



## **ZONING COMMISSION**

### **AGENDA**

Wednesday, March 13, 2024

Work Session 12:00 PM

Public Hearing 1:00 PM

#### **Work Session**

In-Person:

City Hall Conference Room 2020

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Public Hearing**

In-Person:

City Council Chamber

200 Texas Street

2<sup>nd</sup> Floor-City Hall

Fort Worth, Texas 76102

#### **Videoconference**

<https://fortworthtexas.webex.com/weblink/register/rbb4ed0c9bffa6413cdafc7fc475d1dfb>

Meeting/ Access Code: 2553 900 2356

Registration Required

#### **Teleconference**

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

Meeting/ Access Code: 2553 900 2356

#### **Viewing Only**

**LIVE ON CITY'S YOUTUBE CHANNEL.**

<HTTPS://WWW.YOUTUBE.COM/@CITYOFFORTWORTH/STREAMS>

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

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

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

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

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

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

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

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

**COMMISSION MEMBERS:**

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

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

- |                                    |                       |
|------------------------------------|-----------------------|
| <b>1. Overview of Zoning Cases</b> | <b>Staff</b>          |
| <b>2. Panther Island briefing</b>  | <b>Justin Newhart</b> |

**II. PUBLIC HEARING 1:00 PM**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, April 9, 2024 AT 6:00 P.M. UNLESS OTHERWISE STATED.

**CALL TO ORDER**

- |  |       |              |
|--|-------|--------------|
| <b>A. APPROVAL OF MEETING MINUTES of February 14, 2024</b> | _____ | <b>Chair</b> |
|--|-------|--------------|

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

<b>B. CONTINUED CASES</b>	<b>District</b>
---------------------------	-----------------

- |                     |             |
|---------------------|-------------|
| <b>1. ZC-23-186</b> | <b>CD 3</b> |
|---------------------|-------------|

- |                     |  |
|---------------------|--|
| a. Site Location:   | 4408 and 4412 Southwest Boulevard  |
| b. Acreage:         | 4.42   |
| c. Applicant/Agent: | Tillar Southwest Blvd Partners / Ray Oujesky, Kelly Hart & Hallman   |
| d. Request:         | From: "PD 678" and "IP" Industrial Park / NASJRB Overlay<br>To: "PD-FR" Planned Development General Commercial Restricted plus Auto Repair, paint and body shop adjoining a residential district boundary and limited to the following auto related uses: Auto detailing, Auto windshield chip repair, Auto minor dent repair (no body repair), Auto wrap installation, Auto ceramic coats and hail repair (no auto painting), Auto upholstery, Auto tinting; Assaying; Carpet & rug cleaning; Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade; Machine shops; Furniture or cabinet repair and construction; Monument works, stone; Warehouse or bulk storage; Pattern shop; Printing, lithographing, book-binding, newspapers or publishing; Rubber stamping; Rubber stamp manufacture; Vehicle steam cleaning, NASJRB Overlay; Site Plan waiver requested |

**2. ZC-23-187**

**CD 3**

- a. Site Location: 7950 Calmont Ave
- b. Acreage: 5.06
- c. Applicant/Agent: Kyle K. Poulson
- d. Request: From: "E" Neighborhood Commercial  
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus warehouse with development standards, site plan included

**C: NEW CASES**

**3. SP-24-001**

**CD 8**

- a. Site Location: 2701 Moresby St
- b. Acreage: 1.25
- c. Applicant/Agent: YMCA of Metropolitan Fort Worth
- d. Request: To: Amend existing site plan for "PD915A" "PD/E" Planned Development for Neighborhood Commercial with Development Standards to add a covered court.

**4. ZC-23-196**

**CD 8**

- a. Site Location: 850 W Rendon Crowley Rd
- b. Acreage: 1.02
- c. Applicant/Agent: Scott Martsdorf
- d. Request: From: "E" Neighborhood Commercial  
To: "FR" General Commercial Restricted

**5. ZC-23-205**

**CD 7**

- a. Site Location: 7736 Blue Mound Road
- b. Acreage: 20.187
- c. Applicant/Agent: Lum'ais Wellness Group/Aaron Graves
- d. Request: From: PD 738 PD/SU for Tree Farm & "A-5" One-Family  
To: "E" Neighborhood Commercial

***This case will be heard by City Council March 19<sup>th</sup> at 6:00 p.m.***

**6. ZC-24-002**

**CD 11**

- a. Site Location: 3116 Chenault St.
- b. Acreage: 0.16878
- c. Applicant/Agent: Avocet Ventures LP/Chris Kautsch
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

**7. ZC-24-004**

**CD 11**

- a. Site Location: 1724 N Sylvania Avenue & 2621 Daisy Lane
- b. Acreage: 0.34
- c. Applicant/Agent: Miguel Molina / James Stevens & Teresa McGee, Texas Surveying
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

**8. ZC-24-005** **CD 5**

- a. Site Location: 5812 Oakdale Dr
- b. Acreage: 0.2571
- c. Applicant/Agent: Steven Burnette
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

**9. ZC-24-008** **CD 11**

- a. Site Location: 5008 Collett Little Rd
- b. Acreage: 2.41
- c. Applicant/Agent: Jerimiah Nix/Jervon Harris
- d. Request: From: "E" Neighborhood Commercial  
To: "UR" Urban Residential

**10. ZC-24-013** **CD 10**

- a. Site Location: 3445 Keller Haslet Road; 13451 & 13517 Alta Vista Road
- b. Acreage: 27.95
- c. Applicant/Agent: Tom Ross/Douglas Cooper-mma
- d. Request: From: "C" Medium Density  
To: "E" Neighborhood Commercial

**11. ZC-24-014** **CD 10**

- a. Site Location: 12800, 12860 Timberland Boulevard & 12541 N Caylor Road
- b. Acreage: 12.2
- c. Applicant/Agent: Reginald Young / Bryan Welty, Cover 2 Capital
- d. Request: From: "A-21" One-Family  
To: "PD-D" Planned Development for all uses in 'D' High Density Multifamily, plus Restaurant, Café, Cafeteria and Retail Sales, General, with development standards for parking and 48 foot maximum height within 250 feet of one-family district, Site Plan included.

**12. ZC-24-015** **CD 2**

- a. Site Location: 2833 & 2825 N Main St
- b. Acreage: 2.5
- c. Applicant/Agent: John Ainsworth
- d. Request: From: "F" General Commercial  
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus hotel, site plan included

**13. ZC-24-016** **CD 8**

- a. Site Location: 2757 Moresby Street
- b. Acreage: 5.7
- c. Applicant/Agent: FW Mason Heights LP
- d. Request: From: "PD 915B" PD/C" Planned Development for Medium Density Multifamily uses with development standards on file in the Planning & Development Department, site plan required.  
To: "PD 916" "PD/D" Planned Development for High Density Multifamily uses with development standards, site plan required

**14. ZC-24-018**

**CD 2**

- a. Site Location: 4500 & 4600, Angle Ave; 2500 NW Loop 820; 4400 & 4533 Marine Creek Parkway and 4500 Angle Avenue
- b. Acreage: 41.53
- c. Applicant/Agent: Jonathan Russell
- d. Request: From: "G" Intensive Commercial & "J" Medium Industrial  
To: "G" Intensive Commercial & "PD/J" Planned Development for all uses in "J" Medium Industrial, removing waste related uses, agricultural, and accessory uses, site plan required

**15. ZC-24-020**

**CD 5**

- a. Site Location: 4903 Pollard-Smith Avenue and 1401 Etta Street
- b. Acreage: 14.35
- c. Applicant/Agent: FW Hughes House II GP, LL/Brandon Burns
- d. Request: To: Amend PD1260 "PD/UR" to allow 35 ft primary street maximum setback along Avenue G, site plan included

**D. ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto: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](mailto: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:** March 13, 2024

**Case Number:** ZC-23-186

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** Brett Mangum

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

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

### Request

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

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

To: “PD-FR” Planned Development General Commercial Restricted plus Auto Repair, paint and body shop adjoining a residential district boundary and limited to the following auto related uses: Auto detailing, Auto windshield chip repair, Auto minor dent repair (no body repair), Auto wrap installation, Auto ceramic coats and hail repair (no auto painting), Auto upholstery, Auto tinting; Assaying; Carpet & rug cleaning; Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade; Machine shops; Furniture or cabinet repair and construction; Monument works, stone; Warehouse or bulk storage; Pattern shop; Printing, lithographing, book-binding, newspapers or publishing; Rubber stamping; Rubber stamp manufacture; Vehicle steam cleaning; NASJRB Overlay; Site Plan waiver requested.

### Recommendation

<b>Land Use Compatibility:</b>	Requested change <b>is not compatible</b>
<b>Comprehensive Plan Map Consistency:</b>	Requested change <b>is not consistent</b>
<b>Comprehensive Plan Policy Consistency:</b>	Requested change <b>is not consistent</b>
<b>Staff Recommendation:</b>	<b>Denial</b>

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| 2. <a href="#">Surrounding Zoning and Land Uses</a>   | 7. Area Map                                  |
| 3. <a href="#">Recent Zoning History</a>              | 8. Future Land Use Map                       |
| 4. <a href="#">Public Notification</a>                | 9. Aerial Photograph                         |
| 5. <a href="#">Development Impact Analysis</a>        |  |

## Project Description and Background

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

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

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

No modifications to existing structures are proposed at the time of this report. The following narrative was supplied by the applicant as part of their submittal:

Current zoning on both lots will be changed to PD/FR to eliminate the wide range of industrial uses that are capable of being conducted on the property, and adding specific light industrial uses that are now being conducted on the property.

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

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

\*Additional added uses carried over from the prior page:

- Manufacture of artificial flowers, ornaments, awnings, tents, bags, blacking, cleaning or polishing preparations, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade
- Machine shops
- Furniture or cabinet repair and construction
- Monument works, stone
- Warehouse or bulk storage
- Pattern shop
- Printing, lithographing, book-binding, newspapers or publishing
- Rubber stamping; shearing/punching
- Rubber stamp manufacture
- Vehicle steam cleaning

A waiver of the restriction against conducting auto repair uses adjacent to a residential district is requested.

A refined list with additional proposed land use limitations was supplied by the applicant at the Zoning Commission hearing on February 14, 2024. A copy of this list is found below:

### **Auto-Related Uses Allowed:**

- Auto detailing
- Auto windshield chip repair
- Auto minor dent repair (no body repair)
- Auto wrap installation
- Auto ceramic coats and hail repair (no auto painting)
- Auto upholstery
- Auto tinting

### **Light Industrial Uses Allowed:**

- Assaying
- Carpet & rug cleaning
- Manufacture of artificial flowers; ornaments; awnings; tents; bags; blacking, cleaning or polishing preparations; brooms or brushes; buttons and novelties; canvas products; clothing; suits, coats or dresses for wholesale trade
- Machine shops
- Furniture and cabinet repair and construction
- Furniture sales (new or old); furniture upholstery, refinishing, or resale
- Monument works, stone
- Warehouse or bulk storage
- Pattern shop
- Printing, lithographing, book-binding, newspapers or publishing
- Rubber stamping, rubber stamp manufacture
- Vehicle steam cleaning

## Surrounding Zoning and Land Uses

North	“E” Neighborhood Commercial & NASJRB Overlay / veterinary clinic
East	“E” Neighborhood Commercial & “I” Light Industrial & NASJRB Overlay / fire station & restaurant
South	“A-5” One Family Residential & NASJRB Overlay / single family residential
West	“A-5” One Family & NASJRB Overlay / single family residential

## Recent Zoning History

- NASJRB Overlay added in 2014.

## Public Notification

300-foot Legal Notifications were mailed on February 1, 2024.

The following organizations were emailed on February 2, 2024:

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

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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

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

### Comprehensive Plan Consistency – Western Hills/Ridglea

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

## FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

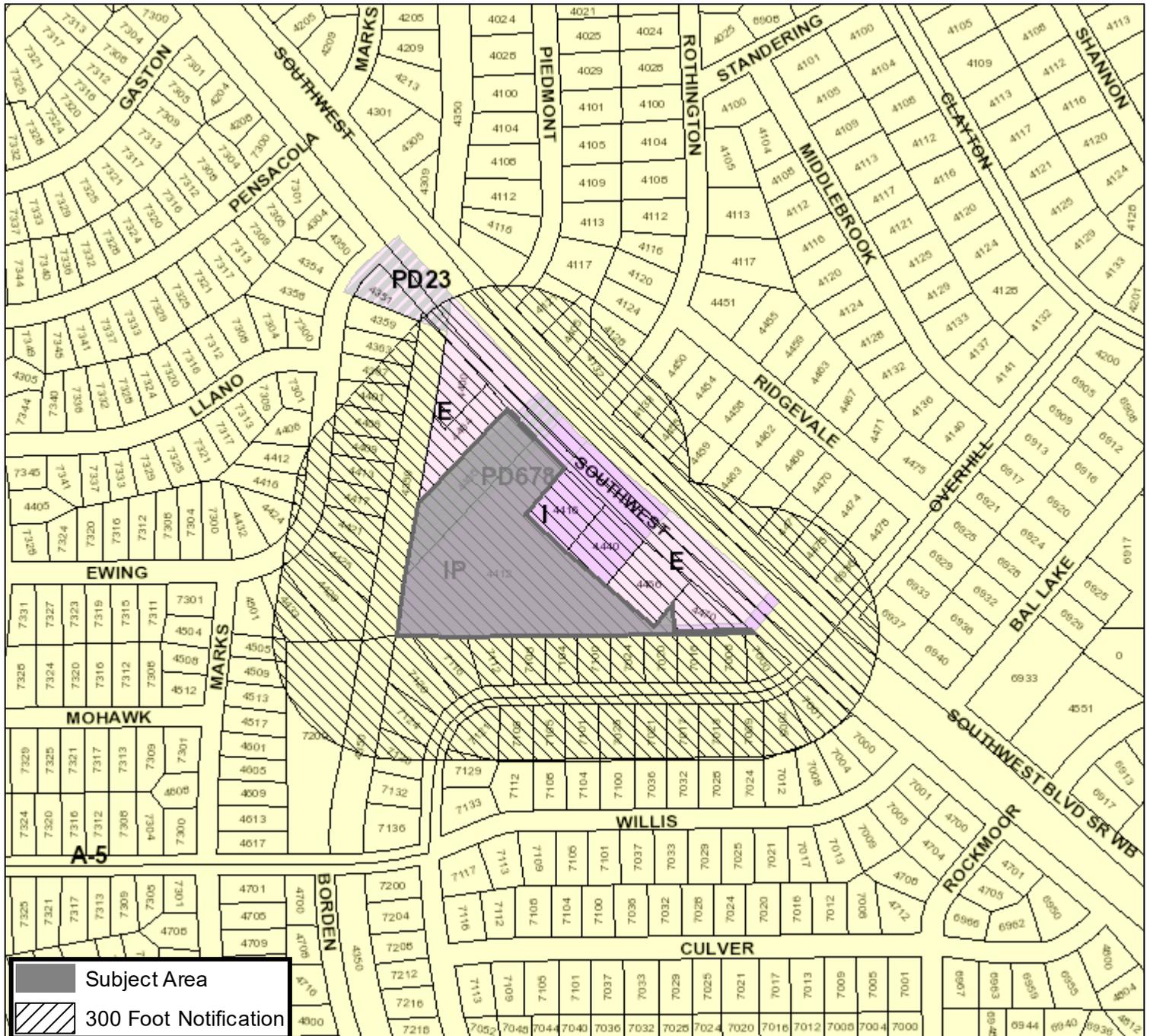
### APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

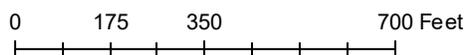
In terms of policy the Comprehensive Plan for the Western Hills/Ridglea sector specifically states as one of the goals to “Protect residential neighborhoods from encroachment by incompatible commercial uses.” Allowing auto repair on a site that is directly adjacent to residential properties to the south could be considered an encroachment of an incompatible commercial use and would be considered **not consistent** with the spirit and intent of the City’s Comprehensive Plan.

## Area Zoning Map

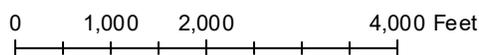
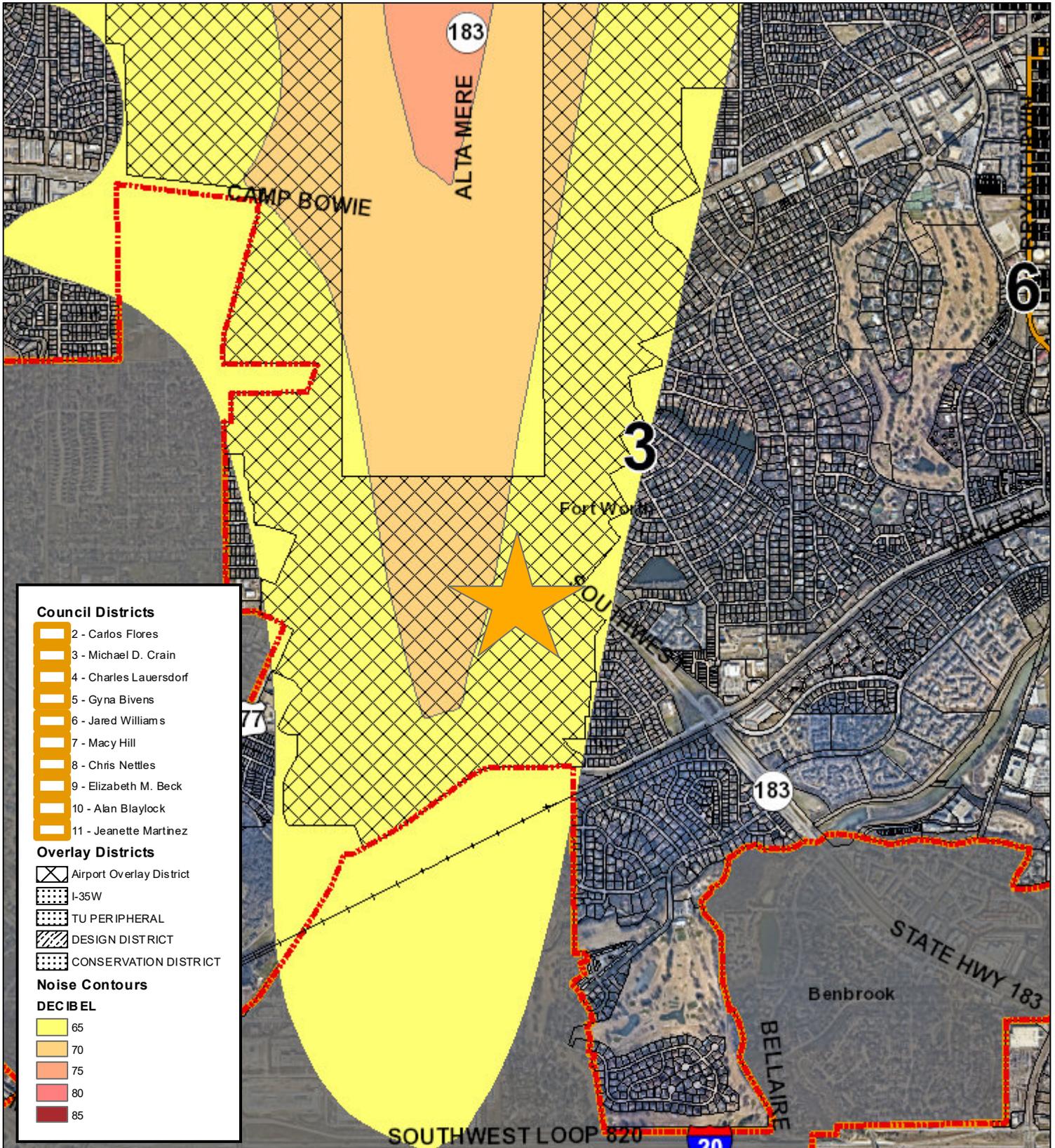
Applicant: Ilar Southwest Boulevard Partners LLC/Ray Oujesky  
 Address: 4408 & 4412 Southwest Boulevard  
 Zoning From: I, and PD/I  
 Zoning To: Amend PD to add autorepair adjacent to residential districts  
 Acres: 4.32287192  
 Mapsco: Text  
 Sector/District: W. Hill/Riddlea  
 Commission Date: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



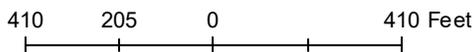
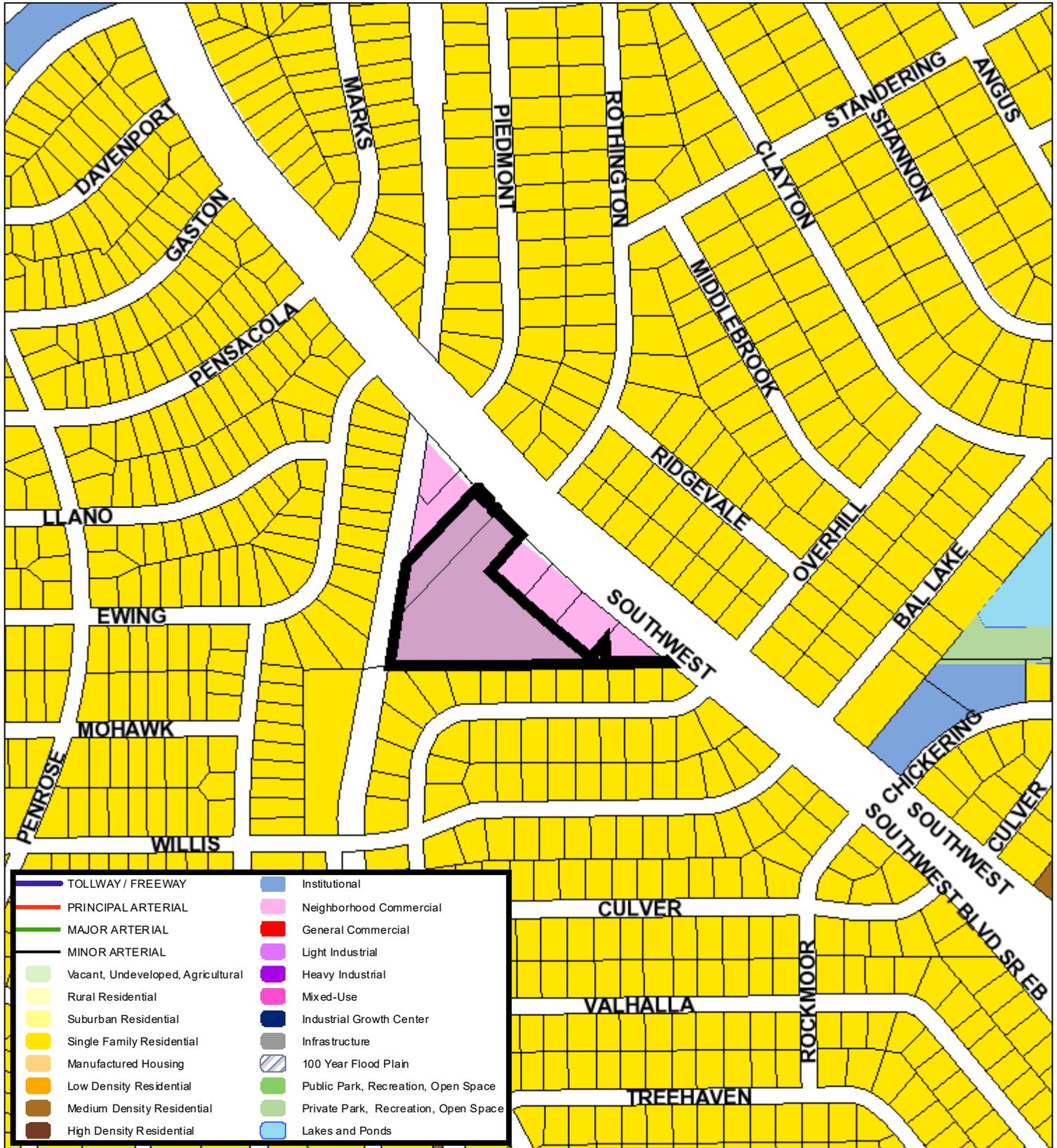
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use



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



## Aerial Photo Map



0 260 520 1,040 Feet





# Zoning Staff Report

**Date:** March 13, 2024

**Case Number:** ZC-23-187

**Council District:** 3

## Zoning Map Amendment & Site Plan

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** 7950 Calmont, LLC / Kyle Poulson

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

### Request

**Proposed Use:** Warehouse/FWPD Community Outreach Center

**Request:** From: “E” Neighborhood Commercial

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

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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

## Project Description and Background

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

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



November 30, 2023

To whom it may concern:

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

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

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

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

Thank you,

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

Kyle Poulson

C: (817) 291-4455

[kylepoulson@gmail.com](mailto:kylepoulson@gmail.com)

CC: Jared Shope, Ricky Stuart, Gibson Duwe

## Surrounding Zoning and Land Uses

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

## Recent Zoning History

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

## Public Notification

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

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

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

## Development Impact Analysis

### Land Use Compatibility

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

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

### Comprehensive Plan Consistency – Western Hills/ Ridglea

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

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

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

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

## Site Plan Comments

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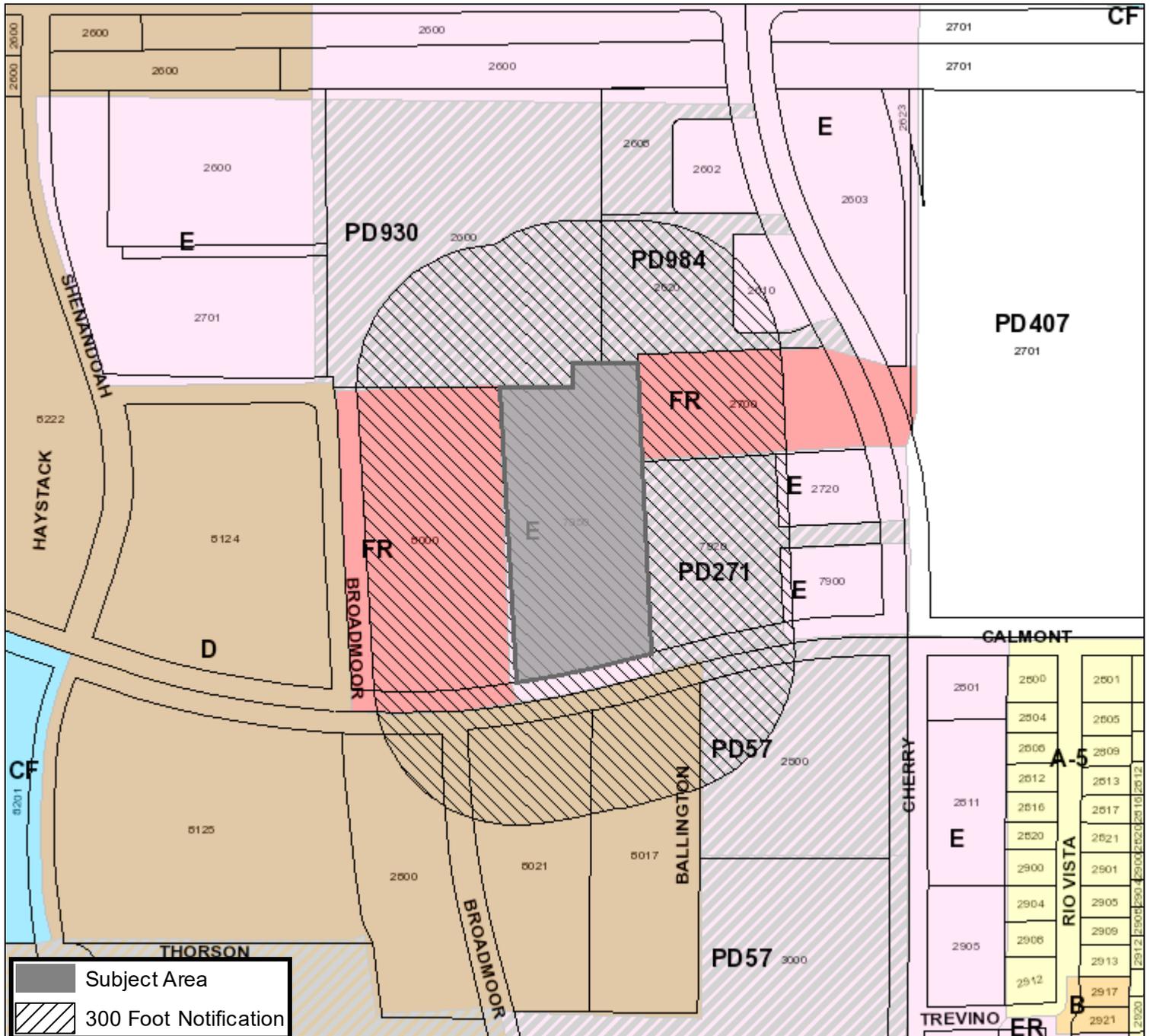
### **Zoning**

