



ZONING COMMISSION

AGENDA

Wednesday, June 14, 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/r39038d75cd8912a8bc9534defe4ebc5b>

Meeting/ Access Code: 2554 223 0200

Registration Required

Teleconference

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

Meeting/ Access Code: 255 422 30200

Viewing Only

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

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

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

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

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

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

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

****Any member of the public who wishes to address Zoning Commission regarding an item on a listed agenda must sign up to speak no later than 5 p.m. on the day before the scheduled meeting. To sign up, please register through WebEx in accordance with the directions on the City's website above. This link should be used to register whether you plan to participate in-person or virtually. However, you can also sign-up to speak prior to the Public Hearing if attending in-person. For questions or assistance with registration, please contact Sandra Cejas at sandra.cejas@fortworthtexas.gov or (817)392-8047.**

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

COMMISSION MEMBERS:

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

I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020

- | | |
|--------------------------------------------------------------------------------------|--------------|
| A. Overview of Zoning Cases | Staff |
| B. Briefing on amendments for Lodging House and Boarding Homes Facilities Law | |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 27, 2023 AT 10:00 A.M. UNLESS OTHERWISE STATED.

CALL TO ORDER

A. APPROVAL OF MEETING MINUTES of May 10, 2023 _____ Chair

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

B. CONTINUED CASES District

1. ZC-22-226 CD 5

- | | |
|---------------------|--------------------------------------------|
| a. Site Location: | 1809 Miller Avenue |
| b. Acreage: | 0.15 |
| c. Applicant/Agent: | Mary Helen Johnson / Alpha Family Group |
| d. Request: | From: "A-5/SS" One-Family/Stop Six Overlay |
| | To: "B/SS" Two-Family/Stop Six Overlay |

2. ZC-23-015 CD 8

- | | |
|---------------------|--------------------------------------------------------------------------------------------------------------------------|
| a. Site Location: | 2201 Annabelle Lane |
| b. Acreage: | 6.18 |
| c. Applicant/Agent: | R3 Realty Group LLC / Ray Oujesky, Kelly Hart & Hallman LLP for DASH Network |
| d. Request: | From: "A-10" One Family Residential |
| | To: "PD-CR" Planned Development-Low Density Multifamily, as amended, with development standards for reduced supplemental |

building setbacks, building orientation, fencing, and waiver to the MFD submittal, Site Plan included.

3. ZC-23-022

CD 7

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

4. ZC-23-042

CD 11

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

5. ZC-23-046

CD 10

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

6. ZC-23-059

CD 7

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

7. ZC-23-067

CD 2

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

C. NEW CASES

8. ZC-23-020**CD 8**

- a. Site Location: 7500 Crowley Rd
- b. Acreage: 7.221
- c. Applicant/Agent: Generation Housing Partners, LLC / Hitek Investment Group LLC
- d. Request: From: "FR" General Commercial Restricted
To: "PD/C Planned Development for all uses in C Medium Density Multifamily plus day care/kindergarten with development standards for open space, parking in front of the building, fencing in front of the building, and building orientation; site plan included

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

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

10. ZC-23-060**CD 7**

- a. Site Location: Southeast corner of Academy Blvd. and Westpoint Blvd
- b. Acreage: 1.07
- c. Applicant/Agent: Kartavya (Kevin) Patel / Shops at Academy LLC
- d. Request: To: Add Conditional Use Permit (CUP) for auto repair in "E" Neighborhood Commercial; site plan included.

11. ZC-23-062**CD 9**

- a. Site Location: 6301 Walraven Circle
- b. Acreage: 0.29
- c. Applicant/Agent: Zablon Mogaka / Saram Holdings – Series D
- d. Request: From: "B" Two-Family
To: "PD-B" Planned Development for all uses in "B" plus triplex with development standards for interior side yard setback; site plan included.

12. ZC-23-064**CD 2**

- a. Site Location: 2302 N Houston Street
- b. Acreage: 0.1033
- c. Applicant/Agent: Ivan Rodriguez / Elia Estrada
- d. Request: From: "UR" Urban Residential
To: "PD-UR" Planned Development Urban Residential for all uses in UR plus short-term rental; site plan included.

13. ZC-23-065**CD 9**

- a. Site Location: 1021 Oak Grove Road
- b. Acreage: 14.538
- c. Applicant/Agent: QT South, LLC / Russell Fox

- d. Request: From: "PD815" Planned Development Neighborhood Commercial for all uses in "E" prohibiting alcohol sales for on or of premises and site plan waived.
To: "G" Intensive Commercial.

14. ZC-23-073

CD 3

- a. Site Location: 2040 Ridgmar Blvd
b. Acreage: 0.227
c. Applicant/Agent: John H. Maddux / Madelin, Inc. Madelon L. Bradshaw, President
d. Request: From: "PD 1211" PD/E Planned Development for all uses in E Neighborhood Commercial plus bar/lounge with no outside activity where adjacent to single-family zoning, no expansion to bar use only/"AO" NASJRB Overlay; sight plan waived
To: Amend "PD 1211" Planned Development for all uses in "E" Neighborhood commercial plus bar/lounge with no outside activity where adjacent to single family zoning to remove the limitation on the expansion of bar use/ "AO" NASJRB Overlay; site plan waiver requested.

15. ZC-23-076

CD 2

- a. Site Location: 4504 Boat Club Road
b. Acreage: 2.24
c. Applicant/Agent: Raheem Ali / Cardarelli Properties LP
d. Request: To: Add Conditional Use Permit (CUP) to allow a tattoo parlor in "E" Neighborhood Commercial; site plan included.

16. ZC-23-077

CD 3

- a. Site Location: 2800 Cherry Lane
b. Acreage: 3.716
c. Applicant/Agent: Cook Children's Health Care System
d. Request: From: "PD 57" Planned Development / Specific Uses for any uses in "E-R" through "H" districts, except: apartments, bath, turkish or similar, liquor or pkg. store, and amusement enterprises / NASJRB Overlay
To: "E" Neighborhood Commercial / NASJRB Overlay

17. ZC-23-078

CD 8

- a. Site Location: 3670 Wichita Street
b. Acreage: 27.941
c. Applicant/Agent: Ivan Gonzalez / Matt Trieb
d. Request: From: "PD 913" PD-A-5 Planned Development for One Family Residential uses with development standards on file in the Planning & Development Department, site plan waived, and "PD 914" PD/R2 Planned Development for Townhouse/ Cluster uses with development standards on file in the Planning & Development Department, site plan waived.
To: "PD-R2" Planned Development for one-family detached, one-family attached (townhouse) and Cluster housing with development standards; Site plan required.

18. ZC-23-079**CD 6**

- a. Site Location: 5200-5232 (evens) Carver Drive
- b. Acreage: 1.509
- c. Applicant/Agent: Steven Halliday / JCO Properties, L.P.
- d. Request: From: "CF" Community Facilities District
To: "UR" Urban Residential

19. ZC-23-080**CD 9**

- a. Site Location: 2700 and 2704 Lipscomb Street
- b. Acreage: 0.8126
- c. Applicant/Agent: Cowtown Properties, LLC
- d. Request: From: "I" Industrial
To: "PD-UR" Planned Development Urban Residential for all uses in "UR", excluding Two-Family Attached (Duplex), Cluster Housing and Apartments, with development standards to allow one parking space in the front yard setback and to not provide a 5-foot landscape buffer along the railroad; site plan included.

20. ZC-23-081**CD 3**

- a. Site Location: 3005 Merrick Street
- b. Acreage: 0.45
- c. Applicant/Agent: Paulette Byar / Katim Endeavors, Inc.
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

21. ZC-23-083**CD 11**

- a. Site Location: 2424-2500 (evens) Race Street
- b. Acreage: 0.60
- c. Applicant/Agent: Witherspoon Properties, Inc
- d. Request: From: "B" Two-Family
To: "MU-1" Low Intensity Mixed-Use

22. ZC-23-084**CD 3**

- a. Site Location: 3221 Joyce Drive
- b. Acreage: 0.24
- b. Applicant/Agent: Walter B. Welborn
- c. Request: From: "FR" General Commercial Restricted NASJRB Overlay
To: "I" Light Industrial NASJRB Overlay

23. ZC-23-086**CD 3**

- a. Site Location: 3420-3440 (evens) Clayton Road 3421-3437 (odds) Indale Road
- a. Acreage: 3.5
- b. Applicant/Agent: P & A Properties LLC; 3408 Clayton LLC; Radio Flyer LLC; Amy Henderson
- c. Request: From: "F" General Commercial, "A-5" One-Family and "CF" Community Facilities
To: "PD-CF" Planned Development Community Facilities excluding uses as indicated in staff report; site plan waiver requested.

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: June 14, 2023

Case Number: ZC-22-226

District: 5

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Mary Helen Johnson / Alpha Family Group

Site Location: 1809 Miller Avenue

Acreage: 0.15 acres (6,320 sq. ft.)

Request

Proposed Use: Duplex

Request: From: “A-5/SS” One-Family/Stop Six Overlay

To: “B/SS” Two-Family/Stop Six Overlay

Recommendation

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

This item was continued from the April 12, 2023 Zoning Commission meeting to allow the applicant additional time to gain support of the project. At this time, no letters of support have been submitted to staff. Based on conversations with the applicant, it is staff's understanding they will be requesting an additional continuance at the June 14, 2023 Zoning Commission meeting.

The property is platted as Lot 1C, Block 8, College Heights Addition and is located within the Stop Six Overlay District and NEZ Area Six. The proposal to rezone this lot would change the current "A-5" zoning to "B" zoning, going from an allowance for one (1) single family dwelling unit to an allowance for two-family dwellings, attached or detached. Based on the application and correspondence with applicant, a duplex is proposed. The property is currently vacant. A single-family residence was previously located on site but demolished between 2009-2010. A curb cut onto Miller Avenue still remains from the previous single-family use.

The lot is approximately 6,320 square feet or 0.15 acres which exceeds the minimum 5,000 square foot lot area required for the "B" district. Due to the smaller lot size, the applicant could construct two (2) attached units but appears to lack the area to construct two (2) detached units. Additional standards for "B" zoning are 50% maximum building coverage on the lot, 20-foot front yard setback, 5-foot side and rear yard setbacks, 35-foot maximum height, and 2 parking stalls per dwelling unit, situated behind the front building line.

Neighborhood Empowerment Zones (NEZ's) promote housing and economic development in central city neighborhoods of Fort Worth. Municipal property tax abatements, fee waivers, and release of city liens are available to property owners who build or rehabilitate property within NEZ's. These incentives are designed to promote affordable housing, economic development and expanded services.

Surrounding Zoning and Land Uses

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

Recent Zoning History

- The subject property was rezoned in 2019 (ZC-19-116) under the Stop Six Overlay District. The purpose of the Stop Six Overlay District is to provide high quality detached single-family dwellings that will retain their value over time.
- The subject property was included in an approximate 149-acre city-initiated rezoning in 2011 (ZC-11-015) from a mix of districts A-5, B, E and FR to A-10, A-7.5, A-5, CF, ER and E.

Public Notification

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

The following organizations were emailed on May 30, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The current zoning of “A-5” allows the use of one (1) single family dwelling unit. The proposed zoning of “B” Two-Family would allow the construction and use of Two-family dwelling unit on a single lot of record.

As stated above, the property is located within the Stop Six Overlay District, created to provide high quality detached single-family dwellings that will retain their value over time. The overlay has specific development standards applicable to one-family residential only, such as, building design and architectural features, two-car garage requirements and landscape requirements. A duplex and/or “B” Two-Family zoning would not be subject to the Stop Six Overlay development standards.

Based on the overall build out of single-family residential surrounding the property and the desire to provide high quality detached single-family dwellings within the Stop Six Overlay, this rezoning request is **not compatible**.

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”. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is negligible as both have a residential character. A duplex would be slightly more intense than a single-family residence, but both would be less intense uses than commercial or industrial zoning. Although this rezoning request is not compatible with the Future Land Use component of the Comprehensive Plan, it **is in** alignment with the following policies of the Comprehensive Plan for the Southeast Sector:

- Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

Conversely, the proposed zoning **is not in** alignment with the Comprehensive Plan policies listed below:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Preserve the character of rural and suburban residential neighborhoods.
- Improve the percentage of zoning decisions that are consistent with the Comprehensive Plan.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation.

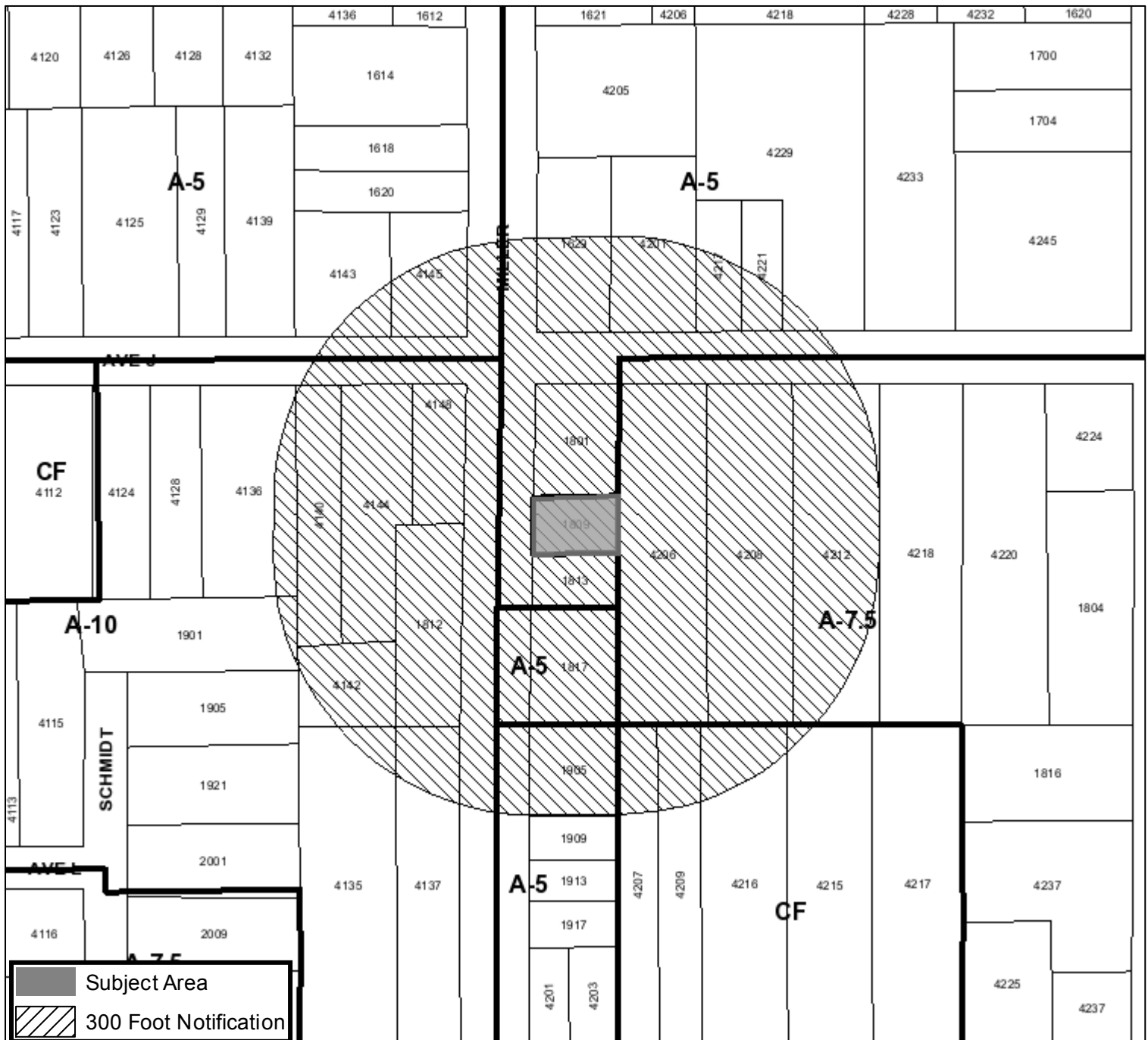




ZC-22-226

Area Zoning Map

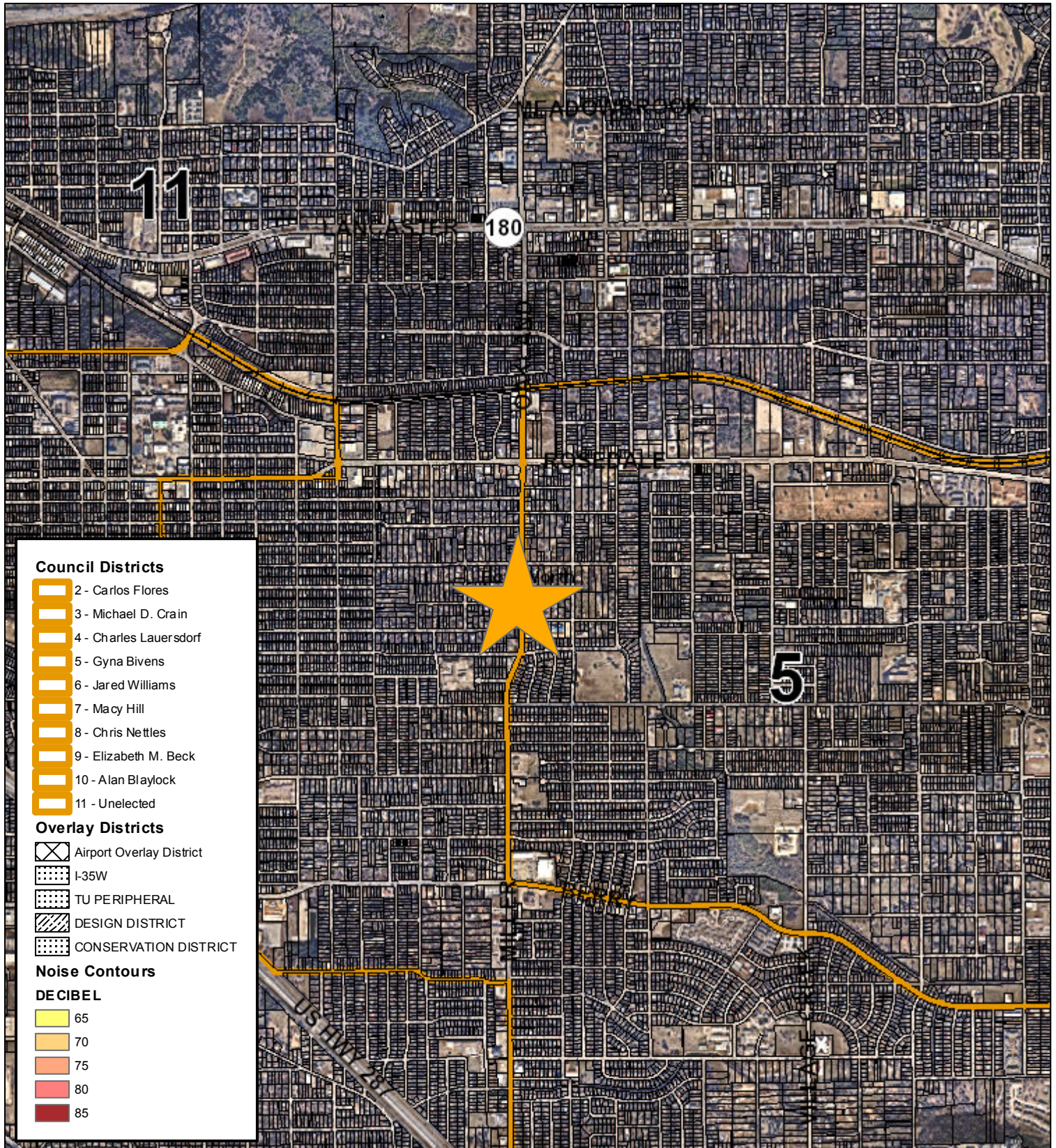
Applicant: Mary Helen Johnson
Address: 1809 Miller Avenue
Zoning From: A-5
Zoning To: B
Acres: 0.14836844
Mapsc0: Text
Sector/District: Southeast
Commission Date: 4/12/2023
Contact: 817-392-8025



0 80 160 320 Feet

Created: 3/28/2023 10:24:53 AM

Area Map

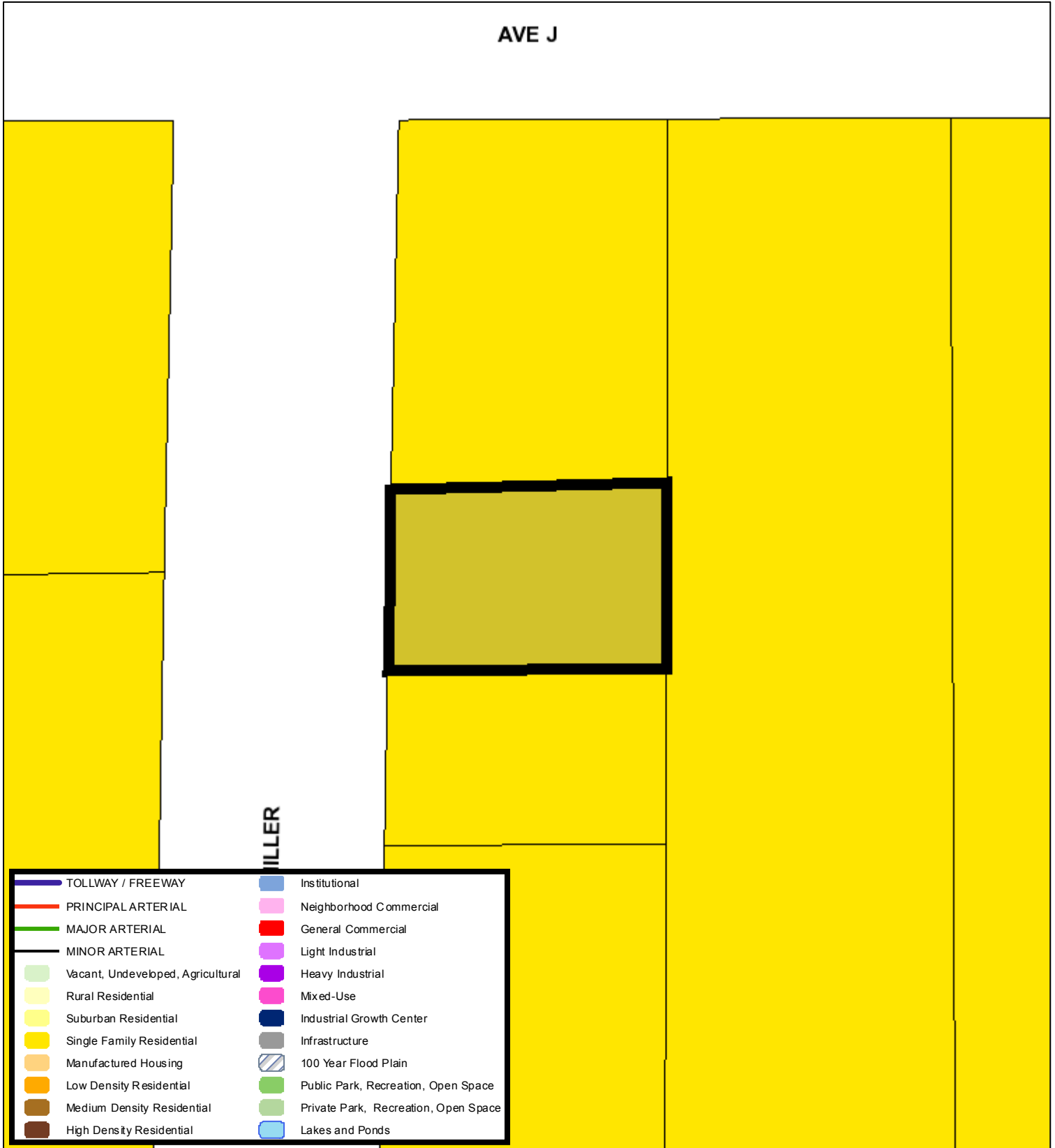


0 1,000 2,000 4,000 Feet



ZC-22-226

Future Land Use



40 20 0 40 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.



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ZC-22-226

Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-015

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

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

Site Location: 2201 Annabelle Lane

Acreage: 6.18 acres

Request

Proposed Use: Detached Multifamily

Request: From: “A-10” One Family Residential

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

Recommendation

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

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

Staff Recommendation: **Denial**

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6. Zoning Map with 300 ft. Notification Area
7. Site Plan
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10. Aerial Photograph

Project Description and Background

The subject site is a 6.18-acre piece of property within the Rolling Hills Addition to the City of Fort Worth, in Council District 8. The site is currently undeveloped and is proposed to be rezoned from the existing “A-10” One Family Residential zoning to “PD-CR” Planned Development based on Low Density Multifamily to accommodate a multifamily community comprised of a mixture of one- and two-story duplex units. There are twelve 2-bedroom units and twenty 3-bedroom units, with a total of 32 units total. Based on the size of the lot, the density is approximately 5 dwelling units per acre, below the maximum density of 16 dwelling units per acre allowed in “CR” zones. A narrative, provided by the applicant as part of their submittal package, is included below further describing the proposed development.

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

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

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

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

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

- **Reduced Supplemental Building Setback adjacent to single- or two-family residential zones:** Requesting a reduced 30 foot setback on the northern and eastern property lines instead of the 3:1 setback based on building height, based on the Zoning Ordinance requirements.
- **Building Orientation:** To allow the short sides of buildings to face Annabelle Lane & Ellis Ranch Trail.
- **Fencing/Perimeter Fencing:** To allow perimeter fencing around the site, including fencing between the buildings and the public right of way, instead of recessed fencing based on the Ordinance requirements.
- **MFD Submittal waiver:** Requesting to skip MFD submittal and go straight to building permits.

Surrounding Zoning and Land Uses

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

Recent Zoning History

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

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were emailed on May 26, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

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

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

All detached multifamily/cottage communities are currently handled using Planned Developments [PD's] in lieu of a permanent zoning category. Based on the design as duplexes rather than detached single units, the proposed PD is more multifamily in nature rather than a single family style of development and will not mesh seamlessly into the existing fabric of the surrounding neighborhoods. The units in the proposed PD are a mix of one- and two-story, however most of the homes nearby are one story.

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

Comprehensive Plan Consistency – Southeast

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

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

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

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

Site Plan Comments

Zoning / Land Use

All zoning comments have been addressed as of the writing of this report.

Fire

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

This project is considered multi-family for Fire Code purposes based on the parking configuration.

Ellis Ranch Trail is not constructed from just north of Annabelle Lane to just south of Kingsdale Dr. It is not required for adequate access.

One point of access is allowed for 100 units or less and is compliant, as shown on site plan.

Fire lanes: Section 503 Fire Lane Specifications

Fire lane width is compliant at 26'.

Minimum width of turn-around is 100' diameter-not shown on site plan.

Minimum turn radius is 25' inside and 51' outside-not shown on site plan.

Grade may not exceed 6%-not shown on site plan.

Section 912.2: All FDC's 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. FDC's-Fire Department Connections for Fire Sprinkler Systems, if required.

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

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

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

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

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

Section 503.1.1 Buildings and Facilities

General information:

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

The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments #25388-03-2022. <https://www.fortworthtexas.gov/departments/fire/services/bureau>

Platting

No response provided

Water

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

Park & Recreation

Workflow cleared by Lori Gordon, but no comments provided

Building Plans Exam

No response provided


Stormwater

Site has 5+ ft deep potential high water and a natural earthen channel on the west boundary of the site. Site has 5+ ft deep potential high water on the north and eastern boundaries of the site. FYI, an accepted drainage study is required prior to platting, IPRC & PB.

Transportation & Public Works

Workflow cleared by Armond Bryant, but no comments provided

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

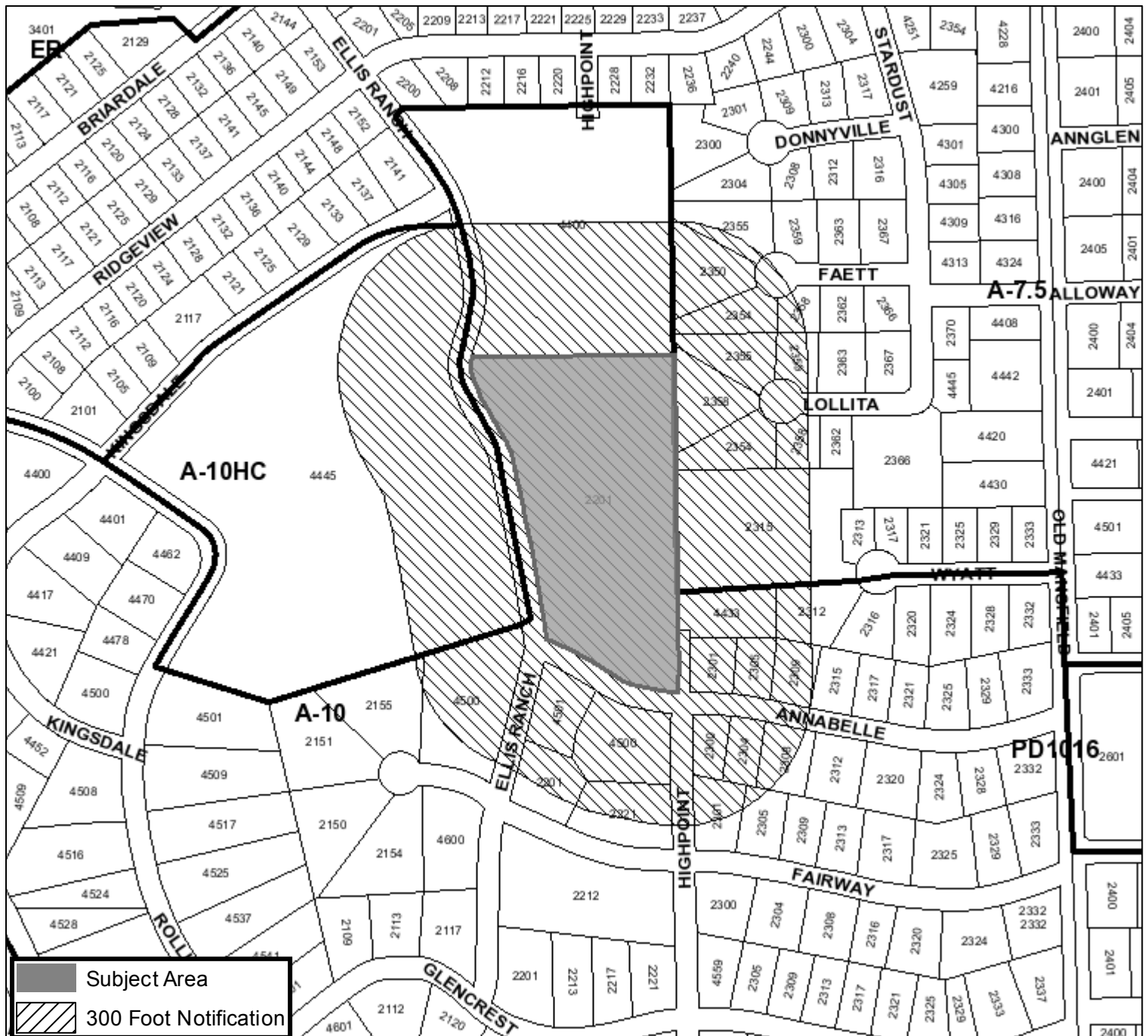




ZC-23-015

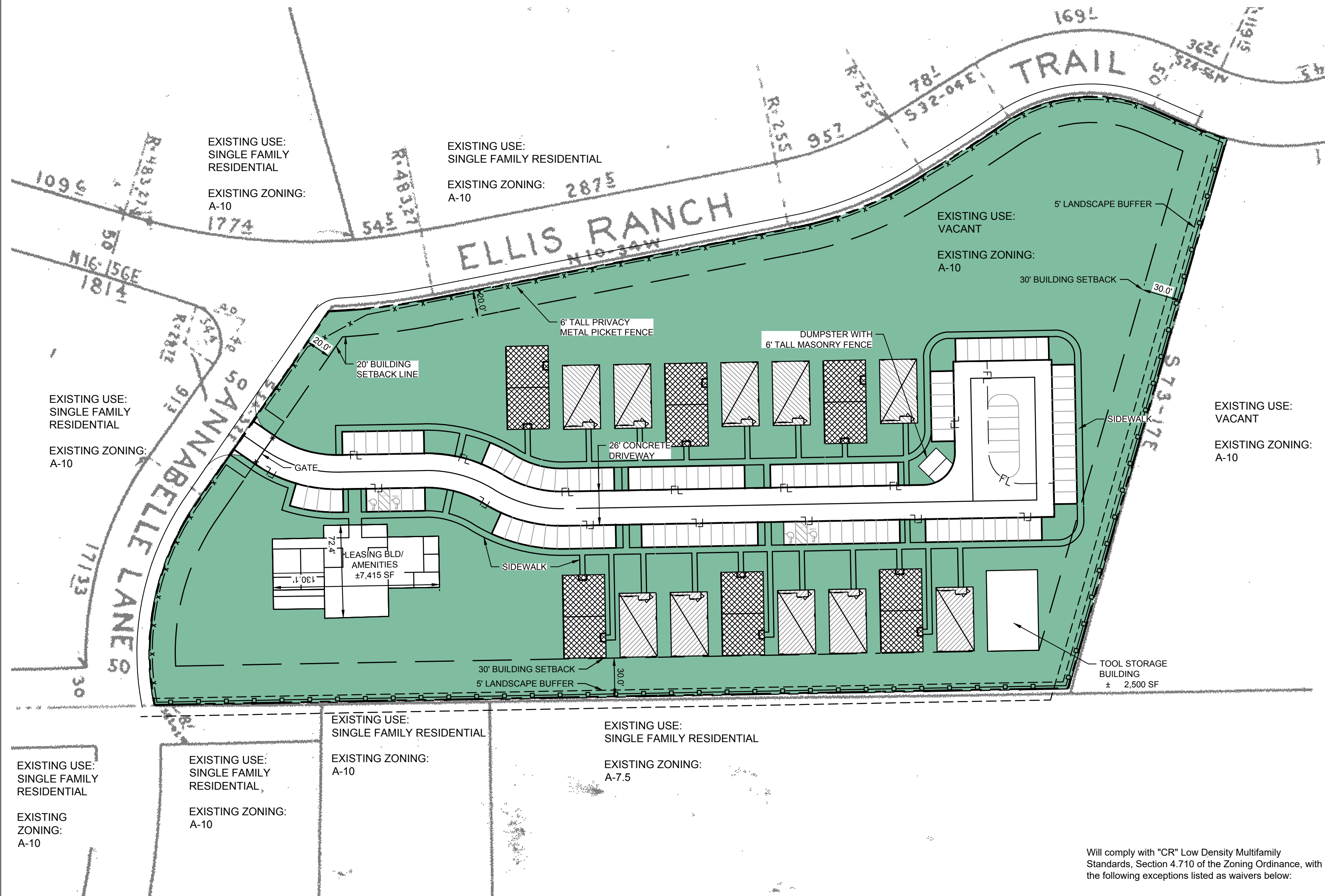
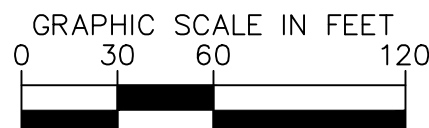
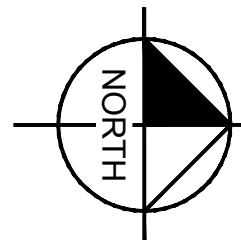
Area Zoning Map

Applicant: R3 Realty Group/Ray Oujesky
Address: 2201 Annabelle Lane
Zoning From: A-10
Zoning To: PD/CR
Acres: 5.8241267
Mapsc0: Text
Sector/District: Southeast
Commission Date: 6/14/2023
Contact: 817-392-8043



0 162.5 325 650 Feet

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SITE SUMMARY
TOTAL AREA: 6.18 AC.
NET SITE AREA: 6.18 AC

TOTAL UNITS: 32 UNITS
DENSITY: ±5.18 DU/AC

BUILDING TYPES:
12 UNITS - 2BD DUPLEX (37.5%)
20 UNITS - 3 BD DUPLEX (62.5%)
32 UNITS - TOTAL

PLAN SUMMARY:

PLAN TYPE	STORIES	# UNITS
BLDG 2 - 2BD, 2BA	1-STORY	12 UNITS - 37.5%
BLDG 5 - 3BD, 2BA	2-STORY	20 UNITS - 62.5%
TOTAL		32 UNITS

PARKING REQUIRED:
2BD: 12 UNITS X 2 SP/UNIT = 24 SPACES
3BD: 20 UNITS X 3 SP/UNIT = 60 SPACES
AMENITY BUILDING: 7,415 SF X 1/250 SF = 30 SPACES
TOTAL: 114 SPACES

PARKING PROVIDED:
112 SPACES - OPEN PARKING
4 SPACES - ADA PARKING
116 SPACES

NOTES:
— x — x — 6' TALL PROPOSED METAL PICKET FENCE
— □ — 6' TALL SOLID SCREEN FENCE CONSTRUCTED OF MASONRY, SINGLE-SIDED WOOD, OR DOUBLE SIDED WOOD
■ OPEN SPACE = 80.3%

NOTES

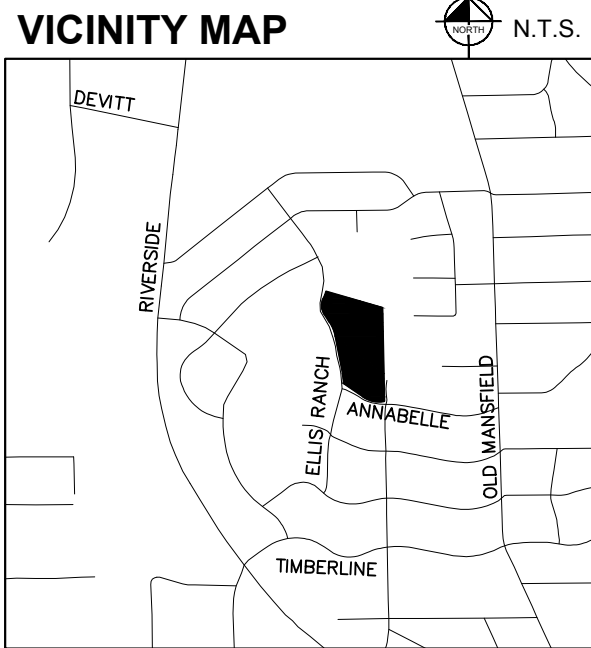
ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE

ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS

PROJECT WILL COMPLY WITH SECTION 4.710.d.6.a, LANDSCAPING

PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY

HEIGHT FROM SLAB TO TOP FLOOR PLATE SHALL BE A MAXIMUM OF 36'



Will comply with "CR" Low Density Multifamily Standards, Section 4.710 of the Zoning Ordinance, with the following exceptions listed as waivers below:

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

DIRECTOR OF DEVELOPMENT SERVICES DATE

DASH NETWORK SITE PLAN

BLOCK 13
ROLLING HILLS ADDITION

ZONING SITE PLAN
ZC-23-015

FORT WORTH, TX
MAY 9, 2023

Kimley»Horn

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

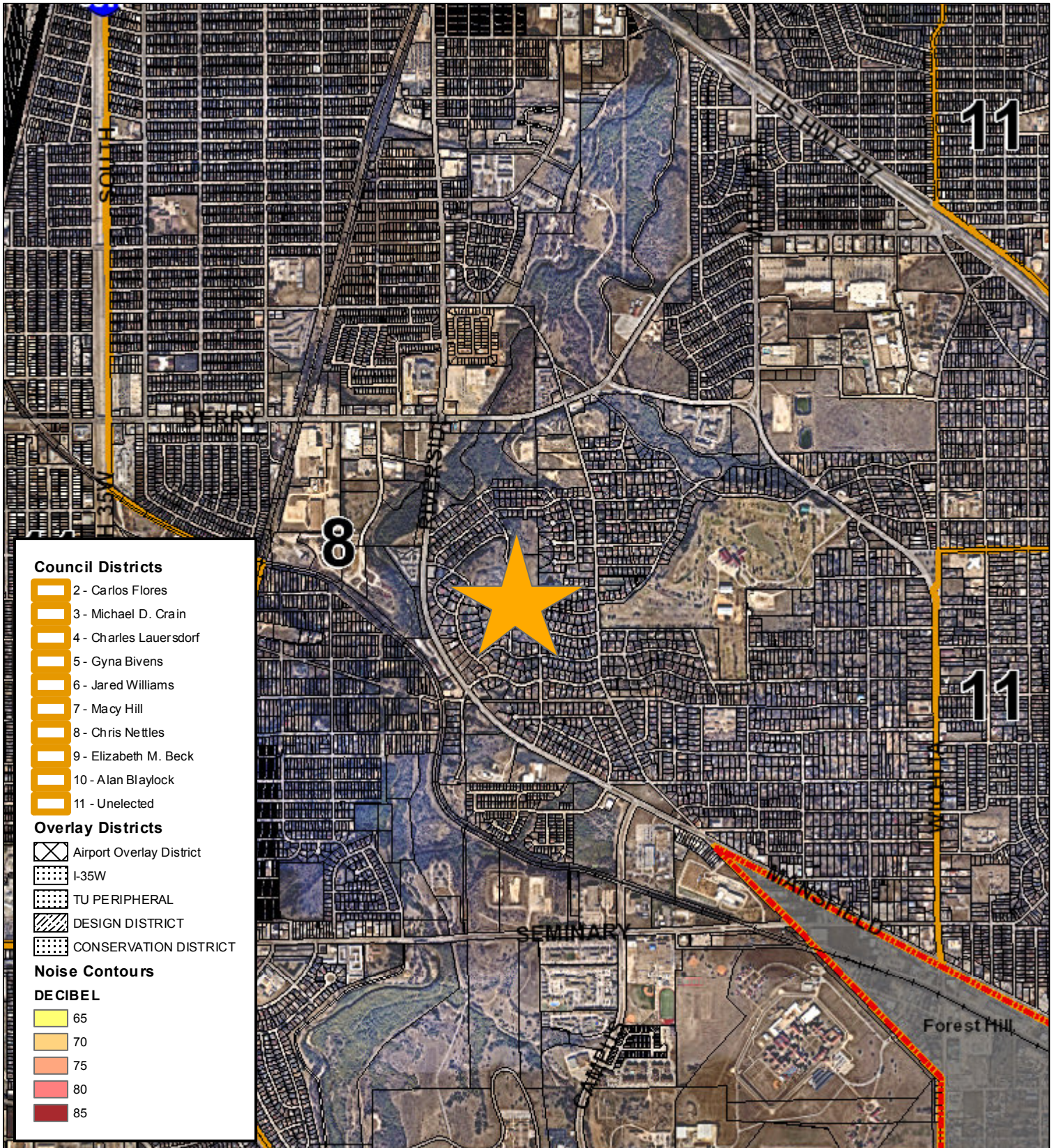
ARCHITECT
SCOTT MARTSOLF
MARTSOLF ARCHITECTURE
815 WEST DAGGET AVE.
FORT WORTH, TX 76104

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

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

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

Area Map

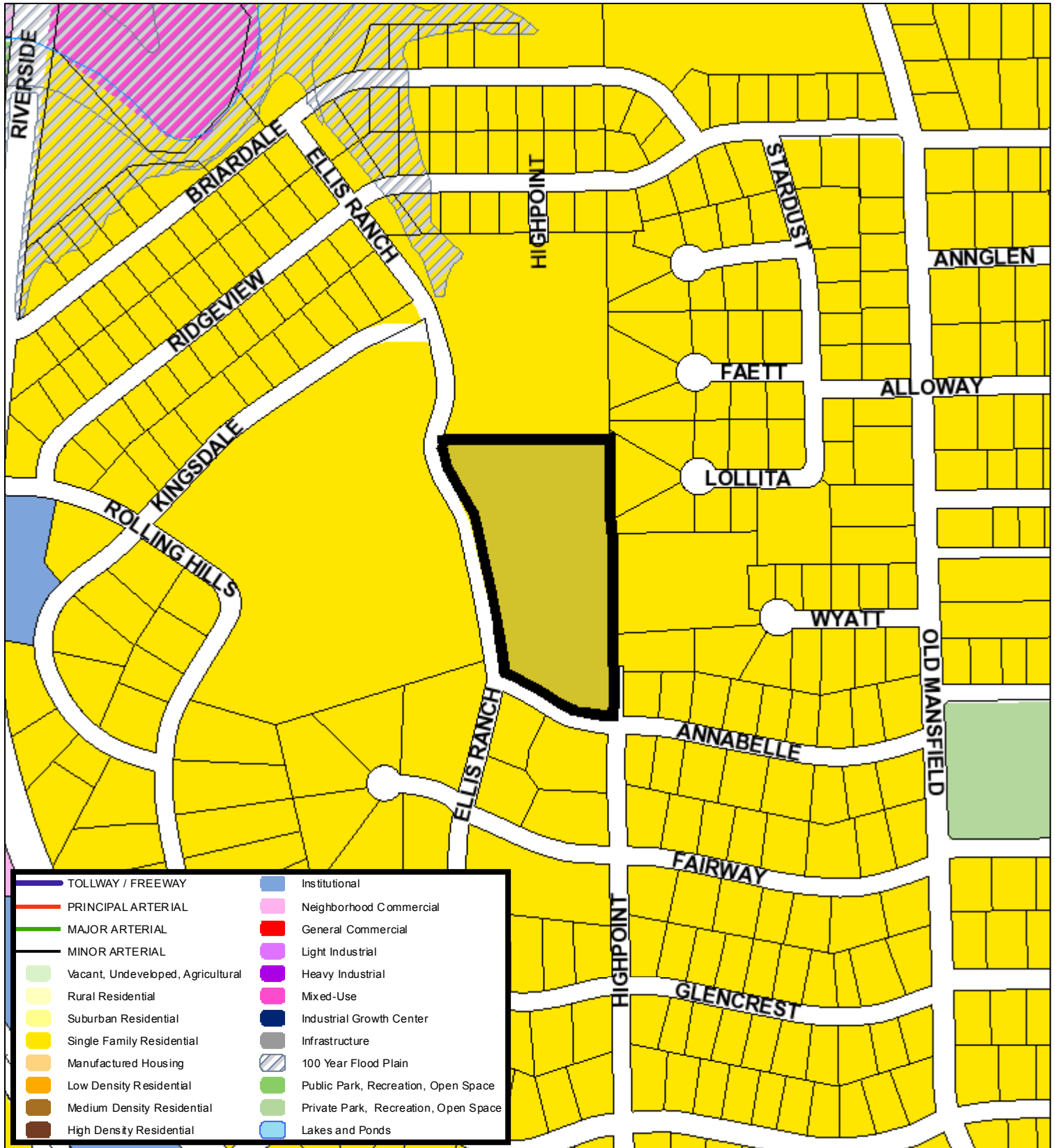


0 1,000 2,000 4,000 Feet



ZC-23-015

Future Land Use



360 180 0 360 Feet

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



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Aerial Photo Map





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-022

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

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

Site Location: 5819 Bowman Roberts Road

Acreage: 5.6065 acres

Request

Proposed Use: Detached Multifamily

Request: From: “AG” Agricultural

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

Recommendation

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

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

Staff Recommendation: **Approval**

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. Partial Elevations
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The subject site is a 5.6-acre piece of property off Bowman Roberts Road in Council District 2. The property is ‘California’ shaped due to a bend in the road at this location. The site is currently privately owned and undeveloped, and is proposed to be rezoned from the existing “AG” Agricultural zoning to “PD-D” for a Planned Development based on High Density Multifamily. The intent is to build a detached multifamily community comprised of a mixture of detached homes and duplex homes. The unit breakdown is eight duplex structures (16 one-bedroom dwellings) and 45 two-bedroom detached dwellings, for a total of 61 dwelling units. Based on the size of the site, the density is approximately 11 dwelling units per acre, well below the maximum density of 32 dwelling units per acre allowed in “D” zones. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

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

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

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

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

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

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

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

Surrounding Zoning and Land Uses

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

Recent Zoning History

- None

Public Notification

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

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

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

Bowman Roberts Road is not a part of the City's Master Thoroughfare Plan, however it is busier than a typical residential road since it runs parallel to Boat Club Road for 3 miles, serving as a relief route and providing east-west access to Ten Mile Bridge Road, Cromwell Marine Creek Road, WJ Boaz Road, and Bailey Boswell Road. It is sensible that traditional single-family homes might not be the most appropriate type of housing to build on a road of this caliber, since adding a series of driveways and curb cuts could potentially present a safety issue, especially considering the sharp bend in the road here. The proposed layout of this community would have all units facing an interior drive/fire lane with a single access point on to Bowman Roberts, aligned with an existing street (Coral Reef Drive) to optimize flow. This design also allows for public sidewalks to be added along the west side of Bowman Roberts where none currently exist, providing an added benefit to the neighborhood.

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

Comprehensive Plan Consistency – Far Northwest

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

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

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

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

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

The proposed rezoning to "PD-D" is **consistent** with the Comprehensive Plan.

Site Plan Comments

Zoning / Land Use

All zoning comments have been addressed:

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

Fire

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

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

26' wide Fire lanes are compliant.

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

Section 503.2.1 Fire Lane Dimensions

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

Section 503.1.7 Secondary Access-Multiple-family Residential

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

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

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

Section 503.1.1 Buildings and Facilities

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

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

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

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

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

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

Platting

No response provided

Water

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

Park & Recreation

Workflow cleared by Lori Gordon, but no comments provided

Stormwater

Land disturbance is greater than 1 acre, a drainage study will be required before obtaining a grading permit or submitting to IPRC. Grading permit will be required prior to obtaining any building permits. The fence across the drainage easement will need to be reviewed with an encroachment agreement. There will need to be plan profiles showing the vertical distance between the fence poles/concrete footing and the top of the 42" storm pipe. There may also be some minor overland flows, your drainage study should be able to identify those, if overland flows exist, the fence would need to be rod iron.

Transportation & Public Works

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

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

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

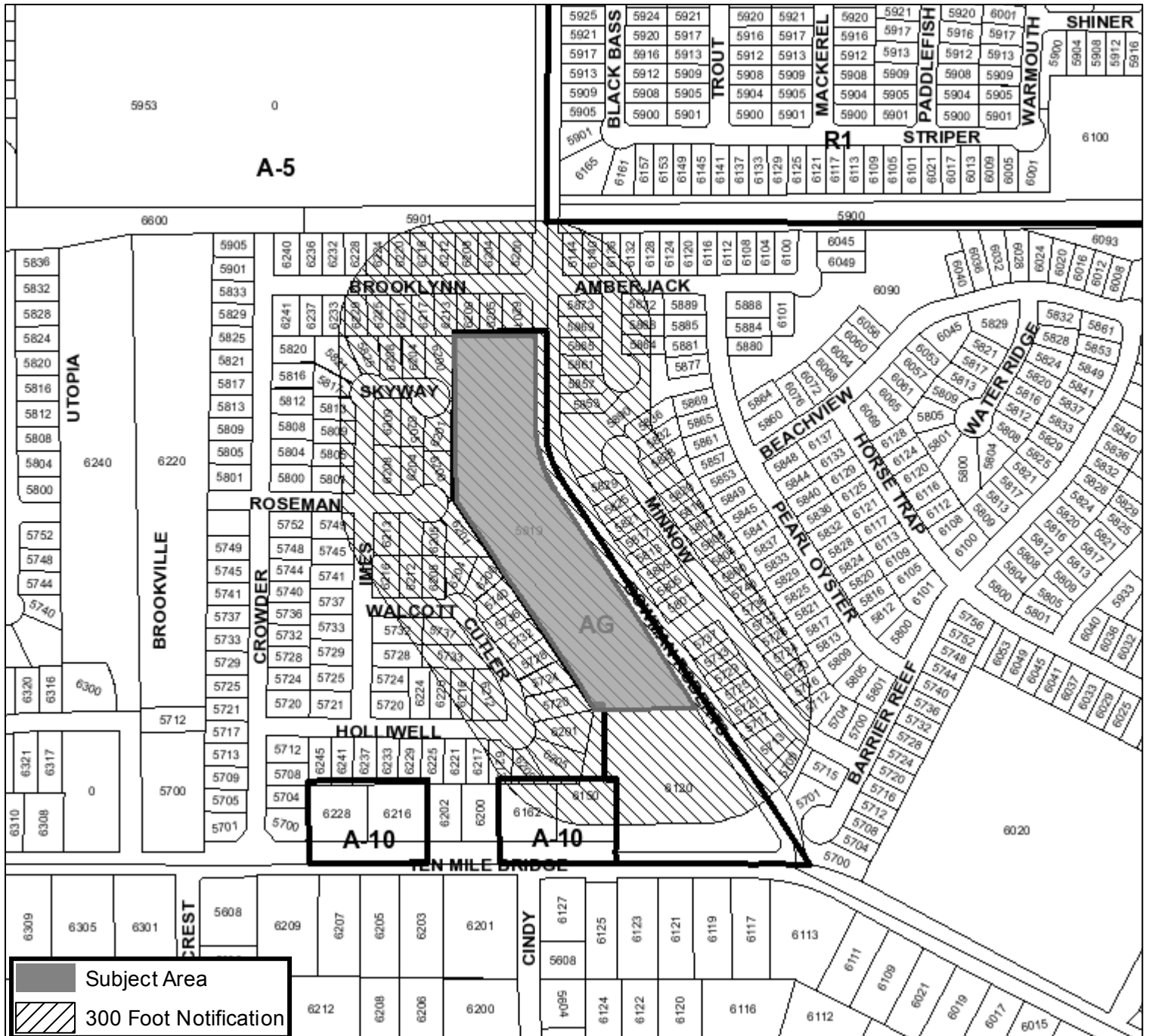
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, Water, and Building Plan Review Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



2023-022

Area Zoning Map

Applicant: C4 Lease/Mary Nell Poole
Address: 5819 Bowman Roberts
Zoning From: AG
Zoning To: PD/D Plus Cottage Community
Acres: 238946.12935533
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 3/22/2023
Contact: 817-392-8043



0 187.5 375 750 Feet

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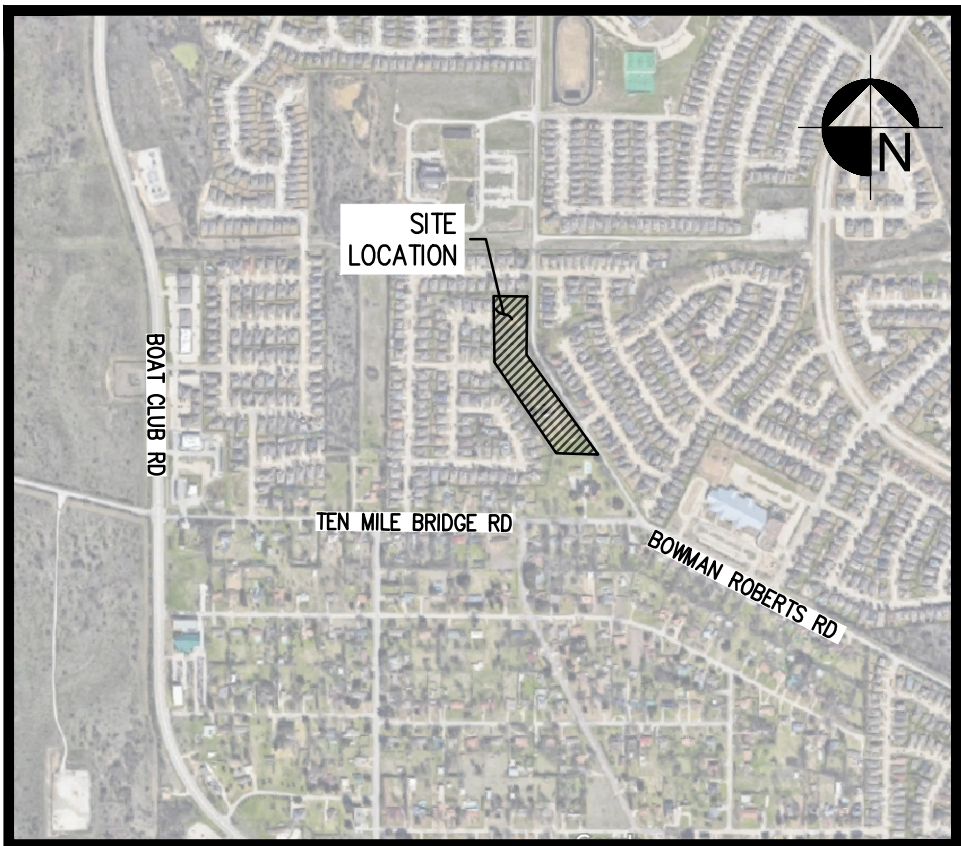
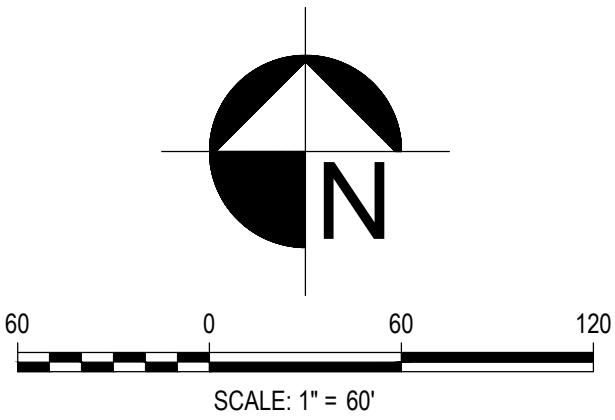
DEVELOPMENT STANDARDS AND GENERAL NOTES:

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

Requirement	"D" Standards	Proposed "PD-D"
Open Space	Minimum 35%	34% (Waiver requested)
Buffer yard / Screening	Where adjacent to one- or two-family districts, a 5' buffer yard and minimum 6' screen fence shall be placed on the property line and should be landscaped per point system PLUS. 3:1 setback based on height, minimum 30'	5' buffer yard and minimum 6' screen fence shall be placed on the property line and landscaped per point system. - Complies Rear yard: 15' (AC units and porches shall be allowed within the setback) Side yard: North 15' (AC units and porches shall be allowed within the setback) Side yard: South 10' (AC units and porches shall be allowed within the setback) (Waiver Requested)
Parking	1 space per bedroom PLUS 1 space per 250 square feet of office/amenity area No parking or driveways shall be provided between a building and a public or private street.	140 spaces allowable - 138 spaces provided - Complies. Allow parking and driveways between a building and a public or private street. (Waiver requested)
Fencing	Fences shall not be located in the area between building facades and the property line. Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades. Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Allow screening fence between building facades and public right-of-way. (Waiver requested)
Interior Fencing	For private residential patios and yards, a fence, railing or low wall may extend beyond the building façade if the following requirements are met: -Fences, railings, and walls shall not exceed 4' in total height as measured from the ground to the top of the fence, railing and/or wall; however, -For elevated residential stoops the total fence, railing and/or wall height shall not exceed 5' total.	Private yards shall be fenced with fencing between 4'-6" tall. (Waiver Requested)
Building Orientation	Buildings located on public streets must face the street.	Allow all buildings along Bowman Roberts to face private street. (Waiver Requested)
Multifamily Design Standards	Submit MFD plan to meet standards	(Waiver Requested)



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

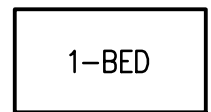


LOCATION MAP
N.T.S.

