensive Plan’s land use designations for this area.

Area Zoning Map

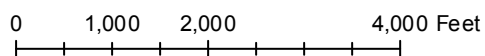
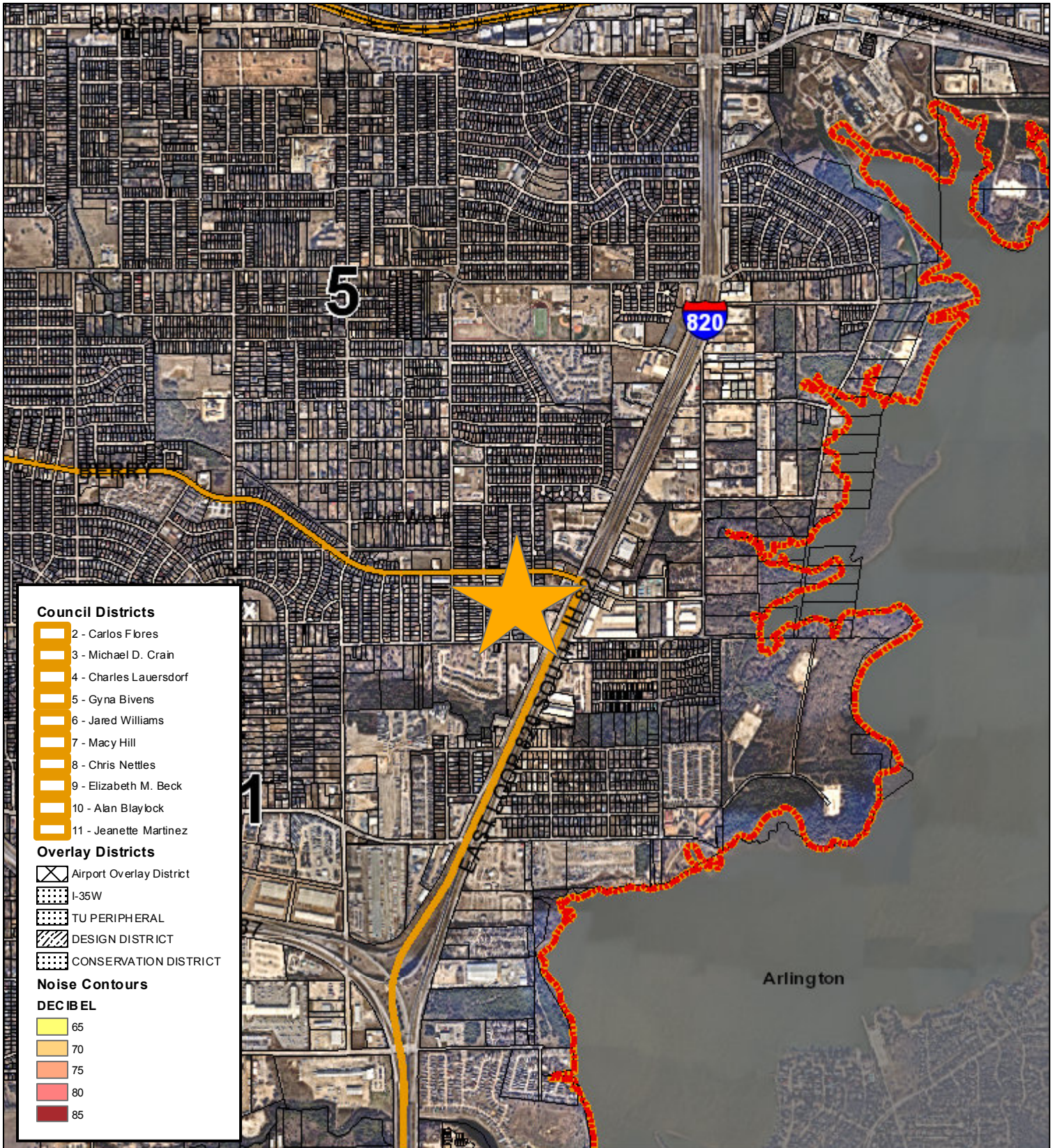
Applicant: German Muñoz
 Address: 3800 Radford Road
 Zoning From: MU-1
 Zoning To: A-10
 Acres: 0.22850598
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 9/13/2023
 Contact: 817-392-8043



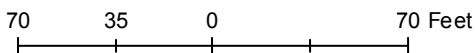
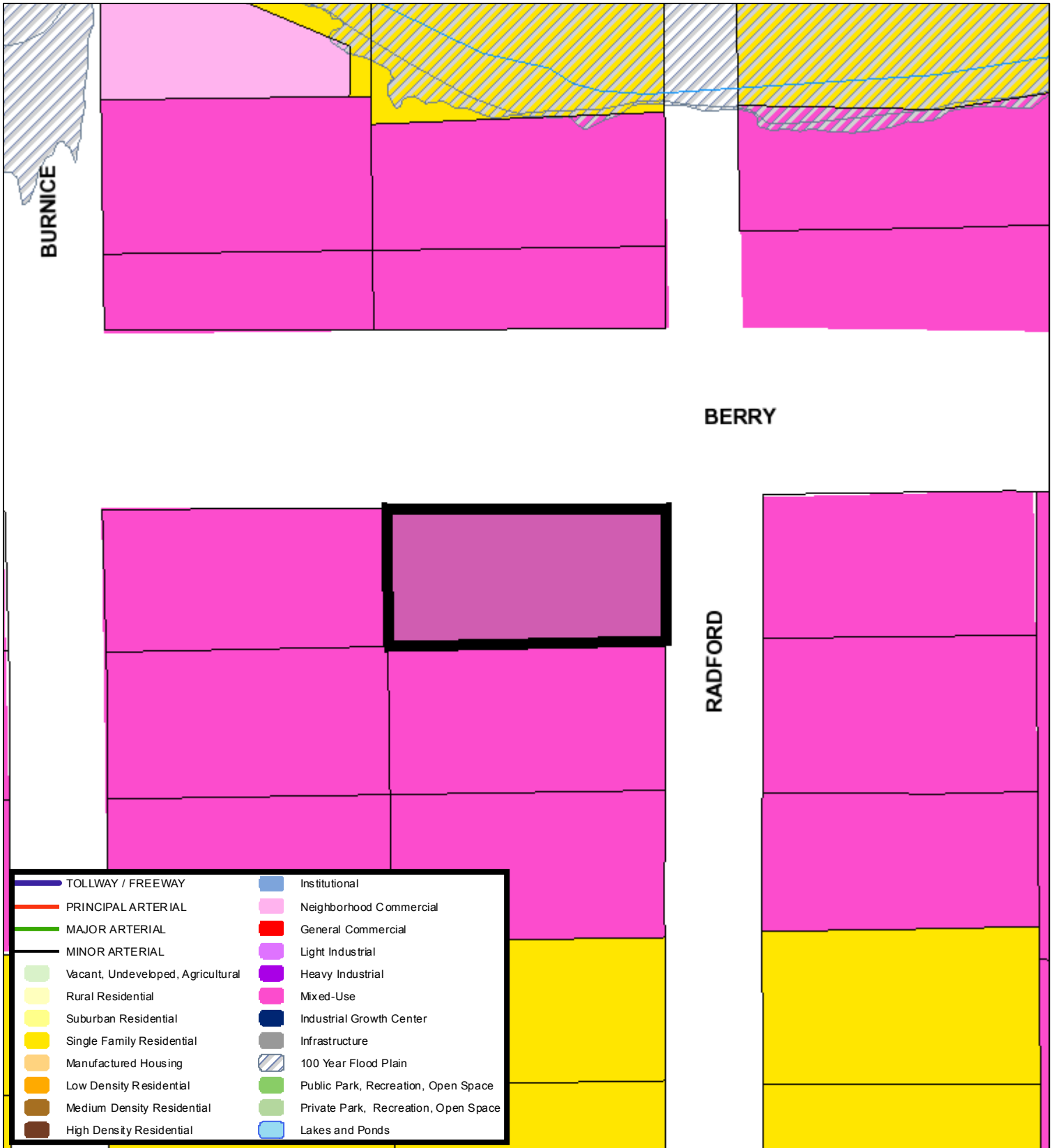
 Subject Area
 300 Foot Notification



Area Map



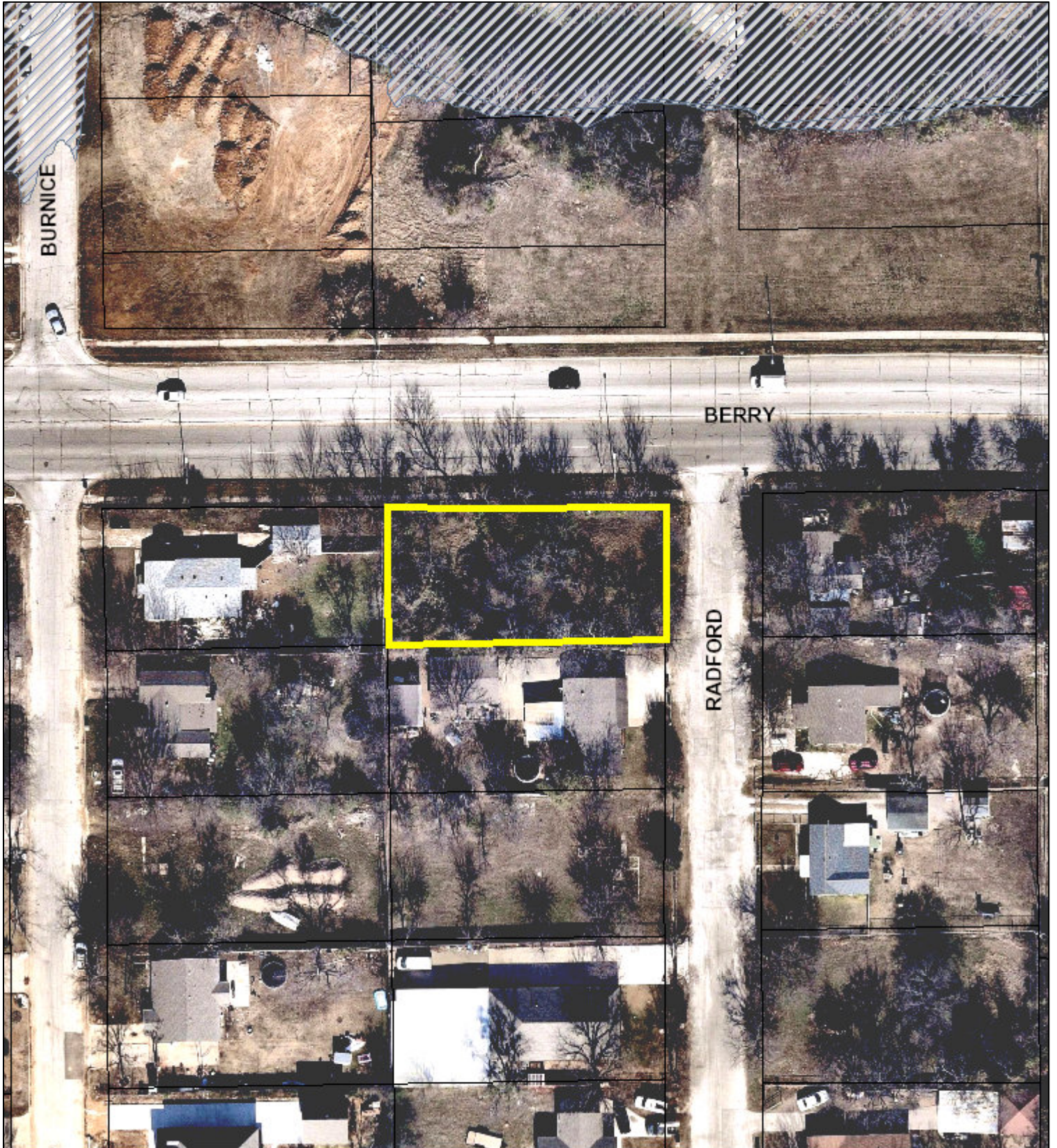
Future Land Use



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 40 80 160 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-109

Council District: 11

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Vanessa E. Villa

Site Location: 4421 Martin Street

Acreage: 0.64 acres

Request

Proposed Use: Subdivide existing lot for the purpose of constructing two single family homes

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

To: "A-5" One-Family

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

This item was continued from the August 9, 2023 regular Zoning Commission along with all applications for property within District 11.

The property is part of the Homewood Addition and within NEZ Area 6. The purpose of this request is to change the zoning to allow the subdivision of the current lot. The existing A-10 zoning requires a minimum 10,000 square foot lot area and a 60-foot lot width. The lot is currently platted with a 100-foot lot width, containing 28,000 square feet. The requested A-5 zoning requires 50-foot lot width; therefore, the lot could conform if replatted appropriately. The property is currently undeveloped. The applicant proposes to construct a single-family residence on each lot if this request is approved.

Additional standards for “A-5” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback (however, any new residence will have to maintain consistency with setbacks along the blockface), 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Surrounding Zoning and Land Uses

North “A-10” One-Family / single family residential
East “A-10” One-Family / Accessory structure with no primary building
South “A-5” One-Family / single family residential
West “A-10” One-Family / single family residential, possible non-conforming lots

Recent Zoning History

- ZC-09-100 – Property was included in a City initiated rezoning from AG, A-5, B, C, MH, E, FR, F, I, and PD to A-10, A-7.5, A-5, R2, MH, CF, and E approved October 12, 2009.

Public Notification

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

The following organizations were emailed on July 25, 2023:

| Organizations Notified | |
|---|------------------------------|
| Glen Park NA | Village Creek NA |
| Echo Heights Stop Six Environmental Coalition | East Fort Worth, Inc. |
| Streams and Valleys | Trinity Habitat for Humanity |
| Fort Worth ISD | Echo Heights* |

**Located in this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The majority of the surrounding properties to the east, north and south are zoned “A-10” extending from Martin Street to Hwy 287 to the north. The Echo Heights Addition to the south is zoned for “A-5” One-Family and extends to Prairie Dog Park. There is also “A-7.5” zoning to the southwest of the property on the south side of

Martin Street. The lots adjoining to the west do not appear to meet the 60-foot lot width requirements for “A-10”.

The proposed lots would have a larger lot area than 5,000 square feet. If subdivided to meet the “A-5” width, both lots would be approximately 14,000 square feet. Based on the mix of single-family districts in this area, staff finds this request **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Southeast

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”. The request for “A-5” One-Family zoning is an acceptable zoning district per the City’s Comprehensive Plan. The difference between “A-10” and “A-5” zoning is negligible as both have a residential character. The zoning change would be slightly more intense than the current zoning, but would be less intense than commercial or industrial zoning.

Further, the proposed zoning is in alignment with the following policies of the Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- 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.

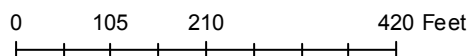
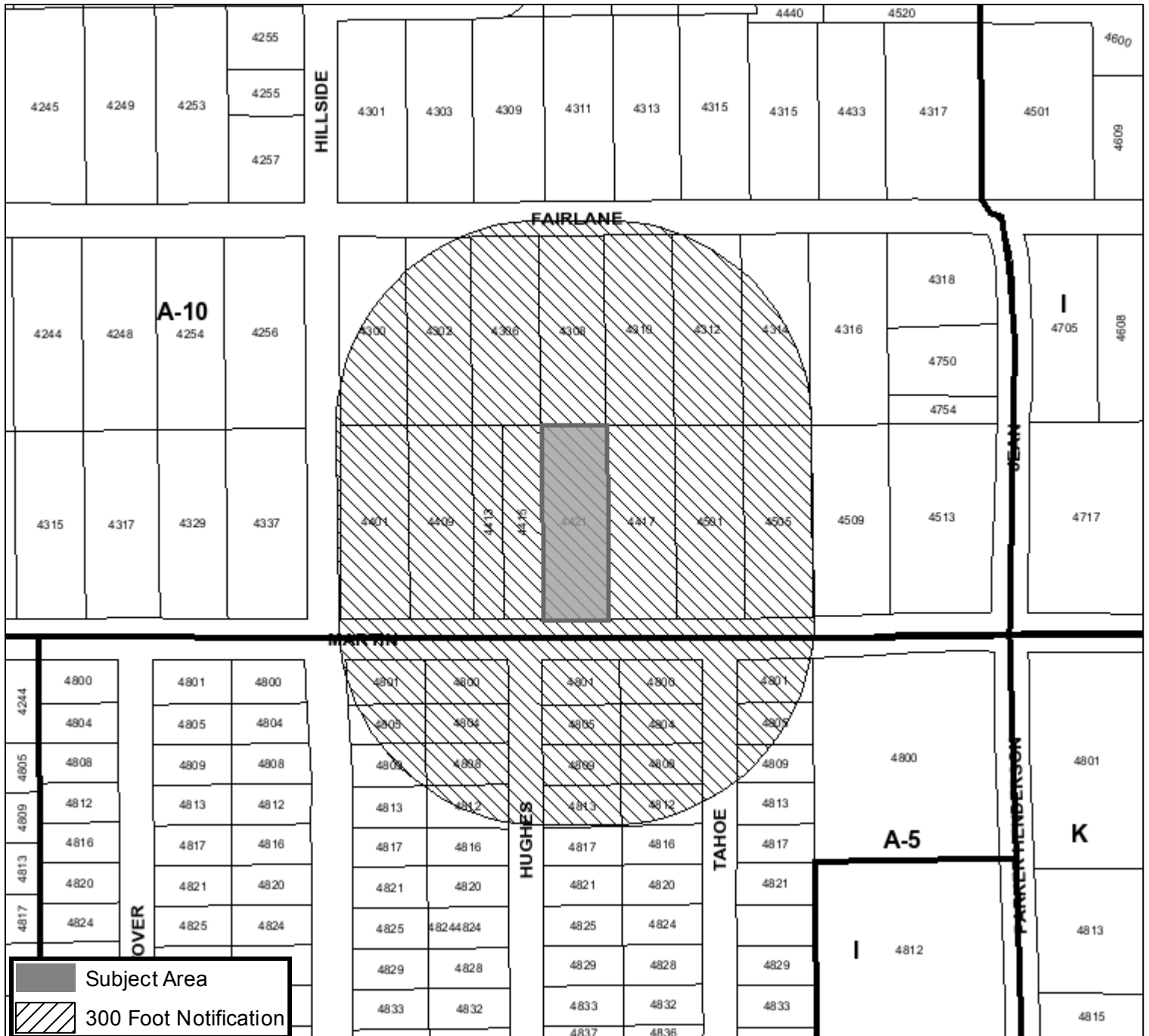
The proposed zoning **is consistent** with the Comprehensive Plan Future Land Use designation.



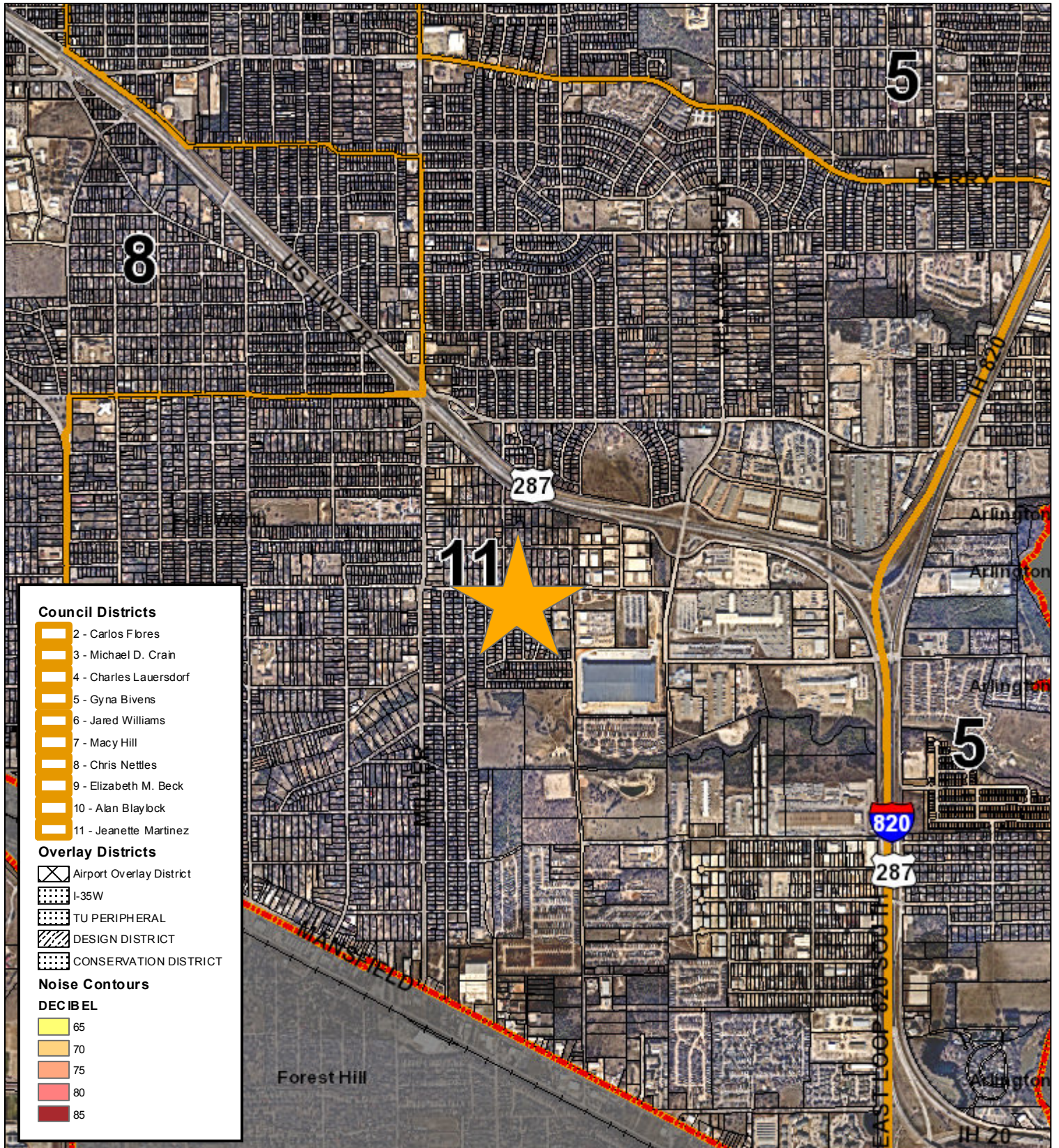


Area Zoning Map

Applicant: Vanessa Villa
 Address: 4421 Martin Street
 Zoning From: A-10
 Zoning To: A-5
 Acres: 0.61991988
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 9/13/2023
 Contact: 817-392-7869



Area Map



Council Districts

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

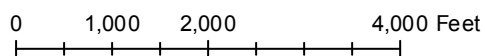
Overlay Districts

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

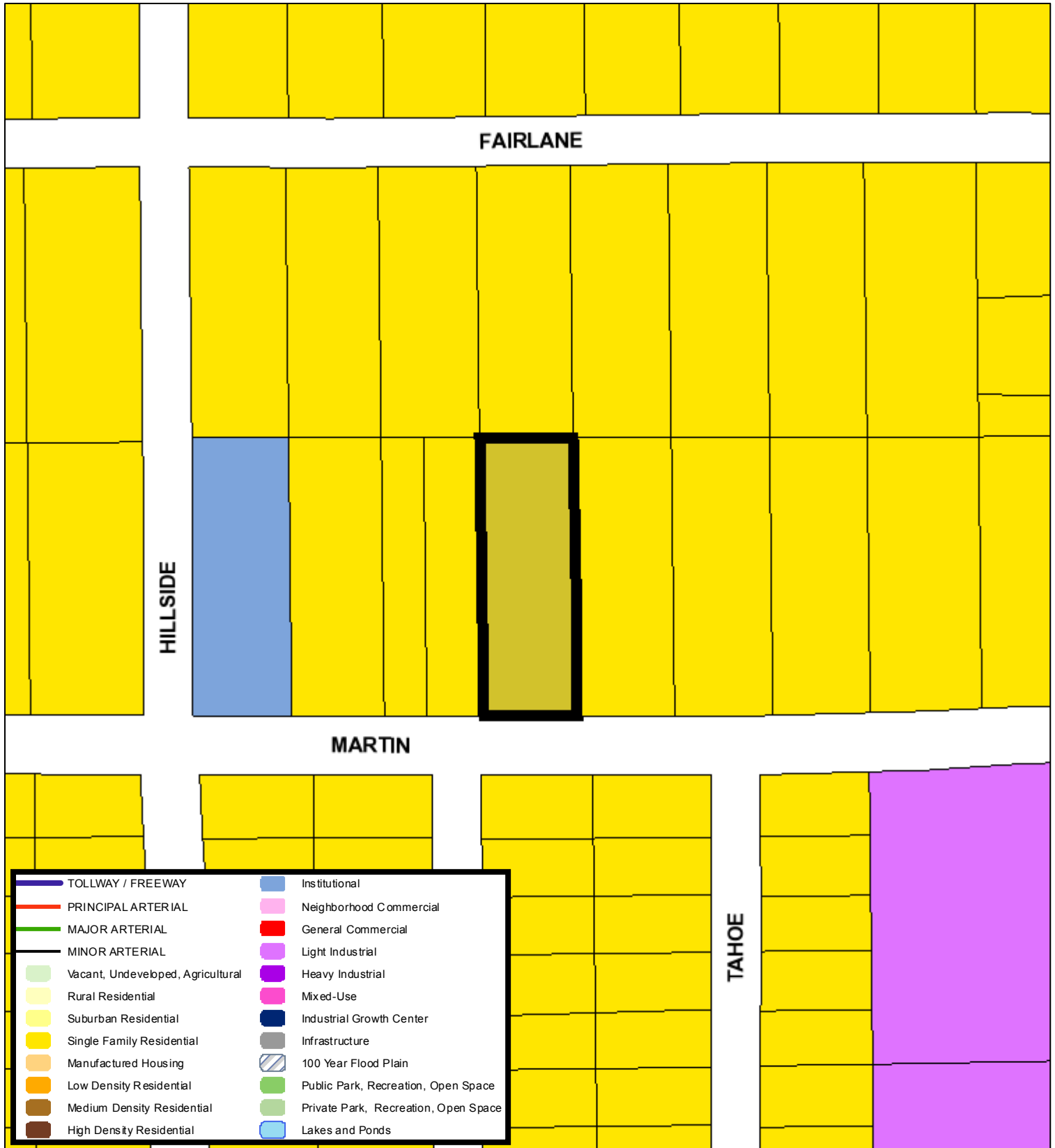
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



130 65 0 130 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 85 170 340 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-110

Council District: 11

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Martin Quezada Vela & Juana Valdez Guzman

Site Location: 2517-2531 Hemphill Street

Acreage: 0.86 acres

Request

Proposed Use: Automotive Sales

Request: From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

Recommendation

Land Use Compatibility:

Requested change **is not compatible**

Comprehensive Plan Consistency:

Requested change **is consistent**

Staff Recommendation:

Denial

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9. Aerial Photograph

Project Description and Background

The rezoning site in question is a 0.89-acre patch of land situated on the corner of Hemphill Street and West Morningside Drive. The existing zoning for the property is "E" Neighborhood Commercial and the applicant would like to rezone to "FR" General Commercial Restricted. The intended use is automotive sales.

Surrounding uses are primarily neighborhood commercial with single-family to the east. The proposed automotive use is more intense than existing uses. In addition, the Comprehensive Plan is calling for mixed-use, which is more geared towards a mix of uses on a single premise with pedestrian and design-oriented development. The proposed automotive use is inconsistent with development along this section of the corridor.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / convenience store/restaurant

East "B" Two-Family / Residential

South "E" Neighborhood Commercial / gas station

West "E" Neighborhood Commercial / retail and restaurant

Recent Zoning History

- ZC-22-038 no action taken, replaced with ZC-22-143 (below); southwest of subject site
- ZC-22-143 from E to PD/C with development standards for church and supportive housing use; southwest of subject site; approved by City Council 10-11-22
- ZC-20-148 1700-4700 blocks of Hemphill; nearly 280 acres of Council-Initiated Rezoning, which included the subject site, to rezone the area to various types of Near Southside form-based zoning; case Withdrawn
- ZC-18-076 from E to MU-1; southwest of subject site; effective 7-19-18

Public Notification

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

The following organizations were emailed on August 30, 2023:

| Organizations Notified | |
|-----------------------------|------------------------------|
| Jennings May St Louis NA* | Trinity Habitat for Humanity |
| South Hemphill Heights NA | Hemphill Corridor Task Force |
| Ryan Place Improvement Assn | Berry Street Initiative |
| Streams and Valleys Inc | FWISD |

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The site is surrounded by a mixture of commercial and residential uses. The commercial uses are uses such as retail, fast food, and convenience stores with gas services. Industrial uses are located a few blocks to the east. This zoning could open the site to more intensive and disruptive uses incompatible with existing residential and neighborhood commercial areas if approved.

Given the above factors, the proposed zoning **is not compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Southside

The adopted Comprehensive Plan currently designates the subject property as future mixed-use, “F” General Commercial zoning is an acceptable zoning district within the Comprehensive Plan and **is consistent**. However, the proposed rezoning does not meet the following land use policies below:

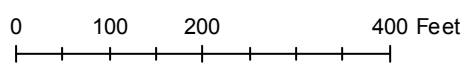
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

Area Zoning Map

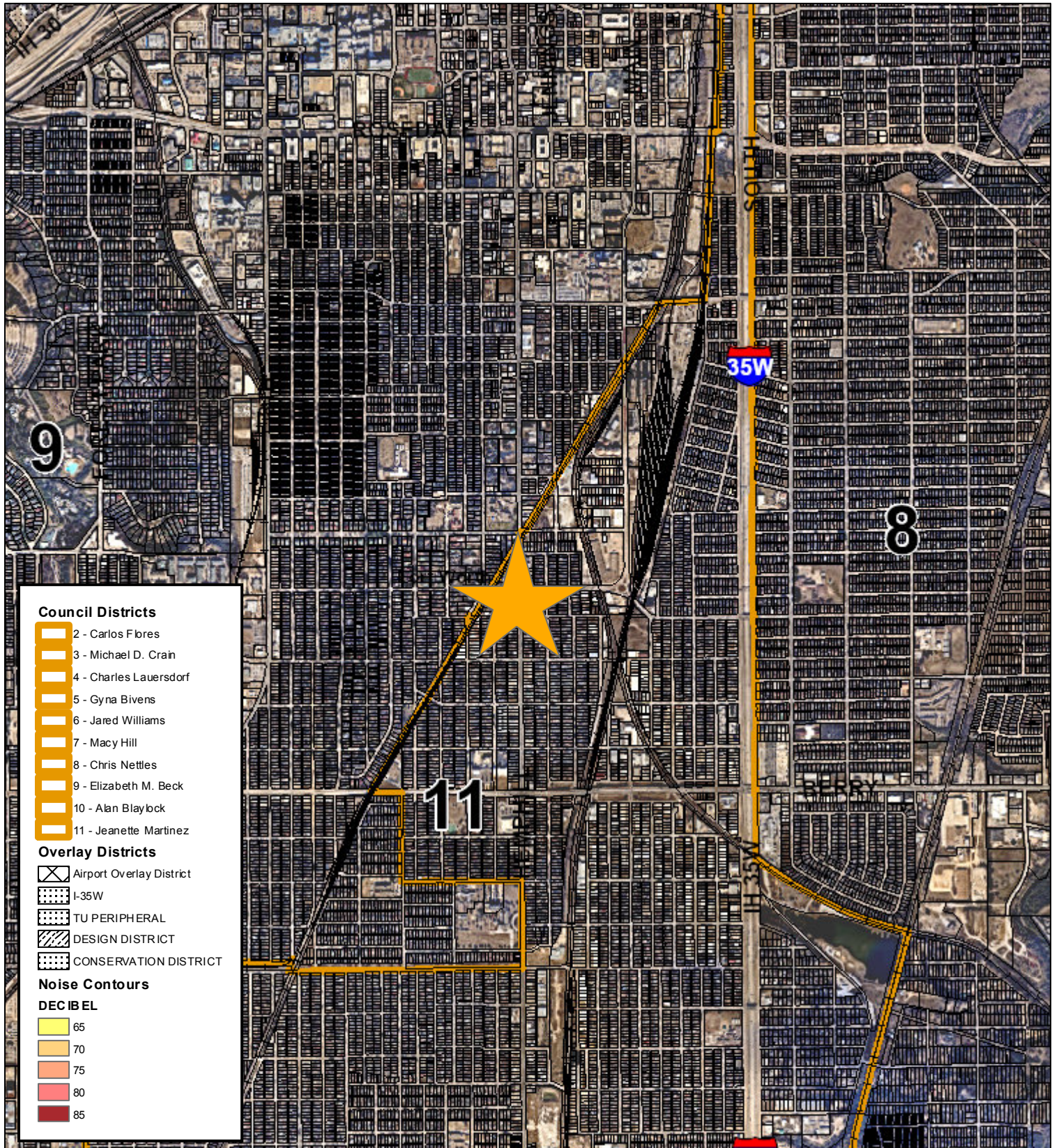
Applicant: Martin Quezada Vela & Juana Valdez Guzman
 Address: 2517-2531 (odds) Hemphill Street
 Zoning From: E
 Zoning To: F
 Acres: 0.89102233
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/13/2023
 Contact: 817-392-6226



Subject Area
 300 Foot Notification



Area Map



Council Districts

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

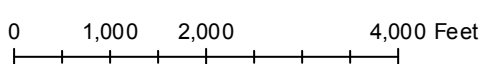
Overlay Districts

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

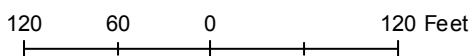
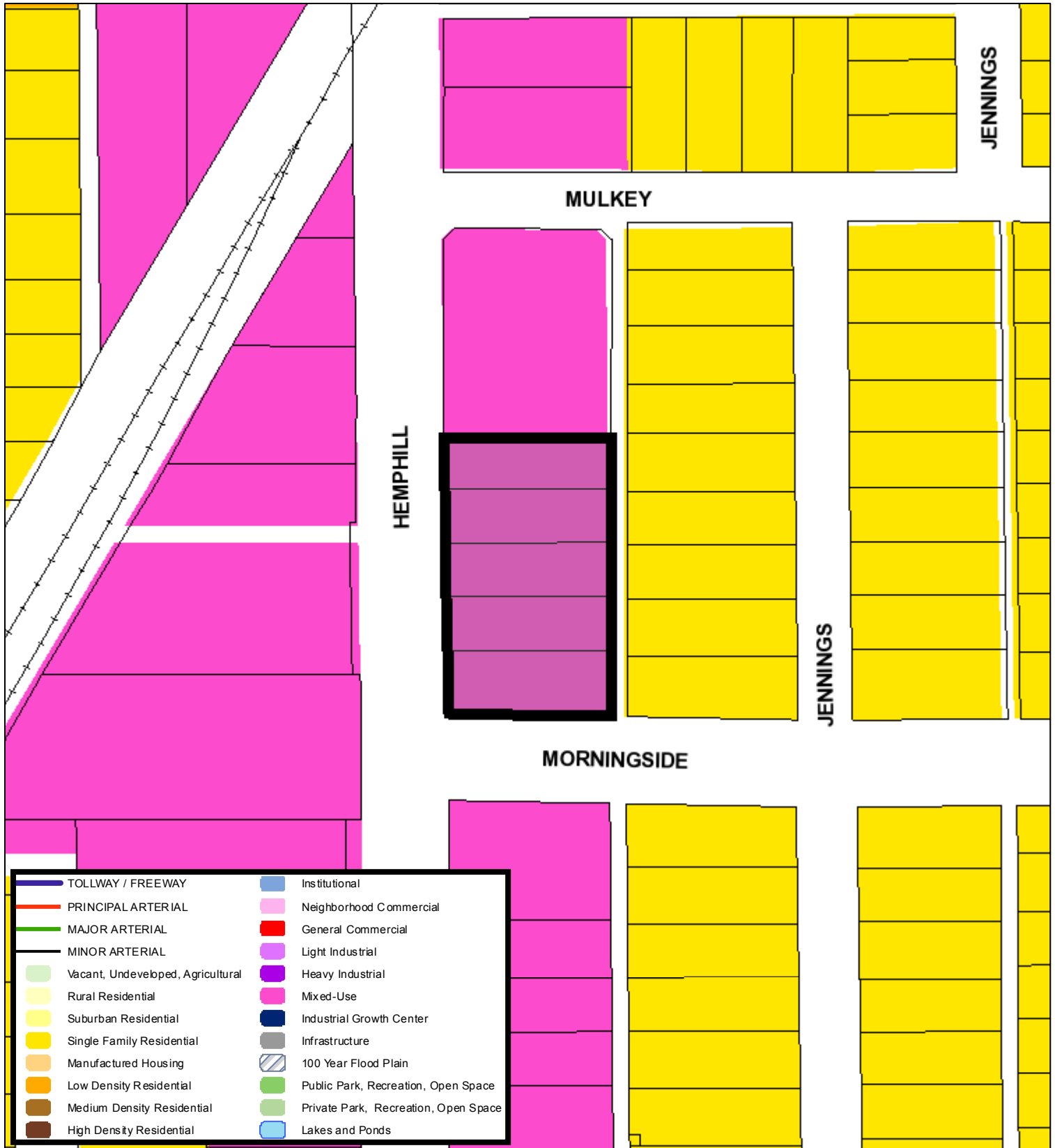
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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



Aerial Photo Map



0 75 150 300 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-111

Council District: 3

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Aradi Properties, LLC / Mohamed Sharaf

Site Location: 3225 Alameda Street

Acres: 8.0 acres

Request

Proposed Use: Automated car wash

Request: To: Add Conditional Use Permit (CUP) to allow a one lane automated carwash facility in "F" General Commercial; site plan included with development standard waivers for freeway sign height and sign area

Recommendation

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

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

Staff Recommendation: **Approval for automated car wash**

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

Project Description and Background

The proposed site is on the northwest corner of Camp Bowie West Boulevard and West Loop 820 South. The applicant has revised the approved Conditional Use Permit from an automated carwash facility with 4 wash lanes to only 1 wash lane automated carwash facility. Automated carwashes are allowed by right in the industrial districts and only permitted within commercial zoning districts with a CUP approval. The northern portion showed no development at that time and is now proposed for an automobile sales dealership. Auto sales are allowed by right in the site's "F" General Commercial base zoning district. The site plan shows development waivers for the freeway sign's square footage and height.

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 a carwash is not permitted in the "F" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. Limited commercial uses or commercially zoned land surrounds the site to the north, east, and south, that are comparable to the revised commercial uses proposed for this site. A single-family neighborhood and one industrial lot lie directly across the street to the west. Alameda Street is a 4-lane undivided roadway, which is suitable for passenger vehicle traffic.

The site plan shows a revised location for the car wash building, instead of being approximately 60 feet away from the existing residential neighborhood. The proposed car wash is east of an existing infrastructure building. The dryer noise is directed towards this building, as well as being about 200 feet further from the residential neighborhood. A 11,236 square foot convenience store is shown on the southeastern corner, and a drive-through restaurant is shown on the southwestern corner.

The Conditional Use Permit proposal includes a freeway sign on the Loop 820 frontage. The sign square footage for the 50-foot tall freeway sign shows 434 square feet or 36% larger than allowed. This site is requesting a development waiver for the sign square footage and height, since a 39-foot tall sign would be the maximum allowed under administrative approval to be 20 feet above the adjacent main freeway lanes.

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

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

- a) Conditional use permits in residential districts shall be limited to those uses designated "CUP" in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or

approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

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

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

The land uses proposed are heavy industrial uses across the street from single family zoning. Below is a chart that illustrates the differences between the “F” General Commercial district and the proposed CUP:

| Requirement | Development Standard | Proposed CUP |
|--------------|--|--|
| Freeway sign | 320 square feet maximum sign square footage and 35 feet tall | 434 square feet sign square footage and 50 feet tall (<i>This item is requesting a Development Waiver</i>) |

Surrounding Zoning and Land Uses

North “F” General Commercial / Vacant land

East “F” General Commercial and “PD 986” Planned Development for “F” uses plus production of aviation communication components / Non-residential uses

South “G” Intensive Commercial / Non-residential uses

West “A-5” One-Family and “I” Light Industrial / Single family subdivision and 1 non-residential use

Recent Zoning History

ZC-17-059: west of site, from E to I, approved for PD/E with automobile repair, 5/4/2017.

ZC-18-103: west of site, from A-5, I to PD/E plus lodge with on-premise alcohol sales, approved 8/8/2018.

ZC-18-174: north of site, from G to I, approved for PD/G with indoor car storage only, 1/16/2019.

ZC-22-027; subject site, from F to Add Conditional Use Permit for 4 lanes of automated car washing, plus development waivers for freeway sign and vacuum location, approved 6/14/2022.

Public Notification

300-foot Legal Notifications were mailed on July 20, 2023.

The following organizations were notified: (emailed July 18, 2023)

Organizations Notified

| | |
|----------------------------|------------------------------|
| Chapin Rd & Alemeda St NA* | Fort Worth ISD |
| Streams and Valleys Inc | Trinity Habitat for Humanity |

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to amend the zoning of this site from “F” General Commercial with Conditional Use Permit 56 for a 4-lane automated car wash with development waivers for the freeway sign square footage and height plus vacuum stall location, to a single lane automated car wash with development waivers for the freeway sign. The approved site plan did not propose a land use on the northern part and now shows auto sales. Auto sales are allowed by right in the site’s base “F” General Commercial zoning. The requirement for “Conditional Use Permit” zoning allows an option for revocation for code violations. The site is mainly surrounded by commercial uses, as well as a single family subdivision. The revised site plan land uses are appropriate for a commercial area.

The proposed zoning request with its emphasis on auto-oriented traffic **is compatible** with surrounding commercial land uses due to the commercial land uses shown in the CUP site plan, with two sign waivers. These proposed uses and their operational characteristics would not create notable land use conflicts with the single family houses and the general area. None of the existing trees or topography appears to be preserved.

Comprehensive Plan Consistency – Far West Sector

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

| COMMERCIAL | |
|-------------------------|--|
| Neighborhood Commercial | Retail, services, offices and mixed uses serving daily needs for a local market area |
| General Commercial | Retail, services, offices and mixed uses serving occasional needs for a larger market area |

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

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

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

Site Plan Comments

Zoning and Land Use

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

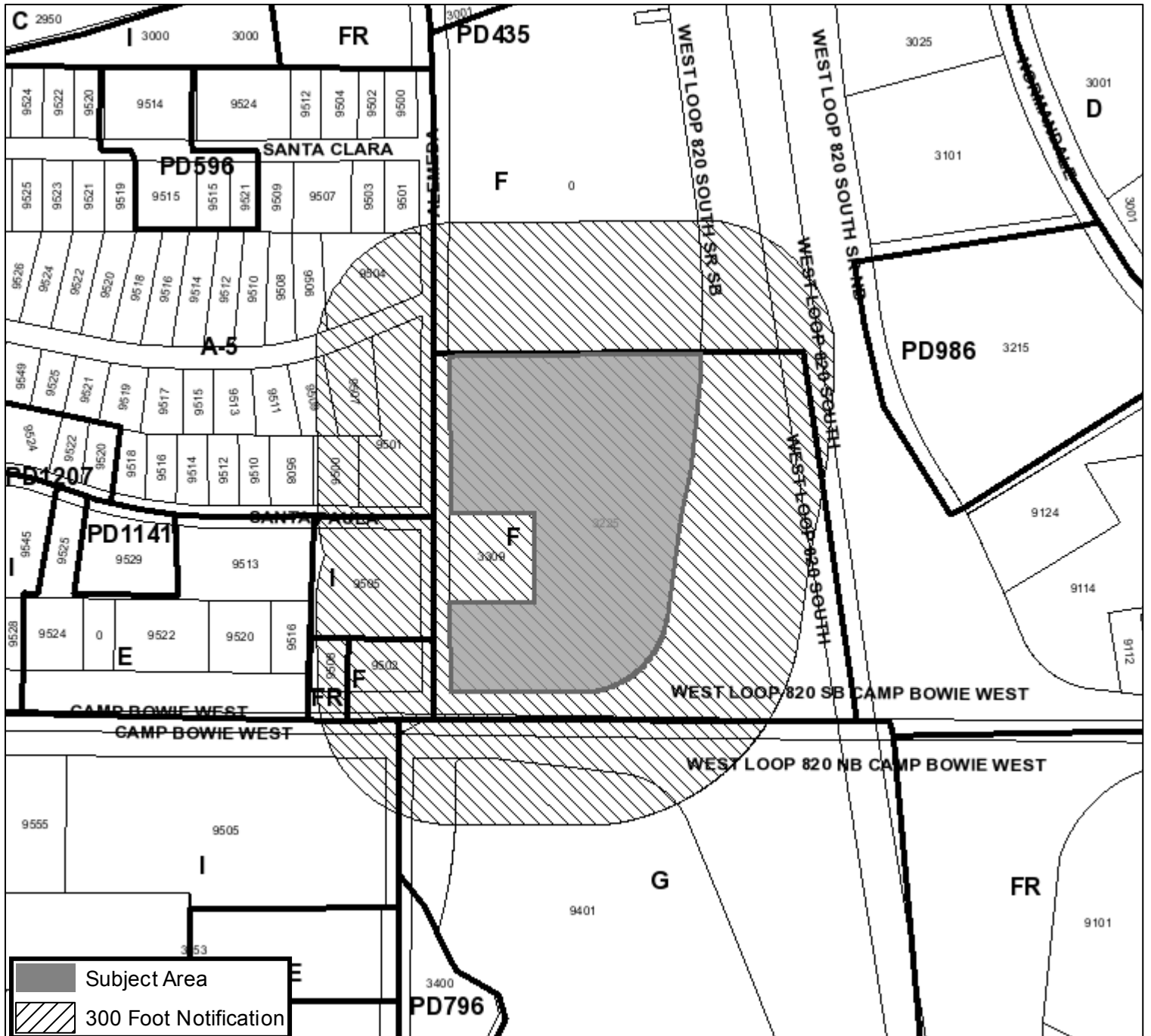
1. Add the address of 3300 West Loop 820 South Freeway or 3225 Alameda Street to the Title Block. More space can be made by removing the replat information, as this plat has not yet been submitted.
2. Add the project name in the largest font, instead of the subdivision name.
3. Update the zoning case number to ZC-23-111.
4. Please label the building elevation sheets with the buildings' use, as the buildings look very similar. Please check the direction labels of the buildings, as they do not appear to correspond to the buildings' orientation on the site plan. Additional comments may be forthcoming after this is clarified.
5. Since the Starbucks and auto sales have been added to the site plan, please include their building elevations.
6. Please remove the adjacent ownership information, so the land uses can be more readily seen, including the zoning and land use of the SW Bell site.
7. Check the parking table's numbers, as the total parking spaces is not adding correctly and the travel center's area does not match the drawing's label.
8. Include the travel center's parking breakdown in the main chart, instead of creating a separate table.
9. The project appears to be over-parked, so additional trees may be required.
10. The overhead doors are not labeled on the auto dealership, and it appears repair bay doors face the residential area to the west, which is not allowed. Please clarify if the auto dealership also contains auto repair.
11. Label the auto dealership's perimeter fence height and include a fencing detail drawing.
12. Since the car wash dryer has changed locations, what is the purpose of the 6-foot precast concrete wall panel on the northwest rear property line?
13. The freeway sign square footage is allowed 35 feet in height and 320 square feet of message area by right, where 50 feet tall and 434 square feet of message area is shown. **A development waiver is being requested.**
14. Add the note that All signage will conform to Article 4, Signs, with the exception of the freeway sign.
15. Please move the dumpsters' heavy paving layer to be below the dumpsters, so they can be more easily seen.
16. The freeway and monument signs encroaching into the water easement will need easement encroachment agreements.
17. The existing trees on site are not preserved. Please ensure the site has 10% landscaped area and the required number of trees in the correct locations.
18. While the site is noted to exceed the 10% landscaped area requirement, please ensure the majority (75%) of this landscaped area in front of the buildings.



(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.)

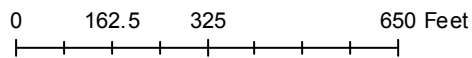


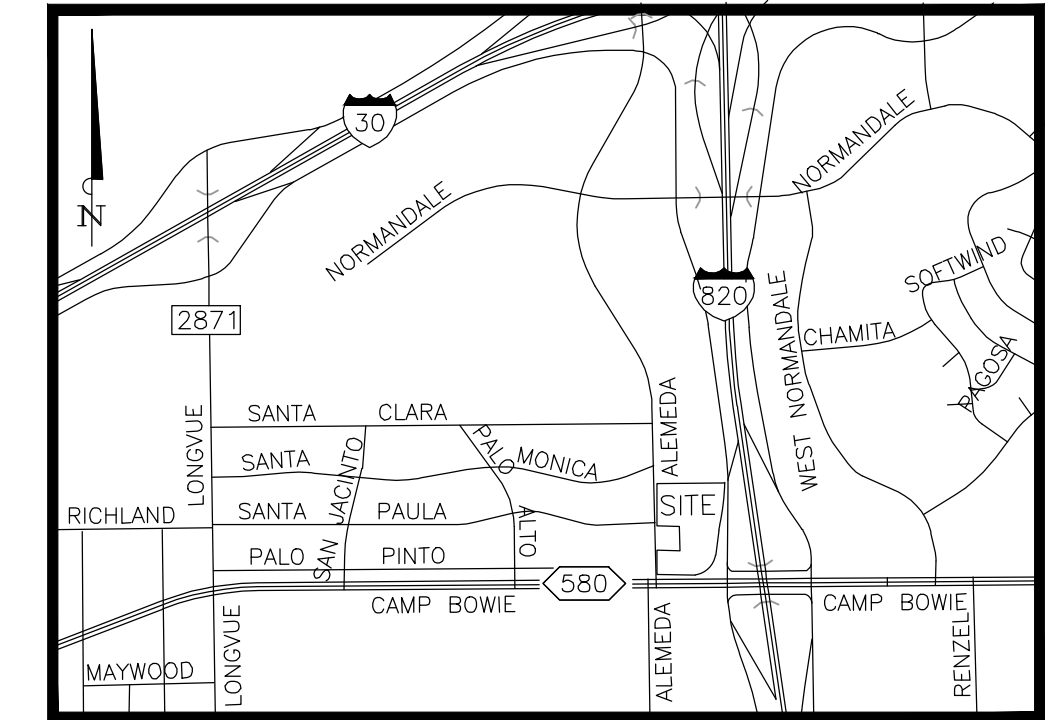
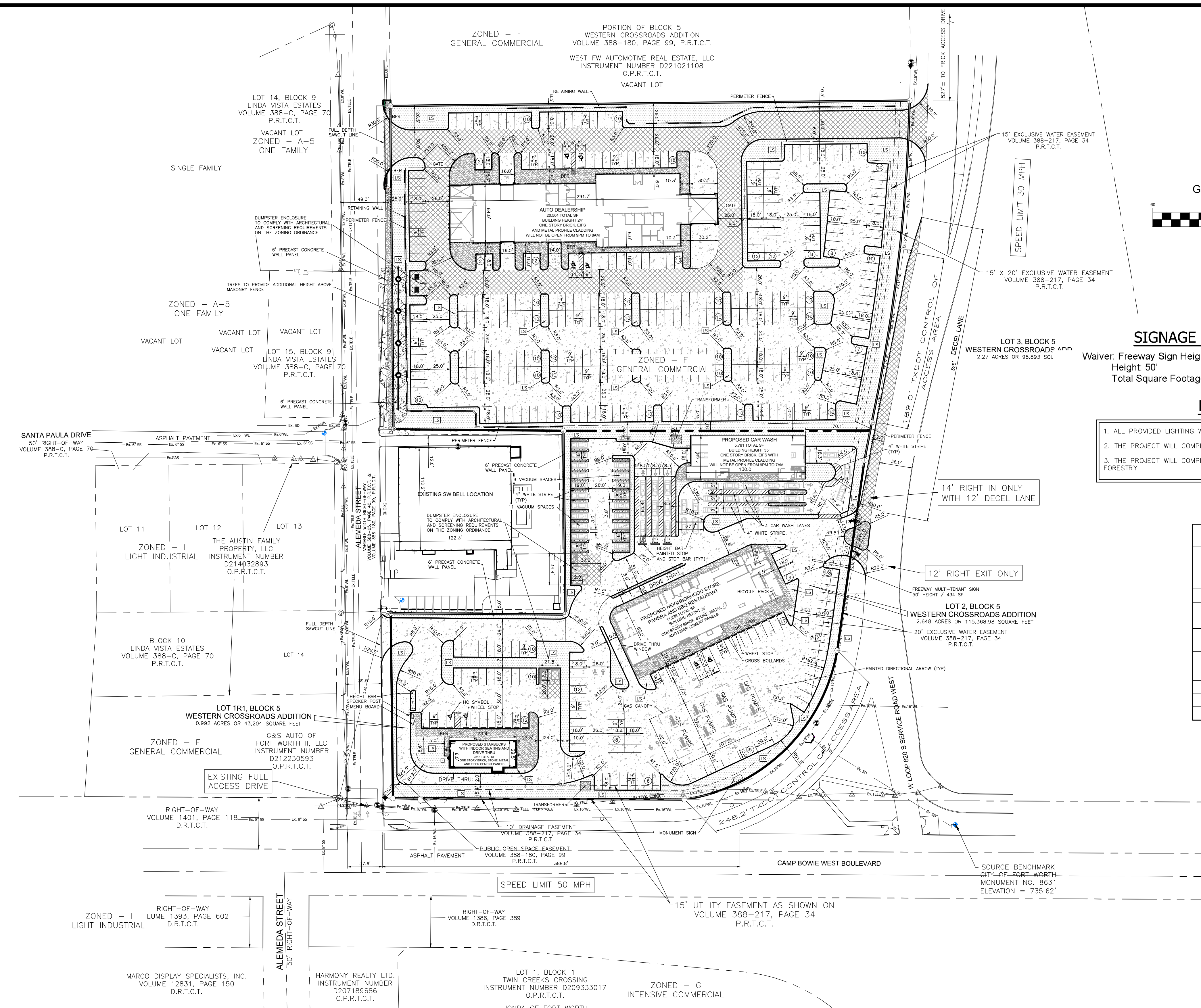
Area Zoning Map

Applicant: Aradi Properties ,LLC
 Address: 3225 Alameda Street
 Zoning From: F with CUP 56 for automatic car wash
 Zoning To: Amend Conditional Use Permit 56 to add auto sales
 Acres: 8.00926479
 Mapsco: Text
 Sector/District: Far West
 Commission Date: 8/9/2023
 Contact: 817-392-8190



 Subject Area
 300 Foot Notification





VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS

LEGEND

| | |
|--|---|
| | HEAVY DUTY CONCRETE PAVEMENT |
| | STANDARD DUTY CONCRETE PAVEMENT |
| | CONCRETE SIDEWALK FLATWORK WITHIN CITY R.O.W. OR EASEMENTS SHALL BE PER CITY STANDARDS AND DETAILS. |
| | LANDSCAPING (15% OPEN SPACE) |
| | ACCESSIBLE PARKING SPACE |

SIGNAGE REQUESTED

Waiver: Freeway Sign Height and Total Square Footage
Height: 50'
Total Square Footage: 434 square feet

NOTES

1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
2. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
3. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

PARKING REQUIREMENTS

| LAND USE | RATIO | SQUARE FOOTAGE / # OF CARS | PARKING REQUIRED | PARKING PROVIDED |
|-----------------------------|------------------|----------------------------|------------------|-------------------|
| STARBUCKS | 1 SPACE/100 S.F. | 2,318 SF | 24 spaces | 32 spaces |
| TRAVEL CENTER | 1 SPACE/250 S.F. | 11,187 SF | 70 spaces | 70 spaces |
| CAR WASH | CARS IN CAR WASH | 4 CARS | 20 spaces | 20 spaces |
| TOTAL PARKING SPACES | | | 87 spaces | 117 spaces |

TRAVEL CENTER PARKING DETAILS

| USE | RATIO | SQUARE FOOTAGE | PARKING REQUIRED | PARKING PROVIDED |
|-----------------------------|------------------|----------------|------------------|------------------|
| CONVENIENCE STORE | 1 SPACE/250 S.F. | 6,987 SF | 28 spaces | 28 spaces |
| QUICK SERVE RESTAURANT | 1 SPACE/100 S.F. | 4,200 SF | 42 spaces | 42 spaces |
| TOTAL PARKING SPACES | | | 70 spaces | 70 spaces |

AUTO DEALERSHIP PARKING DETAILS

| USE | PARKING REQUIRED | PARKING PROVIDED |
|-----------------------------|-------------------|-------------------|
| CUSTOMER PARKING PROVIDED | 40 spaces | 40 spaces |
| EMPLOYEE PARKING | 43 spaces | 43 spaces |
| INVENTORY PARKING | 274 spaces | 274 spaces |
| TOTAL PARKING SPACES | 357 spaces | 357 spaces |
| HANDICAP SPACES | 4 spaces | 4 spaces |

Director of Development Services: _____
Date: _____

**CONDITIONAL USE PERMIT SITE PLAN
WESTERN CROSSROADS ADDITION**

LOTS 1R1 AND LOT 2, BLOCK 5

Being a Replat of Lot 1R, Block 5, Western Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Instrument Number D217169366, Official Public Records, Tarrant County, Texas
Containing 7.985 Acres of land
Date Prepared: June 30, 2023
ZONING CASE NO. ZC-22-027

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: Remington C. Wheat, P.E.