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

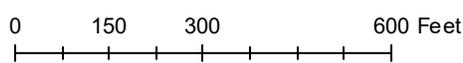
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

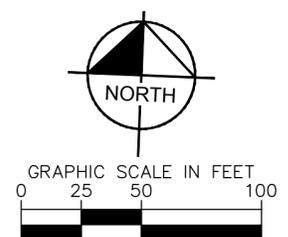
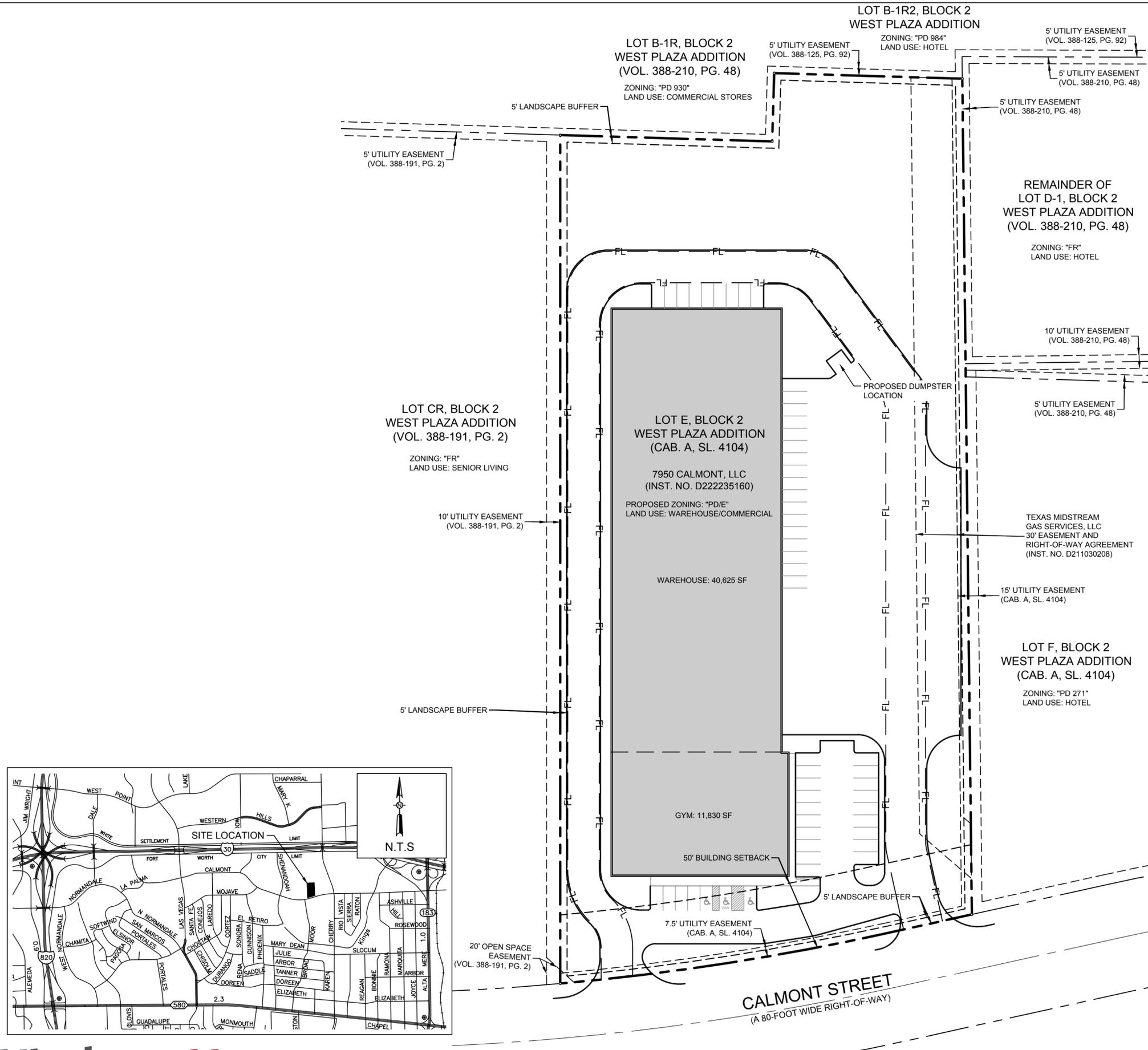
### Area Zoning Map

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



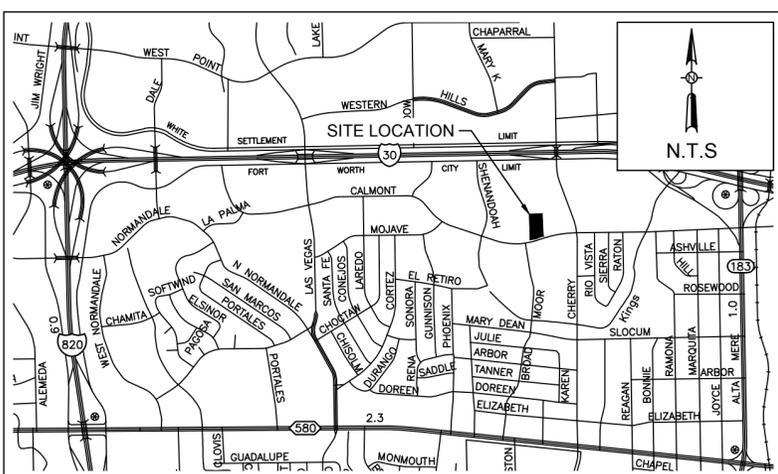
Subject Area  
 300 Foot Notification





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

SITE DATA TABLE	
PROPOSED ZONING	PD/E NEIGHBORHOOD COMMERCIAL PLUS WAREHOUSE USE
SITE ADDRESS	7950 CALMONT AVE
SUBDIVISION	WEST PLAZA ADDITION
LOT & BLOCK	LOT E, BLOCK 2
LOT AREA (AC)	4.2191
BUILDING AREA (WAREHOUSE) (SF)	40,625
BUILDING AREA (GYM) (SF)	11,830
HEIGHT (MAX)	1 STORY, 39 FEET
PARKING RATIOS (PER FORT WORTH CODE OF ORDINANCES SECTION 6.201)	WAREHOUSE: 1 SPACE PER 4 EMPLOYEES, 4 SPACES MINIMUM COMMERCIAL BUSINESS/SERVICE: 4 SPACES PER 1,000 SQUARE FEET
PARKING PROVIDED (ADA)	52 (3)



\_\_\_\_\_  
 DIRECTOR OF PLANNING AND DEVELOPMENT

\_\_\_\_\_  
 DATE

# 7950 CALMONT AVE SITE PLAN



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

**ARCHITECT**  
 ALLIANCE ARCHITECTS  
 1600 N. COLLINS BLVD. #1000  
 RICHARDSON, TX 75080  
 CONTACT: CARLOS A. DESARACHO, AIA  
 (972) 233-0400

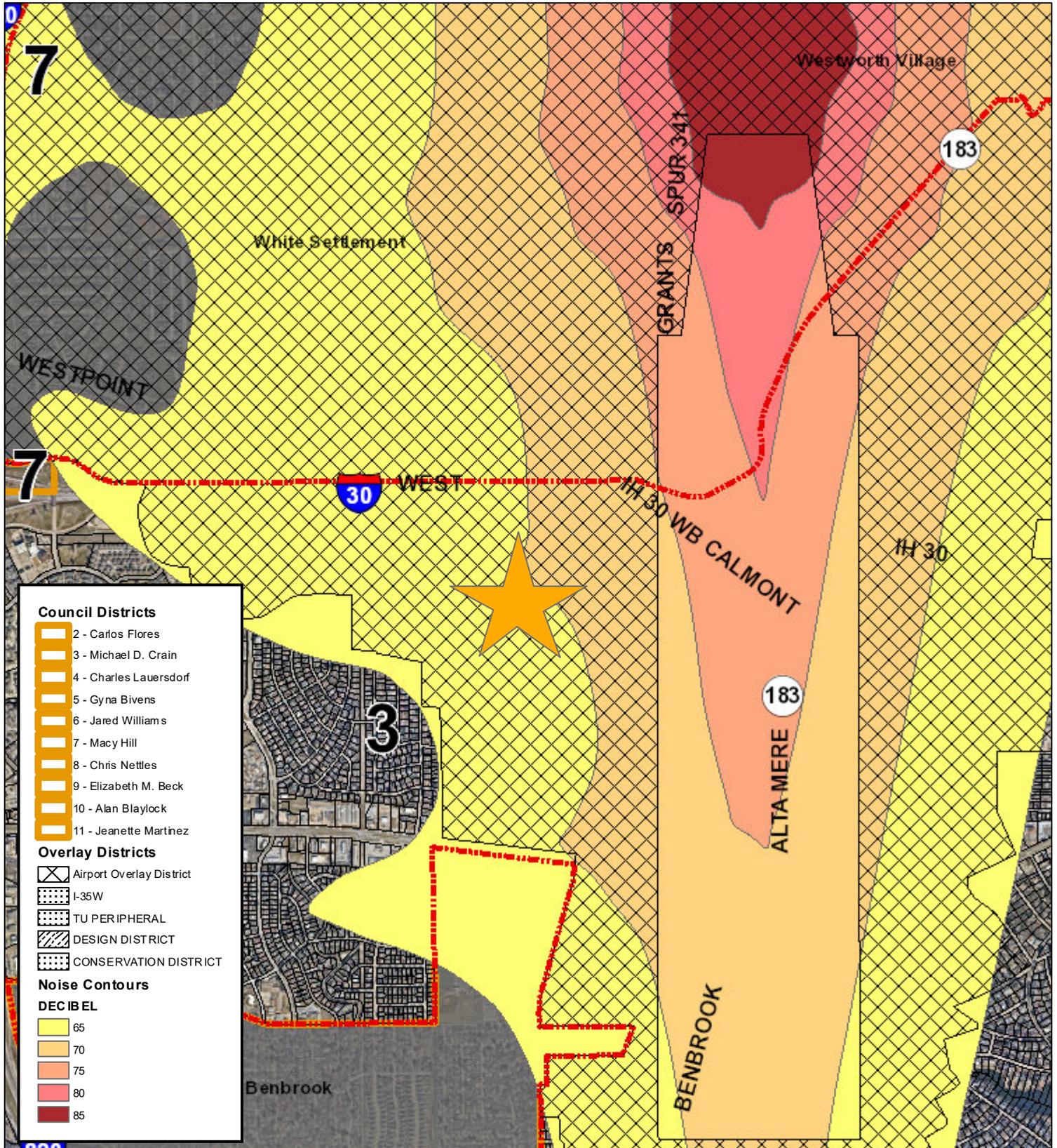
**OWNER/DEVELOPER:**  
 7950 CALMONT, LLC  
 1635 ROGERS RD  
 FORT WORTH, TX 76107  
 CONTACT: KYLE POULSON  
 (817) 291-4455

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 801 CHERRY ST. UNIT 11, SUITE 1300  
 FORT WORTH, TX 76102  
 CONTACT: JOHN AINSWORTH, PE  
 (817) 335-6511

**ZONING SITE PLAN  
 ZC-23-187**

FORT WORTH, TX  
 FEBRUARY 6, 2024

### Area Map



**Council Districts**

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

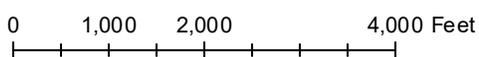
**Overlay Districts**

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

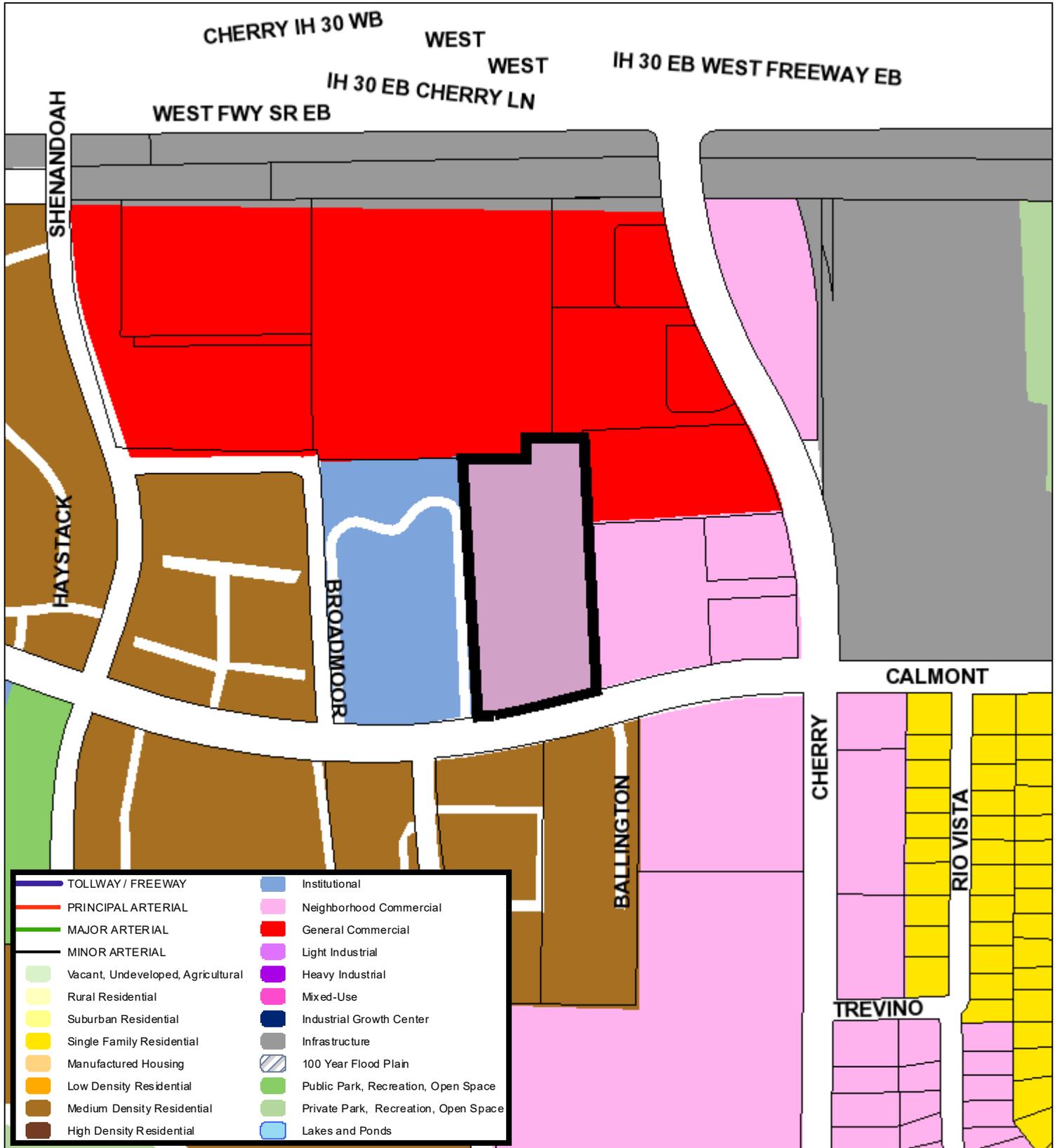
**Noise Contours**

**DECIBEL**

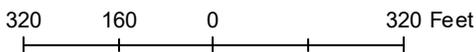
- 65
- 70
- 75
- 80
- 85



### Future Land Use



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



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



## Aerial Photo Map



0 205 410 820 Feet





# Zoning Staff Report

**Date:** March 13, 2024

**Case Number:** SP-24-001

**Council District:** 8

## Site Plan

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

**Owner / Applicant:** YMCA of Metropolitan Fort Worth/Molly de Puma

**Site Location:** 9680 Trinity Boulevard

**Acreage:** 1.26 acres

## Request

**Proposed Use:** YMCA Center

**Companion Case:** ZC-15-115

**Request:** To: Amend existing site plan for "PD915A" "PD/E" Planned Development for Neighborhood Commercial with Development Standards to add a covered court.

## Recommendation

**Staff Recommendation:** **Approval**

## Table of Contents

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

## Project Description and Background

The property at 2701 Moresby Street in Council District 8 is home to a YMCA facility. The property is zoned PD 915A for “E” Neighborhood Commercial with development standards, and the site plan has already been approved. However, the applicant wants to make a change to the approved site plan by adding one sports court with concrete and metal roof, and another with turf. Since this change exceeds 5% of the approved site plan, it can't be approved through administrative means.

## Surrounding Zoning and Land Uses

North PD-915B for multifamily uses/ vacant  
East PD-D Planned Development for High Density / Multifamily  
South PD-ER / Vacant  
West Across Mitchell /A-5

## Recent Zoning History

- ZC-18-099 3001 Grayson Street from PD 915 to PD 722 for CF uses to add additional property
- ZC-19-001 3001 Grayson Street from PD722 to amend PD to request waivers to allow
- ZC-15-148 from PD 916 to Amend uses and development standards to PD/D for more than 24 un/ac

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024  
The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
United Communities Association of South Fort Worth	Glencrest Civic League NA
The New Mitchell Boulevard NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	

## Development Impact Analysis

### Site Plan Comments

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#### **Zoning and Land Use**

- Site plan is in general compliance with zoning regulations

#### **Fire**

FWFD - (Lt. Adam Thornton, FirePlatting@fortworthtexas.gov)

Fire has no comments

General information:

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

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

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

**Platting**

No response provided

**Water**

No response provided

**Building Plan Review**

No response provided

**Park & Recreation**

No response provided

**Stormwater**

Site may require a grading permit prior to building permit issuance depending on site disturbance and conformance with original drainage study in the area.

**Transportation & Public Works**

No response provided

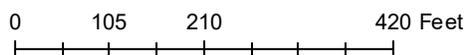
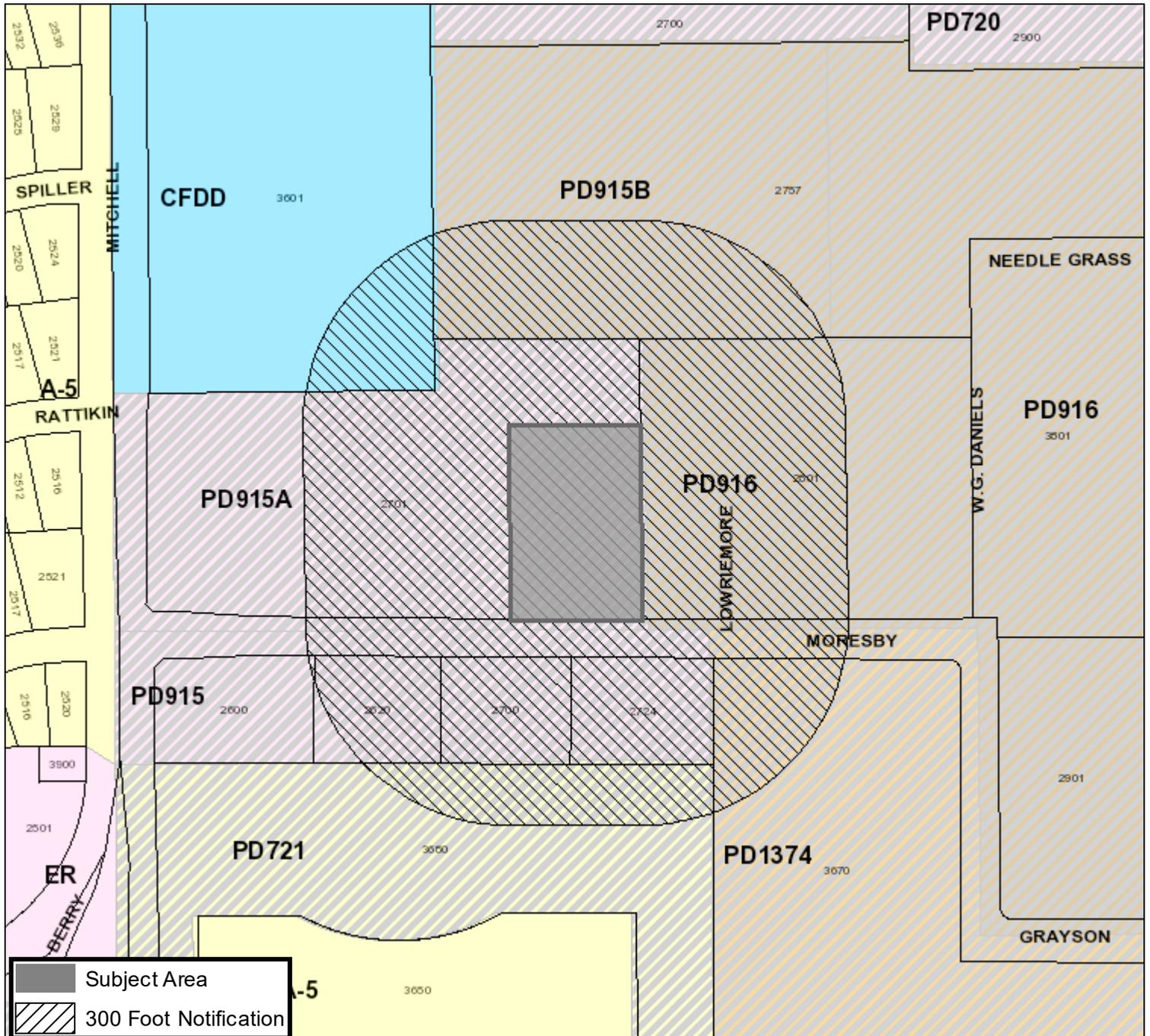
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*





# Area Zoning Map

Applicant: YMCA of Metropolitan Fort Worth  
 Address: 2701 Moresby Street  
 Zoning From: PD  
 Zoning To: Amend Site Plan to add basketball court  
 Acres: 1.26936271  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 3/13/2024  
 Contact: 817-392-2495

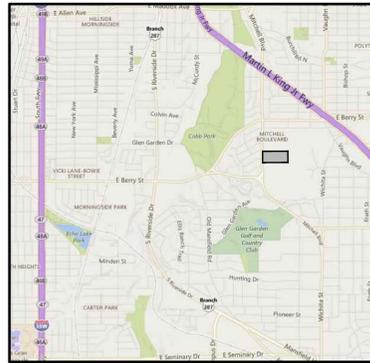


Description	Zoning Requirement	Provided
<b>Site Requirements</b>		
Building footprint	60,000 ft <sup>2</sup> maximum	35,554 ft <sup>2</sup>
Front Yard	20 ft minimum	20 ft
Rear Yard	10 ft minimum	10 ft
Side Yard	none required, 3 ft minimum if provided	10 ft
Height	3 stories or 45 ft maximum	2 stories, 30 ft
Off-Street Parking	175	180
Accessible Parking	6	6
Bicycle Spaces	3	6
Sidewalk	4 ft wide along R-O-W	4 ft along R-O-W, 6 ft on-site
Landscape Setback	10 ft width	10 ft

**NOTES:**

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

**LOCATOR MAP**

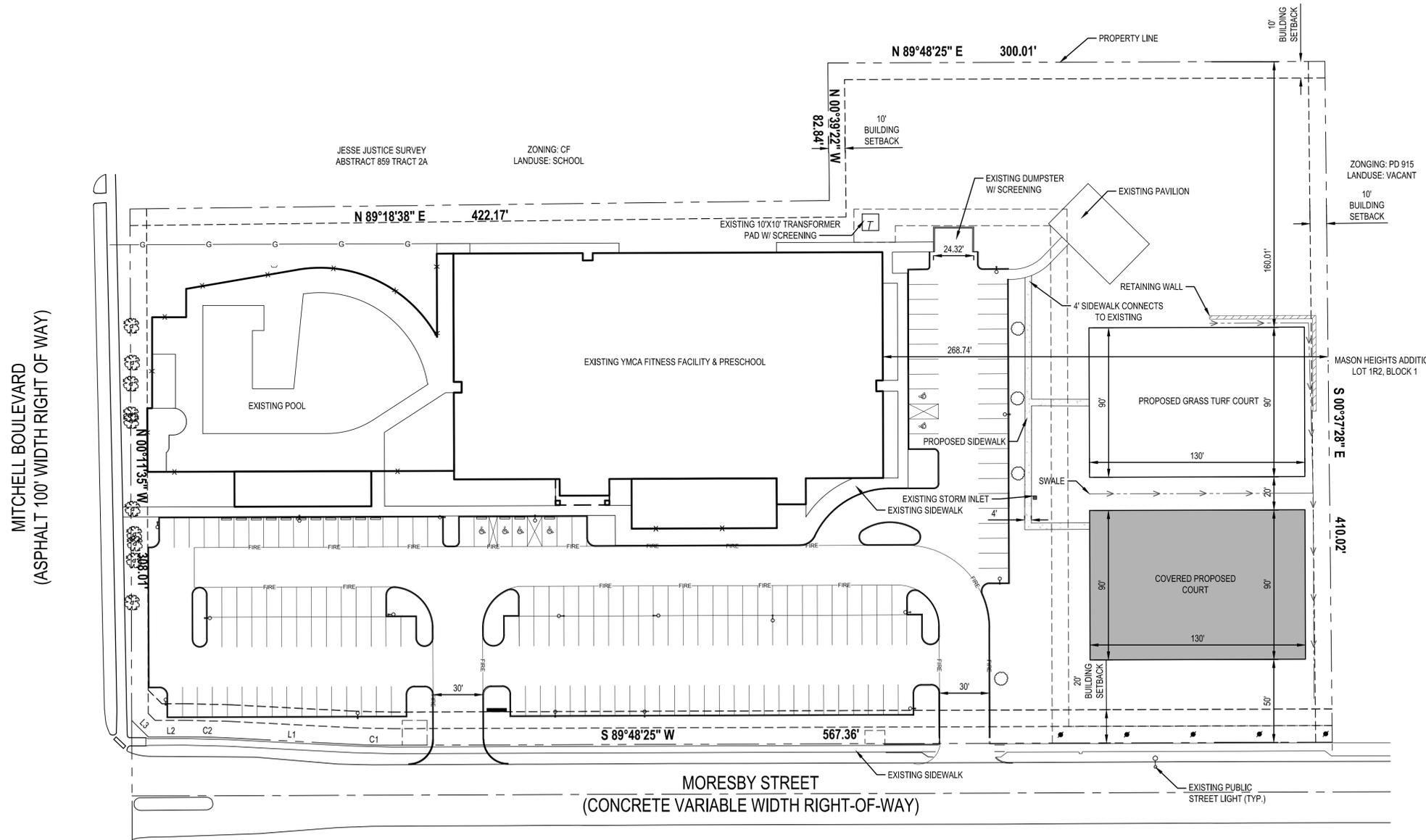


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	23.62'	430.00'	003°08'52"	N88°37'08"W	23.62'
C2	26.92'	490.00'	003°08'53"	N88°37'08"W	26.92'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°02'42"W	74.87'
L2	N89°48'25"E	21.94'
L3	N45°11'35"W	14.14'