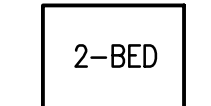
SITE INFORMATION		
SITE AREA		
SITE AREA	5.61 ACRES (244,221 SF)	
EXISTING ZONING	AG	
PROPOSED ZONING	PD/D PLANNED DEVELOPMENT	
PROPOSED LAND USE	SINGLE FAMILY FOR RENT	
RESIDENTIAL SUMMARY		
UNIT TYPE	UNITS	% OF UNITS
ONE BEDROOM (ATTACHED TWO UNITS - 50'x27')	16	26%
TWO BEDROOM - (37'x27')	45	74%
TOTAL: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

LEGEND:

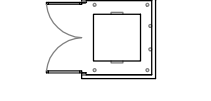
1 BEDROOM DUPLEX. 1- STORY. 2 TOTAL BEDROOMS



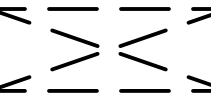
2 BEDROOM DETACHED. 1- STORY. 2 TOTAL BEDROOMS



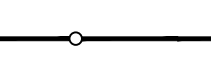
DUMPSTER ENCLOSURE (TO BE SCREENED PER CITY STANDARDS AND THE APPROVED PD FOR THIS PROJECT)



COVERED PARKING (CARPORT)



PROPOSED 6' SOLID WOOD FENCE



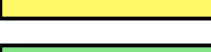
PROPOSED 6' MASONRY FENCE



PROPOSED SIDEWALK



PROPOSED OPEN SPACE



PROPOSED PRIVATE BACKYARD



PROPOSED DRIVE PAVEMENT



ZONING CASE #: ZC-23-022

PRELIMINARY SITE PLAN
FOR
BOWMAN ROBERTS SINGLE FAMILY

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

OWNER/DEVELOPER

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

ENGINEER



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

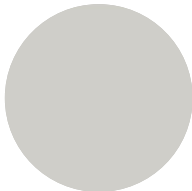
DIRECTOR OF DEVELOPMENT SERVICES

DATE

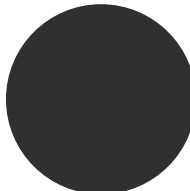
Duplex A
Paint Scheme Specification I



Austin Stacked Stone



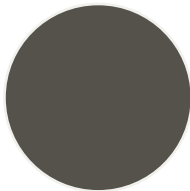
Big Chill SW7648
- B&B



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

The Bowman

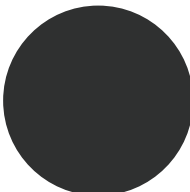
Paint Scheme Specification I



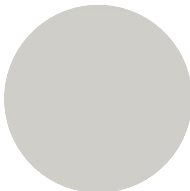
Urbane Bronze SW7048
- Front and Back Door



Extra White SW7006
- Fascia



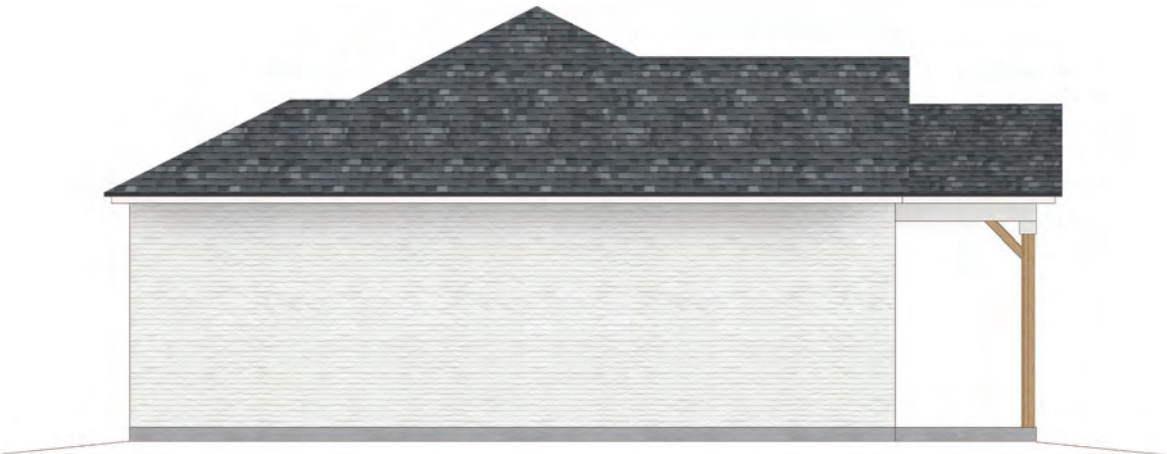
Black Magic SW6991
- Window and Door Trim



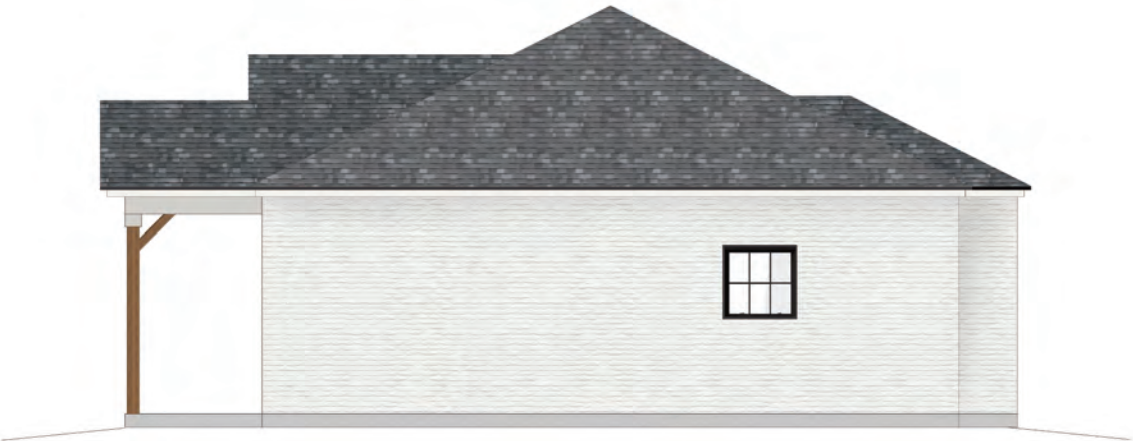
Big Chill SW7648
- B7&B & Adjacent Trim



Austin Stacked Stone



LEFT ELEVATION

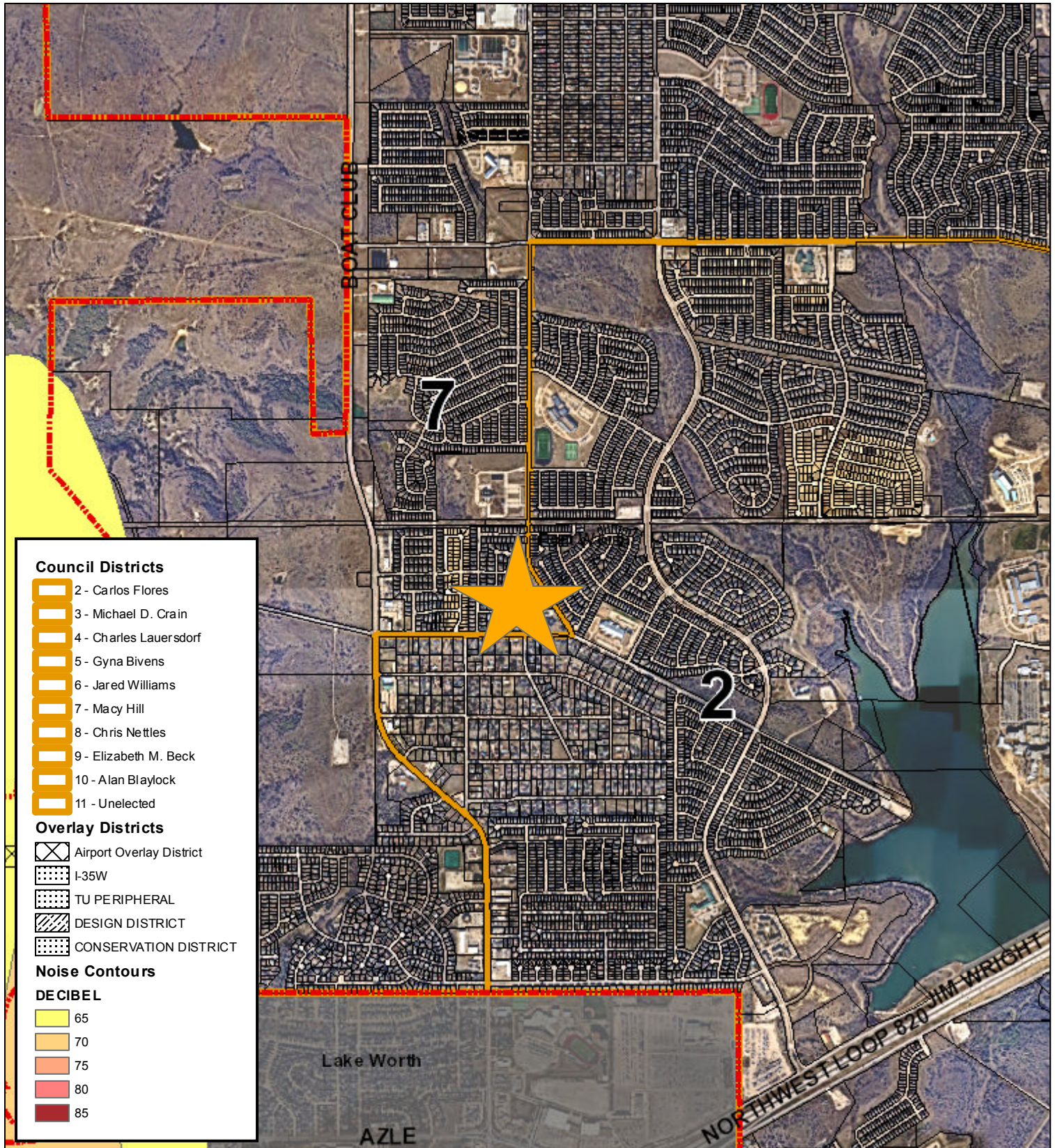


RIGHT ELEVATION

BACK ELEVATION



Area Map

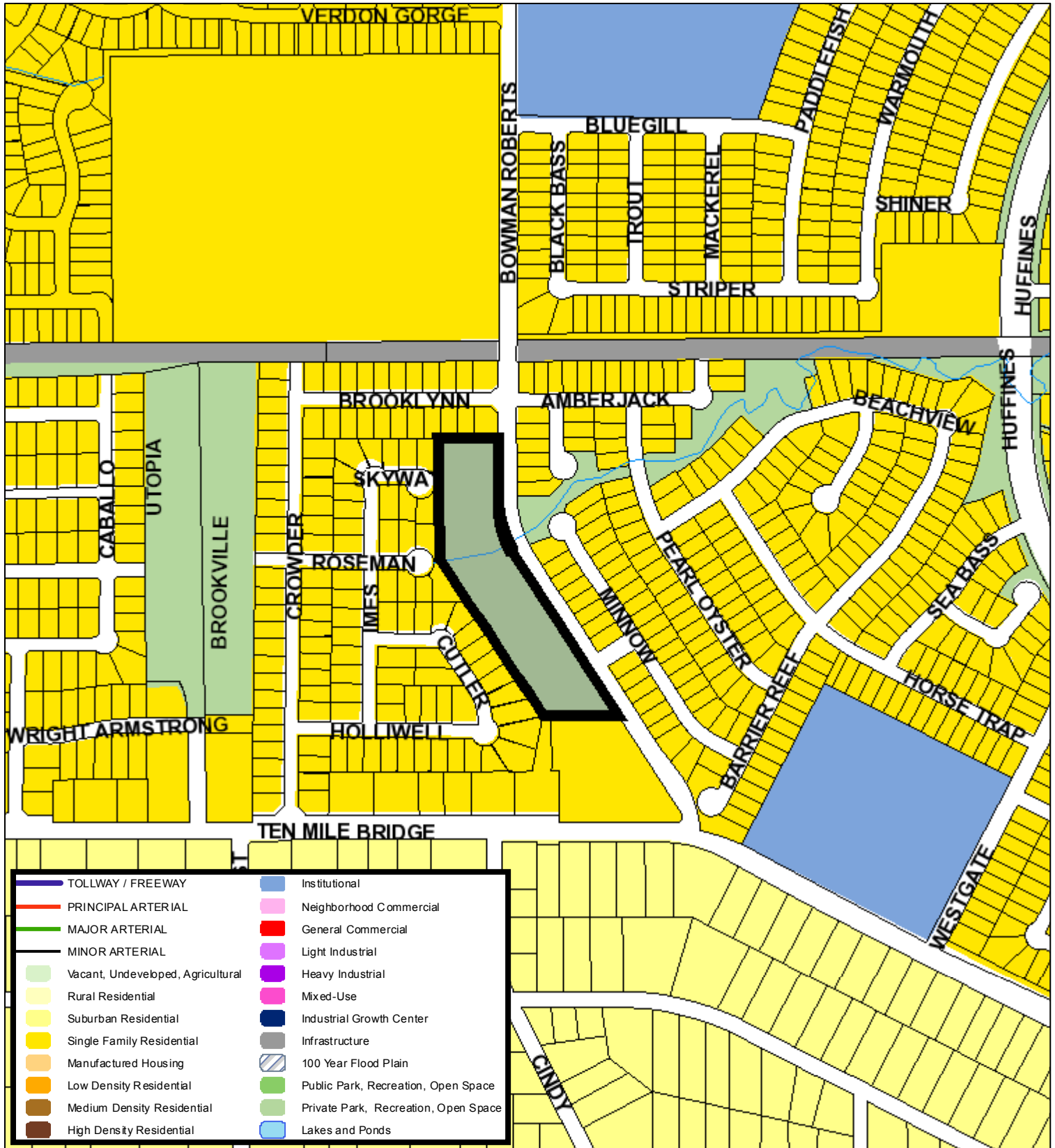


0 1,000 2,000 4,000 Feet



ZC-23-022

Future Land Use



460 230 0 460 Feet

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



Created: 3/10/2023 8:37:20 AM

Aerial Photo Map





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-042

Council District: 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: AMZA OJGH LLC/ Westwood Professional Services

Site Location: 1100 Haltom Road

Acreage: 34.0 acres

Request

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

Request: From: “K” Heavy Industrial

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

Recommendation

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

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

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

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Zoning Staff Report

d. [Site Plan Comments](#)

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

Project Description and Background

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

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

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

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

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

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

While excluding fencing from the floodplain assists with stormwater drainage, all the requested land uses of vehicle, pallet, and construction material storage have now been revised to not encroach into the floodplain and

platted drainage/access easement. The timber wheel stops proposed to separate the semi trucks and trailers from forested areas and floodplain are subject to destruction, as well as decay from the floodplain on the southeastern portion of the lot. Concrete wheel stops are a more appropriate material, due to their durability.

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

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

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

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

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

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

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

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

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

Surrounding Zoning and Land Uses

North “K” Heavy Industrial / Warehouses, outdoor storage

East “K” Heavy Industrial / Automobile salvage yards

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

West “K” Heavy Industrial / Informal outdoor storage

Recent Zoning History

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

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

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

Public Notification

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

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

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

Not located within or near a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

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

Conditional Use Permit has been requested due to code violations for outdoor storage and parking without formal approvals. The site plan contains the issue of flammable wooden pallet storage next to the preserved trees, and a lack of adequate access for the Fire Department. The request to move the screening fence out of the floodplain is appropriate, allowing floodwaters to move freely in the floodplain. The requested land uses for 424 semi-truck parking spots plus construction materials and wooden pallets is more intensive than the surrounding sites. The land uses proposed are industrial uses solely accessed from a street that does not have the capacity to support semi-truck traffic. The applicant is proposing to store materials and park vehicles along the northern property line in a scenic corridor, without adding landscaping to screen the view from passengers traveling on the Trinity Railroad train.

The proposed zoning request **is not compatible** with surrounding industrial land uses, but would be compatible if vegetative screening were added on the northern property line, as well as keeping the flammable wooden pallets from being stored immediately adjacent to the preserved trees.

Comprehensive Plan Consistency – Eastside Sector

The 2023 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. While the requested land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below, the base zoning district exceeds the light industrial designation.

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

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

- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
- Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding.
- Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
- Encourage the protection of mature woodlands, riparian corridors, and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.

However, the proposed zoning is not consistent with the following Comprehensive Plan policies:

- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.

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

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

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

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

Site Plan Comments

Zoning and Land Use

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

1. The gas pipeline easement deed restricts the landowner from constructing a house, building, or other structure on the easement area. The screening fence is a structure and conflicts with this deed restriction. Please determine how the storage areas will be secured and screened in areas if a fence is not allowed. This determination also needs to include the areas where the entrance gate area crosses the gas pipeline easement.
2. The northern 200 feet along the railroad right-of-way is a scenic corridor. Outdoor storage without evergreen landscaping to screen stored materials and vehicles conflicts with the scenic corridor goals.
3. The pallet storage is furthest away from the street that the Fire Department would use for access since a fire lane is not provided. The pallet storage remains immediately adjacent to the preserved trees on the southern side.
4. Remove the fence from the eastern side south of the existing storm drain that is in the floodplain and does not secure the site.
5. The material and pallet storage areas should be enclosed by the fencing, instead of the wheel stops. Please revise the symbol on the eastern and southern sides of the storage areas.
6. Dimension the parking spaces, including ADA parking spaces. Scaling the parking spaces does not show that the passenger spaces are 18 feet deep, nor that the semi trailer spaces would hold a 53-foot trailer.
7. The site has direct residential adjacency, which triggers a minimum number of required parking spaces. Please include a parking calculation table.
8. Add the wheel stop symbol to the legend and move the arrow to label the correct location.
9. Wooden timbers for wheel stop are subject to destruction and decay, especially in the flood plain. Please replace the wood timbers with concrete wheel stops.
10. Remove the note that the existing site conditions will remain as this note is in direct conflict the site plan shown.
11. Any required fire lanes must be constructed with poured concrete, instead of the current crushed gravel surface.

12. Correct “Bank of Creek” label to “Bank of Trinity River” in the inset box.
13. Please spell out the words for HMAC entrance in the legend.
14. Note the Land use and zoning of the surrounding sites, across the railroad tracks to the north, across Haltom Road to the west, and to the south across the Trinity River.
15. Please determine how the required landscaping will be irrigated with either permanent installation for standard landscaping plants or temporary installation for new native plantings.
16. Include a vicinity map.

Stormwater

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

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

Fire

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

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

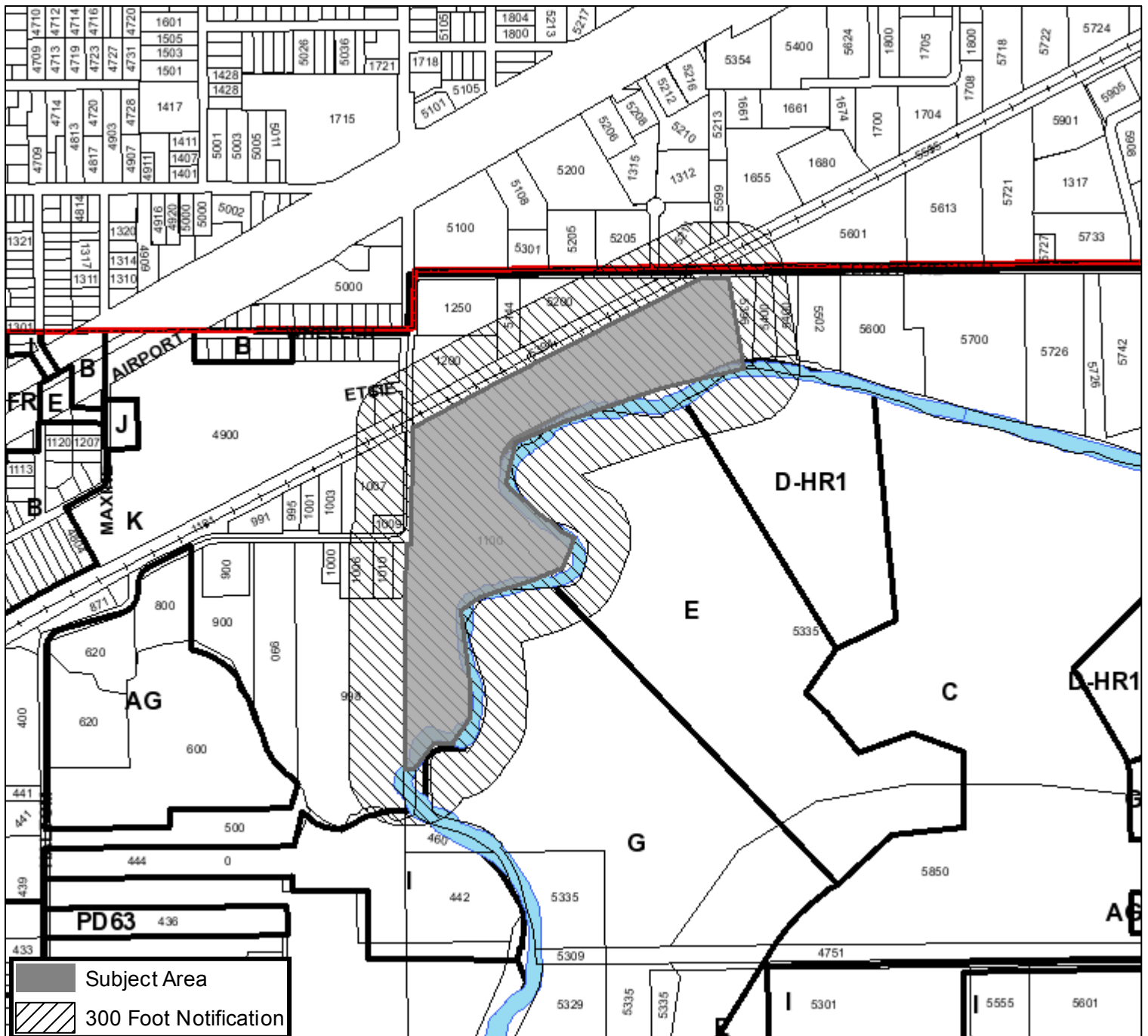




ZC-23-042

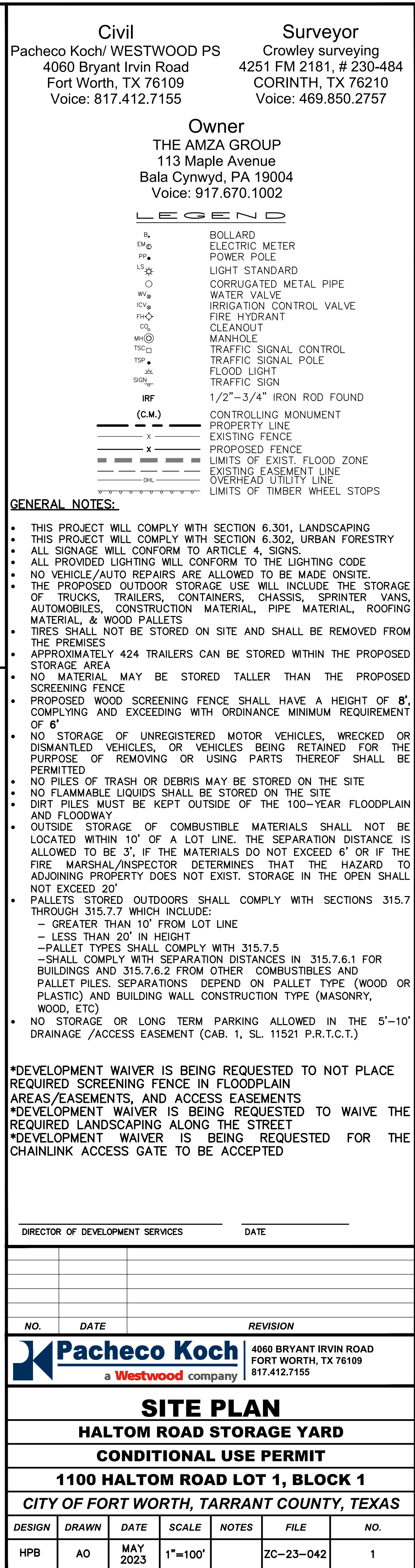
Area Zoning Map

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



0 375 750 1,500 Feet

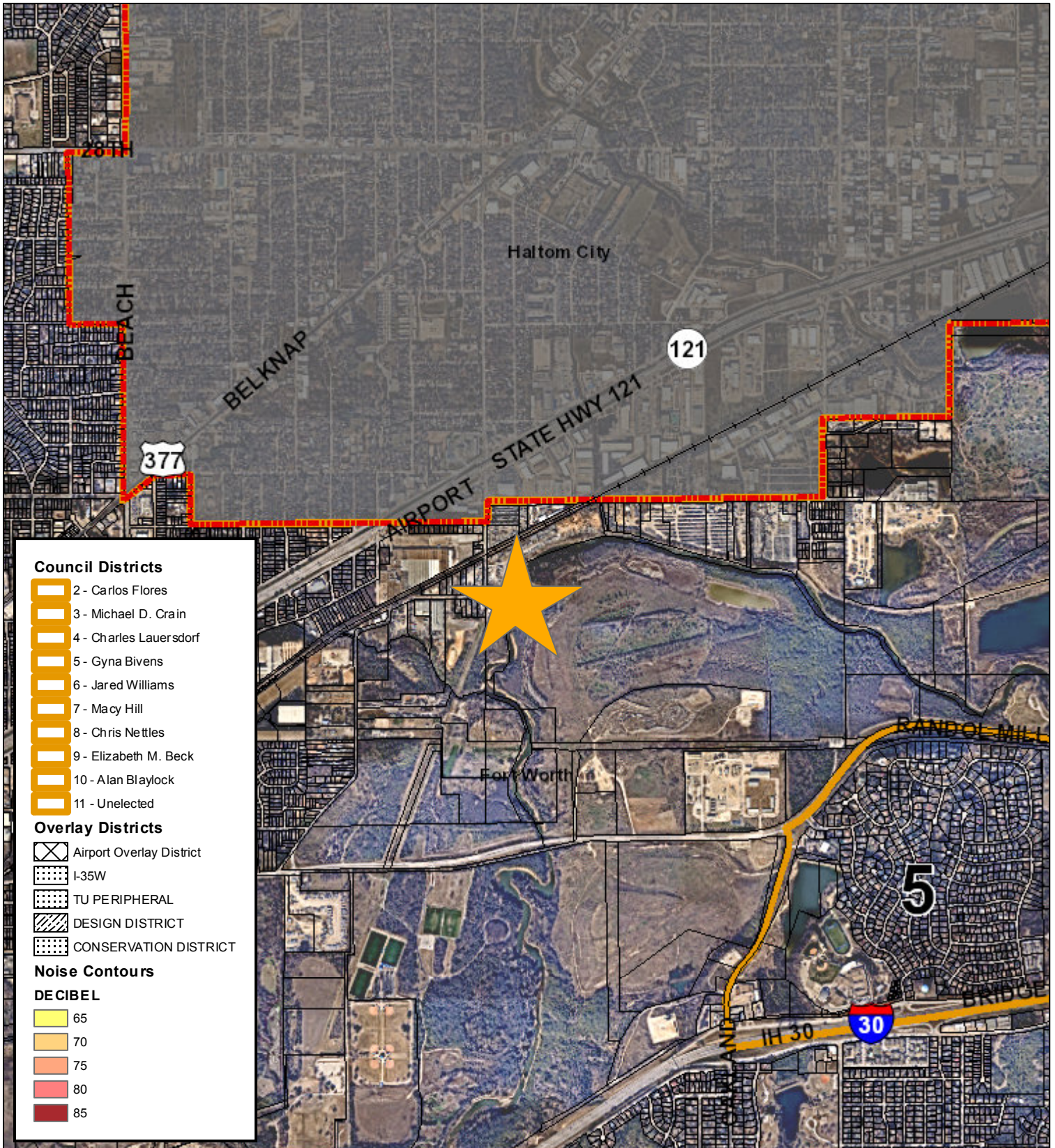
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ZC-23-042

Area Map

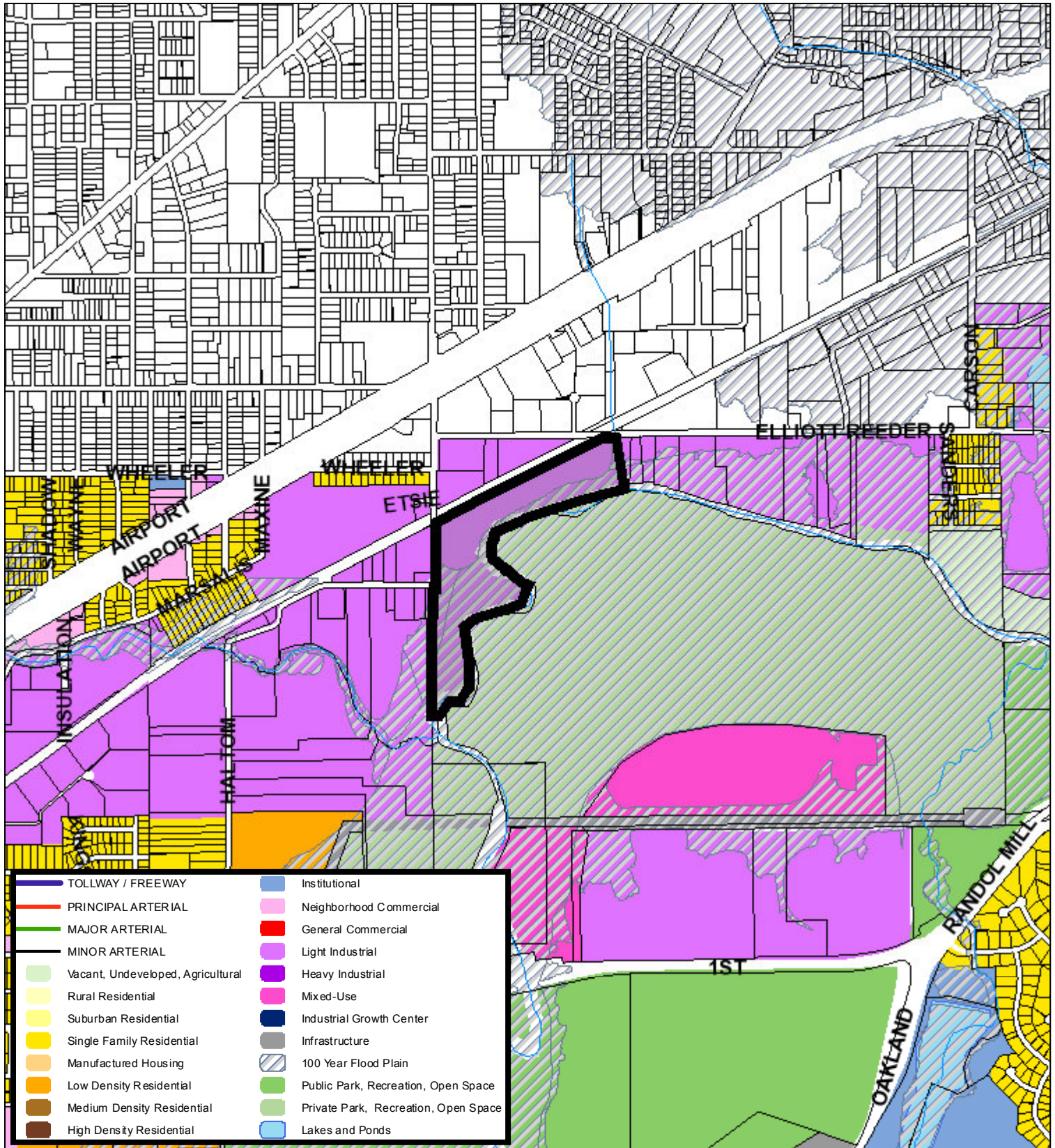


0 1,000 2,000 4,000 Feet



ZC-23-042

Future Land Use



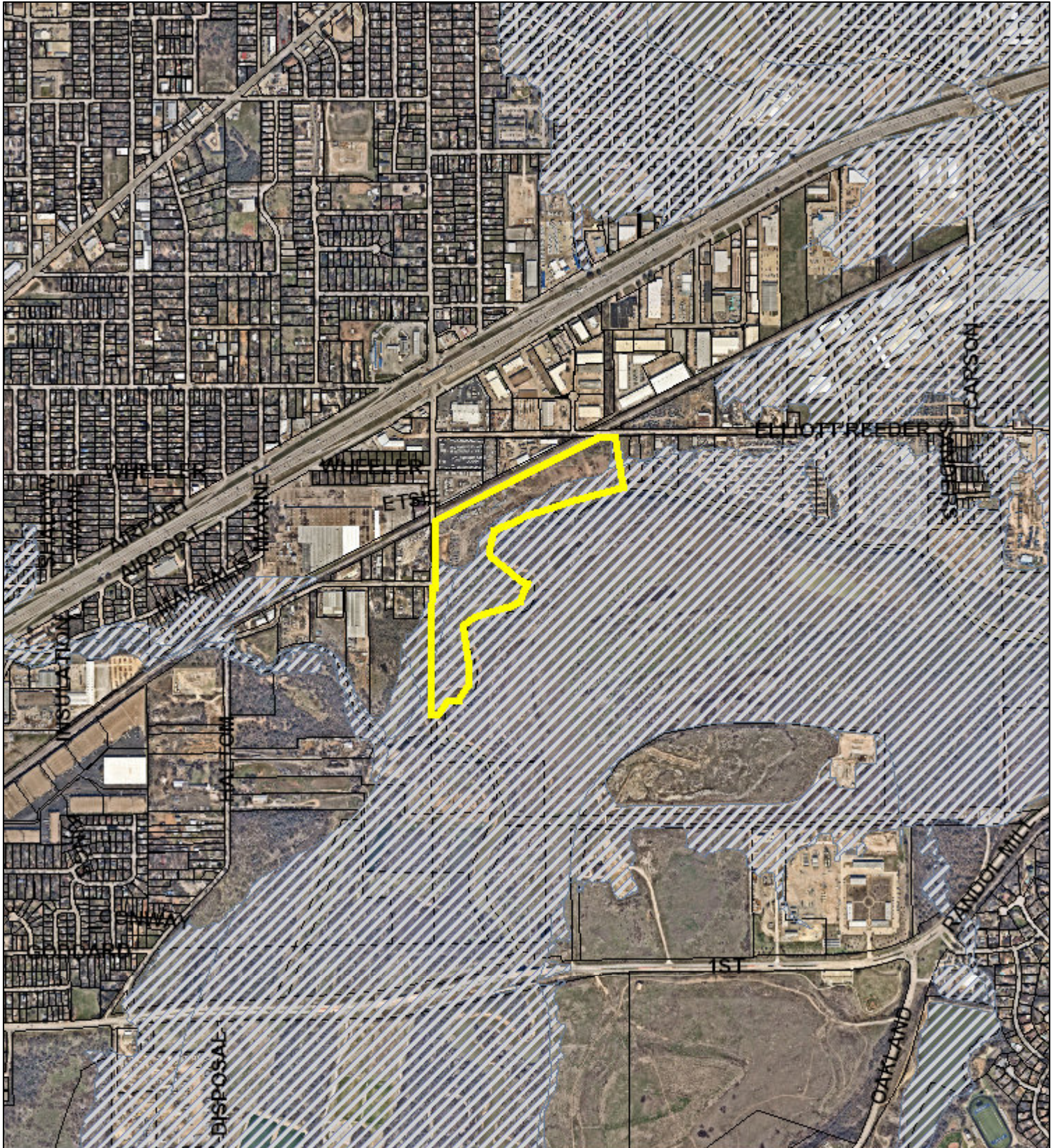
1,100 550 0 1,100 Feet

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



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Aerial Photo Map



0 750 1,500 3,000 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-046

Council District: 10

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: CVS Corporation / Club Carwash

Site Location: 11200 Timberland Boulevard

Acreage: 1.53 acres

Request

Proposed Use: Automated car wash

Request: From: “G” Intensive Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in “G” Intensive Commercial; development waivers for location of accessory structures; 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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8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The proposed site is located at the southeast corner of the North Freeway (I-35W) and Timberland Boulevard. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included.

Automated carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “G” district for a drive-thru carwash facility in an approximately 5,000 sq. ft. building. Self-service vacuum spaces are shown beside the carwash building to the west. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The subject site and the general area surrounding area are designated as General Commercial, except to the southeast where medium density residential uses are located. The site is not located in a scenic corridor, but is located in the I-35W Central Zone design overlay. West of the North Freeway are large industrial uses, whereas the auto-oriented commercial uses south of the site are in a smaller corridor only one lot deep. The vacant properties to the east are also generally one lot deep of commercial zoning, before transitioning to residential zoning. Timberland Boulevard is classified as a neighborhood connector, instead of a more intensive roadway.

While a carwash is not permitted in the “G” zoning district near residential uses by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. The site is surrounded by commercial uses or zoning, with the exception of an existing apartment complex to the southeast. More apartment complexes are found past the adjacent vacant lot to the east.

The site plan shows 22 vacuum stalls in front of the building, and the payment kiosks behind the building. The car wash dryer has been revised to face towards the north, away from the multifamily uses. This residential use is approximately 30 feet from the closest boundary of the rezoning case, without an intervening building to block the sound. Because the site is directly adjacent to other commercial zoning, no screening fence or additional landscaping is required.

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:

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

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

Requirement	Development Standard	Proposed CUP
Car vacuum placement	Accessory structures to be behind front wall of building	Car vacuums are placed in front of the building (<i>This item is requesting a Development Waiver</i>)
Dumpster placement	Accessory structures to be behind front wall of building	Dumpster is placed in front of the building (<i>This item is requesting a Development Waiver</i>)

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Vacant land

East “C” Medium Density Multifamily, “G” Intensive Commercial / Apartment Complex and vacant land

South “G” Intensive Commercial and “PD 1084” Planned Development for “D” High Density Multifamily / Apartment complex and auto-oriented uses

West “J” Medium Industrial/ North Freeway (I-35W) and warehouses

Recent Zoning History

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

Public Notification

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

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

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

* This Neighborhood Association is closest to the subject property.

Development Impact Analysis

Land Use Compatibility

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

The proposed zoning request **is compatible** with surrounding land uses due car wash dryer facing away from the residential uses and the vacuums being located furthest away from the residential buildings, although the accessory uses are in front of the building. The heavy landscaping around the dumpster and on the berm help shield the unattractive accessory uses.

Comprehensive Plan Consistency – Far North

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

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

The revised rezoning request is now compatible with the following Comprehensive Plan policy:

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

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

Economic Development Plan

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

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

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

Site Plan Comments

Zoning and Land Use

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

1. The owner’s name does not match on the lower right corner and does not match the application form’s listed owner. Please use the current owner’s name listed in the appraisal district records.
2. Add the zoning case number ZC-23-046 to the lower right corner.
3. Label the other use of the building that is not the car wash tunnel.
4. The dumpster and vacuums are in front of the I-35 building frontage. Either move these items to be behind the front building wall or **note in bold that development waivers are being requested for accessory structures to be in front of the building. Each type of structure will be a separate development waiver that incurs a fee.**
5. More clearly label the adjacent access easement to the south and east.

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



ZC-23-046

Area Zoning Map

Applicant: CVS Corporation / Club Carwash
Address: 11200 Timberland Boulevard
Zoning From: G
Zoning To: Add Conditional Use permit for automated carwash
Acres: 1.52942993
Mapsc0: Text
Sector/District: Far North
Commission Date: 5/10/2023
Contact: 817-392-8190



0 105 210 420 Feet

Created: 4/23/2023 7:45:48 PM

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 5/31/2023 8:36 AM
 LOCATION: \\CM-FS01\PUBLIC\PROJECTS\MARKETING\CLUB CARWASH - FORT WORTH TIMBERLAND\CADD\SHEETS\SP-1 ZONING SITE PLAN.DWG
 LAST SAVED: 5/31/2023 8:36 AM

- NOTES:
- "G" INTENSIVE COMMERCIAL: ALL USES PERMITTED IN "F", WITH MAXIMUM 12-STORY/120 FT. HEIGHT.
 - LANDSCAPING SHALL COMPLY WITH THE SECTION 6.301 LANDSCAPING *AREAS WHICH ARE NOT PAVED OR A SIDEWALK ARE TO BE LANDSCAPED.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY AS REQUIRED.
 - PAVEMENT TO BE CONCRETE.
 - SITE PLAN SIGNAGE SHALL COMPLY WITH SECTION 6.400.

- ANY PARKING LOT LIGHTING OR BUILDING LIGHTING WILL CONFORM TO THE LIGHTING CODE AND SHALL BE DIRECTED AWAY AND DOWNWARD FROM THE RESIDENTIAL DISTRICT.
- PROPOSED DUMPSTER ENCLOSURE TO BE 6'-0" IN HEIGHT. ENCLOSURE EXTERIOR TO BE MASONRY.
- HOURS OF OPERATION ARE 7:00 AM - 7:00 PM / 8:00PM (DURING DAYLIGHT SAVINGS)

SITE DATA TABLE							
ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE	VACUUM SERVICE PARKING	TOTAL PARKING PROVIDED
G (CAR WASH)	1.53	66,505	5,000	29' - 1"	7.52%	23 SPACES	28 SPACES

PARKING TABLE				
WASH BAY	VEHICLE PER BAY	PARKING RATIO	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
1	5	5 SPACES PER VEHICLE IN BAY	25 SPACES	28 SPACES

OWNER:
 CLUB CARWASH
 1591 E. PRATHERSVILLE
 COLUMBIA, MO 65202
 PH: 573.999.5178
 CONTACT: J. BARNES

SURVEYOR:
 EAGLE SURVEYING
 222 SOUTH ELM ST., SUITE #200
 DENTON, TX 76201
 PH: 940.222.3009
 CONTACT: MASON DECKER

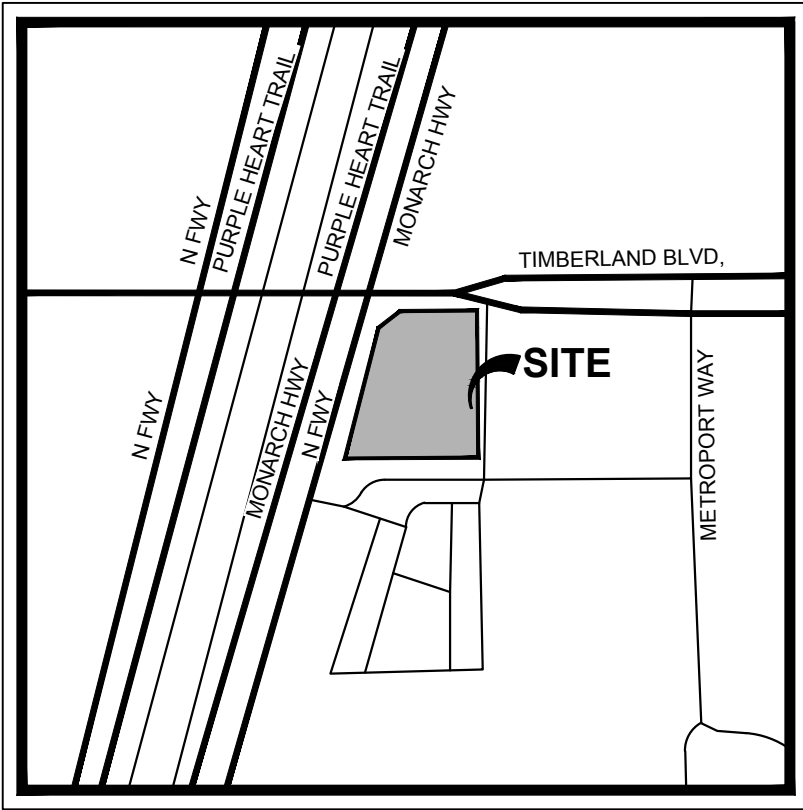
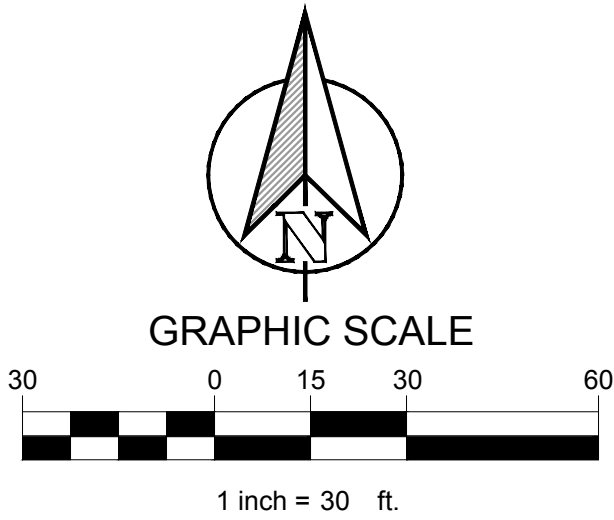
ZONING: J
 LAND USE: INDUSTRIAL

ZONING: G
 LAND USE: VACANT

ZONING: G
 LAND USE: VACANT

ZONING: PD 1084
 LAND USE: APARTMENTS (UNDER CONSTRUCTION)

ZONING: G
 LAND USE: CAR DEALERSHIP



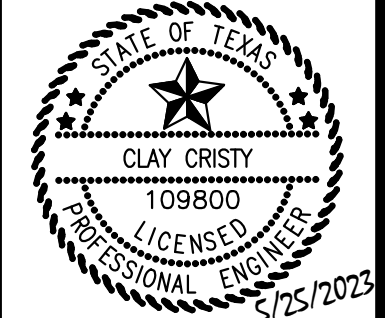
VICINITY MAP
N.T.S.