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: REMINGTON C. WHEAT, P.E.
PHONE: 817-842-2094
remington@bannistereng.com

DEVELOPER/OWNER:
ARADI PROPERTIES, LLC
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75165
PHONE: 469-517-2000
CONTACT: Mohamed Sharaf



Advertised Message Area: 434 square feet



CUSTOMER Gateway Of Fort Worth
 COMPANY Victron Energy, Inc.
 LOCATION WEST Loop 820
 CITY/STATE Fort Worth, TX 76116

REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Tess or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.

Customer Signature:

CUSTOMER DATE
 LANDLORD DATE

PHONE: (972) - 205 - 9090

EMAIL: SALES@MYFUTURESIGNS.COM

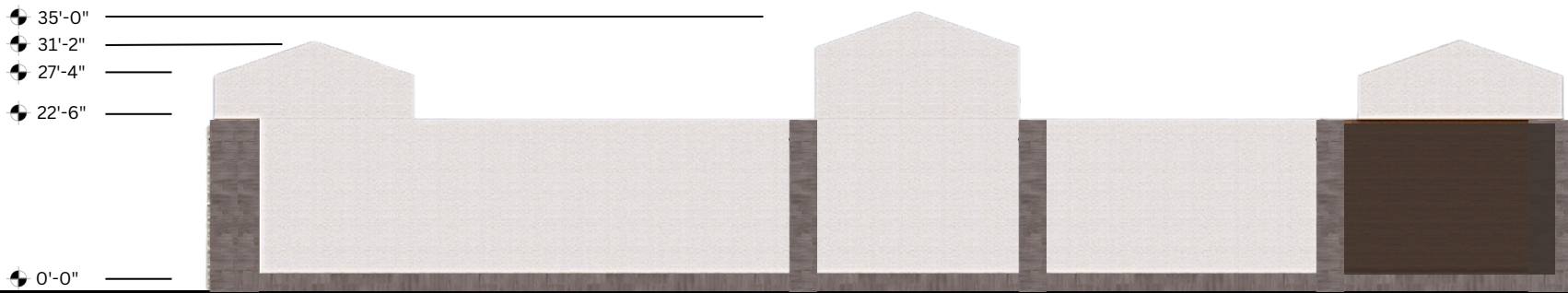
ADDRESS: 11624 Chairman Dr Dallas, TX 75243

WEB: myfuturesigns.com





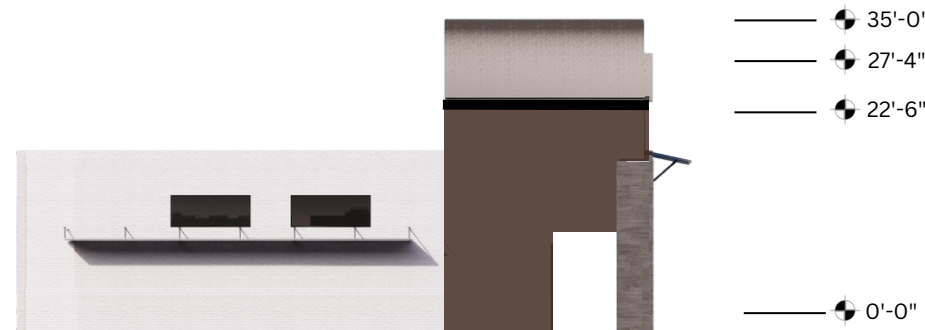
EAST ELEVATION



WEST ELEVATION







NORTH ELEVATION



SOUTH ELEVATION

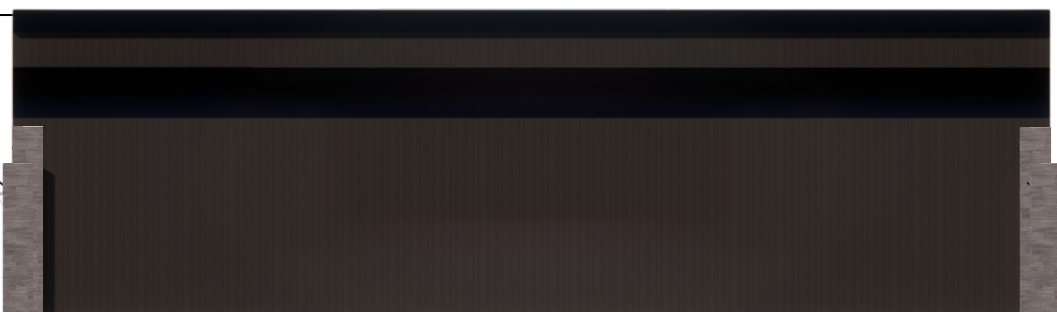
35'-0"
 31'-2"
 27'-4"
 22'-6"
 0'-0"








-  PANEL
-  STONE
-  BRICK
-  CAST STONE
-  METAL PANEL

EAST ELEVATION

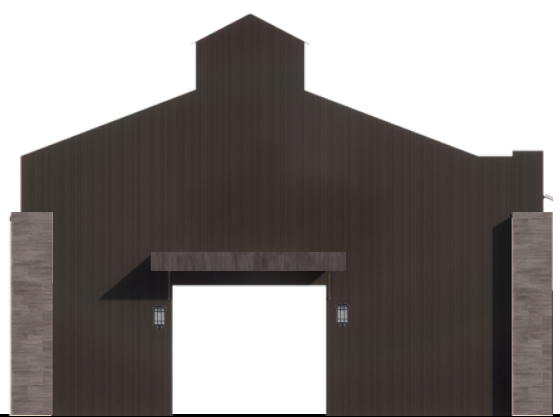
35'-0"
 31'-2"
 27'-4"
 22'-6"
 0'-0"



-  PANEL
-  STONE
-  BRICK
-  CAST STONE
-  METAL PANEL

WEST ELEVATION

35'-0"
 27'-4"
 20'-6"
 17'-6"
 0'-0"



NORTH ELEVATION

35'-0"
 27'-4"
 20'-6"
 17'-6"
 0'-0"



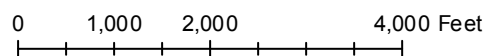
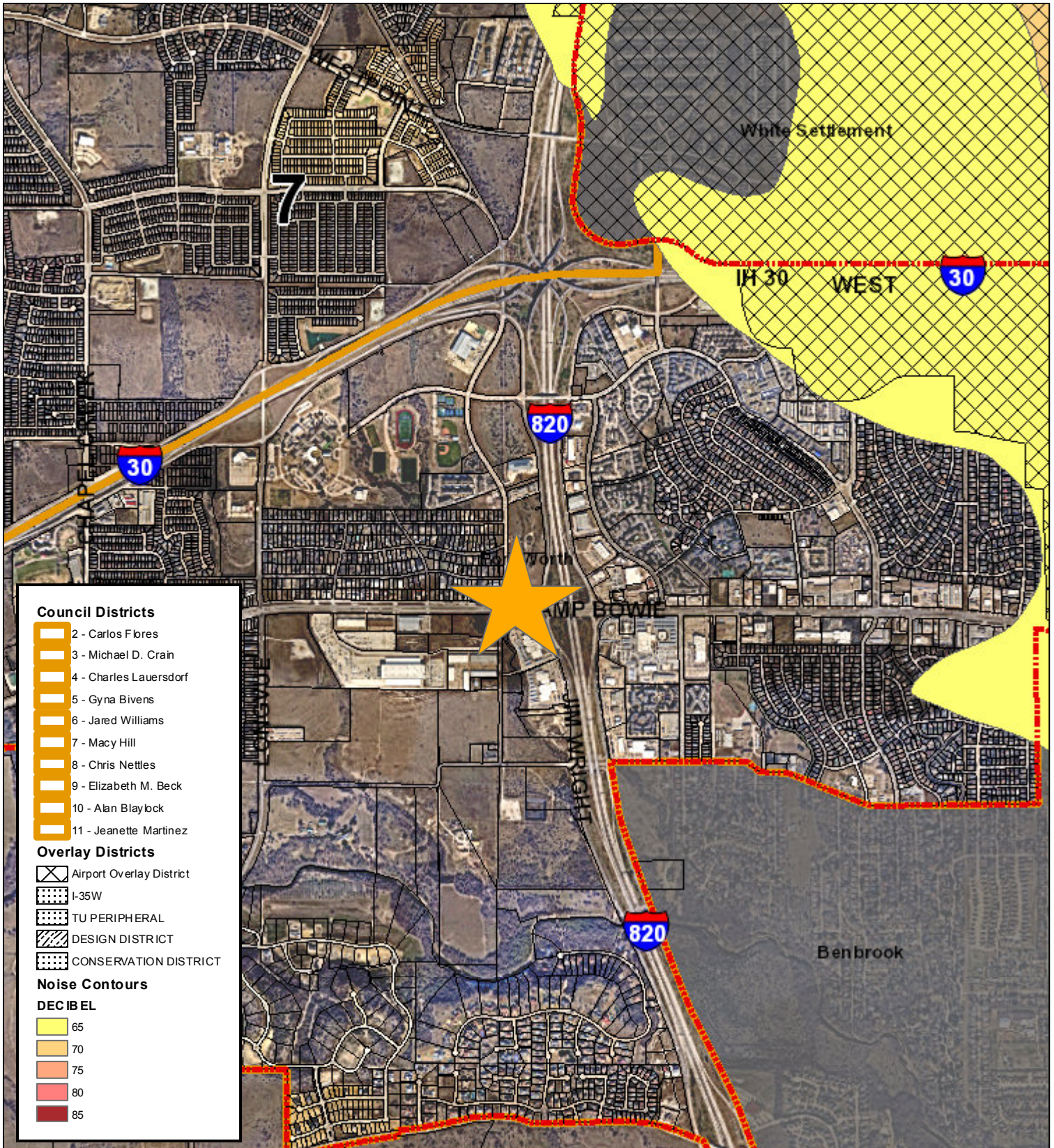
SOUTH ELEVATION



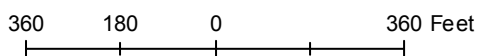
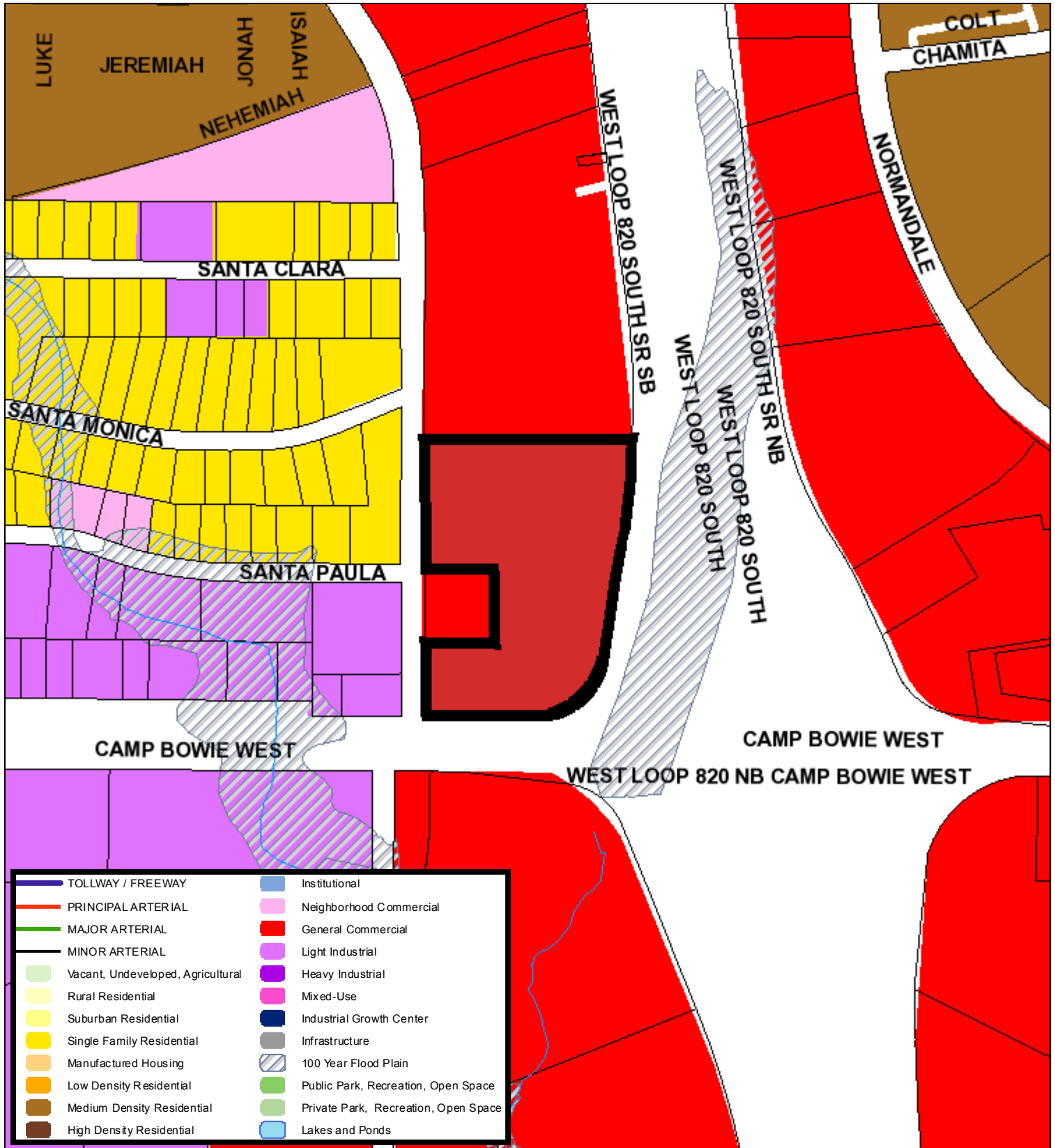
Heights Venture
 ARCHITECTURE • DESIGN

1111 North Loop West, Suite 800
 Houston, Texas 77008
 281-554-5100
 Not for regulatory approval, permit, pricing or
 construction. Jerry Tipps, AIA, LEED-AP, Texas
 Registered Architect # 13756, May 10, 2023

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



0 230 460 920 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-114

Council District: 11

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: RIG Properties, LLC / Amr Elborai of Elborai Group, LLC

Site Location: 2937 N Beach Street

Acreage: 2.19 acres

Request

Proposed Use: Office/Warehouse

Request: From: "E" Neighborhood Commercial

To: "I" Light Industrial

Recommendation

Land Use Compatibility:

Requested change **is not compatible**

Comprehensive Plan Consistency:

Requested change **is not consistent**

Staff Recommendation:

Denial

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

6. Zoning Map with 300 ft. Notification Area

Project Description and Background

This agenda item was continued from the August 9, 2023 regular Zoning Commission meeting along with all applications for property located within Council District 11. The applicant has since revised the application to request a Planned Development for all uses in the “E” Neighborhood Commercial zoning district plus the use of warehouse. This amendment will need to occur at the public hearing since the item was continued from the previous meeting with the caption provided on the agenda and staff report.

The subject site is in Council District 11 at the border of the City of Fort Worth and Haltom City. The site is undeveloped. The intent is to develop the site for office/warehouse. This request, if approved, would rezone the property from “E” Neighborhood Commercial to Planned Development for all uses in the “E” Neighborhood Commercial district plus warehouse. Warehouse use is not a permitted use under the “E” district; however, it can be considered under the PD zoning district if approved. The project consists of two buildings totaling 18,900 square feet both single-story. Together they will contain a total of nine (9) office/warehouse suites for contractors (AV, HVAC, etc.). The applicant indicates the buildings will have masonry facades with store front appearance towards Beach and Elinor Streets

The applicant submitted the required site plan with their application, which is attached for reference. Development standards for the “E” district include but are not limited to: a 20-foot supplemental building setback adjacent to residential, 5-foot bufferyard with plantings, transitional wall requirements and a 10% landscape requirement.

Surrounding Zoning and Land Uses

North “I” Light Industrial / Multi-tenant building and storage yard
East N/A / Haltom City
South “E” Neighborhood Commercial / Multi-tenant retail building
West “A-5” One-Family and “B” Two-Family / Single-family residences

Recent Zoning History

- ZC-07-090 – The property was rezoned from “B” Two-Family to “E” Neighborhood Commercial

Public Notification

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

| Organizations Notified | |
|------------------------------|--------------------------------|
| Riverside Alliance | Streams and Valleys Inc |
| Trinity Habitat for Humanity | Oakhurst Alliance of Neighbors |
| Birdville ISD | Fort Worth ISD |
| Bonnie Brae NA* | |

**Located in this registered neighborhood organization*

Development Impact Analysis

Land Use Compatibility

Directly to the west of the site are a mix of duplex and single-family homes. There are sporadic commercial and Industrial properties on the Fort Worth side of Beach street. The mix of industrial and commercial is consistent along this portion of Beach St from 28th Street to the south to Chesser Boyer Road to the north. The property directly to the south was rezoned from “B” to “E” which aligns with the future land use plan.

Although the proposed warehouse use may be compatible with uses along the Beach Street frontage, the proximity to adjoining residential to west has the potential for negative impacts. These would include noise, odors and fumes that could occur with warehouse use.

Furthermore, it appears the Industrial uses located along Beach Street have been operating long term rather than new developments. The subject site is undeveloped and is zoned in compliance with the land use plan.

The proposed zone change **is not compatible** with existing land uses.

Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial on the Future Land Use Map. The use of office/warehouse is a more intense use than those suggested by the City’s Comprehensive Plan.

The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation.

COMMERCIAL

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

Zoning & Land Use Comments

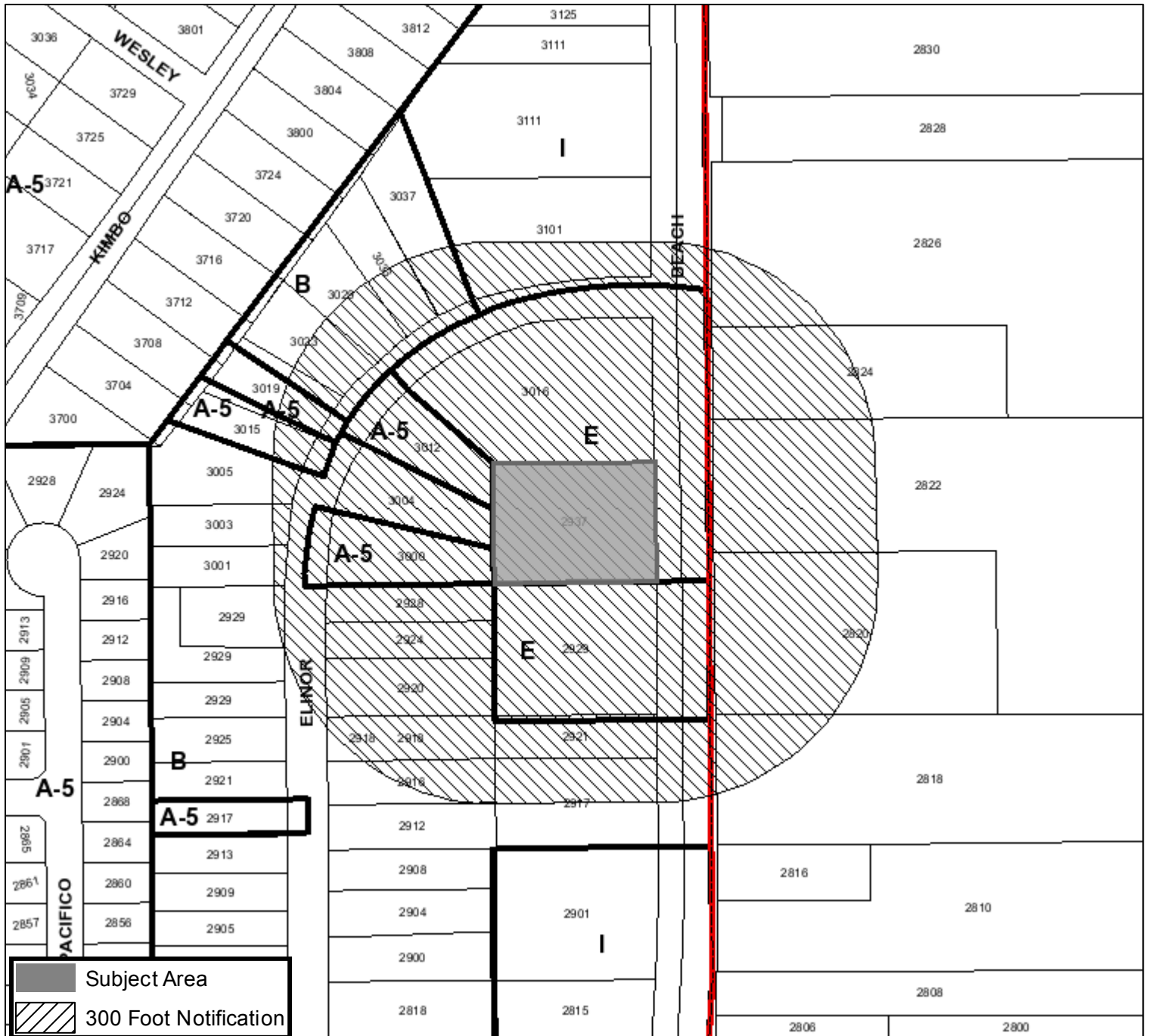
Site Plan Comments/Revisions:



- Are any canopy trees going to be removed with the addition of buildings? 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. Commercial canopy coverage increases to 30% from Industrial’s 20%. [Urban Forestry Requirements are met](#)
- There is a five foot buffer yard required within the so foot building setback. Bufferyards must earn a minimum of 25 points that are awarded for providing and maintaining specific landscaping and design features as provided for in Sec. 6.300 (g) Zoning Ord. – This is an FYI and you appear to be able to meet this. [Min. 5’ is met and will meet 25 points](#)

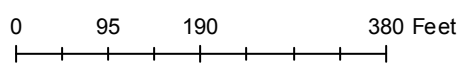
- The owner and/or occupant of the use shall also erect and maintain a solid masonry wall, wood fence, or combination thereof, to a height that is a minimum of six feet above the grade of adjacent property along the entire adjacent property line except for minimum required front yards and visibility triangles. For construction standards, see § 5.305(c). Temporary buildings, utility facilities and additions to primary structures placed on the site that are less than 30% and under 3,000 square feet are excepted from the screening requirements of this subsection (d); however dumpsters, loading docks and ground level mechanical equipment shall be screened with a six-foot screening fence. For construction standards, see § 5.305(c). [Screening will be provided as required.](#)
- Parking – The office building requires 1 space for every 400 SF of office area. The warehouse building require one space per 500 square feet of gross floor area or one space per three employees, whichever is greater. Warehouse buildings require one space per four employees, with a four-space minimum. For further details, other uses and loading areas see Chapter 6, Development Standards, Article 2, Off-Street Parking and Loading, § 6.200. Provide a parking table indicating required parking vs provided parking [Parking Table added.](#)
- Landscaping - For commercial, generally, 10% of net site area (excludes building footprint) **This increase from the 4% required in Industrial.** See Chapter 6, Development Standards, Article 3, Landscaping, Buffers and Urban Forestry, § 6.300. Place a note on the plan “Landscaping will comply with Zoning Ordinance, Article 3, Section 6.301”. Landscaping will be met. [Note added.](#)
- Place a signature approval line on the site plan

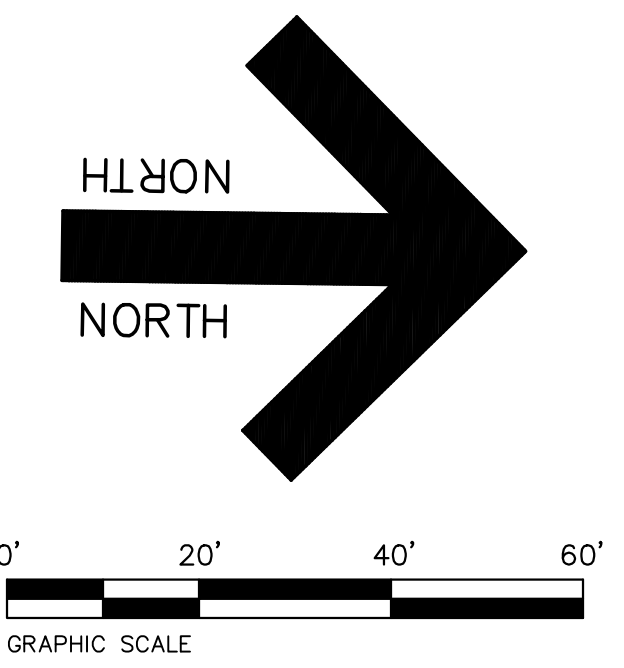
Area Zoning Map

Applicant: Rig Properties
 Address: 2937 N. Beach Street
 Zoning From: E
 Zoning To: I
 Acres: 0.82800339
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 9/13/2023
 Contact: 817-392-7869



 Subject Area
 300 Foot Notification





- GENERAL NOTES:**
1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
 2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS & DETAILS AND HARDSCAPE LAYOUT.

- ACCESSIBILITY NOTES:**
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
 3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
 4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

PARKING DATA

BUILDING AREA = 18,900 SQ. FT.
 BUILDING USE: OFFICE WAREHOUSE (40% OFFICE AND 60% STORAGE/WAREHOUSE)
 PARKING REQUIRED: 1 SPACE PER 400 SQ. FT. OFFICE = 18.9 SPACES
 1 SPACE PER 500 SQ. FT. STORAGE = 22.7 SPACES
 TOTAL PARKING REQUIRED = 42 SPACES
 PARKING PROVIDED: 66 SPACES

NOTE:
 LANDSCAPING WILL COMPLY WITH ZONING ORDINANCE, ARTICLE 3, SECTION 6.301.

LEGEND

| | |
|--|--|
| | PROPOSED ON-SITE CONCRETE PAVEMENT (6" 3,600 PSI) |
| | PROPOSED DUMPSTER PAD CONCRETE PAVEMENT (7" 3,600 PSI) |
| | PROPOSED CONCRETE WALK |

Approved: _____
 Director of Development Services Date _____

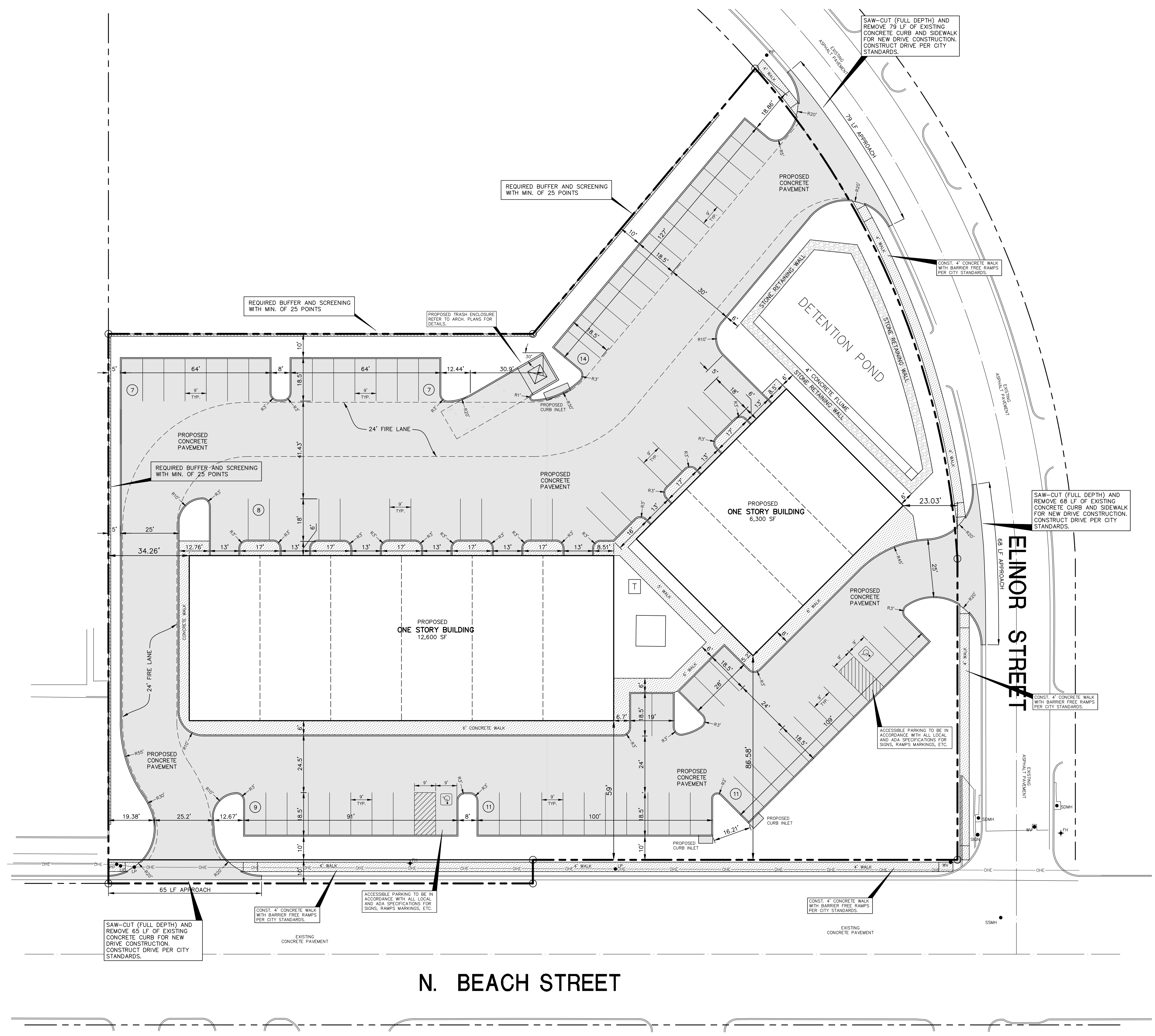
| REVISIONS: | CITY COMMENTS |
|------------|---------------|
| 8-29-23 | |
| | |
| | |
| | |

SHEET TITLE:
SITE PLAN FOR PD ELBORAI COMMERCIAL PARK
 LOT 7R
 HARLEM GARDENS ADDITION
 2937 N. BEACH STREET AT ELINOR STREET
 FORT WORTH, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8527

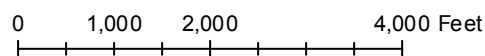
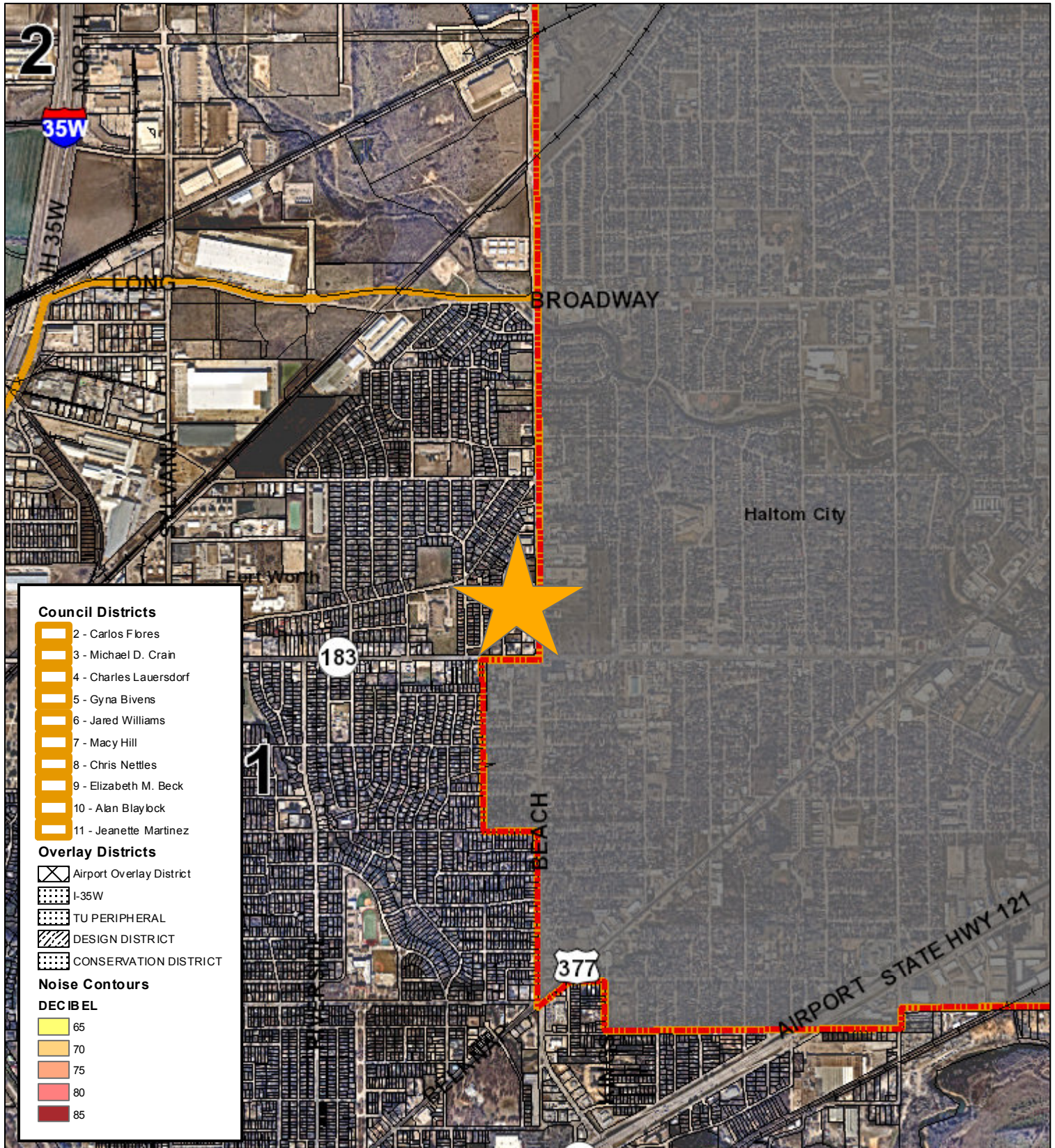
ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-5357 Fax 972-252-8858

DATE: MAR. 17, 2023 DRAWN BY: JDJR SHEET NO.
 SCALE: 1" = 20' CHECKED BY: JDJR **C3** OF 12

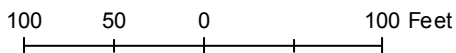
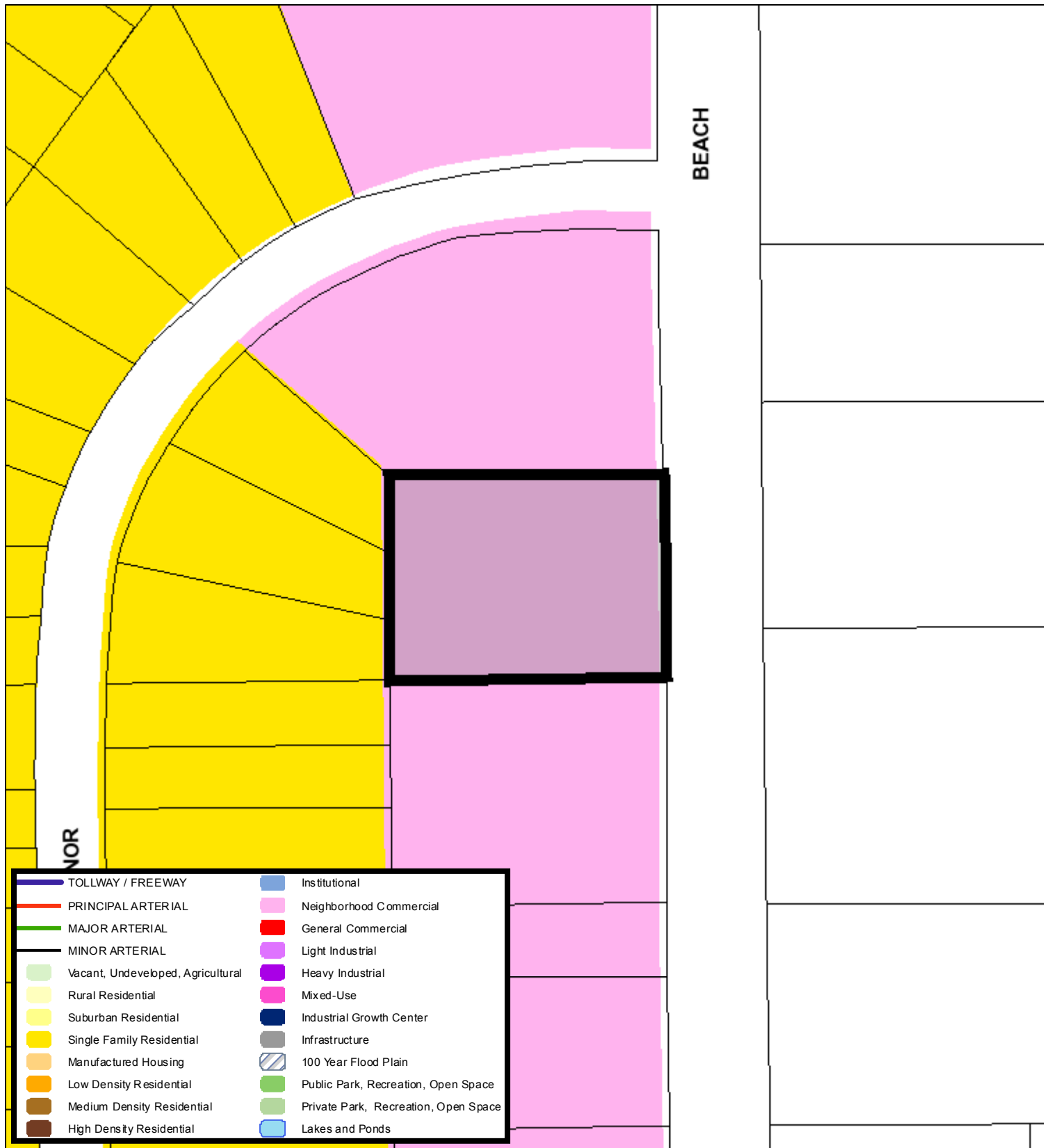


H:\JDR\2023\2937 N Beach St - East North, TxDOT\101\2937-23 Civil Planning_8/23/2023 1:26:20 PM

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 65 130 260 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-117

Council District: 5

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: T5 Properties LLC / Amtex Multi-Housing LLC

Site Location: 3300 Raider Drive

Acreage: 10.15

Request

Proposed Use: Multi-family Apartment Complex

Request: From: “AG” Agricultural

To: “C” Medium Density Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

This item was continued from the August 9, 2023 regular Zoning Commission meeting at the request of the applicant.

The subject site is a roughly 10-acre piece of property at the northeast corner of Raider Drive and Trinity Boulevard within Council District 5. The site is currently undeveloped and is proposed to be rezoned from the existing “AG” Agricultural zoning to “C” Medium Density Multi-Family for a proposed apartment complex. The project consists of four (4) buildings containing 80 dwelling units containing 7.88 dwelling units per acre.

The applicant provided the following narrative with the submitted application:

Bell Station Apts will total 80 units (79 rental units and 1 Manager Unit) Development amenities include a community building, a pool, a play ground, a dog park and a business center. The development will consist of one (1), two (2) and three (3) units for families

The project will be funded with 9% Low Income Housing Tax Credits and traditional financing.

10% of the units will be rent restricted at 30% of the Area Median Income (AMI), 30% of the units will be rent restricted at 50% AMI, and the remaining 60% of the units will be restricted to 60% AMI.

A site plan is not required under the base “C” zoning district; however, the applicant has submitted a concept plan to better depict the proposal. If this zoning request is approved, the developer will need to follow all development standards from the “C” district. These include but are not limited to minimum 45% open space, maximum 24 dwelling units per acre, 20-foot front yard setback and maximum 36-foot building height. The applicant is also required to submit for a Multi-Family District (MFD) permit for review of all development design regulations.

The site appears to have significant canopy coverage. The applicant will need to work with Urban Forestry to ensure they can meet the minimum retained or planted canopy coverage equal to 50% of the open space. The applicant only proposes to develop roughly half of the entire tract. The eastern portion is inundated by the FEMA Special Flood Hazard Area.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / Print facility
East PD 1234 “PD-I” / Undeveloped
South “MH” Manufactured Home / Manufactured home park
West “FR” General Commercial Restricted; “I” Light Industrial / Undeveloped; Equipment storage

Recent Zoning History

- ZC-19-199 – From “AG to “I” – Denied

Public Notification

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

The following organizations were emailed on July 25, 2023:

| Organizations Notified | |
|------------------------------|-------------------------|
| Lakeview HOA* | Streams and Valleys Inc |
| Trinity Habitat for Humanity | East Fort Worth Inc |
| Hurst Euless Bedford ISD | |

*Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is "AG" Agricultural. North, east and west of the site is mostly comprised of industrial zoning districts. These tracts are either undeveloped or consist of various uses including outdoor equipment storage, lithography and various industrial uses. The Tarrant County Water Supply facility is located to the northeast with a manufactured home park to the south across Trinity Blvd. The site is situated at the northeast corner of Raider Dr. and Trinity Blvd. The applicant is proposing a single approach onto Raider Dr and does not propose to access Trinity Blvd.

Multi-Family is a transitional use and is suitable as a buffer between single family uses and more intense commercial and industrial uses. The proposed rezoning **is 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 – Eastside

The adopted 2022 Comprehensive Plan designates the subject property as future Light Industrial. Acceptable zoning classifications in this area would be "MU-2", "I" and All Commercial Districts.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

In order for "C" multifamily zoning 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.

| |
|--------------------|
| RESIDENTIAL |
|--------------------|

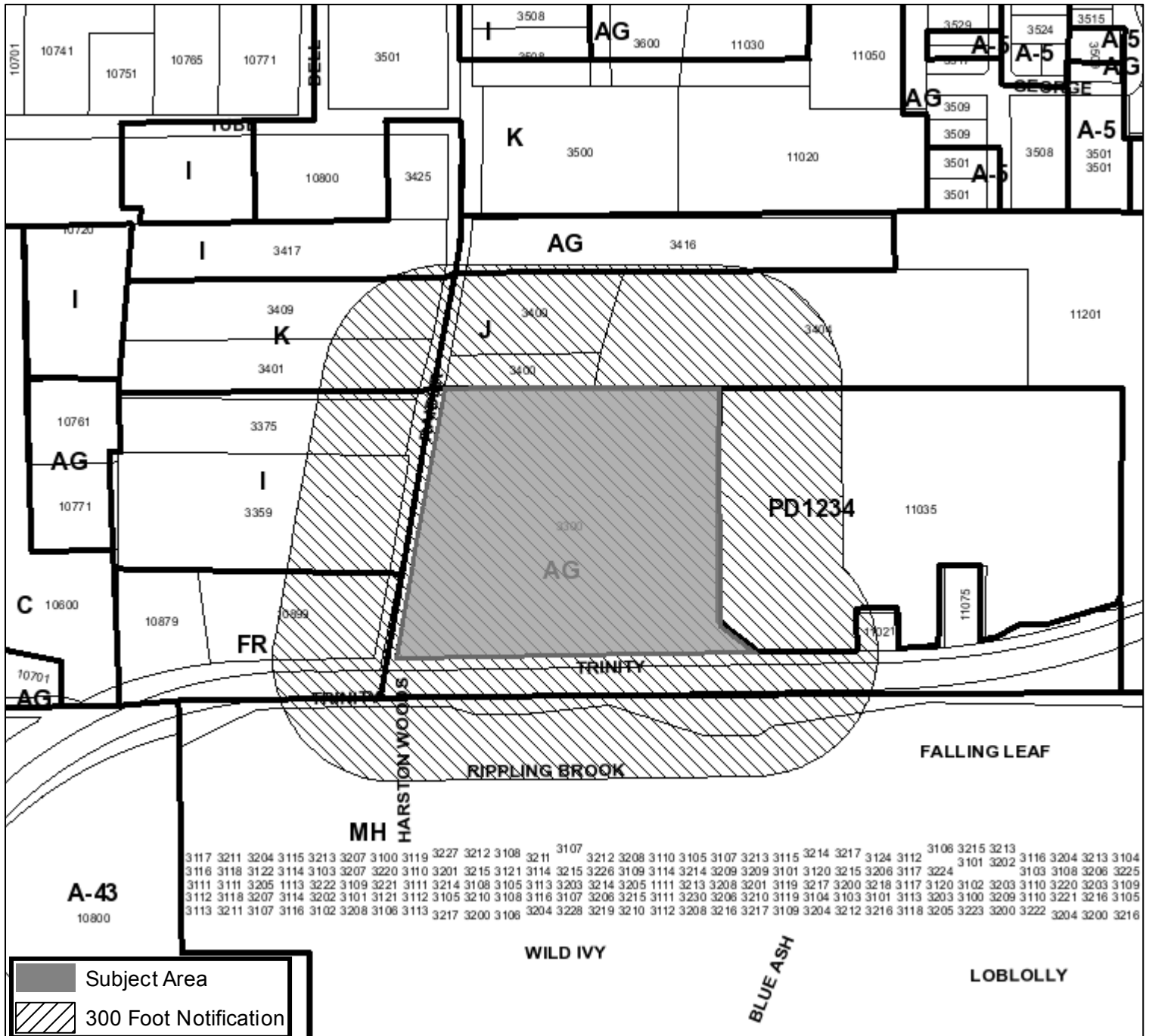
The proposed rezoning to “C” Medium Density Multifamily **is not consistent** with the Comprehensive Plan; however, it does meet the following policy statement:



- Encourage locating multiple-unit residential structures on corner lots.

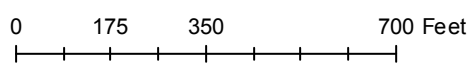
If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect these changes.

