



ZONING COMMISSION

AGENDA

Wednesday, October 11, 2023

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/weblink/register/rd377c7da2d1bf43dc7abe4543c59879a>

Meeting/ Access Code: 2558 220 4056

Registration Required

Teleconference

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

Meeting/ Access Code: 255 822 04056

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	_____
Jesse Gober, CD 4	_____	Jacob Wurman, CD 10	_____
Rafael McDonnell, Vice Chair, CD 5	_____	Cathy Romero, CD 11	_____
Dr. Mia Hall, CD 6	_____		

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

Staff

II. PUBLIC HEARING 1:00 PM

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

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of September 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-23-069

CD 11

- a. Site Location: 5418 Brentwood Stair Road
- b. Acreage: 0.069
- c. Applicant/Agent: Scott Mills (Corporate Image) / Kaleab F Berhe
- d. Request: To: "E" Neighborhood Commercial
To: "F" General Commercial

2. ZC-23-097

CD 11

- a. Site Location: 3235 Burton Avenue
- b. Acreage: 0.19
- c. Applicant/Agent: Marco and Sabrina Perez
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

3. ZC-23-111

CD 3

- a. Site Location: 3225 Alameda
- b. Acreage: 2.65
- c. Applicant/Agent: Aradi Properties, LLC / Mohamed Sharaf
- d. Request: To: Add Conditional Use Permit (CUP) to allow a one lane automated carwash facility in "F" General Commercial; site plan included with

development standard waivers for freeway sign height and sign area

C. NEW CASES

4. SP-23-010 **CD 10**

- a. Site Location: 2101 Avondale Haslet Road
- b. Acreage: 0.93
- c. Applicant/Agent: Hunter Crossroads LP / Jack Zanger
- d. Request: To: Add site plan for a 4,500 square foot building in PD 827 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, excluding the following: pool halls and liquor stores, with development standards on file with the Development Services Department

5. ZC-23-134 **CD 2**

- a. Site Location: 2714 and 2722 NW 20th Street
- b. Acreage: 0.3
- c. Applicant/Agent: Jose Avilez
- d. Request: From: "CF" Community Facilities
To: "A-5" One-Family

6. ZC-23-136 **CD 11**

- a. Site Location: 1713 Arizona Avenue
- b. Acreage: 0.1147
- c. Applicant/Agent: Harrison Ulloa / Affirm Property Holdings LLC
- d. Request: From: "J" Medium Industrial
To: "A-5" One-Family

7. ZC-23-137 **CD 10**

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

8. ZC-23-138 **CD 4**

- a. Site Location: 2752 Citadel Spring Drive
- b. Acreage: 3.52
- c. Applicant/Agent: Tharaldson Family, Inc. / Chetan Patel & Jignesh Patel
- d. Request: From: "G" Intensive Commercial / I-35W Overlay District
To: "PD/G" Planned Development / I-35W Overlay District for all uses in "G" Intensive Commercial plus hotel within 1,000 feet of one- and two-family district with development standards for reduced parking; site plan included

9. ZC-23-141 **CD 11**

- a. Site Location: 2815 Sydney Street

- b. Acreage: 0.11
- c. Applicant/Agent: Joel Alvarado Garcia
- d. Request: From: "A-10" One-Family
To: "A-5" One-Family

10. ZC-23-142

CD 5

- a. Site Location: 6750 JW Delaney Road
- b. Acreage: 5.34
- c. Applicant/Agent: State National Insurance Co, Inc (owner) / Bowie Holland (applicant)
Stephen Cook (rep)
- d. Request: From: "E" Neighborhood Commercial
To: "PD-I" Planned Development with a base of "I" Light Industrial, with development standard for reduced building height, and excluding the following land uses: Correctional facility, Bar/tavern/cocktail lounge/club/dance hall, Sexually oriented business, Convenience store, Game room, Pawn shop, Retail smoke shop, Tattoo parlor, Automotive repair/paint and body shop, Towing yard with office, Truck stop w/fuel and accessory services, Vehicle sales or rental including automobiles, motorcycles, boats or trailers, Terminal, truck, freight, rail or water; Site Plan included

11. ZC-23-143

CD 4

- a. Site Location: 3044 Clay Mountain trail
- b. Acreage: 2.2
- c. Applicant/Agent: Basswood Investments LLC
- d. Request: From: "I" Light Industrial
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus hotel within 1,000 feet of a one-family zoning with development standards for reduced parking and increased building height; site plan included

This case will be heard by Council on October 17, 2023

12. ZC-23-147

CD 4

- a. Site Location: 5601 Basswood Boulevard
- b. Acreage: 8.4729
- c. Applicant/Agent: Jack Terrell / Woodcap Limited Partnership
- d. Request: To: Add Conditional Use Permit (CUP) for a tattoo parlor in the "E" Neighborhood Commercial District; site plan included

13. ZC-23-149

CD 3

- a. Site Location: 3800 Southwest Boulevard and 3825 Benbrook Highway
- b. Acreage: 6.27
- c. Applicant/Agent: Tsunami Investments LLC / Les Kreis, Steelhead Capital Management
- d. Request: From: "E" Neighborhood Commercial / NASJRB APZ II Overlay and "FR" Neighborhood Commercial Restricted / NASJRB APZ II Overlay
To: "I" Light Industrial / NASJRB APZ II Overlay

14. ZC-23-150

CD 8

- a. Site Location: 3105 Mitchell Boulevard
- b. Acreage: 0.16

- c. Applicant/Agent: Shanetta D. Caldwell
- d. Request: To: Add Conditional Use Permit (CUP) to allow a daycare in “A-5” One-Family Residential for a maximum of five (5) years with development standards for supplemental setbacks, number of parking spaces behind the front building wall, front yard parking, front yard paving, and reduction of supplemental setbacks from 20 feet to 10 feet on the north and south portion of the property; site plan included

15. ZC-23-151

CD 11

- a. Site Location: 1400 Wallace Street
- b. Acreage: 0.24
- c. Applicant/Agent: Development Corporation of Tarrant County (Charlie Price) / Sands Surveying Corp
- d. Request: From: “E” Neighborhood Commercial
To: “A-5” One-Family

16. ZC-23-153

All

- a. Site Location: City Wide
- b. Applicant/Agent: City of Fort Worth
- c. Request: An Ordinance amending the Zoning Ordinance of the City of Fort Worth by amending Section 6.101. “Yards” to provide for administrative authority to approve a greater maximum setback for certain zoning districts

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: October 11, 2023

Case Number: ZC-23-069

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: Kaleab F. Berhe/Scott Mills

Site Location: 5412 Brentwood Stair Rd

Acreage: 1.7

Request

Proposed Use: Bar

Request: From: "E" Neighborhood Commercial

To: "F" General Commercial

Recommendation

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

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

Staff Recommendation: **30-day continuance**

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

Project Description and Background

The rezoning site is situated at the intersection of Jill Lane and Brentwood Stair Road. It currently houses a strip mall that caters to a variety of businesses, including an event center, a bail bond office, a barber shop, and a tailor.

The need for rezoning arose from a Code Compliance case. One of the tenants, The Corporate Image, used to run a restaurant on the property for several years. However, over time, they changed their offerings and now operate as a bar. Since bars are not permitted in the "E" Neighborhood Zoning, the applicant must seek rezoning to continue their operations.

At the July 12, 2023, Zoning Hearing, the applicant requested a 90-day continuance to conduct more community outreach and explore applying for a CUP for the subject business instead of F Zoning.

Surrounding Zoning and Land Uses

North E / 820
East E/ convenience stores
South A-10 / Single-family homes
West E /Gas station; liquor store

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
Neighborhoods of East Fort Worth	Eastern Hills NA*
Woodhaven NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Woodhaven Community Development Inc	East Fort Worth Business Association

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Located south of East Loop 820, the rezoning site is surrounded by various commercial establishments, including barbershops, convenience stores, office spaces for lease, gas stations, and a packaged liquor store. On the southern side of the site, there is a residential area, zoned A-10, separated only by an alleyway and some trees that provide screening.

While the initially proposed "F" general commercial zoning would allow the current bar to continue operating, it could potentially enable other tenants of this location to operate bars, which is why the applicant modified their application to a Conditional Use Permit for their bar only, including a site plan.

Bars can open until 2 AM, meaning this use of the location could disrupt the adjacent neighborhood because of potential noise pollution increased through neighborhood traffic during late night hours.

The current "E" neighborhood commercial zoning is one of the least intense commercial uses and the desired commercial zoning category next to a residential neighborhood. Moving to a higher-intensity zoning category without separating from the one-family zoning district is not advisable. However, many of the nearby neighborhood associations have expressed in their correspondence that they would be open to a Conditional Use Permit with a time limit to allow this long-time tenant to continue to operate his bar business.

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

Comprehensive Plan Consistency – Far South

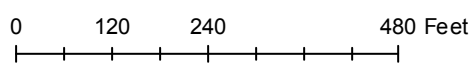
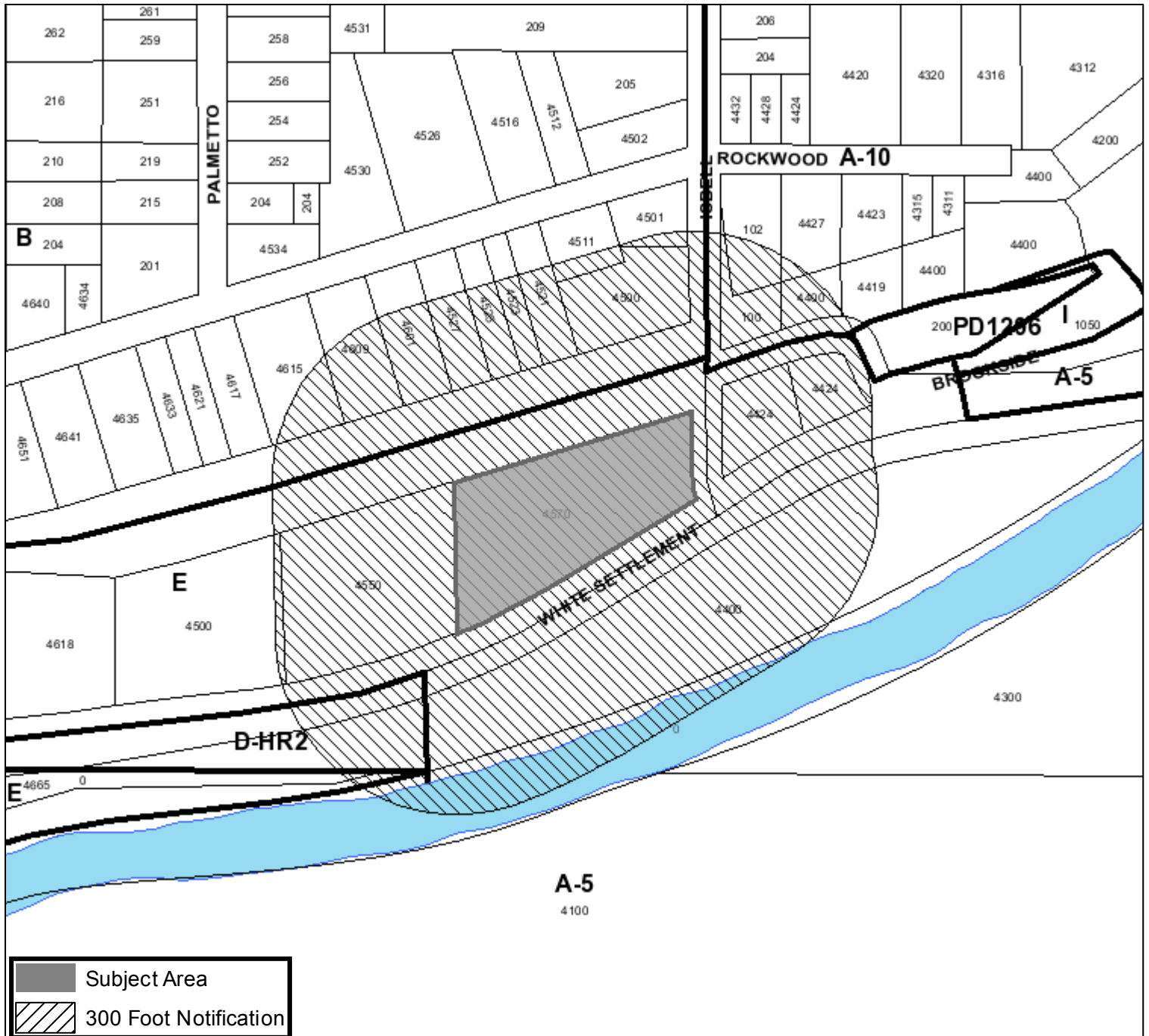
The proposed 2023 Comprehensive Plan's Future Land Use designation is for this property is Neighborhood Commercial. The zoning classifications for neighborhood commercial include ER, E and MU-1.

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

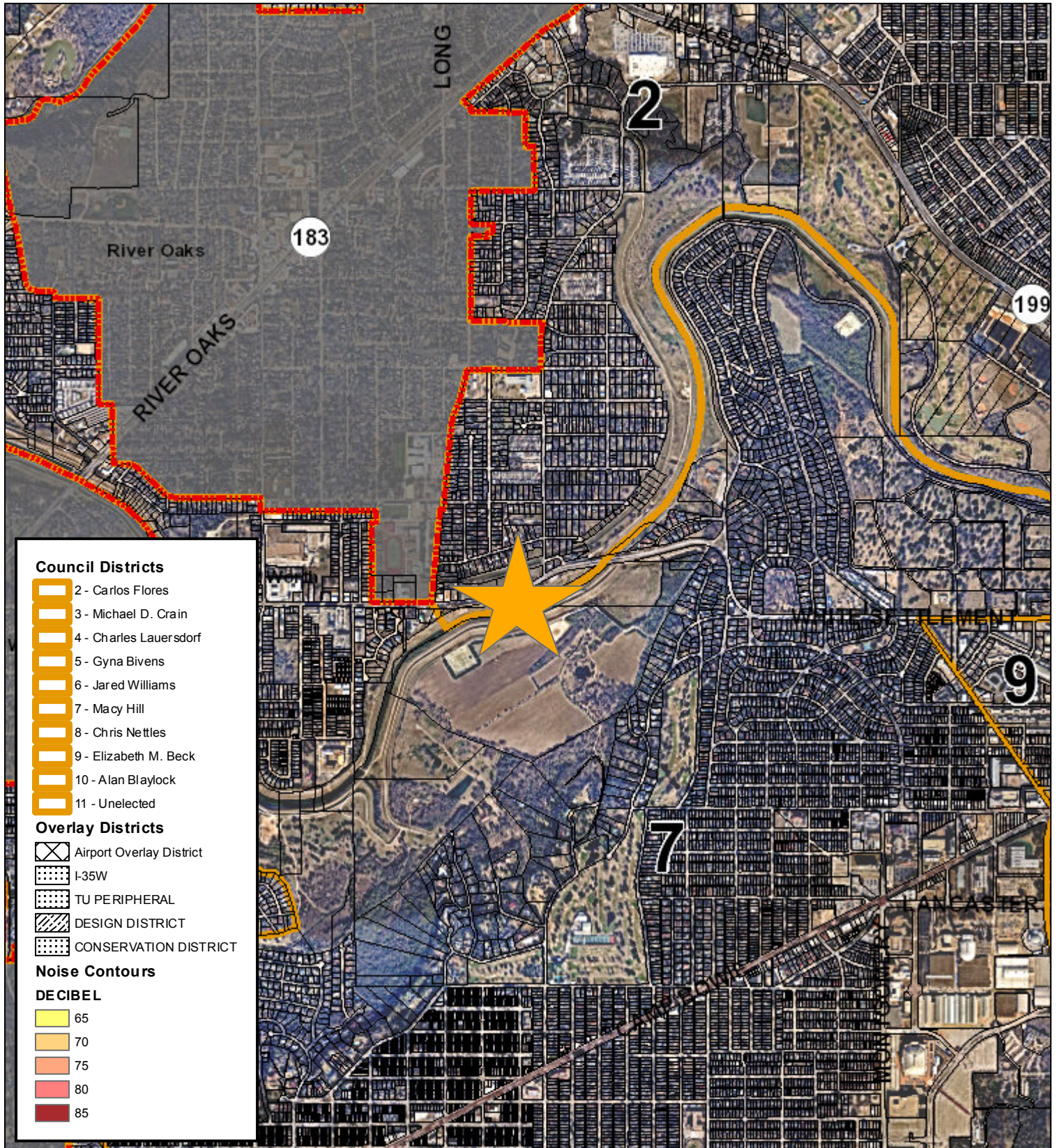
The proposed zoning is **not consistent** with the land use designations for this area.

Area Zoning Map

Applicant: Angelina Tate/Anastasia Phirippes
 Address: 4750 White Settlement Road
 Zoning From: E
 Zoning To: UR
 Acres: 1.87104455
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 6/14/2023
 Contact: null



Area Map



Council Districts

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

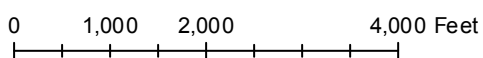
Overlay Districts

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

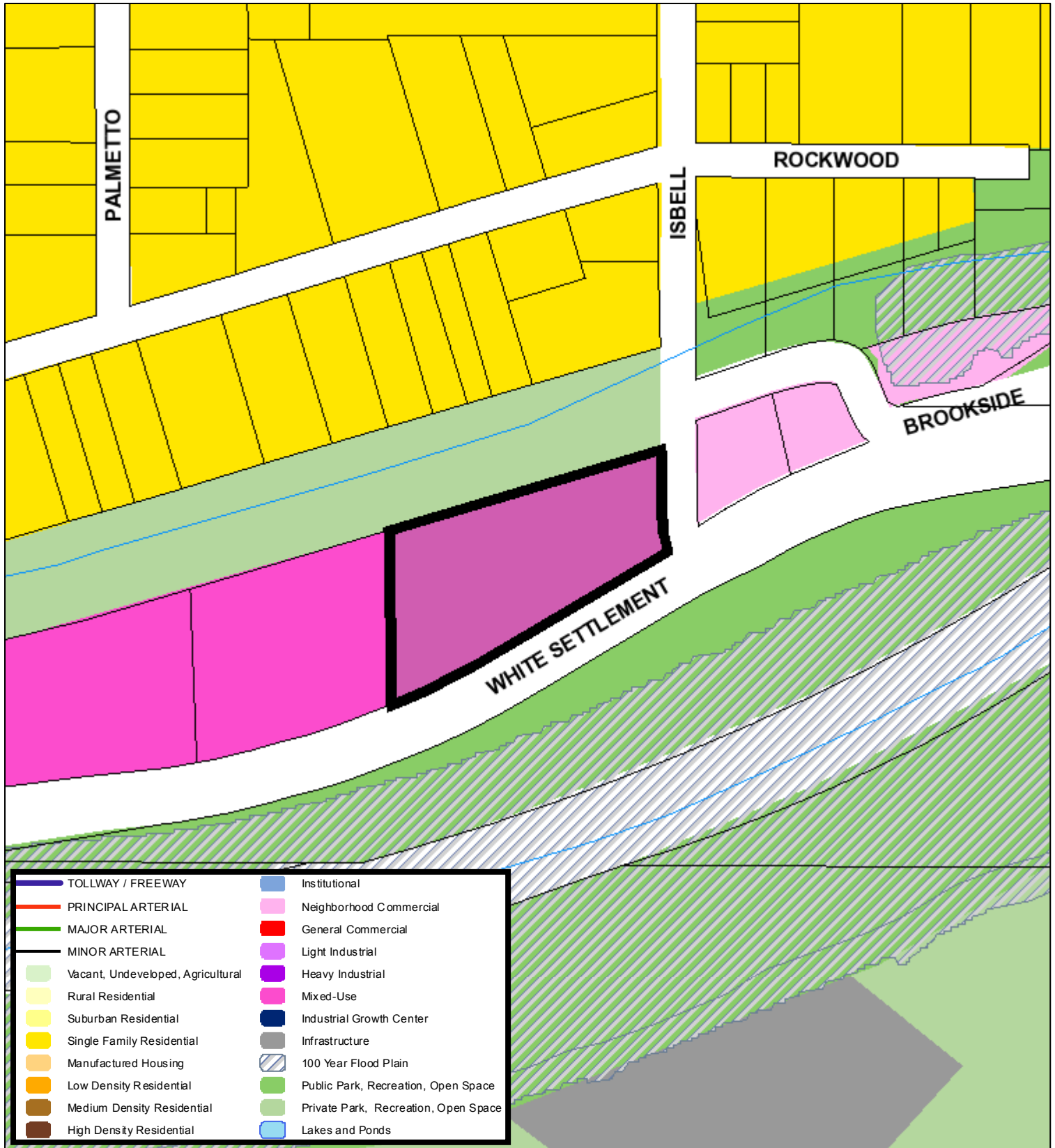
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



190 95 0 190 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



0 120 240 480 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-097

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: Marco & Sabrina Pérez

Site Location: 3235 Burton Avenue

Acreage: 0.19

Request

Proposed Use: Duplex

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

To: “B” Two-family residential

Recommendation

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

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

Staff Recommendation: **Denial**

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 - c. [Economic Development Plan](#)
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Project Description and Background

The rezoning concerns an empty 8,000 sq. ft. lot located at the northwest corner of Collard and Burton in the Polytechnic Heights South neighborhood. This area is part of Neighborhood Empowerment Zone (NEZ) Area Six, which aims to improve housing, economic development, and services in central Fort Worth.

The owner wants to change the current zoning from "A-5" One-family to "B" Two-family to build two homes on the same lot. Based on the lot size they could build two attached or detached units if the request is approved.

On the July 12, 2023, Zoning Commission hearing, at the request of the Polytechnic Heights South Neighborhood Association, the Zoning Commission issued a 90-day continuance to allow the newly established Neighborhood Association to meet the applicant and discuss the case's merits with its members.

Surrounding Zoning and Land Uses

North A-5 / Single-family home
East ETJ/Undeveloped
South A-5; ETJ / Single-family home
West E; B; C / Undeveloped

Recent Zoning History

- ZC-17-012 From A-5 to PD for ER uses including a beauty salon

Public Notification

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

Organizations Notified	
United Communities Association of South Fort Worth	The New Mitchell Boulevard NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Polytechnic Heights South *	

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

Development Impact Analysis

Land Use Compatibility

The subject site and its surrounding properties are all zoned "A-5" for single-family residential use. To the north and west, there are single-family homes, while the property to the south is currently vacant. The eastern property consists of a single-family home with an accessory dwelling unit and no duplexes in the vicinity.

Changing the zoning of the subject site could be considered spot zoning since the whole neighborhood is zoned uniformly. Furthermore, the proposed zoning is not in line with the current or future land use in the area.


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

Comprehensive Plan Consistency – Southeast

The proposed 2023 Comprehensive Plan's Future Land Use designation is Single-Family Residential.

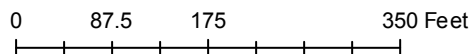
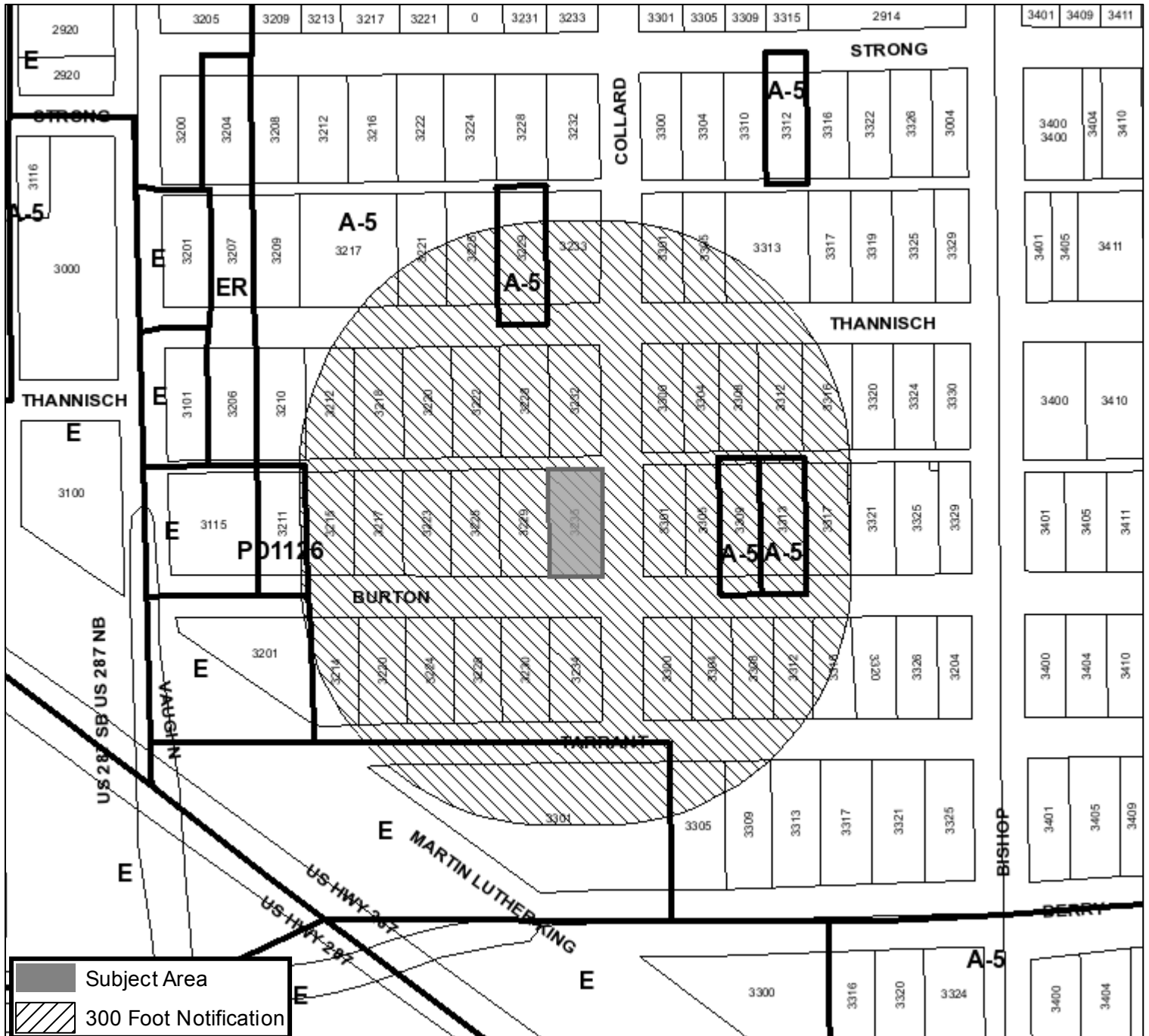
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
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The proposed zoning is **not consistent** with the land use designations for this area.

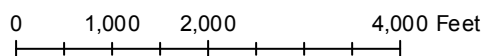
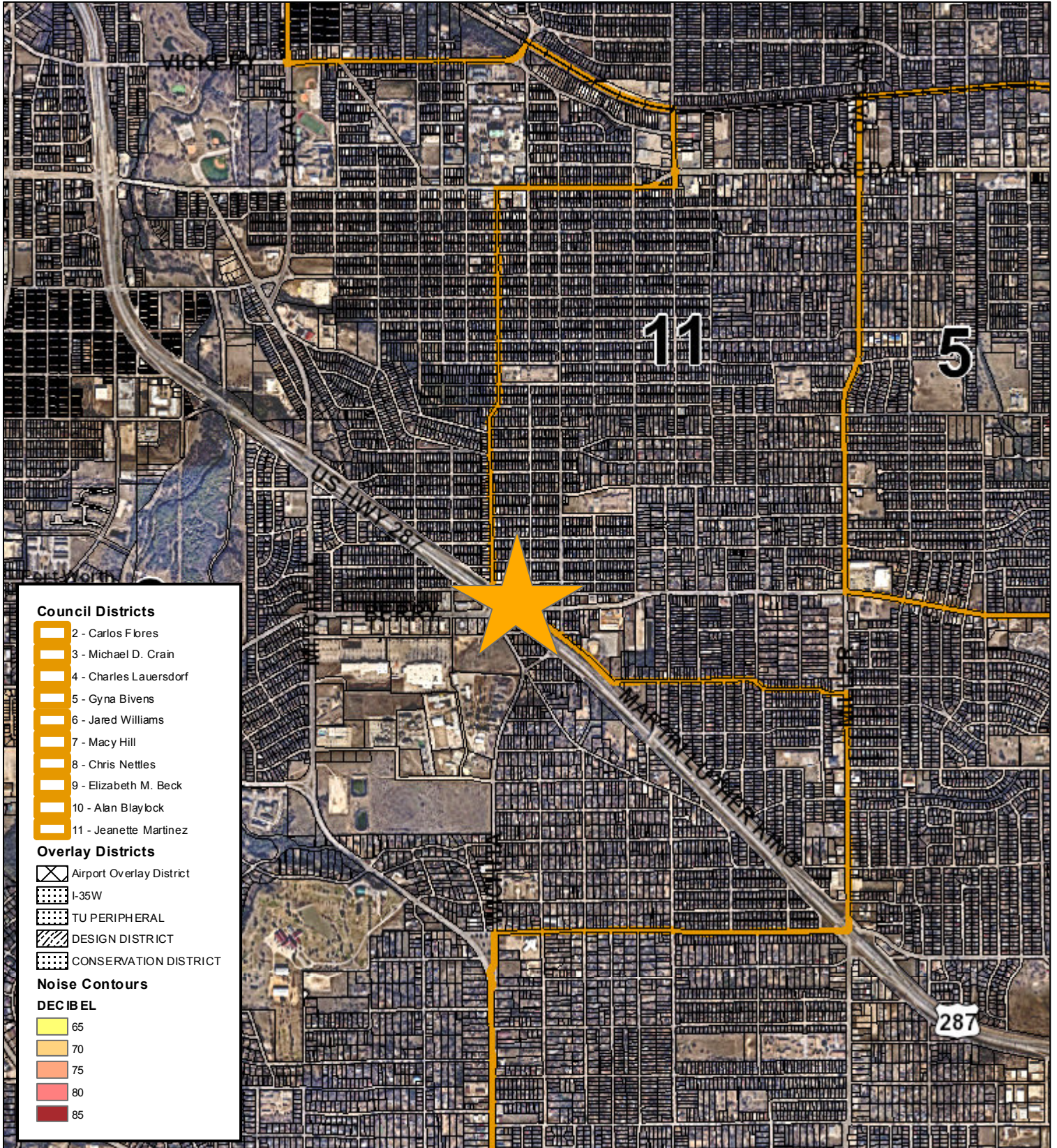


Area Zoning Map

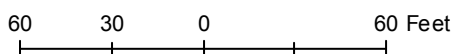
Applicant: Marco & Sabrina Pérez
 Address: 3235 Burton Street
 Zoning From: A-5
 Zoning To: B
 Acres: 0.19302216
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 7/12/2023
 Contact: null



Area Map



Future Land Use



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



Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-111

Council District: 3

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Aradi Properties, LLC / Mohamed Sharaf

Site Location: 3225 Alameda Street/3300 block West Loop 820 South

Acres: 2.65 acres

Request

Proposed Use: Automated car wash

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

Recommendation

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

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

Staff Recommendation: **Approval for automated car wash and denial of the sign development waivers**

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Project Description and Background

The proposed site is on the northwest corner of Camp Bowie West Boulevard and West Loop 820 South. The applicant has revised the previously approved, but expired, Conditional Use Permit from an automated carwash facility with 4 wash lanes to only 1 wash lane automated carwash facility on a smaller lot. Automated carwashes are allowed by right in the industrial districts and only permitted within commercial zoning districts with a CUP approval. The site plan shows development waivers for the freeway sign's square footage and height.

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

While a carwash is not permitted in the "F" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. Limited commercial uses or commercially zoned land surrounds the site to the north, east, and south, that are comparable to the revised commercial uses proposed for this site. Due to the smaller revised lot configuration, the site no longer has direct access to Alameda Street and is adjacent to commercially zoned vacant land and an infrastructure building.

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

The Conditional Use Permit proposal includes a freeway sign on the Loop 820 frontage. The sign square footage for the 50-foot tall freeway sign shows 434 square feet or 36% larger than allowed, since the maximum sign area allowed would be 320 square feet. This site is requesting a development waiver for the sign square footage and height, since a 39-foot tall sign would be the maximum allowed under administrative approval to be 20 feet above the adjacent main freeway lanes. The freeway sign proposed is 28% taller than allowed. Since a monument is also proposed for the Camp Bowie frontage, the site would have significantly more signage than a comparable site. However, additional landscaping or other site enhancements were not proposed to offset the detached freeway's sign size.

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

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

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

- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

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

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

The land uses proposed are heavy commercial uses adjacent to a freeway and comparably zoned commercial land. Below is a chart that illustrates the differences between the “F” General Commercial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Freeway sign	320 square feet maximum sign square footage and 39 feet tall	434 square feet sign square footage and 50 feet tall (<i>This item is requesting a Development Waiver</i>)

Surrounding Zoning and Land Uses

- North “F” General Commercial / Vacant land
- East “F” General Commercial and “PD 986” Planned Development for “F” uses plus production of aviation communication components / Non-residential uses
- South “G” Intensive Commercial / Non-residential uses
- West “F” General Commercial / Infrastructure building and vacant land

Recent Zoning History

- ZC-17-059: west of site, from E to I, approved for PD/E with automobile repair, 5/4/2017.
- ZC-18-103: west of site, from A-5, I to PD/E plus lodge with on-premise alcohol sales, approved 8/8/2018.
- ZC-18-174: north of site, from G to I, approved for PD/G with indoor car storage only, 1/16/2019.
- ZC-22-027; subject site, from F to Add Conditional Use Permit for 4 lanes of automated car washing, plus development waivers for freeway sign and vacuum location, approved 6/14/2022, expired 12/14/2022 as no building permit or Certificate of Occupancy was obtained within 180 days.

Public Notification

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

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

Organizations Notified	
Chapin Rd & Alameda St NA*	Fort Worth ISD
Streams and Valleys Inc	Trinity Habitat for Humanity

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to amend the previously approved, but expired, zoning of this site from “F” General Commercial with Conditional Use Permit 56 for a 4-lane automated car wash with development waivers for the freeway sign square footage and height plus vacuum stall location, to a smaller lot with a single lane automated car wash with development waivers for the same freeway sign. The requirement for “Conditional Use Permit” zoning allows an option for revocation for code violations. The smaller site is now surrounded by commercial uses or commercial zoning. The revised site plan land uses are appropriate for a commercial area.

The proposed zoning request for **the car wash** with its emphasis on auto-oriented traffic **is compatible** with surrounding commercial land uses due to the commercial land uses shown in the CUP site plan. These proposed uses and their operational characteristics would not create notable land use conflicts with the single family houses and the general area. None of the existing trees or topography appears to be preserved. However, **the two sign waivers** for a significantly larger and taller freeway sign, in addition to the standard monument sign, **are not compatible** with the surrounding neighborhood. The freeway sign proposed has remained the same size of the original CUP, although the rezoning site is now 1/3 the size.

Comprehensive Plan Consistency – Far West Sector

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

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

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

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

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

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

Site Plan Comments

Zoning and Land Use

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

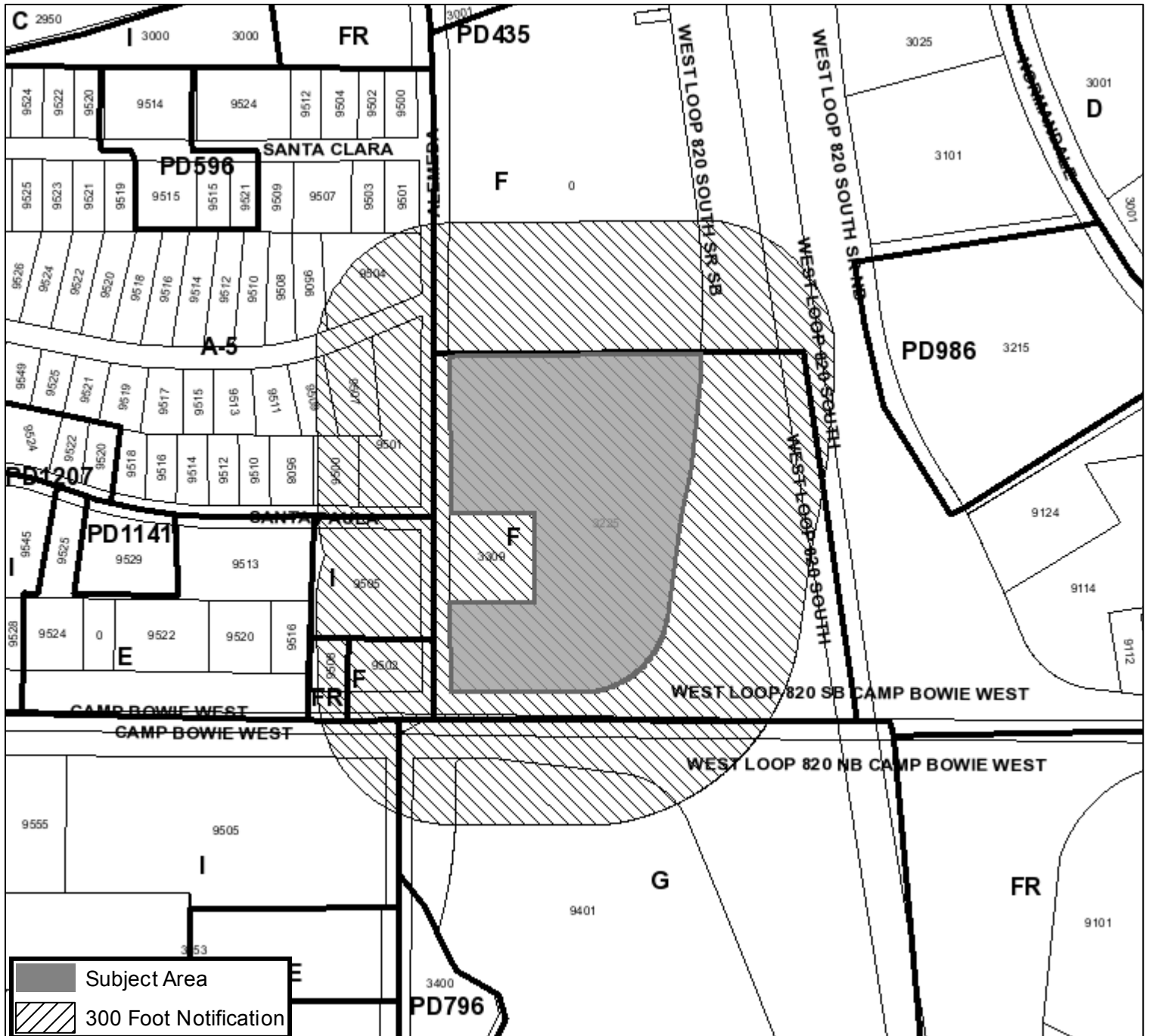
1. As discussed previously, since the site is 1/3 the original size, please see if the site plan could be enlarged to 1"=50' or more, so the intricate details of the site are more legible.
2. Label the 10 foot drainage easement on the Loop 820 side, as it's not apparent it continues behind the group of 17 parking spaces.
3. The pre-cast wall location to the west of the car wash and vacuums is not readily apparent, since the label is now off-site. Please move this label to be due west of the vacuums/dumpster.
4. Please label the building elevation sheets with the buildings' use and remove the signage, as the signs are noted to meet the ordinance.
5. Include the pay station canopy on the car wash building, since it's attached to the building.
6. Please check the direction labels of the buildings, as they do not appear to correspond to the buildings' orientation on the site plan.
7. Label all the building materials on each elevation sheet.
8. EFIS is not a durable building material, and must be removed from the carwash building.
9. Please remove the adjacent ownership information, so the existing zoning and land uses labels can be added to the east, south, and west, including the zoning and land use of the SW Bell site.
10. Parallel parking spacing are required to be 22' long, instead of the 20' on the southeast side, so these spaces cannot be counted towards the number of parking spaces on site. Please note however, sites that are more than 250 feet from a residential district are not required to meet the minimum required number of parking spaces per use. The revised lot lines place this site just outside the 250' distance.
11. The queueing spaces for the gas station canopy, restaurant drive-thru, car wash pay station, and drying area may be sufficient to reduce the number of dedicated parking spaces to allow for more open space and permeable areas to help with the drainage requirements.
12. The freeway sign square footage is allowed 39 feet in height and 320 square feet of message area by right, where 50 feet tall and 434 square feet of message area is shown. **A development waiver is being requested.**
13. Please move the dumpsters paving layer to be below the dumpsters, so they can be more easily seen.
14. The freeway and monument signs encroaching into the utility/water easements will need easement encroachment agreements.
15. The existing tree on site is not preserved. Please ensure the site has 10% landscaped area and the required number of trees in the correct locations.
16. While the site is noted to exceed the 10% landscaped area requirement, please add the landscaping square footage along the street frontages to ensure the majority (75%) of this landscaped area in front of the buildings.



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

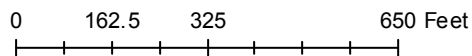


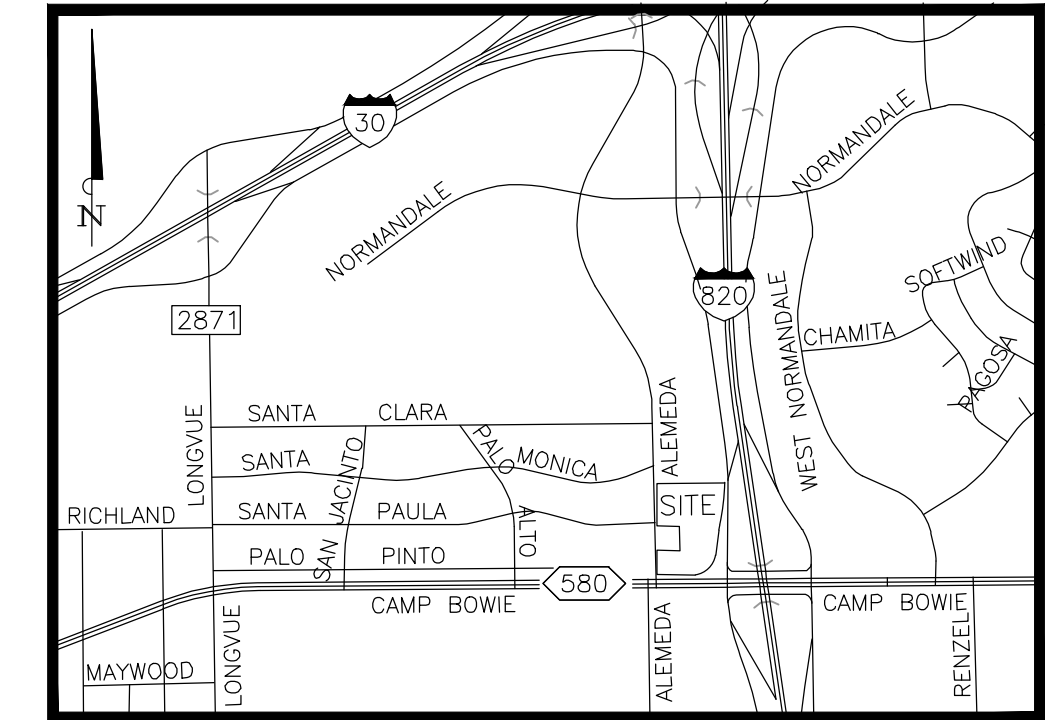
Area Zoning Map

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



 Subject Area
 300 Foot Notification





VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS

LOT 3, BLOCK 5
WESTERN CROSSROADS ADDITION
2.27 ACRES OR 98,893 SQUARE FEET

PARKING REQUIREMENTS				
LAND USE	RATIO	SQUARE FOOTAGE / # OF CARS	PARKING REQUIRED	PARKING PROVIDED
TRAVEL CENTER CONVENIENCE STORE	1 SPACE/250 S.F.	7,000 SF	28 spaces	28 spaces
TRAVEL CENTER QUICK SERVE RESTAURANT	1 SPACE/100 S.F.	4,200 SF	42 spaces	42 spaces
CAR WASH	CARS IN CAR WASH	4 CARS	20 spaces	20 spaces
TOTAL PARKING SPACES			90 spaces	90 spaces

NOTES

1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
2. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
3. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
4. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS, WITH THE EXCEPTION ON THE FREEWAY SIGN.