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- STRUCTURE
- PAVING CURB
- PAVING STRIPING/MARKING
- FIRE LANE
- SIDEWALK
- SWALE
- PUBLIC STREET CENTERLINE
- PUBLIC STREET CURB
- EXISTING TREE
- RETAINING WALL



JGASCA 02/05/2024 10:16AM H:\PROJ\R317071.01 - MCDONALD YMCA COURTS\10 CADD & BIM\10.1 AUTOCAD\DWG\R317071.01-C-SP.DWG

**WARNING**  
THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATION IN THIS AREA.

FORT WORTH WATER DEPARTMENT	(817) 392-8296
TRANSPORTATION AND PUBLIC WORKS	(817) 392-8100
ONCOR ELECTRIC / DELIVERY	(800) 344-8377
ATMOS ENERGY	(800) 344-8377
AT&T / SBC	(800) 344-8377
CHARTER COMMUNICATIONS	(800) 344-8377
TEXAS ONE - CALL SYSTEM	(800) 245-4545
TEXAS EXCAVATION SAFETY SYSTEMS	(800) 344-8377
	(800) DIG-TESS

**BENCHMARK**

**ISSUE DRAWING LOG:**

MARK	DATE	DESCRIPTION

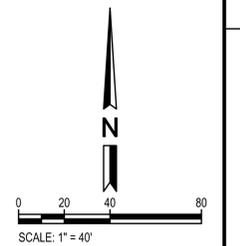


**MCDONALD SOUTHEAST YMCA SPORTS ADDITION**  
2701 MORESBY STREET, FORT WORTH, TEXAS 76105

**SITE PLAN**

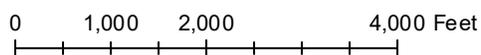
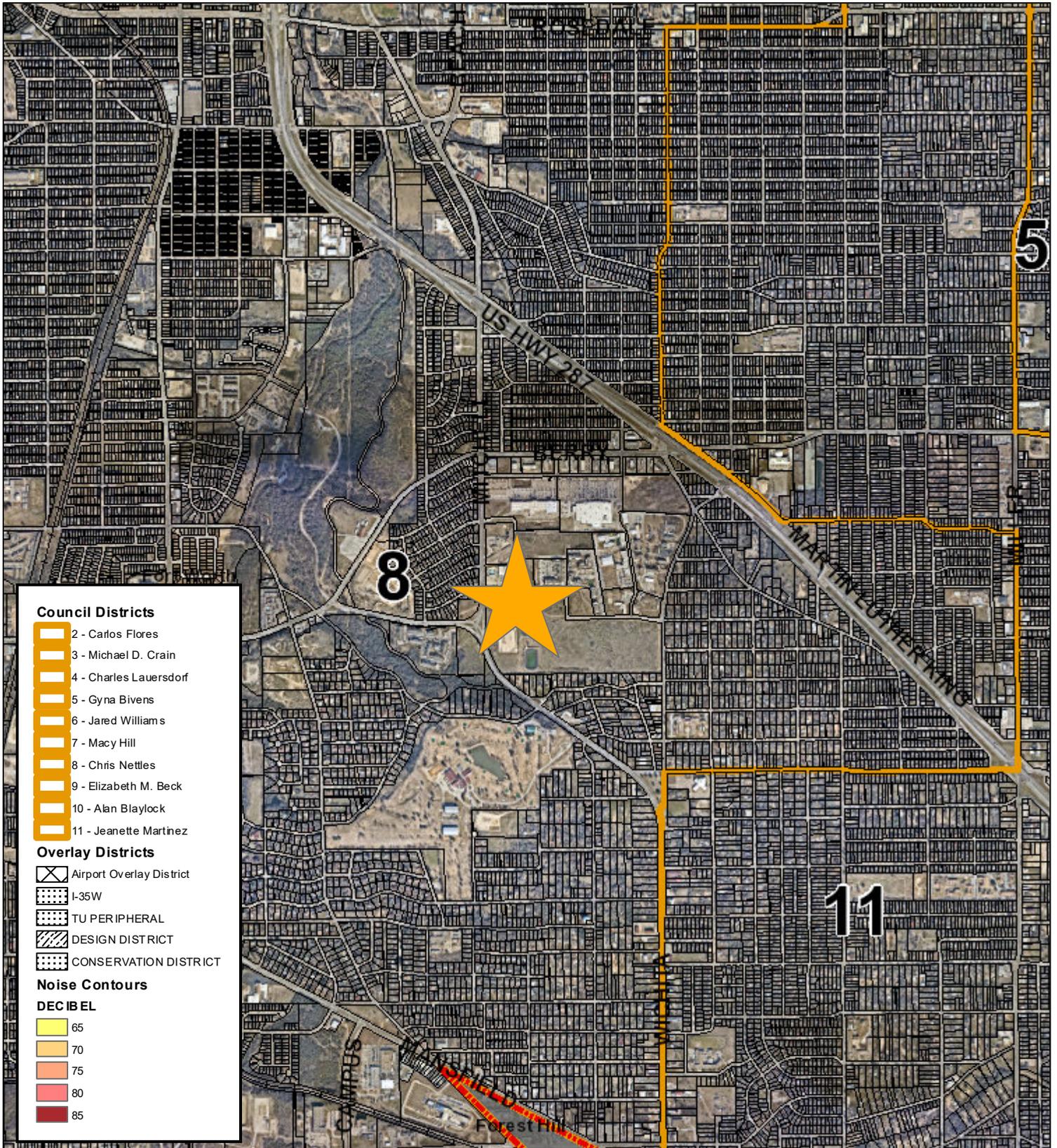
Director of Planning and Development

Date

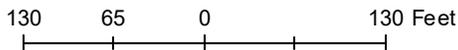
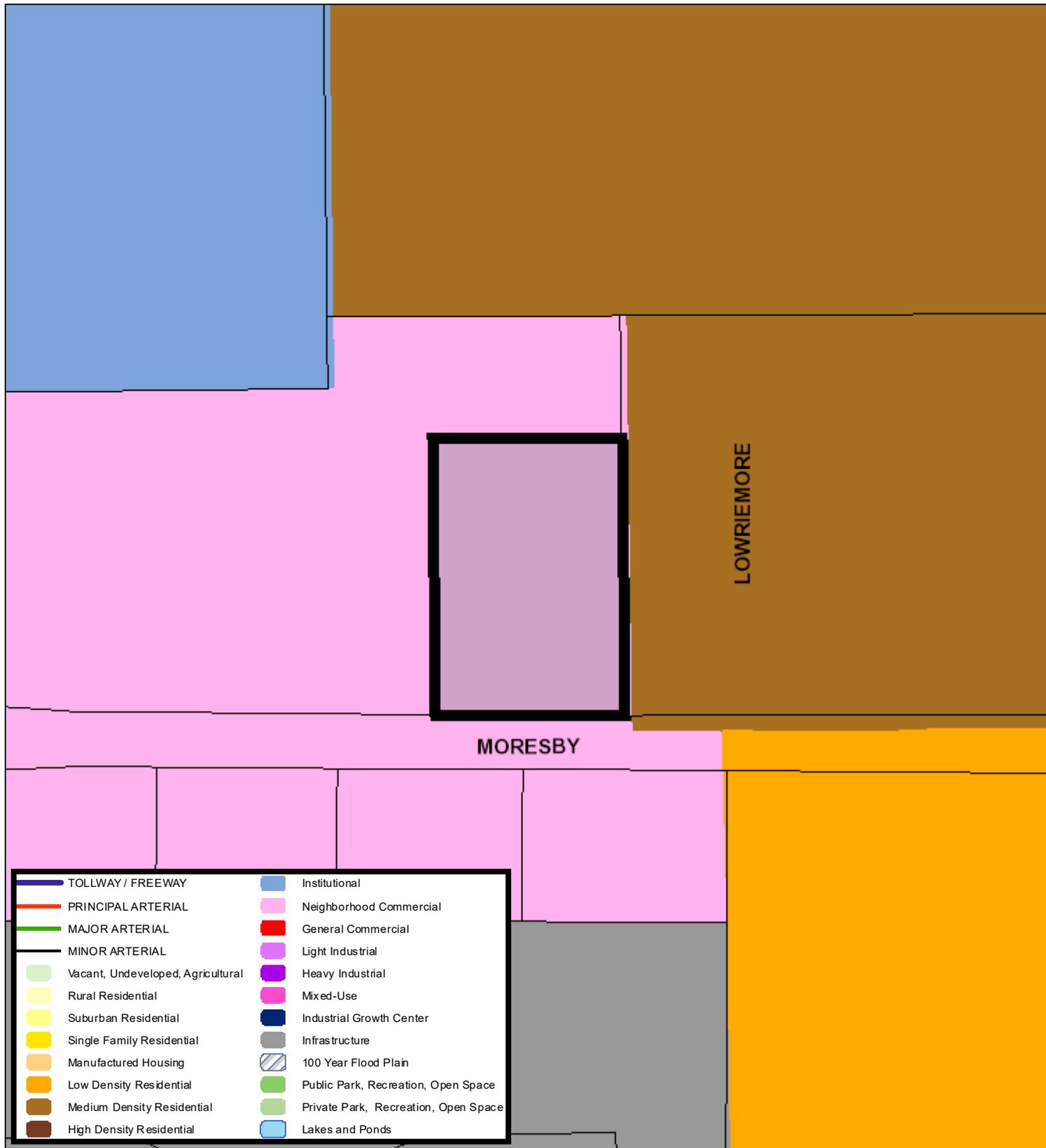


IPRC NO.:  
CITY PROJECT NO.:  
FILE NO.:  
HZ PROJECT NO.: R317071.01  
DRAWN BY:  
REVIEWED BY:  
APPROVED BY:  
ZONING CASE:

## Area Map



### Future Land Use



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



**Aerial Photo Map**



0 85 170 340 Feet





# Zoning Staff Report

**Date:** March 13, 2024

**Case Number:** ZC-23-196

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Timothy Purcell / Scott Martsdorf, Cross Development

**Site Location:** 850 W. Rendon Crowley Road

**Acreage:** 1.02 acres

### Request

**Proposed Use:** Auto Repair, paint and body shop

**Request:** From: “E” Neighborhood Commercial

To: “FR” General Commercial Restricted

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

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

## Project Description and Background

The applicant is proposing to zone the subject site from “E” Neighborhood Commercial to “FR” General Commercial Restricted to accommodate a new auto repair use. The site is currently undeveloped. A new building will be constructed from the ground up, containing approximately 6,500 square feet and providing a full range of automotive repair, maintenance and tire services. The building, which will feature bay doors facing towards the east, in order to be oriented away from the residential areas to the north.

A concept layout was included in the application to illustrate the intended functionality of the site. Please note that a bona fide Site Plan is not required for standard commercial zoning requests, so the developer would not be tied to developing the property as depicted on the concept layout, but would simply need to abide by the development standards listed under Section 4.902 of the Zoning Ordinance.

## Surrounding Zoning and Land Uses

North “A-5” One Family Residential / single family  
East “E” Neighborhood Commercial / undeveloped  
South “E” Neighborhood Commercial / gas station & drive through coffee  
West n/a / City of Crowley

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.  
The following organizations were emailed on March 1, 2024:

Organizations Notified	
District 6 Alliance	Coventry HOA
Trinity Habitat for Humanity	Streams and Valleys Inc
Burleson ISD	Crowley ISD

## Development Impact Analysis

### Land Use Compatibility

Property on all adjoining sides of the subject site are zoned for commercial purposes. Property to the north is zoned single family but is separated from the subject site by West Rendon Crowley Road, which forms a 100 foot buffer. “FR” General Commercial Restricted is similar to “F” General Commercial zoning but would not allow the sale of alcohol. “FR” zoning is the least intensive classification that allows auto repair by right.

Because the site adjoins commercial zoning on all three out of four sides, the proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far South

---

The 2023 Comprehensive Plan currently designates the subject property as *future neighborhood commercial*. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area". "FR" General Commercial Restricted is not listed in the implementing zoning districts, and would fall under *future general commercial*. However, neighborhood commercial and general commercial are just gradations of commercial, so the proposed zoning, while not strictly consistent, is functionally consistent.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

The proposed zoning **is not consistent** with the Comprehensive Plan map. If the zoning request is approved as presented, then City staff will update the future land use map accordingly.

Rezoning **is consistent** with City policy. One of the City's desired outcomes is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of small businesses.

Additionally, the proposed rezoning meets one of the goals specific to the Far South planning sector:

### **FAR SOUTH SECTOR FUTURE LAND USE**

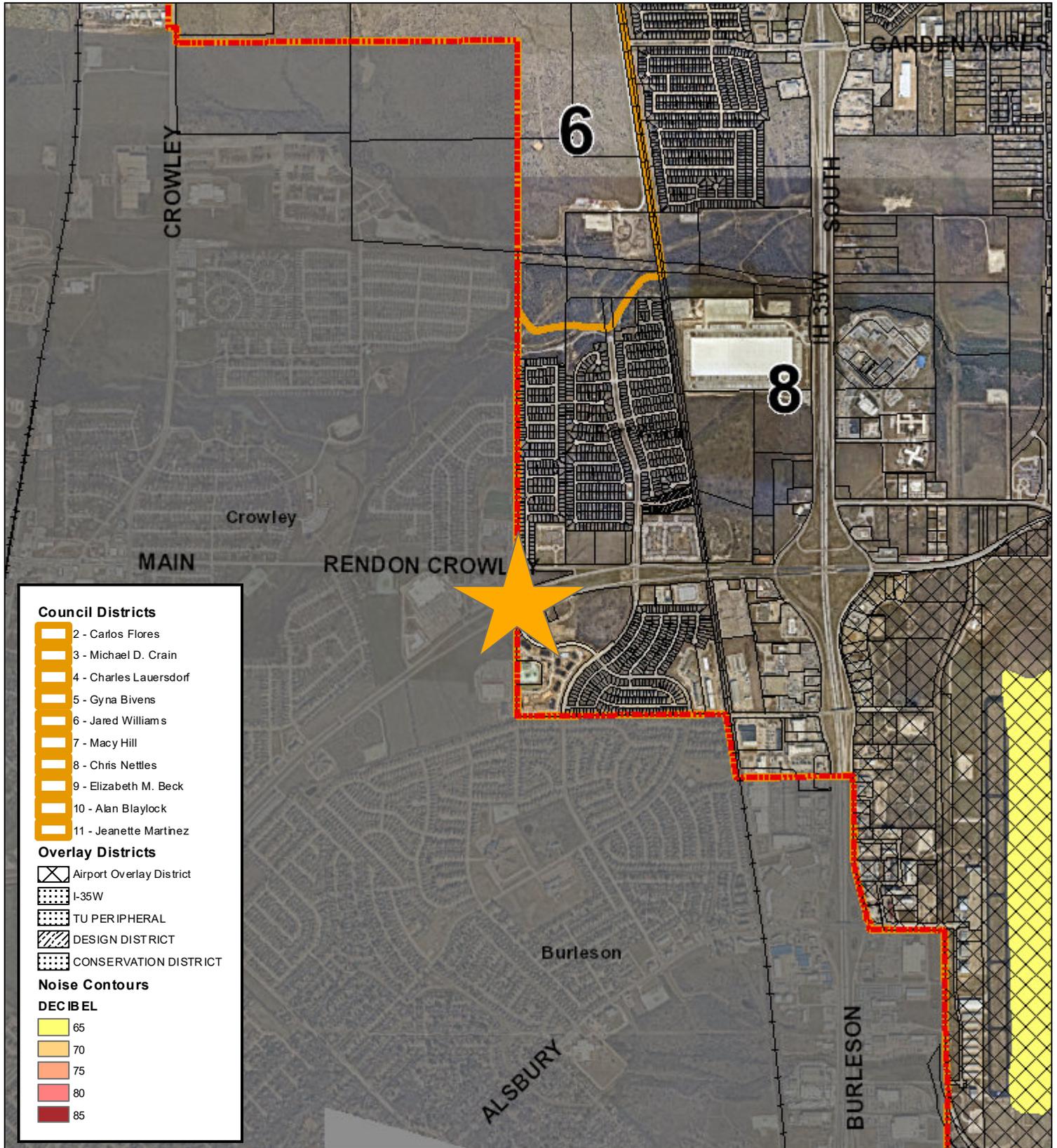
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#### ***Sector Land Use Policies***

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



### Area Map



**Council Districts**

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

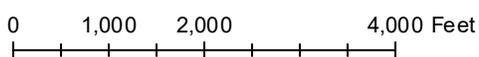
**Overlay Districts**

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

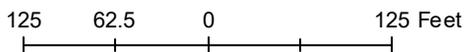
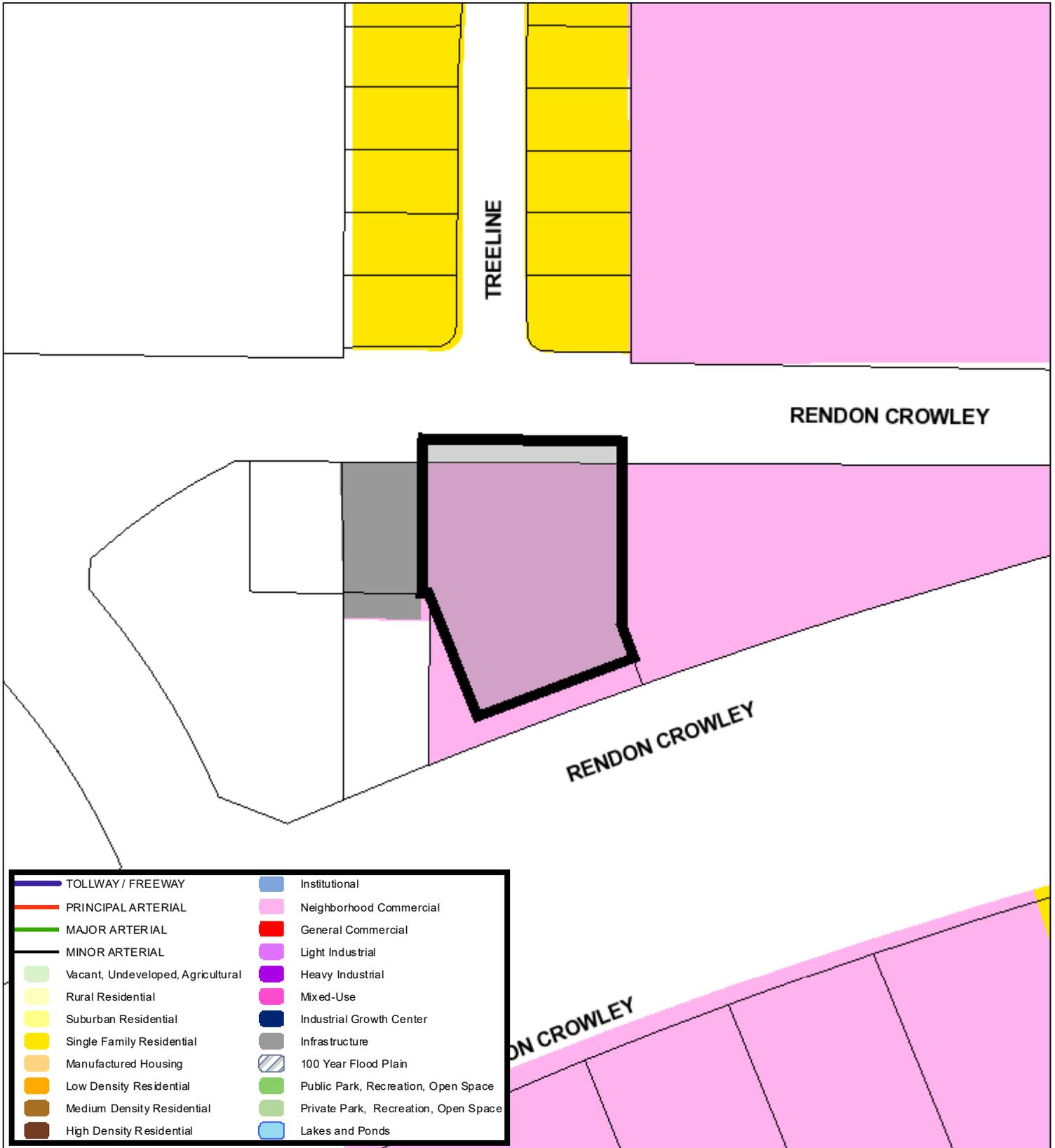
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



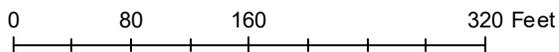
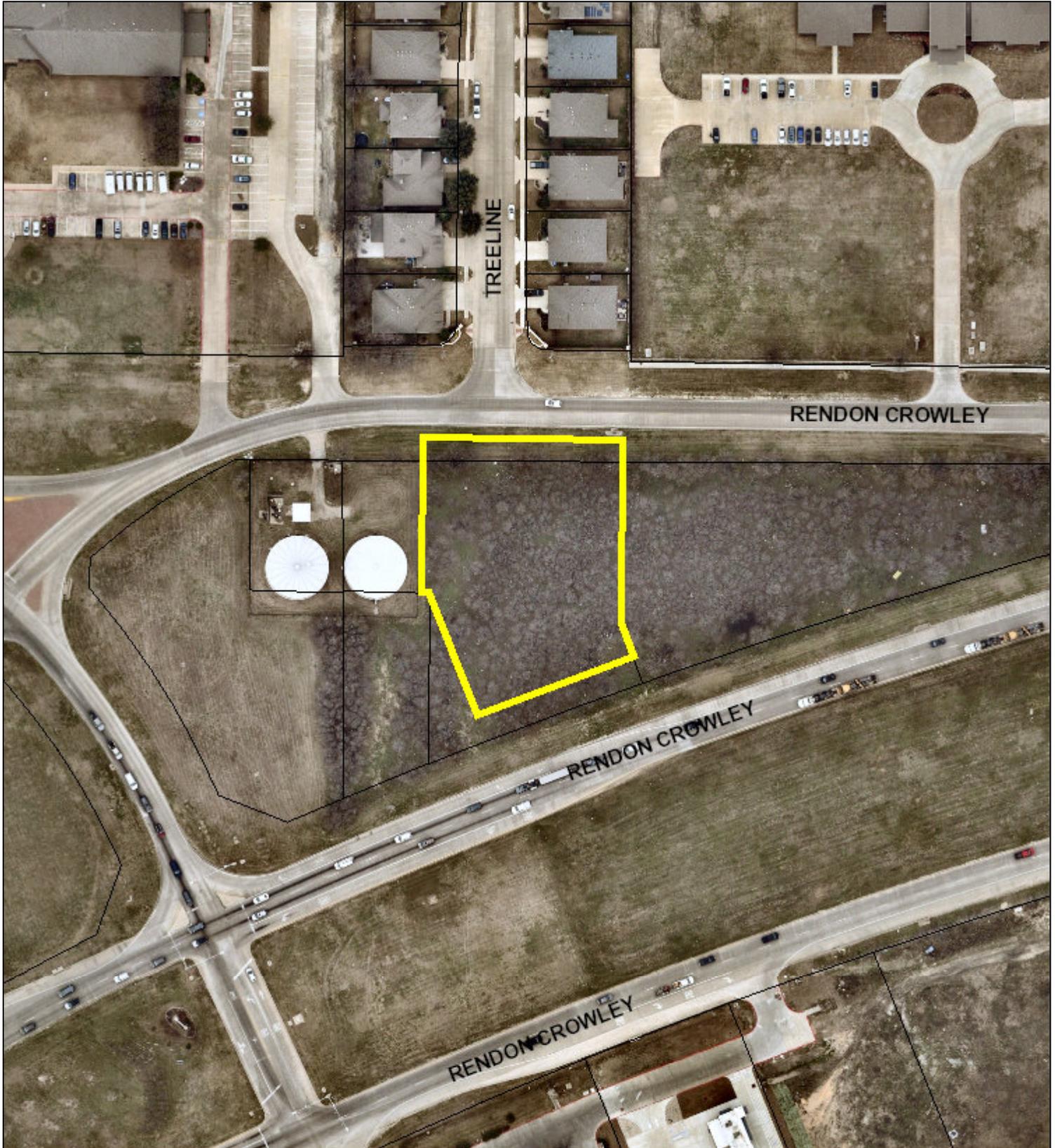
### Future Land Use



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



**Aerial Photo Map**





# Zoning Staff Report

**Date:** March 13, 2024

**Case Number:** ZC-23-205

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Lum'ais Wellness Group/Aaron Graves

**Site Location:** 7736 Blue Mound Road

**Acreage:** 20.18 acres

### Request

**Proposed Use:** Wellness Center

**Request:** From: "PD 738 PD/SU for Tree Farm & "A-5" One-Family

To: "E" Neighborhood Commercial

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

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

## Project Description and Background

The subject site is a 20.1-acre piece of property near the corner of Blue Mound Rd and E Bailey Boswell Road. The site is currently undeveloped, and is proposed to be rezoned from the existing “PD” Planned Development – Specific Use for a tree farm and “A-5” One-Family to “E” Neighborhood Commercial for a wellness center/spa. A narrative, provided by the applicant as part of their submittal package, is included below to further articulate their plans for the site.

