



**ZONING COMMISSION
AGENDA**

Wednesday, January 10, 2024

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/5fa1c4084c8904c7c6b10d6a7a56132>

Meeting/ Access Code: 2553 442 5061

Registration Required

Teleconference

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

Meeting/ Access Code: 2553 442 5061

Viewing Only

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

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

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

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

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

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

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

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

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

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

COMMISSION MEMBERS:

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

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

**Staff
Staff**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, February 13, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of December 13, 2023 _____ **Chair**

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

B. CONTINUED CASES **District**

1. ZC-23-197 **CD 5**

- a. Site Location: 4903 Pollard-Smith Avenue and 5012 - 5016 (evens) Rosedale Avenue
- b. Acreage: 2.47
- c. Applicant/Agent: Mary-Margaret Lemons, Fort Worth Housing Solutions
- d. Request: To: Amend "PD 1259" Planned Development for all uses in "MU-1" Low Intensity Mixed Use with waiver to maximum building height and minimum parking requirements to allow for permanent food trucks, site plan included.

This case will be heard by Council on January 23rd.

2. ZC-23-173 **CD 11**

- a. Site Location: 5000 South Hampshire Boulevard
- b. Acreage: 0.31
- c. Applicant/Agent: Marcos Torrado / Hank Bounkhong
- d. Request: From: "A-7.5" One-Family
To: "B" Two-Family

3. ZC-23-176

CD 8

- a. Site Location: 361 South Riverside Drive
- b. Acreage: 0.49
- c. Applicant/Agent: Brian Cotter and Jim Maibach, Peyco Southwest Reality / Travis Niles
- d. Request: From: "J" Medium Industrial and "B" Two-Family
To: "PD-FR" for all FR uses plus the following Permitted uses; Warehouse or Bulk Storage Wholesale Office or Sample Room, Wholesale Bakery, or produce market, wholesale warehouse, Furniture or Cabinet Repair or Construction, Assembly of Pre-manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes, Bottling Works, Milk or soft drinks, Printing, Lithographing, book binding, newspapers or publishing, Sheet Metal Shop, Machine Shop, Welding Shop Custom Work (not structural), Automotive Repair Paint and Body Shop (no cars for this use shall be stored overnight outside the building), and Auto Parts Supply Retail, site plan waiver requested

This case will be heard by Council on January 23rd.

C: NEW CASES

4. ZC-23-161

CD 3

- a. Site Location: 11701 US Hwy 377 S
- b. Acreage: 710.37
- c. Applicant/Agent: PMB Rolling V South Land LP / Taylor Baird
- d. Request: From: "A-5" One-Family, "R1" Zero lot line/cluster, "CR" Low Density Multifamily, "C" Medium Density Multifamily and "G" Intensive Commercial
To: Tract 1: PD/A-5 One-Family and PD/R-2 Townhouse Cluster; Tract 2: PD/R2 Townhouse Cluster, PD/D High Density Multifamily, and PD/G Intensive commercial, with development standards including but not limited to open space and multifamily design standards (see exhibit A in docket); site plan waiver requested

This case will be heard by Council on January 23rd.

5. ZC-23-180

CD 10

- a. Site Location: 5501 Alliance Gateway Freeway
- b. Acreage: 3.60
- c. Applicant/Agent: Kole Weber and Timothy Lucas/Trinity Broadcasting Inc.
- d. Request: From: "K" Heavy Industrial
To: "PD/K" Planned Development with a base of "K" Heavy Industrial, plus helipad site plan included

This case will be heard by Council on January 23rd.

6. SP-23-014

CD 10

- a. Site Location: 11055 N Riverside Drive
- b. Acreage: 9.75
- c. Applicant/Agent: Brandon Middleton (Kimley-horn)
- d. Request: To: Amend site plan for "PD 968" Planned Development for all uses in "G" Intensive Commercial plus miniwarehouse to add new miniwarehouse structure

- 7. SP-23-015** **CD 8**
- a. Site Location: 7601 S. Crowley Rd
 - b. Acreage: 13.22
 - c. Applicant/Agent: Brandon Middleton (Kimley-horn)
 - d. Request: To: Amend site plan for "PD 723" PD-SU" for all uses in "E" plus mini-warehouses; following uses are excluded: tattoo and massage parlors, retail liquor stores, stand-alone bar or lounge, hours of operation for the office are 8:00 a.m. to 7:00 p.m.; electronically controlled security gate 7:00 a.m. to 11:00 p.m. daily to add new miniwarehouse structure
- 8. ZC-23-184** **CD 8**
- a. Site Location: 2601 Joel East Rd
 - b. Acreage: 16.15
 - c. Applicant/Agent: D. Tyler Baucom
 - d. Request: From: "I" Light Industrial
To: "J" Medium Industrial
- 9. ZC-23-185** **CD 11**
- a. Site Location: 621 S Retta Street
 - b. Acreage: 0.16
 - c. Applicant/Agent: FL Logic LLC/Ohad Ben Shushan
 - d. Request: From: "A-5" One-Family
To: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus duplex, site plan included
- 10. ZC-23-186** **CD 3**
- a. Site Location: 4408 Southwest Blvd
 - b. Acreage: 4.4
 - c. Applicant/Agent: Ray Oujesky, Kelly Hart & Hallman
 - d. Request: From: "PD 678" and "IP" Industrial Park
To: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus miniwarehouse, warehouse and development standards for automotive repair adjacent a one or two-family district, site plan included
- 11. ZC-23-187** **CD 3**
- a. Site Location: 7950 Calmont
 - b. Acreage: 5.06
 - c. Applicant/Agent: Kyle K. Poulson
 - d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse, site plan included
- 12. ZC-23-190** **CD 3**
- a. Site Location: 3201 River Park Drive
 - b. Acreage: 9.59
 - c. Applicant/Agent: Ray Oujesky, Kelly Hart & Hallmann, LLP

d. Request: To: Amend "PD 849" PD/D Planned Development for High Density Multifamily plus Assisted Living to add development standards for density, open space, setback, and fencing; site plan included

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: January 10, 2024

Case Number: ZC-23-197

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

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

Site Location: 5012 E Rosedale St.

Acres: +/-2.46 acres

Request

Proposed Use: Community Center and Tenant Space

Request: To: Amend “PD 1259” Planned Development for all uses in “MU-1” Low Intensity Mixed Use with waiver to maximum building height and minimum parking requirements to allow for permanent food trucks, site plan included.

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject property is about 2 miles west of 820 and is within the Stop Six Overlay District. The current zoning for the property is PD 1259 "PD/ MU-1" Planned Development for all uses in "MU-1" Mixed Use 1 with waivers on the building height maximum and minimum parking requirements. The applicant would like to redevelop an existing vacant building into a community center and a tenant business space to support the new Hughes House development. The site is proposed to house a new outdoor space that includes a community garden, shade structures, and an open artificial lawn. As well as a proposed food truck area with a maximum of four food trucks. Mobile vendors are allowed with special restrictions, but the applicants would like to have one permanent food truck. The applicant would like to amend PD1259 to allow a permanent vendor. The required site plan as presented is in general compliance with "MU-1" standards.

Surrounding Zoning and Land Uses

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

Recent Zoning History

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

Public Notification

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

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

* Not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

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

Comprehensive Plan Consistency – Southeast Sector

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

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

- Encourage urban agriculture with the purpose of increasing access to fresh food, providing income for people who want to grow and sell produce, and contributing to urban food security and nutritious, especially for residents within food deserts.
- 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.

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

Site Plan Comments

Zoning

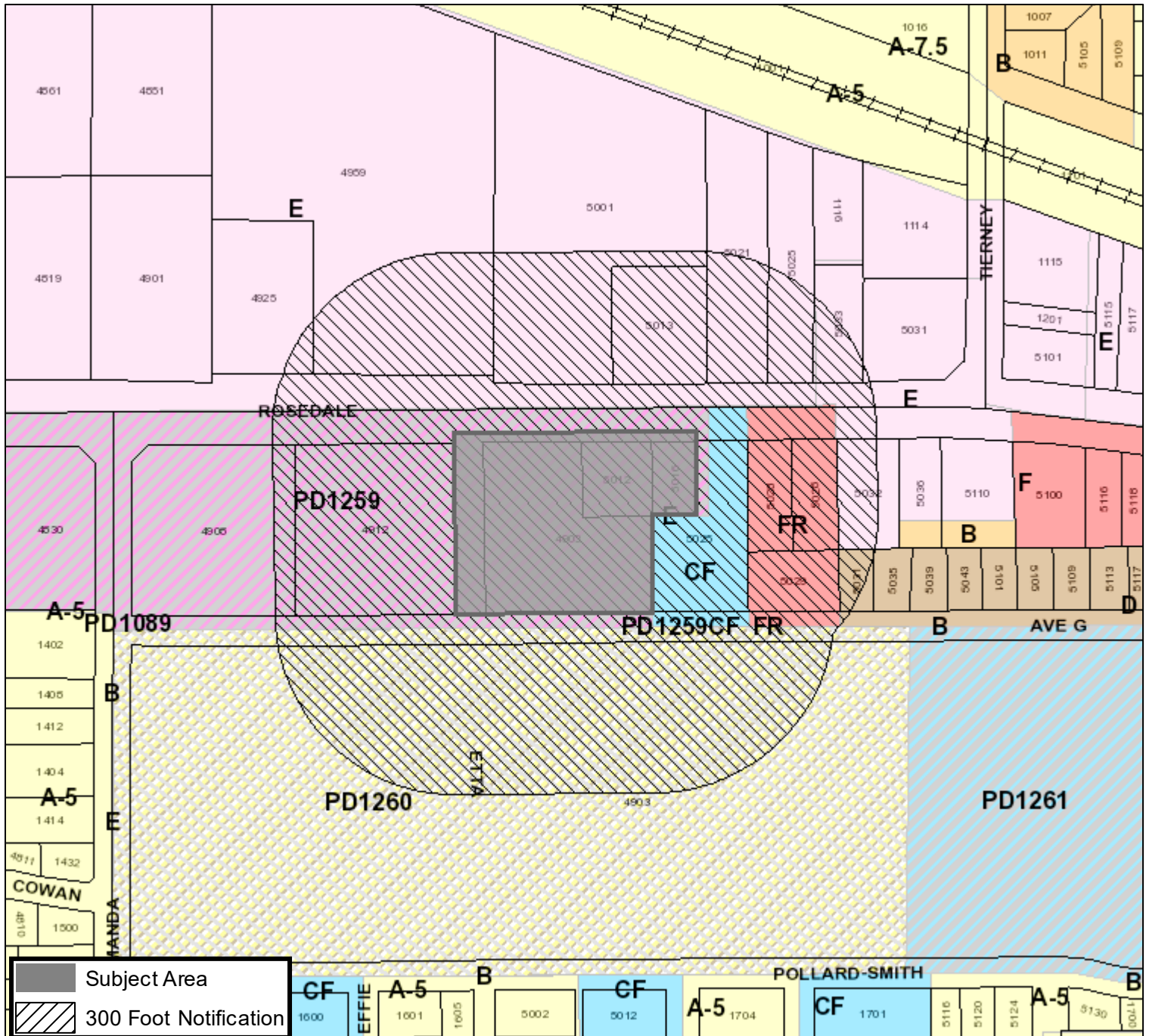
- The current draft site plans do not generally comply with the Zoning Ordinance regulations. They will need a more compatible site plan per the requirements and design guidelines for PD-1259/ MU-1 before submission.
- Regarding the requested 3 Mobile Vendor, it is permitted with additional requirements. The applicant mentioned a CUP for this use, although it is not required; however, compliance with '5.406 MOBILE VENDORS' is mandatory.



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

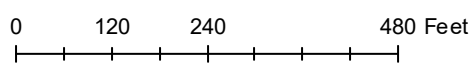


Area Zoning Map

Applicant: Fort Worth Housing Solutions
 Address: 4903 Pollard-Smith Avenue and 5012 - 5016 (evens) Rosedale Avenue
 Zoning From: PD1259
 Zoning To: Amend "PD 1259" Planned Development for all uses in "MU-1" Low Intensity Mixed Use with
 Acres: 2.49267978
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 1/10/2024
 Contact: null



 Subject Area
 300 Foot Notification



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

GENERAL NOTES

- ALL SIGNS WILL CONFIRM TO ARTICLE 4, SIGNS
- ALL LANDSCAPING FEATURES WILL COMPLY WITH SECTION 6.301, LANDSCAPING

SITE DATA

PROJECT NAME: HUGHES HOUSE COMMUNITY CENTER
 PROJECT ADDRESS/INTERSECTION: 5012 E ROSEDALE ST. FORT WORTH, TX 76105

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

ZONING CLASSIFICATION: PD1261

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

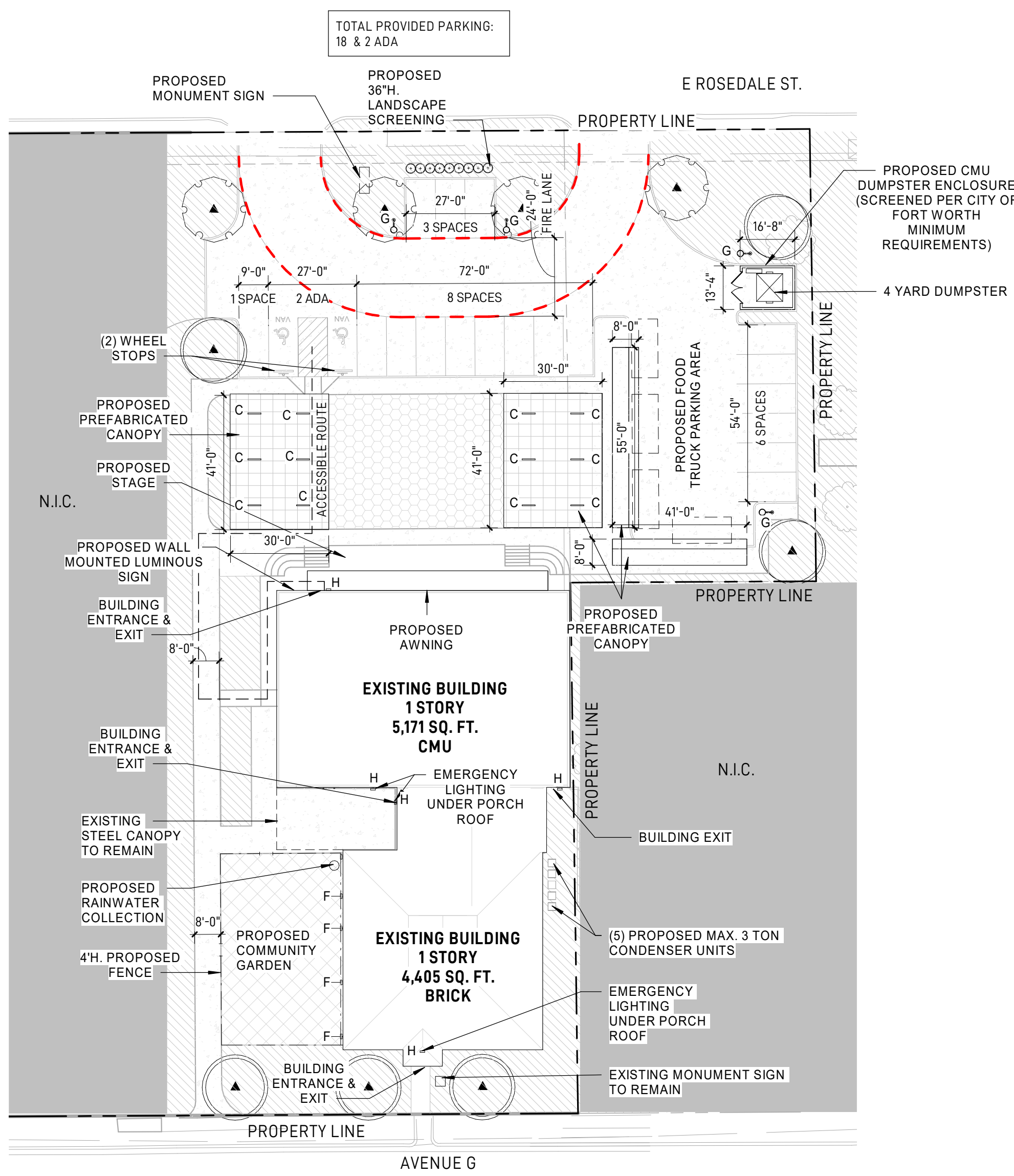
BUILDING HEIGHT EXISTING: 34'-0" (38'-0" ALLOWED)
 FLOOR AREA RATIO: EXISTING
 YARD SETBACKS: 0' MIN. / 20'-0" MAX FRONT
 0' MIN. / 5'-0" MAX REAR
 5'-0" MIN. SIDE

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

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

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

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

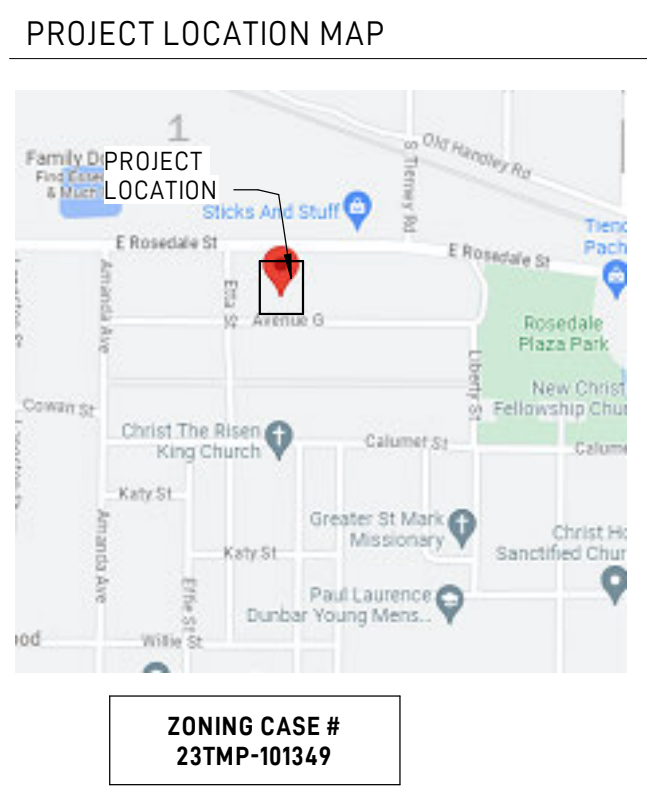


SITE PLAN SYMBOL LEGEND

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

BUILDING AREA

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



FWHS HUGHES HOUSE COMMUNITY CENTER

5012 Rosedale St.
 Fort Worth, TX 76105

11/06/23

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

bennett partners
 ARCHITECTURE INTERIORS PLANNING

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

PD SITE PLAN SUBMITTAL

Project No: 22134.01

plot date/time:
 11/6/2023 12:14:46 PM

SITE PLAN SP100

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

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____



Area Map



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

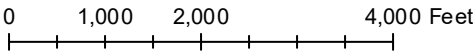
Overlay Districts

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

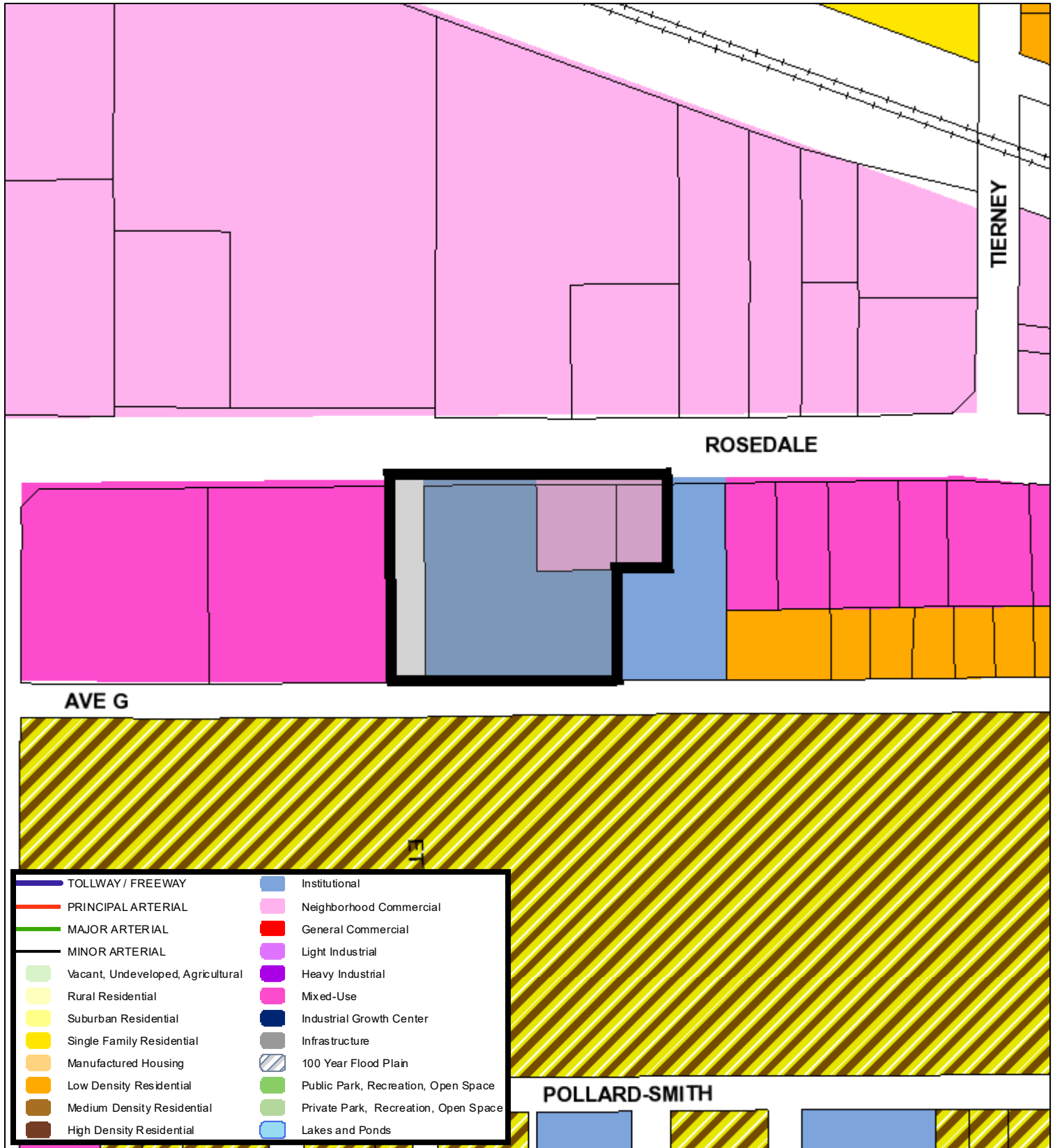
Noise Contours

DECIBEL

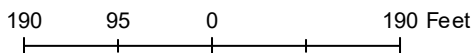
- 65
- 70
- 75
- 80
- 85



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



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



Aerial Photo Map



0 120 240 480 Feet





Zoning Staff Report

Date: January 10, 2024

Case Number: ZC-23-173

Council District: 11

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

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

Site Location: 5000 S. Hampshire Boulevard

Acreage: 0.31 acres

Request

Proposed Use: Duplexes (4 new dwelling units proposed)

Request: From: “A-7.5” One-Family

To: “B” Two-Family

Recommendation

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

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

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

Staff Recommendation: **Approval**

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

Surrounding Zoning and Land Uses

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

Recent Zoning History

- None

Public Notification

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

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

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

Comprehensive Plan Consistency – Eastside

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

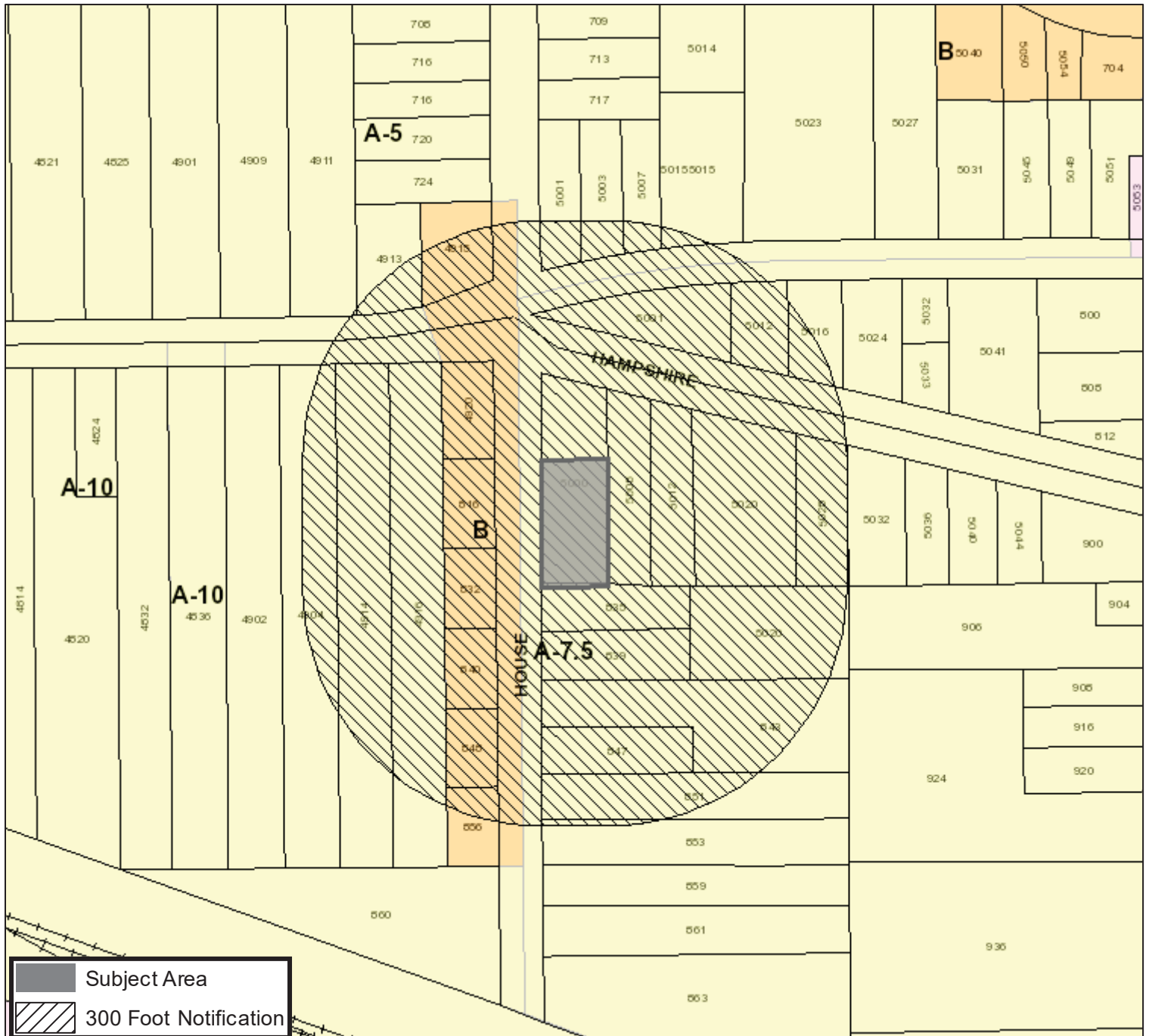
While the proposed zoning is not strictly consistent with the map designation for this area, the proposed zoning **is consistent** with the following policies of the Comprehensive Plan:



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

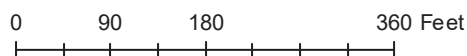
While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent (Technical Inconsistency)** with the Comprehensive Plan Future Land Use Map designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated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

Area Zoning Map

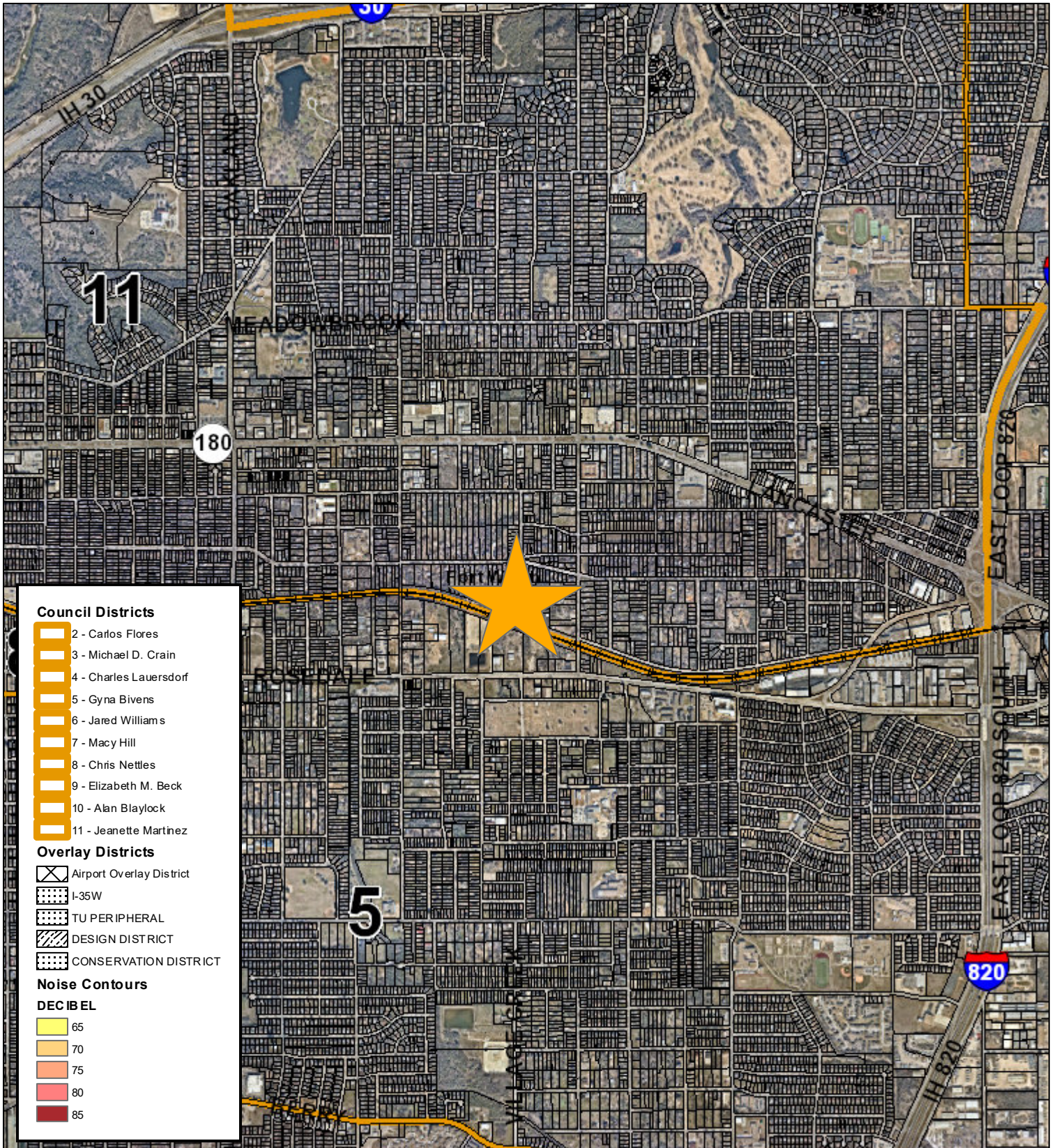
Applicant: Hank Bounkhong
 Address: 5000 S. Hampshire Boulevard
 Zoning From: A-5
 Zoning To: B
 Acres: 0.30896731
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 12/13/2023
 Contact: null