LEGEND

	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK FLATWORK WITHIN CITY R.O.W. OR EASEMENTS SHALL BE PER CITY STANDARDS AND DETAILS.
	LANDSCAPING (10% OPEN SPACE)
	ACCESSIBLE PARKING SPACE

SIGNAGE REQUESTED

Waiver: Freeway Sign Height and Total Square Footage
Height: 50'
Total Square Footage: 433 square feet

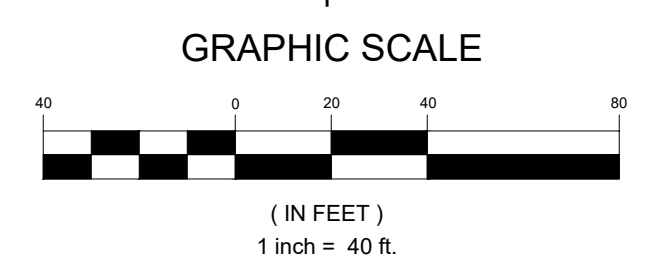
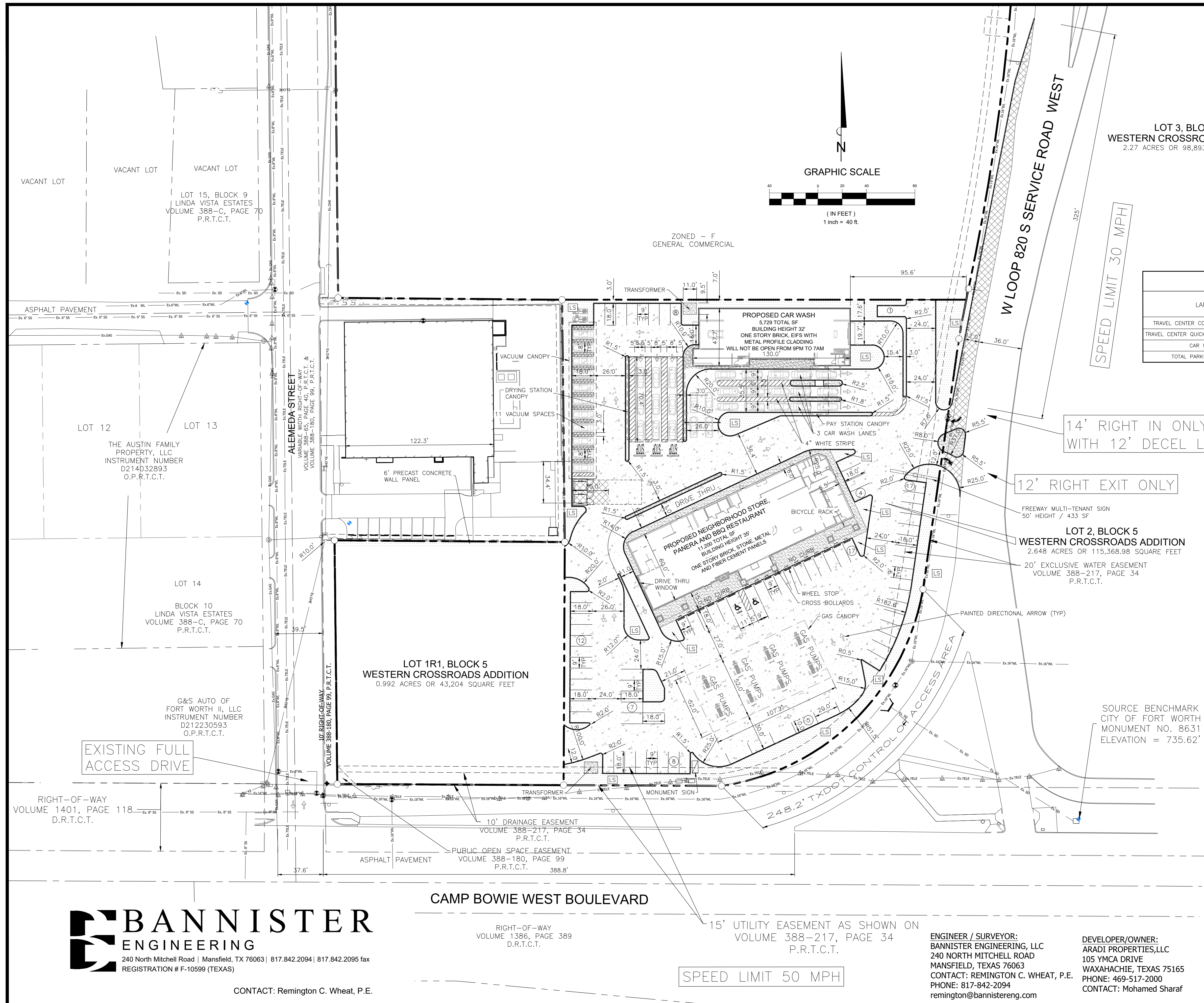
Director of Development Services: _____
Date: _____

CONDITIONAL USE PERMIT SITE PLAN

FORT WORTH TRAVEL CENTER
LOT 2, BLOCK 5
3300 WEST LOOP 820 SOUTH FREEWAY

City of Fort Worth, Tarrant County, Texas
Containing 2.648 Acres of land

Date Prepared: September 27, 2023
ZONING CASE NO. ZC-23-111



ZONED - F
GENERAL COMMERCIAL

W LOOP 820 S SERVICE ROAD WEST
SPEED LIMIT 30 MPH

14' RIGHT IN ONLY
WITH 12' DECEL LANE

12' RIGHT EXIT ONLY

LOT 2, BLOCK 5
WESTERN CROSSROADS ADDITION
2.648 ACRES OR 115,368.98 SQUARE FEET
20' EXCLUSIVE WATER EASEMENT
VOLUME 388-217, PAGE 34
P.R.T.C.T.

SOURCE BENCHMARK
CITY OF FORT WORTH
MONUMENT NO. 8631
ELEVATION = 735.62'

SPEED LIMIT 50 MPH

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

CONTACT: Remington C. Wheat, P.E.

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

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

File: B:\Clients\172 (Vector)\172-2-009 (Travel Center - F, Worn)\Civil\Exhibit\CDP Exhibit.dwg || Date Plotted: 9/27/2023 8:54 AM || Plotted By: rick

LEGAL DESCRIPTION

LEGAL LAND DESCRIPTION

BEING a portion of that certain tract of land in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas; Lot 1R, Block 5, WESTERN CROSSROADS ADDITION (hereinafter referred to as Lot 1R), an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D217169366, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a pk nail with shiner stamped "DUNAWAY" found for an inner-ell corner of said Lot 1R, same being the Northeast corner of that certain tract of land described as Southwestern Bell Westland 244 Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-65, Page 40, P.R.T.C.T.;

THENCE North 90 degrees 00 minutes 00 seconds East, crossing said Lot 1R, a distance of 333.35 feet to the Easterly line of said Lot 1R, same being the existing West right-of-way line of West 820 Loop South (773' - 411.6' right-of-way), as recorded in Volume 4999, Page 197, Deed Records, Tarrant County, Texas, same being the beginning of a non-tangent curve to the left, whose long chord bears South 10 degrees 32 minutes 55 seconds West, a distance of 32.84 feet;

THENCE Southerly with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, with said non-tangent curve to the left having a radius of 1007.02 feet, through a central angle of 01 degree 52 minutes 06 seconds, for an arc distance of 32.84 feet to a three-quarters inch iron rod found;

THENCE South 08 degrees 09 minutes 21 seconds West, continue with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, a distance of 208.61 feet to the beginning of a non-tangent curve to the right, whose long chord bears South 45 degrees 40 minutes 21 seconds West, a distance of 232.16 feet;

THENCE Southwesterly, continue with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, with said non-tangent curve to the right, having a radius of 197.50 feet, through a central angle of 71 degrees 59 minutes 40 seconds, for an arc distance of 248.17 feet to a Texas Department of Transportation monument found for corner in the existing North right-of-way line of Camp Bowie West Boulevard (181' - 162' wide right-of-way), as recorded in Volume 1407, Page 199, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 43 minutes 46 seconds West with the common line between said Lot 1R and the existing North right-of-way line of said Camp Bowie West Boulevard, a distance of 130.36 feet;

THENCE North 00 degrees 16 minutes 14 seconds East, departing the existing North right-of-way line of said Camp Bowie West Boulevard, crossing said Lot 1R, a distance of 200.50 feet to a five-eighths inch iron rod found for an inner-ell corner of said Lot 1R, same being the Southeast corner of said Southwestern Bell Westland 244 Addition;

THENCE North 00 degrees 38 minutes 53 seconds West with the common line between said Lot 1R and said Southwestern Bell Westland 244 Addition, a distance of 199.90 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.648 acres (115,366 square feet) of land.



CONTACT: Remington C. Wheat, P.E.

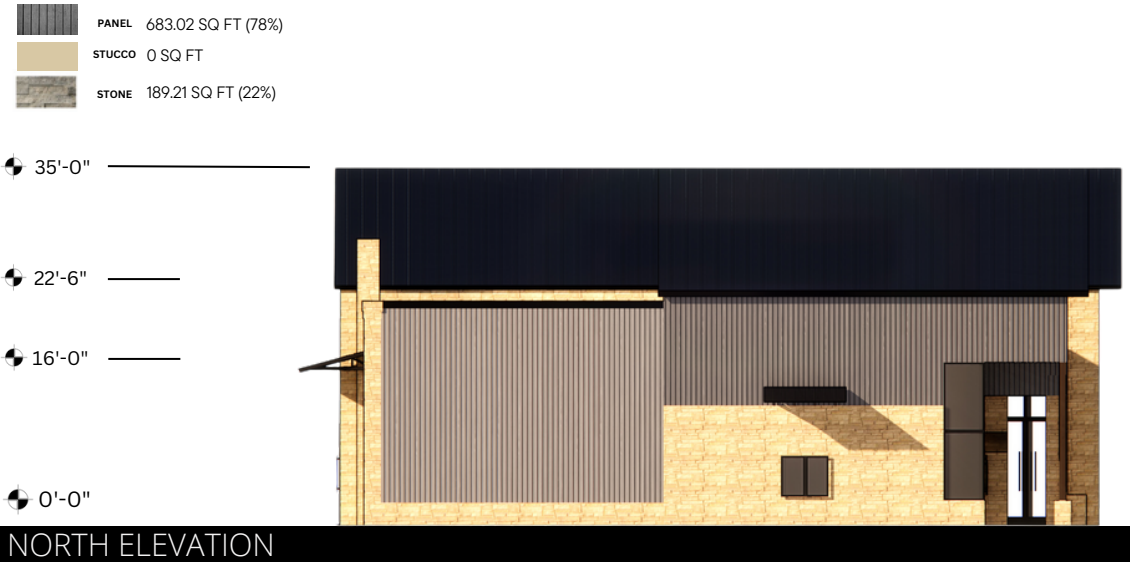
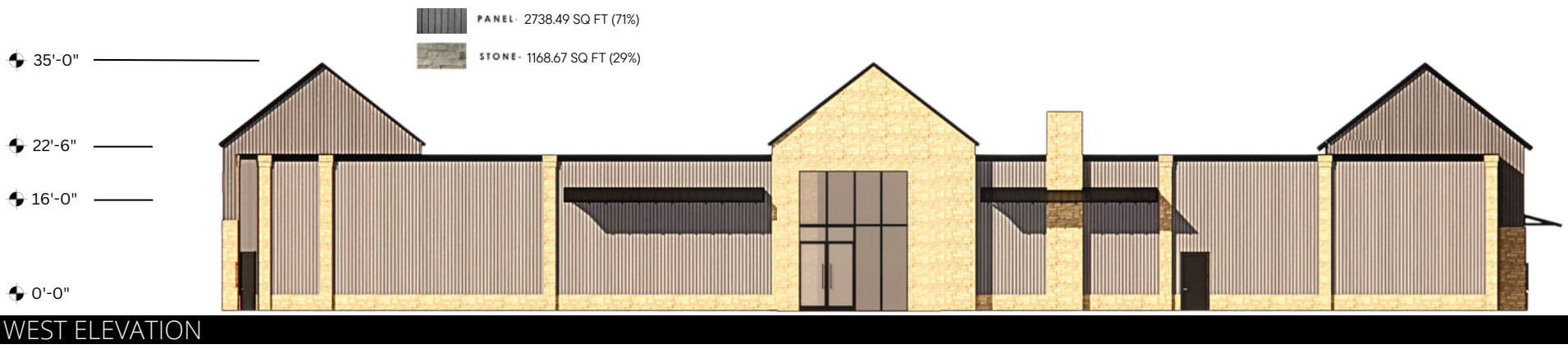
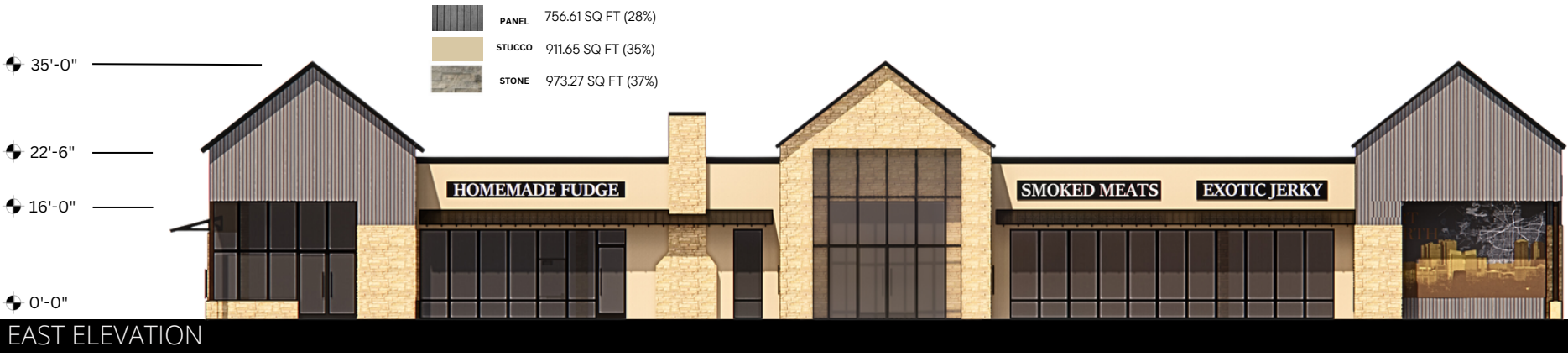
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CONTACT: REMINGTON C. WHEAT, P.E.
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FORT WORTH TRAVEL CENTER
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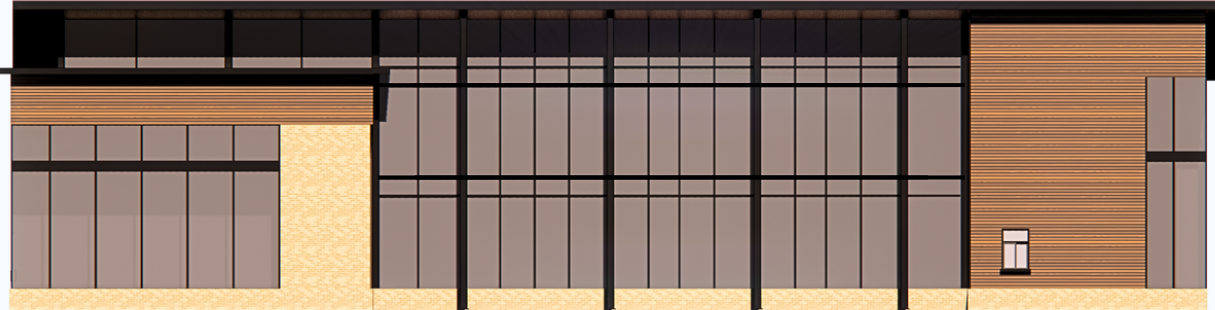
*ALL NUMBERS ARE APPROXIMATE



Heights Venture
ARCHITECTURE • DESIGN

Not for Regulatory approval, permit, pricing or construction. Lance Lilly AIA Texas Registered Architect #20481

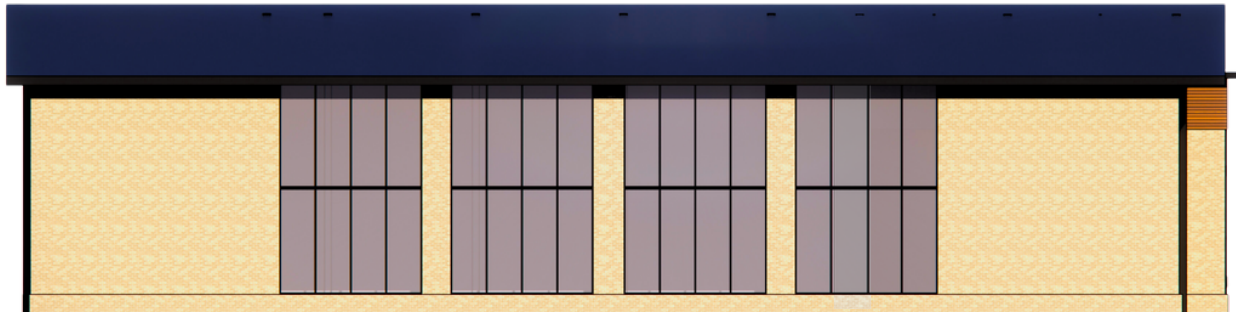
35'-0"
 27'-4"
 0'-0"



PANEL · 821.58 SQ FT (61%)
STONE · 521.05 SQ FT (39%)

EAST ELEVATION

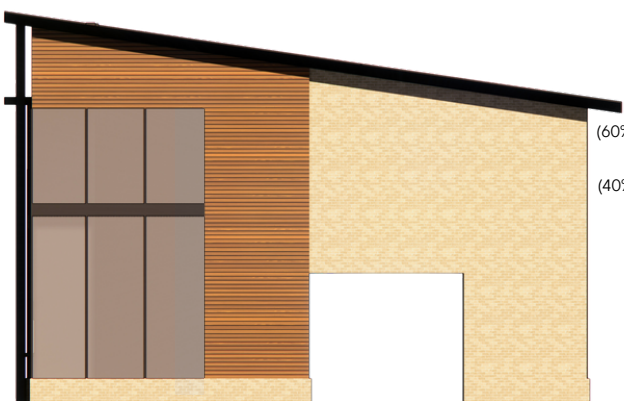
35'-0"
 27'-4"
 0'-0"



PANEL · 28.7 SQ FT (1%)
STONE · 1732.37 SQ FT (99%)

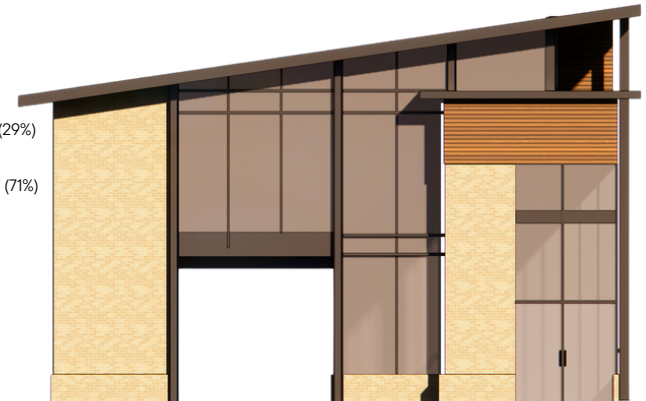
WEST ELEVATION

35'-0"
 27'-4"
 0'-0"



(60%) 359.49 SQ FT
 (40%) 557.42 SQ FT

PANEL · 181.21 SQ FT (29%)
STONE · 424.47 SQ FT (71%)



NORTH ELEVATION

SOUTH ELEVATION

*ALL NUMBERS ARE APPROXIMATE

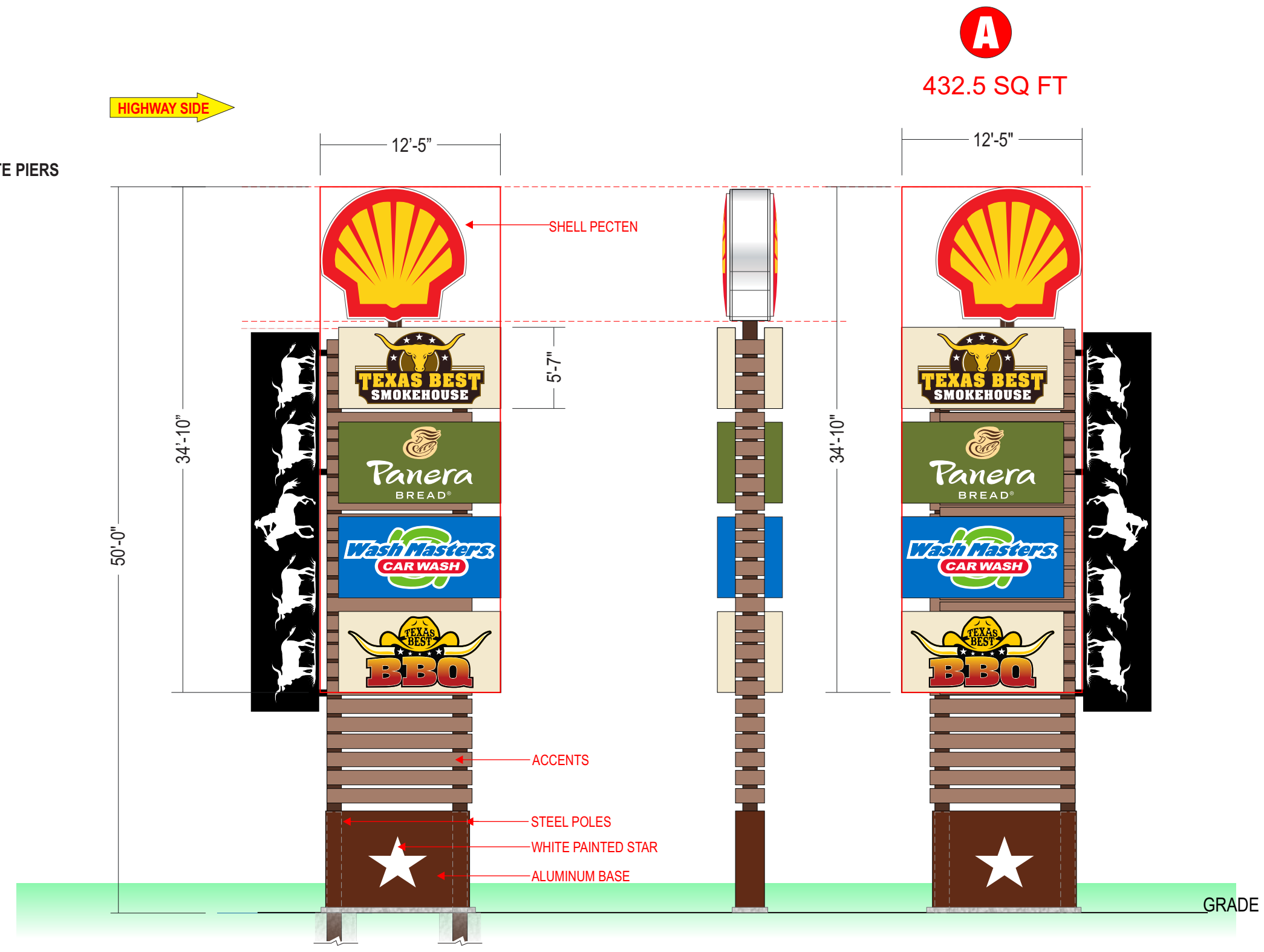


SCOPE OF WORK:

- PROVIDE AND INSTALL(1) D/F LED INTERNALLY ILLUMINATED SIGN
- SHELL PECTEN SIGN
- TEXAS BEST SMOKEHOUSE ALUMINUM CABINET
- PANERA BREAD ALUMINUM CABINET
- WASH MASTERS ALUMINUM CABINET
- TEXAS BBQ ALUMINUM CABINET
- ILLUMINATED WITH WHITE LED LIGHTS.
- ALUMINUM ACCENTS AND BASE
- STEEL POLES DIRECTLY BURIED INTO CONCRETE PIERS
DEPTH OF FOUNDATION TO BE DETERMINED BY ENGINEER LICENSED IN THE STATE OF TEXAS.

COLOR LEGEND	
PAINT COLORS	
	1: MP 11721 UNBRIEL BROWN
	2: BLACK
	3: MP 12184 SIS BROWN
VINYL COLORS	
	1: DIGITALLY PRINTED GRAPHIC
	2: DIGITALLY PRINTED GRAPHIC

Panera BREAD	
	Hex color: #F8D581 RGB: 248 213 129 CMYK: 0 14 48 3 Pantone: PMS 134 C
	Hex color: #667000 RGB: 102 112 0 CMYK: 9 0 100 56 Pantone: PMS 7496 C
	Hex color: #430600 RGB: 67 14 0 CMYK: 0 79 100 74 Pantone: PMS 483 C



ELEVATION

SCALE: 1/8" = 1'-0"

TEXAS REPUBLIC SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
VICTRON - SHELL

Address:
WEST LOOP 820
FORT WORTH, TX 76177

City of Jurisdiction:
CITY OF FORT WORTH

Designer:
JORGE

Date Created:
06.30.23

W.O. #:

File Path:
P:\2023 JOBS\WVictron\Shell - Fort Worth, TX\PRELIM DRAWINGS

REVISIONS

- Rev 1:** 09-21-23 Revised pylon sign Square footage as per client. - JG
- Rev 2:** 09-21-23 Revised Go Loco sign To Panera Bread. - JG
- Rev 3:** 09-26-23 Revised pylon sign Per client redlines. - JG

Rev 4:

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

COLOR LEGEND

PAINT COLORS

1: SHELL WARM WHITE

VINYL COLORS TO MATCH


1: SHELL WARM WHITE

2: SHELL YELLOW- PMS # 116 C
TRANS VINYL - 3630-015
YELLOW

3: SHELL RED - PMS # 485 C
TRANS VINYL - 3630-143
POPPY RED

COLOR LEGEND

VINYL COLORS TO MATCH



3M-3630-143

3M-3630-106

3M-3630-127

COLOR LEGEND

PAINT COLORS

1: MP 11721 UNBRIEL BROWN

2: BLACK

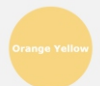
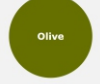
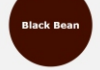
3: MP 12184 SIS BROWN

VINYL COLORS

1: DIGITALLY PRINTED GRAPHIC

2: DIGITALLY PRINTED GRAPHIC



	Hex color: #f8d581 RGB: 248 213 129 CMYK: 0 14 48 3 Pantone: PMS 134 C
	Hex color: #667000 RGB: 102 112 0 CMYK: 9 0 100 56 Pantone: PMS 7496 C
	Hex color: #430600 RGB: 67 14 0 CMYK: 0 79 100 74 Pantone: PMS 483 C



432.5 SQ FT

TEXAS REPUBLIC SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
VICTRON - SHELL

Address:
WEST LOOP 820
FORT WORTH, Tx 76177

City of Jurisdiction:
CITY OF FORT WORTH

Designer:
JORGE

Date Created:
06.30.23

W.O. #:

File Path:
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Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

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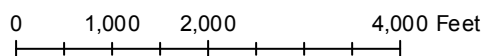
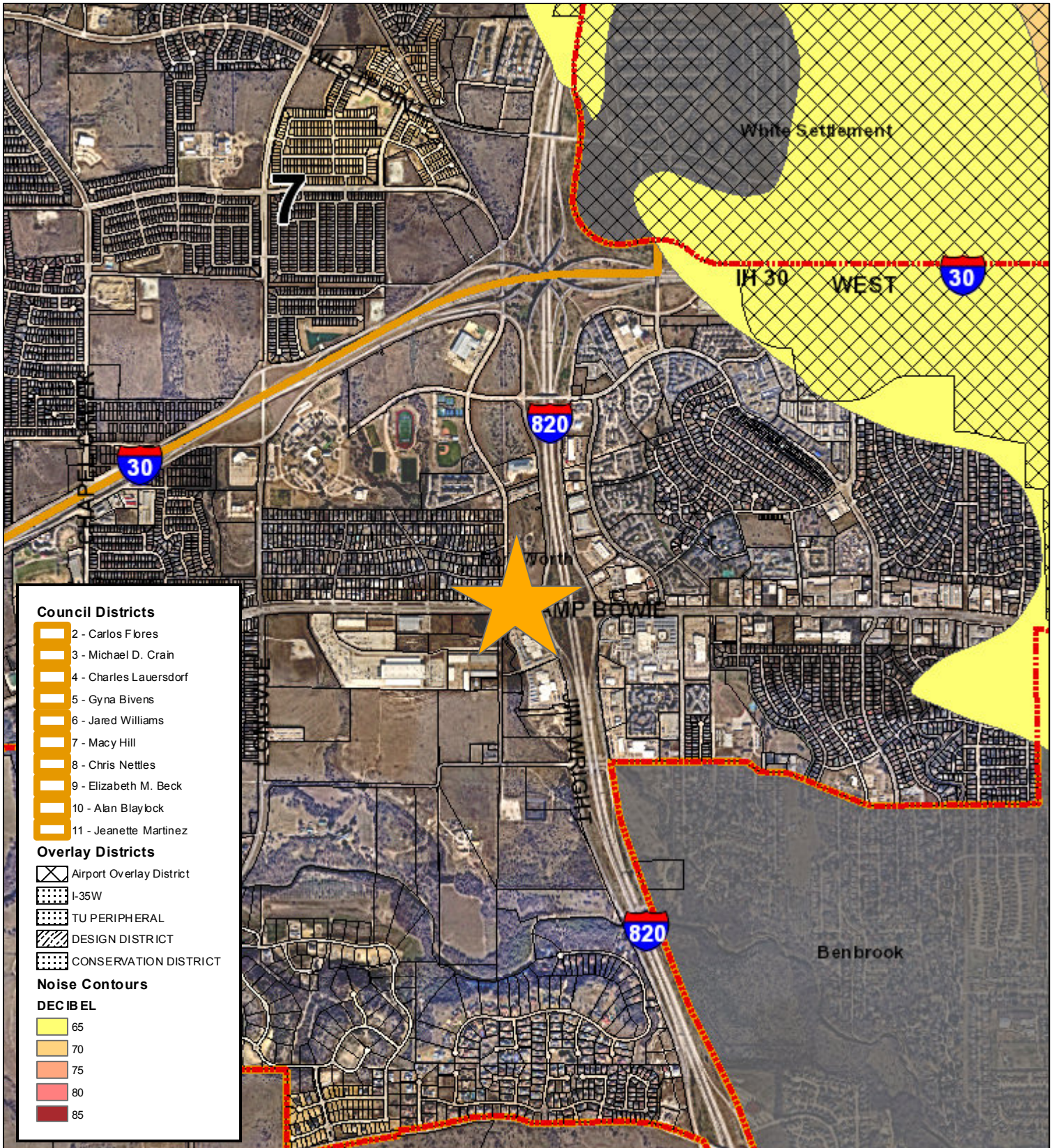
ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

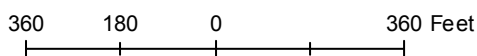
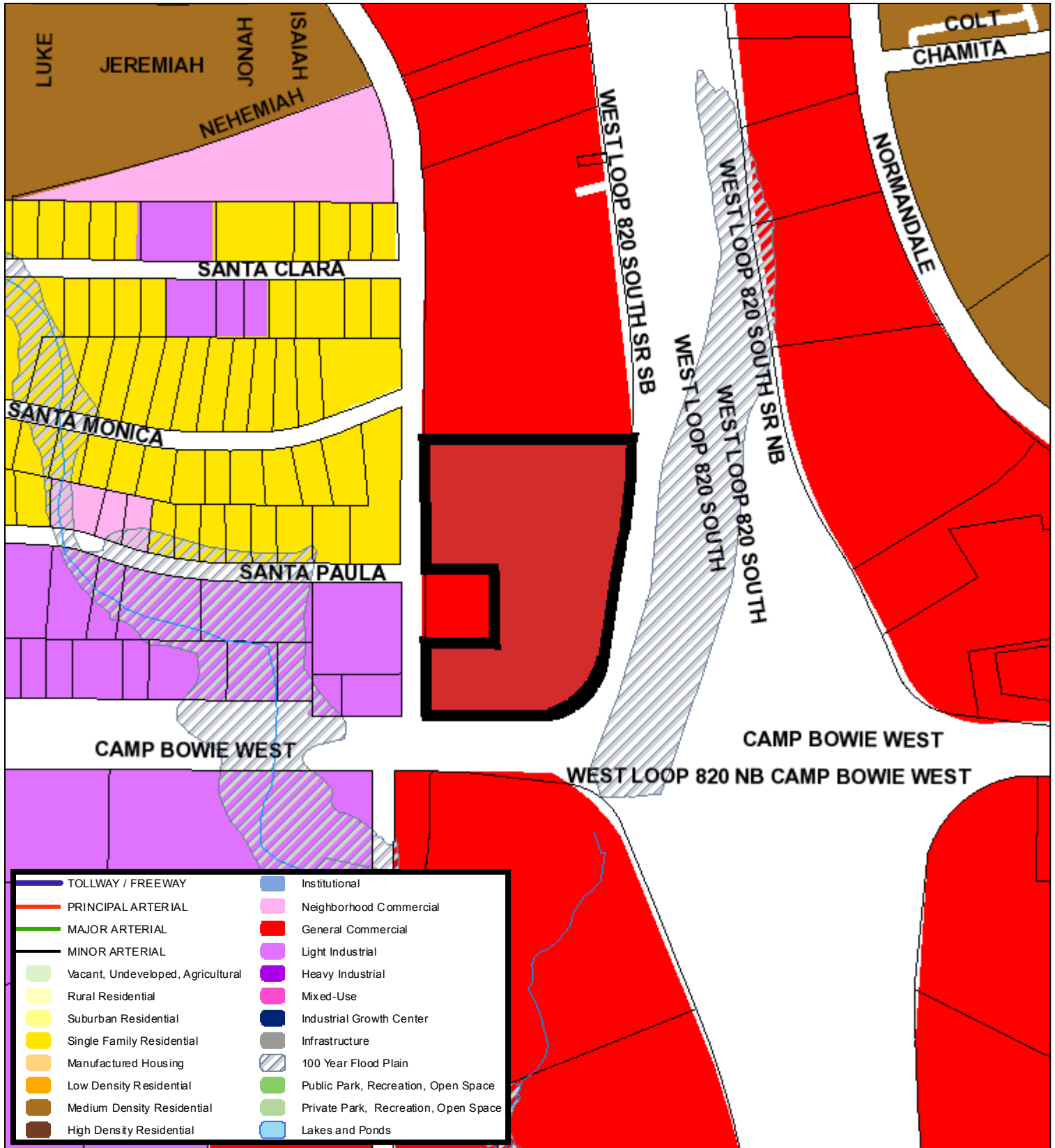
ELEVATION

SCALE: 1/4" = 1'-0"

Area Map



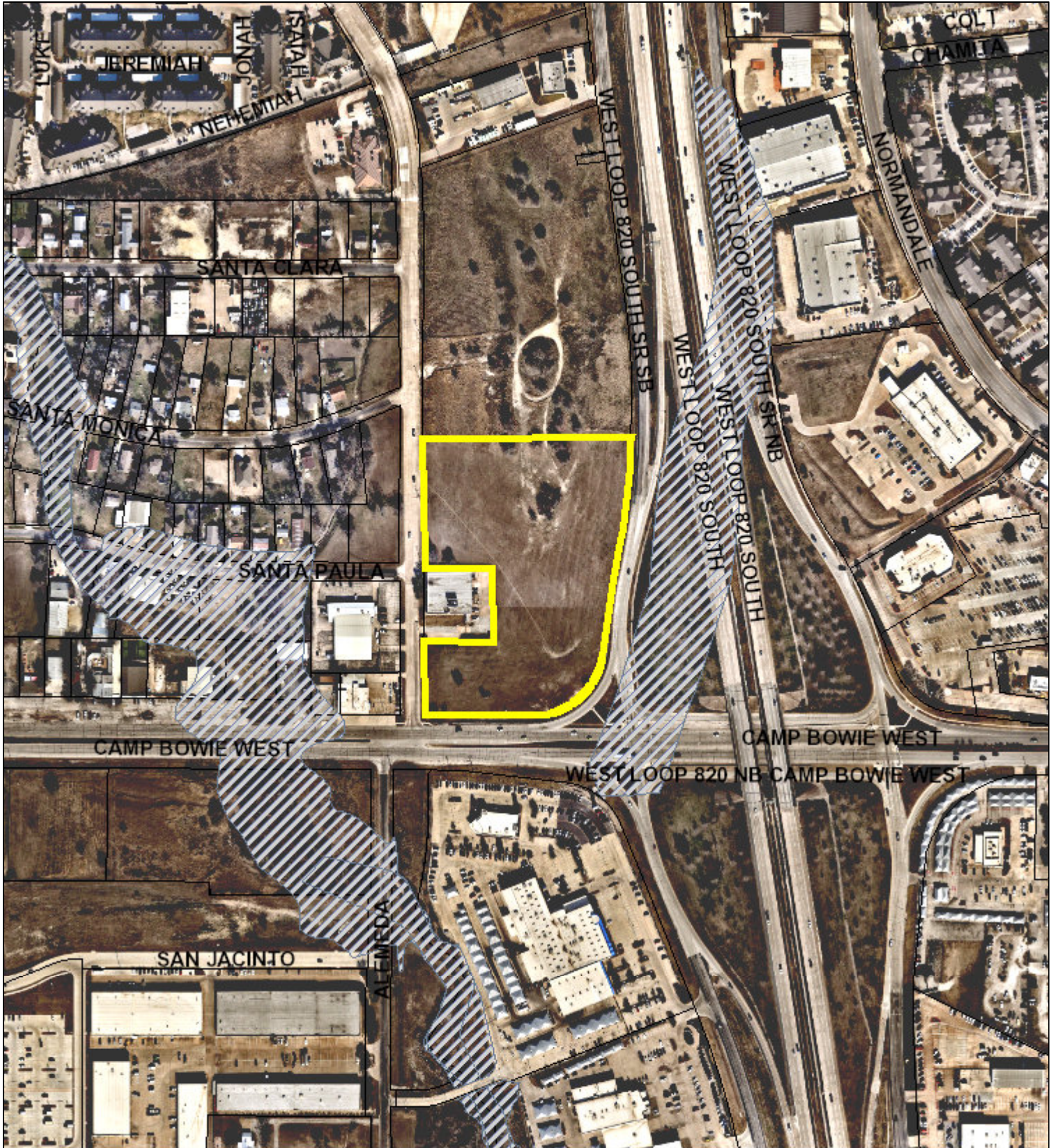
Future Land Use



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



Aerial Photo Map



0 230 460 920 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: SP-23-010

Council District: 10

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Hunter Crossroads LP / Jack Zanger

Site Location: 2101 Avondale Haslet Rd

Acreage: 0.93

Request

Proposed Use: Retail paint store

Companion Case: ZC-19-004/Planned Development for all uses in "E" Neighborhood Commercial plus auto parts sales, excluding the following: pool halls and liquor stores. Head-in parking facing north at ninety degrees to Avondale Haslet Road shall be prohibited. Outside storage is not allowed within 200 feet of the perimeter of the northern property line; site plan required.

Request: To: Add site plan for a 4,500 square foot building in PD 827 "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, excluding the following: pool halls and liquor stores, with development standards on file with the Development Services Department

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 subject property is located on Avondale Haslet Rd east of US Hwy 287. The current zoning for the property is PD/E" (Tract 2) Planned Development for all uses in "E" Neighborhood Commercial, excluding the following: pool halls and liquor stores. Head-in parking facing north at ninety degrees to Avondale-Haslet Road shall be prohibited. Outside storage is not allowed within 200 feet of the perimeter, site plan required. The applicant would like to add a commercial paint store to the development. The site plan as presented complies with standards.

Surrounding Zoning and Land Uses

North City of Haslet / school/ residential

East "PD/F" (Tract 4) Planned Development for all uses in "F" General Commercial, excluding the following: night clubs, pool halls, liquor stores, bars, taverns, and hotels in excess of two stories. Outside storage is not allowed within 200 feet of the perimeter of the northern and eastern property line. Site plan waiver requested. / undeveloped

South "PD/I" (Tract 5) Planned Development for all uses in "I" Light Industrial, excluding the following: correctional facilities, night clubs, pool halls, hotels in excess of two stories, outdoor kennels, liquor stores, bars, taverns, and sexually oriented businesses. Outside storage is not allowed / undeveloped

West Planned Development for all uses in "E" Neighborhood Commercial plus auto parts sales, excluding the following: pool halls and liquor stores. Head-in parking facing north at ninety degrees to Avondale Haslet Road shall be prohibited. Outside storage is not allowed within 200 feet of the perimeter of the northern property line; site plan approved / O'Reilly Auto Parts

Recent Zoning History

- none

Public Notification

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

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

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
NWISD	

**Not located within this Neighborhood Organization*

Development Impact Analysis

Site Plan Comments

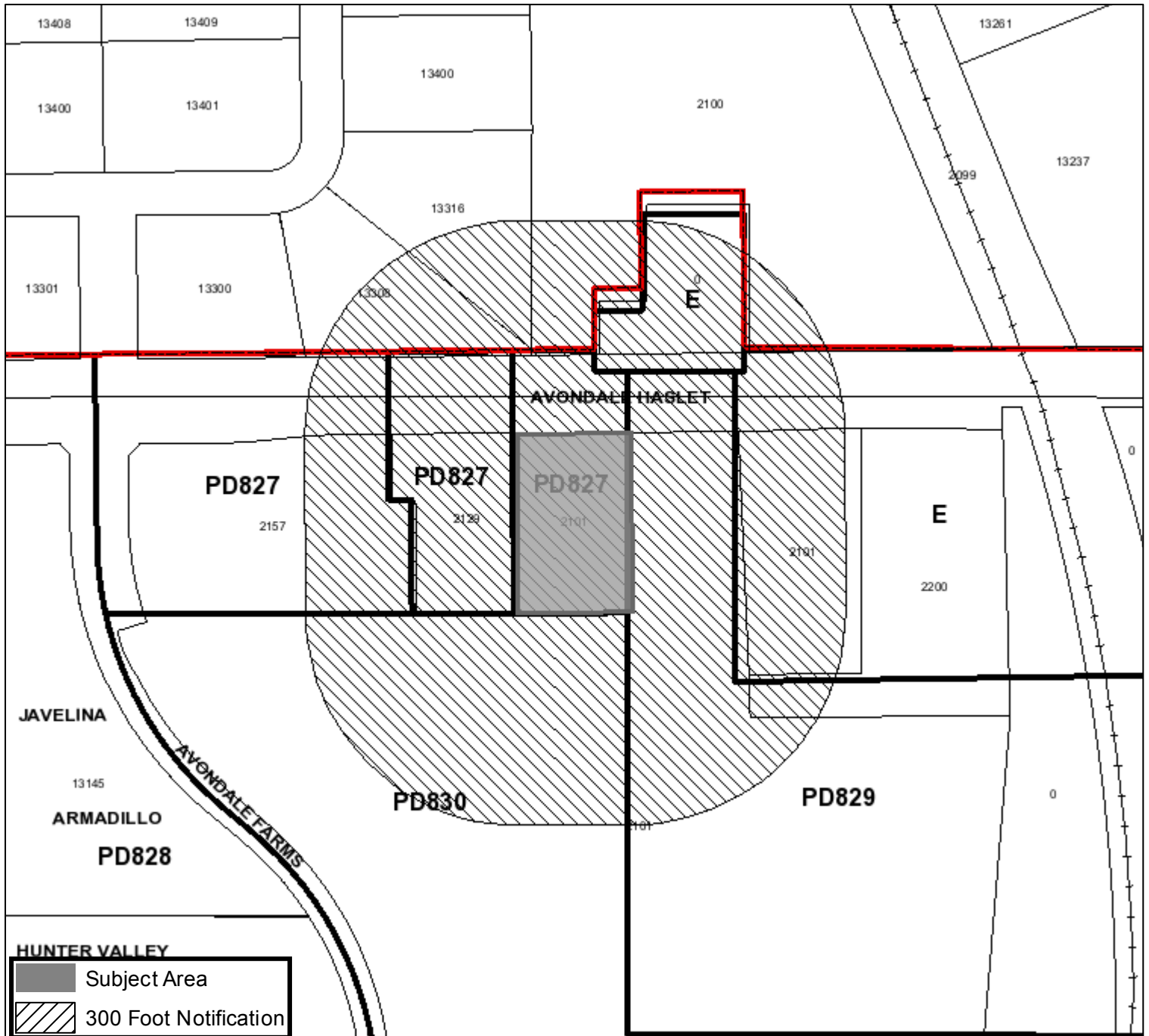
The site plan as submitted is consistent with Zoning requirements.

(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.)





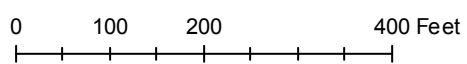
Area Zoning Map

Applicant: Hunter Crossroads LP/ Jack Zanger
 Address: 2101 Avondale Haslet Road
 Zoning From: null
 Zoning To: Add required Site Plan
 Acres: 0.93
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 10/11/2023
 Contact: null



HUNTER VALLEY

-  Subject Area
-  300 Foot Notification

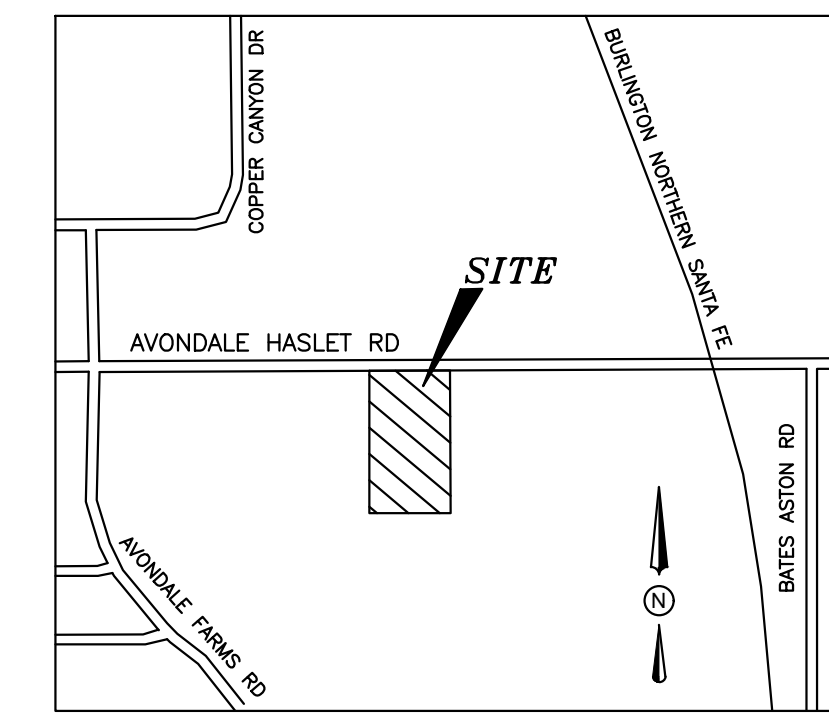




TX PE FIRM #11525
TRIANGLE ENGINEERING LLC
 T: 469-331-8566 | F: 469-213-7145 | E: info@triangle-eng.com
 W: triangle-eng.com | O: 1782 W. McDermott Drive, Allen, TX 75013
 Planning | Civil Engineering | Construction Management



0 20 40 Feet

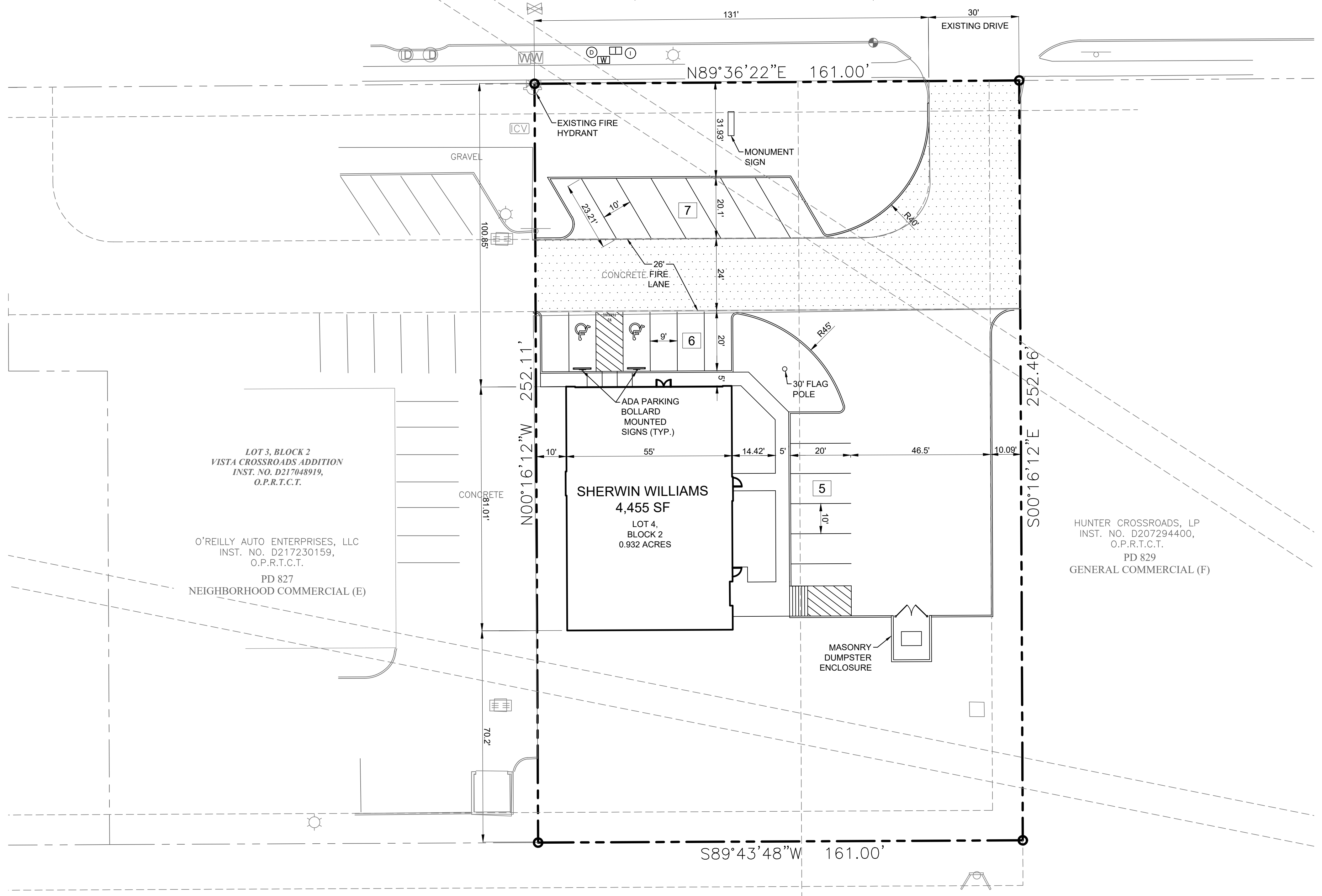


VICINITY MAP
N.T.S.