The Blue Springs Health and Wellness center proposed on Lot 4 is an immersive, outdoor-centric wellness facility artfully programmed in an inspiring and uplifting social environment.

The outdoor facility will center around hydrotherapy and thermotherapy circuits and may include elements such as sauna, steam, cold plunge, ice shower and bath, pools, lazy river, relaxation areas, and outdoor events pavilions, the final programming of which to be determined in the site-specific plan.

Indoor facilities related to the wellness center may include hammams, grottos, indoor relaxation areas, and additional thermotherapy. The commercial improvements may consist of multiple food and beverage facilities, usually in the form of a takeaway bistro, a cafe, and a sit-down restaurant. Additionally there will be change facilities, retail, limited fitness areas (yoga and meditation) and indoor treatment areas that will include therapeutic massage.

Additionally, there may be indoor events and gathering spaces for private events to take place in association with the wellness operation. The final programming of each element of the site programming is subject to change and will be determined in the site-specific plan to be provided at a later date.

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / tree farm and nursery  
East “A-5” One-Family / undeveloped  
South “A-5” One-Family; “R2” Townhouse Cluster/ townhome, undeveloped  
West City of Saginaw / multifamily, middle school

## Recent Zoning History

- None

## Public Notification

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

### Organizations Notified

Las Ventanas HOA	Streams and Valleys Inc
West Fork Ranch HOA	Trinity Habitat for Humanity
Creekwood HOA*	Eagle Mountain-Saginaw ISD
Keller ISD	

## Development Impact Analysis

### Land Use Compatibility

The current zoning on the subject site is "PD-Specific Use" for a tree farm and "A-5" One-Family. Surrounding land uses include a tree farm and nursery to the north, undeveloped land and townhomes to the south, undeveloped land to the east, and multifamily and a middle school to the west (City of Saginaw).

The proposed development of a wellness center and spa in this location would not be detrimental to the existing uses in the vicinity. This site also located near a hard corner where commercial uses are appropriate. The proposed rezoning **is compatible** with existing land uses.

### Comprehensive Plan Consistency – Far North

The adopted Comprehensive Plan designates the subject property as future single-family and neighborhood commercial along Blue Mound Road within the future land use map. The proposed rezoning **is consistent (Minor Boundary Adjustment)** with the Comprehensive Plan map designation. Additionally, the following land use policies are supported by the rezoning request:

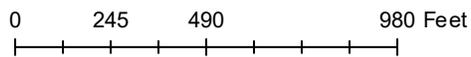
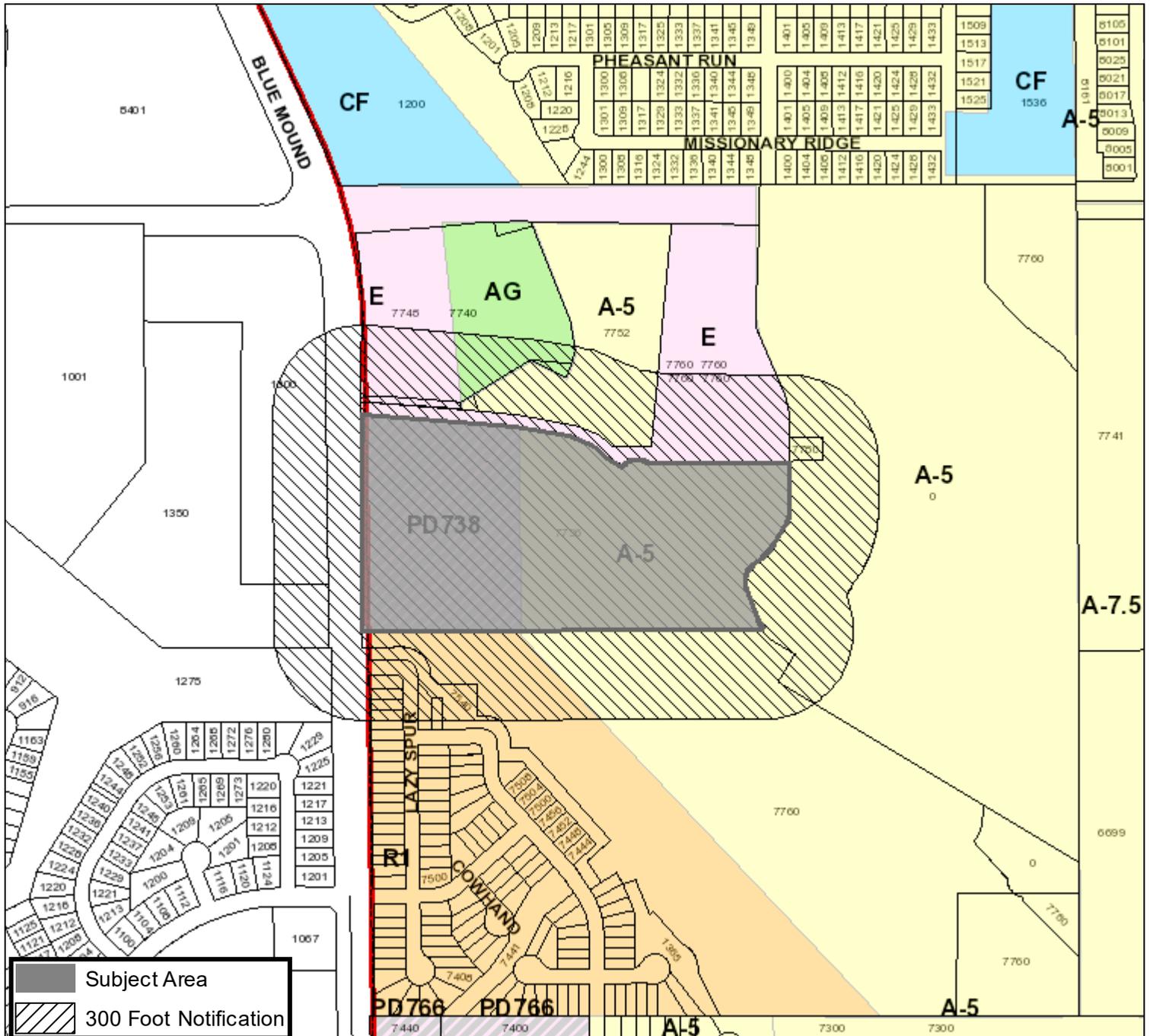
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

The proposed rezoning to "E" **is consistent** with the Comprehensive Plan policy goals.

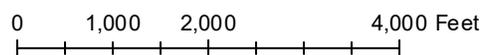
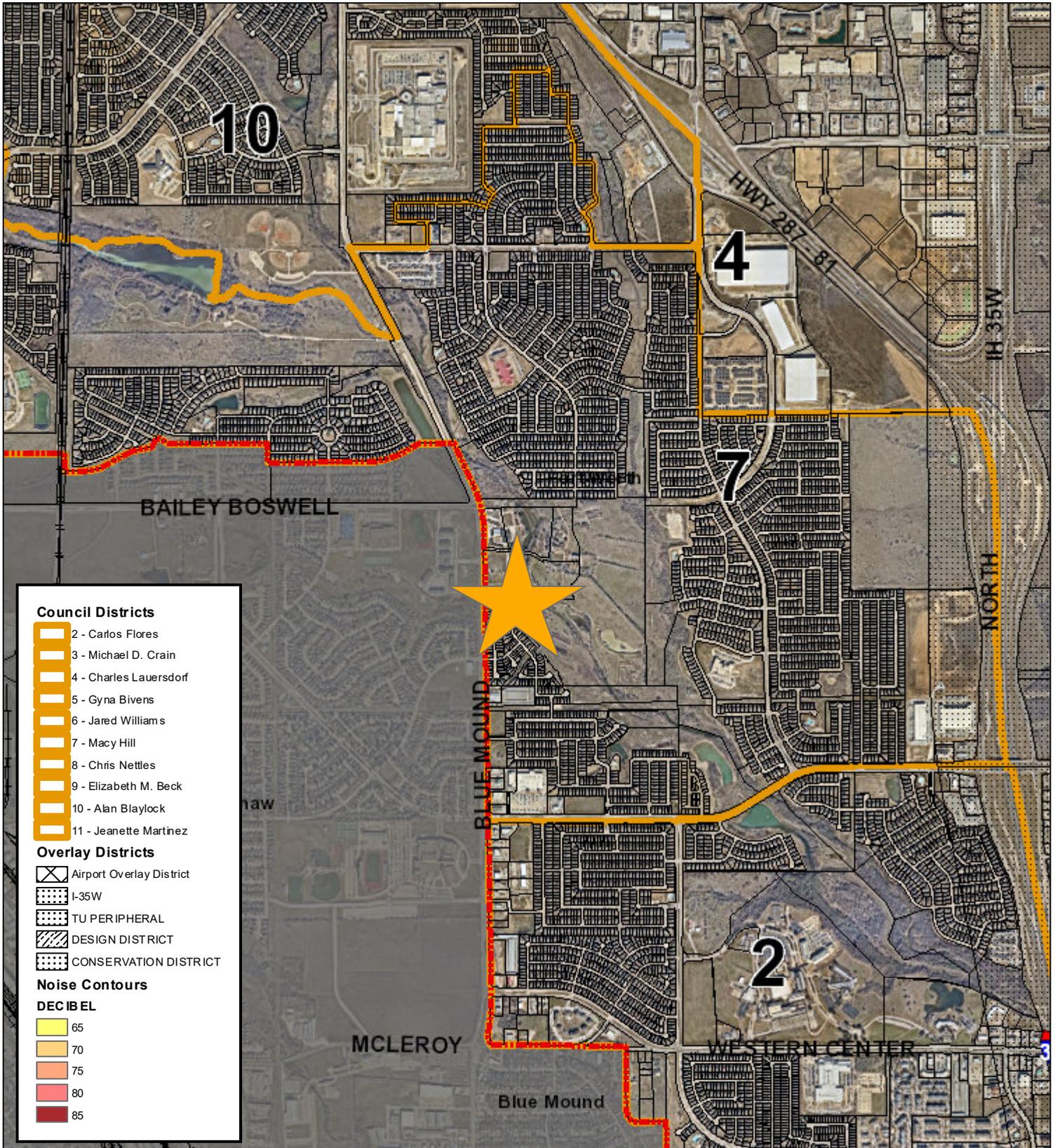


### Area Zoning Map

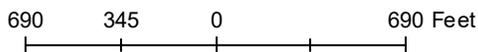
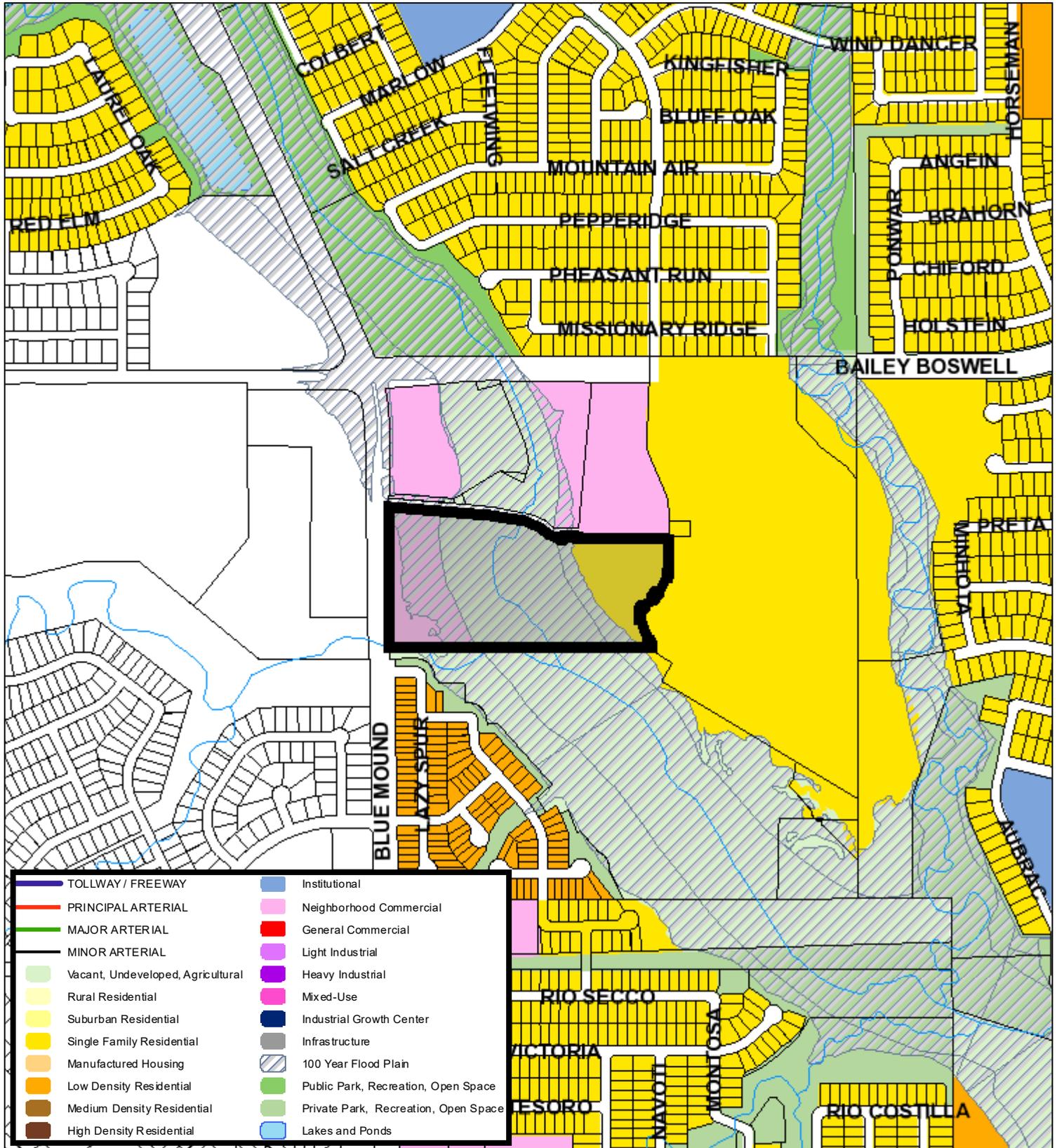
Applicant: Sanders Property LP  
 Address: 7736 Blue Mound Road  
 Zoning From: PD738/A-5  
 Zoning To: E  
 Acres: 20.19882958  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 3/13/2024  
 Contact: null



### Area Map



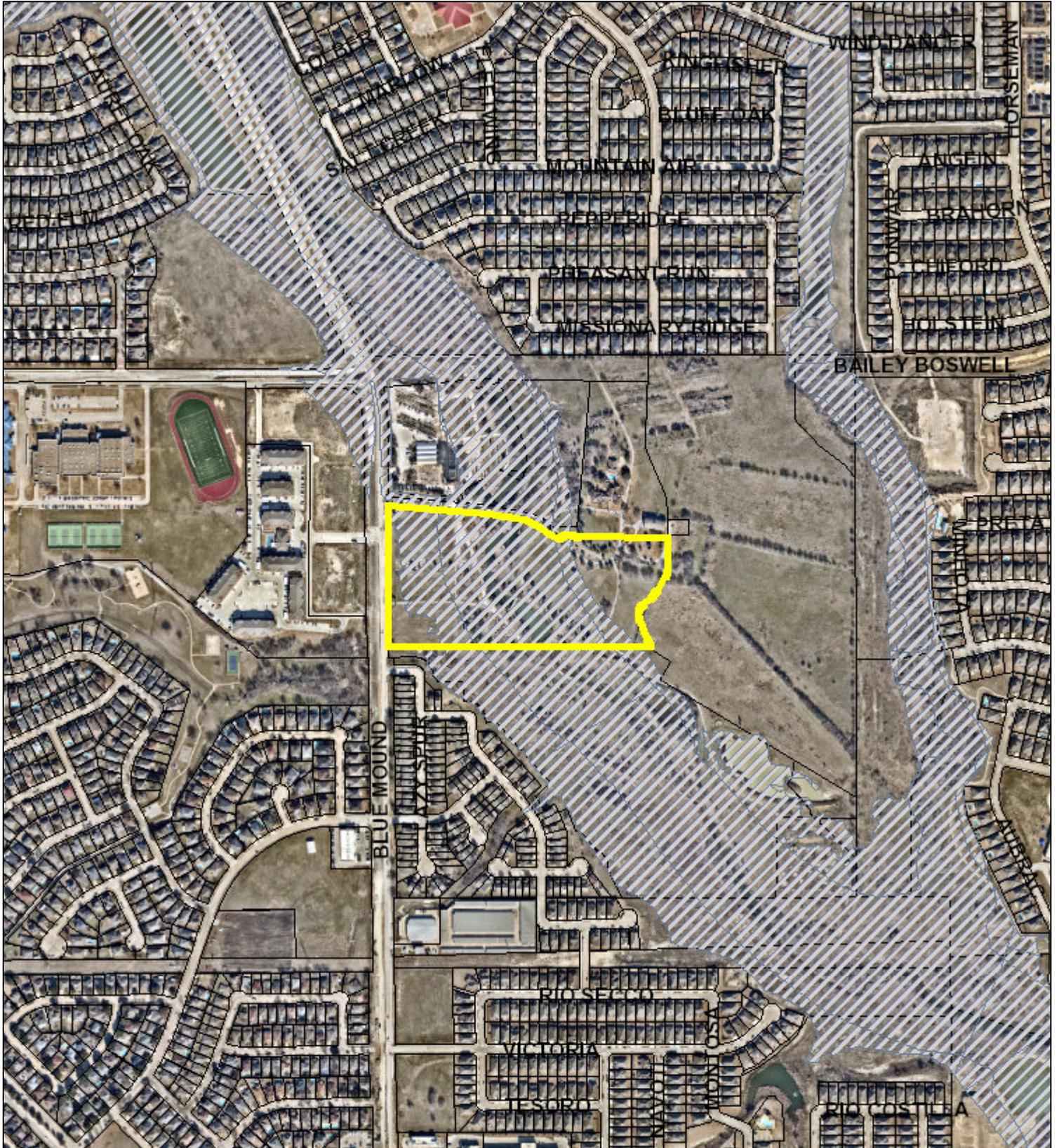
### Future Land Use



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



### Aerial Photo Map



0 430 860 1,720 Feet





# Zoning Staff Report

Date: March 13, 2024

Case Number: ZC-24-002

Council District: 11

## Zoning Map Amendment

**Case Manager:** [Sandy Michel](#)

**Owner / Applicant:** Avocet Ventures, LP/ Craig Kautsch

**Site Location:** 3116 Chenault St

**Acres:** +/- 0.17 acres

### Request

**Proposed Use:** Residential

**Request:** From: "E" Neighborhood Commercial  
To: "A-5" One Family

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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- [1. Project Description and Background](#)
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- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
  - [a. Land Use Compatibility](#)
  - [b. Comprehensive Plan Consistency](#)
- Zoning Map with 300 ft. Notification Area
- Exhibit: Proposed Light Industrial Uses
- Conceptual Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

## Project Description and Background

The subject property, currently designated for single-family use, occupies approximately 0.17 acres of land. Positioned between “E” Neighborhood Commercial zoning to the east and “A-5” One Family zoning to the west, the property maintains a balanced adjacency to both commercial and residential areas. Furthermore, neighboring properties to the north and south also bear the “E” Neighborhood Commercial designation.

In the recent past, this parcel was part of a council-initiated rezoning effort in 2019 (ZC-19-057), undertaken to safeguard properties zoned as two-family but predominantly developed as single-family homes. Additionally, the rezoning aimed to address potential growth along the riverfront while mitigating the intensity of industrial zoning districts, all while preserving existing uses. However, despite these intentions, the protective measures intended for existing single-family homes were inadvertently overlooked on this particular parcel.

The applicant now seeks to rezone the current “E” Neighborhood Commercial designation to “A-5” One Family zoning. This request stems from the desire to uphold the current status of the single-family home situated on the property, which has been an integral part of the fabric of the community since its construction in 1940. This proposed rezoning aims to align the zoning designation with the existing land use.

## Surrounding Zoning and Land Uses

North	“E” Neighborhood Commercial / Commercial
East	“A-5” One Family / Residential
South	“E” Neighborhood Commercial / Commercial
West	“E” Neighborhood Commercial / Vacant Lot

## Recent Zoning History

- ZC-19-057; This was a city initiative to rezone properties from a mixture of primarily “B” Two-Family and various commercial and industrial zoning districts that was adopted in 1940. The lots have been developed with mostly single-family uses surrounded by commercial and industrial sites along Riverside and Sylvania Drives. The ZC case was approved vote 9-0 on 05/08/2019;

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
United Riverside	Streams and Valleys Inc
East Fort Worth Business Association	United Riverside Rebuilding Corporation, Inc.
Trinity Habitat for Humanity	Riverside Alliance
East Fort Worth, Inc.	

\* *Located within a registered Neighborhood Organization*

# Development Impact Analysis

## Land Use Compatibility

The majority of adjacent parcels are currently zoned as “E” Neighborhood Commercial, except for the “A-5” One-Family designation to the east. The proposed land use aligns well with the existing surroundings due to the presence of a single-family home on the property and the prevalence of single-family homes in the surrounding area. This compatibility ensures that the requested land use is in harmony with the existing neighborhood fabric.

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

## Comprehensive Plan- Map Consistency

The adopted Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use (FLU) Map. The FLU classifies Neighborhood Commercial as ER, E, MU-1, and Applicable Form-Based Codes, all of which do not allow for single-family homes. With that said changing the zoning district from “E” Neighborhood Commercial to “A-5” One Family goes against the Comprehensive Plan policies and map.

COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2, Applicable Form-Based Codes

Figure 1

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

## Comprehensive Plan Policy Consistency

The proposed heavy industrial zoning for this area does not align with the policies outlined in the Comprehensive Plan:

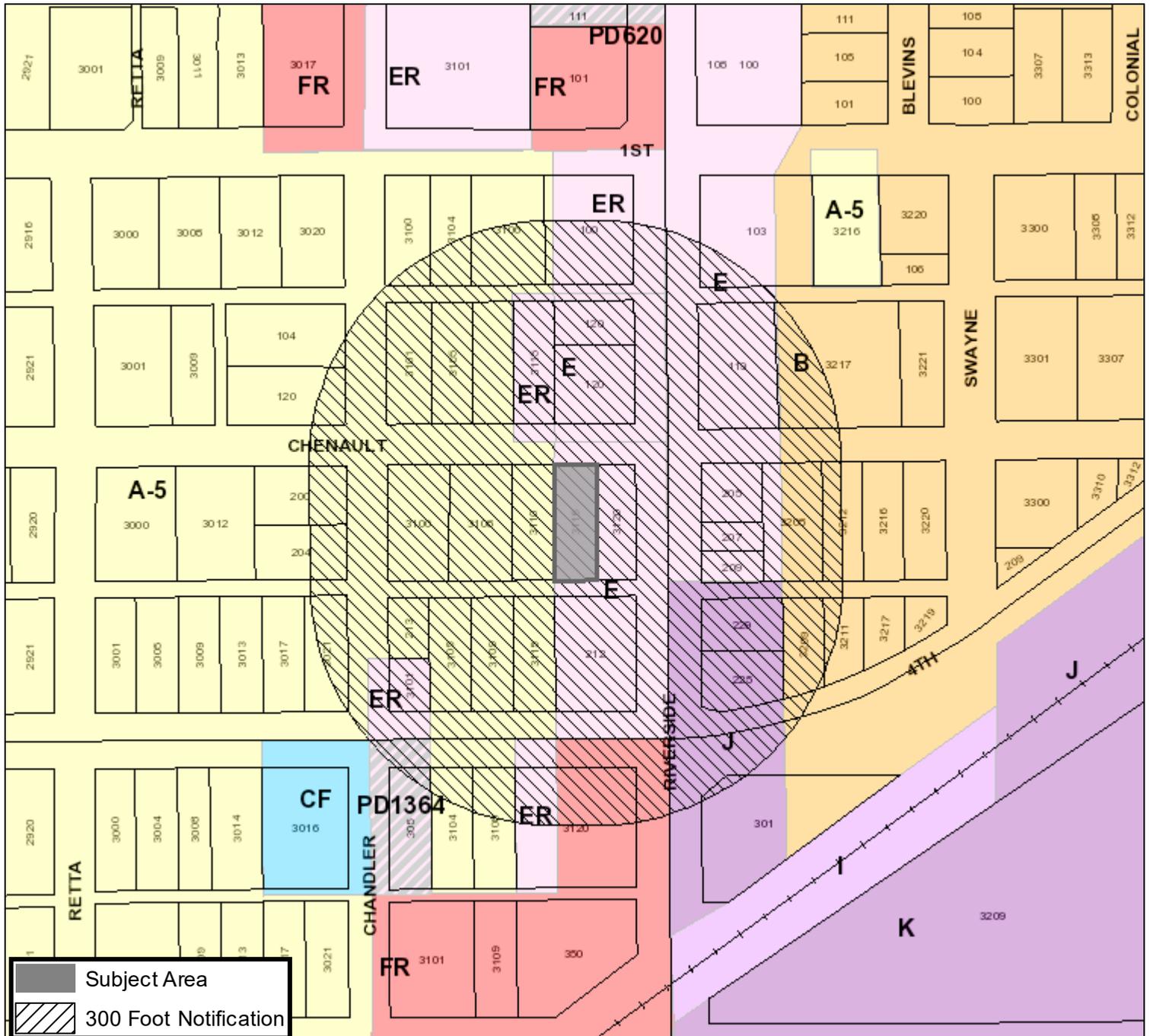
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

The proposed rezoning of the parcel will have significant implications for the city's future plans for Riverside Drive. This impact is particularly noteworthy due to the challenges associated with the adjacent parcel's buildable area and the specific design requirements applicable to this zoning district. The complexities surrounding the adjacent parcel, including its limited buildable space and adherence to stringent design criteria, underscore the importance of carefully considering and evaluating the potential effects of the proposed rezoning on the broader development vision for Riverside Drive.

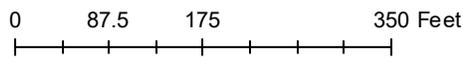
The proposed zoning is **not consistent** with the land use designations for this area.