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

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

ZONING CASE ZC-23-046

DIRECTOR OF DEVELOPMENT SERVICES	
DATE _____	
CLUB CAR WASH 11200 TIMBERLAND BLVD. FORT WORTH, TX 76177	
OWNER:	
CVS CORPORATION 1 CVS DRIVE WOONSOCKET, RI 02895	
ENGINEER:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76092 PH: 817.281.0572 CONTACT: CLAY CRISTY, P.E.	
LEGAL DESCRIPTION:	ZONING:
LOT 1, BLOCK 2 MORIAH AT TIMBERLAND ADDITION	G -INTENSIVE COMMERCIAL



CLUB CARWASH
 11200 TIMBERLAND BLVD.
 FORT WORTH, TX 76177

ZONING SITE PLAN

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

SHEET

SP-1

File No. 2023-

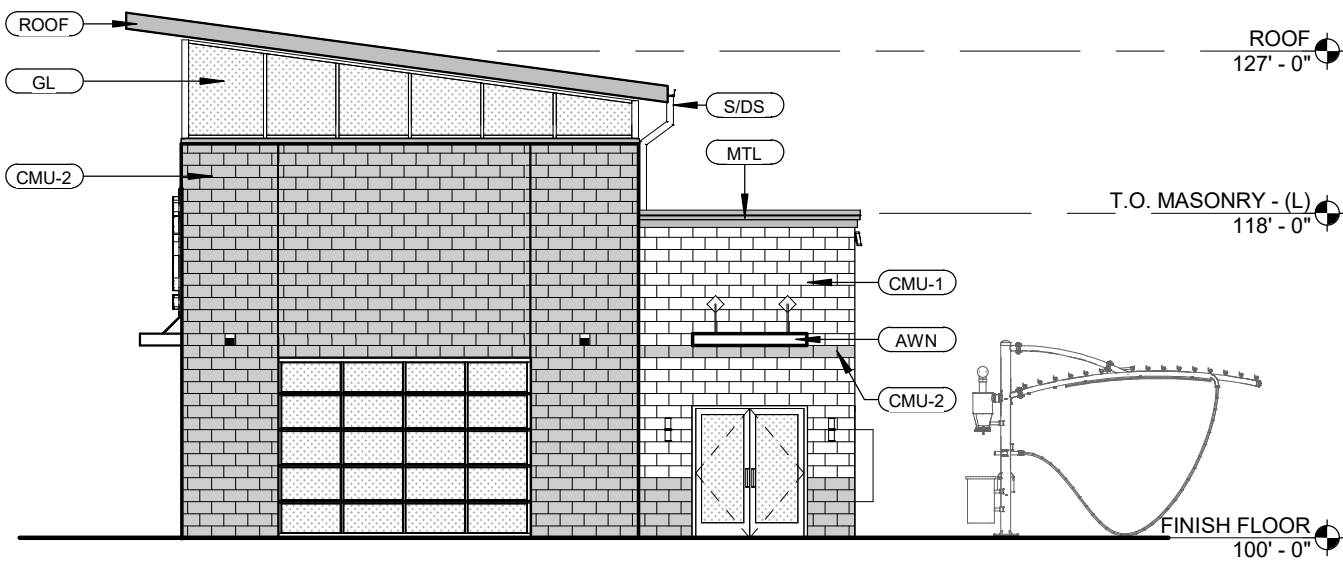
ZONING CASE #:

EXTERIOR COLOR PALETTE			
<div></div>	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Ivory	<div></div>	STOREFRONT COLOR: Black Painted
<div></div>	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK COLOR: Slate	<div></div>	SCUPPERS, DOWNSPOUTS, AND METAL COPINGS COLOR: Kynar Finish Matte Black
		<div></div>	METAL AWNINGS COLOR: Red

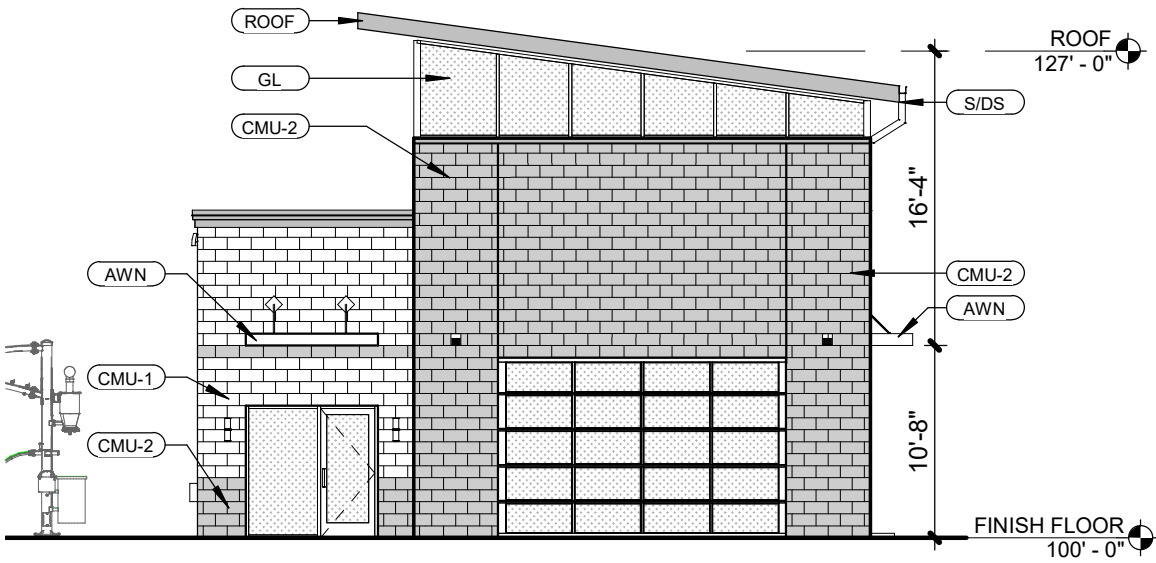


CLUB CAR WASH RENDERING



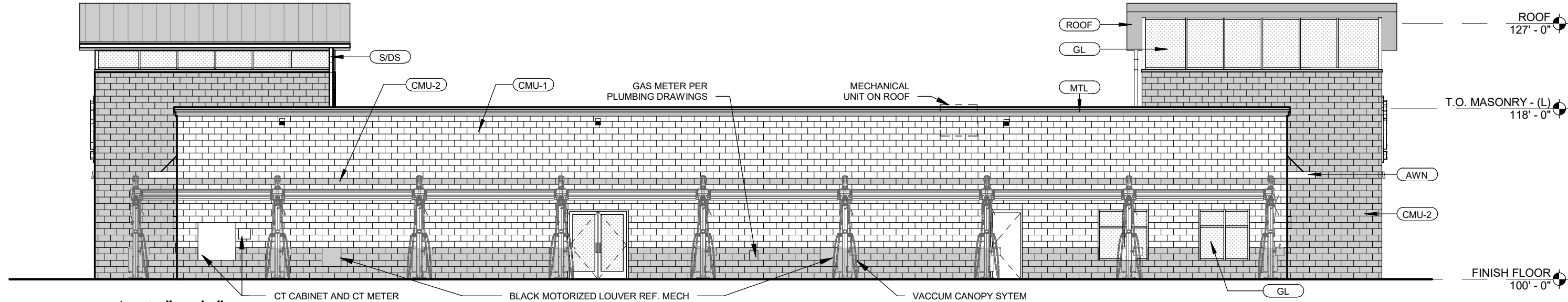


NORTH ELEVATION | 3/32" = 1'-0"

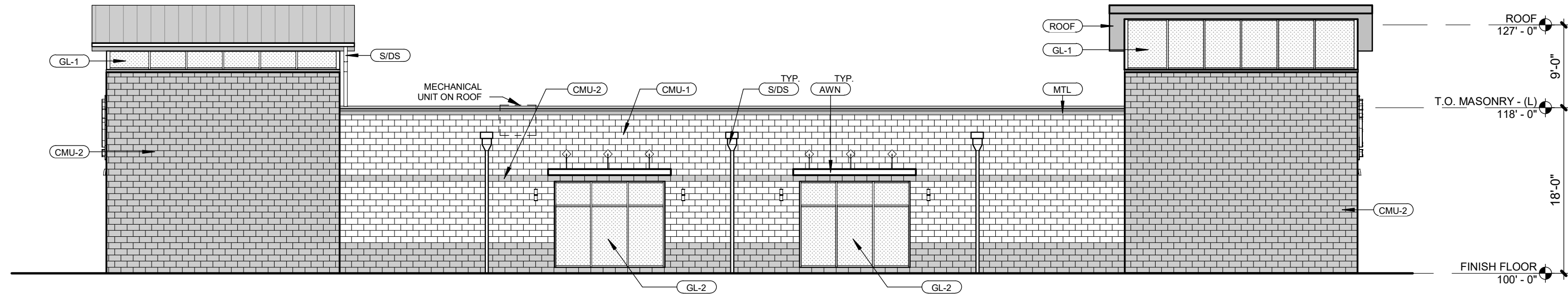


SOUTHELEVATION | 3/32" = 1'-0"

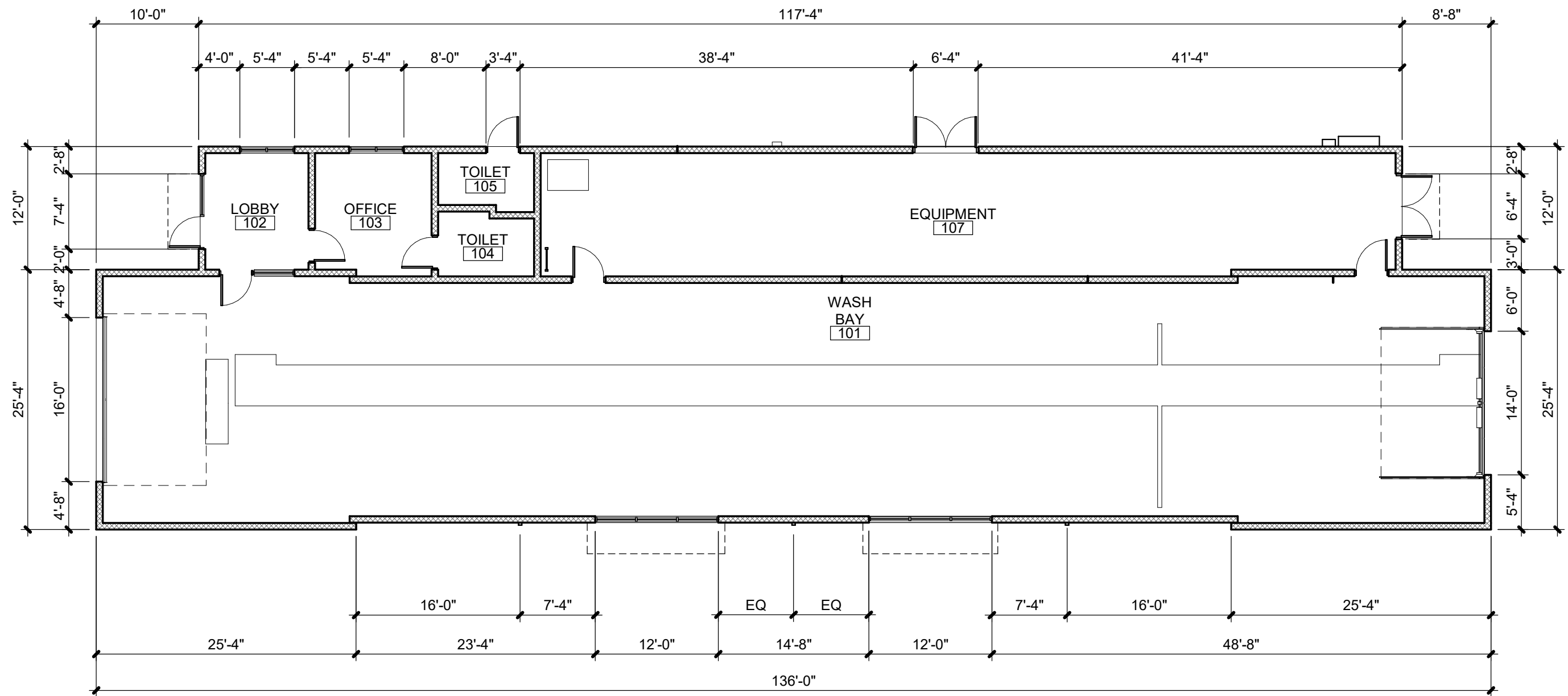
EXTERIOR MATERIAL LEGEND	
CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
GL-1	2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
GL-2	2"x2 1/4" Thermal Storefront Framing in Black Painted Aluminum, w/ 1/4" LOW-E SPANDREL Glazing Unit
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Matte Black)
S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) LOCATED BEYOND PARAPET, NOT VISIBLE ON ELEVATIONS STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)



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



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



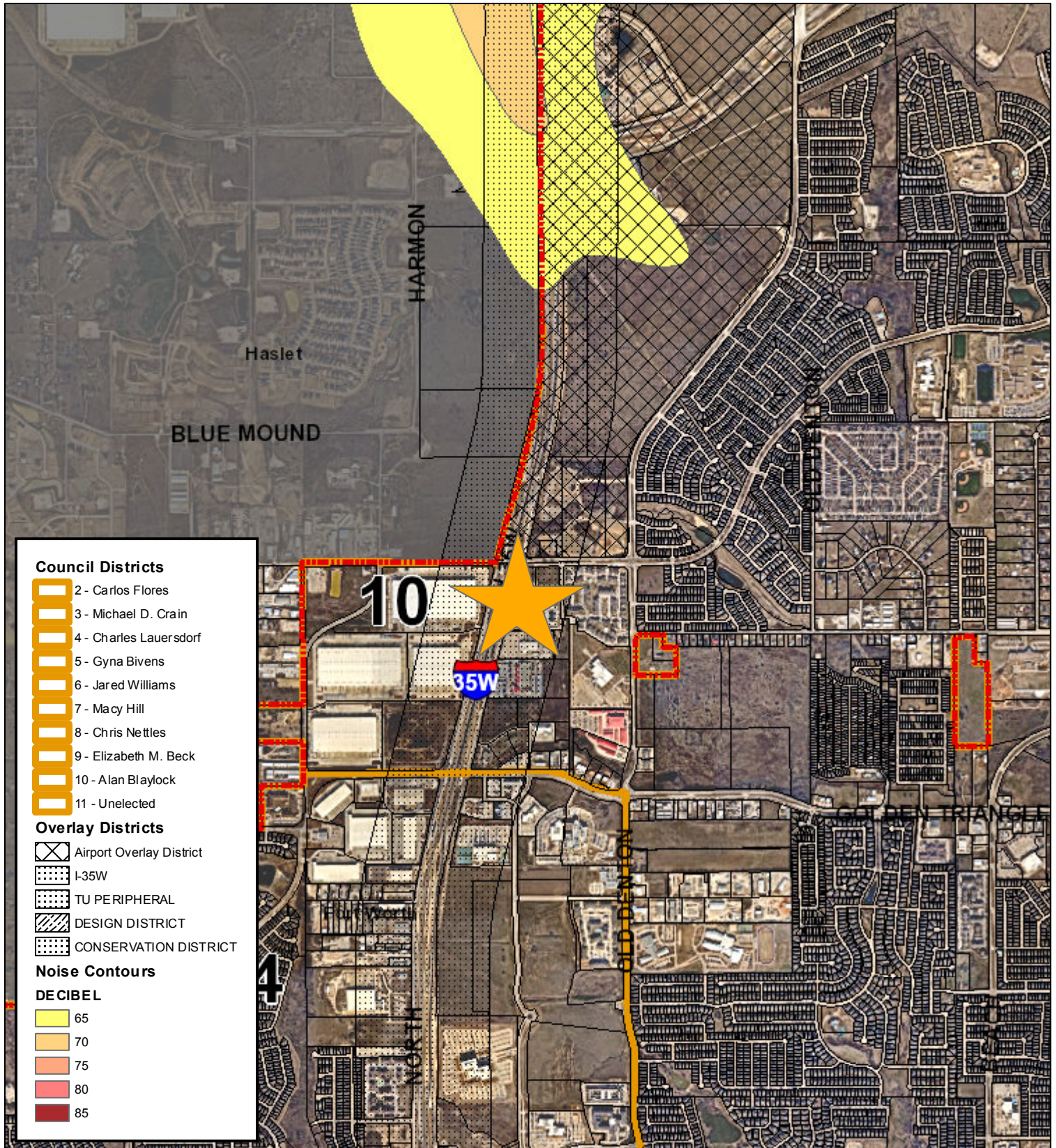
FLOOR PLAN





ZC-23-046

Area Map

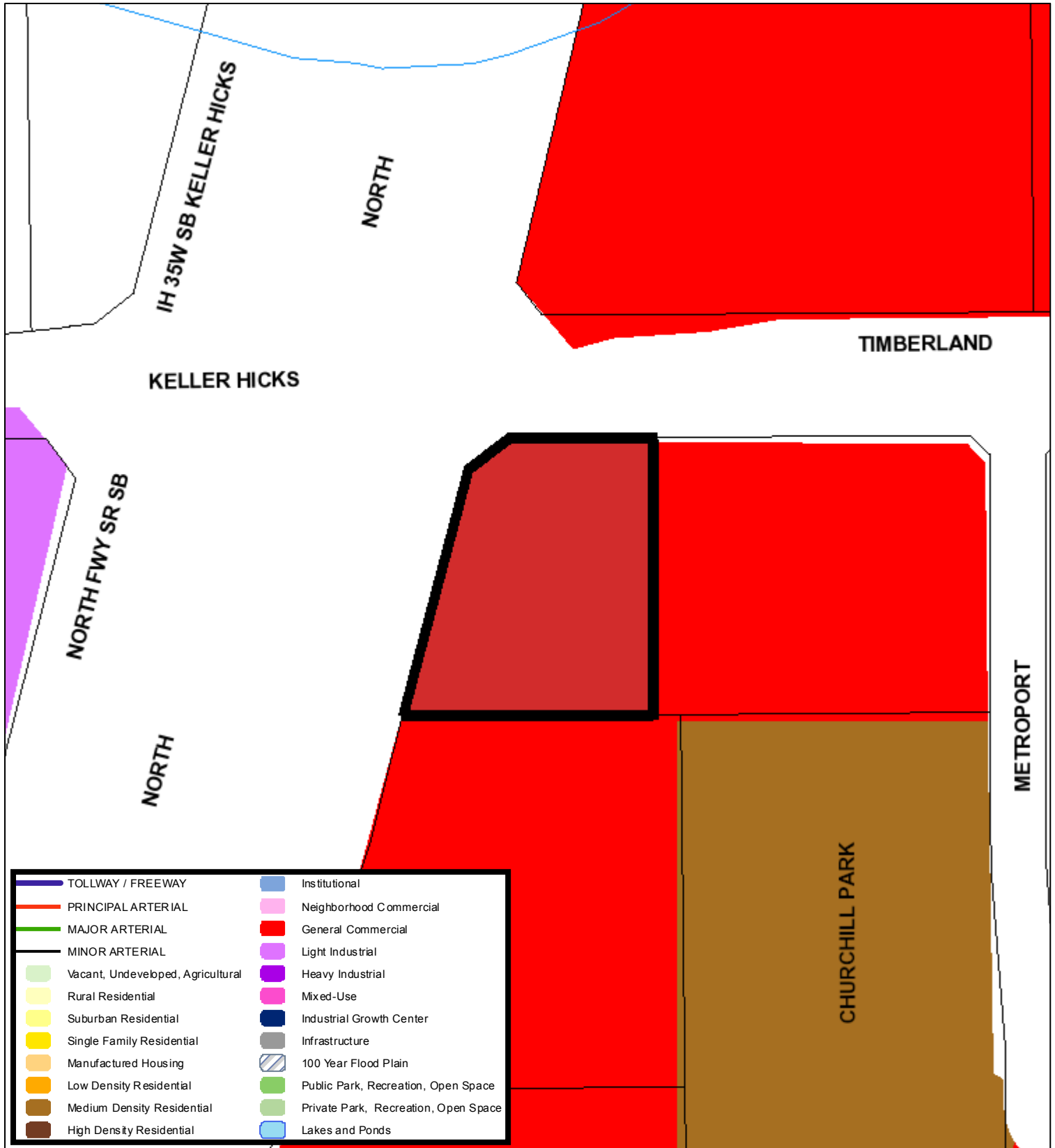


0 1,000 2,000 4,000 Feet



ZC-23-046

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.

Created: 4/23/2023 7:46:26 PM



ZC-23-046

Aerial Photo Map



0 90 180 360 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-059

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Alondra Salas Beltré](#)

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

Site Location: 6900 Bowman Robert Road

Acreage: .33 acres

Request

Proposed Use: Adult Daycare

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

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
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9. Aerial Photograph
10. Site Plan

Project Description and Background

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

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

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

Surrounding Zoning and Land Uses

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

Recent Zoning History

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

Public Notification

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

Organizations Notified	
Villages of Eagle Mountain HOA	Marine Creek Hills NA

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

Development Impact Analysis

Land Use Compatibility

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

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

Comprehensive Plan Consistency – Far Northwest

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

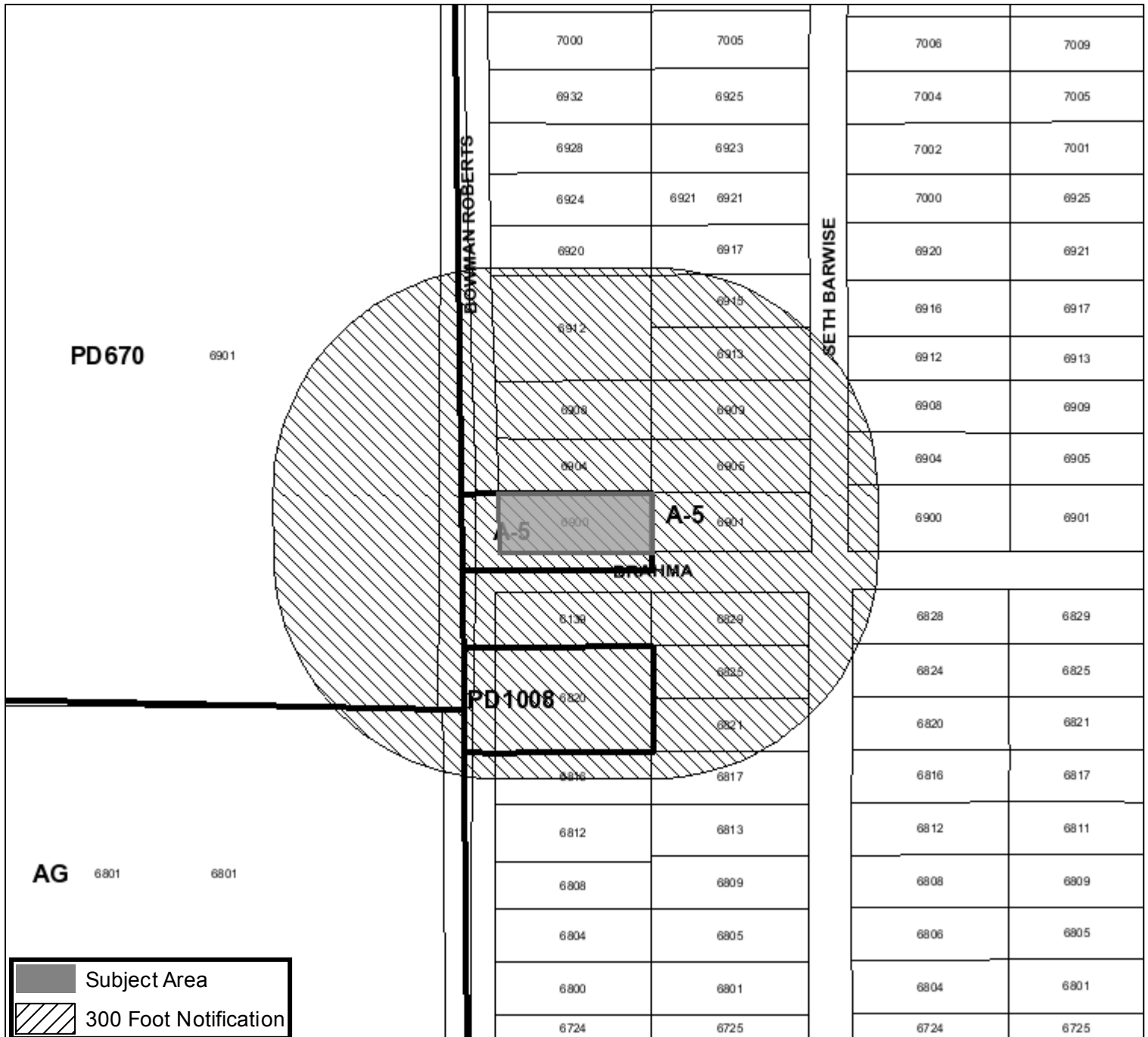
- Encourage the reuse of vacant buildings



ZC-23-059

Area Zoning Map

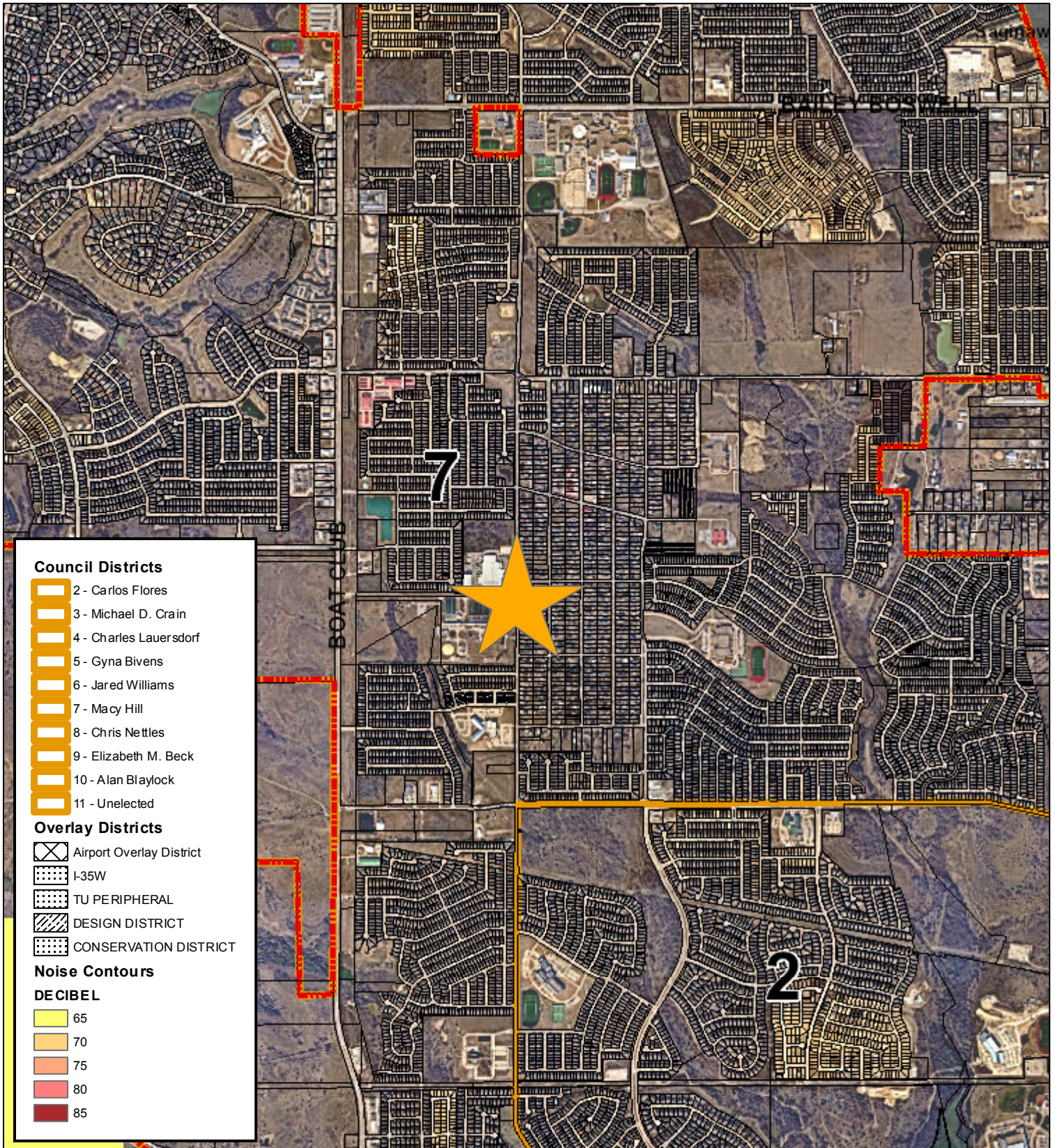
Applicant: Farid Farooji
Address: 6900 Bowman Roberts Road
Zoning From: A-5
Zoning To: E
Acres: 0.36749971
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 5/10/2023
Contact: null



0 95 190 380 Feet

Created: 4/23/2023 7:45:52 PM

Area Map

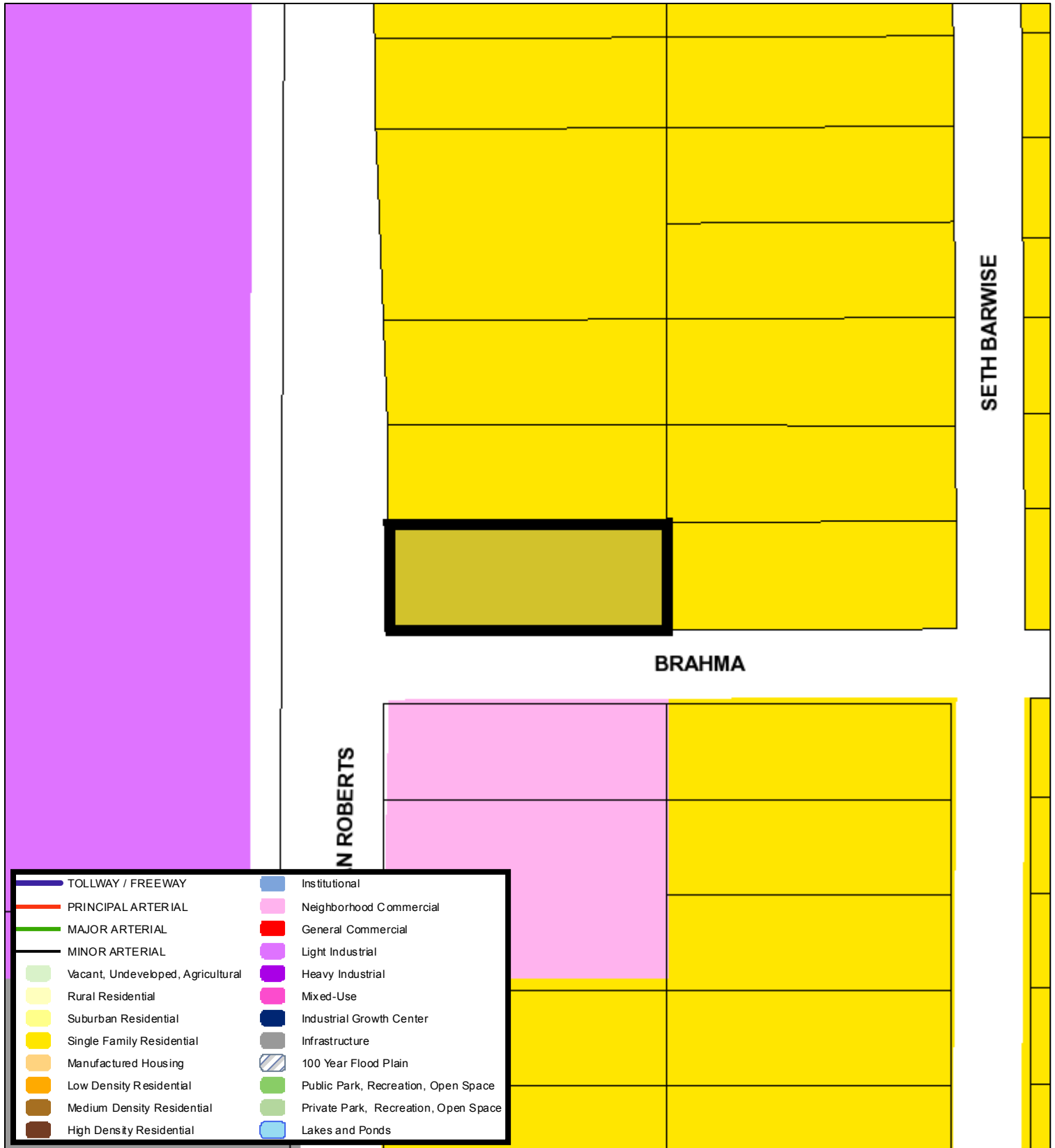


0 1,000 2,000 4,000 Feet



ZC-23-059

Future Land Use



100 50 0 100 Feet

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





ZC-23-059

Aerial Photo Map



0 62.5 125 250 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-067

District: 2

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Angelina Tate / Anastasia and Theodore Phiripes

Site Location: 4570 White Settlement Road

Acreage: 2.95 acres

Request

Proposed Use: Urban Residential

Request: From: “E” Neighborhood Commercial

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Denial**

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Project Description and Background

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

4570 White Settlement Rd

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

4500 White Settlement Rd

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

This case was continued due to several neighborhood concerns. The applicant will update the Zoning Commission on progress with discussions.

Surrounding Zoning and Land Uses

Parcel 4570

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

Parcel 4500

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

Recent Zoning History

- None

Public Notification

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

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

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

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

Development Impact Analysis

Land Use Compatibility

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

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

Comprehensive Plan Consistency

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

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

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

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

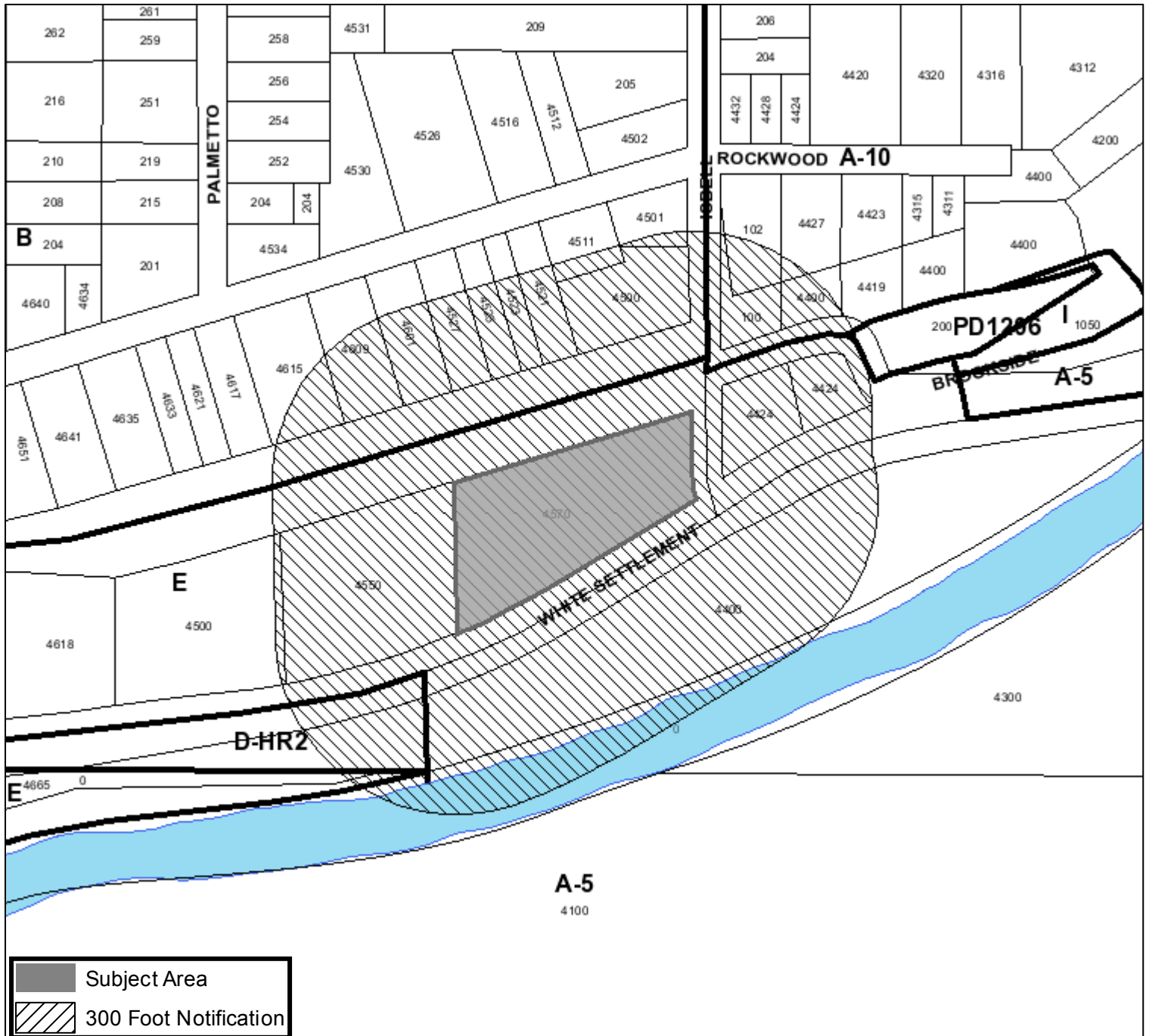
Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comp. Plan.



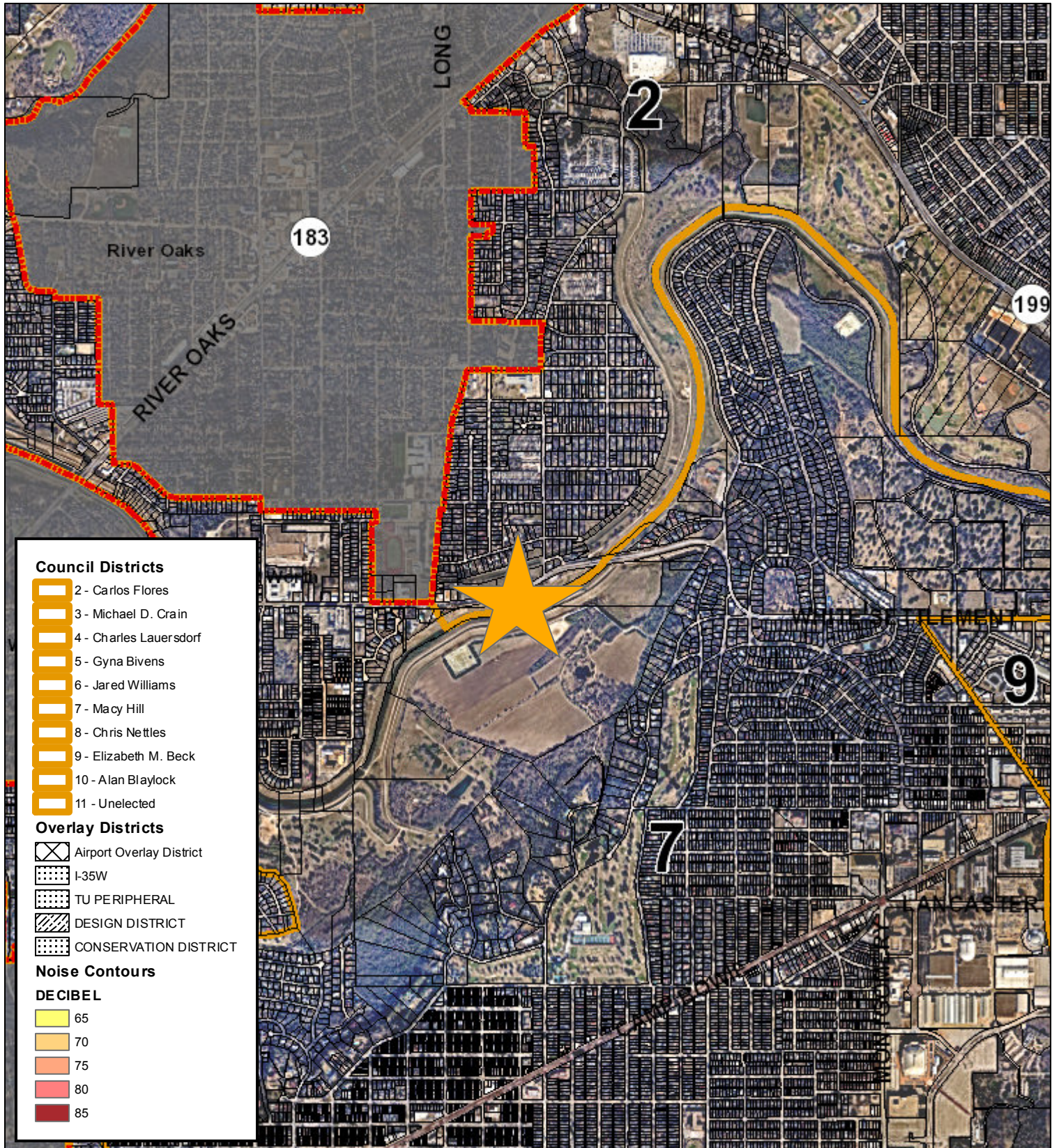
ZC-23-067

Area Zoning Map

Applicant: Angelina Tate/Anastasia Phirippes
Address: 4750 White Settlement Road
Zoning From: E
Zoning To: UR
Acres: 1.87104455
Mapsc0: Text
Sector/District: Northside
Commission Date: 6/14/2023
Contact: null



Area Map

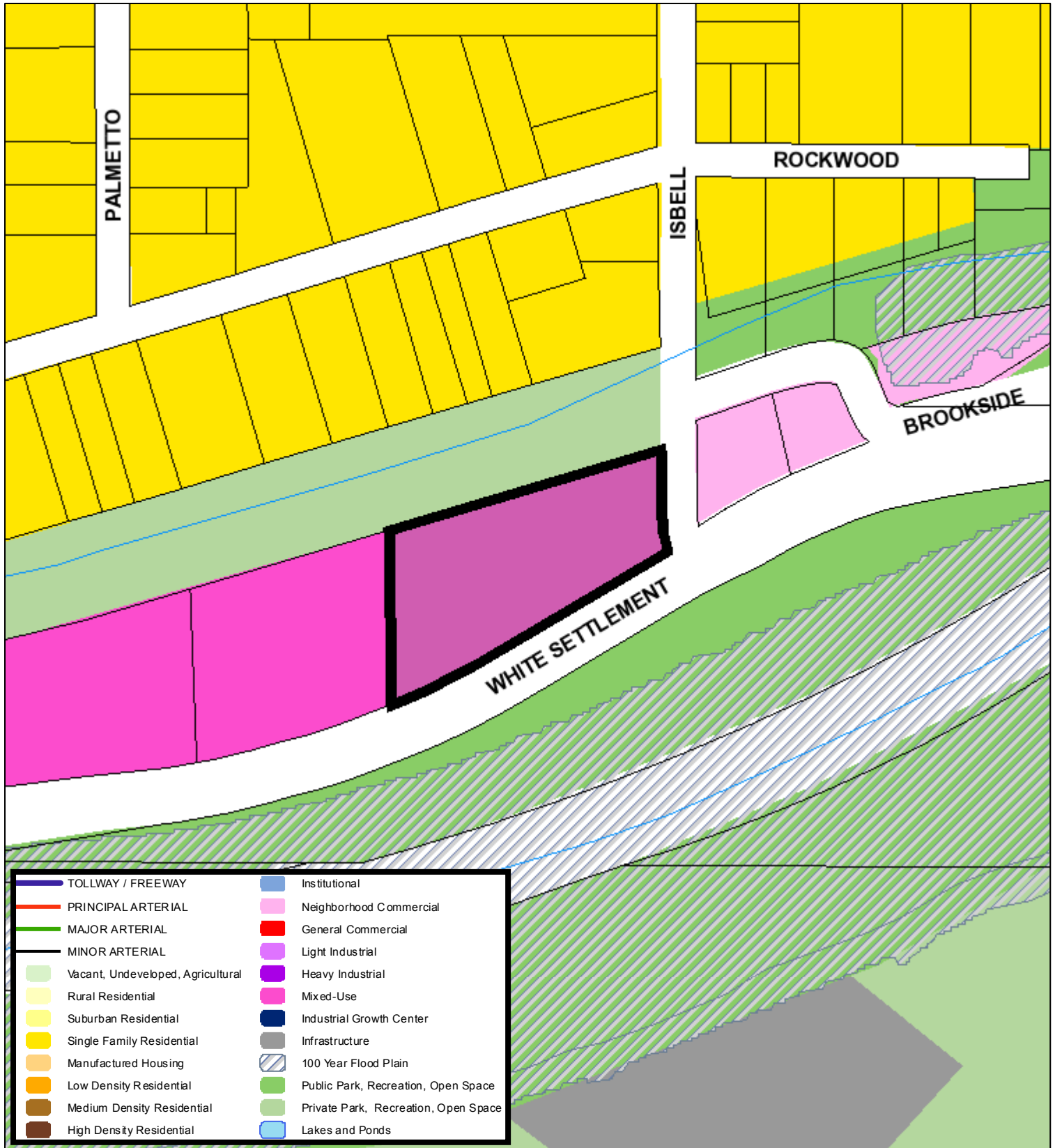


0 1,000 2,000 4,000 Feet



ZC-23-067

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.





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-020

Council District: 8

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Generation Housing Partners, LLC/Hitek Investment Group LLC

Site Location: 7500 Crowley Rd

Acreage: 7.2 acres

Request

Proposed Use: Multifamily plus day care/kindergarten

Request: From: “FR” General Commercial Restricted

To: “PD/C Planned Development for all uses in C Medium Density Multifamily plus day care/kindergarten with development standards for parking in front of the building, fencing in front of the building, and building orientation; site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change is **not consistent (Significant Deviation)**

Staff Recommendation: **Approval**

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Project Description and Background

This property is situated along Crowley Road just north of Sycamore School Rd. The applicant is proposing to rezone to accommodate the construction of multifamily and a daycare/kindergarten. The following is the narrative provided by the developer:

“The purpose of this application is to request the zoning be changed to Medium Density Residential District, and to allow for a pre-kindergarten use to be allowed on the property within the multifamily building. Under the base zoning district standards, these two uses are not permitted by-right within one single zoning district, thus requiring the need for a planned development to allow for a mixture of uses.

This Pre-Kindergarten use will be within the multifamily building, but it is not intended to be an exclusive use for those living on the property. This use shall also serve the residents within the community. Residents living on the property will also have access to a variety of amenities, as well as classes about health, tax preparation, technology and how to utilize it, and lastly the benefits of home ownership.”

The 7.2-acre site which is currently zoned “FR” General Commercial Restricted and is proposed to be rezoned as a “PD” Planned Development with a base zoning district of “C” Medium Density Multifamily. A total of 96 units are included in the development, resulting in a density of just over 13 dwelling units per acre, below the “C” maximum of 24 dwelling units per acre. The applicant is requesting several development standards due to the type and configuration of the housing. The table below provides a summary:

Requirement	CR Standards	Proposed CR
Open Space	45% Minimum	45% (Appears to comply)
Units Per Acre	24 Maximum	13.3 (Complies)
Height	36 ft Maximum	3 three stories (Appears to comply)
Fencing	Fences shall not be located in the area between building facades and the property line	Fencing provided in front of building facades and along property line (development standard requested)
Parking	1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage	Complies
Parking	Parking not allowed in front of primary buildings	Parking provided in front of building (development standard requested)
Building Orientation	Max 20 ft from property line facing street	Building set back away from the street/parking amenity in front of buildings (development standard requested)

Surrounding Zoning and Land Uses

North “AG” Agricultural / cemetery
East “CF” Community Facilities; “C” Medium Density Multifamily / church, multifamily
South AG” Agricultural / undeveloped
West “AG” Agricultural / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were emailed on May 30, 2023

Organizations Notified	
Willow Creek NA	Hallmark Camelot Highland Terrace Neighborhood Association*
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Crowley ISD	

**Located in close proximity to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The subject site is situated along Crowley Road near Sycamore School Road. Surrounding uses vary with undeveloped land to the south and west, multifamily and a church to the east and a cemetery to the north. The Hallmark-Camelot Highland Terrace Neighborhood Association is located across the street and is buffered by commercial, educational, and church uses. In addition, Crowley Road is a six (6) lane divided principal arterial, providing even more buffering to the proposed use.

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

Comprehensive Plan Consistency – Sycamore

The 2022 Comprehensive Plan designates the subject property as Neighborhood Commercial on the Future Land Use [FLU] Map. Low Density Multifamily is not called out in the list of zoning classifications that are acceptable within this FLU designation. The proposed zoning **is not consistent** with the Comprehensive Plan.

However, the following policies apply to this development.

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.

- Integrate and disperse affordable housing and low-income housing into neighborhoods throughout the city.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations

Site Plan Comments

Zoning and Land Use

- Fencing provided in front of building facades and along property line (development standard requested)
- Parking provided in front of building (development standard requested)
- Building set back away from the street/parking amenity in front of buildings (development standard requested)

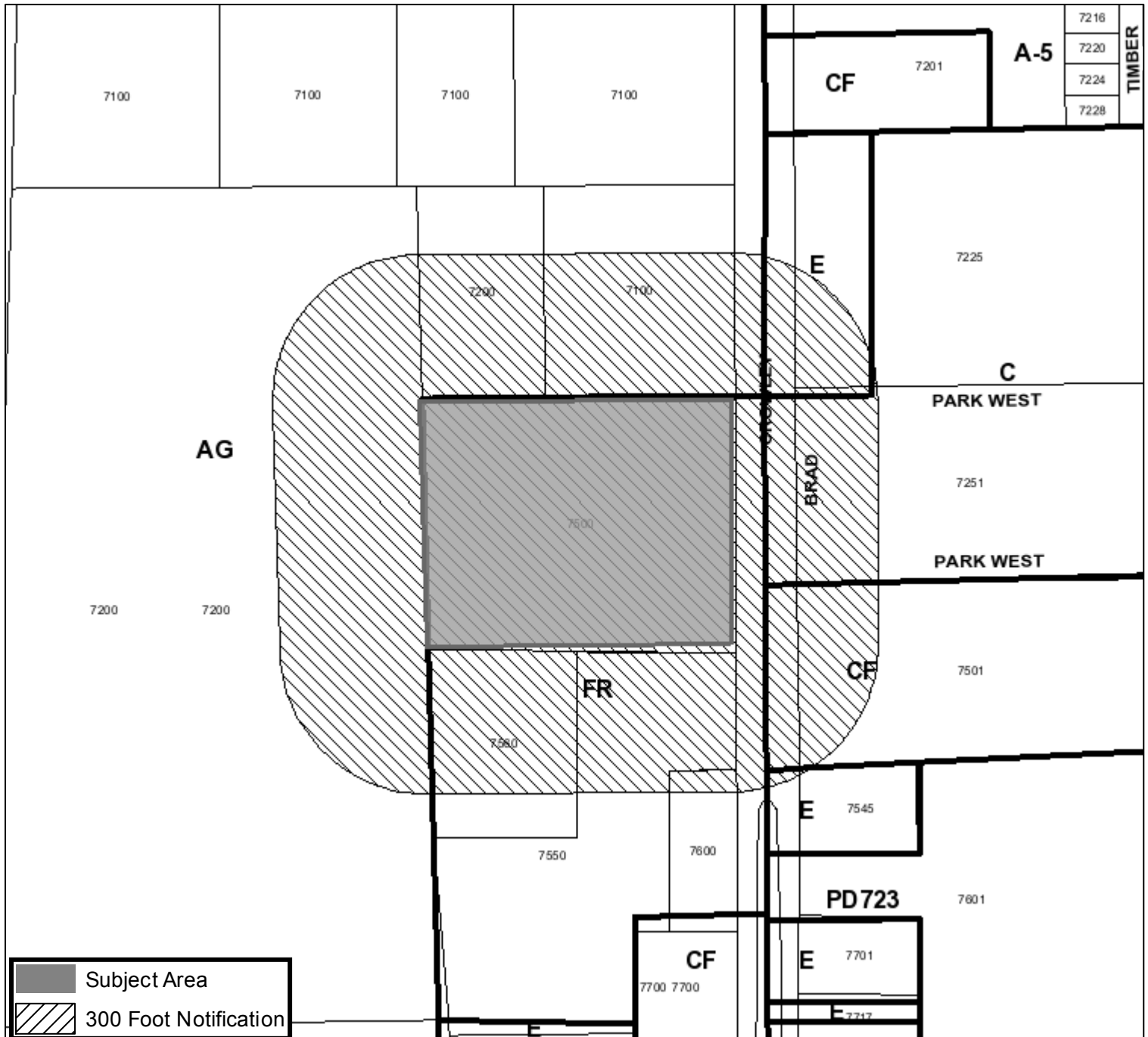
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



ZC-23-020

Area Zoning Map

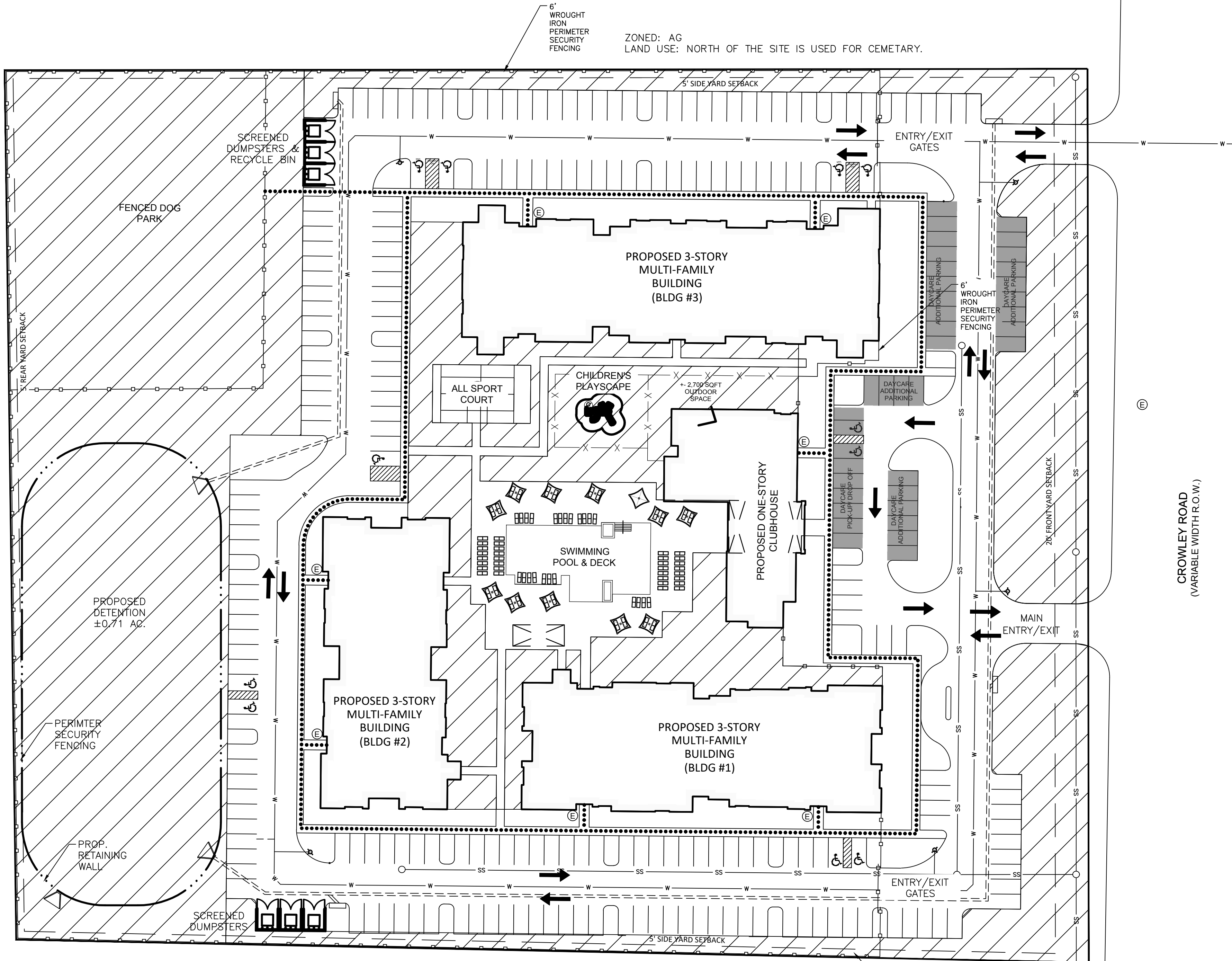
Applicant: HITEK Investement Group
Address: 7500 Crowley Road
Zoning From: FR
Zoning To: PD/C plus Kindergarden
Acres: 7.21291616
Mapsc0: Text
Sector/District: Sycamore
Commission Date: 6/14/2023
Contact: 817-392-6226



0 145 290 580 Feet

File: M:\Projects\GHP23001\04-Production\Engineering\Sheet\Site Plan
Plotdate: 6/6/2023 4:21 PM, by Kevin W. Smart, 6/6/2023 cdk PW, by yo

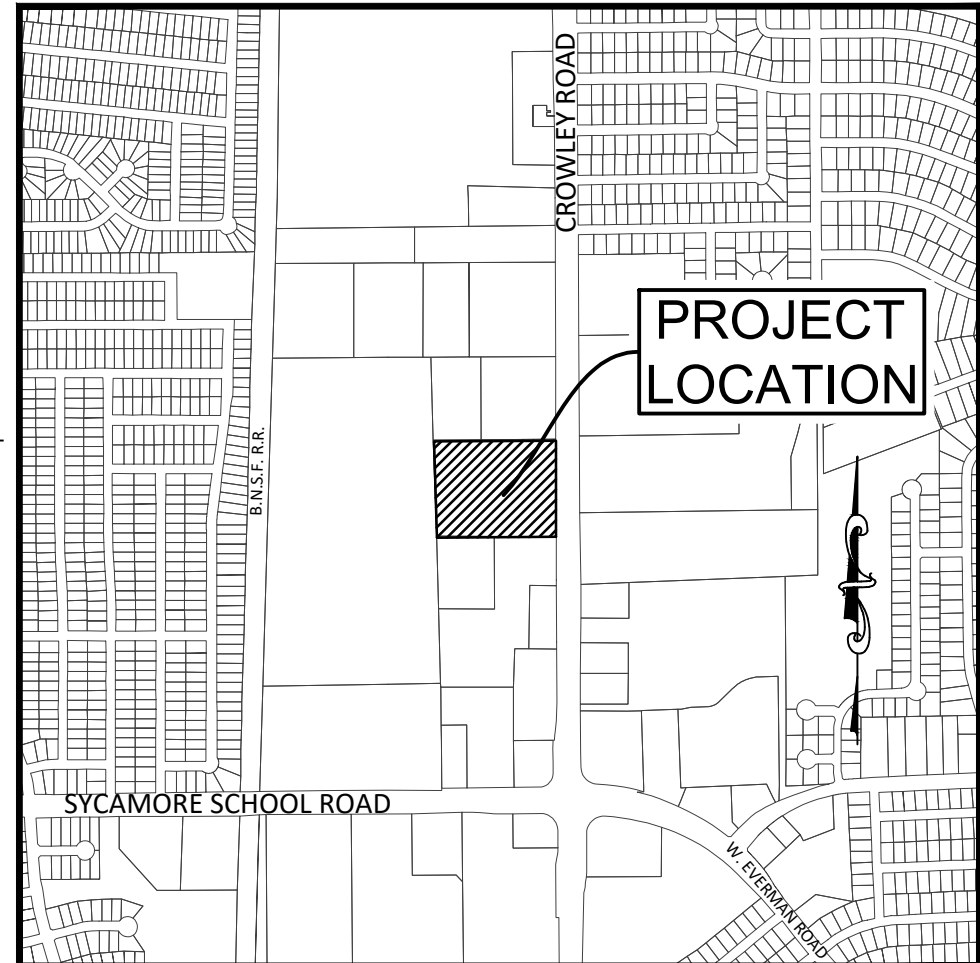
ZONED: AG
LAND USE: SITE IS VACANT.



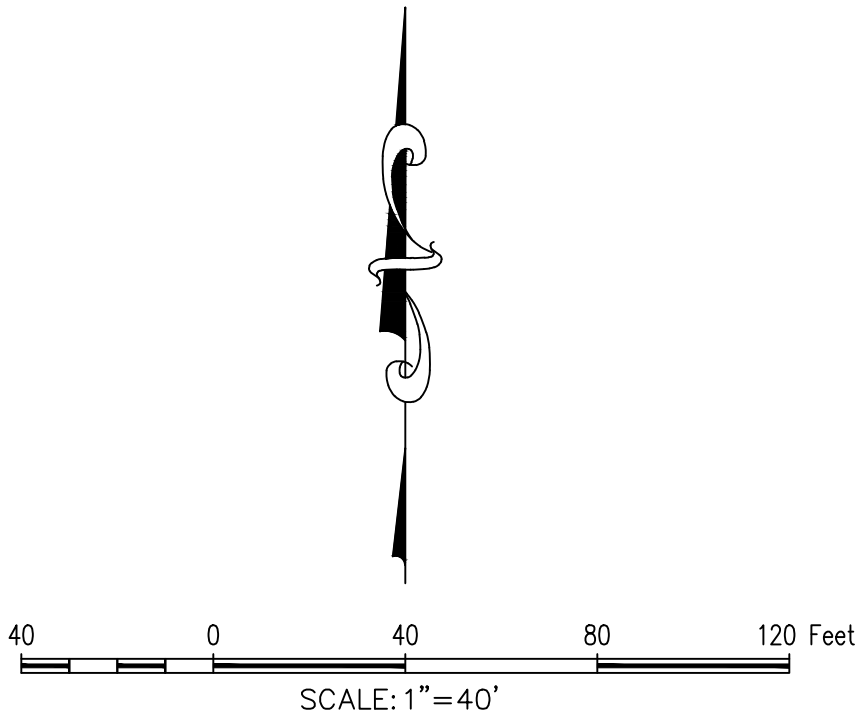
ZONED: FR
LAND USE: SOUTH IS VACANT.