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

AVONDALE HASLET ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)



SITE GENERAL NOTES

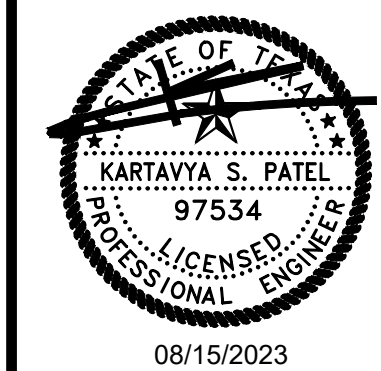
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- FIRE LANE SHALL BE CONSTRUCTED OF CONCRETE OR ASPHALT ABLE TO WITHSTAND AN IMPOSED LOAD OF 75,000 LBS.
- THERE SHALL BE NO OVERHEAD OBSTRUCTIONS OF LESS THAN 13'6" OVER THE FIRE LANE.
- FIRE LANE SHALL BE MARKED "FIRE LANE - TOW-AWAY ZONE."

COMMERCIAL SITE DATA SUMMARY TABLE	
GROSS SITE ACREAGE:	0.932 ACRES OR 40,598 S.F.
EXISTING ZONING:	PD 827 NEIGHBORHOOD COMMERCIAL (E)
PROPOSED ZONING:	PD 827 NEIGHBORHOOD COMMERCIAL (E)
PROPOSED USE:	RETAIL
BUILDING AREA:	4,455 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	26'
FACADE:	STUCCO
PARKING REQUIRED:	18 PARKING SPACES
4 PER 1000 FT. SF	
REGULAR PARKING PROVIDED:	16 PARKING SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACE (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	18 PARKING SPACES
IMPERVIOUS COVERAGE:	20,120 S.F. OR 49.55%
PERVIOUS/LANDSCAPE AREA:	20,478 S.F. OR 50.45%
ZONING REQUIREMENTS GC	REQUIRED PROVIDED
FRONT YARD SETBACK	10' 10'
SIDE YARD SETBACK	0' 0'
REAR YARD SETBACK	10' 10'
MAXIMUM IMPERVIOUS COVER	85% 49%

APPROVED BY
 DIRECTOR OF DEVELOPMENT SERVICES DATE

SITE PLAN
ZONING CASE#
SHERWIN WILLIAMS
2101 AVONDALE HASLET ROAD
VISTA CROSSROADS ADDITION BLOCK 2, LOT 4
0.932 ACRES (40,618 S.F.)
B.R. LACY SURVEY, ABSTRACT NO. 990
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
DATE PREPARED: 08/14/23

NO.	DATE	DESCRIPTION	BY
1	08-15-23	1ST SUBMITTAL	KP



SITE PLAN
 SHERWIN WILLIAMS
 2101 AVONDALE HASLET ROAD
 VISTA CROSSROADS ADDITION BLOCK 2, LOT 4
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS

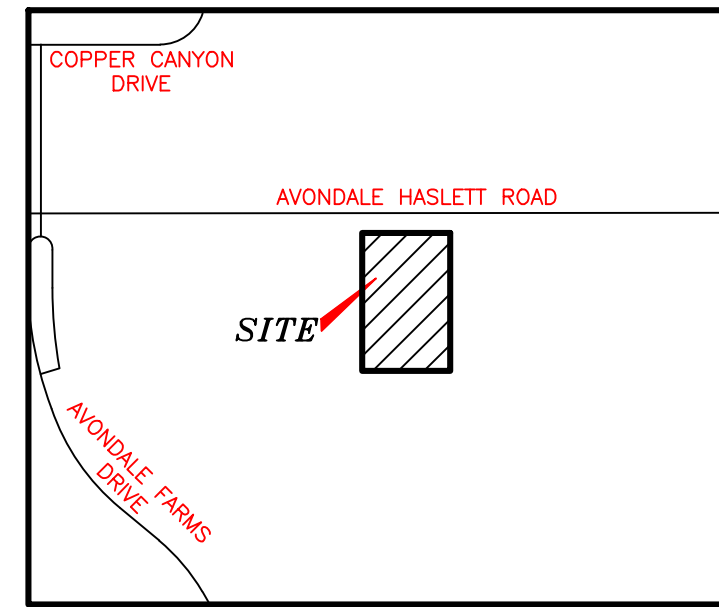
DATE	PROJECT
08/15/23	049-23
P.E.	DESIGN
KP	JZ
SHEET #	

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: JACK ZANGER TEL: 469-331-8566	OWNER/DEVELOPER FORT WORTH DEVELOPMENT GROUP, LLC 120 MARKET SQ., FLOOR 2, PINEHURST, NC 28374 CONTACT: GAVIN MELIA TEL: 910 724 6720
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX 75224 CONTACT: GRAYSON CEBALLOS TEL: 469-426-7339	

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
(D)	DOM.	3/4"	1	4"
(I)	IRR.	3/4"	1	N/A

EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
WATER EASEMENT	W.E.
UTILITY EASEMENT	U.E.

EXISTING LEGEND			
---	BOUNDARY LINE	⊠	TRANSFORMER
- - -	ADJOINER BOUNDARY LINE	⊠	ELECTRIC VAULT
- - -	EASEMENT LINE (AS NOTED)	⊠	ELECTRIC METER
- - -	WATER LINE	⊠	ELECTRIC BOX
- - -	SANITARY SEWER LINE	⊠	CABLE VAULT
- - -	STORM DRAIN LINE (AS NOTED)	⊠	TELEPHONE JUNCTION BOX
- - -	OVERHEAD ELECTRIC LINE	⊠	TRAFFIC SIGNAL LIGHT
- - -	WOOD FENCE	⊠	TRAFFIC SIGN
- - -	CHAIN LINK FENCE	⊠	STORM MAN HOLE
⊠	WATER METER	⊠	STORM MAN HOLE
⊠	FIRE HYDRANT	⊠	LIGHT POLE
⊠	WATER VALVE	⊠	POWER POLE
⊠	IRRIGATION CONTROL VALVE	⊠	GAS METER
⊠	SANITARY SEWER MAN HOLE	⊠	AIR CONDITIONER UNIT
⊠	SEWER CLEAN OUT	⊠	BENCH MARK
⊠	VAULT	⊠	CONTROL MONUMENT



VICINITY MAP
NOT TO SCALE

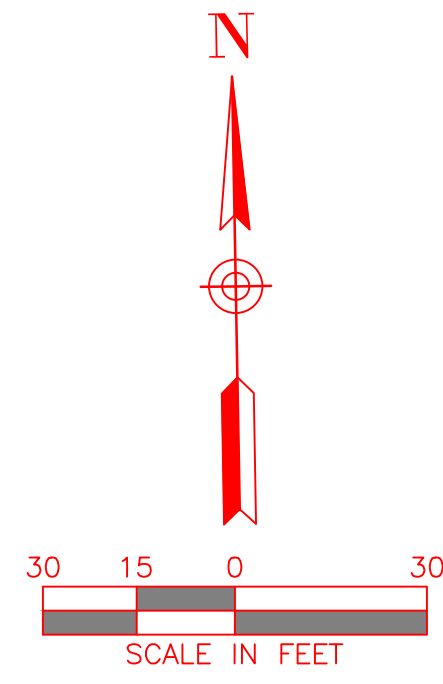


TABLE A ITEMS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (As shown on survey)
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. (As shown on survey)
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. (As shown on survey)
- Gross land area (and other areas if specified by the client). (As shown on survey)
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate. (As shown on survey)
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plat or map and identify the date and source of the report or letter. (Not provided)
- (b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plat or map and identify the date and source of the report or letter. (As shown on survey)
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (As shown on survey)
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. (No parking spaces observed at the time of the survey.)
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
 - plans and/or reports provided by client (with reference as to the sources of information) (All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.)
 - markings coordinated by the surveyor pursuant to a private utility locate request.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." (As shown on survey)
- As specified by the client, distance to the nearest intersecting street. (As shown on survey)
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (No observed street intersection changes noticeable at time of the survey.)
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. (As shown on survey)

TITLE NOTES

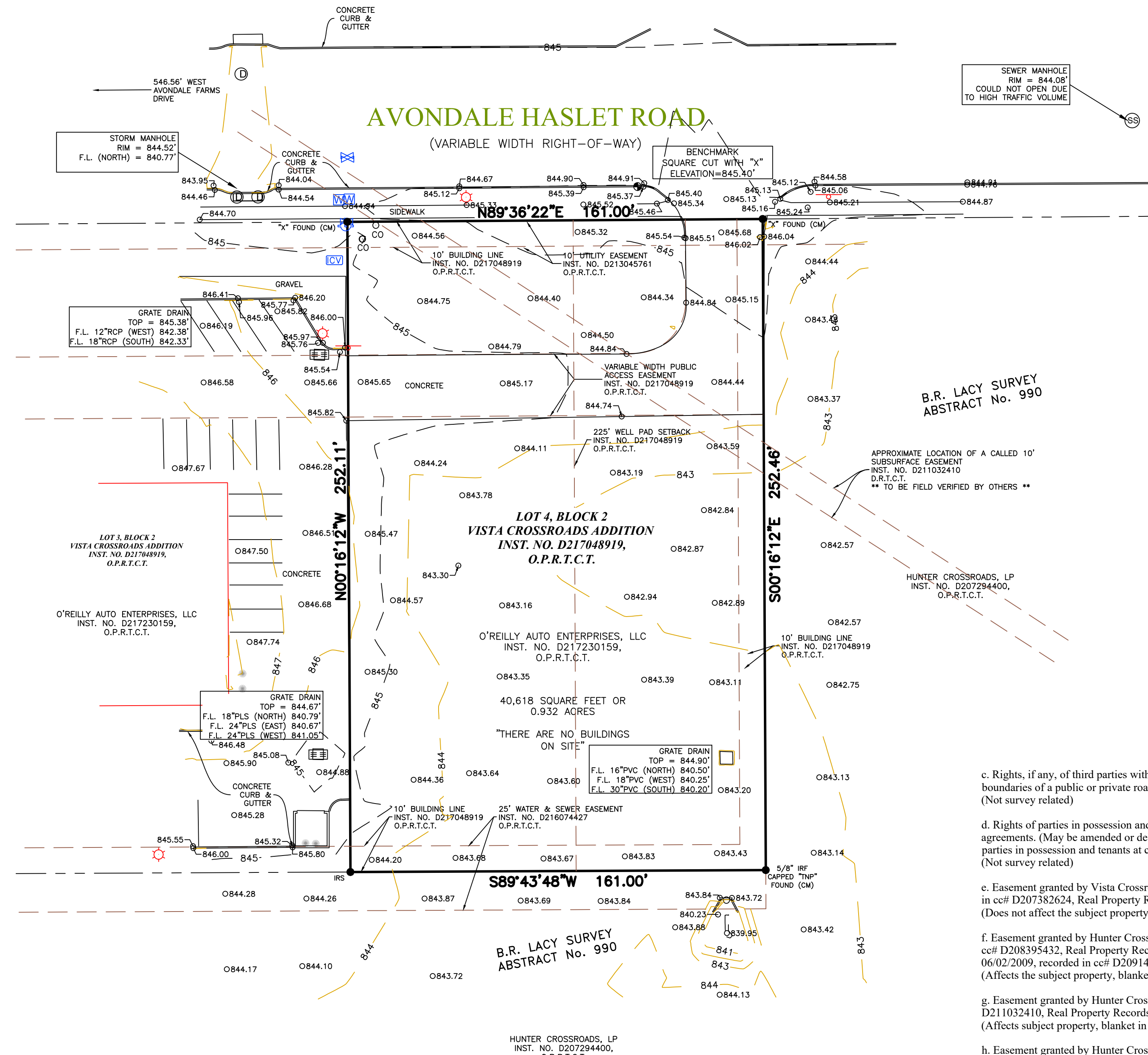
SCHEDULE B
EXCEPTIONS FROM COVERAGE

Commitment No. and G.F. No.: 1002-384297-RTT

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

- Restrictive covenants described in instrument filed 10/03/2017, recorded in ce# D217230160, Real Property Records, Tarrant County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted.
- Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. (Not survey related)
- Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.) (Not survey related)
- Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - tidalands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - filled-in lands, or artificial islands, or
 - statutory water rights, including riparian rights, or
 - to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area. (Applies to the Owner's Policy only.) (Not survey related)
- Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2023 and subsequent years.") (Not survey related)



TITLE NOTES

- Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.) (Not survey related)
- Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.) (Not survey related)
- The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Not survey related)
- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception).
 - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (Not survey related)
 - All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.) (Not survey related)

GENERAL NOTES

- All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Alterra RTK Network and adjusted to surface using a surface scale factor of 1.00012.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48439C0035L, dated March 21, 2019. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

TITLE NOTES

- Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road. (May be amended or deleted upon approval of survey.) (Not survey related)
- Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. (May be amended or deleted upon execution of satisfactory affidavit with respect to parties in possession and tenants at closing.) (Not survey related)
- Easement granted by Vista Crossroads I, Ltd., to the City of Fort Worth, filed 10/25/2007, recorded in ce# D207382624, Real Property Records, Tarrant County, Texas. (Does not affect the subject property)
- Easement granted by Hunter Crossroad, LP, to Hollis R. Sullivan, Inc., filed 10/16/2008, recorded in ce# D208395432, Real Property Records, Tarrant County, Texas. Affected by Assignment filed 06/02/2009, recorded in ce# D209146058, Real Property Records, Tarrant County, Texas. (Affects the subject property, blanket in nature)
- Easement granted by Hunter Crossroads, LP, to XTO Energy Inc., filed 02/09/2011, recorded in ce# D211032410, Real Property Records, Tarrant County, Texas. (Affects subject property, blanket in nature)
- Easement granted by Hunter Crossroad, LP, to the City of Fort Worth, filed 09/06/2012, recorded in ce# D212218792, Real Property Records, Tarrant County, Texas. (Does not affect the subject property)
- Terms, provisions, conditions, and easements contained in Public Utility Easement, filed 02/22/2013, recorded in ce# D213045761, Real Property Records, Tarrant County, Texas. (Affects the subject property, as shown on survey)
- Terms, provisions, conditions, and easements contained in Development and Easement Agreement, filed 07/02/2015, recorded in ce# D215144097, Real Property Records, Tarrant County, Texas. (Does not affect the subject property)
- Easement granted by Hunter Crossroads, LP, to the City of Fort Worth, filed 04/12/2016, recorded in ce# D216074427, Real Property Records, Tarrant County, Texas. (Affects subject property, as shown on survey)
- The following easements and/or building lines, as shown on plat recorded in filed 03/03/2017, recorded in ce# D217048919, Plat Records, Tarrant County, Texas:
 - 10' building line;
 - Variable width public access easement. (Affects subject property, as shown on survey)
- Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, all of such interest, to the extent not previously reserved or conveyed being described in instrument filed 04/11/2001, recorded in Volume 14821, Page 416, Real Property Records, Tarrant County, Texas, as corrected and refilled 05/21/2001, recorded in Volume 14896, Page 470, Real Property Records, Tarrant County, Texas. Company makes no representation as to the present ownership of any such interests. (Not survey related)
- Mineral lease together with all rights, privileges and immunities incident thereto, to Calto Oil Company, from Lois Price Witschorke, et al, described in instrument filed 10/03/2001, recorded in Volume 15171, Page 318, Real Property Records, Tarrant County, Texas. Company makes no representation as to the present ownership of any such interests. (Not survey related)

NO.	DATE	DESCRIPTION	BY

LAND DESCRIPTION

Tract 1:
Being Lot 4, Block 2, of Vista Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D217048919, Official Public Records, Tarrant County, Texas.

SURVEYOR'S CERTIFICATION

To: Fort Worth Development Group, LLC, a North Carolina limited liability company, HUNTER CROSSROADS, LP, a Texas limited partnership, and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. ALTA Items: 1-5, 6(a), 6(b), 8, 9, 11(a), 13, 14, 17, and 18. The fieldwork was completed on June 27, 2023.

Date of Plat or Map: June 28, 2023

Title Commitment provided by: First American Title Insurance Company
G.F. No. 1002-384297-RTT
Date:

David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	WOOD FENCE
	CHAIN LINK FENCE
	5/8" IRON ROD SET WITH A YELLOW CAP STAMPED "TRAVERSE LS"
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	SANITARY SEWER MAN HOLE
	SEWER CLEAN OUT
	VAULT
	TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC METER
	ELECTRIC BOX
	CABLE VAULT
	TELEPHONE JUNCTION BOX
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGN
	STORM MAN HOLE
	STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	GAS METER
	AIR CONDITIONER UNIT
	BENCH MARK
	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS

ALTA/NSPS LAND TITLE SURVEY
LOT 4, BLOCK 2,
VISTA CROSSROADS ADDITION
B.R. LACY SURVEY, ABSTRACT NO. 990
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

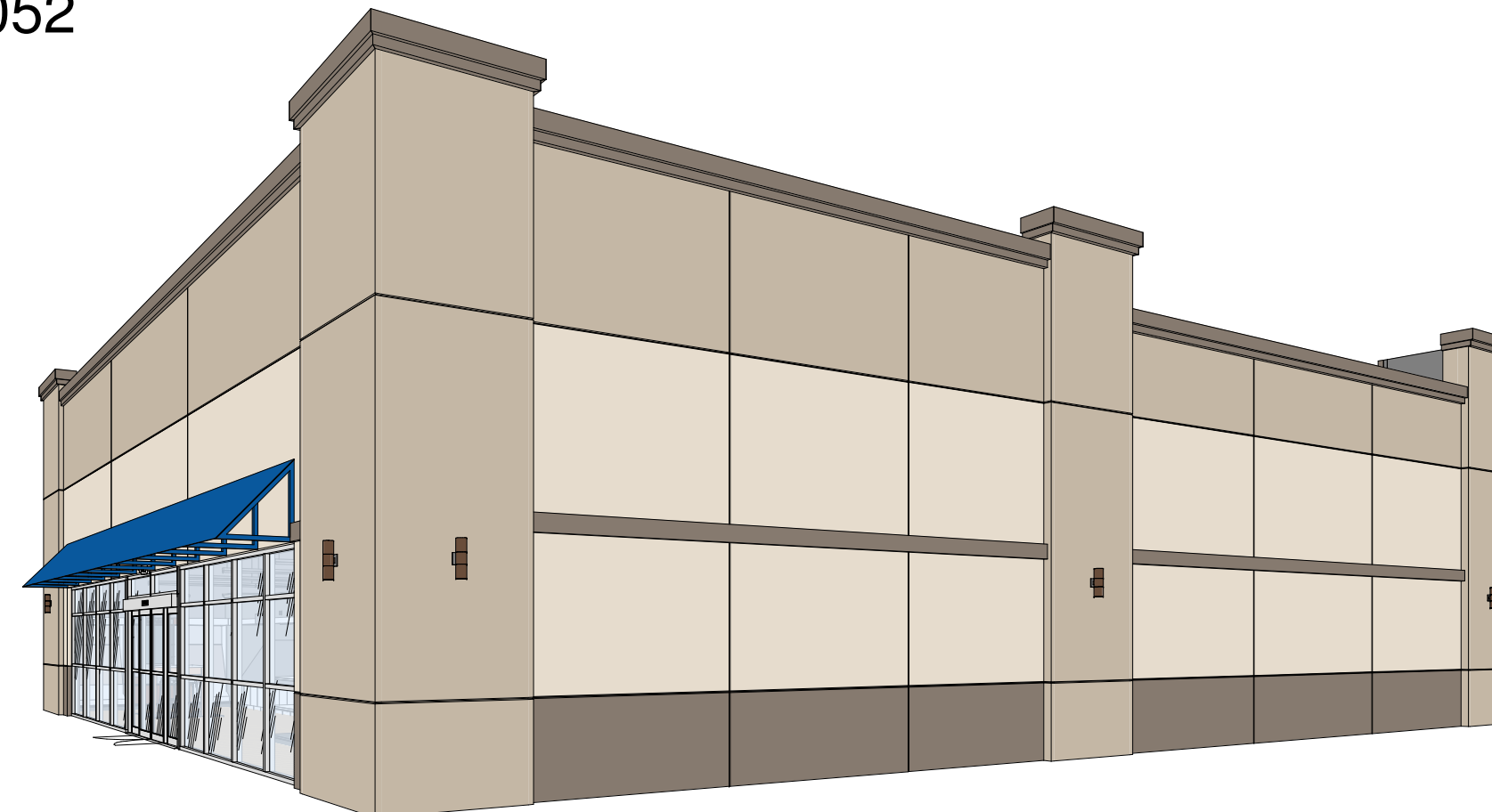
DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
TD	DM	06/28/2023	1" = 30'	TR-59-23	1

SHERWIN-WILLIAMS

2101 AVONDALE-HASLET RD.
HASLET, TX 76052



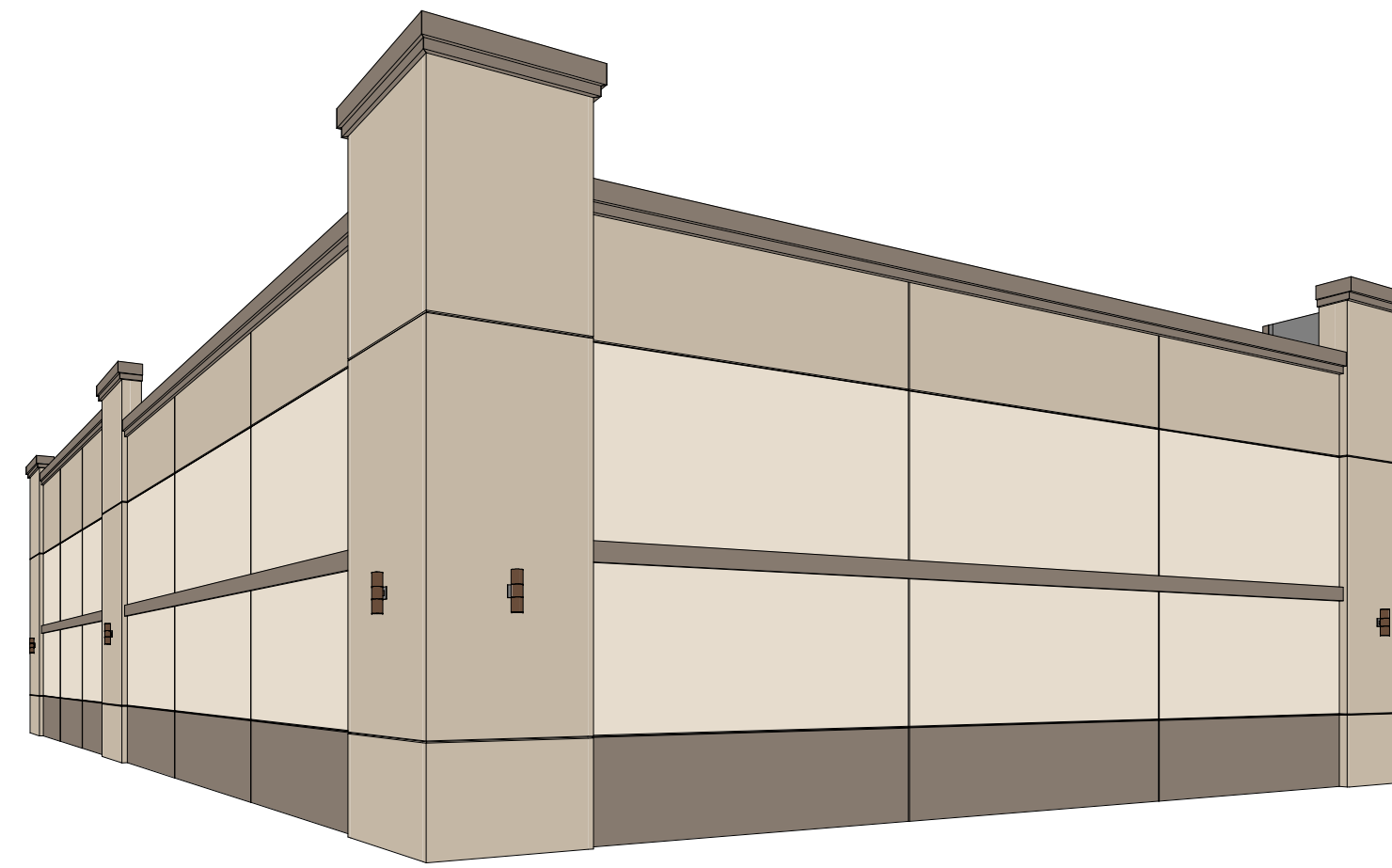
8 NORTHEAST VIEW



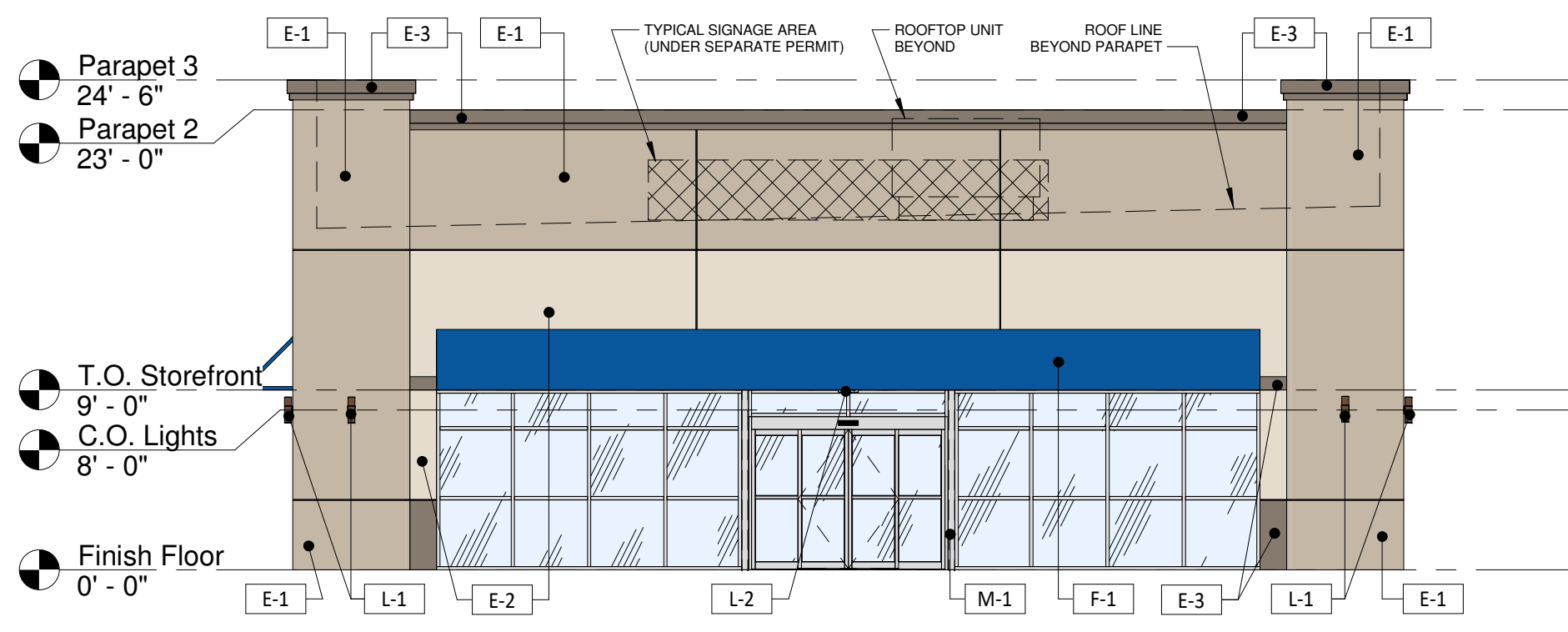
9 NORTHWEST VIEW



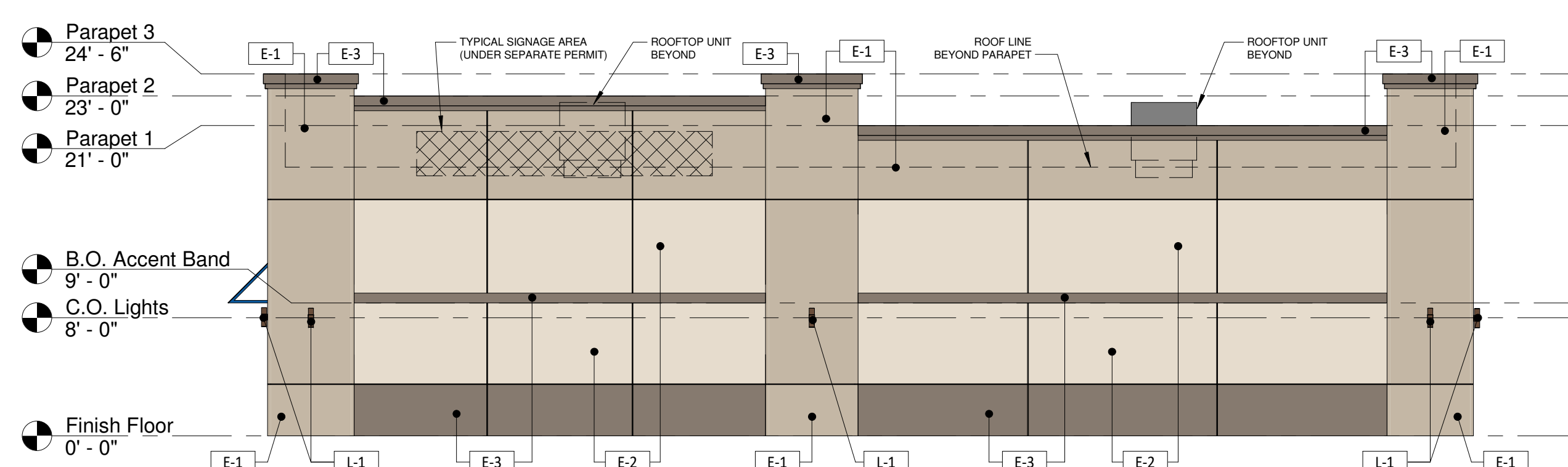
6 SOUTHEAST VIEW



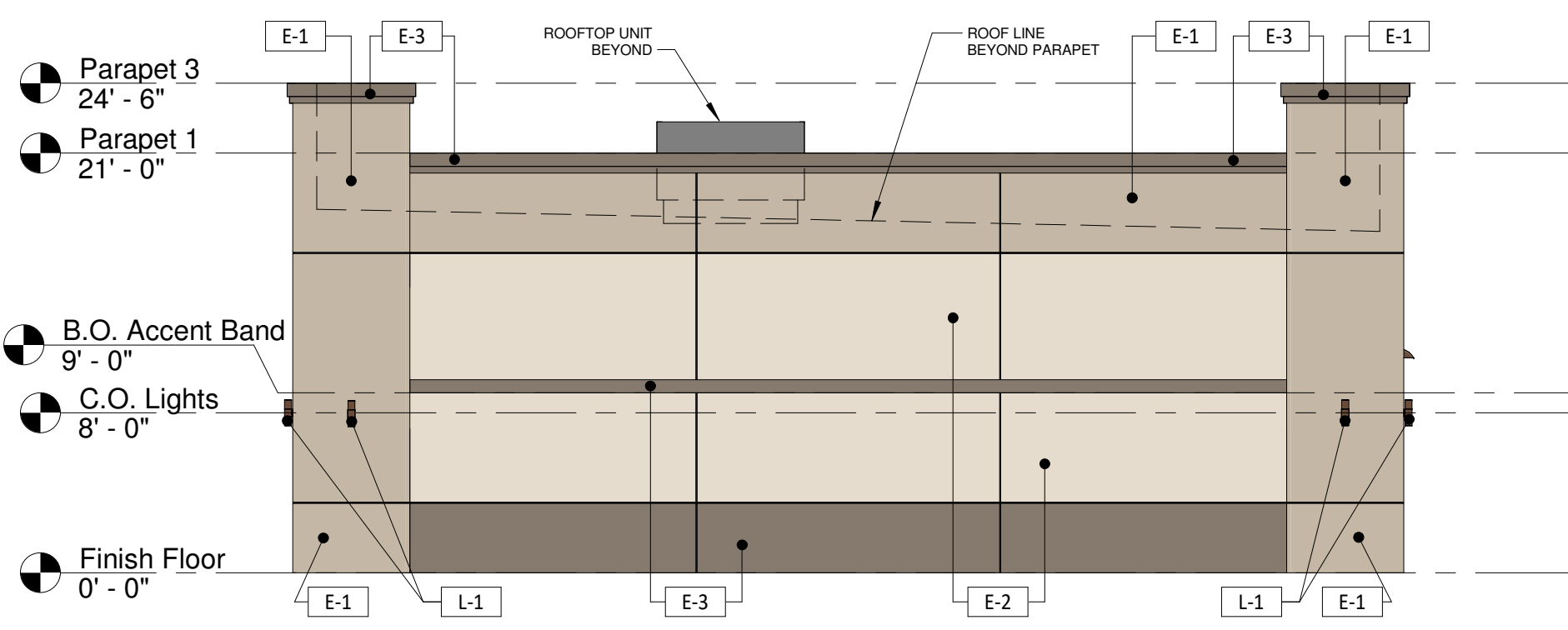
7 SOUTHWEST VIEW



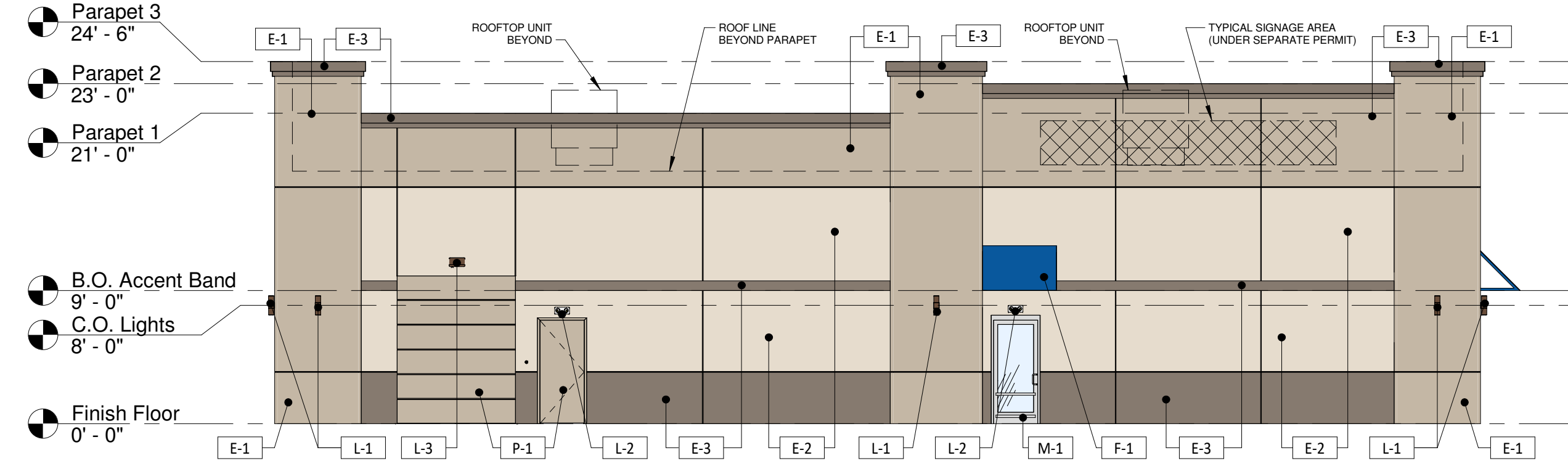
4 NORTH ELEVATION
1/8" = 1'-0"



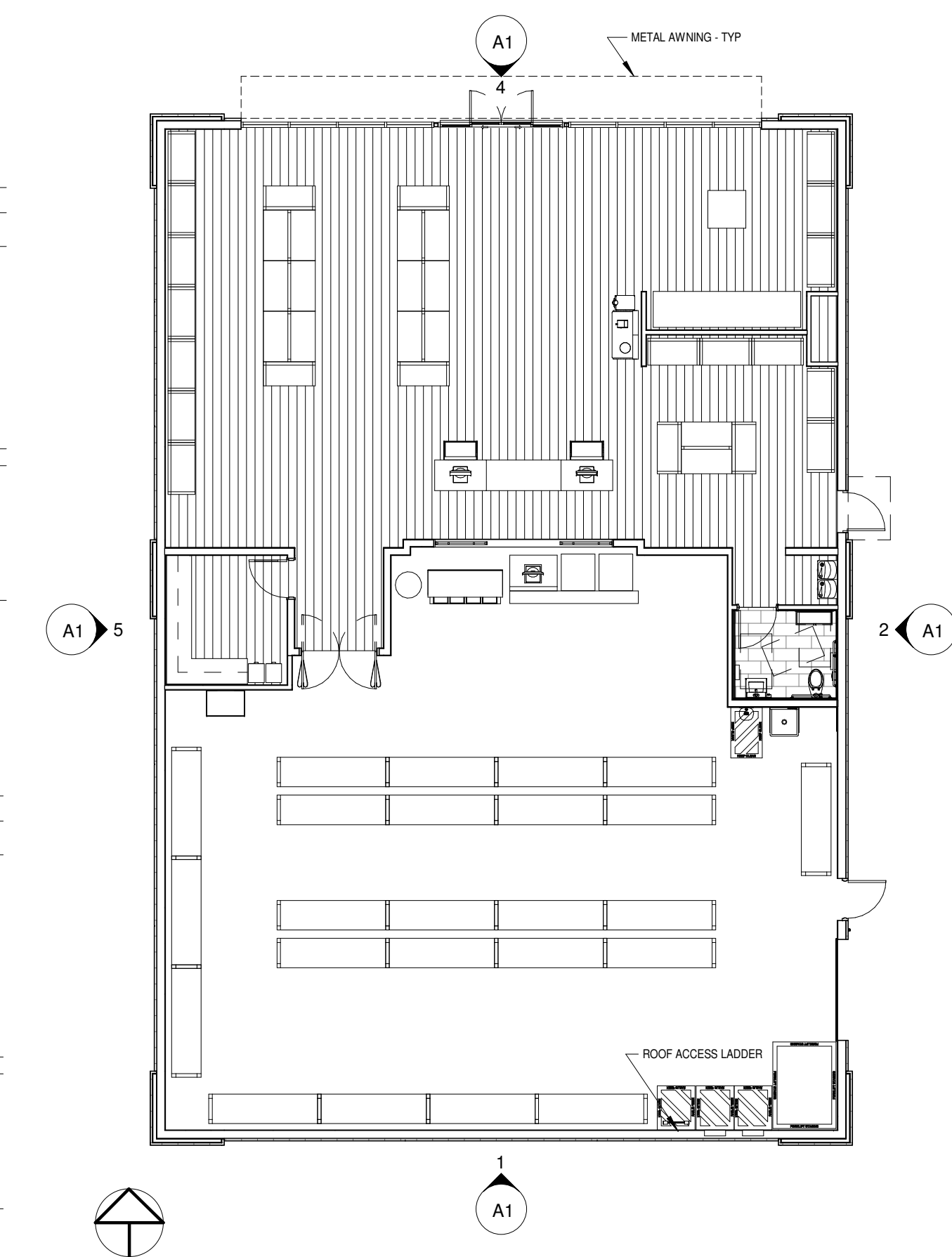
5 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 FLOOR PLAN
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MARK	DESCRIPTION	MANUFACTURER & SPEC	SAMPLE
E-1	EIFS - FIELD	SHERWIN-WILLIAMS COLOR: SW 7506 LOGGIA (SCORE LINES PER ELEVATIONS)	
P-1	PAINT		
E-2	EIFS - BAY	SHERWIN-WILLIAMS COLOR: SW 6105 DIVINE WHITE (PARAPET FLASHING TO MATCH)	
P-2	PAINT		
E-3	EIFS - FIELD	SHERWIN-WILLIAMS COLOR: SW 7025 BACKDROP (SCORE LINES PER ELEVATIONS)	
P-3	PAINT		
M-1	ANODIZED ALUMINUM	COLOR: CLEAR (STOREFRONT)	
F-1	FABRIC COVER METAL FRAME AWNING	COLOR: SHERWIN WILLIAMS BLUE (AWNINGS)	

EXTERIOR LIGHTING SCHEDULE		
MARK	DESCRIPTION	MANUFACTURER & SPEC
L-1	EXTERIOR LIGHTING	LANTERRA 9004 LED WALL MOUNTED CYLINDER DISTRIBUTION: UP/DOWN COLOR: BRONZE
L-2	EXTERIOR LIGHTING	LSI-EPM MR-16 THERMOPLASTIC EMERGENCY UNIT LED WALL MOUNTED DISTRIBUTION: DOWN COLOR: STANDARD
L-3	EXTERIOR LIGHTING	LN33 LITEPAK LED WALL MOUNTED DISTRIBUTION: DOWN COLOR: BRONZE
L-4	SITE LIGHTING	LITHONIA LIGHTING KAD LED AREA LUMINAIRE 60C 1000 40K R3 MVOLT SPD 06 FINISH: DDBXD (DARK BRONZE)

LINGLE DESIGN GROUP, INC.
LINGLEDESIGNGROUP, INC
158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
1764 BLAKE ST
DENVER, CO 80202
303.974.5875
WWW.LINGLEDESIGN.COM

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8/22/2023

PROJECT #:
TBD
DRAWN BY: BA CHECKED BY: MP

SCHEMATIC ELEVATIONS - 8/22/23

- △ -
- △ -
- △ -
- △ -
- △ -
- △ -

SHERWIN WILLIAMS

STORE #:
XXXX

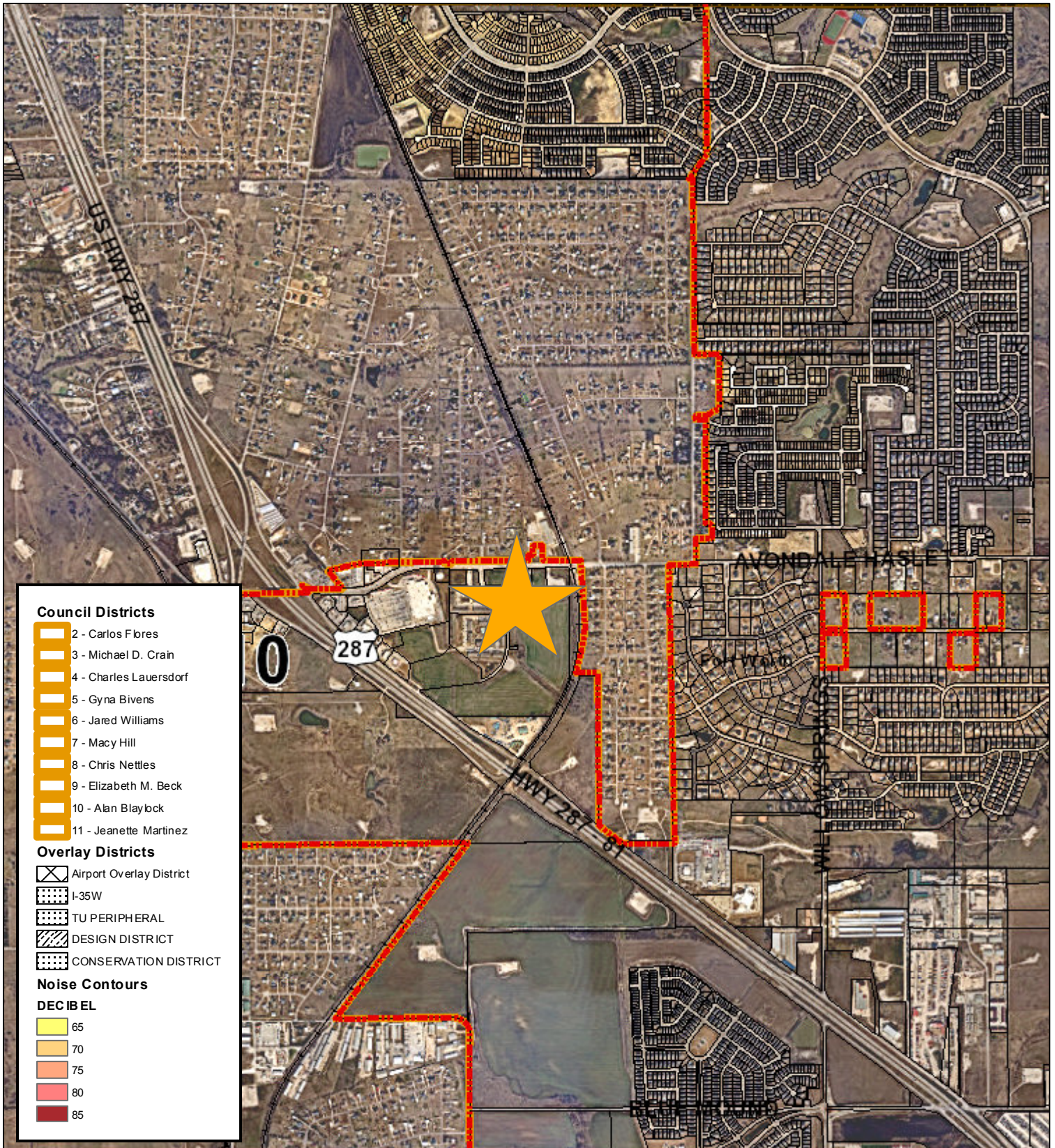
ADDRESS:
2101 AVONDALE-HASLET
RD, HASLET, TX 76052

SHEET TITLE:
SCHEMATIC FLOOR
PLAN &
ELEVATIONS

SHEET NUMBER:

A1

Area Map



Council Districts

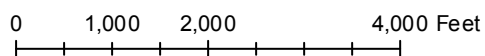
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauersdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

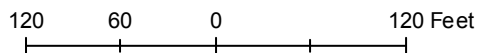
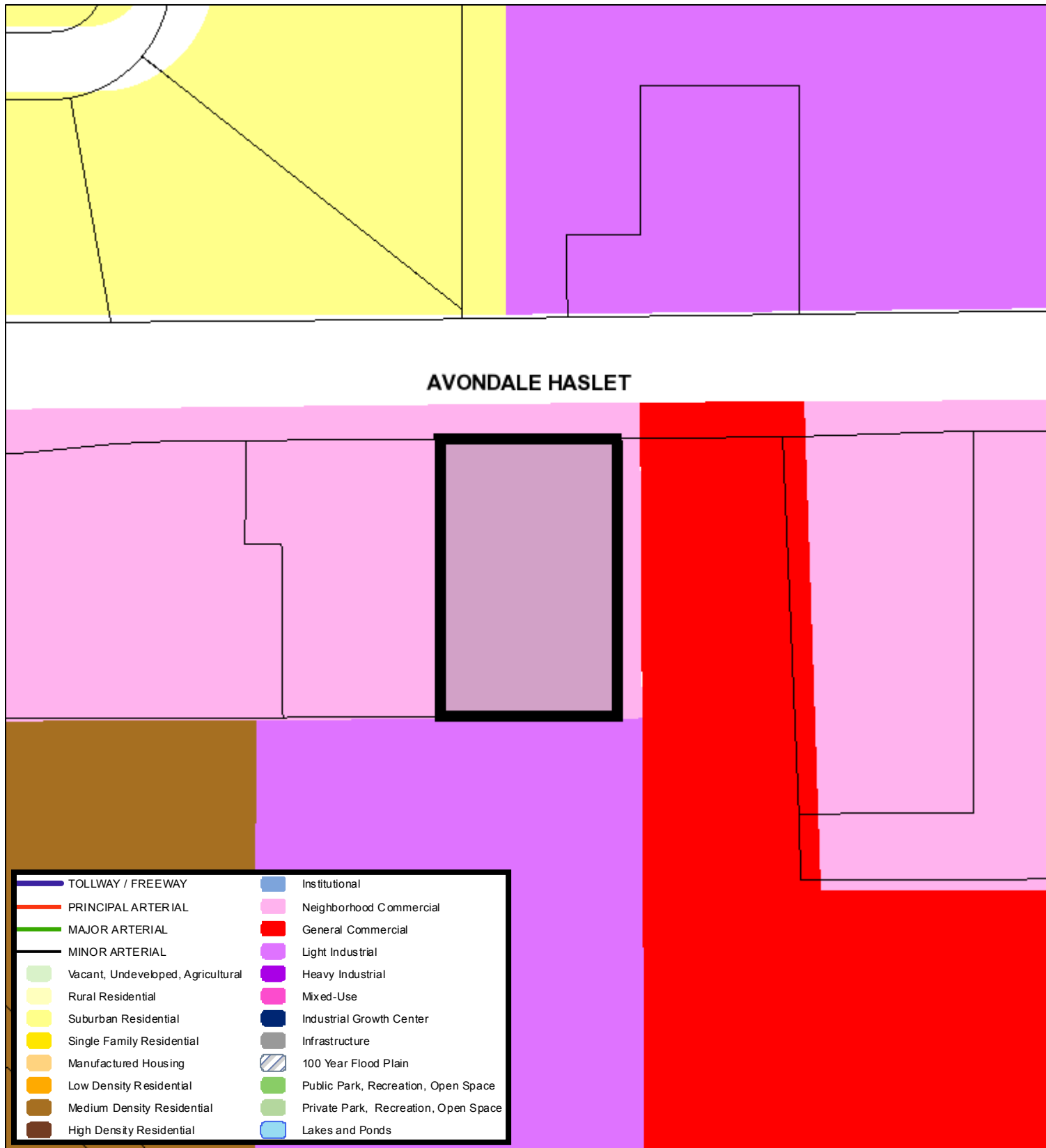
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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



Future Land Use



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



Aerial Photo Map



0 75 150 300 Feet





Zoning Staff Report

Date: October 11, 2023 Case Number: ZC-23-134

Council District: 2

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Jose Avilez

Site Location: 2714 & 2722 20th St **Acreage:** 0.3 acres

Request

Proposed Use: Single Family Residence

Request: From: “CF” Community Facilities

To: “A-5” One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The site is near the corner of 20th Street and Kearny Avenue. The proposed rezoning of the property would entail changing its current “CF” Community Facilities zoning classification to “A-5” One Family Residential zoning. The new zoning would permit the construction of a single-family dwelling unit on each lot. The applicant intends to construct one single-family home.