	Subject Area
	300 Foot Notification



Area Map



Council Districts

- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
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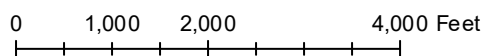
Overlay Districts

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

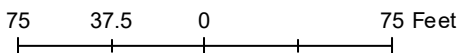
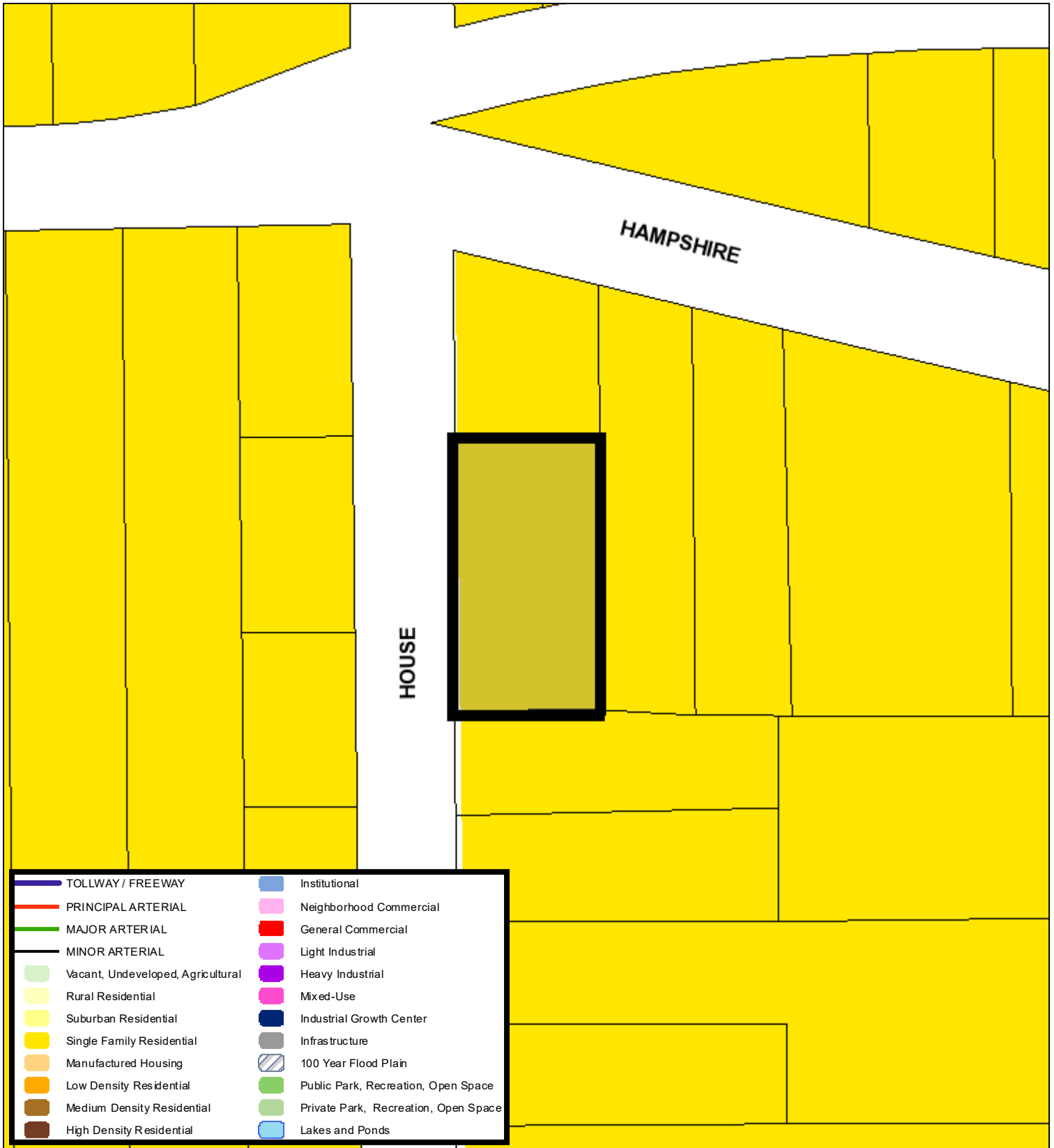
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: January 10, 2024

Case Number: ZC-23-176

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

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

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

Request

Proposed Use: Office / Warehouse

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

To: “PD-FR” for all FR uses plus the following Permitted uses; Warehouse or Bulk Storage Wholesale Office or Sample Room, Wholesale Bakery, or produce market, wholesale warehouse, Furniture or Cabinet Repair or Construction, Assembly of Pre-manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes, Bottling Works, Milk or soft drinks, Printing, Lithographing, book binding, newspapers or publishing, Sheet Metal Shop, Machine Shop, Welding Shop Custom Work (not structural), Automotive Repair Paint and Body Shop (no cars for this use shall be stored overnight outside the building), and Auto Parts Supply Retail, site plan waiver requested

Recommendation

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

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

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

Staff Recommendation: **Approval**

Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)

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

Project Description and Background

- b. [Comprehensive Plan Consistency](#)
- 10. Aerial Photograph

The subject site is located southwest of US Hwy 287, at the northeast corner of Bessie Street and S Riverside Drive. The rezoning area is within the Southside Planning Sector and comprises 0.49 acres of land. The property is split zoned with “J” Medium Industrial (west half) and “B” Two-Family (east half) and contains an existing 8,688 square foot building. The previous use of the building was for paint manufacturing. The applicant is requesting to rezone the property to alleviate the current split zoning of the parcel and in the process will downzone the “J” district. If this request is approved, the entire parcel would be rezoned to “PD-FR” for all FR uses plus the following Permitted uses; Warehouse or Bulk Storage Wholesale Office or Sample Room, Wholesale Bakery, or produce market, wholesale warehouse, Furniture or Cabinet Repair or Construction, Assembly of Pre-manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes, Bottling Works, Milk or soft drinks, Printing, Lithographing, book binding, newspapers or publishing, Sheet Metal Shop, Machine Shop, Welding Shop Custom Work (not structural), Automotive Repair Paint and Body Shop (no cars for this use shall be stored overnight outside the building), and Auto Parts Supply Retail, site plan waiver requested. The applicant has submitted a narrative to support the rezoning request which is attached to this report for reference.

The current split zoning renders some of the existing tenants in the building non-conforming and provides challenges in adding future tenants to the building or existing tenants to expand. The existing building is proposed to be repurposed; therefore, new development is intended. The building would be utilized for flex, office warehouse buildings to serve as incubators for small startup businesses.

Surrounding Zoning and Land Uses

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

Recent Zoning History

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

Public Notification

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

Organizations Notified	
Neighborhoods of East Fort Worth	United Communities Association of South Fort Worth
Glenwood Triangle NA*	Parker Essex Boaz NA
Near East Side NA	West Meadowbrook NA
East Fort Worth, Inc.	Streams and Valleys Inc

Trinity Habitat for Humanity	Southeast Fort Worth Inc
East Fort Worth Business Association	Fort Worth ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning to “PD-FR” for all FR uses plus the following Permitted uses; Warehouse or Bulk Storage Wholesale Office or Sample Room, Wholesale Bakery, or produce market, wholesale warehouse, Furniture or Cabinet Repair or Construction, Assembly of Pre-manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes, Bottling Works, Milk or soft drinks, Printing, Lithographing, book binding, newspapers or publishing, Sheet Metal Shop, Machine Shop, Welding Shop Custom Work (not structural), Automotive Repair Paint and Body Shop (no cars for this use shall be stored overnight outside the building), and Auto Parts Supply Retail, site plan waiver requested Surrounding uses consist of vacant and two-family residential uses to the south, and automotive uses to the west. Property located on both sides of the S Riverside Dr corridor are currently zoned “J”. Adjacent residential uses are currently buffered from the site by Riverside Dr and Bessie Street. Rezoning from “J” to “PD/FR” minimizes the allowance for disruptive uses to occur adjacent to existing residential.

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

Comprehensive Plan Consistency – Southside

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future Neighborhood Commercial. Zoning categories in alignment with this future land use designation would be “ER” Neighborhood Restricted, “E” Neighborhood Commercial, “MU-1” Mixed Use (Low intensity) and form-based codes. The request for “PD/FR” is not in alignment with the future land use designation.

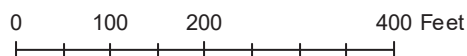
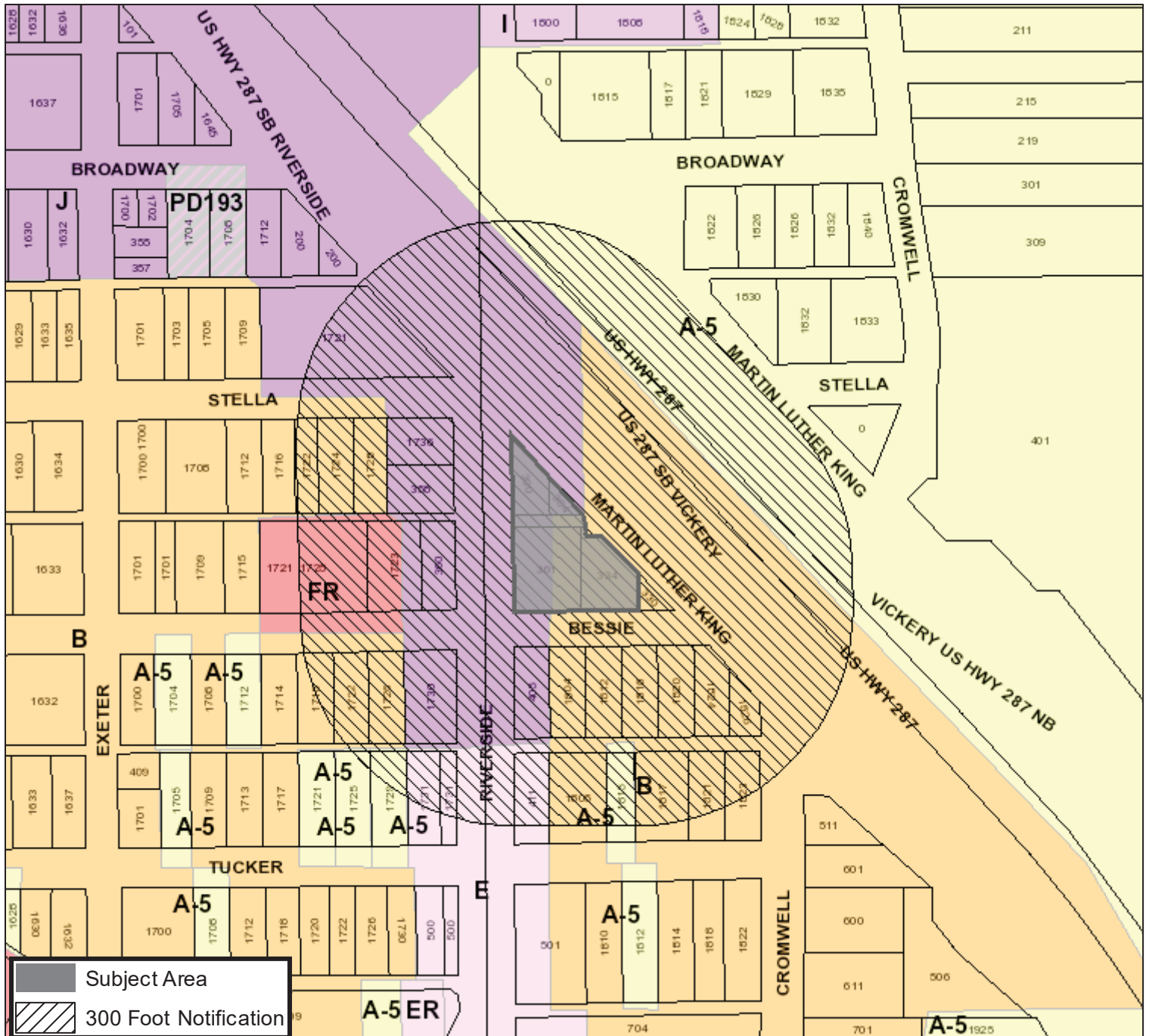
The application is also inconsistent with at least the following policy of the 2023 Comprehensive Plan:

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

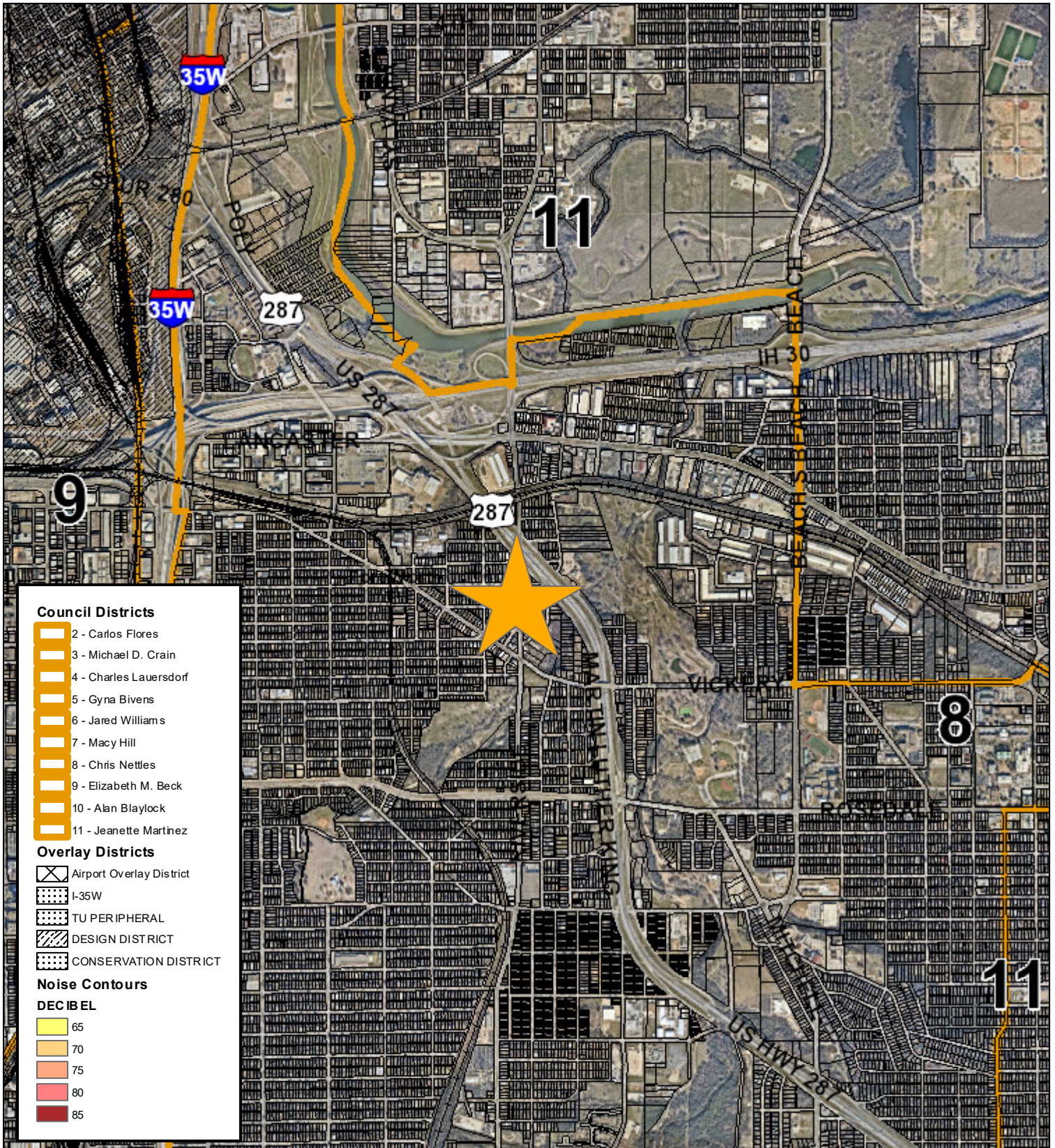
The proposed zoning is **not consistent** with the Comprehensive Plan future land use map and **is consistent** with the policy stated above.

Area Zoning Map

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



Area Map



Council Districts

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

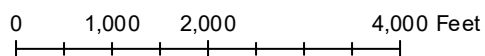
Overlay Districts

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

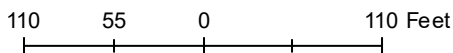
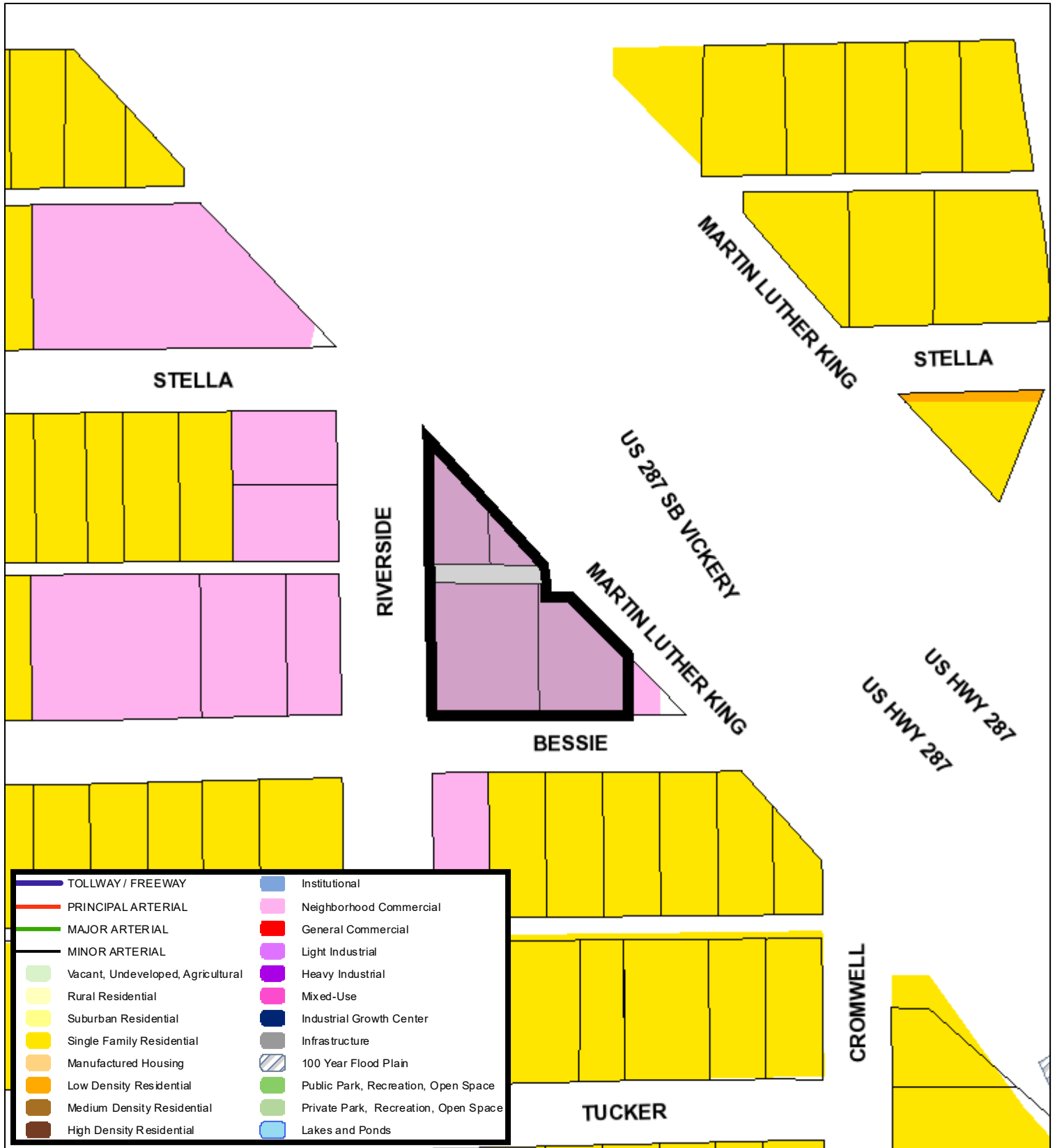
Noise Contours

DECIBEL

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- 75
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- 85



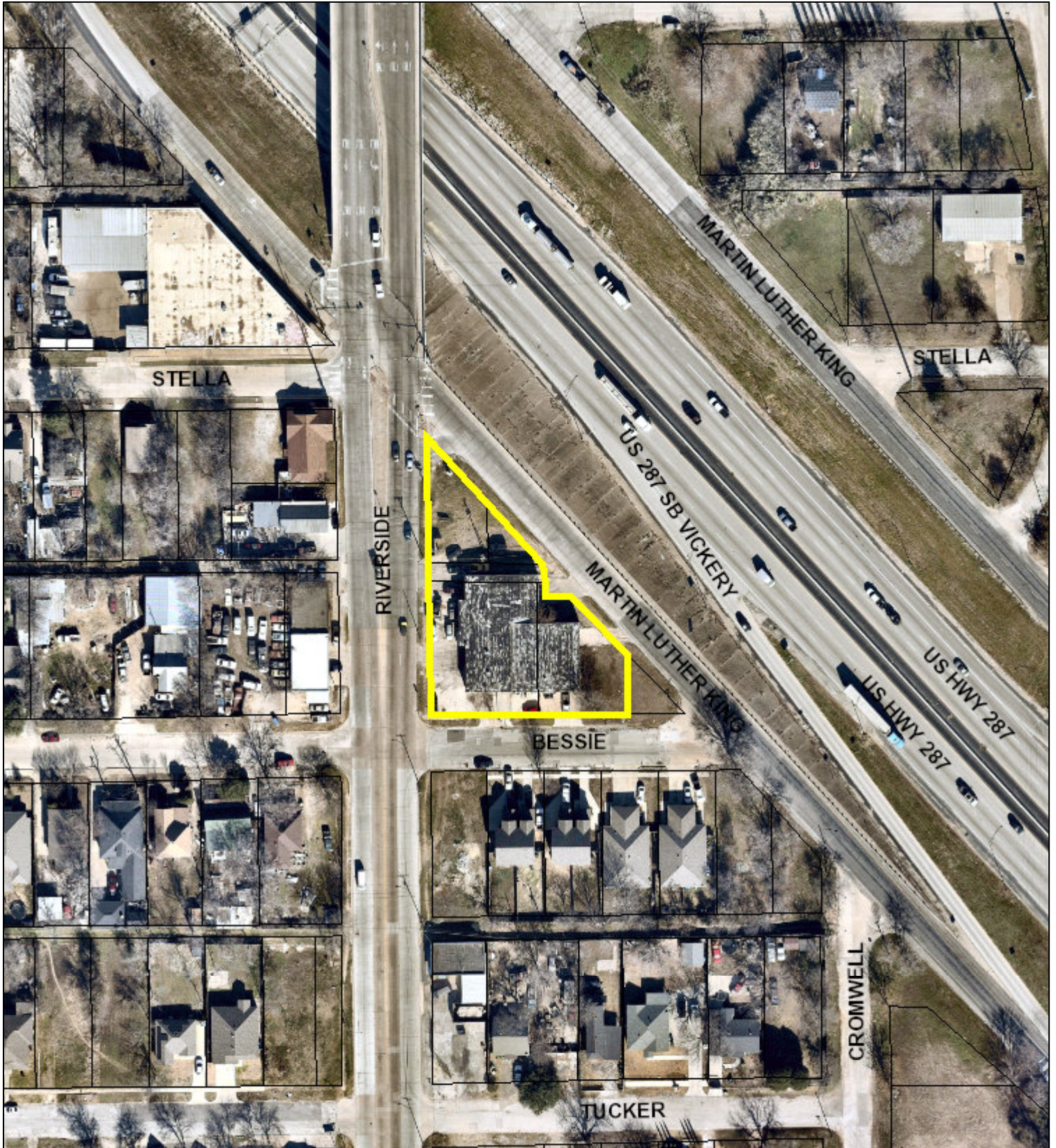
Future Land Use



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: January 10, 2024

Case Number: ZC-23-161

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: PMB Rolling V South Land LP / Taylor Baird

Acreage: 710.37 acres

Site Location: 11701 US Hwy 377 S

Request

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

Request: From: “A-5” One-Family, “R1” Zero lot line/cluster, “CR” Low Density Multifamily, “C” Medium Density Multifamily and “G” Intensive Commercial

To: Tract 1: PD/A-5 One-Family and PD/R-2 Townhouse Cluster; Tract 2: PD/R2 Townhouse Cluster, PD/D High Density Multifamily, and PD/G Intensive commercial, with development standards including but not limited to open space and multifamily design standards (see exhibit A in docket); site plan waiver requested

Recommendation

Land Use Compatibility: Requested change see table below.

Comprehensive Plan Map/Policy Consistency: Requested change see table below.

Staff Recommendation: *Approval*

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

Project Description and Background

The subject property is situated between I-20 and Hwy 377, west of Lake Benbrook, adjacent to the City of Benbrook. The subject area is undeveloped land adjacent to single-family development to the southwest and within the City of Fort Worth ETJ. The property is comprised of two tracts of land comprised of 710 acres.

The request is being made to rezone the Site from “A-5”, “R1”, “CR”, “C” and “G” to a Planned Development. The Planned Development is proposed to cover the entirety of the site (710 acres) and is proposed to allow a multitude of uses within the rezoning boundary. The applicant is requesting to rezone the property for future development and to align the land uses outlined in the Veale South Development Agreement (executed March 8, 2023).

The zoning request is for a Planned Development (PD) containing two (2) tracts. The overall base zonings include “A5”, “R2”, “D”, and “G”. The purpose of the zoning request as a PD is to allow for the highest and best uses in this area and flexibility in each tract. The applicant has provided narrative of the request, along with an exhibit map and zoning breakdown below:

Veale South (The “Project”) is approximately 710 acres along US Highway 377 S in Southwest Fort Worth (“City”). The Project is part of the Veale Ranch Development Agreement (“DA”). This re-zoning request is consistent with the DA as described in Section 6.2, 6.3, and Exhibit B. To adequately allow for development as currently proposed it is requested to re-zone the project to a “Planned-Development (PD)” Zoning District with the following uses. The uses are broken out as shown on the attached submitted exhibit(s) to “Tract 1” and “Tract 2”.

Tract 1 (Approx. 450 acres)

Zoning District	Acreage % of District
A-5 (Base Zoning)	0-100%
R2	0-30%

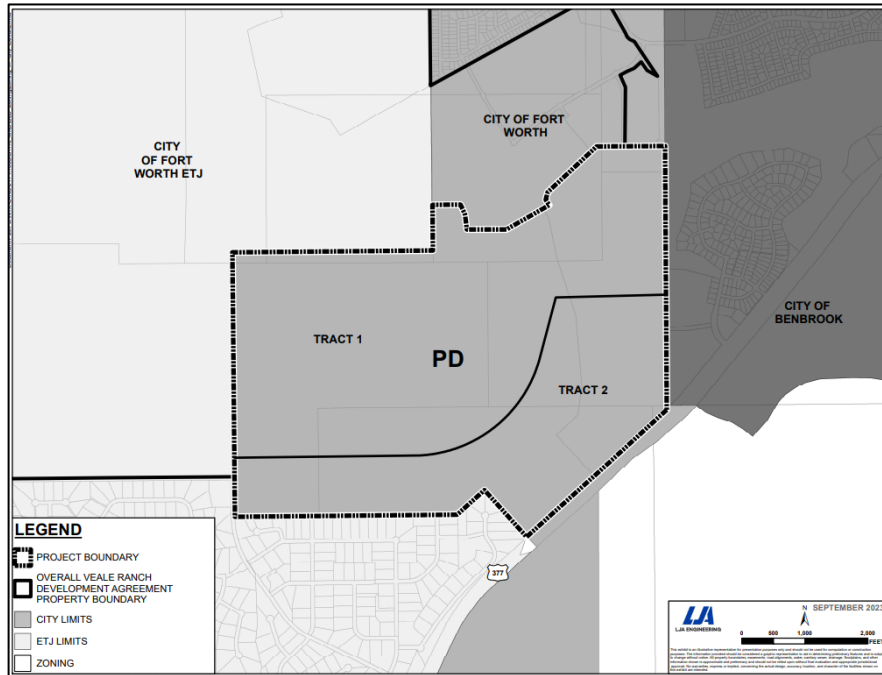
Tract 2* (Approx. 260 acres)

Zoning District	Acreage % of District
R2 (Base Zoning)	0-100%
D	0-100%
G	0-100%

****No detached one-family dwelling shall be constructed within Tract 2 within 500 feet from the edge of property owned by the Developer, or affiliates or assignees, that abuts highway 377 South.***

The current zoning of the property is not consistent with the proposed zoning of the DA and further does not allow for development flexibility across multiple uses. Therefore, the Project is requested to be re-zoned as a PD, consistent with the DA. The property directly north of the Project, also part of the DA, is currently zoned as a PD. The property directly east is in the City of Benbrook and the property directly south is in the Extraterritorial Jurisdiction of the City. The property west and northwest is also in the ETJ and part of the DA;

it is contemplated in the DA to be annexed into the City of Fort Worth and zoned as development occurs. The Project is consistent with the City's comprehensive plan and will feature a high-quality residential and mixed-use development that will provide for a mix of residential and commercial options. It will further enhance the City and nearby community.



Surrounding Zoning and Land Uses

North: "CF" Community Facilities; "PD 1169" "PD/SU" Planned Development/"A-5" One-Family and "R1" Zero lot line/cluster with development standards not to exceed 30% R1 development and lot coverage not to exceed 60%; "PD 1299" Planned Development for "D" High Density Multifamily plus detached Multifamily / undeveloped

East: N/A City of Benbrook / single-family

South: "AG" Agricultural District; "CR" Medium Density Multifamily; ETJ/ single-family, undeveloped

West: N/A - ETJ / single-family, undeveloped

Recent Zoning History

- ZC-22-180 (eastern quarter of property): From: "CR" Low Density Multifamily, "C" Medium Density Multifamily & "G" Intensive Commercial, To: "A-5" One-Family – **Withdrawn by applicant.**

Public Notification

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

The following organizations were notified: (emailed December 29, 2023)

Organizations Notified

Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Aledo ISD

Land Use Compatibility

The applicant is requesting to change the zoning of to “PD” for a variety of uses within a two (2) tracts. The applicant is requesting the PD in order to have flexibility of uses moving forward. This site is bounded by unzoned ETJ to the west, single-family and townhome zoning to the north, Hwy 377 to the south, and City of Benbrook to the east. The surrounding land uses are existing single-family and large tracts of undeveloped land.

Tract 1 comprises the largest area in the rezoning request and consists of 450 acres. Tract 1 is intended for “A-5” One-Family with the allowance for a mix of townhomes up to 135 acres or 30%. Tract 2 is approximately 260 acres and would allow for a mix of higher density residential and commercial uses consisting of “R2”, “D”, “G”. The higher density residential and commercial uses are proposed in Tract 2 to utilize the Hwy 377 frontage. The table below describes the compatibility with surrounding uses for each tract.