### Area Zoning Map

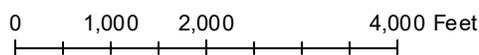
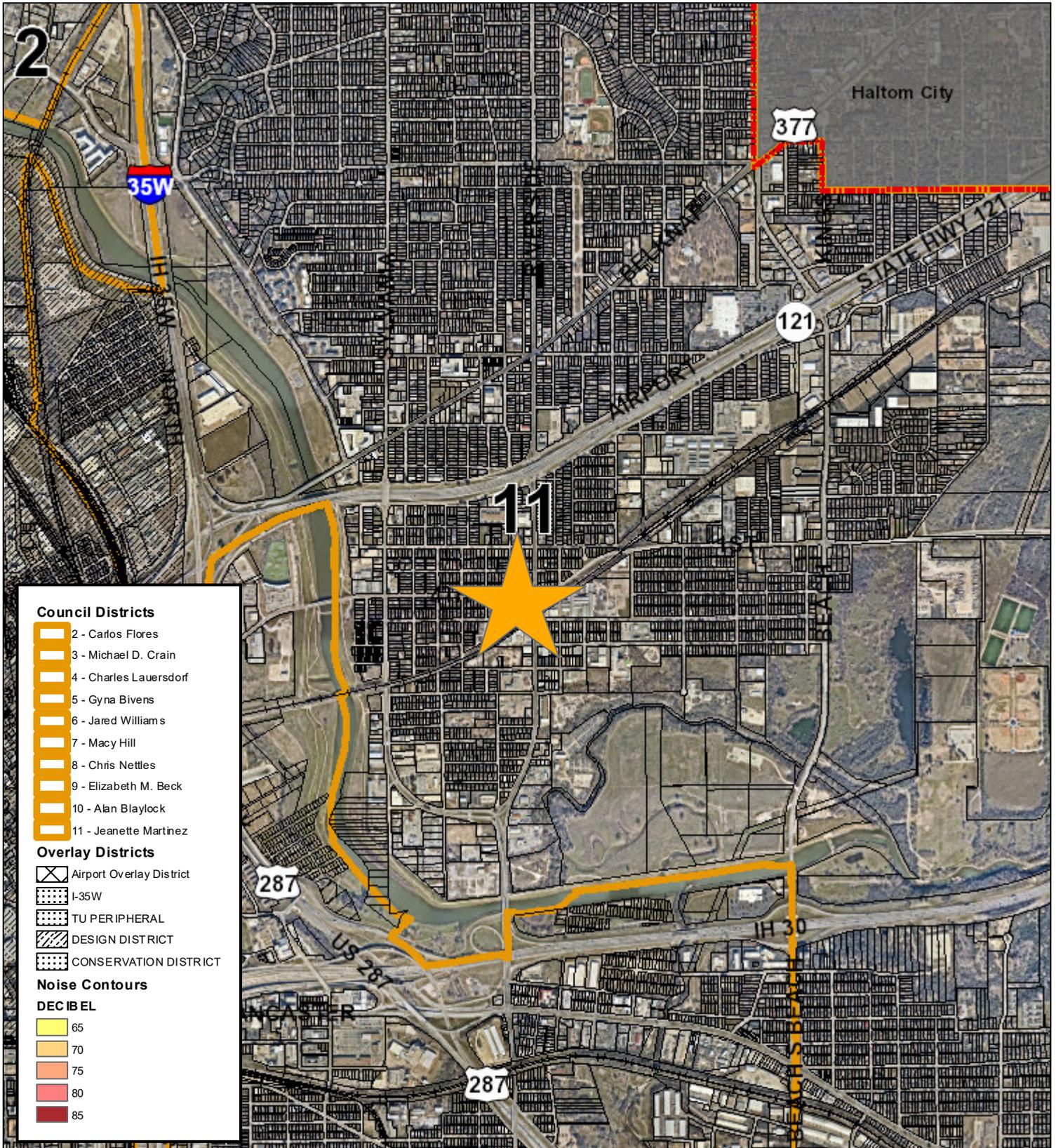
Applicant: Avocet Ventures LP  
 Address: 3116 Chenault Street  
 Zoning From: A-5  
 Zoning To: E  
 Acres: 0.16878125  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 3/13/2024  
 Contact: null



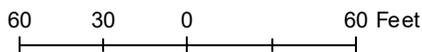
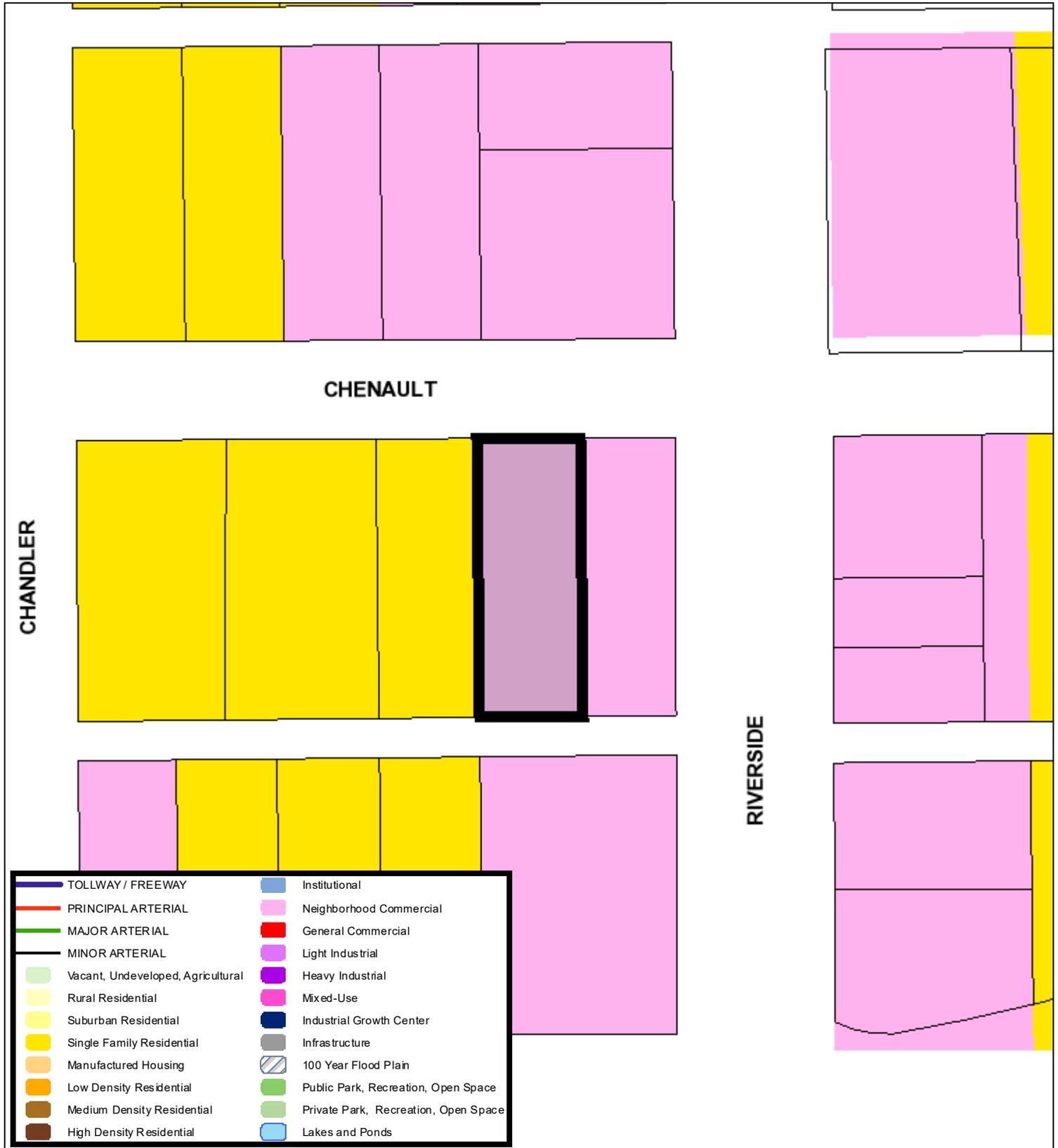
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use



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



## Aerial Photo Map



0 40 80 160 Feet





# Zoning Staff Report

**Date:** March 13, 2024

**Case Number:** ZC-24-004

**Council District:** 11

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Miguel Molina (owner) James Stevens & Teresa McGee, Texas Surveying (reps)

**Site Location:** 1724 N Sylvania Avenue & 2621 Daisy Lane      **Acreage:** 0.34 acres

### Request

**Proposed Use:** Single Family (Creating additional back yard for existing residence at 2621 Daisy Lane)

**Request:** From: “E” Neighborhood Commercial

To: “A-5” One-Family Residential

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

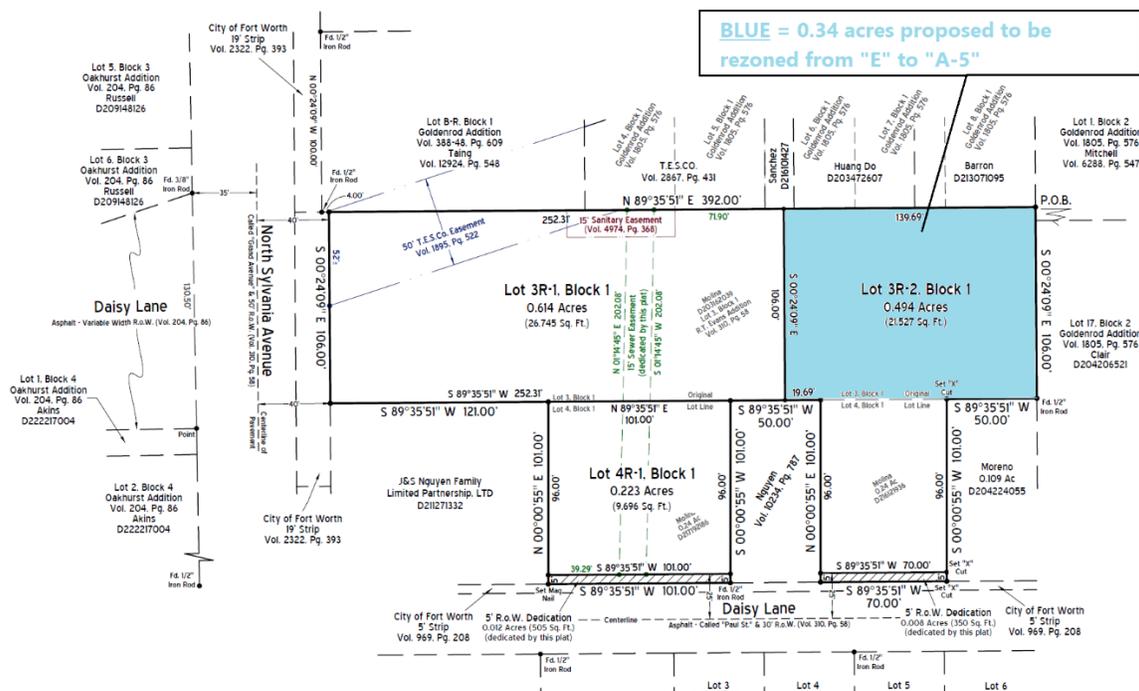
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  - [a. Land Use Compatibility](#)
  - [b. Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

The subject site is located in Council District 11, and is currently part of a commercial lot that fronts on N. Sylvania Avenue, near the intersection with Daisy Lane. This rezoning request, if approved, would change the zoning on the rear 0.34-acre portion of the commercial lot from “E” Neighborhood Commercial to “A-5” One Family Residential. The “E” zoning has been in place since at least 2010.

A replat is running concurrently with the rezoning request that would shift the 0.34 acre portion of the commercial lot to the residential lot addressed as 2621 Daisy Lane. In effect, the rezoned area would become an extended back yard for the existing single family residence at 2621 Daisy Lane.



## Surrounding Zoning and Land Uses

North “A-7.5” One-Family Residential / single family residence  
 East “A-5” One-Family Residential / single family residence  
 South “A-5” One-Family Residential / single family residence  
 West “E” Neighborhood Commercial / commercial strip center (income tax office & nail salon)

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.  
The following organizations were emailed on March 1, 2024:

Organizations Notified	
Oakhurst Alliance of Neighbors	Riverside Alliance
Streams & Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Friends of Riverside Park
Oakhurst Neighborhood Association*	Vintage Riverside Neighborhood Association

\*Located closest to this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. With the subject site bordering adjacent to existing residential properties to the north, south, and east, the proposed rezoning to single family residential would fit in to the fabric of the neighborhood. The lot is one block from the nearest major corridor (N. Sylvania Avenue), but located on a segment of Daisy Lane that is exclusively residential in nature, and residential use would be more appropriate here than commercial uses that would be allowed under the existing “E” zoning. The proposed rezoning **is compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Northeast

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

#### FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

APPENDIX C: FUTURE LAND USE BY SECTOR

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes

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

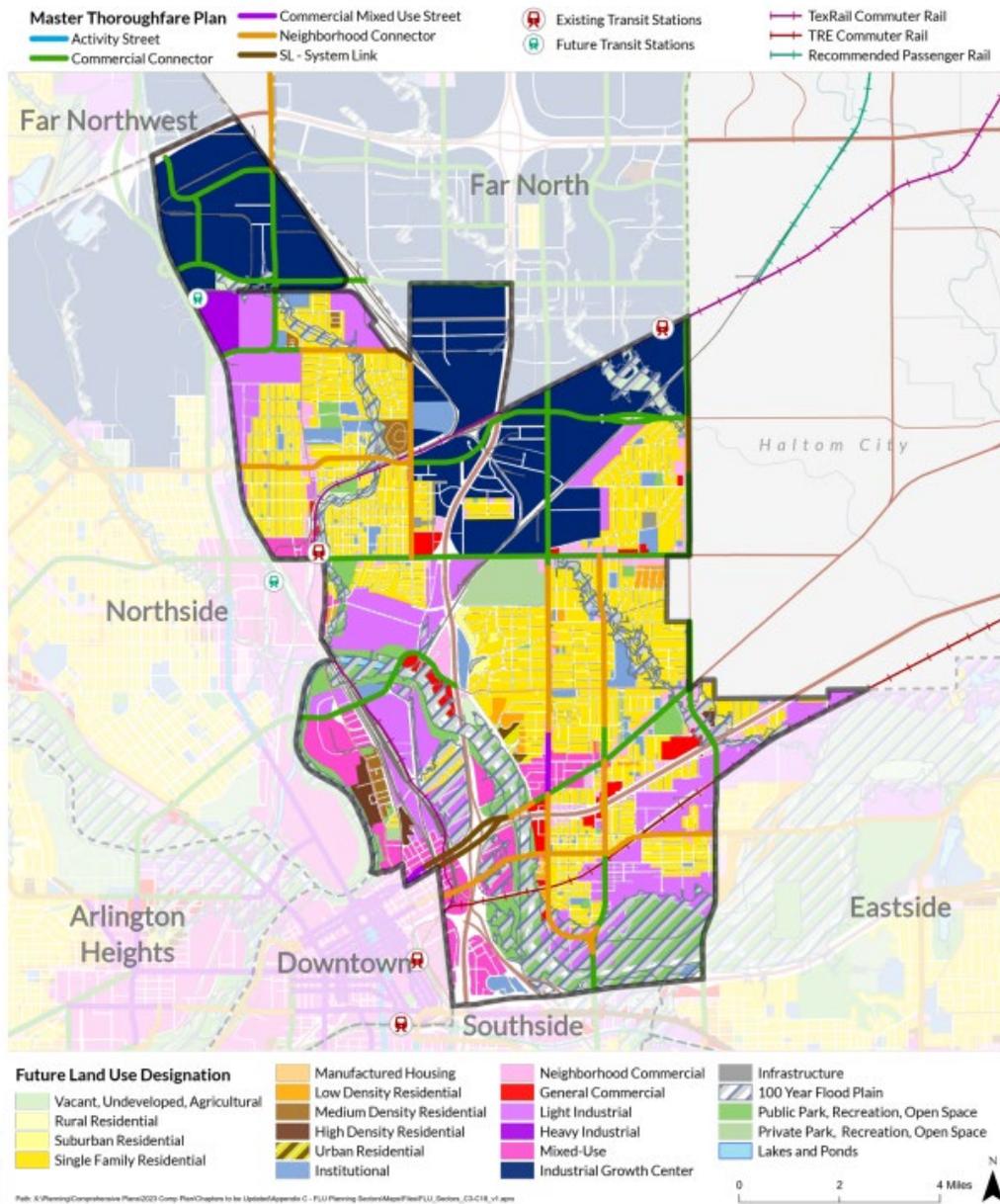
The proposed zoning change **is consistent** with Comprehensive Plan policies. If approved, this would be considered as a downzoning of the property from a more intensive zoning category to a less intensive zoning

category. Additionally, the request is compliant with at least two of the specific policies applied to the Northeast planning sector, see below:

## NORTHEAST SECTOR FUTURE LAND USE

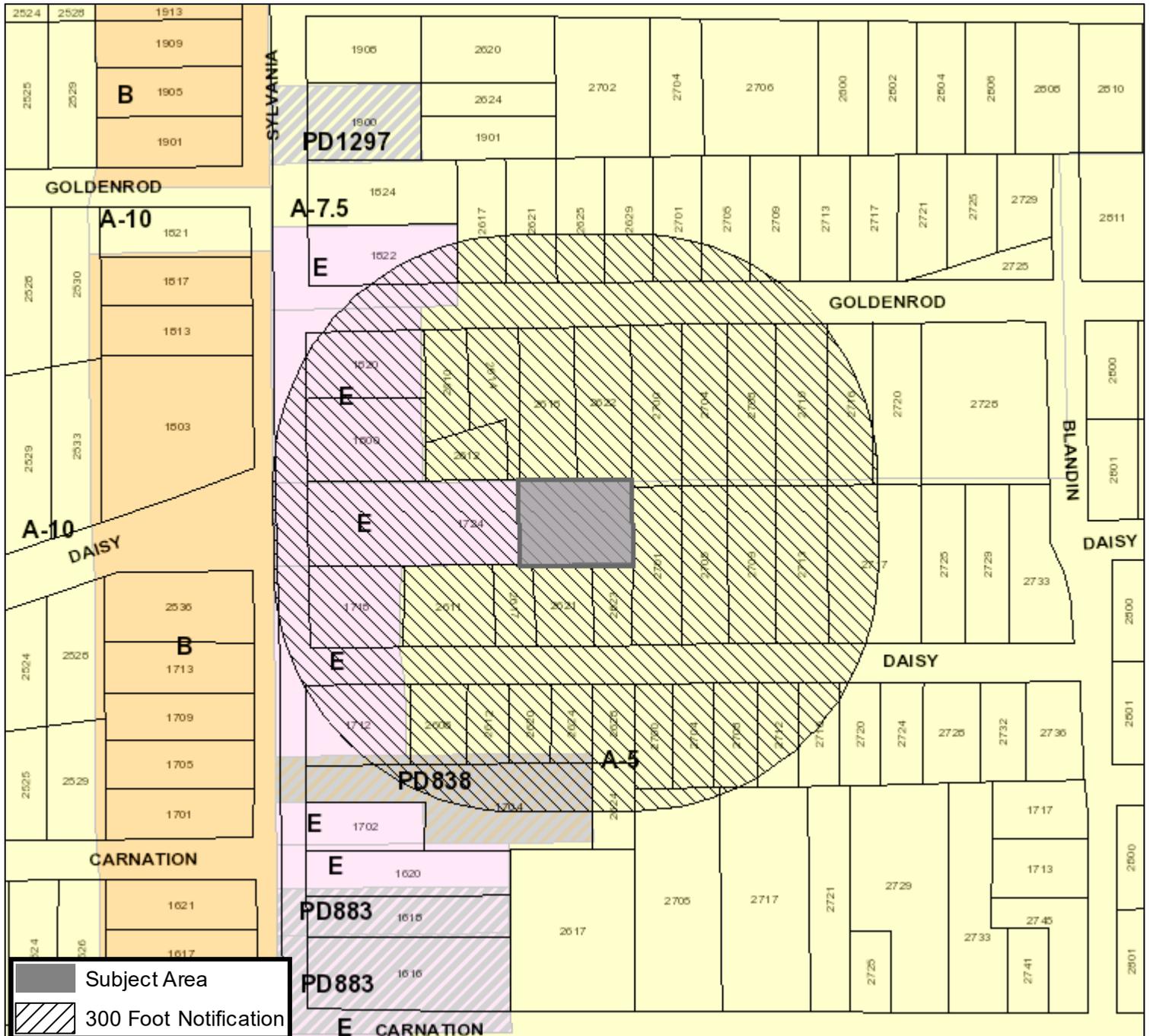
### Sector Land Use Policies

11. Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28th Street, Sylvania Avenue and Riverside Drive.
12. Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.

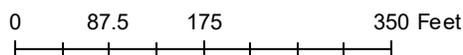


## Area Zoning Map

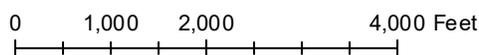
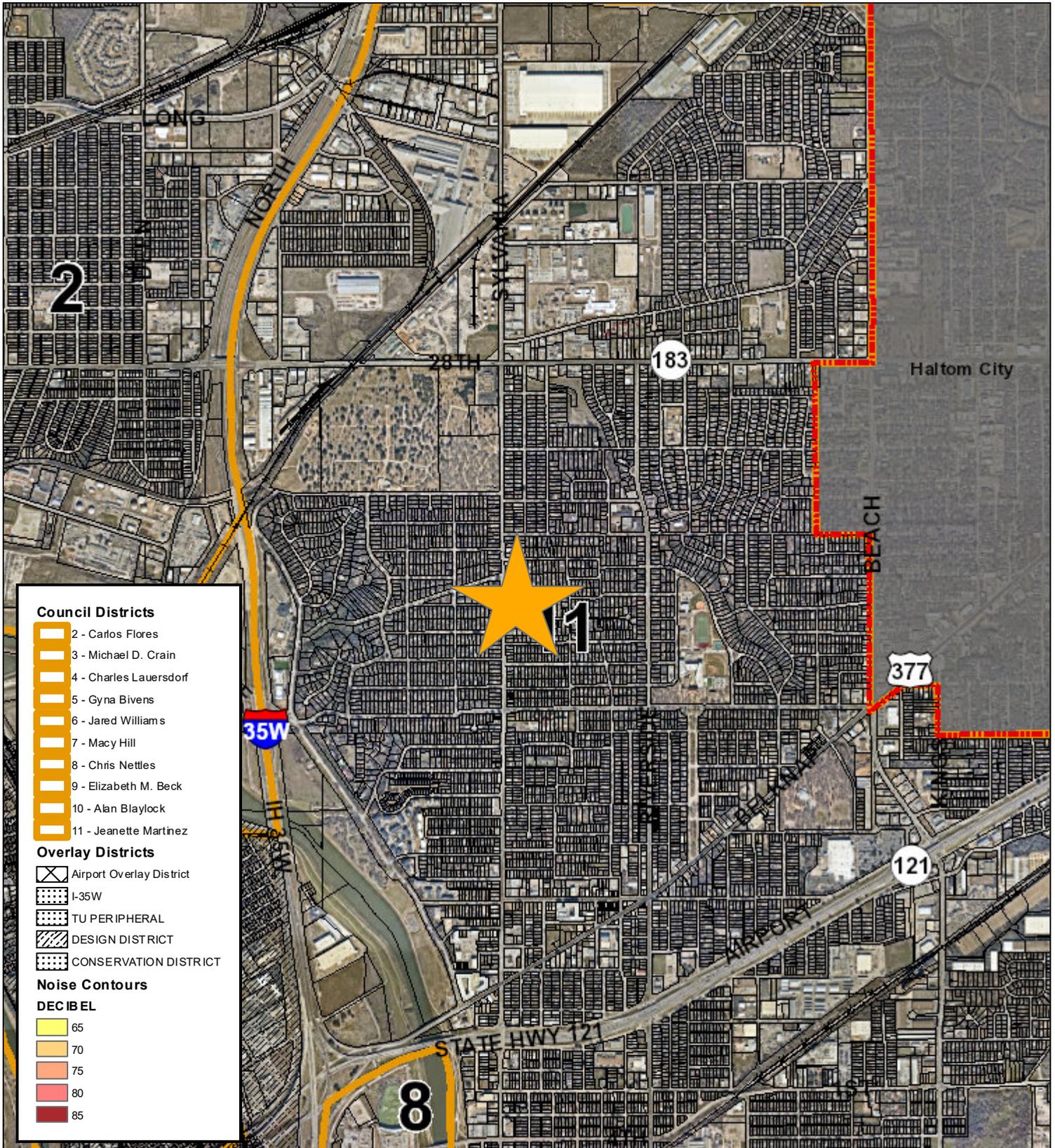
Applicant: Miguel Molina  
 Address: 1724 N. Sylvania Avenue  
 Zoning From: null  
 Zoning To: null  
 Acres: 0.33992689  
 Mapsco: Text  
 Sector/District: Northeast  
 Commission Date: 3/13/2024  
 Contact: 817-392-8043