The overall site contains a church. It appears that the church is supportive of the proposal and sold the land for single-family. The church has plenty of parking south of the site and the proposed single-family should not impact current or future operations.

Surrounding Zoning and Land Uses

North “A-5” One-Family Residential / single family residence
East “A-5” One-Family Residential / single family residence
South “CF” Community Facilities / church
West “A-5” One-Family Residential / single family residence

Recent Zoning History

- ZC-21-195; from “A-5” One-Family to “CF” Community Facilities (subject site)

Public Notification

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

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone to “A-5” One-Family. Surrounding uses are primarily single-family. As a result, the proposed rezoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northside

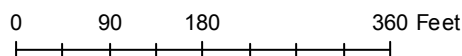
According to the adopted Comprehensive Plan, the subject property is designated as future community facilities. However, this designation appears to be based on the current zoning classification.

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

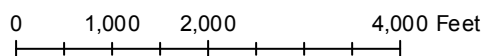
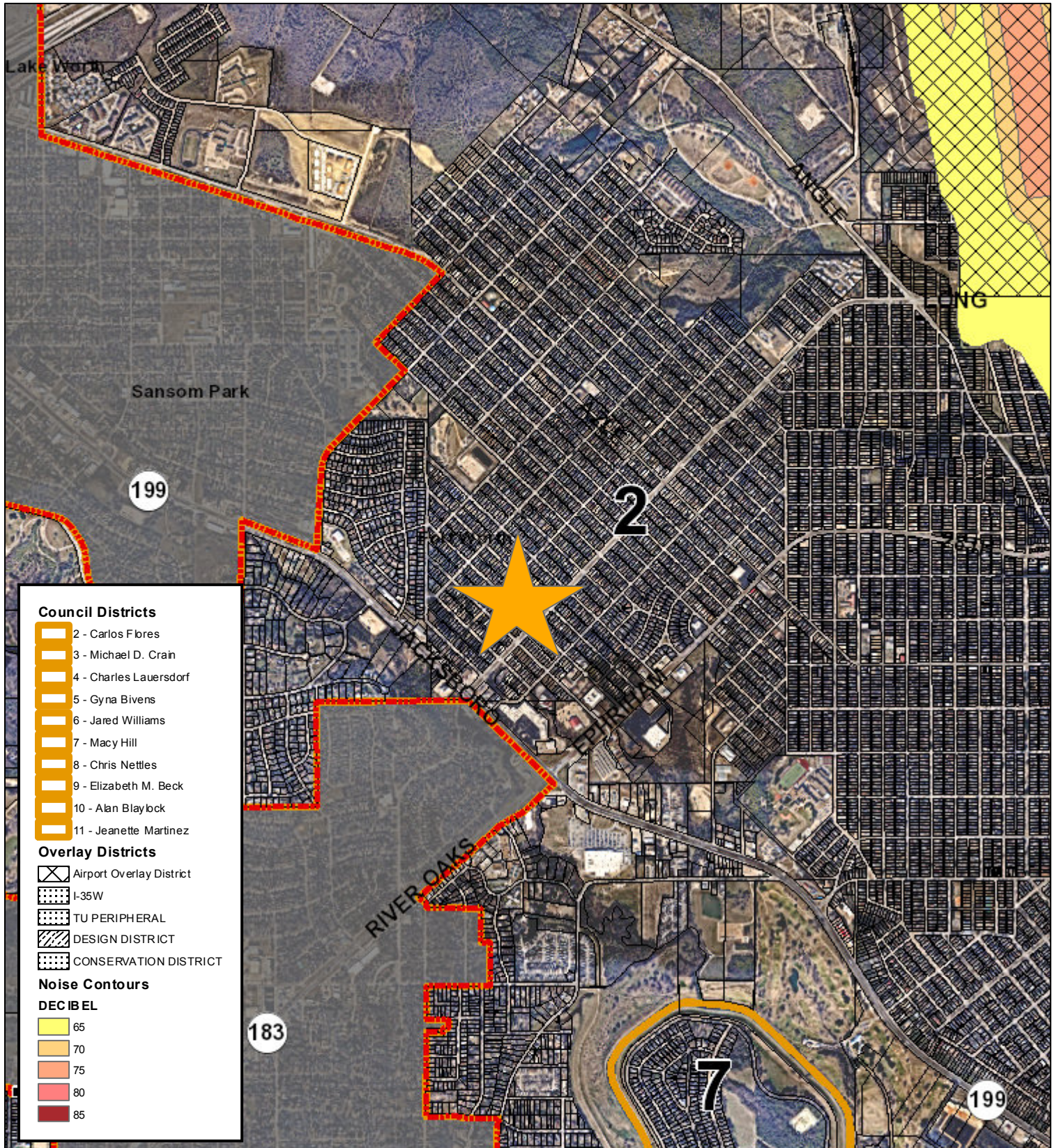


Area Zoning Map

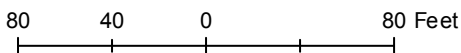
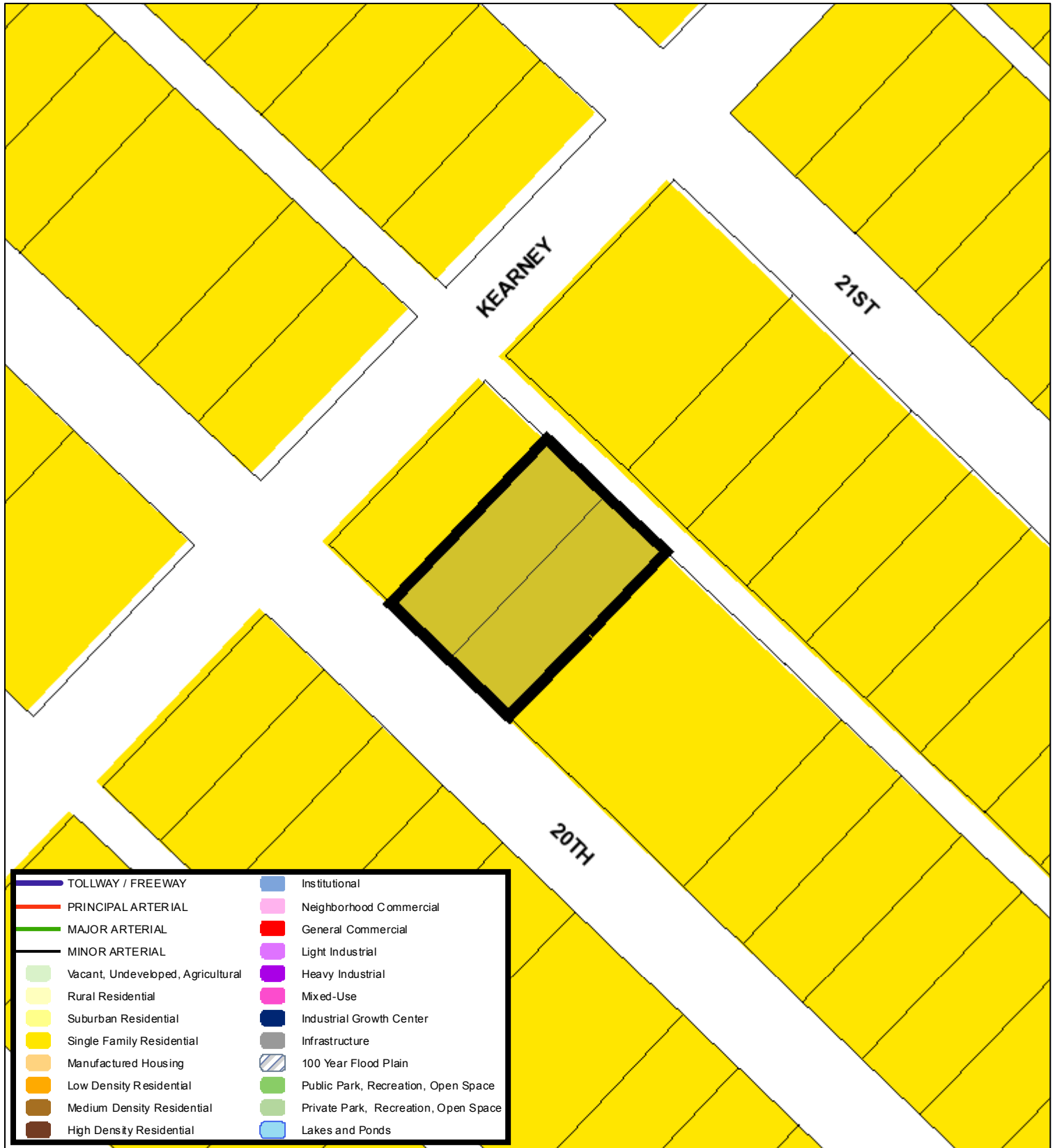
Applicant: Jose Avilez
 Address: 2714 & 2722 20th Street
 Zoning From: CF
 Zoning To: A-5
 Acres: 0.31971108
 Mapsco: Text
 Sector/District: Northside
 Commission Date: 10/11/2023
 Contact: null



Area Map



Future Land Use



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



Aerial Photo Map



0 50 100 200 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-136

Council District: 11

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Harrison Ulloa / Affirm Property Holdings LLC

Site Location: 1713 Arizona Ave **Acreage:** 0.1147

Request

Proposed Use: Single Family Residence

Request: From: "J" Medium Industrial
To: "A-5" One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The property is situated in the Southside Planning Sector and NEZ Area 6. This application seeks to change the zoning on the property from the current “J” Medium Industrial to “A-5” One-Family zoning on approximately 0.1147 acres described as Lot 7, Block 18 Lawn Terrace Addition. The property is undeveloped. The applicant proposes to construct a single-family residence on the property. The properties to the north and south both have single-family residences but are zoned “J” Medium Industrial.

The lot faces Arizona Ave, which is classified as a residential street. The lot is approximately 5,000 square feet which meets the minimum lot area requirement for “A-5”. Based on the adjacency to existing single-family, the lot is generally not sufficient to develop an industrial use with the required supplemental setbacks. Single-family is appropriate at this location.

Additional standards for “A-5” zoning are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Surrounding Zoning and Land Uses

North “J” Medium Industrial / single-family residence
East “FR” Neighborhood Commercial Restricted / commercial
South “A-5” One-Family Residential / single family residence
West “J” Medium Industrial / church

Recent Zoning History

- ZC-21-025: From J to A-5 (zoning change on property 2 lots to the north) – Ordinance No. 24798, effective August 5, 2021
- ZC-21-149: From J to UR (zoning change on property to the southeast of subject site) – Ordinance 25192, effective April 7, 2022
- ZC-20-022 J to B; effective June 4, 2020; located in the block to the south

Public Notification

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

Organizations Notified	
United Communities Association of South Fort Worth	Hillside NA*
Near Southside, 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 “A-5” One Family for a single-family residential home. Surrounding uses consist of vacant land to the north, a church to the west, single family to the south, and commercial to the east.

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

Comprehensive Plan Consistency – Southside

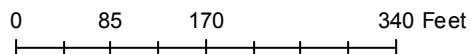
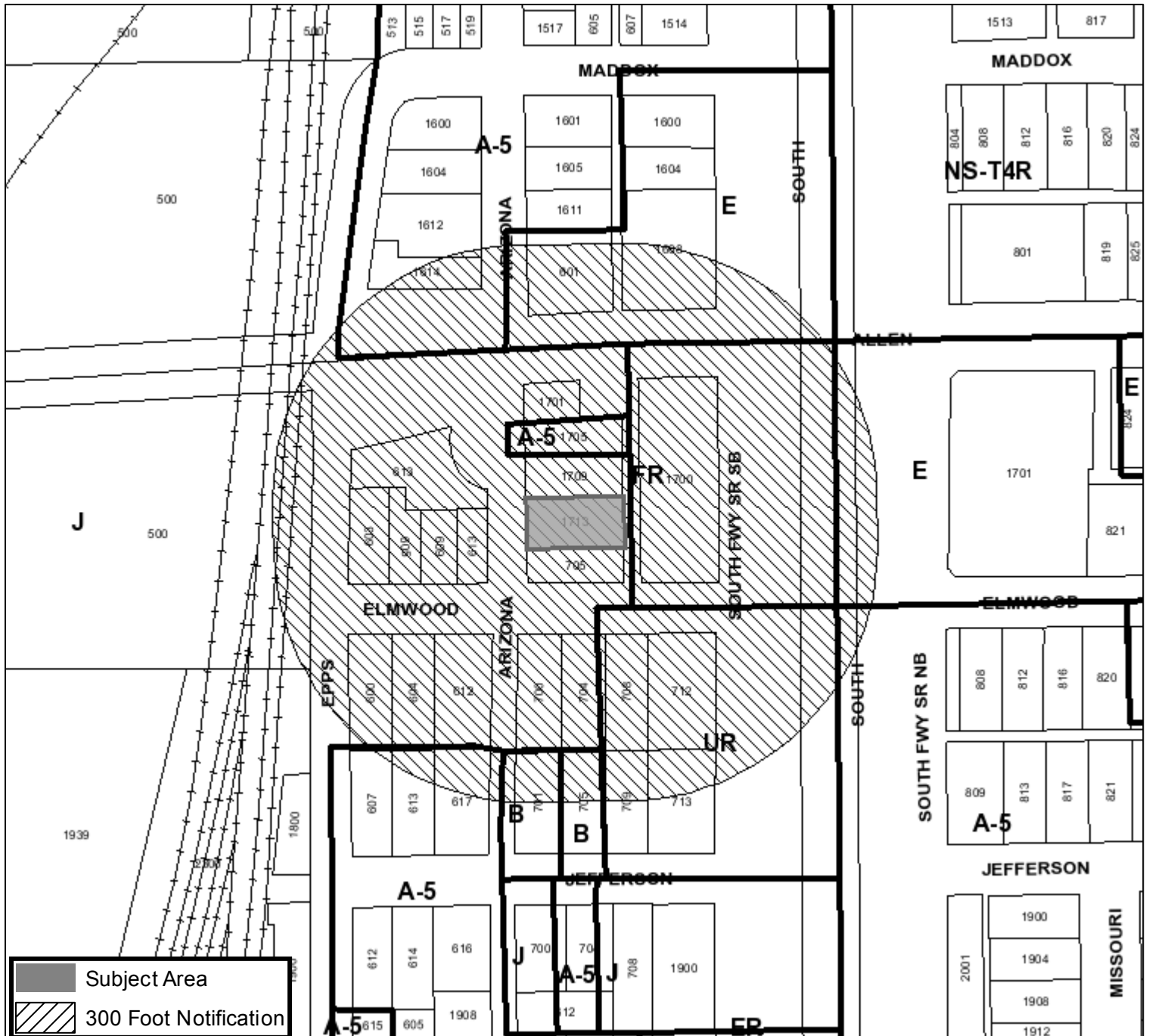
According to the 2023 Comprehensive Plan, the subject property is designated as a future Single-Family Residential. The proposed residential meets the below policies within the following Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Encourage infill of compatible housing.

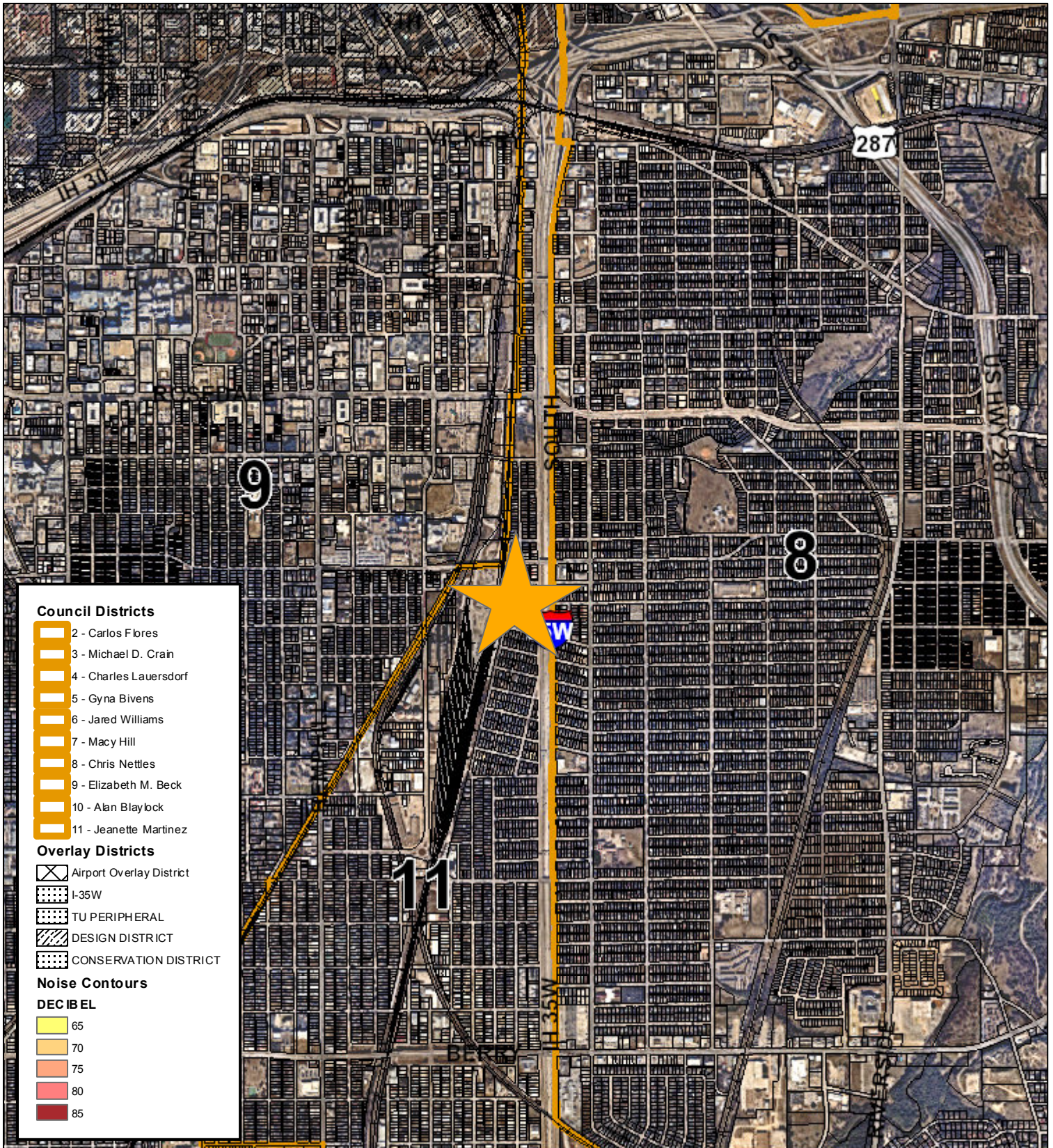
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Area Zoning Map

Applicant: Affirm Property Holdings LLC.
 Address: 1713 Arizona Avenue
 Zoning From: J
 Zoning To: A-5
 Acres: 0.16123404
 Mapsco: Text
 Sector/District: Southside
 Commission Date: 10/11/2023
 Contact: null



Area Map



Council Districts

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

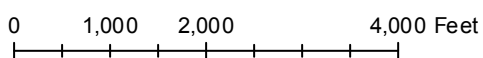
Overlay Districts

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

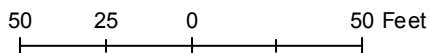
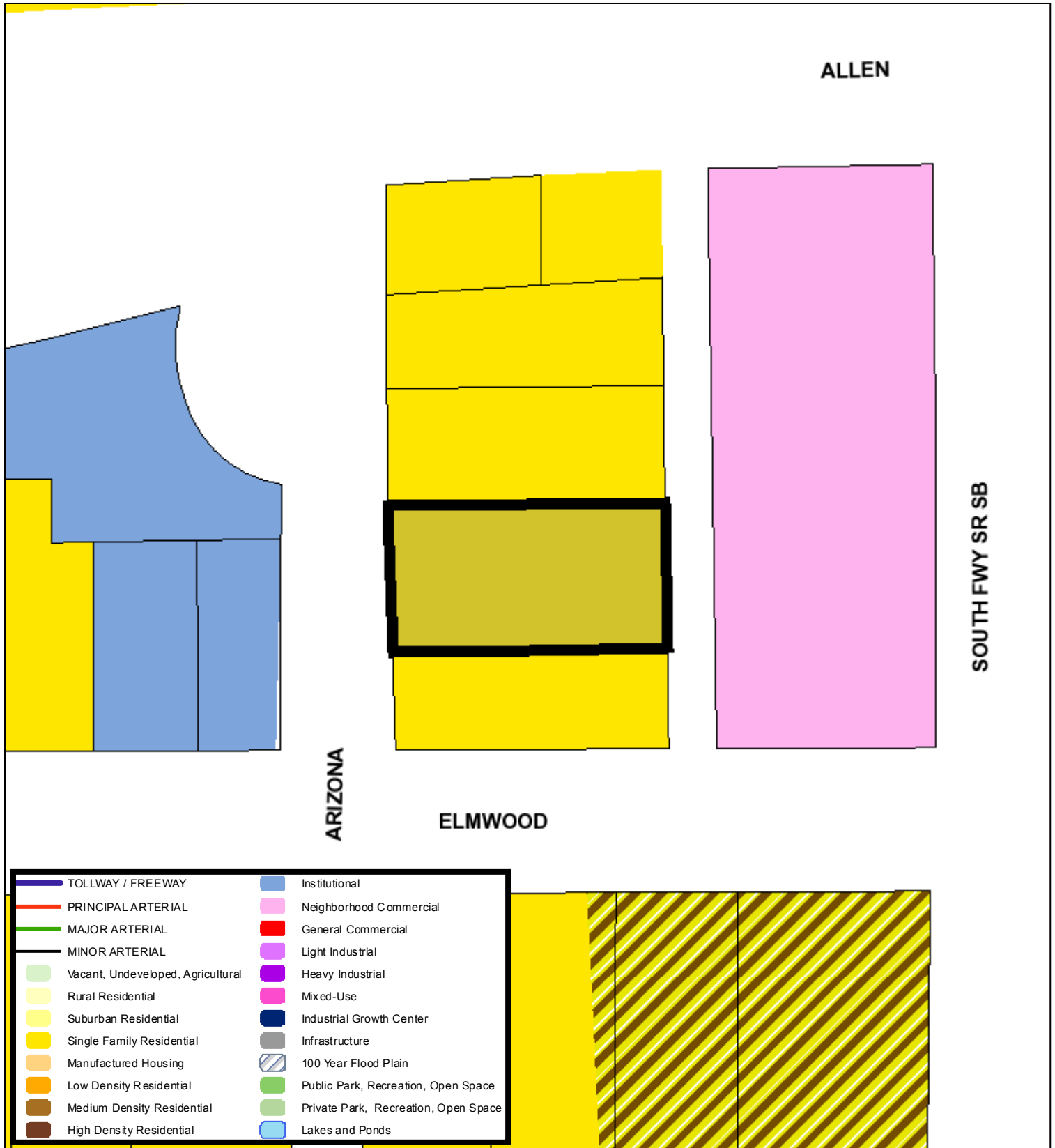
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use



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



Aerial Photo Map



0 35 70 140 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-137

Council District 10

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Rick Farnoush / Dyer Engineering

Site Location: 12650 Willow Springs Road

Acreage: 79.42 acres

Request

Proposed Use: Multifamily (detached cottages)

Request: From: "I" Light Industrial

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

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

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

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

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

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

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

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

Requirement	Development Standard	Proposed PD-CR
Fencing / Perimeter Fencing	Fences shall not be located in the area between building facades and the property line. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	To allow perimeter fencing around the site, including fencing between the buildings and the public right of way, instead of recessed fencing based on the Ordinance requirements.
Driveway Location	No parking or driveways shall be provided between a building and a public or private street.	To allow driveways between buildings and Willow Springs Rd

Surrounding Zoning and Land Uses

North: “A-7.5” One-Family / residential

East: “A-5” One-Family / undeveloped with gas well pad sites

South “I” Light Industrial & “K” Heavy Industrial / warehouse, storage yards, undeveloped

West “I” Light Industrial / undeveloped

Recent Zoning History

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

Public Notification

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

The following organizations were emailed on September 29, 2023:

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

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

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

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

Comprehensive Plan Consistency – Far North

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

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

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

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

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

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

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

- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas
- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.

- Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Site Plan Comments

Zoning and Land Use

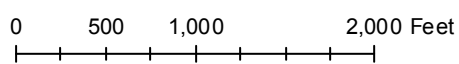
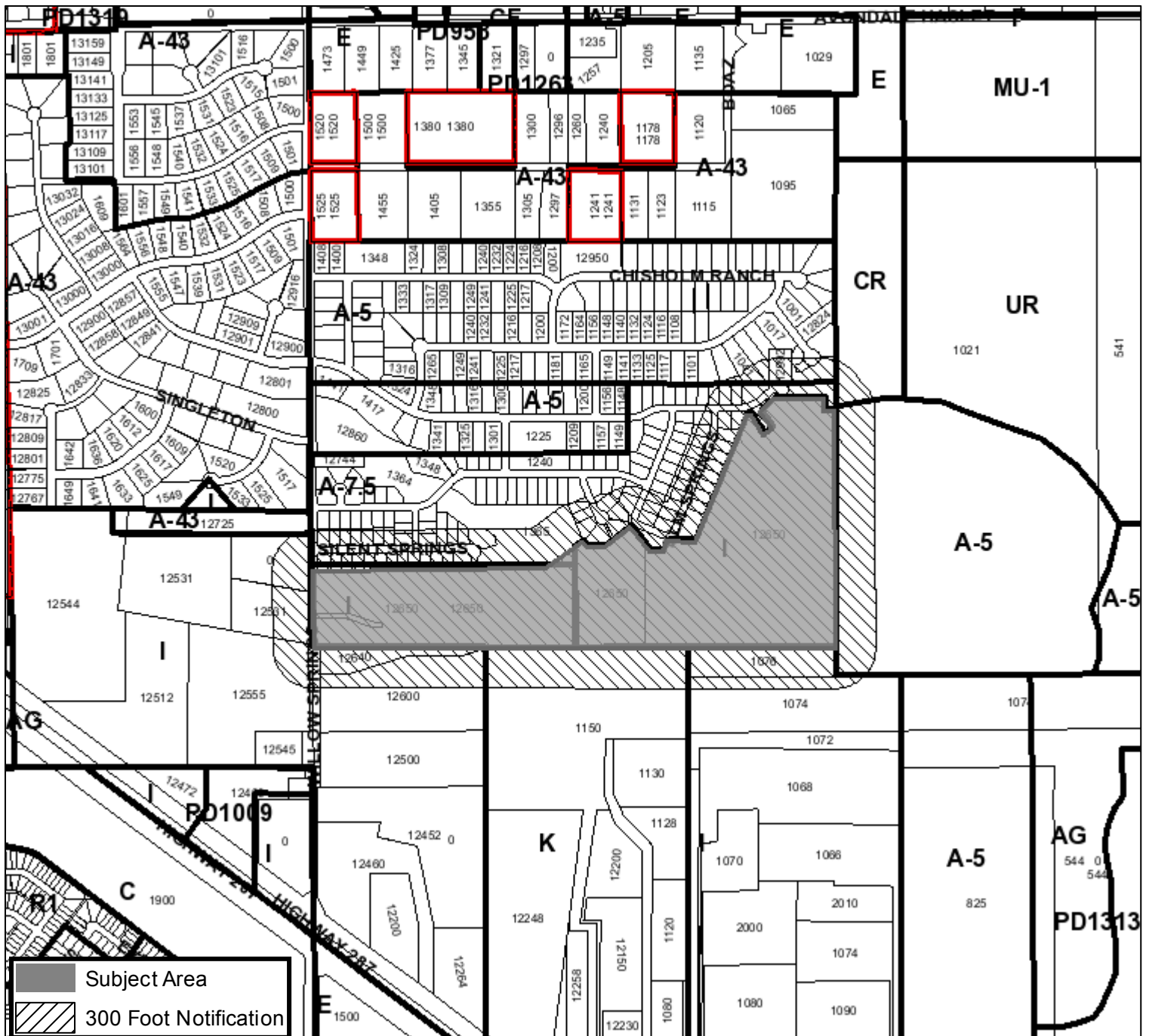
(Comments not addressed as of this writing – sent 9/19/23)

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



Area Zoning Map

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



























THE VILLAS AT WILLOW CREEK

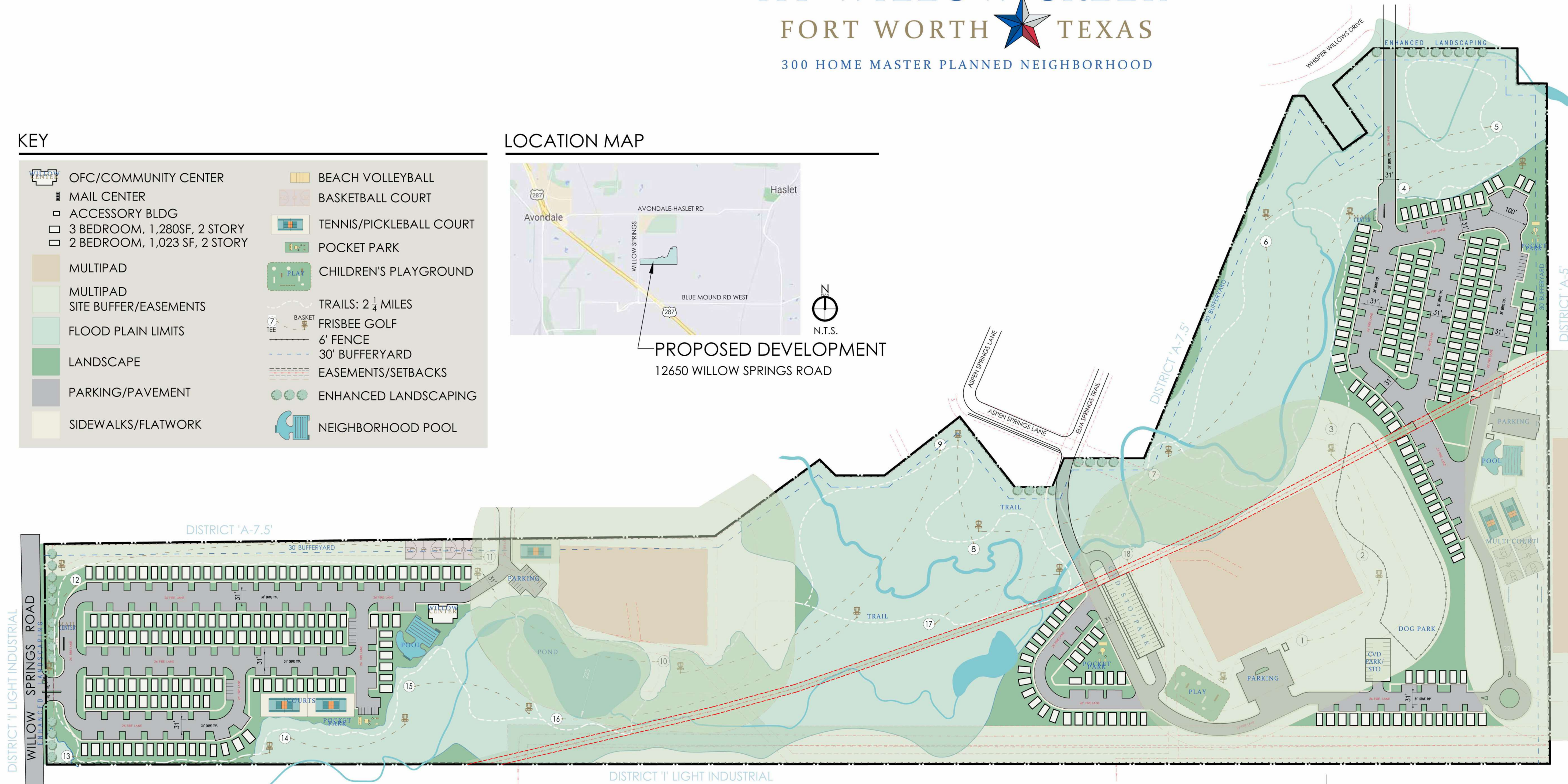
FORT WORTH TEXAS

300 HOME MASTER PLANNED NEIGHBORHOOD

KEY

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

LOCATION MAP



PROPOSED DEVELOPMENT DATA

SUMMARY

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

SURROUNDING ZONING AND LAND USES

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

OWNER

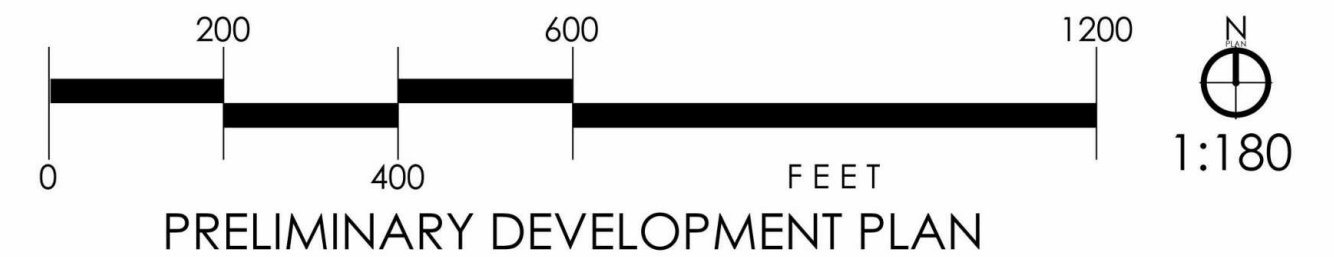
HASLET INVESTMENT, LLC
 3121 CREEK BEND CT
 SACHSE, TEXAS
 214-809-1286

DEVELOPER

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

ENGINEER

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



THE VILLAS AT WILLOW CREEK

12650 WILLOW SPRINGS ROAD
FORT WORTH, TEXAS

ZONING CASE #: 23TMP-076065

DIRECTOR OF PLANNING AND DEVELOPMENT: _____ DATE _____

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

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

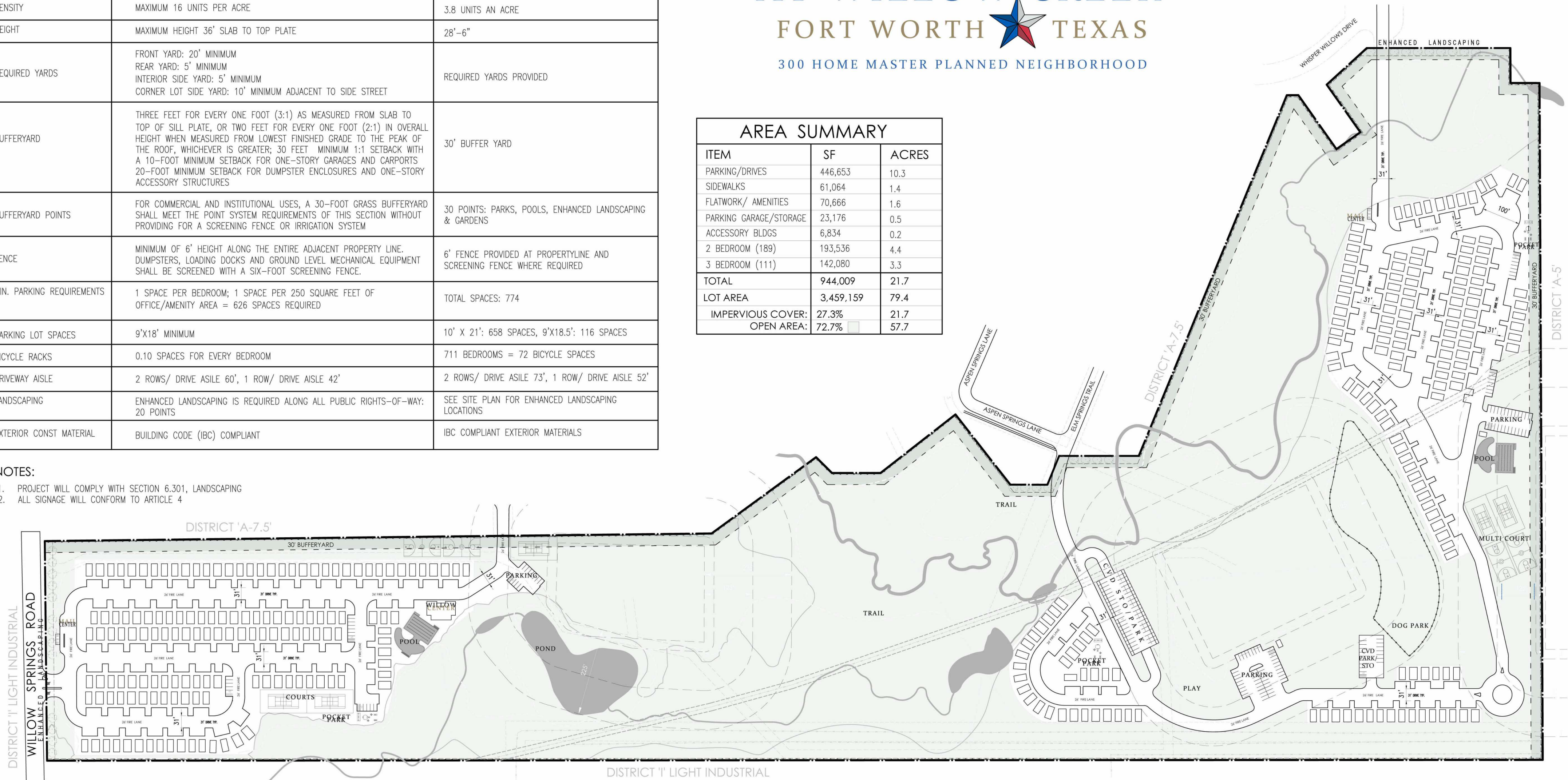
THE VILLAS AT WILLOW CREEK

FORT WORTH TEXAS

300 HOME MASTER PLANNED NEIGHBORHOOD

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

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



PROPOSED DEVELOPMENT DATA

SUMMARY

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

SURROUNDING ZONING AND LAND USES

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

OWNER

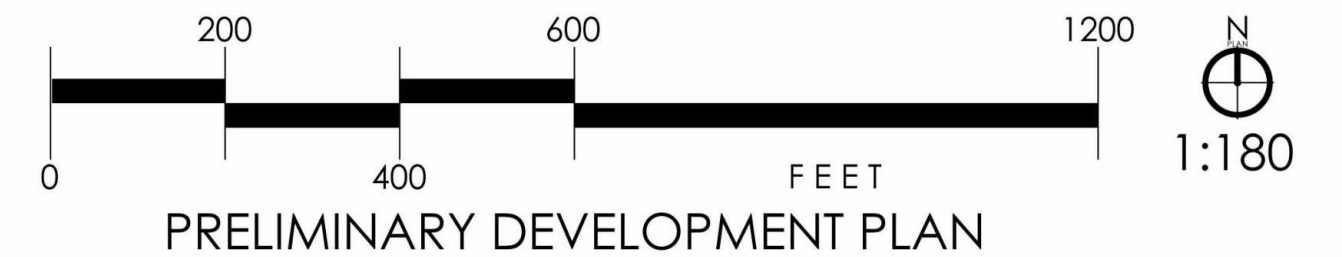
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THE VILLAS AT WILLOW CREEK