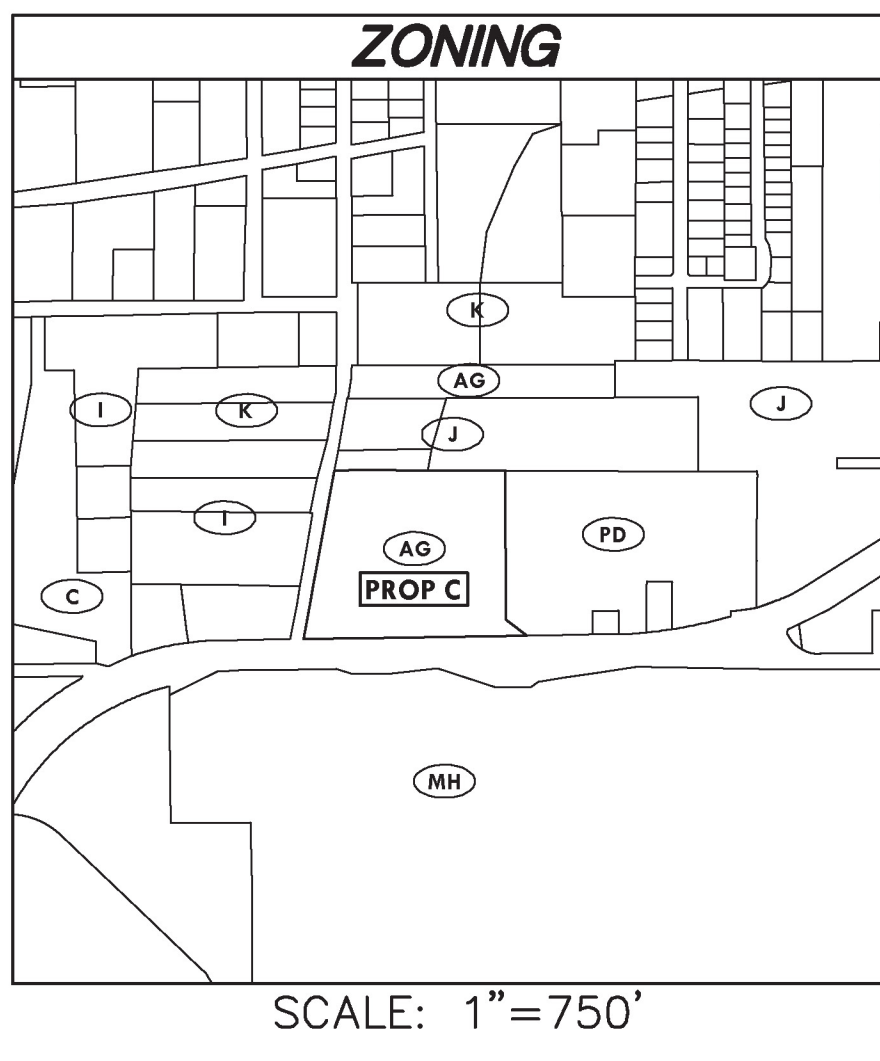
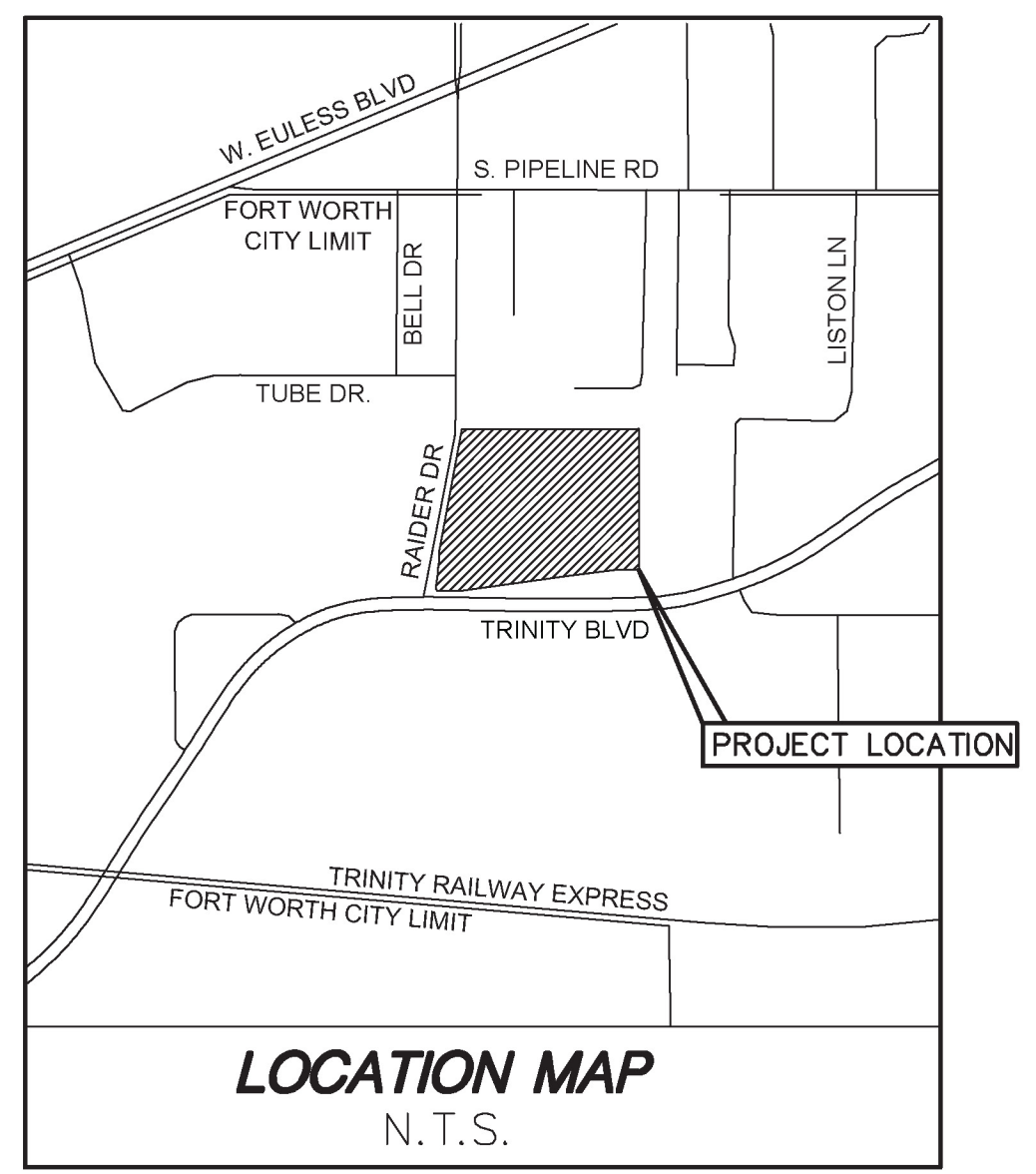
Area Zoning Map

Applicant: T5 Properties LLC/Amtex Multihousing LLC
 Address: 3300 Raider Drive
 Zoning From: AG
 Zoning To: C
 Acres: 10.98195522
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 9/13/2023
 Contact: 817-392-7869



| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |





NOTE
1. ALL DIMENSIONS ARE TO FACE OF CURB

- SITE NOTES:**
- LEGAL DESCRIPTION: 10.15 ACRE TRACT OF LAND IN THE WILLIAM ANDERSON SURVEY ABSTRACT 22 TRACT 2 & 2F RECORDED IN INSTRUMENT #D22042416.
 - SEE CIVIL ENGINEER'S DRAWINGS FOR EASEMENTS, GRADING, DRAINAGE, DIMENSION CONTROL, AND UTILITY DRAWINGS.
 - SEE MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL TRANSFORMERS AND HVAC COMPRESSOR LOCATIONS.
 - SEE LANDSCAPE DRAWINGS FOR FINE GRADING, SIDEWALKS, PLANTING, RETAINING WALL LOCATIONS, FENCING MATERIAL AND LOCATION, HANDICAP PARKING SPACES DESIGN.
 - THE ARCHITECTS SITE PLAN IS DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE. CONFIRM ALL BOUNDARY, SETBACK, BUILDINGS FINISH FLOOR ELEVATIONS AND PARKING INFORMATION IS CONSISTENT WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT SHOULD A DISCREPANCY EXIST.

| BUILDING / PARKING DATA | |
|-----------------------------------|------------|
| NUMBER OF BLDGS: | 4 |
| NUMBER OF DWELLING UNITS: | 80 |
| PARKING REQUIRED | |
| BEDROOMS = | 183 |
| CLUB HOUSE (3,691 SQ. FT.) /250 = | 16 |
| TOTAL PARKING REQUIRED: | 199 |
| PARKING PROVIDED: | |
| STANDARD PARKING PROVIDED: | 190 |
| HANDICAP PARKING PROVIDED: | 11 |
| TOTAL PARKING PROVIDED: | 201 |

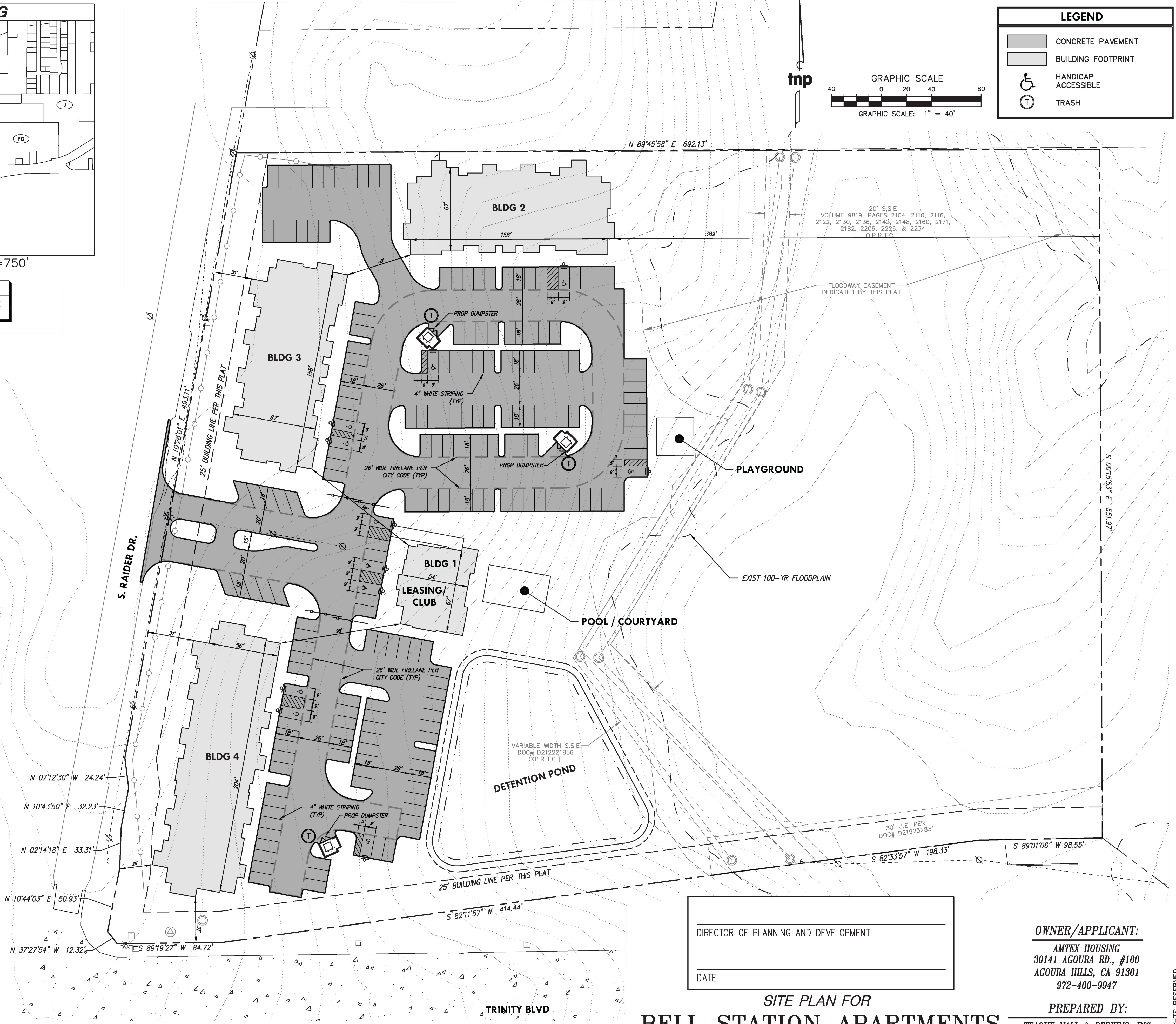
| AMTEX EULESS UNIT TABULATION | | | | |
|------------------------------|-----------|----------------|---------------|------------|
| TYPE | AREA | NO | % | TOTAL AREA |
| A1 | 715 | 9 | 11.25% | 6,435 |
| B1 | 887 | 39 | 48.75% | 34,593 |
| C1 (A) | 1,071 | 14 | 17.50% | 14,994 |
| C1 (B) | 1,097 | 18 | 22.50% | 19,746 |
| TOTAL | 80 | 100.00% | 75,768 | |

AVERAGE UNIT SIZE : 947.10

| Building Type - # | Conditioned Space | Common Area Square Footages | | Net Rentable Square Footages | Total Gross Square Footages | Number of Stories |
|------------------------|-------------------|-----------------------------|---------------|------------------------------|-----------------------------|-------------------|
| | | conditioned | unconditioned | | | |
| Building 1 - Clubhouse | 3,251 | | | | 3,631 | 1 |
| Building 2 - Type A1 | | 4,332 | 564 | 23,652 | 30,598 | 3 |
| Building 3 - Type A2 | | 4,332 | 564 | 22,581 | 30,598 | 3 |
| Building 4 - Type B | | 5,580 | 564 | 29,535 | 35,981 | 3 |
| Totals | 3,251 | 14,244 | 1,692 | 75,768 | 100,808 | |

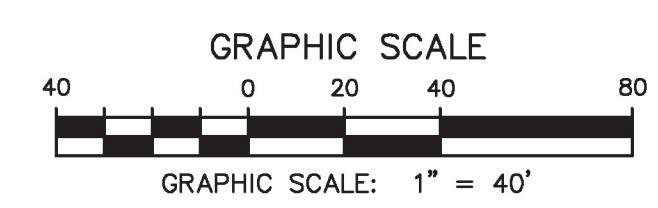
ZONING SUMMARY SITE INFORMATION

| | |
|-------------------|-----------------------------|
| AREA | 10.15 Ac. |
| ZONING TYPE | C |
| EXISTING LAND USE | AG |
| PROPOSED LAND USE | MEDIUM DENSITY MULTI-FAMILY |



LEGEND

- CONCRETE PAVEMENT
- BUILDING FOOTPRINT
- HANDICAP ACCESSIBLE
- TRASH



DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

OWNER/APPLICANT:
AMTEX HOUSING
30141 AGOURA RD., #100
AGOURA HILLS, CA 91301
972-400-9947

PREPARED BY:
TEAGUE NALL & PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: CECIL CHESHIER

**SITE PLAN FOR BELL STATION APARTMENTS
10.15 ACRES OF LAND**

TOTAL ACREAGE: 10.15 AC.
JULY 2023
ZONING CASE NUMBER: ZC-XX-XXX

DATE PREPARED:
JULY 2023

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

BELL STATION APARTMENTS
80 Apartments in FORT WORTH, TEXAS
AMTEX MULTI-HOUSING



DATE
06-30-2023

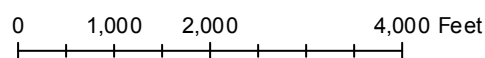
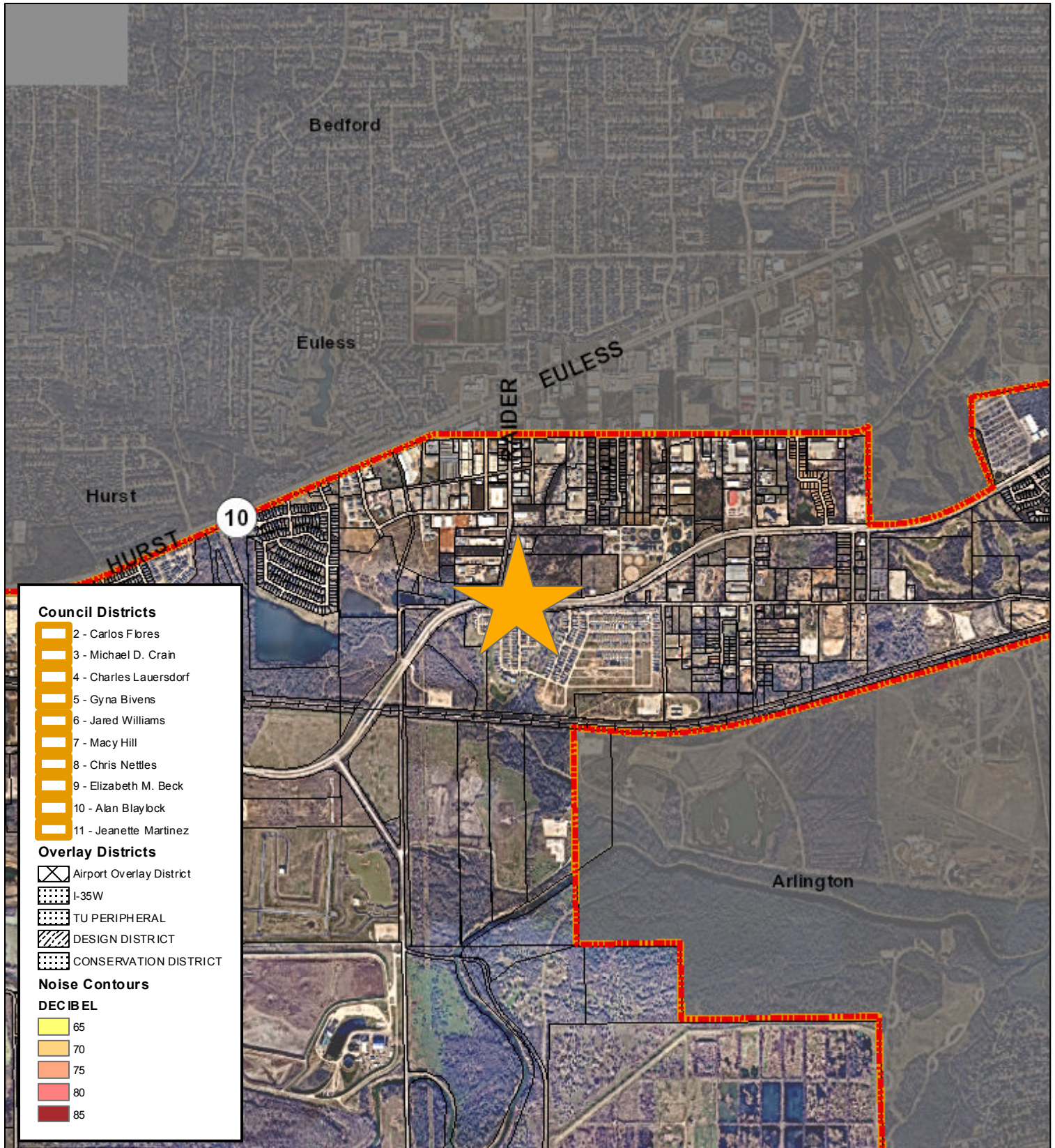
PROJECT
23077

SHEET NUMBER

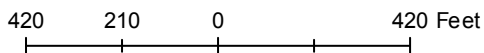
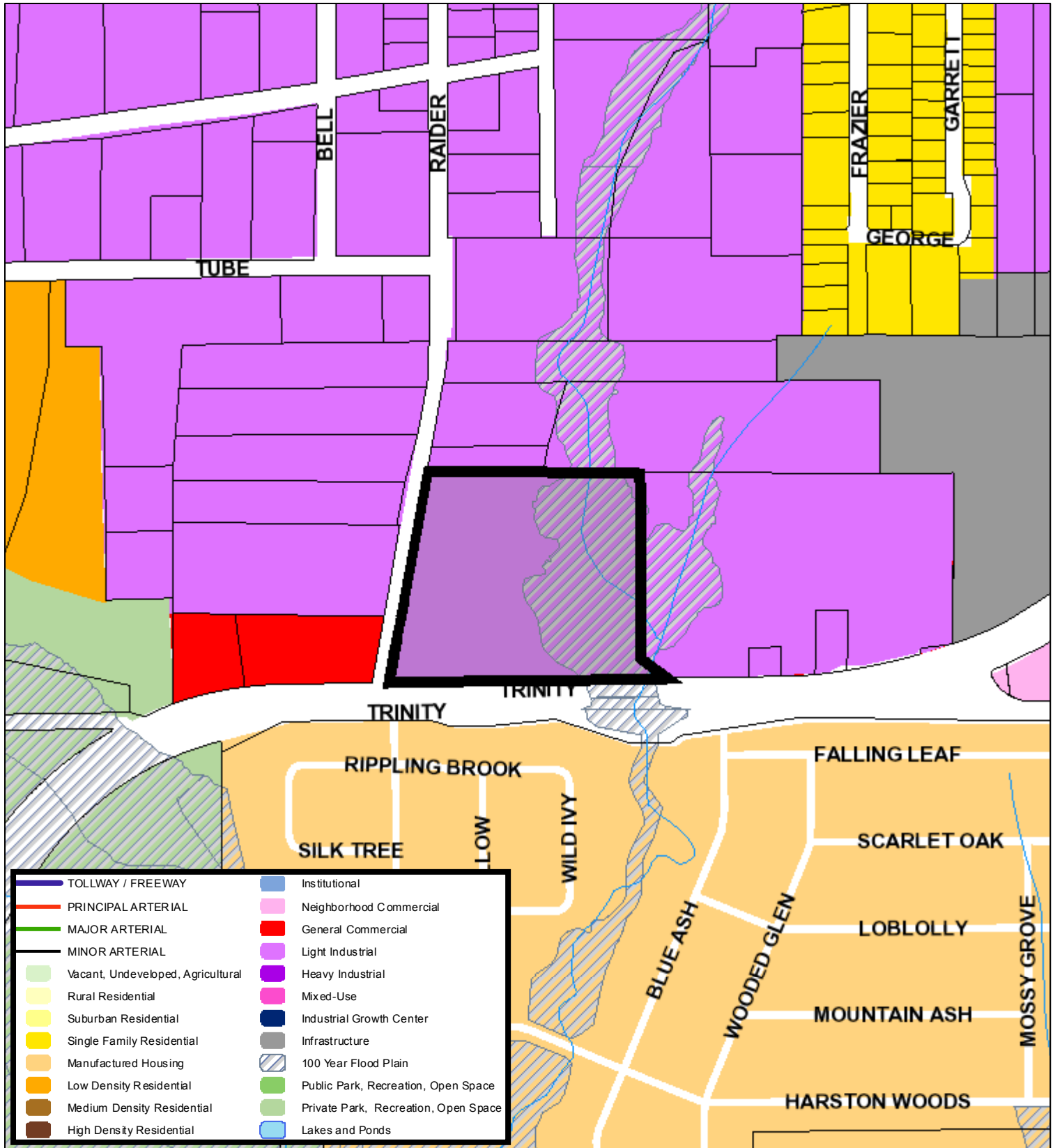
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COPYRIGHT © BGO Architects ALL RIGHTS RESERVED

Area Map



Future Land Use



Aerial Photo Map



0 260 520 1,040 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: SP-23-007

Council District: 5

Site Plan

Case Manager: [Beth Knight](#)

Owner / Applicant: Harold & Carol Pierce/ Ray Abraham, Leon Capital Group

Site Location: 11300 block Trinity Boulevard

Acres: 8.64 acres

Request

Proposed Use: Warehouse Distribution & Logistics Facility

Request: To: Add site plan to PD 1339 “PD/E” Planned Development all uses in “E” Neighborhood Commercial plus certain light industrial uses and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum).

Recommendation

Staff Recommendation:

Approval

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

Project Description and Background

The subject property is the southern part of two sections bisected by Trinity Boulevard, west of House Anderson Road. The current zoning for the property is PD 1339 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required. The applicant would like to construct a new 123,750 square foot warehouse building. The required site plan as presented is in general compliance with "E" standards, and no changes to the PD are proposed.

Surrounding Zoning and Land Uses

North "AG" Agricultural / Trinity Boulevard and vacant land
East "J" Medium Industrial / industrial uses
South "AG" Agricultural, "I" Medium Industrial / industrial use, City park, vacant land
West "J" Medium Industrial / industrial uses

Recent Zoning History

- ZC-17-014; southeast of subject site, from PD/I with development standards to PD/E excluding alcohol sales; approved 3/8/2017;
- ZC-17-064; northwest of subject site from AG to A-5; approved 5/5/2017;
- ZC-19-033; west of subject site, from AG to PD/I; approved 5/8/2019;
- ZC-19-097; south of site from AG to K; denied on 10/15/19;
- ZC-19-120; from AG, AR, CF, and K to A-5; effective 10/24/19; east of subject site
- ZC-20-020 from AG to A-5; withdrawn;
- ZC-22-066; north and south of subject site, from AG & K to PD/E plus certain light industrial uses, approved, 10/11/2022; and
- ZC-23-029; east of site, from AG to PD for C uses, approved 4/11/2023.

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.
The following organizations were notified: (emailed August 24, 2023)

| Organizations Notified | |
|------------------------------|--------------------------|
| East Fort Worth, Inc. | Streams and Valleys Inc |
| Trinity Habitat for Humanity | Hurst Euless Bedford ISD |

** Not located within a registered Neighborhood Association*

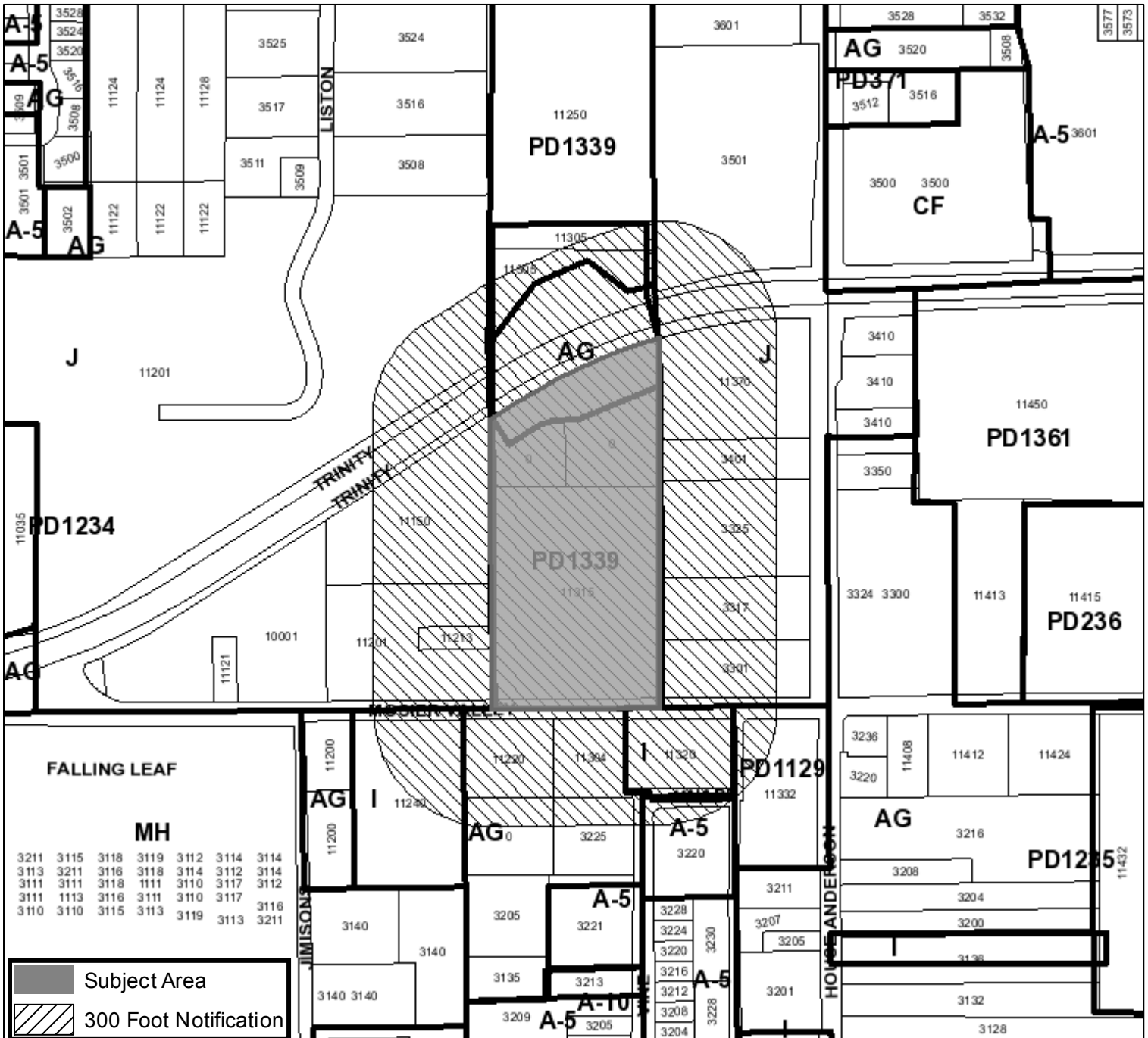
Site Plan Comments

Zoning & Land Use

1. List the site address and legal description. Since the site is not platted right now, please use an additional sheet with all the Title Block information in the lower right corner, including the Director's signature line and date.
2. The zoning case numbers for the site plans are SP-23-007 for the southern site and SP-23-008 for the northern site, instead of a ZC zoning case number.
3. Please update the site's current zoning to remove the AG portion, as these zoning cases were approved earlier this month by Council.
4. Add a number for each row's total of parking spaces.
5. Show and label the ADA spaces.
6. Break out the building's office square footage from the warehouse square footage and note the number of warehouse employees, so the appropriate number of parking spaces can be determined. Although no parking spaces are required, the site cannot be over-parked without incurring additional tree planting.
7. Show the loading docks and label their number of spaces.
8. Label the surface material between the building and driveways/parking spaces. Is it supposed to be grass/landscaping?
9. Show where the dumpster locations are.
10. Label the height and screening material of the dumpster enclosure sides and gates.
11. The southern setback to Mosier Valley Road's ROW is 20 feet, as this road is not an arterial.
12. The northwestern corner of the gas pipeline appears to end suddenly at an angle. Where does this easement go?
13. Instead of the ownership information that can change periodically, please label the existing land uses on all the adjacent lots, including across the street.
14. Fully describe the allowed uses and base zoning district of PD 1339. The second sheet with the legal description can be used if not enough space is available on the site plan page.

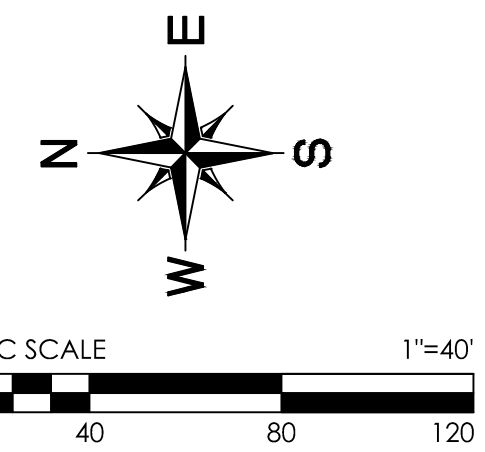
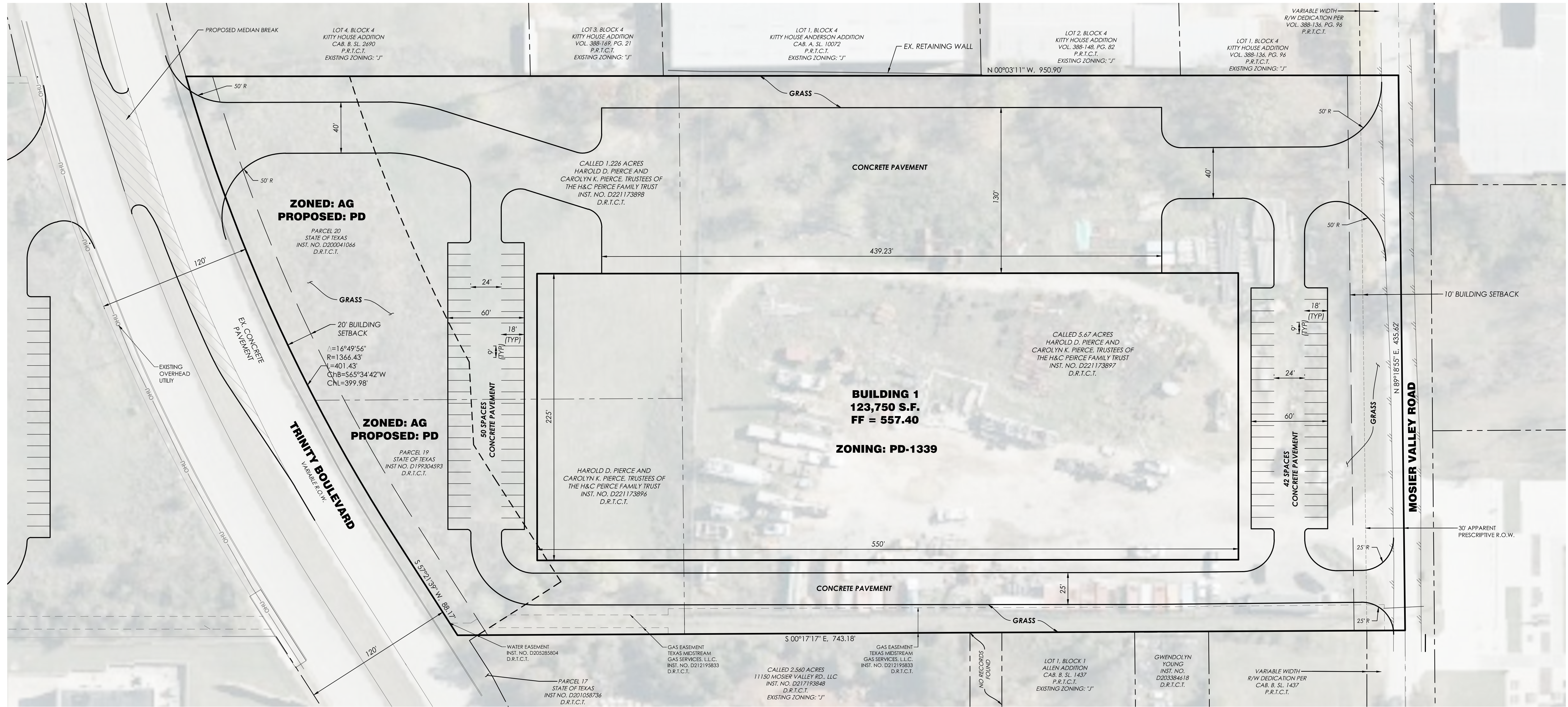
Area Zoning Map

Applicant: Harold and Carolyn Pierce Co
 Address: 11200-11350 Block Trinity Blvd.
 Zoning From: null
 Zoning To: Submit Required Site Plan
 Acres: 8.64928446
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 9/13/2023
 Contact: 817-392-8190



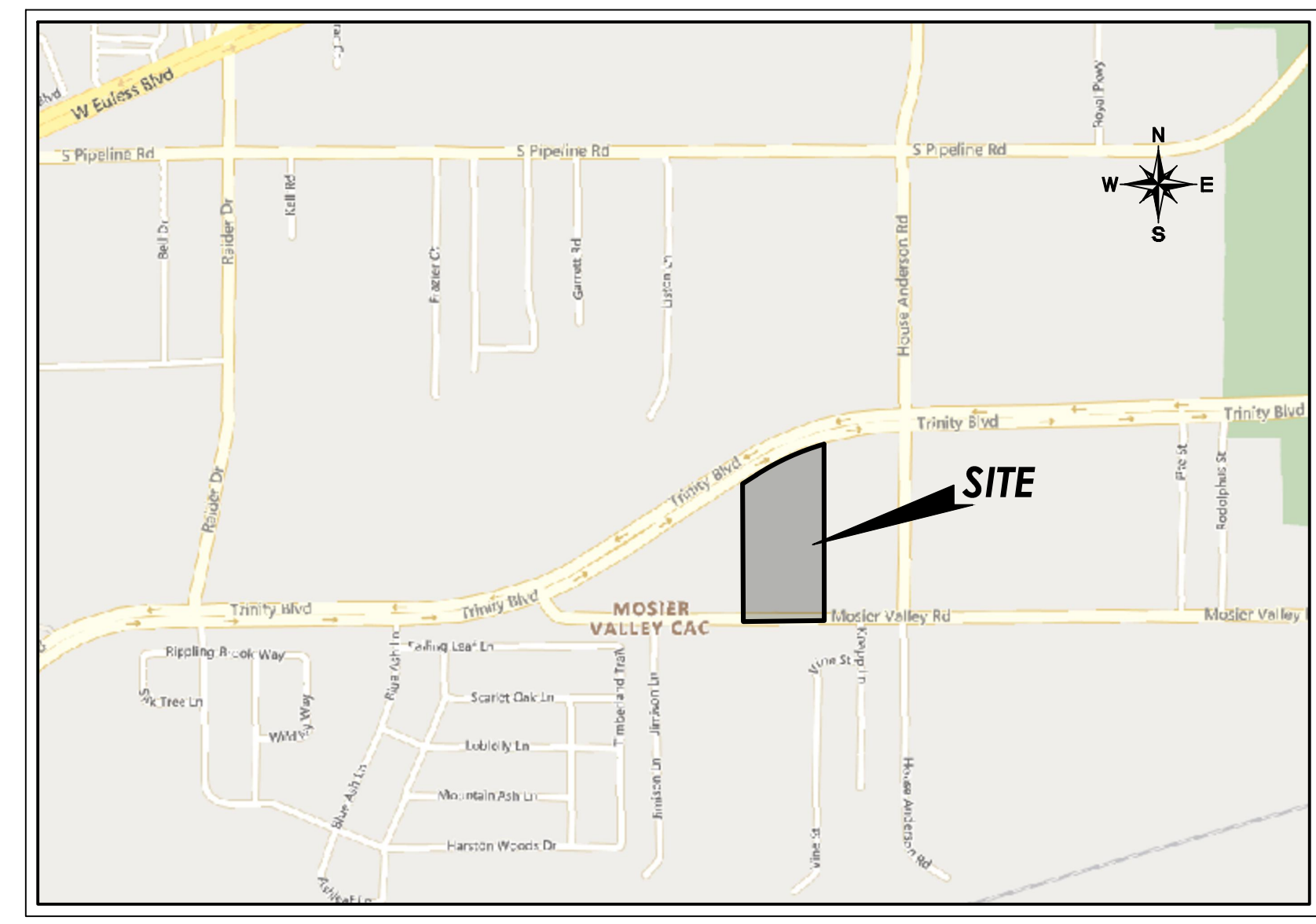
- Subject Area
- 300 Foot Notification

0 185 370 740 Feet



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

| BUILDING 2 SITE DATA TABLE | |
|----------------------------|-----------------------------------|
| PROPOSED USE: | OFFICE/WAREHOUSE |
| BUILDING AREA: | 123,750 S.F. |
| BUILDING HEIGHT: | 45'-0" (ONE STORY) |
| PROVIDED PARKING: | 92 CAR SPACES 4 ADA CAR SPACES |
| TOTAL LOT ACREAGE: | 8.65 ACRES |
| FLOOR AREA RATIO: | 0.33 to 1 |



VICINITY MAP
N.T.S.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PREPARED FOR:

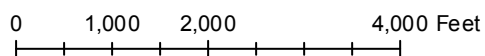
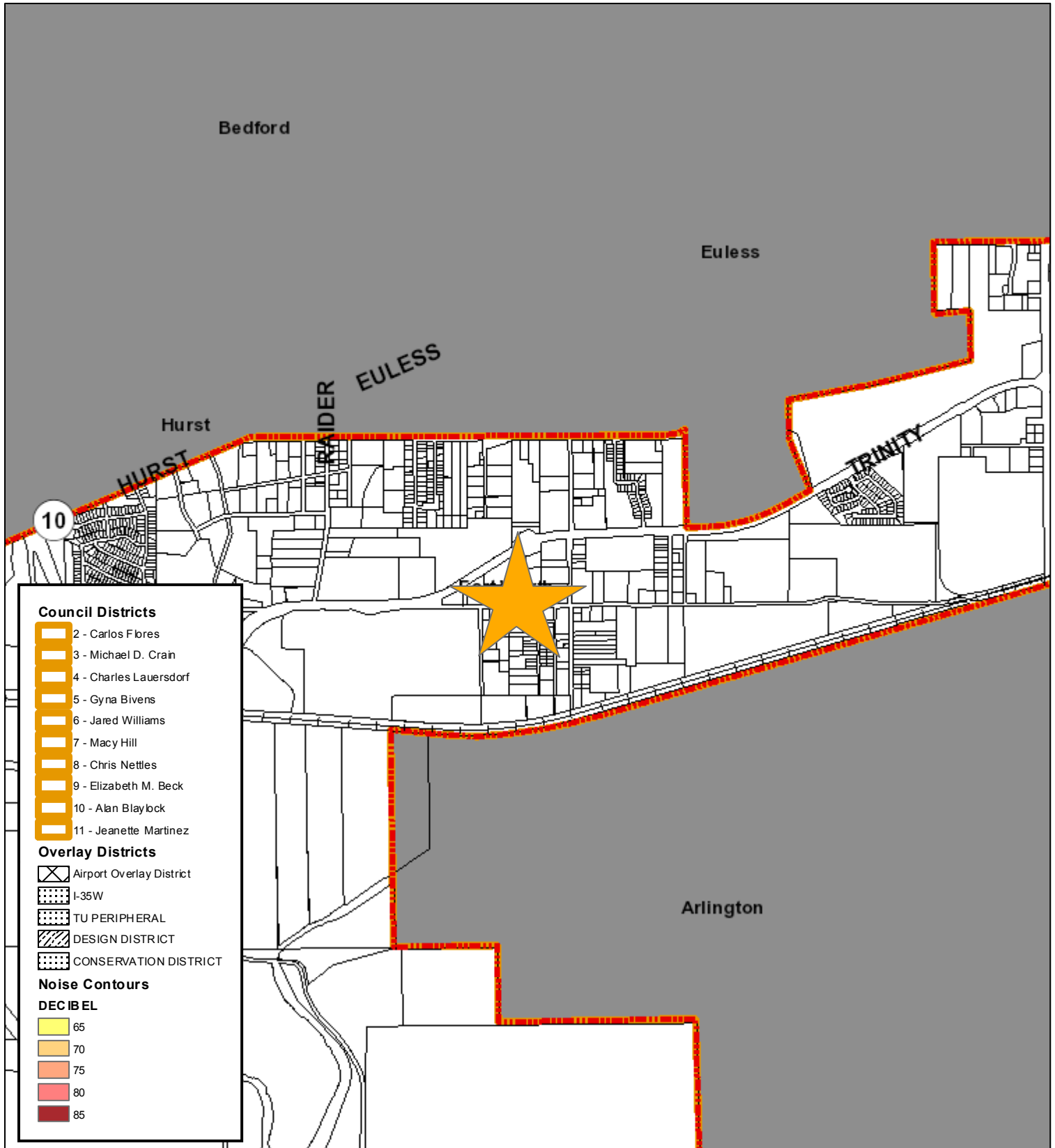
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TX 75219
O: (214) 489-7167

PREPARED BY:

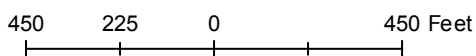
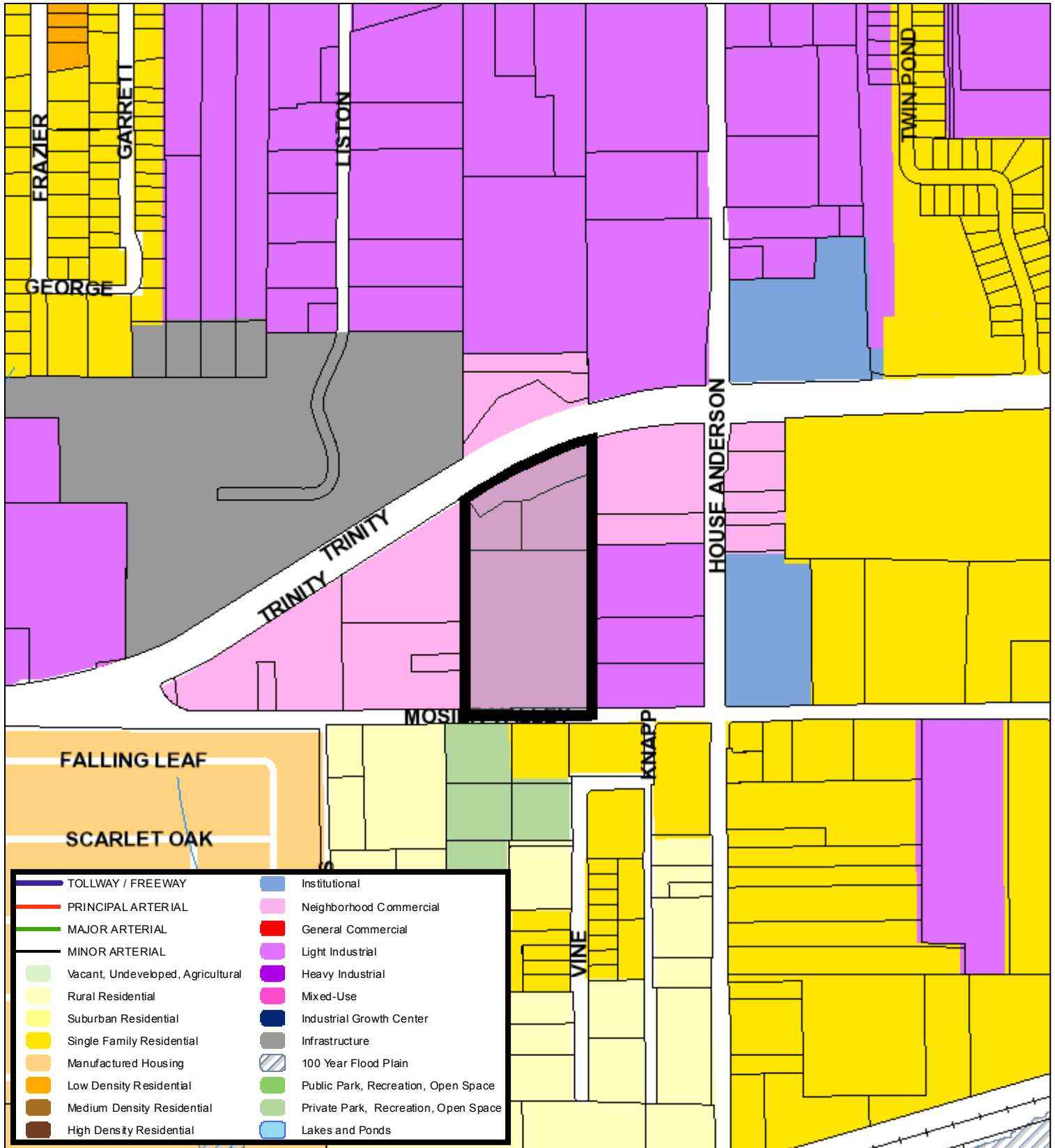
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

SITE PLAN
FOR
MOSIER VALLEY SOUTH
BUILDING 1
ZONING CASE #: ZC-23-XXX
8.65 ACRES
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Date: June 2023

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



0 285 570 1,140 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: SP-23-008

Council District: 5

Site Plan

Case Manager: [Beth Knight](#)

Owner / Applicant: LCG21 945 Trinity LLC/ Ray Abraham, Leon Capital Group

Site Location: 11300 block Trinity Boulevard

Acres: 8.56 acres

Request

Proposed Use: Warehouse Distribution & Logistics Facility

Request: To: Add site plan to PD 1339 “PD/E” Planned Development all uses in “E” Neighborhood Commercial plus certain light industrial uses and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum).

Recommendation

Staff Recommendation:

Approval

Table of Contents

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

Project Description and Background

The subject property is the northern part of two sections bisected by Trinity Boulevard, west of House Anderson Road. The current zoning for the property is PD 1339 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses and development standards to allow parking for warehouse and industrial uses to be calculated at 1 space per 4 employees (4 spaces minimum); site plan required. The applicant would like to construct a new 123,750 square foot warehouse building. The required site plan as presented is in general compliance with "E" standards, and no changes to the PD are proposed.

Surrounding Zoning and Land Uses

North "AG" Agricultural / industrial uses
East "J" Medium Industrial / industrial uses
South "PD 1339" Planned Development for all uses in "E" Neighborhood Commercial plus certain light industrial uses / Trinity Boulevard and vacant land
West "J" Medium Industrial / water treatment facility and vacant land

Recent Zoning History

- ZC-17-014; southeast of subject site, from PD/I with development standards to PD/E excluding alcohol sales; approved 3/8/2017;
- ZC-17-064; northwest of subject site from AG to A-5; approved 5/5/2017;
- ZC-19-033; west of subject site, from AG to PD/I; approved 5/8/2019;
- ZC-19-097; south of site from AG to K; denied on 10/15/19;
- ZC-19-120; from AG, AR, CF, and K to A-5; effective 10/24/19; east of subject site
- ZC-20-020 from AG to A-5; withdrawn;
- ZC-22-066; north and south of subject site, from AG & K to PD/E plus certain light industrial uses, approved, 10/11/2022; and
- ZC-23-029; east of site, from AG to PD for C uses, approved 4/11/2023.

Public Notification

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

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

| Organizations Notified | |
|------------------------------|--------------------------|
| East Fort Worth, Inc. | Streams and Valleys Inc |
| Trinity Habitat for Humanity | Hurst Euless Bedford ISD |

* *Not located within a registered Neighborhood Association*

Development Impact Analysis

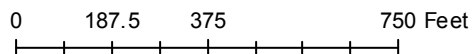
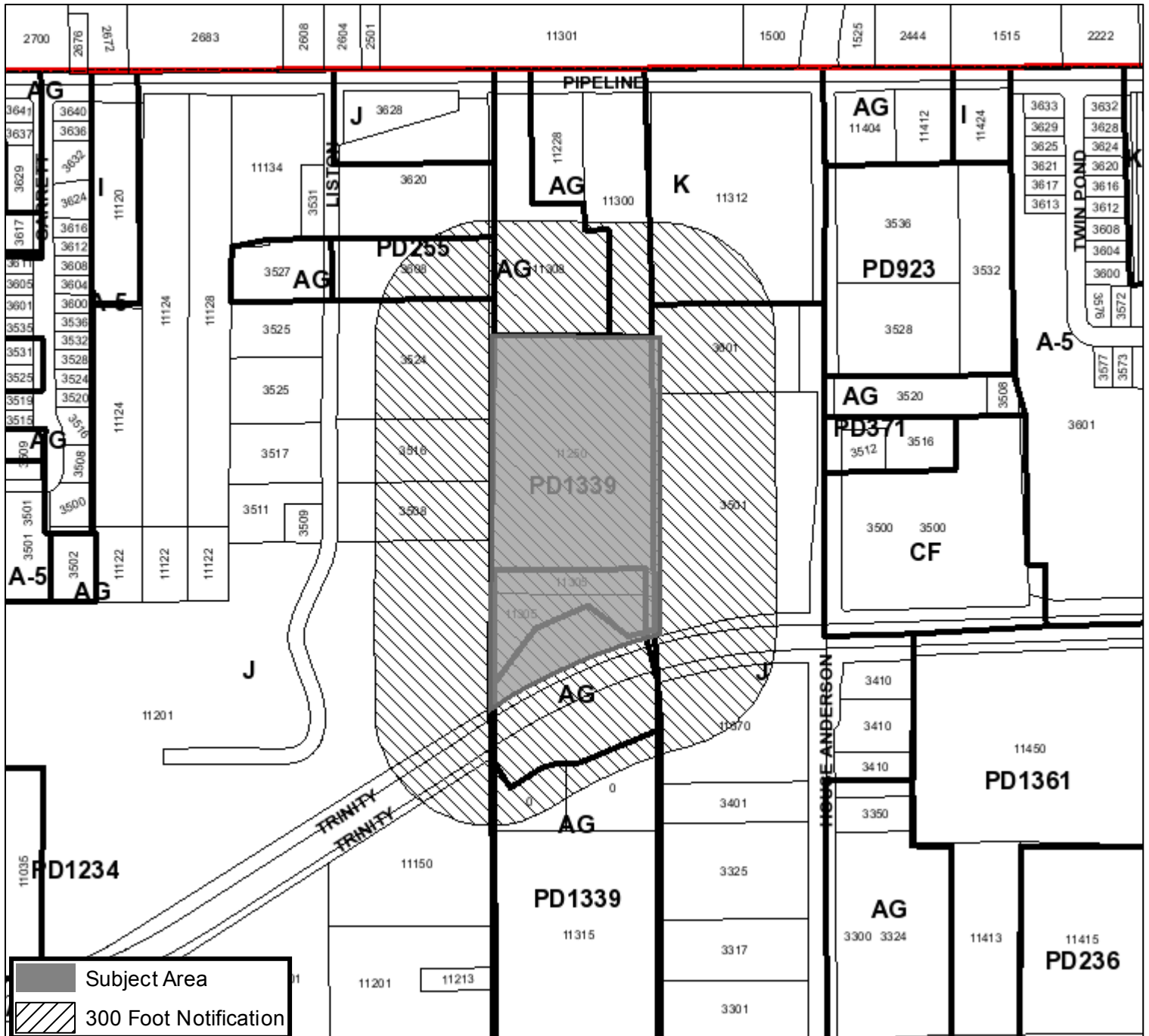
Site Plan Comments

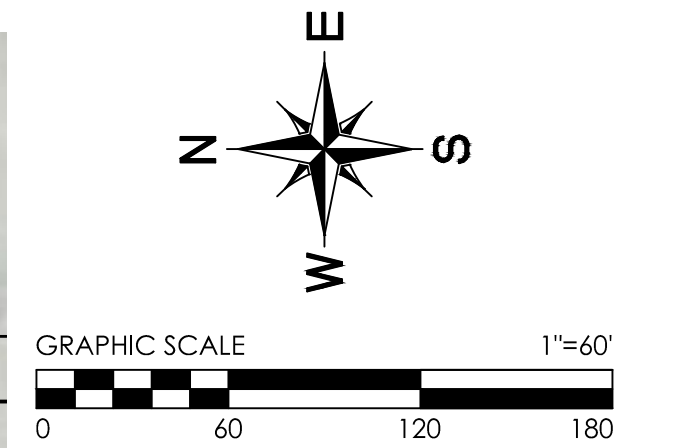
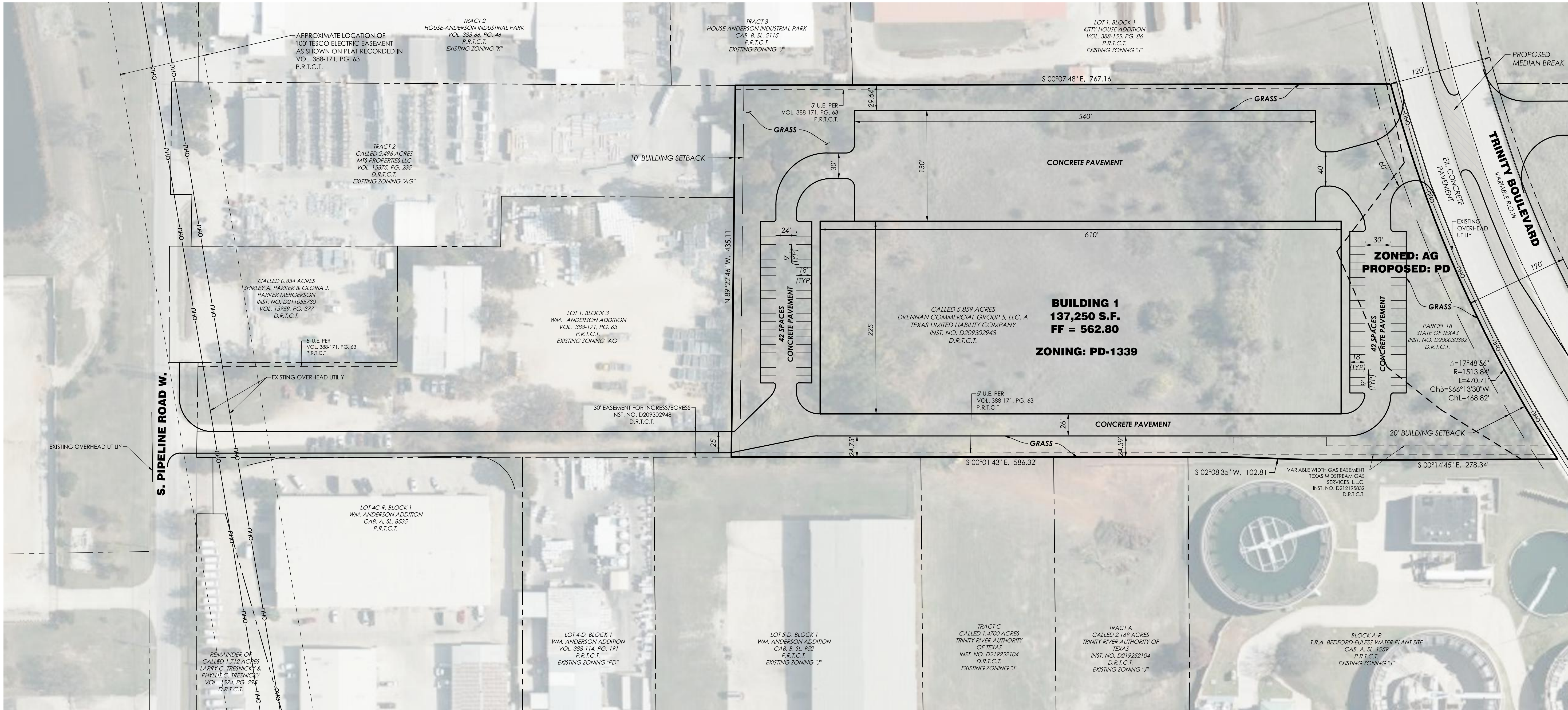
1. List the site address and legal description. Since the site is not platted right now, please use an additional sheet with all the Title Block information in the lower right corner, including the Director's signature line and date.
2. The zoning case numbers for the site plans are SP-23-007 for the southern site and SP-23-008 for the northern site, instead of a ZC zoning case number.
3. Please update the site's current zoning to remove the AG portion, as these zoning cases were approved earlier this month by Council.
4. Add a number for each row's total of parking spaces.
5. Show and label the ADA spaces.
6. Break out the building's office square footage from the warehouse square footage and note the number of warehouse employees, so the appropriate number of parking spaces can be determined. Although no parking spaces are required, the site cannot be over-parked without incurring additional tree planting.
7. Show the loading docks and label their number of spaces.
8. Label the surface material between the building and driveways/parking spaces. Is it supposed to be grass/landscaping?
9. Show where the dumpster locations are.
10. Label the height and screening material of the dumpster enclosure sides and gates.
11. If more space is needed to get the required landscaping square footage in front of the building, the building and parking can be moved back to the 10-foot rear yard setback.
12. Instead of the ownership information that can change periodically, please label the existing land uses on all the adjacent lots, including across the street.
13. Fully describe the allowed uses and base zoning district of PD 1339. The second sheet with the legal description can be used if not enough space is available on the site plan page.