CURRENT SITE ZONING: FR (GENERAL COMMERCIAL RESTRICTED)
FUTURE SITE ZONING: PD

EXTERIOR COMPOSITION	
HARDI PANEL	20%
LAP SIDING	50%
BRICK	30%



PROPOSED 3-STORY 96 UNIT APARTMENT COMMUNITY
250 PARKING SPACES



- GENERAL NOTES
- THIS PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
 - APPLICANT ASSURES THAT 20%, 30%, 40%, 50%, 60%, 70%, AND 80% UNIT DESIGNATIONS ARE/WILL BE DISPERSED ACROSS ALL UNIT TYPES IN A MANNER THAT DOES NOT VIOLATE FAIR HOUSING LAWS.
 - SITE IS NOT IN THE FLOODPLAIN.
 - THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.711.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
 - THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND MFD SITE PLAN SHALL BE SUBMITTED
 - VARIANCE WILL BE REQUESTED IN THE PD FOR BUILDING ORIENTATION AND PARKING ALONG FRONTAGE.

- LEGEND
- OPEN SPACE (45%)
 - PERIMETER SECURITY FENCE
 - ACCESSIBLE ROUTE
 - BUILDING ENTRANCE

The John B. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 1018440
www.mcadamsco.com



THE HEIGHTS AT CROWLEY
7.221 Acres
in the
SA & M.G. SURVEY, ABSTRACT NO. 1463
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

CONCEPTUAL SITE PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE: 06/06/2023

Drawn By: JCM
Date: 06/06/2023
Scale: 1"=40'
Revisions:

GHP23001

EX1

ZONING CASE #: ZC-23-020

DIRECTOR OF DEVELOPMENT SERVICES

DATE

OWNER/DEVELOPER
Generation Housing Partners, LLC
17440 North Dallas Parkway, Suite 120
Dallas, TX 75287
Ph. (214) 613-6569
Contact: Mr. Travis Barber

Area Map

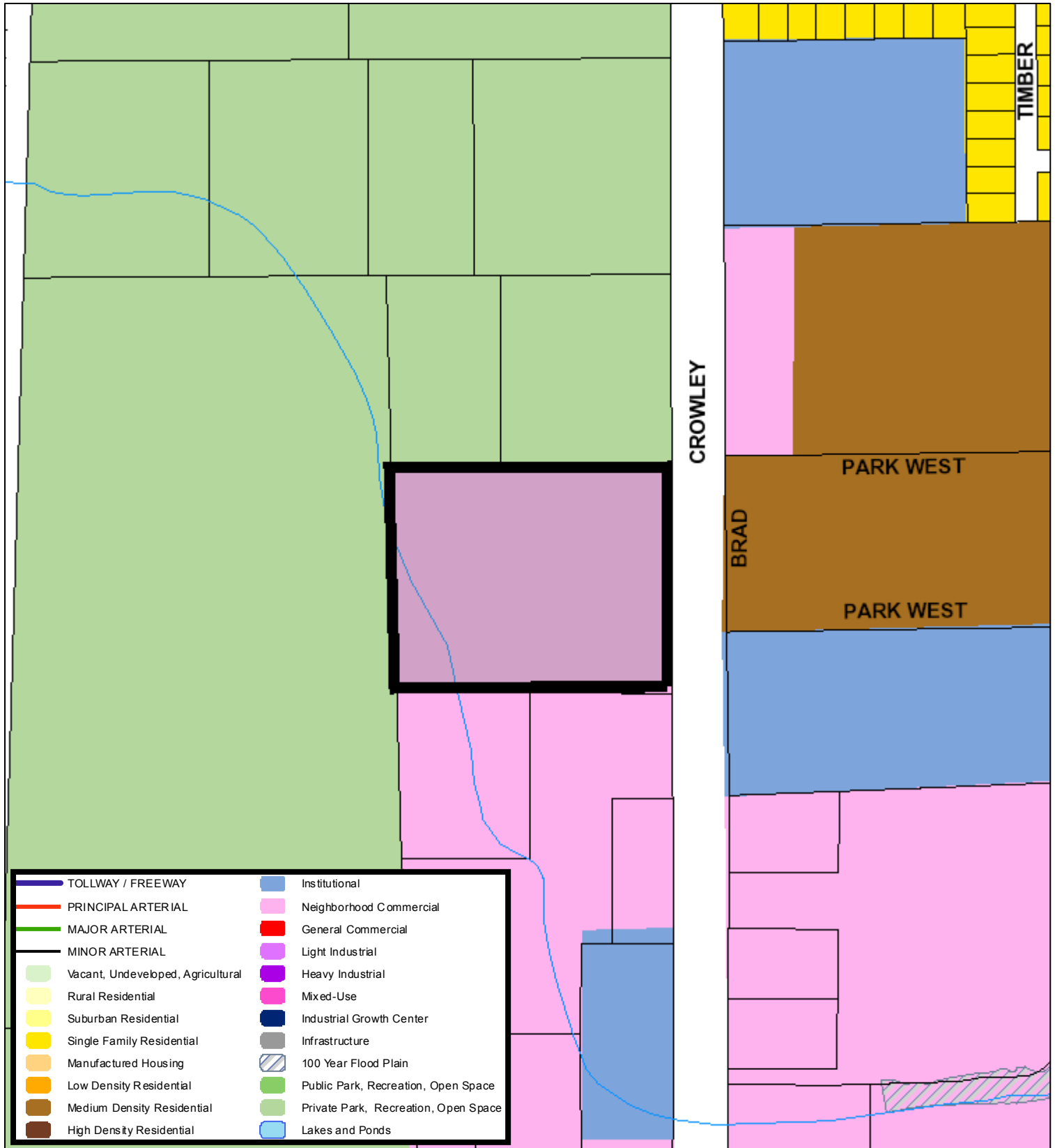


0 1,000 2,000 4,000 Feet



ZC-23-020

Future Land Use



300 150 0 300 Feet

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





ZC-23-020

Aerial Photo Map



0 190 380 760 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-049

Council District: 9

Zoning Map Amendment

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

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

Site Location: 6260 Old Hemphill Road

Acreage: 2.69 acres

Request

Proposed Use: Truck Maintenance and Storage

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

To: “K” Heavy Industrial

Recommendation

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

The subject rezoning site is a 2.45-acre undeveloped land located within the Sycamore Sector, west of I-35w and north of Altamesa Blvd. Existing zoning for the site is “A-5” One-family residential. The applicant proposes to rezone the site to “K” Heavy Industrial for service and storage of his fleet of delivery vehicles and to provide repair and services for his clients.

Per § 4.1004 of the Zoning Ordinance, the purpose of the heavy industrial (“K”) district is to provide for heavy industrial uses that may be noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This district is intended to serve the entire community.

No general layout of the proposed land use was included in the application. If requested, the applicant must provide the necessary details to the Zoning Commission or City Council. It's important to note that a site plan or general layout isn't mandatory for industrial rezoning applications, but it can be helpful for staff and elected officials to understand how the property will be organized and operated if provided.

Surrounding Zoning and Land Uses

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

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were emailed on May 26, 2023:

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The land south of the proposed rezoning site is currently designated as A-5 One-Family Residential, and there are strict setbacks for protected uses such as homes. Even if the land is zoned for industrial use, the 300-foot setback to a habitable structure would still pose a challenge for development. The east and west properties are undeveloped, but the area south of the proposed site has homes and is zoned as A-5.

The proposed site would be used for truck parking and maintenance, which could disrupt the residents to the south and potentially impact property values. Staff also informed the applicant that vehicle repairs are not allowed adjacent to one or two-family districts, so a variance would still be required even if the zoning change is approved. Additionally, the "K" Heavy Industrial Zoning classification is not appropriate for a residential neighborhood, as it is the most intense land use. If approved, this zoning could open the site to more intensive and disruptive uses that are incompatible with residential areas.

Given the above factors, the proposed zoning is not compatible with the surrounding land uses. Therefore, the "K" zoning classification is not appropriate for this specific parcel.

Comprehensive Plan Consistency – Sycamore

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

RESIDENTIAL		OTHERS, CF
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

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

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

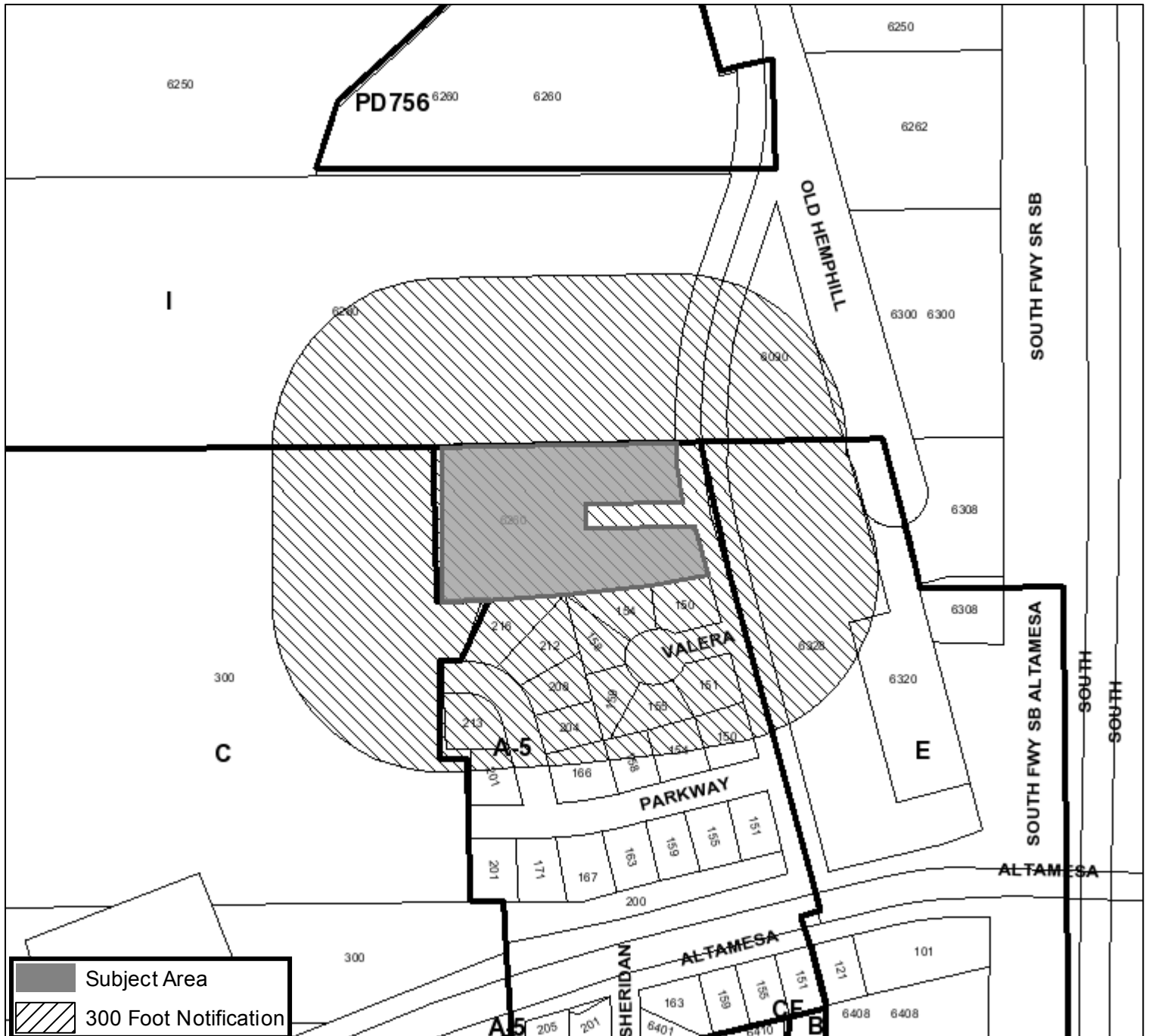
The proposed Zoning is **not consistent** with the adopted comprehensive plan.



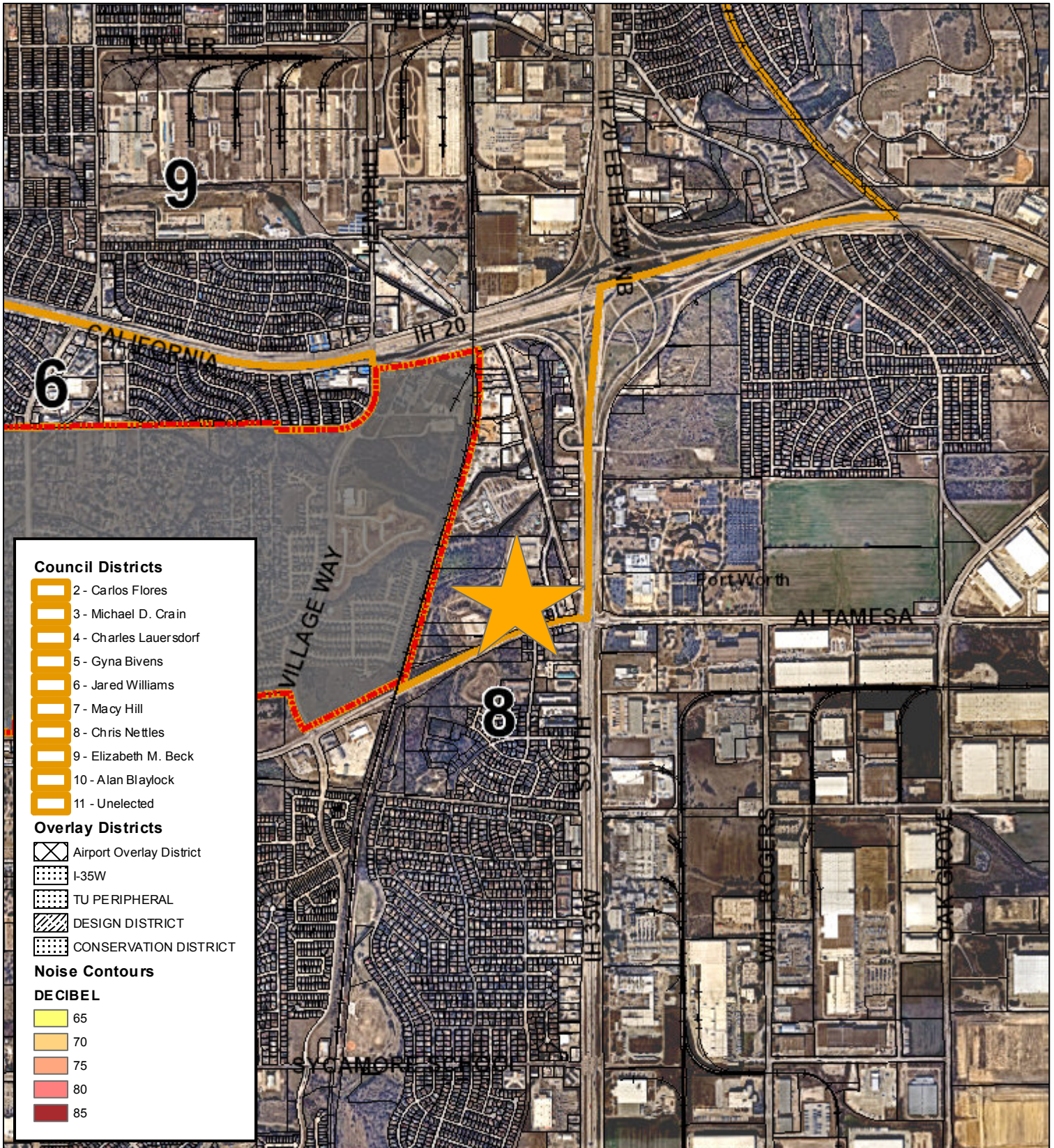
ZC-23-049

Area Zoning Map

Applicant: Juval Enterprises LLC
Address: 6260 Old Hemphill Road
Zoning From: A-5
Zoning To: K
Acres: 2.45109258
Mapsc0: Text
Sector/District: Sycamore
Commission Date: 6/14/2023
Contact: null



Area Map

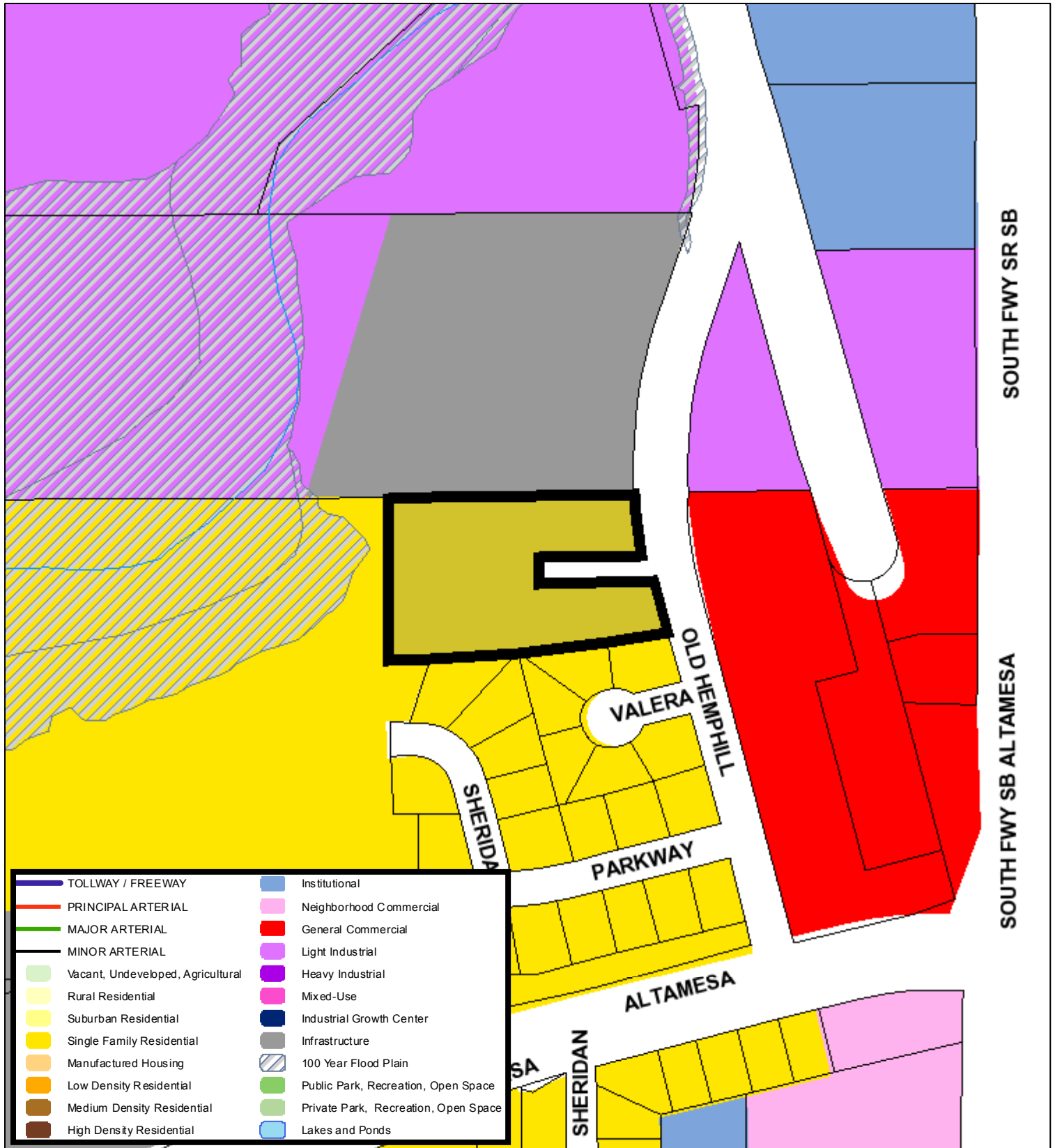


0 1,000 2,000 4,000 Feet



ZC-23-049

Future Land Use



225 112.5 0 225 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





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-060

Council District: 7

Conditional Use Permit

Case Manager: [Brett Mangum](#)

Owner / Applicant: Shops at Academy LLC / Triangle Engineering, Kevin Patel & ZoneDev, Maxwell Fisher

Site Location: SE of Academy Blvd. & Westpoint Blvd.

Acreage: 1.07 acres

Request

Proposed Use: Auto Repair / Service Station

Request: Add Conditional Use Permit for auto repair / service station in “E” Neighborhood Commercial, site plan included

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

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10. Aerial Photograph

Project Description and Background

The nature of this request is to add a CUP [Conditional Use Permit] Overlay to allow the auto repair/service station use on the subject property, which consists of approximately 1 acre located at the tract of land generally SE of Academy Blvd. & Westpoint Blvd, in Council District 3. The property is currently zoned “E” Neighborhood Commercial, and this request does not seek to change the base zoning. All CUP applications have a Site Plan requirement, and the applicant has provided a Site Plan along with the submittal documents. Upon review by City staff, the Site Plan (attached to this staff report) appears to contain all required Site Plan elements.

One single story 4,400 square foot building is proposed. The primary structure will house the auto repair/service station as well as an office. The drive through lanes will be situated at the sides of the building and will not directly face on to the roadway. A total of 19 parking spaces provide areas for customers and employees to park on site.

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

The purpose of this proposed CUP is to contribute to the development of desirable convenience amenities to this local community.

Our proposed use is an automotive repair center that specializes in oil changes and state inspections, as well as minor automotive repairs. The location for this service would be convenient to the residents and professionals in the vicinity to keep their routine automotive services on schedule. Our proposed site plan features a 4,400 square foot building and provides 20 parking spaces.

We believe the proposed condition use permit for the service station use is appropriate at this site for the following reasons:

- Our site plan is compliant with Neighborhood Commercial zoning ordinance regulations.
- Our building architecture and design features are cohesive to the surrounding buildings.
- Our use type is symbiotic to the purpose of the Neighborhood Commercial purpose which is to provide areas for neighborhood-serving commercial uses.
- Our site plan promotes safe, logical flow with shared access to retail developments to the North and South.

In conclusion, for all the reasons previously mentioned, we believe the CUP for our use is appropriate for this site and will prove to be valuable and convenient to the community.

Additional inclusion by the applicant regarding the proposed new business:

- Upscale clientele; locate in more affluent communities
- Neighborhood scaled building size
- Hire highly trained master auto technicians; target local talent
- Limited number of service doors
- Service doors facing perpendicular to street
- Hours of operation M-Saturday 7AM-7PM, closed on Sunday

- Real time surveillance of your car while it is on-site (allows you to monitor care if you leave the site while car is being worked on)
- No tanks, in ground sealed slab
- Not immediately adjacent to single family; planned office/ light retail use as buffer

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. Allowing a use by Conditional Use Permit [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.

Through Ordinance 23609, the CUP 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. Also note that Conditional Use Permits of this nature are difficult to revoke due to the large capital investment associated with the buildings and site improvements.

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

- 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.
- 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.
- A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- 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:

- The proposed use is consistent with the Comprehensive Plan;
- The proposed use is compatible with the existing and adjacent uses.
- The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Ch. 5;
- The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- 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 “E” Neighborhood Commercial / undeveloped
 South “E” Neighborhood Commercial / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were emailed on May 26, 2023:

Organizations Notified	
Willow Wood HOA*	Streams & Valleys Inc
Trinity Habitat for Humanity	White Settlement ISD

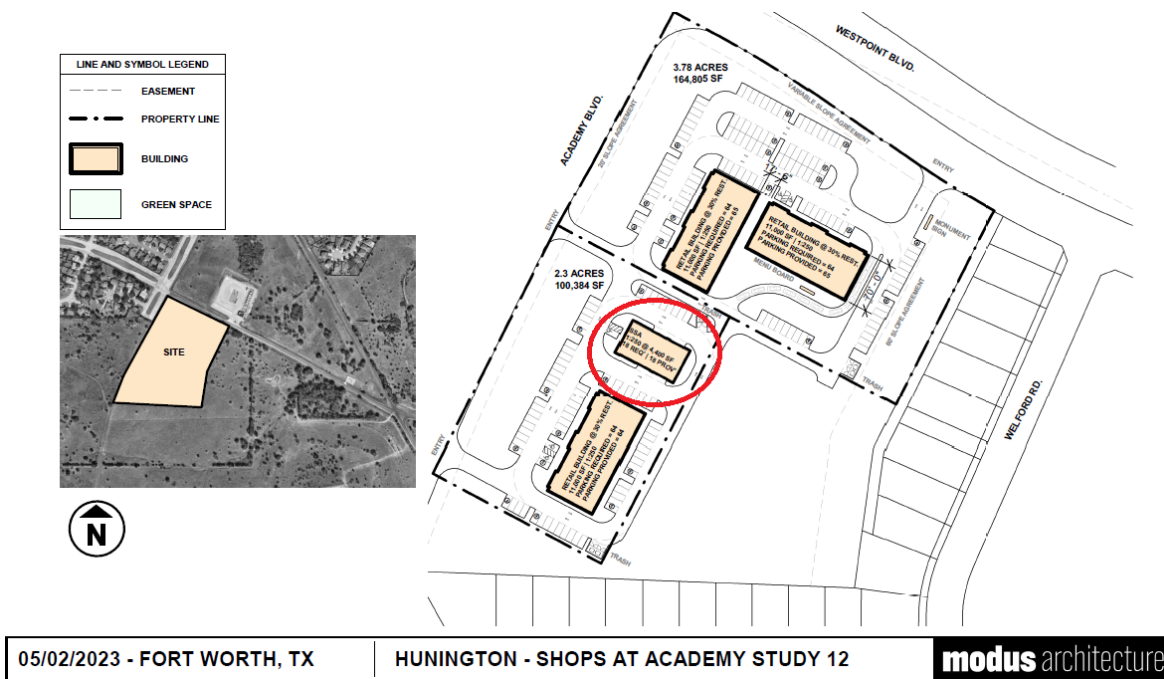
** Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The primary user of the site will be an automotive service company called Service Street, which is a chain of businesses with five existing locations throughout the state, primarily in the Houston area. Services offered as listed on the companies website include: AC Services, Brake Services, Emissions, Wheel Alignment, Drivetrain, Fuel Injection, Seasonal Inspection, Lights, Diagnostics, Oil Change, Tires, and Tune Ups.

The applicant supplied a general layout as currently envisioned for the surrounding commercial areas, to give an idea of where this CUP request is, the building is circled in red below. The auto repair/service station will not have any direct adjacency to residential areas.



This application does not appear to have any waivers to the “E” Neighborhood Commercial zoning standards and should meet or exceed the City’s commercial development requirements. The land use provides a service to the growing residential areas in the vicinity. The proposed zoning (conditional use permit for auto repair/service station) **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far West

The 2022 Comprehensive Plan currently designates the subject property as future Single Family Residential. “A-10”, “A-7.5”, “A-5”, and “AR” zoning would be consistent with the Comprehensive Plan designation.

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
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

The nature of a Conditional Use Permit [CUP] is that it functions as an overlay on the property, meaning that the underlying zoning will not change. The zoning is currently “E” Neighborhood Commercial, and will remain “E” regardless of whether the CUP is approved or not. The current “E” zoning is not in alignment with the Comprehensive Plan.

The proposed zoning (to add a CUP overlay) is **not consistent (technical inconsistency)** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

All zoning comments have been addressed as of the writing of this report.

Transportation/Public Works

No response provided

Fire

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

FYI: Fire has no comments

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

General Information:

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

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

TPW Stormwater

No response provided

Building Plan Review

No response provided

Water

HOLD 5/19/23 - get with Water Planning department on if a water/sewer study needs to be completed.

HOLD 5/19/23 - No public water or sewer mains front this lot. Extensions required.

Park & Recreation

Workflow in Accela cleared by Lori Gordon, but no comments provided

Platting

No response provided

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



ZC-23-060

Area Zoning Map

Applicant: Shops at Academy/Kevin Patel
Address: Southeast Coner of Westpoint Blvd & Academy Blvd.
Zoning From: E
Zoning To: Add a CUP for car services
Acres: 1.06826709
Mapsc0: Text
Sector/District: Far West
Commission Date: 6/14/2023
Contact: 817-392-8043



BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 61°50'11" E	264.83'
L2	S 26°57'28" W	176.02'
L3	N 61°47'15" W	265.46'

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS EASEMENT	F.A.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
MUTUAL ACCESS EASEMENT	M.A.E.
BARRIER FREE RAMP	B.F.R.

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	800'	5.50'	00°23'39"	N 31°58'10" E	5.50'
C2	800'	67.62'	04°50'36"	N 29°44'40" E	67.60'
C3	3573.87'	102.74'	01°34'05"	N 26°32'24" E	102.74'

TRACT 2
BEING A 1.07 ACRE TRACT OF LAND OUT OF THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 219 AND THE JAMES W. OXFORD SURVEY, ABSTRACT NUMBER 1201, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF A CALLED TRACT ONE - 103.120 ACRE TRACT OF LAND CONVEYED TO 820/30 INTERCHANGE, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER D204389104 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELDS" FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), BEING THE COMMON EAST LINE OF A CALLED 0.584 ACRE RIGHT-OF-WAY DEDICATION OF RECORD IN VOLUME 388-10, PAGE 14 OF SAID OFFICIAL PUBLIC RECORDS, AND THE SOUTH RIGHT-OF-WAY LINE OF WESTPOINT BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF A CALLED 0.657 ACRE TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH BY DEED OF RECORD IN DOCUMENT NUMBER D220246871 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWEST CORNER HEREOF;

THENCE, ALONG EAST RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THE FOLLOWING TWO (2) COURSES AND DISTANCES TO THE POINT OF BEGINNING OF SAID 1.07 ACRE TRACT:

- S28°09'49"W, A DISTANCE OF 235.03 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELDS" FOUND;
2. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A CHORD BEARING OF S28°16'10"W, A CHORD LENGTH OF 97.76 FEET, A DELTA ANGLE OF 07°00'21", AN ARC LENGTH OF 97.82 FEET TO THE POINT OF BEGINNING OF SAID 1.07 ACRE TRACT;

THENCE, ALONG THE NORTHERN BOUNDARY OF SAID 1.07 ACRE TRACT THE FOLLOWING COURSES AND DISTANCE:
1. S61°50'10"E, A DISTANCE OF 262.44 FEET TO A POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 1.07 ACRE TRACT

THENCE, ALONG THE EASTERN BOUNDARY OF SAID 1.07 ACRE TACT THE FOLLOWING COURSE AND DISTANCE:
1. S26°57'29"W, A DISTANCE OF 176.03 FEET TO A POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 1.07 ACRE TRACT

THENCE, ALONG THE SOUTHERN BOUNDARY OF SAID 1.07 ACRE TACT THE FOLLOWING COURSE AND DISTANCE:
1. N61°47'15"W, A DISTANCE OF 264.47 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD, BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD, BEING IN PART, THE COMMON EAST LINE OF SAID 3.78 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3753.87 FEET, A CHORD BEARING OF N26°32'14"E, A CHORD LENGTH OF 102.74 FEET, A DELTA ANGLE OF 01°34'05", AN ARC LENGTH OF 102.74 FEET TO A TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;
2. ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A CHORD BEARING OF N29°44'40"E, A CHORD LENGTH OF 67.60 FEET, A DELTA ANGLE OF 04°50'36", AN ARC LENGTH OF 67.62 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;
3. ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET, A CHORD BEARING OF N31°58'10"E, A CHORD LENGTH OF 5.50 FEET, A DELTA ANGLE OF 00°23'39", AN ARC LENGTH OF 5.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 1.07 ACRES (46,707 SQUARE FEET) OF LAND, MORE OR LESS.

EXISTING LEGEND

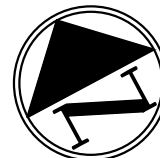
● 1/2" IR FOUND	⋈ IRRIGATION VALVE	▨ NO PARKING
○ 1/2" IR SET	⋈ WATER VALVE	▨ CONCRETE
● 5/8" IR FOUND	⋈ FIRE HYDRANT	▨ GRAVEL
● 3/8" IR FOUND	⋈ IR VALVE	▨ BRICK
● 60-D NAIL FOUND	⋈ UTILITY POLE	▨ STONE
● PK NAIL SET	⋈ WATER METER	▨ WOOD DECK
● 1/2" IP FOUND	⋈ GAS METER	▨ BUILDING WALL
● X-FOUND	⋈ A.C. PAD	▨ TILE
● X-SET	⋈ TRANS. BOX	▨ BUILDING LINE
● 1" IR FOUND	⋈ GAS MARKER	▨ EASEMENT
● 1" IP FOUND	⋈ OVERHEAD UTILITY LINE	▨ BOUNDARY
● POINT FOR CORNER	⋈ GUY WIRE ANCHOR	▨ HIGHBANK LINE
● CON. MONUMENT	⋈ BARBED WIRE FENCE	▨ PARKING STRIPE
● 3/4" IP FOUND	⋈ IRON FENCE	▨ HANDICAP SPACE
● TELE. BOX	⋈ CHAINLINK FENCE	
● CABLE BOX	⋈ WOOD FENCE	
● ELECTRIC BOX	⋈ PIPE RAIL FENCE	
● BRICK COLUMN	⋈ COVERED AREA	
● STONE COLUMN	⋈ ASPHALT	
● STORM DRAIN MH	⋈ FIRE LANE STRIPE	
● SAN. SEW. CO.	⋈ BRICK RET. WALL	
● BOLLARD POST	⋈ STONE RET. WALL	
● LIGHT POLE	⋈ CON. RET. WALL	
● SAN. SEW. MH		

SITE LEGEND

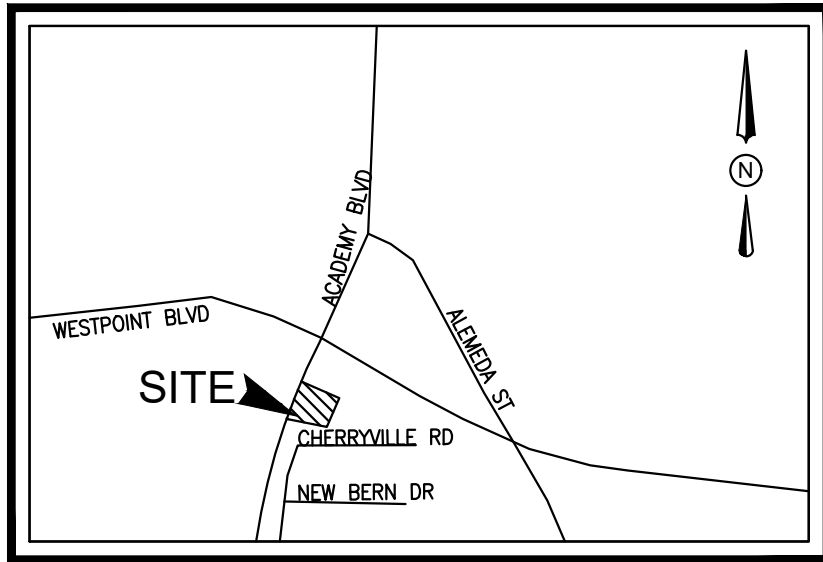
CONCRETE CURB	▨
SAW-CUT LINE	▨
FENCE	▨
FIRE LANE	▨
STRIPING	▨
FIRE LANE HATCH	▨
SIDEWALK HATCH	▨
LANDSCAPE HATCH	▨
PARKING SPACES	▨
MONUMENT/PYLON SIGN	▨
WHEEL STOPS	▨
HANDICAP LOGO	▨
HANDICAP SIGN	▨
RAMP	▨
BOLLARD	▨
TRAFFIC ARROW	▨
FIRE HYDRANT	▨
DUMPSTER	▨
SANITARY SEWER MANHOLE	▨
SANITARY SEWER CLEANOUT	▨
SANITARY SEWER DOUBLE CLEANOUT	▨
SANITARY SEWER SAMPLE PORT	▨
GREASE TRAP	▨
DOMESTIC WATER METER	▨
IRRIGATION METER	▨
GAS METER	▨
TRANSFORMER	▨
LIGHT POLE	▨
POWER POLE	▨

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.07 ACRES (43,736 S.F.)
ZONING:	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE:	AUTOMOTIVE REPAIR
BUILDING AREA:	4,400 S.F.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	10.06%
FLOOR AREA RATIO:	0.10
IMPERVIOUS AREA:	23,991.11 S.F. (54.85%)
PERVIOUS/LANDSCAPE AREA:	19,744.89 S.F. (45.15%)
REGULAR PARKING REQUIRED:	18 SPACES
1 SP PER 250 S.F.	
REGULAR PARKING PROVIDED:	19 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	20 SPACES



0 40
Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER HUNINGTON 1715 S. CAPITAL OF TEXAS HWY, SUITE 101 AUSTIN, TEXAS 78746 CONTACT: EVAN DYER PHONE: 214-724-3740
SURVEYOR SHIELD ENGINEERING GROUP 1600 W 7 TH STREET, SUITE 400 FORT WORTH, TEXAS 76102 CONTACT: ROBERT P ALLEN PHONE: 817-810-0696	

CITY GENERAL 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

ACADEMY
BOULEVARD
(VARIABLE WIDTH
RIGHT-OF-WAY)
INST. NO. D222117907
O.P.R.T.C.T.

20' WIDE SLOPE AGREEMENT
AS SHOWN IN
INST. NO. D222117907
O.P.R.T.C.T.

20' TEXAS
MIDSTREAM
EASEMENT
INST. NO.
D210205226
O.P.R.T.C.T.

820/30 INTERCHANGE, LTD.
INST. NO. D204389104
REMAINDER TRACT 1
CALLED 103.12 ACRES
O.P.R.T.C.T.

B.B.B. & C.R.R. CO.
ABST. No. 219

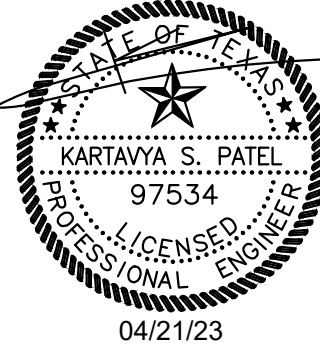
PROPOSED 6' MASONRY DUMPSTER
ENCLOSURE SEE ARCH. PLANS FOR
MORE DETAILS



DIRECTOR OF DEVELOPMENT SERVICES.

DATE

NO.	DATE	DESCRIPTION	BY
1	03/29/2023	1st SITE PLAN SUBMITTAL	KP
2	04/21/2023	2nd SITE PLAN SUBMITTAL	KP
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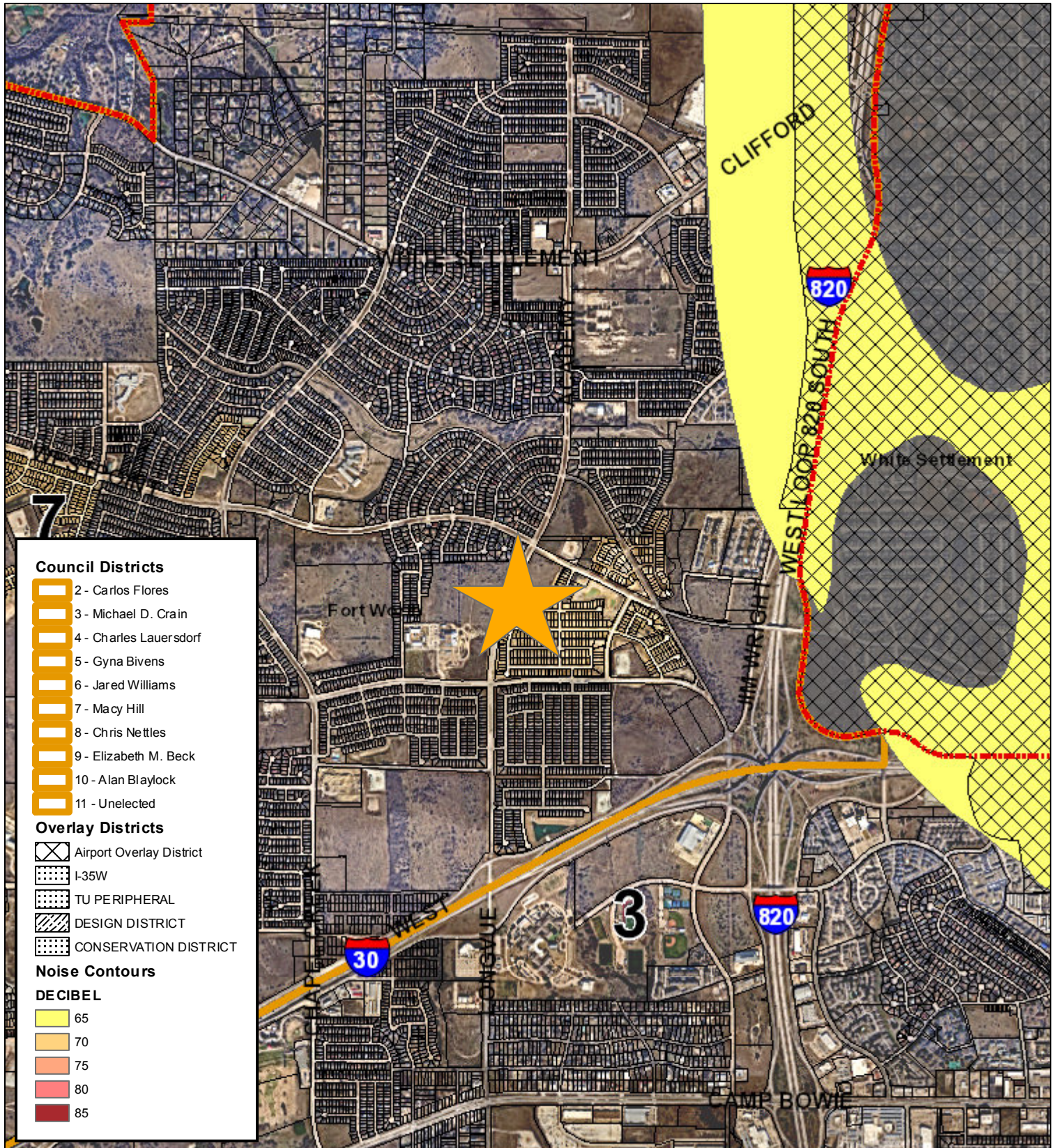
ZONING CASE No. ZC-23-060

SITE PLAN					
OIL CHANGE					
ACADEMY BLVD & WEST POINT BOULEVARD					
CITY OF FORT WORTH					
TARRANT COUNTY, TEXAS 76108					
BBB & C.R.R. CO. ABS NO: 219					
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 75013					
Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MK	03/29/2023	SCALE BAR	030-23	C-3.0
TX. P.E. FIRM #11525					



ZC-23-060

Area Map

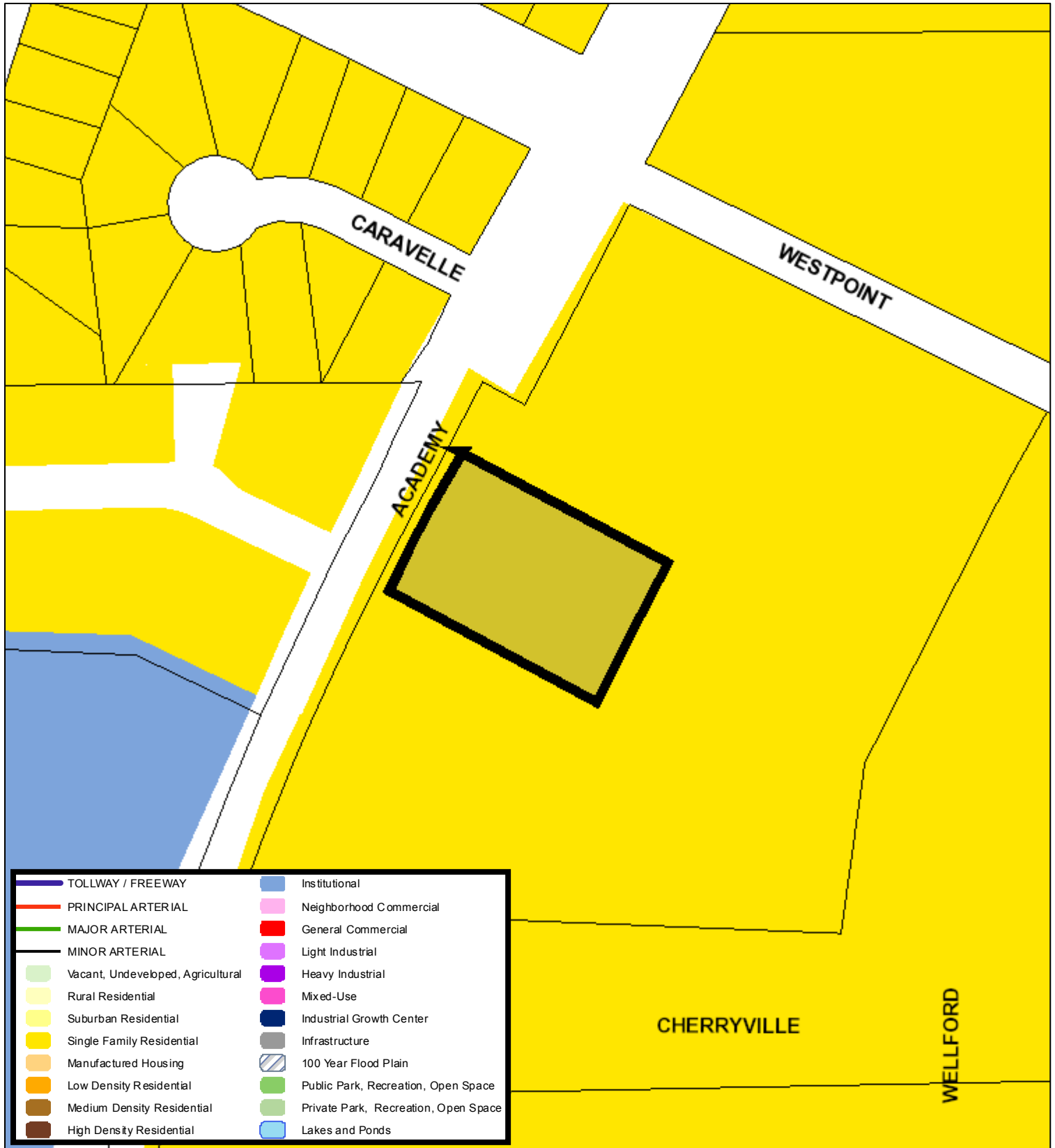


0 1,000 2,000 4,000 Feet



ZC-23-060

Future Land Use



150 75 0 150 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.



Created: 5/30/2023 10:14:30 AM



ZC-23-060

Aerial Photo Map



0 95 190 380 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-062

District 9

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: LLC Zablon Mogaka / Saram Holdings – Series D

Site Location: 6301 Walraven Circle

Acreage: 0.29 acres

Request

Proposed Use: Triplex

Request: From: “B” Two-Family

To: “PD-B” Planned Development for all uses in “B” plus triplex with development standards waiver for interior side yard setback; site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

Table of Contents

1. [Project Description and Background](#)
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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. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The subject property is located at the Southwest corner of Walraven Circle and Washer Avenue. The property is currently used as a triplex with the individual units being addressed as 6301 and 6303 Walraven Circle and 4909 Washer Avenue. The proposal to rezone this lot would change the “B” Two-Family zoning to a PD (planned development) for triplex use to bring the property into compliance while keeping the current base zoning to avoid more intense incompatible uses to be built.

Per TAD records, the property was built in 1970, and they have it listed as State Code B, which is multi-family residential. According to City Records, the property has been zoned “B” since at least 2004.

The following narrative was submitted with the rezoning application with more background information:

This house was build in 1970. It's currently in use as a Triplex comprising

Of these units:

1. 6301 Walraven Circle
2. 6303 Walraven Circle
3. 4909 Washer Ave

Oncor records show that the electric meters were installed as follows:

1. In 1983, a meter was installed at 6301 Walraven Circle
2. In 1988, a meter was installed at 6303 Walraven Circle
3. In 2002, a meter was installed at 4909 Washer Ave.

Consequently, this building has been in use as a Triplex for more than 20 years.

Our request is to formalize the anomaly and allow the building to continue being
Used as a Triplex instead of a Duplex.

All buildings along Walraven Circle are either Duplexes or Four-Plexes. Hence,

The Triplex will be compatible with the surroundings, just as it has been for

The last 20 years or so.

Surrounding Zoning and Land Uses

North “A-5” One-Family / Church

East “E” Neighborhood Commercial / Multi-tenant commercial building

South “A-5” One-Family / Single family residence

West “B” Two-Family / Duplex

Recent Zoning History

- None

Public Notification

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

The following organizations were notified: (emailed May 30, 2023)

Organizations Notified	
Overton South NA	Wedgwood Square NA*
Hulen Bend Estates HA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

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

Properties along the Walraven Circle south block face appear to be predominantly duplexes while low intensity multi-family uses are predominant along the north block face (across the street). There is also a mix of commercial and multi-family uses across Washer Avenue to the east.

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

Comprehensive Plan Consistency – Wedgwood

The 2022 Comprehensive Plan currently designates the subject property as Low-Density Residential. This land use designation is envisioned to accommodate the following residential dwelling types:

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2

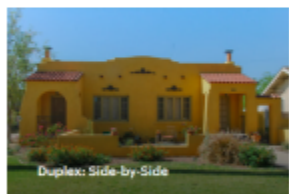
The proposed base zoning is consistent with the land use designation for this area, and would be in alignment with the following policies of the Comprehensive Plan:

- Promote a variety of housing choices
- Additionally, the continued usage of these units provides alternative and affordable housing accommodations, especially within the older parts of town (addressing the missing middle housing component) which is also a policy of the city.

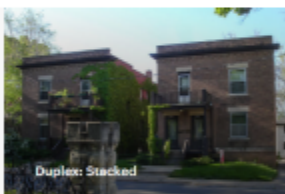
MISSING MIDDLE HOUSING

Missing middle refers to housing that accommodates more people than a single-family home but does not come in the form of a large apartment building. Typically it means anything from a duplex to a small apartment building but, significantly, it is housing that would blend in a residential neighborhood dominated by single-family homes. It's called "missing middle" because many communities do not have very much of this sort of mid-range housing. As described in the Land Use chapter, missing middle housing can address market demand for smaller scale multifamily housing that is dispersed within and compatible with single-family housing. Missing middle housing provides solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting housing preferences, combined with the growing demand for walkability. Below are examples of missing middle housing types:

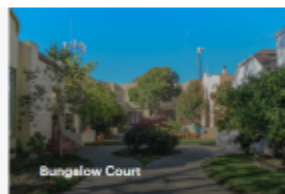
MISSING MIDDLE HOUSING WEBPAGE



Duplex: Side-by-Side



Duplex: Stacked



Bungalow Court



Carriage House (ADU)



Fourplex



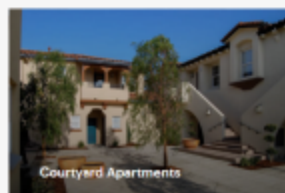
Multiplex: Small



Townhouse



Live/Work



Courtyard Apartments

The proposed zoning is **consistent** with the Comprehensive Plan future land use designation.

Site Plan Comments

Zoning and Land Use

- Please add the following box:

PD, B – Two Family with Allowance for Triplex

Development Standards Request
Front Yard – 25.2
Side Yard, Interior – 4.7 feet
Side Yard, Corner – 12.4 feet
Rear Yard – 5 feet

- Also add the following signature line:

Director of Development Services

Date

- Add the case number – ZC-23-062

Customer Service

- Please proceed with regular C/O. KT

Fire

- No application uploaded so not exactly certain which zoning they're proposing.
- Regardless, based on the current site plan, there are no fire code concerns noted.
- Any "A" zoning is entitled to one address per lot. If additional occupancies required no separate water or electric meters, the structure(s) may remain under one address. Otherwise, "B" zoning would be required (or another zoning that provides for residential with more than one address).

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>

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





ZC-23-062

Area Zoning Map

Applicant: Saram Holdings/Zablon M Mogaka
Address: 6301 Walraven Circle
Zoning From: B
Zoning To: CR
Acres: 0.26692785
Mapsc0: Text
Sector/District: Wedgewood
Commission Date: 6/14/2023
Contact: 817-392-2025



0 90 180 360 Feet

Created: 5/30/2023 10:14:00 AM



VICINITY MAP
N.T.S.

LEGEND

●	MONUMENT - TYPE AS NOTED
△	POINT FOR CORNER
—	BOUNDARY LINE
- - -	EASEMENT
—○—	CHAIN LINK FENCE
—□—	WOOD FENCE
—	OVERHEAD WIRES
○	UTILITY POLE
⊙	LAMP POST
⊙	WATER METER
⊙	ELECTRIC METER
⊙	IRRIGATION CONTROL BOX
⊙	SANITARY SEWER MANHOLE
⊙	COMMUNICATIONS PEDESTAL
⊙	COVERED
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS

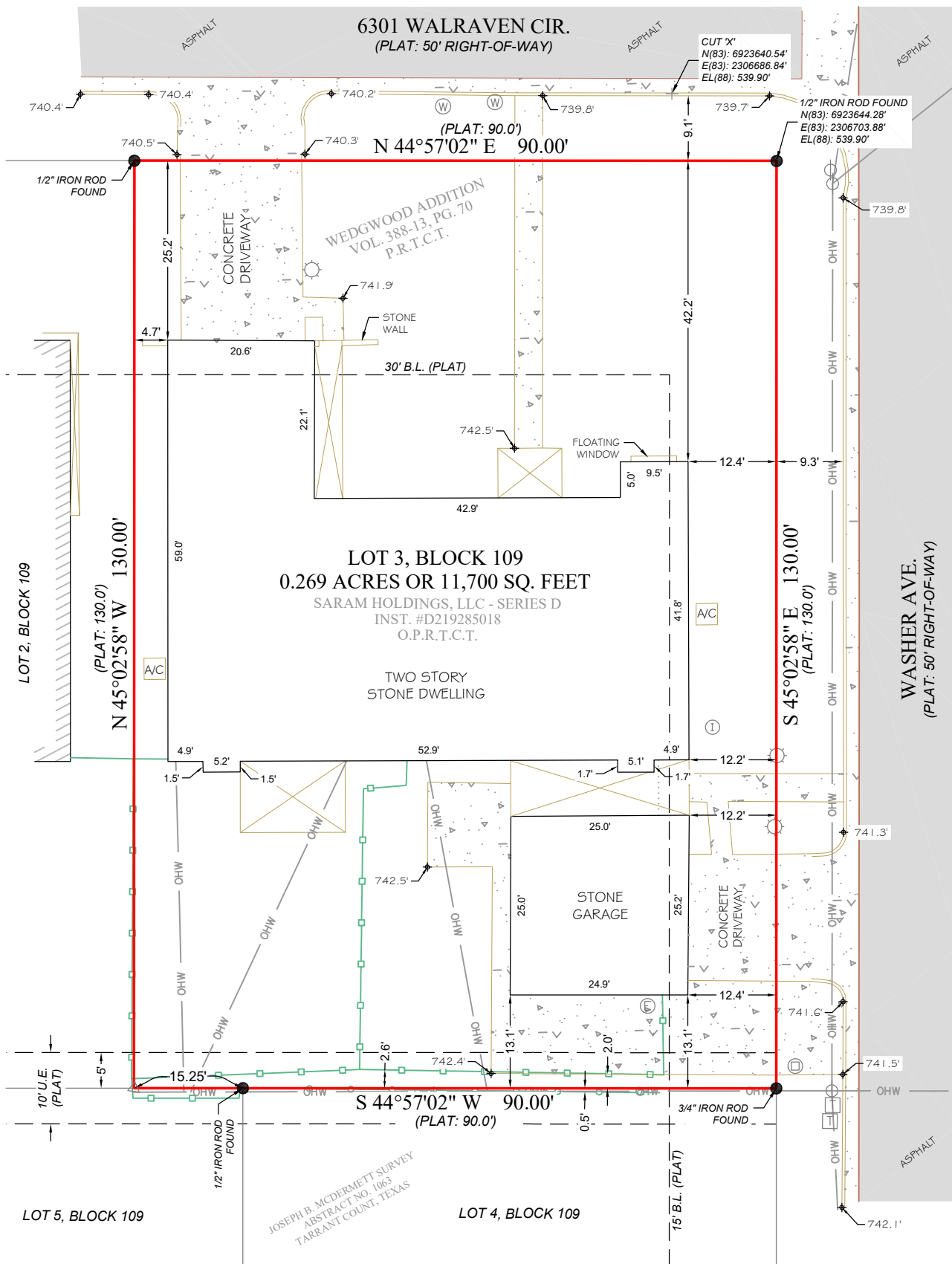
PD, B - TWO FAMILY WITH ALLOWANCE FOR TRIPLEX

DEVELOPMENT STANDARDS REQUEST

- FRONT YARD - 25.2
SIDE YARD, INTERIOR - 4.7 FEET
SIDE YARD CORNER - 12.4 FEET
REAR YARD - 5 FEET

DIRECTOR OF DEVELOPMENT SERVICES

DATE



NOTES:

- BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, GEOID12B, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS USING THE ALLTERRA CENTRAL VRS NETWORK. ELEVATIONS SHOWN HEREON CORRELATE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT, SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- ADDRESS OF SUBJECT PARCEL: 6301 WALRAVEN CIRCLE, FORT WORTH, TEXAS 76133.
- SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48439C0295K EFFECTIVE ON 09/25/2009.
- INSTRUMENT OF RECORD: GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER D219285018 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS ON DECEMBER 11, 2019.