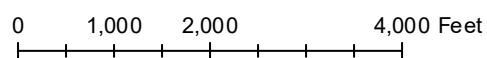
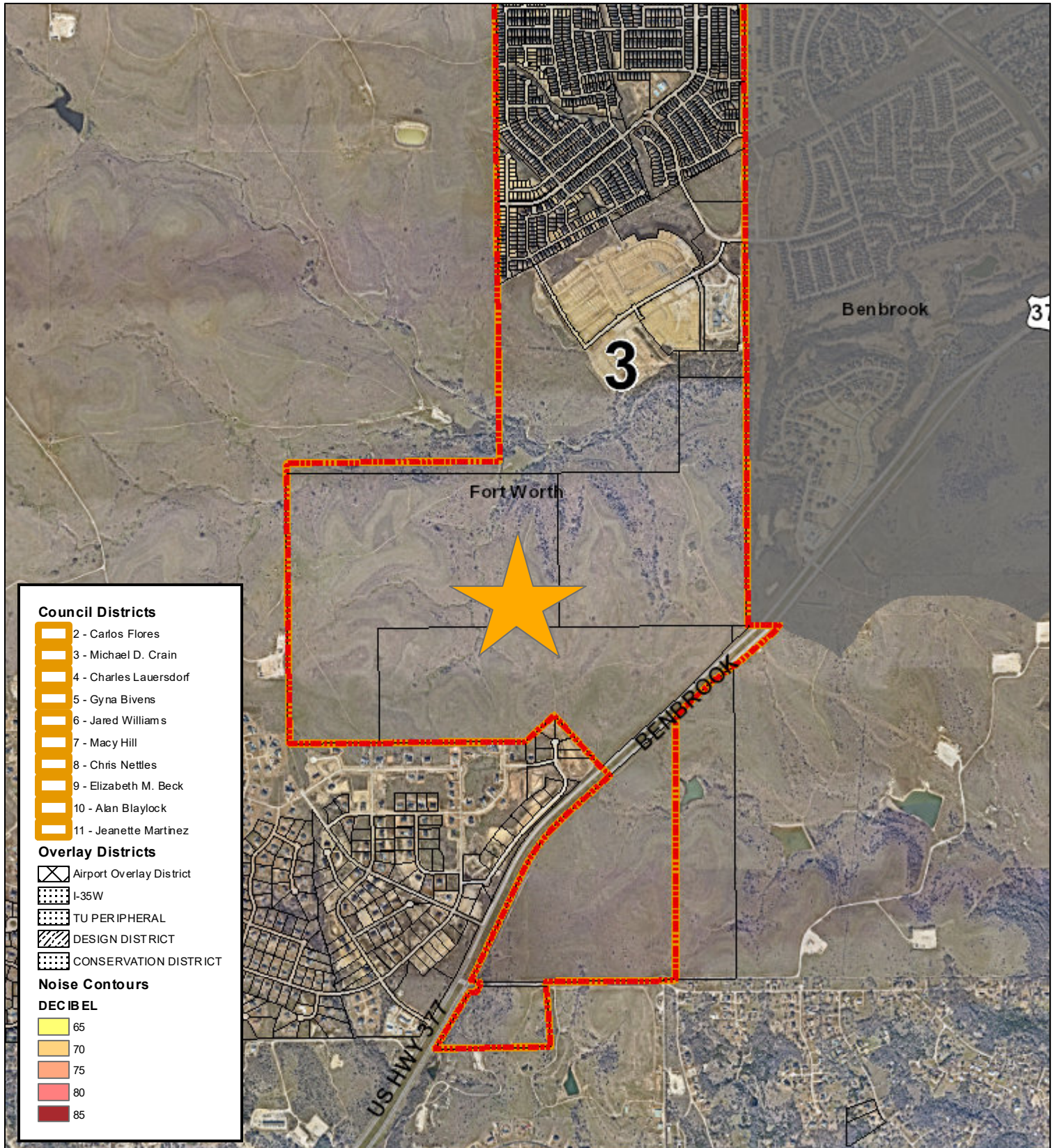
Tract	Proposed Zoning	Compatible
1	“A-5’ One-Family and “R2” Townhouse/Cluster	Yes (adjacent undeveloped to the north and west. Single-family/townhomes to the north and east and Proposed tract 2 to the south)
2	“R2” Townhouse/Cluster, “D” High Density Multifamily, “G” Intensive Commercial, *No detached one-family dwelling shall be constructed within Tract 2 within 500 feet from the edge of property owned by the Developer, or affiliates or assignees, that abuts highway 377 South.	Yes , if townhomes are proposed adjacent to existing single-family residential to the southwest. The remaining adjoining property is undeveloped. The higher density residential and commercial uses would have frontage onto Hwy 377

Comprehensive Plan Consistency – Far Southwest

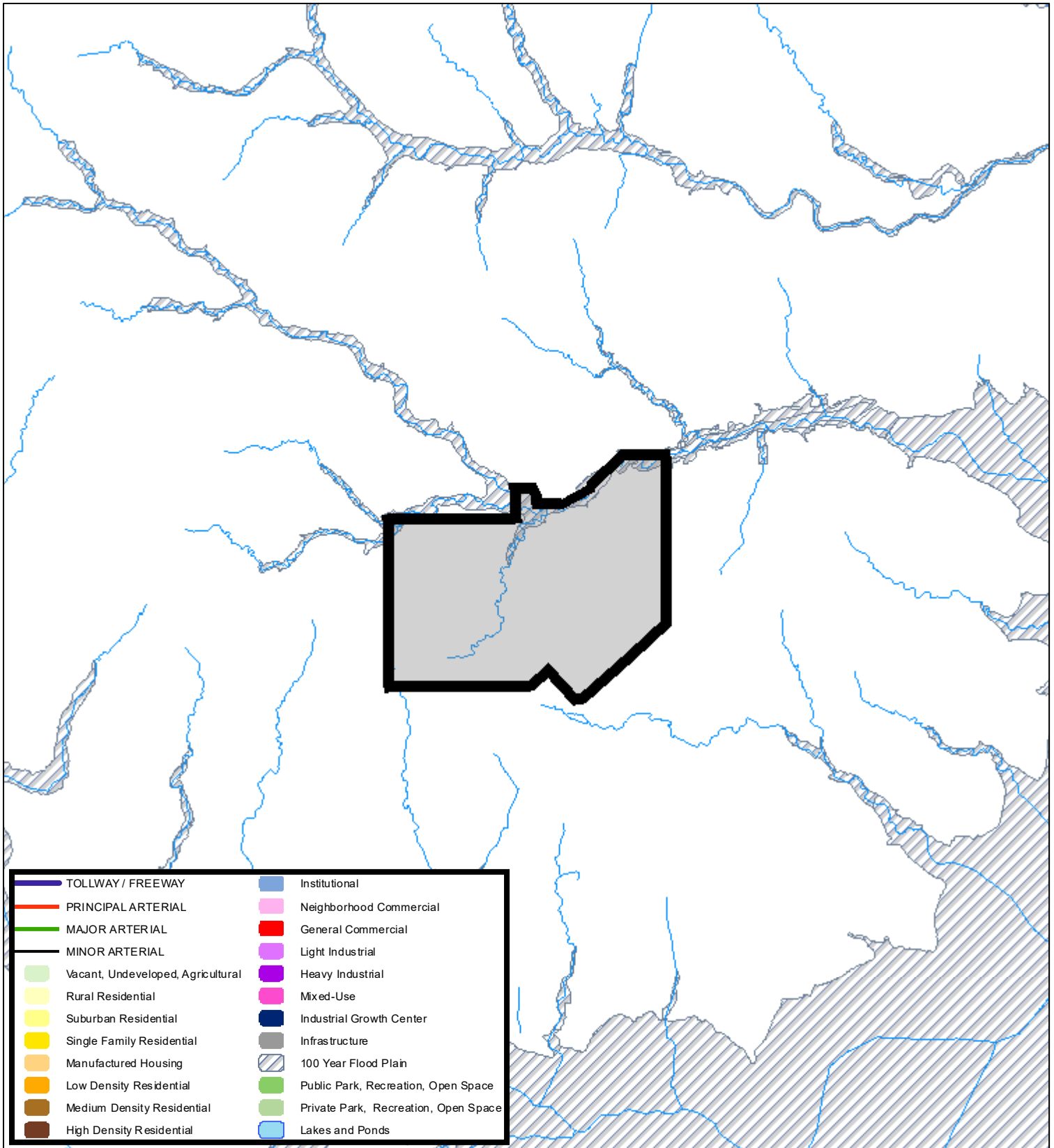
Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The Future Land Use Map is included in this report as attachment 8. The table below describes the consistency with the Comprehensive Plan:

Tract	Proposed Zoning	Future Land Use	Consistency
1	“A-5’ One-Family and “R2” Townhouse/Cluster	Single Family Residential	“A-5” is consistent “R2” is not consistent
2	“R2” Townhouse/Cluster, “D” High Density Multifamily, “G” Intensive Commercial	Single Family Residential; Neighborhood Commercial	Not consistent (generally),

Area Map



Future Land Use

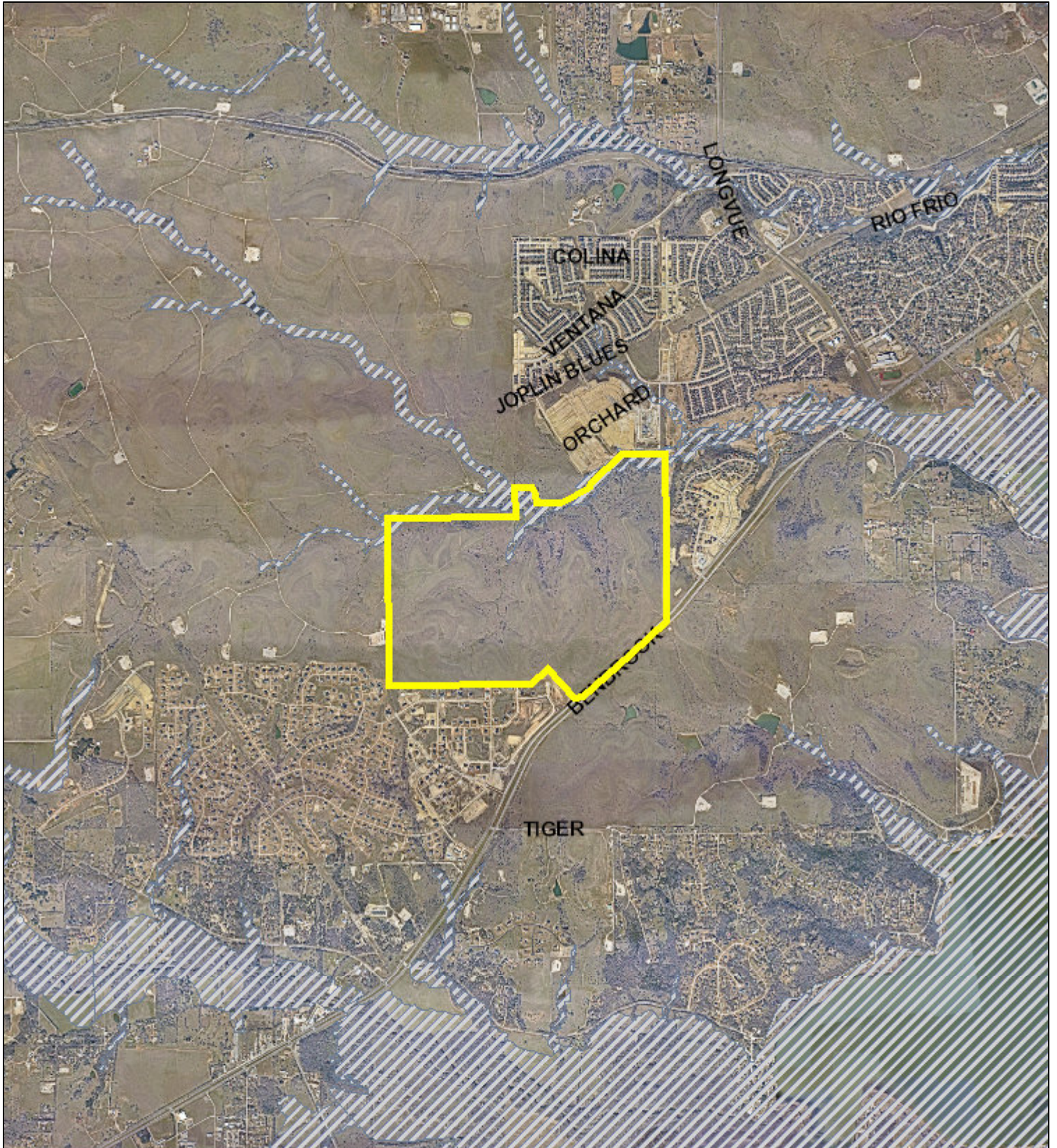


3,100 1,550 0 3,100 Feet

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



Aerial Photo Map



0 2,050 4,100 8,200 Feet





Zoning Staff Report

Date: January 10, 2024

Case Number: ZC-23-180

Council District: 10

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Kole Weber and Timothy Lucas/Trinity Broadcasting Inc.

Site Location: 5501 Alliance Gateway Freeway

Acreage: 3.60

Request

Proposed Use: Helipad

Request: From: “K” Heavy Industrial

To: “PD/K” Planned Development with a base of "K" Heavy Industrial, plus helipad site plan included

Recommendation

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

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

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

Staff Recommendation: **Approval**

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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 subject property is located at along Alliance Gateway Freeway near Independence Parkway. The applicant is requesting a rezoning from “K” Heavy Industrial to “PD/K” Planned Development with a base of "K" Heavy Industrial, plus helipad site plan included. The proposed use will be located in a parking area in-between existing industrial use. There are no residential uses near the proposed site. Noise and other impacts will be minimal at to location due to existing uses, proximity to existing airport and freeway.

Surrounding Zoning and Land Uses

North City of Roanoke / industrial
East “K” Heavy Industrial / industrial
South “K” Heavy Industrial / industrial
West “K” Heavy Industrial / industrial

Recent Zoning History

- none

Public Notification

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

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

**Located within this registered Neighborhood Redevelopment Organizations*

Development Impact Analysis

Land Use Compatibility

Adjoining properties in all directions are currently zoned “K” Heavy Industrial except for the northern property which lies within the City of Roanoke. All surrounding property have industrial uses. Therefore, the proposed zoning **is compatible** at this location.

Comprehensive Plan Consistency – Far North

The adopted Comprehensive Plan designates the subject property as a future Industrial Growth Center. Industrial Growth Centers provide for a mix of industrial and commercial uses that serve a large region. Appropriate zoning classifications for this area include all commercial and industrial zoning districts. The proposed rezoning also conforms to the following land use policies of the Comprehensive Plan:

- Link growth centers with major thoroughfares, public transportation, trails, and linear parks.
- 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

The proposed zoning of “PD/K” is **consistent** with the Comprehensive Plan based on the policies cited above and conformance with the Future land Use map.

Site Plan Comments

The site plan as submitted is in general compliance with zoning regulations.



(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

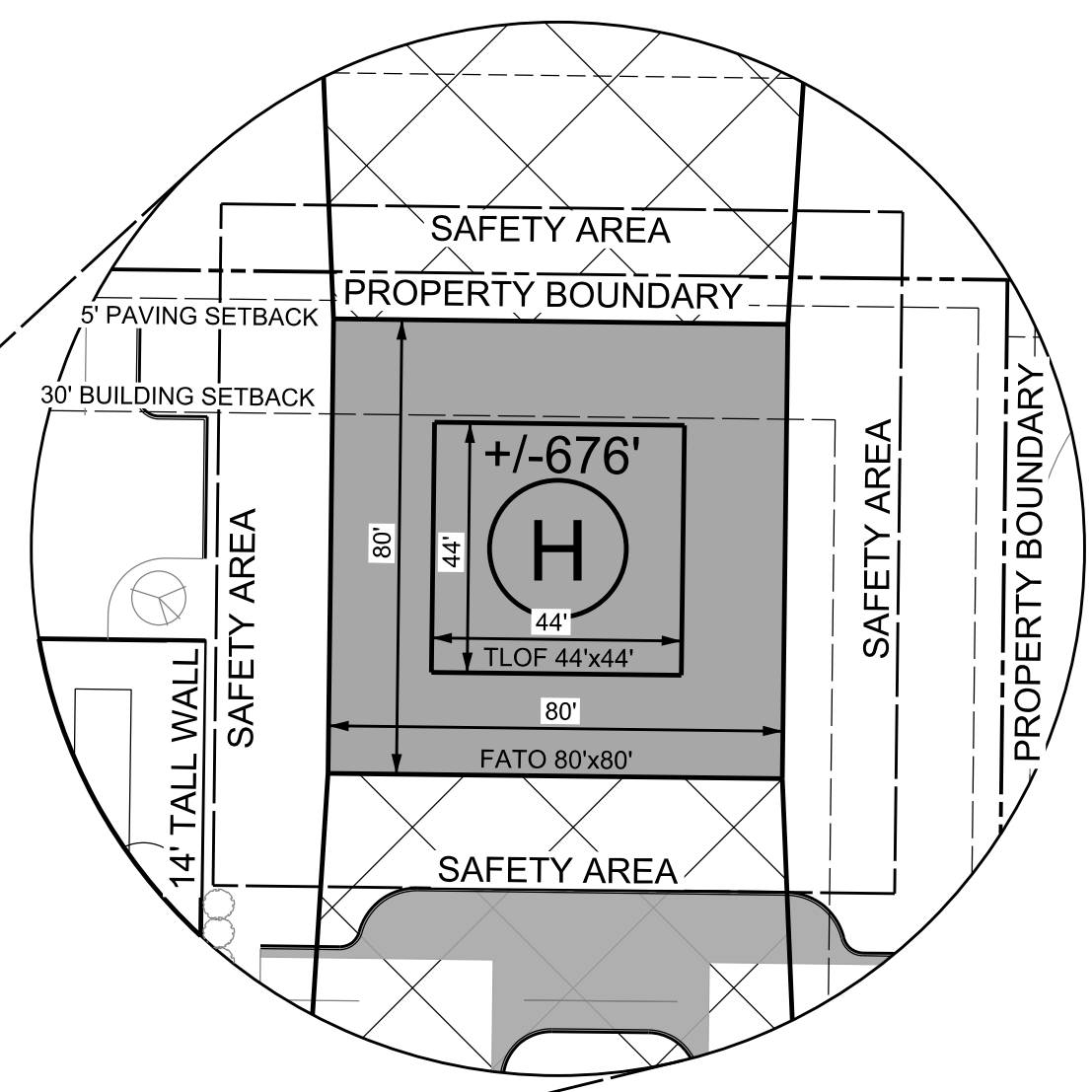
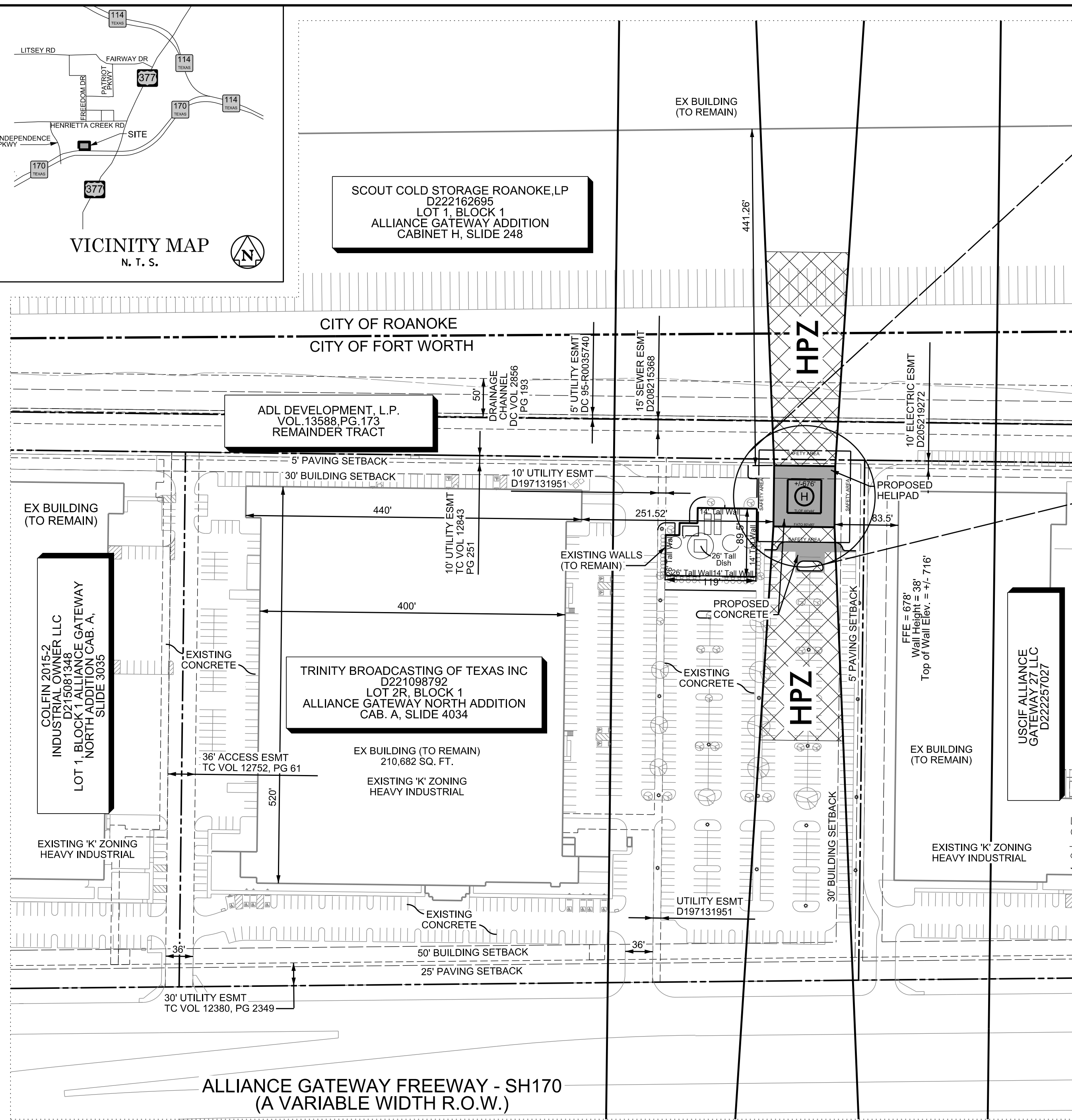
Applicant: Trinity Broadcasting of Texas Inc.
Address: 5501 Alliance Gateway Freeway
Zoning From: K
Zoning To: Add Conditional Use Permit for a Helipad
Acres: 0.14692482
Mapsc0: Text
Sector/District: Far North
Commission Date: 12/13/2023
Contact: 817-392-6190



 Subject Area
 300 Foot Notification

0 80 160 320 Feet


TBPLS Firm Reg No. 10177700
 Copyright © 2023 Peloton Land Solutions, Inc.
 11/3/2023
 11:57:16 AM
 11/3/2023
 G:\JOB\TBN23001_Hei\Iprod\3.Des\Ign\32.Enr\Iprod\32.Zon\mg\Annex\TBN23001_Hei\Iprod_CUP.dgn



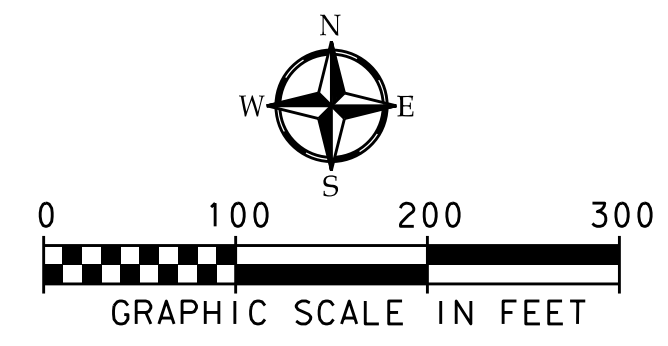
HELIPAD DETAIL
N.T.S.

- NOTES:**
1. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 2. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 3. NO MINIMUM PARKING STANDARD APPLIES TO THIS SITE PER SECTION 6.201 OF THE CITY OF FORT WORTH'S ZONING ORDINANCE.
 4. ALL LIGHTS SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES AND SHALL BE SHIELDED FULL CUTOFF LIGHTING.
 5. ALL PROVIDED LIGHTING WILL CONFORM TO THE CITY OF FORT WORTH LIGHTING CODE.
 6. ALL SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS.

DIRECTOR OF DEVELOPMENT SERVICES

DATE

JOB #:	TBN23001
DRAWN BY:	TCG
CHECKED BY:	TL/KTW
DATE:	11/03/2023
DATE:	REVISIONS:



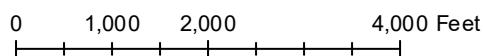
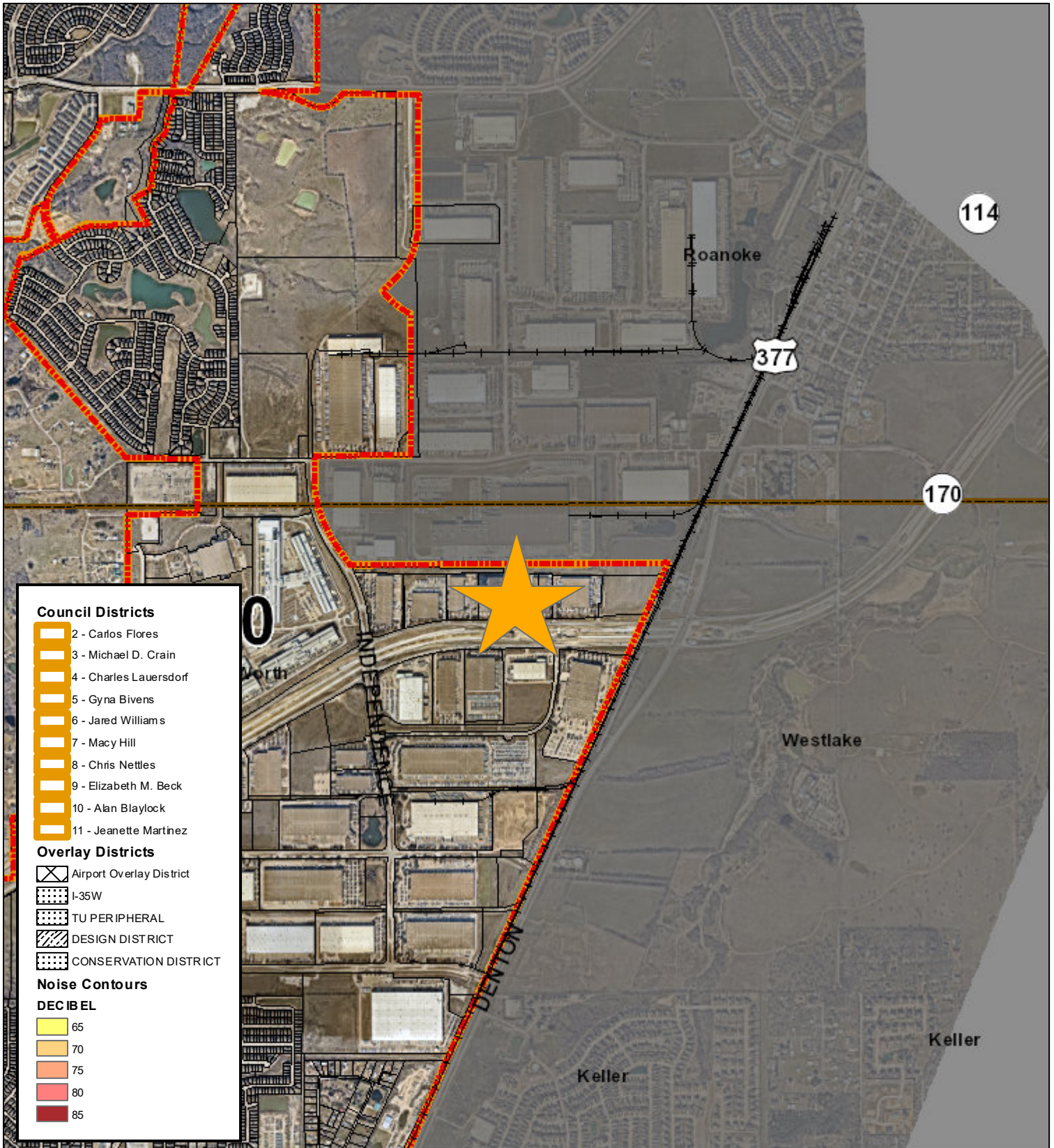
OWNER
TRINITY BROADCASTING OF TEXAS, INC.
 5501 ALLIANCE GATEWAY
 FREEWAY, SUITE 125
 FORT WORTH, TX 76177

PLANNER / ENGINEER / SURVEYOR

PELTON
 LAND SOLUTIONS
 a Westwood company
 9800 HILLWOOD PARKWAY, SUITE 250
 FORT WORTH, TEXAS 76177 PH.# 817-562-3350

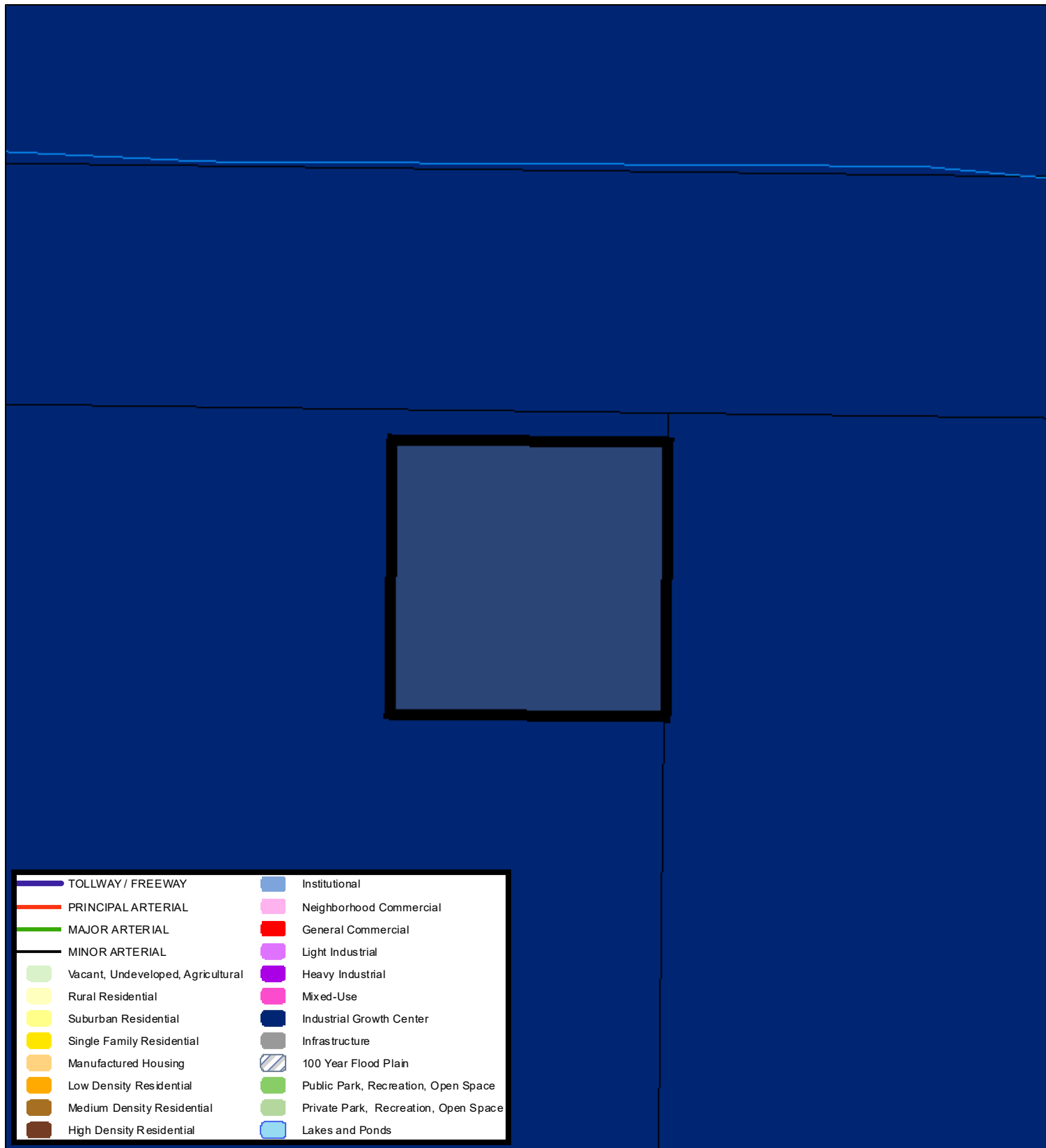
Conditional Use Permit Site Plan of
TRINITY BROADCASTING HELIPAD