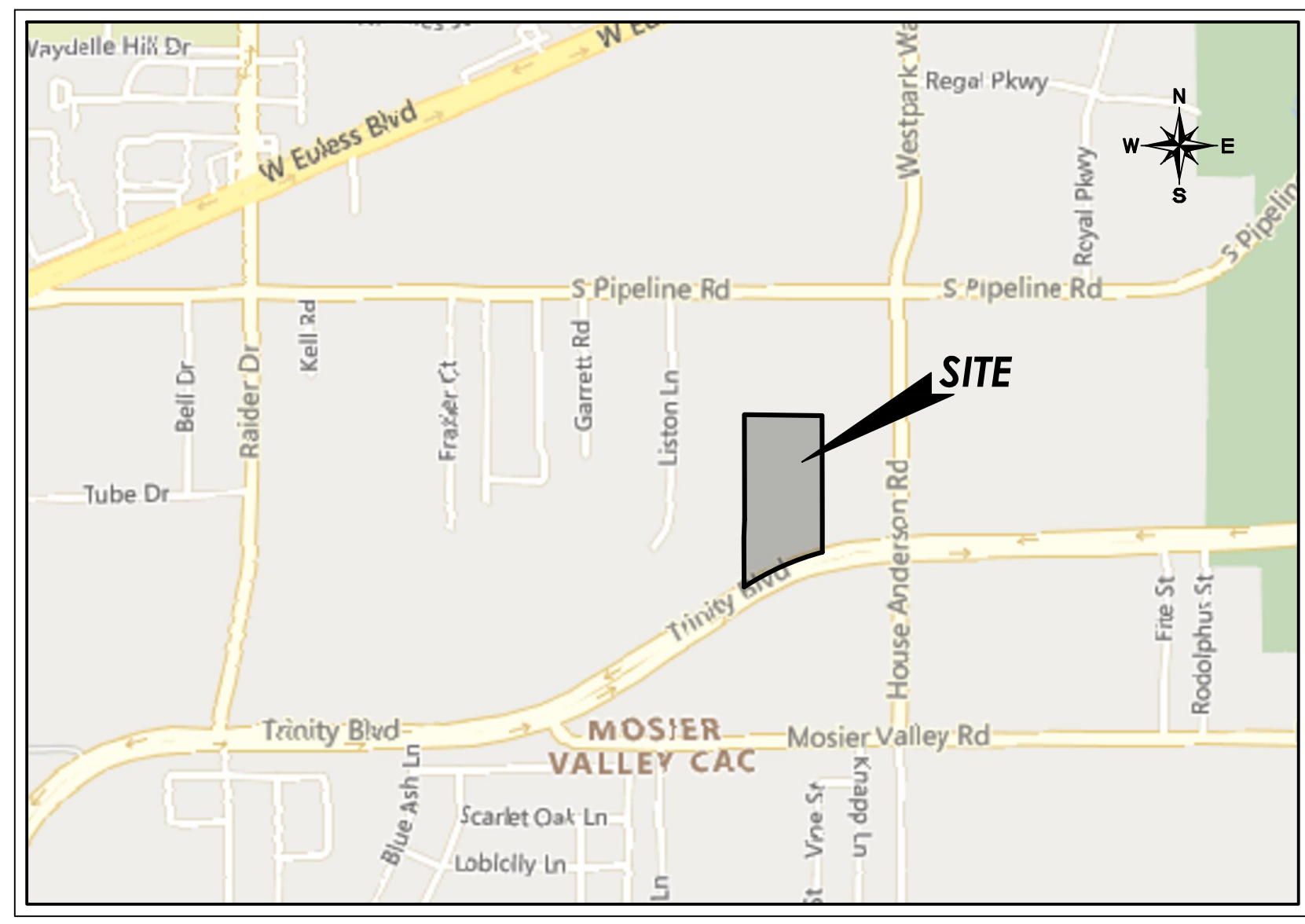
Area Zoning Map

Applicant: Harold and Carolyn Pierce Co
 Address: 11200-11350 Block Trinity Blvd.
 Zoning From: null
 Zoning To: Submit Required Site Plan
 Acres: 8.56073154
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 9/13/2023
 Contact: 817-392-8190





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



VICINITY MAP
N.T.S.

| BUILDING 1 SITE DATA TABLE | |
|----------------------------|-----------------------------------|
| PROPOSED USE: | OFFICE/WAREHOUSE |
| BUILDING AREA: | 137,250 S.F. |
| BUILDING HEIGHT: | 45'-0" (ONE STORY) |
| PROVIDED PARKING: | 84 CAR SPACES 4 ADA CAR SPACES |
| TOTAL LOT ACREAGE: | 8.56 ACRES |
| FLOOR AREA RATIO: | 0.37 to 1 |

DIRECTOR OF DEVELOPMENT SERVICES

DATE

PREPARED FOR:

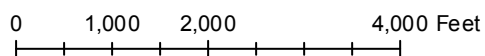
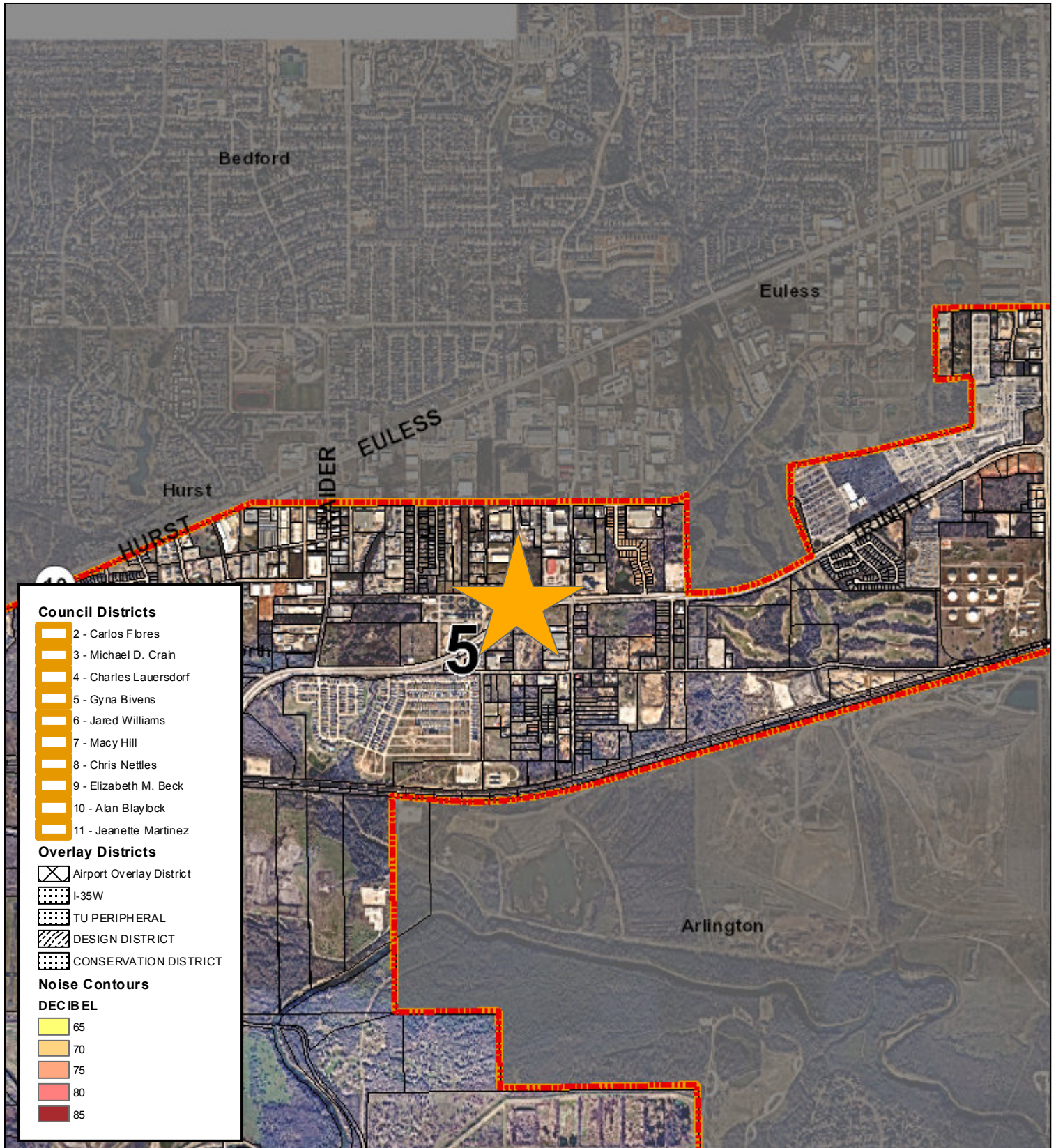
3500 MAPLE AVENUE, SUITE 1600
DALLAS, TX 75219
O: (214) 489-7167

PREPARED BY:

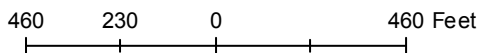
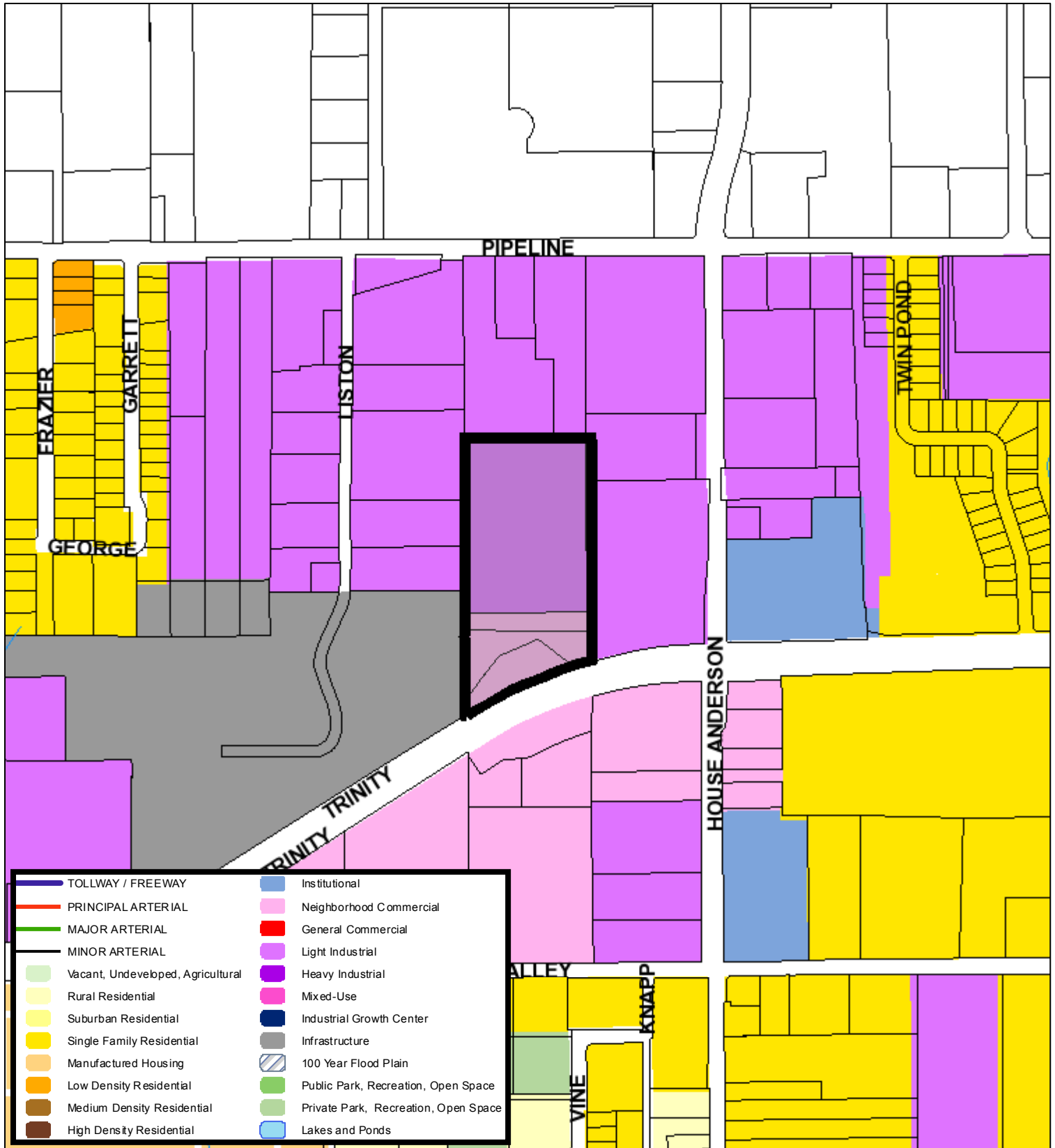
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

SITE PLAN
FOR
MOSIER VALLEY NORTH
BUILDING 1
ZONING CASE #: ZC-23-XXX
8.56 ACRES
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
Date: June 2023

Area Map



Future Land Use



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



Aerial Photo Map



0 287.5 575 1,150 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-103

Council District: 11

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Kelvin T. Robertson

Site Location: 2309 Dalford & 2320 Westbrook

Acreage: 1.07

Request

Proposed Use: Two-family residential (duplex)

Request: From: “A-5” One-family residential

To: “B” Two-family residential

Recommendation

Land Use Compatibility: Requested change **is not 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. [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 1.07 acre site is located along the north side of Dalford St just east of Westbrook Ave and within the Vintage Riverside Neighborhood Organization’s geographical boundary. This area is part of Neighborhood Empowerment Zone (NEZ) Area Four, which aims to improve housing, economic development, and services in central Fort Worth.

The applicant requests this zoning change from "A-5" One-family to "B" Two-family to allow the construction of ten (10) individually platted, 2 story duplexes. The units will consist of two (2) and three (3) bedrooms with 2 car garage and each unit will range in size from 2,000-2,500 square feet.

Attached, zero lot line dwelling units (twin homes) are permitted under the requested “B” zoning district subject to the following development standards: 2,500 square foot minimum lot area, 25 foot lot width, 20 foot front yard and minimum 5 foot side yard with parallel side yard is 0 feet (attached to adjacent dwelling unit).

Surrounding Zoning and Land Uses

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

East “A-5” One-Family / Single-family homes

South “PD 1041A – PD-UR” Planned Development – Urban Residential / Zero lot line single family homes

West “A-5” One-Family / Single family home

Recent Zoning History

- ZC-05-309: Property was included in a 9.36-acre city initiated rezoning request from B to A-5 to align with the Future Land Use Map.
- ZC-09-086: Neighboring property (proximate to the site) to the east and south was rezoned from A-5, B, B/DD, C, ER, E, FR, G, I, J, J/DD, and PD 89 to A-5, A-5/DD, B, CF/DD, ER, E, G to align with Future Land Use Map.
- ZC-16-156: Neighboring property (proximate to the site) to the south of the site was rezoned to PD/UR for multifamily use.
- ZC-17-210: Adjoining property directly south was rezoned to PD/UR for zero lot line single family residential.

Public Notification

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

The following organizations were emailed on August 30, 2023.

| Organizations Notified | |
|---|-----------------------|
| Fort Worth Downtown Neighborhood Alliance | Riverside Alliance |
| Charleston HOA | Vintage Riverside NA* |

| | |
|------------------------------|---------------------------------|
| Oakhurst NA | Tarrant Regional Water District |
| Friends of Riverside Park | Streams and Valleys Inc |
| Trinity Habitat for Humanity | Riverside Business Alliance |
| Oakhurst Scenic Drive Inc. | Oakhurst Alliance of Neighbors |
| Fort Worth ISD | |

** Located within this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The subject site and its surrounding properties are all zoned "A" districts for single-family residential use with the exception of the development directly south that is zoned "UR" for zero lot line single family. A minority of existing "A" zoned properties appear to contain duplexes; however, these would be non-conforming uses based on the single-family zoning. Single family homes occupy much of the surrounding lots to the north, west and east of the site. The zoning for these properties consists of "A-5", "A-7.5" and "A-10".

The urban residential development to the south was approved in 2017. This higher density residential development serves as a transitional residential use between the multifamily development located at Oakhurst Scenic Dr and Bird St and the primary single-family residential zoning of the subject property and surrounding area.

Changing the zoning of the subject site could be considered spot zoning since the whole neighborhood is zoned uniformly. Furthermore, the proposed zoning is not in line with the current or future land use in the area. Although "B" zoning can also be a good transitional use between low and higher density residential, this site is located mid-block and would not provide any transitional function. The proposed use also appears to have the potential to disrupt the single-family character of the block.

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

Comprehensive Plan Consistency – Northeast

The proposed 2023 Comprehensive Plan's Future Land Use (FLU) designation is Single-Family Residential. The zoning districts supported by this land use designation include "A-10", "A-7.5", "A-5" and "AR" as indicated by the table below:

| | | |
|---------------------------|----------------------------------|----------------------|
| Single-Family Residential | 3,500+ sq. ft. lot single-family | A-10, A-7.5, A-5, AR |
|---------------------------|----------------------------------|----------------------|

Table 1 – Future Land Use and Implementing Zoning Districts

Two-Family use is not a suggested use under the Single-Family Residential but is appropriate under the Low-Density Residential land use designation. Additionally, this application does not align with the following policies of the Comprehensive Plan:

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



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

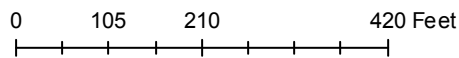


Area Zoning Map

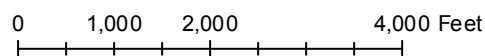
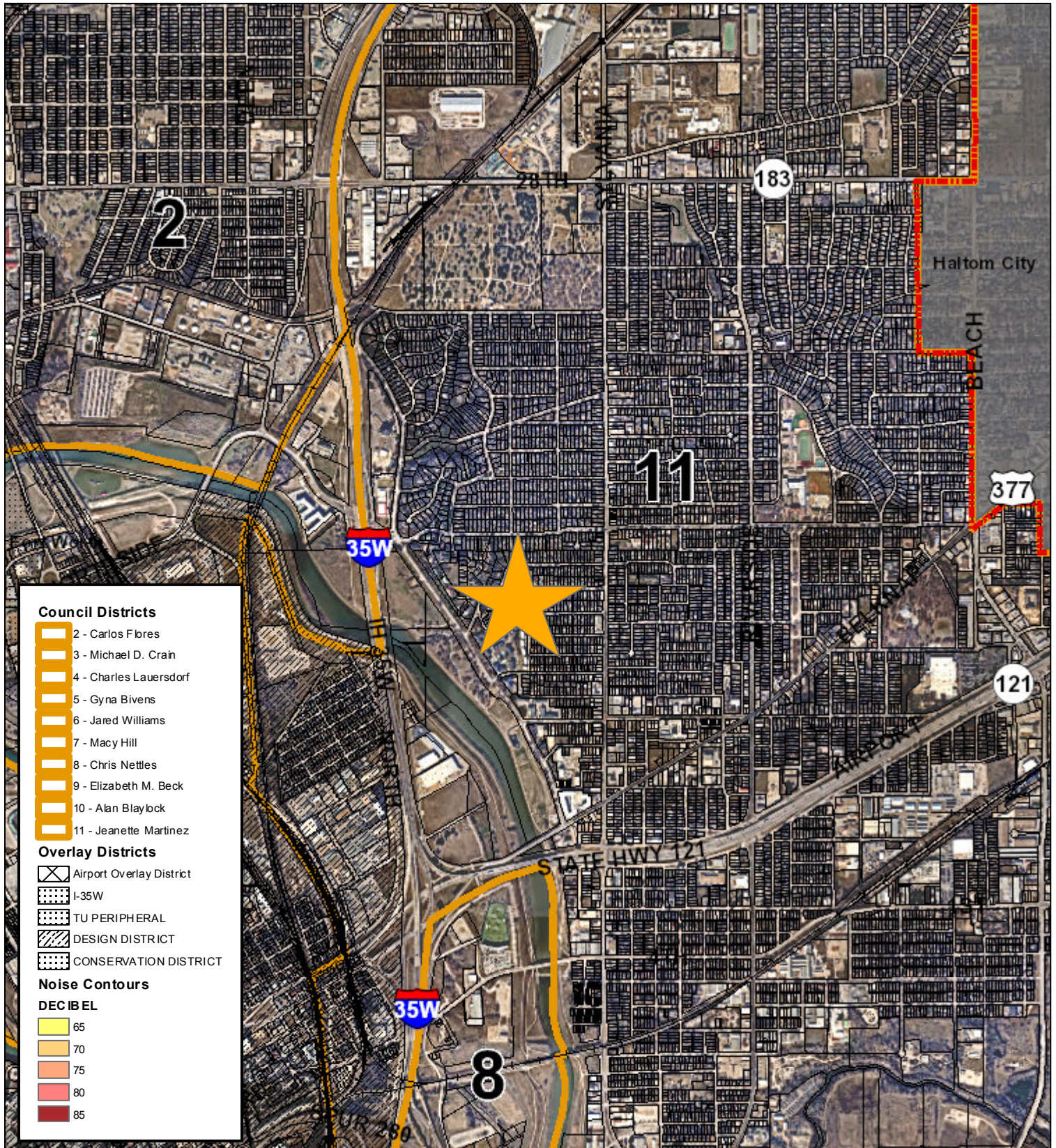
Applicant: Michael Kim Witherspoon / Jack Riley
 Address: 2309 Dalford Avenue and 2320 Westbrook Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 1.0669155
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 9/13/2023
 Contact: Northeast



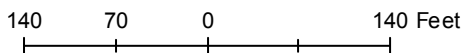
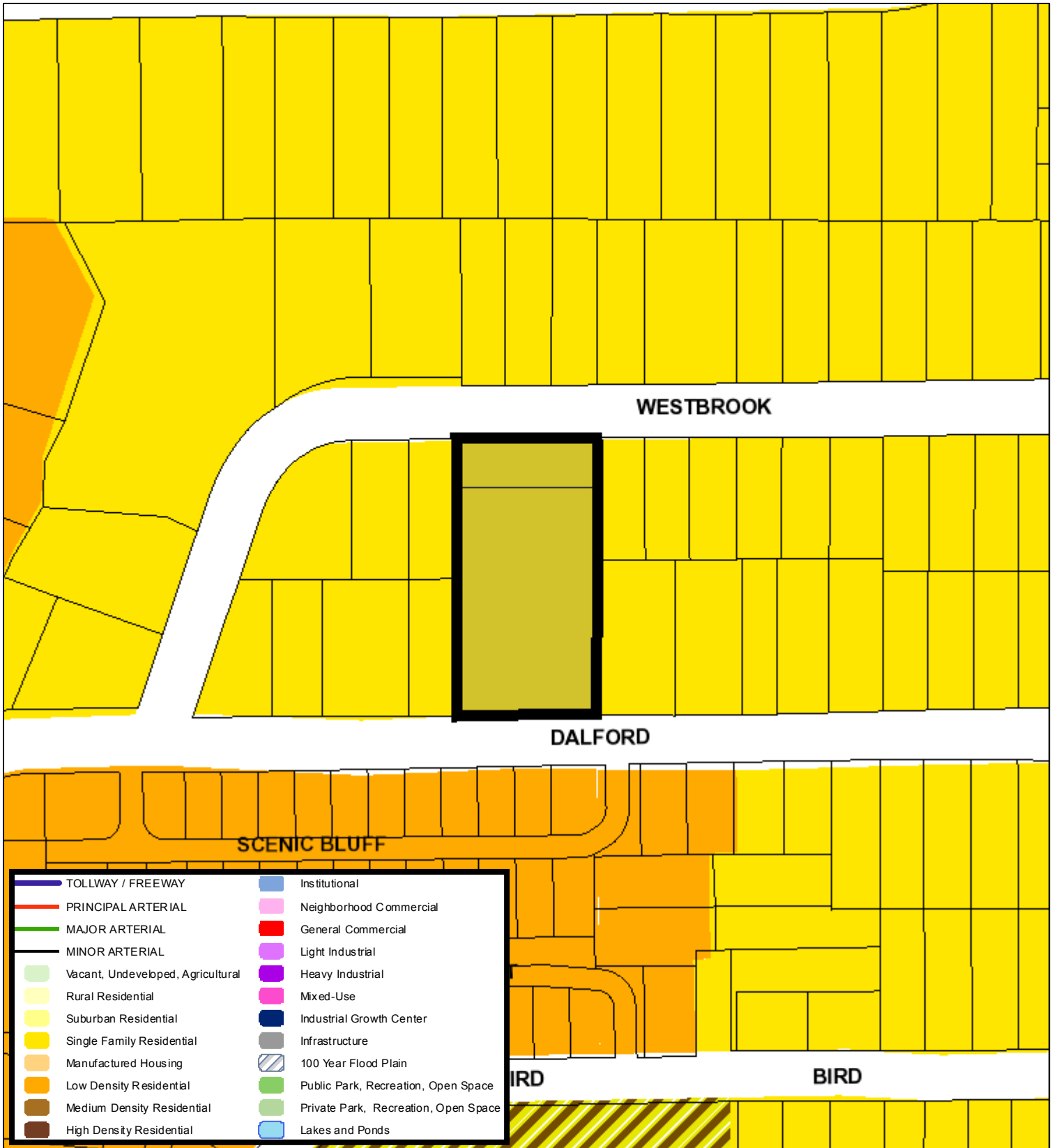
 Subject Area
 300 Foot Notification



Area Map



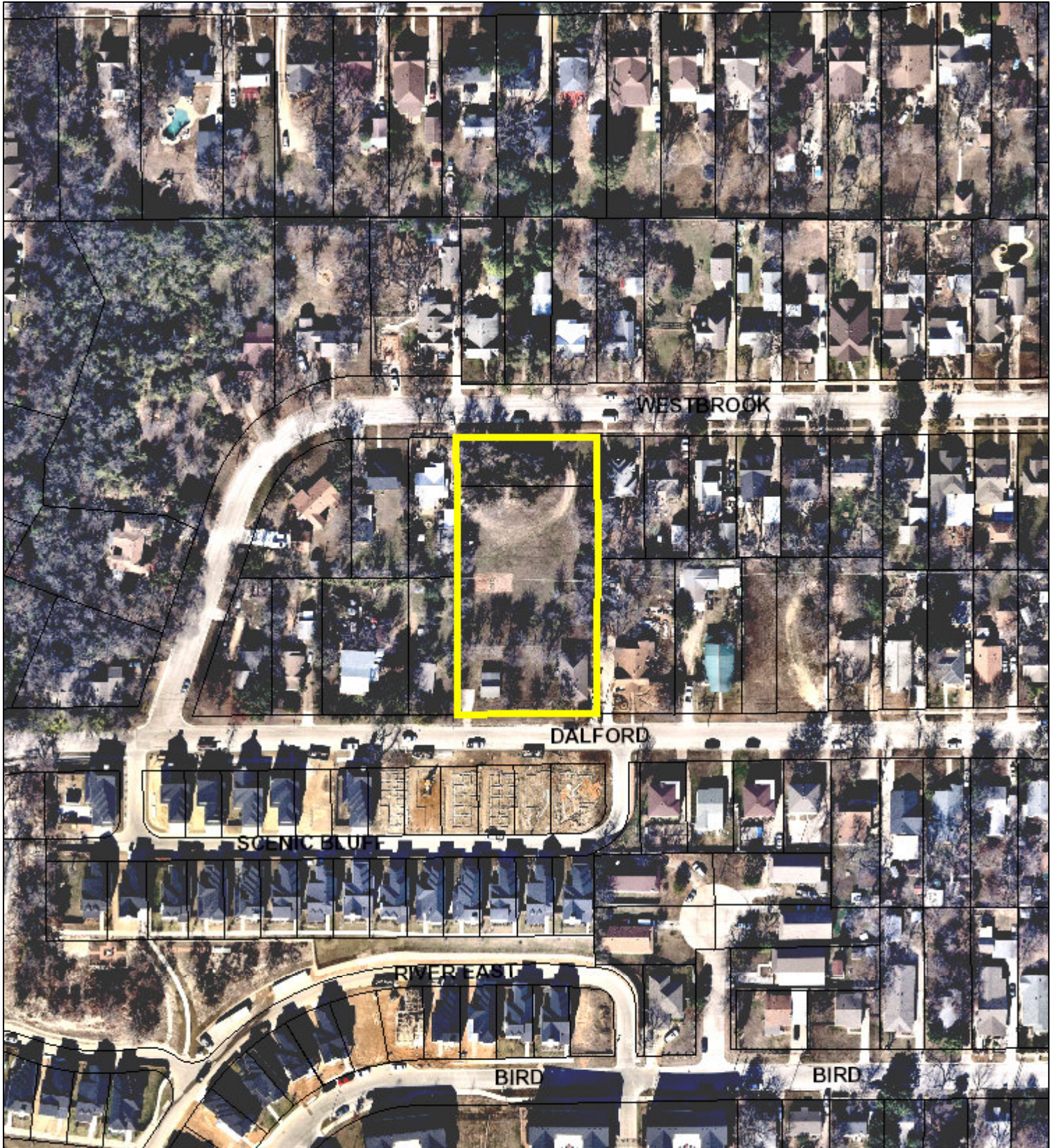
Future Land Use



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 90 180 360 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-122

Council District: 9

Zoning Map Amendment

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

Owner / Applicant: Jesús Luna

Site Location: 5212 James Avenue

Acreage: 0.17 acres

Request

Proposed Use: Single Family Residence

Request: From: “E” Neighborhood Commercial

To: “A-5” One-Family Residential

Recommendation

Land Use Compatibility:

Requested change **is not compatible**

Comprehensive Plan Consistency:

Requested change **is not consistent**

Staff Recommendation:

Denial

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

Project Description and Background

The location of the property falls within Council District 9, and it is situated approximately a quarter-mile north of the intersection with I-20. At present, the land is vacant, and the applicant seeks to change its zoning classification from "E" Neighborhood Commercial to "A-5" One Family Residential to construct a single-family home on the lot.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / single-family residence
East "PD-C" Medium-Density Multifamily / multifamily development
South "E" Neighborhood Commercial / single-family residence
West "C" Medium-Density Multifamily / multifamily development

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.
The following organizations were emailed on August 30, 2023:

| Organizations Notified | |
|------------------------|------------------------------|
| South Hills NA | Streams and Valleys Inc |
| District 6 Alliance | Trinity Habitat for Humanity |
| Fort Worth ISD | |

**Not located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

This particular property is located on James Avenue, which is considered an arterial road. As per the City Ordinance, residential driveways for individual one-family and two-family dwellings are not allowed to have direct access on any arterial road. There are three properties neighboring the block - one to the north and two to the south of the rezoning site - that are zoned E Neighborhood Commercial. However, they have houses that were constructed in the 50s and are considered legal non-conforming structures. Apart from these structures, most of the properties along James Avenue are either higher density multifamily, commercial or industrial developments.

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

Comprehensive Plan Consistency – Sycamore

The 2023 Comprehensive Plan currently designates the subject property as future neighborhood commercial. The zoning types that would be in alignment with this future land use designation are Neighborhood Commercial “ER” and “E”, Mixed-Use Low Intensity “MU-1”, and applicable form-based codes.

LAND USE & ZONING CONFORMANCE

COMPREHENSIVE PLAN | LAND USE

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

| FUTURE LAND USE | DESCRIPTION | IMPLEMENTING ZONING |
|-----------------------------------|--|---|
| SPECIAL | | |
| Vacant, Undeveloped, Agricultural | Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain | AG |
| Infrastructure | Railroads, airports, utilities | ALL |
| Parks, Recreation, Open Space | Public or private recreation, or passive land | ALL |
| Institutional | Schools, churches, government, human services, utilities, community centers | Schools and Churches: ALL Others: CF |
| RESIDENTIAL | | |
| Rural Residential | 1+ acre single-family | A-2.5, A-43 |
| Suburban Residential | 1/2+ acre single-family | A-21 |
| Single-Family Residential | 3,500+ sq. ft. lot single-family | A-10, A-7.5, A-5, AR |
| Manufactured Housing | Manufactured home parks and subdivisions | MH |
| Low Density Residential | 2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing | B, R1, R2 |
| Medium Density Residential | Up to 36 units/acre multifamily | CR, C, D |
| Urban Residential | Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses | UR |
| High Density Residential | >36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers | UR, MU-1, MU-2, Form-Based Codes |
| COMMERCIAL | | |
| Neighborhood Commercial | Retail, services, offices and mixed uses serving daily needs for a local market area | ER, E, MU-1, Applicable Form-Based Codes |
| General Commercial | Retail, services, offices and mixed uses serving occasional needs for a larger market area | All Commercial, MU-1, MU-2, Applicable Form-Based Codes |
| MIXED-USE | | |
| Mixed-Use | Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development) | UR, MU-1, MU-2, Form-Based Codes, All Commercial |
| Mixed-Use Growth Center | Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive | UR, MU-1, MU-2, Form-Based Codes, All Commercial |
| INDUSTRIAL | | |
| Light Industrial | Warehousing, transportation, light assembly, outside storage | MU-2, I, All Commercial |
| Heavy Industrial | Heavy manufacturing, outside storage, recycling centers, concrete batch plants | All Commercial & Industrial |
| Industrial Growth Center | Industrial and commercial uses serving a large region | MU-2, All Commercial & Industrial |

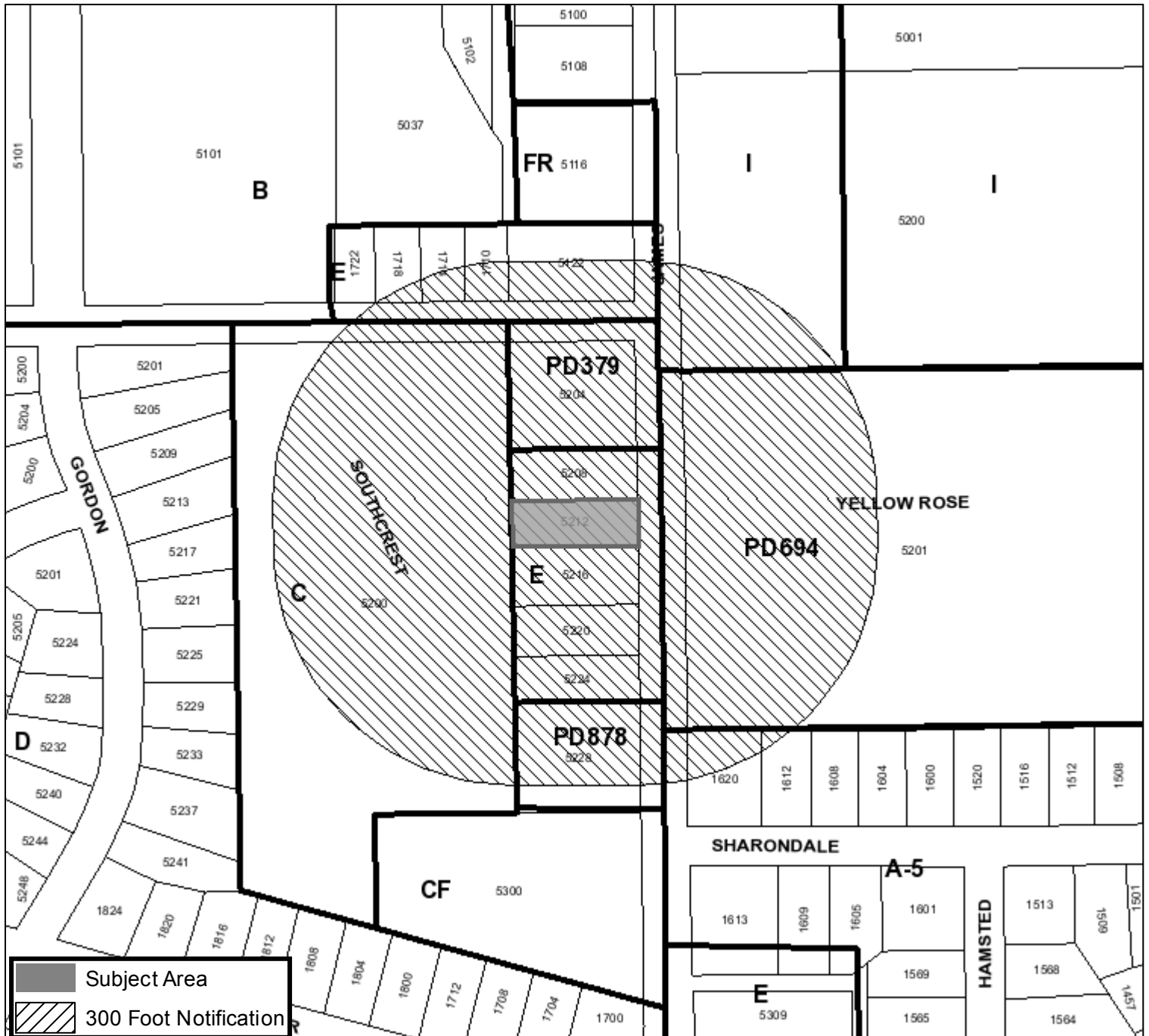
The proposed zoning is **not consistent** with the Comprehensive Plan.





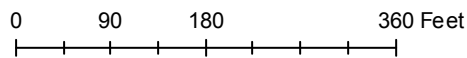
ZC-23-122

Area Zoning Map

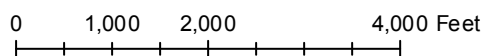
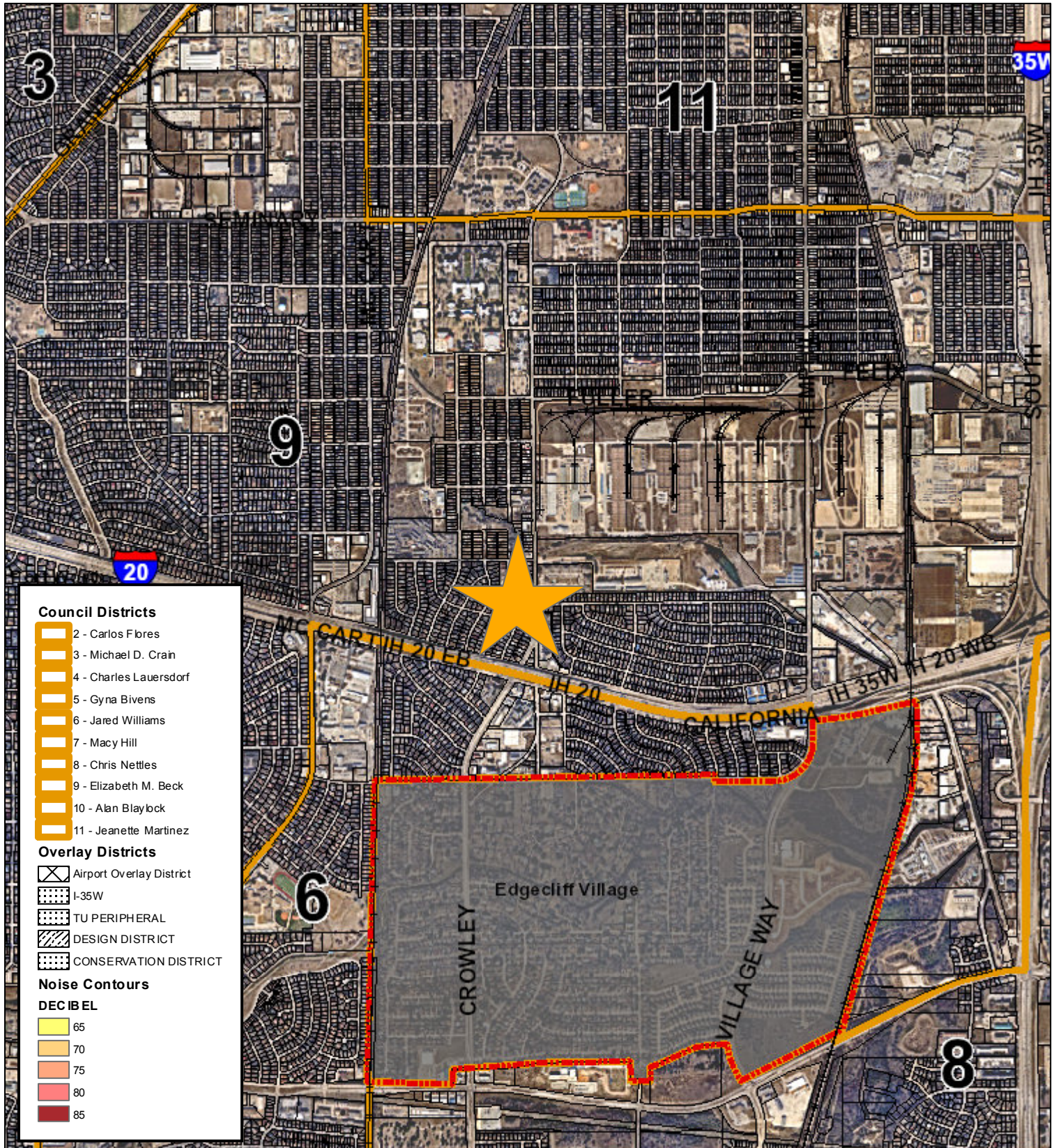
Applicant: Jesus Luna
 Address: 5212 James Avenue
 Zoning From: E
 Zoning To: A-5
 Acres: 0.21161742
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 9/13/2023
 Contact: 817-392-2495



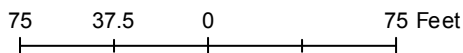
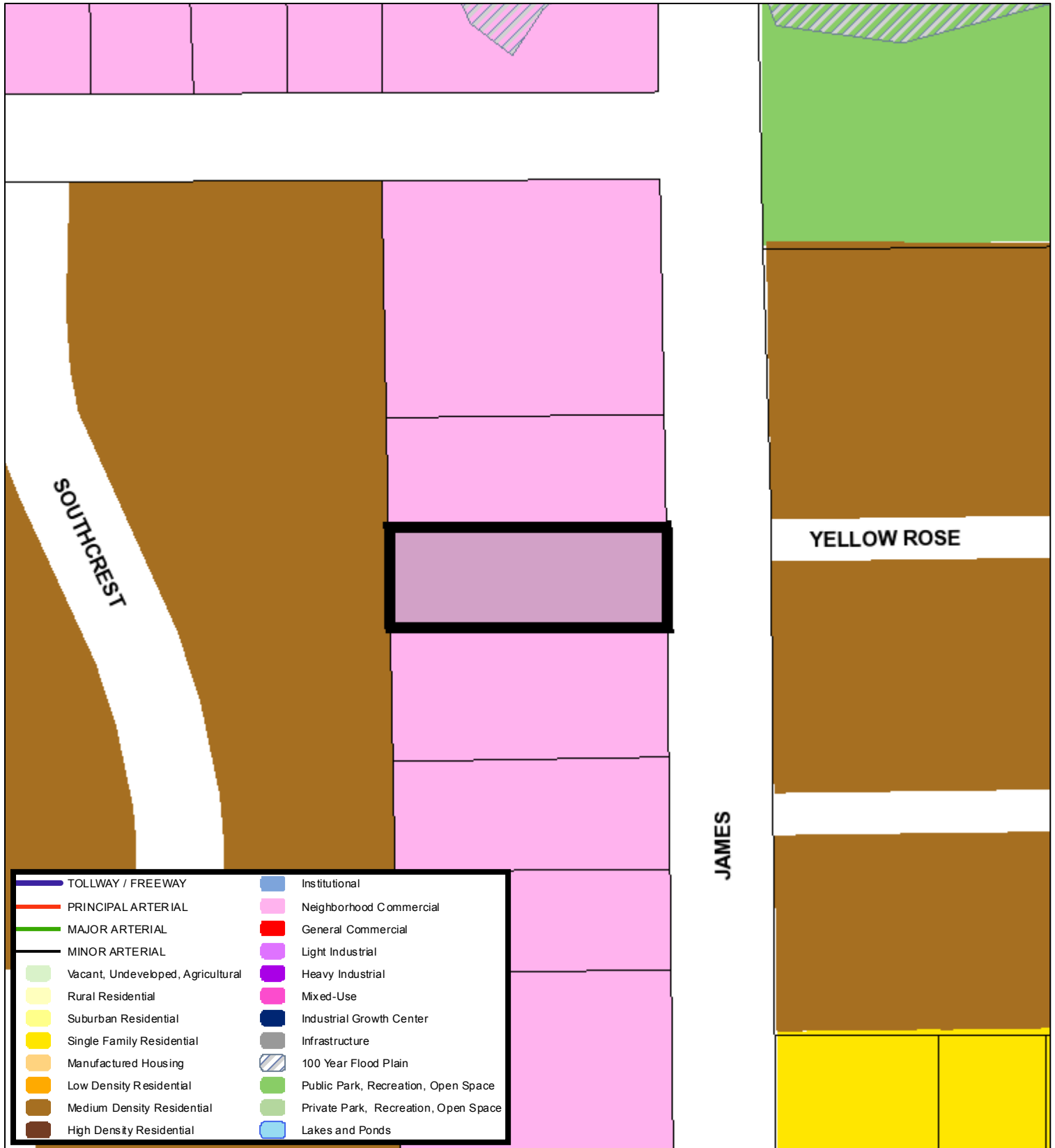
 Subject Area
 300 Foot Notification



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 45 90 180 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-123

Council District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Beth Knight](#)

Owner / Applicant: Jose Maldonado/Grant Engineering

Site Location: 321 E. Central Avenue

Acreage: 0.22 acres

Request

Proposed Use: Daycare

Request:

From: "PD 130 PD/SU" Planned Development / Specific Use for meeting/reception hall for social functions of members and their guests and/or private parties, including serving and selling alcoholic beverages to such persons; including bingo games, wedding receptions, dances, and other similar activities; no bar, cocktail lounge, nightclub, or tavern for the purpose of selling alcoholic beverages to the general public shall be permitted; site plan waived

To: Amend PD 130 to allow uses in "CF" Community Facilities zoning and development waivers for utilizing on-street parking, maneuvering into the right-of-way, and installing a 5-foot open-design front yard fence are requested; site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

The proposed site is a corner lot at Central Avenue and N. Jones Street, less than ¼ mile from the northeast corner of N. Main Street and Northside Drive, generally in the middle of a residential neighborhood. The rezoning area is a single lot with a non-residential building. The proposed use is to amend the Planned Development to include the base zoning district of “CF” Community Facilities allow a daycare; site plan included. Development waivers for utilizing on-street parking, maneuvering into the right-of-way, and installing a 5-foot open-design front yard fence are requested.

The site’s zoning is currently a restrictive Planned Development/Specific Use for only one use, being an event center. “PD 130” Planned Development 130 – Specific Use for an Event Center is primarily located along 14th Street, spanning from Commerce to Jones Streets. The subject site is a non-contiguous lot that was most recently used as a church, since that religious land use is allowed in any zoning district. The applicant has applied to add a base “CF” Community Facilities zoning district to this portion of “PD 130”. Daycares in “CF” Community Facilities districts are allowed by right. Given the site’s location on two residential streets and surrounded by single family uses, “CF” zoning is appropriate to be integrated into a residential setting. Other low-intensive institutional uses would be allowed by right under the revised Planned Development. The remaining portions of “PD 130” on the other end of the residential block would be unaffected by this case.

The site plan shows an approximate 4,000 square foot side yard that meets the ordinance requirements for a 40-child playground with a minimum 5-foot tall fence enclosing the yard on all sides. The new 5-foot fence in the front yard along Central Avenue requires a development waiver. The corresponding five required parking spaces for the daycare are shown to be accommodated within the parkway, which requires development waivers for parking off-site and maneuvering within the right-of-way. However, the site previously did not have any on-site parking spaces, forcing all parking to be along the front yards of the site and the adjacent neighbors. Placing the parking in the atypical 26-foot wide parkway leaves more room for the daycare’s playground. The Trinity River’s linear trails and park are approximately ¼ mile to the east that would provide additional recreation area, if desired. Although the site is exempt from the landscaping ordinance because no additions are proposed for the existing building, the applicants are proposing to add a large canopy trees to the western side of the building.

Surrounding Zoning and Land Uses

North “B” Two-Family, “PD 130” Planned Development 130 – Specific Use for an Event Center / Single family uses
East “B” Two-Family, “K” Heavy Industrial / Single family and industrial uses
South “B” Two-Family, “J” Medium Industrial / Single family and industrial uses
West “B” Two-Family / Single family uses

Recent Zoning History

ZC-19-128: south of site, from B to I, withdrawn.

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.
The following organizations were notified: (emailed August 24, 2023)

| Organizations Notified | |
|---|---|
| North Side NA * | Fort Worth ISD |
| Historic Northside Business Association | Trinity Habitat for Humanity |
| North Fort Worth Historical Society | Tarrant Regional Water District |
| Inter-District 2 Alliance | Fort Worth Downtown Neighborhood Alliance |
| Streams and Valleys Inc | |

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to amend the most southern portion of “PD 130” Planned Development 130 – Specific Use for an Event Center by adding the base zoning of “CF” Community Facilities, which would allow a daycare by right. Surrounding land uses consist entirely of other residential uses in residential zoning. The existing building is not shown to be expanded. The side yard of approximately 4,000 square feet could accommodate playground space for 40 children. Space is being added in the parkway to provide the required parking spaces, as the location does not have any existing parking spaces on-site. Additionally, the applicants are proposing to add a large-canopy trees to the western side of the building, where the site currently contains no trees. Having daycares integrated into neighborhoods allows for child care near the child’s home. The parking development waivers are triggered by the lack of existing parking on the site, which the applicant is proposing to cure, as well as upgrading the current chain-link front yard fence to open-design material. The proposed zoning request is **compatible** with surrounding land uses due to the low intensive use the daycare or other institutional uses, as well as adding the required parking spaces, plus voluntary tree canopy area.

Comprehensive Plan Consistency–Northside Sector

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

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Preserve the character of rural and suburban residential neighborhoods.

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

Site Plan Comments

Zoning and Land Use

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

1. Please legal description to the notes.
2. Add the zoning case number of ZC-23-123 in the lower righthand corner of the plan, below the title.
3. Revise the current zoning near the dates from PA-130 to **PD** 130.
4. Add “Existing” to the label inside the building footprint.
5. Note the existing PD 130 use of PD/SU – Specific Use for an Event Center and the proposed PD for CF uses.
6. Add the number of children to the project summary table.
7. Add the square footage of the playgrounds to either the yards or the project summary table.
8. Please add the parking calculations to the project summary table.
9. If 40 children or less are proposed, only 5 parking spaces are required, including the ADA space. Please remove the 7th eastern-most parking space.
10. Please lighten the concrete symbol for the proposed concrete areas so the labels can be more easily read.
11. Add a note that roll-off containers will be used, instead of a dumpster.
12. Note the land uses on all adjacent lots, as well as the land uses and zoning across the streets.
13. Change the fence type from “wrought iron” to “open-design” in all areas of the site plan and remove Note #5.
14. Please change the first 10 feet of the wood fence at the southwest corner by the alley to open-design to reduce the visibility issues.
15. Parking is required on-site, instead of in the parkway. **Note in bold that a waiver to the on-site parking requirements is requested.**
16. Maneuvering to and from the parking space is required on-site, instead of in the right-of-way. **Note in bold that a waiver to the on-site maneuvering requirements is requested.**
17. A 5-foot open design fence in the front yard is required to have a Special Exception approval. **Note in bold that a waiver to the Special Exception requirements is requested.**

Transportation/Public Works

1. The parking in the parkway is acceptable.
2. Remove the eastern-most space if the site is over-parked.

(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.)