To: SARAM HOLDING LLC - SERIES D, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I HEREBY STATE THAT THIS SURVEY WAS
PERFORMED UNDER MY DIRECT SUPERVISION
SURVEY DATE: 05-09-2023
REVISED DATE: 05-22-2023



05/22/2023
GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870

LEGAL DESCRIPTION:

LOT 3, BLOCK 109 WEDGWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-13, PAGE 70, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 6301 WALRAVEN CIR, FORT WORTH, TX.

CASE # ZC-23-062



SCALE: 1" = 20'

PROJECT NO. 230502

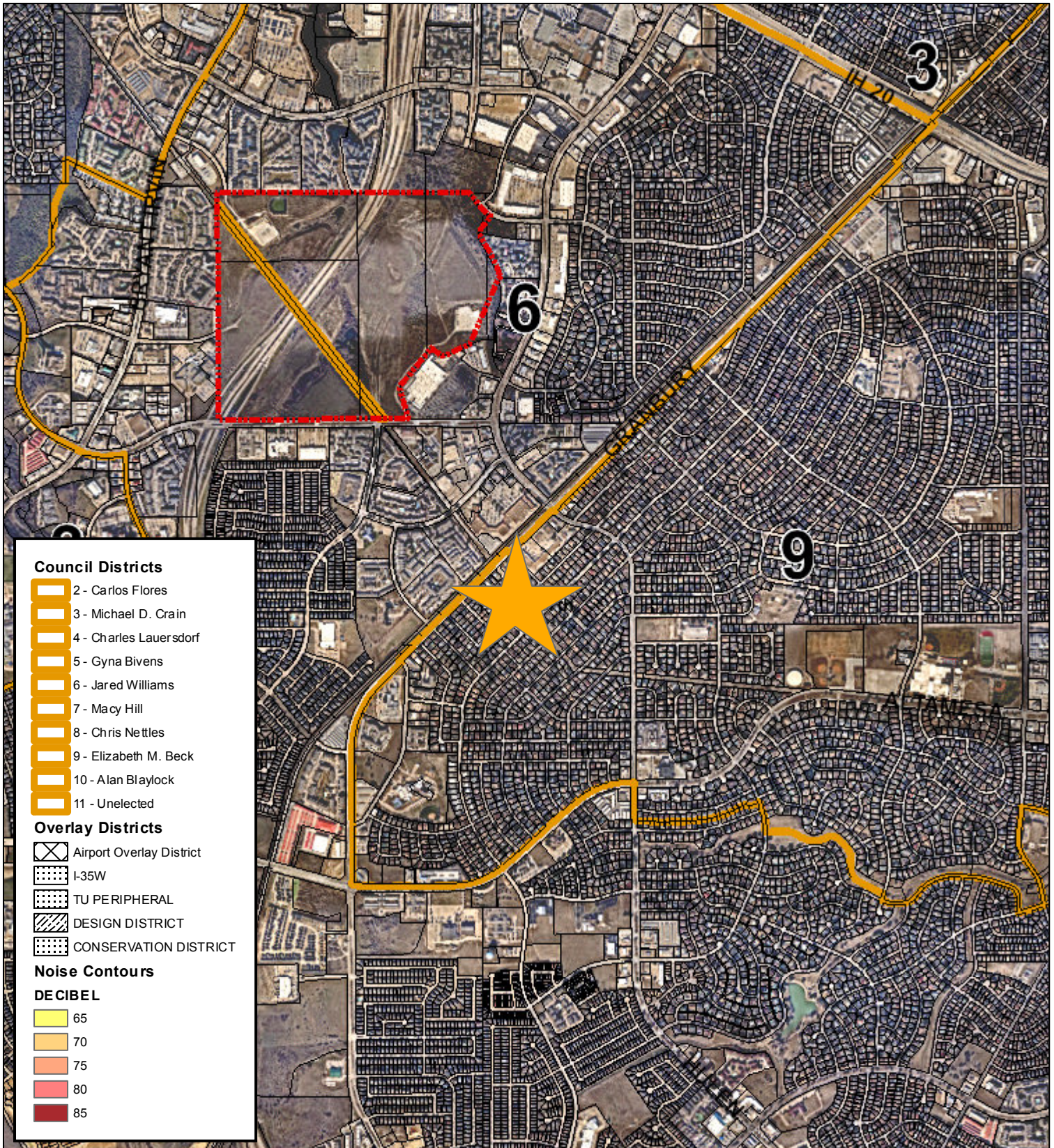


AMERICAN MERIDIAN, LLC
Surveying + 3D Scanning

TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
Info@americanmeridianllc.com

PREPARED FOR
SARAM HOLDING LLC - SERIES D
SURVEY PLAT OF
LOT 3, BLOCK 109,
WEDGWOOD ADDITION,
AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
VOLUME 388-13, PAGE 70, P.R.T.C.T.

Area Map

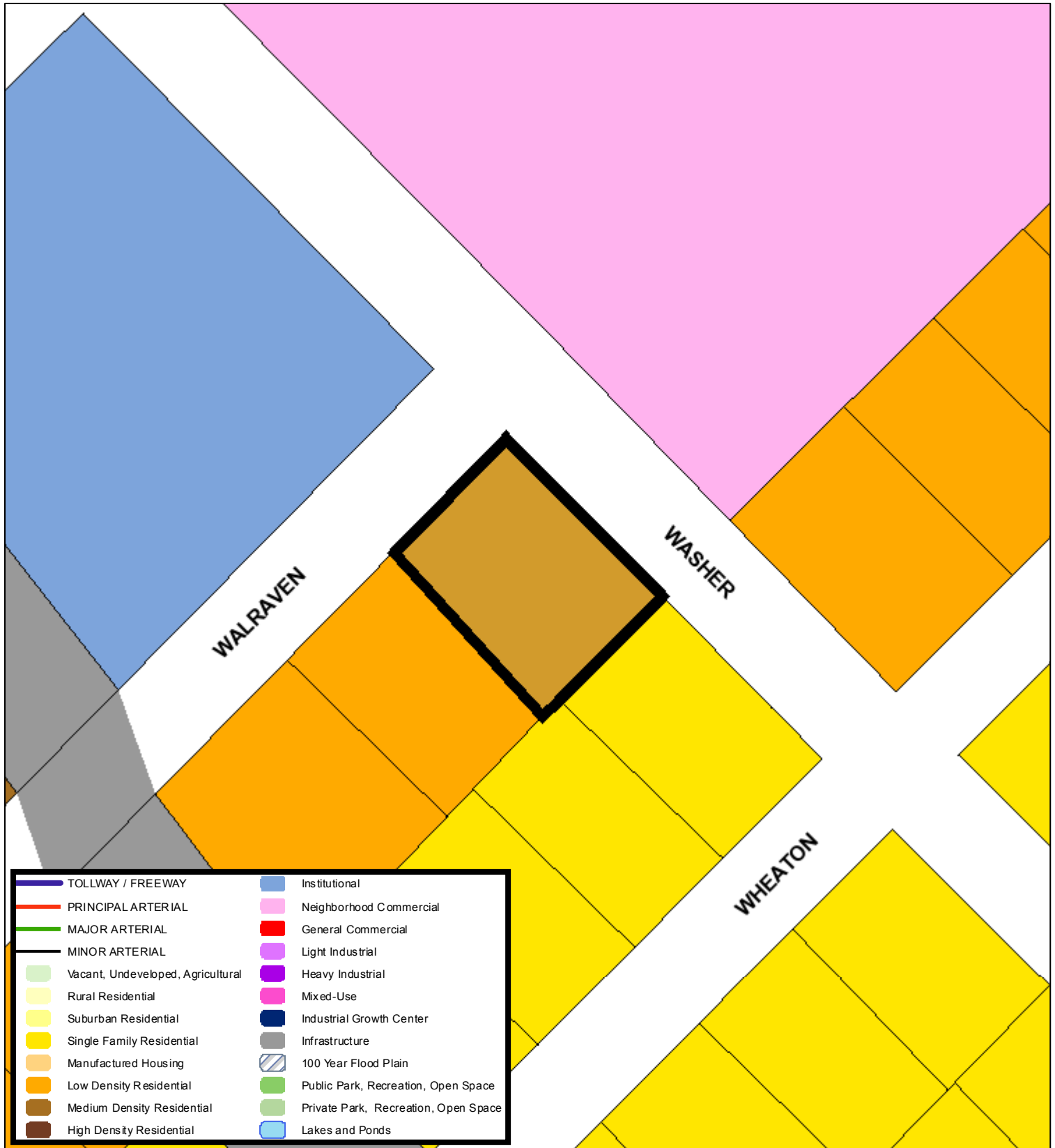


0 1,000 2,000 4,000 Feet



ZC-23-062

Future Land Use



75 37.5 0 75 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.



Created: 5/30/2023 10:14:37 AM



ZC-23-062

Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-064

District: 2

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Ivan Rodriguez / Elia Estrada

Site Location: 2302 N Houston Street

Acreage: 0.1033

Request

Proposed Use: Short Term Rental

Request: From: “UR” Urban Residential

To: “PD-UR” Planned Development Urban Residential for all uses in UR plus short-term rental; site plan included.

Recommendation

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

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

Staff Recommendation: **Denial**

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 - b. [Comprehensive Plan Consistency](#)
 - c. [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 within the MG Ellis Addition and NEZ Area One. The property contains a single-family residence. This application seeks to change the zoning on the property from the current “UR” zoning to “PD/UR” zoning, to allow the existing residence to be utilized as a short-term rental (STR). The property is situated in an area consisting of a mix of single family and two-family residences. The primary use of surrounding property is residential. There is existing “A-5”, “B” and “UR” zoned lots located in all directions of the site and within a multiple block range (*refer to attached zoning map*).

The current zoning district of “UR” Urban Residential is intended to provide for a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. An additional purpose of the UR Districts is to encourage a range of housing choices within walking distance of rail transit stations and mixed-use urban villages. The goal is to ensure compatibility between one-and-two family districts and more intense mixed-use districts and related uses. UR neighborhoods are characterized by higher density residential structures in a highly walkable urban environment. A mixture of housing types is present to provide architectural diversity, while shallow setbacks frame the pedestrian environment with engaging building facades, improve visibility and safety of building entrances, and increase neighborhood vitality.

STRs are properties available for rent for guest lodging for a period ranging from 1 to 30 days. They are prohibited from operating by-right in all residential districts nor can they be considered in a residential district under a Conditional Use Permit. STRs are permitted, though, by right within commercial, industrial and mixed-use districts. The Planned Development request, if approved, would allow the STR use only in addition to permitted urban residential uses but eliminating all other uses permitted within a base commercial zoning district where a STR would be permitted.

Surrounding Zoning and Land Uses

North “UR” Urban Residential / Multi-Family Residential
East “UR” Urban Residential / Single Family Residential
South “A-5” One-Family / Single Family Residential
West “UR” Urban Residential / Single Family Residential

Recent Zoning History

- ZC-11-006 – This rezoning encompassed an area generally bounded by NW 28th St, N. Main St, NW 20th St, and Lincoln Ave including multiple blocks. The subject property and surrounding properties were rezoned to UR.

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were emailed on May 30, 2023:

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The predominant use in this vicinity are single family residential and duplex, contained within the boundaries of 24th Street to the north, Ellis Avenue to the east and 20th Street/Prospect Avenue to the south and west respectively. The use intends to operate within the existing single-family residence. Short Term Rentals are considered commercial uses. As required with an application for a PD – Planned Development, a site plan has been submitted in the event new construction occurs, it is done consistent with the current dimensions allowing any new building to remain in the existing context of the neighborhood (*refer to attached site plan*).

The proposed site is located within a residential area and not located in close proximity to other commercial uses. As a result, the requested change is **not compatible** in this area

Comprehensive Plan Consistency – Northside

The 2022 Comprehensive Plan currently designates the subject property as future Medium-Density Residential. This land use designation includes zoning districts “CR”, “C” and “D” for multi-family uses.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

The proposed zoning to a Planned Development with a base district of “UR” – Urban Residential is **not consistent** with the land use designation for this area. Short term rentals are considered commercial uses and would require a neighborhood commercial land use designation for consistency. This proposal is also not in alignment with the following policies of the Comprehensive Plan:

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Preserve the character of rural and suburban residential neighborhoods.

Site Plan Comments

Fire

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

Fire has no comments

General Information:

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

General Information:

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

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

General information:

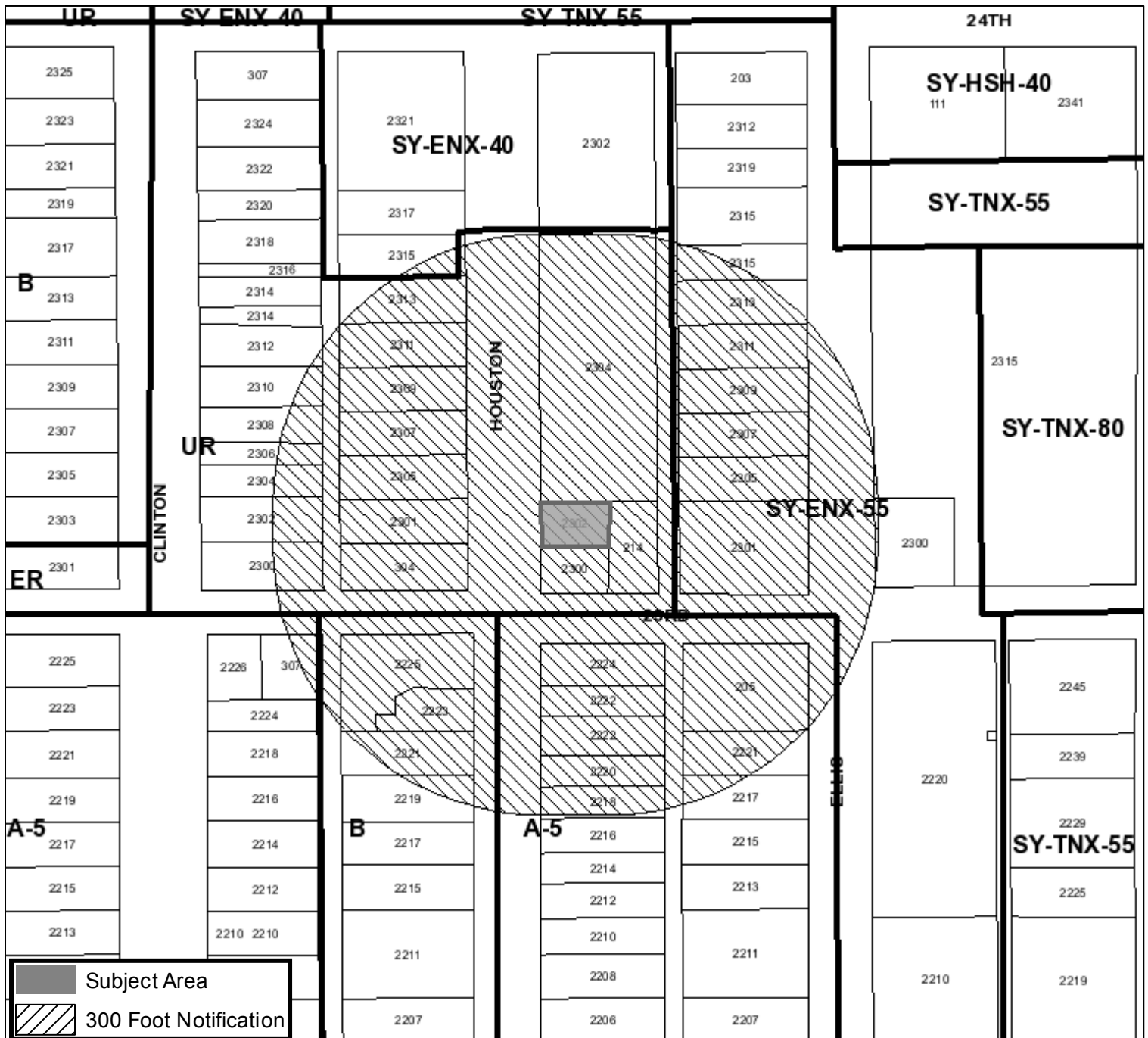
- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort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

Water Engineering Services

No Comments

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

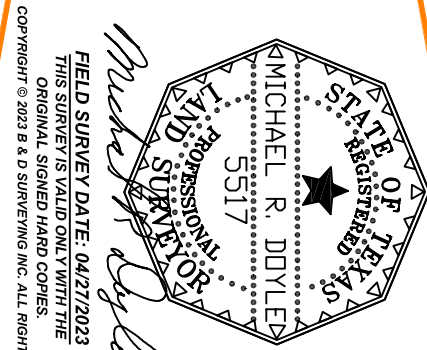
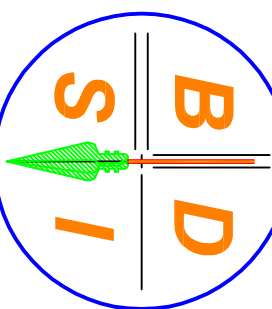
Applicant:	Elia Estrada/Ivan Rodríguez
Address:	2302 North Houston Street
Zoning From:	UR
Zoning To:	PD plus Short Term Rentals
Acres:	0.08559468
Mapsco:	Text
Sector/District:	Northside
Commission Date:	6/14/2023
Contact:	null





B & D
SURVEYING, INC.
FIRM NO. 101247-00

**P.O. BOX 293264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com**



DATE: 04/28/2023
TECH: JAV
CHECKED BY: PBIM
B & D #: 2304031
GF#: N/A

IVAN RODRIGUEZ
2302 N HOUSTON STREET
FORT WOTH, TX 76164

BOUNDARY SURVEY

**PART OF LOT 23, BLOCK 2
M. G. ELLIS ADDITION
0.103 ACRES / 4,500 SQUARE FEET
ISAAC THOMAS SURVEY, ABST. NO. 1526
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS**

Project Name:
Zoning Change Application
ZC-23-064

Director of Development Services

Date _____

NO.	REVISION	BY	DATE

SITE PLAN:

Land Area include within site: 0.1033 Acres /4500 Sq. Ft.
 Zoning Classification of North Adjacent Site: UR
 Zoning Classification of East Adjacent Site: UR
 Zoning Classification of South Adjacent Site: UR
 Width of gated entrance driving lane: 10'
 Minimum Width of Parking/Loading Area: 13.67'
 Maximum Width of Parking/Loading Area: 18.35'
 Amount of Parking Spaces Available in Driving Lane: 3
 Width of Curb Cut: 11'
 Dimensions of Parking/Loading Area 636.54' Ft.
 Dependent of Parking/Loading Area: 3 Vehicles
 Spaces of Parking/Loading Area: 3

Site Address: 2302 N Houston St. Fort Worth, TX 76164

Current Zoning Classification: UR
Proposed Zoning Classification: PD



SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON, SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48439C0190L PRESENT EFFECTIVE DATE OF MAP MARCH 21, 2019, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

(1) THE BASIS OF BEARING FOR THIS SURVEY BEING STATE PLANE GRID - TEXAS NORTH CENTRAL ZONE 4202) AS SHOWN ON THE NATIONAL MAPS AND RECORDS.

(2) THE BASIS OF BEARING FOR THIS SURVEY BEING STATE PLANE GRID - TEXAS NORTH CENTRAL ZONE 4202) AS SHOWN ON THE NATIONAL MAPS AND RECORDS.

(3) THERE ARE NO VISIBLE CONFLICTS OR PRODUCTIONS, EXCEPT AS SHOWN.

(4) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PERMISSUAL TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE NUMBER IF ANY, LISTED HEREON OR NOTED HEREON WAS DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY; OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. A B & S SURVEYING INC MAKES NO REPRESENTATION AS TO ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.

(5) BEFORE STARTING ANY CONSTRUCTION, CALL DIGESTS TO LOCATE ANY POSSIBLE UNDERGROUND LINES.

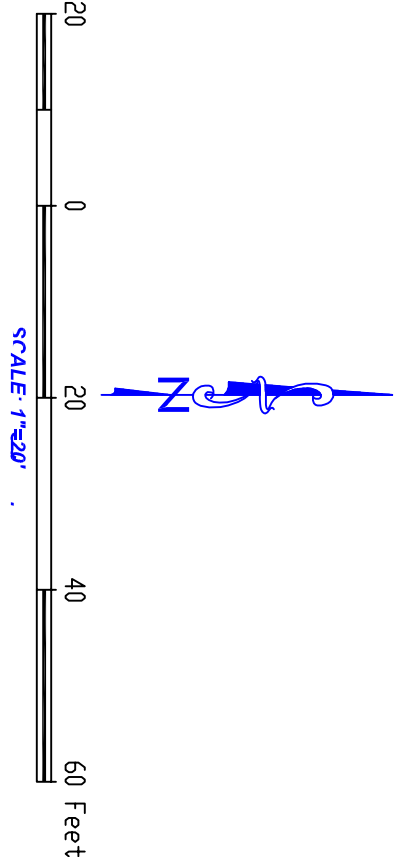
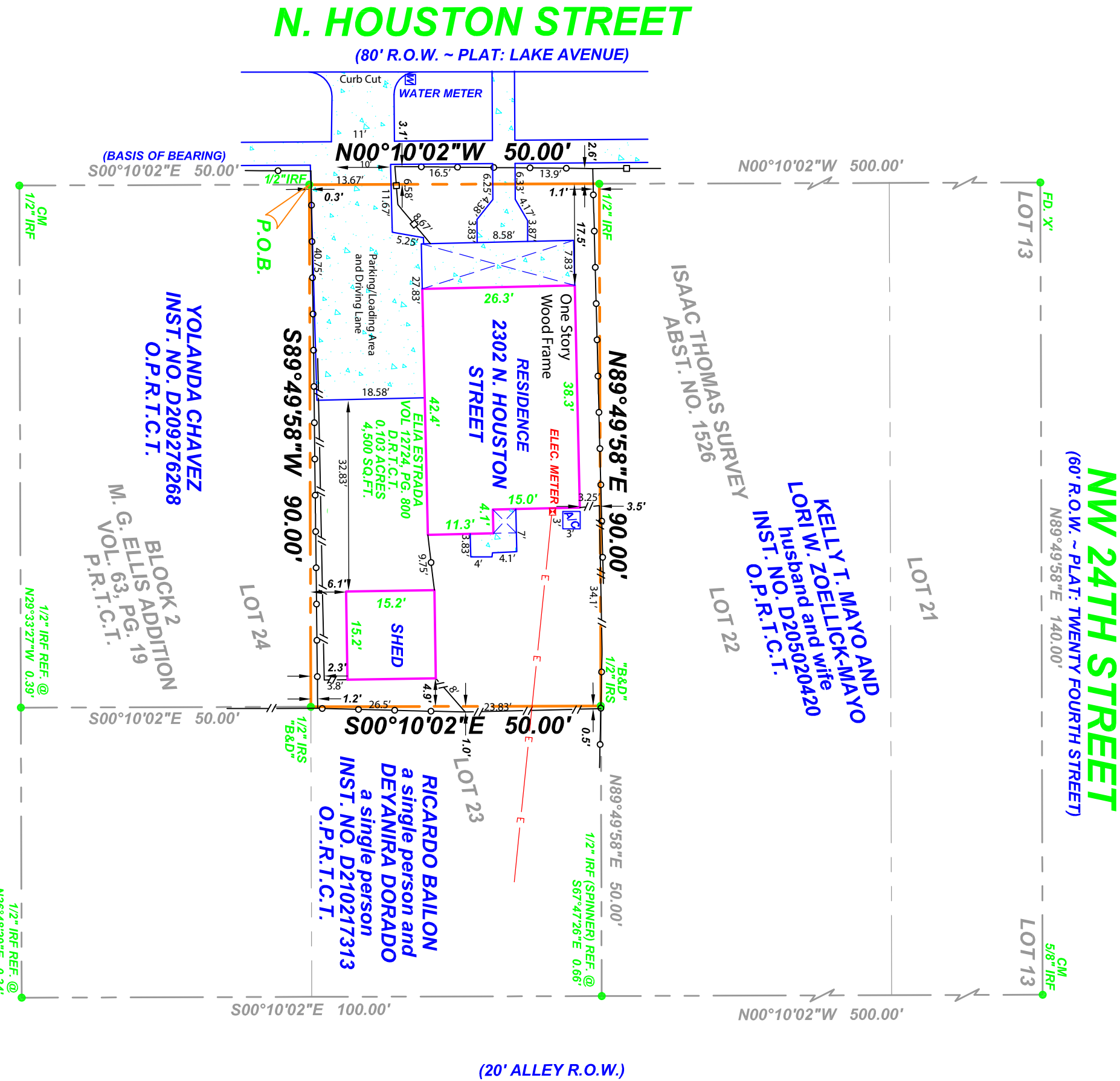
"CALL #17 BEFORE YOU DIG, IT'S THE LAW"

(6) THESE RESULTS ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND UTILITIES, UNDERGROUND UTILITIES AND OTHER MEASURED IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & S SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION OR ON WEAR SUD UTILITIES.

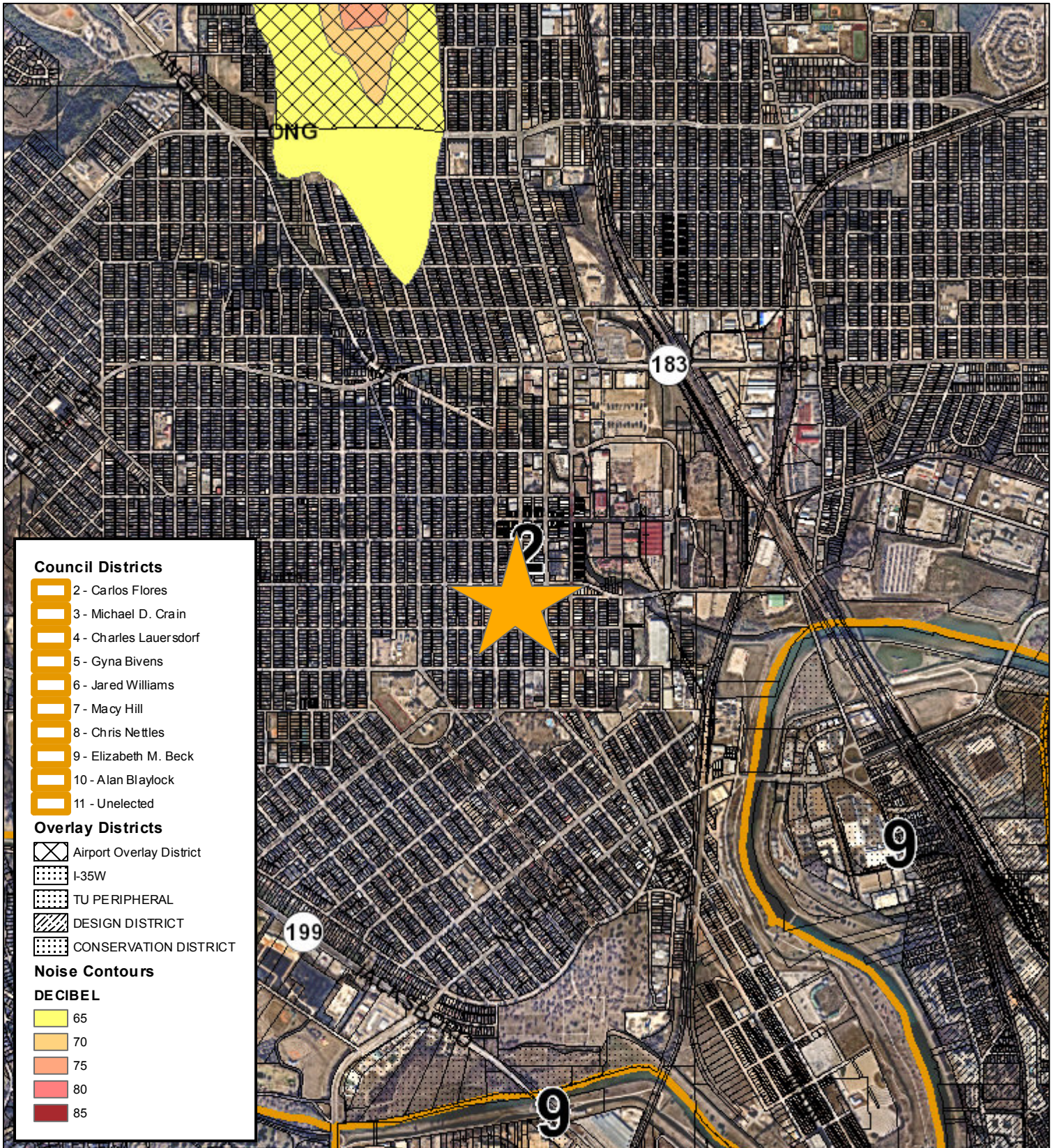
Date: 05/22/2023

Notes:

This Project will comply with section 6.301, Landscaping
This project will comply with Section 3.302, Urban Forestry
All Signage will conform to the Lighting Code



Area Map

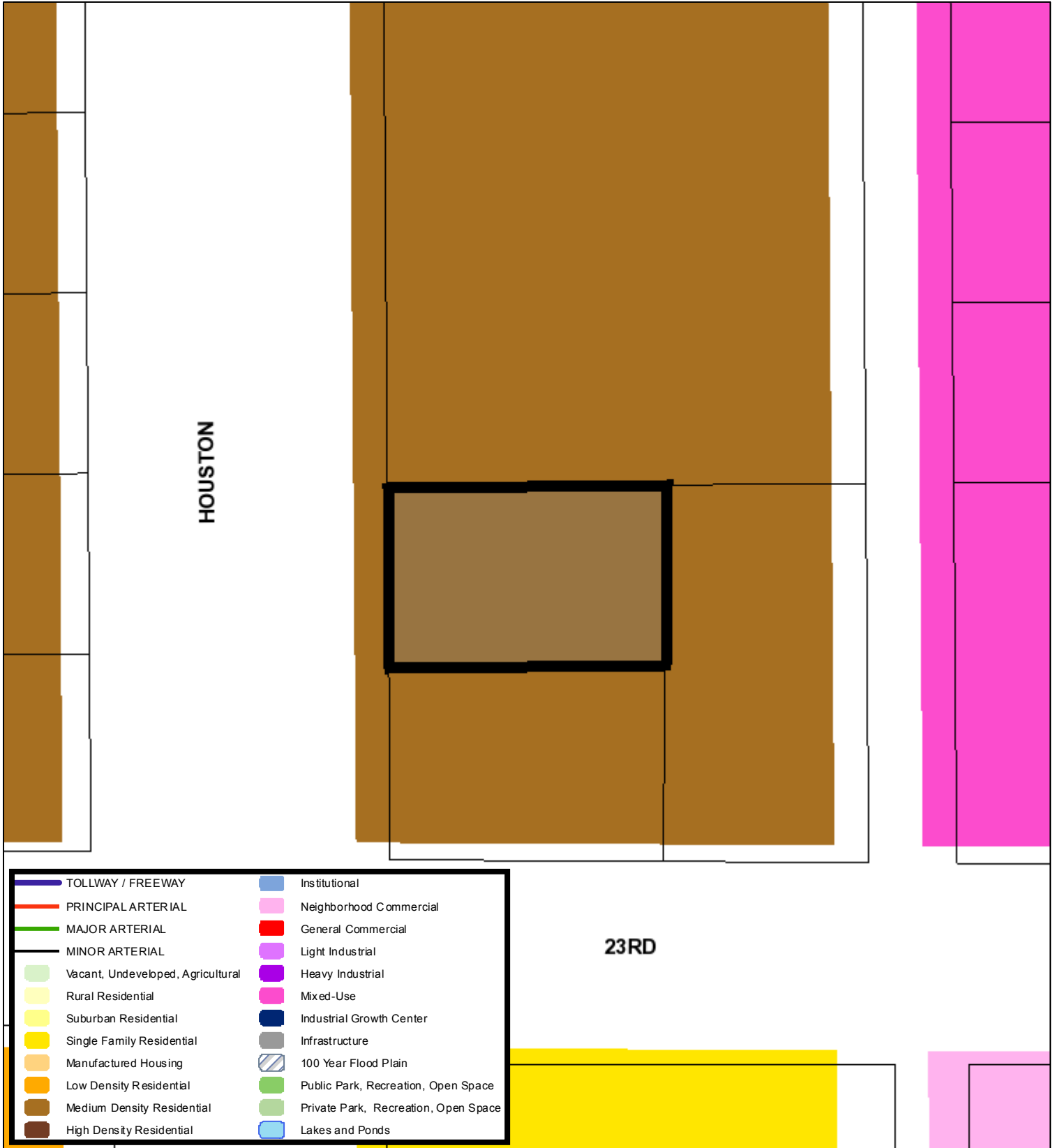


0 1,000 2,000 4,000 Feet



ZC-23-064

Future Land Use



30 15 0 30 Feet

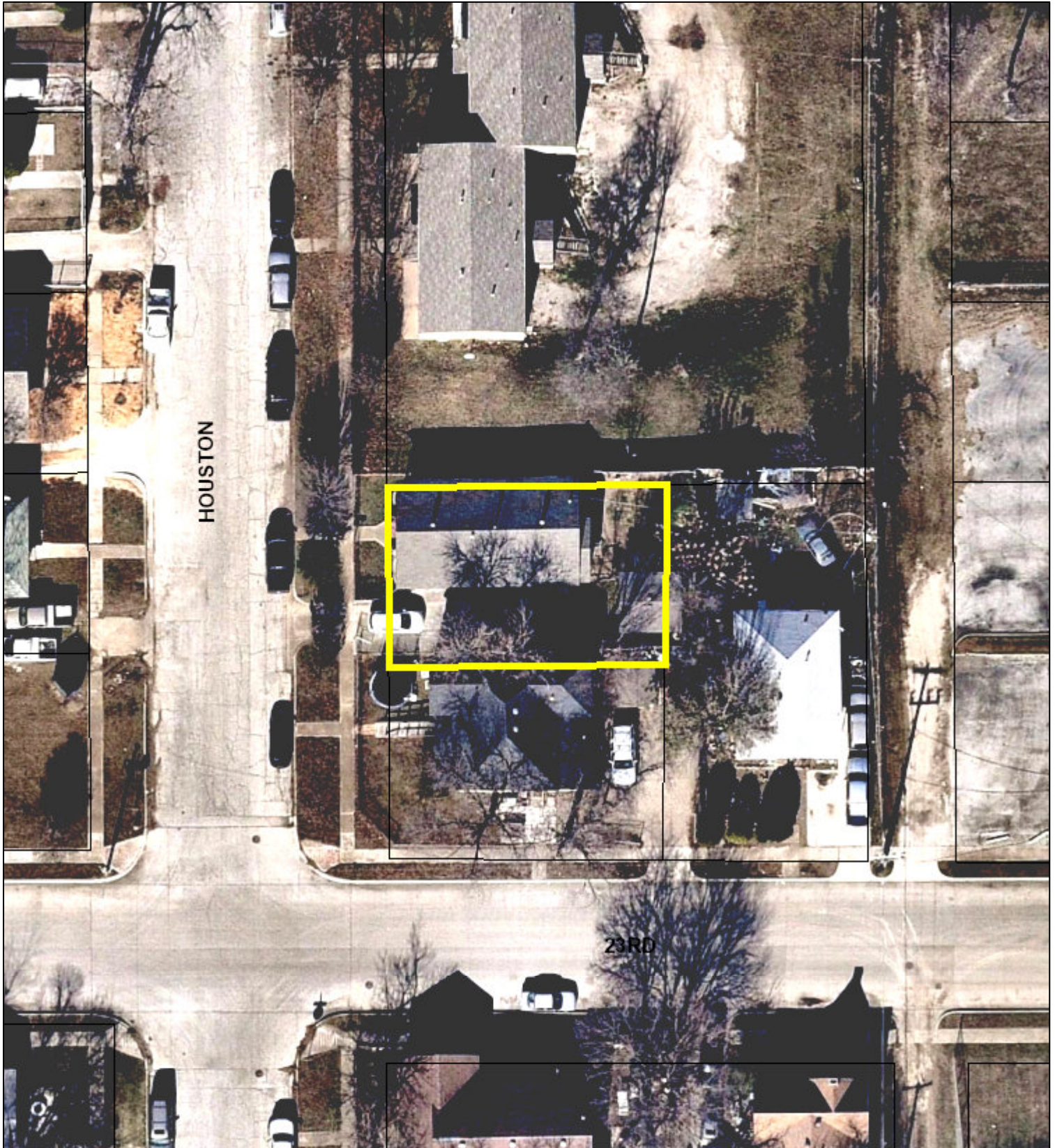
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-23-064

Aerial Photo Map



0 20 40 80 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-065

Council District: 9

Zoning Map Amendment & Site Plan

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

Owner / Applicant: QT South LLC / Corey Vaughan

Site Location: 1021 Oak Grove Road

Acreage: 14.5 acres

Request

Proposed Use: Gas Station and Convenience Store with 20 fueling positions & 6 truck bays

Request: From: “PD/E 815” Planned Development for all uses in “E” Neighborhood Commercial, excluding alcohol sales for on or off premises consumption; Site Plan Waived.

To: “G” Intensive Commercial.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not consistent (technical inconsistency)**

Staff Recommendation: **Approval**

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Project Description and Background

This property is an undeveloped 14.5-acre site situated at the northeast corner of SE Loop 820 and Oak Grove. It was initially approved for mobile home sales in 1996, but the zoning was later changed to "E" Neighborhood Commercial with specific use limitations in 2004. In 2008, the PD reconfigured the districts to allow property development to the north for multifamily development. The only restricted use in the "E" district is the sale of alcohol.

The applicant is seeking to rezone the property from "PD815" to "G" Intensive Commercial to establish a gas station/convenience store and truck fueling station similar to other travel centers operated by QT and permitted in commercial districts in the City. The applicant has indicated that there would be no overnight truck parking/storage.

A site/conceptual plan is not required with this application, however the applicant provided one to give staff, commissioners and City officials and idea on how they plan to develop the property.

The primary purpose of the Intensive Commercial ("G") district is to provide a broad range of intensive commercial, institutional, and office uses intended to serve the entire community.

Surrounding Zoning and Land Uses

North "C" Medium-Density Multifamily / Apartment Complex
East "CF" / Community Facilities/ Medical Offices/MHMR
South I-20 W
West Across Oak Grove rd. "PD/E"/Pawn Shop

Recent Zoning History

- ZC-18-083 from I to D; approved 5/9/2018
- ZC-17-212 Amend PD 815 to add mobile home sales and auto sales (Subject Site)- Denied
- ZC-08-072 PD/E for all uses in "E" Neighborhood Commercial uses excluding alcohol sales for on or off premise consumption, site plan waived; effective 8/29/08; (subject site)
- ZC-04-123 "PD-229" Planned Development/Specific Use for all uses allowed in "E" Neighborhood Commercial excluding package store, tattoo parlor, outdoor amusements and drive-in restaurant; waiver of site plan; and, "C" Medium Density Multifamily Residential 5/18/2004
- ZC-96-142 Planned Development/Specific Use for mobile home sales, all graffiti to be removed within 48 hours; site plan required 1/14/97

Public Notification

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

Organizations Notified	
Oakridge Terrace NA	Highland Hills NA

Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc.	Fort Worth ISD
Everman ISD	

Development Impact Analysis

Land Use Compatibility

The property in question is situated on the Northeast corner of Oak Grove and Highway 20. It is bordered to the east by the Fort Worth Western Railroad line. The property proximity to the highway and railroad makes it a preferred location for higher intensity commercial uses.

The surrounding area comprises of multifamily buildings to the north, apartments, and a pawn shop to the west, and I20WB to the south.

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

Comprehensive Plan Consistency – Southeast

According to the current Comprehensive Plan, the subject property is classified as a future Neighborhood Commercial. The proposed High-Intensity commercial zoning, designated as "G," is more intense than the current classification and, therefore, **not fully consistent** with the Future Land Use plan.

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

However, the propose zoning and land use align with certain policies and strategies outlined in the Comprehensive Plan.

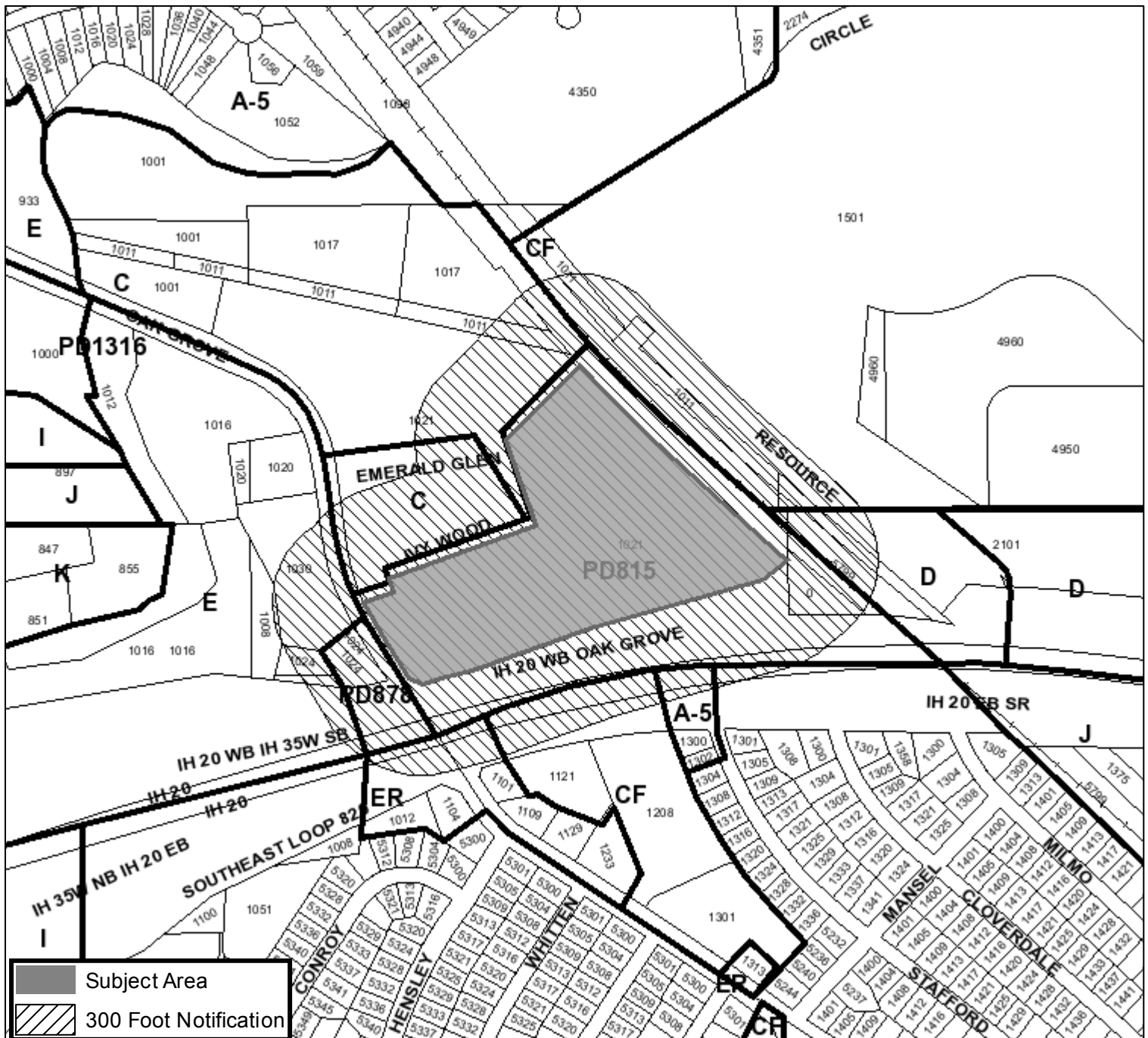
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways



ZC-23-065

Area Zoning Map

Applicant: QT South LLC/Corey Vaughan
Address: 1021 Oak Grove Road
Zoning From: PD
Zoning To: G
Acres: 14.5326537
Mapsc0: Text
Sector/District: Sycamore
Commission Date: 6/14/2023
Contact: null



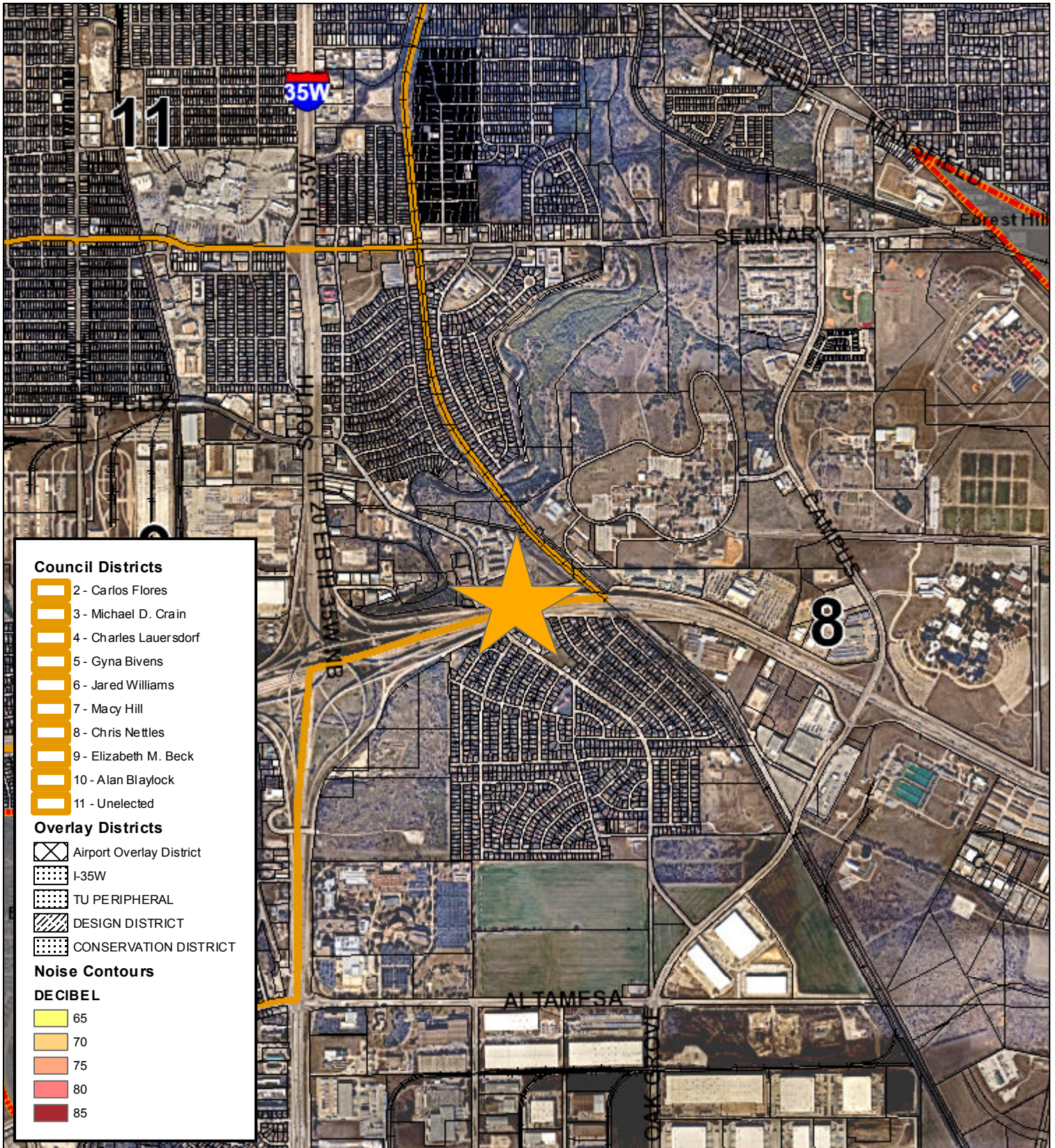
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ZC-23-065

Area Map

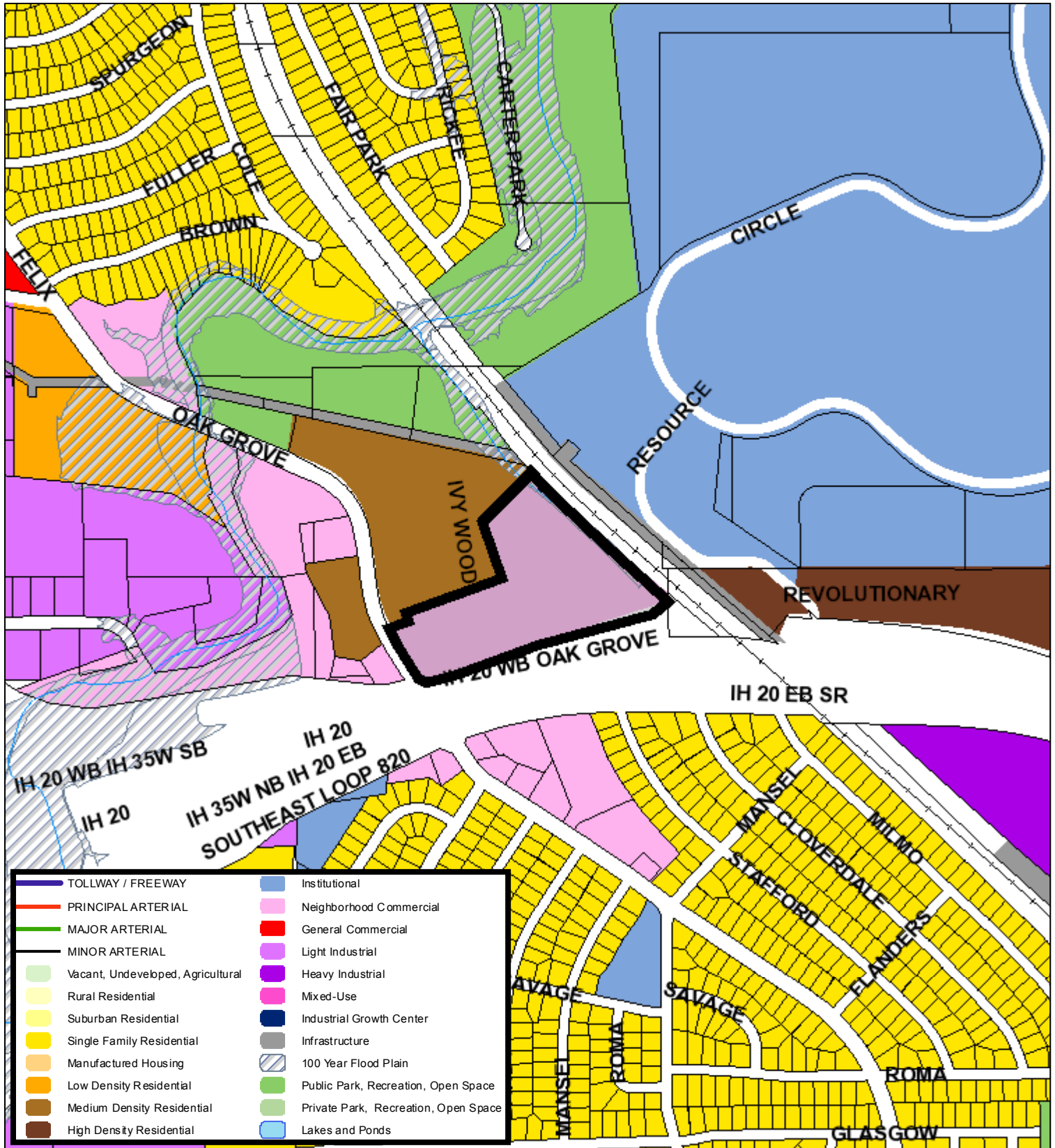


0 1,000 2,000 4,000 Feet



ZC-23-065

Future Land Use



660 330 0 660 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.





ZC-23-065

Aerial Photo Map



0 415 830 1,660 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-073

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Madelon Inc. / John H. Maddux

Site Location: 2120 Ridgmar Boulevard

Acreage: 0.72 acres

Request

Proposed Use: Bar

Request:

From: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar/lounge with no outside activity where adjacent to single-family zoning, no expansion to bar use only/"AO" NASJRB Overlay; site plan waived

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar/lounge with no outside activity where adjacent to single-family zoning/"AO" NASJRB Overlay; site plan waiver requested

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The proposed site is located on the west side of Ridgmar Boulevard, south of Dakar Road. The applicant is proposing to change the zoning to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus bar/lounge with no outside activity where adjacent to single-family zoning/"AO" NASJRB Overlay; site plan waiver requested.

The current PD only allows for the operation of a bar in the existing space and has been operating for several years. The applicant would like the opportunity to expand the bar use to for the entire building.

Surrounding Zoning and Land Uses

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

East “FR” General Commercial Restricted / commercial

South “E” Neighborhood Commercial; “FR” General Commercial Restricted / commercial

West “FR” General Commercial Restricted / multifamily

Recent Zoning History

- NASJRB Overlay added in 2014.

Public Notification

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

The following organizations were emailed on May 30, 2023:

Organizations Notified	
Ridglea Area Neighborhood Alliance	Fort Worth ISD
Ridgmar NA	Streams and Valleys Inc
Imperial Terrace HOA	Trinity Habitat for Humanity
Ridglea North	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to allow bar uses within the entire building. Currently the bar use is limited to a portion of the site.

Surrounding land uses consist of single-family uses to the north, and multifamily to the east, west, and south.

Due to the fact that this is an existing use in the area and the Planned Development will limit the outside activity where adjacent to single family zoning, the proposed zoning is compatible with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

The adopted Comprehensive Plan currently designates the subject property as future mixed-use on the Future Land Use Map. The proposed rezoning to “PD/E” **is consistent** with the adopted Comprehensive Plan designation.