Area Map

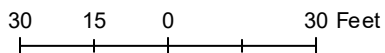




Future Land Use



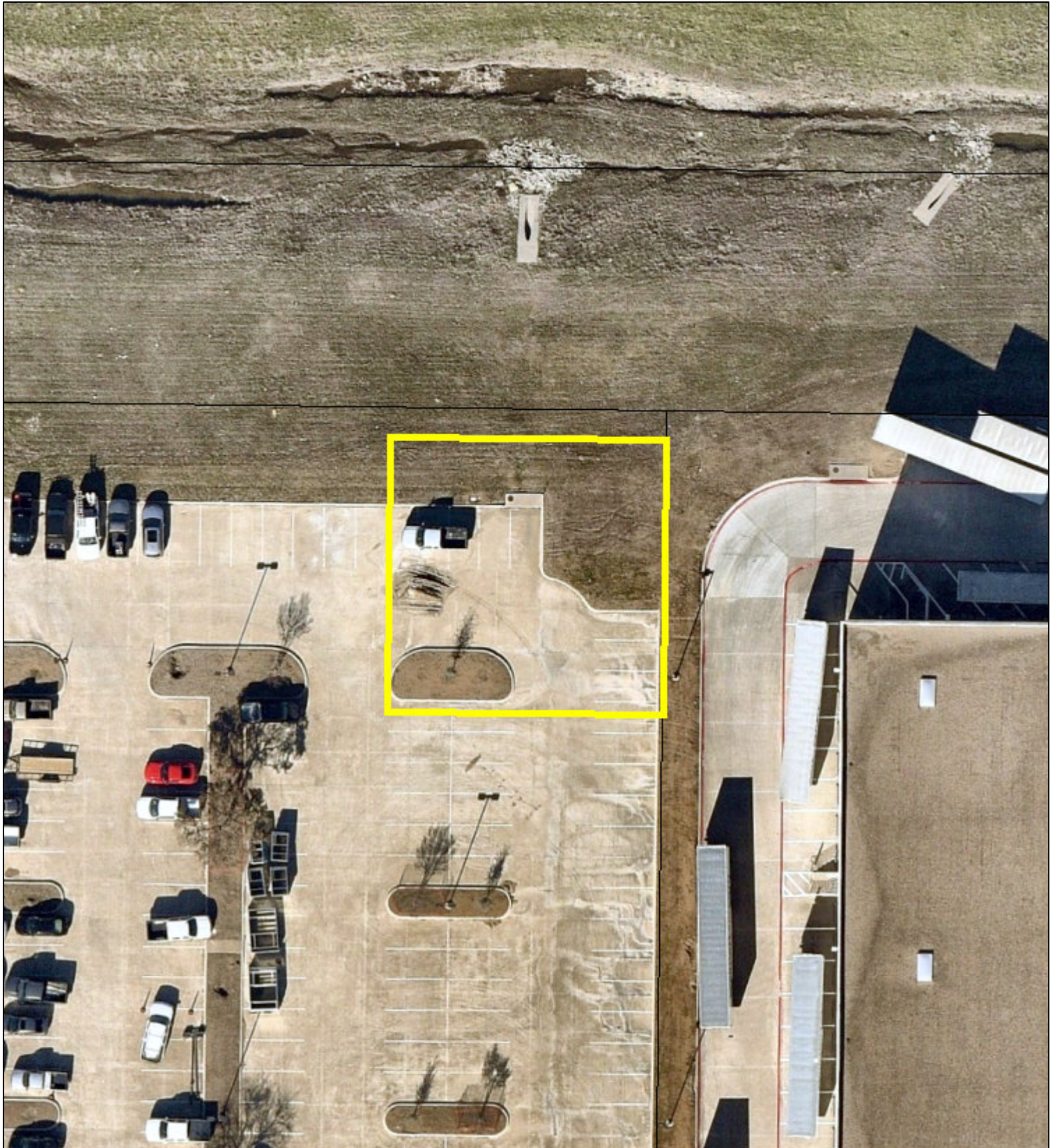
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential		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 20 40 80 Feet





Zoning Staff Report

Date: January 10, 2024

Case Number: SP-23-014

Council District: 10

Site Plan

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

Owner / Applicant: PS LPT Properties / Kimley Horn, Brandon Middleton

Site Location: 11055 N. Riverside Drive **Acreage:** 9.7 acres

Request

Proposed Use: Self Storage / Mini-Warehouse

Request: To: Amend site plan for “PD 723” Planned Development- Specific Use to add new building

Recommendation

Staff Recommendation:

Approval

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10. Aerial Photograph

Project Description and Background

The site is located at 11055 N. Riverside Drive in Council District 10, Far North Fort Worth. At present, the site is occupied by Public Storage, a self-storage company, which is classified as a "mini-warehouse" under the Zoning Ordinance. The proposed Site Plan amendment aims to construct a new building on the site, replacing a parking area. The new building will cover an approximate area of 65,848 square feet and will be located inside the site, surrounded by similar mini warehouse buildings.

Here's an excerpt from the application:

waivers are being requested and why, and secondary changes from previously approved plans.

A new one-story building is being proposed on Lot 2, Block 1 with additional parking for loading/unloading purposes. All other building will be kept as-is.

Surrounding Zoning and Land Uses

North "G" Intensive Commercial / church
East "E" Neighborhood Commercial / undeveloped
South "PD943" Planned Development / Mini Warehouse
West "G" Intensive Commercial / vacant/ auto repair

Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on December 29, 2023:

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

Not located within a registered Neighborhood Association

Site Plan Comments

Zoning & Land Use

The site plan is in general compliance with the Zoning Ordinance

Platting

No response provided

Water

No response provided

Park and Recreation

No response provided

Fire Department

No response provided

Building Plan Review

No response provided

Transportation/Public Works Stormwater

No response provided

Transportation/Public Works Engineering

No response provided



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




Area Zoning Map

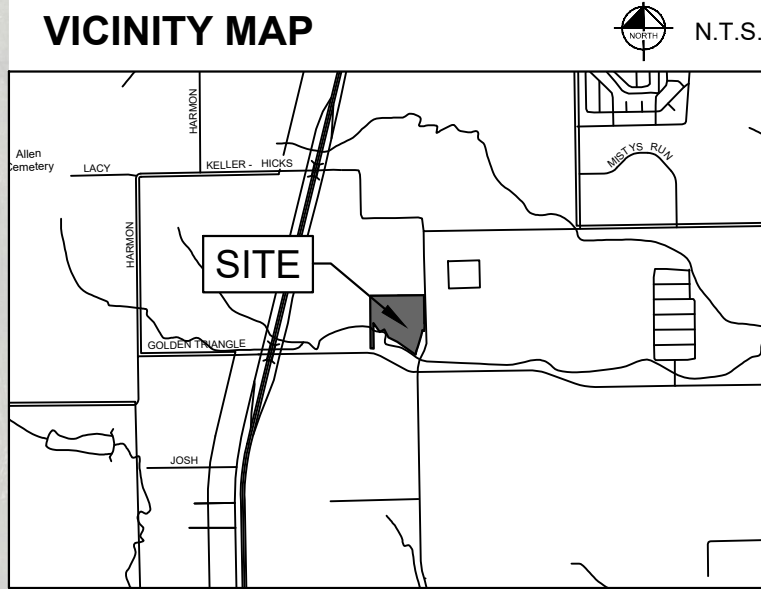
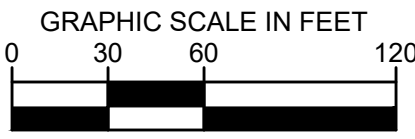
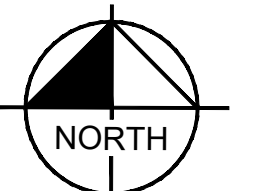
Applicant: PS LPT Property Investors/Brandon Middleton
Address: 11055 Riverside Drive
Zoning From: PD968 for all uses in G plus mini warehouse
Zoning To: amend site plan
Acres: 9.72641174
Mapsc0: Text
Sector/District: Far North
Commission Date: 1/10/2024
Contact: null



 Subject Area
 300 Foot Notification

0 180 360 720 Feet


LOT 3R, BLOCK 1
ALL STORAGE OLD DENTON
(INST. No. D211313903)
ZONE: G (INTENSIVE COMMERCIAL)



LOT 6R-1B, BLOCK 1
MORIAH AT TIMBERLAND ADDITION
(INST. No. D223028784)
ZONE: G
(INTENSIVE COMMERCIAL)

LOT 9R-2, BLOCK 1
MORIAH AT TIMBERLAND ADDITION
(INST. No. D219040784)
ZONE: G
(INTENSIVE COMMERCIAL)

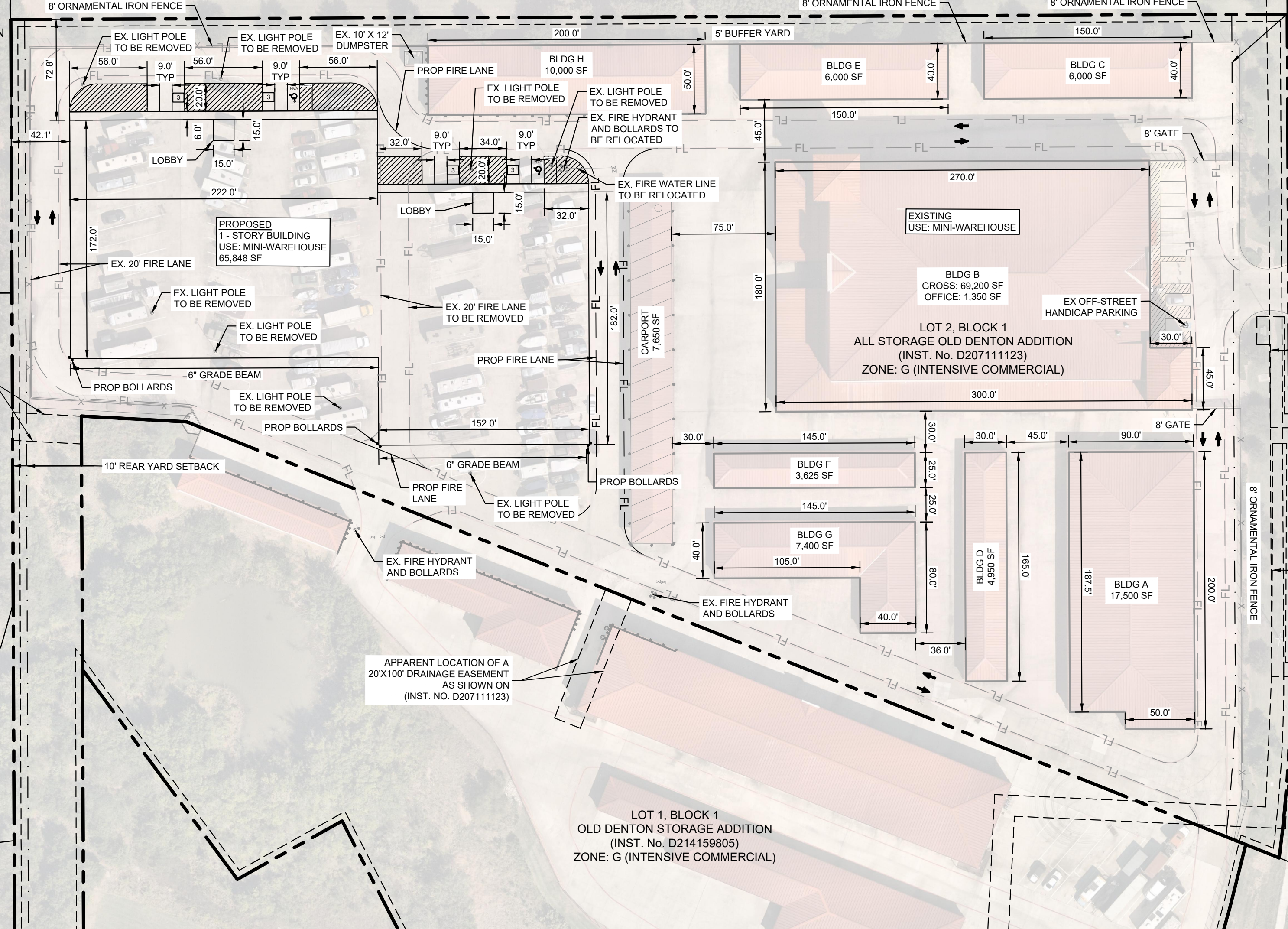
LOT 9R-1, BLOCK 1
MORIAH AT TIMBERLAND ADDITION
(INST. No. D219040784)
ZONE: G
(INTENSIVE COMMERCIAL)

LOT 12R-2, BLOCK 1
MORIAH AT TIMBERLAND
(INST. No. D217160408)
ZONE: G
(INTENSIVE COMMERCIAL)

LOT 2R1, BLOCK 1
OLD DENTON STORAGE ADDITION
(INST. No. D220331680)
ZONE: G (INTENSIVE COMMERCIAL)

LOT 2R2, BLOCK 1
OLD DENTON STORAGE ADDITION
(INST. No. D220331680)
ZONE: G (INTENSIVE COMMERCIAL)

LOT 1, BLOCK 1
OLD DENTON STORAGE ADDITION
(INST. No. D214159805)
ZONE: G (INTENSIVE COMMERCIAL)



SITE DATA SUMMARY TABLE	
TOTAL SITE AREA (ACRES)	16.772
EX OFFICE BUILDING (SF)	1,350
PROPOSED BUILDING (SF)	65,848
TOTAL GROSS FLOOR AREA (SF)	65,848
BUILDING HEIGHT (FT)	15'
MAXIMUM BUILDING HEIGHT (FT)	120 OR 12 STORIES
REQUIRED BUILDING SETBACK (FT)	40
REQUIRED BUFFERYARD WIDTH (FT)	5

- SITE NOTES:**
- ALL STREETS ARE TO BE PAVED WITH DIRECT ACCESS TO AN ALL-WEATHER PAVED HARD SURFACED PUBLIC STREET, PRIVATE STREET, OR AN ACCESS EASEMENT APPROVED BY THE PUBLIC SAFETY DEPARTMENTS AND THE CITY ENGINEER.
 - ALL EXISTING SITE PAVING, INCLUDING BUT NOT LIMITED TO, DRIVEWAYS, ENTRANCES, EXITS, PARKING AND LOADING AREAS ARE CONCRETE.
 - ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - BUILDING LIGHTING TO BE DIRECTED AWAY FROM AND DOWNWARD OF ANY ADJACENT RESIDENTIAL DISTRICT.
 - EXTERIOR WALLS OF THE MINI-WAREHOUSE ARE TO BE COMPOSED OF MASONRY MATERIALS SUCH AS BRICK, SPLIT FACE BLOCK, ARCHITECTURALLY FINISHED TILT WALL, STUCCO, OR EIFS.
 - SECONDARY EXTERIOR MATERIALS CONSIST OF NON-MASONRY MATERIALS INCLUDING ACCENT METAL OR ALUMINUM. SECONDARY MATERIAL SHALL NOT COMPROMISE MORE THAN 10% OF EACH FACADE ELEVATION.
 - EXCEPT FOR BRICK OR STONE, SURFACES SHALL BE PAINTED IN SUBTLE, NEUTRAL OR EARTH TONE COLORS, SPECIFICALLY INCLUDING WITHOUT LIMITATION WHITE, TAN, BROWN, AND GRAY. TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.
 - PROJECT REQUESTS A WAIVER FOR A PROPOSED MONUMENT SIGN WITHIN THE 50' BUILDING SETBACK.
 - PROPOSED SIDEWALK TO BE 6' WIDE.

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	2.5 SPACE PER 1,000 SF OFFICE FLOOR AREA
TOTAL OFFICE FLOOR AREA (SF)	1,350
PARKING REQUIRED (2.5 SPACE/1,000 SF)	4
TOTAL HANDICAPPED PARKING REQUIRED	1
SURFACE PARKING PROVIDED	8
HANDICAPPED PARKING PROVIDED	1
PROPOSED STORAGE BLDG PARKING	10
PROPOSED HANDICAP PARKING	2
TOTAL PARKING PROVIDED	21

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

PUBLIC STORAGE N RIVERSIDE DR
ZONING SITE PLAN
CITY OF FORT WORTH ZONING CASE ZC-13-016
16.772 ACRE TRACT
WILLIAM MCCOWAN SURVEY, A-999
11025 NORTH RIVERSIDE DRIVE
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
DECEMBER 4, 2023



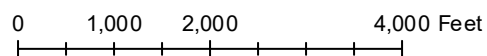
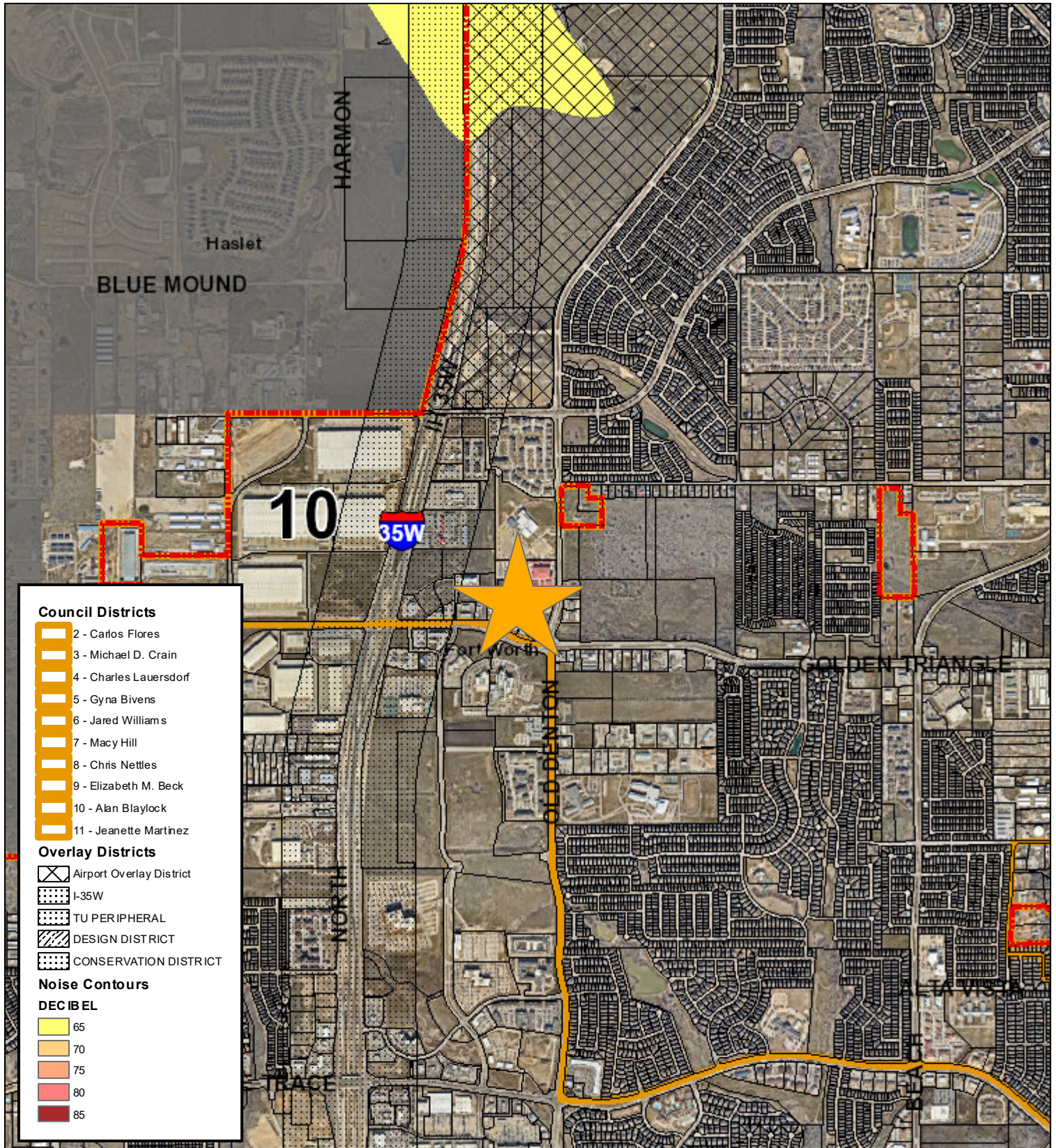
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

OWNER:
PUBLIC STORAGE
701 WESTERN AVENUE
GLENDALE, CA 91201
CONTACT: TIM STANLEY

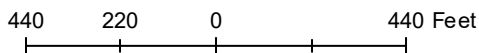
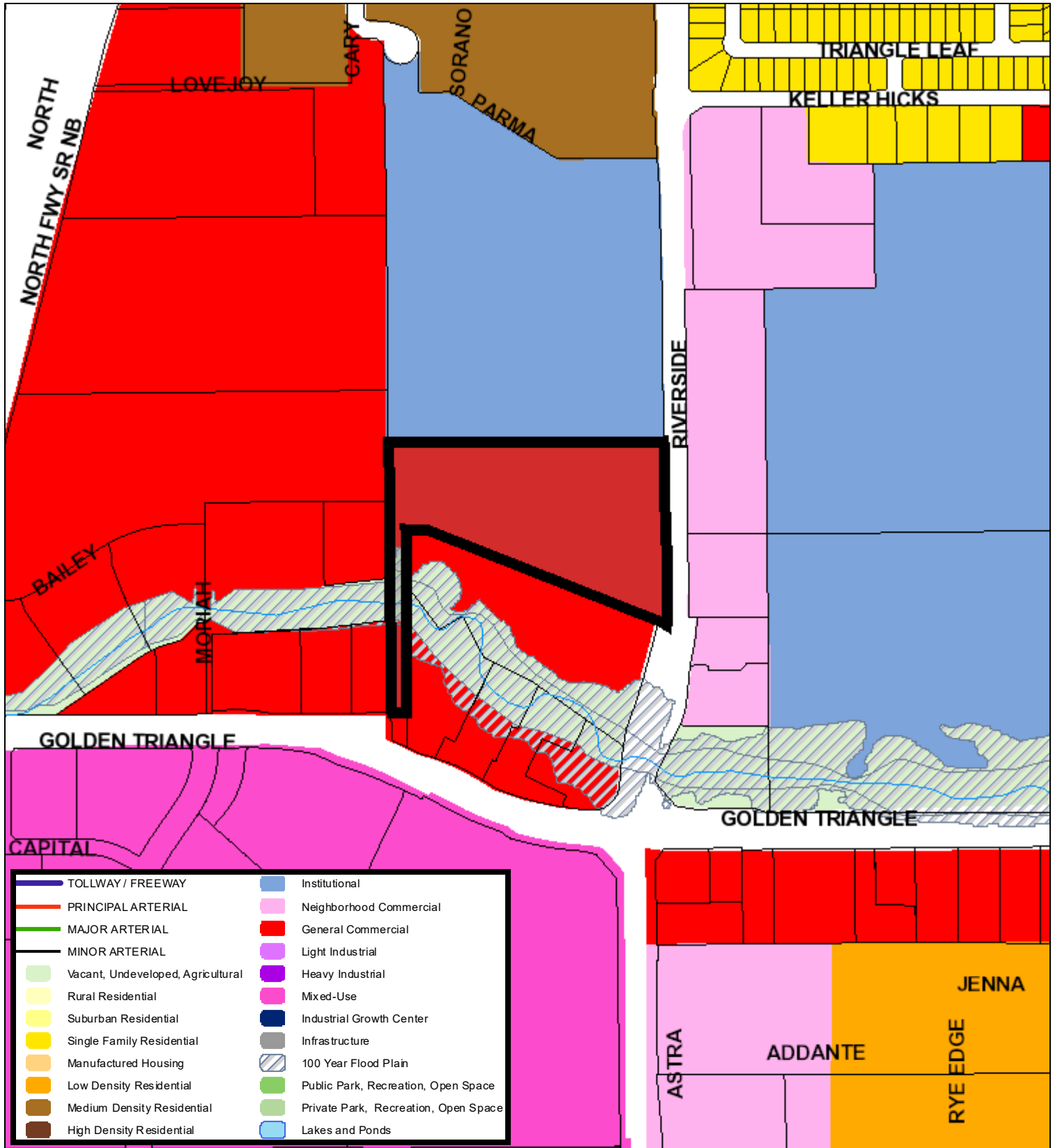
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: BRANDON MIDDLETON, P.E.
TEXAS REGISTERED ENGINEERING FIRM F-928

Area Map



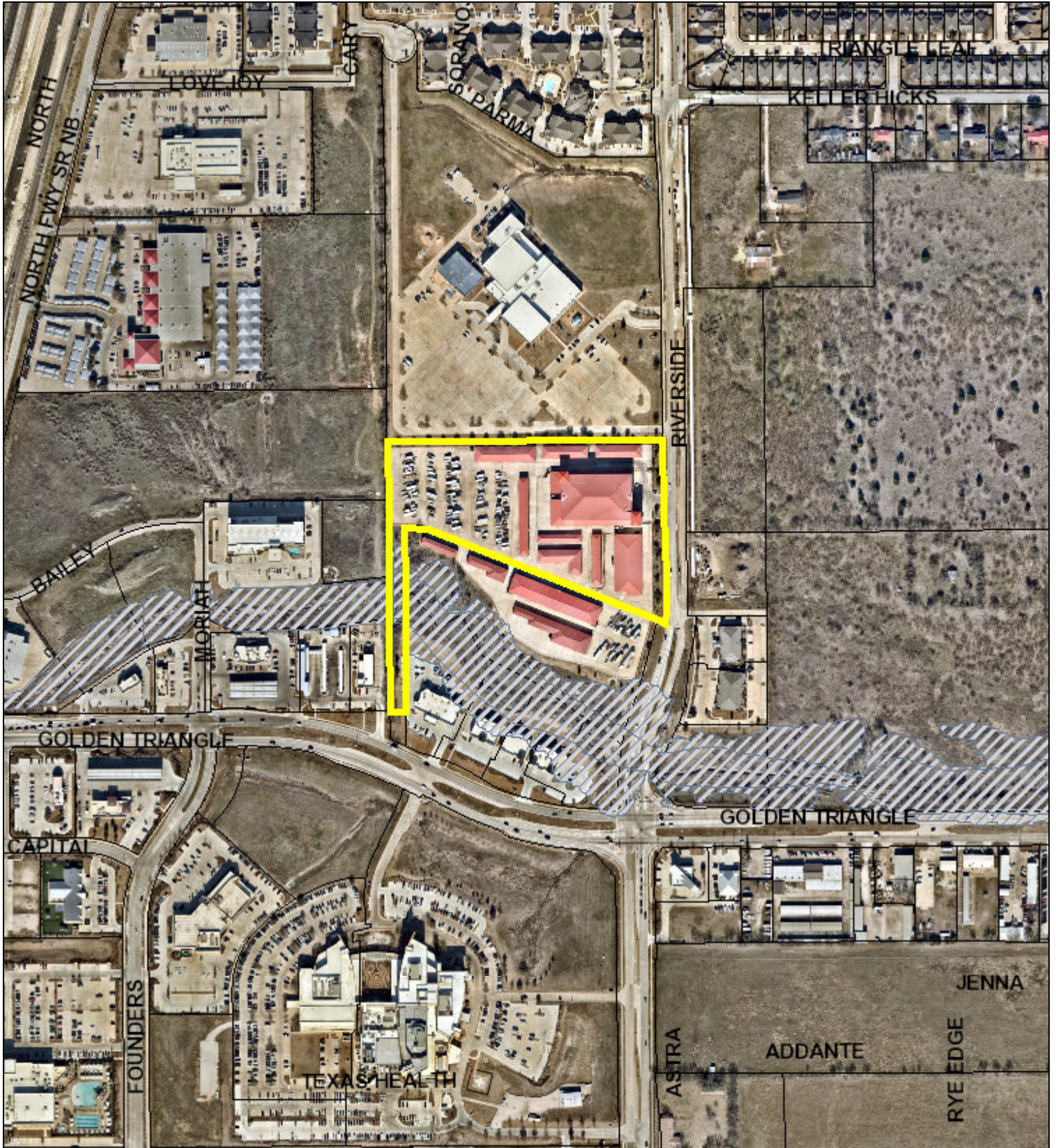
Future Land Use



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



0 275 550 1,100 Feet





Zoning Staff Report

Date: January 10, 2024

Case Number: SP-23-015

Council District: 8

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: PS LPT Properties / Kimley Horn, Brandon Middleton (representative)

Site Location: 7601 Crowley Road **Acreage:** 13.22 acres

Request

Proposed Use: Self Storage / Mini-Warehouse

Request: To: Amend site plan for "PD 723" PD-SU" for all uses in "E" plus mini-warehouses; following uses are excluded: tattoo and massage parlors, retail liquor stores, stand-alone bar or lounge, hours of operation for the office are 8:00 a.m. to 7:00 p.m.; electronically controlled security gate 7:00 a.m. to 11:00 p.m. daily to add new miniwarehouse structure

Recommendation

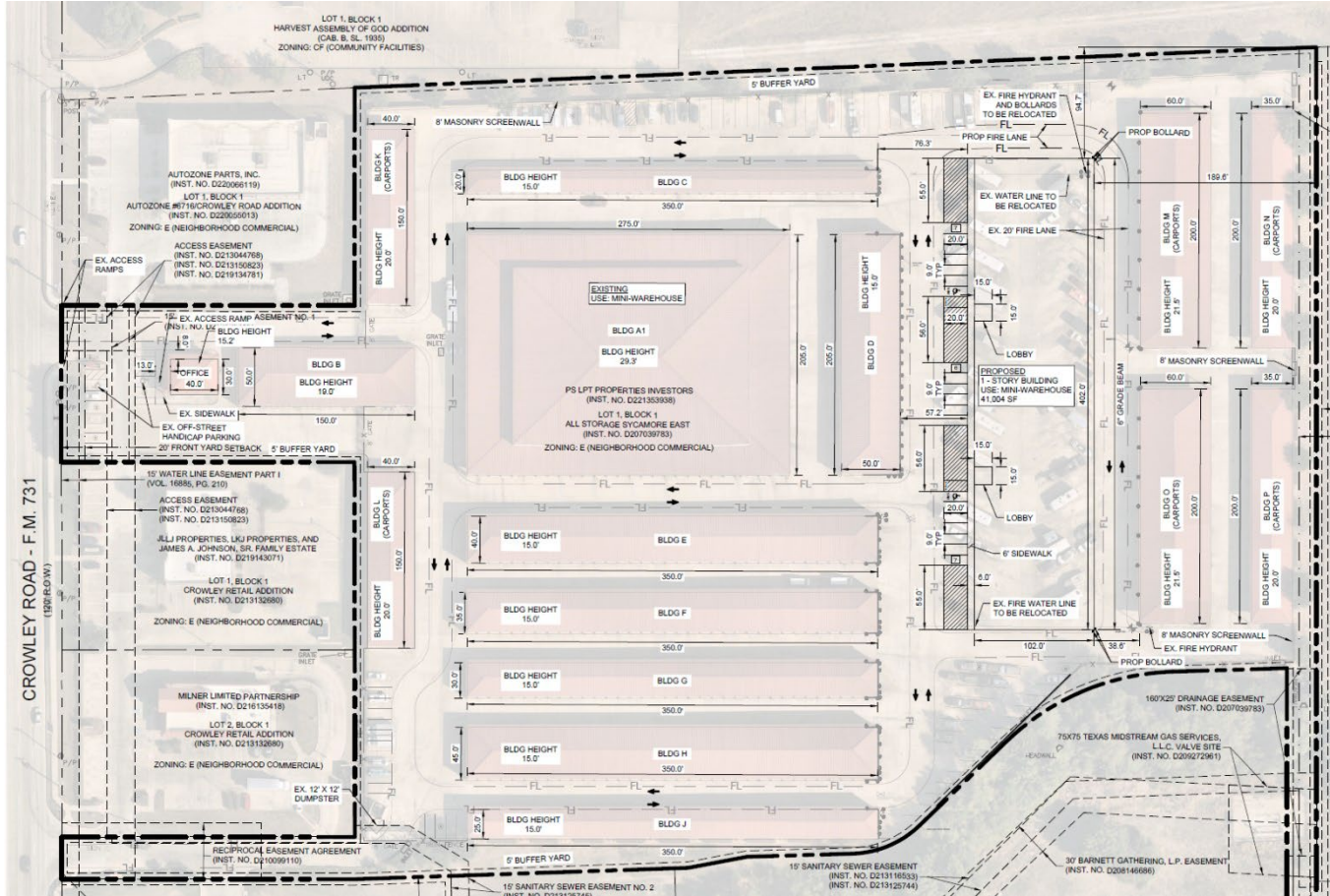
Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

The site is located in East Fort Worth at 7601 Crowley Road in Council District 8. The site is currently developed as Public Storage, a self storage company. The Zoning Ordinance terms this type of land use as “mini-warehouse”. This Site Plan is proposed to add a new buildings on the site, replacing a parking area. The building will be approximately 41,000 square feet and is located on the interior of the site, surrounded by similar mini warehouse buildings.