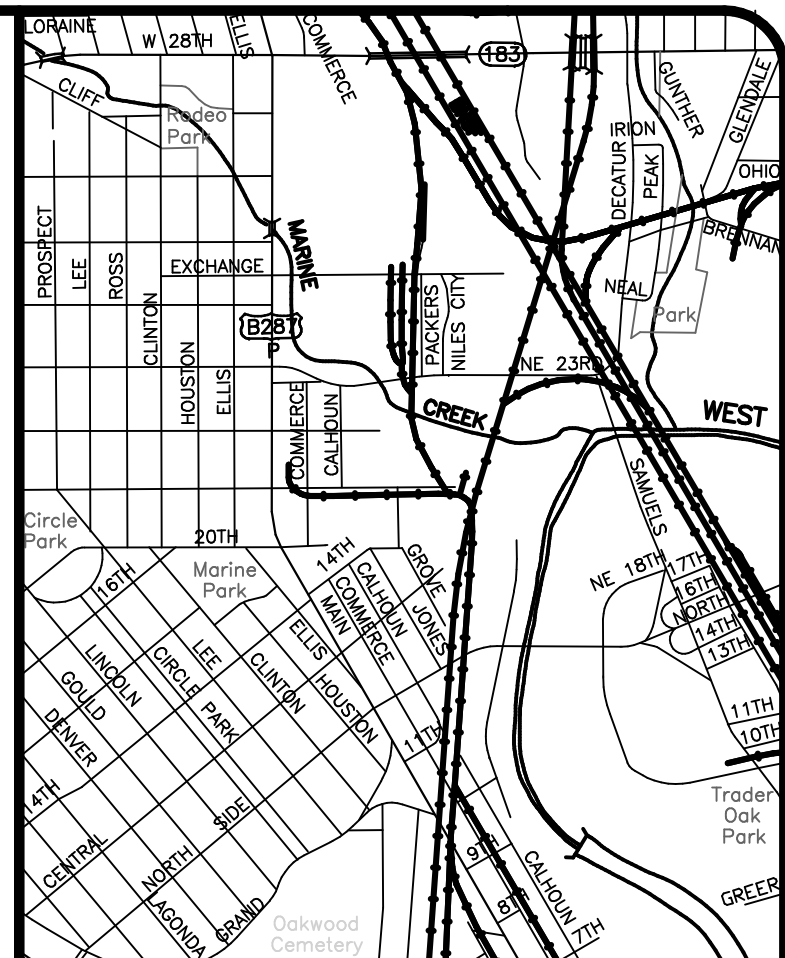
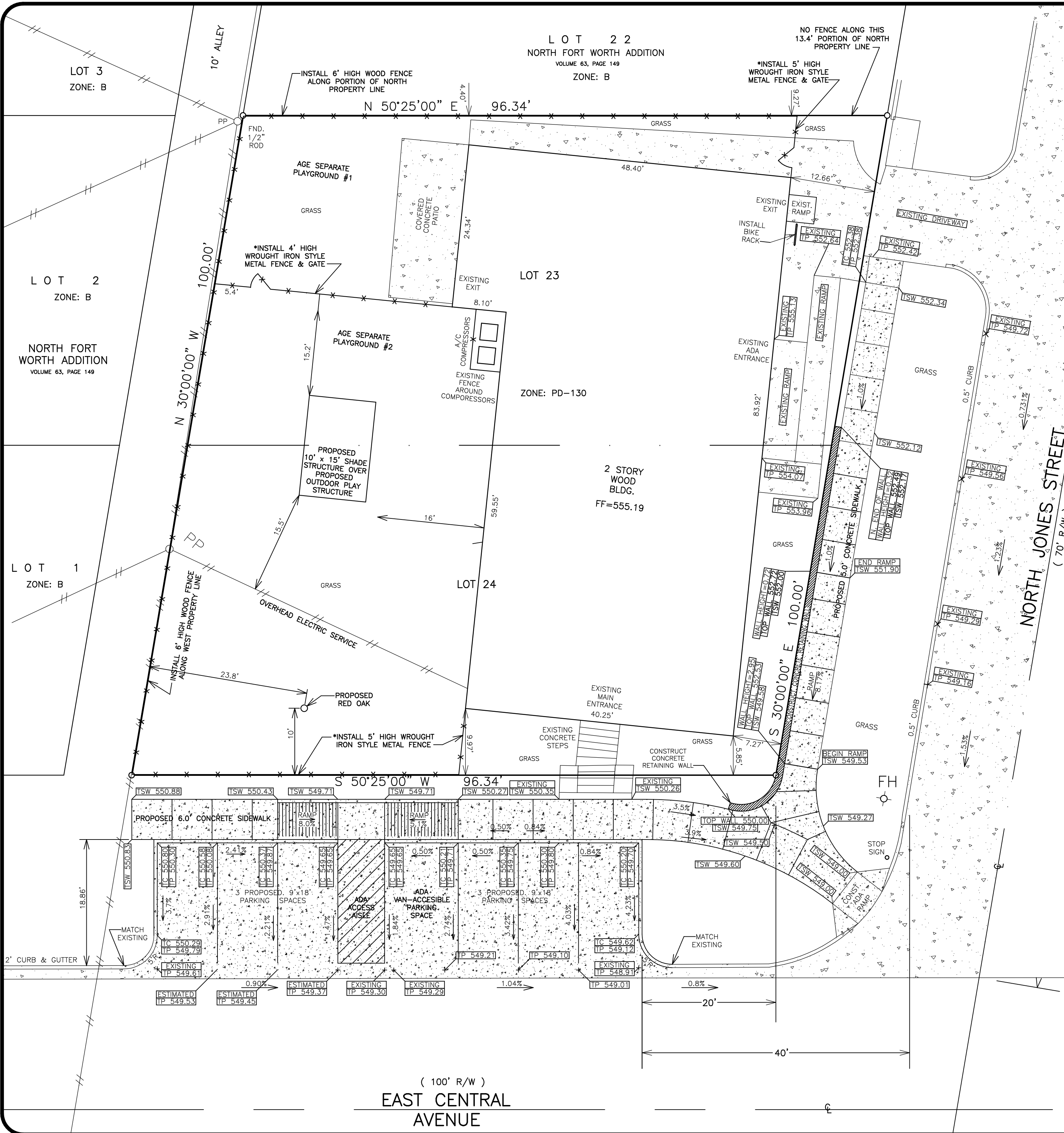


Area Zoning Map

Applicant: Jose Maldonado/Grant Engineering
 Address: 321 E. Central Avenue
 Zoning From: PD 130
 Zoning To: Amend PD to base zoning E to include Daycare use
 Acres: 0.22012603
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 9/13/2023
 Contact: 817-392-8190



0 87.5 175 350 Feet

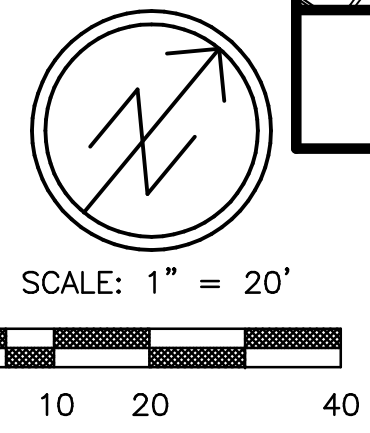


SITE MAP

SCALE: NONE

SURVEYOR/ENGINEER:
 JOHN A. GRANT, III, P.E., R.P.L.S.
 GRANT ENGINEERING, INC.
 2751 PARK HILL DRIVE
 FORT WORTH, TX 76109
 817-923-3131
 jagrant3@aol.com

OWNER: JOSE CARMEN MALDONADO
 2020 TAM O'SHANTER DRIVE
 FORT WORTH, TX 76111
 817-495-8426



GENERAL NOTES:

1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
5. **"WROUGHT IRON" REFERS TO THE STYLE OF FENCE. ALUMINUM OR STEEL MAY BE USED.

| | |
|----------------------------------|---------------------------|
| LAND USE, EXISTING | CHURCH |
| LAND USE, PROPOSED | CHILD CARE CENTER |
| GROSS FLOOR AREA: | 3,576 s.f. |
| NUMBER OF STORIES: | 2 |
| BUILDING HEIGHT: | 24 FEET |
| EXTERIOR CONSTRUCTION MATERIALS: | 5% BRICK; 95% WOOD SIDING |

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

FIRM REGISTRATION F-4313

CITY OF FORT WORTH
CUDDLES & CRAYONS
 321 E. CENTRAL AVENUE

SITE PLAN / GRADING PLAN

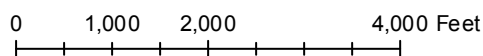
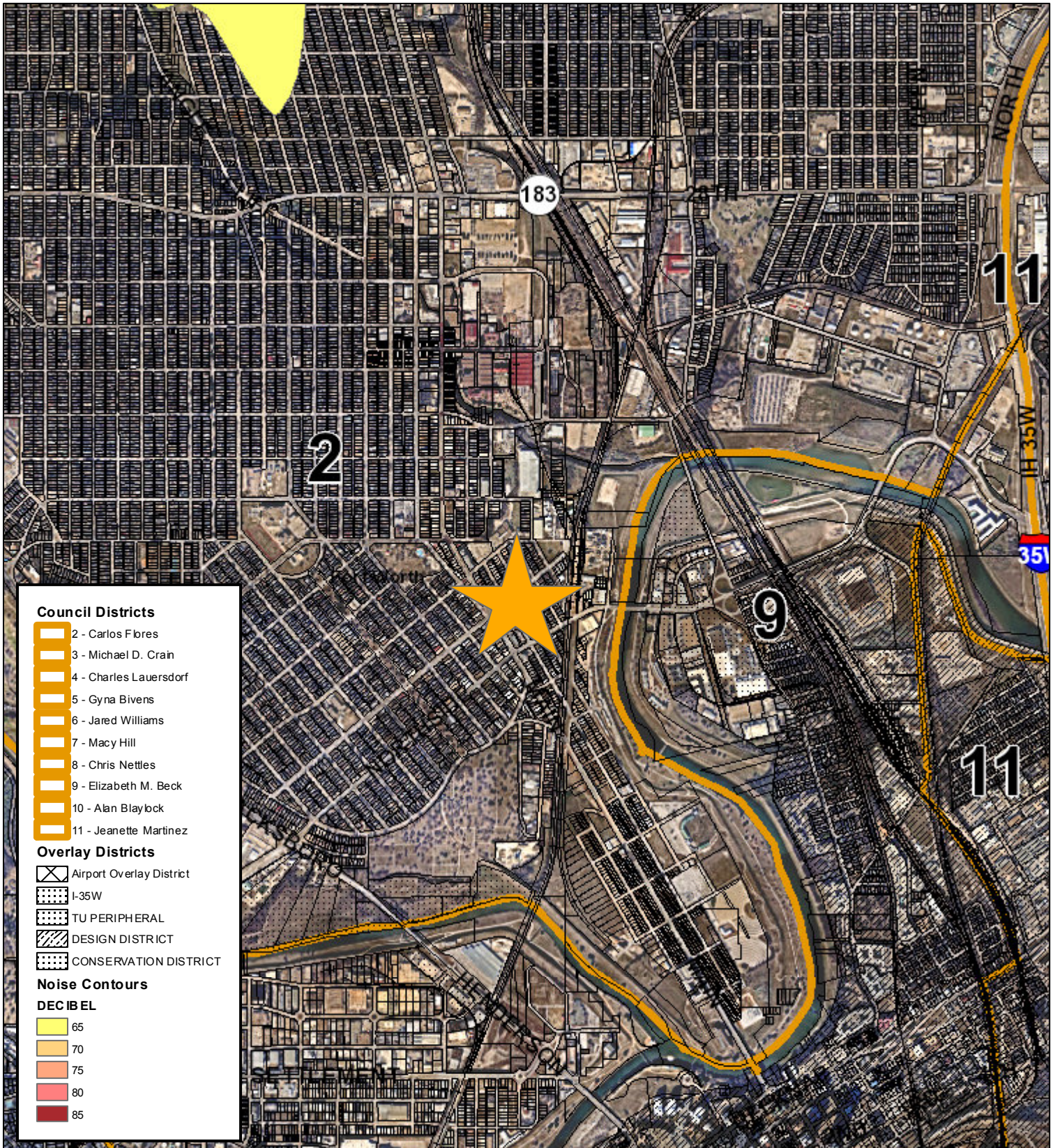
GRANT ENGINEERING, INC.

ENGINEERS SURVEYORS PLANNERS
 3244 HEMPHILL FORT WORTH, TEXAS 76110 817-923-3131

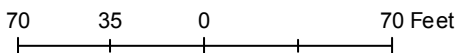
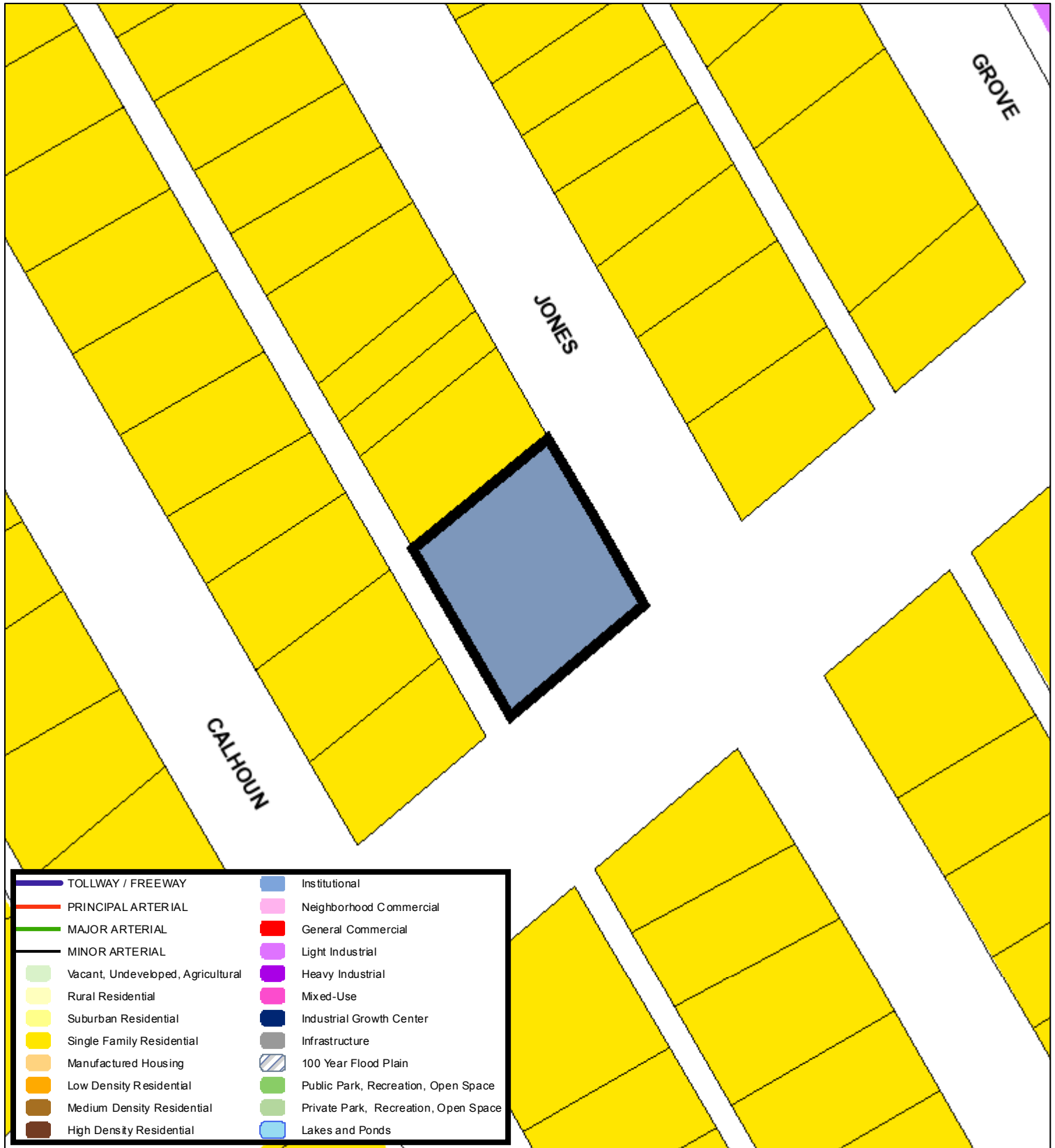
| | | | | | | | |
|----------|-----|-------|----------|---------|-------|-------|----|
| DESIGNED | DBR | SCALE | 1" = 20' | JOB NO. | 12341 | SHEET | OF |
| DRAWN | DBR | DATE | 1-24-23 | | | | |
| CHECKED | JAG | | | | | | |

REVISED: 3-30-23; 6-5-23; 7-10-23; 8-24-23 PA-130 (AMENDED)

Area Map



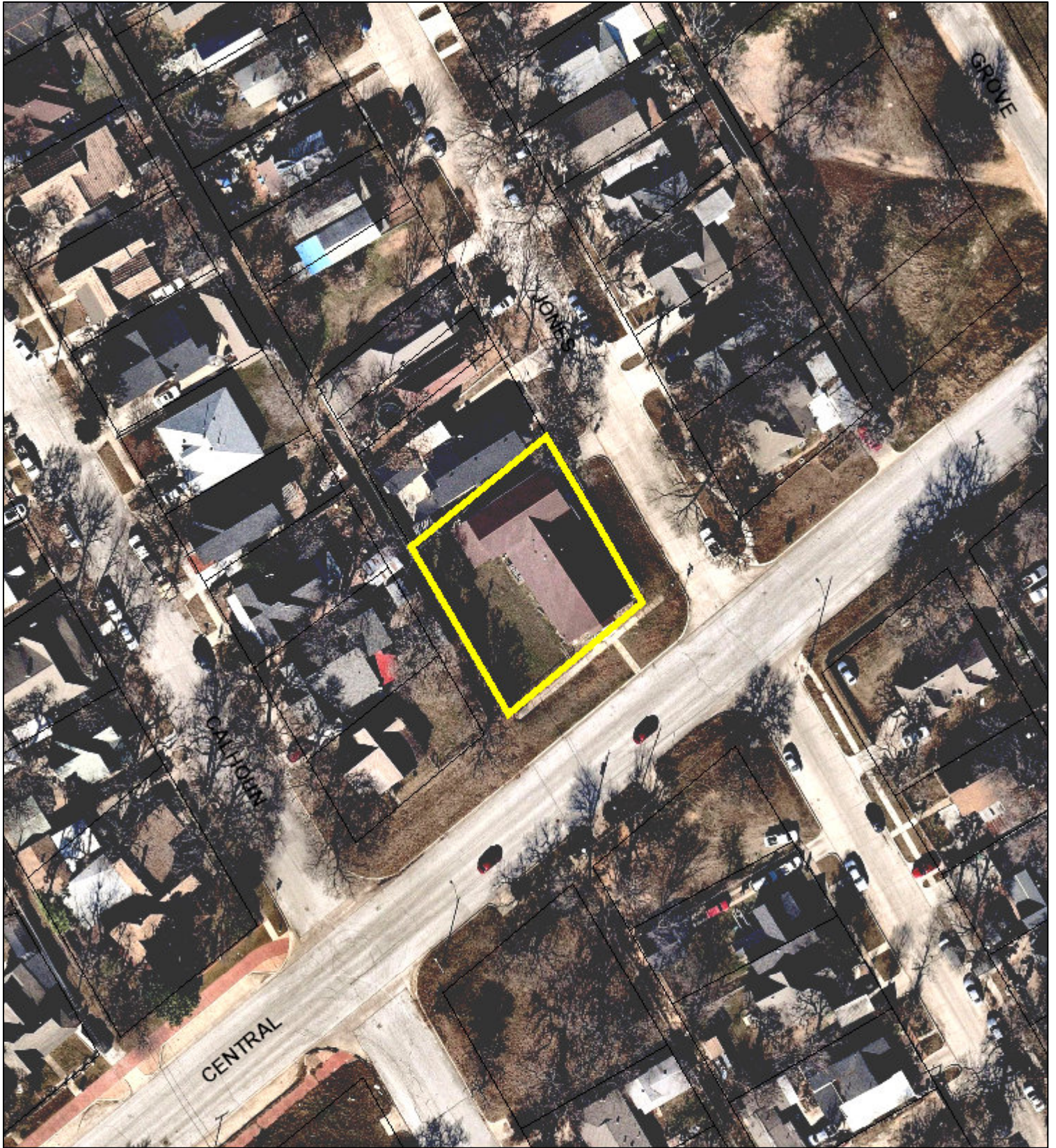
Future Land Use



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 45 90 180 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-124

Council District: 9

Zoning Map Amendment

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

Owner / Applicant: PO Chu Lu / Randy Free

Site Location: 2900 8th Avenue

Acreage: 0.17 acres

Request

Proposed Use: Single Family Residence

Request: From: “PD-ER” Neighborhood Commercial-Restricted Planned Development for medical clinic and professional offices only with "ER" Neighborhood Commercial Restricted development standards; site plan approved and on file in the Planning & Development Department. and to include art gallery and studio.

To: “A-5” One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The site is at the corner of 8th Avenue and Lowden Street, within the John C. Ryan South Addition of Fort Worth, which falls under Council District 9. The proposed rezoning of the property would entail changing its current Neighborhood Commercial zoning classification, “PD-ER”, to “A-5” One Family Residential zoning. The new zoning would permit the construction of a single-family dwelling unit on the lot.

The property was originally zoned as "B" for two-family use, but the owner requested a rezoning to PD. Now, the applicant wants to return to the intended residential use, but with a lower-density classification of A-5.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / gas station
East “A-5” One-Family Residential / single family residence
South “A-5” One-Family Residential / single family residence
West “E” Neighborhood Commercial / AutoZone

Recent Zoning History

- ZC-23-118 From A-5, A-5/HC, A-5/DD, B, B/HC, C, E, I, PD 305 to A-10, A-10/HC, A-10/DD, A-7.5, A-7.5./HC, A-7.5/DD, A-5, A-5/HC, B, CF, CF/HC, ER, E (Pending Council Approval)

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.
The following organizations were emailed on August 30, 2023:

| Organizations Notified | |
|-------------------------------------|------------------------------|
| Ryan Place Improvement Association* | Paschal NA |
| Streams & Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Berry Street Initiative |
| Rosemont NA | Frisco Heights NA |
| South Hemphill Heights NA | Shaw Clarke NA |
| Berkeley Place NA | |

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The area to the south of the intersection of 8th Avenue and Lowden Street, up to Berry Street, is zoned for one-family residential properties, with the exception of the property in question. On the other hand, the area to the

north of the mentioned intersection has a mix of businesses, such as retail, grocery stores, restaurants, and amenities, that cater to the neighborhood.

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

Comprehensive Plan Consistency – Southside

According to the 2023 Comprehensive Plan, the subject property is designated as a future neighborhood commercial area. However, this designation appears to be based on the current zoning classification, as the Future Land Use designation was "A-5" for single-family residential at the time of the zoning change request to PD-ER.

The proposed zoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

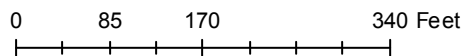
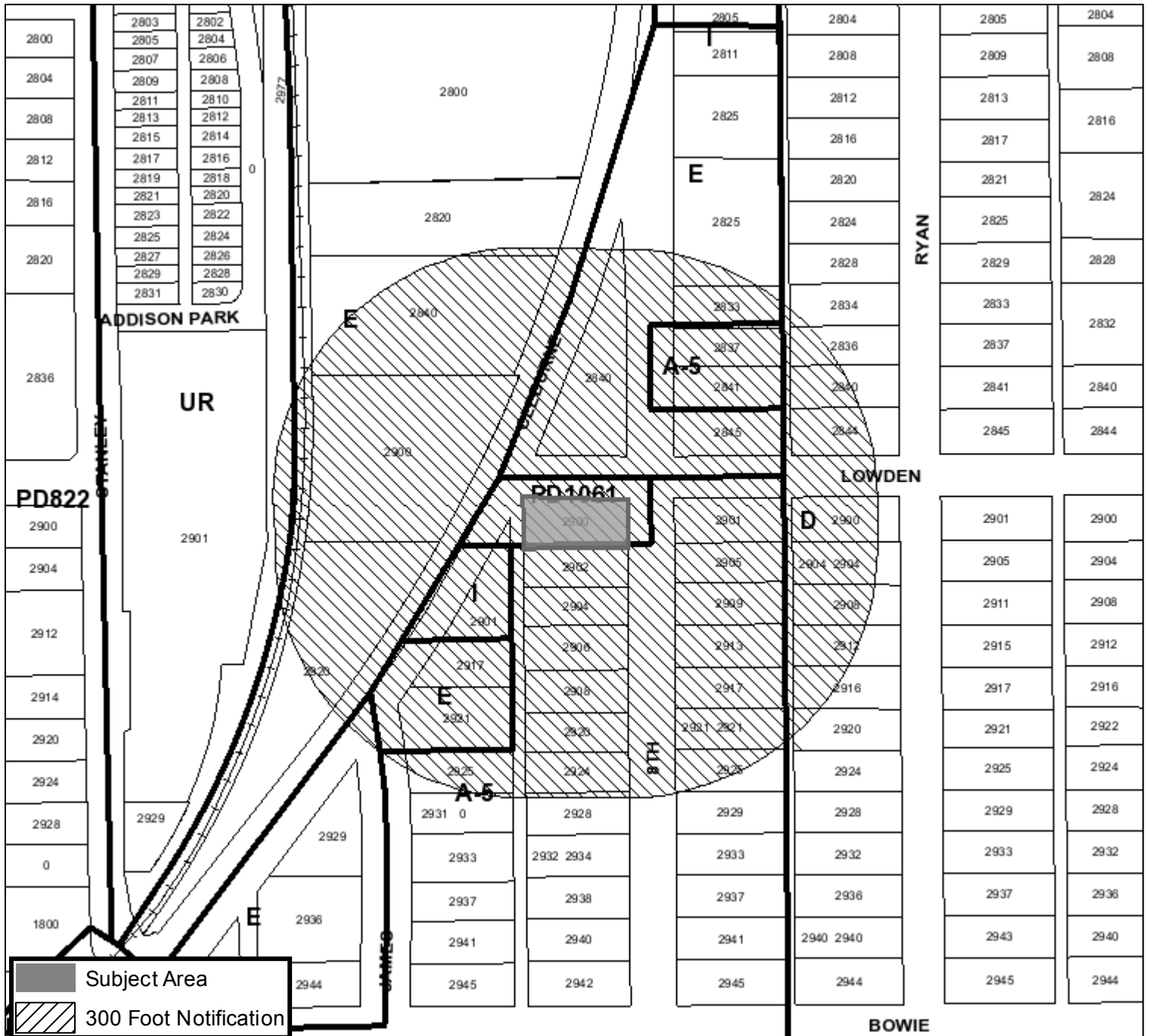




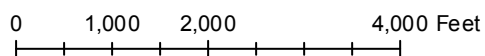
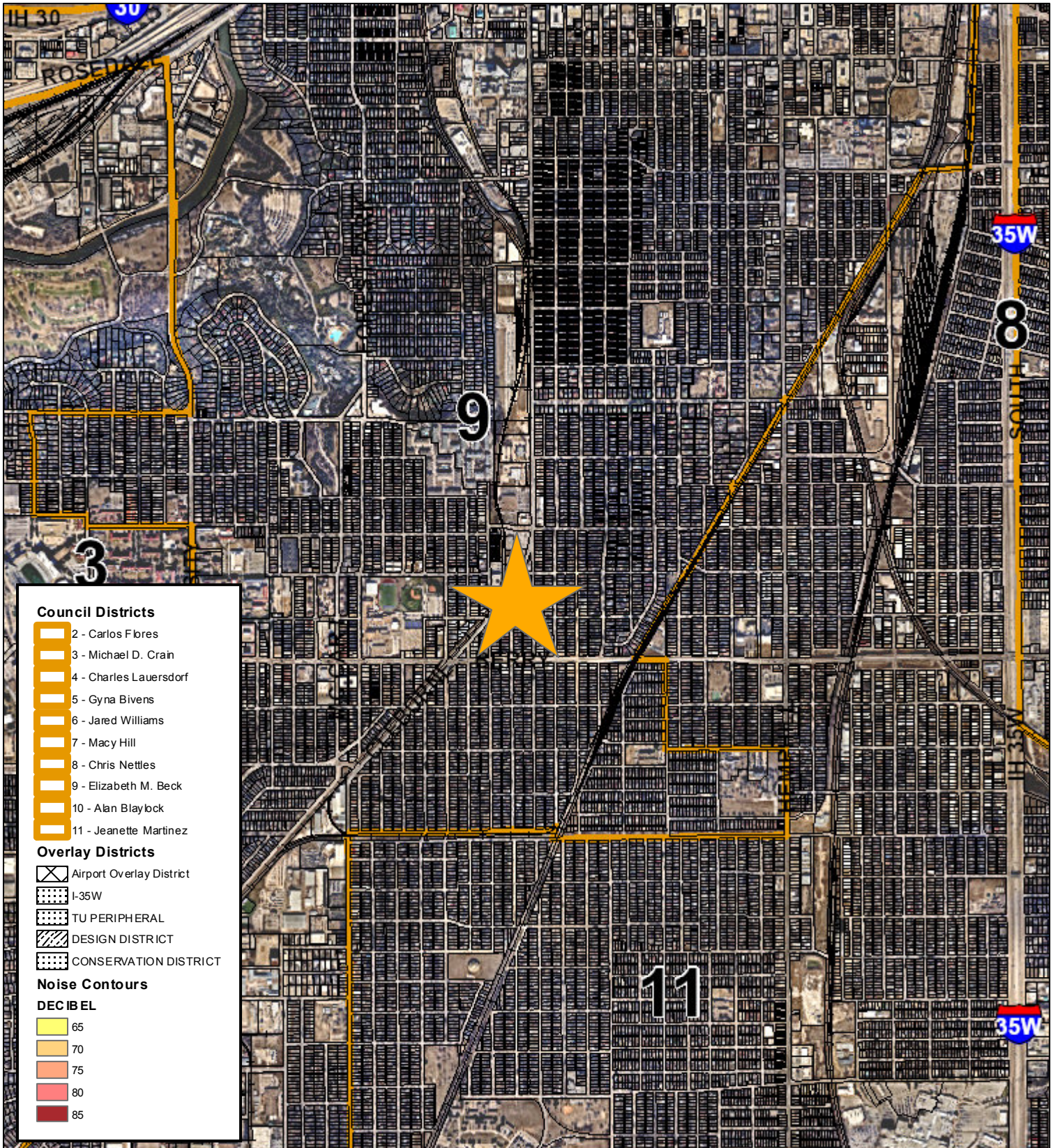
ZC-23-124

Area Zoning Map

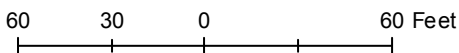
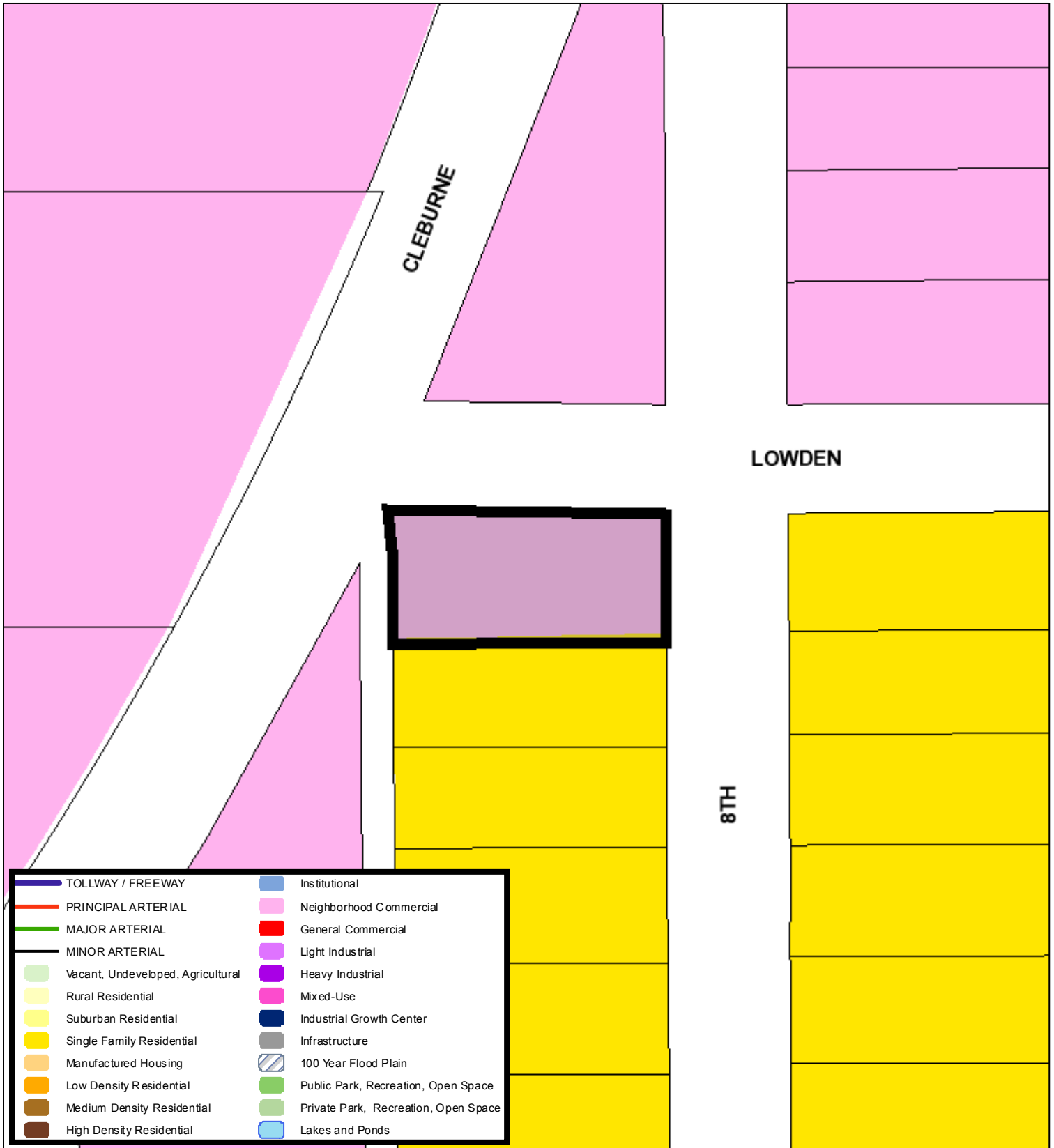
Applicant: Po Lu / Randy Free
 Address: 2900 8th Ave
 Zoning From: PD/ER
 Zoning To: A-5
 Acres: 0.1758939
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/13/2023
 Contact: null



Area Map



Future Land Use



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



Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-125

Council District: 11

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Pierre Joudy & Shadi Mansour / George Muckleroy

Site Location: 2709 Hemphill Street **Acreage:** 0.17 acres

Request

Proposed Use: Multifamily (Quadplex)

Request: From: “E” Neighborhood Commercial

To: “C” Medium Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject site is located on the south side of Fort Worth, situated near the intersection of Hemphill Street & Capps Street, in Council District 11. There is an existing structure on the site which is currently vacant but was used in the past as a multifamily dwelling. The applicant is requesting to rezone this property from “E” Neighborhood Commercial to “C” Medium Density Multifamily, to allow the re-occupancy of the existing structure as a quadplex, for a total of 4 dwelling units on the lot. Please note that a formal Site Plan is not required for a rezoning to “C”.

Any proposed development will need to meet all other “C” development standards, including minimum 45% open space, 36 foot maximum height, one parking space per bedroom, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented facing the street, with parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / multifamily
East “B” Two Family Residential / single family residence
South “E” Neighborhood Commercial / commercial (vacant)
West “MU-1” Mixed-Use Low Intensity / multifamily

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.
The following organizations were emailed on August 30, 2023:

| Organizations Notified | |
|------------------------------|------------------------------------|
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Berry Street Initiative |
| Hemphill Corridor Task Force | Ryan Place Improvement Association |
| South Hemphill Heights NA | Worth Heights NA |
| Jennings May St Louis NA* | |

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is situated on the Hemphill Street corridor, which provides north-south access as well as transit service through Trinity Metro bus route #1. The site is easily accessible to I-35 and the DFW freeway network by Morningside Drive just to the north, and East Berry Street four blocks to the south. Surrounding land uses in this area vary greatly. There is a mixture of residential and commercial properties along Hemphill Street, with single family predominating in the blocks as you move away from Hemphill. Similar types of housing (multifamily apartments) exist in the immediate vicinity, with apartments located across Hemphill Street to the west as well as directly to the north.

As long as the developer meets the standards set out in Section 4.711 regulating (medium density) multifamily development, then the rezoning of this site to “C” would not be disruptive to existing uses in the vicinity. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

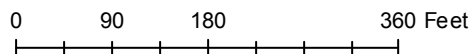
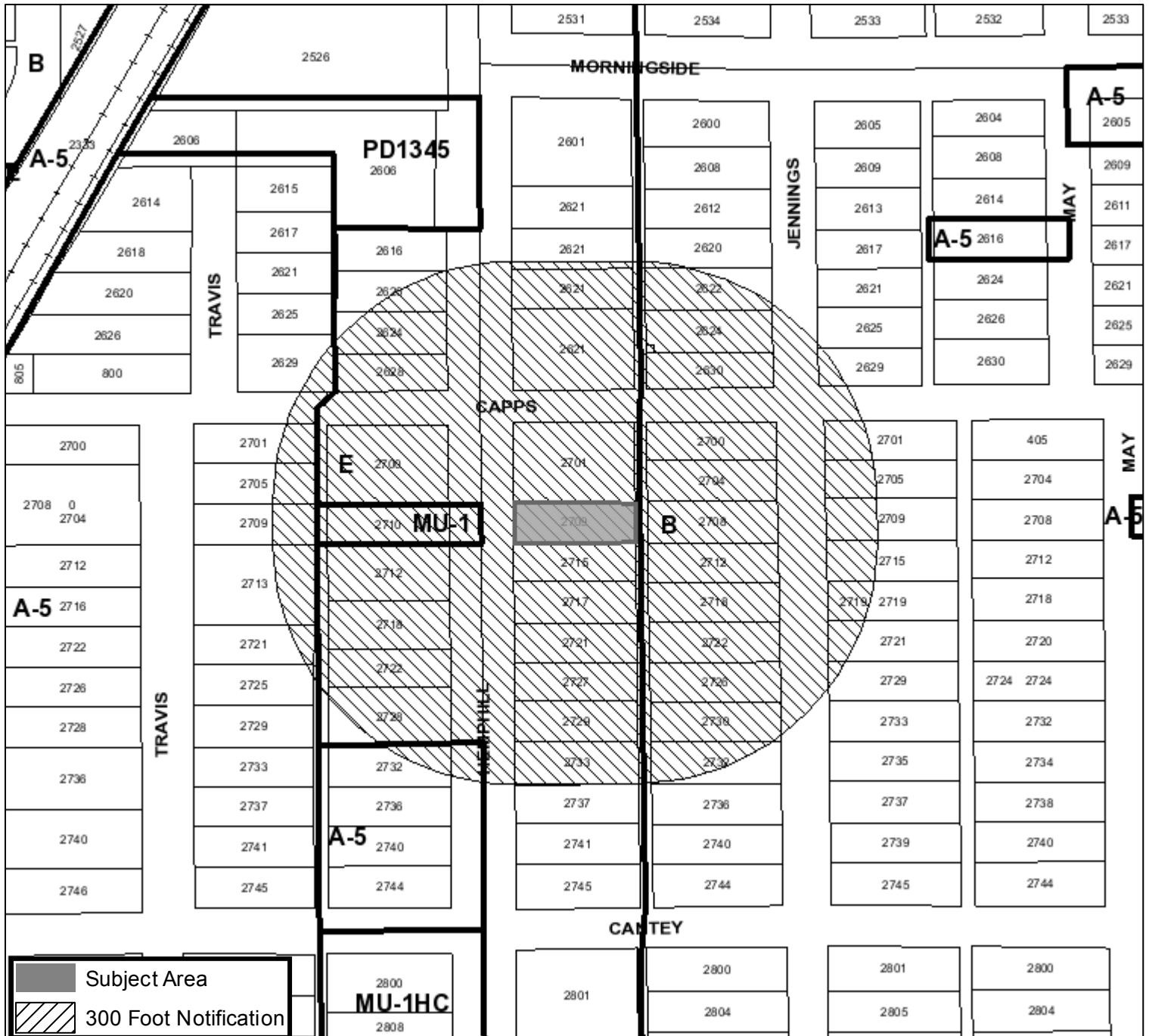
The 2022 Comprehensive Plan designates the subject property as future mixed use. All zoning categories with the exception of industrial districts would be in alignment with this Comprehensive Plan designation. The proposed “C” zoning is **consistent** with the Comprehensive Plan designation.

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

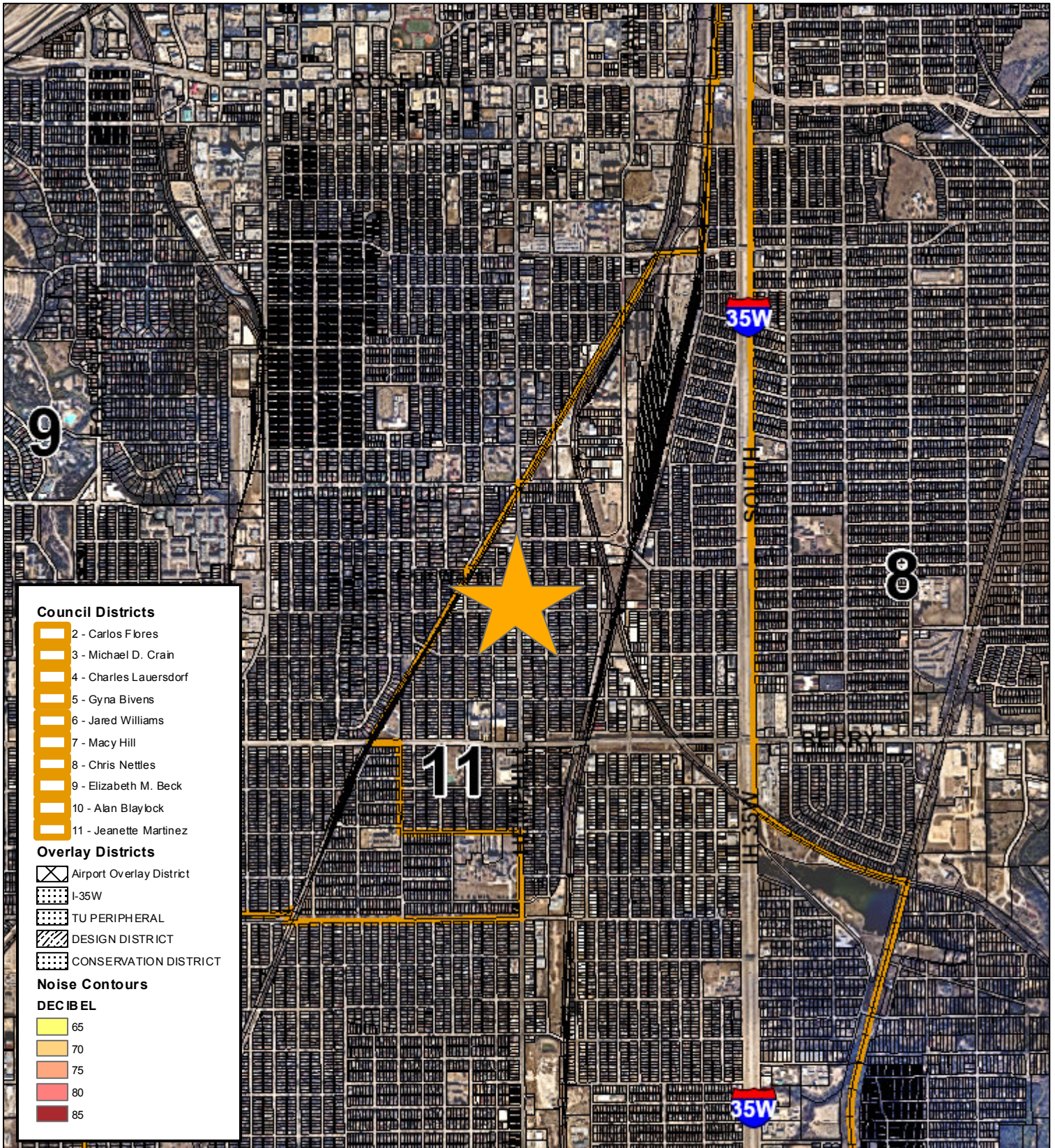


Area Zoning Map

Applicant: Joudy Pierre / George Muckleroy
 Address: 2709 Hemphill Street
 Zoning From: E
 Zoning To: C
 Acres: 0.17167211
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/13/2023
 Contact: null



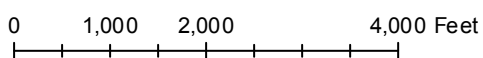
Area Map



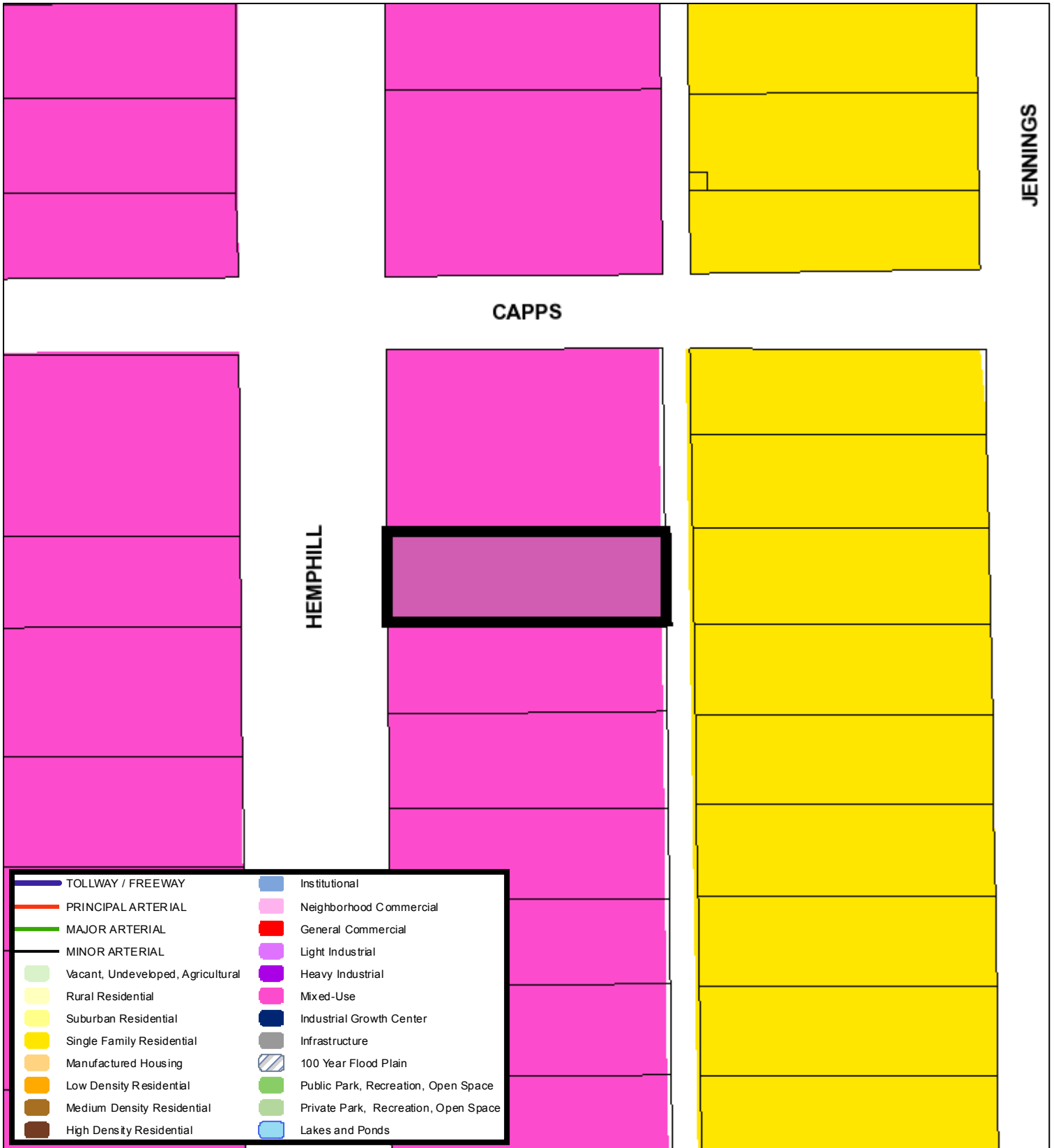
| Council Districts | |
|-------------------|------------------------|
| | 2 - Carlos Flores |
| | 3 - Michael D. Crain |
| | 4 - Charles Lauerdorf |
| | 5 - Gyna Bivens |
| | 6 - Jared Williams |
| | 7 - Macy Hill |
| | 8 - Chris Nettles |
| | 9 - Elizabeth M. Beck |
| | 10 - Alan Blaylock |
| | 11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

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

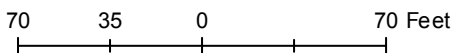
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| DECIBEL | |
| | 65 |
| | 70 |
| | 75 |
| | 80 |
| | 85 |



Future Land Use



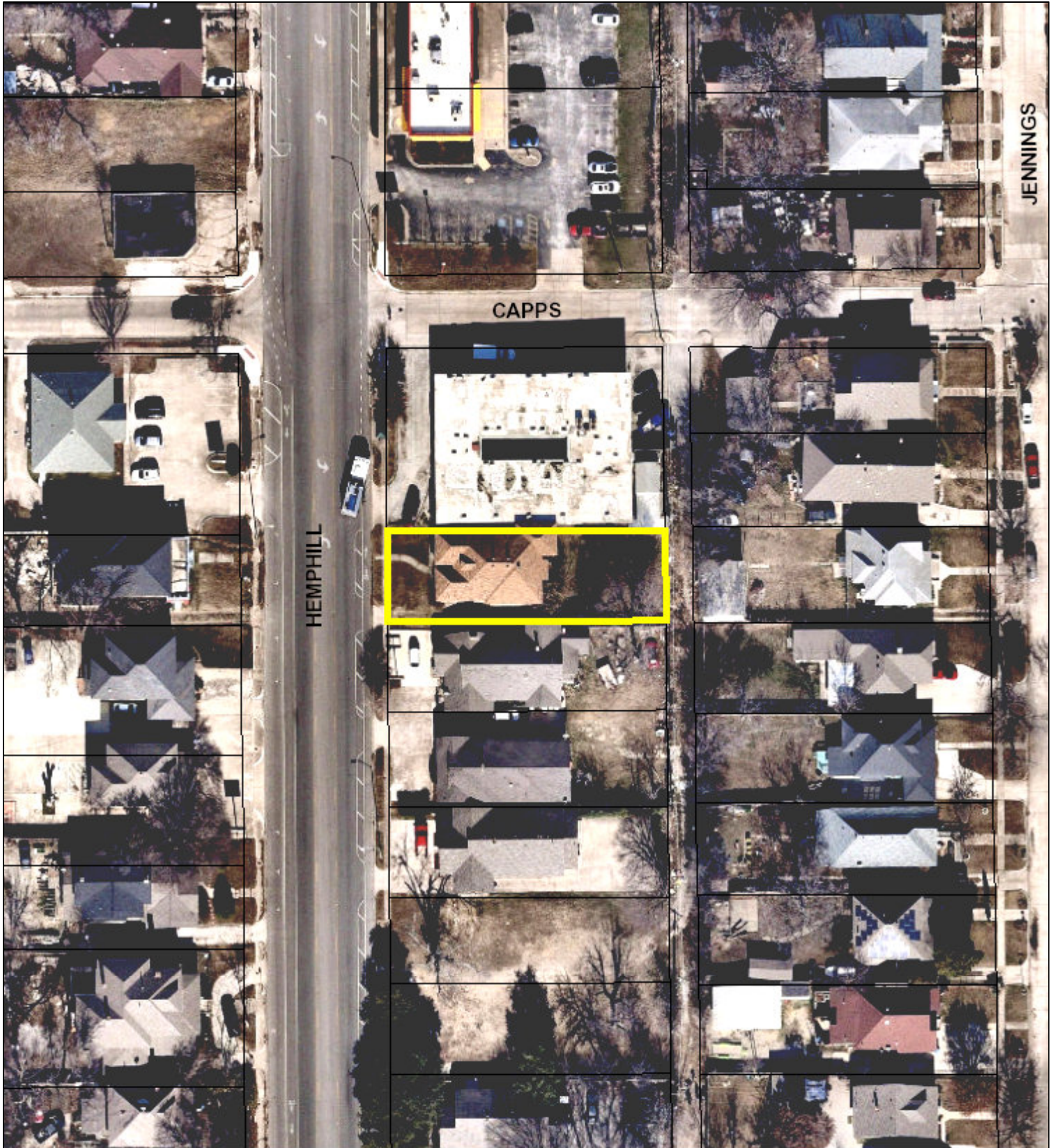
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| | TOLLWAY / FREEWAY | | Institutional |
| | PRINCIPAL ARTERIAL | | Neighborhood Commercial |
| | MAJOR ARTERIAL | | General Commercial |
| | MINOR ARTERIAL | | Light Industrial |
| | Vacant, Undeveloped, Agricultural | | Heavy Industrial |
| | Rural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



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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-126

Council District: 9

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Alfonso Duran

Site Location: 4518 and 4520 Hemphill Street

Acres: 0.253 acres

Request

Proposed Use: Retail

Request: From: “PD 273 PD/SU” Planned Development / Specific Use for used car sales and office in the “F” General Commercial District

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The property is currently zoned “PD 273” Planned Development / Specific Use for car sales with sales office in the “F” General Commercial zoning district. The rezoning area is comprised of two (2) tracts of land. The applicant is proposing to rezone the site to “E: Neighborhood Commercial to accommodate future retail on the site. The property was previously used for auto sales but that use has been abandoned. The existing PD is specific to auto sales so the rezoning to the “E” district is necessary to allow future retail sales on the property.