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
---------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------





ZC-23-073

Area Zoning Map

Applicant: Madelon Inc.
Address: 2120 Ridgmar Boulevard
Zoning From: null
Zoning To: To ammend PD to allow bar use in the whole building
Acres: 0.7294275
Mapsc0: Text
Sector/District: W. Hill/Ridglea
Commission Date: 6/14/2023
Contact: null



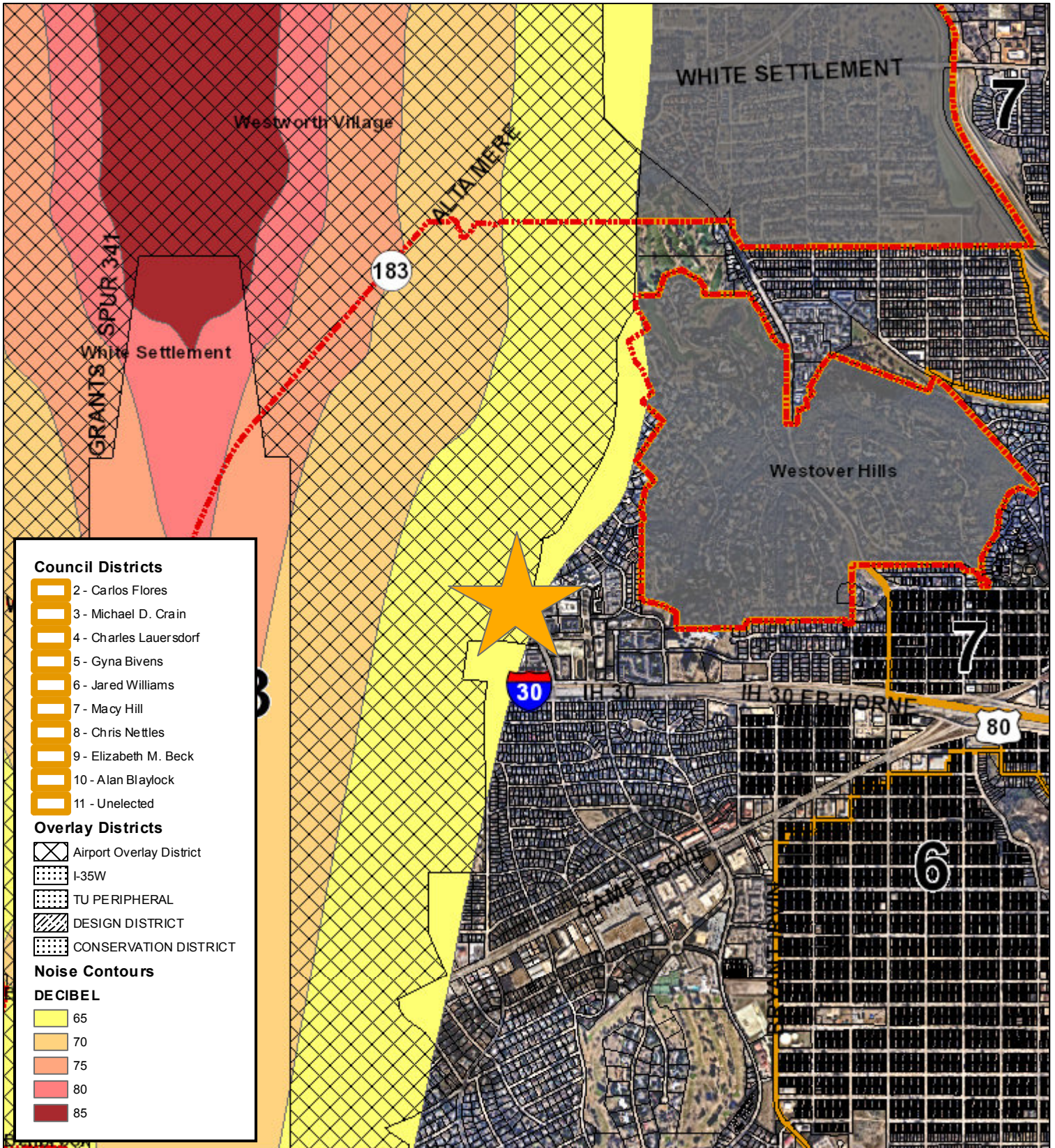
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ZC-23-073

Area Map

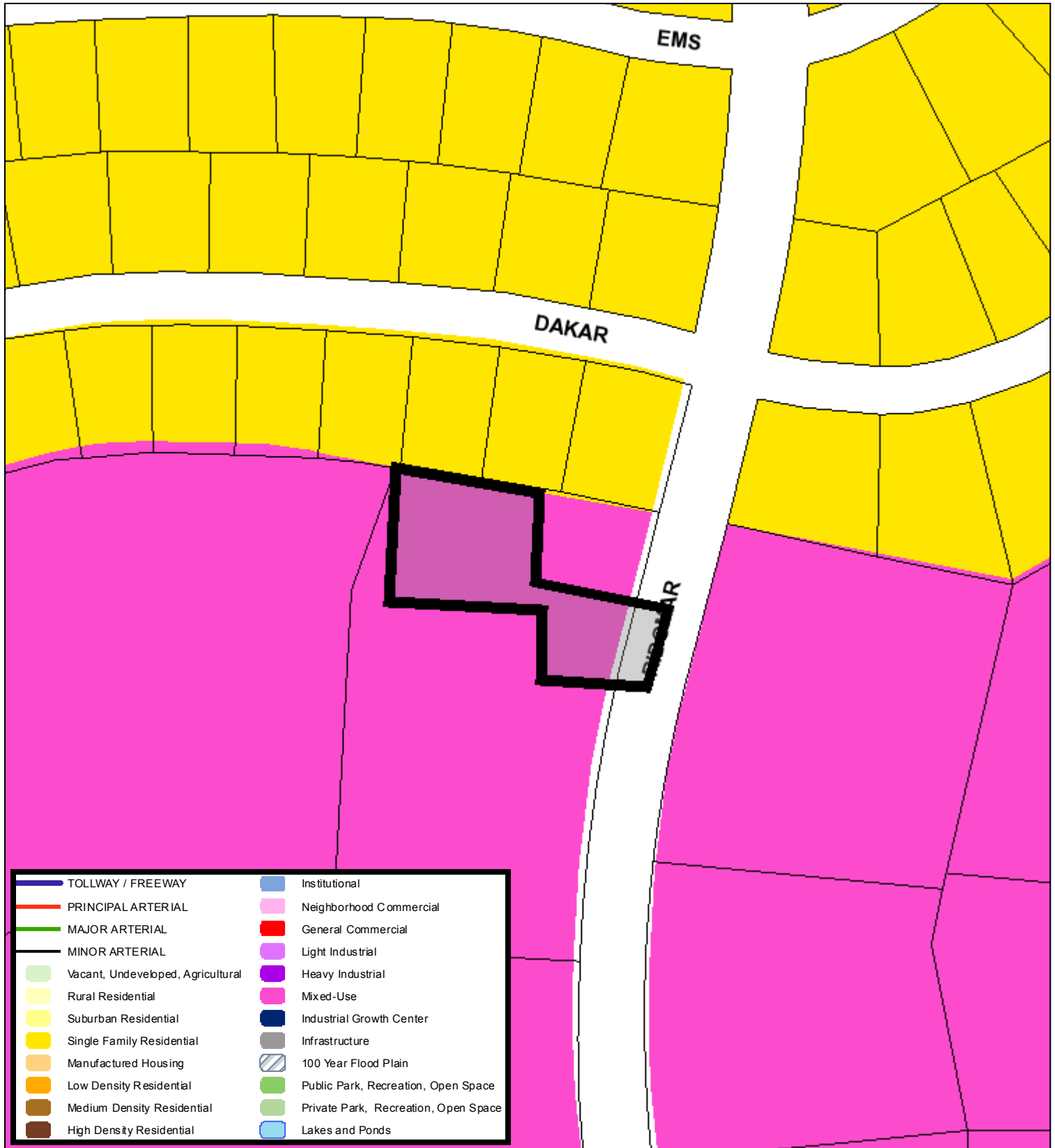


0 1,000 2,000 4,000 Feet



ZC-23-073

Future Land Use



140 70 0 140 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.

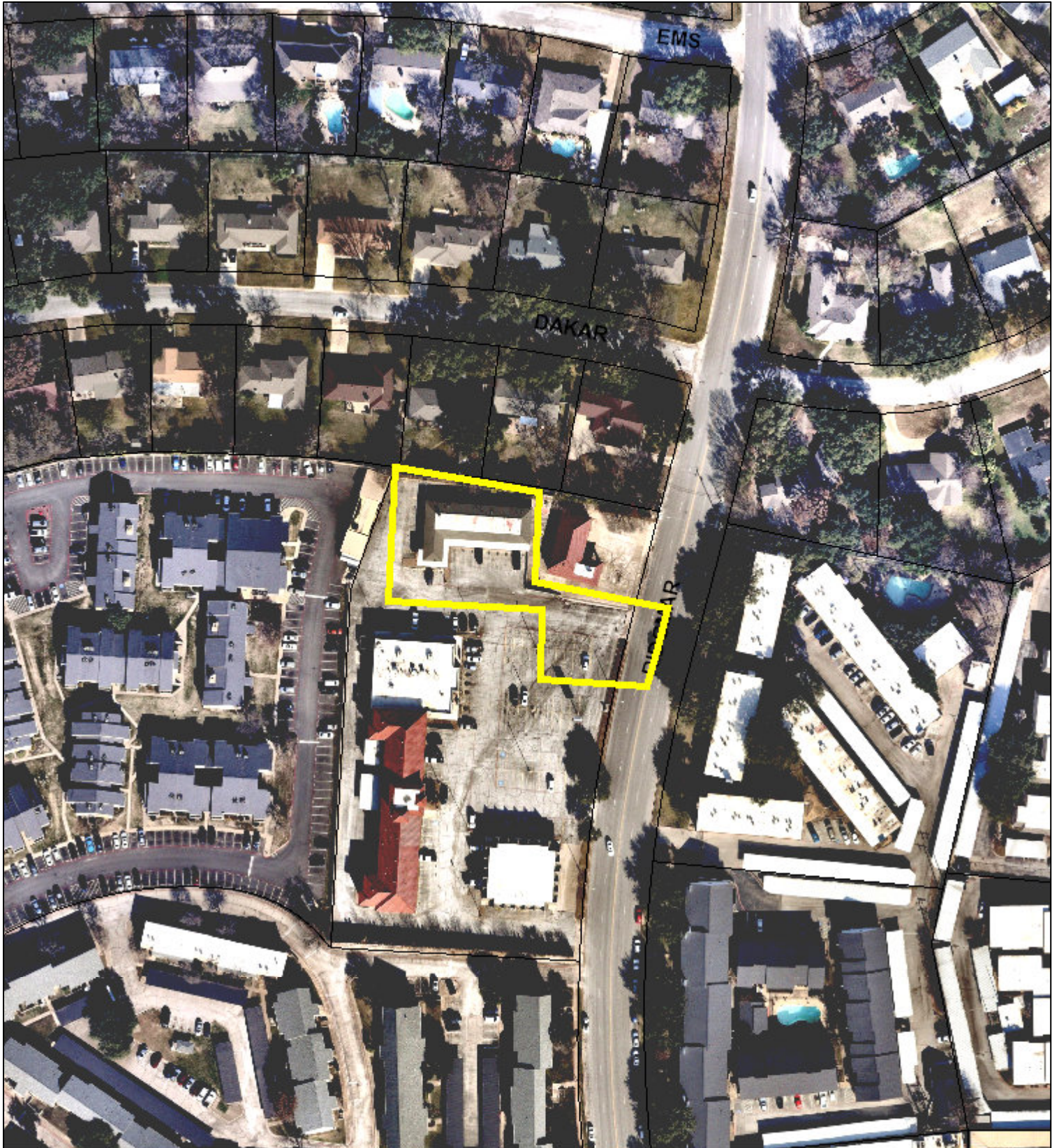


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ZC-23-073

Aerial Photo Map



0 87.5 175 350 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-076

District: 2

Zoning Map Amendment & Site Plan

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Cardarelli Properties LP / Raheem Ali

Site Location: 4504 Boat Club Road

Acreage: 2.24 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](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
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Project Description and Background

The site contains an existing 23,000 square foot multi-tenant building and gasoline sales/canopies. The property is situated at the northeast corner of the intersection of Boat Club Road and Shadydell Drive. 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 Boat Club Rd in this general area are zoned “E” and designated as Neighborhood Commercial on the future land use map (FLU). Boat Club Road is classified as a major arterial and Shadydell Drive is classified as a residential roadway. The proposed tattoo parlor is not anticipated to generate additional demand upon the roadway network. There is existing One and Two-Family residential adjoining the subject site to the east. Medical offices, pharmacy and convenience store occupy the remaining tenant spaces within the building on-site. Adjoining commercial uses consist of office, retail, restaurants, a day care facility and car wash.

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 / Office building
East “B” Two-Family / Two family attached
South “E” Neighborhood Commercial / Retail and service uses
West “B” Two-Family / Office building

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were notified: (emailed May 30, 2023)

Organizations Notified	
Neighbors of Jinkens Heights/Crestridge NA	Marine Creek Meadows HOA
Streams and Valleys Inc	Trinity Habitat for Humanity
Lake Worth ISD	Eagle Mountain-Saginaw ISD
Northwest Ft Worth Neighborhood Alliance	

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 consist of lower intensity commercial uses along Boat Club Road, with the low-density residential uses adjoining the site to the east. 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 2022 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 policies:

Far Northwest Land Use Policies

- Encourage land uses and development practices that will reduce the amount of sediment and pollution entering Eagle Mountain Lake and Lake Worth.

Economic Development

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

Site Plan Comments

Zoning and Land Use

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

1. Add the telephone number for the property owner.
2. Add the zoning case number in the lower right corner to ZC-23-028.
3. Include a vicinity map.
4. Revise Note #1 to the current "B" zoning district.
5. The latest Google Streetviews show significant differences between the landscaping actually existing on the lot versus what is shown existing on the site plan. A large number of shrubs, landscaping, and the crepe myrtles need to be planted back.
6. The eastern landscaping buffer does not meet the bufferyard requirements for tree and shrub plantings. Either revise the site plan or **request a development waiver in bold font in the notes section.**
7. The rear yard is required to have a 5-foot landscaping buffer and screening fence. Either revise the site plan or **request a development waiver in bold font in the notes section.**
8. Auxiliary parking lots are required to be chained and locked over-night. Either add this note or **request a development waiver in bold font in the notes section.**
9. Stockade fences are prohibited from being screening fences. Revise the label to the existing fencing style of board on board with decorative cap.

10. Is lighting being added to the site? If not, revise Note #5 to be the correct number, and note no lighting is on the lot.
11. Label the land use and zoning classifications of the immediately adjacent properties abutting the site.

Fire

1. There are no Fire Code requirements since the lot is already platted and as long as no structures are proposed.

Water Engineering Services

1. Existing water service need to be used and then sub-metered on the private side

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

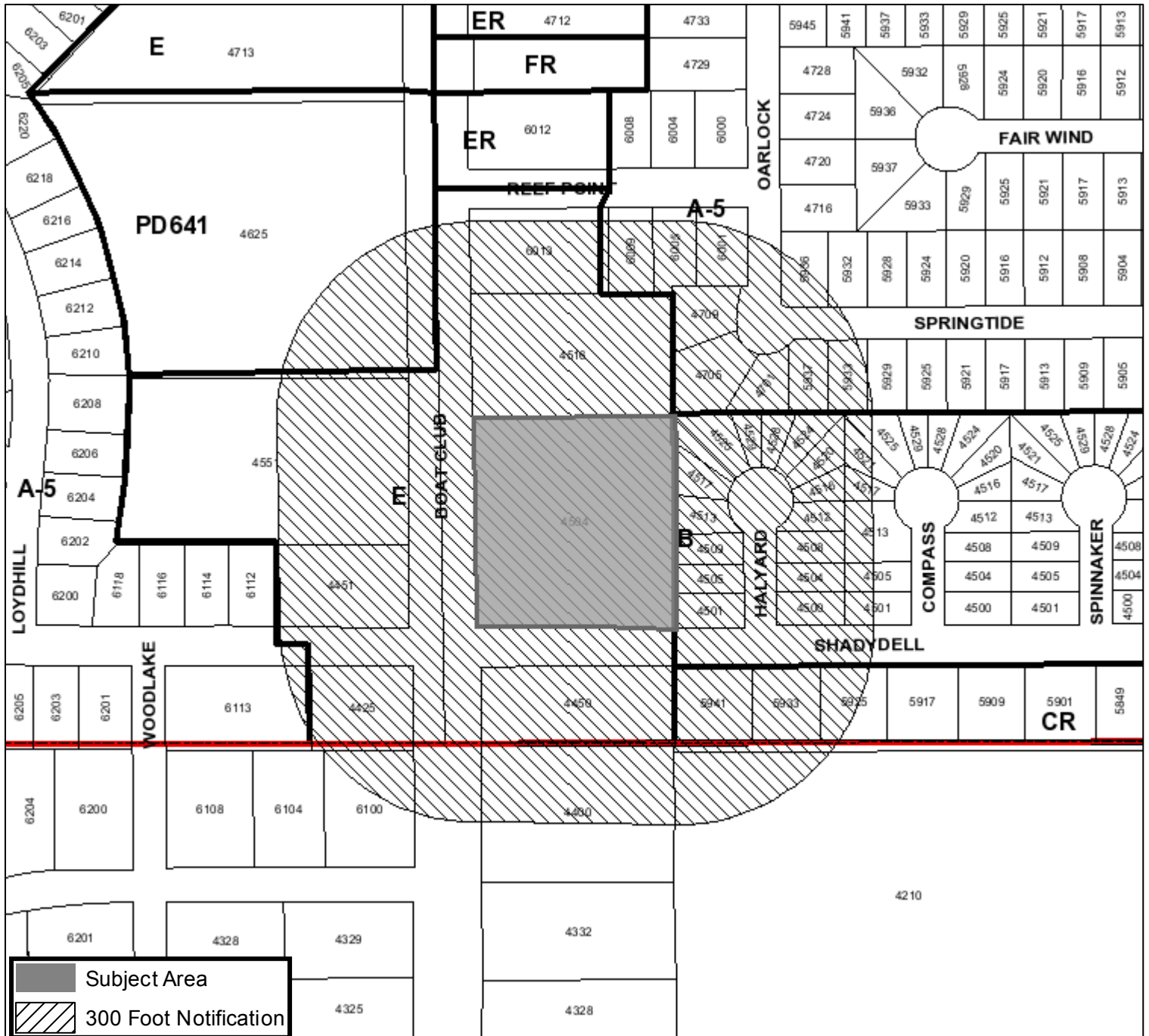




ZC-23-076

Area Zoning Map

Applicant: Cardarelli Properties/Raheem Ali
Address: 4505 Boat Club Road
Zoning From: null
Zoning To: null
Acres: 2.27138656
Mapsc0: Text
Sector/District: Far Northwest
Commission Date: 6/14/2023
Contact: null

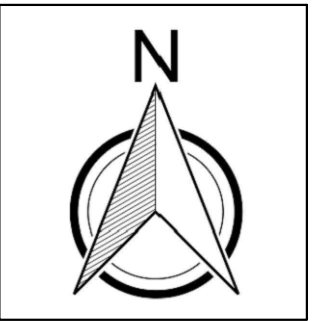
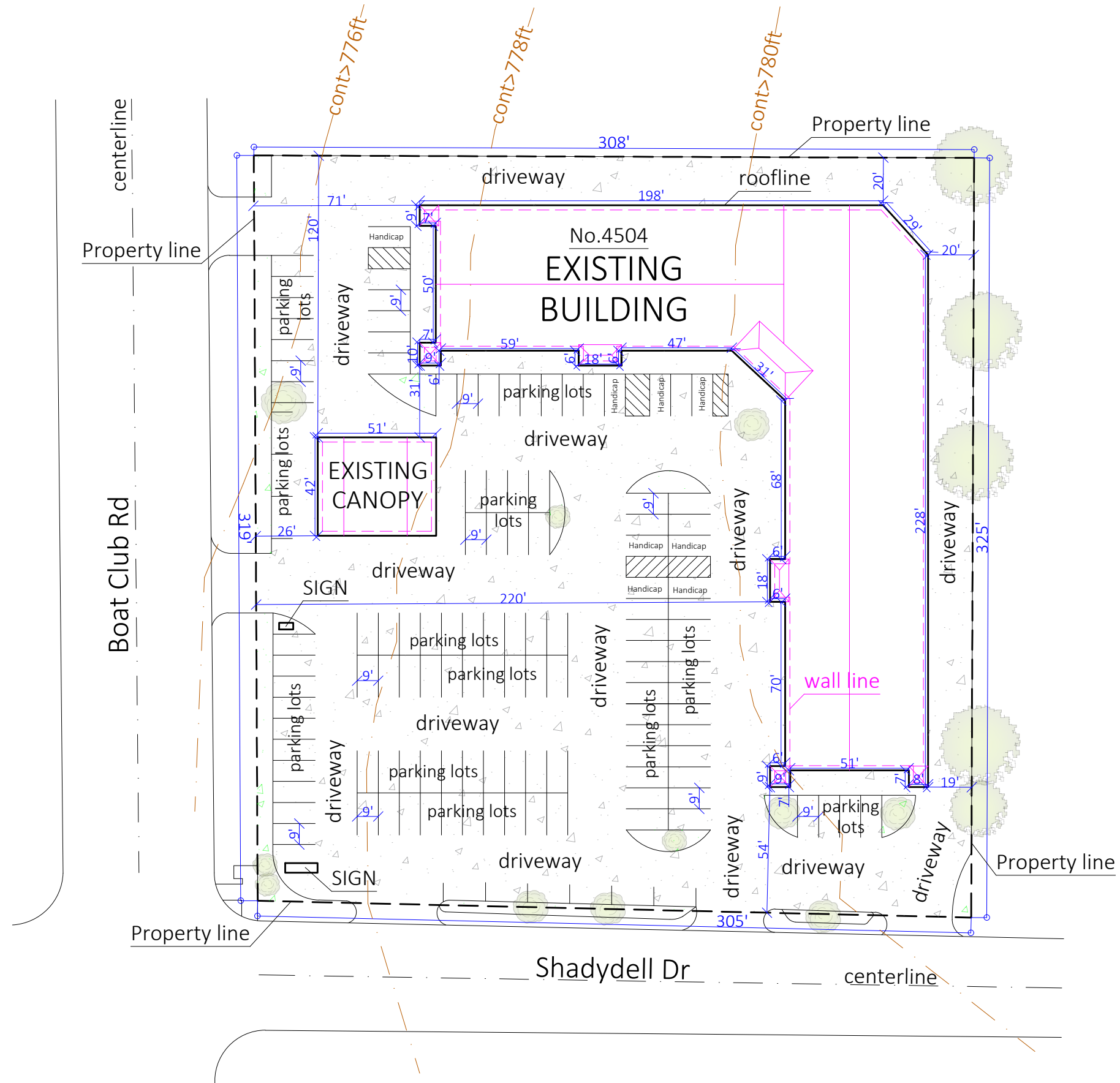
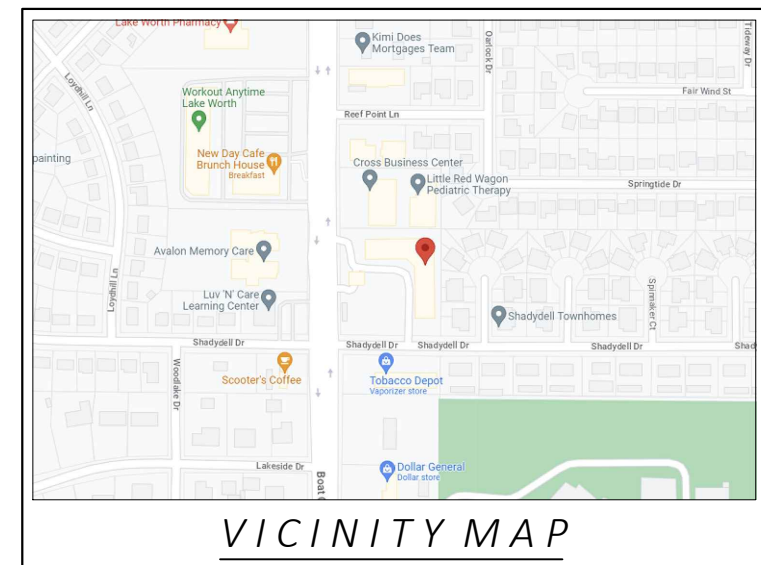


0 110 220 440 Feet

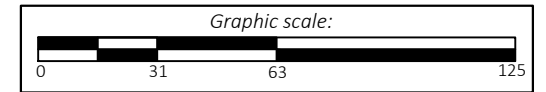
Created: 5/30/2023 10:14:10 AM

4504 Boat Club Rd
Fort Worth, TX 76135
Parcel ID: 24815-9-A
Lot area: 22.2 Acres
Paper Size: 11"x17"

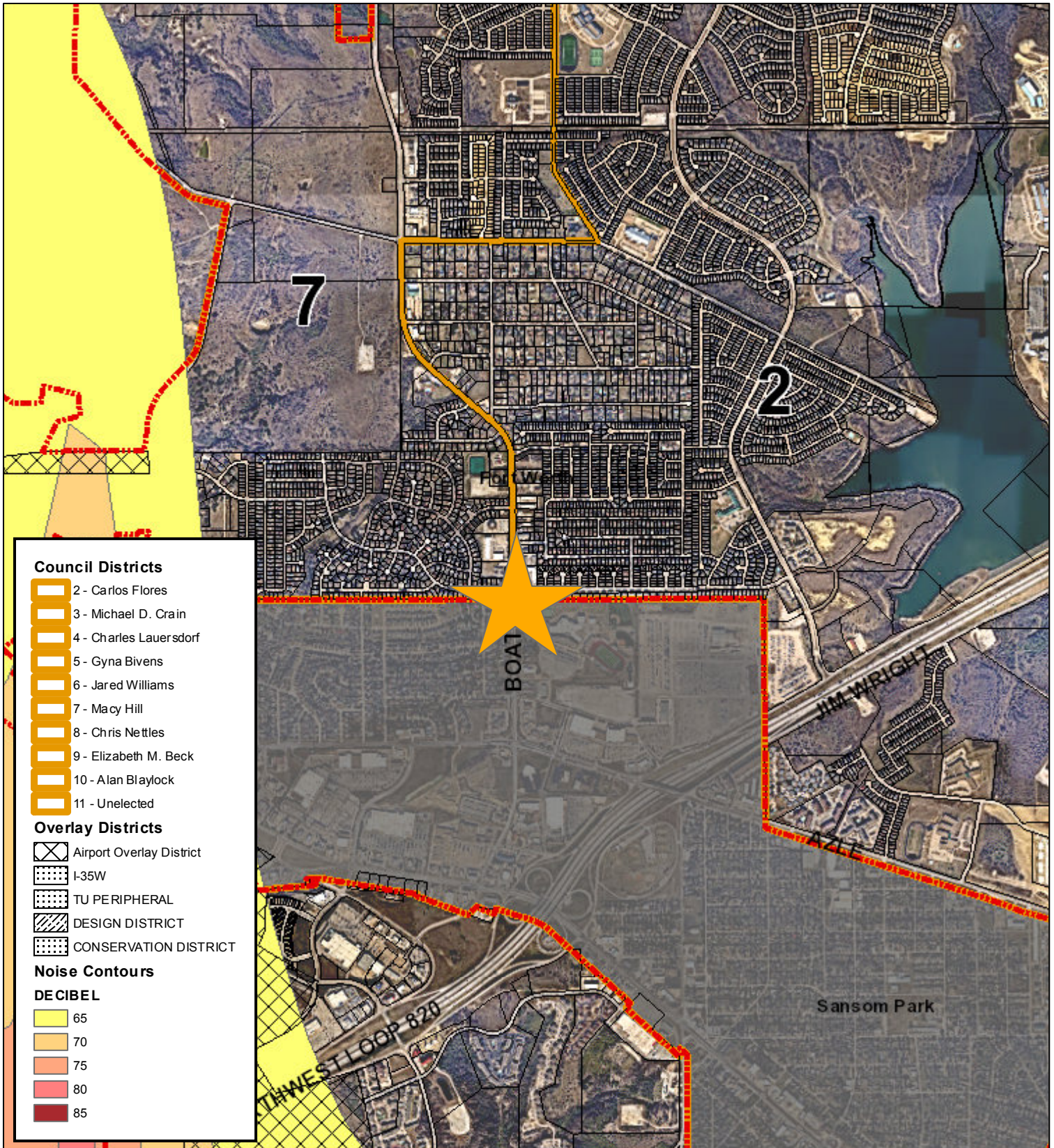
Case Number	ZC-23-076	
Proposed Use	CUP for Tattoo Parlor	
Parking Calculation	Building Size: 23,004 Sqft Parking Spaces: 119 Calculation: 1.293253 per 250SF	Divide by 250 92.02



scale 1"=50'



Area Map

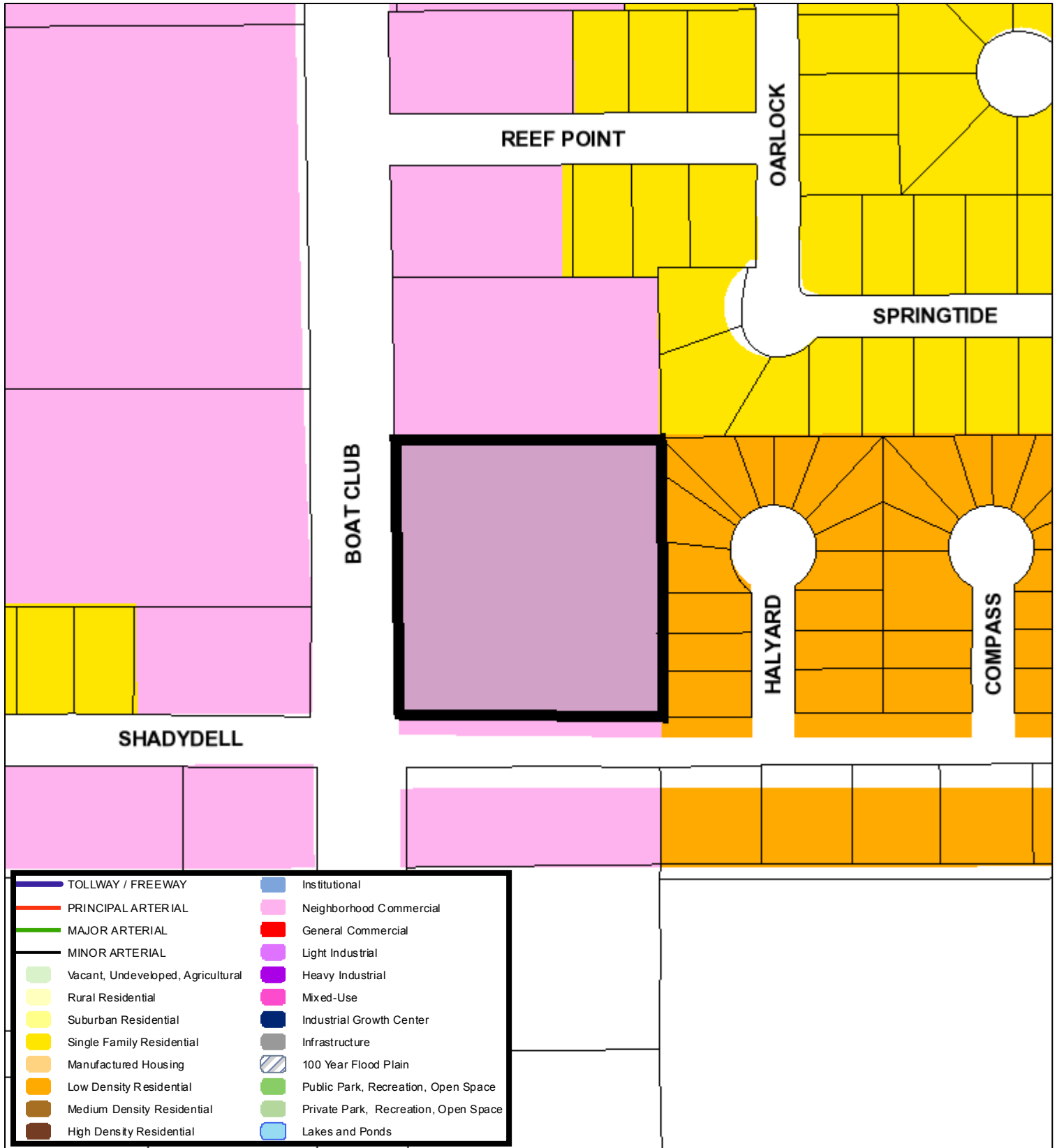


0 1,000 2,000 4,000 Feet



ZC-23-076

Future Land Use



150 75 0 150 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.



Created: 5/30/2023 10:14:42 AM



ZC-23-076

Aerial Photo Map



0 95 190 380 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-077

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Cook Children's Health Care System / Dunaway Associates, Stephen Cook

Site Location: 2800 Cherry Lane

Acreage: 3.72 acres

Request

Proposed Use: Health services facility / Clinic

Request: From: "PD-57" Planned Development Specific Uses with NASJRB Overlay

To: "E" Neighborhood Commercial with NASJRB Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

This rezoning request to “E” zoning is proposed to accommodate construction of the Las Vegas Trail Neighborhood Health Center on a 3.7 acre site at Calmont Avenue and Cherry Lane in Council District 3. This 40,000 square foot center will provide pediatric and adult medical services, behavioral health services, and social services support in the form of a food pantry, community education, and onsite job training. A Fort Worth Police substation is also proposed to be housed in the building to help foster police relations within the neighborhood. The two-story building is slated to break ground later in 2023.

Rezoning to a standard zoning classification, such as “E” does not require a Site Plan. The new buildings must meet all of the “E” commercial development standards in Section 4.901 of the Zoning Ordinance.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial & NASJRB Overlay / hotel
East “E” Neighborhood Commercial & NASJRB Overlay / commercial strip center
South “PD-57” Planned Development-Specific uses (commercial) & NASJRB Overlay / school
West “D” Multifamily, High Density & NASJRB Overlay / apartments

Recent Zoning History

- NASJRB Overlay added in 2014.

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were emailed on May 26, 2023:

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

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The 3.7 acre property is situated at a major road intersection (Cherry Lane & Calmont Avenue) with high visibility, and has commercial enterprises to the north and east. While the site is directly adjacent to an existing developed apartment complex to the west, the large yard within the apartment development means that development of the health center should by and large be suitable.

While the site is within the NASJRB overlay, it is not within the more intensely regulated APZ zones (Accident Potential Zones) or Clear zones, which are situated closer to the end of the runway. The proposed rezoning to “E” Neighborhood Commercial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial on the Future Land Use Map. The proposed rezoning to “E” Neighborhood Commercial **is consistent** with the adopted Comprehensive Plan designation.

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

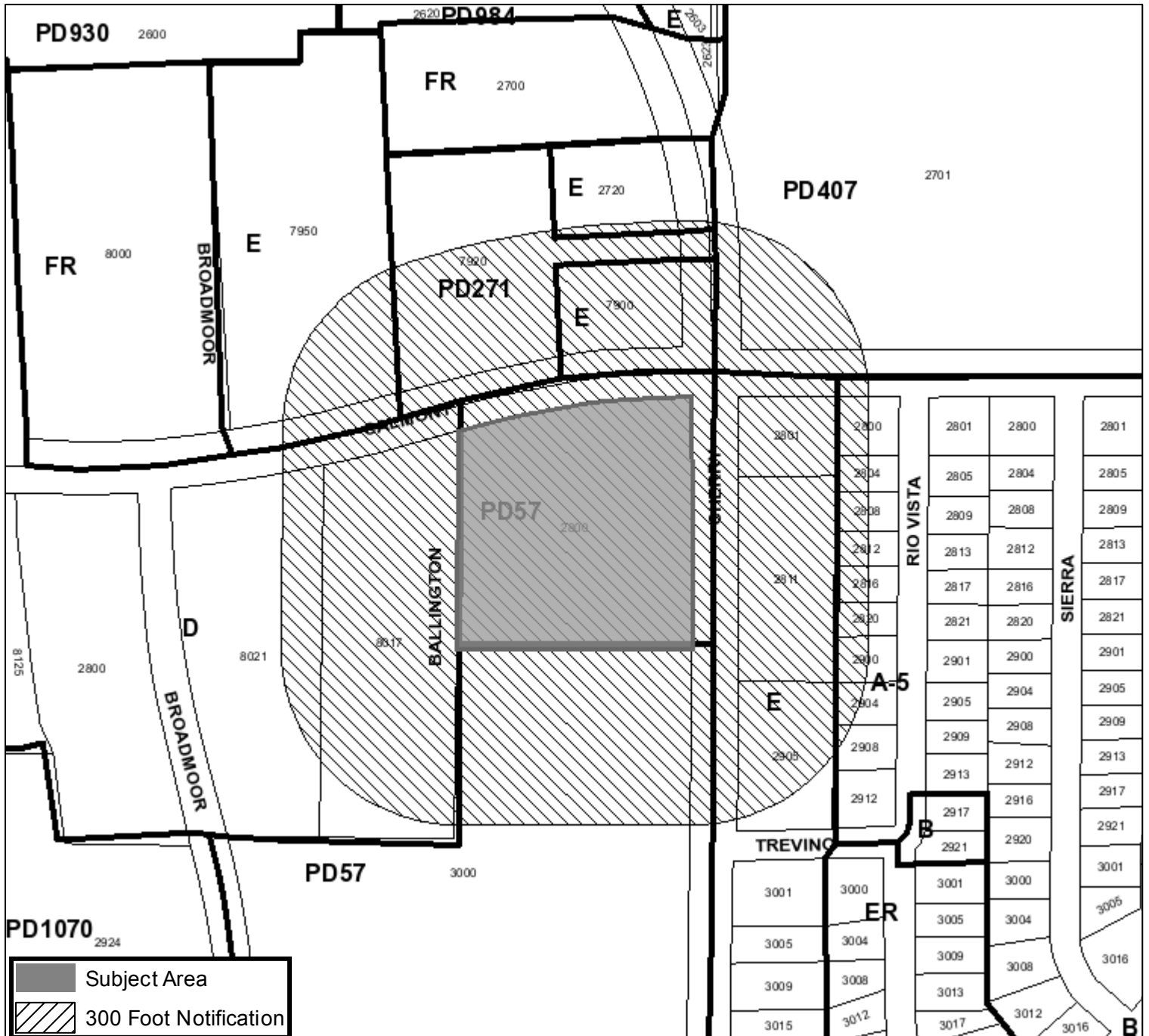




ZC-23-077

Area Zoning Map

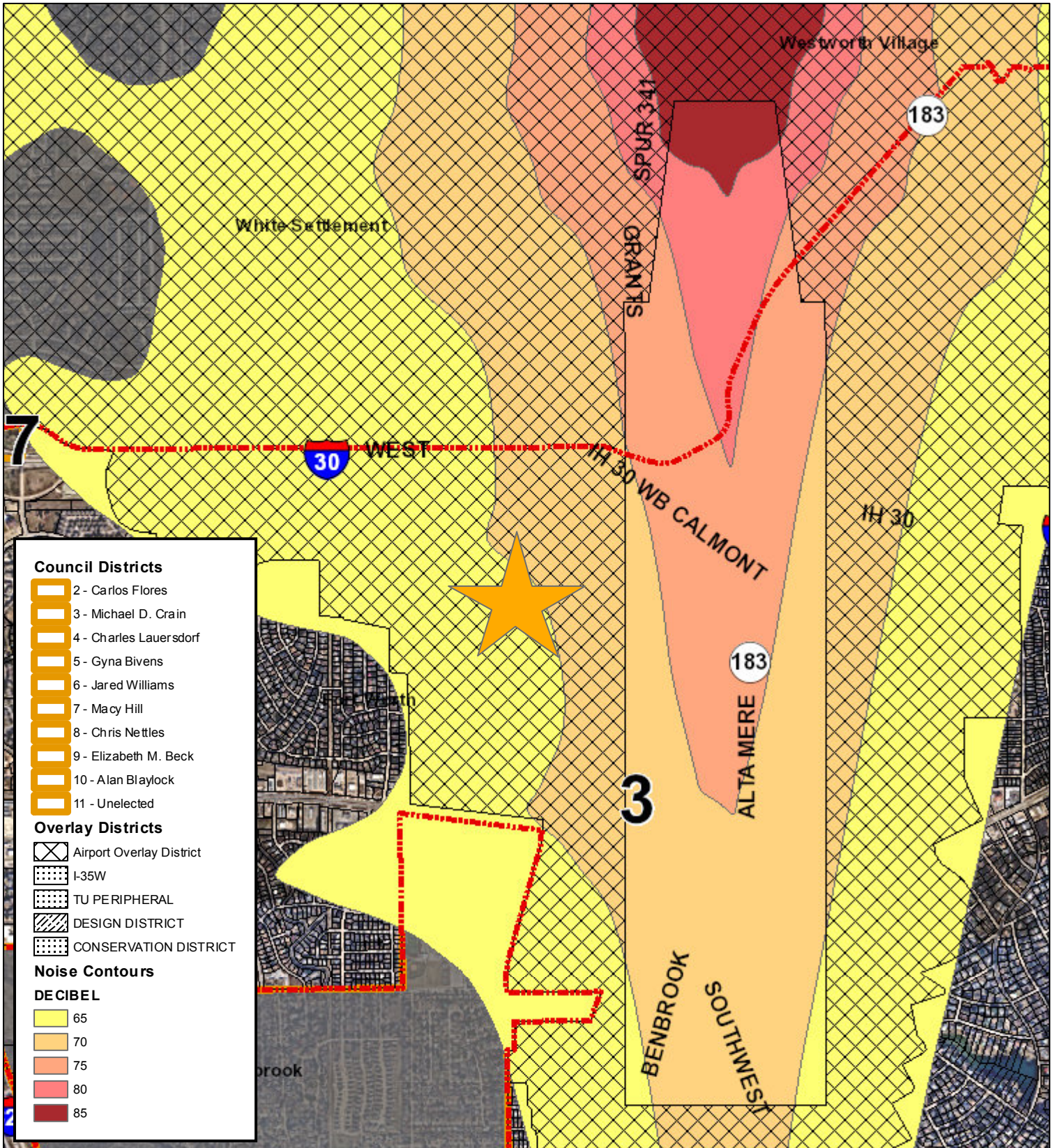
Applicant: Cook Children's Health Care Systems
Address: 2800 Cherry Lane
Zoning From: PD/57
Zoning To: E
Acres: 3.72359089
Mapsc0: Text
Sector/District: W. Hill/Ridglea
Commission Date: 6/14/2023
Contact: null





ZC-23-077

Area Map

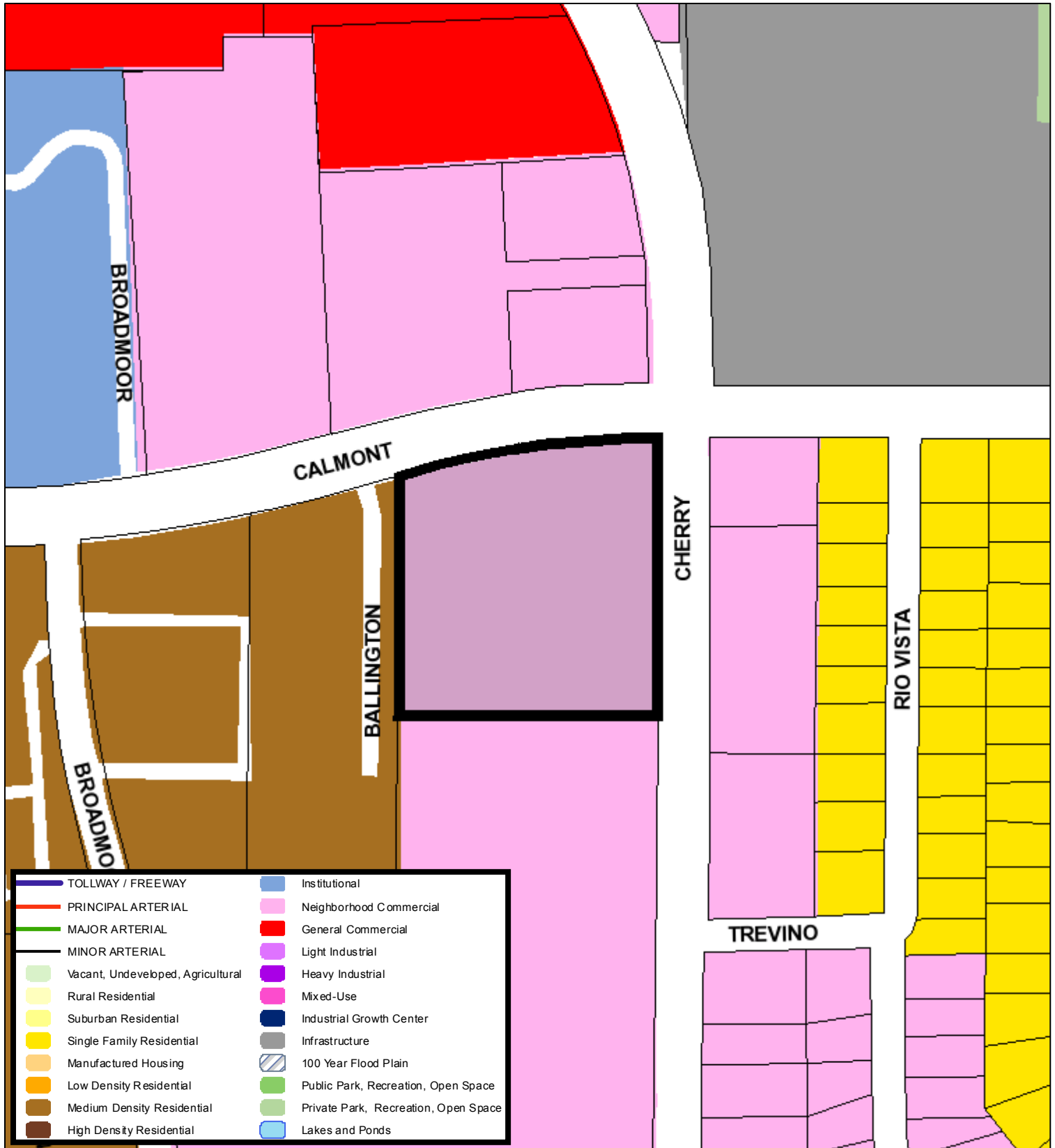


0 1,000 2,000 4,000 Feet



ZC-23-077

Future Land Use



200 100 0 200 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.





ZC-23-077

Aerial Photo Map



0 130 260 520 Feet





Date: June 14, 2023

Case Number: ZC-23-078

Council District 8

Zoning Map Amendment

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

Owner / Applicant: Mark Trieb / Donna VanNess, The Housing Chanel

Site Location: 3670 Wichita Street

Acreage: 27 acres

Request

Proposed Use: Care House and Offices

Request: From: “PD914/R2” Planned Development for Townhouse/ Cluster uses with development standards on file in the Planning & Development Department, site plan waived. And “PD913/A-5” Planned Development for residential uses with development standards on file.

To: “PD-R2” Planned Development for one-family detached, one-family attached (townhouse) and Cluster housing with development standards; Site plan required.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (MBA)**

Staff Recommendation: **Approval**

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- c. [Economic Development Plan](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map

Project Description and Background

The subject property is situated on 27 acres just west of Grayson St and Wichita St in southeast Fort Worth and within NEZ Area Six

The applicant is looking to unify two existing zoning districts into one to provide a range of housing options, price points, and livability. Standard zoning districts cannot accommodate the development due to the size of the cottage clusters needed to maintain the housing variety and affordability within the development which is the reason why they chose the planned development option.

Per the applicant, all three housing types will be available for purchase by the first buyers, and income-qualifying families will have the option of down payment assistance.

Originally the applicant requested to have the site plan requirement waived, however after further conversation with staff they agreed to submit a site plan at a later date to give stakeholders the opportunity to review and understand how they plan to develop the site, they have provided a concept layout plan included with this application, additionally the applicant has provided the table below to show R2 standards vs. what they are proposing.

Standards	R-2	Proposed PD
Open Space	15%	15%
Units per acre	24	24
Maximum Façade Length	250 ft	250 ft
Front yard	None Required	None Required
Side Yard		
Interior Lot	5 feet minimum adjacent to street	5 feet minimum adjacent to street
Corner lot	10 feet minimum adjacent to both streets	10 feet minimum adjacent to both streets
Height	35 feet maximum	35 feet maximum
Bldg Separation	10 ft minimum	10 ft minimum
Parking	2 Spaces per unit	1 space per unit
One Building per lot	Yes	ADU Option
Minimum Lot Size	3,000 sq ft	2,500 sq ft

Surrounding Zoning and Land Uses

North “PD 915/722” Community Facilities / care home
 East “B” Two-Family Residential / residences
 South “B” Two-Family Residential/residences
 West “PD 913” /Vacant/well site

Recent Zoning History

- ZC-13-042 From “PD-913” Planned Development for “A-5” One-Family with development standards

on file in the Planning & Development Department; site plan required.

- ZC-15-148 From “C” Medium Density Multifamily to “A-5” One-Family. Adopted in 4/21/2016
- ZC-18-099 From: PD 915 Planned Development for all uses in “ER” Neighborhood Commercial Restricted plus assisted living facility. (site and property to the north; adopted in 7/15/2018)
- ZC-19-001 From: “Add waiver to development standards for 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waived (June 8, 2019).

Public Notification

300-foot Legal Notifications were mailed on March 26, 2023

The following organizations were emailed on March 26, 2023

Organizations Notified	
United Communities Association of South Fort Worth	Glen Park NA
Glencrest Civic League NA	Eastland NA
The New Mitchell Boulevard NA	East Fort Worth, Inc.
Southeast Fort Worth Inc	Trinity Habitat for Humanity

Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The area surrounding the site has a variety of uses. To the north and northwest are community facilities owned and operated by ACH. To the north, near Berry Street, there are several commercial developments, such as a Walmart Super Center, restaurants, and auto shops.

The Masonic gas well pad site is located west of the property and consists of six active wells, a lift compressor, ten tank batteries, and two frac ponds. However, the proposed development is situated outside the gas well setbacks for protected uses. There are residential uses to the east of the property, across from Wichita St. To the south; the site is adjacent to a residential district. Southeast, along Wichita St., has a mix of uses, including churches and a public school serving the community.


The development prioritizes walkability by providing easy access to internal parks and Happy Park through trails and sidewalks. It is also just a quarter-mile walk to the new McDonald YMCA. Moreover, two transit lines run within a half-mile of the rezoning site: Bus 28 (Mansfield Hwy/Sierra Vista) and Bus 24 (Berry Street). The property is located in NEZ area six; one of the goals of the NEZs is to improve the quality of social services and education in the NEZ Areas.

The proposed land use **is compatible** with surrounding land uses

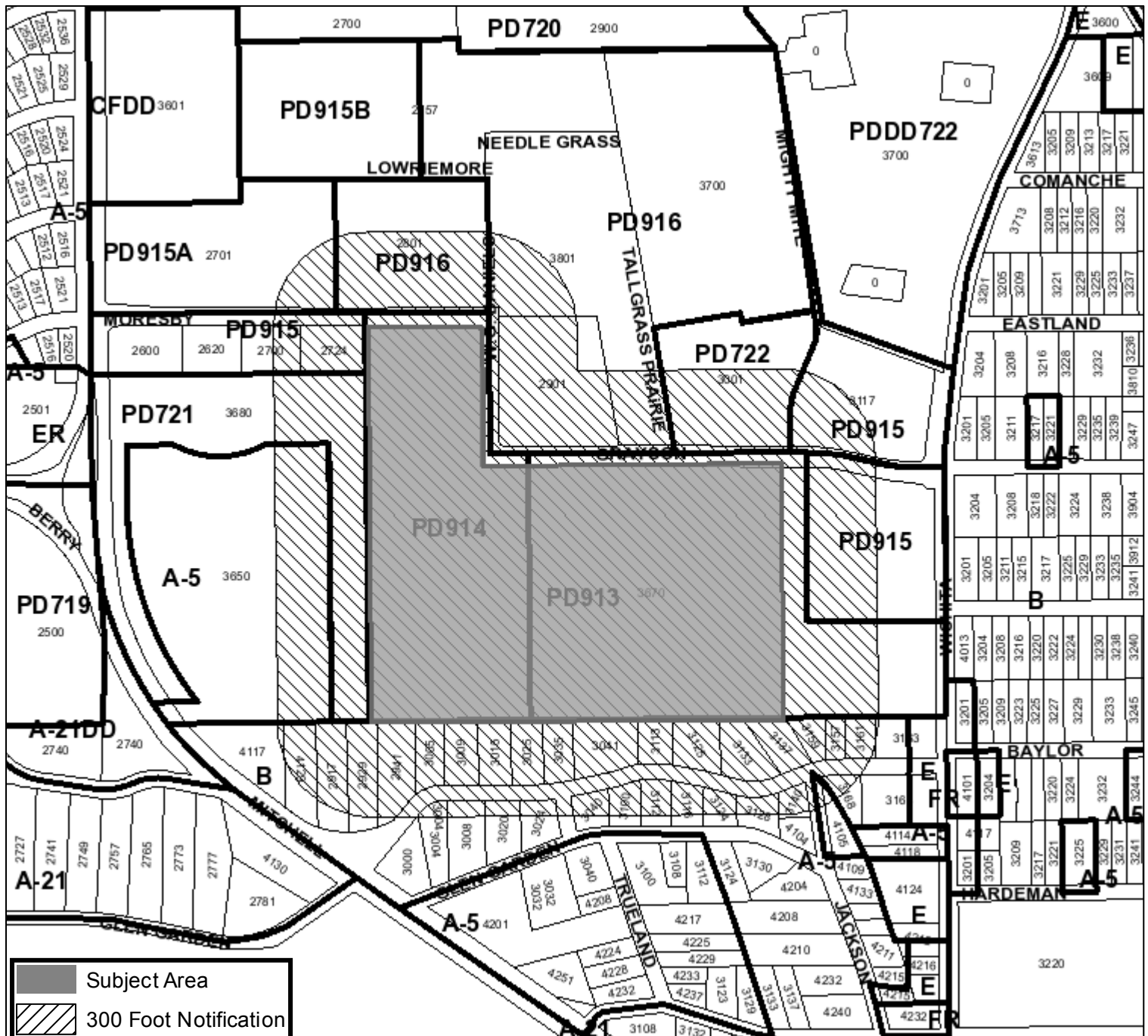
Comprehensive Plan Consistency – Southeast

The 2022 Comprehensive Plan designates the subject property as a future Single Family Residential and Low-Density Residential, reflecting zoning that has been approved in the past.