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

No supporting narrative was provided as part of the applicant’s submittal package.

Surrounding Zoning and Land Uses

- North “CF” Community Facilities / church
- East “A-5” One-Family Residential / gas well
- South “E” Neighborhood Commercial / undeveloped
- West “E” Neighborhood Commercial / retail & commercial

Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on December 29, 2023:

Organizations Notified	
Hallmark Camelot Highland Terrace NA*	Willow Creek NA
Trinity Habitat for Humanity	Streams and Valleys Inc
Crowley ISD	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

All zoning comments have been addressed

Platting

No response provided

Water

No response provided

Park and Recreation

No response provided

Fire Department

No response provided

Building Plan Review

No response provided

Transportation/Public Works Stormwater

No response provided

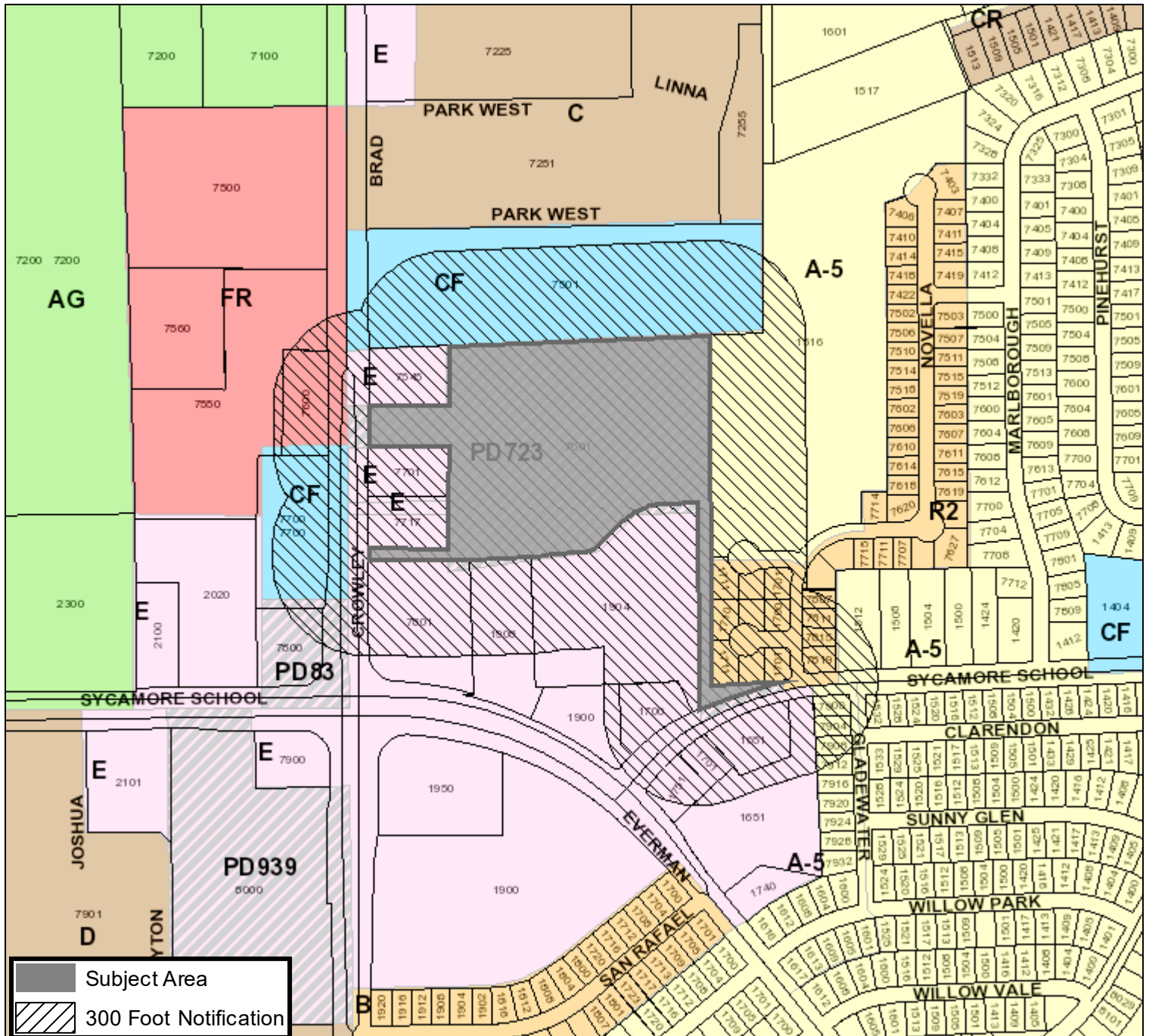
Transportation/Public Works Engineering



No response provided

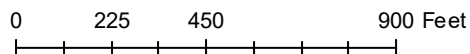
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

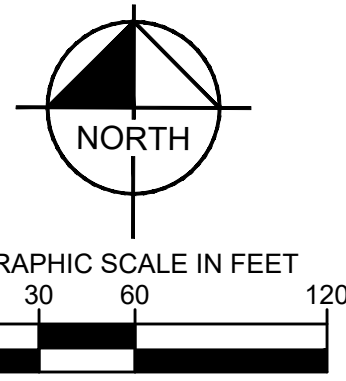
Applicant: PS LPT Property Investors/Brandon Middleton
 Address: 7601 South Crowley Road
 Zoning From: PD/E plus mini-warehouse
 Zoning To: amend site plan
 Acres: 13.15715406
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 1/10/2024
 Contact: null



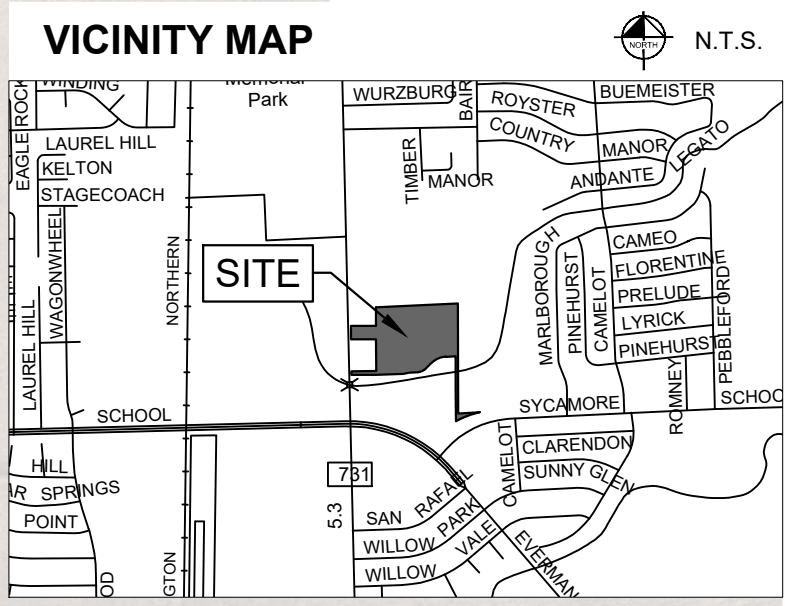
	Subject Area
	300 Foot Notification



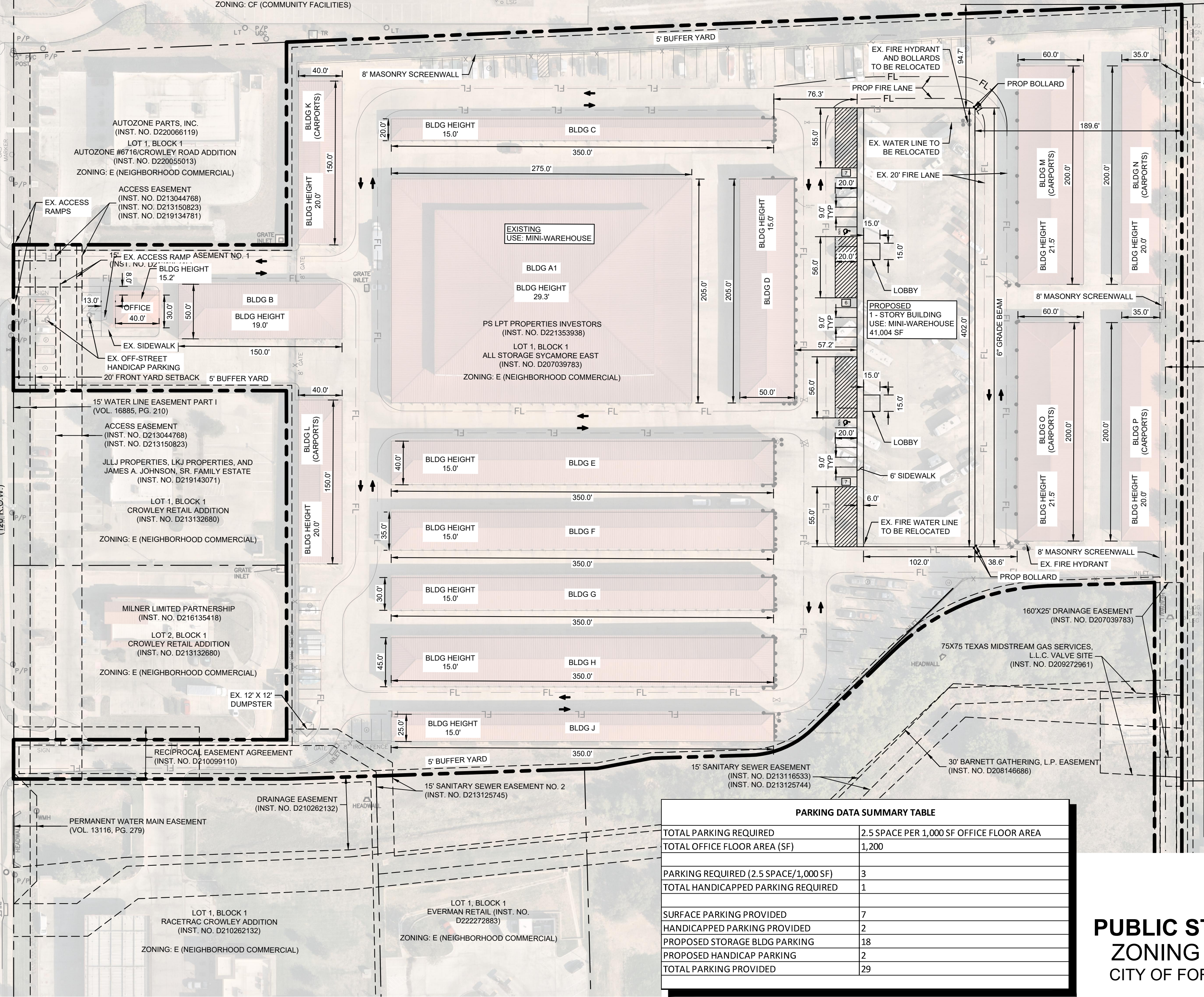
LOT 1, BLOCK 1
HARVEST ASSEMBLY OF GOD ADDITION
(CAB. B. SL. 1935)
ZONING: CF (COMMUNITY FACILITIES)



REMAINDER OF
HARVEST ASSEMBLY OF GOD
(VOL. 11070, PG. 854)
ZONING: A-5 (ONE-FAMILY)



CROWLEY ROAD - F.M. 731
(120' R.O.W.)



SITE DATA SUMMARY TABLE	
TOTAL SITE AREA (ACRES)	13.223
EX OFFICE BUILDING (SF)	1,200
PROPOSED BUILDING (SF)	41,004
TOTAL GROSS FLOOR AREA (SF)	41,004
BUILDING HEIGHT (FT)	15'
EX COVERED PARKING HEIGHT	20'-21.5'
MAXIMUM BUILDING HEIGHT (FT)	45 OR 3 STORIES
REQUIRED BUILDING SETBACK (FT)	20
REQUIRED BUFFERYARD WIDTH (FT)	5

- SITE NOTES:**
- ALL STREETS ARE TO BE PAVED WITH DIRECT ACCESS TO AN ALL-WEATHER PAVED HARD SURFACED PUBLIC STREET, PRIVATE STREET, OR AN ACCESS EASEMENT APPROVED BY THE PUBLIC SAFETY DEPARTMENTS AND THE CITY ENGINEER.
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PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	2.5 SPACE PER 1,000 SF OFFICE FLOOR AREA
TOTAL OFFICE FLOOR AREA (SF)	1,200
PARKING REQUIRED (2.5 SPACE/1,000 SF)	3
TOTAL HANDICAPPED PARKING REQUIRED	1
SURFACE PARKING PROVIDED	7
HANDICAPPED PARKING PROVIDED	2
PROPOSED STORAGE BLDG PARKING	18
PROPOSED HANDICAP PARKING	2
TOTAL PARKING PROVIDED	29

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

PUBLIC STORAGE CROWLEY ROAD
ZONING SITE PLAN AMENDMENT
CITY OF FORT WORTH ZONING CASE ZC-06-181
13.223 ACRE TRACT
G. HERRERA SURVEY, A-2027
7601 SOUTH CROWLEY ROAD
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
DECEMBER 4, 2023

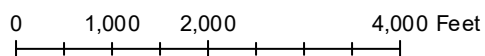
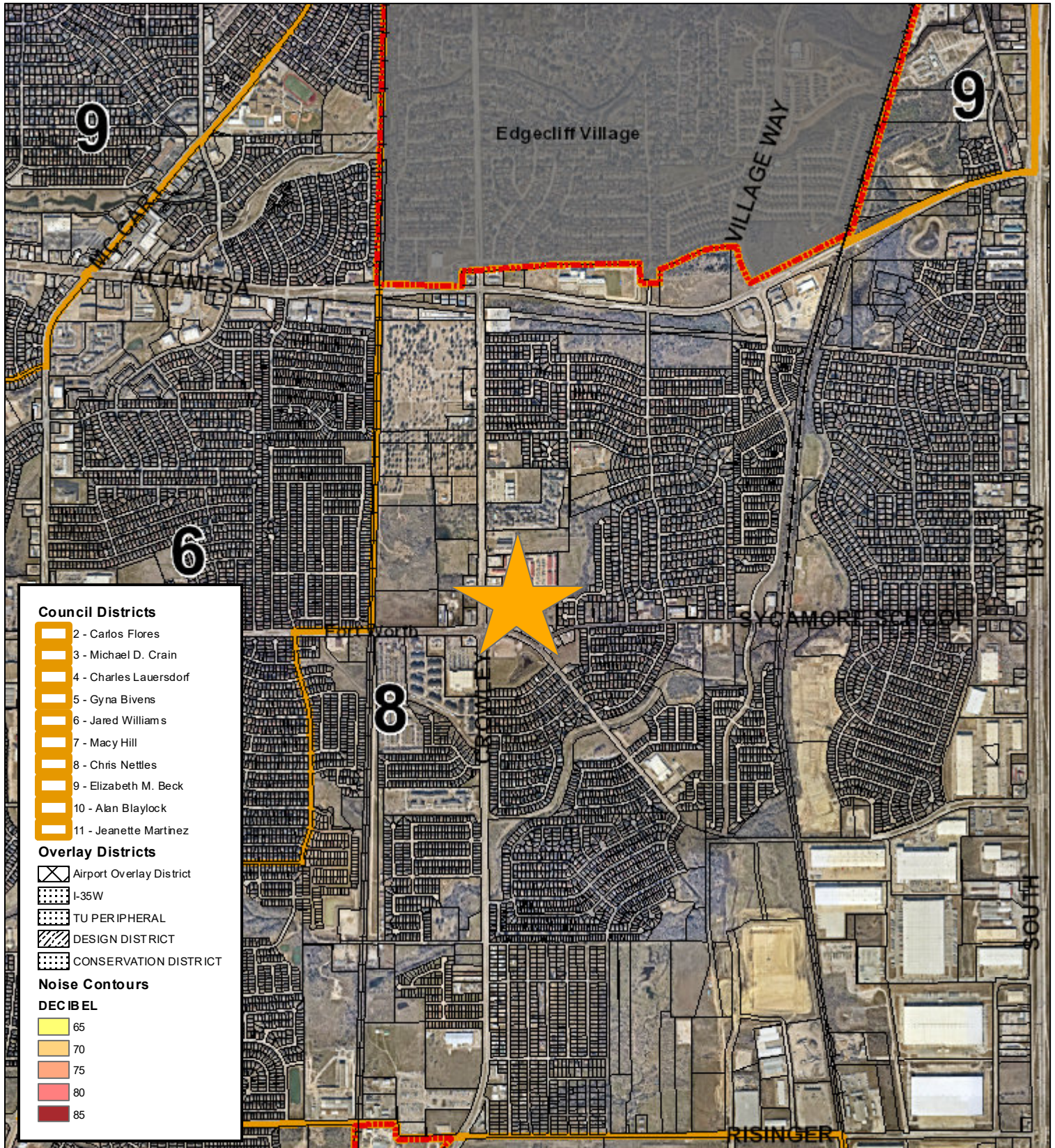
Kimley»Horn
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

OWNER:
PUBLIC STORAGE
801 CHERRY STREET, UNIT 11, # 1300
GLENDALE, CA 91201
CONTACT: TIM STANLEY

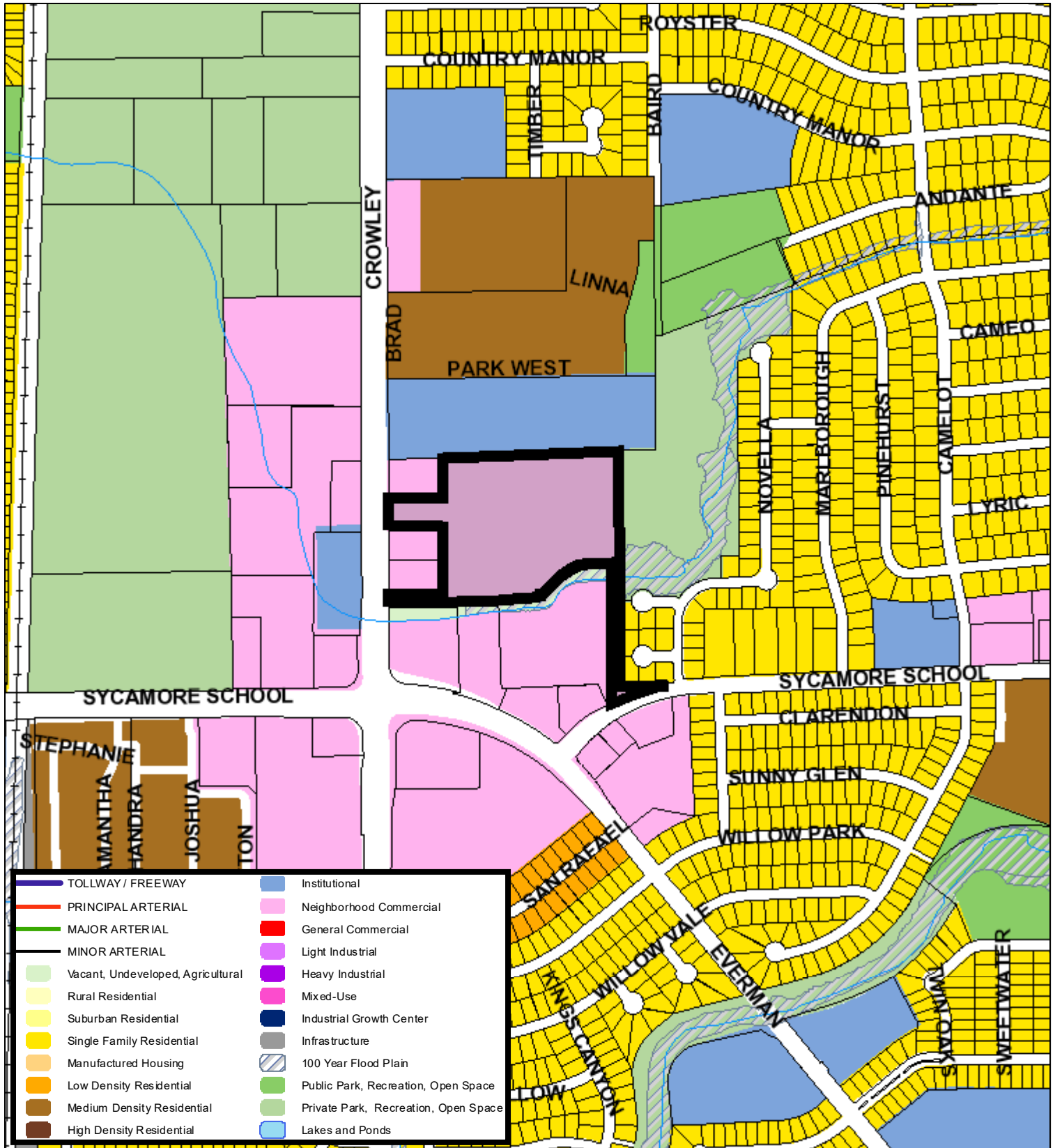
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: BRANDON MIDDLETON, P.E.
TEXAS REGISTERED ENGINEERING FIRM F-928

Area Map



Future Land Use

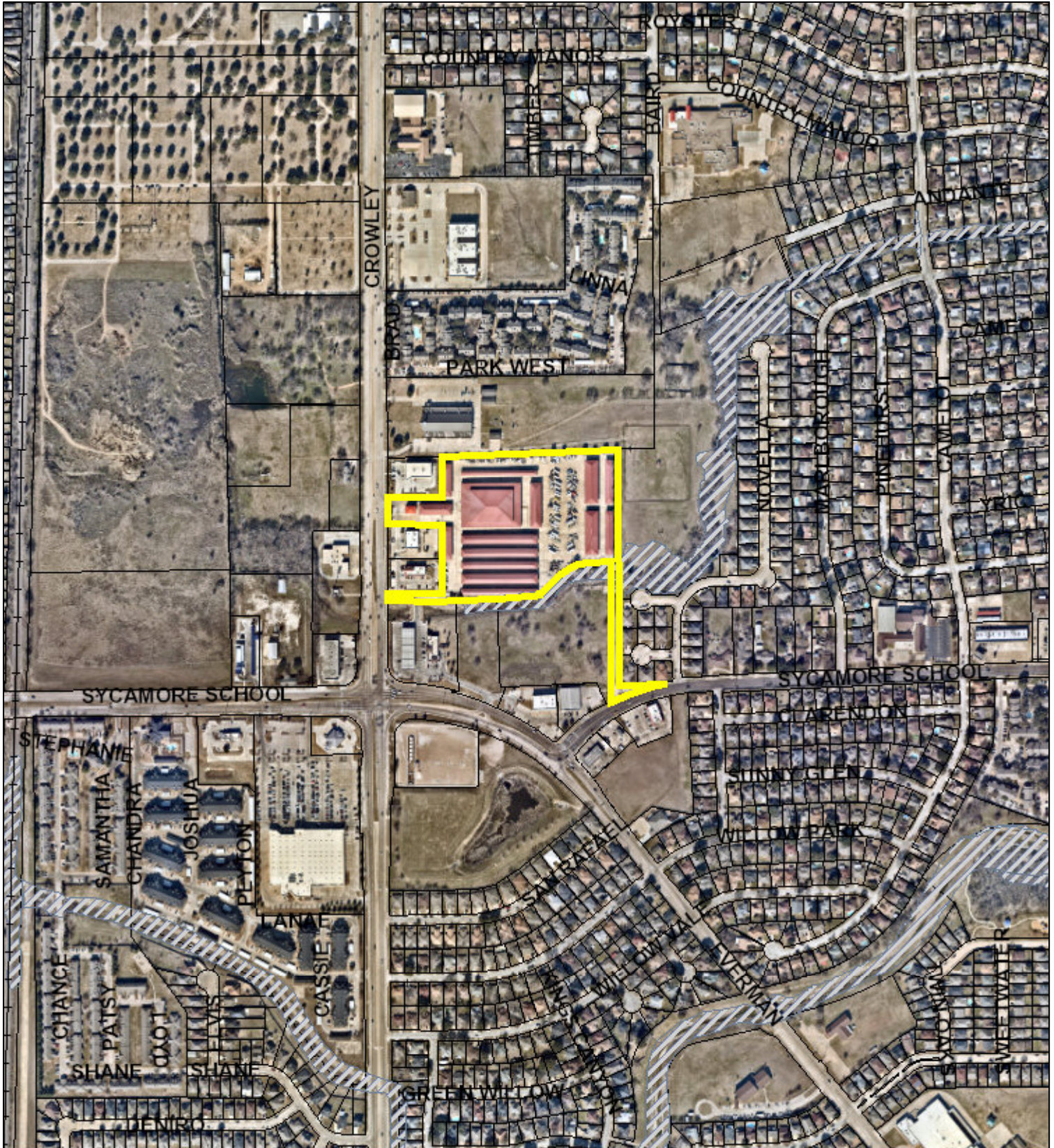


620 310 0 620 Feet

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



0 385 770 1,540 Feet





Zoning Staff Report

Date: January 10, 2024

Case Number: ZC-23-184

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Tyler Baucom, Rob Riner Companies

Site Location: 2601 Joel East Road **Acreage:** 16.16 acres

Request

Proposed Use: Industrial distribution, manufacturing, or cold storage facility

Request: From: “I” Light Industrial

To: “J” Medium Industrial

Recommendation

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

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

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

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

The proposed site is located in Council District 8 on Joel East Road, west of Wichita Street. The applicant is requesting to rezone from the existing “I” Light Industrial to “J” Medium Industrial. The applicant provided the following statement in regards to the proposed land uses on the site:

"The planned use for the subject property is one of three potential uses, industrial distribution, manufacturing, and/or cold storage facility. The new J-Medium zoning would allow for improved height restrictions while at the same time aligning with the existing zoning of the bordering properties."

The site is located within the Carter Industrial Growth Center. Surrounding properties are zoned “J” Medium Industrial, with the exception of a small manufactured home subdivision to the south of the site, which is zoned “MH” Manufactured Housing. This subdivision does not have any direct access to or from Joel East Road, and is separated by an easement controlled by Oncor Electric.

A concept layout was included in the application to illustrate the intended functionality of the site. Please note that a bona fide Site Plan is not required for standard industrial zoning requests, so the developer would not be tied to developing the site as depicted.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / undeveloped
East “J” Medium Industrial / undeveloped
South “J” Medium Industrial / undeveloped
West “J” Medium Industrial / warehouse & logistics

Recent Zoning History

- ZC-19-016, From: “A-5” One Family Residential, To: “I” Light Industrial
Approved unanimously by City Council on March 5, 2019

Public Notification

300-foot Legal Notifications were mailed on December 28, 2023.
The following organizations were emailed on December 28, 2023:

Organizations Notified	
Everman ISD	Fort Worth ISD
Streams & Valleys Inc	Trinity Habitat for Humanity

Development Impact Analysis

Land Use Compatibility

The 16-acre property is situated on a commercial connector road included in the City’s Master Thoroughfare Plan and is currently undeveloped. The current surroundings are largely undeveloped, but the areas nearby which are developed are predominately warehouse and logistics sites, which are industrial by nature.

With all of the surrounding properties already zoned “J” Medium Industrial, this request fits in well to the existing fabric of the area and does not require any special buffering or screening requirements that would be in place if the site bordered a residential zoned area. The nearest residential, a small section of “MH” Manufactured Housing zoned area to the south, is buffered by both the road right of way as well as the Oncor parcel and two transmission lines. The residential community has no functional interaction with Joel East Road and is primarily accessed to the south at Wichita Street.