	Subject Area
	300 Foot Notification

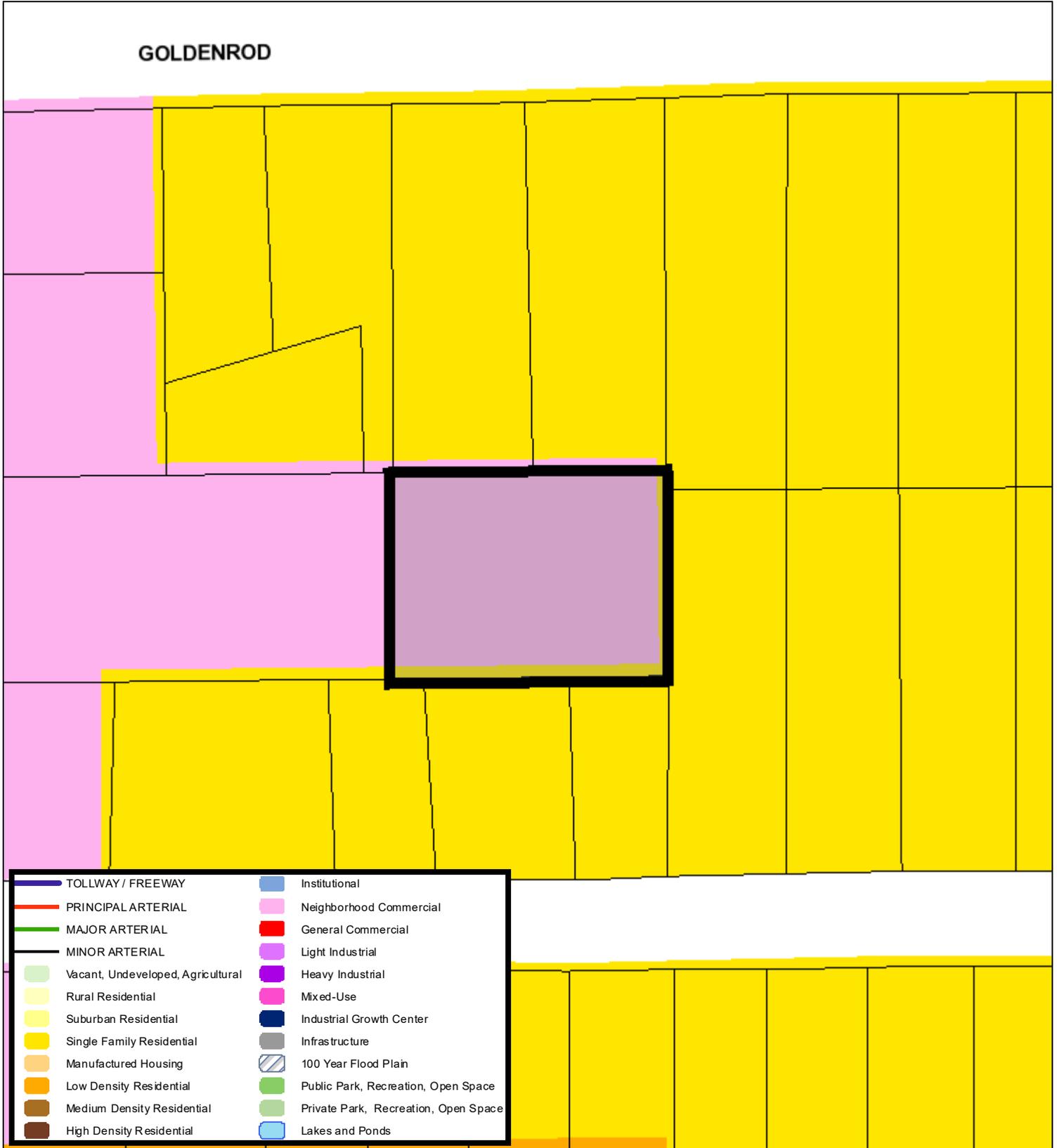


### Area Map

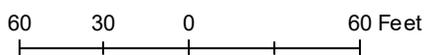


### Future Land Use

GOLDENROD



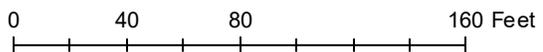
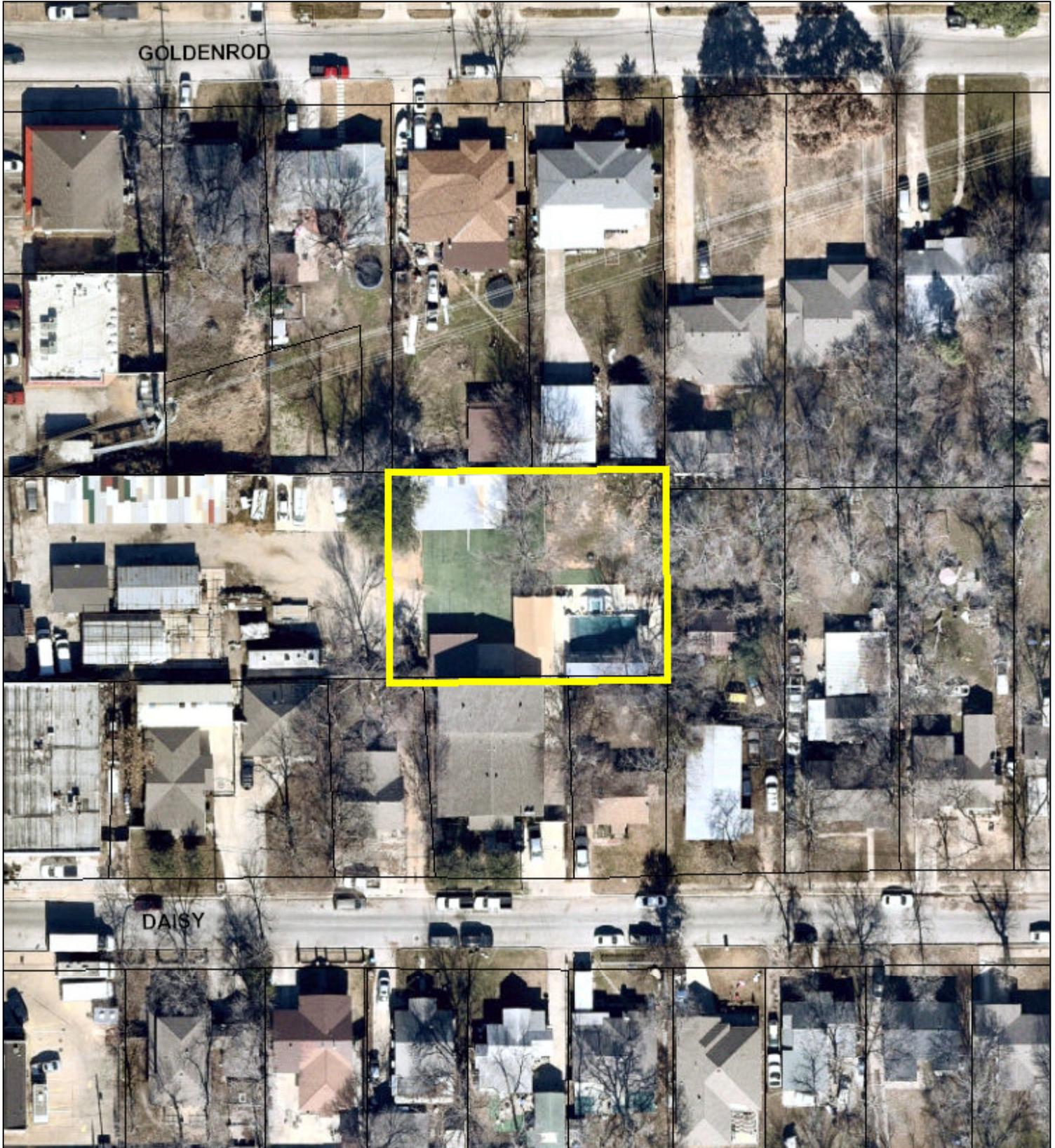
 TOLLWAY / FREEWAY	 Institutional
 PRINCIPAL ARTERIAL	 Neighborhood Commercial
 MAJOR ARTERIAL	 General Commercial
 MINOR ARTERIAL	 Light Industrial
 Vacant, Undeveloped, Agricultural	 Heavy Industrial
 Rural Residential	 Mixed-Use
 Suburban Residential	 Industrial Growth Center
 Single Family Residential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



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



## Aerial Photo Map





# Zoning Staff Report

**Date:** March 13, 2024

**Case Number:** ZC-24-005

**Council District:** 5

## Zoning Map Amendment

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

**Owner / Applicant:** Brian K. Alexander

**Site Location:** 5812 Oakdale Drive

**Acreage:** 0.25 acres

### Request

**Proposed Use:** Duplex

**Request:** From: “A-5” One-Family

To: “B” Two-Family

### Recommendation

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

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

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

**Staff Recommendation:** **Denial**

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

## Project Description and Background

The rezoning site is located in District 5 and falls within Neighborhood Empowerment Zone (NEZ) 6. NEZs are intended to support housing, economic development, and quality services in central Fort Worth. Property owners who build or rehabilitate property within a NEZ can benefit from municipal property tax abatements, fee waivers, and the release of city liens. These incentives promote affordable housing, economic development, and expanded services.

The site for rezoning is an 11,000 square feet empty lot that seems to have never been developed. Historic Aerials dating back to the 1960s suggest that there was a lack of interest in developing the area. The older aerials showed the lot as an abandoned, heavily wooded area, and some of the vegetation has been cleared in recent years. However, many trees still remain on the site. It is important to note that the developer would not be required to keep any of the existing trees as an urban forestry permit is not necessary for one- or two-family developments that are less than an acre.

This property, along with most of the other properties on the block, was initially zoned B. However, following a council-initiated rezoning in 2017 as part of the Lake Arlington Master Plan, the zoning was changed to A-5.

If granted approval, the applicant could construct two detached or two attached dwellings on this lot due to its size (over 7500 sq. ft.).

## Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant

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

South “A-5” One-Family / single family residential

West “PD/FR” / Outside storage, truck and trailer sales and trailer manufacturing

## Recent Zoning History

- Subject site (ZC-17-097) from B to A-5 Council Initiated rezoning Lake Arlington Master Plan
- Adjoining site to the west (ZC-17-097) I to PD/FR

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were emailed on March 1, 2024:

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

*\*Located within this registered Neighborhood Association*

# Development Impact Analysis

## Land Use Compatibility

All the homes located east of the subject site are single-family residences. On the west side, the property is adjacent to an industrial development.

Introducing duplexes on the site would be incongruous with the existing residential uses in the block face, which are comprised solely of single-family homes. Furthermore, such a development would contradict the vision established by the Lake Arlington Master Plan, which designates this property for single-family use.

The proposed rezoning is **not compatible** with its surroundings.

## Comprehensive Plan Consistency – Southeast

The 2023 Comprehensive Plan currently designates the subject property as future Single-Family Residential on the Future Land Use Map. This is consistent with “A-5”, “A-7.5”, “A-10”, and “AR” zones.

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

Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use 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
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

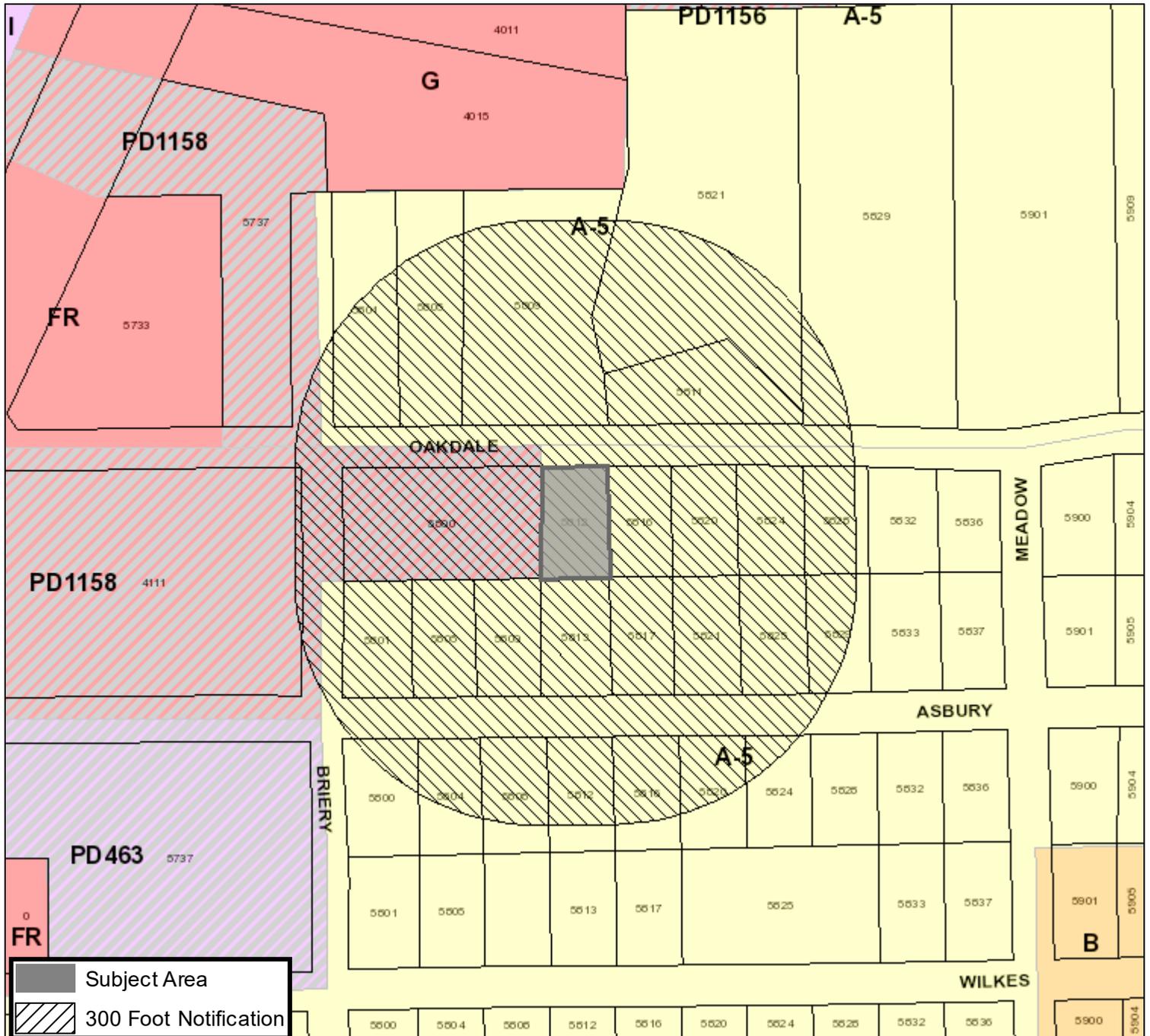
The proposed zoning is **not consistent** with the map designation for this area, or the following policy for the Southeast area:

- Rezone property between Loop 820 and Lake Arlington to promote development of the Lake Arlington Urban Village in accordance with the Lake Arlington Master Plan.

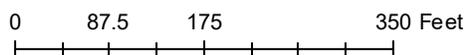


# Area Zoning Map

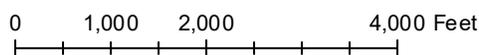
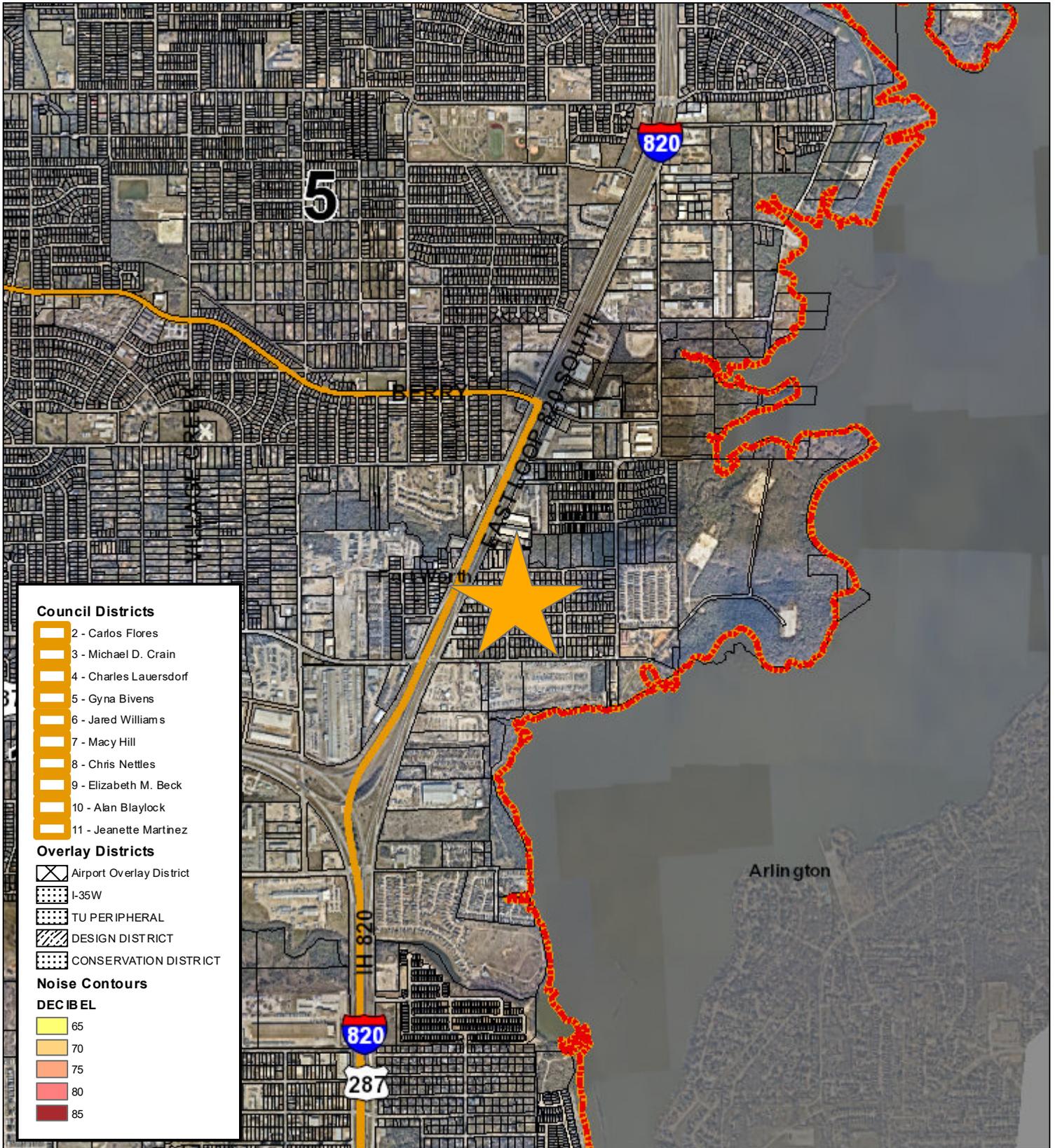
Applicant: Brian K. Alexander  
 Address: 5812 Oakdale Drive  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.25577805  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 3/13/2024  
 Contact: null



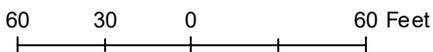
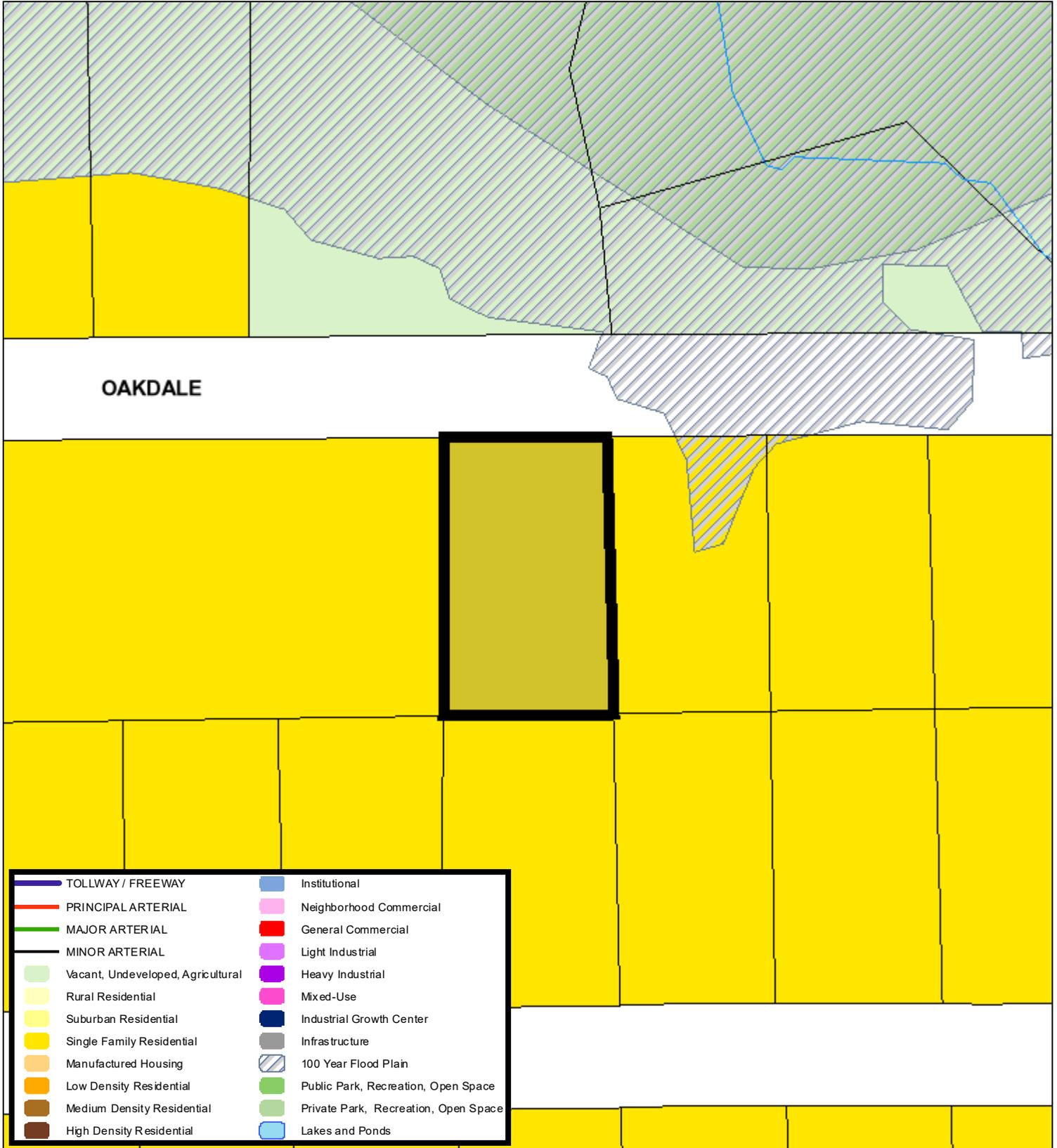
 Subject Area  
 300 Foot Notification



### Area Map



### Future Land Use



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



## Aerial Photo Map



0 40 80 160 Feet





# Zoning Staff Report

**Date:** March 13, 2024

**Case Number:** ZC-24-008

**District:** 5

## Zoning Map Amendment

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

**Owner / Applicant:** Jerimiah Nix / CSH Lofts at Redwood, Ltd. - Russ Michaels

**Site Location:** 5008 Collett Little Road

**Acreage:** 2.44 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “E” Neighborhood Commercial

To: “UR” High Density Multifamily

### Recommendation

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

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

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

**Staff Recommendation:** **Continuance**

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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 site is in Council District 5 and the Neighborhood Empowerment Zone area 6.

There is currently an abandoned home on site in substandard conditions.

The Applicant is requesting to change the zoning designation of the Subject Property to "UR" Urban Residential for Multifamily uses to accommodate the development of the proposed "Lofts at Redwood", a mixed-income apartment community providing affordable housing choices to families and the workforce community.

According to the applicant, the "Lofts at Redwood" will be Class A new construction offering up to 88 units in a mix of 1-bedroom and 2-bedroom configurations. Depending on the configuration "UR" urban residential can allow 40 to 60 units per acre.

Please note that UR zoning *requires excellence in design of the public realm and of buildings that front public spaces*, however the applicant has not submitted a site/conceptual plan with his application to help staff understand how they intent to meet the density, parking and design standards required for UR. Therefore, staff is recommending that the case be postponed in order to have further discussions with the applicant about exploring other options available for multifamily districts or to review a site or conceptual plan with more detailed information.

## Surrounding Zoning and Land Uses

North "MH" Manufactured Home and "B" Two-family residential / manufactured homes - residences

East "E" Neighborhood Commercial / vacant/warehouse

South "E" Neighborhood Commercial / Vacant

West "E" Neighborhood Commercial/Warehouse

## Recent Zoning History

- ZC-23-013 property immediate to east Denied

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were emailed on March 1, 2024:

Organizations Notified	
Streams And Valleys Inc	Southeast Fort Worth Inc
Trinity Habitat for Humanity	Fort Worth ISD
Echo Heights NA	Echo Heights Stop Six Environmental Coalition

## Development Impact Analysis

### Land Use Compatibility

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The Subject Property is located between Mansfield Highway and Collett Little Road and among various surrounding commercial, retail, and residential uses. The surrounding land uses immediately north are residential, consisting of mobile homes, multi-family, and single-family uses. The other immediate surrounding land uses are commercial in nature, including self-storage immediately to the east, restaurant uses to the south and fronting Mansfield Highway, and retail to the west and also fronting Mansfield highway.

Other multi-family uses are located beyond the self-storage to the east of the subject property, including the Magnolia at Village Creek Apartments and the One Amelia Senior Living Apartments.

The proposed development is consistent with the blend of commercial and residential uses in this area and along the Mansfield Highway corridor.

The Subject Property is located within Neighborhood Empowerment Zone Area 6.

The proposed development contributes to the City's revitalization efforts in this NEZ Area by providing mixed-income affordable housing to residents.

The site has a mixture of mature canopies; significant trees receive additional canopy credit if preserved and cannot be removed without mitigation (extra preservation, planting, or payment). At least 25% of the existing canopy must be preserved and mitigated for any removed significant trees.

Any canopy preserved will help count toward the final canopy requirements. For multi-family are that 50% of the on-site Area of Open Space (after the structures have been built) must have canopy coverage, and 40% of the area of parks/drives must have canopy coverage. Trees that count towards the parks/drives requirement also count towards the final canopy requirement.

A transit line runs through Collett Little (Trinity Metro bus route 28, Mansfield Hwy/ Sierra Vista), compatible with higher-density residential uses.

The purpose of the Urban Residential ("UR") District to provide 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. Based on this definition, staff does not agree that UR is best fit for this particular property.

Additionally, UR *Require excellence in design of the public realm and of buildings that front public spaces.* The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level. And considering that a

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

## Comprehensive Plan Consistency – Southeast

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The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial on the Future Land Use Map. Although the proposed rezoning **is not consistent** with the adopted Comprehensive Plan designation, it aligns with the following housing policies of the Comprehensive Plan.

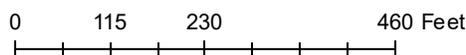
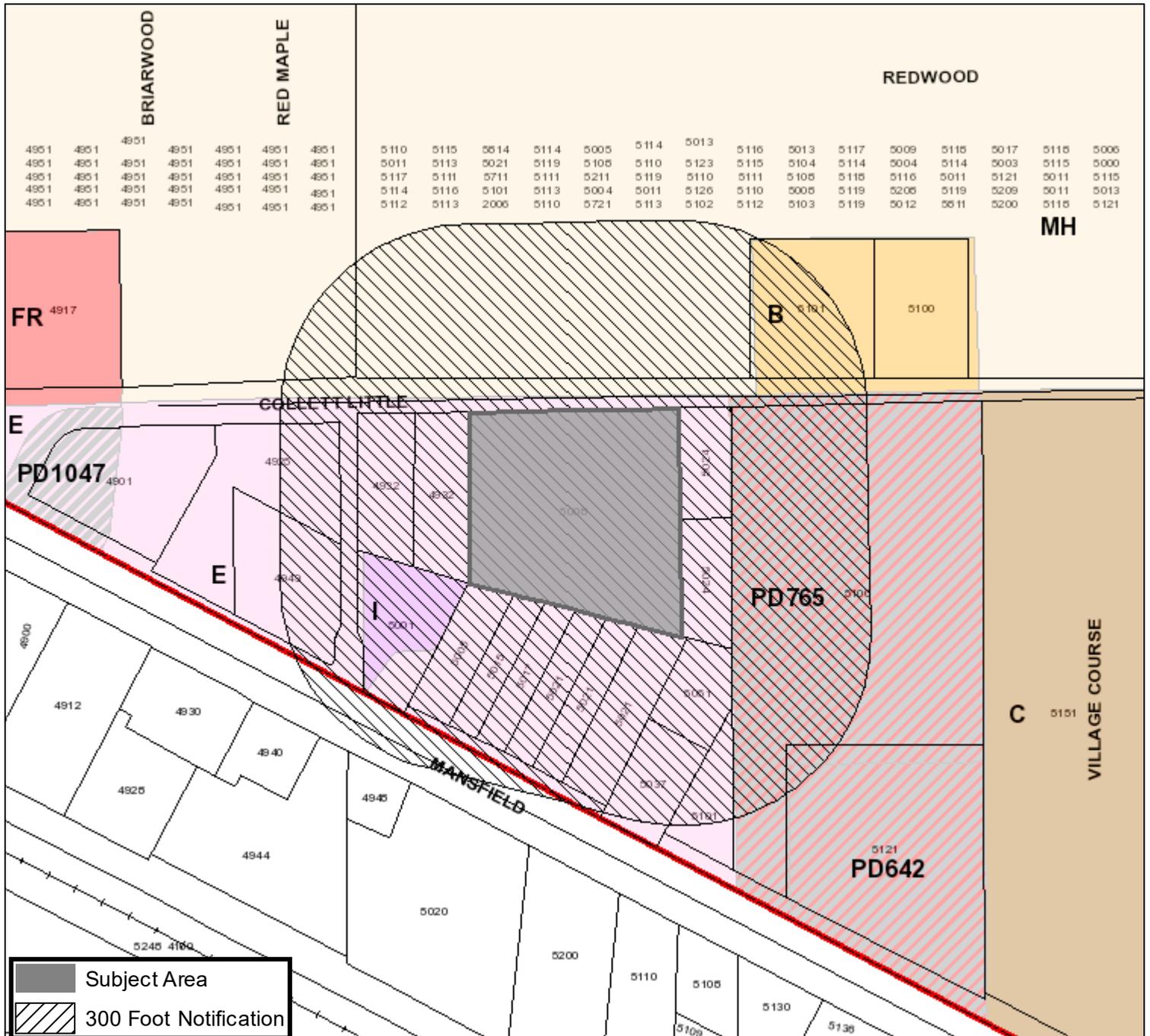
- Promoting vibrant neighborhoods through the City’s Neighborhood Empowerment Zone (NEZ) program
- The project location is within 2 miles of a major employment center, or within ¼ mile of existing or proposed rail transit stations or bus routes;
- Within an urban-village, growth center, neighborhood 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.