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ZONING CASE #: 23TMP-076065

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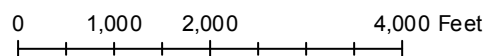
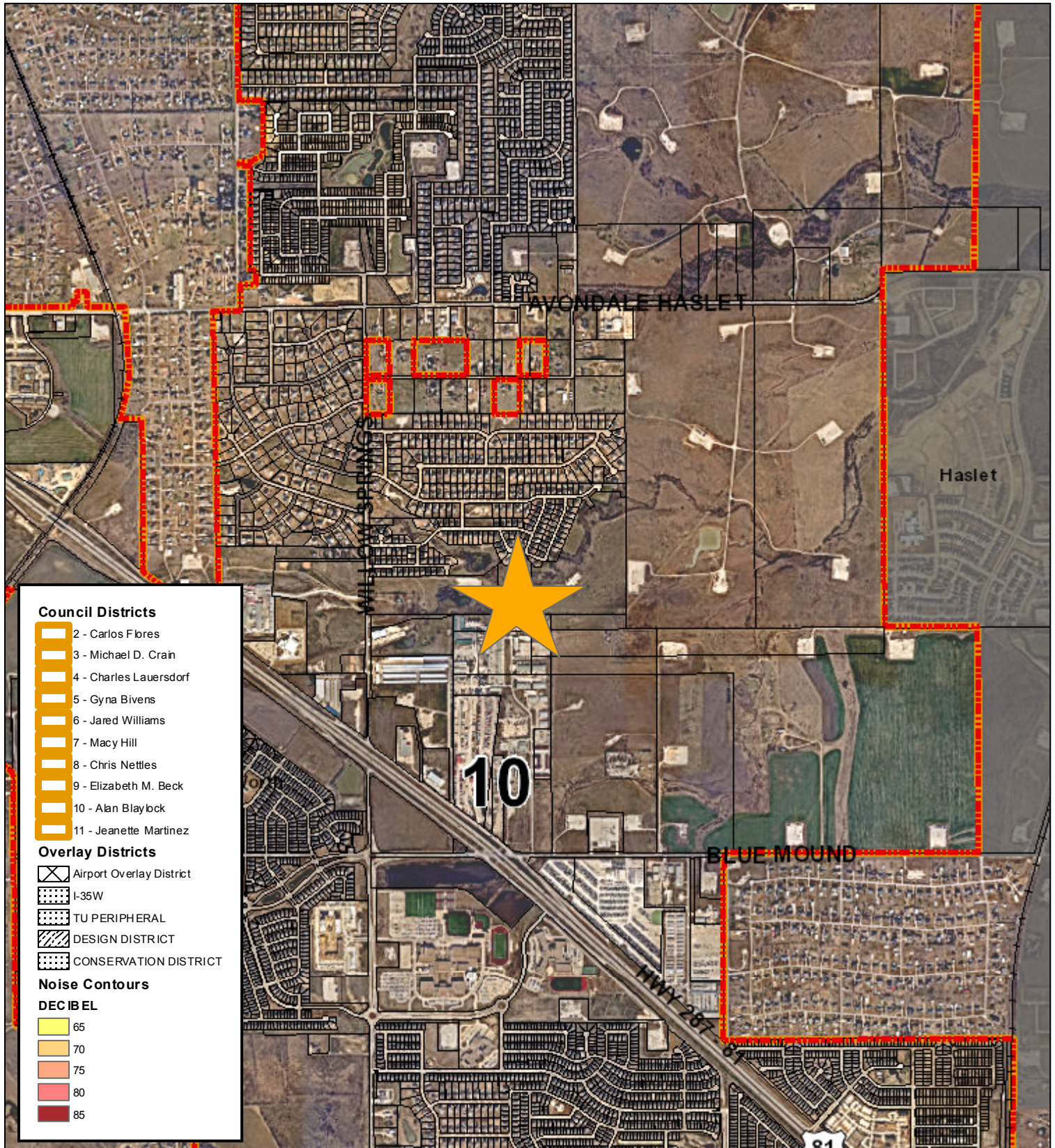
NOT FOR REGULATORY APPROVAL,
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8/17/2023
LEE T. ALEXANDER #15099

2

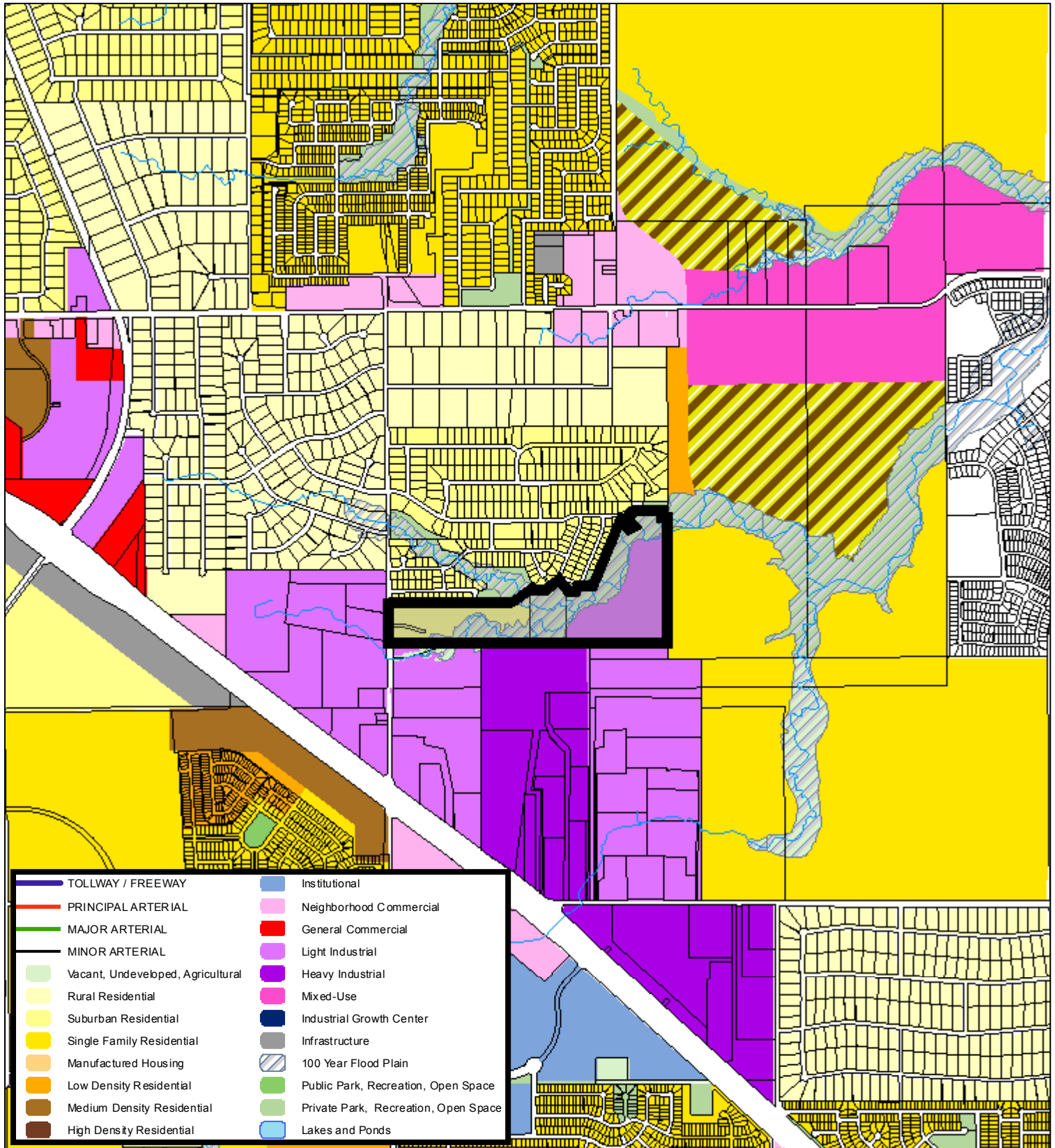
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PROJECT: 99177
DATE: 8-17-23

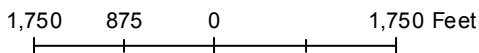
Area Map



Future Land Use



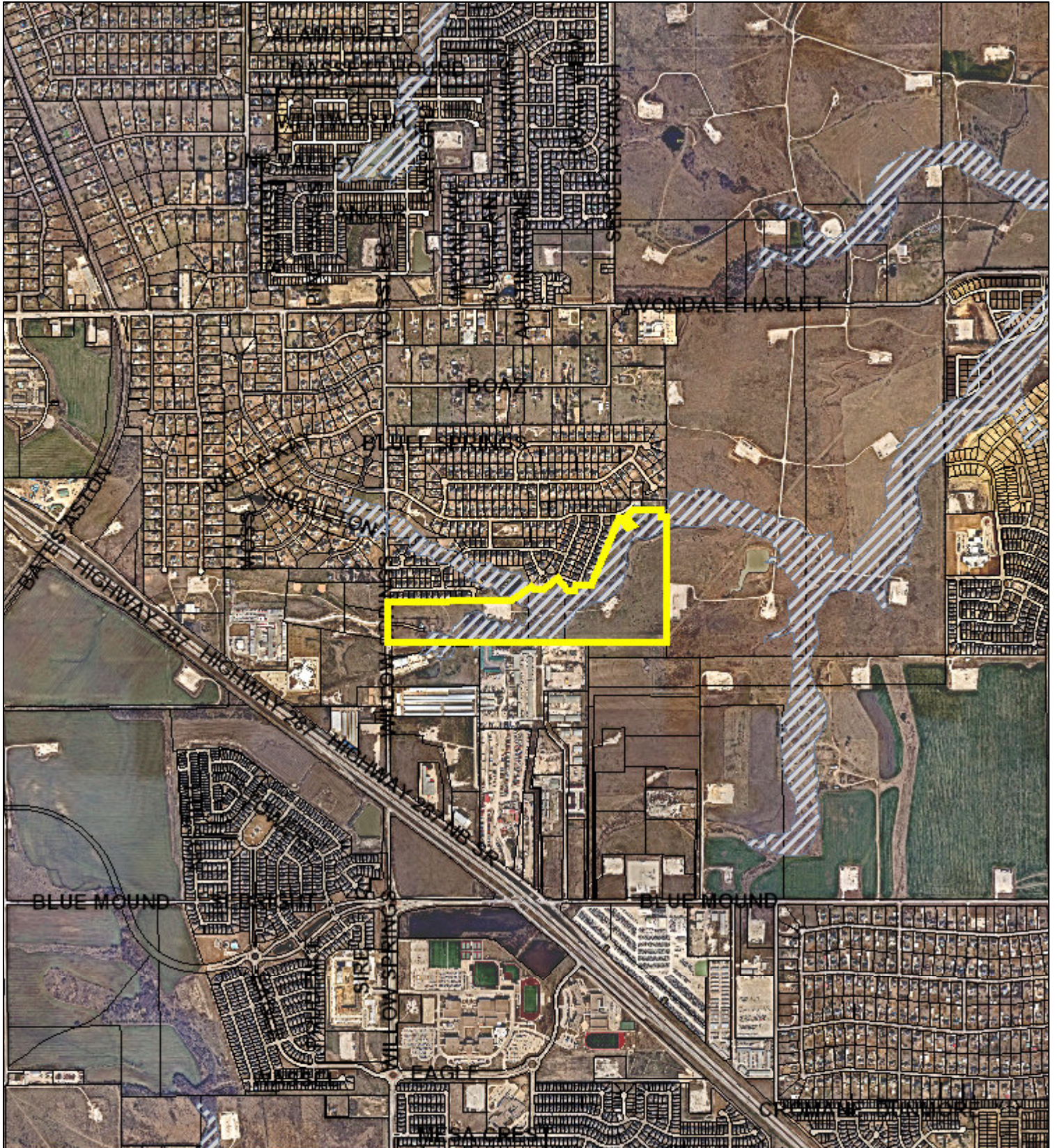
1,750 875 0 1,750 Feet



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



Aerial Photo Map



0 1,150 2,300 4,600 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-138

Council District: 4

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Tharaldson Family, Inc. / Chetan Patel & Jignesh Patel

Site Location: 2752 Citadel Spring Drive

Acreage: 3.52 acres

Request

Proposed Use: Hotel

Request: From: “G” Intensive Commercial with I-35W Overlay District

To: “PD-G” Planned Development with I-35W Overlay District for all uses in “G” Intensive Commercial plus hotel within 1,000 feet of one- and two-family residential districts, with development standard for reduced parking; Site Plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject site is located southwest of the intersection of Interstate 35W North and Heritage Trace Parkway in north Fort Worth, within Council District 4. The applicant intends to construct a five story, 181 guest room combination SpringHill Suites & TownePlace Suites hotel on 3.52 acres. The land is currently undeveloped and would be rezoned from the current “G” Intensive Commercial to a “PD-G” Planned Development for all uses in Intensive Commercial, plus hotel, Site Plan included.

Planned Development zones or “PD’s” are associated with a Site Plan and must develop in accordance with the Site Plan that is approved by City Council. The Site Plan for this PD appears to meet or exceed all “G” Intensive Commercial standards, with the exception of reducing the required parking amount from 224 spaces to 201 spaces (23 spaces less than required by Ordinance). A narrative composed by the applicant and included as part of their submittal package is included below:

Currently the property is zoned "G" I 35 overlay District and its a vacant land we intend to keep same zoning. We are proposing a dual Brand Hotel By Marriot Towneplace and Springhill Suites. We are proposing 181 room 5 story hotel with outdoor pool, Large outdoor patio, bar and meeting room 3300 to 3700 sq ft. We are requesting a PD since our lot is within 1000 feet of a single family residence zoning on north west side of the lot across Heritage Trace Parkway Blvd and another single family zoning on west side of lot across Tehama Ridge pkwy. We are proposing 5 story hotel with meeting room which is greatly need of such facility in north fort Worth with growing manufacturing industry, warehouses and several other future development that will coming in north Fort worth. Our hotel will be surrounded by several other upcoming commercial development and our proposed hotel is not close to or next to any residential development immediately.

Our lot is sitting almost 22 feet below Heritage Trace Parkway so our building will not be as visual to any residence also have a wide landscape area between our lot and Heritage Trace parkway.

We are meeting most of the required ordinance but we will requesting a waiver for parking requirement which has been mention in site plan. We are requesting waiver for 23 parking less than required

Surrounding Zoning and Land Uses

North “G” Intensive Commercial with I-35W Overlay District / retail
East “G” Intensive Commercial with I-35W Overlay District / undeveloped
South “G” Intensive Commercial with I-35W Overlay District / undeveloped
West “G” Intensive Commercial / undeveloped

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
North Fort Worth Alliance	Reata Meadows HOA
Tehama Ridge HOA*	Reata Ranch HOA
Streams & Valleys Inc	Trinity Habitat for Humanity
Keller ISD	Northwest ISD
PV HOA	

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/G” Planned Development for all uses in “G” Intensive Commercial plus hotel. Planned Development zoning with a Site Plan is required for hotels which have one- or two-family residential zoning within 1,000 feet. While there is no residential zoning directly adjacent to the subject site, there is a limited amount of “A-5” One Family Residential zoning approximately 200 feet to the northwest, meaning the hotel use must be within a Planned Development district instead of being allowed by right in the existing “G” zoning. A majority of the land to the south, west, and east are currently undeveloped but are zoned for future commercial. Directly to the north is more commercial zoning with a small retail strip center. The proposed hotel is an appropriate use at this location.

With the exception of the requested parking reduction waiver, the proposed PD would meet or exceed all “G” Intensive Commercial development standards, and would be required to develop in accordance with the accompanying Site Plan. Any changes made to the Site Plan after its approval must either be handled administratively by staff (if it is deemed a minor amendment) or must go back through the public hearing process if the changes are greater than what can be approved administratively, per the Zoning Ordinance.

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

Comprehensive Plan Consistency – Far North

The 2023 Comprehensive Plan designates the subject property as general commercial on the Future Land Use [FLU] Map. All commercial zoning districts are included in the list of implementing zoning classifications that are acceptable within this FLU designation. The proposed zoning of “PD-G” Planned Development – Intensive Commercial **is consistent** with the Comprehensive Plan.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
COMMERCIAL		
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

Site Plan Comments

Zoning and Land Use

Transmitted on 9/26/2023.

All comments sufficiently addressed as of 9/28/2023.

- Add case reference ZC-23-138 to lower right corner.
- Signature line should be for "Director of Development Services"
- Remove proposed monument sign from plans (signage is permitted in a separate process).
- Add address "2752 Citadel Spring Drive" under the legal description.
- Confirm you have discussed your proposal with the City's Urban Forestry section and can meet or exceed their minimum requirements.
- Confirm you have discussed the I-35W overlay standards with the City's Preservation & Design section and can meet or exceed their requirements.
- Confirm that you are not seeking any development standards (aka 'waivers') from the "G" Intensive Commercial requirements found in Section 4.904 of the Zoning Ordinance, with the exception of the parking waiver.
- Add note that "This development will meet or exceed all "G" standards in Section 4.904 of the City of Fort Worth Zoning Ordinance, with the exception of the reduced parking".
- Remove general notes 6, 7, and 8 (redundant).
- Amend general notes 1 & 2 to say "conform" rather than "confirm".
- Amend general note 5 to say "We are requesting a development standard for reduced parking".
- Amend note at bottom of Required Parking section to read "We are requesting a development standard to reduce the required parking amount by 23 spaces".
- FYI note – waivers are formally called "development standards" in the Fort Worth Ordinance, so the terms refer to the same thing but need to use the formal language of "development standard(s)" instead of waiver(s) throughout.

Platting

No response provided

Water

No response provided

Park and Recreation

No response provided

Fire Department

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

Unless private hydrants are present on the lot, additional hydrant(s) will be required to meet the following:

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

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

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

Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants

Fire Sprinkler Systems will be required.

Section 903 Fire Protection and Life Safety Systems

Additional requirements apply if the floor level of the highest occupied floor is taller than 55' from the lowest level of Fire Department access.

Section 503.1.2 and 4 Buildings Greater than 55'

General information:

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

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

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

Building Plan Review

No response provided

Transportation/Public Works Stormwater

No response provided

Transportation/Public Works Engineering

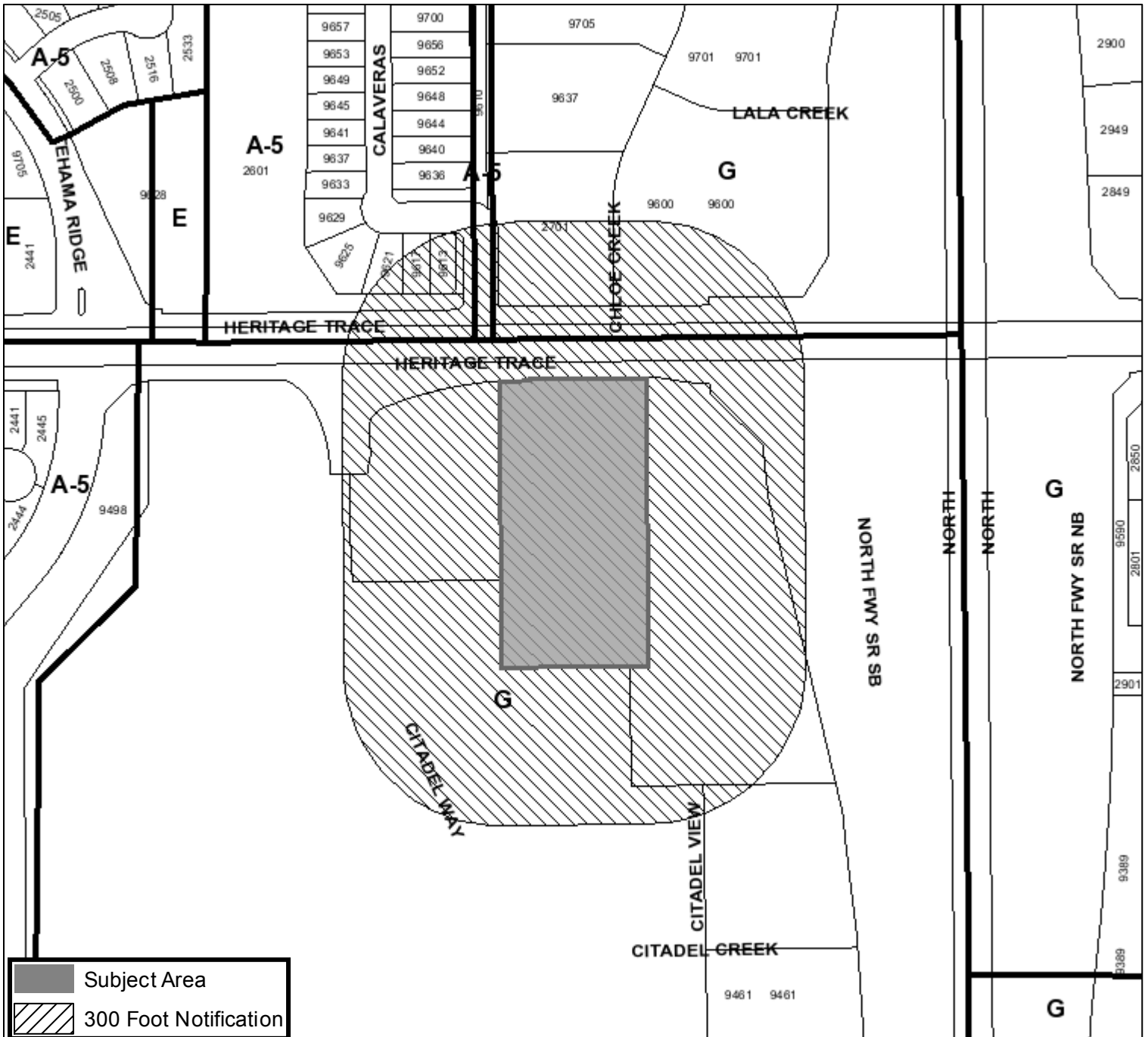
Workflow cleared by Armond Bryant, but no comments provided



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

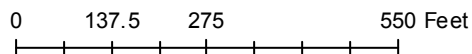


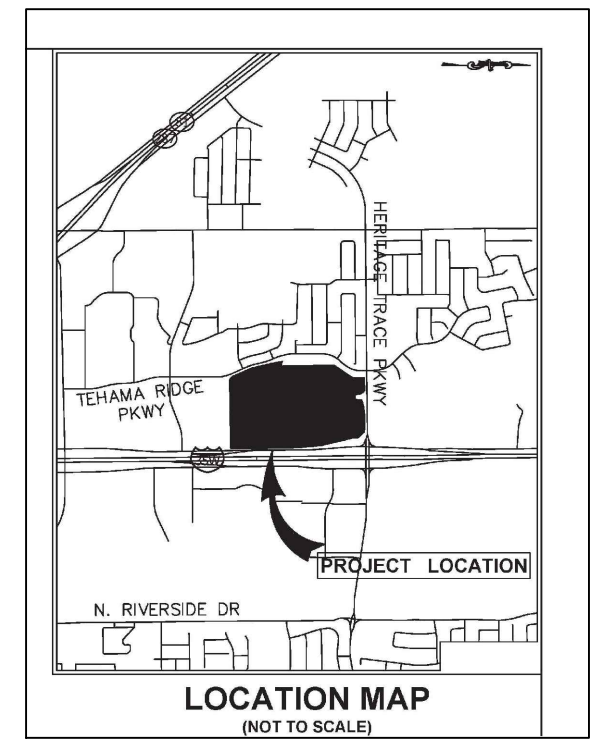
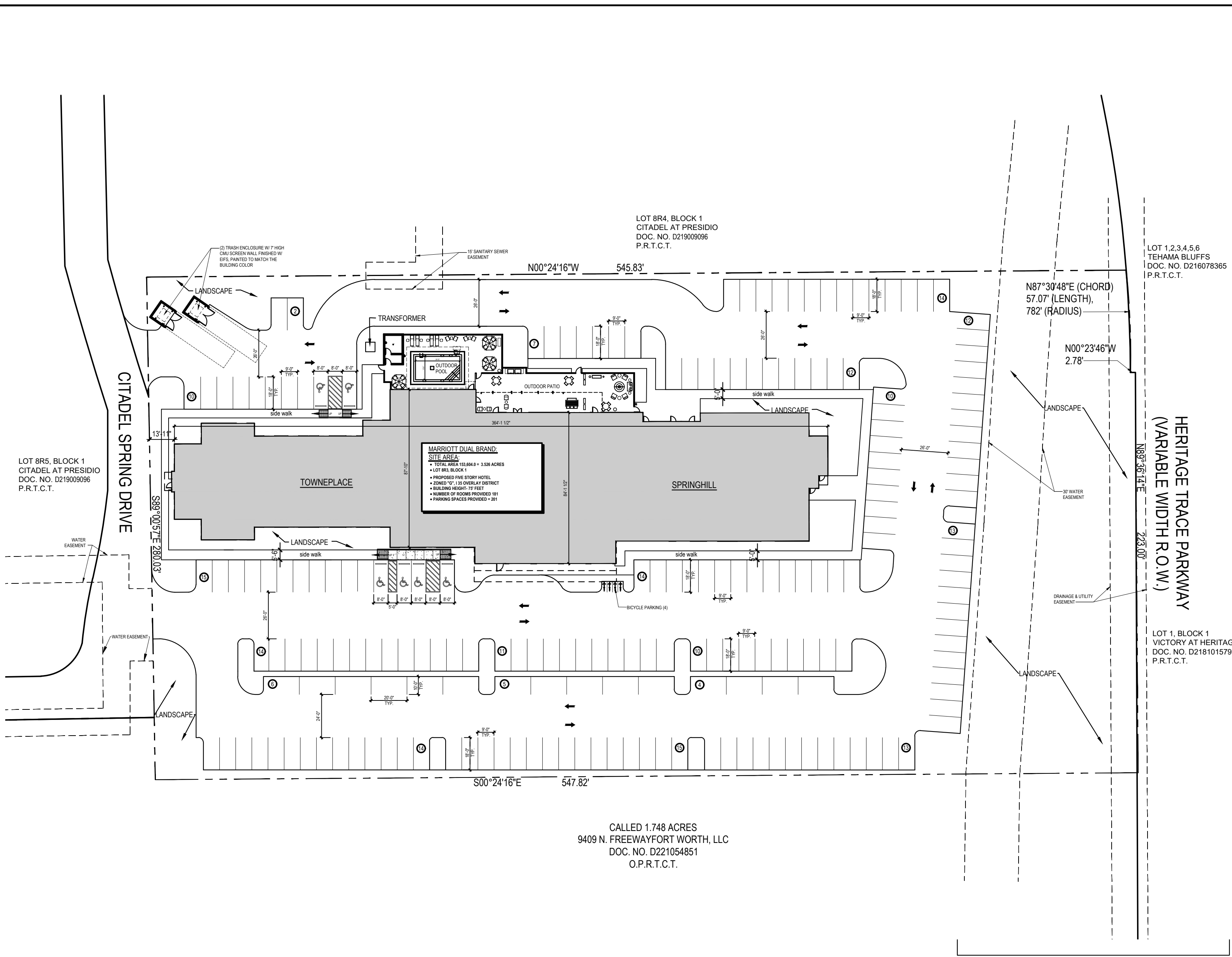
Area Zoning Map

Applicant: Jignesh Patel
 Address: 2752 Citadel Spring Drive
 Zoning From: G
 Zoning To: PD/G for hotel with waivers
 Acres: 3.52493507
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 10/11/2023
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification





EXTERIOR MATERIALS:

BUILDING MATERIALS: EIFS, STONE CLADDING, ALUMINUM STOREFRONT, WOOD LOOK METAL, CEMENT FIBREBOARD WALL PANEL
PAVING: CONCRETE PAVEMENT PER GEO TECH REPORT, BRICK PAVING AND STAMPED AND STAINED CONCRETE

PROJECT CONTACTS

OWNER:
 THARALDSON FAMILY, INC.
 C/O DIVERSIFIED REAL ESTATE GROUP
 4225 DEAN MARTIN ROAD, SUITE J
 LAS VEGAS, NV 89103
 ATTN: DON CAPE
 EMAIL: DCAPE@DIVERSIFIEDGROUP.COM

DEVELOPER:
 AJNM HOSPITALITY, LLC
 8345 WEST FREEWAY
 FORT WORTH, TEXAS 76116
 DENISH728@YAHOO.COM
 PH: 817 244 9446

ARCHITECT:
 BCI ARCHITECTS
 PM BOX 115
 5605 FM 423 %500
 FRISCO, TEXAS 75036
 BCIARCHITECTS@SBCGLOBAL.NET
 PH: 214 244 1919

PROJECT MANAGER:
 RKPATEL DESIGN & PLANNING LLC
 4908 CARMEL PL
 COLLEVILLE TEXAS 76048
 RKPATELDESIGN@GMAIL.COM
 PH: 682-365-0300

SURVEYOR:
 URBAN STRUCTURE
 8140 WALNUT HILL LANE, SUITE 905
 DALLAS, TEXAS 75231
 PH: 214-295-5775

TOWNE PLACE & SPRING HILL DUAL BRAND by MARRIOTT:

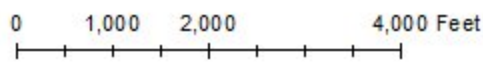
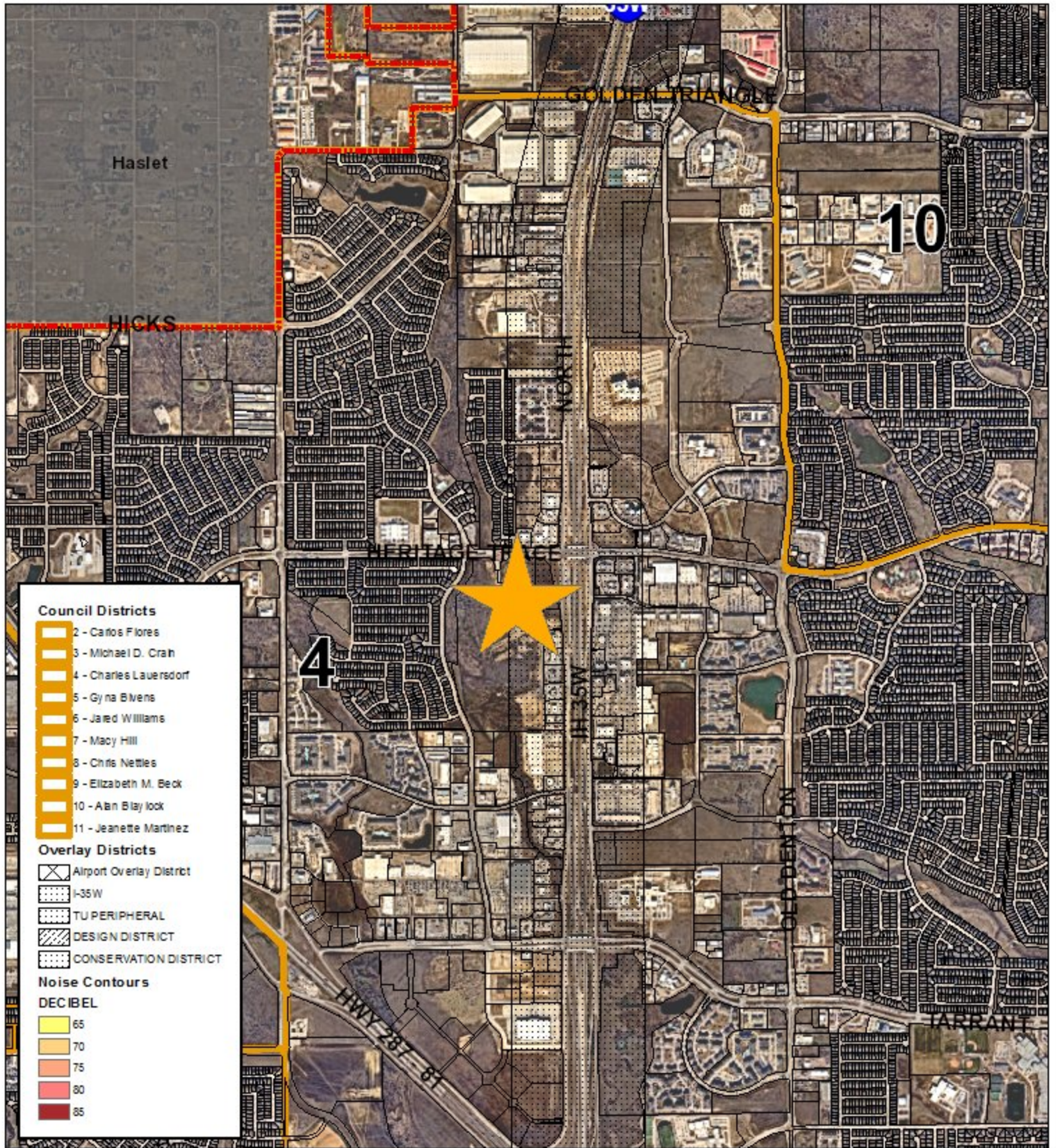
SITE PLAN SCALE = 1"=40'-0"
 DOCUMENT DATED: 08/27/2023

DIRECTOR OF DEVELOPMENT SERVICES

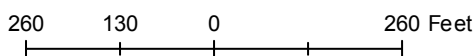
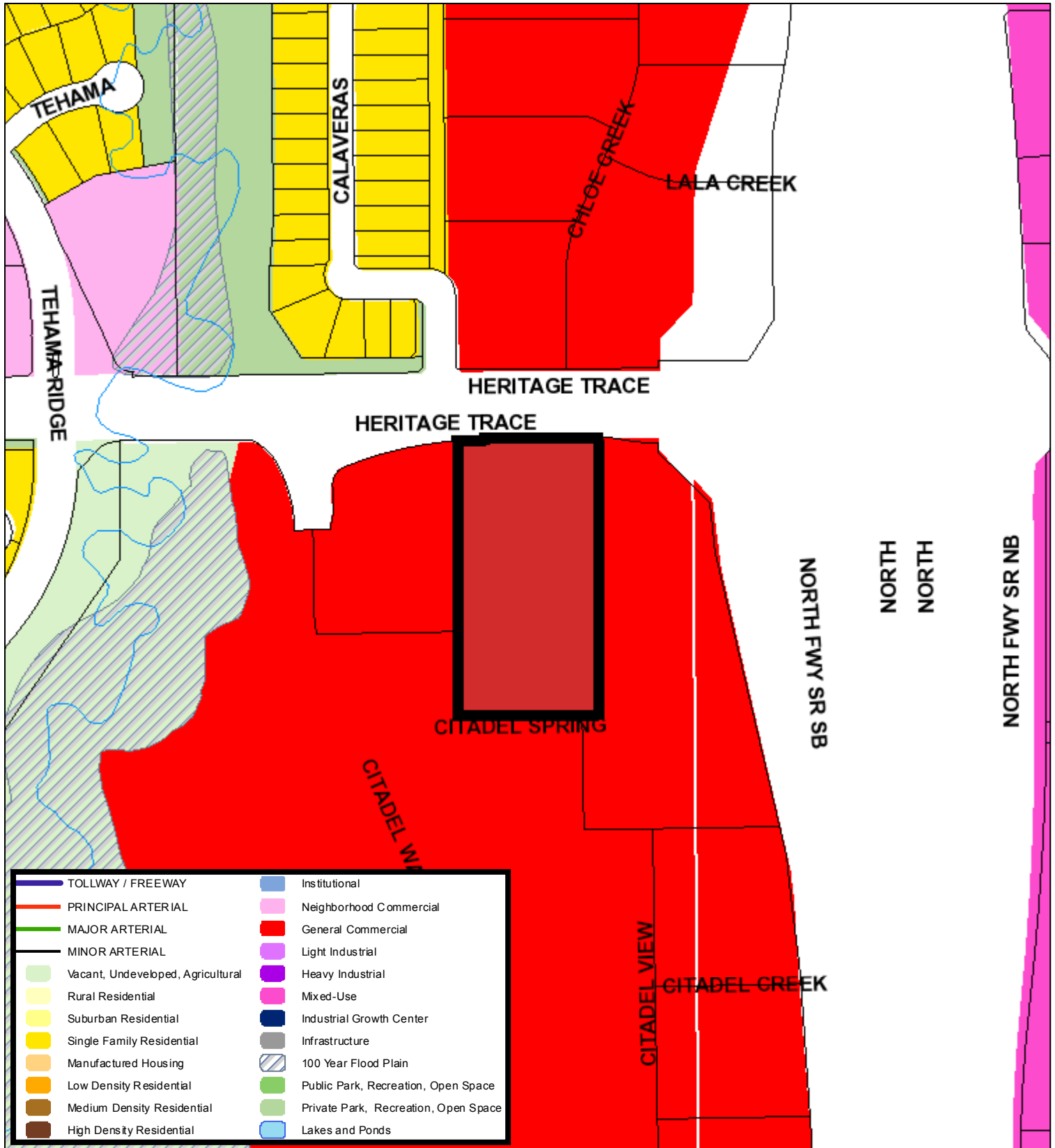
DATE

GENERAL NOTES:	REQUIRED PARKING:	LEGAL DESCRIPTION OF SITE:	CASE REFERENCE #:
1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE. 2. ALL PROVIDED SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS 3. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING 4. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY 5. WE ARE REQUESTING A DEVELOPMENT STANDARD FOR REDUCED PARKING 6. LAND IS VACANT, NO TREES ON EXISTING SITE 7. THIS DEVELOPMENT WILL MEET OR EXCEED ALL "G" STANDARDS IN SECTION 4.904 OF THE CITY OF FORT WORTH ZONING ORDINANCE, WITH THE EXCEPTION OF THE REDUCED PARKING	1 SPACE PER 1 GUEST ROOM 5 SPACES PER 1000 SQ FT MEETING ROOM 1 SPACE PER 4 PATRON 1X181 GUEST ROOMS= 181 SPACES 3500 SQ FT MEETING= 3500 SQ FT 18 SPACES PUBLIC SEATING 25 SPACES TOTAL REQUIRED= 224 PARKING PARKING PROVIDED 201 WE ARE REQUESTING A DEVELOPMENT STANDARD TO REDUCE THE REQUIRED PARKING AMOUNT BY 23 SPACES	2752 CITADEL SPRING DRIVE, FORT WORTH, TX A REPLAT OF PORTION OF LOT 8, BLOCK 1 OF CITADEL AT PRESIDIO BEING LOT 8R3, BLOCK 1, RECORDED IN DOC, NO, D219009096, P.R.T.C.T CITY OF FORT WORTH, TARRANT COUNTY TEXAS	<h1>ZC-23-138</h1>

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



0 165 330 660 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-141

Council District: 11

Zoning Map Amendment

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

Owner / Applicant: Joel Alvarado Garcia

Site Location: 2815 Sidney Street

Acreage: 0.11 acres

Request

Proposed Use: Single family home

Request: From: “A-10” One-Family

To: “A-5” One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The applicant would like to request a modification of the zoning regulations to allow for the construction of a home that complies with A-5 standards. The lot in question is currently zoned A-10, which requires a minimum lot area of 10,000 square feet and a lot width of 60 feet. However, the lot is only 50 feet wide and has an area of over 5,000 square feet. By seeking A-5 zoning, which only requires a minimum lot width of 50 feet, they hope to build a single-family residence on the currently undeveloped property.

The applicant was informed that they could also seek a variance through the Board of Adjustments instead of a zoning change, but they have decided to move forward with the zoning change.

If granted, the A-5 zoning would also require a maximum building coverage of 50% on the lot, a 20-foot front yard setback (while maintaining consistency with setbacks along the blockface), 5-foot side and rear yard setbacks, a maximum height of 35 feet, and two parking stalls per dwelling unit situated behind the front building line.

Surrounding Zoning and Land Uses

North "A-10" One-Family / single family residential
East "A-10" One-Family / single family residential
South "A-5" One-Family / single family residential
West "A-7.5" One-Family / single family residential

Recent Zoning History

- ZC-10-105 – Property was included in a City initiated rezoning from A-10, A-5, B, D, CF, ER, E, FR, I, PD 251, PD 397, PD 624 to A-10, A-7.5, A-5, CF, ER, E, MU-1

Public Notification

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

Organizations Notified	
Polytechnic Heights South NA*	Fort Worth ISD
Eastland NA	Stop 6/Poly Oversight
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc

**Located in this registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

Most of the properties to the east, north, and south of the area are classified as "A-10" zoning from Fitzhugh Street to Crenshaw in the north. On the other hand, the properties to the west fall under "A-7.5" One-Family zoning. Additionally, there are some properties classified as "B" two family approximately 300' south of Sydney. Since

this is a platted lot and the surrounding area consists mostly of single-family districts, the request will not cause any conflicts with the current uses. staff finds this request **is compatible** with surrounding uses.

Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan currently designates the subject property as future Single-Family Residential. This land use designation includes zoning districts “A-5”, “A-7.5”, “A-10”, and “AR”. The request for “A-5” One-Family zoning is an acceptable zoning district per the City’s Comprehensive Plan. The difference between “A-10” and “A-5” zoning is negligible as both have a residential character. The zoning change would be slightly more intense than the current zoning, but would be less intense than commercial or industrial zoning.

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

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.



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

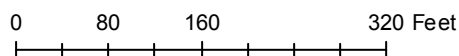


Area Zoning Map

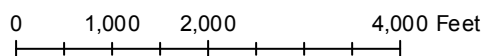
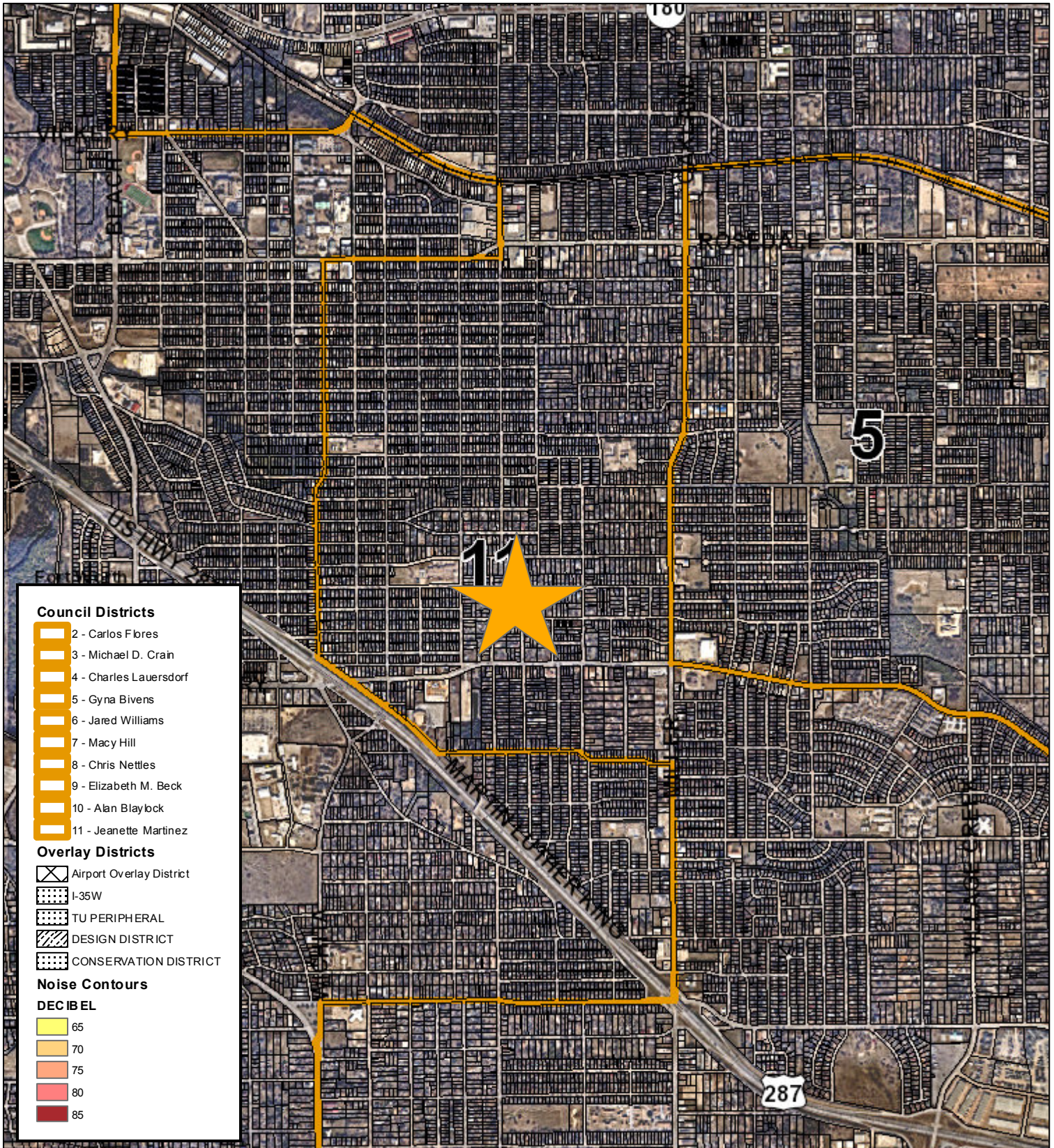
Applicant: Joel Alvarado
 Address: 2815 Sydney Street
 Zoning From: A-10-
 Zoning To: A-5
 Acres: 0.11794436
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 10/11/2023
 Contact: null



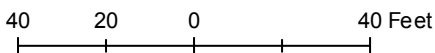
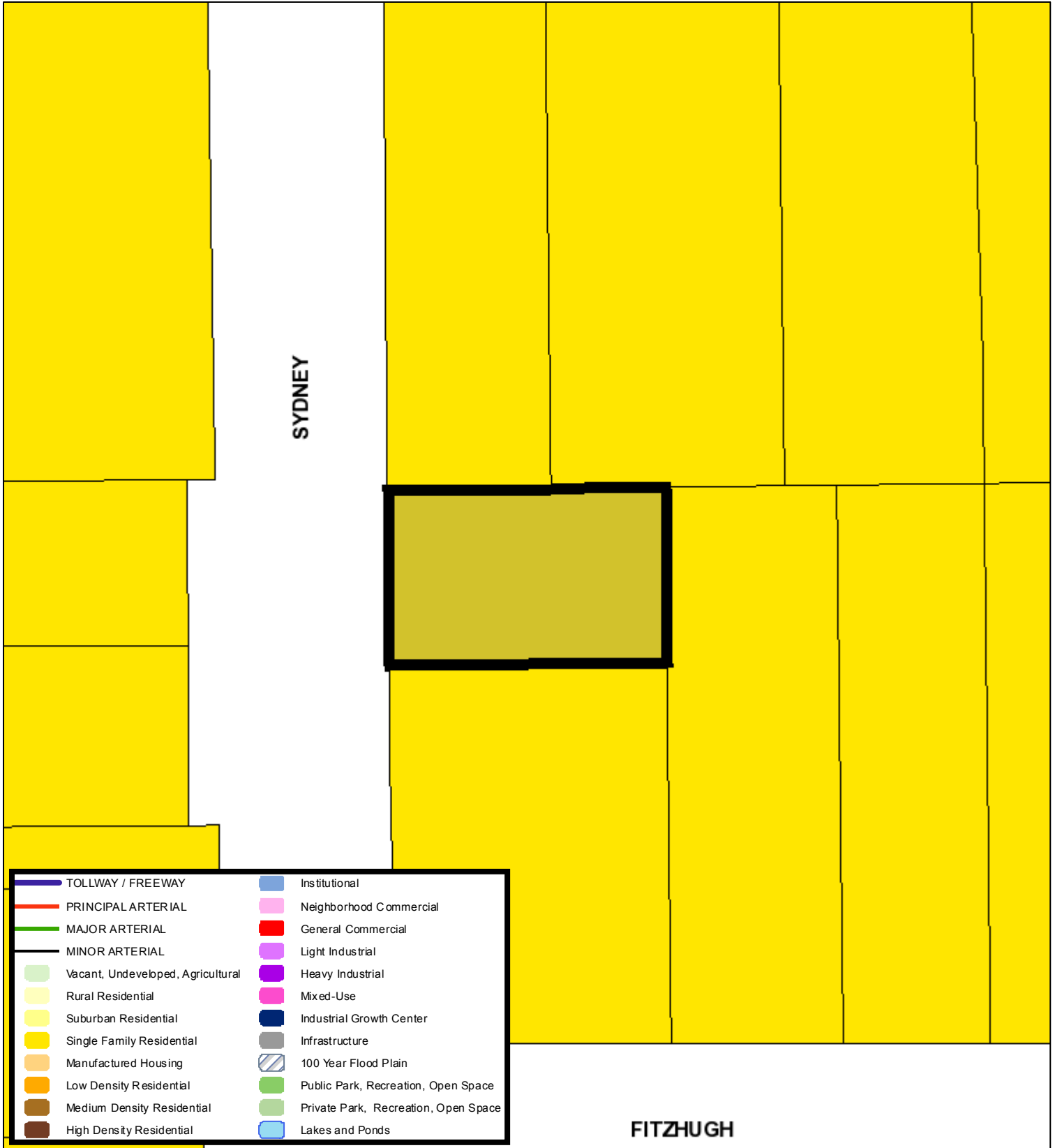
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



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



Aerial Photo Map



0 25 50 100 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-142

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: State National Insurance Co, Inc (owner) / Bowie Holland (applicant) Stephen Cook (rep)

Site Location: 6750 J W Delaney Road

Acreage: 5.34 acres

Request

Proposed Use: Office, Warehouse & Outdoor storage

Request: From: "E" Neighborhood Commercial

To: "PD-I" Planned Development with a base of "I" Light Industrial, with development standard for reduced building height, and excluding the following land uses: Correctional facility, Bar/tavern/cocktail lounge/club/dance hall, Sexually oriented business, Convenience store, Game room, Pawn shop, Retail smoke shop, Tattoo parlor, Automotive repair/paint and body shop, Towing yard with office, Truck stop w/fuel and accessory services, Vehicle sales or rental including automobiles, motorcycles, boats or trailers, Terminal, truck, freight, rail or water; Site Plan included

Recommendation

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

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

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

This is a proposed light industrial development tentatively called *Woodhaven Business Park* along Loop 820 in eastern Fort Worth in Council District 5. The 5.34 acre site which is currently undeveloped is proposed to be zoned as a “PD-I” Planned Development with a base zoning district of “I” Light Industrial. Two buildings of 27,500 square feet each are included in the development, which is planned to accommodate both warehouse and office space inside. There will be outdoor storage in the yard areas towards the rear of the property. The development would be partially gated and fenced based on the Site Plan submitted by the applicant. The site will meet the parking requirements found in the Zoning Ordinance, with 110 surface spaces on the lot.