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

Comprehensive Plan Consistency – Sycamore

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

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
INDUSTRIAL		
Industrial Growth Center	Industrial and commercial uses serving a large region	MU-2, All Commercial & Industrial

In terms of Policy, this request **is consistent** and is supported by the Comprehensive Plan by aligning with the following Sycamore sector land use policy #1:

SYCAMORE SECTOR FUTURE LAND USE

Sector Land Use Policies

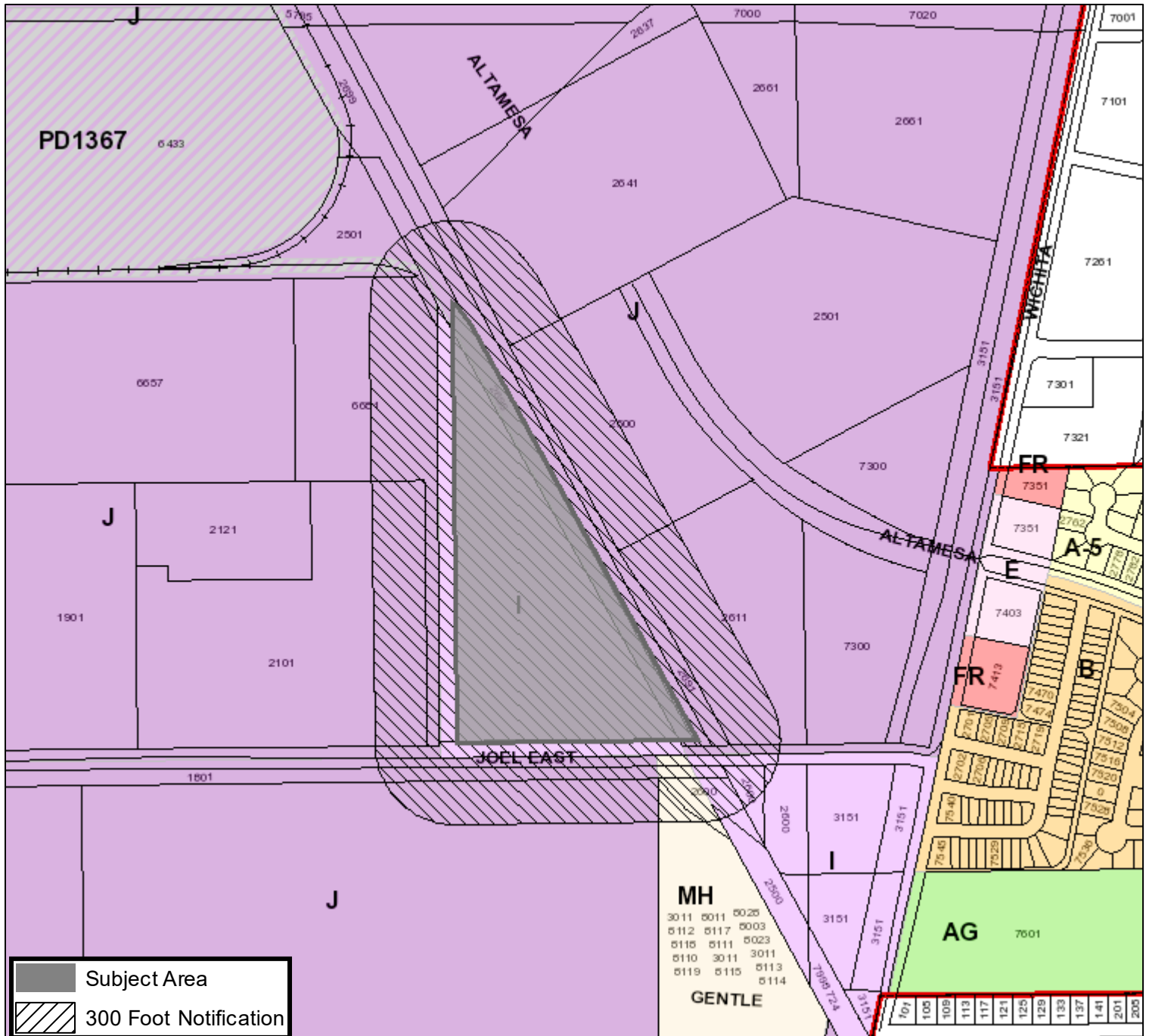
1. Promote industrial development within the Carter Industrial Park Industrial Growth Center.

Additionally, the City of Fort Worth’s adopted Economic Development Strategic Plan supports the rezoning proposal. The plan states four specific outcomes, one of which is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”.



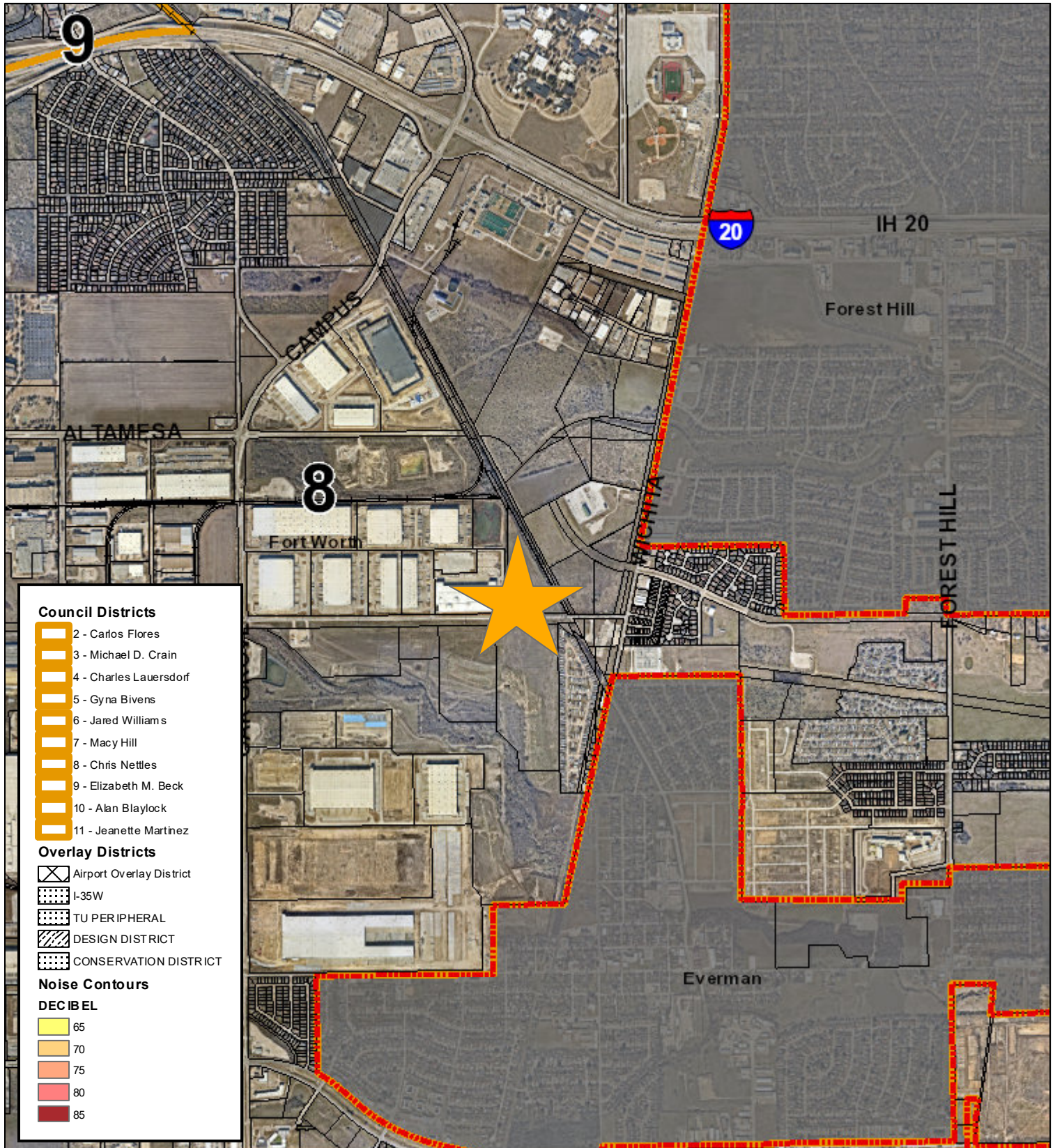
Area Zoning Map

Applicant: null
 Address: 2601 Joel East Road
 Zoning From: I
 Zoning To: J
 Acres: 16.8795628
 Mapsco: Text
 Sector/District: Sycamore
 Commission Date: 1/10/2024
 Contact: 817-392-6226



0 260 520 1,040 Feet

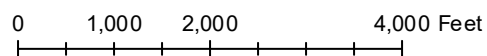
Area Map



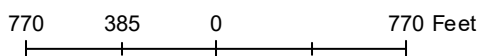
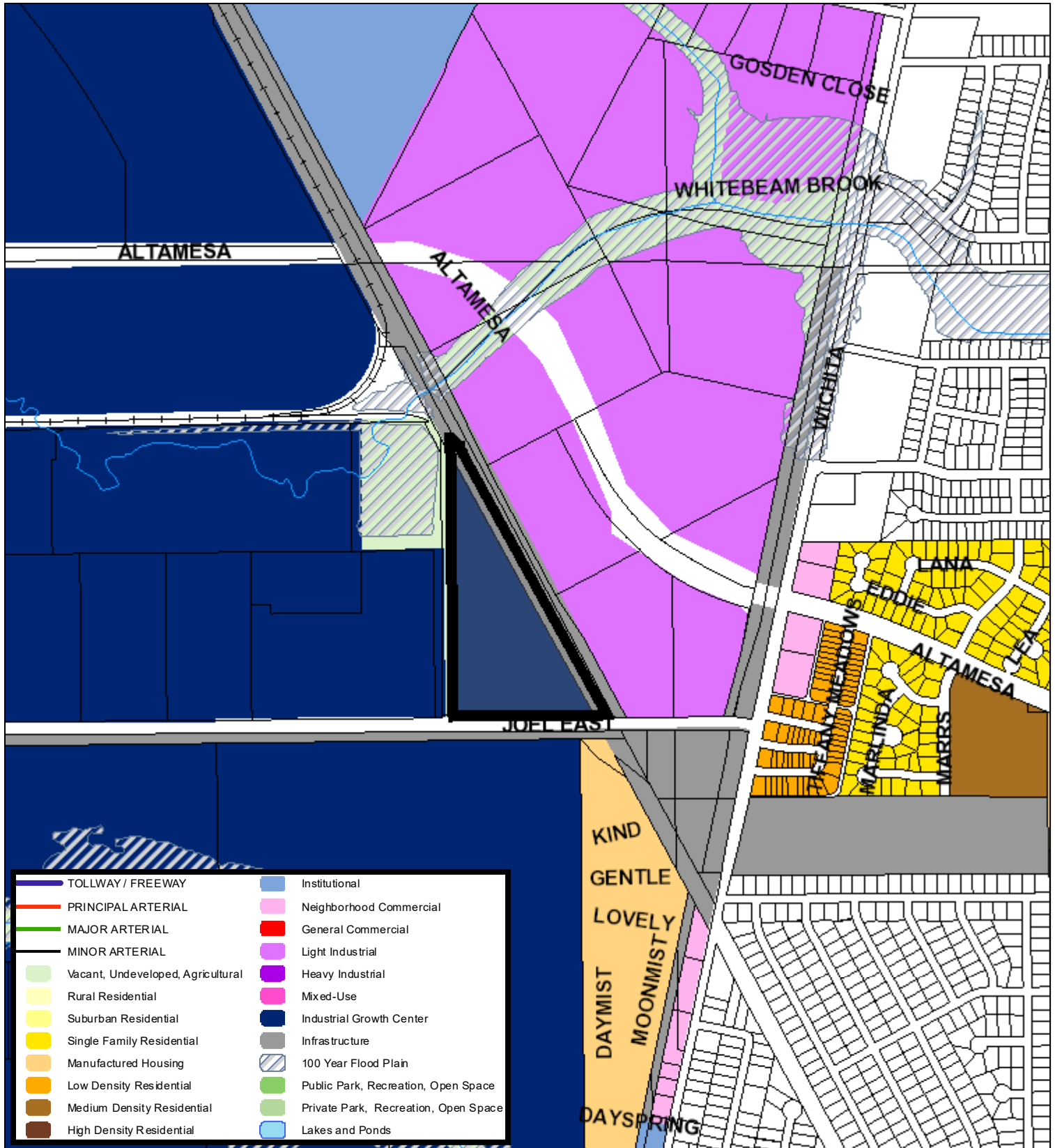
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauerndorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

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



0 485 970 1,940 Feet





Zoning Staff Report

Date: January 10, 2024

Case Number: ZC-23-185

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: FL Logic LLC/Ohad Ben Shuhad/ Rocky Garcia

Site Location: 621 South Retta Street

Acreage: 0.17 acres

Request

Proposed Use: Residential

Request: From: “A-5” One-Family

To: “PD/A-5” Planned Development for all uses in “A-5” One-Family plus duplex;
site plan required

Recommendation

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

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

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

Staff Recommendation: **Approval**

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- [2. Surrounding Zoning and Land Uses](#)
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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 site for rezoning is located in Council District 11, in NEZ Area Four at the corner of Reta Street and Ennis Avenue. The property currently consists of two separate dwellings that were created by converting a single-family home and a detached garage into a duplex.

The request for a zoning change was made after a code violation was issued. If approved, the zoning change would change the current "A-5" Single-Family zoning to a PD (planned development) for duplex use, which would bring the property into compliance while preserving the current base zoning and preventing more intense, incompatible uses from being built

Here is an excerpt from the application:

We purchased this property 2 years ago and it had the detached garage which had been made into a second unit. Both units have a separate driveways and this property is on the corner. We have kept the property as 2 units. We are wanting to get this rezoned so we can rent both units to separate long term renters.

Surrounding Zoning and Land Uses

North "A-5" One-Family/ single family
East "I" Light Industrial / warehouse
South "A-5" One-Family / single family
West "A-5" One-Family / single family

Recent Zoning History

- ZC-19-057 subject site and surrounding area, Council-initiated zoning, approved
- ZC-18-051 Surplus property rezoning from "B" to "A-5" approved
- ZC-22-028 from "ER" to "J" Denied w/o prejudice
- ZC-22-194 from "A-7.5" to "PD/A-7.5" plus triplex, denied

Public Notification

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

Organizations Notified	
United Riverside NA	East Fort Worth, Inc.
Riverside Alliance	Streams And Valleys Inc

Tarrant Regional Water District	Trinity Habitat for Humanity
Friends of Riverside Park	United Riverside Rebuilding Corporation, Inc.
East Fort Worth Business Association	Fort Worth ISD

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The property in question is located on the far end of the A-5 district. East of the intersection of Ennis and Retta, properties are zoned industrial, while on the west side they are zoned A-5 and primarily consist of single-family homes. Moving north from Retta to Fisher, properties are also zoned A-5, which marks the beginning of the ER commercial restricted district. On the southern side of the property, properties are zoned A-5 up to the point where Retta intersects with LaSalle. To the west, properties are zoned CF community facilities, while to the east they are zoned I light industrial.

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.

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

Comprehensive Plan Consistency – Northeast

The 2023 Adopted Comprehensive Plan designates the property as Single Family Residential although the proposed zoning is not consistent with the Future Land Use Designation, it is consistent with following policies of the Comprehensive Plan:

1. Encourage locating multiple-unit residential structures on corner lots.
2. Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments.
3. Promote a desirable combination of compatible residential, office, retail, and commercial uses
4. Additionally, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town. While the use of two 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.

Site Plan Comments

Zoning and Land Use

The site plan is not in general compliance with the Zoning Ordinance

- Vicinity map, and scale
- Label the zoning case number in the lower righthand corner of the plan, below the title
- Provide a signature line labeled: “Director of Development Services” with a “Date” line above the project title
- Buildings and Structures – The location and dimensions of all existing buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, building height and separation, and the location of all entrances and exits to 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: FL Logic LLC/Ohad Ben Shushan
Address: 621 S. Retta Street
Zoning From: A-5
Zoning To: PD A-5 Plus Duplex
Acres: 0.17259851
Mapsc0: Text
Sector/District: Northeast
Commission Date: 1/10/2024
Contact: null



 Subject Area
 300 Foot Notification

0 87.5 175 350 Feet




621 S. Retta Street

Lot 6, Block 80, Riverside Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 97, Deed Records of Tarrant County, Texas.

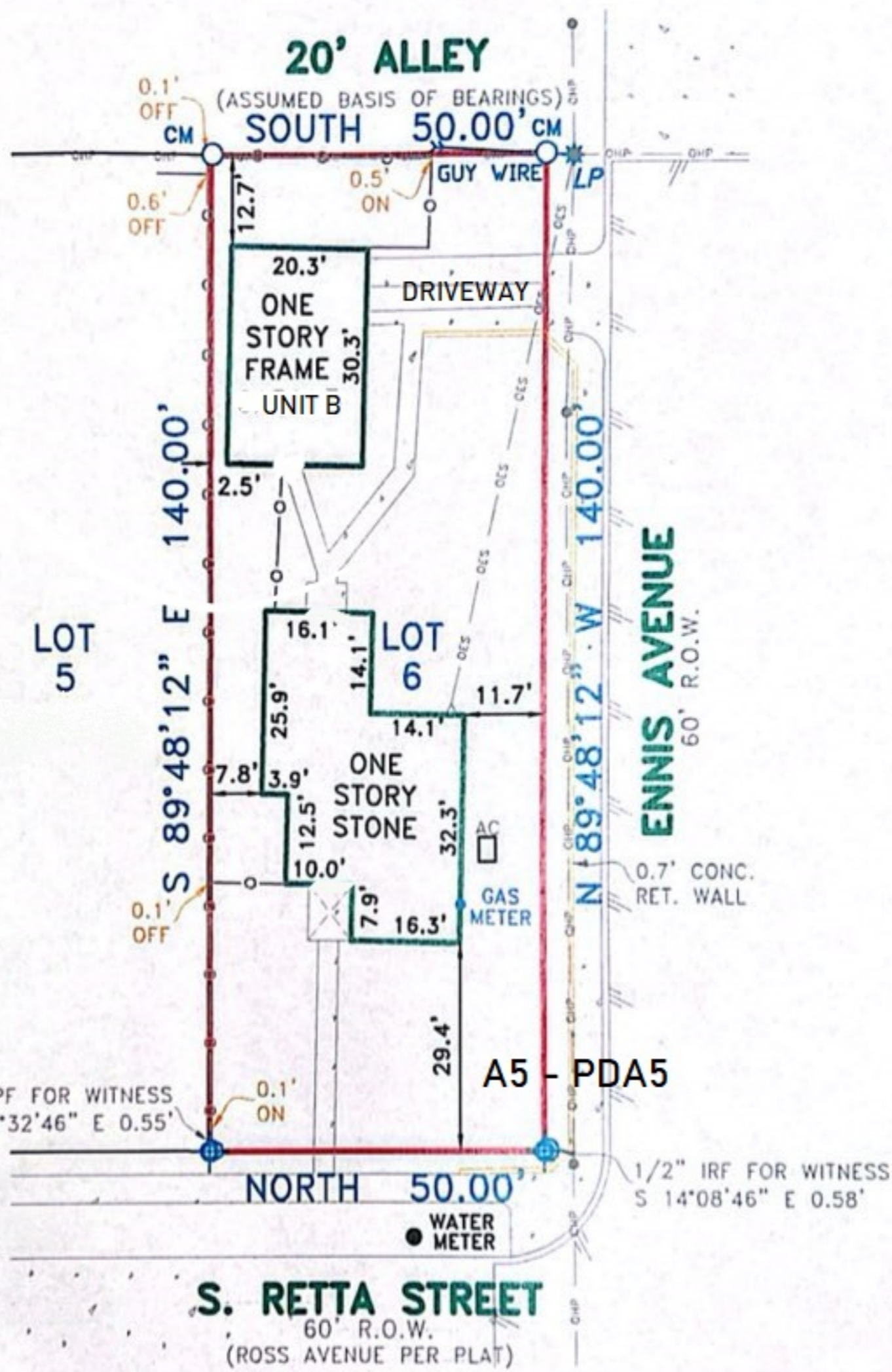
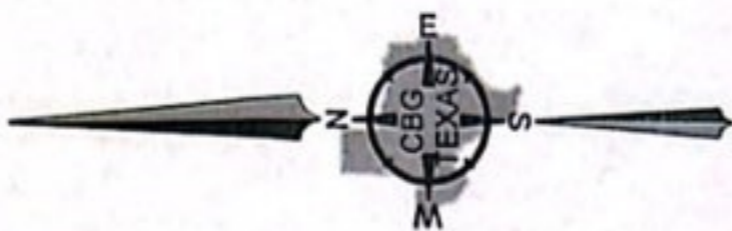


Lawyers Title

INSURANCE CORPORATION

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" 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
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- 621 S RETTA OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



ZONING CASE # ZC-23-185

DIRECTOR OF DEVELOPMENT SERVICES

DATE

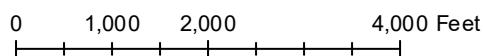
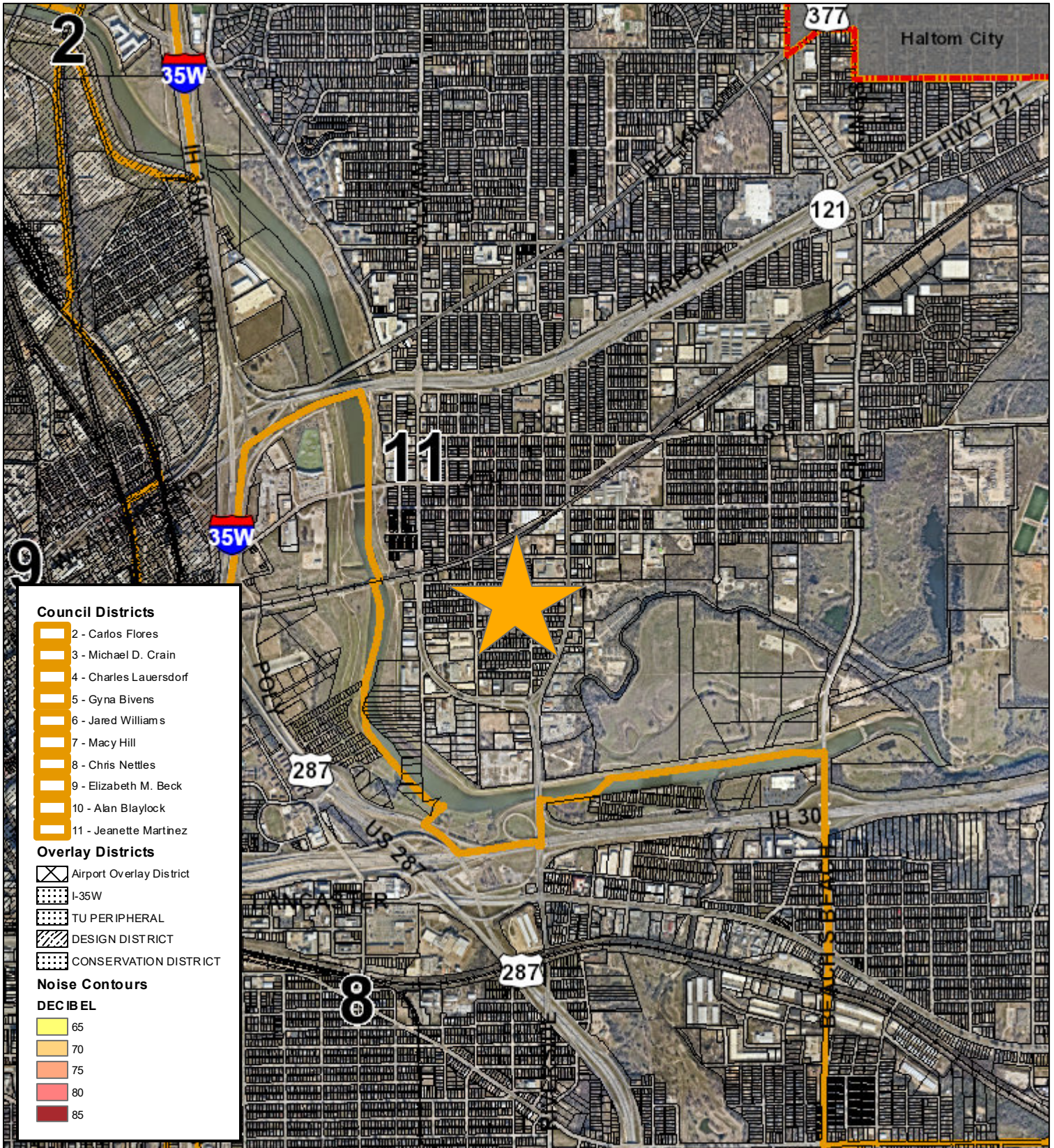
621 S RETTA ST ZONING CHANGE

NOTES:
 NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48439C0195L, 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 Lawyers Title Company. 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.

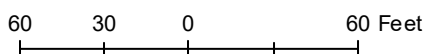
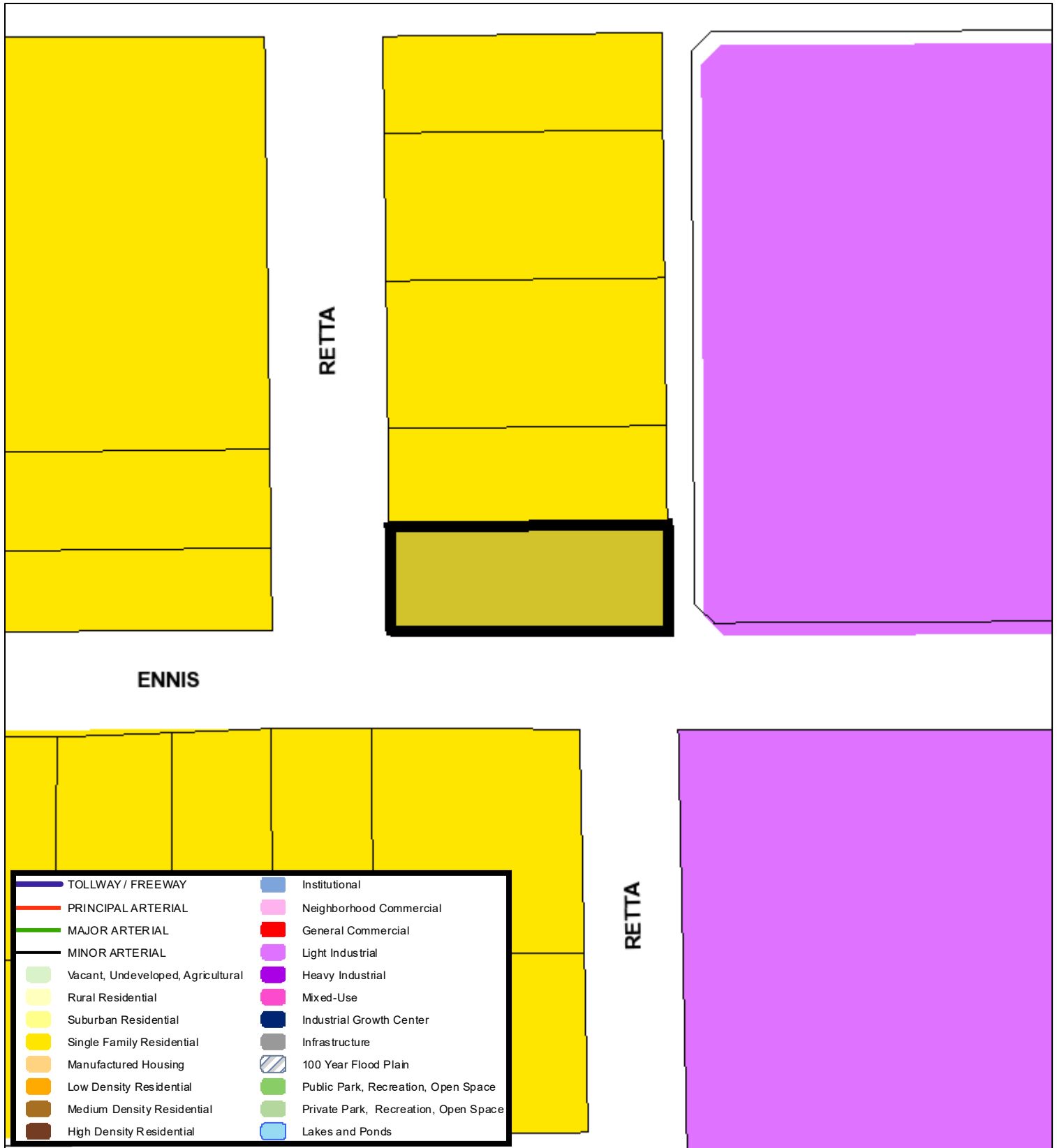
CBG
 SURVEYING TEXAS LLC
 PROFESSIONAL LAND SURVEYORS

419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 281.443.9288
 F 281.443.9224
 Firm No. 10194280
 www.cbgtxllo.com

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: January 10, 2024

Case Number: ZC-23-186

Council District: 3

Zoning Map Amendment

Case Manager: Brett Mangum

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

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

Request

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

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

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

Recommendation

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

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| 4. Public Notification | 9. Aerial Photograph |
| 5. Development Impact Analysis | |

Project Description and Background

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

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

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

The following narrative was supplied by the applicant as part of their submittal:

Existing PD 678 will be amended to add auto repair; paint and body shop use. PD 678 will then be expanded to incorporate the property currently zoned IP.

Auto related uses now authorized under PD 678 are auto parts supply, vehicle sales or rental, RV sales/service, car wash, parking area or garage, storage commercial or auxiliary, and vehicle steam cleaning.

Auto related uses now allowed under IP zoning are auto parts supply, gasoline sales and vehicle sales or rental.

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

Other existing surrounding auto related uses include window tinting, vehicle detailing/polishing shop and hail damage claims.

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

Surrounding Zoning and Land Uses

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

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

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

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

Recent Zoning History

- NASJRB Overlay added in 2014.