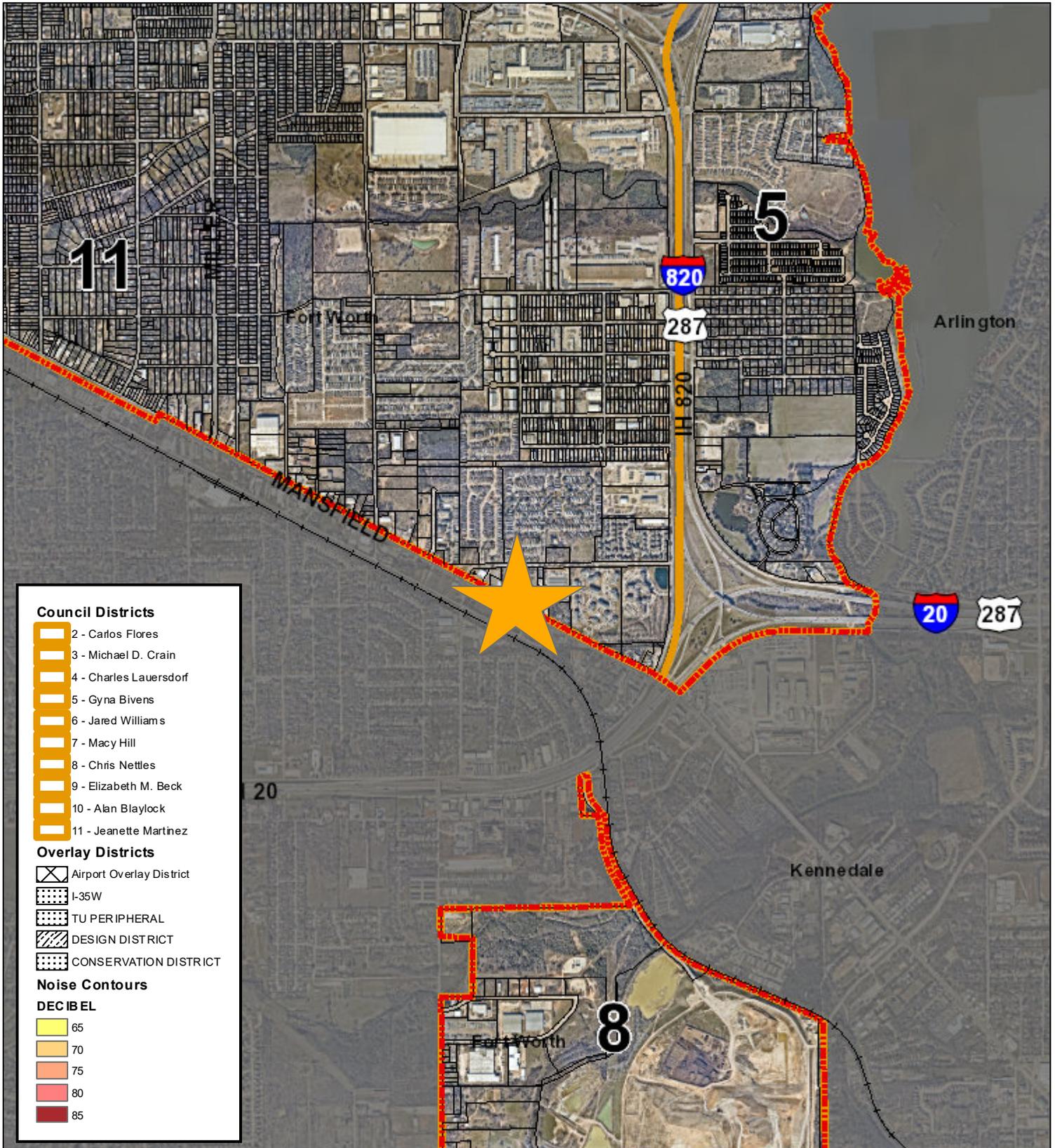
ZC-24-008

# Area Zoning Map

Applicant: Jerimiah Nix/ CSH Loft  
 Address: 5008 Collett Little Street  
 Zoning From: E  
 Zoning To: UR  
 Acres: 2.44988645  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 3/13/2024  
 Contact: null



## Area Map



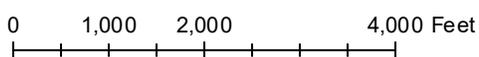
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

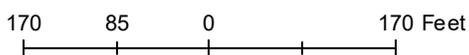
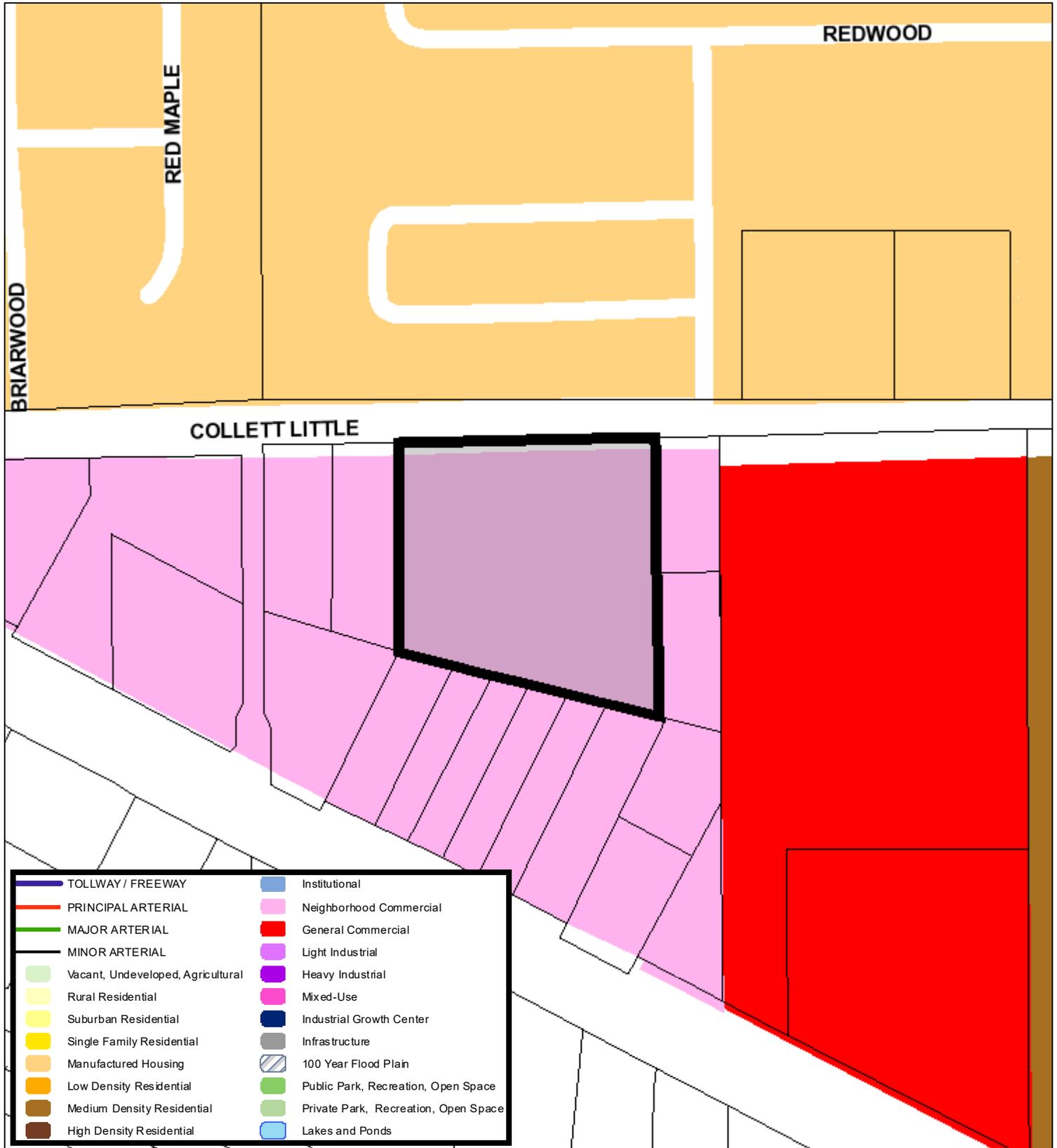
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



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



## Aerial Photo Map



0 110 220 440 Feet





# Zoning Staff Report

**Date:** March 13, 2024

**Case Number:** ZC-24-013

**Council District:** 10

## Zoning Map Amendment

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

**Owner / Applicant:** Bishop Michael F. Olson/Joseph Delaney

**Site Location:** 3445 Keller Haslet Road; 13451 & 13517 Alta Vista Road **Acreage:** 27.9 acres

### Request

**Proposed Use:** Church

**Request:** From: “C” Medium-Density Multifamily  
To: “E” Neighborhood Commercial

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

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

## Project Description and Background

The rezoning site is in the north part of Fort Worth, within Council District 10. There is an existing church on the site. The applicant has requested the area's rezoning from C-Multi-family to E-Neighborhood Commercial. The current zoning category of "C" medium-density multifamily permits the use of the location as a church and allows for expansion.

It is worth noting that churches are allowed in all zoning districts; hence, the church can proceed with its building expansion without rezoning. However, the applicant has requested rezoning due to the constraints of the existing multifamily zoning development standards. The purpose of the rezoning request is not to change the land use but to follow more appropriate development standards for parking, signage visibility, and building setbacks.

For instance, church parking in a residential district requires one space per four seats in sanctuary while in a commercial district the requirement changes to 1 space per 5 seats. Signage For non-multifamily development on-premises signs are subject to the following:

“An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property”.

The applicant has provided the Development Services department with a conceptual master plan for the 27.9-acre lot to help staff, the Zoning Commission, the City Council, and the public visualize how they intend to develop the site. Staff has included it in this staff report as an informational exhibit.

## Surrounding Zoning and Land Uses

North Across Westport traffic circle “AR” One Family Residential & “C” Medium Density Multifamily / undeveloped  
East “C” Medium-density Multifamily / apartments  
South “D” High-density Multifamily / vacant  
West “AR” & “A-5” undeveloped / residences

## Recent Zoning History

Property directly south - ZC-23-146 from “G” Intensive Commercial to “D” High-density multifamily

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were emailed on March 1, 2024:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	Keller ISD
North Fort Worth Alliance	Vista Greens HOA*
Lakes at Lost Creek	

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The property is bordered by multifamily zoning on the east side, across the Alta Vista Road, single-family zoning on the west side, across the Westport Parkway, and the previously commercial zoning on the south side was recently rezoned to multifamily (ZC-23-146). The transition to the Neighborhood Commercial district helps to maintain a balance between residential and commercial activities. This ensures that the church remains an essential part of the community while respecting the character of the surrounding areas.

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

### Comprehensive Plan Consistency – Far North

The Future Land Use map contained within the 2023 Comprehensive Plan designates the subject property as future mixed use. Zoning categories in alignment with this future land use include any commercial zoning.

The proposed “E” Neighborhood Commercial zoning **is consistent** with the future land use designation.

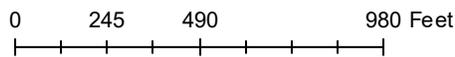
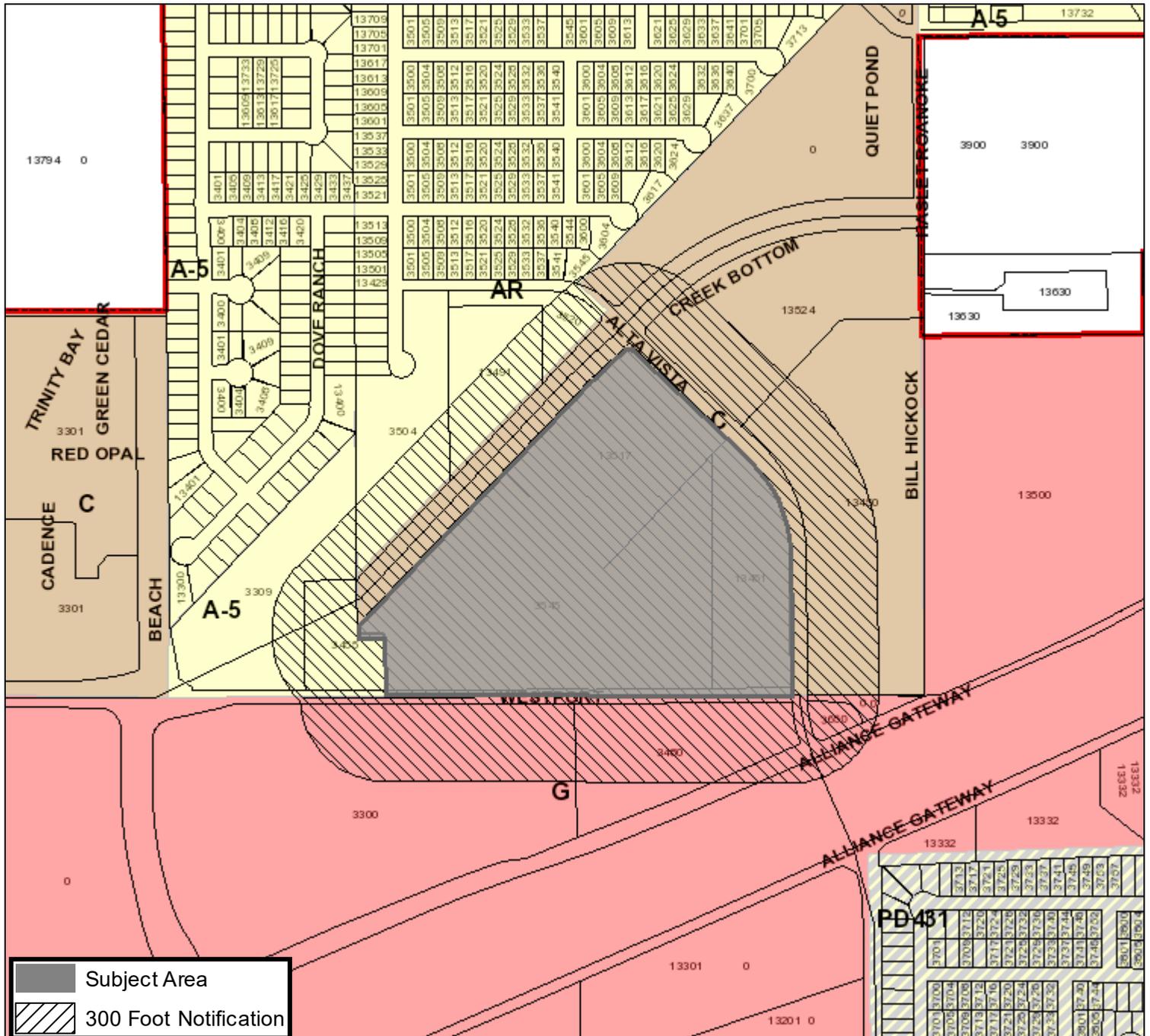
FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>MIXED-USE</b>		
Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	UR, MU-1, MU-2, Form-Based Codes, All Commercial

One of the City’s goal mentioned in the adopted 2023 Comprehensive plan is to have an active neighborhood association in every residential part of Fort Worth. Neighborhood organizations such as mandatory and voluntary neighborhood associations, non-profits, neighborhood alliances, and faith-based organizations are a means to build neighborhood capacity

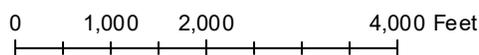
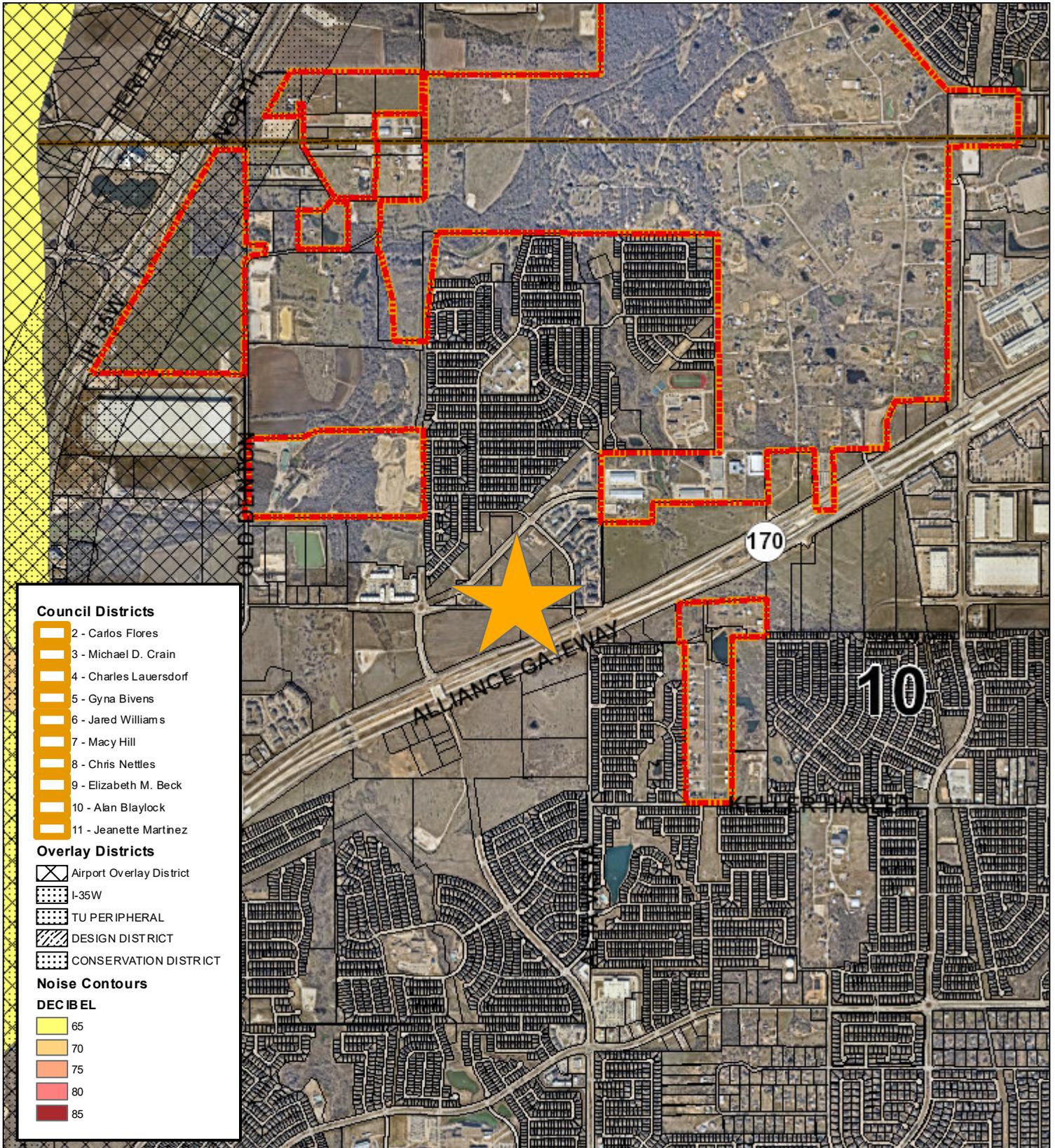
The proposed zoning **is consistent** with the Comprehensive Plan.

### Area Zoning Map

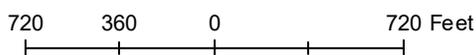
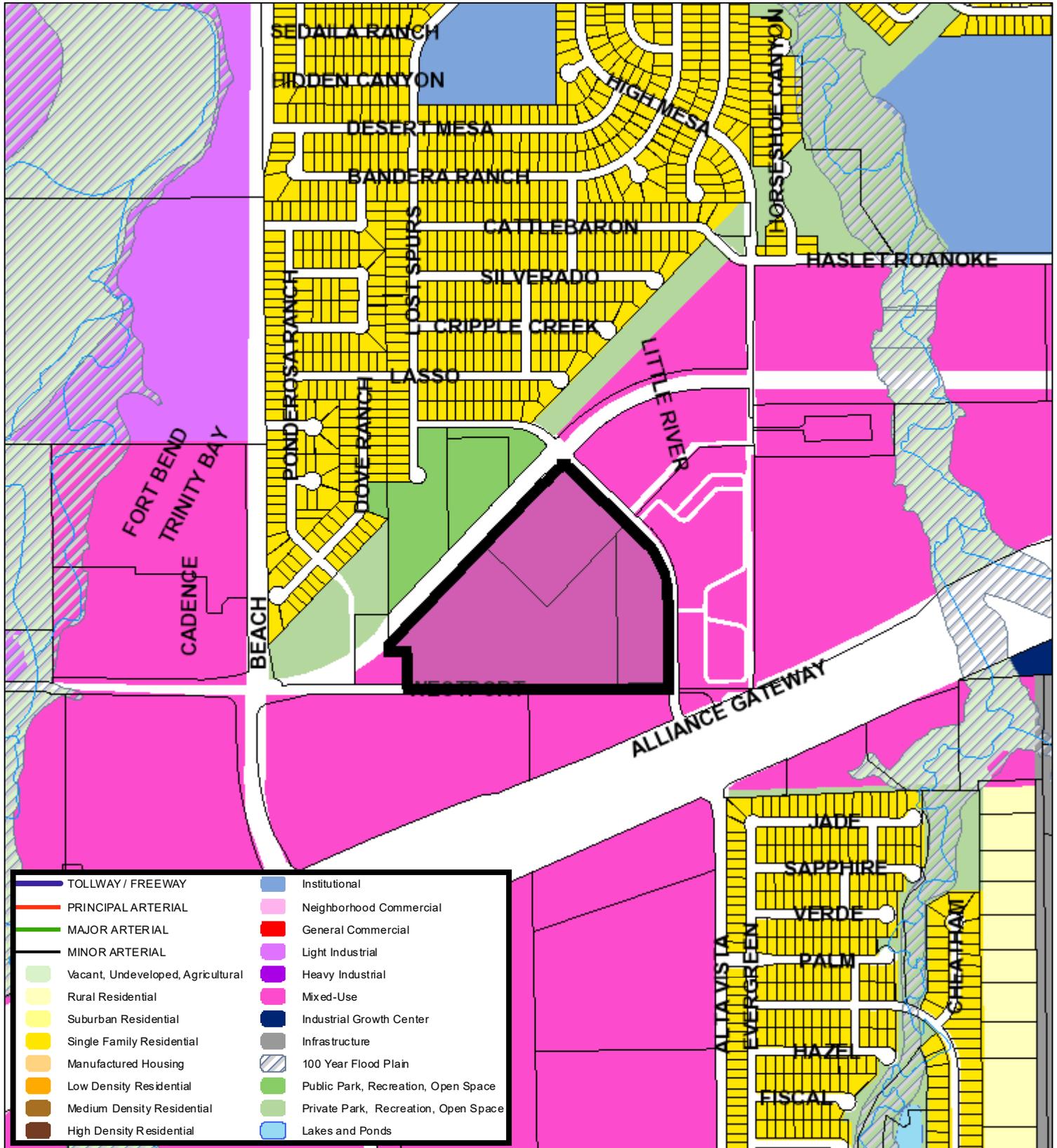
Applicant: Our Lady of Grace High School/Joseph Delaney  
 Address: 3445 Keller Haslet Road; 13451 Alta Vista Road; 13517 Alta Vista Road  
 Zoning From: C  
 Zoning To: E  
 Acres: 27.93937557  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 3/13/2024  
 Contact: null



### Area Map



### Future Land Use



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



## Aerial Photo Map



0 450 900 1,800 Feet





# Zoning Staff Report

Date: March 13, 2024

Case Number: ZC-24-014

Council District: 10

## Zoning Map Amendment & Site Plan

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** Reginald Young (owner) / Bryan Welty, Cover 2 Capital (representative)

**Site Location:** 12800 & 12860 Timberland Blvd., 12541 N Caylor Road **Acreage:** 12.2 acres

### Request

**Proposed Use:** Apartments, restaurants, and retail

**Request:** From: “A-21” One Family Residential

To: “PD-D” Planned Development for all uses in ‘D’ High Density Multifamily, plus Restaurant, Café, Cafeteria and Retail Sales, General, with development standards for parking and 48 foot maximum height within 250 feet of one-family district, Site Plan included

### Recommendation

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

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

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

**Staff Recommendation:** **Denial**

### Table of Contents

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

## Project Description and Background

This is a proposed horizontal mixed-use development on a 12.2 acre site at the southwest corner of Timberland Boulevard and N. Caylor Road in Council District 10. The site is split into two distinct areas. At the northeast corner of the subject site is a planned commercial area spanning 3 acres, featuring approximately 16,000 square feet of space intended for a mixture of retail and restaurant uses. The commercial buildings will be centered around a community green space and a grove of mature trees that is intended to be preserved. Wrapping around this commercial core, and serving as a buffer between the adjacent large lot residential subdivisions to the south and west is the proposed residential area. A total of 265 units are proposed, in two formats. 145 units will be split amongst several 3-story garden style apartments around the perimeter, and the remaining 120 units will be part of a singular 4-story building that is closest to Timberland Boulevard and the commercial core. For additional details, see narrative provided by developer in the application below:



### **12800 Timberland – Project Description**

---

The proposed project is located at the southwest corner of Timberland Blvd, and N. Caylor Rd. The 12.2-acre tract currently consists of three lots, two of which have single family residential uses.