The applicant provided the following description along with their application to describe the intent of this zoning change request:

“Hi, we would like to rezone our property at 4520 and 4516 Hemphill St, to Commercial E. This is compatible with surrounding land. When we were offered the property, we saw potential in doing something that would benefit the surrounding community will have access to retail stores for shopping. Also, this will create jobs for the surrounding community which retail stores will need employees.”

Although the existing PD is specific to auto sales only, this request to change the zoning to “E” would allow all uses in that respective district. Additionally, the property would need to follow all “E” development standards (where applicable) related to parking, landscaping and screening fencing.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / Commercial building
East “FR” General Commercial Restricted / Auto sales
South “B” Two-Family / Single family
West “B” Two-Family / Single family

Recent Zoning History

- ZC-20-148: Withdrawn zoning case

Public Notification

300-foot Legal Notifications were mailed on August 29, 2022.
The following organizations were notified: (e-mailed August 29, 2022)

| Organizations Notified | |
|------------------------------|------------------------------|
| Rosemont NA | Worth Heights NA |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Hemphill Corridor Task Force | Fort Worth ISD |
| South Fort Worth* | |

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “PD 273” Planned Development for auto sales with sales office in the “F” General Commercial District to “E” Neighborhood Commercial for future retail. Properties fronting onto the Hemphill corridor from Hammond Street north to Seminary Drive are commercially zoned. The uses along this portion of the corridor is a mix of residential and commercial uses.

Retail uses at this location would be appropriate as they are situated against more intense commercial uses such as auto sales. The property is separated from adjacent residential by Hammond Street to the south and an unimproved right-of-way located on the west side of the property. The zoning ordinance includes specific protections for residential properties adjacent to commercial development, including increased setbacks, screening, and landscaping requirements.

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

Comprehensive Plan Consistency – Southside

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

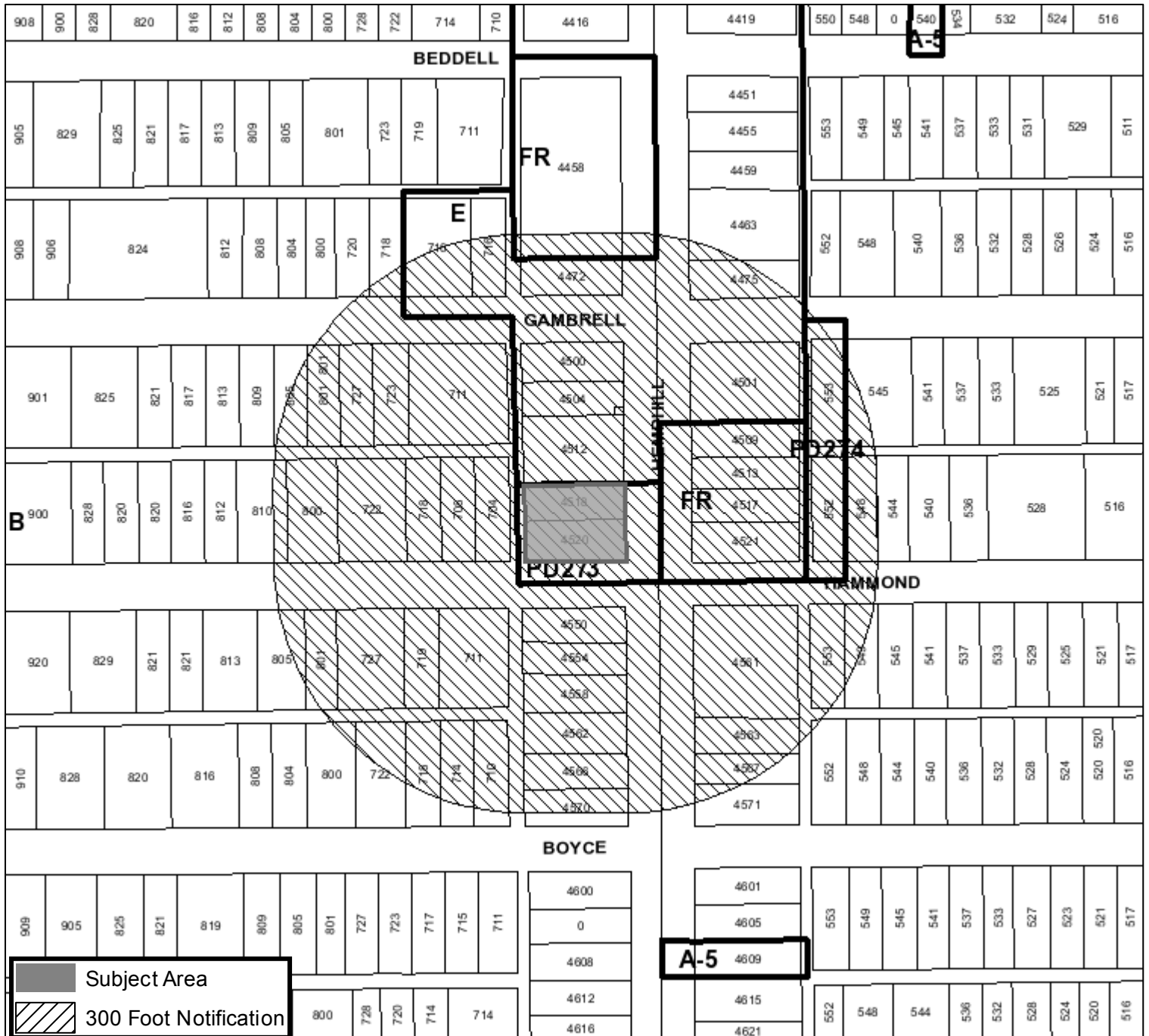
The proposed zoning to “E” Neighborhood Commercial is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:



- Encourage renovation and reuse of existing commercial structures throughout commercial districts, where feasible.
- Promote adaptive re-use of older buildings and the renovation of existing multifamily units.

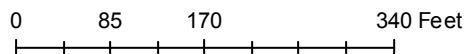
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Area Zoning Map

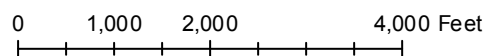
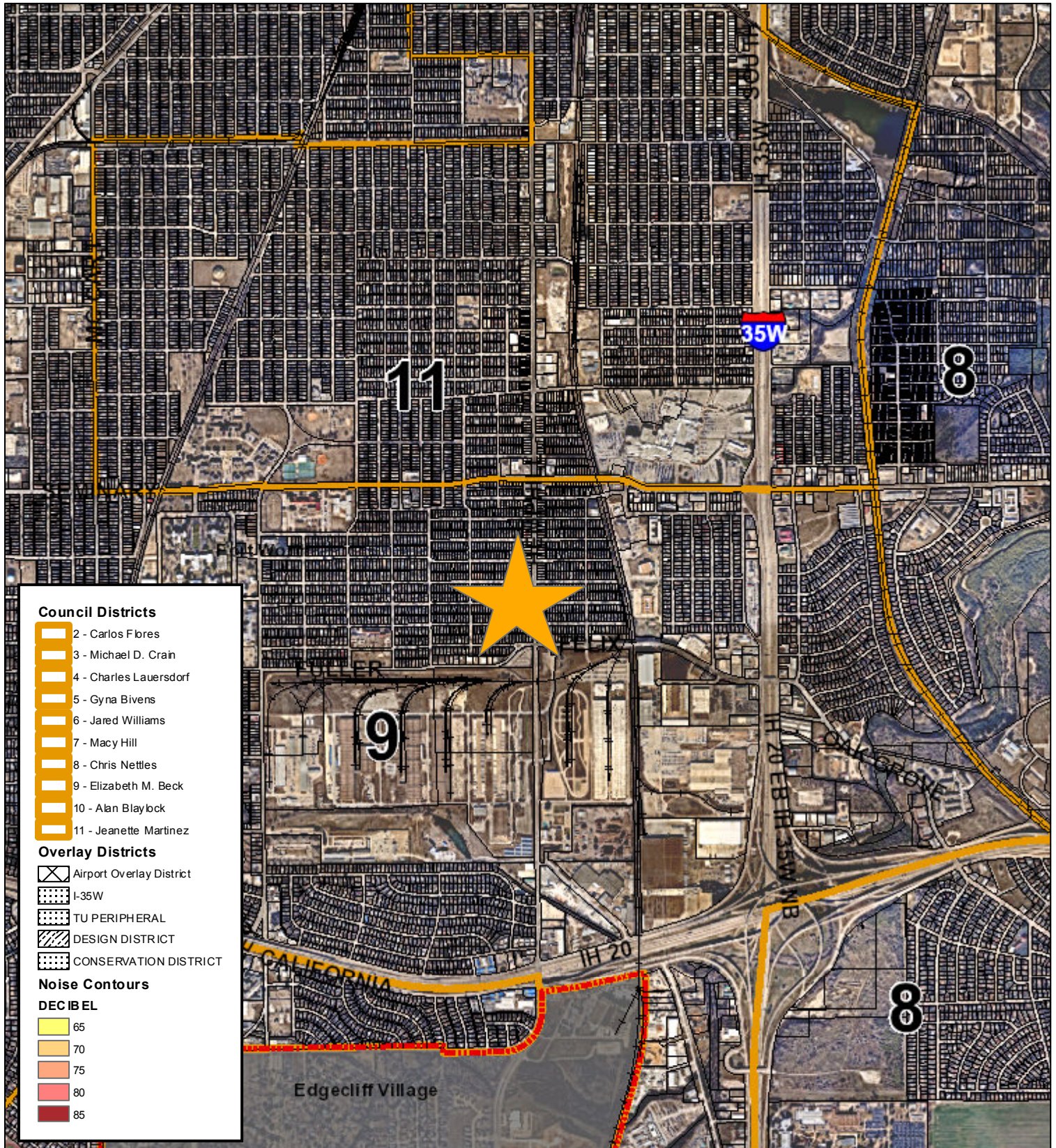
Applicant: Alfonso & Fatima Duran
 Address: 4518 & 4520 Hemphill Street
 Zoning From: PD/F 273
 Zoning To: E
 Acres: 0.25112555
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 9/13/2023
 Contact: null



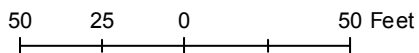
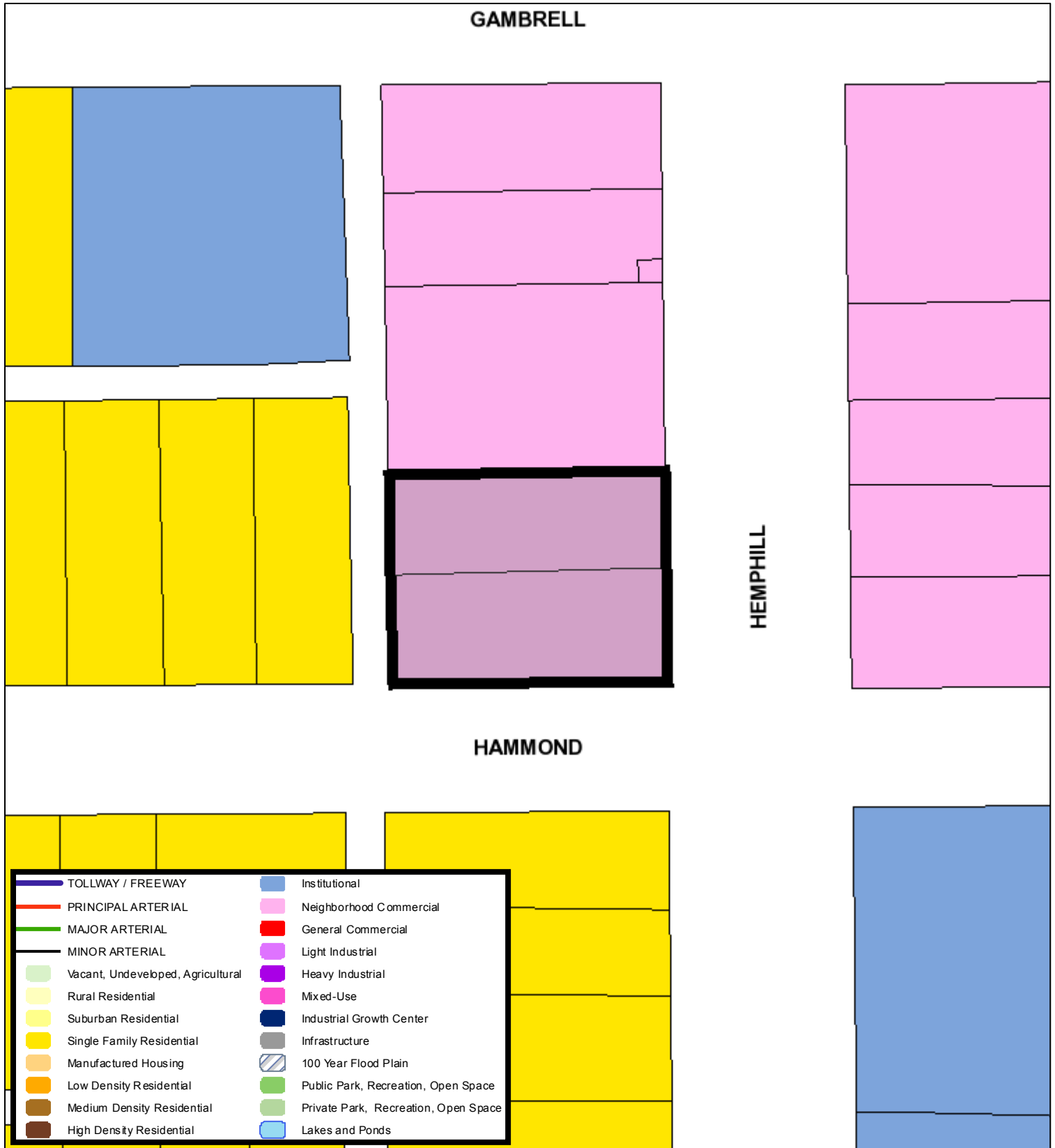
 Subject Area
 300 Foot Notification



Area Map



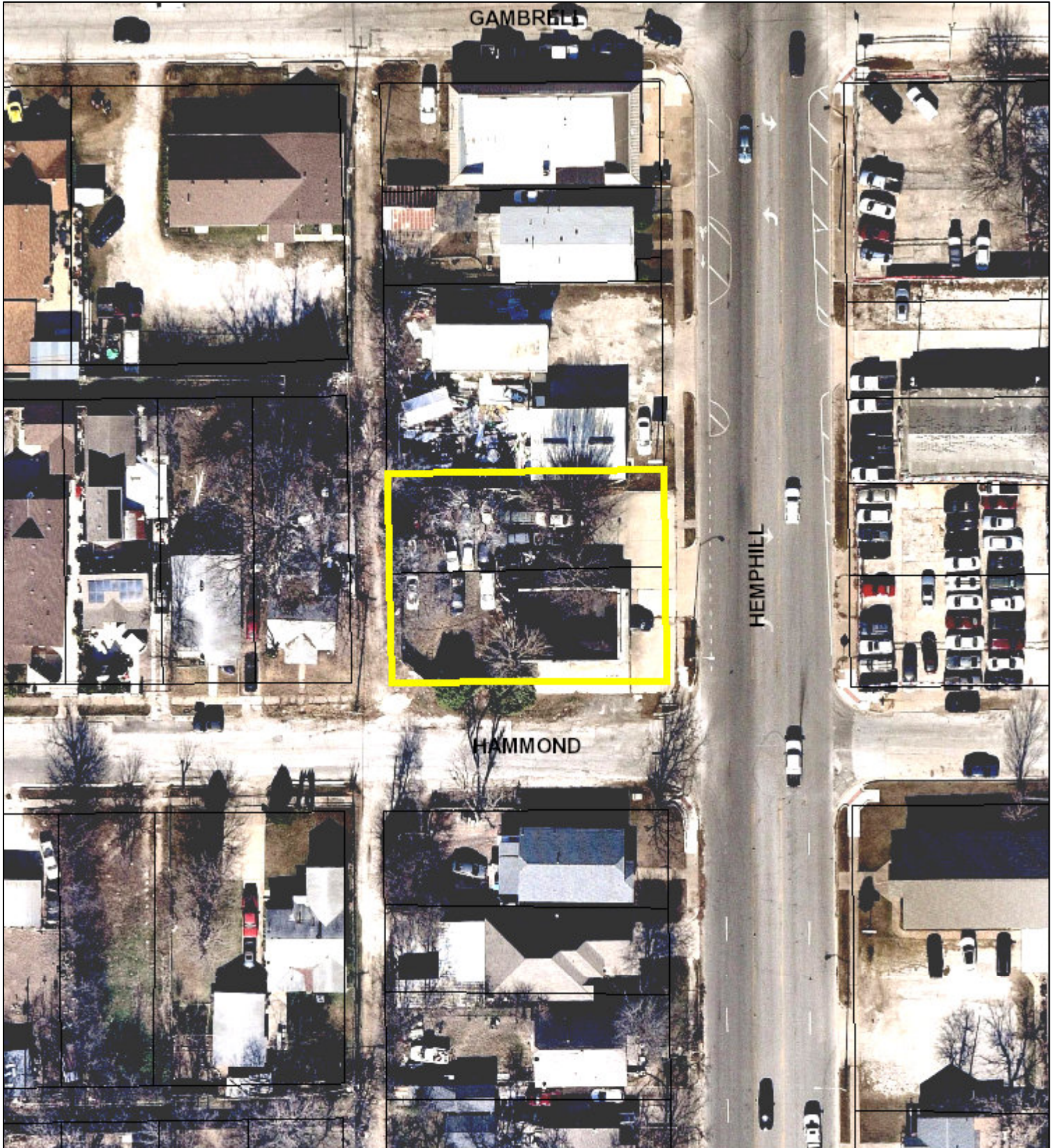
Future Land Use



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 35 70 140 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-127

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

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

Acreage: 573.897

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

Request

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

Request: From: “AG” Agricultural District

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

Recommendation

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

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

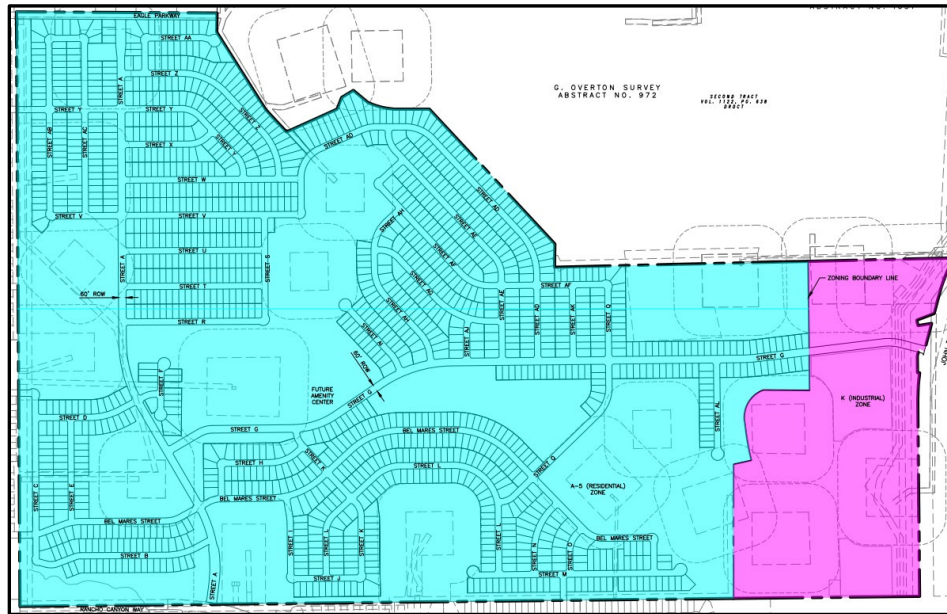
Staff Recommendation: **Approval**

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

Project Description and Background

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



The subject site is a 573+-acre piece of property situated north of Rancho Canyon Way, west of John Day Road, and south of Eagle Mountain Parkway in Council District 10. This site is undeveloped with the exception of several gas well pad sites and is currently located within the extra-territorial jurisdiction (ETJ). This agenda item has a concurrent annexation case (AX-23-0003) and preliminary plat (PP-23-024). The annexation case will be considered by City Council prior to the rezoning case and is tracking to the October 17, 2023 regular City Council meeting.

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

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

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

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

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

Surrounding Zoning and Land Uses

North ETJ / Undeveloped

East “K” Heavy Industrial / Undeveloped

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

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

Recent Zoning History

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

Public Notification

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

The following organizations were emailed on August 29, 2023:

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

**Located closest to this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

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

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

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

Comprehensive Plan Consistency – Far North

The adopted 2023 Comprehensive Plan designates the subject property as a mix of Suburban Residential (west) and Light Industrial (east). The Suburban Residential category is intended for larger lot (1/2+ acre) single family

residential development. The requested “A-5” zoning is supported by a slightly denser “Single-Family Residential” land use category. Furthermore, the Future Land Use Map suggests the eastern portion of the property for Light Industrial. This category includes warehousing, transportation, light assembly and outside storage but does not include heavy manufacturing.

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

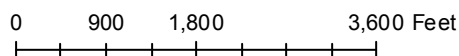
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would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

The proposed rezoning **is not consistent** with the Comprehensive Plan. Staff recommends the Future Land Use Map be amended if this zoning change is acted favorably upon.

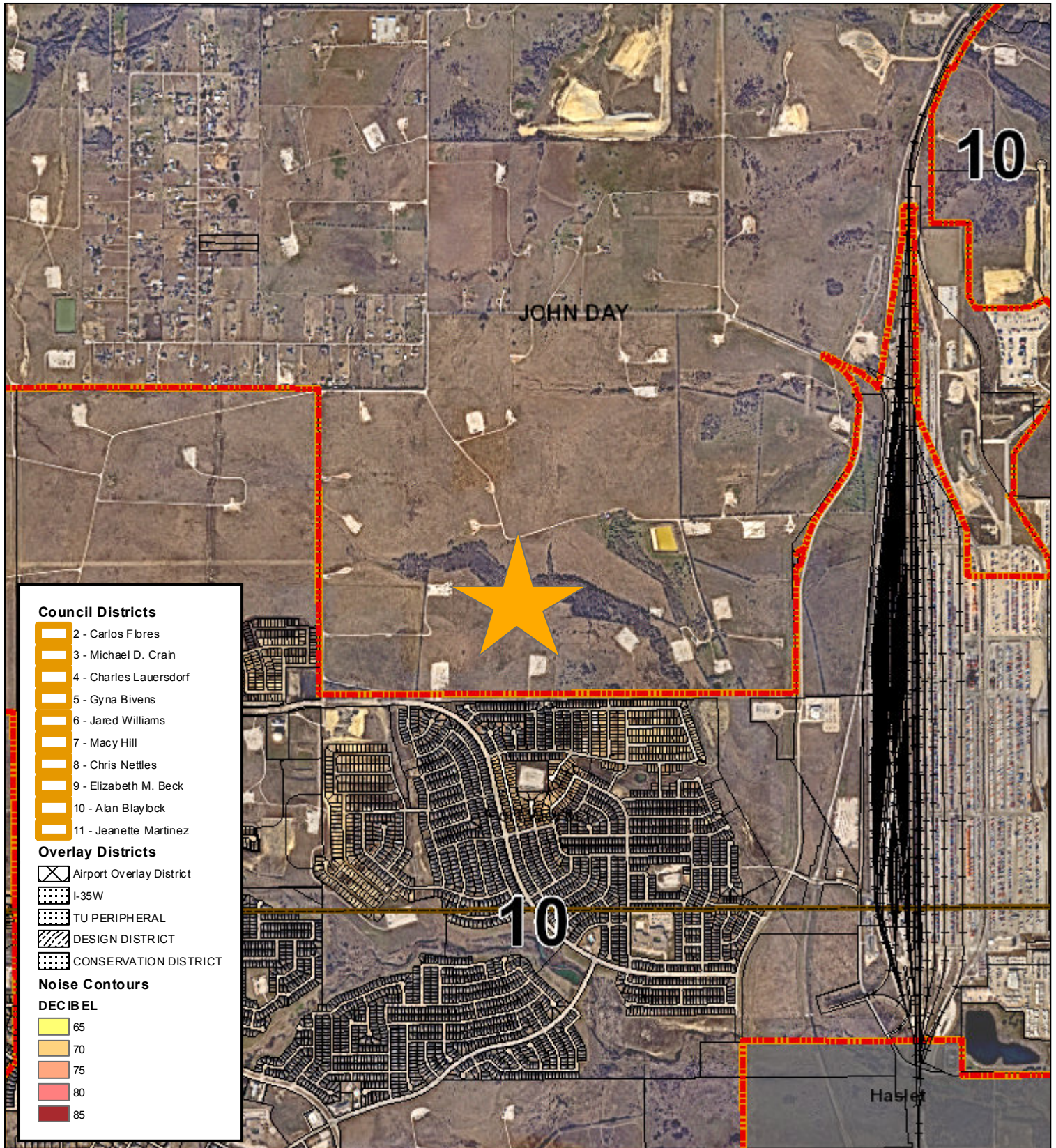


Area Zoning Map

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



Area Map



Council Districts

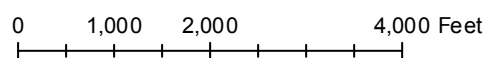
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

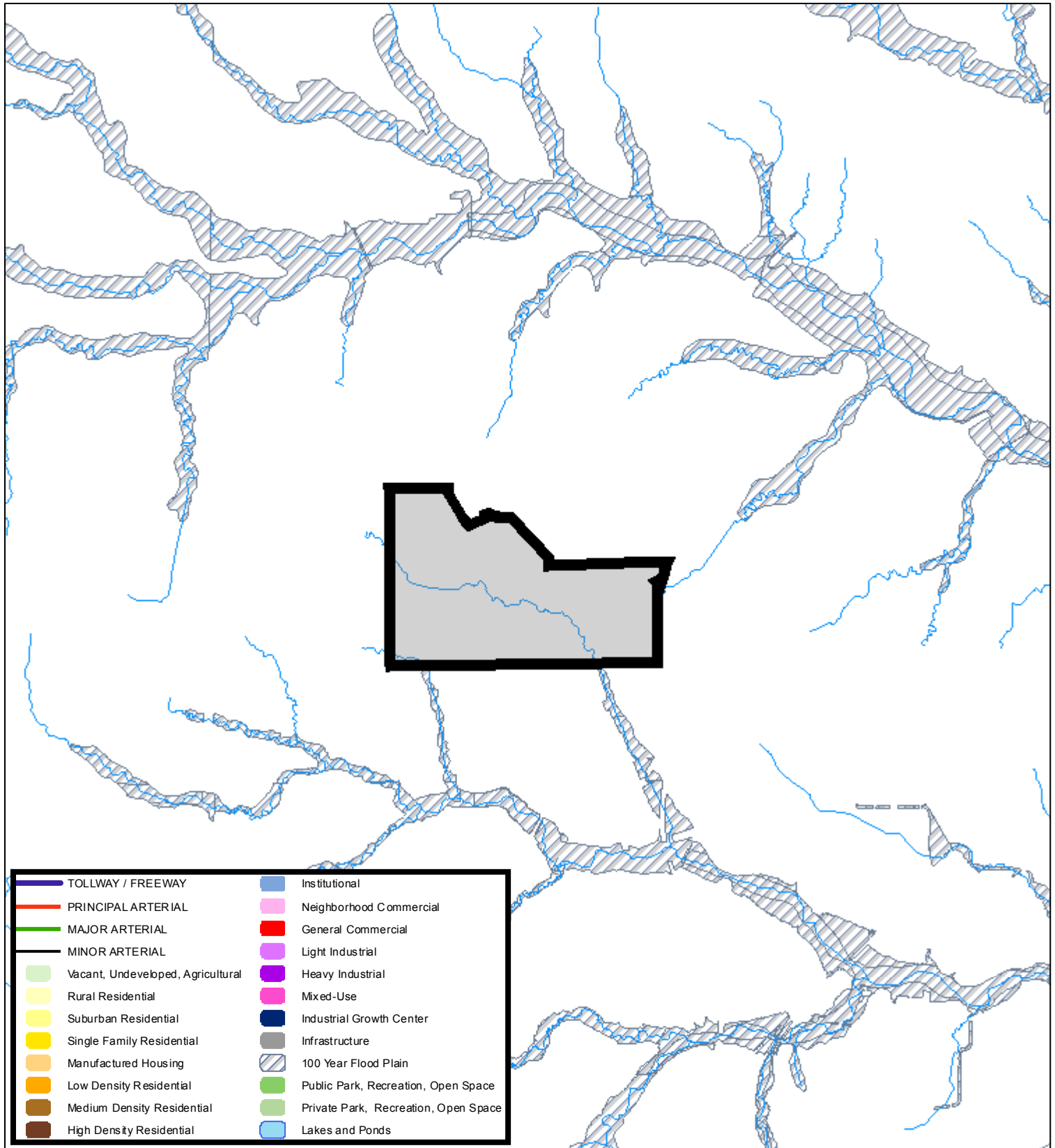
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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



Future Land Use

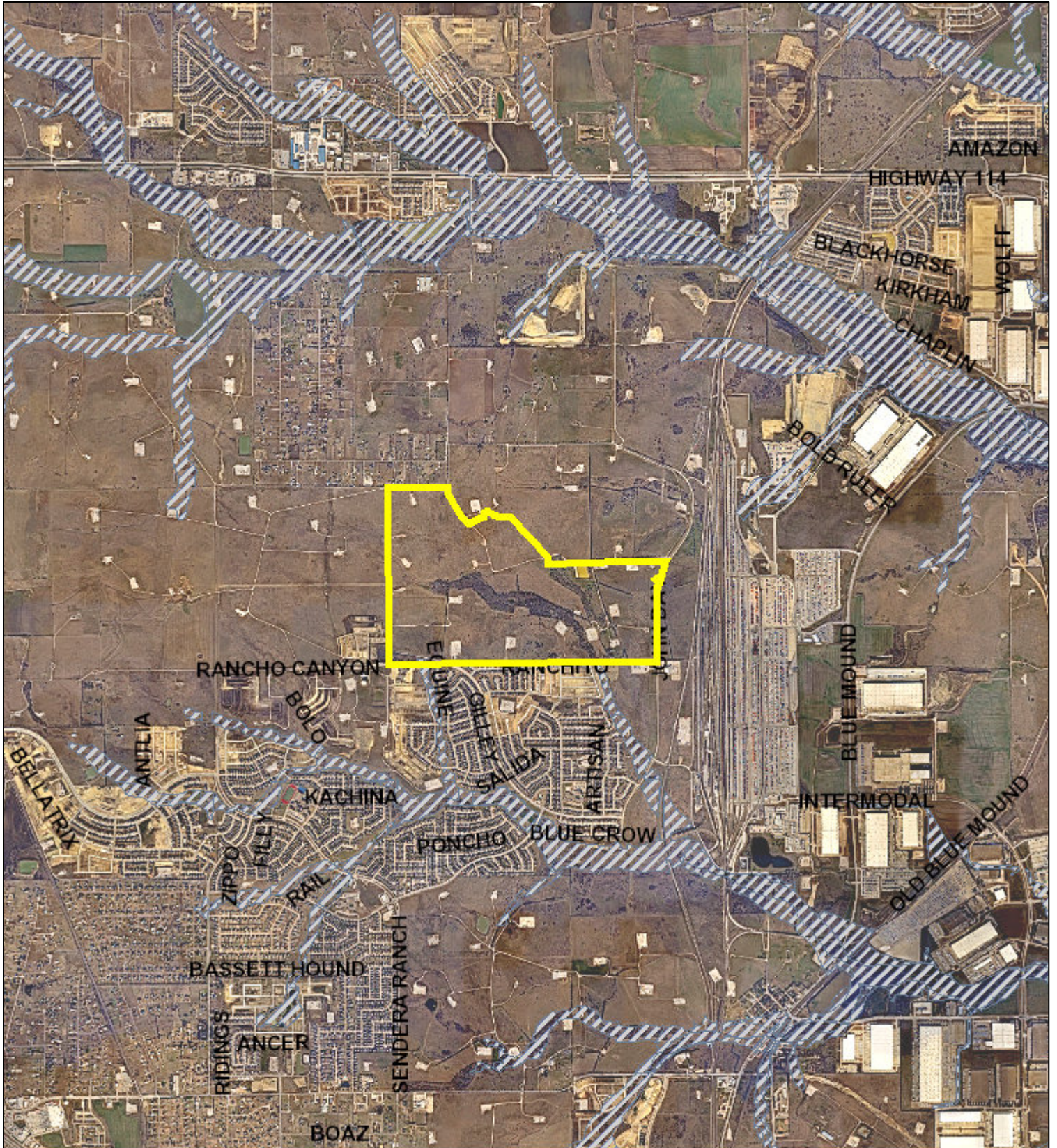


3,300 1,650 0 3,300 Feet

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



Aerial Photo Map



0 2,200 4,400 8,800 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-128

Council District: 7

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: Jakayla Boyd

Site Location: 4921 Parkview Hills Lane

Acres: 0.15 acres

Request

Proposed Use: Daycare inside a private residence

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

To: Add Conditional Use Permit (CUP) to allow a daycare in a private residence in "A-5" One-Family Residential for a maximum of 5 years; 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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 - [Site Plan Comments](#)
- Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Project Description and Background

The proposed site is in a mid-block location, approximately ½ mile from the northwest corner of Old Decatur and Cromwell Marine Creek Roads, deep in the center of a residential neighborhood. The rezoning area is a single lot that contains a private residence. The proposed use is to add a Conditional Use Permit for an in-home daycare; site plan included. No development waivers are requested.

Daycare in a single family home is only permitted within residential zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “A-5” district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location. The zoning ordinance allows an in-home daycare CUP to be approved for maximum of 5 years.

The subject site and the general area are part of a large multi-block residential area between Boat Club Road and Saginaw. Very few commercial uses are noted close to Saginaw. While in-home daycare is not permitted in the “A-5” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

While the applicant had anticipated caring for 12 children, the site plan shows a backyard that meets the ordinance requirements for a 10-child playground and a fence enclosing the backyard on all sides. The two required parking space for the daycare could be accommodated in the attached garage or front driveway. The street in front of the proposed daycare appears to function as a neighborhood collector that starts in Saginaw and connects several sections of the neighborhood together, which already sees more traffic than the adjacent residential streets. A City park lies approximately 500 feet to the west, that would provide additional play area, if desired. The dumpsters should be moved from the rear yard to a side yard so that children cannot access the dumpsters.

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

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

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

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

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.

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

Surrounding Zoning and Land Uses

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

Recent Zoning History

None.

Public Notification

300-foot Legal Notifications were mailed on August 26, 2023.
 The following organizations were notified: (emailed August 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 Assoc. of S. Fort Worth |
| Streams and Valleys Inc | Trinity Habitat for Humanity |

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a CUP to allow in-home daycare on a site with an existing residence in the “A-5” zoning district for a maximum of 5 years. Surrounding land uses consist entirely of other residential uses in residential zoning. The rear yard of approximately 1,000 square feet could accommodate playground space for 10 children. State law allows for a daycare with up to 6 children in private residences by right. Space is available in the garage or driveway to meet the two required parking spaces. Due to the extensive amount of residential

uses, few commercial options for commercial daycares sites are available. Having daycares integrated into neighborhoods allows for child care near the child's home. The proposed zoning request **is compatible** with surrounding land uses due to the relatively low number of children in the daycare and the availability of a public park, as well as meeting all the required and supplemental standards.

Comprehensive Plan Consistency– Far Northwest Sector

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

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Preserve the character of rural and suburban residential neighborhoods.

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

Site Plan Comments

Zoning and Land Use

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

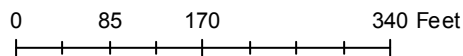
1. Please add the date you submitted the application.
2. Include your name, address, and telephone number. It might be helpful to white-out the Purchaser lines, and address/GF No. lines below that to have space.
3. Add a vicinity map.
4. Add the zoning case number of ZC-23-128 in the lower righthand corner of the plan, below the title.
5. Add a note the daycare uses will be in the front rooms of the home.
6. Label where the 2 required parking spaces will be (in the garage or in the driveway).
7. Please move the dumpsters from the back yard to a side yard to keep them away from the children.
8. Draw in the new patio cover on the back of the house. This structure will need a building permit.
9. Add a note that the backyard has approximately 1,000 square feet and that a maximum of 10 children can be cared for in the home.
10. Add a note that the CUP can only be approved for a maximum of 5 years.
11. Label the height and materials of the backyard fence.
12. Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site. See the separate sheet for adjacent lots lines.

(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: Jakayla Boyd
 Address: 4921 Parkview Hills Lane
 Zoning From: A-5
 Zoning To: Add Conditional Use Permit for a Day Care
 Acres: 0.15482816
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 9/13/2023
 Contact: 817-392-8190

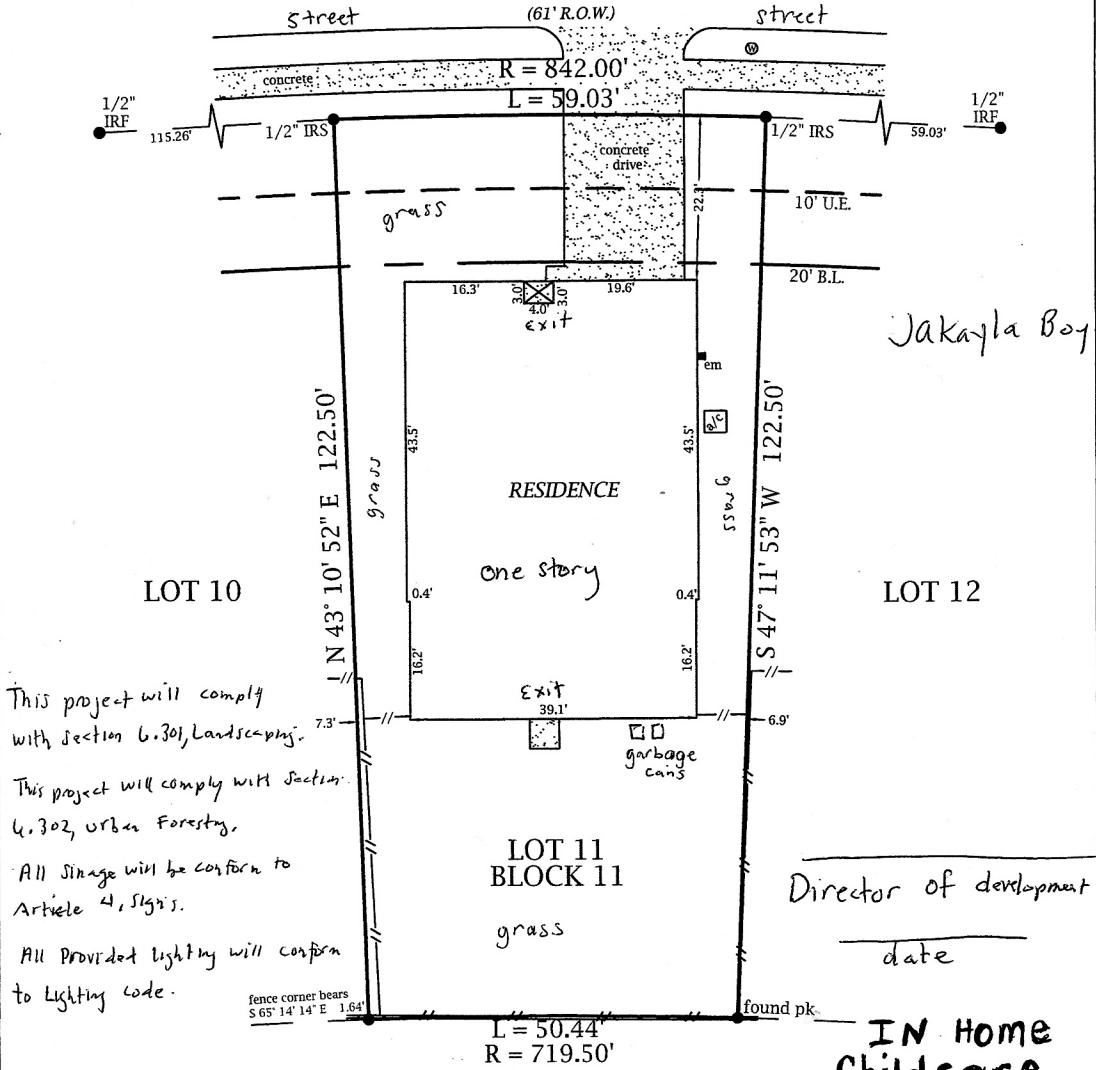


LEGEND

| | | | |
|---|--|--|---|
| B.L. = BUILDING LINE M.E. = MAINTENANCE EASEMENT D.E. = DRAINAGE EASEMENT D.U.E. = DRAINAGE & UTILITY EASEMENT S.S.E. = SANITARY SEWER EASEMENT S.E. = SEWER EASEMENT U.E. = UTILITY EASEMENT P.O.S.E. = PUBLIC OPEN SPACE EASEMENT P.A.E. = PUBLIC ACCESS EASEMENT | CM = CONTROL MONUMENT R.O.W. = RIGHT OF WAY IPF = IRON PIPE FOUND IRF = IRON ROD FOUND IRS = IRON ROD SET WOOD FENCE = // CHAIN LINK FENCE = ○ WROUGHT IRON FENCE = □ BARBWIRE FENCE = X | FP = FENCE POST () = REFERENCE BEARING BASIS R.W. = RETAINING WALL O.H.E. = OVER HEAD ELECTRIC LINE GM = GAS METER ET = ELECTRIC TRANSFORMER A/C = AIR CONDITIONER EM = ELECTRIC METER WM = WATER METER | ● = FIRE HYDRANT ○ = LIGHT POLE ⊕ = POWER POLE □ = STONE ▒ = BRICK ▒ = CONCRETE ▒ = WOOD TP = TELEPHONE PEDESTAL EP = ELECTRIC PEDESTAL |
|---|--|--|---|

← Residence

4921 PARKVIEW HILLS LANE



JAKAYLA BOYD

Director of development Services

date

IN Home
Childcare
Zone A5

This project will comply with section 6.301, Landscaping.

This project will comply with section 6.302, Urban Forestry.

All Signage will be conform to Article 4, Signs.

All Provided lighting will conform to Lighting Code.

PURCHASER _____

PURCHASER _____

ADDRESS: 4921 PARKVIEW HILLS LANE

G.F. NO: 5153013214A

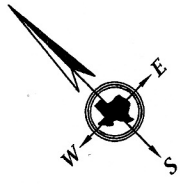
DATE: 11-25-2019

I, Wayne Johnson, Registered Professional Land Surveyor No. 5424, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the hereon named purchaser.

Wayne Johnson
WAYNE JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5424
SURVEYED ON THE 11th DAY OF NOVEMBER 25, 2019
LDSUPERIOR LLC
4101 W. GREEN OAKS BLVD.
ARLINGTON, TEXAS 76016



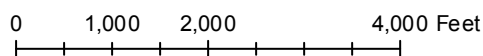
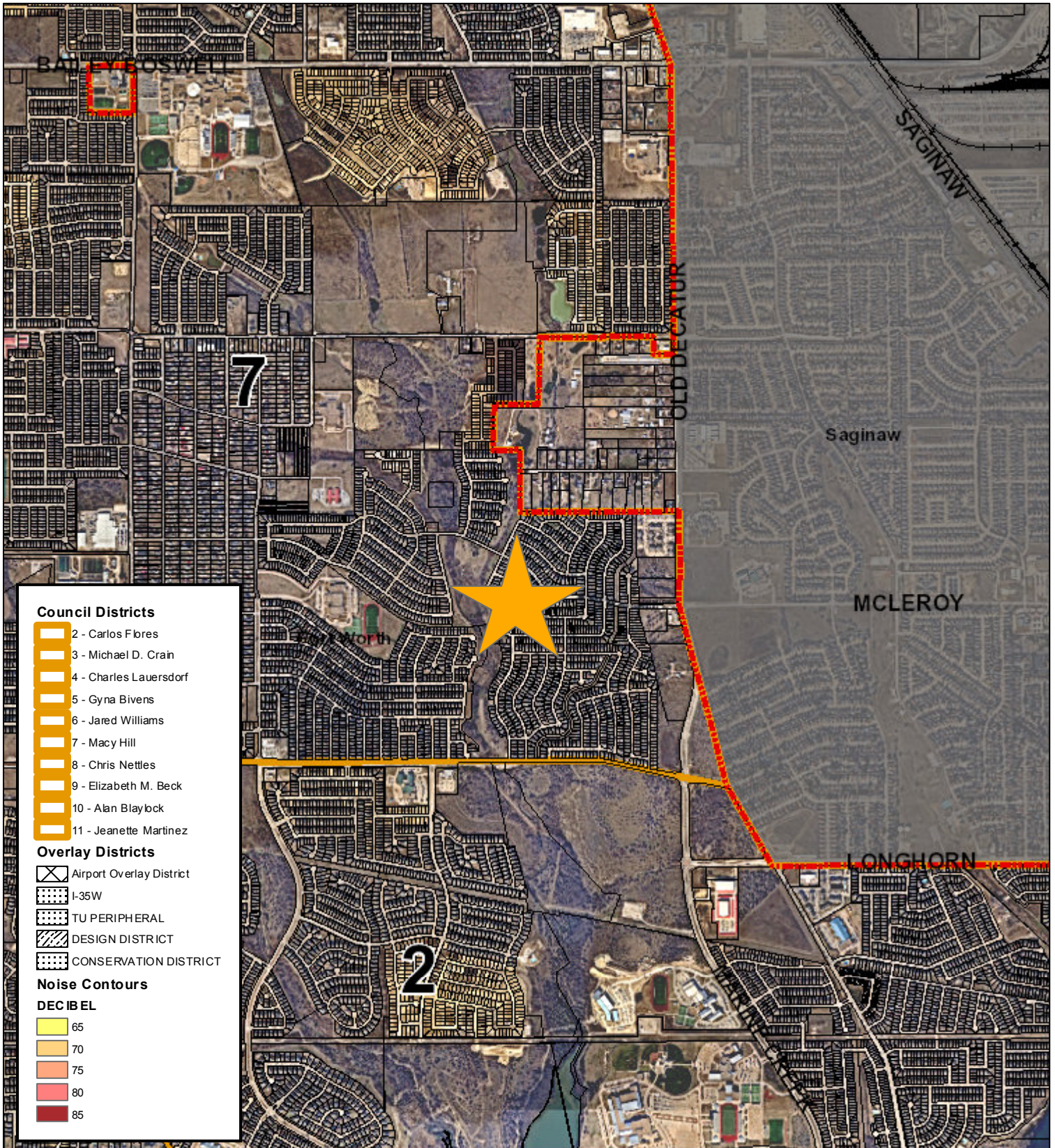
| | |
|-------------|----------|
| FIELD CREW: | DB |
| DRAFTER: | LDS |
| SCALE: | 1" = 20' |



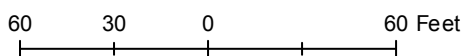
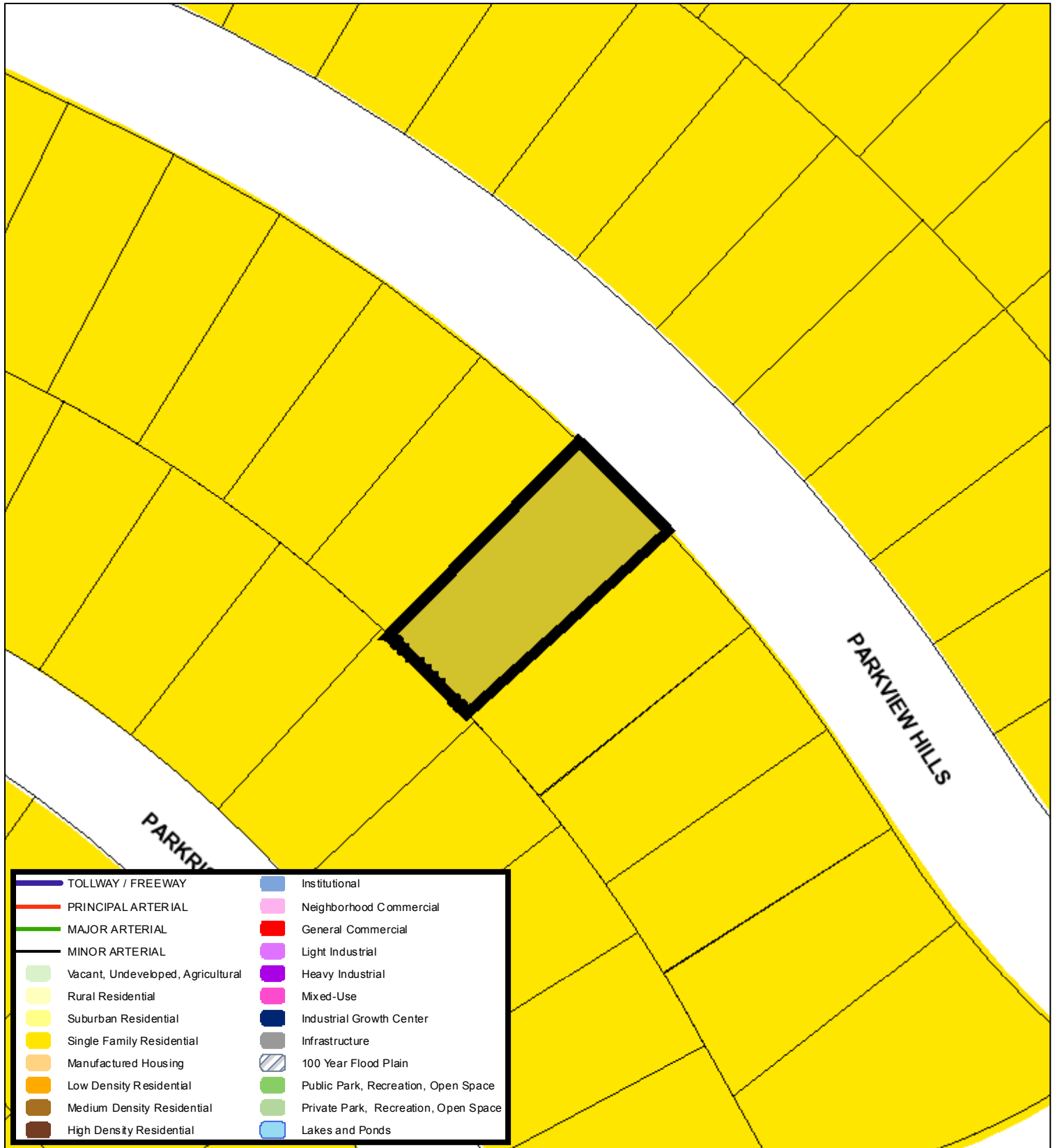
LEGAL DESCRIPTION

Lot 11, Block 11, PARKVIEW HILLS PHASE II, an Addition to the City of Fort Worth, Tarrant County, Texas, according to corrected Plat and Dedication recorded in Cabinet A, Slide 9278, Map/Plat Records, Tarrant County, Texas.

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: September 13, 2023

Case Number: ZC-23-129

Council District: 7

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Holt Hickman Etal / Mary Nell Poole, Townsite

Site Location: 9391 Boat Club Road **Acreage:** 5.92 acres

Request

Proposed Use: Multifamily (Apartments)

Request: From: “PD 350” PD for all uses in "F" General Commercial excluding select uses; Site Plan waived

To: “C” Medium Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

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 - b. [Comprehensive Plan Consistency](#)
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7. Concept Layout
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject site is a 5.92-acre piece of property off Boat Club Road in Council District 7. The property is situated on the shores of Eagle Mountain Lake, and is currently privately owned and undeveloped. The developer is proposing to rezone from the existing “PD-350” Planned Development (based on “F” General Commercial) zoning to “C” Medium Density Multifamily to accommodate a 55-unit multifamily development.

The unit breakdown is 9 one-bedroom dwellings and 46 two-bedroom dwellings, for a total of 55 dwelling units. Based on the size of the site, the density is approximately 9 units per acre, well below the maximum density of 24 dwelling units per acre allowed in “C” zones. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

This site was part of a larger rezoning case adopted in February 2000 which divided larger tracts into A, B, R1, R2, C, D, CF, E, FR. The tract was zoned PD #1 for all uses in F Commercial including assisted living facility. Excluded uses included sexually oriented businesses, night clubs, bars, cocktail lounges, taverns, dance halls, billiard halls, electronic amusement arcades, shooting galleries and skating rinks. Unfortunately, the contour of the property is not conducive to commercial use.