Public Notification

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

The following organizations were emailed on December 29, 2023:

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

*Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

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

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

Comprehensive Plan Consistency – Western Hills/Ridglea

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

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
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

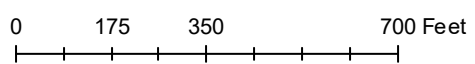
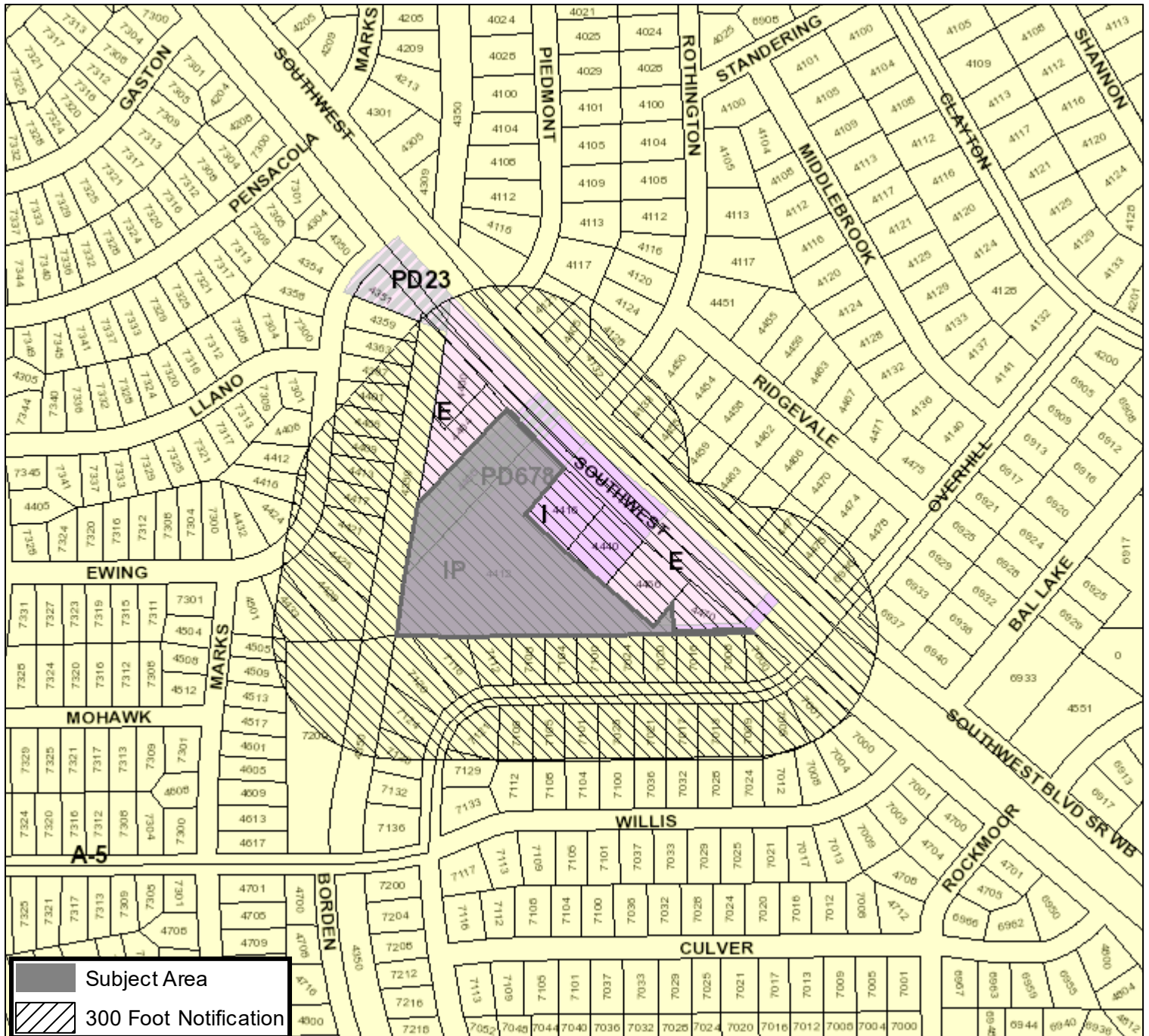
In terms of policy the Comprehensive Plan for the Western Hills/Ridglea sector specifically states as one of the goals to “Protect residential neighborhoods from encroachment by incompatible commercial uses.” Allowing auto

repair on a site that is directly adjacent to residential properties to the south could be considered an encroachment of an incompatible commercial use and would be considered **not consistent** with the spirit and intent of the City's Comprehensive Plan.

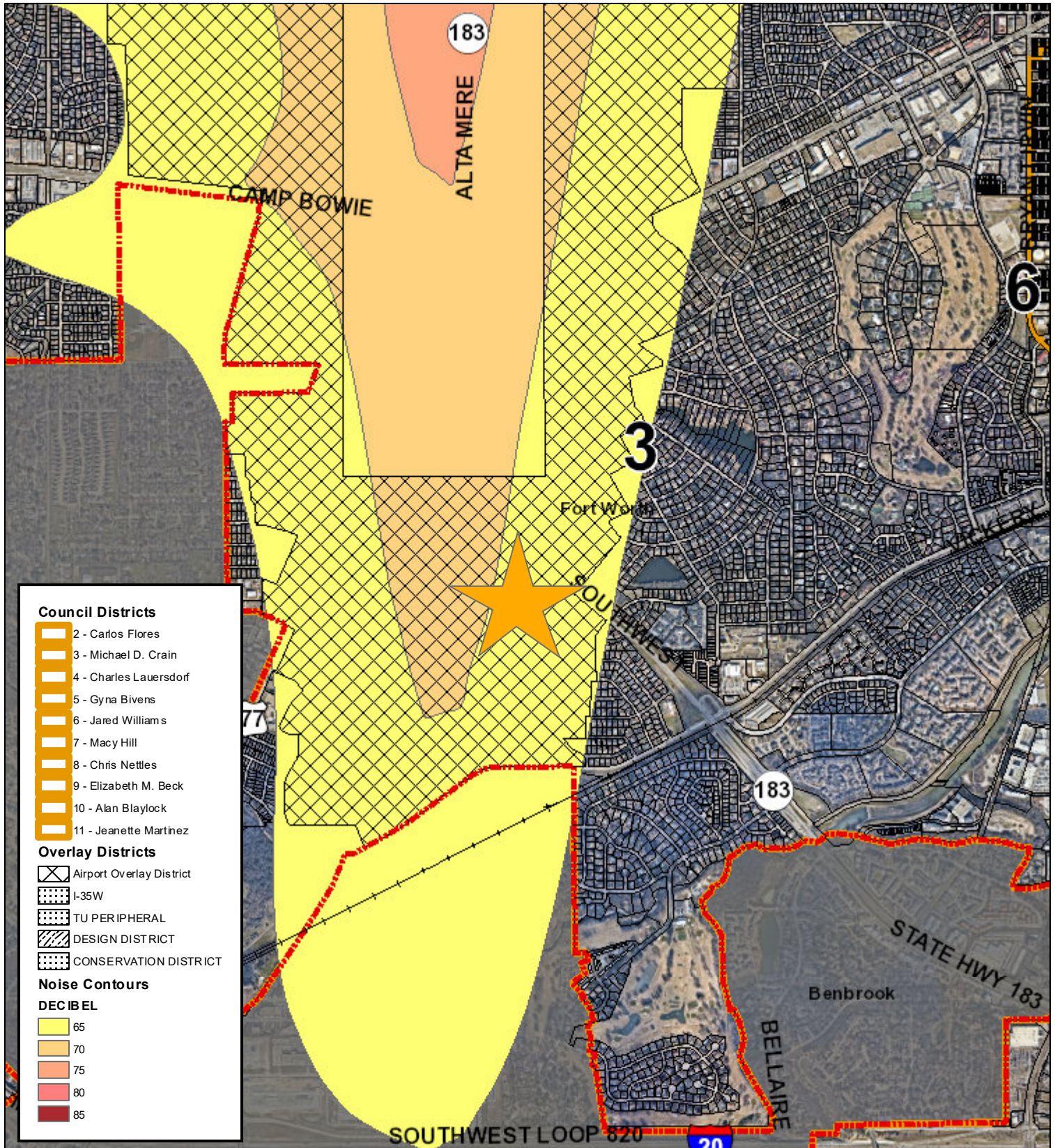


Area Zoning Map

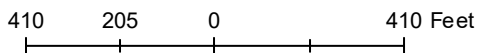
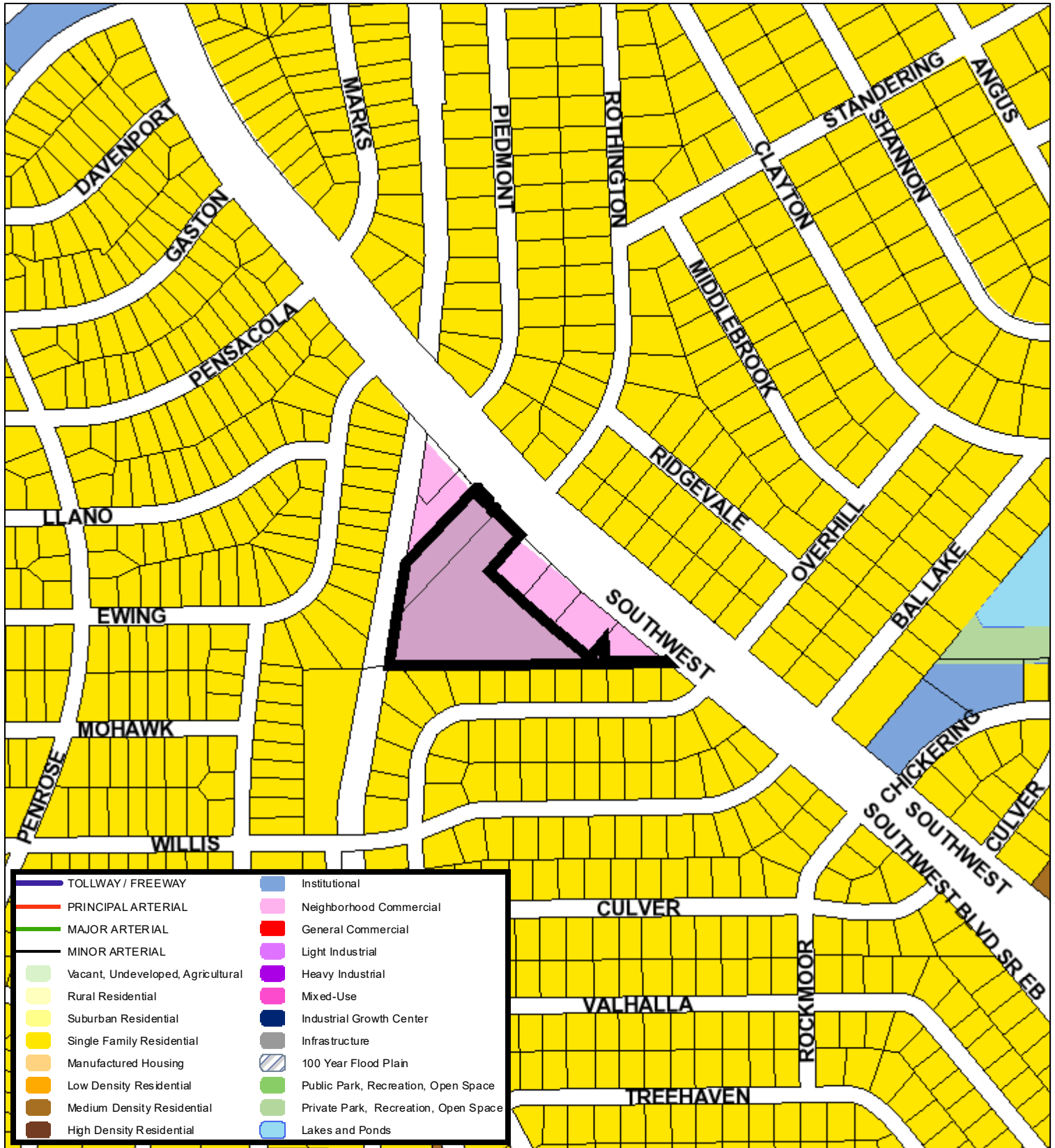
Applicant: Ilar Southwest Boulevard Partners LLC/Ray Oujesky
 Address: 4408 & 4412 Southwest Boulevard
 Zoning From: I, and PD/I
 Zoning To: Amend PD to add autorepair adjacent to residential districts
 Acres: 4.32287192
 Mapsco: Text
 Sector/District: W. Hill/Riddlea
 Commission Date: 1/10/2024
 Contact: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



Area Map



Future Land Use



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



Aerial Photo Map



0 260 520 1,040 Feet





Zoning Staff Report

Date: January 10, 2024

Case Number: ZC-23-187

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: 7950 Calmont, LLC / Kyle Poulson

Site Location: 7950 Calmont Avenue **Acreage:** 5.07 acres

Request

Proposed Use: Warehouse/FWPD Community Outreach Center

Request: From: “E” Neighborhood Commercial

To: “PD-E” Planned Development for all uses in “E” Neighborhood Commercial plus warehouse, site plan included

Recommendation

Land Use Compatibility: *Requested change is compatible*

Comprehensive Plan Map Consistency: *Requested change is consistent*

Comprehensive Plan Policy Consistency: *Requested change is consistent*

Staff Recommendation: *Approval*

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| 5. Development Impact Analysis | 10. Aerial Photograph |
| a. Land Use Compatibility | |
| b. Comprehensive Plan Consistency | |
| c. Site Plan Comments | |

Project Description and Background

The site is currently vacant and zoned "E" Neighborhood Commercial. The applicant wants to rezone the subject property which is a total of +/- 5.07 acres to "PD-E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse. They intend to use the southern portion of the site as a gym (11,906 sf), and the northern portion as a warehouse (54,050 sf). The applicant explored the possibility of rezoning to J 'Heavy Industrial which allows for Warehouse or bulk storage, pursuant to [5.143](#). Heavy Industrial is too intensive for the surrounding areas. A PD-E will allow the applicant to create the warehouse but prevent other undesirable uses for the area.

The applicants have provided a site plan to go with their PD request. For more background information, here is the description provided by the applicant.



November 30, 2023

To whom it may concern:

This letter is to detail as why we are requesting a zoning change for the property located at 7950 Calmont Ave, Fort Worth, TX 76116. The current zoning designation of "E" neighborhood is not conducive for our proposed development plans for this 5.0679-acre site. Our intention is to rezone the property to "J" Medium Industrial, a change that will better accommodate the strategic growth and community-focused initiatives we aim to introduce.

Our project comprises two significant components. The leading element involves the establishment of a Fort Worth Police Department (FWPD) Community Outreach Center, spearhead by Officer Nestor Martinez. Spanning approximately 11,830 square feet, this facility will serve as a hub for fostering community engagement, offering a diverse range of amenities, including a basketball gym, boxing ring, workout area, and administrative spaces dedicated to FWPD officers.

Additionally, the property will house Adams County Dairies is a cheese distribution company currently located at 8928 Oak Grove Road, Fort Worth, TX 76140. Adams County Dairies' space will be approximately 42,250 square feet, the premises will serve as the new home for Adams County Dairies. Kyle Poulson, Jared Shope, and Ricky Stuart, collectively known as 2SP Partners are the owners of the property at 7950 Calmont Ave as well as Adams County Dairies. Their operations, which will run from 8 am to 5 pm.

We are excited about the prospect of contributing positively to the community through these initiatives and respectfully request your favorable consideration for the zoning change. Your support in this endeavor would be instrumental in realizing our vision for a thriving, community-centered space and a long-term home for Adams County Dairies.

Thank you,

A handwritten signature in blue ink, appearing to read 'Kyle Poulson'.

Kyle Poulson

C: (817) 291-4455

kylepoulson@gmail.com

CC: Jared Shope, Ricky Stuart, Gibson Duwe

Surrounding Zoning and Land Uses

North	PD930- PD/E & NASJRB Overlay / Commercial
Northeast	"FR" General commercial Restricted & NASJRB Overlay / Hotel
Southeast	PD271-PD/SU & NASJRB Overlay / Hotel
South	"D" High density multifamily & NASJRB Overlay / Multifamily
West	"FR" General commercial Restricted & NASJRB Overlay / Assisted living facility

Recent Zoning History

- ZC-23-077 A property located Southeast to this property at 2800 Cherry Lane just went to a rezoning case to rezone from “PD-57” Planned Development Specific Uses with NASJRB Overlay to “E” Neighborhood Commercial with NASJRB Overlay and was approved by Zoning Commission by a vote of 7-0 in June 2023.
- ZC-21-204 This property applied in 2021 to rezone the property from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus hotel with waiver to 45 ft height requirement/NASJRB Overlay, site plan included. The case was set to go for the December 08, 2021, Zoning Commission Meeting but the case was withdrawn by the applicant.
- ZC-14-102 City Initiated rezoning for Airport Overlay

Public Notification

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

Organizations Notified	
Western Hills North NA	NAS Fort Worth JRB RCC
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	White Settlement ISD

**Located within this registered Neighborhood Association / This Neighborhood Association is located closest to the subject property*

Development Impact Analysis

Land Use Compatibility

Surrounding uses consist of warehouse to the north and hotel to the north, hotels to the east, multifamily/assisted living to the west, and multifamily to the south. The applicant intends to construct a warehouse and FWPD Community Outreach Center. Although a warehouse may be to intense for this location, the PD/E maintains the “E” base while allowing the warehouse presented in the proposed site plan.

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

Comprehensive Plan Consistency – Western Hills/ Ridglea

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

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

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

Based on conformance with the policies stated above, the proposed 'PD-E' is **consistent** with the Comprehensive Plan.

Site Plan Comments

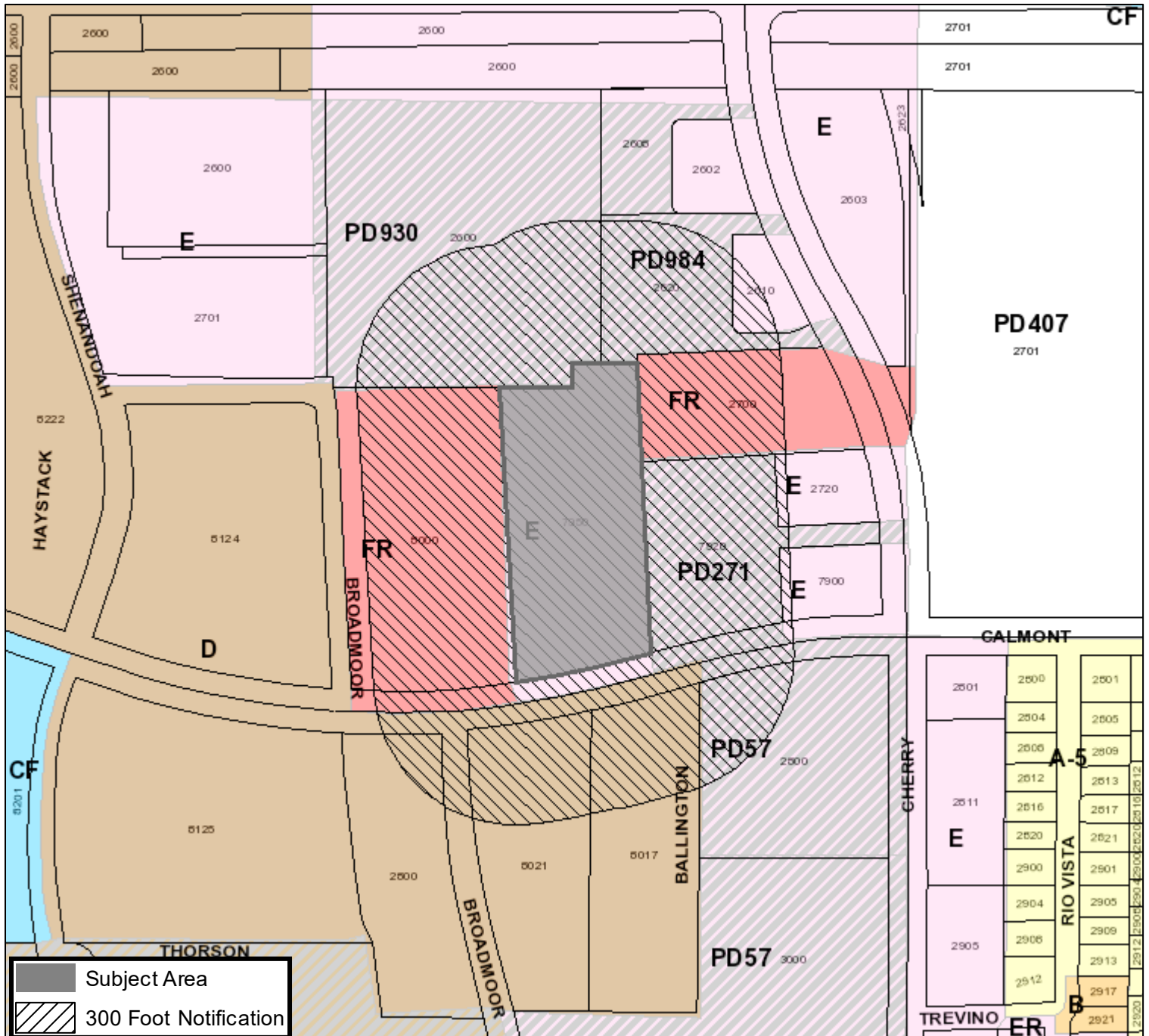
Zoning



- The site plan is in general compliance with the Zoning Ordinance regulations.

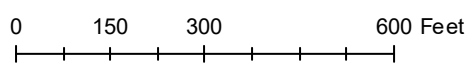
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Area Zoning Map

Applicant: 7950 Calmont LLC/ Kyle Poulson
 Address: 7950 Calmont Avenue
 Zoning From: E
 Zoning To: I
 Acres: 4.0883131
 Mapsco: Text
 Sector/District: W. Hill/Ridglea
 Commission Date: 1/10/2024
 Contact: null

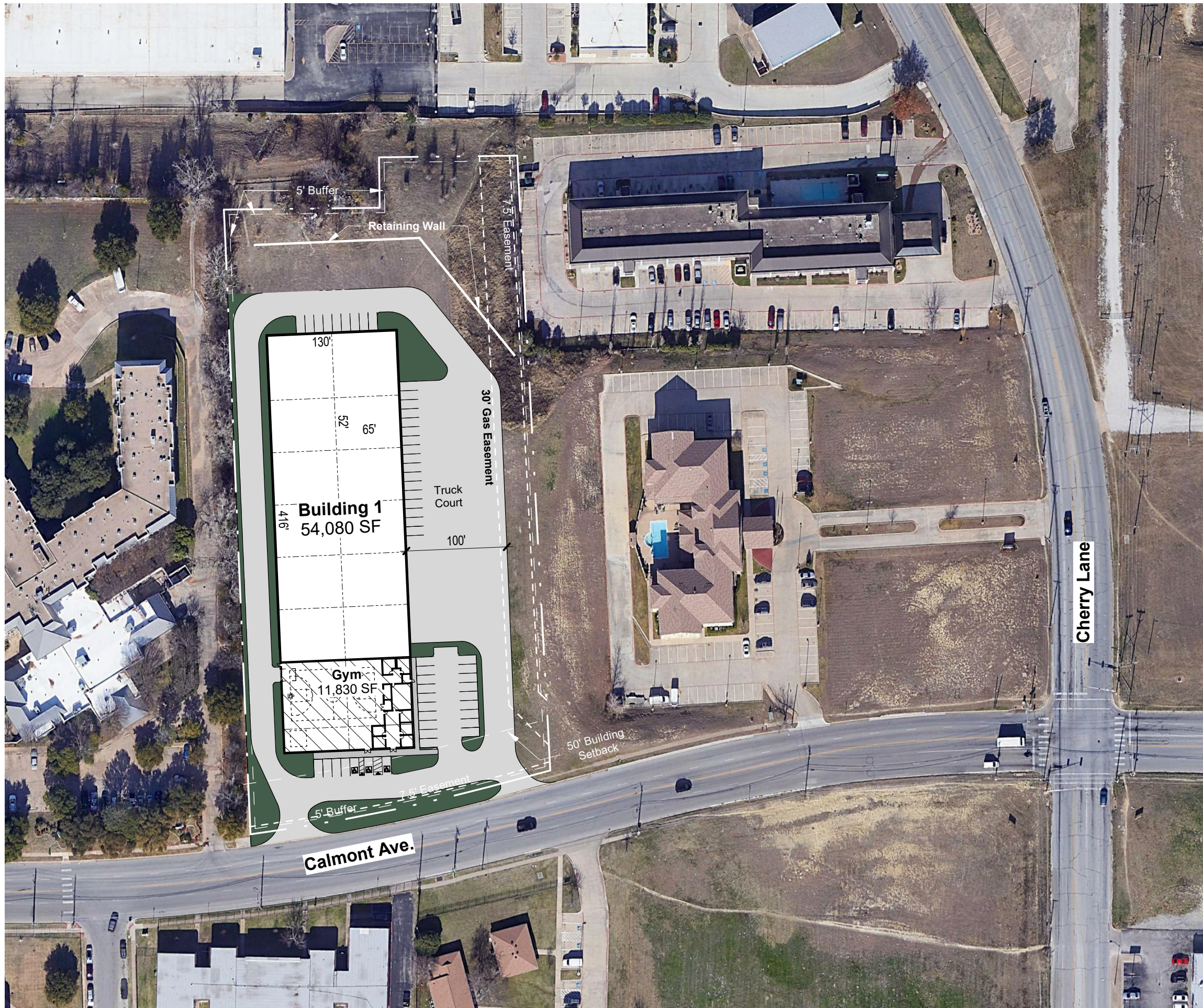


 Subject Area
 300 Foot Notification



Calmont Ave. Fort Worth

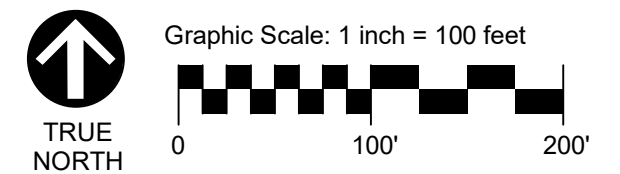
Option 2c



Site Acreage	4.22 AC
Building 1	54,080 SF
Warehouse	42,250 SF
Gym	11,830 SF
Car Parking Provided	52
Car Parking Required	52

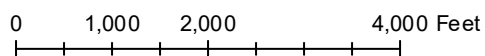
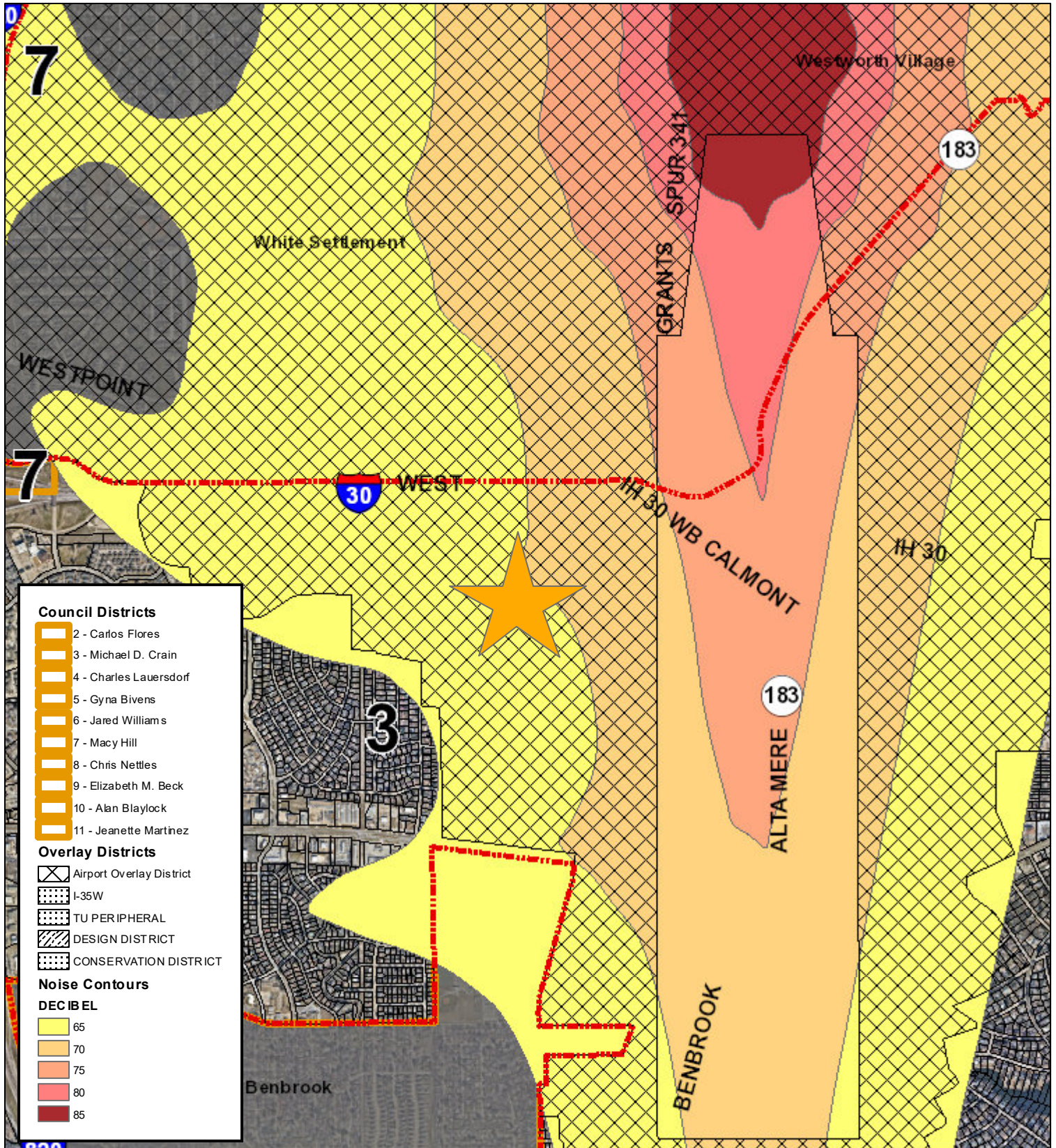
Parking Ratios

Warehouse	1 space per 4 employees	4 spaces min.
Commercial Business/Service	4 spaces per 1000 SF	

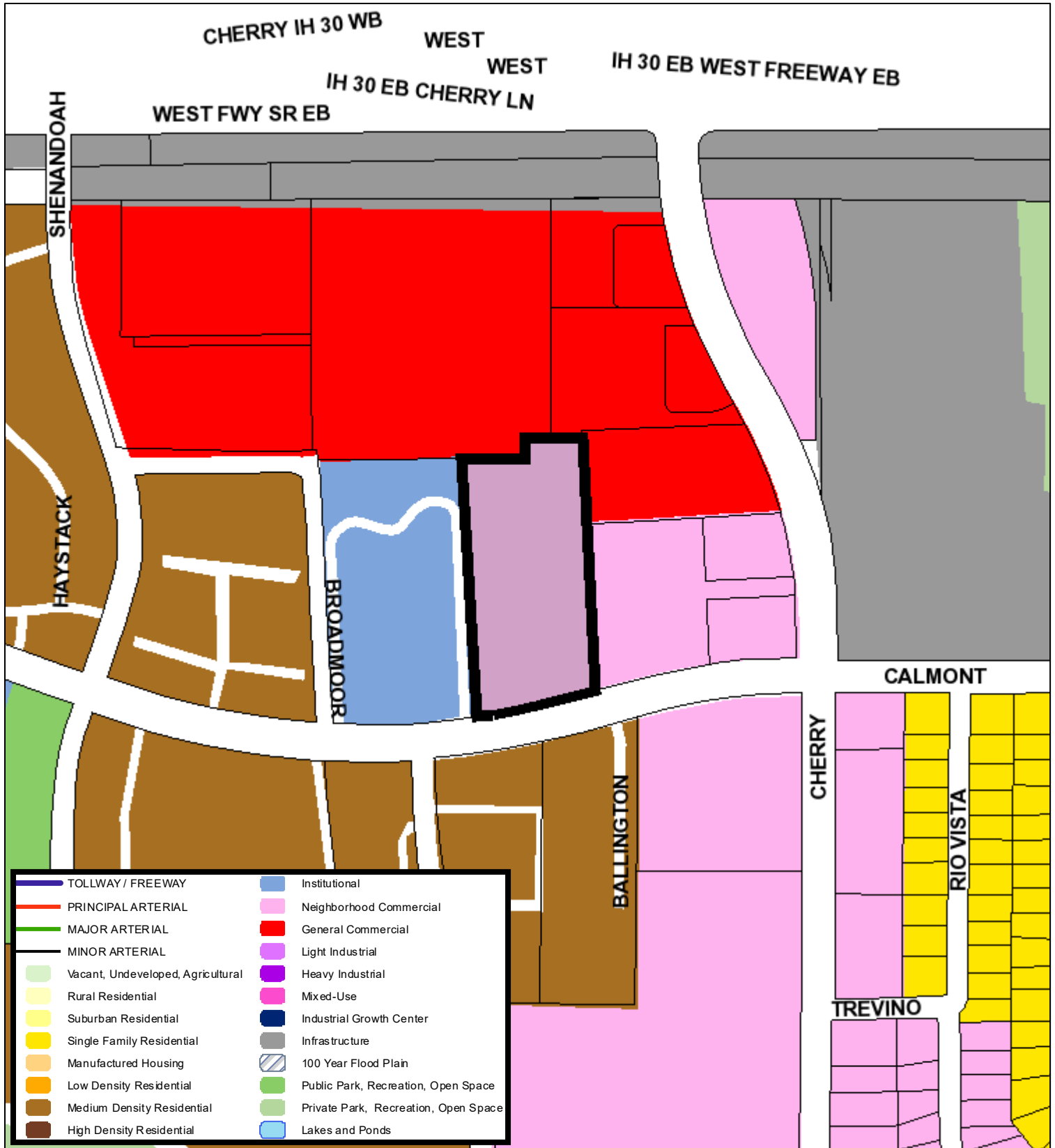


2023-11-15

Area Map



Future Land Use



320 160 0 320 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



0 205 410 820 Feet





Zoning Staff Report

Date: January 10, 2024

Case Number: ZC-23-190

Council District: 3

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Ray Oujesky, Kelly Hart & Hallman, LLP

Site Location: 3201 River Park Drive

Acres: 9.59 acres

Request

Proposed Use: Multifamily

Request:
From: “PD 849” PD/D Planned Development for High Density Multifamily plus Assisted Living, site plan included
To: “PD/D” Planned Development for High Density Multifamily with development standards for density, open space; setback, and fencing, site plan included

Recommendation

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

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

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

Staff Recommendation: **Approval**

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 - Site Plan Comments
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Project Description and Background

The subject site is a 9-acre piece of property off River Park Drive in Council District 3. The site is currently developed with an assisted living center, which will be demolished and is proposed to be rezoned to “PD/D” Planned Development for High Density Multifamily with development standards for density, open space; setback, and fencing, site plan included. Based on the size of the site, the density is approximately 38 dwelling units per acre, well below the maximum density of 32 dwelling units per acre allowed in “D” zones. The applicant intends to construct 365 total units comprised of studio, and one, two, and three-bedroom dwellings.