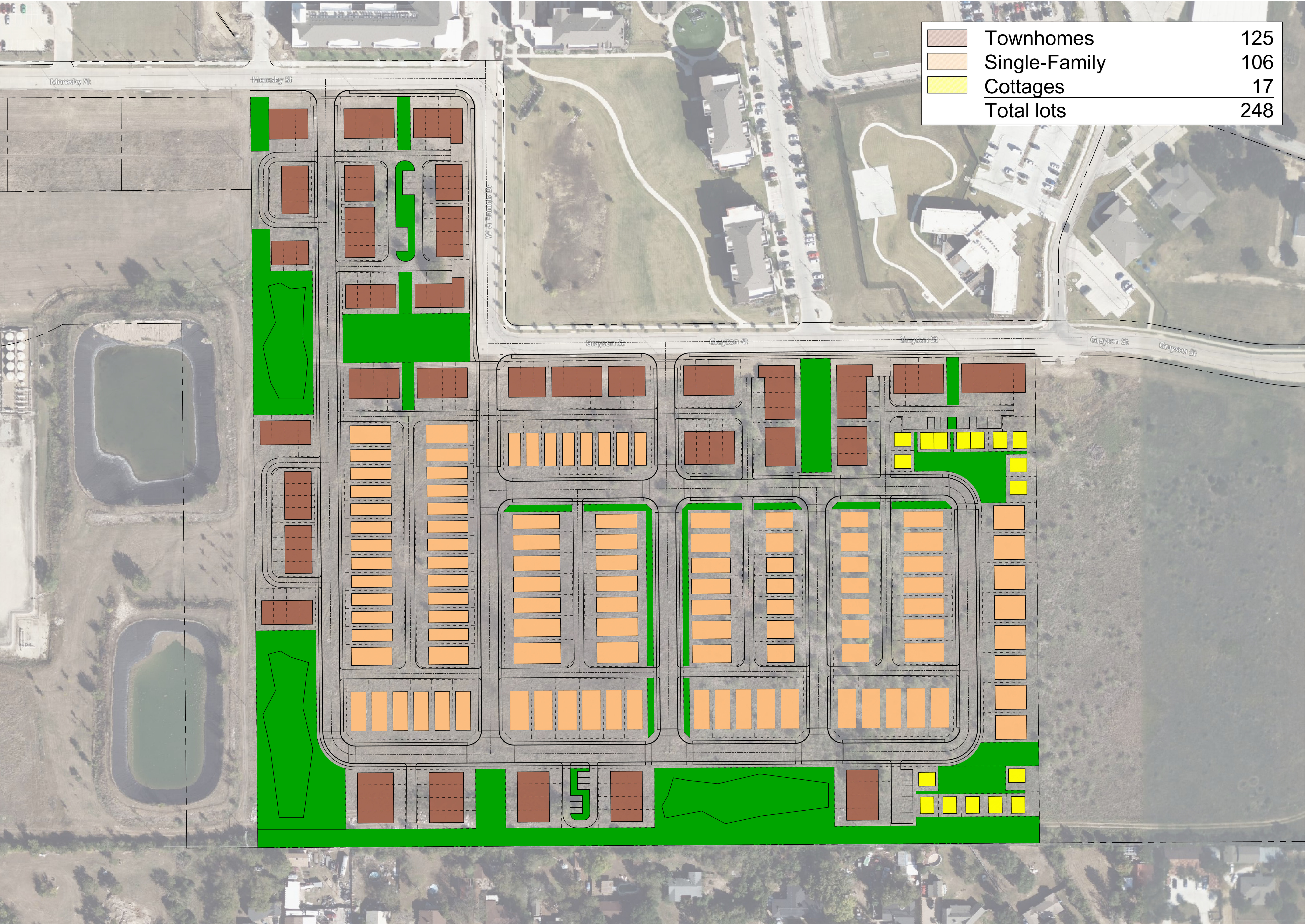
The proposed rezoning **is consistent (minor boundary adjustment)** with the adopted Comprehensive Plan designation, and it aligns with the following housing policies of the Comprehensive Plan.

- Promoting vibrant neighborhoods through the City's Neighborhood Empowerment Zone (NEZ) program
 - The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
 - Within an urban-village, growth center, neighborhood empowerment zone or special district; Promoting vibrant mixed-income and mixed-use neighborhoods in downtown, urban villages, and NEZ locations;
 - The City of Fort Worth's Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing;
 - Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.
- 

Applicant:	FW Mason Heights/Mark Trieb
Address:	3670 Wichita St.
Zoning From:	PD
Zoning To:	PD/R2
Acres:	27.94089733
Mapsc0:	Text
Sector/District:	Southeast
Commission Date:	6/14/2023
Contact:	null



0 230 460 920 Feet



Concept Layout Plan

General Notes

No.	Revision/Issue	Date

Firm Name and Address

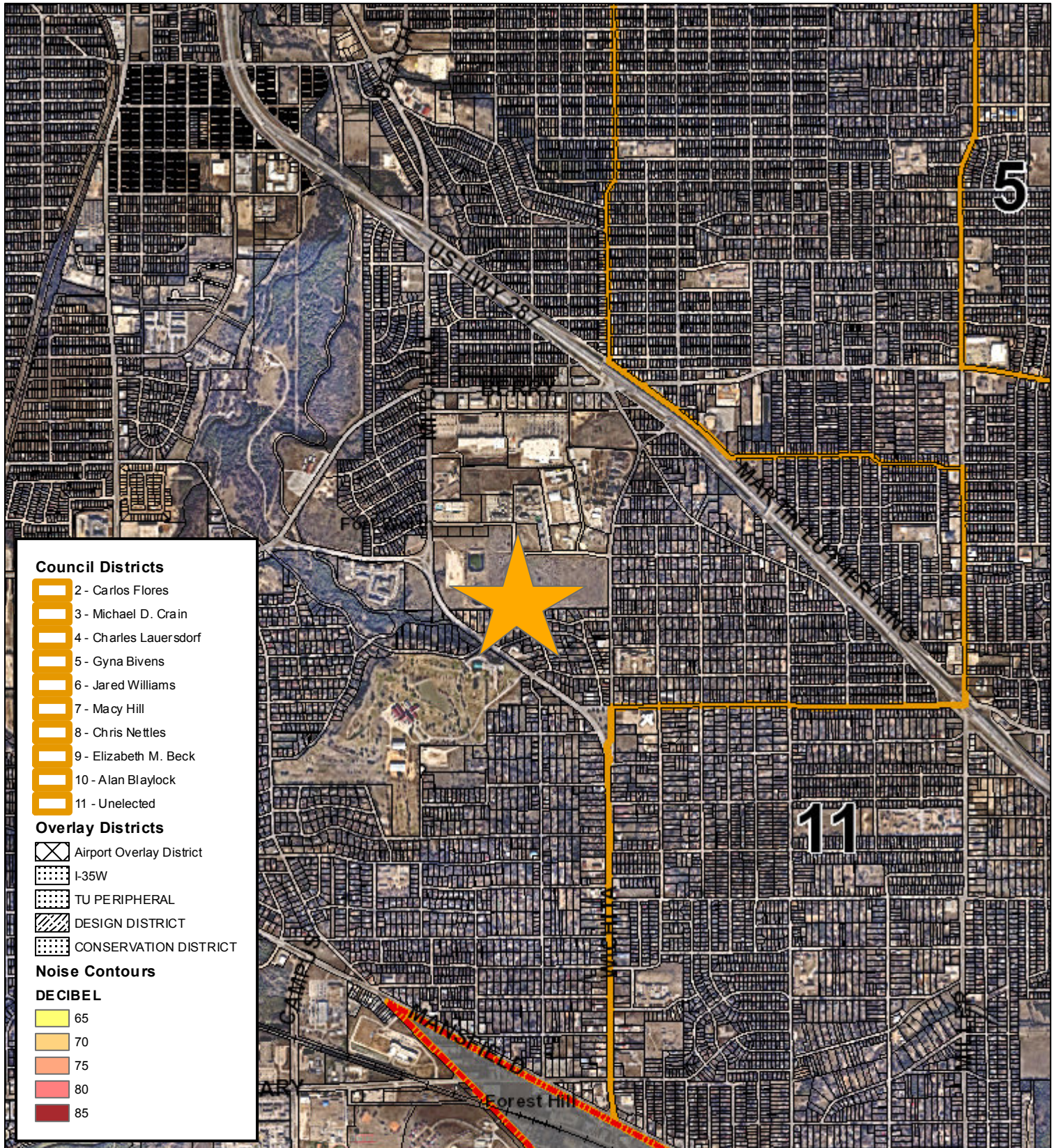
Project Name and Address

Renaissance TND
Grayson/Moresby
Southeast Fort Worth
Fort Worth, Texas

Project Renaissance TND	Sheet 00
Date 4/24/2023	
Scale 1:80	

Standards	R-2	Proposed PD
Open Space		15% 15%
Units per acre		24 24
Maximum Façade Length	250 ft	250 ft
Front yard	None Required	None Required
Side Yard		
Interior Lot	5 feet minimum adjacent to street	5 feet minimum adjacent to street
Corner lot	10 feet minimum adjacent to both streets	10 feet minimum adjacent to both streets
Height	35 feet maximum	35 feet maximum
Bldg Separation	10 ft minimum	10 ft minimum
Parking	2 Spaces per unit	1 space per unit
One Building per lot	Yes	ADU Option
Minimum Lot Size	3,000 sq ft	2,500 sq ft

Area Map

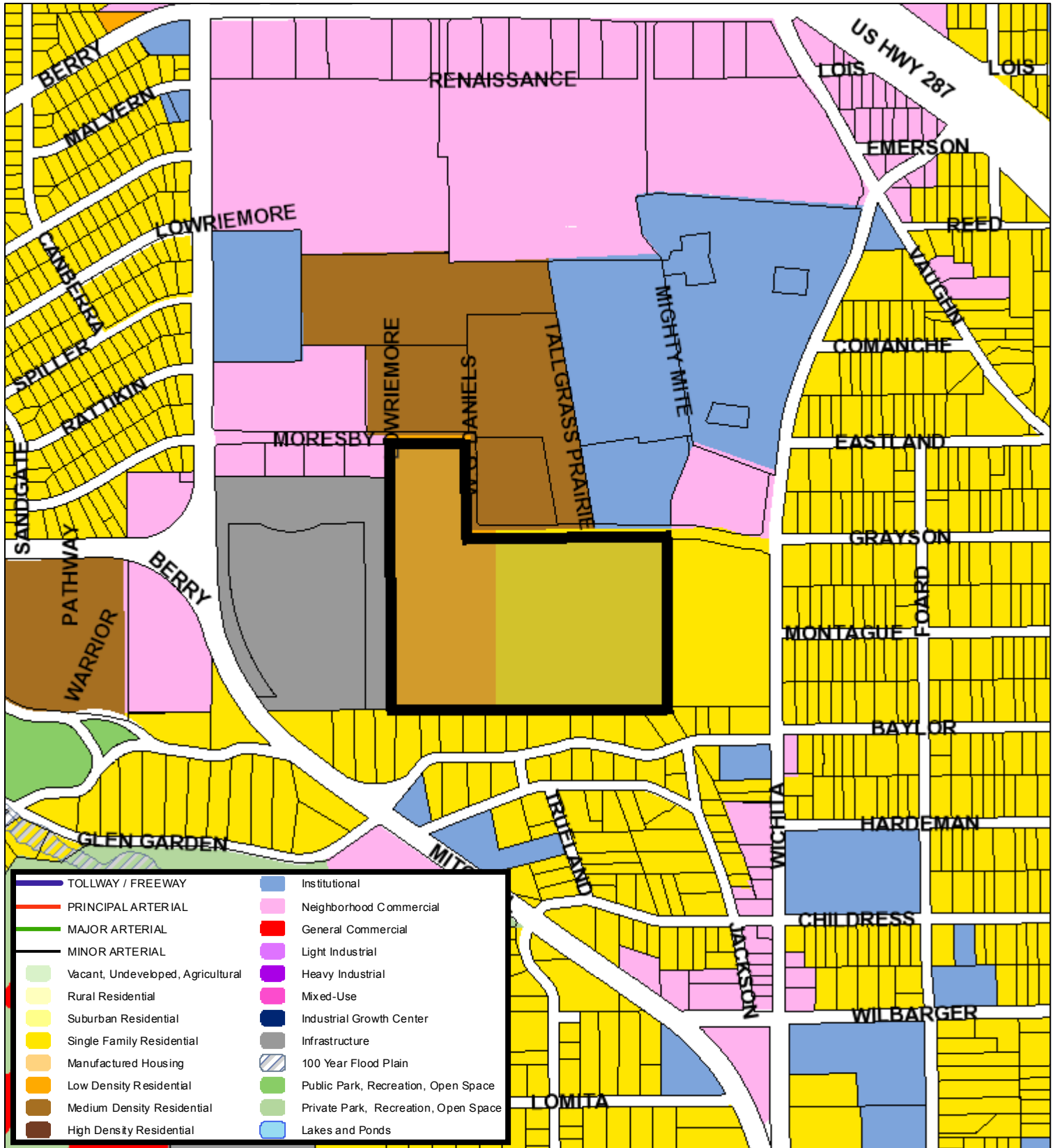


0 1,000 2,000 4,000 Feet



ZC-23-078

Future Land Use



625 312.5 0 625 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.



Created: 5/30/2023 10:14:45 AM

Aerial Photo Map



0 395 790 1,580 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-079

Council District: 6

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: JCO Properties, L.P./ Steven Halliday

Site Location: 5200- 5232 (evens) Carver Dr.

Acreage: 1.509 acres

Request

Proposed Use: Single-Family Townhouses- Attached

Request: From: “CF” Community Facilities

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The applicant requests to rezone the property from “CF” Community Facilities to “UR” Urban Residential. The subject properties are 1.509 acres and are vacant. Habitat for humanity would like build 20 attached Townhomes, which the current zoning does not allow for this type of development. Townhomes are permitted under the Urban Residential zoning but hold special restrictions.

5200- 5232 (evens) Carver Dr.

The current use of these parcels is vacant. These parcels are side by side and comprise 45% of the block. The parcels are on Carver Drive, and parcel 5200 is a corner lot with Merrick Street on the east.

The applicant has provided a detailed description of their proposed project: “ZONING CHANGE REQUEST FOR LOTS 2, 3, 4, 5, 6, 7, 8, 9, & 10, BLOCK 2, HARLEM HILLS ADDITION FROM 'CF'-COMMUNITY FACILITIES TO 'UR'-URBAN RESIDENTIAL FOR 20 SINGLE FAMILY TOWNHOUSES.”

Surrounding Zoning and Land Uses

North “A-5” One-Family; “E” Neighborhood Commercial / single-family, duplex

East “I” Light Industrial / commercial

South “PD 374 "PD-SU" for all uses in "I" with various exceptions listed in case file / commercial

West A-5” One Family / single-family

Recent Zoning History

None

Public Notification

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

The following organizations were emailed on May 30, 2023:

Organizations Notified	
Como NAC*	Trinity Habitat for Humanity
Sunset Heights NA	Fort Worth ISD
Streams and Valleys Inc	

** Located within this registered Neighborhood Association*

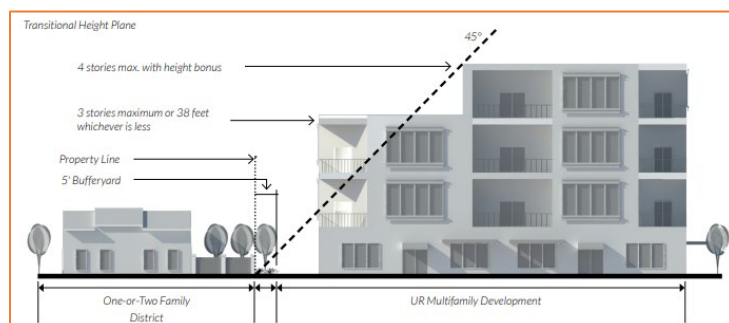
Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with single-family to the north and east, commercial to the south, and a small church to the east. The parcels are currently zoned CF Community Facilities. The townhomes could serve as a buffer between the existing single-family homes and the commercial to the south.

“UR” Urban Residential zoning allows for various housing types, from single-family to apartment/condominiums. Several sections of the ordinance protect the existing structures, ensuring the scale of the “UR” Urban Residential development is better suited for the adjacent residential uses. Some of these protections may interfere with the applicants’ proposal for 20 townhouses.

- Rear setbacks in “UR” Urban Residential are increased from five (5) feet to twenty (20) feet when adjacent to a one- or two-family structure.
- In UR, there is a required parking minimum for townhouses. The requirement is two spaces per dwelling unit; the applicant must provide 40 spaces.
- Also, in UR, there are specific requirements about where parking is allowed on the parcels, and if they want to have garages for the Townhouses, they will have to follow specific standards on location.
- While the “UR” Urban Residential district allows a structure of three (3) stories by right, with the option to earn a fourth story with a height bonus for providing either structured parking or public open space, all uses adjacent to one- or two-family districts must apply a transitional height plane of 45 degrees to portions of the building about three stories or 38 feet, whichever is less, as measured from the property line of the one- or two-family district (see below). The north-adjacent “A-5” One-Family district has a maximum height of 35 feet, with most residences being one-story single-family houses, the others duplex, two small churches, and two-story houses.



“UR” Urban Residential is pedestrian-oriented development. The subject parcels are not in a pedestrian-friendly environment; one-family district dominates this area. The residents of the townhomes at the subject site will not have the option to walk to commercial entities such as restaurants, shopping centers, or food stores. The closest bus stop is located along Horne Street, about a half mile from the parcels. The townhome residents could utilize the bus stops along Horne Street, but the journey is not pedestrian-friendly, with missing sidewalks, pedestrian lighting, and street trees for shading.

Despite these challenges, the proposed “UR” Urban Residential **is compatible** with surrounding land uses.

Comprehensive Plan Consistency

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential on the Future Land Use Map. The proposed zoning is inconsistent with the land use designations for this area and does not align with the following policy of the Comprehensive Plan:

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

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

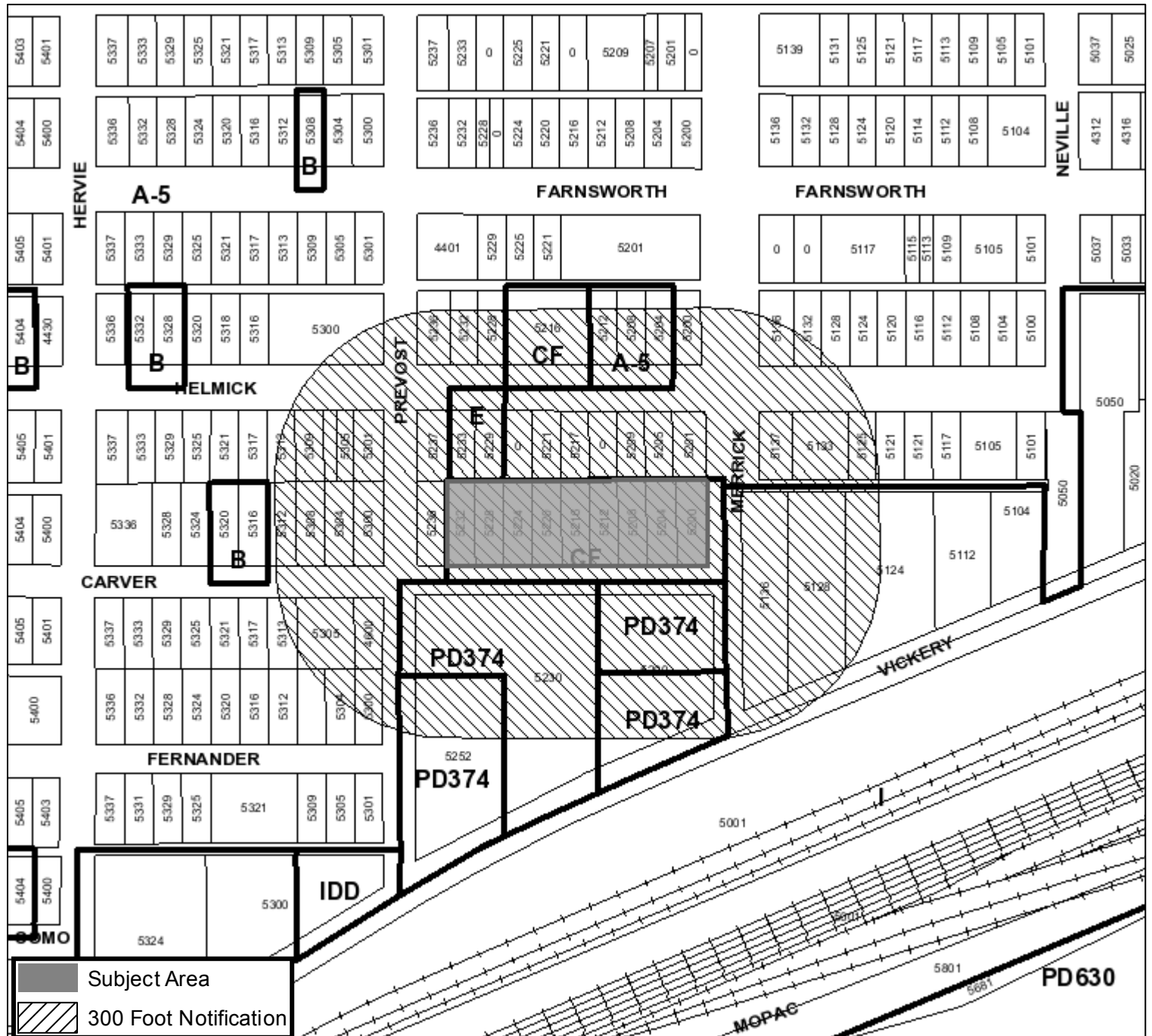
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.



ZC-23-079

Area Zoning Map

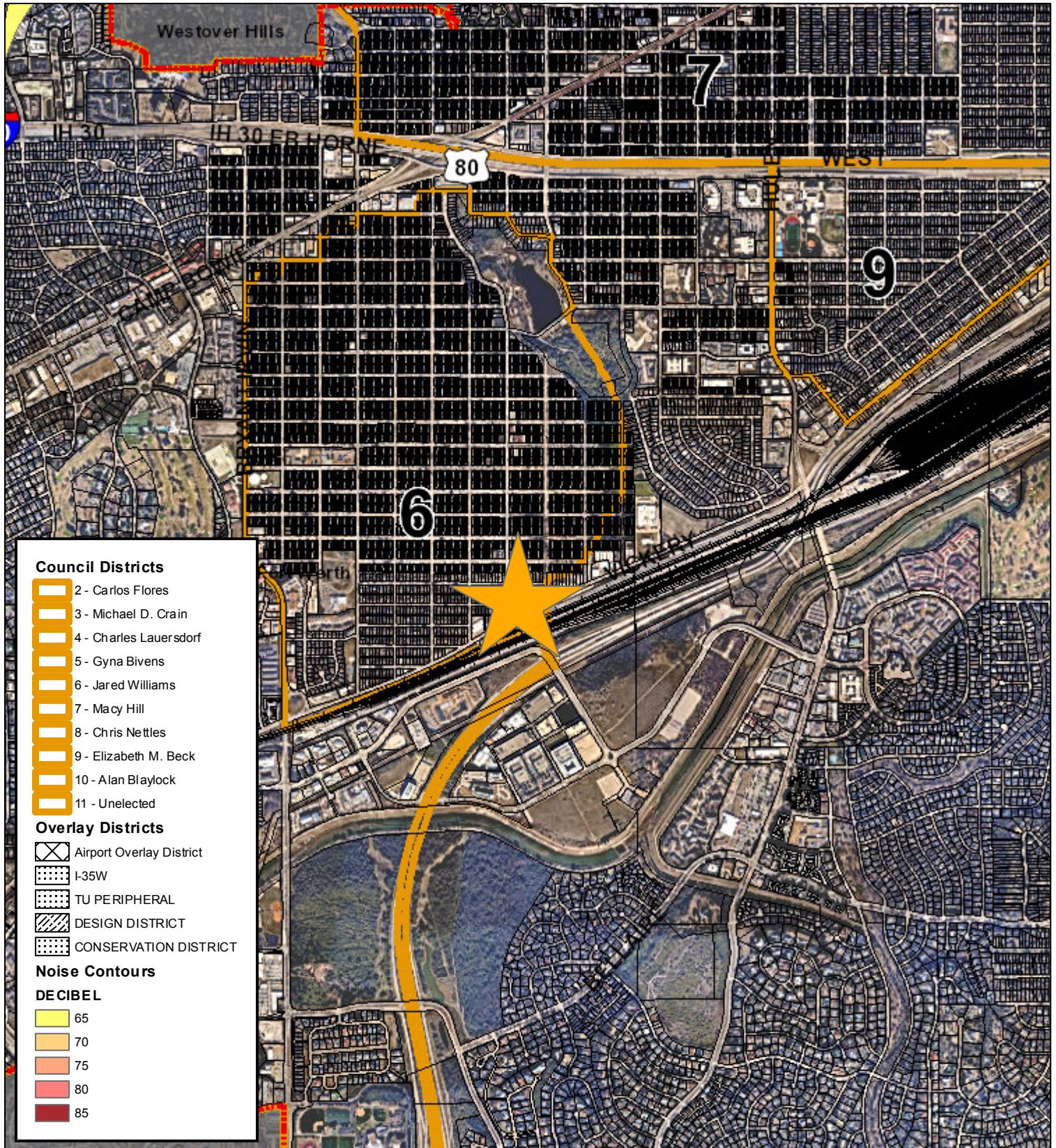
Applicant: JCO Properties, LP
Address: 5200-5232 (Evens) Carver Drive
Zoning From: CF
Zoning To: UR
Acres: 1.56082707
Mapsc0: Text
Sector/District: Arlington Heights
Commission Date: 6/14/2023
Contact: null



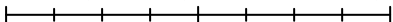
0 125 250 500 Feet

Created: 5/30/2023 10:14:12 AM

Area Map



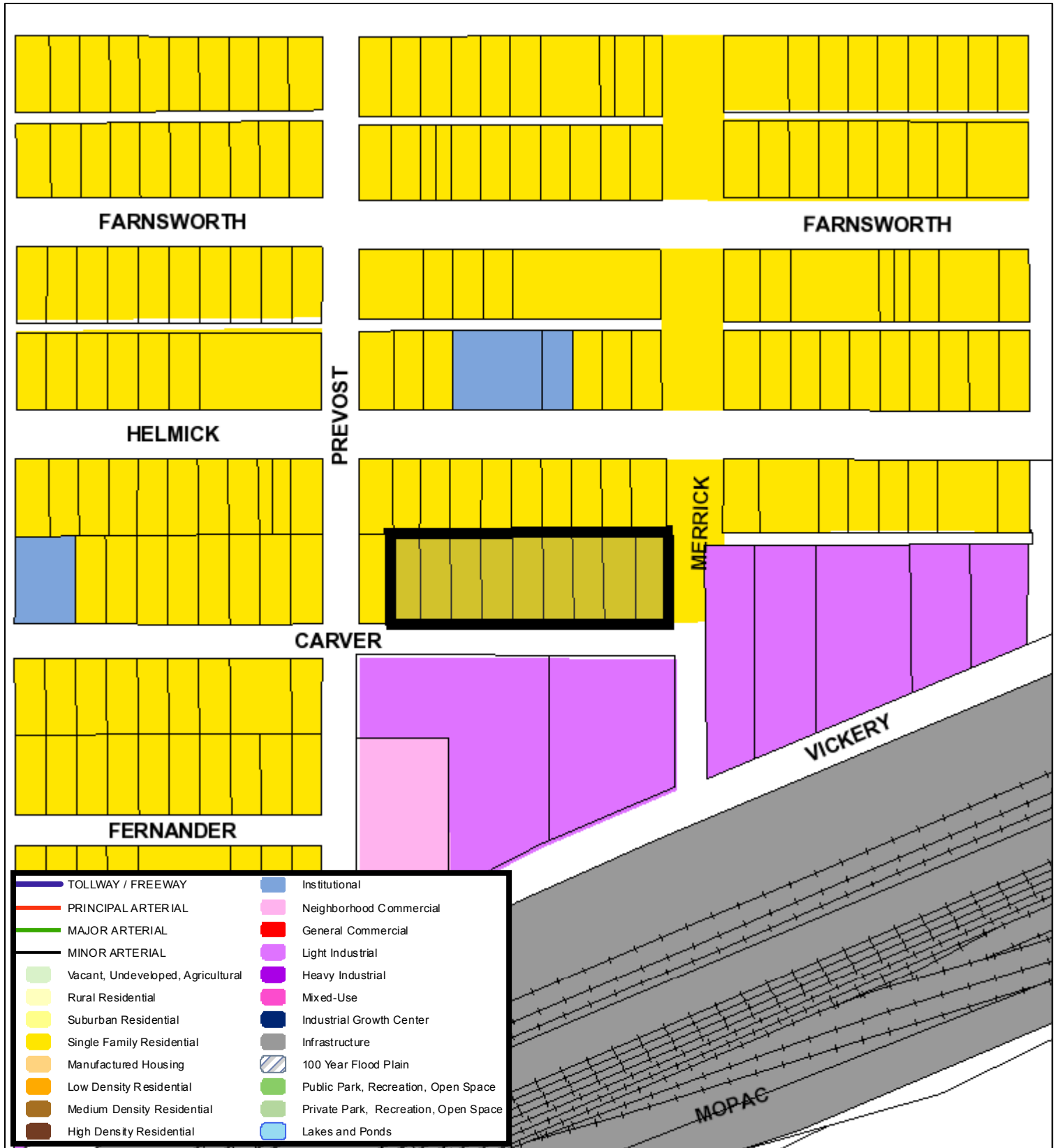
0 1,000 2,000 4,000 Feet





ZC-23-079

Future Land Use



210 105 0 210 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.

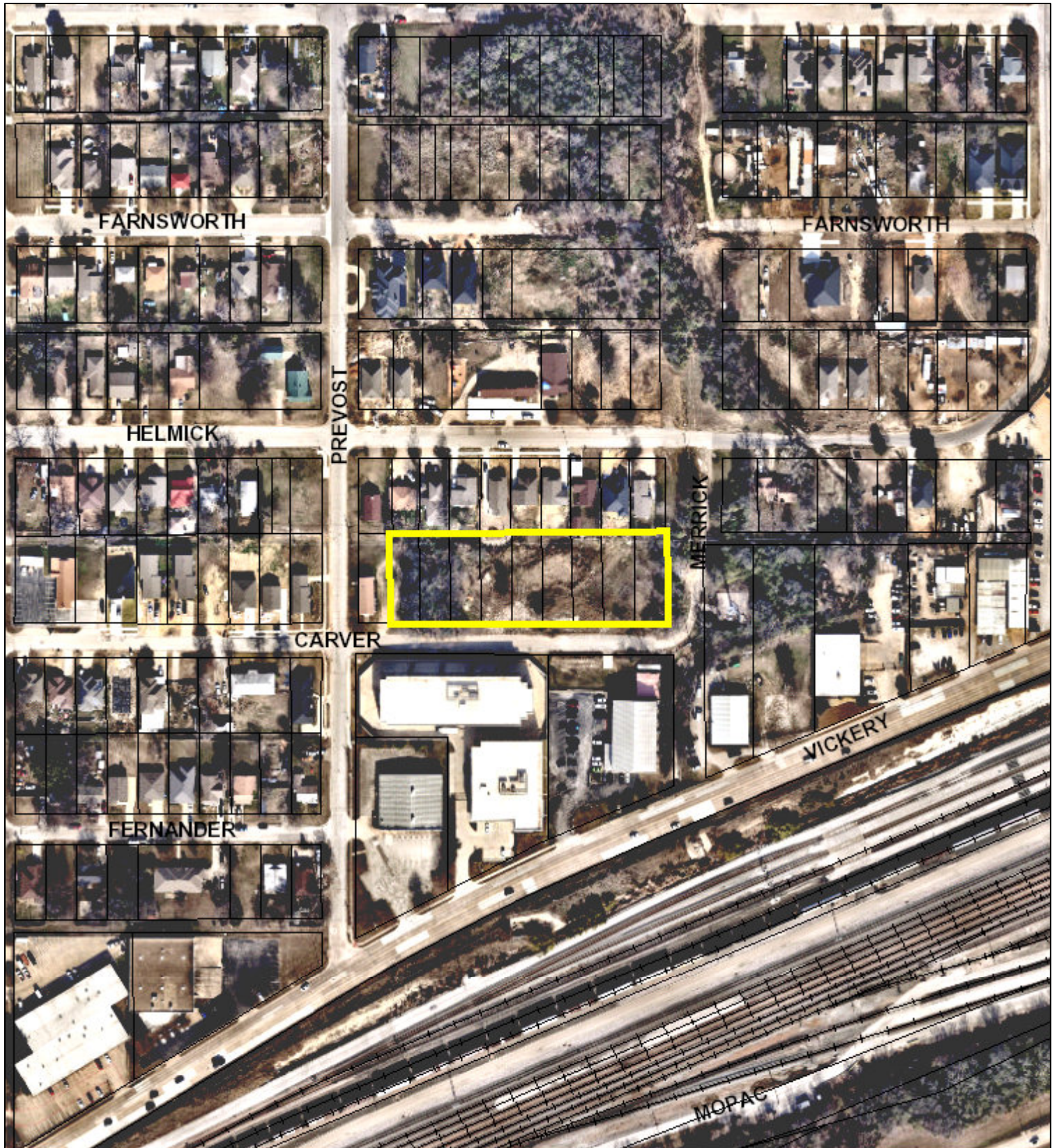


Created: 5/30/2023 10:14:47 AM



ZC-23-079

Aerial Photo Map



0 137.5 275 550 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-080

Council District: 9

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Cowtown Properties, LLC/ Mary Nell Poole - Townsite

Site Location: 2700 & 2704 Lipscomb Street

Acreage: 0.8126 acre

Request

Proposed Use: Townhomes (attached)

Request: From: “I” Light Industrial

To: “PD-UR” Planned Development- Urban Residential

Recommendation

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

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

Staff Recommendation: **Denial**

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 - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
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8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The applicant requests to rezone the property from “I” Industrial to “PD-UR” Planned Development- Urban Residential. The subject properties are 0.8126 acre and are vacant. The primary purpose of the rezoning is to allow for Townhomes, which the current zoning does not allow for this type of development. Townhomes are permitted under the Urban Residential zoning but hold special restrictions. The applicant is asking for a Planned Development with Urban Residential to be able to waive some of those special restrictions.

2700 Lipscomb Street

The current use of this parcel is vacant. This site is on the corner of Capps and Lipscomb Street, next to a vacant property (west of the property).

2704 Lipscomb Street

The current use of this parcel is not being used. This site is between single-family homes (west of the property) and a railroad (east of the property).

The applicant has provided a detailed description of their proposed project: “THE DEVELOPER IS PROPOSING TO CONSTRUCT 15, FOR SALE TOWNHOMES AT THE EDGE OF THE RYAN PLACE NEIGHBORHOOD. THIS IS A TRIANGULAR SITE ABUTTING A RAILROAD. THE PROPERTY IS CURRENTLY ZONED INDUSTRIAL AND THE TOWNHOMES WILL CREATE A BUFFER FOR THE SINGLE FAMILY FROM LIPSCOMB STREET, THE RAILROAD AND THE INDUSTRIAL USES ACROSS THE STREET. THE ADDITION OF SIDEWALKS, PEDESTRIAN STREETLIGHTS AND STREET TREES WILL PROVIDE NEW AND EASIER ACCESS TO THE SMALL BUSINESSES THAT HAVE RECENTLY OPENED ABOVE THE SITE.

THE DEVELOPER HAS WORKED WITH THE NEIGHBORHOOD ASSOCIATION TO DESIGN A COMMUNITY THAT WOULD FIT WITHIN THE SCALE AND CHARACTER OF THE NEIGHBORHOOD.”

Surrounding Zoning and Land Uses

Parcel 2700

North “B” Two-Family / single family
East Railroad tracks then “I” - Industrial / Vacant Lot
South “I” - Industrial / Commercial
West “B” Two-Family / single family

Parcel 2704

North “E” Neighborhood Commercial / single family
East Railroad tracks then “I” - Industrial / Commercial
South “I” - Industrial / Industrial
West “I” - Industrial / Vacant Lot

Recent Zoning History

- ZC-22-024: Request to rezone 0.94 acres the subject property from “I” Light Industrial to “UR” Urban Residential. The case was continued and never seen after.

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were emailed on May 30, 2023:

Organizations Notified	
Las Familias de Rosemont NA	Shaw Clarke NA
Jennings May St Louis NA	Streams And Valleys Inc
Worth Heights NA	Trinity Habitat for Humanity
South Hemphill Heights NA	Hemphill Corridor Task Force
Ryan Place Improvement Assn*	Berry Street Initiative
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with single-family to the west, railroad tracks to the south, and commercial to the north and east. The property is currently zoned I Light Industrial. The site is roughly a triangle shape, formed by a railroad track cutting along the southeast of the lots; light industrial buildings are on the other side of the railroad tracks. Residential one and two-family homes are adjacent to the west of the site.

The proposed “PD-UR” Planned Development- Urban Residential **is compatible** with surrounding land uses.

Comprehensive Plan Consistency

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential on the Future Land Use Map. The proposed zoning is inconsistent with the land use designations for this area and does not align with the following policy of the Comprehensive Plan:

RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR

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

Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Zoning

- The site plan is not in general compliance with the Zoning Ordinance regulations for UR- Urban Residential. **The applicant is requesting a PD to waive the following:**
 - Allow one parking space in the front yard setback along W Capps, as shown on the site plan.
 - 5' Landscaped buffer yard along the railroad (A5) is not required.
- Staff has reviewed the site plan that was submitted at the application; here are the notes:
 - **Parking Requirements**
 - **Per Ord. 4.1300.e.1-** Townhouses require 2 spaces per dwelling unit or 1 space per dwelling unit if the development is within 1,320 feet of a rail station. This project is not in compliance with the latter so the requirement for this project is two parking spaces per dwelling unit. This project has 15 units so the requirement is 30 parking spaces. The site plan is only showing 13 parking spaces.
 - **Per Ord. 4.1300.e.2.a.-** The current site plan is not in compliance with the other off-street parking and loading standards. The site plan may need a waiver and variance for this ordinance.
 - **Per Ord. 4.1300.f.3-** UR district is intended to create a public environment in which pedestrian safety, comfort, and interest are paramount. Therefore, parking areas that front public streets and pedestrian pathways must be screened to minimize pedestrians' view of parked vehicles and the impact of vehicle headlights. Also, **Per Ord. 4.1300.f.3.a** Parking lots and driveways that are located adjacent and parallel to a public street must be screened from the public right-of-way with landscaping, fences, or walls a minimum of 3 feet in height measured from parking lot grade to a maximum of 4 feet in height.
 - **Residential Entries**
 - **Per Ord. 4.1300.g.4.e.3-** Townhouse must have individual street-oriented entries for each unit space. The site plan provided does not comply with this ordinance, all of the residential entries are in the back
 - **Setback Requirements**
 - **Per Ord. 4.1300.d.2 -** Townhouse must comply with the setback requirements. Currently, building 1 is not in compliance with the side yard of the maximum 20', the site plan is showing a 25' setback requirement. Building 4 is greater than 20' and is not in compliance with the rear setback, the maximum allowance is 20'
 - **Enhanced Landscaping and Pedestrian Lighting Requirements**
 - **Per Ord. 4.1300.f.2-** The site plan is not in compliance with this ordinance when it comes to all ROW. The created access drive and the alley are considered ROW in the UR district. Those ROW must include enhanced landscape and pedestrian lighting. The current site plan will need a waiver or to be updated to comply with the Ordinance.
 - **Facade Variation Requirements**
 - **Per Ord. 4.1300.g.2.a-** Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space must incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. The site plan did not include elevations to show the façade variations. Staff can not determine if a waiver will be needed, but staff will need to review it before any approved site plan.

- **Per Ord. 4.1300.g.2.b-** New building facades oriented to a publicly accessible street or open space must include differentiation between the first and the upper levels with a canopy, balcony, arcade, or other architectural features.
- **Per Ord. 4.1300.g.2.c-** The project consists of more than one block face, each sequential block of new construction must contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in Section (g)(2)a above and/or other architectural features.
- **Building Materials Requirements**
 - **Per Ord. 4.1300.g.3-** Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space must incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required. The site plan did not include elevations to show the façade variations. Staff cannot determine if a waiver will be needed, but staff will need to review it before any approved site plan.
- **Service Areas Screening Requirements**
 - **Per Ord. 4.1300.h.3-** Trash and recycling collection, and other similar service areas, must be located to the side or rear of buildings and behind the primary structures on street frontages. All refuse and recycling collection containers for apartments/condominiums must be located on a concrete pad and shall be screened on 3 sides by an opaque fence or wall. The fourth side must be an opaque gate. The design, colors, and materials of screening elements shall be architecturally compatible with the character of the building.
 - **Per Ord. 4.1300.h.4-** Wall, roof or ground mounting requires screening.
 - **Per Ord. 4.1300.h.5-** Private streets and drives with public access easements shall be considered public streets or right-of-way for the purpose of review for compliance with setbacks, pocket parks, parking, screening, enhanced landscaping, facade variations, fenestration, and other UR design requirements normally based on streets.

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



ZC-23-080

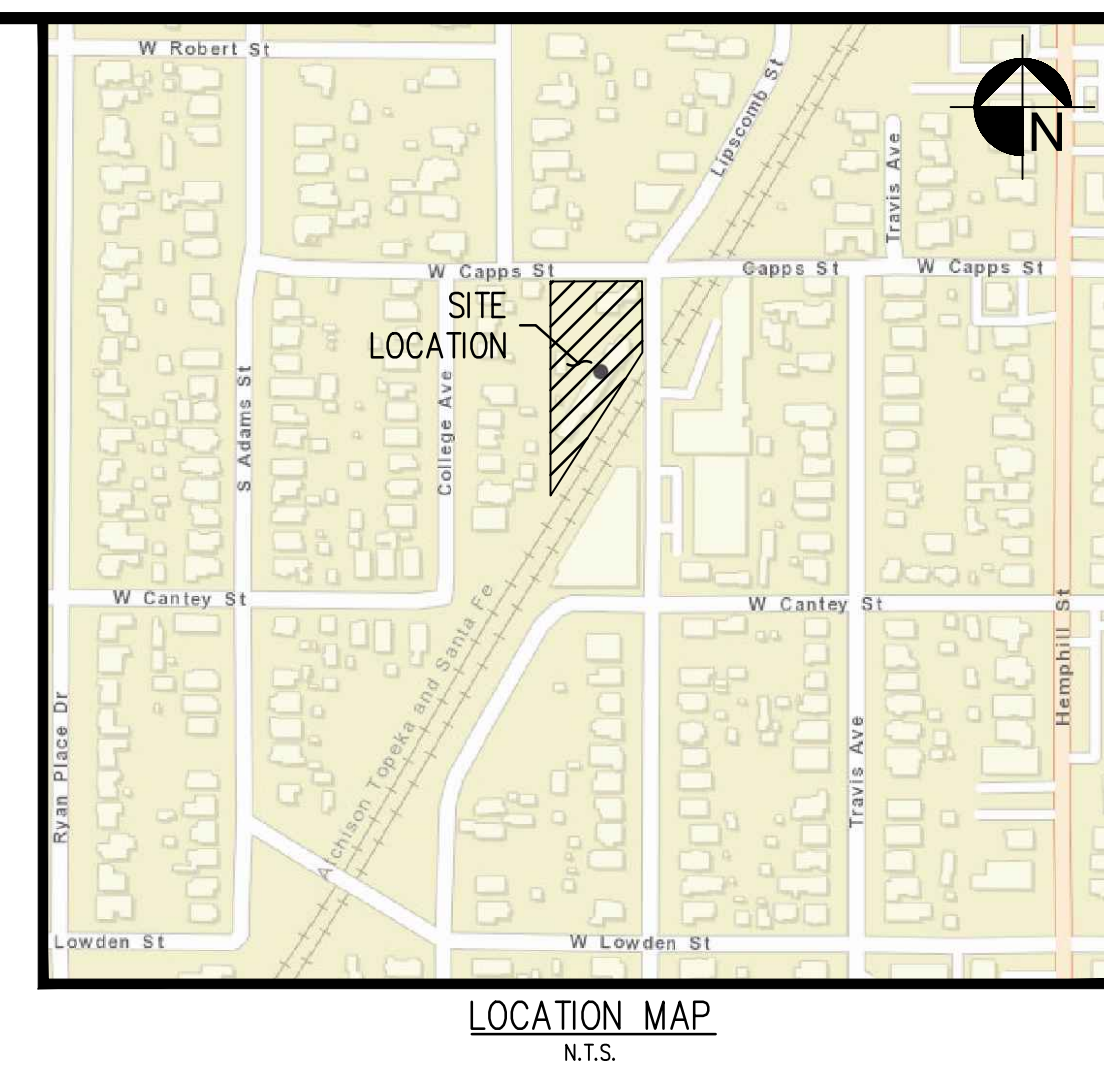
Area Zoning Map

Applicant: Cowtown Properties
Address: 2700 & 2704 Lipscomb Street
Zoning From: I
Zoning To: PD-UR
Acres: 0.95596601
Mapsc0: Text
Sector/District: Southside
Commission Date: 6/14/2023
Contact: null



0 115 230 460 Feet

Created: 5/30/2023 10:14:10 AM



REVISIONS		
NO.	DESCRIPTION	DATE
△		
△		
△		

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
2. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
3. FIRE LANES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING " FIRE LANE NO PARKING " EVERY TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
4. PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
5. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND.
6. REFER TO ARCHITECTURE PLANS FOR ALL FENCING AND GATE SPECIFICATIONS.

DIMENSION CONTROL NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
3. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
5. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
6. CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.

DEVELOPMENT STANDARDS & GENERAL NOTES:

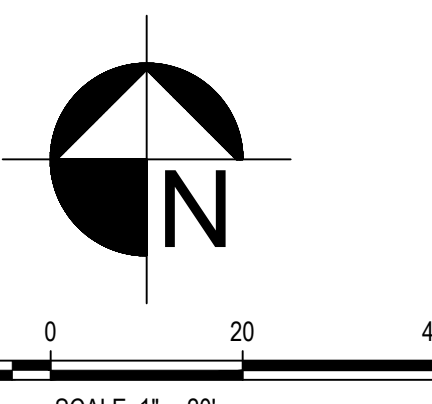
1. PD/UR PLANNED DEVELOPMENT WITH THE FOLLOWING USES EXCLUDED: TWO FAMILY ATTACHED (DUPEX), MANOR HOUSE, GARDEN APARTMENTS, APARTMENTS.
2. NO ROOF ACCESS OTHER THAN MAINTENANCE ON UNITS ABUTTING THE ALLEY.
3. BUILDING 1 & 4 CAPPED AT 2-STORIES.
4. ALLOW ONE PARKING SPACE IN FRONT YARD SETBACK ALONG W. CAPPS.
5. ALL UNITS MAY HAVE 4' WROUGHT IRON FENCING IN FRONT YARD.
6. 5' LANDSCAPE BUFFER YARD ALONG THE RAILROAD NOT REQUIRED.
7. TRASH AND RECYCLING WILL BE HANDLED BY PRIVATE SERVICE.
8. THIS PROJECT COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.713 (F).
9. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
10. ALL SIGNAGE WILL CONFORM TO ARTICLE 4. SIGNS.
11. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

LIPSCOMB TOWNHOMES

ZC-23-024 SP-23--

DIRECTOR OF DEVELOPMENT SERVICES _____


DATE _____



SCALE: 1" = 20'

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781



FLANAGAN
land solutions

Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

LIPSCOMB TOWNHOMES
FORT WORTH, TEXAS

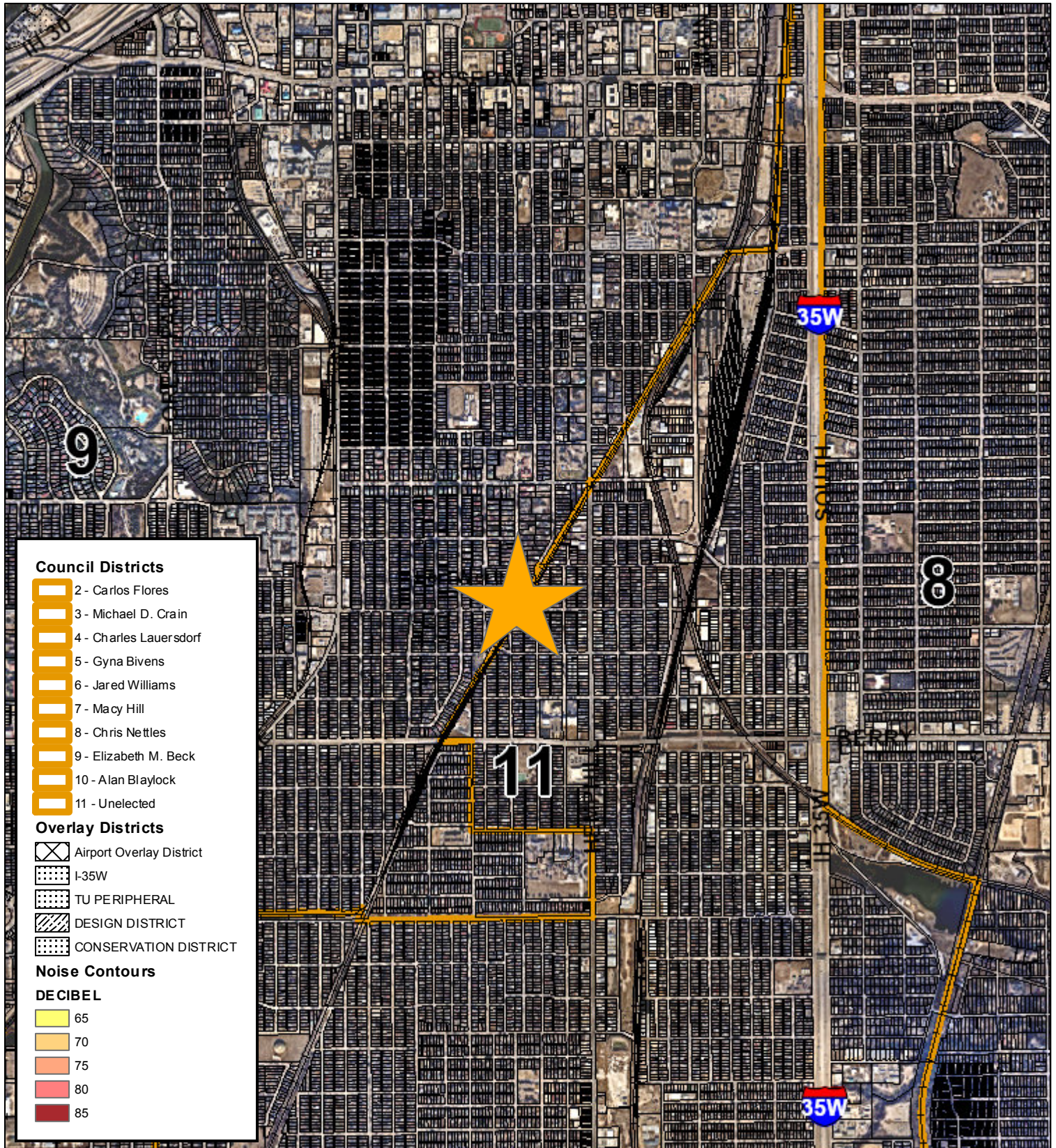
SITE PLAN

DESIGNED: MRF	PROJECT #: 2021-03-06	ISSUE DATE: 05.01.2023	SHEET 1 OF 1
CHECKED: FLS	DRAWN: MRF		



ZC-23-080

Area Map

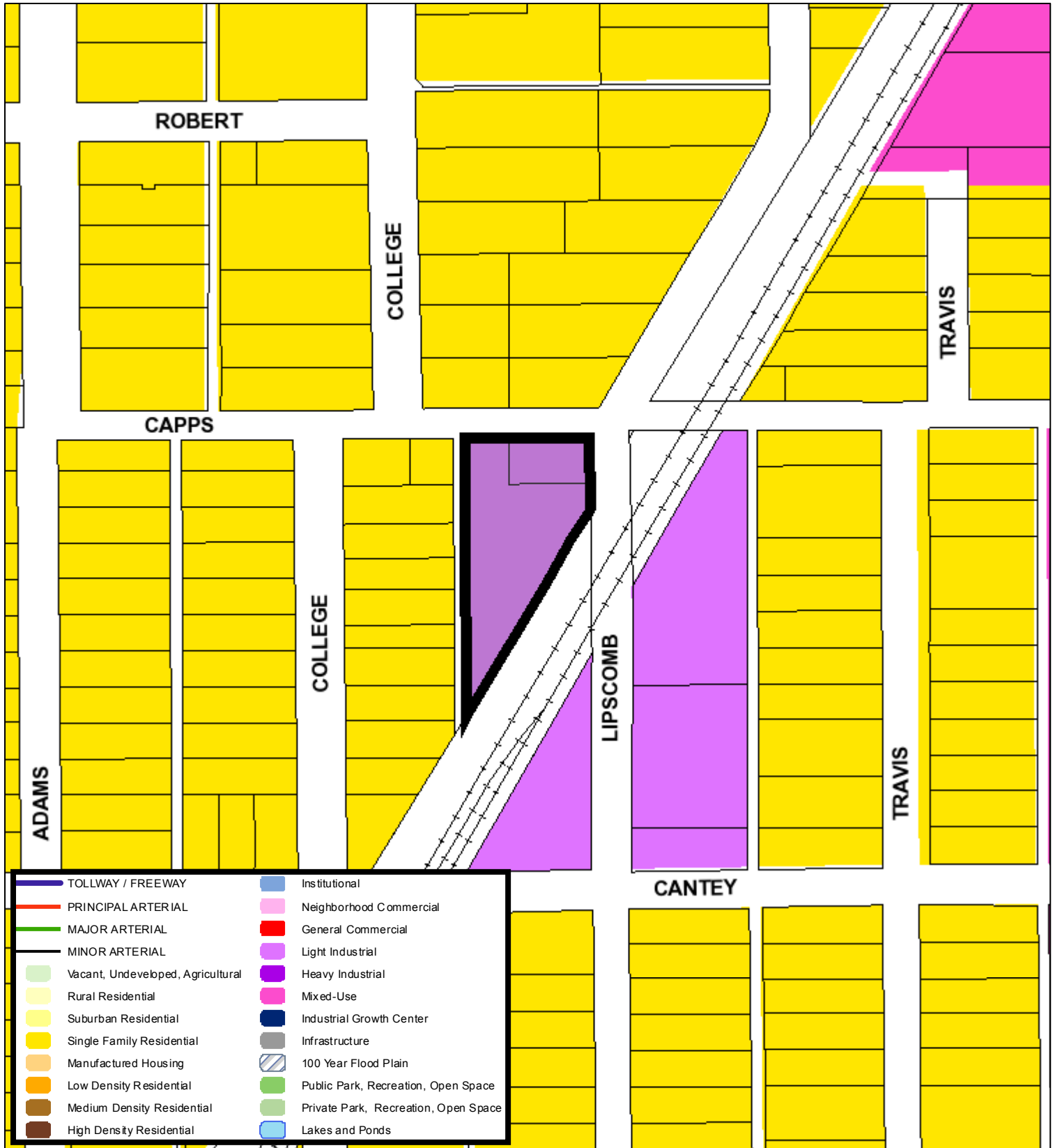


0 1,000 2,000 4,000 Feet



ZC-23-080

Future Land Use



180 90 0 180 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.



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ZC-23-080

Aerial Photo Map



0 115 230 460 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-081

District 3

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: Paulette Byar / Katim Endeavors, Inc.

Site Location: 3005 Merrick Street

Acreage: 0.45 acres

Request

Proposed Use: Day Care Center

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

To: “CF” Community Facilities District

Recommendation

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

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

Staff Recommendation: **Approval**

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4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
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7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The applicant is proposing to zone the subject site to “CF” Community Facilities District to allow the existing building to be re-occupied for a day care center. This site was previously occupied and used as a church, and is currently zoned “A-5” One Family residential. A church (place of worship) is a permitted use in “A-5”; however, the operation of a day care center is prohibited. Therefore, the applicant seeks this zoning change to accommodate the proposed reuse of the site.

In addition to the bulk and area requirements of the CF District, a day care center must also adhere to the following supplemental standards per Zoning Ordinance, Chapter 5, Article 1, Section 5.111:

- Prior to deciding upon any application, the city council may require a report from the health department, fire department, traffic engineering department and planning and development department, and such other agencies as the city council may specify, and shall verify or require that such day care center or kindergarten shall comply with state statutes and other applicable City of Fort Worth ordinances.
- Outdoor play area of not less than 100 square feet shall be furnished for each child authorized by state license to be cared for on the premises. Such play area shall be located in the side or rear yards and shall be completely enclosed by a fence or wall that meets the requirements of § 5.305. When the city council finds that additional fencing or screening is necessary or desirable to protect the children cared for and the adjacent properties, it shall require such fencing or screening as a condition of approval.
- Off-street parking shall be furnished in the minimum amounts required in Chapter 6, Article 2.
- Hours of operation are limited to 6:00 a.m. to 8:00 p.m.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single family
East “A-5” One Family Residential / single family
South “C” Medium Density Multi-Family / duplex
West “A-5” One Family Residential / single family

Recent Zoning History

- ZC-19-155 – City initiated rezoning encompassing multiple acres, generally bounded by the West Freeway (I-30), Neville Street, Como Drive, and Bryant Irvin Road. The subject property was zoned to “A-5”.