The developer proposes to construct 55, for rent, attached townhomes in a rowhouse (multifamily) configuration. Buildings will be 2-story with one and two bedroom townhomes. The one bedroom townhomes will have attached 2-car garage. Community features include clubhouse with Business Center, Fitness Center and outdoor patio space. A dog park and community park with picnic tables and benches offering lakeside views is also included.

The site comprises 5.92 acres with 3.56 acres of open space with a unit density of 9.29 units/acre. The Comprehensive Plan calls for Mixed Use on the site. Due to the site contours and height of mixed use buildings, the developer feels a lower density, lower profile project would serve the area better. The townhomes buildings use the natural topography of the site to limit impact and number of units.

Surrounding Zoning and Land Uses

North “A-7.5” One Family Residential / undeveloped
East “C” Medium Density Multifamily / multifamily (apartments)
South not applicable / Eagle Mountain Lake
West not applicable / unincorporated City of Fort Worth Extraterritorial Jurisdiction (ETJ)

Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on August 30, 2023:

| Organizations Notified | |
|--|----------------------------|
| The Landing HOA* | Eagle Mountain-Saginaw ISD |
| Northwest Fort Worth Neighborhood Alliance | Harbour View Estates HOA |
| Trinity Habitat for Humanity | Streams and Valleys Inc |
| Harbour Point HOA | Lake Country POA |

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site shares a direct adjacency with the property to the east, which is zoned “C” Medium Density Multifamily and developed as apartments. Undeveloped property to the north is separated by Boat Club Road, but is zoned for single family residential. To the west are single family residential areas, which are outside of the City limits and separated by a small inlet of Eagle Mountain Lake. The main body of the lake lies to the south.

Taking topography into consideration, it is sensible that commercial development might not be the most appropriate type of development to build on this site due to grading challenges. The proposed layout of this multifamily community would have all units facing interior drives/fire lanes with a single access point on to Boat Club Road to optimize flow and reduce conflict points with traffic. The proposed rezoning **is compatible** with existing land uses.

Comprehensive Plan Consistency – Far Northwest

The 2022 Comprehensive Plan designates the subject property as future mixed use. All zoning categories with the exception of industrial districts would be in alignment with this Comprehensive Plan designation.

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

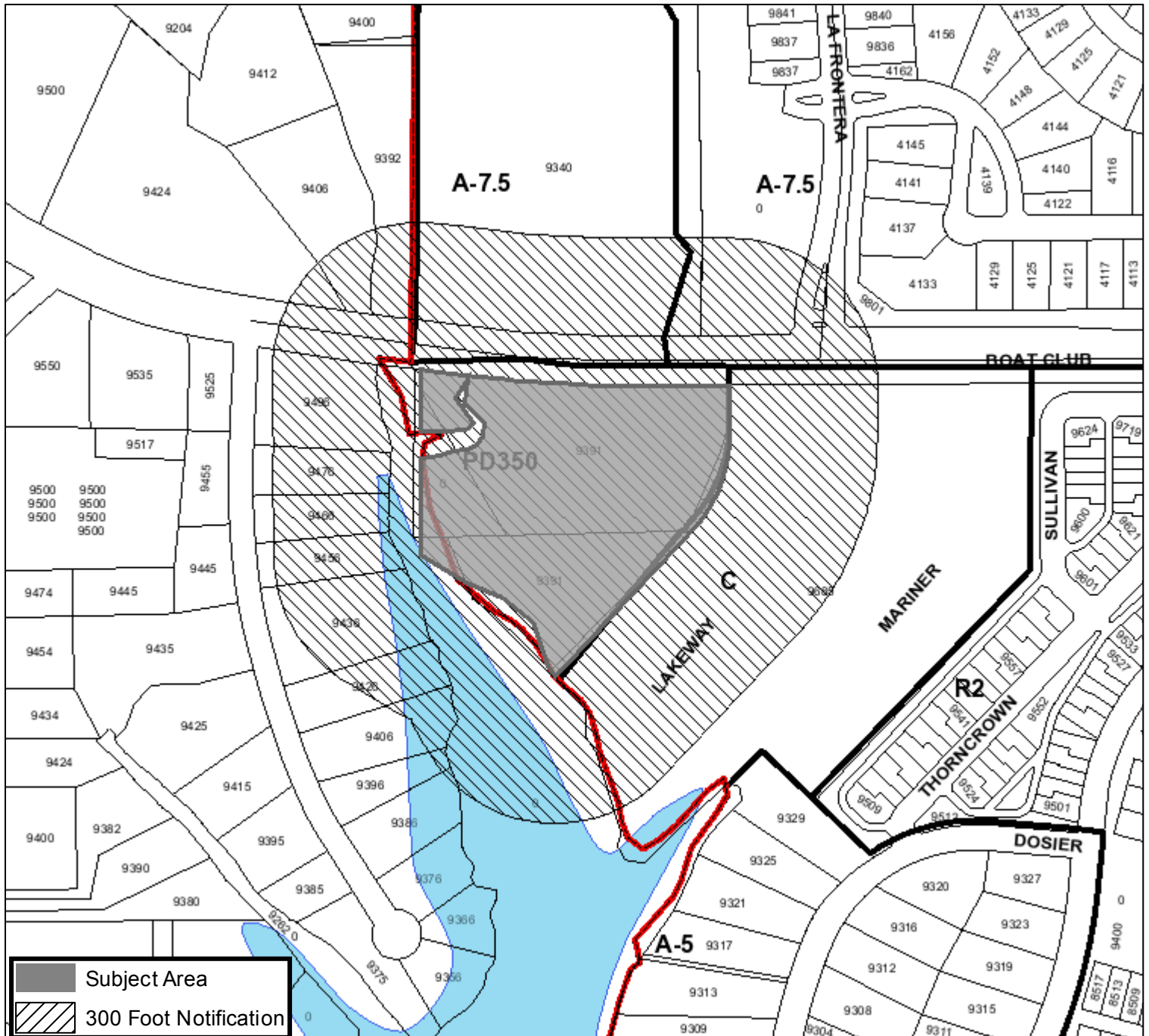
Additionally, the following land use policy applicable to the Far Northwest sector is supported by the rezoning request:

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 “C” **is consistent** with the Comprehensive Plan.

Area Zoning Map

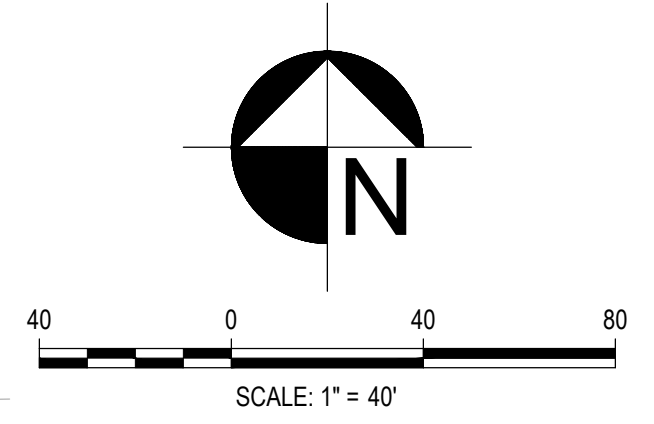
Applicant: Holt Hickman Etal/Mary Nell Poole
 Address: 9391 Boat Club Road
 Zoning From: PD350
 Zoning To: C
 Acres: 5.92167203
 Mapsco: Text
 Sector/District: Far Northwest
 Commission Date: 9/13/2023
 Contact: 817-392-8043



Subject Area
 300 Foot Notification

0 145 290 580 Feet

- SITE CONDITIONS:**
1. ALL SITE LIGHTING SHALL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
 2. MAXIMUM HEIGHT IS 27 FROM SLAB TO TOP PLATE INCLUDING COMMUNITY CENTER BUILDINGS.
 3. ALL SIGNS SHALL CONFORM TO ARTICLE 4 - SIGNS.
 4. THIS COMMUNITY WILL COMPLY WITH ENHANCE LANDSCAPING REQUIREMENTS FOR SECTION 4.711 d.6.a.
 5. THIS COMMUNITY WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 6. TRASH RECEPTACLES WILL BE SCREENED WITH MASONRY WALL ON THREE SIDES AND A SOLID GATE.
 7. ALL FIRE LANES AND PARKING AREAS TO BE ASPHALT PAVING.
 8. PER ZONING ORDINANCE 4.710.d.5.a - WHERE SITE CONSTRAINTS REQUIRE, THE BUILDING END (SHORTEST LENGTH OF THE BUILDING) MAY FACE A PUBLIC STREET ONLY WHEN THE SAME EXTERIOR QUALITY TO THE BUILDING FACADE IS PROVIDED INCLUDING ARCHITECTURE, MASONRY AND FENESTRATION PROPORTION ON THE SIDE OF OTHER BUILDINGS FACING THE PUBLIC STREET.



LOCATION MAP
N.T.S



SITE INFORMATION

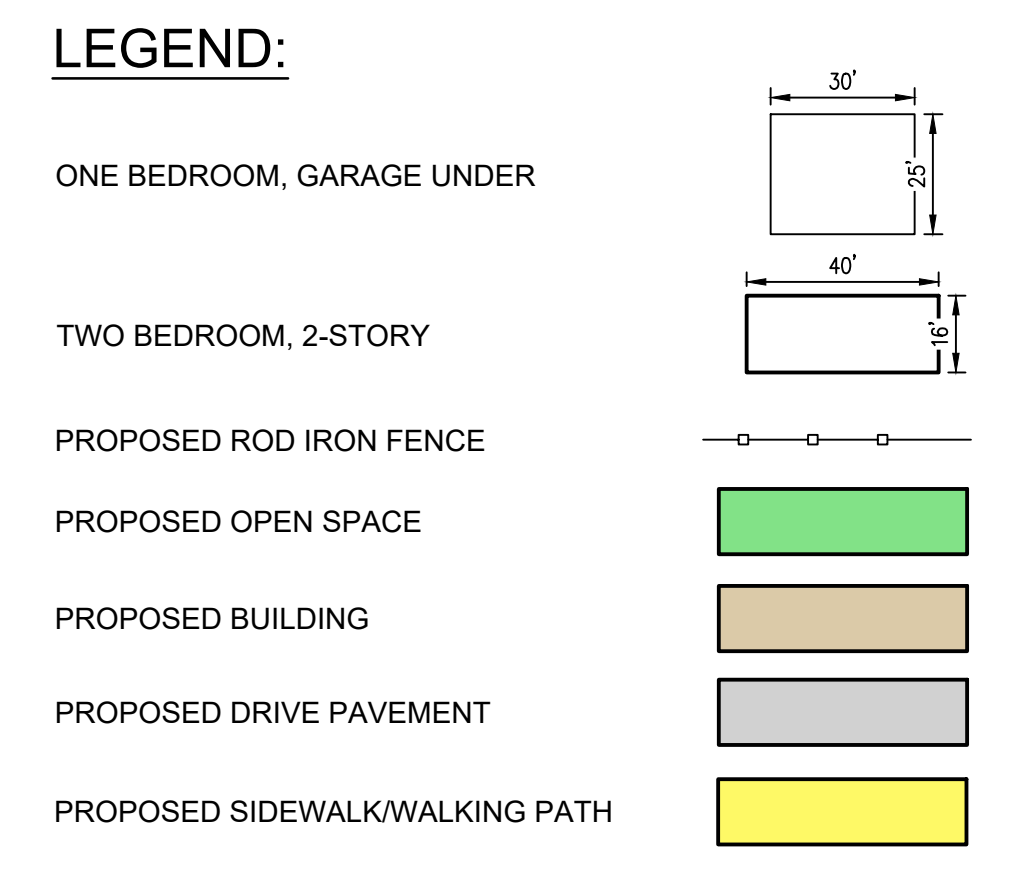
| | |
|---------------------------------|--------------------------------|
| SITE AREA | 5.92 ACRES |
| EXISTING ZONING | F - GENERAL COMMERCIAL (PD350) |
| PROPOSED ZONING | C - MEDIUM DENSITY MULTIFAMILY |
| COMMUNITY CENTER SQUARE FOOTAGE | 2000 SF |

RESIDENTIAL SUMMARY

| UNITY TYPE | UNITS | % OF UNITS |
|---------------------------------------|----------------------------|-------------|
| ONE BEDROOM GARAGE UNDER | 9 | 16% |
| TWO BEDROOM 2 STORY | 46 | 84% |
| TOTAL: | 55 | 100% |
| TOTAL BEDROOMS: | 101 | |
| GROSS DENSITY (UNITS PER ACRE) | 9.29 UNITS PER ACRE | |
| OPEN SPACE PROVIDED | 3.27 ACRES (55%) | |

PARKING DATA

| | |
|--------------------------------|-------------------------|
| SURFACE PARKING | PARKING SPACE TOTALS |
| GARAGES | 94 (8 FOR COMMON AREAS) |
| | 18 |
| TOTAL PARKING PROVIDED: | 112 |



ZONING CASE #: ZC-23-129

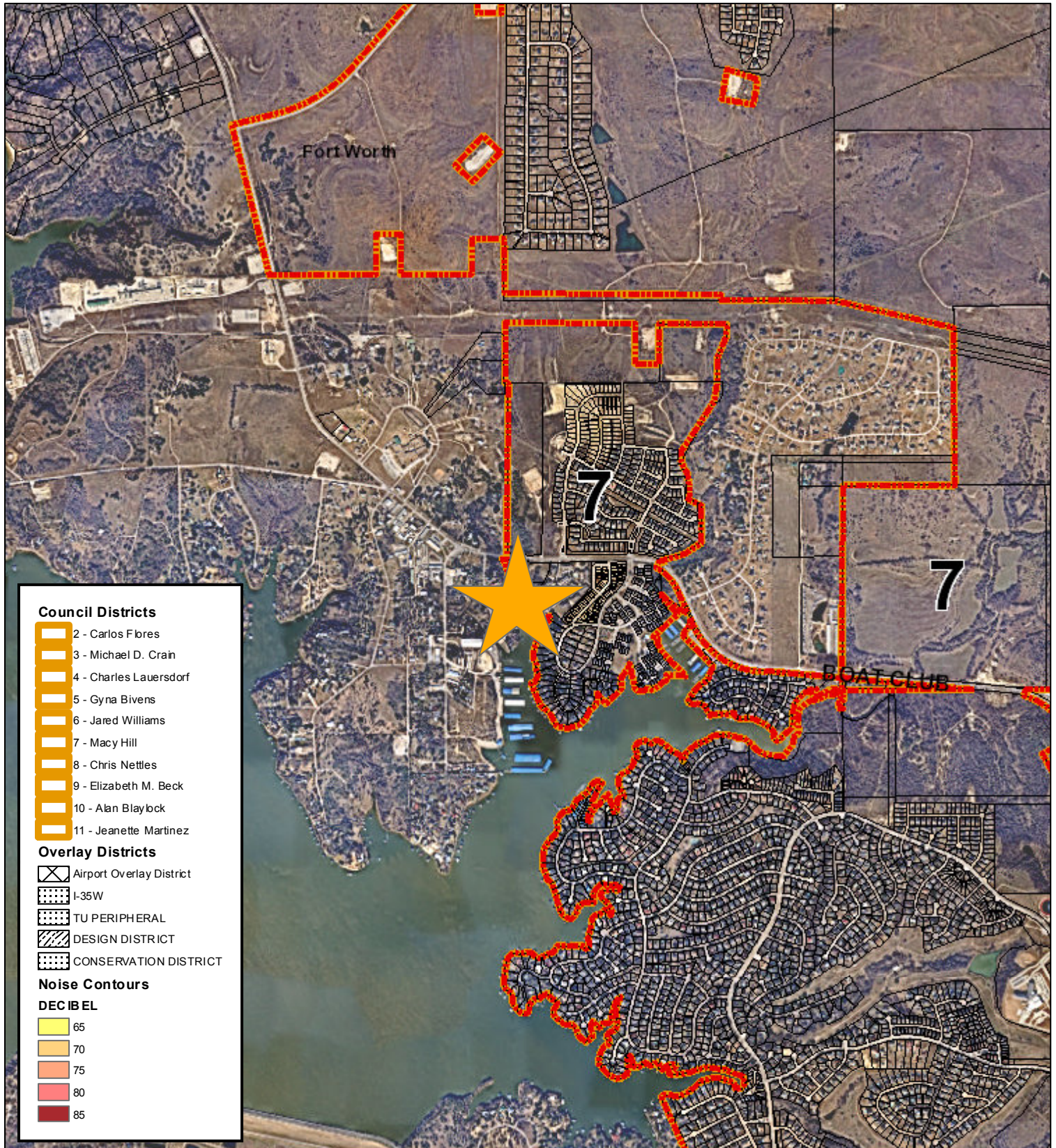
CONCEPT LAYOUT
FOR
BOAT CLUB ROAD
9391 BOAT CLUB ROAD, FORT WORTH, TEXAS
BEING 5.92 ACRES
OUT OF THE
THOMAS T. BAILEY SURVEY ABSTRACT 154
A.C.H & B SURVEY, ABSTRACT NO. 55
AND THE JM GANN SURVEY, ABSTRACT NO. 575
CITY OF FORTH WORTH, TARRANT COUNTY, TEXAS

| | |
|---|--|
| 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 |
|---|--|

811 Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Area Map



Council Districts

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

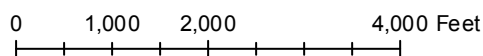
Overlay Districts

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

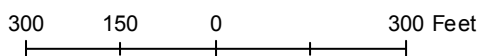
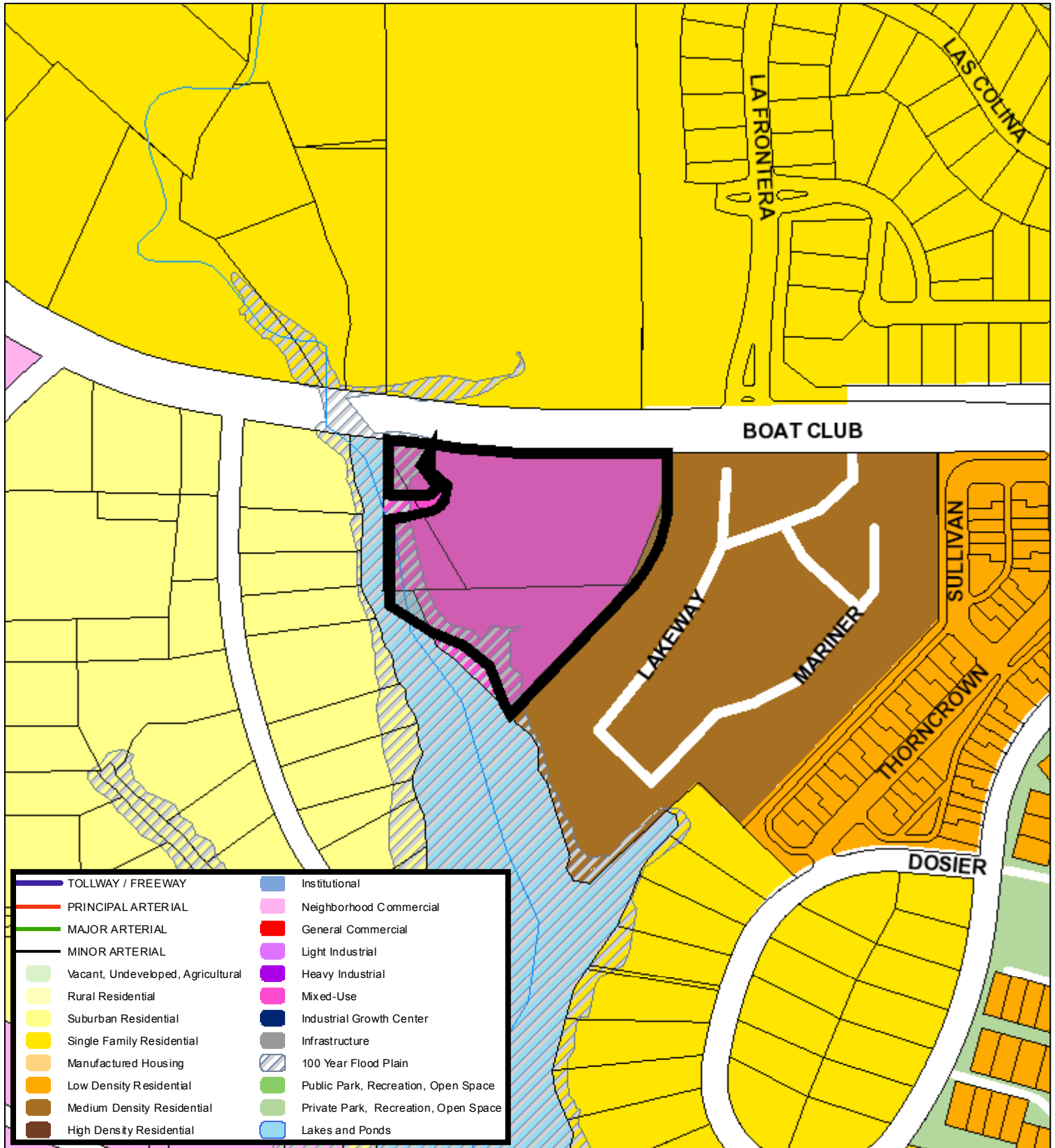
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



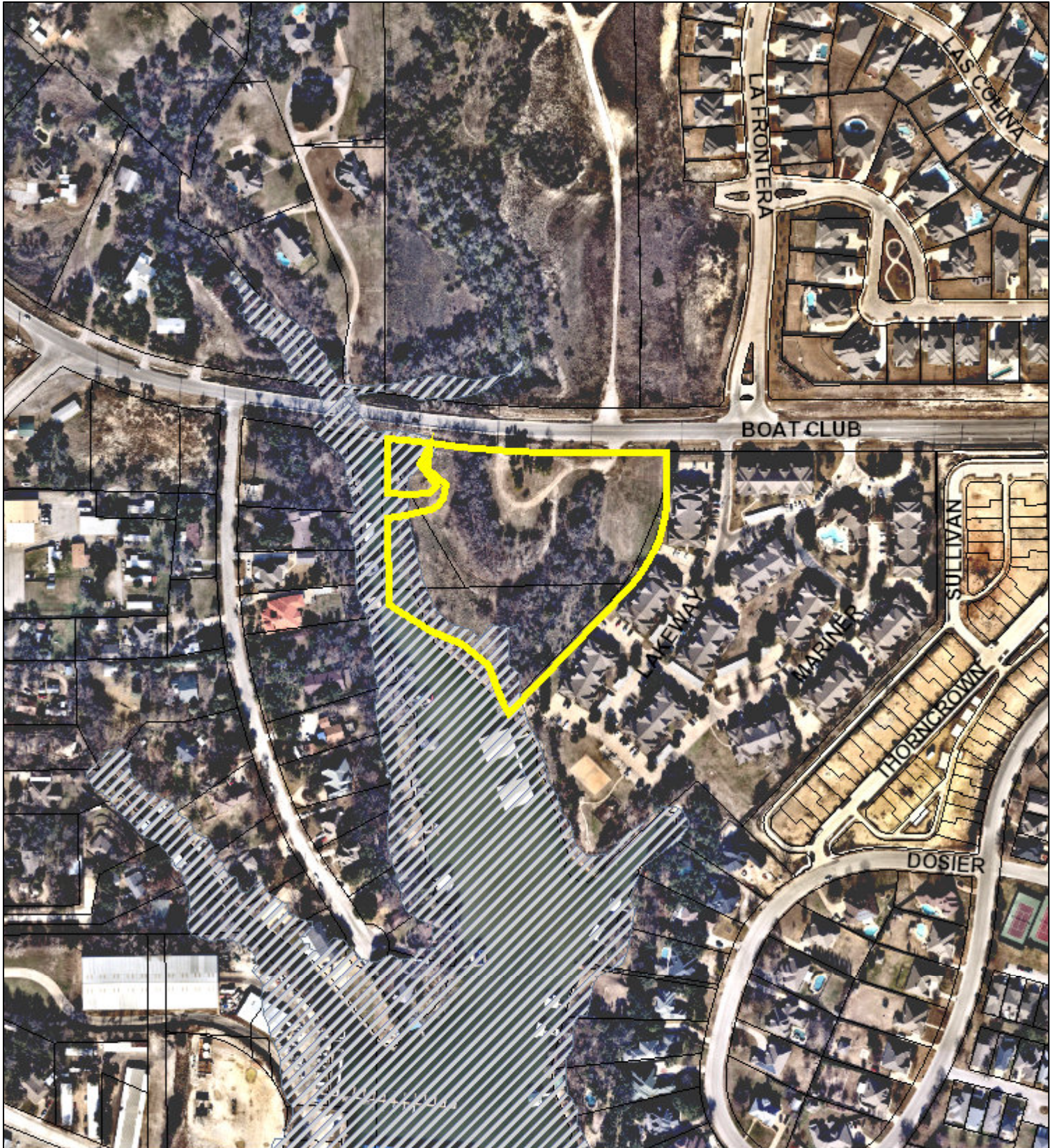
Future Land Use



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



Aerial Photo Map



0 190 380 760 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-130

District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Stratoflex/Parker Hannifin Corporation

Site Location: 220 Roberts Cut Off Road

Acreage: 17.70

Request

Proposed Use: Aerospace Manufacturing

Request: From: “B” Two-Family; “I” Light Industrial; “K” Heavy Industrial

To: “PD/I” Planned Development for all uses in “I” Light Industrial plus aerospace manufacturing with development standards for bufferyard and screening fence; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject property is near the corner of White Settlement Road and Roberts Cut off Road. The applicant requests to rezone to “PD/I” Light Industrial plus aerospace manufacturing with Development Standards for bufferyard and screening fence, site plan included. The applicant intends to maintain the current operation and build a new facility while the older one is phase out. The proposed rezoning would downzone the majority “K” Heavy Industrial to a “PD/I” which is more palpable near existing one- and two-family districts. The application narrative is provided below for reference:

“Existing industrial/manufacturing facility has been at this location since the 1950's. At this time the facility no longer meets the needs for the owner or their clients. The same processes and manufacturing will continue but new technology and industry upgrades require a modern expanded facility. A portion of the existing zoning is B residential and needs to be changed to allow I district uses. Another portion of the existing zoning is K and that zoning is not required. The importance of this facility requires that manufacturing must continue during the construction of the new building; the old facility will then be demolished allowing additional parking and a new greenspace. A PD will allow this transition considering for the timing of the demo for landscaping and infrastructure. the present facility provides much needed jobs for this area and the proposed new facility and expansion will allow those jobs to remain in Fort Worth and possibly increase.

As a component of PD establishment, the application seeks to exclude “K” Heavy Industrial uses hence the downzone to PD/I.

The applicant is also requesting a development standard waiver for bufferyard and fencing requirements. Staff **does not support this request** and would like to see compliance in these areas due to the proximity to single-family. Unless the applicant can provide ample reasoning for this.

| | Current Zoning | Proposed PD |
|-----------------------------|---|---|
| Supplemental Setback | Adjacent One- or Two-Family District and greater than 500’ in depth and therefore requires a minimum 20’ bufferyard with trees and shrubs within the 50’ supplemental building setback | 10 ft bufferyard (Development Standard Required) Staff does not support |
| Screening Fence | Required adjacent One or Two-Family District | Would like to use existing screening fence adjacent one and two family (Development Standard Required) Staff does not support |

Surrounding Zoning and Land Uses

North “B” Two-Family; “I” Light Industrial / commercial, single-family

East “B” Two-Family / single-family

South “D” High Density Multifamily; “E” Neighborhood Commercial; “I” Light Industrial” “MU-1” Low Intensity Mixed-Use / multifamily and commercial uses

West “I” Light Industrial / commercial uses

Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on August 30, 2023:

| Organizations Notified | |
|-------------------------------------|---------------------------------|
| The Grove at the River District HOA | FW Rivercrest Bluffs HOA |
| FW River Heights HOA | Eastgate Neighbors |
| River District NA* | Tarrant Regional Water District |
| Streams And Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Castleberry ISD |

**Located within this registered Neighborhood Redevelopment Organizations*

Development Impact Analysis

Land Use Compatibility

Surrounding uses vary with primarily single-family north and east of the site, commercial and multifamily just south and commercial to the west. The adjacent street network consists of Roberts Cut Off and White Settlement Road which distribute traffic to larger arterial in close proximity to the area. The proposed use primarily takes place indoors with limited truck bays and is in close proximity to their end user. These factors support the continued industrial use of the site. Therefore, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan designates the subject property as a future Urban Residential and Mixed-Use. The proposed zoning of “PD/I” **is not consistent** with the Comprehensive Plan based.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

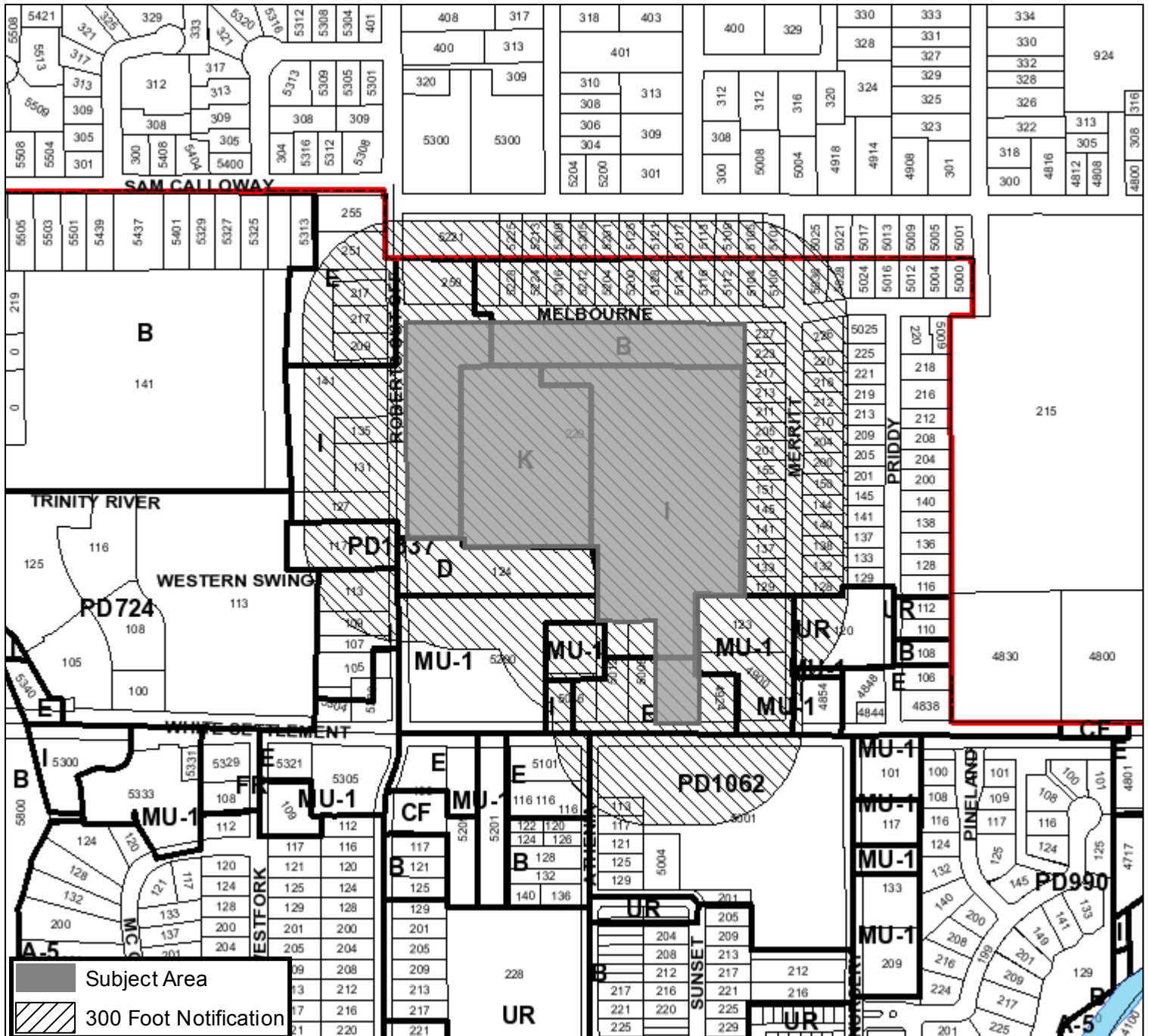
However, it is important to note that this use has been prevalent since the 50's. The applicant also intends to build a brand-new facility, which will have better sound attenuation and upgraded equipment to reduce other impacts to nearby residential.

Site Plan Comments

(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: Stratoflex/Parker Hannifin Corporation
 Address: 220 Roberts Cut Off Road
 Zoning From: K, I, B
 Zoning To: I
 Acres: 17.7044507
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 9/13/2023
 Contact: null



0 210 420 840 Feet

I CONTINUE USE OF EXISTING TRUCK ENTRANCE

B

B

E

B to I

STORM POND 3
45,000cf
PHASE 3

STORM POND 2
30,000cf
PHASE 2

STORM POND 1
30,000cf
PHASE 2

FUTURE DETENTION

I
GREEN SPACE/
FUTURE
DEVELOPMENT

I
PROPOSED "I"
LIGHT INDUSTRIAL
BUILDING USE
185,000 SF 35' TALL
PRE-ENGINEERED STEEL BUILDING
SPLIT FACED MASONRY FACADE AT OFFICE

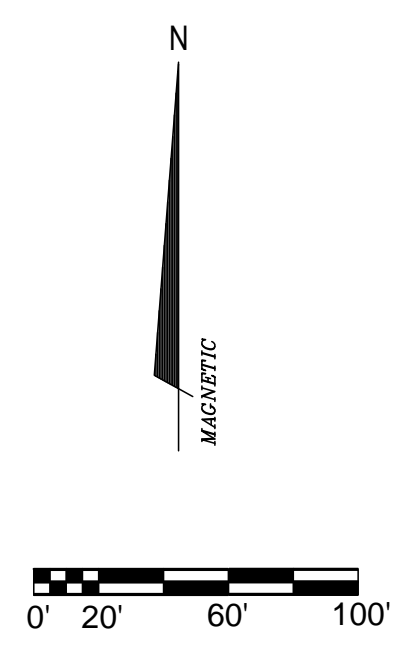
D

MU-1

MU-1

E

E



GENERAL NOTES:
The development will comply with the below development standards of Chapter 6 unless otherwise provided on the site plan.

1. Exterior construction material and building design;
2. location and dimensions of signs;
3. Lighting, including shielding and ambient light level not to exceed one (1) foot candle when adjacent to one- or two- family residential zoning districts or uses.
4. Landscaping requirements

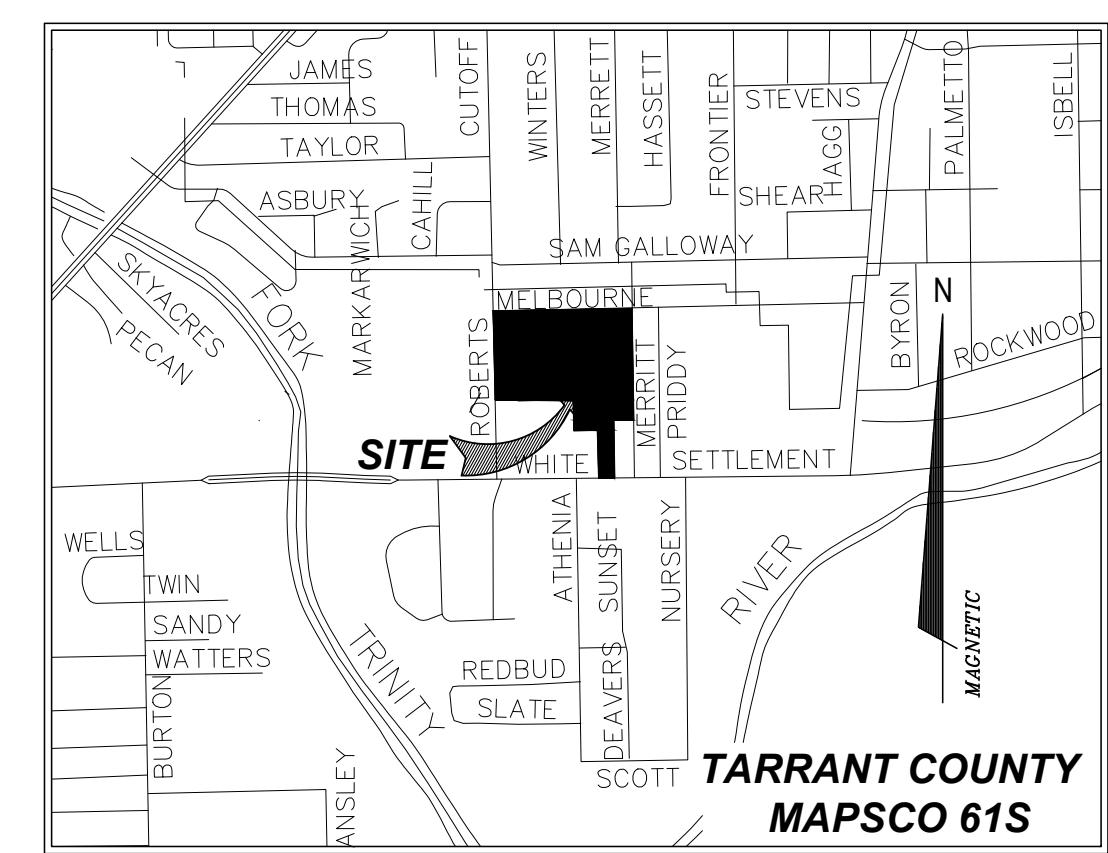
PARKING NOTES:
1. 300 spaces required per Zoning Ordinance.
2. 340 spaces provided with space for growth to 440 projected in 5 years.

UTILITY NOTES:
1. Existing utilities are expected to be adequate to support the new development.
2. Storm detention ponds are planned to be staged with demolition activities of the existing building.
3. No detention is proposed during construction due to site constraints.

| SITE DATA | | | | |
|------------------|--|------------------------------|----------|----------|
| ZONING/LAND USE: | I WITH K, B AND E PARCELS | | | |
| OWNER: | PARKER HANNIFIN CORPORATION | | | |
| TAX MAP: | 04465083 | | | |
| ADDRESS: | 220 ROBERTS CUT OFF ROAD, FORT WORTH, TX | | | |
| TOTAL LAND AREA: | 17.48 ACRES | | | |
| SETBACKS: | 50' FRONT, SIDE AND REAR | | | |
| PARKING DATA | | | | |
| FACILITY TYPE | AREA (SF) | REQUIREMENT | REQUIRED | PROVIDED |
| INDUSTRIAL | 155,000 | 2 SPACES PER 1,000SF GROSS | 310 | 325 |
| OFFICE | 30,000 | 2.5 SPACES PER 1,000SF GROSS | 75 | 75 |

- This project will comply with Section 6.301, Landscaping.
 - This project will comply with Section 6.302, Urban Forestry.
 - All signage will conform to Article 4, Signs.
 - All provided lighting will conform to the Lighting Code.
- EXCEPT:
A NEW 6' WOODEN FENCE WILL NOT BE PROVIDED IN THE LANDSCAPE BUFFER. THE EXISTING 6' HIGH CHAIN LINK SECURITY FENCE WILL REMAIN IN PLACE IN LIEU OF A NEW 6' HIGH WOOD FENCE. LEAVING THE EXISTING FENCE IN PLACE WILL CAUSE THE LEAST CHANGE TO EXISTING VIEWS.

CONTINUE USE OF EXISTING TRUCK AND CAR ENTRANCE



VICINITY MAP
(NOT TO SCALE)

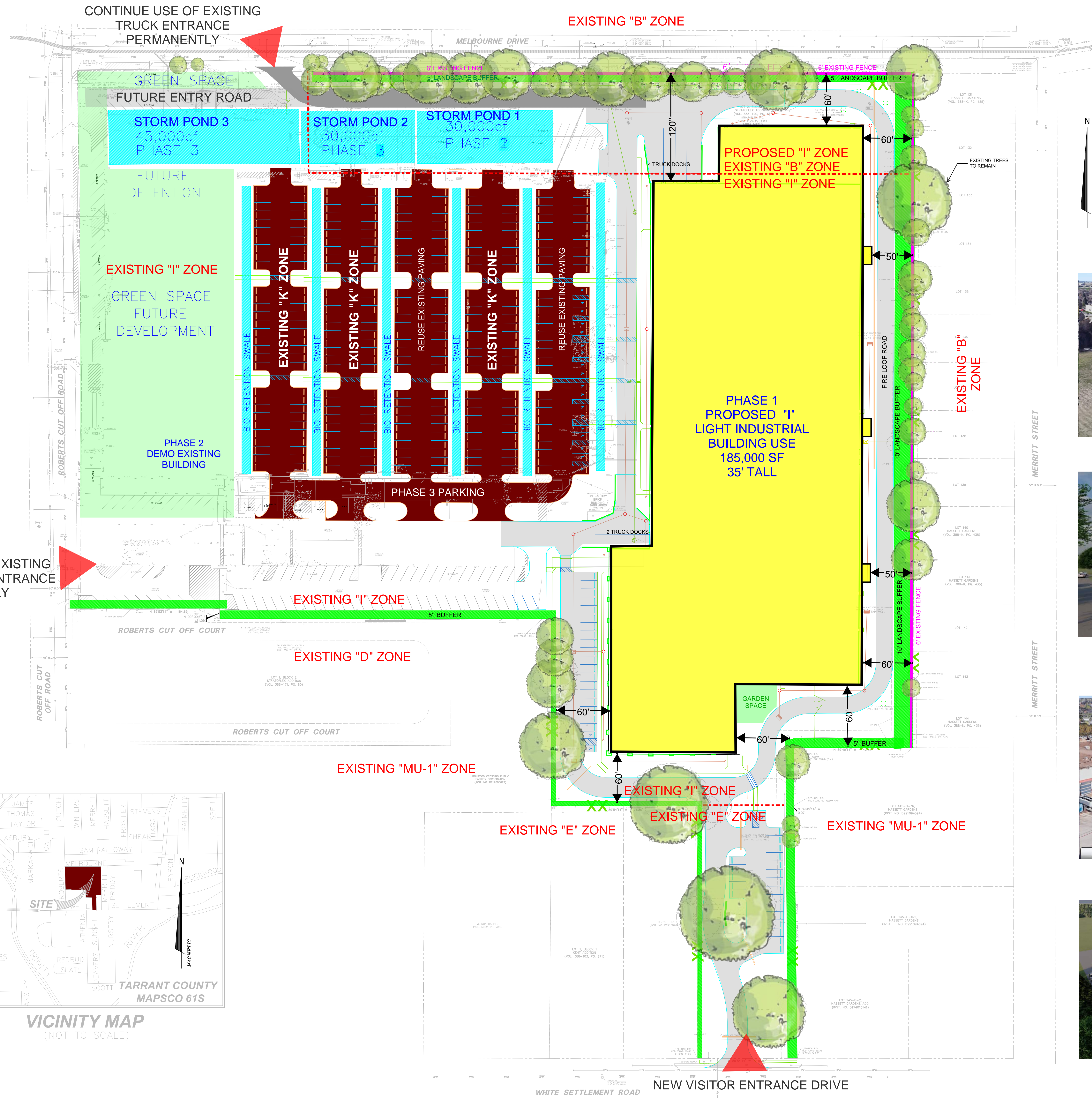
O'NEAL
THE BUSINESS OF PROJECT DELIVERY

10 Falcon Crest Drive, Suite 300
Greenville, SC 29607
P.O. 10269 Greenville, SC 29603
Tel: 864.298.2000 - Fax: 864.298.2200
www.onealinc.com

PARKER HANNIFIN
STRATOFLEX DIVISION
220 ROBERTS CUT OFF ROAD
CITY OF FORT WORTH, TEXAS

| REV | DATE | BY | DESCRIPTION |
|-----|----------|----|-------------------------------|
| B | 09/07/23 | DH | ADDED ZONING COMPLIANCE NOTES |
| A | 08/04/23 | DH | ISSUED FOR ZONING REVIEW |

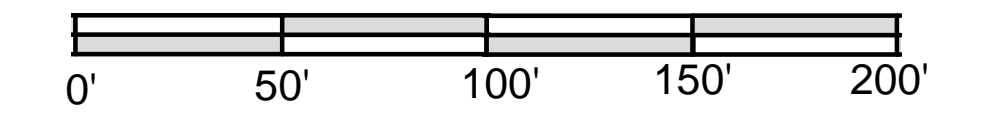
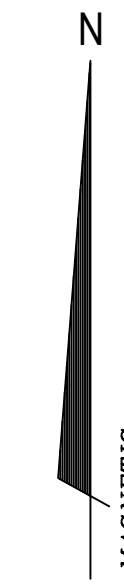
PROJECT: 202300157
DRAWING NO: A0-101
SCALE: AS NOTED
REV: B



PARKER HANNIFIN
STRATOFLEX DIVISION

PROPOSED
NEW MANUFACTURING FACILITY

AUGUST 2023



VIEW FROM SE BEFORE



VIEW FROM SE AFTER

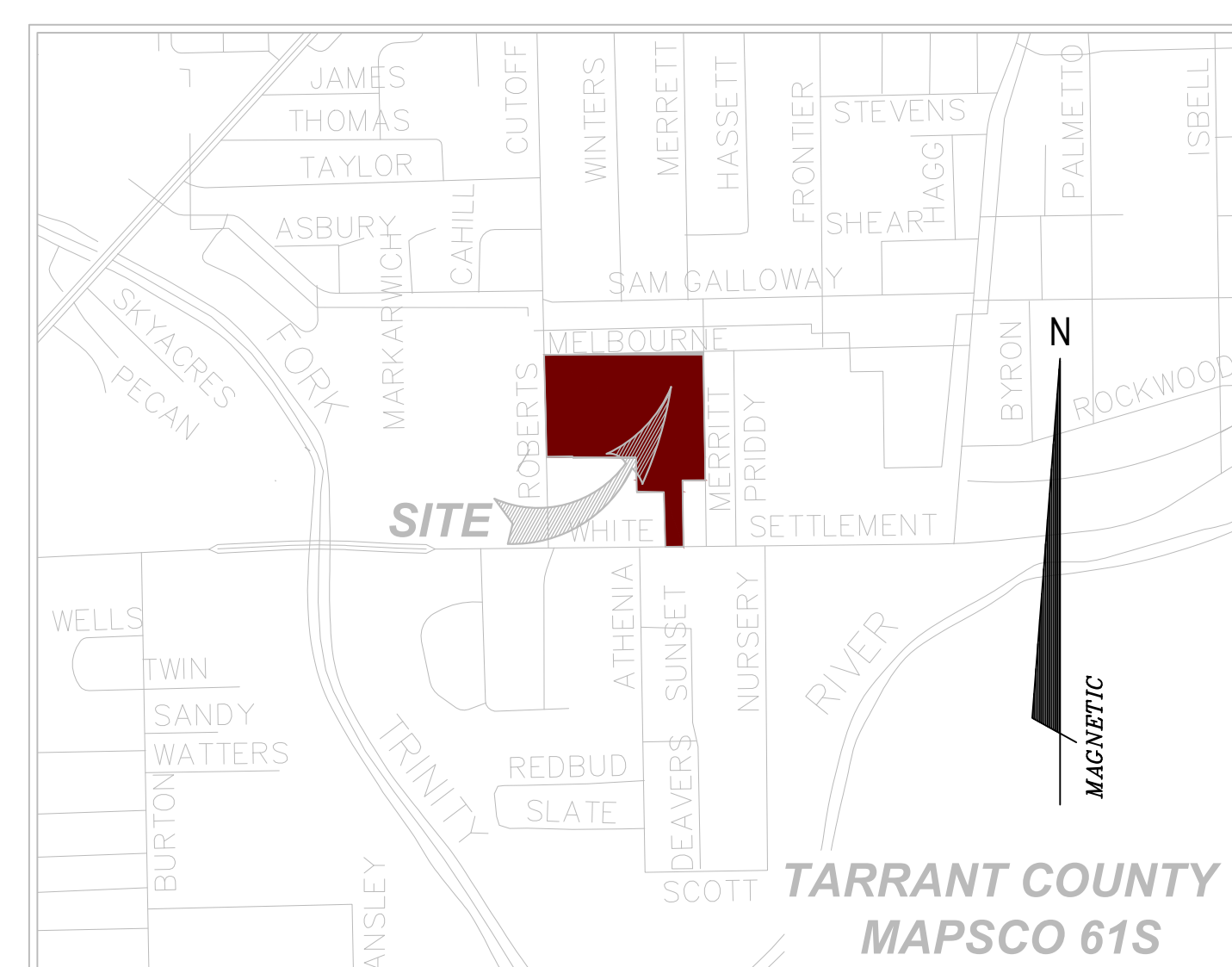


VIEW FROM SW BEFORE



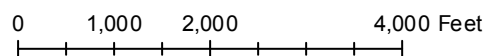
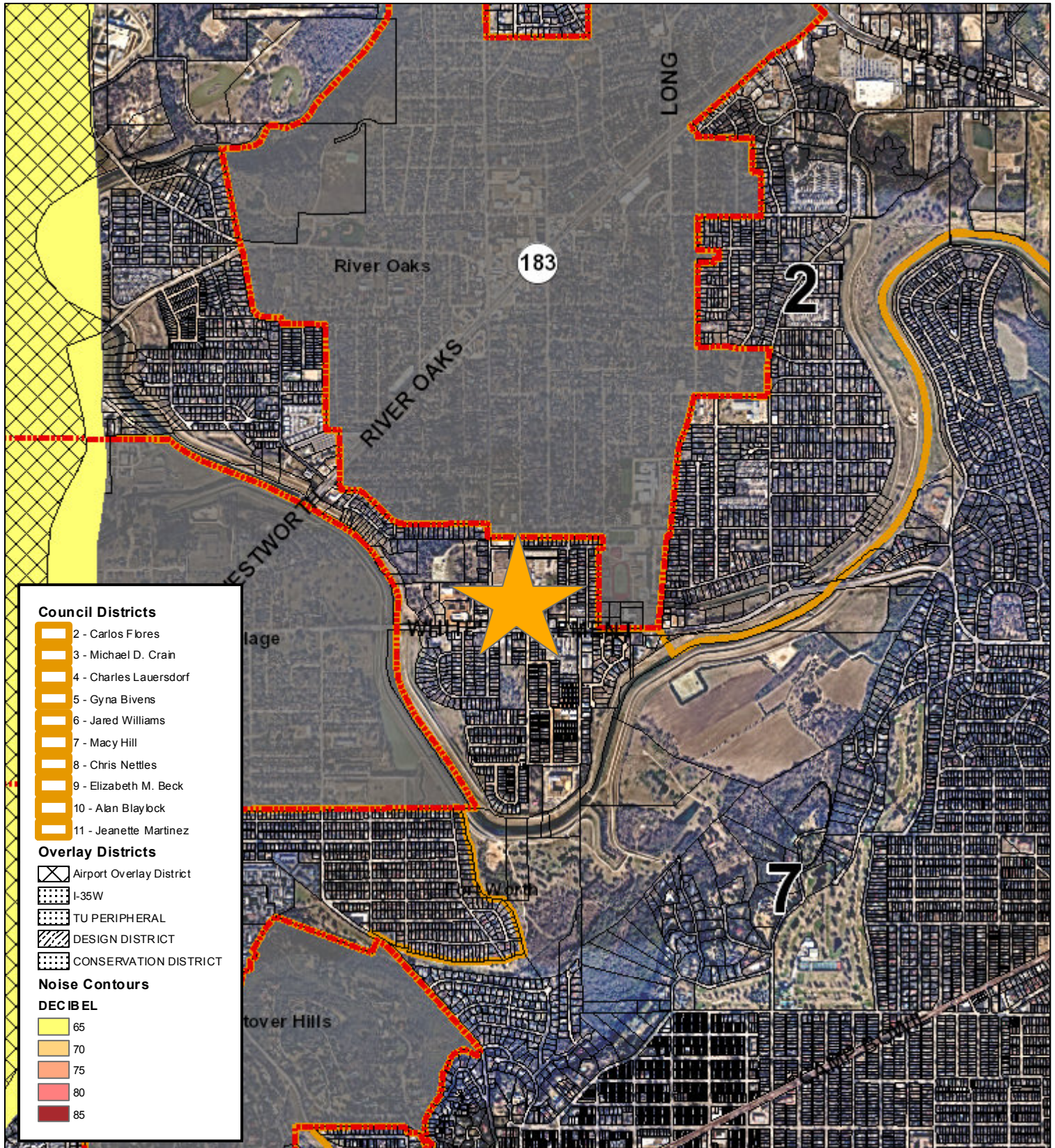
VIEW FROM SW AFTER

CONTINUE USE OF EXISTING TRUCK/EMPLOYEE ENTRANCE PERMANENTLY

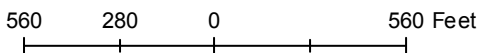
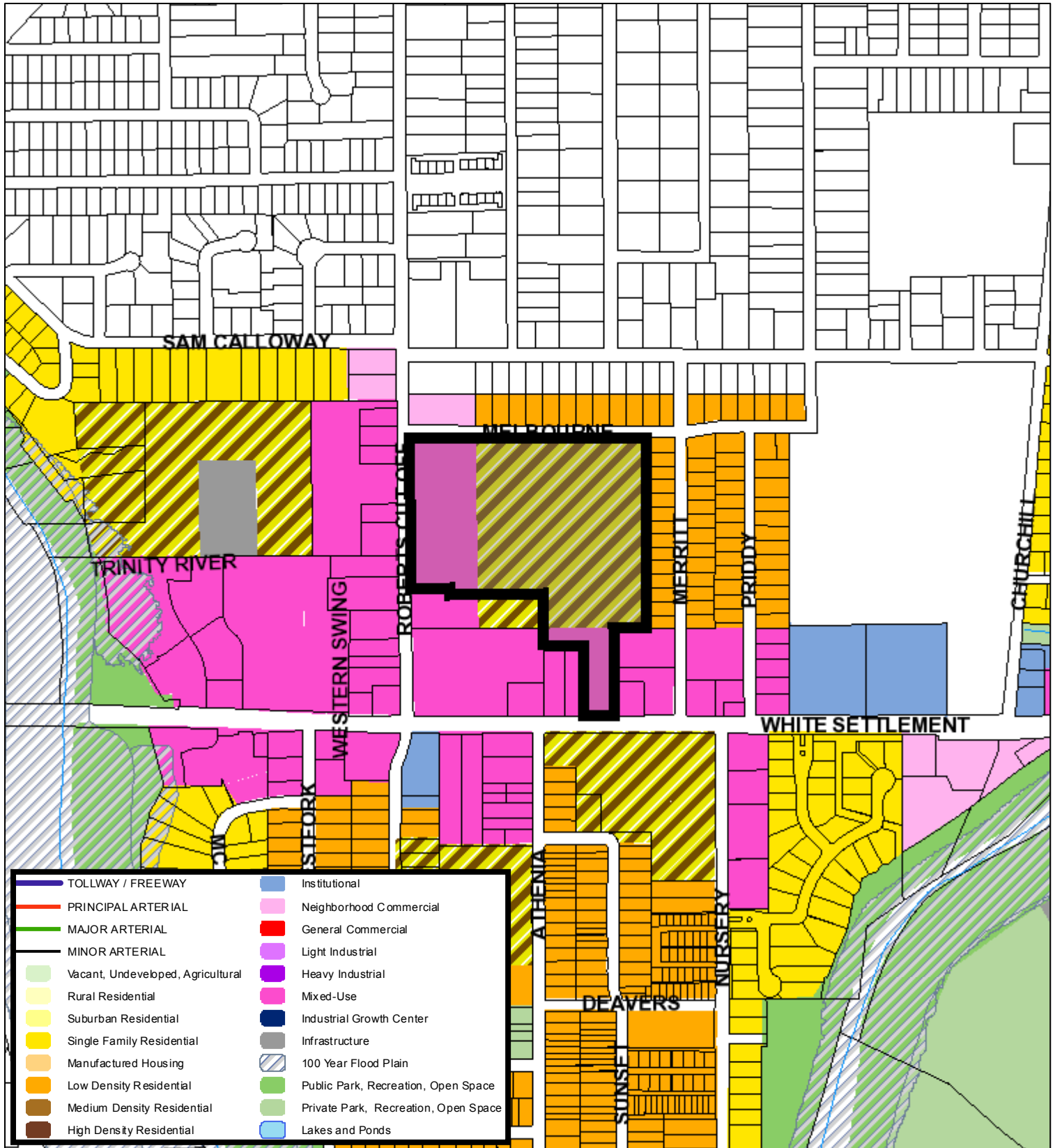


VICINITY MAP
(NOT TO SCALE)

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



0 350 700 1,400 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-131

Council District: 9

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Joyce Davidson / Chris Chavez

Site Location: 2940 James Avenue

Acreage: 0.14 acres

Request

Proposed Use: Single Family Residence

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject site is located in the John C Ryan South Addition of Fort Worth in Council District 9. The proposal to rezone this property would change the current “E” Neighborhood Commercial zoning to “A-5” One Family Residential zoning, with an allowance to build one single family dwelling unit on the lot. This rezoning request would downzone the property from a more intensive zoning category to a less intensive zoning category. The existing “E” zoning has been in place since at least 2004. The property is currently undeveloped.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / single family residence
East “A-5” One-Family Residential / single family residence
South “E” Neighborhood Commercial / duplex
West “E” Neighborhood Commercial / car stereo store

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on August 29, 2023.
The following organizations were emailed on August 30, 2023:

| Organizations Notified | |
|-------------------------------------|------------------------------|
| Ryan Place Improvement Association* | Paschal NA |
| Streams & Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Berry Street Initiative |
| Rosemont NA | Frisco Heights NA |
| South Hemphill Heights NA | Shaw Clarke NA |

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the subject site bordering adjacent to existing residential properties to the north, south, and east, the proposed rezoning to single family residential would fit in to the fabric of the neighborhood. The lot is one block from the nearest major corridor (Cleburne Road), but located on a segment of James Avenue that is exclusively residential in nature, and residential use would be more appropriate

here than commercial uses that would be allowed under the existing “E” zoning. The proposed rezoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2023 Comprehensive Plan currently designates the subject property as future neighborhood commercial. The zoning types that would be in alignment with this future land use designation are Neighborhood Commercial “ER” and “E”, Mixed-Use Low Intensity “MU-1”, and applicable form based codes.