Planned Development zones or “PD’s” are associated with a Site Plan and must develop in accordance with the Site Plan that is approved by City Council. This Site Plan appears to meet or exceed all “I” Light Industrial standards, with a reduction in the allowed height of buildings from 55 feet to 36 feet, and will exclude some land uses. See the narrative included below for a detailed listing of land uses proposed to be barred, and for additional insight into the applicant’s development plans:

The current zoning on the site is "E" Neighborhood Commercial, and the request is to rezone to PD "I" Light Industrial. The proposed light industrial zoning change should not lead to any nuisances or negative impacts to the surrounding properties. The "I" Light Industrial district allows only a limited range of low-intensity industrial uses that are not noxious or offensive due to odors, smoke, dust, noise, fumes, or vibrations (see Fort Worth Zoning Regulations § 4.1000).

The proposed development will exceed the city's requirements for buffering and landscaping along the property that is adjacent to the lower intensity uses. Also, the site will have restricted commercial truck access only from the 820 Frontage Rd.

List of restricted uses for the subject property:

- Correctional facility
- Bar, club, or dance hall
- Sexually oriented business
- Convenience store
- Game room
- Pawn shop
- Retail smoke shop
- Tattoo parlor
- Auto repair; paint and body shop
- Towing yard
- Truck stop
- Vehicle sales or rental (excluding equipment rental)
- Unimproved storage yard without a building
- Outdoor storage for truck tractors or their trailers
- Truck terminal
- Warehouse/distribution greater than 75,000 square feet

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / charter elementary school
East “E” Neighborhood Commercial / Loop I-820
South “B” Two Family & “C” Medium Density Multifamily / duplexes & apartments
West “R2” Townhouse/Cluster / single family residential

Recent Zoning History

- ZC-22-074, Request to rezone from “E” to “PD-CR” Planned Development – Low Density Multifamily, withdrawn by applicant prior to public hearings.

Public Notification

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

Organizations Notified	
Woodhaven NA*	East Fort Worth, Inc
Riverbend HOA of Fort Worth	Sunset Oaks HOA
Neighborhoods of East Fort Worth	Historic Randol's Mill Valley Alliance
Streams & Valleys Inc	Trinity Habitat for Humanity
Woodhaven Community Development Inc	East Fort Worth Business Association
Birdville ISD	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

There are a variety of land uses in the vicinity of this site. To the west and south are residential areas that are developed as a mixture of single family, duplex residences, and multifamily apartments. To the north is a charter elementary school campus, and to the east is Loop 820 East.

The proposed PD would meet or exceed all “I” Light Industrial development standards, and would be required to develop in accordance with the accompanying Site Plan. Any changes made to the Site Plan after its approval must either be handled administratively by staff (if it is deemed a minor amendment) or must go back through the public hearing process if the changes are greater than what can be approved administratively, per the Zoning Ordinance.

Based on the low intensity of this style of industrial development, the use of this site as a buffer between more intense development along Loop 820 & interior single family neighborhoods, and the fact that the site is surrounded by streets on all four sides, the proposed zoning **is compatible** with the current surrounding land uses.

Comprehensive Plan Consistency – Eastside

The 2023 Comprehensive Plan designates the subject property as neighborhood commercial on the Future Land Use [FLU] Map. “I” Light Industrial zoning is not included in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning of “PD-I” is **not consistent** with the Comprehensive Plan. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

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

Site Plan Comments

Zoning and Land Use


Transmitted on 9/25/2023.

All comments sufficiently addressed as of 9/29/2023.

- Add case reference ZC-23-142.
- Previous case reference ZC-23-115 is invalid as that case was withdrawn. Please be sure and submit all correspondence under the new case number ZC-23-142.
- Signature line should be for "Director of Development Services".
- Confirm you have discussed your proposal with Urban Forestry and can meet or exceed their minimum requirements.
- Confirm that you are not seeking any development standards (aka ‘waivers’) from the “I” Light Industrial requirements found in Section 4.1000 of the Zoning Ordinance.
- Add note that “This development will meet or exceed all "I" standards in Section 4.1000 of the City of Fort Worth Zoning Ordinance”.
- Note 1 should reference Section 6.301.h.2 instead of Section 4.712 for landscaping requirements.
- If included on the Site Plan, the fencing will have to be a green fence as specified on renderings.
- Label interior fences (unclear if these are intended to be green fences as well).
- Double check parking counts on spine driveway (5 on the north side should be 4, and 11 on the south side should be 10).
- Site Data table - “Industrail” typo occurs twice, should be “Industrial”.
- Site Data table – Open Space/Landscaping area requirement is 4% of the overall site (minimum) for new industrial developments rather than none required.
- Delineate proposed outdoor storage areas on Site Plan.

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

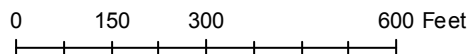
Workflow cleared by Armond Bryant, but no comments provided

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



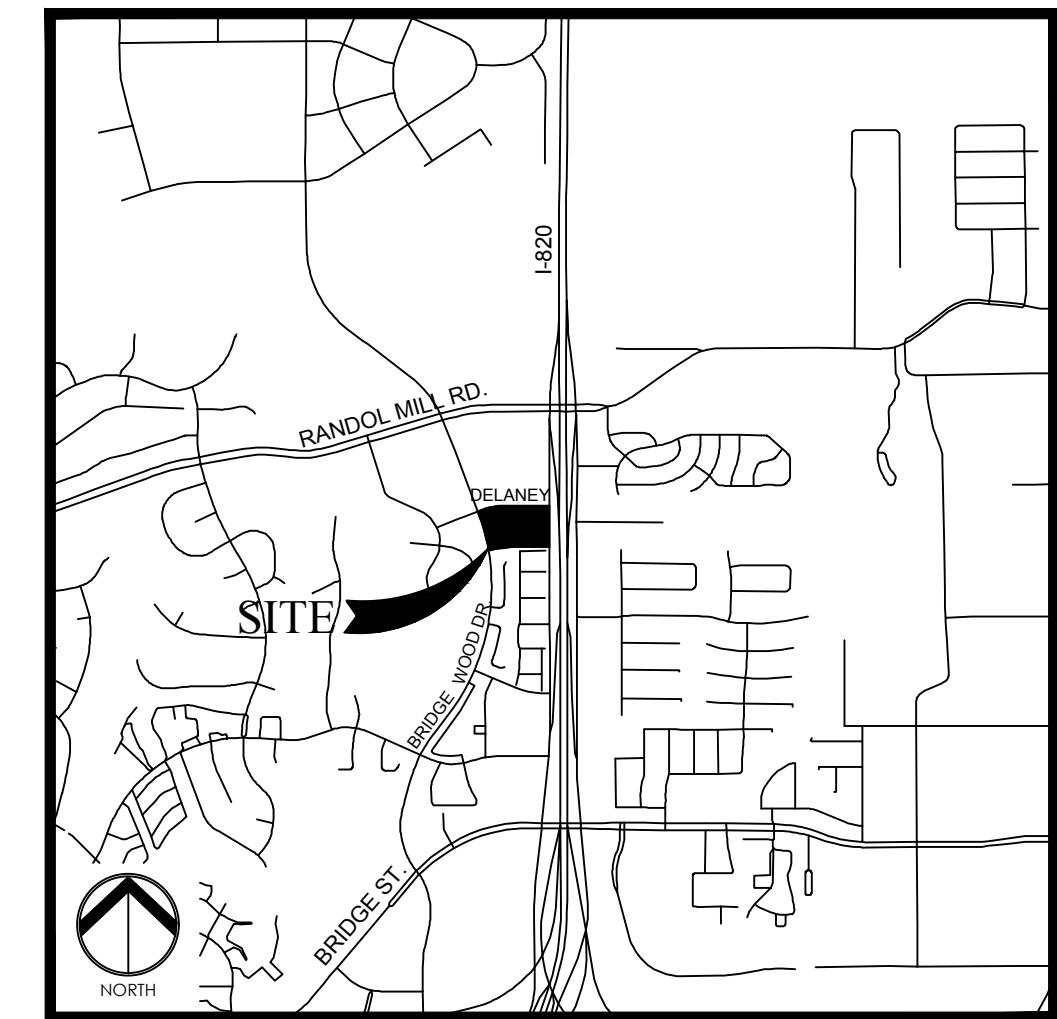
Area Zoning Map

Applicant: State National Insurance Co Inc.
 Address: 6750 J Delaney Road West
 Zoning From: E
 Zoning To: PD/I
 Acres: 5.17123336
 Mapsco: Text
 Sector/District: Eastside
 Commission Date: 10/11/2023
 Contact: 817-392-8043



LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING LOT LINES
- PROPOSED PAVED AREAS
- PROPOSED SUPPLEMENTAL SURFACE (TURF / LANDSCAPE AREA / OPEN SPACE)
- PARKING COUNT



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS PLANNED DEVELOPMENT IS BASED ON THE REQUIREMENTS FOR "I" LIGHT INDUSTRIAL AND WILL MEET OR EXCEED THE DEVELOPMENT STANDARDS LISTED IN SECTION 4.1000 OF THE CITY OF FORT WORTH ZONING ORDINANCE. NO WAIVERS TO THE BASE ZONING DISTRICT ARE BEING REQUESTED WITH THIS PLANNED DEVELOPMENT.
2. THIS PROJECT WILL MEET THE ENHANCED LANDSCAPING REQUIREMENTS PER SECTION 6.301.h.2, ENHANCED LANDSCAPING.
3. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

PRESERVATION REQUIREMENT (25%) = 2,724 SF.
AREA OF EXISTING CANOPY PRESERVED = 2,767 SF.
4. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
5. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
6. PROPOSED PERIMETER SCREENING FENCING WILL BE 8' CHAIN LINK GREEN FENCE.
7. PROPOSED INTERIOR FENCING WILL BE 8' CHAIN LINK FENCE.

LOOP 820 FRONTAGE RD.
(VARIABLE WIDTH RIGHT-OF-WAY)

SITE DATA		
SITE LOCATION	6750 J.W. DELANEY RD.	
SITE ACREAGE	5.340 AC.	
EXISTING ZONING	"E" NEIGHBORHOOD COMMERCIAL	
PROPOSED ZONING	"PD-I" LIGHT INDUSTRIAL	
PROPOSED LAND USE	OFFICE / WAREHOUSE WITH OUTDOOR STORAGE	
BUILDING HEIGHT	"I" LIGHT INDUSTRIAL	PROPOSED "PD-I"
	3 STORIES 55 FT.	1 STORY 36 FT.
BUILDING A	27,500 SF.	
STORAGE FLEX SPACE	23,000 SF. (85%)	
OFFICE SPACE	4,500 SF. (15%)	
BUILDING B	27,500 SF.	
STORAGE FLEX SPACE	23,000 SF. (85%)	
OFFICE SPACE	4,500 SF. (15%)	
TOTAL BUILDING AREA	55,000 SF.	
PARKING		
REQUIRED	110 SPACES (1 SPACE / 500 SF.)	
PROVIDED	110 SPACES (4 ADA SPACES)	
OPEN SPACE		
REQUIRED	9,304 SF. (4%)	
PROVIDED	77,115 SF. (33%)	

OWNER:

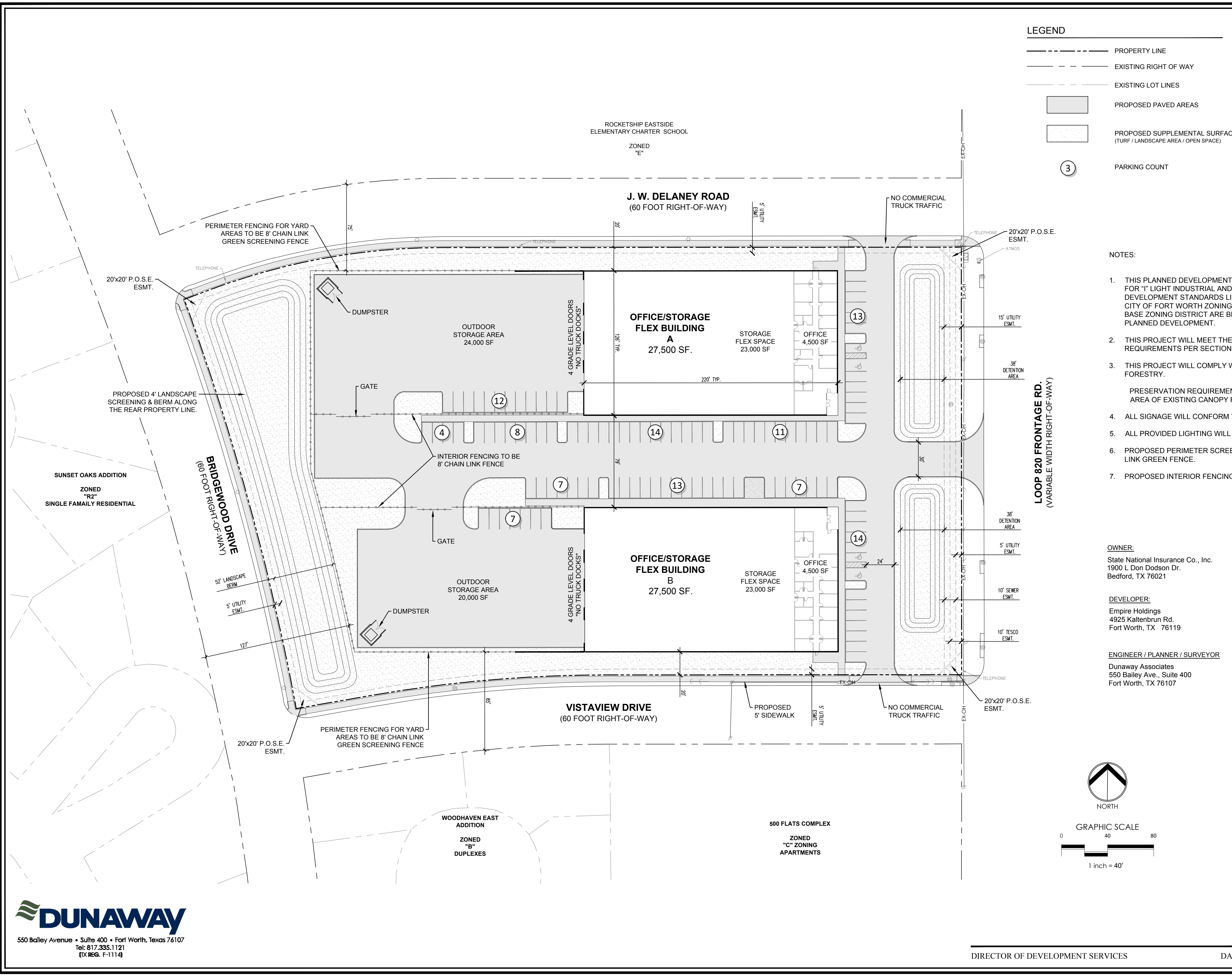
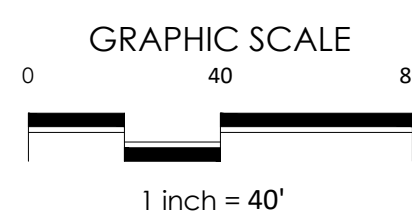
State National Insurance Co., Inc.
1900 L Don Dodson Dr.
Bedford, TX 76021

DEVELOPER:

Empire Holdings
4925 Kaltenbrun Rd.
Fort Worth, TX 76119

ENGINEER / PLANNER / SURVEYOR

Dunaway Associates
550 Bailey Ave., Suite 400
Fort Worth, TX 76107





8" CHAIN LINK GREEN FENCE

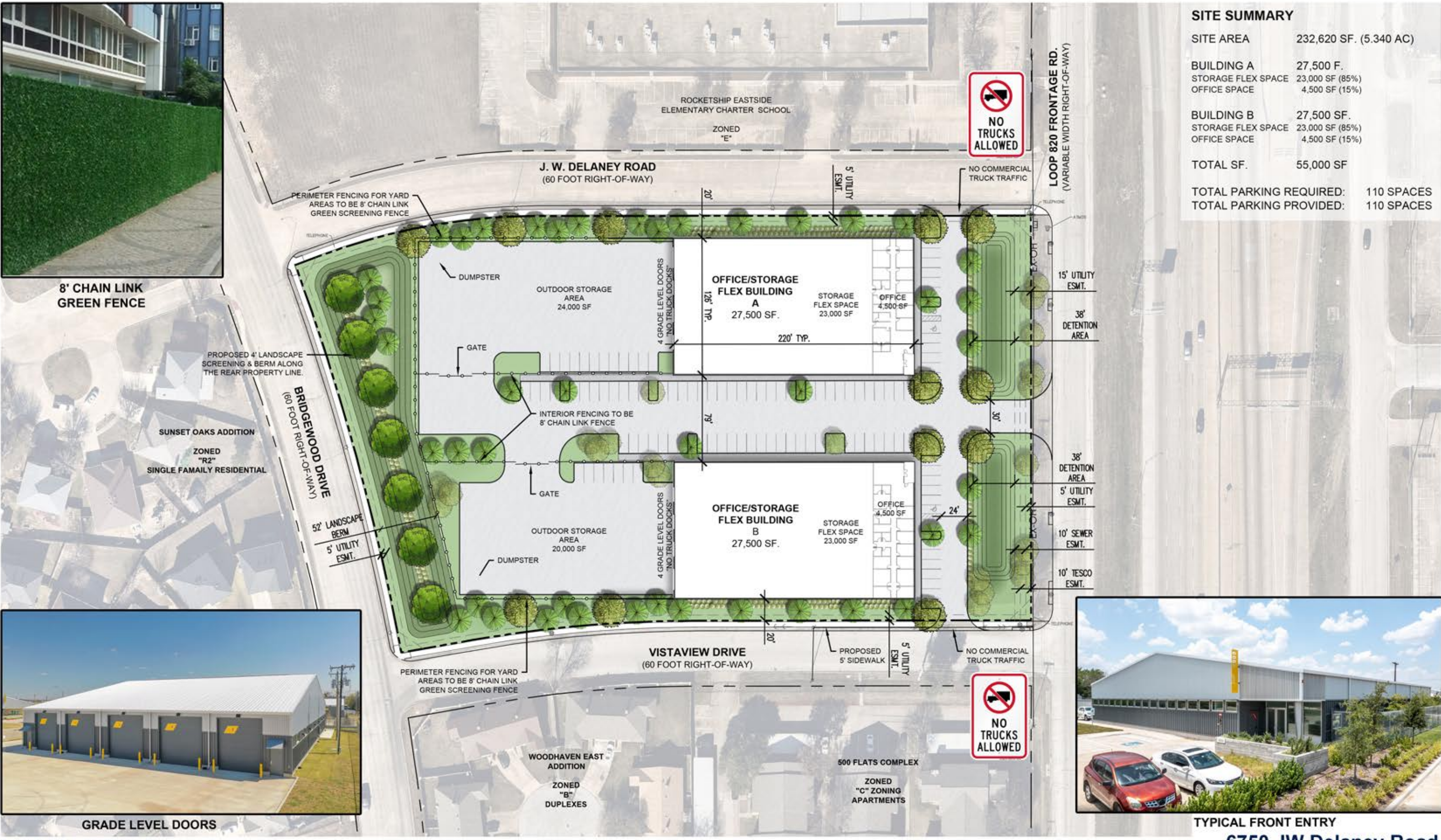


GRADE LEVEL DOORS



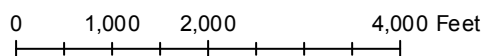
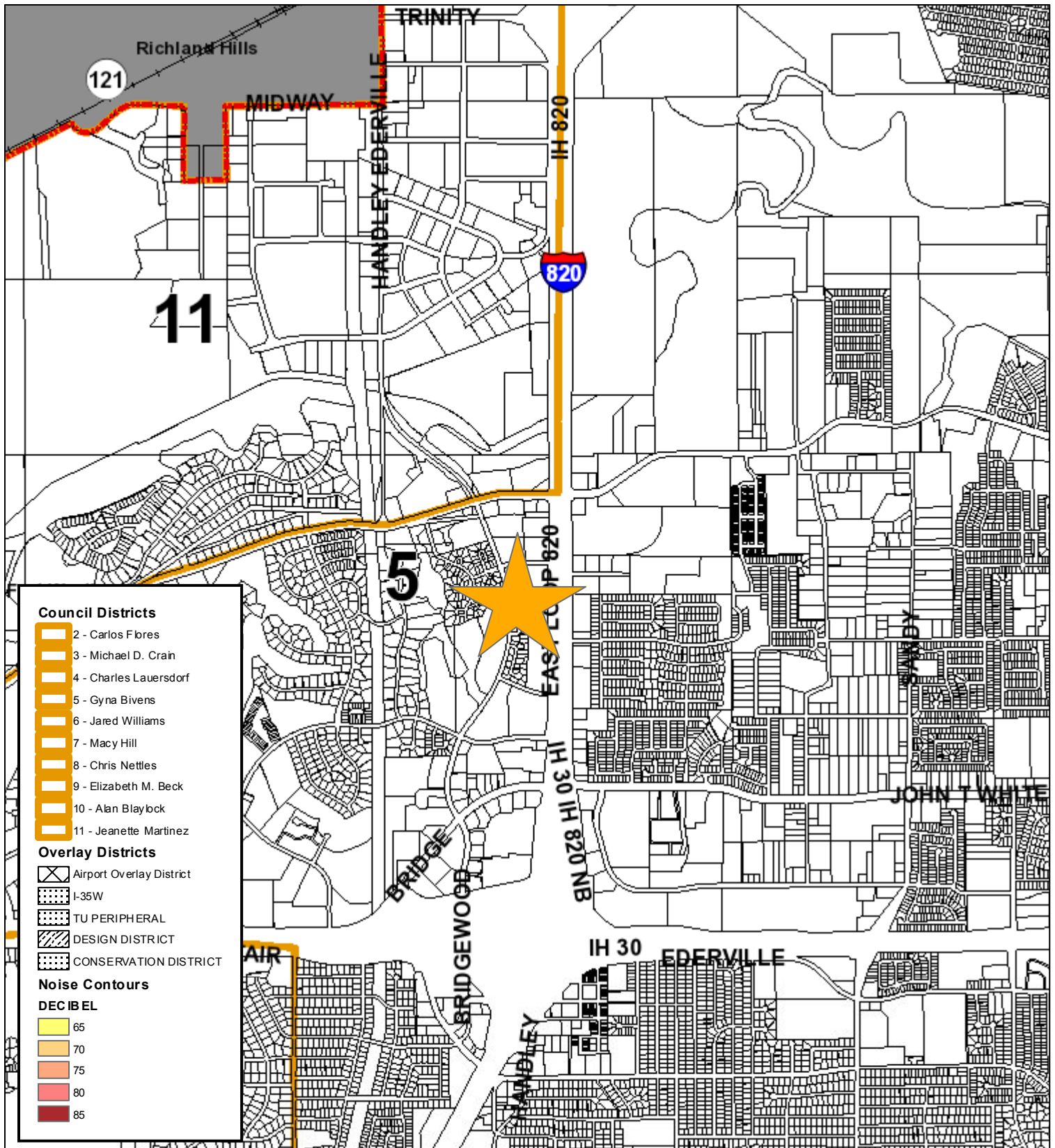
TYPICAL FRONT ENTRY
6750 JW Delaney Road

SITE SUMMARY	
SITE AREA	232,620 SF. (5.340 AC)
BUILDING A	27,500 F.
STORAGE FLEX SPACE	23,000 SF (85%)
OFFICE SPACE	4,500 SF (15%)
BUILDING B	27,500 SF.
STORAGE FLEX SPACE	23,000 SF (85%)
OFFICE SPACE	4,500 SF (15%)
TOTAL SF.	55,000 SF
TOTAL PARKING REQUIRED:	110 SPACES
TOTAL PARKING PROVIDED:	110 SPACES

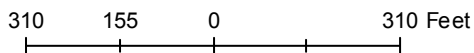
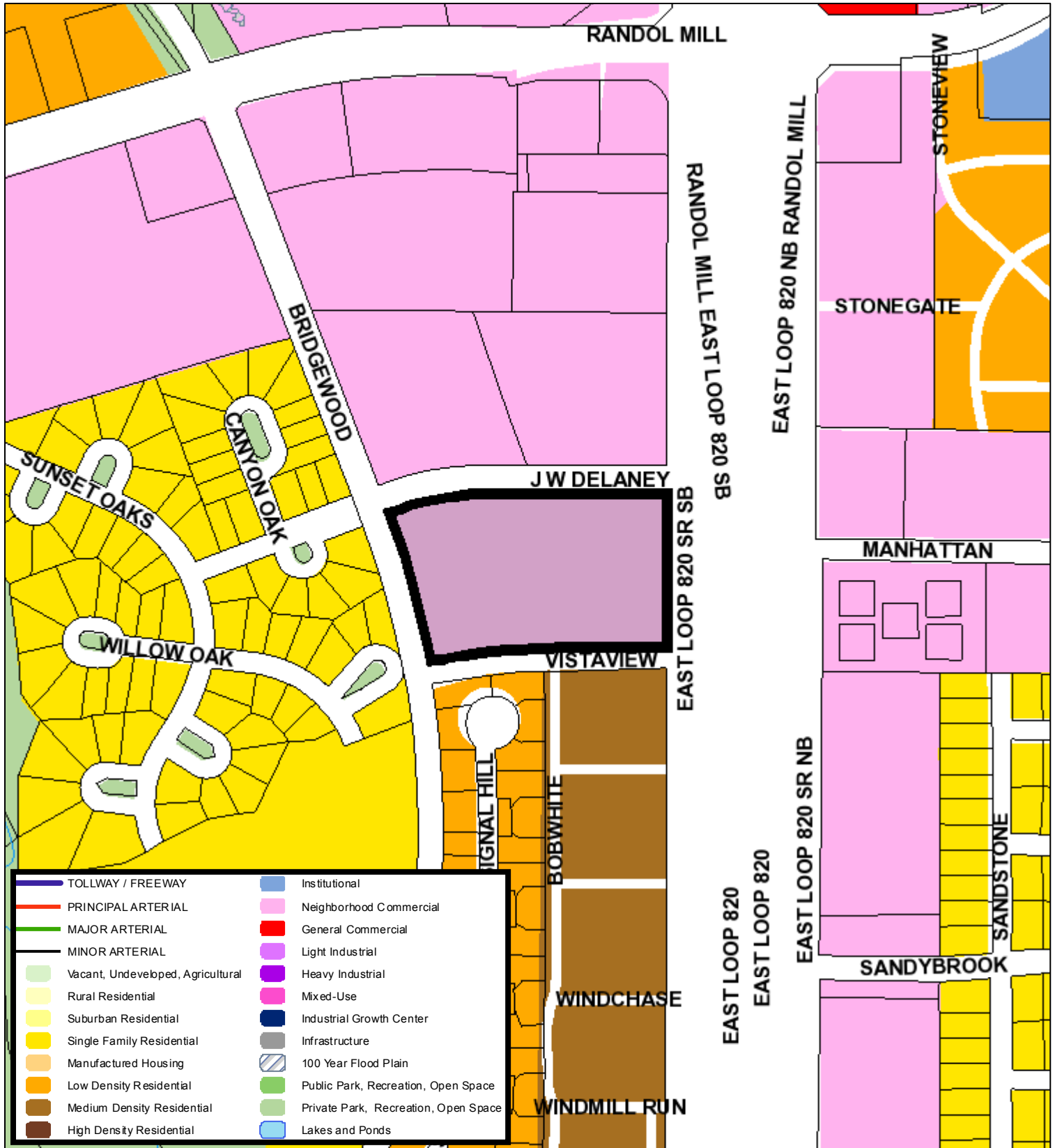


August 22, 2023 DA# B009552.001

Area Map



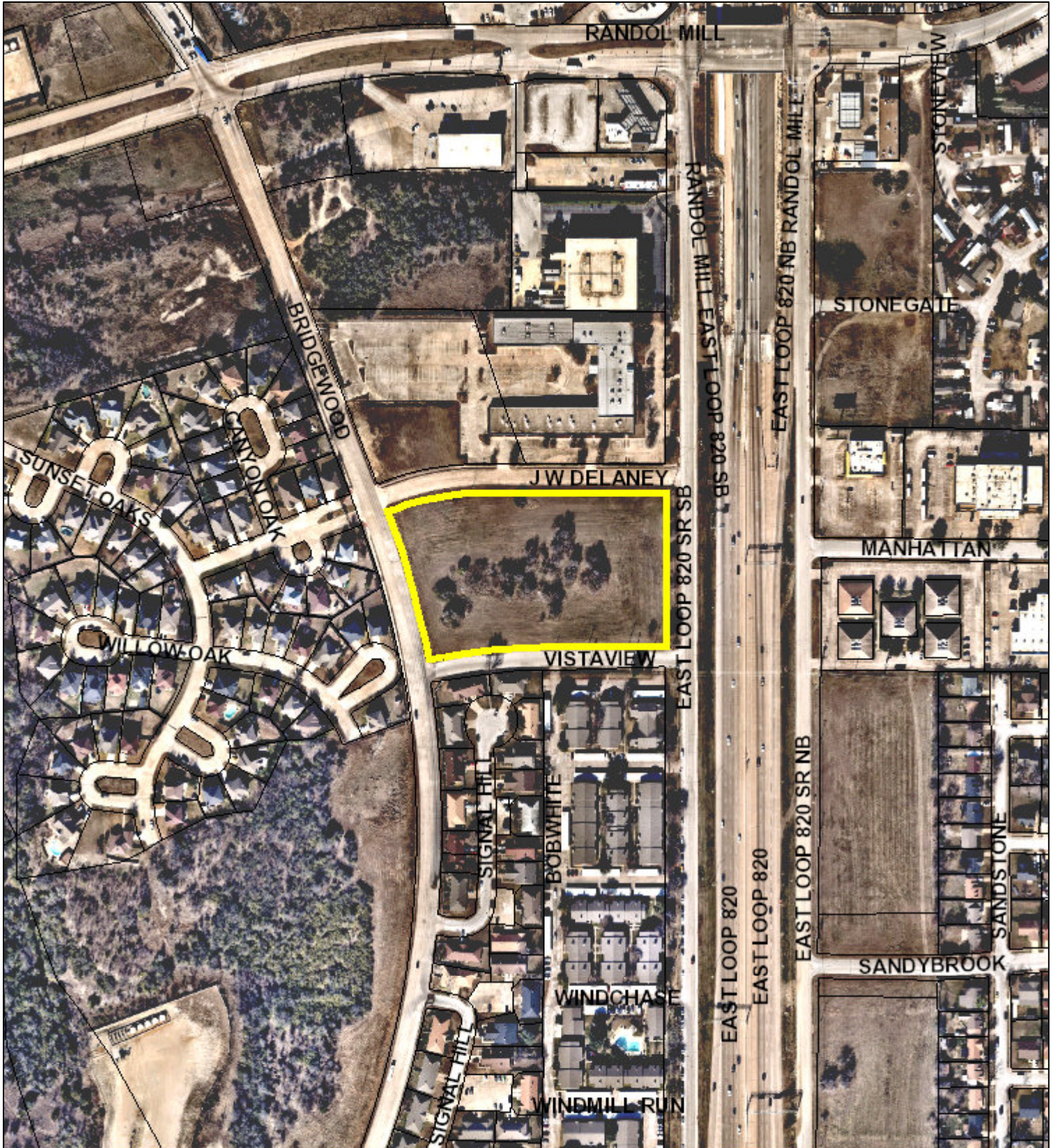
Future Land Use



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



0 200 400 800 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-143

Council District: 4

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Dev Surati / Basswood Investments LLC

Site Location: 3044 Clay Mountain Trail

Acreage: 2.2 acres

Request

Proposed Use: Hotel (within 1,000 feet of one-family zoning) and retail

Request: From: “I” Light Industrial

To: “PD/I” Planned Development for all uses in “I” Light Industrial plus hotel within 1,000 feet of a one-family zoning with development standards for reduced parking and increased building height; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The property is located southeast of the intersection of Interstate 35W North and Basswood Blvd. The applicant proposes to develop the site for a 4 story (65 feet) hotel containing 99 guest rooms. The site is 2.2 acres and currently undeveloped. The applicant is requesting to rezone from “I” Light Industrial to “PD/I” Planned Development with base “I” zoning plus hotel and retail use, with development standards for height and parking. A site plan has been submitted. The applicant’s narrative of the request is provided below:

We are proposing a 99 unit hotel and retail building on this lot. With I-35 running adjacent to the property it fits in with the current and future uses that run along the corridor. We will offer a nice and comfortable place to stay at an affordable cost for the surrounding area. Currently the zoning “Light Industrial” - I allows for a hotel/ motel use and retail. According to the city ordinance

5.116 HOTEL, MOTEL OR INN. (a) Location adjacent to residential district. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than “MU-2” high intensity mixed-use, a planned development district shall be created for such use.

For this reason we are kindly requesting a PD for the development.

Per the Non-Residential Use Table, a hotel use is allowed in “I” Light Industrial subject to the supplemental standard 5.116.

§ 5.116 HOTEL, MOTEL OR INN.

(a) *Location adjacent to residential district. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than “MU-2” high intensity mixed-use, a planned development district shall be created for such use. Provided however, this regulation shall not be required when the property in the one- or two-family district is used for utilities, waterways, public parks, railroads or other nonresidential public use or separated from the hotel, motel or inn by a public right-of-way of at least 300 feet.*

The subject property is within 1,000 feet from one-family zoning (Carriage Hills) across Sandshell Blvd to the east of the site. This residential community is within the 1,000-foot threshold; therefore, the applicant must apply for a Planned Development for the desired hotel use. The applicant also wants to construct a single story, 5,500 square foot retail building on the same tract on the western side of the property as depicted in the submitted site plan. The retail use is permitted within the current “I” zoning so the PD is being established for the hotel’s proximity to residential and consideration of development standards (waivers to base development requirements) as itemized below.

Planned Development zones or “PD’s” are associated with a Site Plan and must develop in accordance with the Site Plan that is approved by City Council. This proposed PD will meet or exceed all “I” Light Industrial standards, with the exception of reducing the required parking amount from 121 to 106 (15 spaces less than required by Ordinance) and increasing the building height from 3 stories/55 feet to 4 stories/65 feet.

Surrounding Zoning and Land Uses

North “I” Light Industrial with I-35W Overlay District / retail & restaurant
East “I” Light Industrial / Basswood Elementary
South “I” Light Industrial with I-35W Overlay District / Home Depot

Recent Zoning History

- ZC-10-190: Addition of I-35W Overlay District

Public Notification

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

Organizations Notified	
Parkwood Hill Estates HOA	Park Glen NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Public Improvement District #6	Birdville ISD
Keller ISD	

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to “PD/I” Planned Development for all uses in “I” Light Industrial plus hotel. Planned Development zoning with a Site Plan is required for hotels which have one- or two-family residential zoning within 1,000 feet. While there is no residential zoning directly adjacent to the subject site, there is a developed “A-5” One Family Residential zoning approximately 720 feet to the east, meaning the hotel use must be within a Planned Development district instead of being allowed by right in the existing “I” zoning. The adjoining land to the south, west, and east are currently developed for commercial uses under the “I” zoning district. These uses consist of retail, big box retail, restaurant and an elementary school. The proposed hotel is an appropriate use at this location and would support the existing restaurants located in this block.

With the exception of the requested parking reduction and building height waiver, the proposed PD appears to meet or exceed all “I” Light Industrial development standards, and would be required to develop in accordance with the accompanying Site Plan. Any changes made to the Site Plan after its approval must either be handled administratively by staff (if it is deemed a minor amendment) or must go back through the public hearing process if the changes are greater than what can be approved administratively, per the Zoning Ordinance.

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

Comprehensive Plan Consistency – Far North

The 2023 Comprehensive Plan designates the subject property as future Mixed-Use on the Future Land Use [FLU] Map. Industrial zoning and/or uses are not supported by the Mixed-Use land use designation as depicted in the

table below. However, all commercial zoning districts are included in the list of implementing zoning classifications that are acceptable within this FLU designation. As both hotel and retail use are commercial uses rather than Industrial and this development is tied to a site plan (if approved), it is staff’s opinion the proposed zoning of “PD-I” is **consistent** with the Comprehensive Plan.

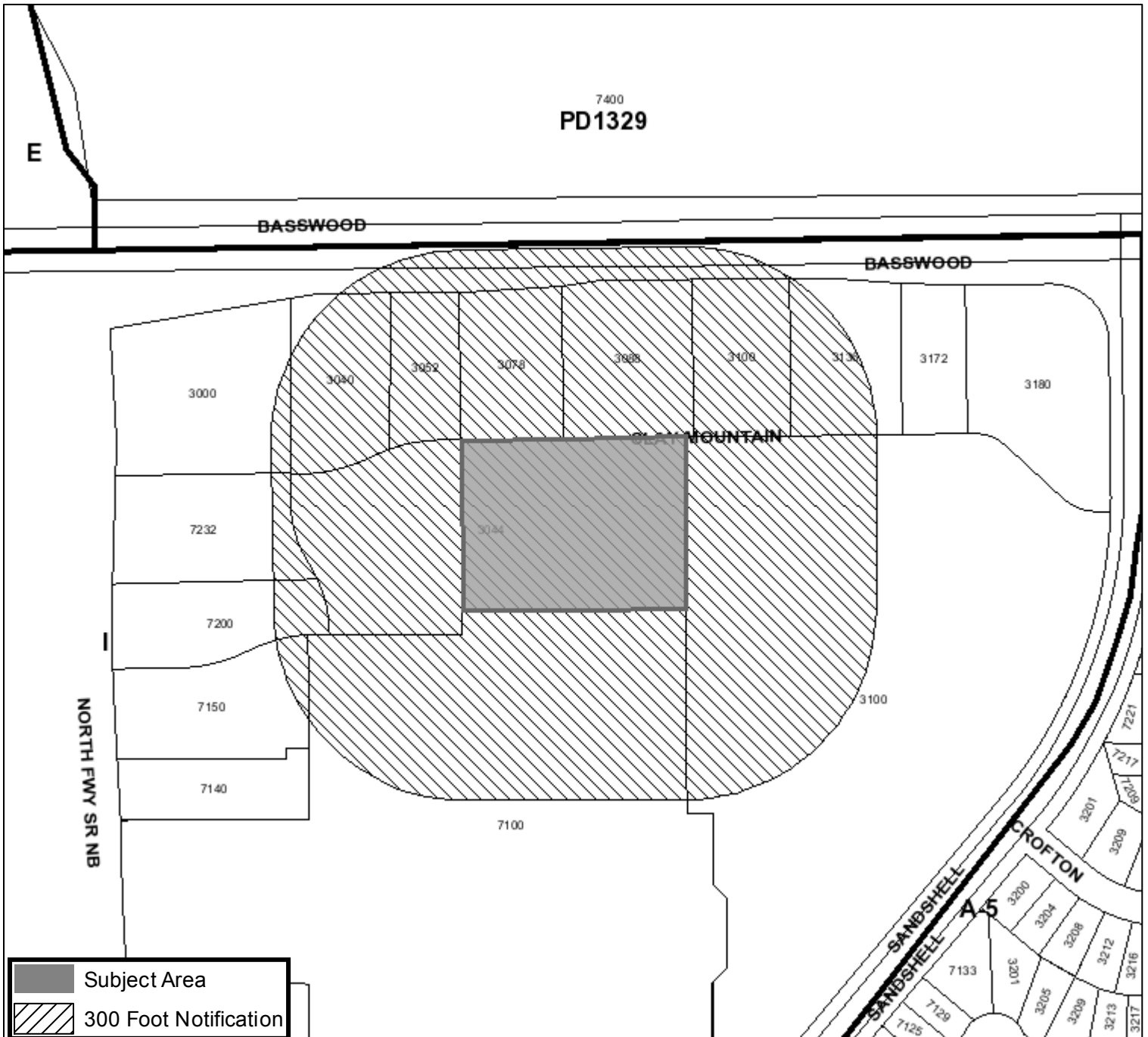
FUTURE LAND USE AND ZONING CLASSIFICATIONS		
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<p>Zoning implements the Future Land Use Map, which guides the location of appropriate places to live, play, and conduct business. The future land use maps and policies are used by staff, appointed commissioners, and elected officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.</p>		
<p>APPENDIX C: FUTURE LAND USE BY SECTOR</p>		
MIXED-USE		
Mixed-Use	Retail, services, offices, entertainment, mixed uses, and multifamily residential (>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development)	UR, MU-1, MU-2, Form-Based Codes, All Commercial





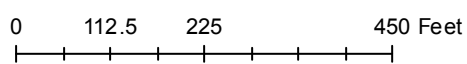


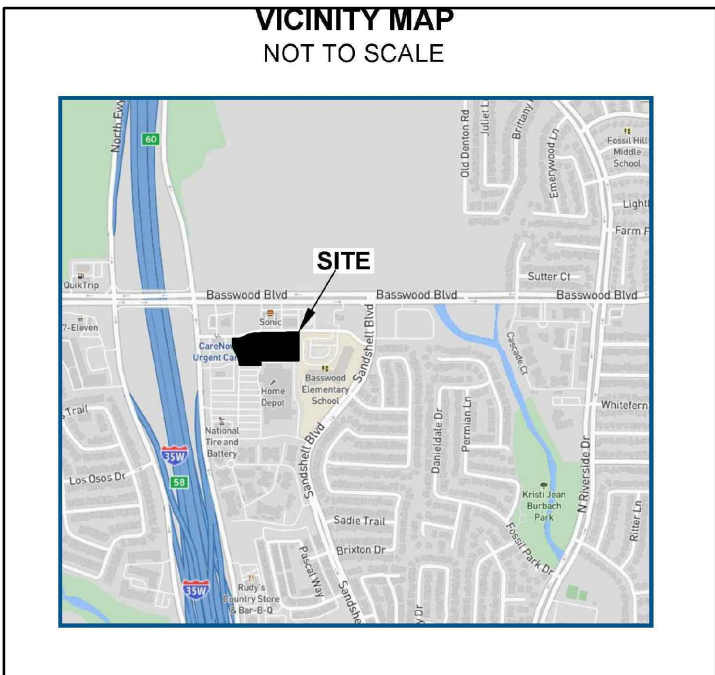
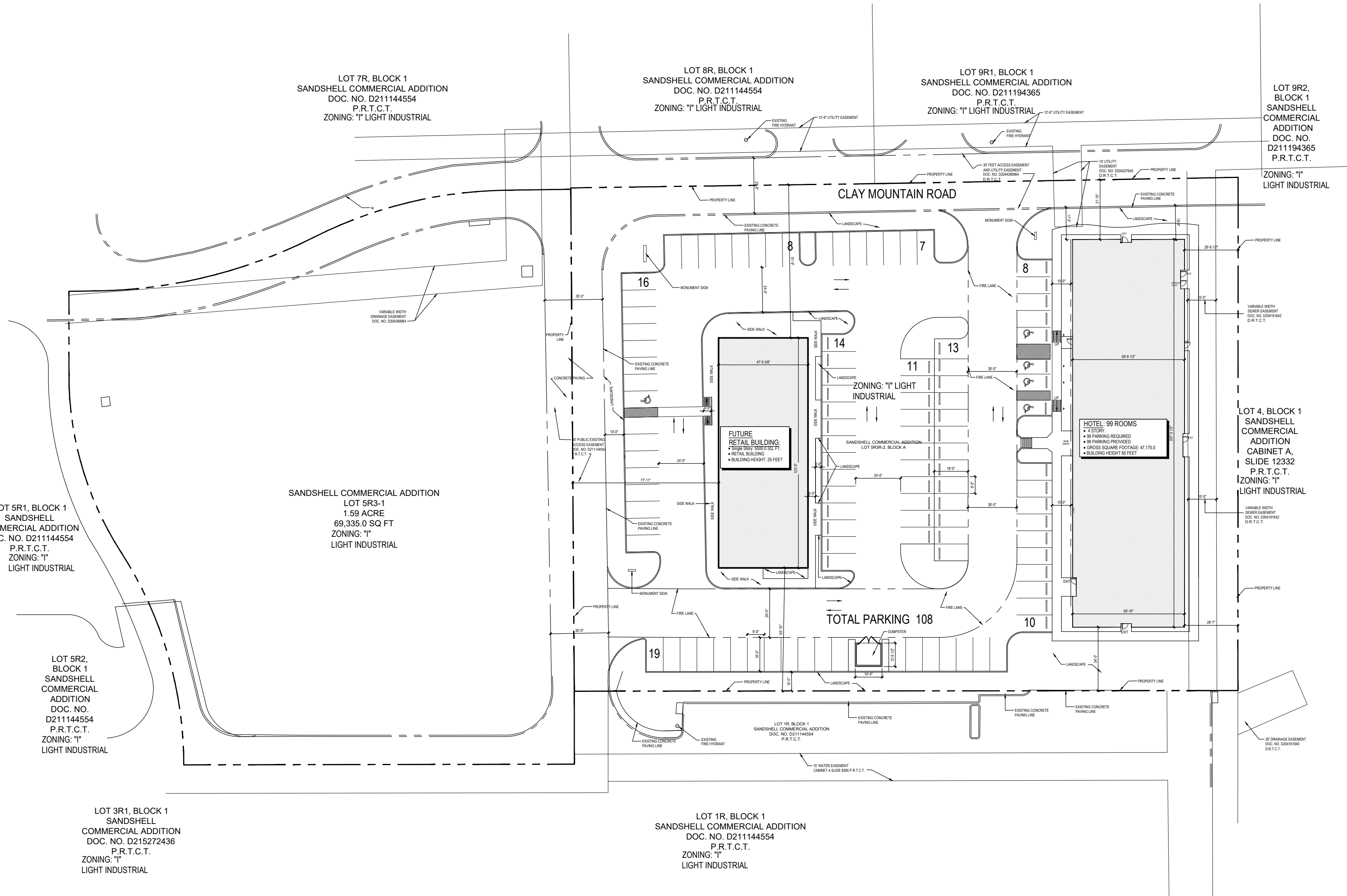
Area Zoning Map