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were emailed on May 30, 2023:

Organizations Notified	
West Side Alliance	Como NAC*
West Byers NA	Sunset Heights NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Camp Bowie District, Inc	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Although this property is situated in the middle of a primarily residential neighborhood, it has operated as a non-residential use prior. The property does directly adjoin single family to the north; however, it is separated from additional residential properties by Merrick Street to the west, Curzon Avenue to the south and by a public alley dedication to the east. The day care center is classified as an institutional use, similar to a public or private school and should be less intrusive than a commercial activity on the site. Additionally, the supplemental standards do limit the hours of operation from occurring into late evening hours which provides another level of protection to the adjoining residential properties.

The purpose of the community facilities “CF” district is to accommodate those institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city.

Zoning staff is comfortable with the overall compatibility of this proposed rezoning. Based on the factors stated above, it is staff’s opinion the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as future Institutional uses. Institutional uses include schools, churches, government, human services, utilities, community centers and day cares. “CF” is specified as an acceptable zoning classification within future Institutional designated areas.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

The proposed zoning of “CF” Community Facilities **is consistent** with the Comprehensive Plan.



ZC-23-081

Area Zoning Map

Applicant: Katim Endeavors Inc./Paulette Byar
Address: 3005 Merrick Street
Zoning From: A-5
Zoning To: CF
Acres: 0.43426303
Mapsc0: Text
Sector/District: Arlington Heights
Commission Date: 6/14/2023
Contact: null



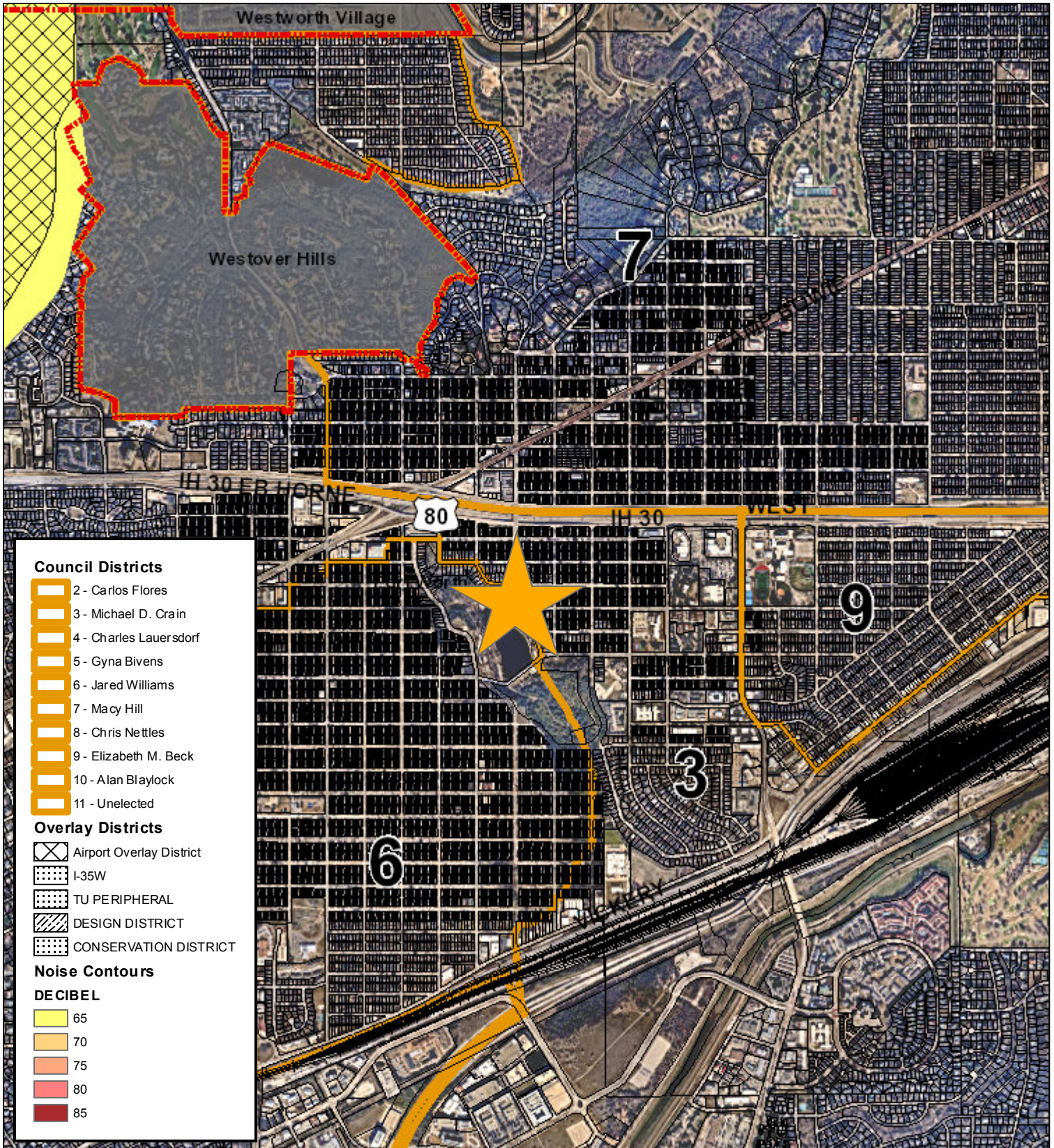
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ZC-23-081

Area Map

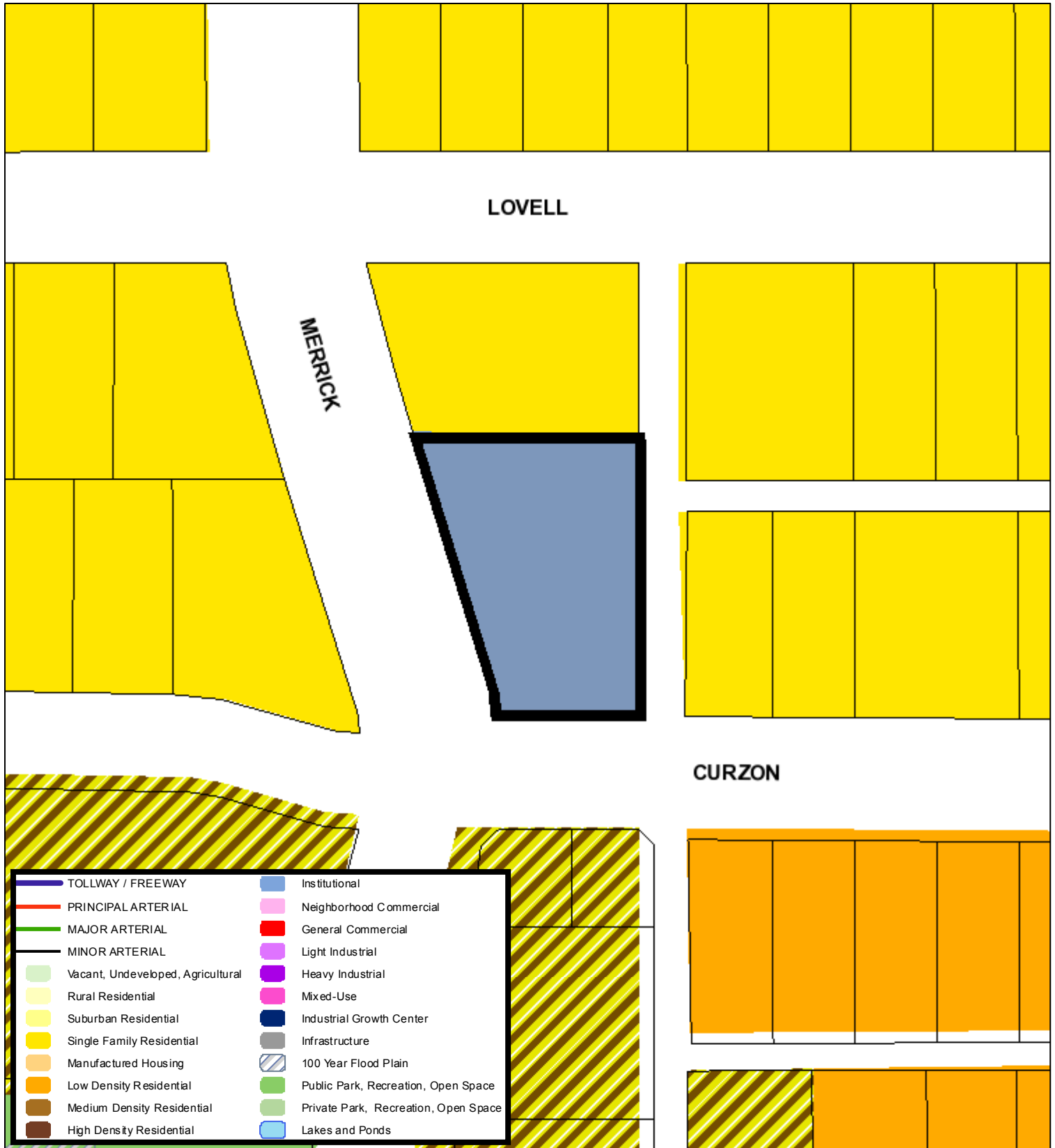


0 1,000 2,000 4,000 Feet



ZC-23-081

Future Land Use



80 40 0 80 Feet

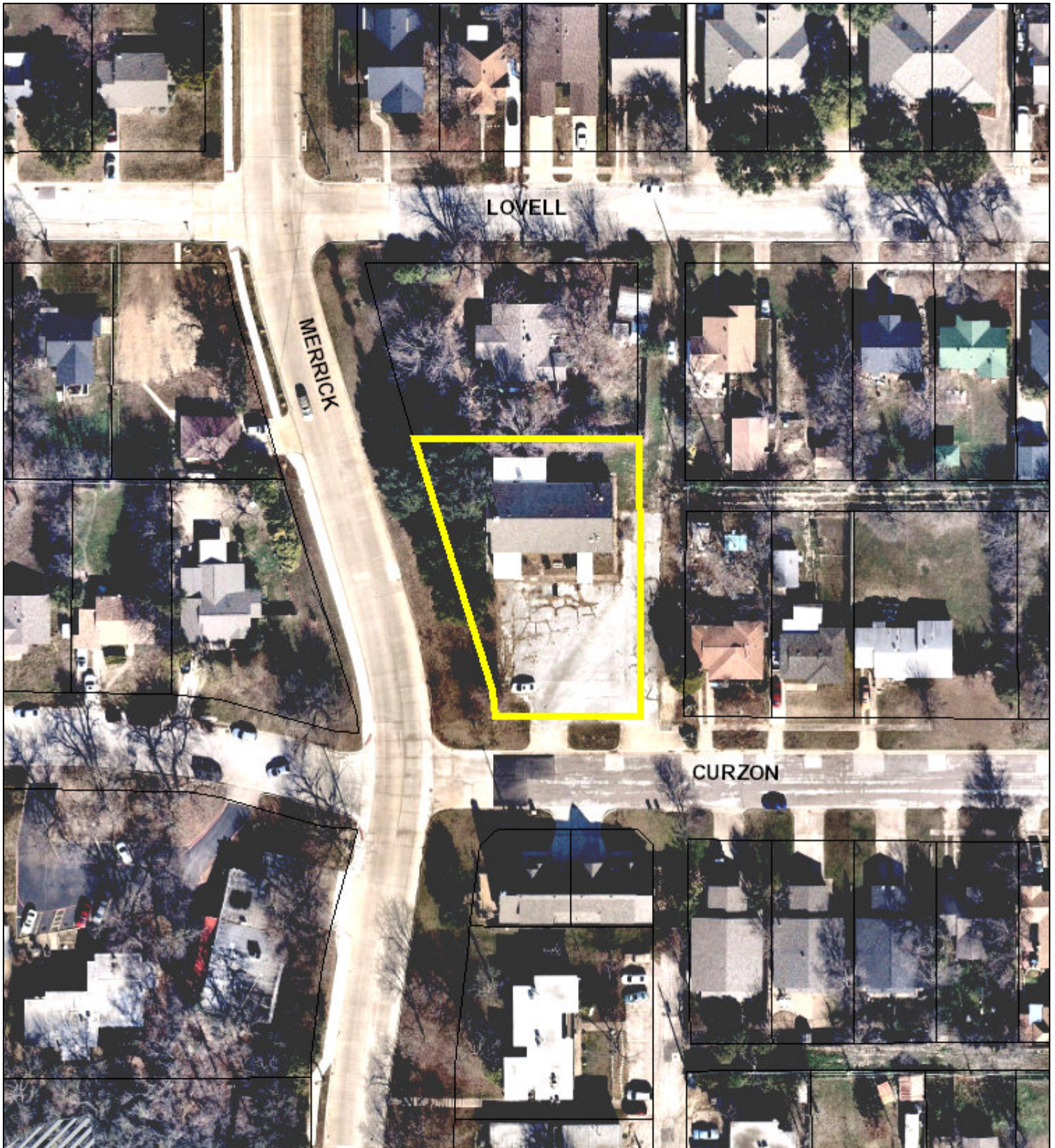
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-23-081

Aerial Photo Map



0 50 100 200 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-083

Council District: 11

Zoning Map Amendment

Case Manager: [Sandy Michel](#)

Owner / Applicant: Witherspoon Properties Inc. / Michael Kim Witherspoon

Site Location: 2424, 2428, 2500 Race Street

Acreage: +/- 0.60 acres

Request

Proposed Use: Short terms rentals

Request: From: “B” - Two-family

To: “MU-1”- Low Intensity Mixed-Use

Recommendation

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

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

Staff Recommendation: **Denial**

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Project Description and Background

The applicant is requesting to rezone the property from “B” Two-family to “MU-1” Low Intensity Mixed-Use. The subject properties in total are +/- 0.60 acres, two are currently single-family, and one is a duplex. The primary purpose of the rezoning is to allow for short-term rentals, which the current zoning does not allow for this type of development. Short-term rentals are permitted under the Low intensity mixed-use (MU-1) zoning.

2424 Race Street

The current use of this parcel is a two-family-duplex. This site is between a cellular tower (west of the property) and a single-family house (east of the property).

2428 Race Street

The current use of this parcel is a single-family. This site is between a duplex (west of the property) and a single-family house (east of the property).

2500 Race Street

The current use of this parcel is a single-family. This site is between single-family houses (on the west and east of the property).

The applicant has provided a detailed description of their proposed project: “THE OBJECTIVE OF THIS APPLICATION IS TO ACQUIRE THE ZONING TO QUALIFY FOR A SHORT TERM RENTAL RESIDENCE FOR OUR TWO 2 BEDROOM HOMES. WE PROVIDE WELL-KEPT PROPERTIES OF EXCELLENT QUALITY INTERIOR AND OUT. WE RESTRICT PARTIES, PETS, AND SMOKING. WE HAVE OUR LIMIT TO 4 ADULTS.

Surrounding Zoning and Land Uses

Parcel 2424


North “A-5” One-Family / single family
East “B” Two-Family / single family
South “MU-1” Low intensity mixed-use / Vacant Lot
West “MU-1” Low intensity mixed-use / Cellular Tower

Parcel 2428

North “B” Two-Family / single family
East “B” Two-Family / single family
South “I” - Industrial / single family
West “B” Two-Family / duplex

Parcel 2500

North “B” Two-Family / single family
East “B” Two-Family / single family
South “I” - Industrial / single family
West “B” Two-Family / single-family



Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on May 30, 2023

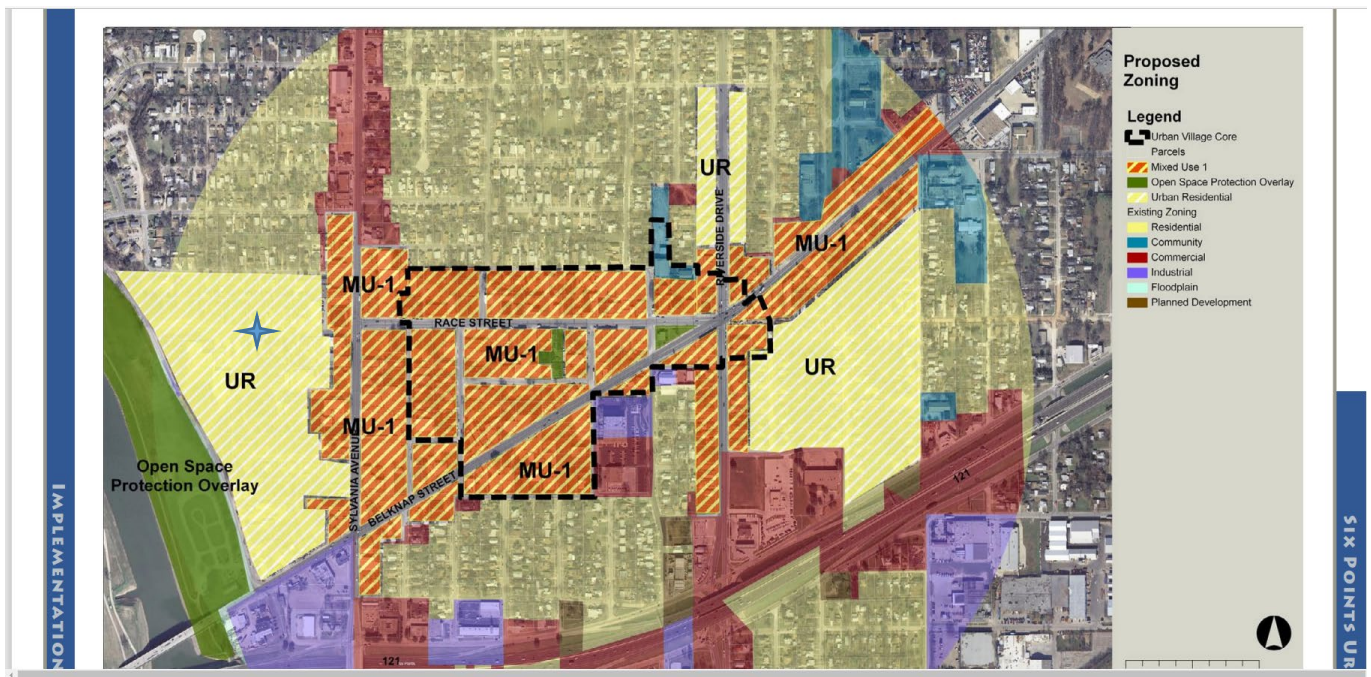
Organizations Notified	
Riverside Alliance	Tarrant Regional Water District
Charleston Homeowners Association	Friends of Riverside Park
Vintage Riverside NA*	East Fort Worth, Inc.
Oakhurst NA	Streams and Valleys Inc
United Riverside NA	Trinity Habitat for Humanity
Riverside Business Alliance	Oakhurst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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Surrounding land uses vary with single-family to the north, south, and east, and cellular tower to the west. The property is currently zoned B Two-family. The site has Mixed Used 1 (MU-1) to the west, Two-family (B) to the north and east, and Light Industrial (I) to the south. Multiple parcels on the same block (Block 10) were rezoned to Mixed Used 2 (MU-2) in 2014 from Light Industrial (I). Surrounding land uses are single-family, industrial, and a cellular tower. The proposed site is located within the Six Point Urban Village. The master plan calls for Urban residential for this section of the site.



The propose MU-1 is **not compatible** with surrounding land uses and the Six Point Urban Village Master Plan.

Comprehensive Plan Consistency

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

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

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

However, the proposed rezoning does not comply with the following:

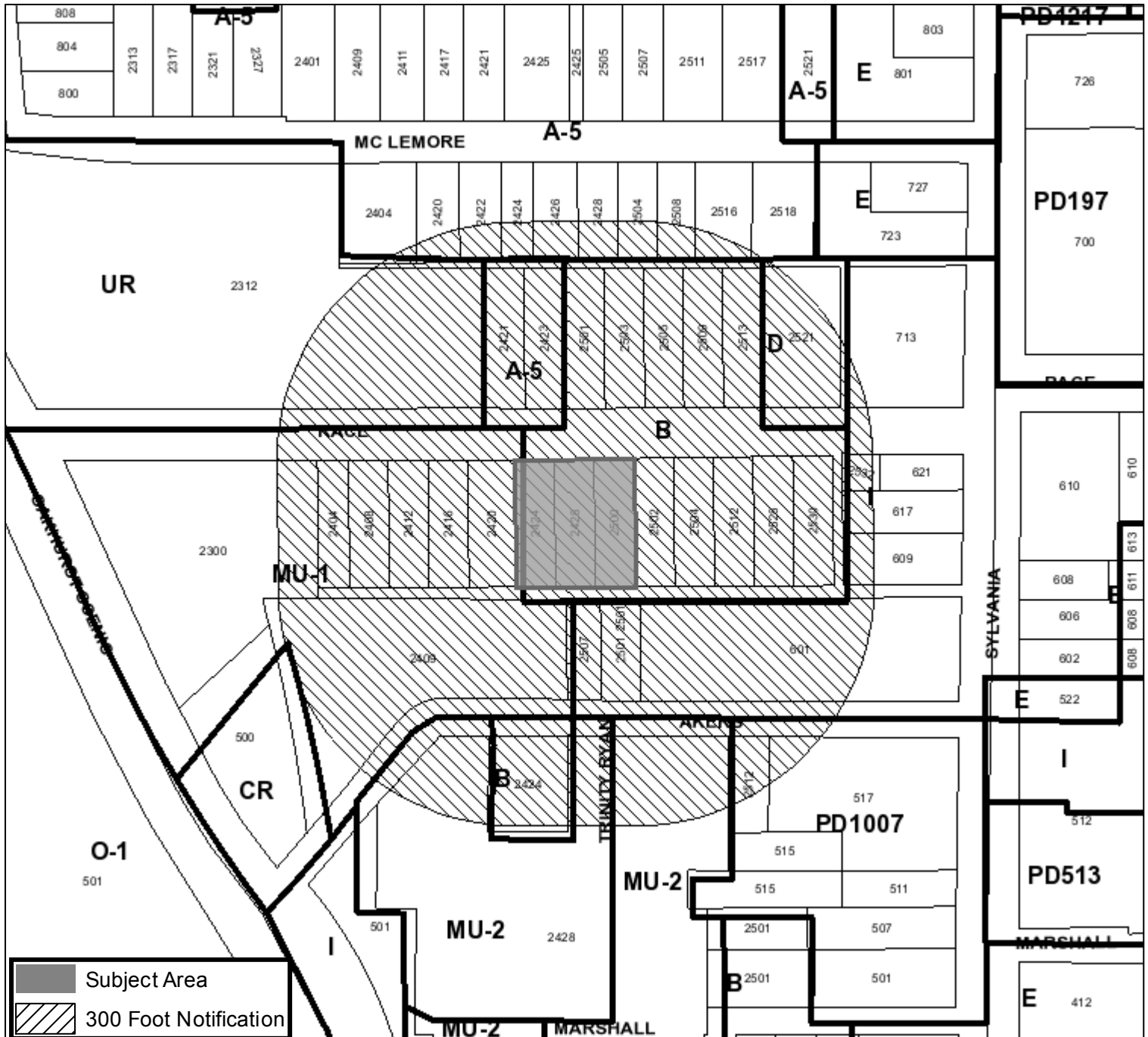
- Promote measures to ensure that all types of residential developments are compatible in scale with abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property unless mitigation is provided to minimize the effects of the new use.



ZC-23-083

Area Zoning Map

Applicant: Witherspoon Properties Inc.
Address: 2424-2500 (evens) Race Street
Zoning From: B
Zoning To: MU-1
Acres: 0.55245989
Mapsc0: Text
Sector/District: Northeast
Commission Date: 6/14/2023
Contact: null



0 90 180 360 Feet

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ZC-23-083

Area Map

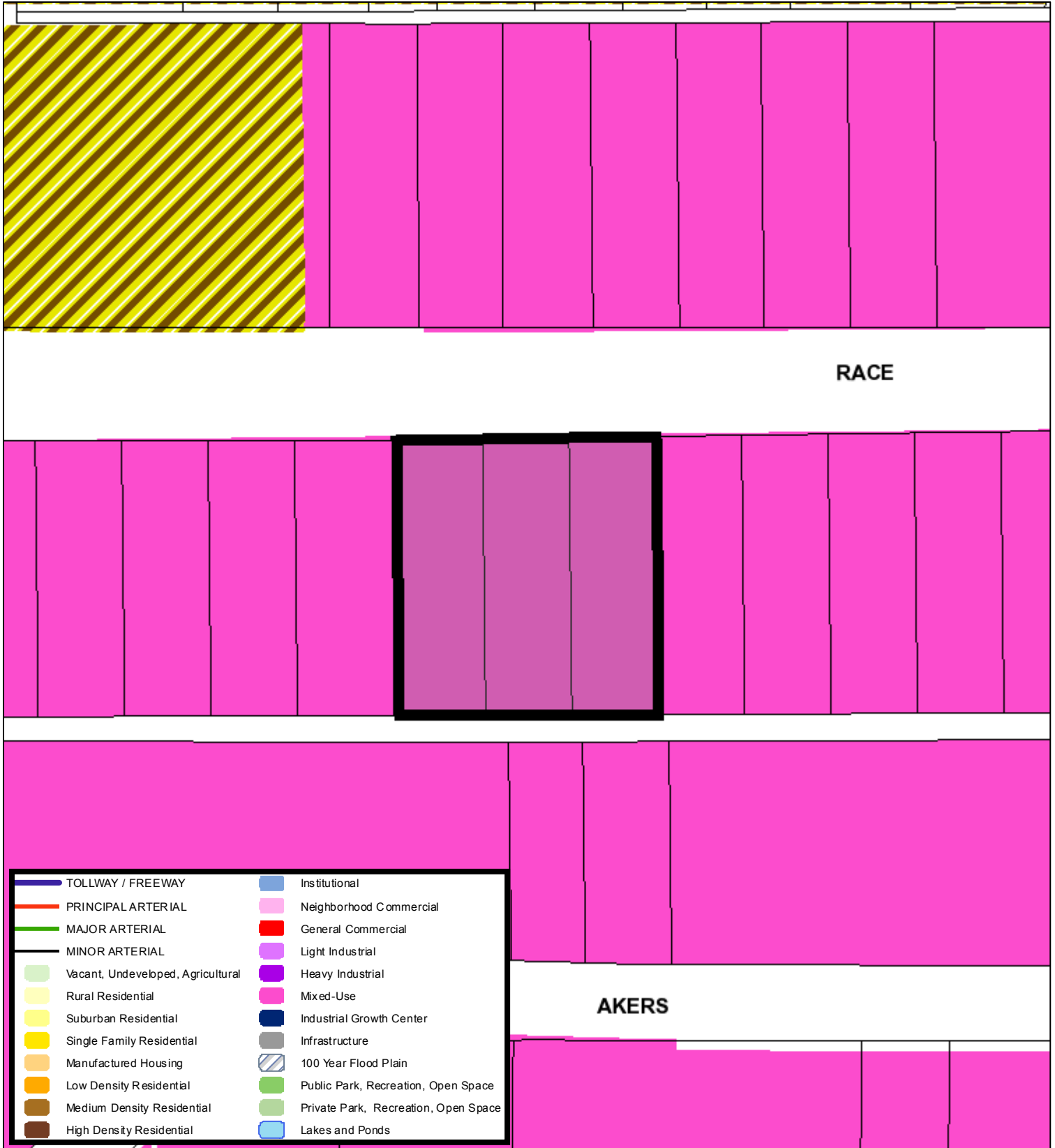


0 1,000 2,000 4,000 Feet



ZC-23-083

Future Land Use



75 37.5 0 75 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.





ZC-23-083

Aerial Photo Map



0 45 90 180 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-084

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Walter Welborn

Site Location: 3221 Joyce Drive

Acreage: 0.24 acres

Request

Proposed Use: Industrial

Request: From: “FR” General Commercial Restricted with 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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Project Description and Background

The subject site is in Council District 3, generally northwest of the intersection of Camp Bowie Blvd. West and Alta Mere Boulevard. The owner is not proposing any new buildings or changes in land use, but seeks the rezoning in order to make the zoning consistent with the adjoining parcels.

Current zoning on the site is “FR” General Commercial Restricted, and the request is to rezone Lot 6 to “I” Light Industrial. The current auto repair land use is allowed by right in both zones. Additionally, the site lies within the NASJRB APZ II Overlay (Accident Potential Zone). This overlay was created by the City in partnership with the federal government to ensure compatible development in the area near the Naval Air Station-Joint Reserve Base and to promote safety. Industrial development is preferred within this area 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.

Surrounding Zoning and Land Uses

North “I” Light Industrial & NASJRB APZ II Overlay / undeveloped
East “I” Light Industrial & NASJRB APZ II Overlay / nursery & garden center
South “I” Light Industrial & NASJRB APZ II Overlay / nursery & garden center
West “I” Light Industrial & NASJRB APZ II Overlay / vacant

Recent Zoning History

- NASJRB APZ II Overlay added in 2013.

Public Notification

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

The following organizations were emailed on May 26, 2023:

Organizations Notified	
Ridglea Area Neighborhood Alliance	
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 quarter-acre property is situated one block off a major road corridor (Alta Mere Blvd/US Highway 183) and currently hosts an auto repair shop. The owner has filed the rezoning request from “FR” General Commercial Restricted to “I” Light Industrial in order to make his property match the zoning of “I” on all the surrounding properties. This area was originally developed in the 1950’s as a residential neighborhood, but laying directly in the pathway for planes landing at the nearby Naval Air Station Joint Reserve Base/former Carswell AFB means that the area has transitioned over several decades beginning around 1980 from residential to predominately non-residential uses. The noise generated by aircraft landing in the vicinity mean that it is not a suitable site for anything other than commercial or industrial enterprises.

With all of the surrounding properties already zoned “I” Light Industrial, this request fits in well to the existing fabric of the area and does not require any special buffering or screening requirements that would be in place if the site bordered a residential zoned area. The subject site borders a nursery to the east and south, and undeveloped property to the north.

The presence of the APZ II (Accident Potential Zone) Overlay has a great impact on the City’s evaluation of the proposed rezoning. The APZ diminishes the attractiveness of the land for residential, commercial, and mixed use applications, industrial uses are ideally suited for this site. The proposed rezoning to “I” Light Industrial **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

The currently adopted 2022 Comprehensive Plan designates the subject property as future General Commercial on the Future Land Use Map. The proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation.

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

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

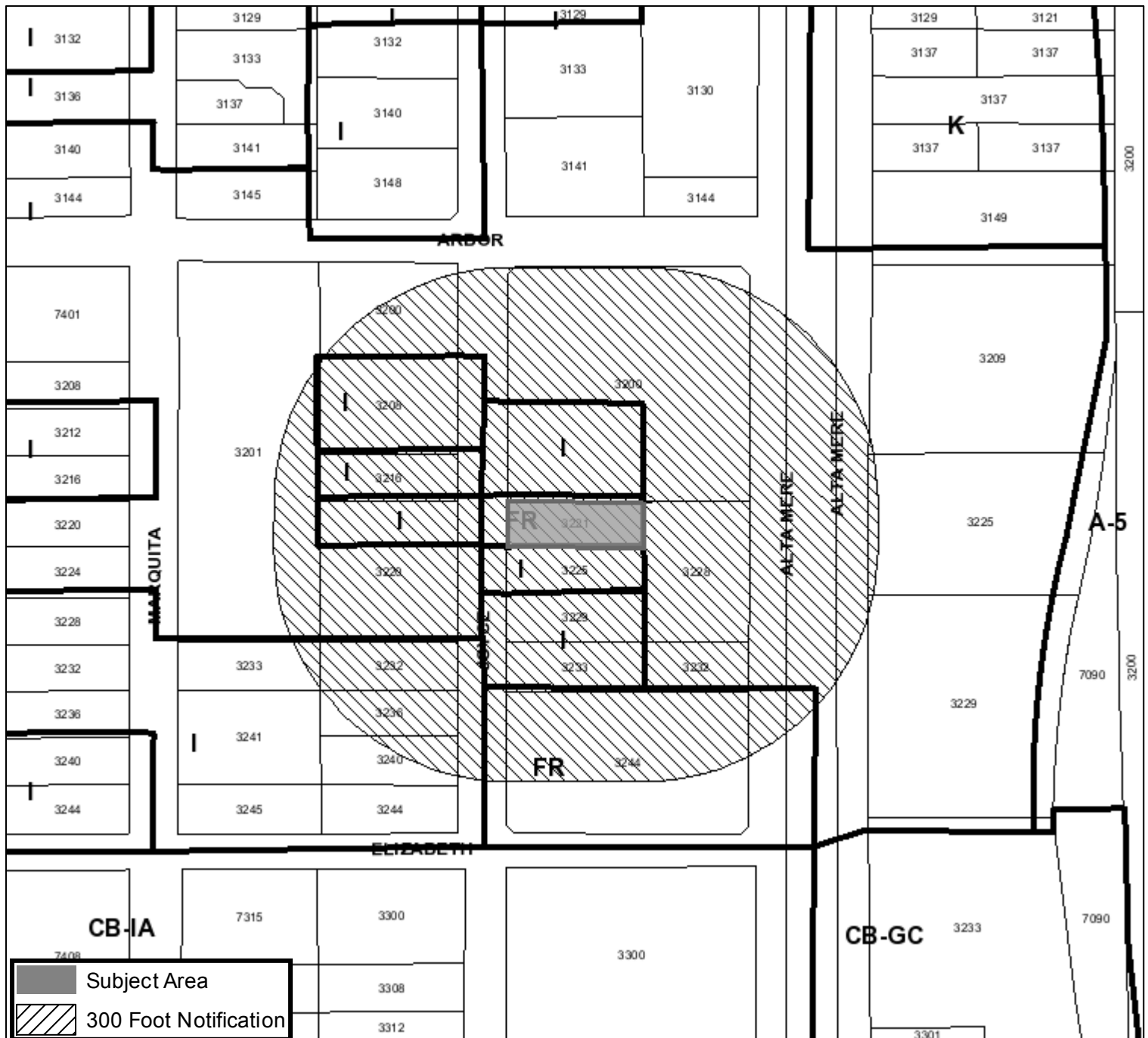
If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.



ZC-23-084

Area Zoning Map

Applicant: Walter Welborn
Address: 3221 Joyce Drive
Zoning From: null
Zoning To: null
Acres: 0.23378864
Mapsc0: Text
Sector/District: W. Hill/Ridglea
Commission Date: 6/14/2023
Contact: 817-392-8043



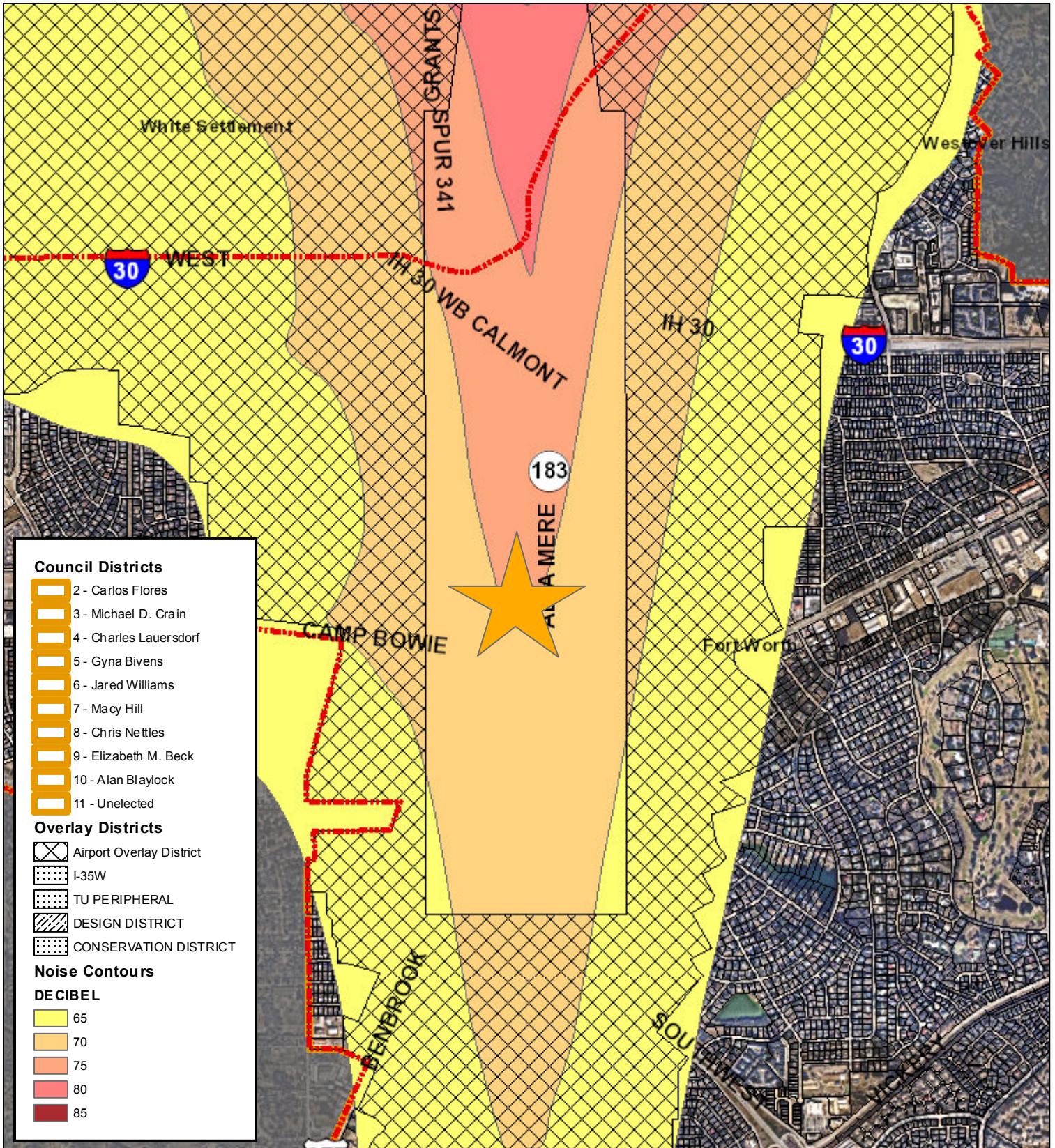
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ZC-23-084

Area Map

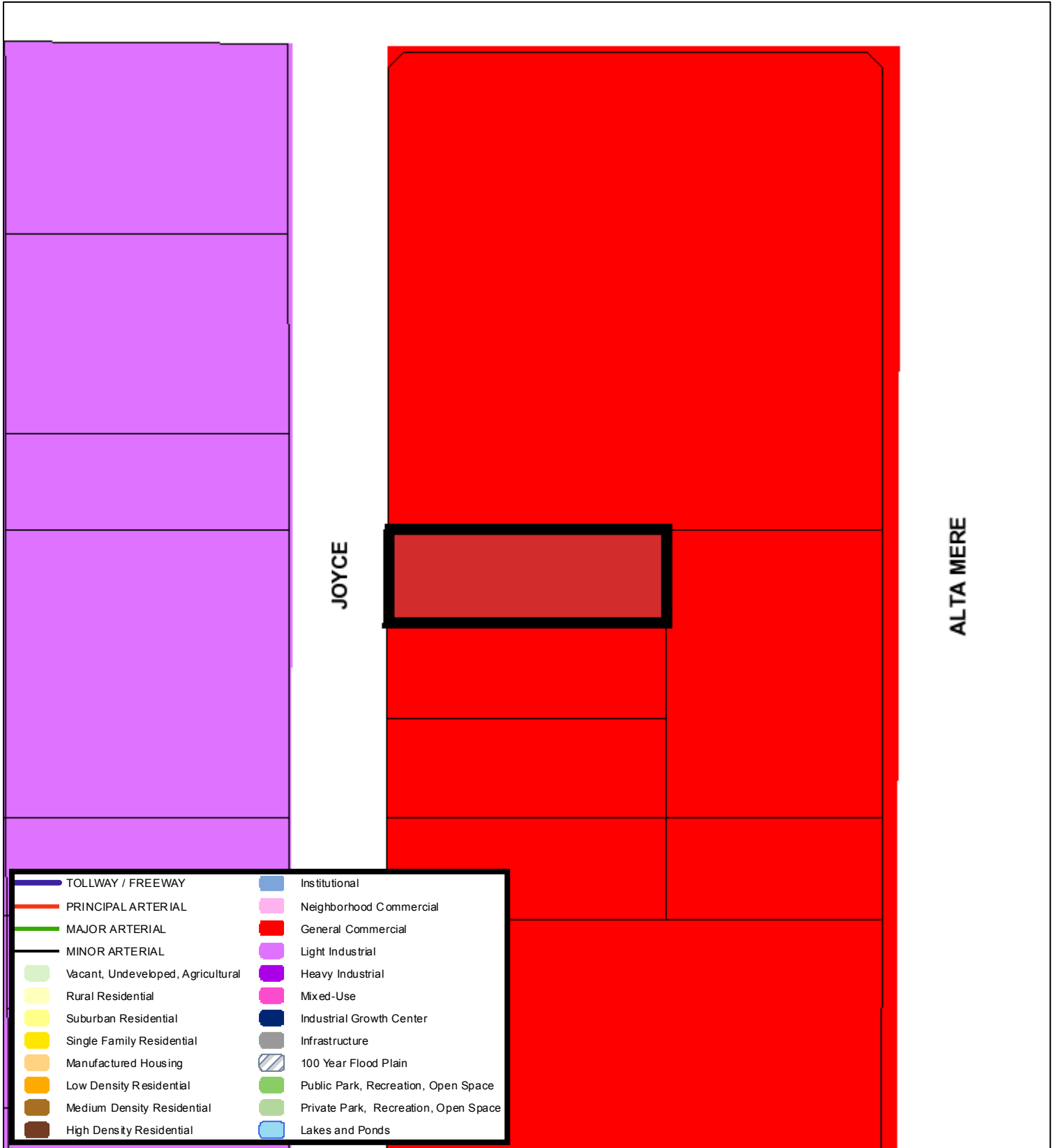


0 1,000 2,000 4,000 Feet



ZC-23-084

Future Land Use



80 40 0 80 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 50 100 200 Feet





Zoning Staff Report

Date: June 14, 2023

Case Number: ZC-23-086

District 3

Zoning Map Amendment

Case Manager: [Shad Rhoten](#)

Owner / Applicant: P & A Properties LLC; 3408 Clayton LLC; Radio Flyer LLC; Amy Henderson

Site Location: 3420-3440 (evens) Clayton Road 3421-3437 (odds) Indale Road **Acreage:** 3.5 acres

Request

Proposed Use: School; Child Care; Office Space

Request: From: “F” General Commercial, “A-5” One-Family and “CF” Community Facilities
To: “PD-CF” Planned Development Community Facilities excluding uses as indicated in staff report; site plan waiver requested.

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The initial application for this item consisted of two additional tracts of land located at 3415 Indale and 3420 Clayton Rd for a total rezoning area of 4.17 acres. Upon further review, the applicant was advised by staff to remove these addresses as they were located in the Camp Bowie Form Based District which would require further deliberation from the Urban Design Commission in order to remove them from the district. The applicant has since modified the application to request rezoning of seven (7) contiguous tracts instead of the original nine (9).

Per the revised application, the rezoning area was reduced from a 4.17-acre site consisting of nine (9) individual parcels to an approximate 3.5-acre tract containing seven (7) parcels. These tracts all have existing buildings. The buildings are being used as the campus for the Montessori School of Fort Worth. The applicant is seeking this rezoning request due to the recent acquisition of 3440 Clayton Road, which is contiguous to the existing campus and is currently zoned "A-5" One-Family. The application narrative is provided below for reference:

The properties at 3408 Clayton Rd East, 3420 Clayton Rd East, 3428 Clayton Rd East, 3436 Clayton Rd East, 3440 Clayton Rd East, 3415 Indale Road, 3421 Indale Road, 3429 Indale Road, and 3437 Indale Road are contiguous tracts that make up the campus for the Montessori School of Fort Worth. The application submitted here is meant to rezone the entire campus to allow more flexibility with student of all ages while utilizing the property. School officials recently met with Fort Worth Zoning commission to discuss the most appropriate zoning type for school operations. In the meeting, it was determined a Special District designation would be best given this designation provides guidance for Community Facilities ("CF"), such as schools, day cares, etc.

The school was founded in 1968 at 3420 & 3428 Clayton Rd East. Over the school's 55 year history, the campus has grown into 9 contiguous properties. Currently, portions of the campus are zoned differently based on prior uses of the properties. More specifically, 2 of the 9 properties are zoned A-5 residential which prevents students younger than 5 years old from occupying the buildings due to this age demographic being designated as "child care" by the City of Fort Worth.

Operating under a Special District will allow the school flexibility for students of all ages to occupy buildings across campus as needed regardless of zoning designation. Additionally, one of the properties (3428 Clayton Rd East) already has a CF designation so it is our goal to expand this across the campus.

The reason for seeking zoning change now was prompted by the recent purchase of 3440 Clayton Road East, which is zoned A-5 residential. The current plan is to remodel and incorporate this property into the campus during the summer of 2023 for students aged 2-5 years old. Current zoning of the property disallows this aged student from occupying the property since city code defines this age group as childcare oppose to a school aged children.

The applicant is requesting to rezone the property to "PD/CF" Planned Development excluding Community Homes, Group Home I & Group Home II (as defined by the Zoning Ordinance), site plan waiver request.

The site is situated south of Camp Bowie and at the intersection of Clayton and Indale Roads. As indicated above, the applicant proposes to integrate 3440 Clayton into the existing campus. This site is currently zoned as "A-5" which does not permit the use for schooling of children between the ages of 2-5 years old. The Planned Development district with site plan waiver are being requested to allow flexibility in the future design and integration of the property into the campus.

Surrounding Zoning and Land Uses

North “CB-GC” Camp Bowie Form Based District / commercial uses
East “CB-GC” Camp Bowie Form Based District & “B” Two-Family / commercial and residential uses
South “A-5” One-Family / residential uses
West “CB-GC” Camp Bowie Form Based District & “A-5” One-Family / commercial and residential uses

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on May 26, 2023.
The following organizations were notified: (emailed May 30, 2023)

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

** Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

This locality is primarily commercial along the Camp Bowie frontage with residential to the south. The property has been operating as a campus for the Montessori school previously with the exception of 3440 Clayton which is being acquired and rolled into the property. This zoning will ultimately clean up existing zoning and place the campus under a single, unified zoning district. The “CF” district is intended to accommodate those institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city. It can also help serve as transitional land use between the commercial properties along Camp Bowie and the residential properties to the south.

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

Comprehensive Plan Consistency – Western Hills/Ridglea

The adopted Comprehensive Plan currently designates the northern portion of the property (3408 Clayton and 3415 Indale Rd) as Mixed-Use. The remaining parcels are designated as Single-Family Residential. The proposed “CF” zoning allows for institutional uses which is consistent with both land use categories. It also allows for some flexibility during the transitional stage between the existing commercial and residential zoning. The proposal is consistent with the land use designations for this area, and aligns with the following policies and strategies of the Comprehensive Plan specific to Western Hills/Ridglea:

- 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. Encourage attractive freeway and mixed commercial uses along East Loop 820.
- Protect residential neighborhoods from encroachment by commercial uses.

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



ZC-23-086

Area Zoning Map

Applicant: Amy Henderson
Address: 3408-3440 (evens) Clayton Road 3415-3437 (Odds) Indale Road
Zoning From: A-5;F;MU
Zoning To: PD/CF
Acres: 4.23360414
Mapsc0: Text
Sector/District: W. Hill/Ridglea
Commission Date: 6/14/2023
Contact: null



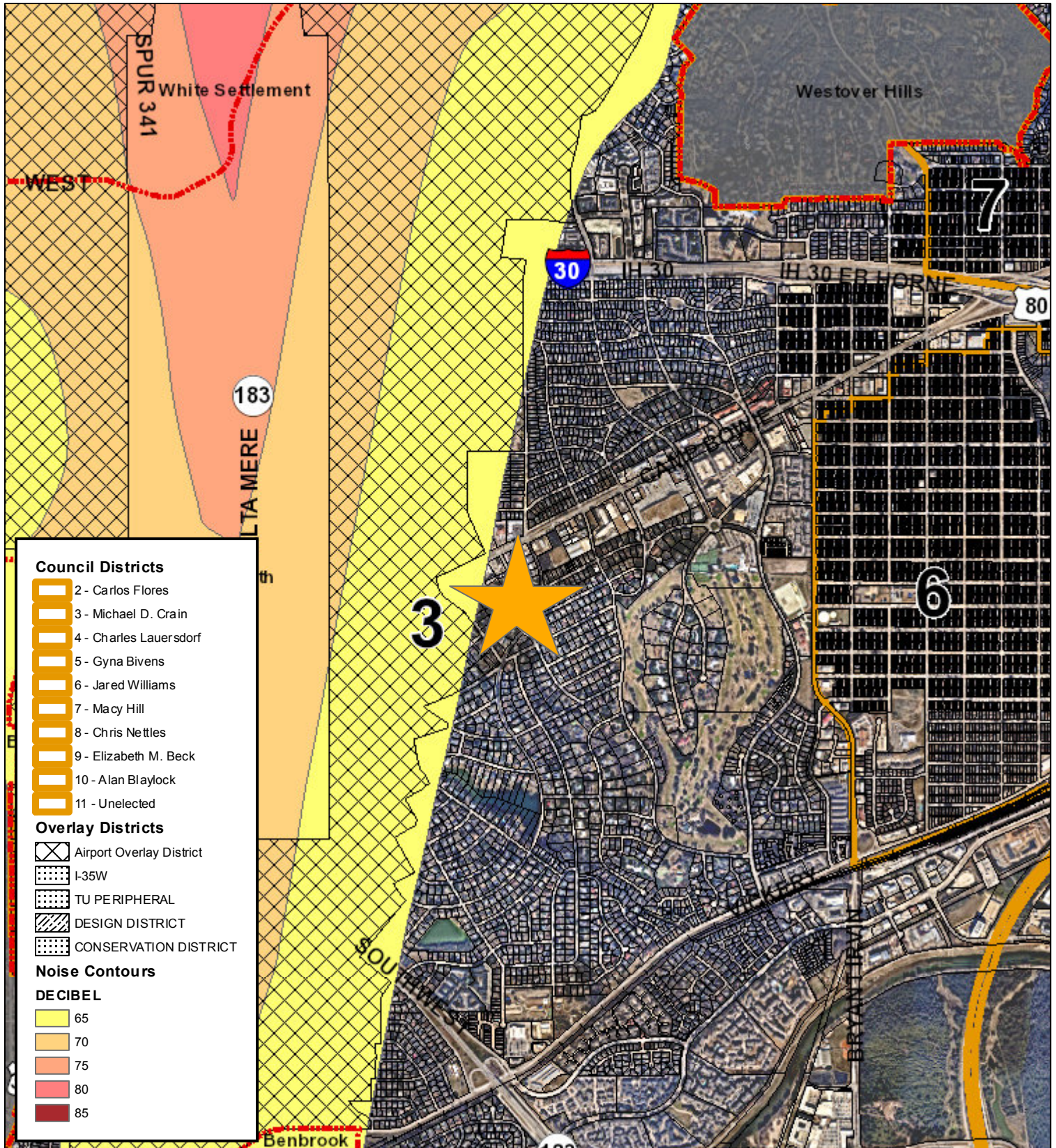
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ZC-23-086

Area Map

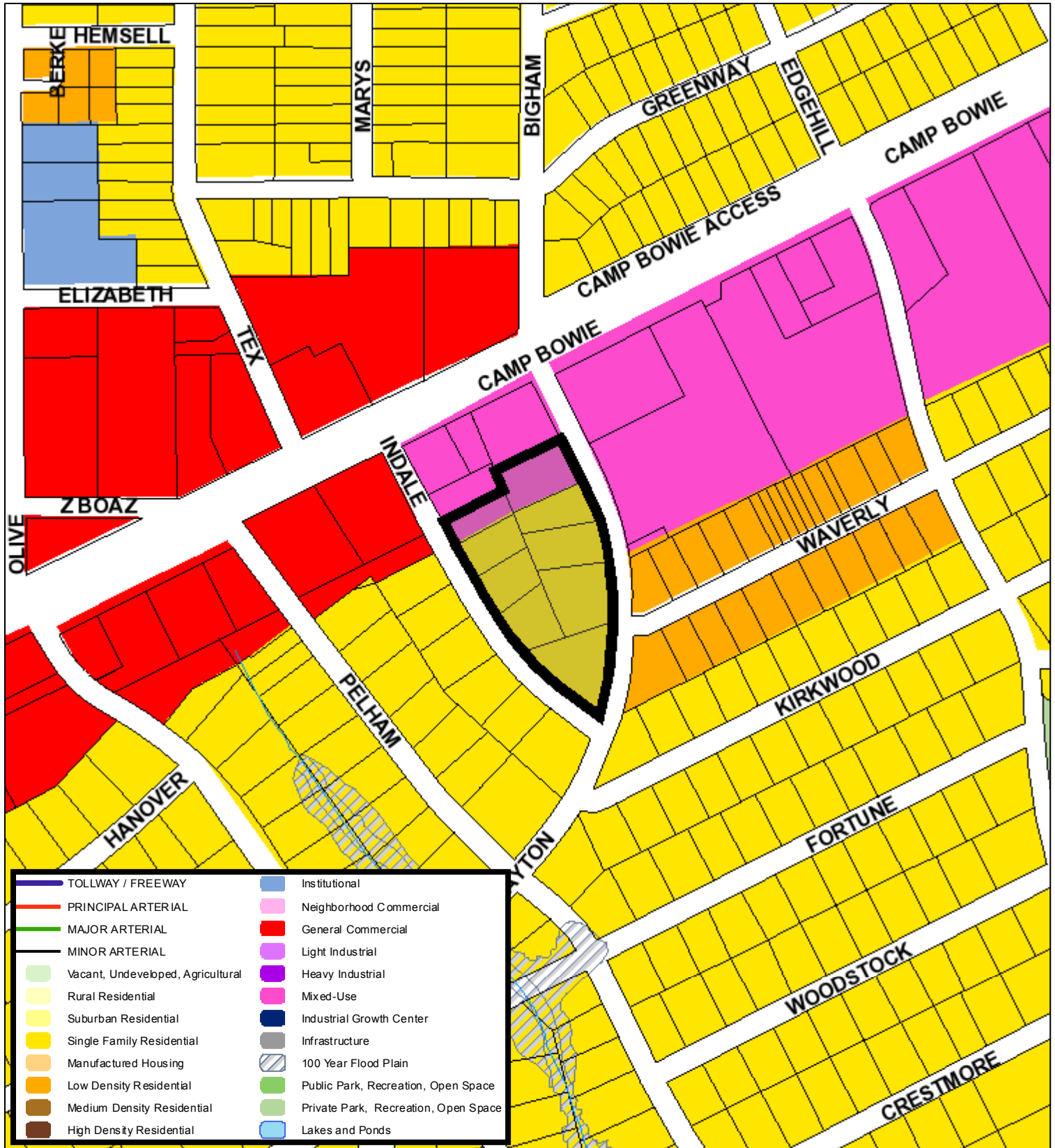


0 1,000 2,000 4,000 Feet



ZC-23-086

Future Land Use



350 175 0 350 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.



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Aerial Photo Map