LAND USE & ZONING CONFORMANCE COMPREHENSIVE PLAN | LAND USE

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

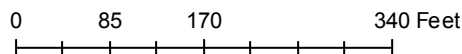
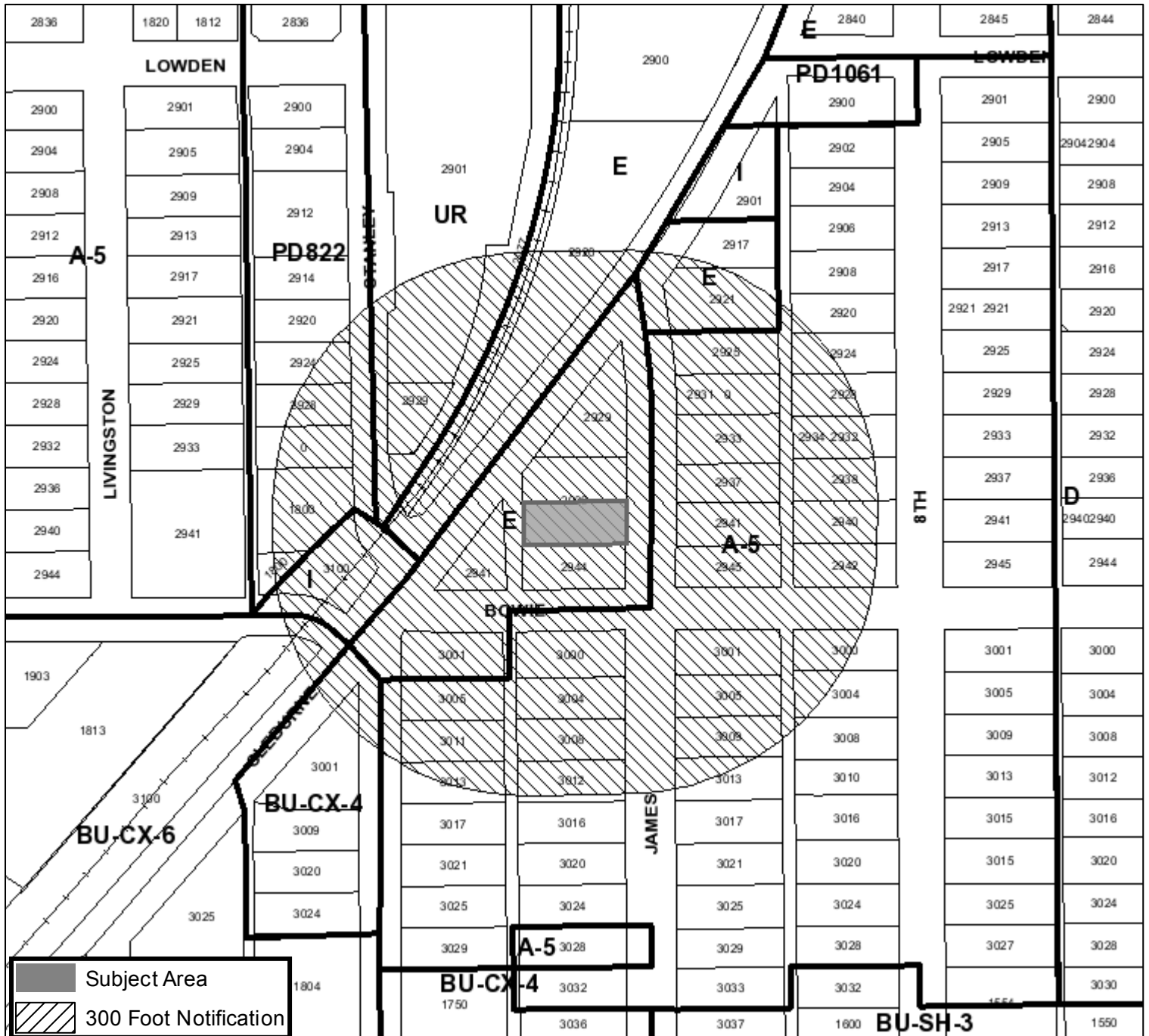
APPENDIX C: FUTURE LAND USE BY SECTOR

| FUTURE LAND USE | DESCRIPTION | IMPLEMENTING ZONING |
|-----------------------------------|--|---|
| SPECIAL | | |
| Vacant, Undeveloped, Agricultural | Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain | AG |
| Infrastructure | Railroads, airports, utilities | ALL |
| Parks, Recreation, Open Space | Public or private recreation, or passive land | ALL |
| Institutional | Schools, churches, government, human services, utilities, community centers | Schools and Churches: ALL Others: CF |
| RESIDENTIAL | | |
| Rural Residential | 1+ acre single-family | A-2.5, A-43 |
| Suburban Residential | 1/2+ acre single-family | A-21 |
| Single-Family Residential | 3,500+ sq. ft. lot single-family | A-10, A-7.5, A-5, AR |
| Manufactured Housing | Manufactured home parks and subdivisions | MH |
| Low Density Residential | 2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing | B, R1, R2 |
| Medium Density Residential | Up to 36 units/acre multifamily | CR, C, D |
| Urban Residential | Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses | UR |
| High Density Residential | >36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers | UR, MU-1, MU-2, Form-Based Codes |
| COMMERCIAL | | |
| Neighborhood Commercial | Retail, services, offices and mixed uses serving daily needs for a local market area | ER, E, MU-1, Applicable Form-Based Codes |
| General Commercial | Retail, services, offices and mixed uses serving occasional needs for a larger market area | All Commercial, MU-1, MU-2, Applicable Form-Based Codes |
| MIXED-USE | | |
| Mixed-Use | Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development) | UR, MU-1, MU-2, Form-Based Codes, All Commercial |
| Mixed-Use Growth Center | Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive | UR, MU-1, MU-2, Form-Based Codes, All Commercial |
| INDUSTRIAL | | |
| Light Industrial | Warehousing, transportation, light assembly, outside storage | MU-2, I, All Commercial |
| Heavy Industrial | Heavy manufacturing, outside storage, recycling centers, concrete batch plants | All Commercial & Industrial |
| Industrial Growth Center | Industrial and commercial uses serving a large region | MU-2, All Commercial & Industrial |

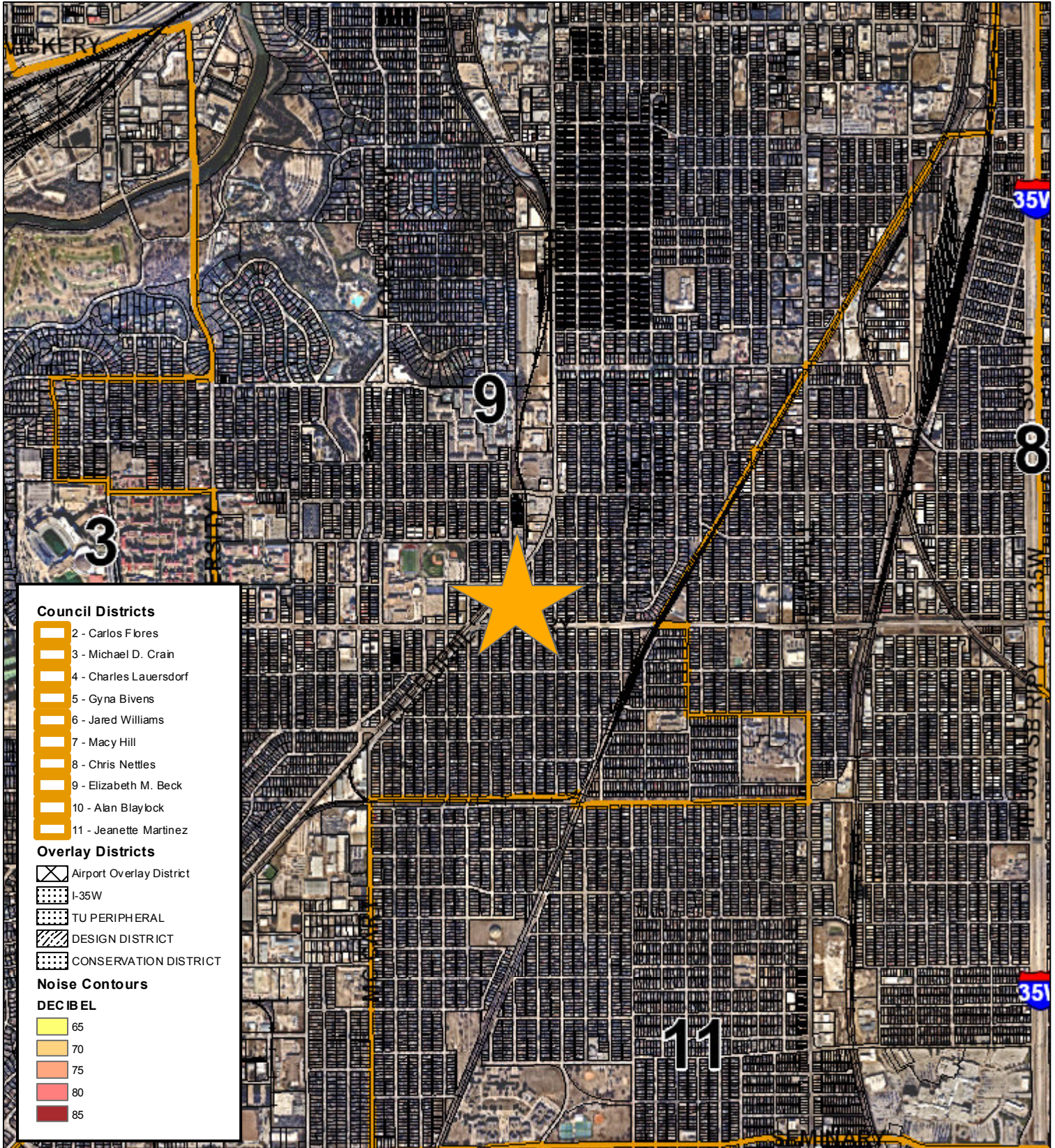
The proposed zoning is **not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

Area Zoning Map

Applicant: Joyce Davidson/Chris Chavez
 Address: 2940 JAMES AVE
 Zoning From: E
 Zoning To: A-5
 Acres: 0.14597899
 Mapsco: Text
 Sector/District: TCU/Westcliff
 Commission Date: 9/13/2023
 Contact: null



Area Map



Council Districts

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

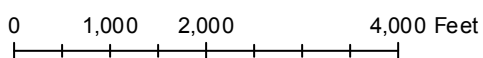
Overlay Districts

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

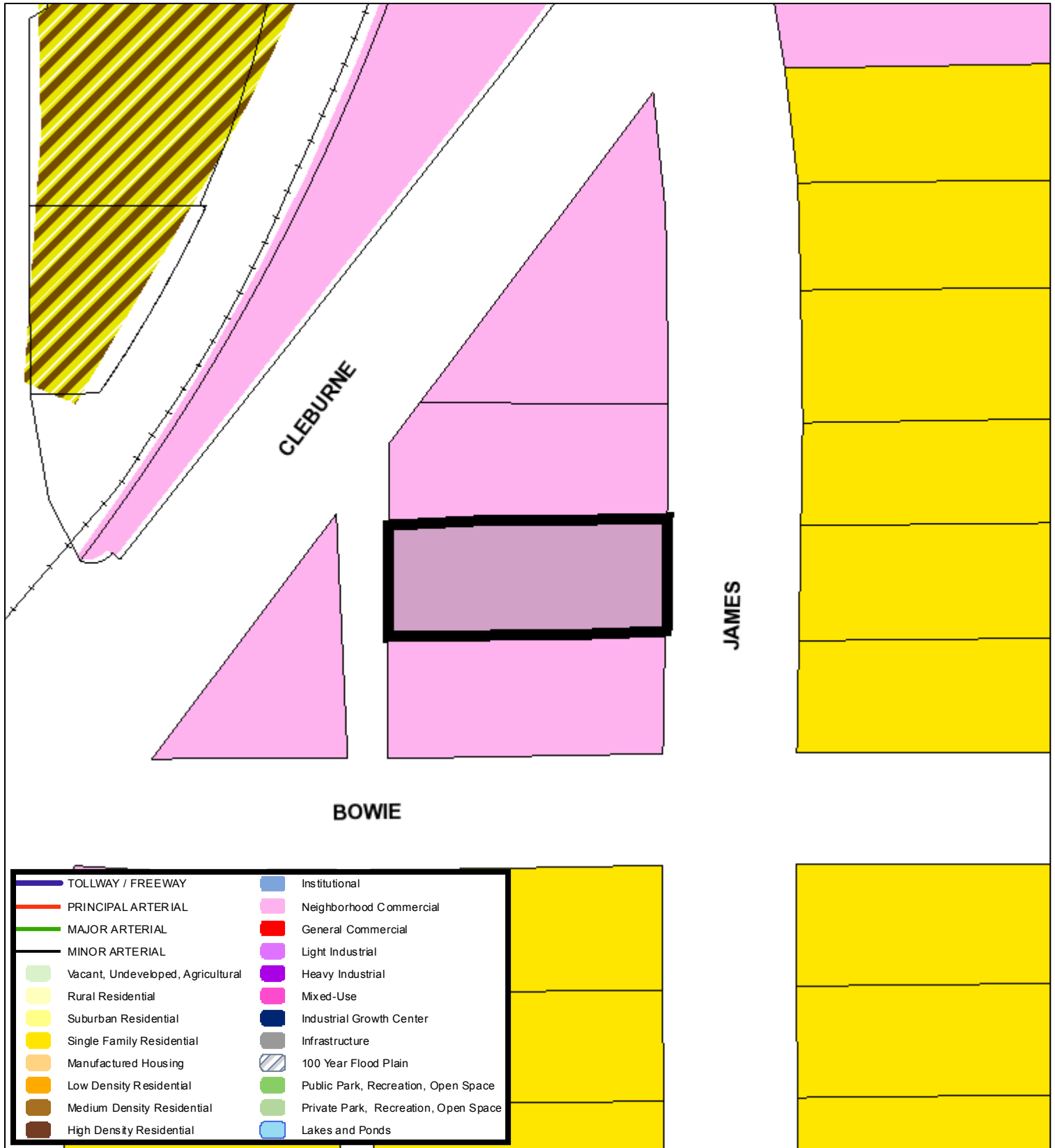
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85

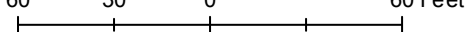


Future Land Use



| | |
|-----------------------------------|--------------------------------------|
| 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 |

60 30 0 60 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 37.5 75 150 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-139

District: 11

Zoning Map Amendment

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

Owner / Applicant: City of Fort Worth

Site Location: 2413 and 2415 Gillis Street

Acreage: 0.12 acres

Request

Proposed Use: Commercial

Request: From: “A-5” One-Family

To: “MU-2” High Intensity Mixed-Use

Recommendation

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

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

Staff Recommendation: **Approval**

Table of Contents

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

This location can be found east of the intersection of Oakhurst Scenic Drive and Gillis Street, specifically in the northwest area of Belknap Street and Sylvania Avenue. Oakhurst Scenic Drive runs alongside the eastern bank of the West Fork Trinity River. The location is within the Six Points Urban Village and Neighborhood Empowerment Zone (NEZ) Area Four.

This particular site is the only remaining plot in the area with an "A-5" zoning, resulting in setbacks for neighboring sites. If the site is rezoned to "MU-2" High-Intensity Mixed-Use, the new development must adhere to the "MU-2" Ordinance and meet all design requirements. Any aspects of the Ordinance that cannot be met would require a waiver from the Urban Design Commission (UDC). In addition, specific elements such as height, setback, or number of parking spaces would require a Variance from the Board of Adjustment (BOA).

A few noteworthy requirements include prohibiting parking lots extending beyond the building façade and restricting parking lots between the building and the street. Surface parking lots are subject to maximum frontage percentages, and landscaping and screening is mandatory within the "MU-2" High-Intensity Mixed-Use district.

Rezoning this lot to "MU-2" High-Intensity Mixed-Use would permit any allowable use within the district to be developed.

Surrounding Zoning and Land Uses

North “MU-2” High Intensity Mixed-Use / Multifamily Apartments
 East “MU-2” High Intensity Mixed-Use / Multifamily Apartments
 South “MU-2” High Intensity Mixed-Use / Multifamily Apartments
 West “MU-2” High Intensity Mixed-Use / Undeveloped

Recent Zoning History

- ZC-17-133 from “B” to “MU-2” effective 9-12-17; northeast of subject site
- ZC-22-212 from “A-5” “B” & “I” effective 3-21-2023; immediately west of the site

Public Notification

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

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The property being discussed is located to the west of undeveloped land zoned as MU-2. Beyond that lies Oakhurst Scenic Drive, Riverside Park, and the Trinity River. The property is surrounded by newly constructed multifamily apartment buildings, except for three empty lots to the west. Moving towards the east, there are various commercial properties and one- to two-family residential homes.

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

Comprehensive Plan Consistency – Northeast

The 2023 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

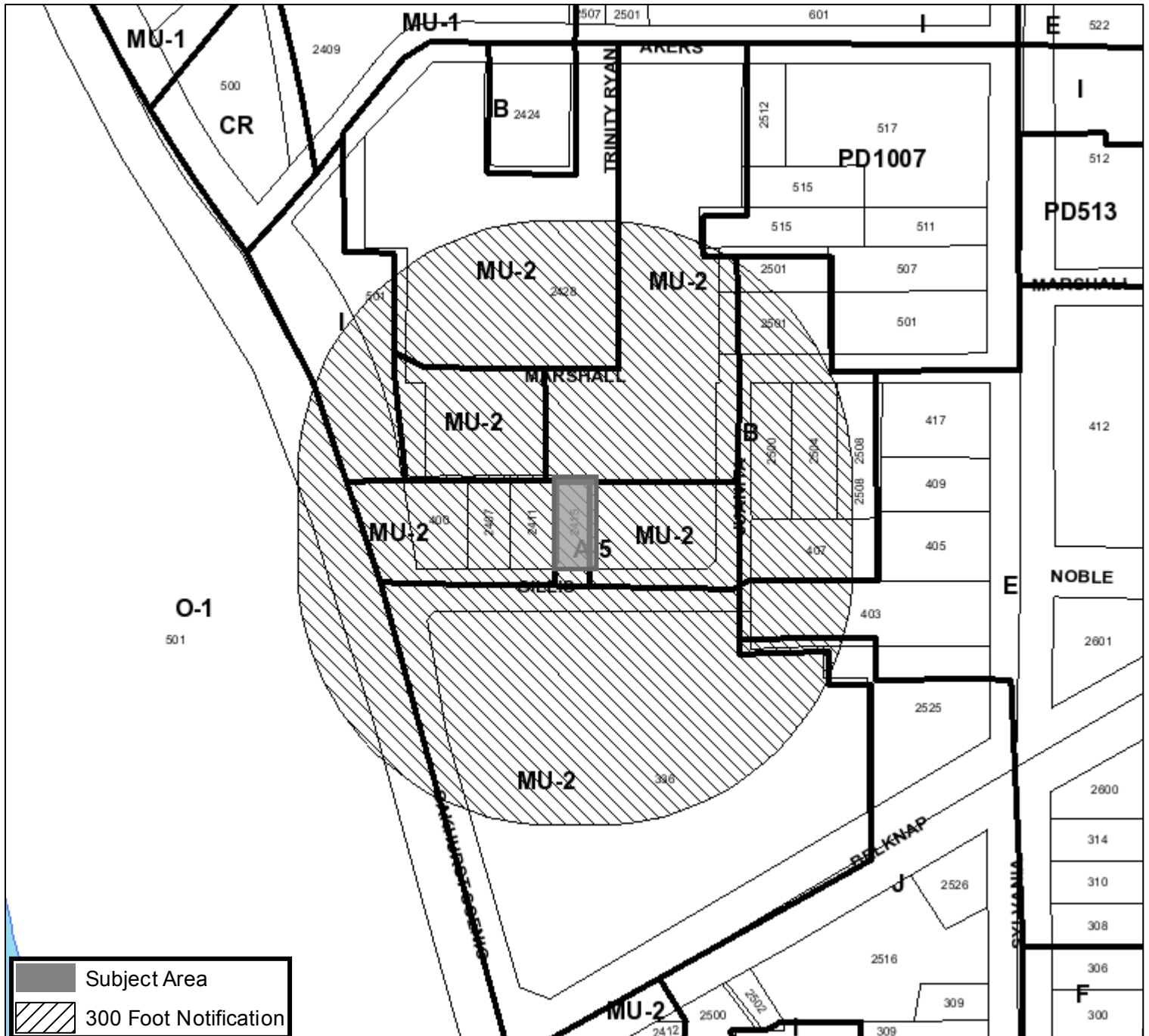
The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan specified for the Northeast Sector:



- Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.
- Encourage compatible redevelopment along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites.
- Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.

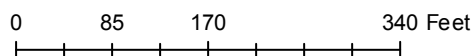
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Area Zoning Map

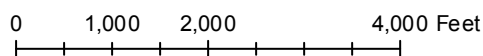
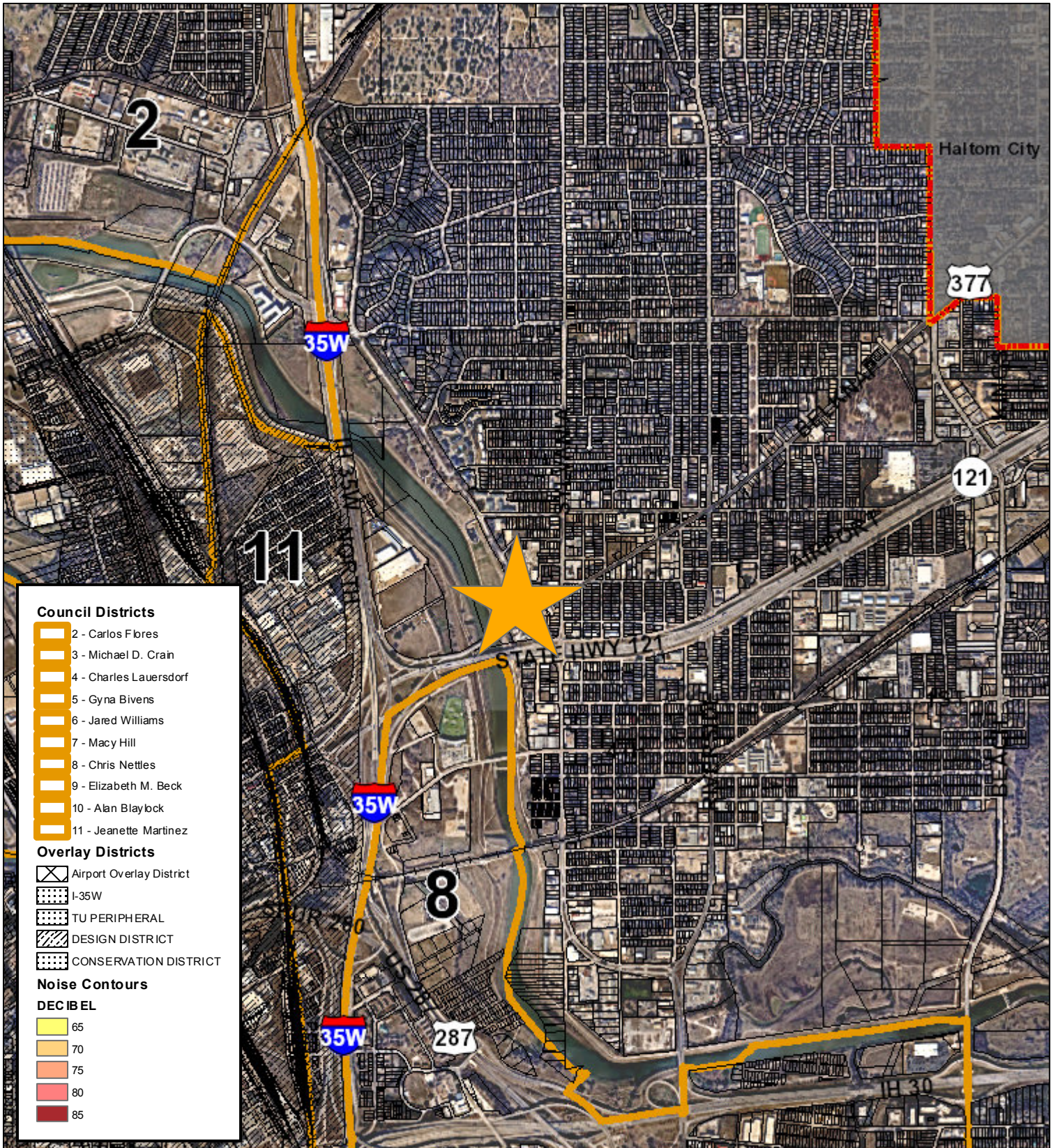
Applicant: City of Fort Worth
 Address: 2415 Gillis Street
 Zoning From: A-5
 Zoning To: MU
 Acres: 0.12459381
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 9/13/2023
 Contact: 817-392-2495



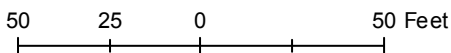
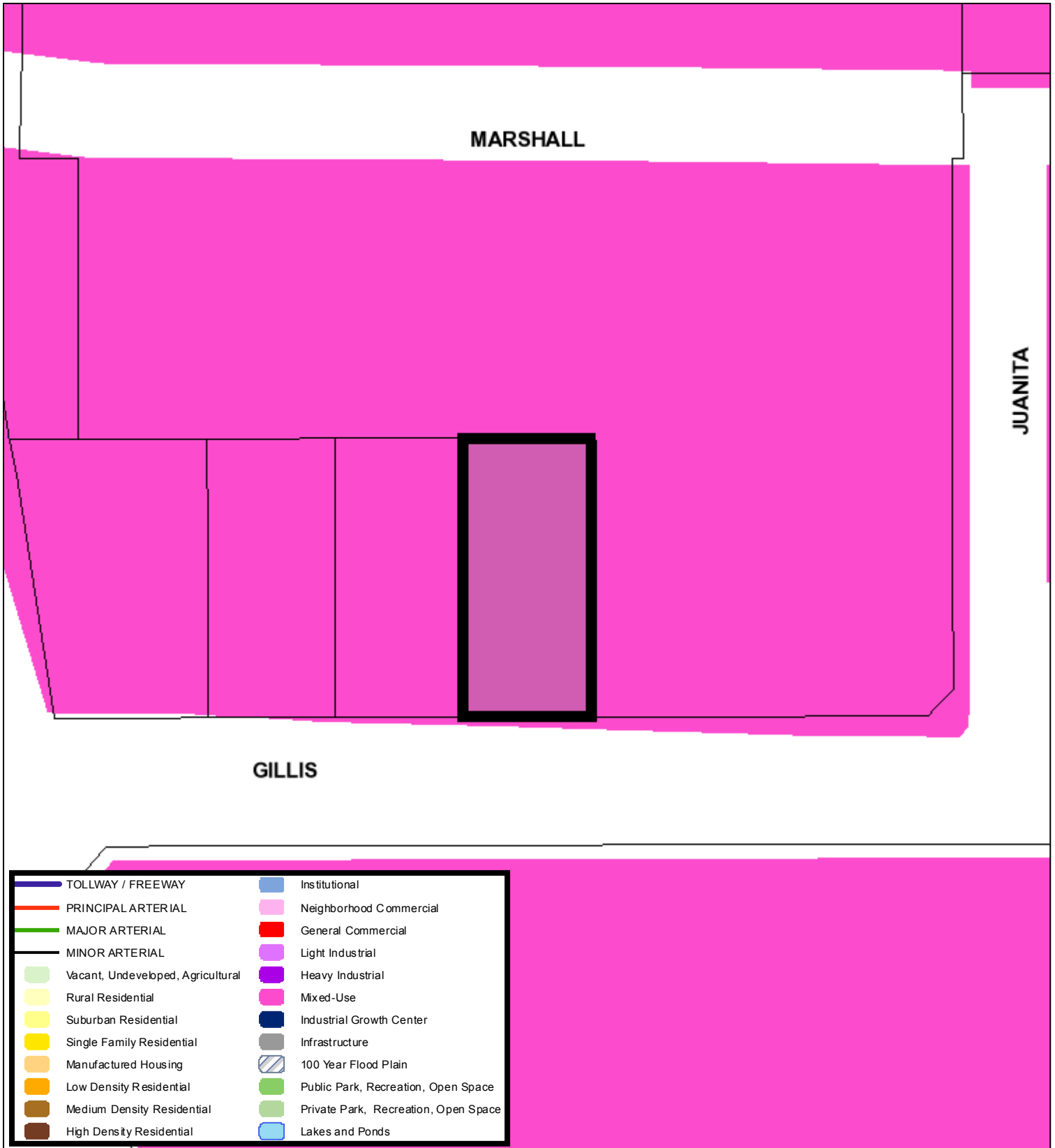
| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |



Area Map



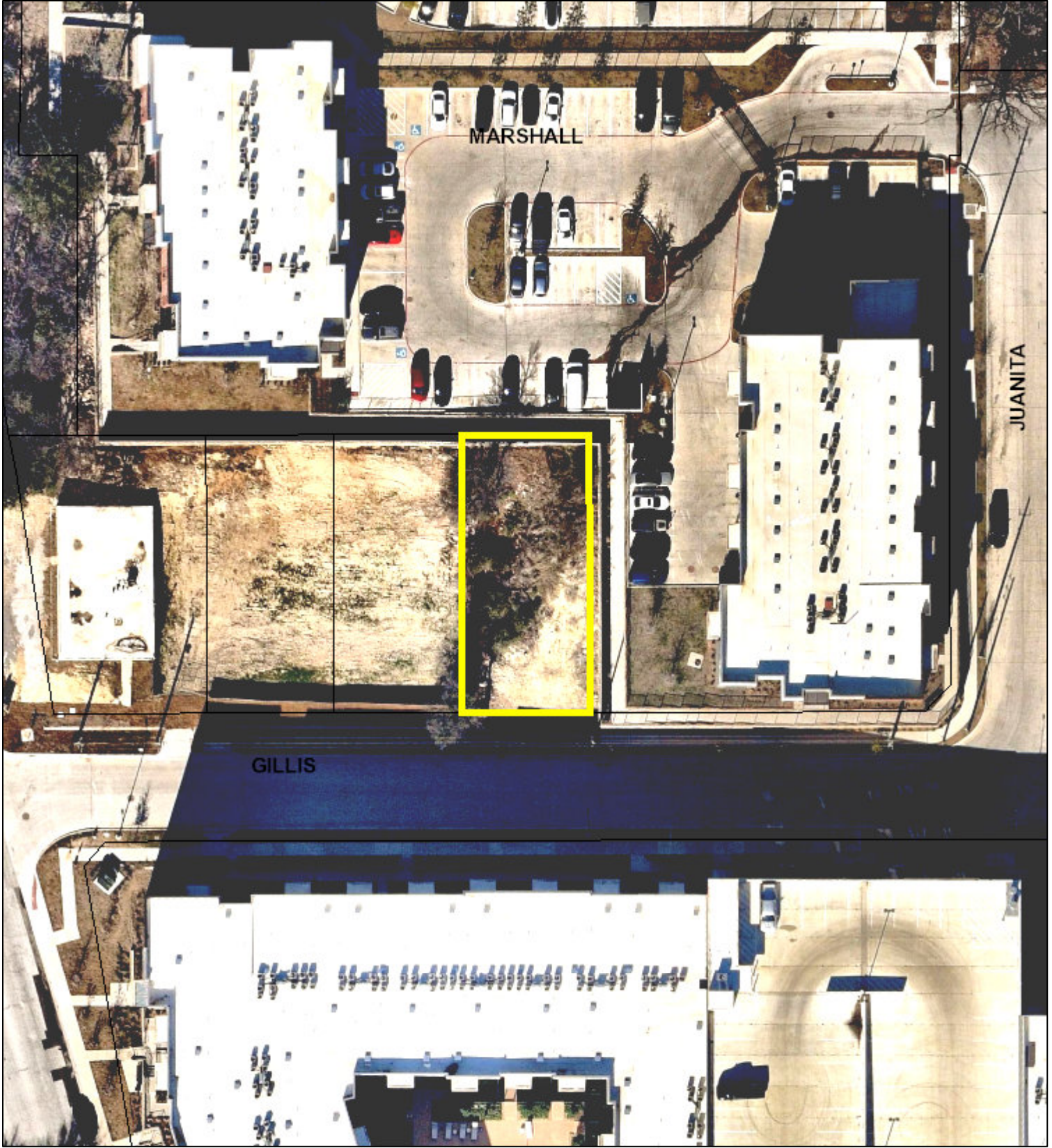
Future Land Use



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 30 60 120 Feet





Zoning Staff Report

Date: September 13, 2023

Case Number: ZC-23-140

Council District: 2

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Fort Worth Living, LT

Site Location: 1118 Jacksboro Highway & 1121 Terrace Avenue

Acreage: 0.15 acres

Request

Proposed Use: Single-family, commercial and warehouse

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

To: “PD/SU” Planned Development/Specific Use for a single-family home along Terrace Ave and warehouse, office and retail use facing Jacksboro Highway, with waivers to lot coverage, setbacks, landscaping and parking; site plan waived

Recommendation

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

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

Staff Recommendation: **Approval**

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- [1. Project Description and Background](#)
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 - [a. Land Use Compatibility](#)
 - [b. Comprehensive Plan Consistency](#)
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Project Description and Background

The proposed site has frontage on both Jacksboro Highway, a Commercial Connector on the Master Thoroughfare Plan and Terrace Avenue, a residential street. The applicant is requesting a zoning change to allow for both residential and commercial uses. Aerials show the building in place since at least 2001 show the property in the current configuration. The property owner is wishing to make it legal.

The industrial building appears to have been constructed with ample separation to the rear of the single-family home. It was a permitted structure. The commercial property is relatively small but faces Jacksboro Highway with a small driveway. Minimal parking appears to be provided for both the single-family and industrial building as it exists today. However, a development standard is required if in the future the use changes on the commercial building near Jacksboro.

The property was rezoned from “I” Light Industrial to “A-5” One Family in 2011 as part of a council-initiated rezoning. A single-family would have been allowed by right if built prior to the mid-1980s when all of the zoning categories were cumulative. It is expected that the home and industrial were permitted on the same lot for this reason.

Below is a chart illustrating the necessary development standards for the Planned Development:

| | A-5 | Proposed PD |
|--|---|---|
| Lot Coverage | Single-family: less than 50% Industrial: NA | Single-family: More than 50% <i>(Development Standard required)</i> |
| Supplemental Setback (as measured to property line) | Duplex: NA Industrial: 20 ft. | Duplex: NA Industrial: 0 <i>(Development Standard required)</i> |
| Parking | Single-family: 2 spaces behind front building wall Industrial: 4 spaces per 1,000 sq. ft. retail Est. 1300 s.f. bldg. | Single-family: 2 spaces in the front yard <i>(Development Standard required)</i> Industrial: 5 spaces required, 5 provided <i>(Development Standard requested for future uses that may require more parking)</i> |
| Landscaping | Single-family: NA Industrial: 10% of net site | Not provided <i>(Development Standard required)</i> |

Surrounding Zoning and Land Uses

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

East PD 1201“PD/SU” Planned Development/Specific Use for a duplex and commercial uses and warehouse, with development standards; site plan waiver requested / single family/commercial

South “I” Light Industrial / automotive

West “FR” General Commercial Restricted / flea market

Recent Zoning History

- Site was rezoned from “I” Light Industrial to “A-5” One Family in 2011 as part of a council-initiated rezoning

Public Notification

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

The following organizations were emailed on August 30, 2023:

| Organizations Notified | |
|---|------------------------------|
| Inter-District 2 Alliance | North Side NA* |
| Historic Northside Business Association | Fort Worth ISD |
| Streams and Valleys Inc | Trinity Habitat for Humanity |

**Closest registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change from “A-5” One Family to “PD/SU” Planned Development/Specific Use for a duplex and commercial uses plus warehouse. Surrounding land uses are single family properties along Terrace Avenue, with commercial and auto related uses along Jacksboro Highway. The proposed zoning **is compatible** with surrounding land uses.

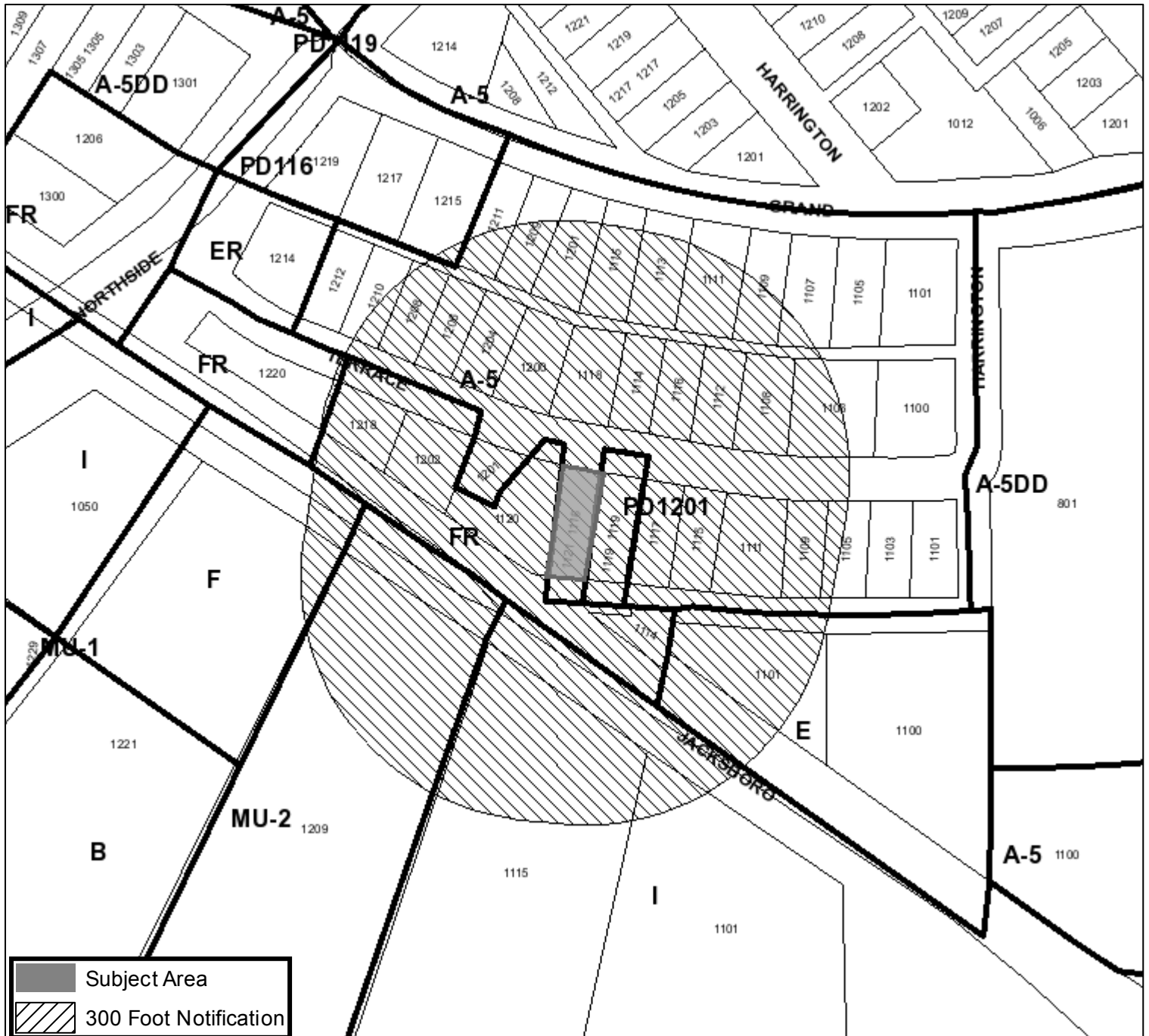
Comprehensive Plan Consistency – Northside



The adopted Comprehensive Plan designates the subject property as General Commercial. Therefore, the proposed “PD/SU” for single-family and commercial uses plus warehouse **is consistent** with the following Comprehensive Plan policies.

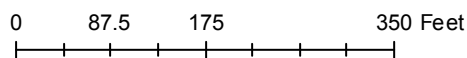
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces

Area Zoning Map

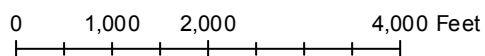
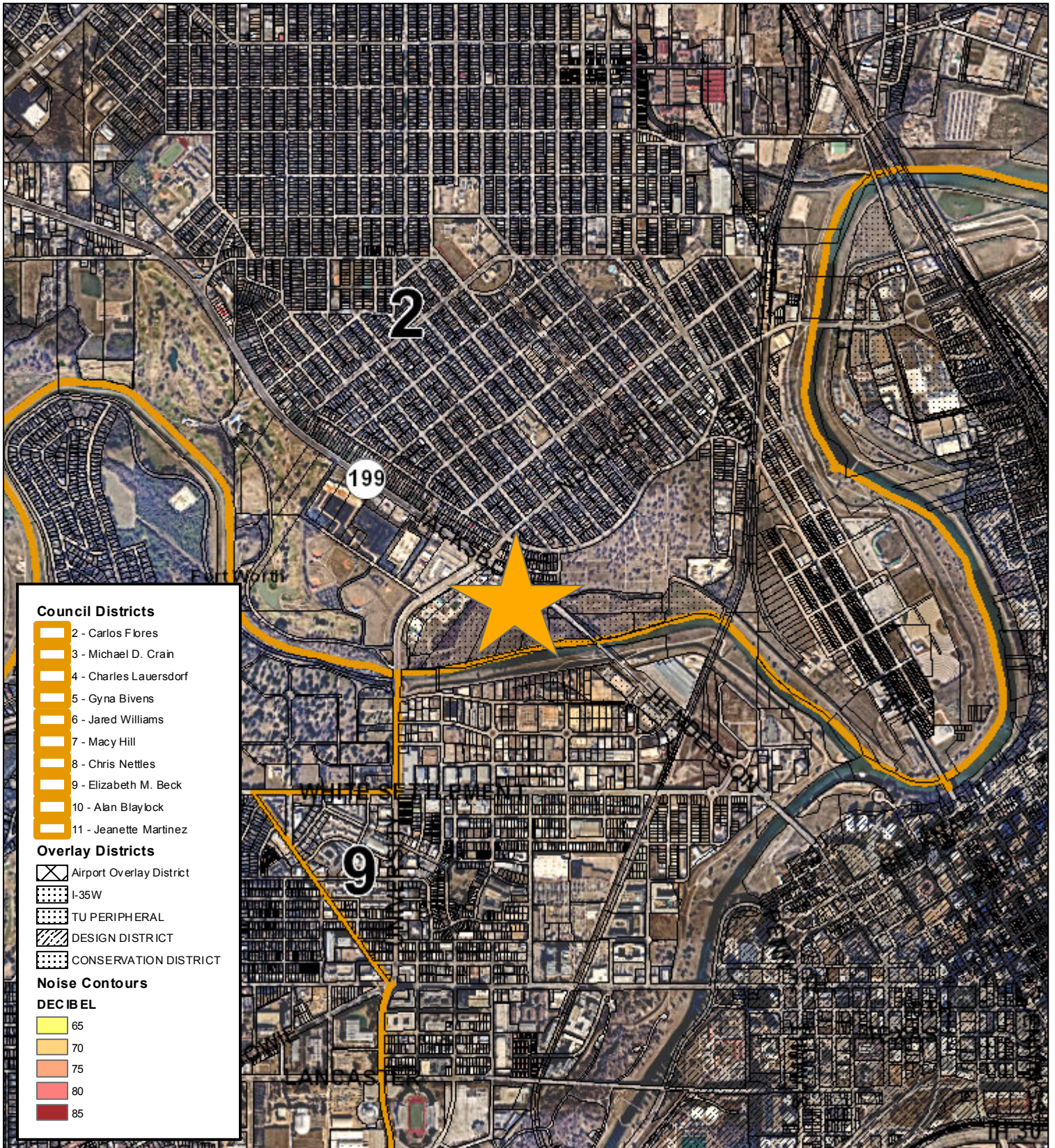
Applicant: Brett Thomas
 Address: 1118 Jacksboro Highway and 1121 Terrace Avenue
 Zoning From: A-5
 Zoning To: PD/F
 Acres: 0.15471601
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 9/13/2023
 Contact: null



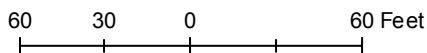
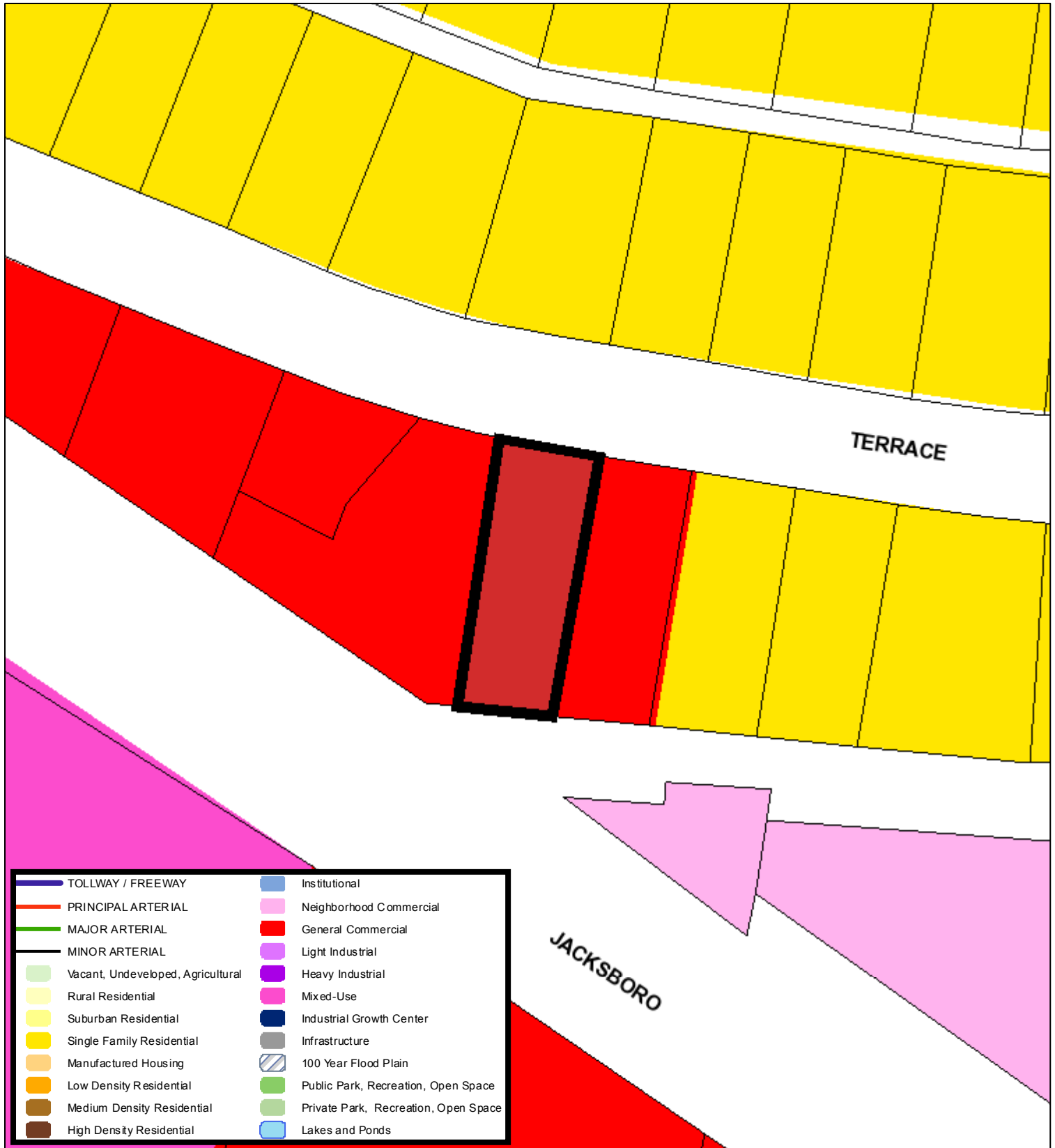
| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |



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 40 80 160 Feet