Applicant: Basswood Investments LLC
 Address: 3044 Clay Mountain Trail
 Zoning From: I
 Zoning To: PD-G
 Acres: 2.19447217
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 10/11/2023
 Contact: null



	Subject Area
	300 Foot Notification





EXTERIOR MATERIALS:
 BUILDING MATERIALS: EIFS, ALUMINUM STOREFRONT,
 PAVING: CONCRETE PAVEMENT PER GEO TECH REPORT,

PROJECT CONTACTS

OWNER:
 BASWOOD INVESTMENT LLC
 1400 N STEMMONS ST
 SANGER, TEXAS 76266
 ATTN: DEV PATEL
 EMAIL: DEV@NTXHOTELS.COM

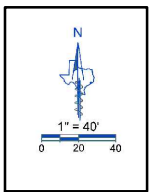
DEVELOPER:
 BASWOOD INVESTMENT LLC
 1400 N STEMMONS ST
 SANGER, TEXAS 76266
 ATTN: DEV SURATI
 ATTO: DEV@NTXHOTELS.COM
 PH. NO: 940 206 2001

ARCHITECT:
 BCI ARCHITECTS
 PM BOX 115
 5605 FM 423 %500
 FRISCO, TEXAS 75036
 BCIARCHITECTS@SBCGLOBAL.NET
 PH:214 244 1919

PROJECT MANAGER:
 RKPATEL DESIGN & PLANNING LLC
 4908 CARMEL PL
 COLLEYVILLE TEXAS 76048
 RKPATELDESIGN@GMAIL.COM
 PH: 682-365-0300

SURVEYOR:
 EAGLE SURVEYING, LLC
 222 S. ELM STREET # 200
 DENTON, TEXAS 76201
 PH: 940 222 3009

PROJECT:
HOTEL STUDIO 6 BY G6 & RETAIL SHELL SPACE
 SITE PLAN SCALE = 1" = 40'-0"
 DOCUMENT DATED: 09/05/2023



GENERAL NOTES:

1. ALL PROVIDED LIGHTING WILL CONFIRM TO LIGHTING CODE.
2. ALL PROVIDED SIGNAGE WILL CONFIRM TO ARTICLE 4, SIGNS
3. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.301, LANDSCAPING
4. ALL PROVIDED LANDSCAPING WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY
5. WE ARE REQUESTING WAIVER FOR PARKING
6. WE ARE REQUESTING WAIVER FOR BUILDING HEIGHT AND NUMBER OF STORY
7. WILL COMPLY WITH URBAN FORESTRY
8. WILL COMPLY WITH LANDSCAPING
9. WILL COMPLY WITH SIGNAGE

REQUIRED PARKING:

1 SPACE PER 1 GUEST ROOM	
1 SPACE 1X99 GUEST ROOMS	= 99 SPACES
4 SPACE PER 1000 SQ FT RETAIL- 5500 SQ FT RETAIL	22 SPACES
TOTAL REQUIRED=	121 SPACES
PARKING PROVIDED	106 SPACES
WE ARE REQUESTING WAIVER FOR 15 ADDITIONAL PARKING	
WE ARE REQUESTING BUILDING HEIGHT WAIVER TO 65 FEET AND 4 STORY	

LEGAL DESCRIPTION OF SITE:

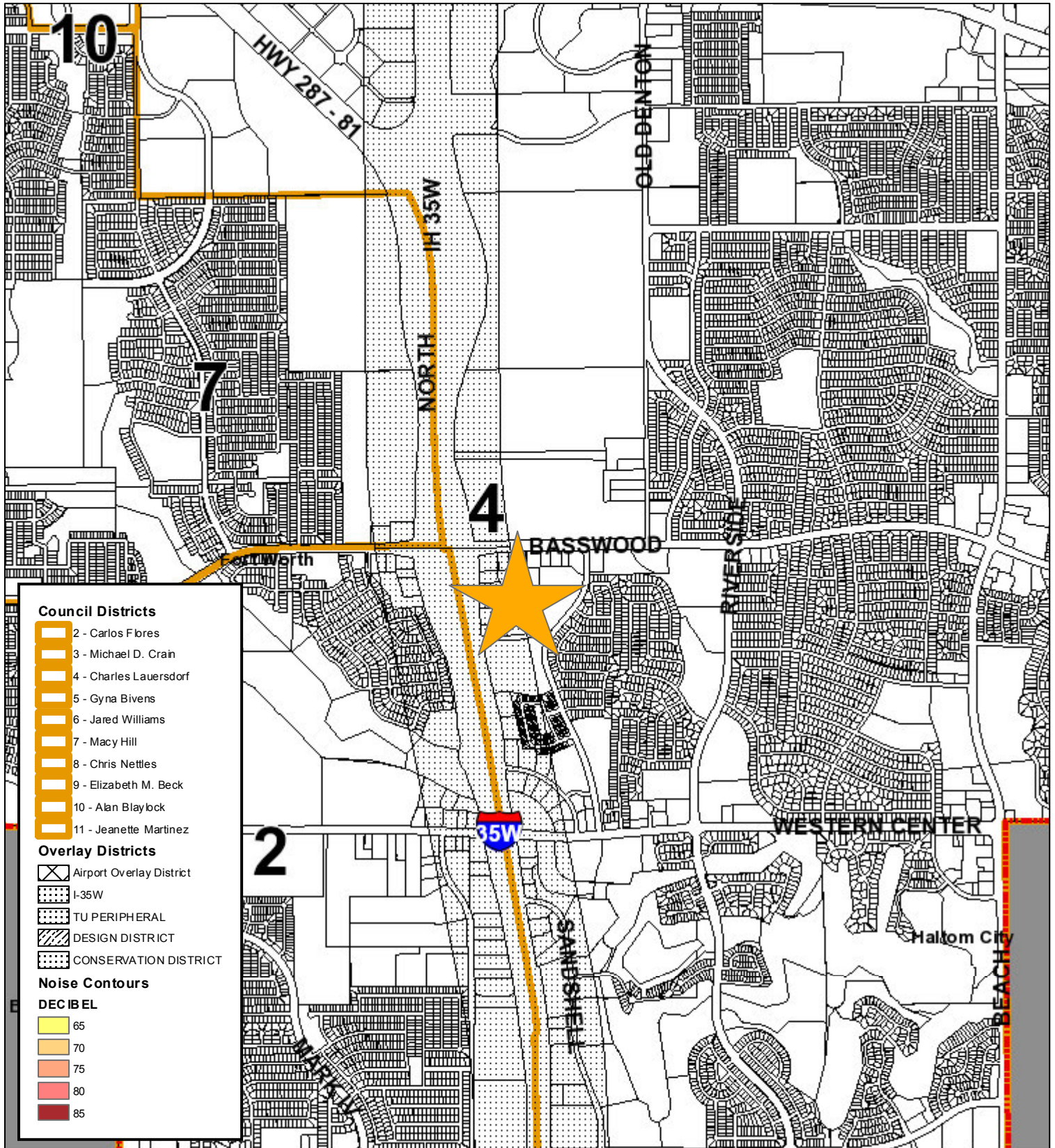
SANDSHELL COMMERCIAL ADDITION, LOT 5R3-2,
 2.22 ACRE, 93,636.0 T FT

 SITE ADDRESS:
 3044 CLAY MOUNTAIN TRIAL
 FORT WORTH TEXAS 76137

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE



Area Map








Council Districts

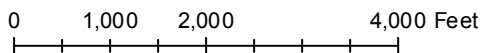
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

Overlay Districts

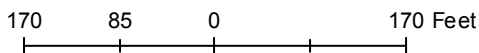
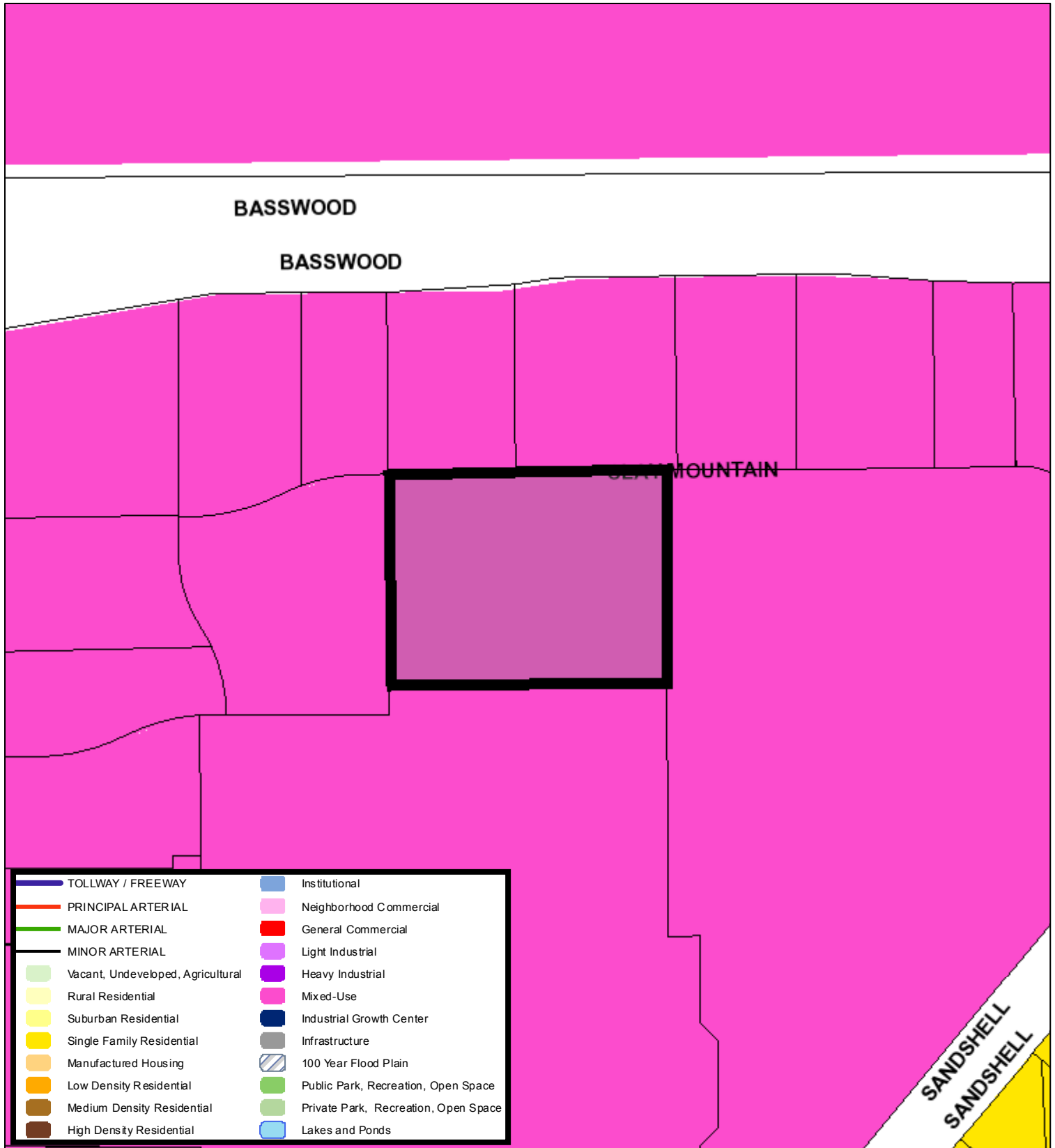
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

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



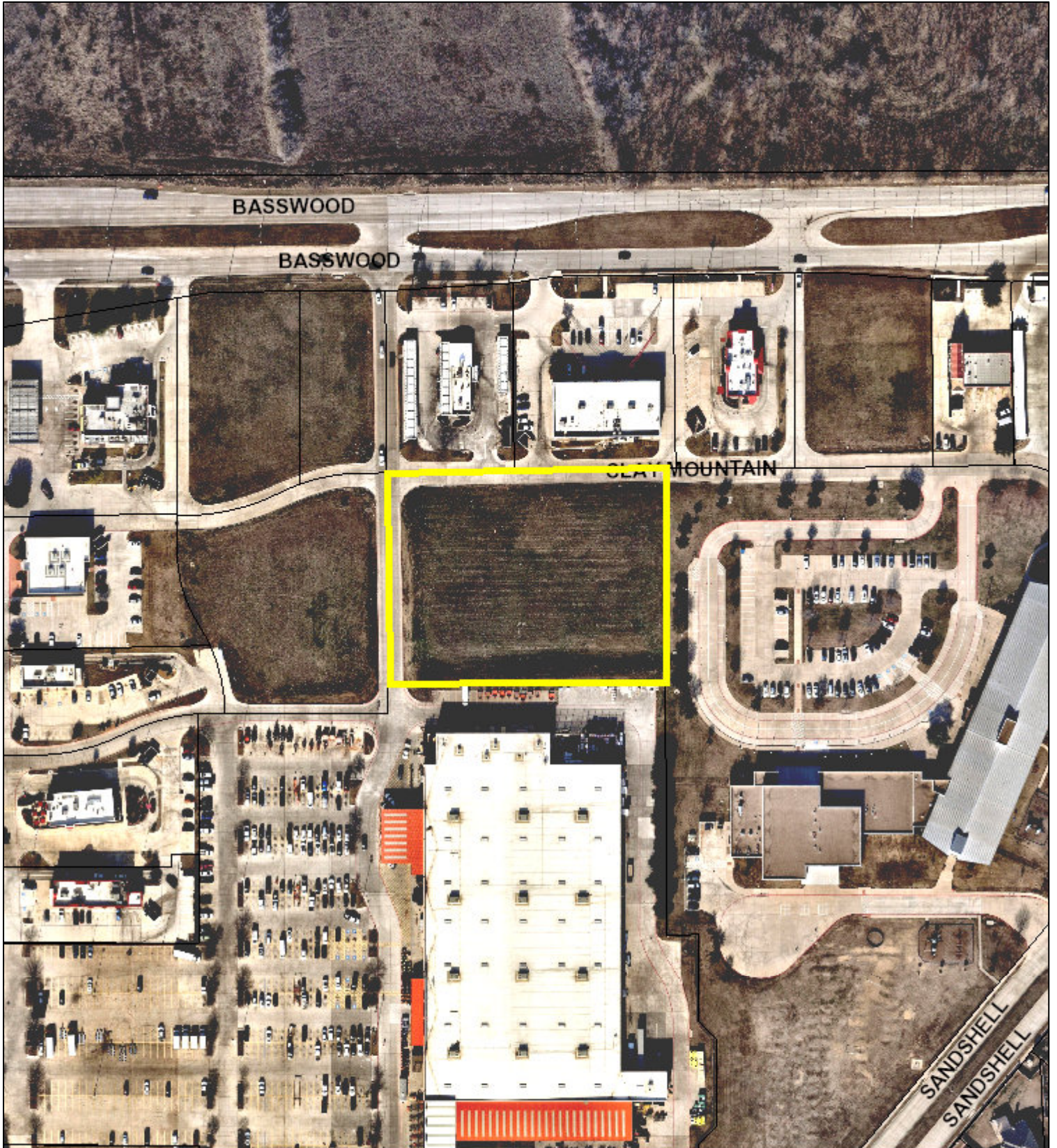
Future Land Use



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



Aerial Photo Map



0 105 210 420 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-147

District: 4

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Woodcap Limited Partnership / Jack Terrell

Site Location: 5601 Basswood Boulevard

Acreage: 8.3 acres

Request

Proposed Use: Tattoo Parlor

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow a tattoo parlor in "E" Neighborhood Commercial; site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The site contains an existing 36,000 square foot multi-tenant commercial. The property is situated at the northeast corner of the intersection of Park Hill Blvd and Basswood Blvd. The applicant is requesting to add a Conditional Use Permit (CUP) to allow a tattoo parlor within one of the existing tenant spaces. A site plan has been submitted as required with an application for a CUP; however, new construction is not proposed under this application.

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

The subject site and the east and west frontages of Parkwood Blvd adjacent to this building are zoned “E” and designated as Neighborhood Commercial on the future land use map (FLU). Basswood Blvd and Park Hill Blvd are classified as a principal and minor arterial respectively. The proposed tattoo parlor is not anticipated to generate additional demand upon the roadway network. There is existing One-Family residential developments to the west and south of the subject site; however, they are separated by these arterial roadways. Uses on the subject property consist of various retail, restaurant, package liquor sales and a retail smoke shop. A self-storage facility adjoins the property on the east side, followed by railroad and Hwy 377.

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

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

- a) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate of Occupancy and subdivision approval have been satisfied.

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

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

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / undeveloped
East “PD/SU” Planned Development / mini-warehouse
South “A-5” One-Family / single-family residential
West “E” Neighborhood Commercial / daycare center

Recent Zoning History

- None

Public Notification

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

Organizations Notified	
Parkwood Hill Estates HOA*	Park Glen NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Public Improvement District #6	Birdville ISD
Keller ISD	

**Located in the registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a tattoo parlor in the “E” zoning district. Surrounding land uses institutional uses along uses along Parkwood Hill Blvd, with low-density residential uses to the north, west and south of the site. The uses on the subject property consist of various retail and restaurant uses and this proposal appears to be compatible. The site functions as a commercial node to the surrounding residential uses, providing retail and services.

The proposed zoning request for the tattoo parlor is **compatible** with surrounding land uses. The tattoo parlor has no outdoor activity and is completely contained within the existing commercial building.

Comprehensive Plan Consistency – Far Northwest

The 2023 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. This land use designation is intended to offer a mix of retail, services, offices and mixed uses serving daily needs for a local market area. A tattoo parlor provides a service, similar to a beauty or barbershop; however, the use is only permitted by right in the “FR” through “K” districts. The “FR” zoning district is more aligned with the General

Land Use designation as opposed to the current designation of Neighborhood Commercial. Refer to table below from the Comprehensive Plan:

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

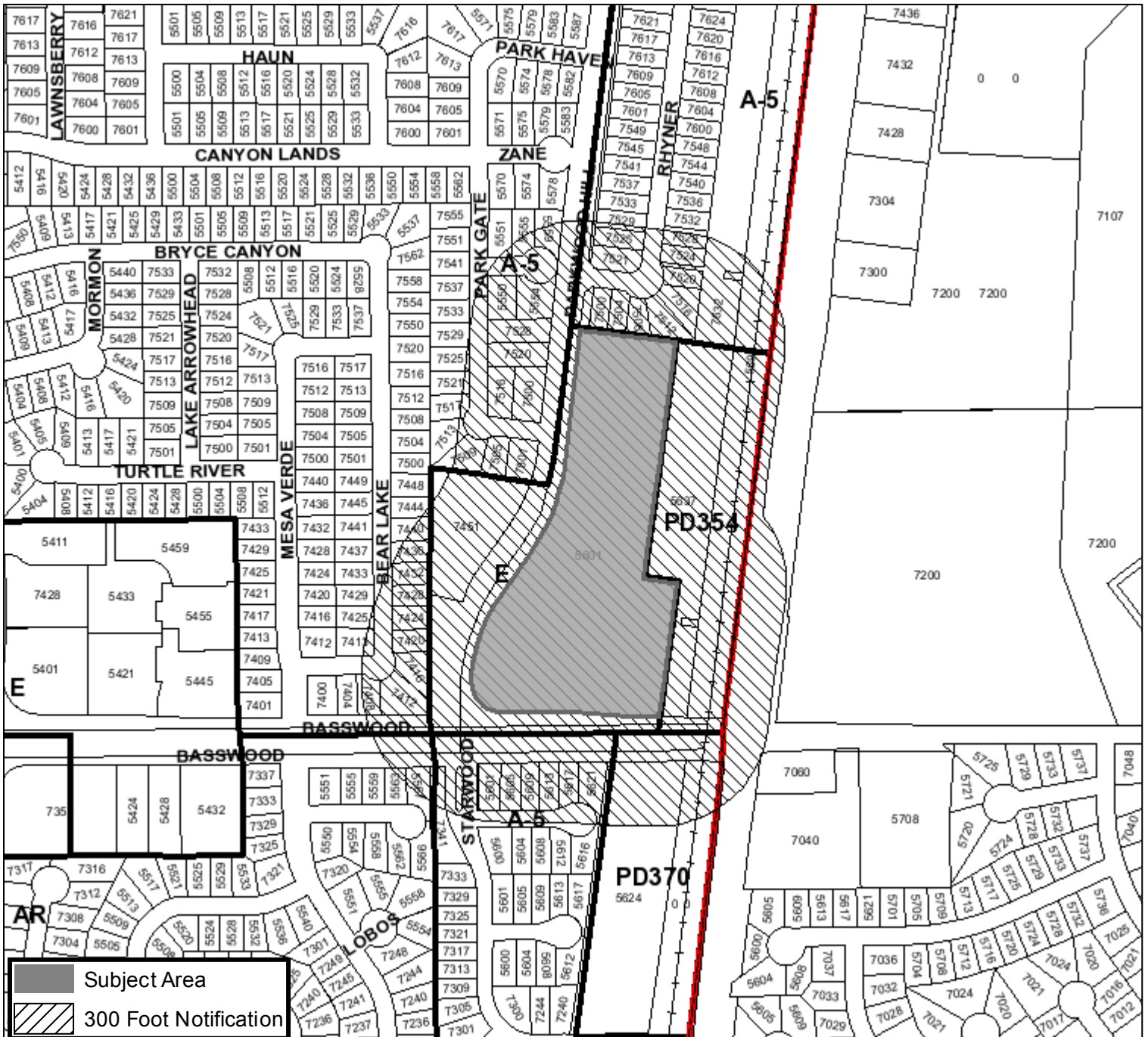
Based on a lack of conformance with the future land use map, the proposed zoning **is not consistent** with the FLU component of the Comprehensive Plan. However, this request does adhere to the following Comprehensive Plan policy:

Economic Development

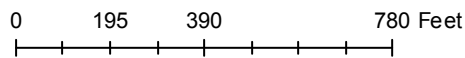
- Encourage renovation and reuse of existing commercial structures throughout commercial districts, where feasible.

Area Zoning Map

Applicant: Woodcrest Capitol/Jack Terrell
 Address: 5601 Basswood Boulevard
 Zoning From: E
 Zoning To: To add a conditional use permit to allow tattoo shop
 Acres: 8.47550426
 Mapsco: Text
 Sector/District: Far North
 Commission Date: 10/11/2023
 Contact: 817-392-7869



Subject Area
 300 Foot Notification



PARKWOOD HILL BOULEVARD

BASSWOOD BOULEVARD

FOR SALE:
4.6 Acres Land

 N
 NOT AVAILABLE THROUGH WOODCREST
 July 16, 2023 4:17 PM

BeYOUtiful Beginnings

105

Andy's Event Center

117

HABANERO'S
Real Thai Cuisine

137

Spa & Health

141

Smoke Shop

145

Indian Grocery

149

LIQUOR DEPOT

161

Veterinarian

169

Tattoo

173

Sara's Secret

175

FARMERS INSURANCE

177

Nail Salon

185

Boba & Baguette

189

1,200 SF

193

Nepali Chulo Indian Cuisine

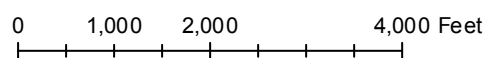
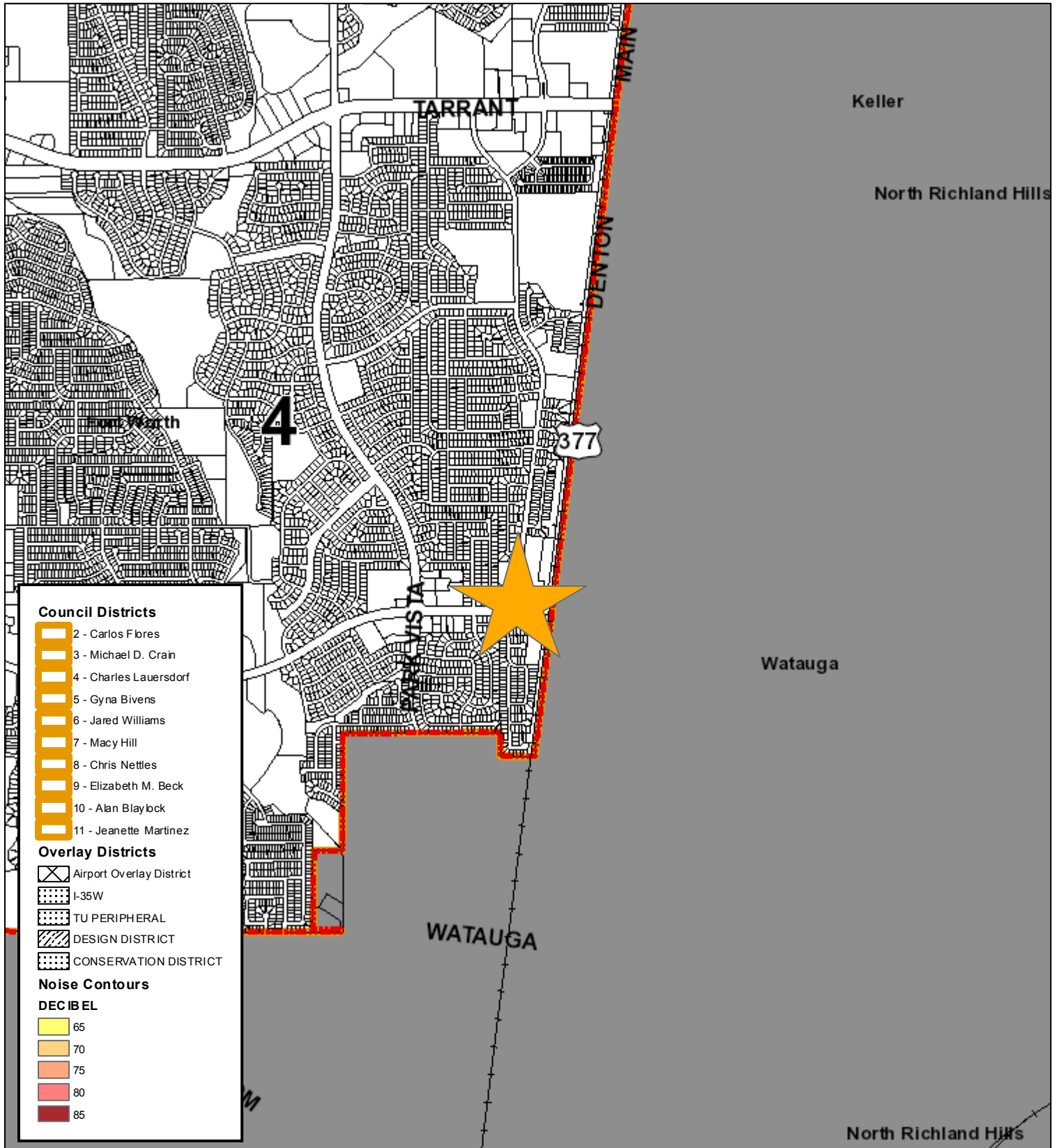
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R

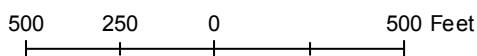
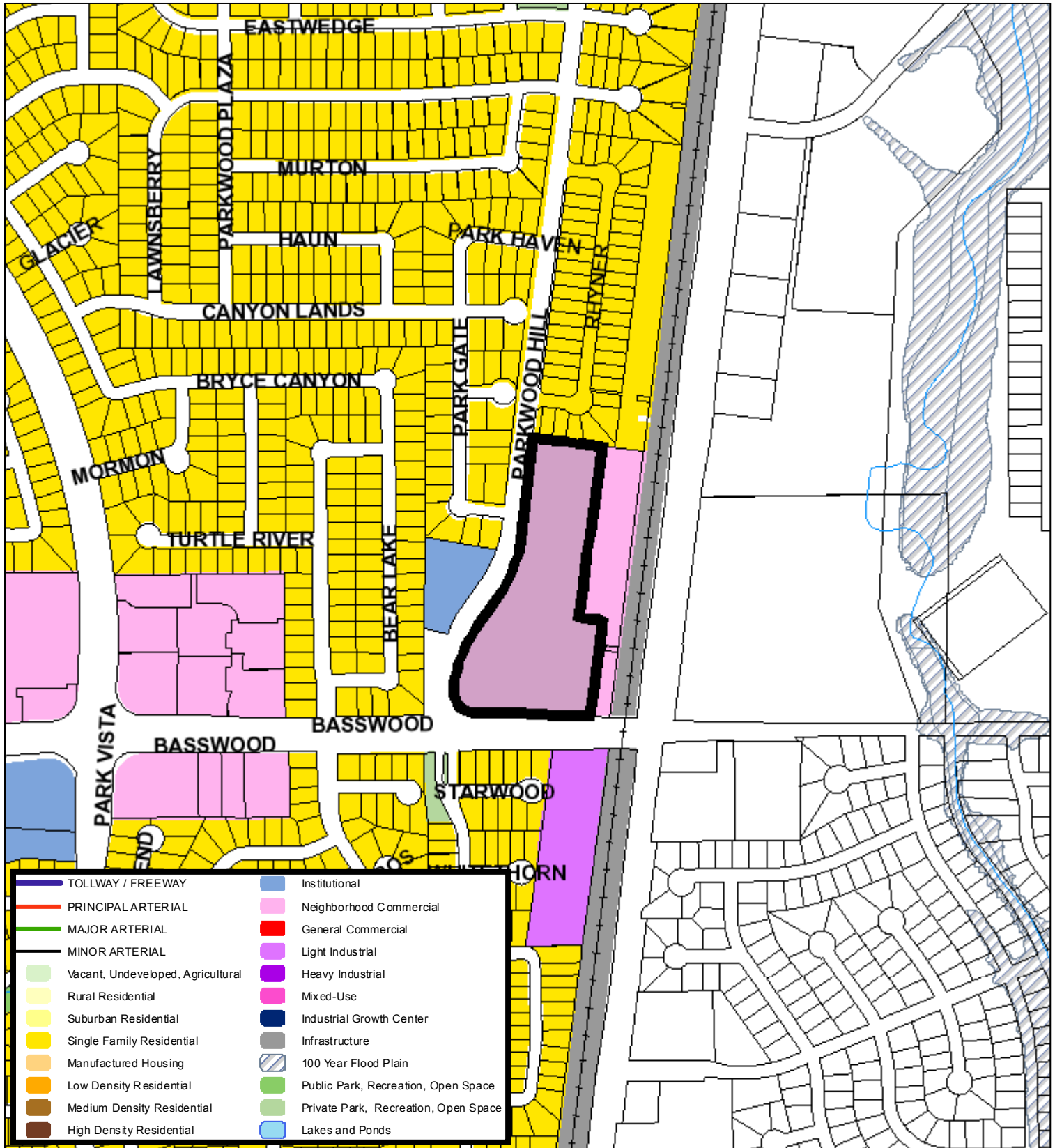
Patio

CUBESMART self storage

Area Map



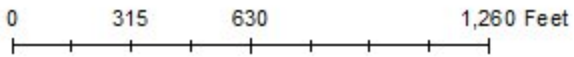
Future Land Use



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





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-149

Council District: 3

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Tsunami Investments LLC / Les Kreis, Steelhead Capital Management

Site Location: 3800 Southwest Boulevard and 3825 Benbrook Highway **Acreage:** 6.27 acres

Request

Proposed Use: Bitcoin Mining Facility

Request: From: “E” Neighborhood Commercial / NASJRB APZ II Overlay and “FR” Neighborhood Commercial Restricted / NASJRB APZ II Overlay

To: “I” Light Industrial with NASJRB APZ II Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

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8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject site is comprised of two tracts of land in Council District 3, just south of the Benbrook Traffic Circle. The site is developed and was previously used as an auto dealership. The property owner plans to repurpose the existing buildings for a bitcoin mining operation. Generally, this process involves the creation of new bitcoins through sophisticated computer processes. New construction is not planned at this time as the intent is to utilize the existing buildings. These buildings will need to be retro-fitted with servers for the computation process as well as exterior fans for cooling purposes. The proposed use does not require additional on-site employees to manage the operations and therefore, is not anticipated to increase traffic.

Current zoning on the site is “E” Neighborhood Commercial and “FR” Neighborhood Commercial Restricted, and the request is to rezone to “I” Light Industrial. “I” is the least intensive zoning district where the proposed use would be allowed by right. Additionally, the site lies within the APZ II (Accident Potential Zone) 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. Industrial development is preferred within the APZ II in order to minimize foot traffic, and because it does not require the same level of noise mitigation that residential or commercial development would require.

This site is bounded in all directions by roadways including Benbrook Hwy (secondary highway), Southwest Blvd (major arterial) and Kermit Ave (commercial collector). The roadway orientation provides additional separation from the subject site and residential uses to the east.

The property owner has been in contact with Councilman Crain's office, and has previously gone through a pre-development conference with city staff to discuss the project as it relates to applicable city processes.

Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted / traffic circle

East “A-5” One-Family / single-family residences

South “E” Neighborhood Commercial & “CF” Community Facilities / service, pharmacy, elementary school

West “I” Light Industrial / currently undeveloped, proposed warehouse

Recent Zoning History

- ZC-22-139: From E to: I (adjacent lot to the west / for warehouse) – Approved by Ordinance 25800
- ZC-13-050: Subject property was rezoned to be included in the APZ II Overlay – Approved by Ordinance 20902.
- ZC-11-056: From A-5 to CF (Property to south of subject site / for elementary school) – Approved by Ordinance 19960.

Public Notification

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

The following organizations were emailed on September 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 6+-acre property is situated on a major road corridor (US Highway 377) and is completely bounded by roads around the perimeter of the property. The site is not directly adjacent to an existing, developed single-family neighborhood and said roadways provide a buffer from the subject site. The proposed use of the land is suitable at this location.

The presence of the APZ II Overlay has a great impact on the City's evaluation of the proposed rezoning. The APZ diminishes the compatibility of the land for residential, commercial, and mixed-use applications while industrial uses are ideally suited within the APZ. The proposed use is less intense in comparison to manufacturing, auto-related uses, or those with outdoor activity.

The proposed rezoning to "I" Light Industrial is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

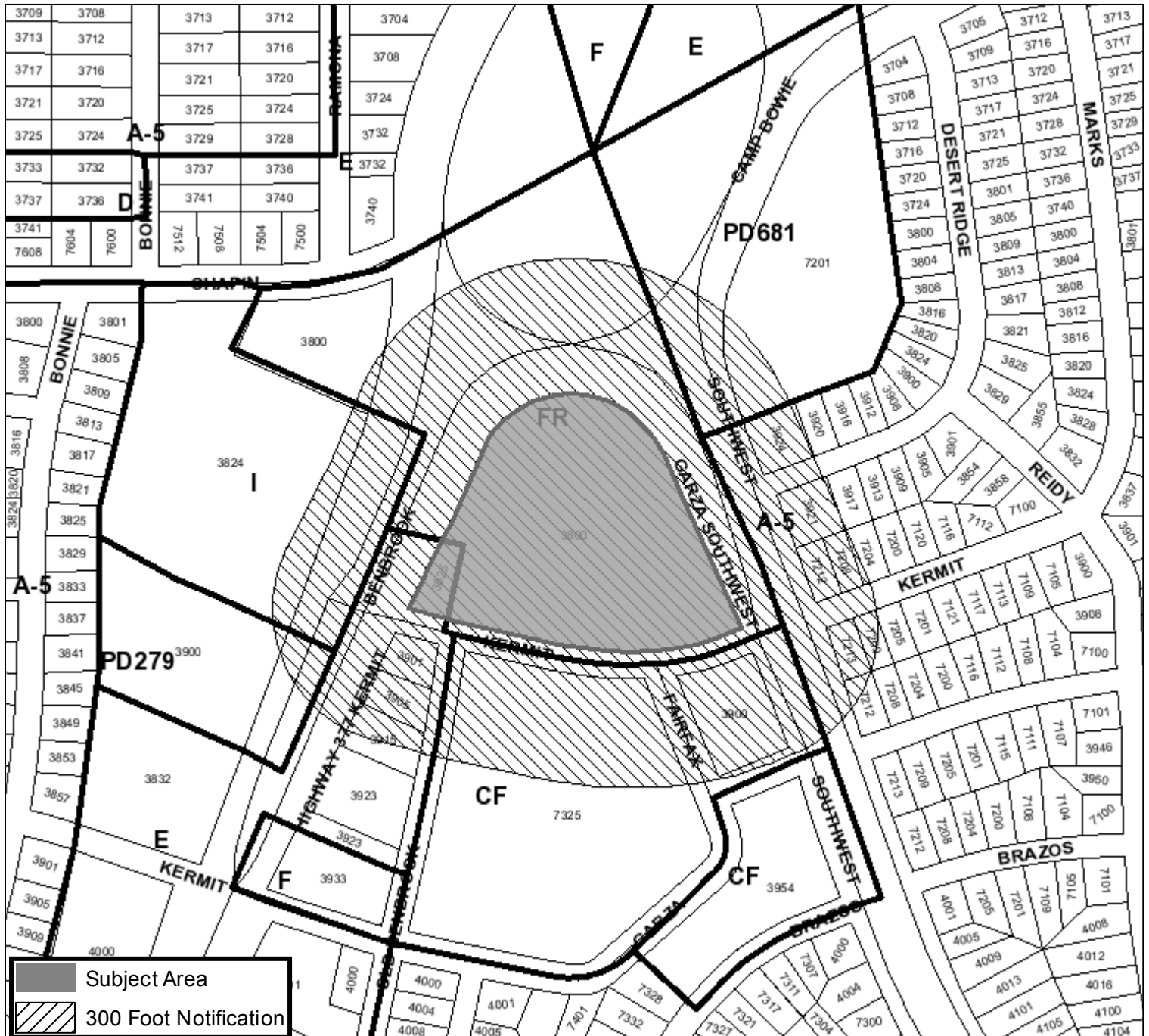
The 2023 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial on the Future Land Use Map. The proposed rezoning is **not consistent** with the adopted Comprehensive Plan designation. However, the rezoning request does align with at least two of the Sector Land Use Policies that apply to the Western Hills/Ridglea sector of the City and is a suitable use under the APZ II Overlay District.



- Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.
- Stimulate redevelopment of the Camp Bowie Boulevard, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts.

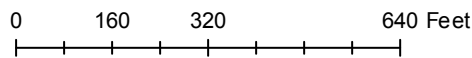
If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Area Zoning Map

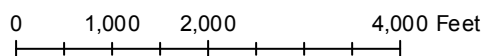
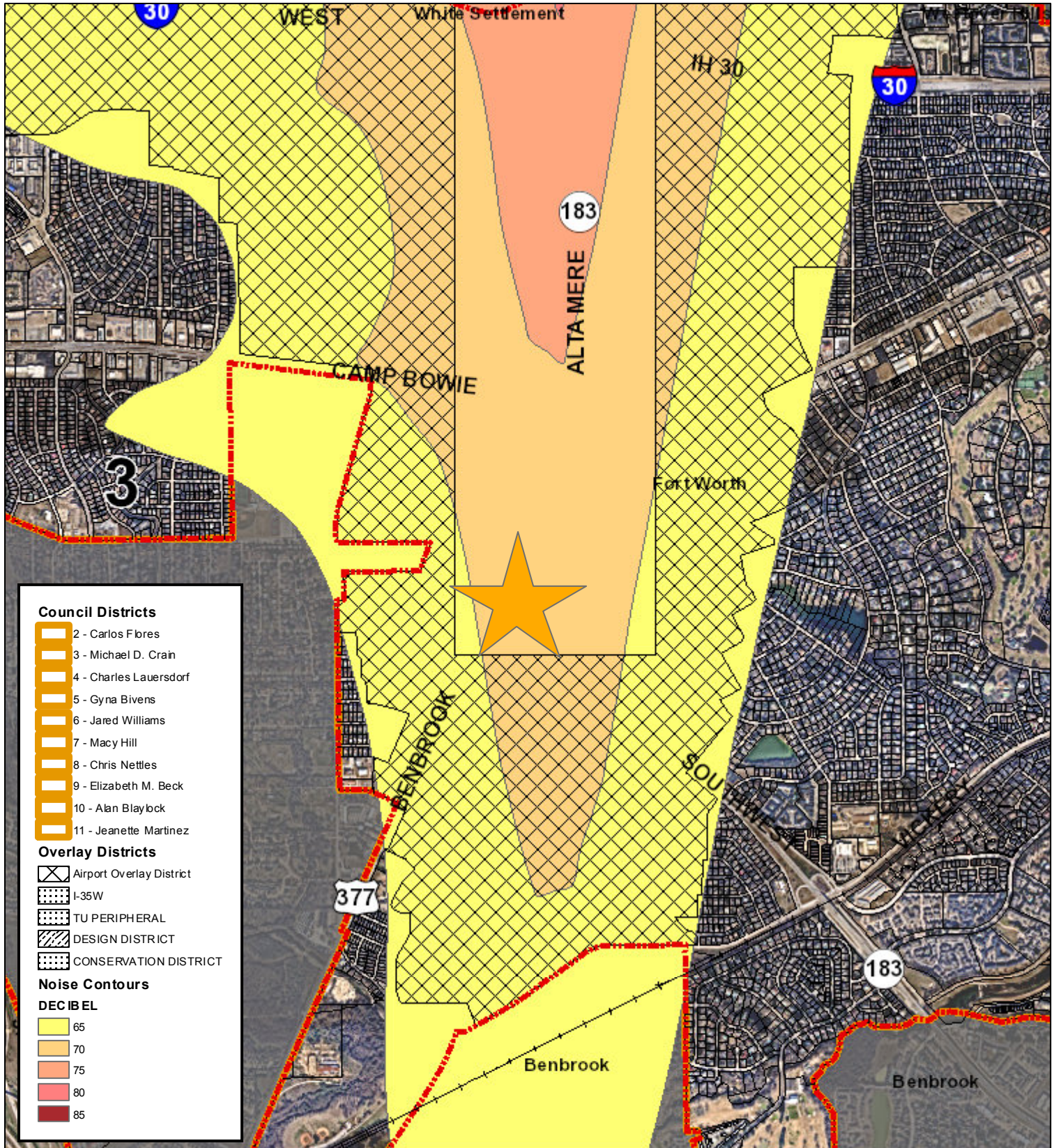
Applicant: Tsunami Investments LC/Les Kreis
 Address: 3800 & 3825 Benbrook Highway
 Zoning From: FR;E
 Zoning To: I
 Acres: 6.31356962
 Mapsco: Text
 Sector/District: W. Hill/Ridglea
 Commission Date: 10/11/2023
 Contact: null



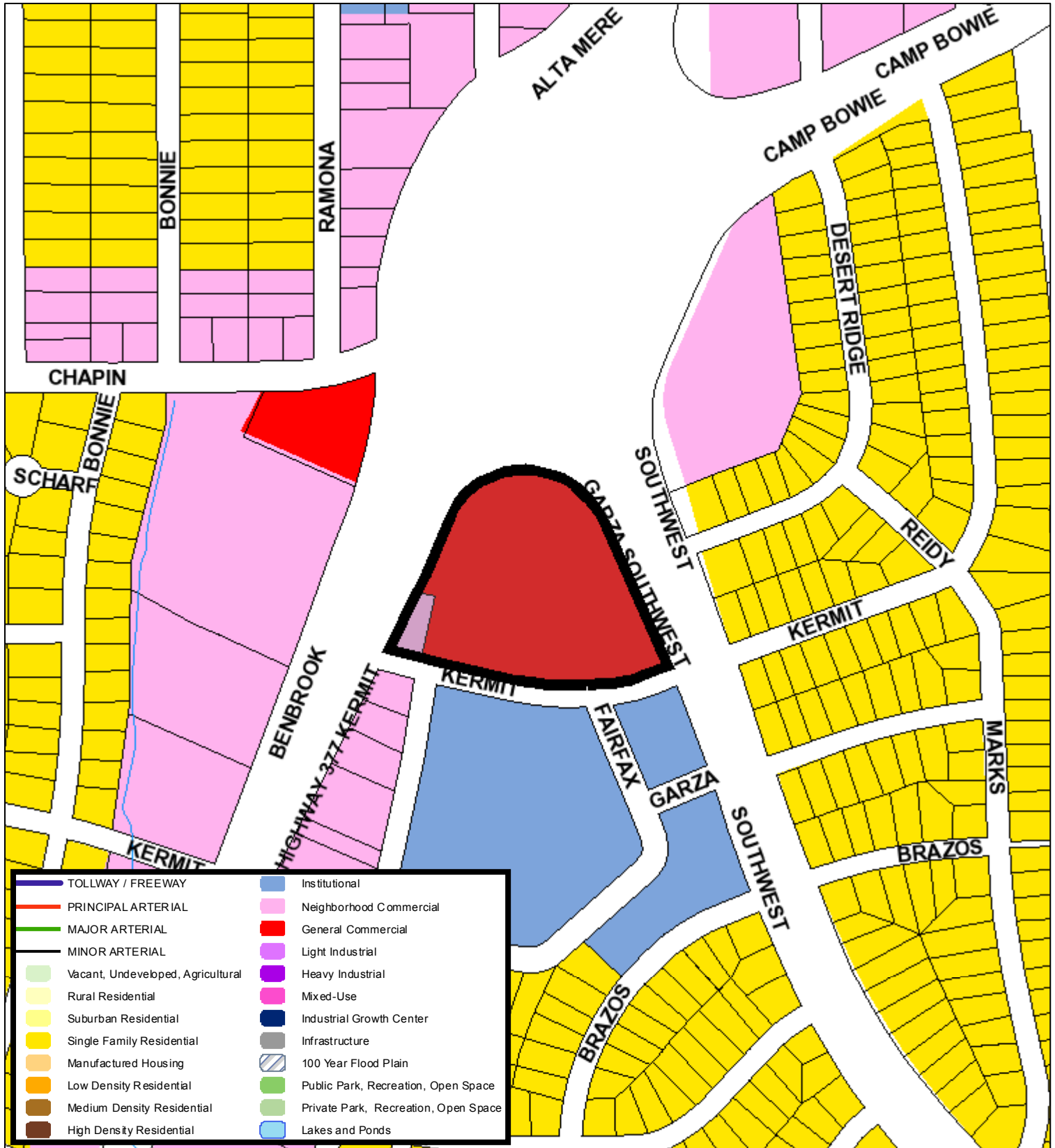
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



350 175 0 350 Feet

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Aerial Photo Map



0 225 450 900 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-150

Council District: 8

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: Shanetta D. Caldwell

Site Location: 3105 Mitchell Boulevard

Acreage: 0.16 acres

Request

Proposed Use: Commercial Daycare Facility

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

To: Add Conditional Use Permit (CUP) to allow a daycare in “A-5” One-Family Residential for a maximum of five (5) years with development standards for supplemental setbacks, number of parking spaces behind the front building wall, front yard parking, front yard paving, and reduction of supplemental setbacks from 20 feet to 10 feet on the north and south portion of the property; site plan included

Recommendation

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

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

Staff Recommendation: **Approval for a daycare for 16 children**

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10. Aerial Photograph

Project Description and Background

The proposed site is in a mid-block location, approximately ¼ mile south of US 287 and 500 feet north of East Berry Street, in a residential neighborhood. The rezoning area is a single lot that contains a residential building that appears to have been vacant since 2005. The site was previously approved for a daycare, beginning in 1991, with variances for front yard parking and bufferyards. The proposed use is to add a Conditional Use Permit to use the building as a commercial daycare; site plan included with development waivers.