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

Standard	D Zoning	Proposed PD/D
Building Height	48 feet maximum, slab to top plate, beyond 250-foot setback to one- and two-family districts	Need additional information
Fencing	Not allowed in front of building line	Located in front of the building (Development Standard Required)
Parking	Parking not allowed in front of the building	Located in front of the building (Development Standard Required)
Open Space	35% required	15% requested (Development Standard Required)
Density	32 units per acre	38 units per acre (Development Standard Required)

The applicant provided the following narrative:

PD 849 is comprised of PD/D Planned Development for D High Density Multifamily plus assisted living zoning, with 212 units of multifamily dwellings. The proponent of the application desires to redevelop the PD 849 property into approximately 365 multifamily units comprised of studio, and one, two, and three-bedroom dwellings under the current zoning per the proposed amended site plan.

A waiver for 38 units per acre where 32 units per acre is allowed results in approximately 58 additional units needed to incentivize the acquisition and redevelopment costs of the project.

A waiver for 25% open space where 35% open space is required recognizes that approximately 2.6 acres of abutting open riverfront land with access to the Trinity Trails is assessable by residents to enjoy, resulting in approximately 41% open space when combined with open space provided on the property.

The proposed development is compatible with existing multifamily developments in D High Density zoning that face the property on three sides. The proposed development is consistent with the future land use plan for multifamily development.

Surrounding Zoning and Land Uses

North “D” High Density Multifamily / multifamily

East “D” High Density Multifamily / multifamily
 South “A-5” One-Family; “AG” Agricultural / Trinity River and trails
 West “D” High Density Multifamily / multifamily

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
Ridglea Area Neighborhood Alliance	Hampton Place HOA
River Bend Villas HOA	Retreat at River Park Place HOA
River Park HOA	Ridglea Hills Addition NA
Ridglea Hills NA	Riverwood HA
Tarrant Regional Water District	Ridglea Country Club Estates
Trinity Habitat for Humanity	Streams and Valleys
Ridglea Hills NA	FWISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning on the property is “PD 849” PD/D Planned Development for High Density Multifamily plus Assisted Living, site plan included. The applicant is requesting a zoning change to PD/D to allow for standard multifamily and removing the assisted living use with development standards. Surrounding uses are primarily multifamily with access to the Trinity River Trails to the south.

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

Comprehensive Plan Consistency – Western Hills/Ridglea

The adopted Comprehensive Plan designates the subject property as Medium Density Multifamily. Multifamily Residential zoning classifications such as “D” (or PD’s based on “D”) are acceptable within areas designated as such.

Additionally, the following land use policies below are supported by the rezoning request:



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

The proposed rezoning to “PD-D” is **consistent** with the Comprehensive Plan and policies.

Site Plan Comments

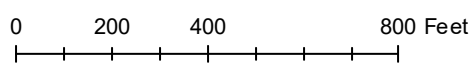
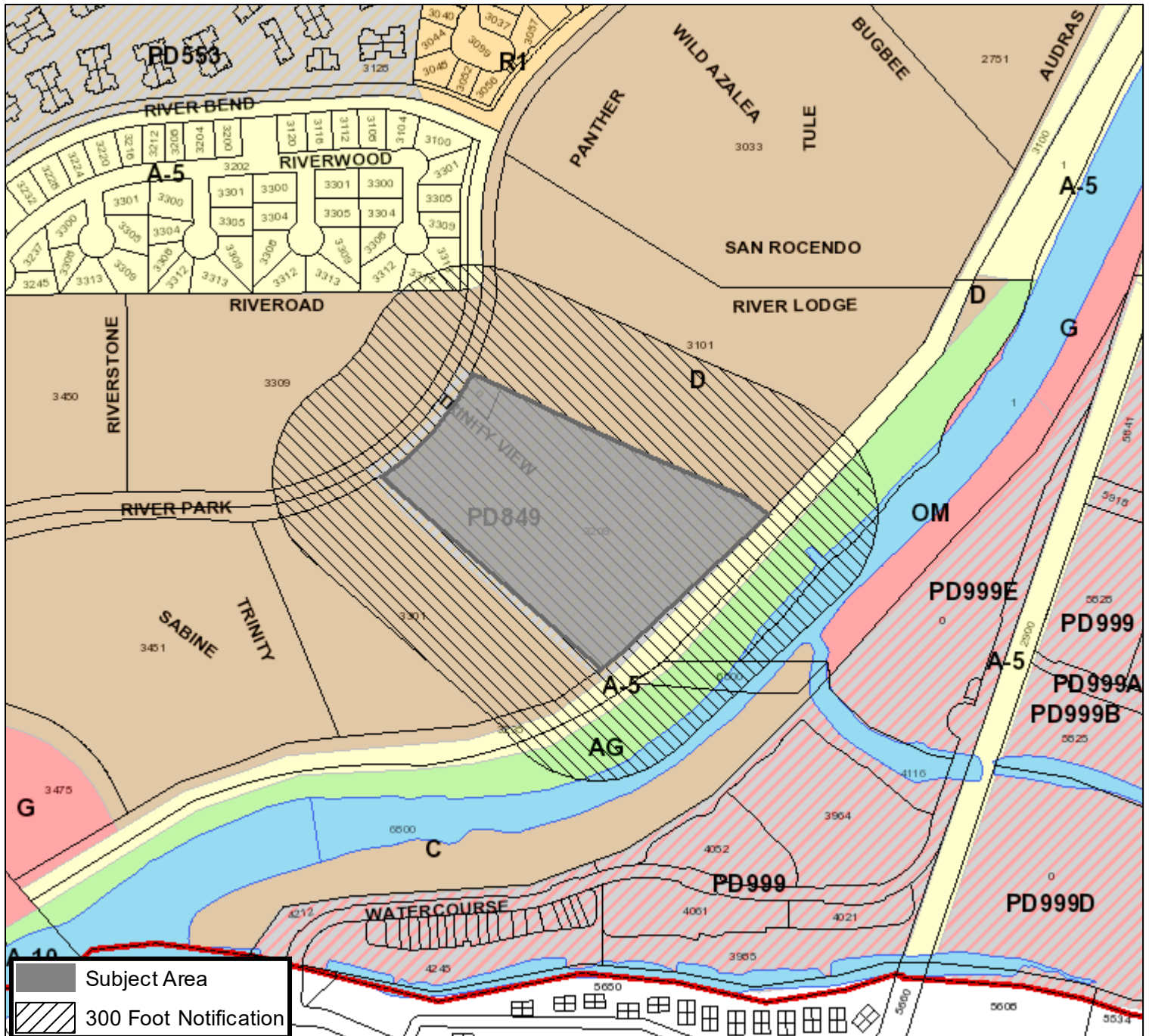
Zoning / Land Use

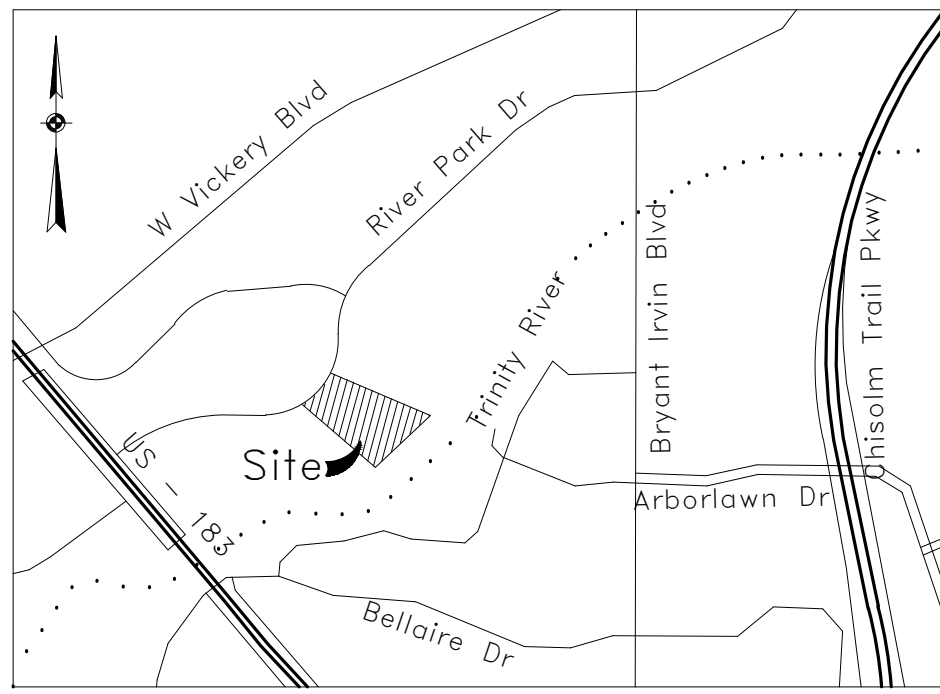
Make sure open space is compliant. Please provide an accurate reflection of open space.

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

Area Zoning Map

Applicant: 3201 River Park Drive LLC / Ray Oujesky
 Address: 3209 River Park
 Zoning From: PD 849
 Zoning To: Amend PD to allow 38 upa and reduced open space to 25%
 Acres: 9.60402035
 Mapsco: Text
 Sector/District: W. Hill/Ridglea
 Commission Date: 1/10/2024
 Contact: 817-392-6226

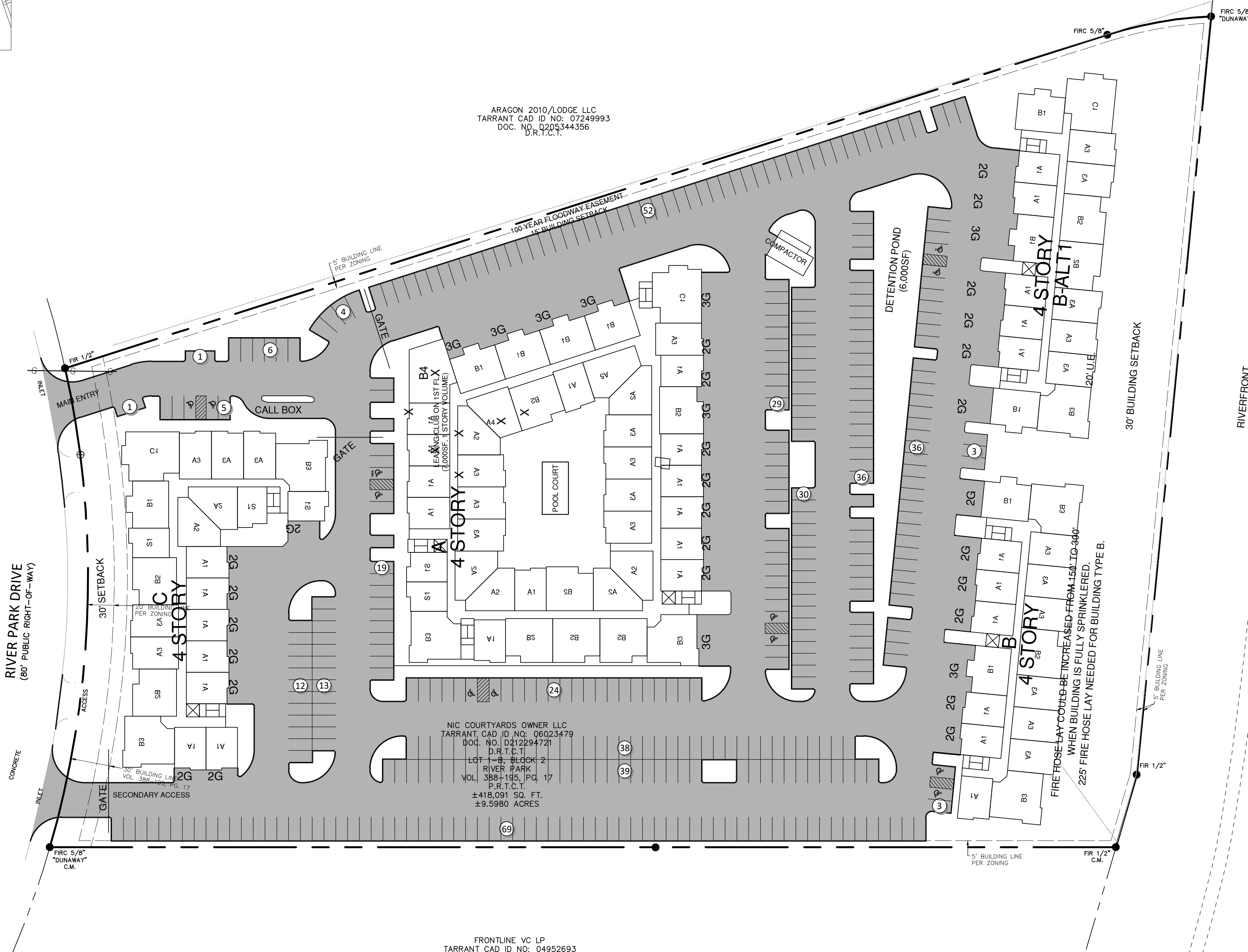
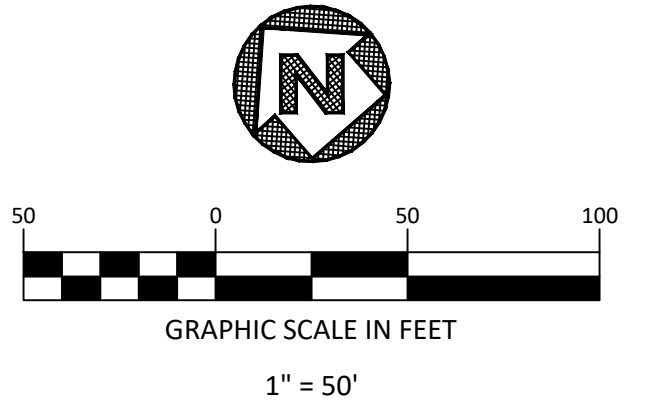




VICINITY MAP
NOT TO SCALE

LEGEND

	PROPERTY LINE
	EXISTING RIGHT OF WAY (R.O.W.)
	BUILDING SETBACK
	PROPOSED PAVED AREAS
	PARKING COUNT



ARAGON 2010/LODGE LLC
TARRANT CAD ID NO: 07249993
DOC. NO. D205344356
D.R.T.C.T.

NIC COURTYARDS OWNER LLC
TARRANT CAD ID NO: 06023479
DOC. NO. D212294721
D.R.T.C.T.
LGT 1 - B, BLDGK - 2
RIVER PARK
VOL. 389-155, PG. 17
P.R.T.C.T.
±418,091 SQ. FT.
±9.5980 ACRES

FRONTLINE VC LP
TARRANT CAD ID NO: 04952693
DOC. NO. D218270326
D.R.T.C.T.

NOTES

- PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.710.
- PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL APPROVED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.

DEVELOPER:
KEN MOCZULSKI
M-M PROPERTIES
700 LOUISIANA, ST. 1750
HOUSTON, TX 77002

ARCHITECT:
HEDK ARCHITECTS
4595 EXCEL PKWY
ADDISON, TX 75001

ENGINEER / PLANNER
DUNAWAY ASSOCIATES
550 BAILEY AVE., SUITE 400
FORT WORTH, TX 76107

OPEN SPACE TABULATION

REQUIRED OPEN SPACE:	35%
TOTAL AREA (SITE AND RIVERFRONT)	10.57 AC
OPEN SPACE SHOWN ON SITE: (WAIVER BEING REQUESTED)	1.68 AC (17.5%)
RIVERFRONT OPEN SPACE:	0.97± AC (9.2%)
COMBINED ON SITE & RIVERFRONT O.S.:	2.65 AC (25.1%)

SITE INFORMATION

LOT AREA:	(SF)	418,091
	(AC)	9.598
DENSITY ALLOWED BY ZONING:	(DU/AC)	32
DENSITY PROPOSED: (WAIVER BEING REQUESTED)	(DU/AC)	38.03
CURRENT ZONING DISTRICT:	PD 849	
PROPOSED ZONING DISTRICT:	NEW PD, BASE ZONING D	

PARKING INFORMATION
Residential Parking Requirements

	# of Units	# of Beds	# of Beds	
Bedroom Breakdown	Studio	19	1	19
	1 Bedroom	231	1	231
	2 Bedroom	104	2	208
	3 Bedroom	11	3	33
	Sub-totals	365	-	491
Average Unit Size (SF):		864.13		
Net Rentable (SF):		315,406		
Common Area (SF):		7,500		
1 Space Per Bedroom:		491 Spaces		
1 Space Per 250 SF Common Area:		30 Spaces		
Required Spaces:		521 Spaces		
Parking Provided	Surface Parking:	420		
	Tuck Under Garage:	81		
	Tandem Parking:	75		
	Total Parking:	576		
	Handicap Parking Spaces Included:	12		

ZC-23-190

DIRECTOR OF DEVELOPMENT SERVICES

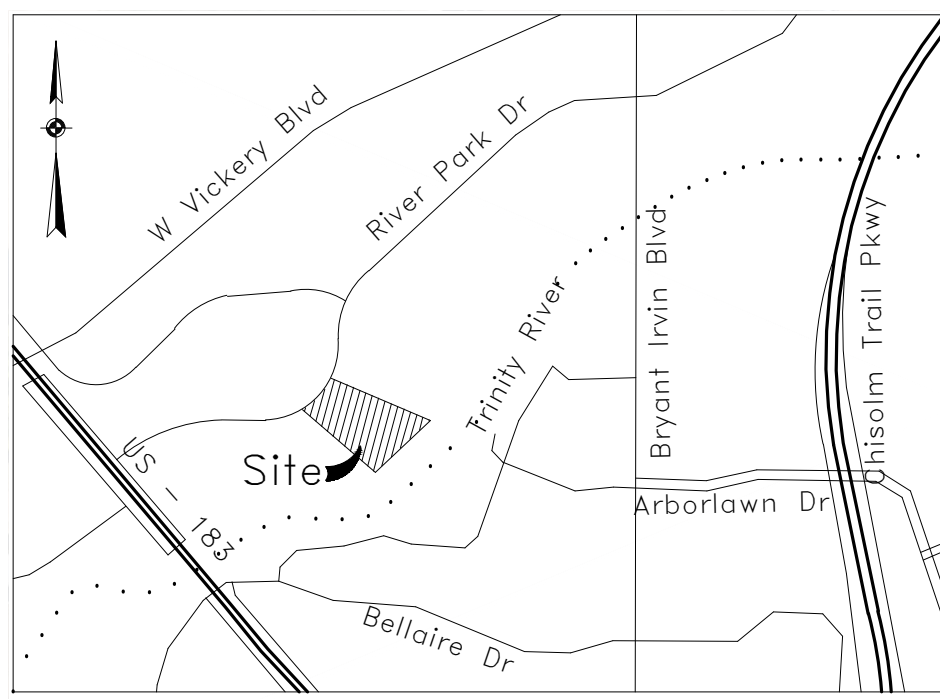
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PLANNED DEVELOPMENT SITE PLAN
RIVERPARK MULTIFAMILY
9.6 ACRES
LOT 1-B, BLOCK 2 OF RIVER PARK
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.255.1172
Fax: 817.255.1174

Date Prepared: December 5, 2023 Date Updated: -- DA: B010772.001

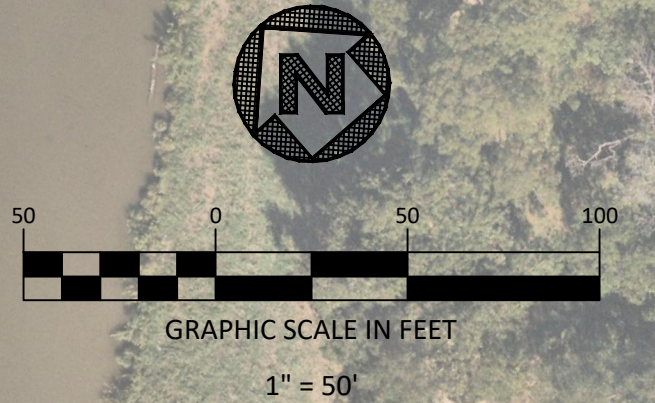
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VICINITY MAP
NOT TO SCALE

LEGEND

	PROPERTY LINE
	EXISTING RIGHT OF WAY (R.O.W.)
	BUILDING SETBACK
	PARKING COUNT



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DATE

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9.6 ACRES
LOT 1-B, BLOCK 2 OF RIVER PARK
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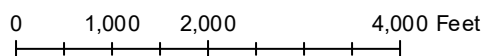
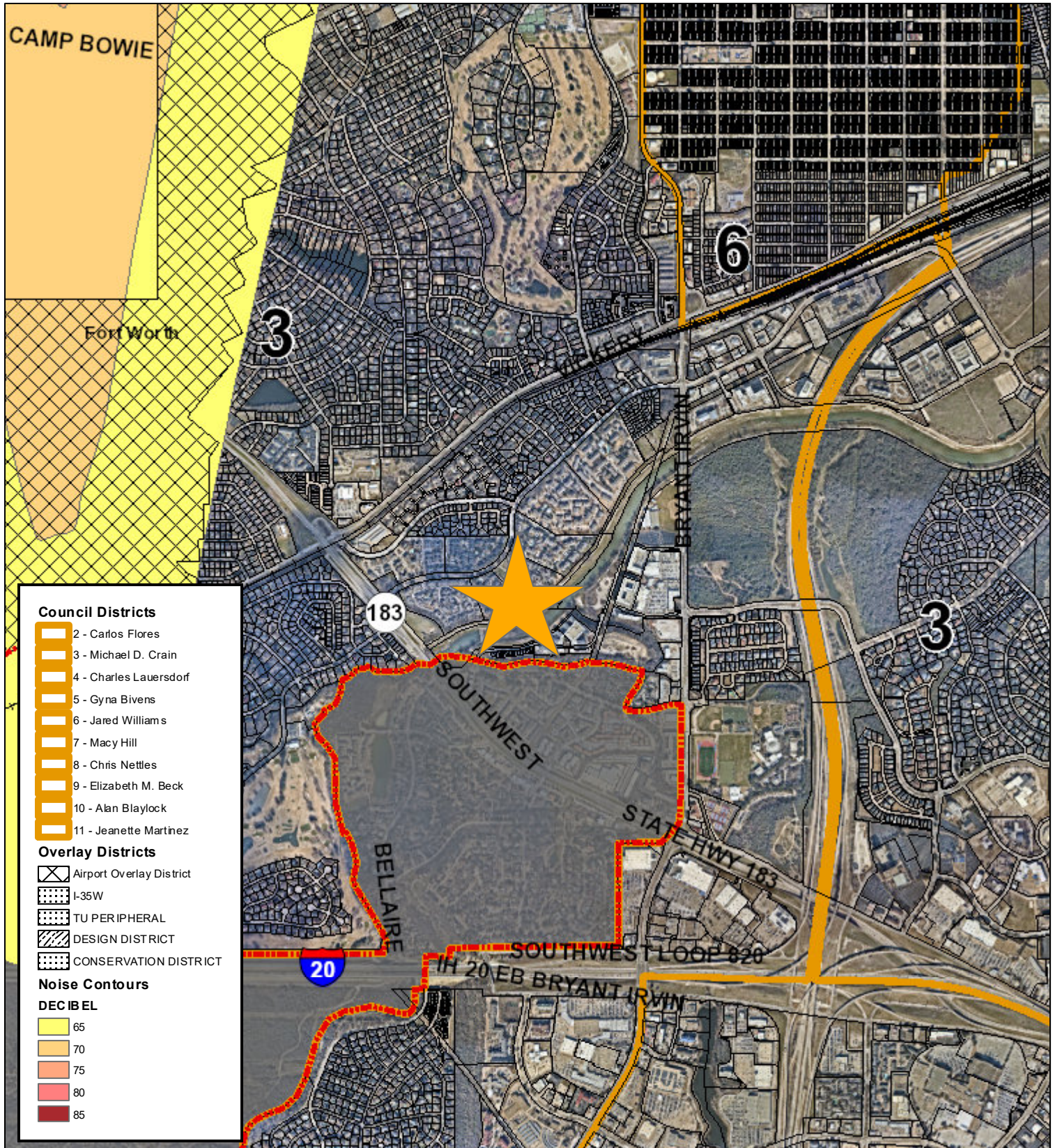
FRONTLINE VC LP
TARRANT CAD ID NO: 04952693
DOC. NO. D218270326
D.R.T.C.T.

RIVER PARK DRIVE
(80' PUBLIC RIGHT-OF-WAY)

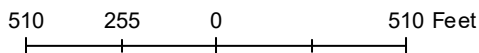
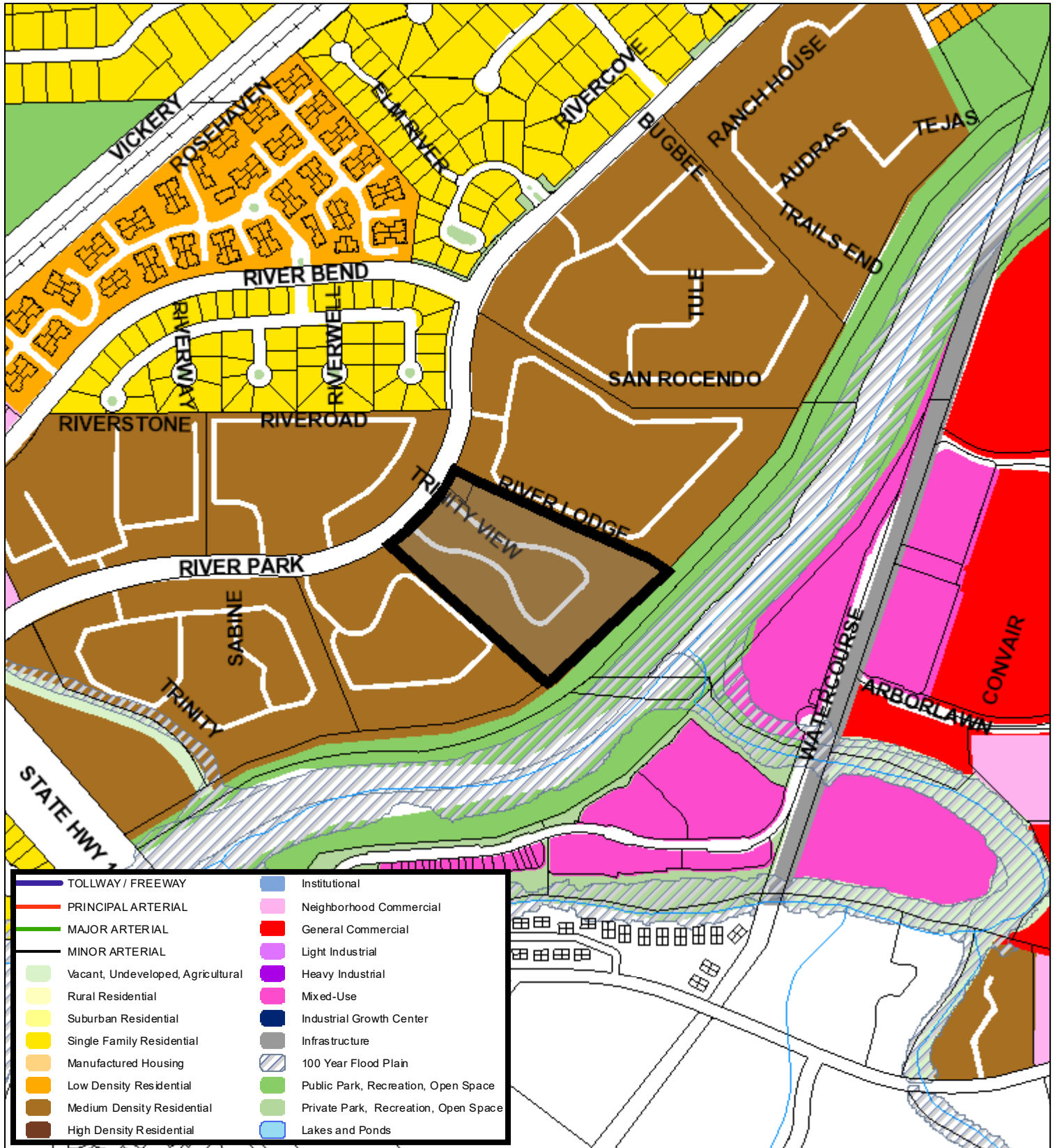
RIVERFRONT
(0.97± AC)



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



0 320 640 1,280 Feet