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

The subject site and the general area are part of a larger multi-block residential neighborhood bounded by US Highway 287, E. Berry Street, and Cobb Park. The neighborhood is dotted with a few institutional uses, and some commercial uses where Mitchell Boulevard and Berry Street intersect with US Highway 287. While a commercial daycare is not permitted in the “A-5” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions.

The applicant notes caring for up to 25 children, and the site plan shows a backyard meeting the ordinance requirements for a playground only if the landscaped bufferyards are included. However, formal landscaping that includes shrubs or small ornamental trees is not compatible to be counted for a children’s playground area. The open playground area is sufficient for 16 children instead and contains a fence enclosing the backyard on all sides. The conversion of a building initially constructed as a residence into a commercial daycare causes the existing building to encroach into the required 20-foot supplemental setbacks on the north and south.

The requested 25 children in the daycare corresponds to four required parking spaces; however, only one space can be accommodated in the existing driveway. Therefore, the applicant is proposing to convert 65% of the required front yard to parking for the daycare and exceeding the 50% of front yard paving allowed in a residential district. Reducing the number of children in the daycare to 16 would also reduce the number of front yard parking spaces down to 3. The 5 parking spaces shown exceeds the 4 parking spaces necessary for 25 children, and first parking space’s location causes any opened car door to go across the property line and block the sidewalk.

No walkway is shown in front of the parking, causing people to walk behind the cars or across the front yard. The back-up area for the front yard parking is shown extending to the northern property line and excluding the required bufferyard in this area. Having the full back-up aisle on the daycare lot is preferable to backing out onto Mitchell Boulevard that is classified as an arterial.

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

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

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

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

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

The land uses proposed are a daycare surrounded single family zoning. Below is a chart that illustrates the differences between the “A-5” One Family residential district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Supplemental setback	20-foot setback along all sides adjacent to residential districts	14-foot setback on north and 10-foot setback on south (<i>This item is requesting a Development Waiver</i>)
Parking space location	2 parking spaces are required behind the front building wall in residential districts	1 parking space is shown behind the front building wall (<i>This item is requesting a Development Waiver</i>)
Front yard parking	Parking not allowed in residential front yards	Converting most of the front yard to parking spaces (<i>This item is requesting a Development Waiver</i>)
Front yard paving	Maximum 50% front yard paving	65% front yard paving (<i>This item is requesting a Development Waiver</i>)
Landscaped Bufferyard	Required along all sides adjacent to residential districts	No bufferyard on the northwest portion where used for back-up aisle (<i>This item is requesting a Development Waiver</i>)
Parking	1 space for each 10 children, plus 1 space for the facility	1 space for each 8 children at 25 children, and 1 space for each 4 children at 16 children, (This item requires additional tree planting)

Surrounding Zoning and Land Uses

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

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

Recent Zoning History

ZC-14-151, southwest of subject site, from B, E to FR, denied without prejudice 3/19/2015.
 ZC-17-073, southwest of subject site, from B, E to PD/E plus auto parts store, denied without prejudice 8/2/2017.
 ZC-18-034, southwest of subject site, from B, E to PD for uses in E excluding certain uses, denied 4/6/2018.
 ZC-19-158, southwest of subject site, from B, E to E, denied 1/20/2020.
 ZC-21-133, southwest of subject site, from B, E to E plus Conditional Use Permit for auto parts sales, approved 12/14/2021.

Public Notification

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

Organizations Notified	
The New Mitchell Boulevard NA*	Fort Worth ISD
East Fort Worth, Inc.	Polytechnic Heights South NA
Southeast Fort Worth Inc	United Communities Assoc. of S. Fort Worth
Streams and Valleys Inc	Trinity Habitat for Humanity

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to add a CUP to allow a commercial daycare on a site with a residence in the “A-5” zoning district for a maximum of 5 years. Surrounding land uses consist entirely of other residential uses in residential zoning. Having daycares integrated into neighborhoods allows for child care near the child’s home. The site has been approved for a Special Exception for a daycare three times previously, with variances for front yard parking and bufferyards. Although approved, the site appears not to have been used for a daycare since approximately 2005, and the approvals have lapsed.

The number of children proposed for this site exceeds the amount that can be accommodated in the playground. The rear yard of approximately 2,500 square feet meets the 100 square feet per child playground space for 25 children only if the landscaped buffer is included. Excluding the landscaped buffer that typically contains shrubs and ornamental trees, the rear yard has a playground suitable for 16 children. The majority of the front yard is shown converted to parking that is excessive for 25 children, while also not providing a walk-way to the front door. The parking configuration shown also causes open car doors in parking space #1 to cross the property line

and block the adjacent sidewalk. The proposed zoning request **is compatible for 16 children** as Conditional Use Permit requests are to meet Chapter 5's supplemental standards for the playground area.

Comprehensive Plan Consistency– Southeast Sector

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

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

However, the excessive parking that reduces the front yard in a residential district is not consistent with the following land use policy:

- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

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

Site Plan Comments

Zoning and Land Use

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

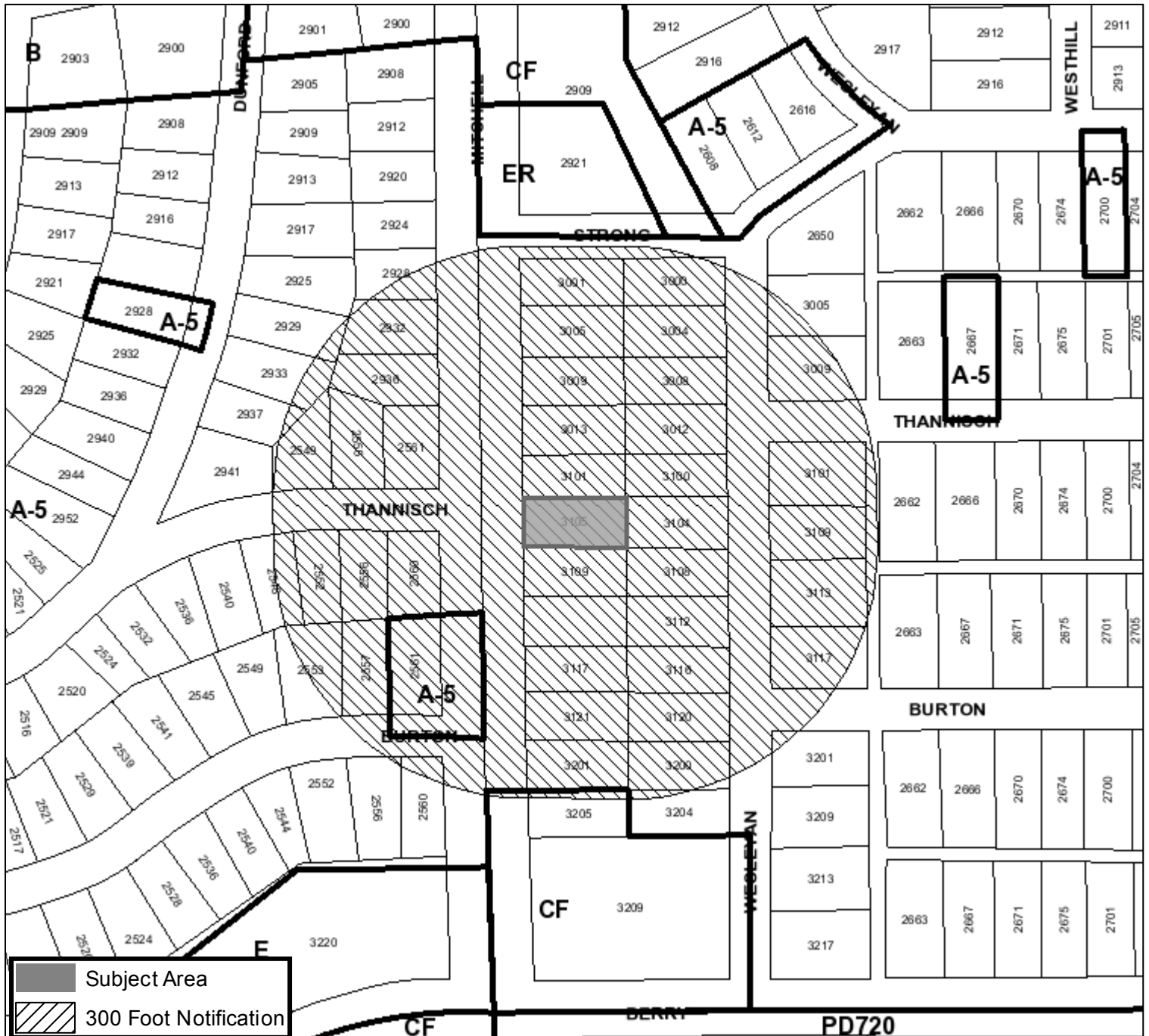
1. Correct the spelling of waiver in all areas of the site plan.
2. Please provide a graphic scale, as PDFs can be printed to many different sizes.
3. Add zoning case number ZC-23-150 to the lower right corner.
4. Note the exterior building materials for the daycare.
5. Show the front and rear entrances.
6. Note the site will use roll-off containers for trash service.
7. Show the 4-foot utility easement in the rear yard. Fences in utility easements require easement encroachment agreements.
8. Label the land uses and zoning of adjacent sites on all sides, including across Mitchell Boulevard to the west.
9. The landscaped bufferyard cannot contribute to the 100 square feet of playground area, as shrubs and ornamental trees are not available playground space. The number of children this playground can accommodate is 16. CUPs are required to meet the supplemental standards in Chapter 5.
10. Add a note that a maximum of 16 children can be cared for in the home.
11. Expanding the parking triggers the 20-foot supplemental setback requirements. **Note the waiver request in bold.**
12. Two parking spaces are required behind the front building wall, where one space is shown. **Note the waiver request in bold.**

13. Parking is not allowed in residential front yards. **Note the waiver request in bold.**
14. The number of parking spaces is excessive for 16 children, as well as for 25 children. Parking space #1 opens out across the property line and blocks the sidewalk. Private uses are not allowed to cross into public right-of-way and block the sidewalk. Remove parking space #1.
15. Paving in residential front yards is not allowed to exceed 50%. Please recalculate the amount of front yard paving after parking #1 is removed and reduced for the allowed number of children. If the front yard paving still exceeds 50%, **note the waiver request in bold.**
16. The handicapped space should be moved to space #4 and be closest to the front door ramp, instead of furthest away.
17. Add a walkway in front of the parking spaces to avoid people, especially small children, from walking behind cars.
18. The landscaping does not comply fully with Section 6.301, as a waiver to the bufferyard is requested for the back-up aisle. **Note the waiver request in bold.**
19. Update the landscaping note's specific zoning district.
20. Add a note that the CUP can only be approved for a maximum of 5 years.

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

Area Zoning Map

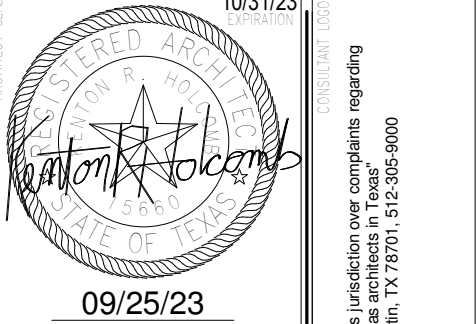
Applicant: Shanetta D. Caldwell
 Address: 3105 Mitchell Boulevard
 Zoning From: A-5
 Zoning To: Add a Conditional Use Permit for a daycare with development waivers
 Acres: 0.16962491
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 10/11/2023
 Contact: 817-392-8190



0 85 170 340 Feet



11880 Younger Ct., Ste. A
Azle, Texas 76020
817-905-6991



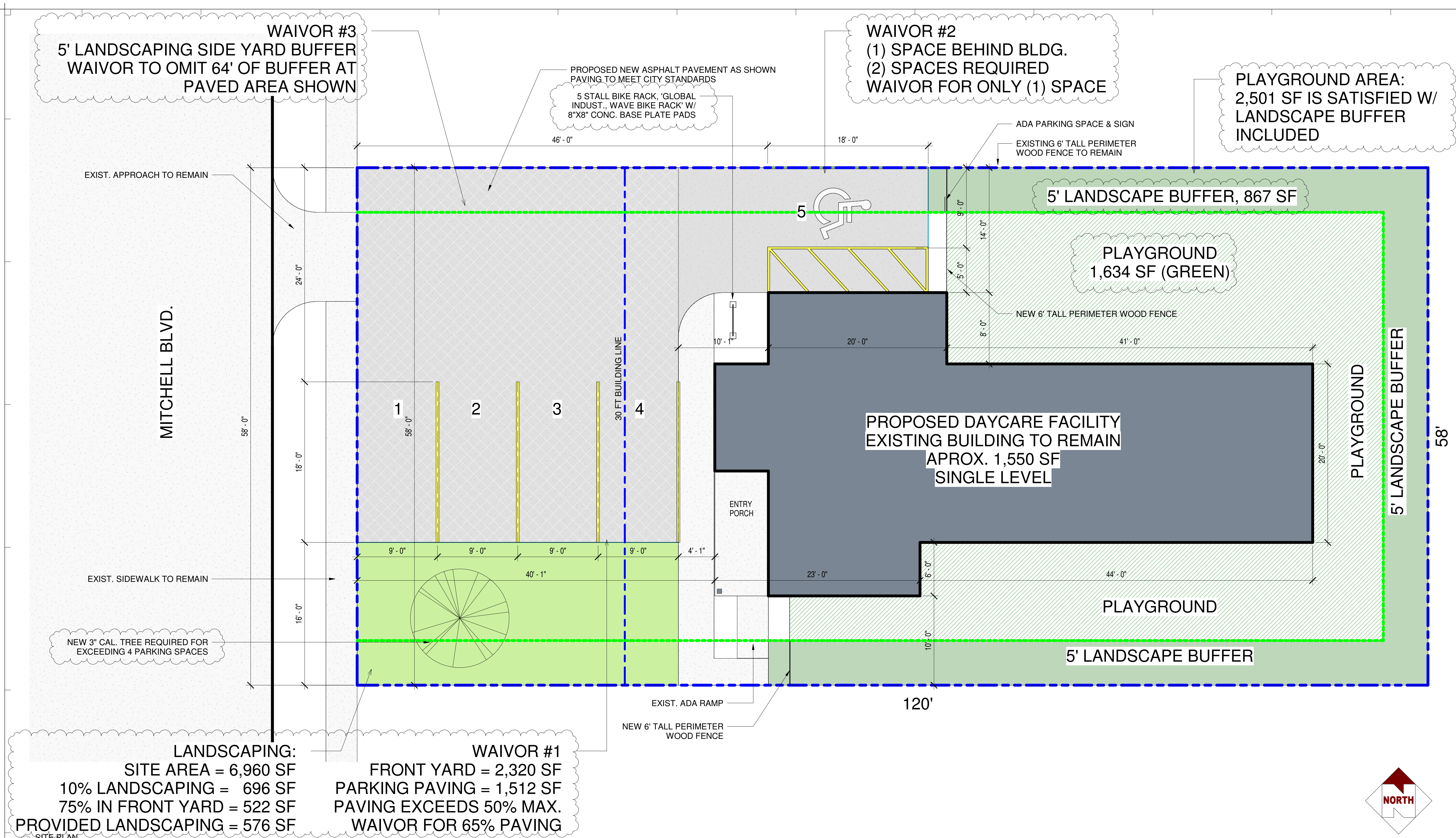
1031723
09/25/23

STATEMENTS OF AFFILIATION:
The Texas Board of Architectural Examiners has jurisdiction over compliance regarding
TABLE Address: 559 Guadalupe St., #230, Austin, TX 78701, 512-205-6900

Revision Schedule	
#	Revision Description
1	11/14/21
2	09/25/23 REVISIONS PER C.U.P. COMMENTS #1

Blessing from Above Daycare
3105 MITCHELL BLVD., FORT WORTH, TX 76105
Conditional Use Permit #2

SITE PLAN
A1.1
09/25/23
3/16" = 1'-0"

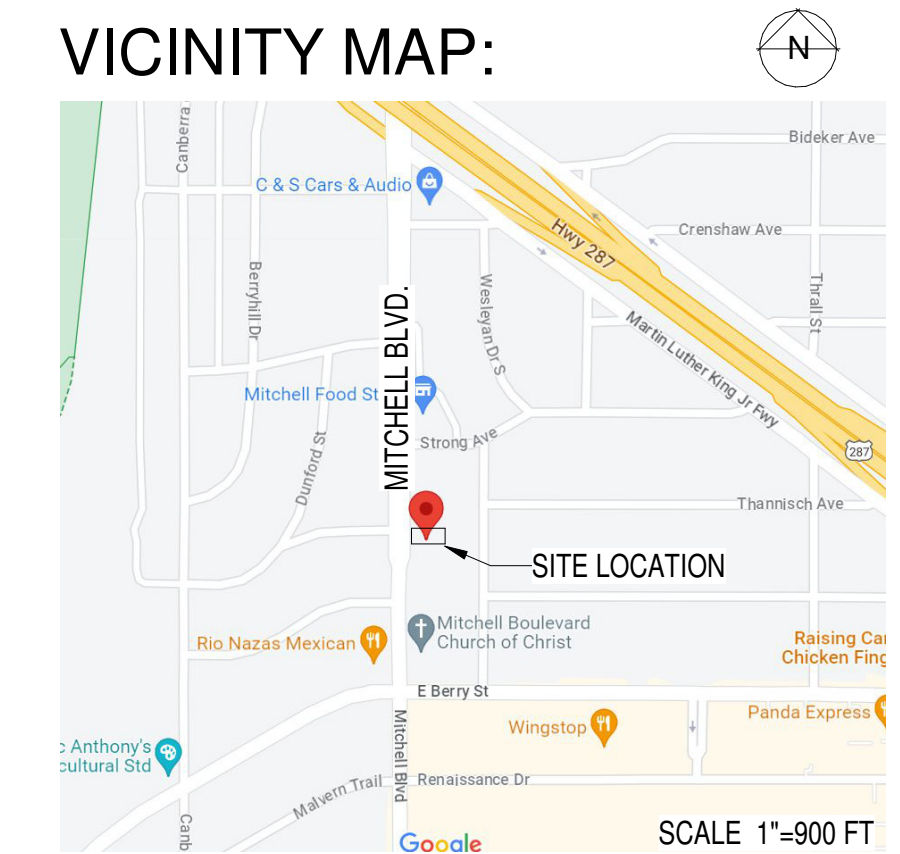


LANDSCAPING:
SITE AREA = 6,960 SF
10% LANDSCAPING = 696 SF
75% IN FRONT YARD = 522 SF
PROVIDED LANDSCAPING = 576 SF

WAIVOR #1
FRONT YARD = 2,320 SF
PARKING PAVING = 1,512 SF
PAVING EXCEEDS 50% MAX.
WAIVOR FOR 65% PAVING

1 SITE PLAN
3/16" = 1'-0"

GENERAL NOTES:	CONTACT INFO:	SITE INFORMATION:
<ul style="list-style-type: none"> This project will comply with Section 6.301, Landscaping. (reference section for your specific zoning district) This project will comply with Section 6.302, Urban Forestry. All signage will conform to Article 4, Signs. All provided lighting will conform to the Lighting Code. 	<p>OWNER INFORMATION: Shanetta D. Caldwell 4816 Bratcher St. Fort Worth, Texas 76119 shanetta000.caldwell@gmail.com 817-938-3852</p> <p>ARCHITECT INFORMATION: KH Architects, PLLC 11880 Younger Ct., Ste. A Azle, Texas, 76020 kent@kharchitects.biz 817-905-6991</p>	<p>3105 MITCHELL BLVD. LOT 6, BLOCK 8A WESLEYAN HILLS ADDITION 6,960 SF, (0.16 ACRES)</p> <p>September 1, 2023</p>



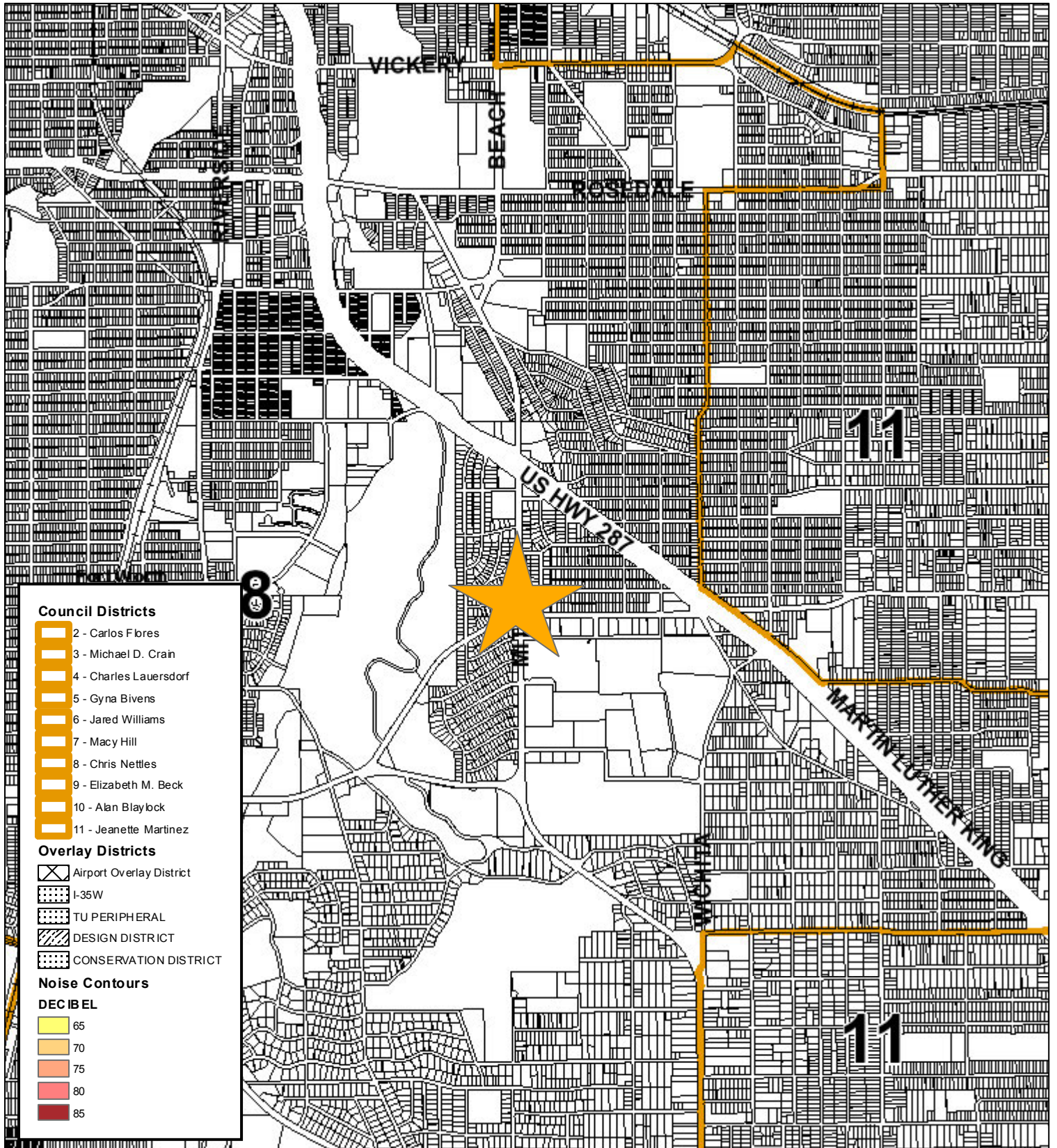
CURRENT ZONING IS A-5
REQUESTED ZONING:
Conditional Use Permit (CUP) in an A-5 District

x _____ DATE
DIRECTOR OF DEVELOPMENT SERVICES

BLESSINGS FROM ABOVE DAYCARE FACILITY

ZONING CASE # _____

Area Map



Council Districts

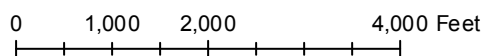
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

Overlay Districts

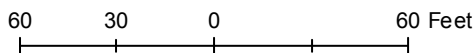
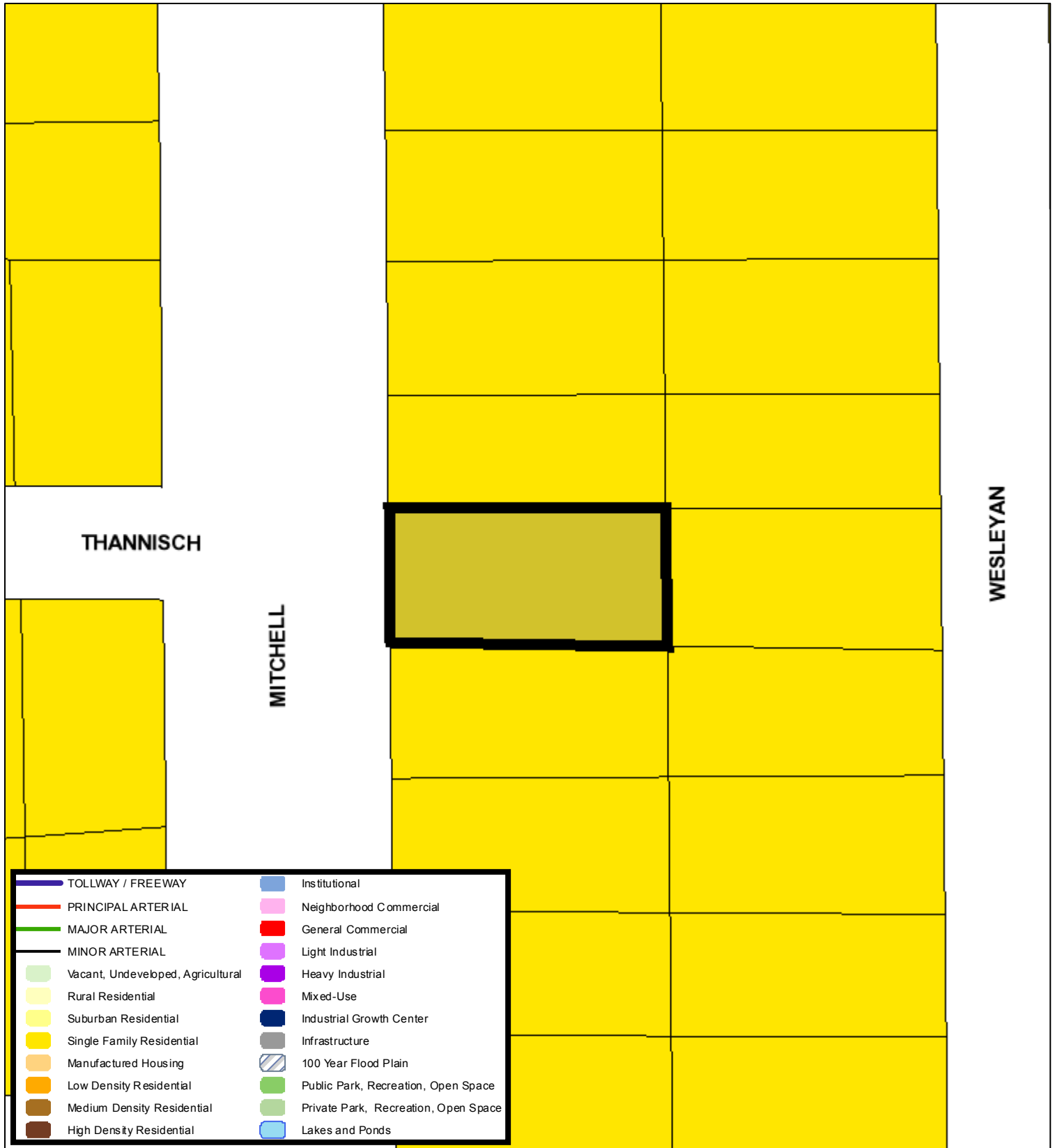
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

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



Future Land Use



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



Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: October 11, 2023

Case Number: ZC-23-151

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Development Corporation of Tarrant County (Charlie Price)/ Sands Surveying Corp.

Site Location: 1400 Wallace Street

Acreage: 0.24 acres

Request

Proposed Use: Residential Development

Request: From: "E" Neighborhood Commercial

To: "A-5" One-Family

Recommendation

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

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

Staff Recommendation: **Approval**

Table of Contents

Staff Recommendation: **Approval**

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

Project Description and Background

The property is currently a vacant commercial site within the Polytechnic Heights South Neighborhood Association and the NEZ Area Six. While the current “E” Neighborhood Commercial zoning does match the neighborhood commercial future land use designation, the site has been vacant for since at least 1979, and appears to have contained a residence in the 1970 historical aerial. The surrounding vicinity contains commercial uses to the north and west, with another former residential lot with commercial zoning to the east, and existing residential uses to the south. Given the large amount of residential zoning in the area and the broader commercial area on E. Rosedale Street one lot to the north, single family zoning to match the surrounding land uses is acceptable. The proposal to rezone this lot would change the “E” Neighborhood Commercial zoning to “A-5” One-Family zoning, allowing construction of a new single family residence by right.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / multi-tenant retail uses
East “E” Neighborhood Commercial / vacant land
South “A-5” One-Family / single family
West “E” Neighborhood Commercial / multi-tenant retail uses

Recent Zoning History

- ZC-16-133, northeast of site, from A-5 to E, approved for ER November 15, 20116.

Public Notification

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

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The larger neighborhood is developed as single family uses with commercial uses along the E. Rosedale Street corridor and limited industrial uses along the railroad north of Rosedale Street. With the exception of a vacant commercial site to the east, the rezoning site is surrounded by single family uses to the south and commercial uses oriented towards Rosedale Street. The parcel was developed as a residence that was demolished by 1979, and has been a vacant lot for approximately 45 years. This portion of the Fort Worth has bus service on E. Rosedale Street and Miller Avenue, which are 1 block to the north and 2 blocks to the east, respectively. The lack of interest for a number of years to develop non-residential uses indicates sufficient commercial land is available. As such, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southeast

A 2023 future land use plan was not adopted for this sector. The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, but adjacent to Single Family designations. A minor boundary adjustment to Single Family allows the proposed zoning of “A-5” One-Family to be compatible with the future land use designation of the adopted Comprehensive Plan.

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

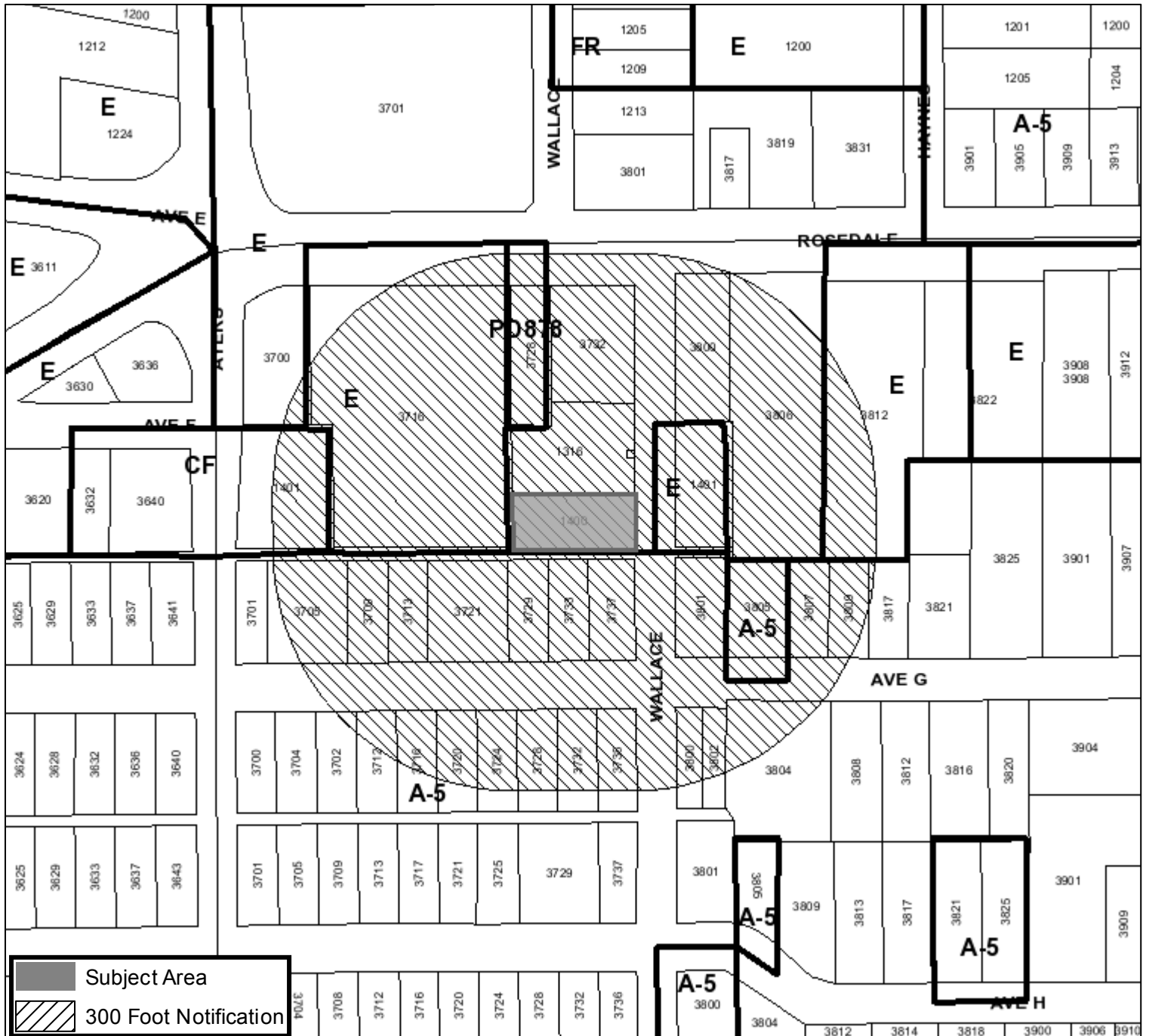
Additionally, the proposed zoning would be in alignment with the following policies of the Comprehensive Plan for the Southeast Planning Sector:



10. Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
14. Encourage quality infill houses, particularly in the Polytechnic and Stop Six neighborhoods.

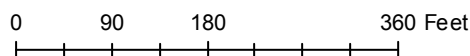
The proposed zoning **is consistent** with a minor boundary adjustment to the Comprehensive Plan future land use designation.

Area Zoning Map

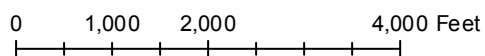
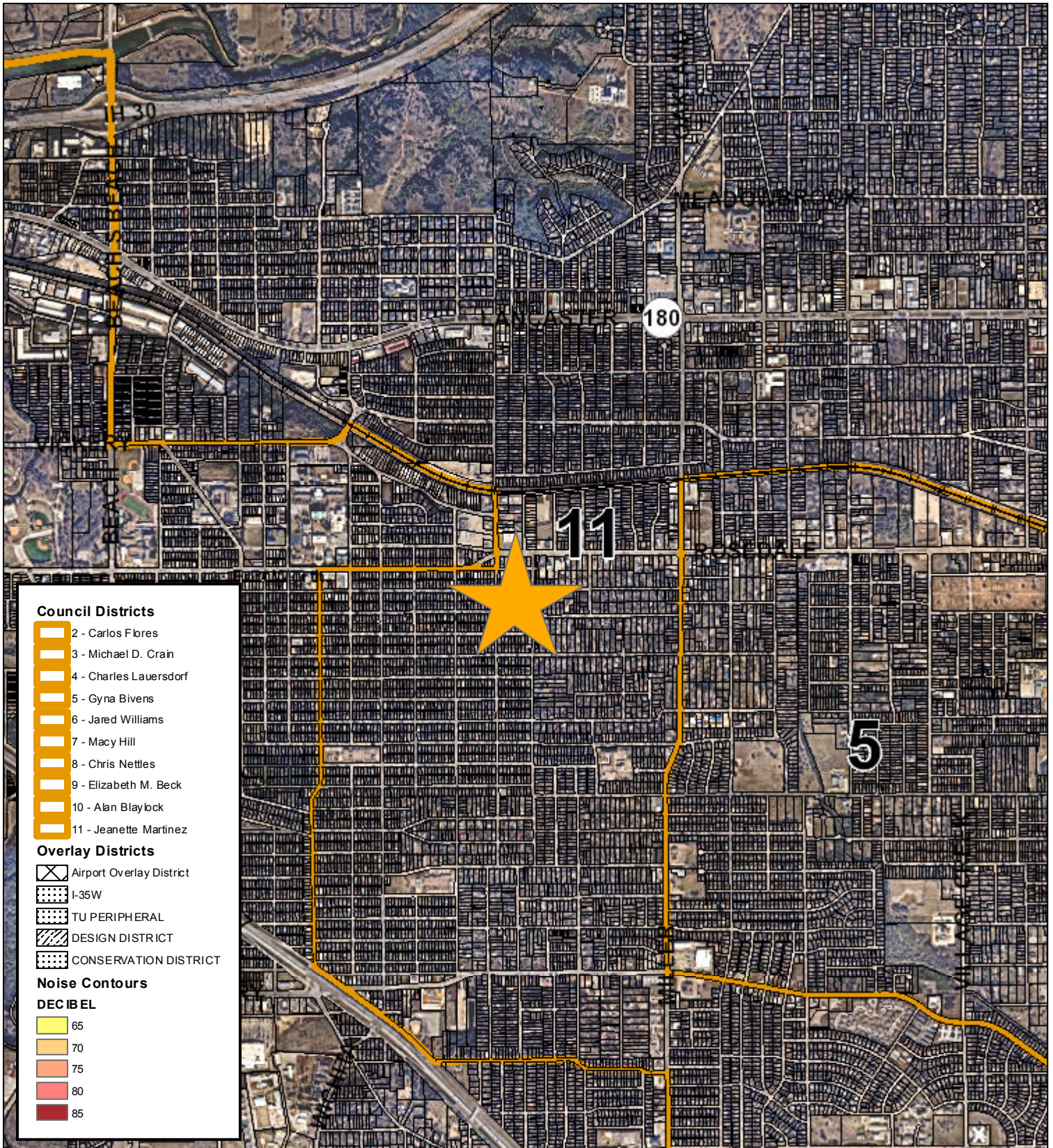
Applicant: Development Corporation of Tarrant County
 Address: 1400 Wallace Street
 Zoning From: E
 Zoning To: A-5
 Acres: 0.24277553
 Mapsco: Text
 Sector/District: Southeast
 Commission Date: 10/11/2023
 Contact: null



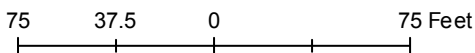
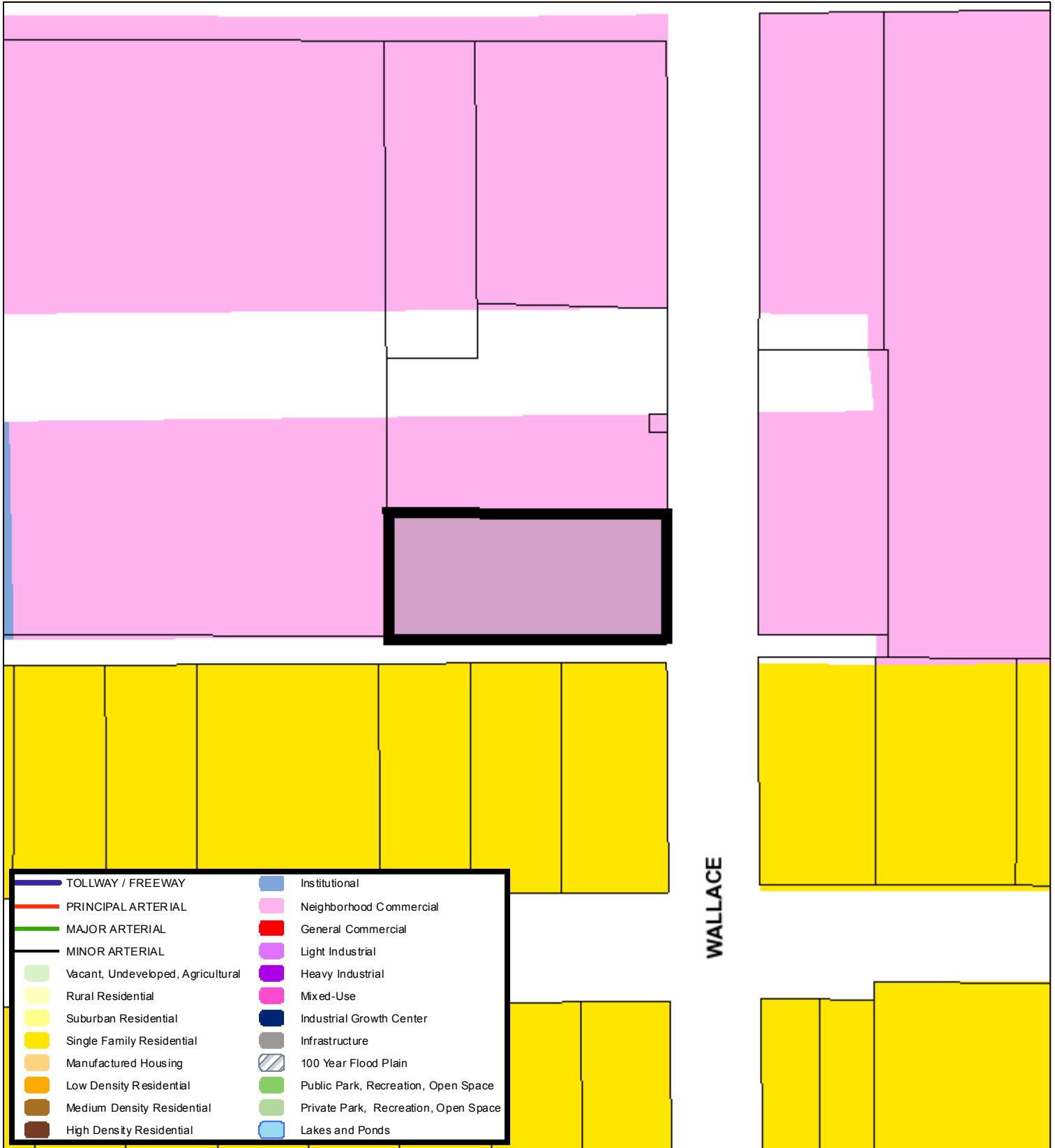
	Subject Area
	300 Foot Notification



Area Map



Future Land Use



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



Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: October 11th, 2023

Case Number: ZC-23-153

District (All)

Zoning Text Amendment

Case Manager: Mary Wells

Owner / Applicant: City of Fort Worth

Request

Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth by amending Section 6.101. "Yards" to provide for administrative authority to approve a greater maximum setback for certain zoning districts

Recommendation

Staff Recommendation: Approval

Table of Contents

1. [Project Description and Background](#)
2. [Public Notification](#)

Project Description and Background

SECTION 1.

Chapter 6 “Development Standards” of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise Article 1 “General”, Section 6.101 “Yards”, to add subsection (J) to provide for administrative authority for the Director or designee to approve a greater maximum setback to accommodate mature trees and utility connections in certain zoning districts, to read as follows:

6.101 Yards

- J. *Administrative Authority.* The Development Director or designee may administratively approve a greater maximum setback to accommodate mature trees and utility conflicts in the Urban Residential (“UR”) zoning district, Low Intensity Mixed-Use (“MU-1”), High Intensity Mixed Use (MU-2) zoning district and the form-based districts in Chapter 4, Article 13.

SECTION 2.

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

SECTION 3.

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

SECTION 4.

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand

Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

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

SECTION 7.

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