Cover2 Capital began the planning process with a predevelopment conference, as well as meetings with neighborhood HOAs to determine appropriate direction. We determined that the neighborhood wanted a destination amenity, family oriented outdoor restaurant/retail surrounding a secure green space. This use, along with a multifamily component to buffer the adjacent single family uses, became our direction. The neighborhood HOA leaders also requested the retention of the existing trees and rolling topography, two of the great attributes of this site.

The proposed development consists of two tracts. Tract 1 is 3 acres at the hard corner, with a proposed use being a mix of restaurant and retail (16,000 sf), surrounding a community green space. The feature of the green space is a large stand of existing trees that will remain. Tract 2 is 9.2 acres, with a proposed use of multifamily units and accessory uses. The amenities will include a pool, fitness center, co-working spaces, and garages. The layout follows the existing topography, allowing us to keep most of the existing trees, creating a meandering backdrop to the restaurant and community green of Tract 1. The placement and heights of the buildings on Tract 2 are in response to respecting the single-family adjacency. This includes over a 90' setback from the property line, as well as screening wall, buffer yard, and the retention of all trees in this area.

Although the City of Fort Worth's Comprehensive Plan calls for the site use to be large lot residential, we feel that many factors support our proposed use. Timberland Blvd. is a wide collector road, and its scale seems more appropriate for our proposed use than single-family. Commercial developments are moving down Timberland from the west, as well as two schools. We see our development as a continuation of this trend.

Cover2 Capital looks forward to developing this project with the continued input from the HOAs and City staff.

The developer has been diligent about working with staff to address the City’s concerns and comments. They have been consistently responsive throughout the change of zoning process to this point. They have also placed an emphasis on reaching out to the established neighborhood groups in the area and performing thorough community outreach. The plans that are presented with this staff report have gone through many revisions and improvements from the original proposal.

## Surrounding Zoning and Land Uses

North “A-21” One Family Residential / large lot residential  
 East “A-7.5” – One Family Residential / single family neighborhood  
 South “A-21” One Family Residential / large lot residential  
 West “A-21” One Family Residential / large lot residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.  
 The following organizations were emailed on March 1, 2024:

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

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

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The land is currently developed with two single family residences and is partially cleared and partially forested. There is a large lot residential subdivision to the south with direct adjacency to the subject site that will be buffered by a 6’ masonry fence and 5’ landscape buffer area (in addition to the required supplemental building setbacks).

Primary ingress and egress to the property is from Timberland Boulevard, a 4-lane undivided thoroughfare with a center turn lane that links to Beach Street and I-35W to the west and Highway 377 to the east. Secondary access will be provided through N. Caylor Road. The three development standards for this proposed Planned Development are as follows:



- Reduce amount of required parking from 495 to 406 (Tract 1 multifamily only)
- A single multifamily residential building with a height of 48 feet or 4 stories within 250 feet of a one family residential zone (across Timberland Blvd.)
- Adding the restaurant and retail uses (Tract 2 nonresidential only)

With the exception of the waivers listed above, this development and associated PD will meet all "D" development standards listed in Section 4.712 of the Zoning Ordinance. Tract 1 (multifamily portion) will follow the Multifamily Design Development standards, and Tract 2 (commercial core) will follow the Nonresidential Development standards. This proposal will meet and exceed the City's minimum open space, landscaping, urban forestry, buffering, supplemental setback, signage, and lighting standards.

The proposed rezoning to “PD-D” **is not compatible** with the surrounding large lot single-family land uses. As a PD, the development of this site would have to be in full compliance with the Site Plan reviewed and approved by City Council. Any major changes or deviations to the Site Plan would prompt a new set of review and public hearings.

## Comprehensive Plan Consistency – Far North

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The 2023 Comprehensive Plan designates site as *future suburban residential*, in line with the current “A-21” zoning on the property.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
<b>RESIDENTIAL</b>		
Suburban Residential	1/2+ acre single-family	A-21

The current proposal to rezone to “PD-D” **is not consistent** with the future land use map portion of the Comprehensive Plan.

However, the proposed rezoning **is consistent**, in terms of policy. This proposal has several outcomes that could be a net positive for the city, including but not limited to: providing additional housing units, preserving trees on-site, enhancing the walkability of the area, placing growth along a major road corridor, and giving an opportunity for small scale and neighborhood businesses to contribute to the local tax base.

In addition, the following policies that apply specifically to the Far North sector are supported by the rezoning proposal:

### **FAR NORTH SECTOR FUTURE LAND USE**

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#### ***Sector Land Use Policies***

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
8. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.

## Site Plan Comments

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### **Zoning and Land Use**

(All comments addressed as of 2/29)

- Update case reference
- Revise Vicinity Map
- Label the land use/zoning classifications of the immediately adjacent properties
- Confirm you have discussed your development with Urban Forestry and can meet or exceed their requirements
- Confirm no other fencing is planned, or if additional fencing is planned, please depict on Site Plan with location, height, and material
- FYI) For multifamily, no fencing or parking can be located between the building and the street
- Strike general note 1 regarding 6.301 landscaping
- General note 2 cite section 4.712.d.6 instead of just 4.712-
- General note 6, replace the last word attached with submitted
- Show all planned utility easements and drainage easements
- FYI) Appears tract 2 does not have a dumpster. If one is planned for the commercial lot/tract, please depict on Site Plan with location, height, and material
- FYI) waivers are formally called “development standards” so the terms refer to the same thing but need to use the formal language of development standard(s) instead of waiver(s) throughout
- Building setbacks along N Caylor would be considered as front setbacks rather than side setbacks
- The minimum front setback should be 20’ rather than variable setback (min 10’)
- Provide Open Space diagram with open space shaded green
- D zones require at least 35% of the lot to be Open Space
- We would recommend following the standard of 35% of the lot as open space, rather than seeking a waiver to amend the definition to remove paving/building footprints
- Recalculate open space with the above info, and accounting for the percentage of the total site
- Provide unit count and bedroom count
- Modify Waiver request to read [...additional use of 'Restaurant, café, cafeteria' and 'Retail sales, general'] to match Zoning Ordinance language
- Modify Property Development Standards notes to read [Allowable use: 'Restaurant, café, cafeteria' and 'Retail sales, general'] to match Zoning Ordinance language
- Provide counts on parking spaces
- FYI) In the off chance this area becomes a detention pond as the plans continue to develop, a detention pond would not be able to be counted as open space
- FYI) Staff suggests planting new trees or shrubs along the driveway on the western border of the ‘publicly accessible open space’ area, to shield the short end of the building from Caylor Road
- For the multifamily building in the northwest corner, which has the short end of the building facing directly on Timberland Boulevard, please be sure to include some type of entrance element/treatment in order to satisfy the requirement in Section 4.712.d.5.a. This could be something like a door, window, awning, canopy, or any combination of those items
- FYI) Consider cross access and future connectivity on the northwest corner
- Add a second line in this section below the parking development standard detailing the added uses of restaurant, café, cafeteria and retail sales, general
- FYI) Consider modifying the density on the proposed PD from 32 to 29. Since this is a reduction from what is allowed, it would not count as a ‘waiver’ per se, and would not generate a charge or need to be otherwise

itemized anywhere. But capping the density at an amount lower than the allowed 32 units per acre may be a condition that would help solidify neighborhood support

- Add in parenthesis at the end (Applies to Tract 2 only)
- Add a note to the notes section regarding the proposed tandem spaces – “2 spaces may be tandem if assigned to the same unit and restricted from use for storage”
- Add note stating secondary waiver – 2. Requesting one (1) 4-story building within 250 feet of one-family district

### **Fire Department**

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

Named Emergency Access Easements will be required for addressing and to assist with locating buildings within the complex. Naming the access easements occurs during the platting process.

Hydrant requirements:

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

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

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

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.

### **Water**

No response provided

### **Stormwater**

Contact: sds@fortworthtexas.gov

Shallow potential high water is present on site. There is infrastructure along N Caylor Road per TPW Plan Set K-2365.

Site will require an accepted drainage study prior to Commercial Grading Permit Issuance, Platting, IPRC Plan Acceptance, and Building Permit Issuance

### **Transportation/Public Works**

Driveways subject to access management policy (250 feet from the intersection and 200 feet apart).

### **Platting**

No response provided

### **Park & Recreation**

No response provided

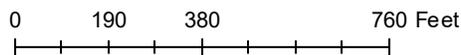
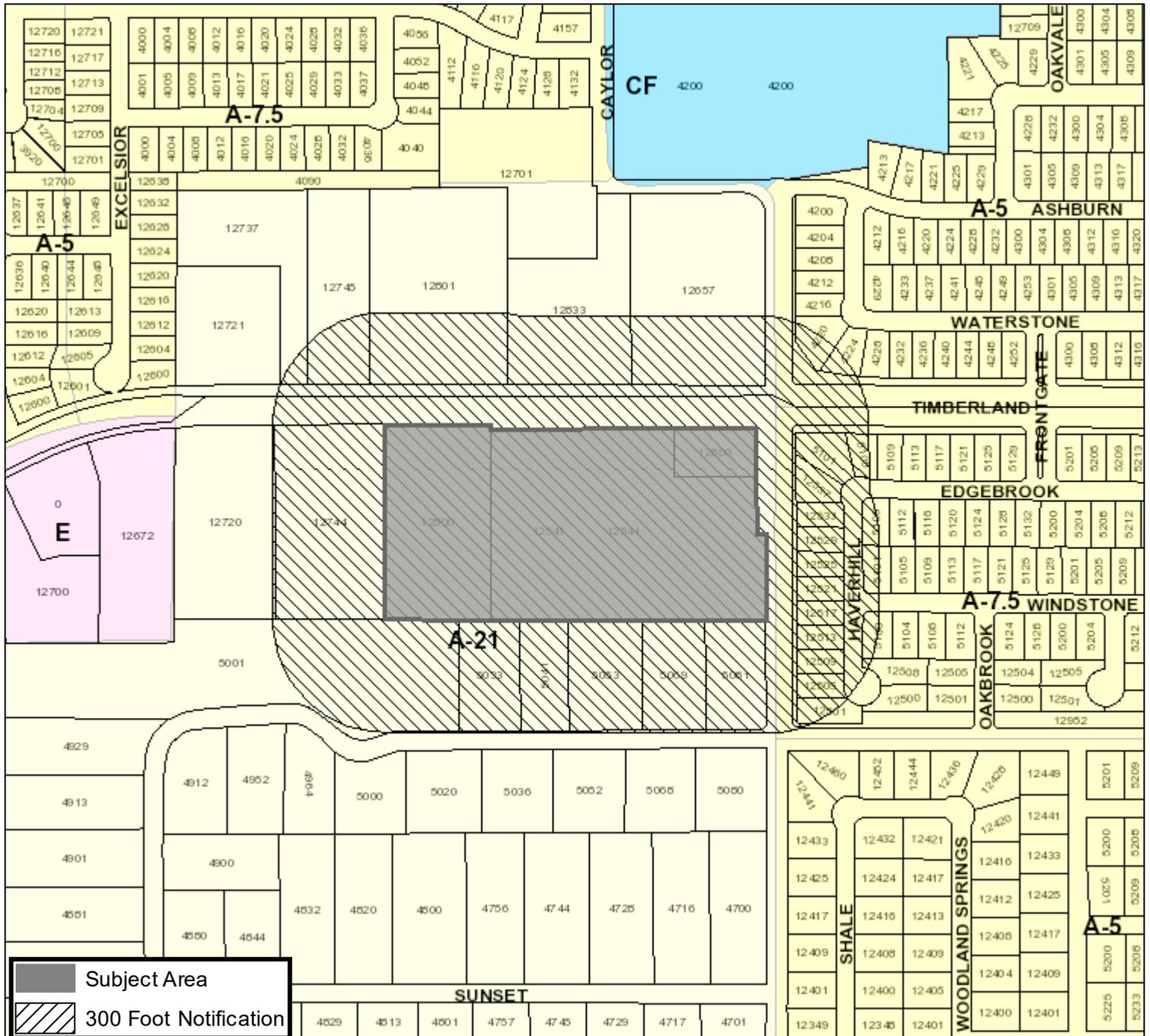
### **Building Plan Review**

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.)*

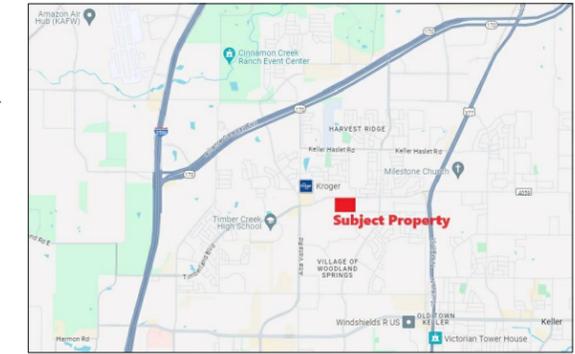
### Area Zoning Map

Applicant: Reginald Young  
 Address: 12800 Timberland Drive; 12860 Timberland Drive; 12541 N. Caylor Road;  
 Zoning From: A-21  
 Zoning To: PD/D plus retail  
 Acres: 11.88964412  
 Mapsco: Text  
 Sector/District: Far\_North  
 Commission Date: 3/13/2024  
 Contact: null



**General Notes:**

1. This project will comply with Enhanced Landscaping Requirements for Section 4.712.d.6
2. This project will comply with Section 6.302 Urban Forestry
3. All signage will comply with Article 4 Signs
4. All provided lighting will conform to the Lighting Code
5. This property will comply with the Multifamily Design Standards and an MFD Site Plan shall be submitted



Vicinity Map

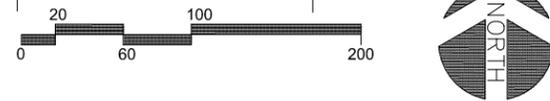
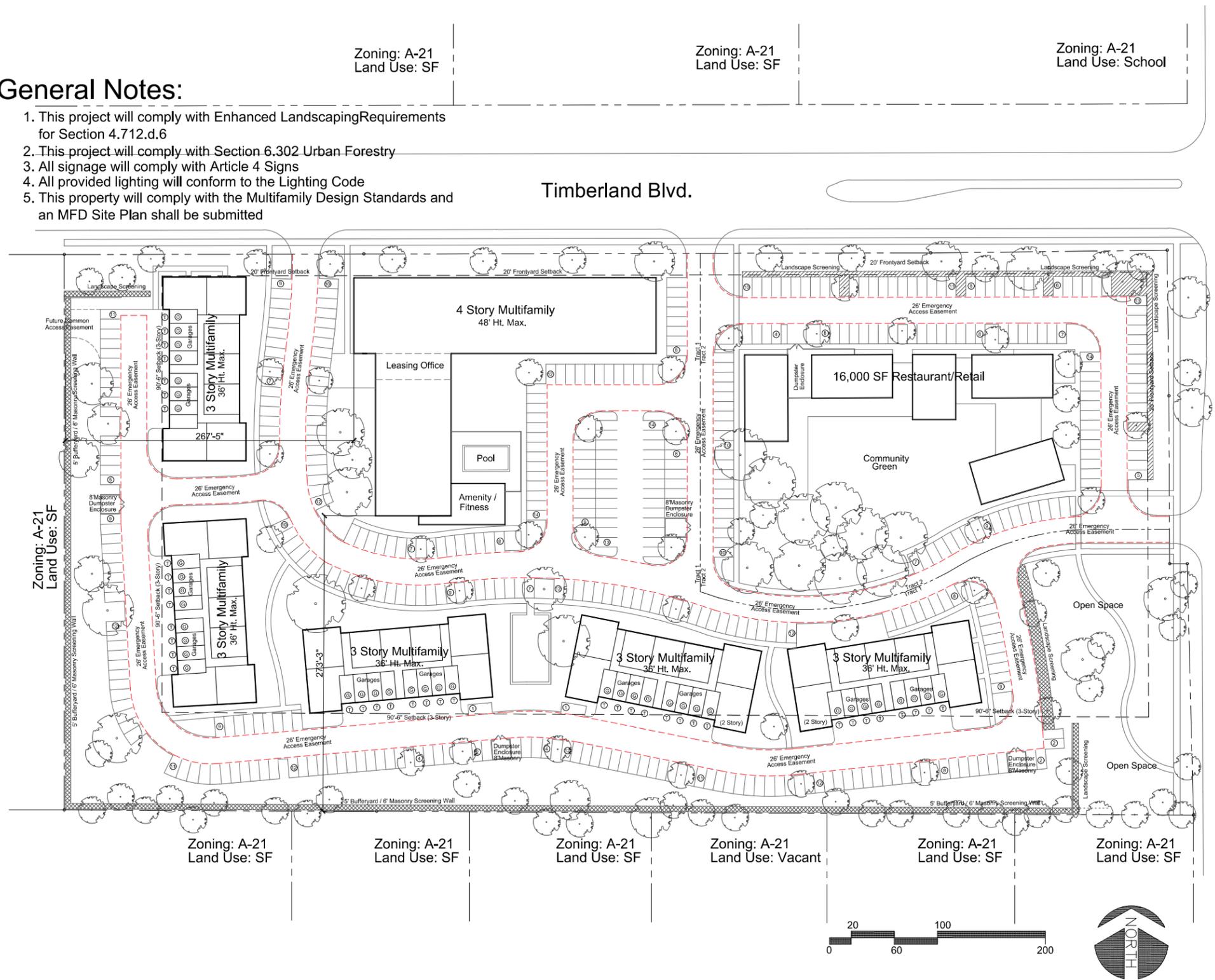
**Project Summary:**

Current Zoning: A-21  
 Proposed Zoning: PD (D)  
 Proposed Use:  
 Tract 1: Multifamily, garages, carports  
 Tract 2: Restaurant/retail

Site Area Calculations	
Total Site Area	534,455 sf
Paving/Parking	192,658 sf
Building footprints	154,480 sf
Open Space	187,317 sf (35.05%)
Notes	

Tract 1 (PD baseD district MF)	
Total Site Area	9.2 ac
Net Rentable SF	262,220 sf
Unit Count	265 units/ 989 sf avg.
Density	28.8 units/ac
Parking	406 spaces (1.53 spaces/unit)
	Open spaces 326
	Garage spaces 40
	Tandem spaces 40
Notes: See page 2 for unit/bedroom program *Per Section 6.201.b.2 of the Zoning Ordinance, 2 space may be tandem if assigned to the same unit and restricted from use as storage.	

Tract 2 (PD base D District non-residential)	
Total Site Area	3 ac
Building SF	16,000 sf*
Parking	130 spaces
Notes: *16,000 sf restaurant at one space/ 125 sf require 128 spaces	



Developer:  
 3000 Keller Springs Rd. Suite 400  
 Carrollton, Texas 75006  
 Contact: Bryan Welty  
 Phone: 214-505-5080

**Timberland Planned Development**  
 12800/12860 Timberland, 12541 North Caylor  
 Fort Worth, Texas  
 2/5/24  
 Zoning Case #ZC-24-014

Director of Development Services \_\_\_\_\_ Date \_\_\_\_\_

### Development Standards:

1. Minimum parking requirements as noted in the Property Development Standards table.
2. Requesting one 4-story building within 250 feet of a one-family district (north of project site, accross Timberland).
3. Added use of restaurant, cafe, cafeteria and retail sales, general Development Standards table.

### General Notes:

1. This project will comply with Enhanced Landscaping Requirements for Section 4.712.d.6
2. This project will comply with Section 6.302 Urban Forestry
3. All signage will comply with Article 4 Signs
4. All provided lighting will conform to the Lighting Code
5. This property will comply with the Multifamily Design Standards and an MFD Site Plan shall be submitted

Program/Unit mix (5 - 3 Story Buildings)			
Unit Description	# Units	SF	Total SF
1 Bedroom	8	739	5912
2 Bedroom	9	1020	9180
3 Bedroom	6	1260	7560
3 Bedroom	6	1435	8610
	29	1078 avg	31,262

Program/Unit mix (4 Story Building)			
Unit Description	# Units	SF	Total SF
1 Bedroom	70	733	51,310
2 Bedroom	35	1020	35,700
3 Bedroom	15	1260	18,900
	120	883 avg	105,910

Total NRSF	265 Units	262,220 SF
------------	-----------	------------

Property Development Standards (Tract 1)		
	"D" District Multifamily (base)	Proposed PD (Tract 1)
Open Space	35% minimum	35% minimum
Units per acre	32 maximum	32 maximum
Parking	1/bedroom, 1/250 sf office, amenity	1.5 spaces/unit, inclusive of office, amenity
Front yard	20' minimum	20' minimum
Rear yard	5' minimum	5' minimum
Side yard (corner lot)	10' minimum	10' minimum
Setback adjacent to SF residential	3:1 foot, slab to top plate 1:1 foot, min. 10' for garages and carports	3:1 foot, slab to top plate (90'-6")* 1:1 foot, min. 10' for garages and carports
Height	36' max. slab to top plate 48' max. slab to top plate beyond 250'	36' max. slab to top plate* 48' max. slab to top plate beyond 250'
Notes	Allowable use: Multifamily, Leasing office, Amenities, Garages, Carports *Building ht. is approx. 30'-2" slab to top plate, resulting in a 90'-6" setback. The 36' max. ht. is an allowance for roof massing as requested by HOAs.	

Property Development Standards (Tract 2)		
	"D" District Non-residential (base)	Proposed PD (Tract 2)
Lot width	50' minimum	50' minimum
Front yard	20' minimum	20' minimum
Rear yard	5' minimum	5' minimum
Side yard (corner lot)	10' minimum	10' minimum
Height	35' maximum	35' maximum
Parking	1 space/ 100 sf Restaurant 4 spaces/ 1000 sf Retail	1 space/ 125 sf Restaurant, cafe, cafeteria 4 spaces/ 1000 sf Retail
Notes	Allowable use: Restaurant, cafe, cafeteria and retail sales, general (with accessory uses)	

Developer:  
3000 Keller Springs Rd. Suite 400  
Carrollton, Texas 75006  
Contact: Bryan Welty  
Phone: 214-505-5080

# Timberland Planned Development

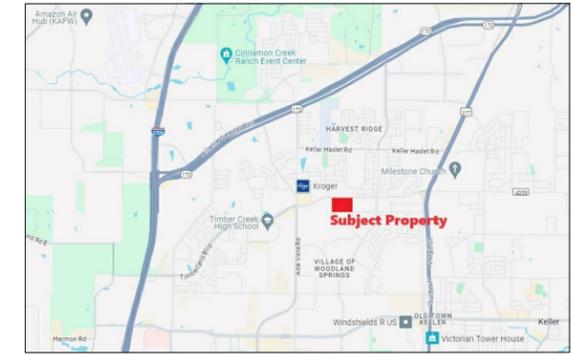
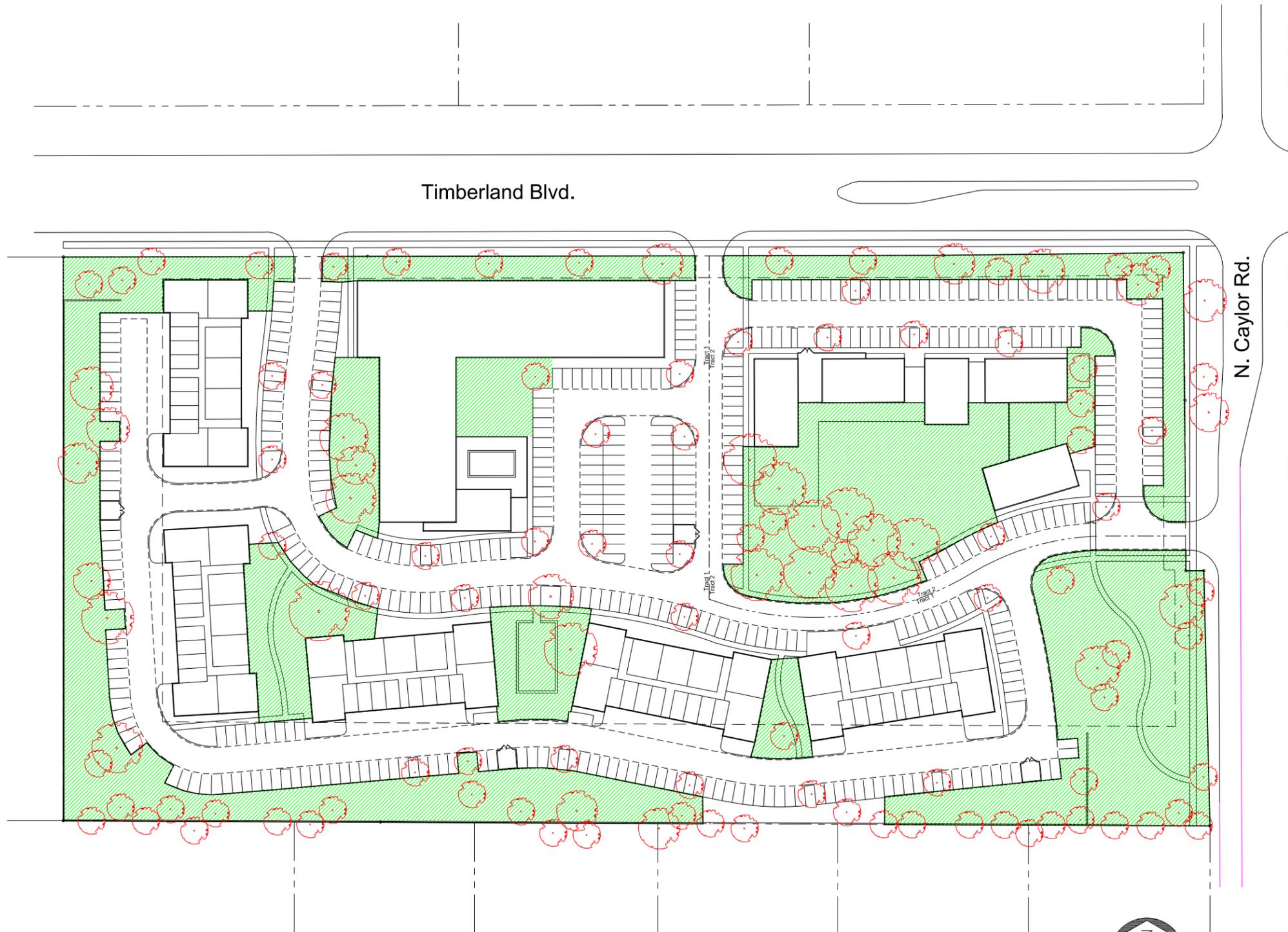
12800/12860 Timberland, 12541 North Caylor  
Fort Worth, Texas

Director of Development Services

Date

2/5/24

Zoning Case #ZC-24-014



Vicinity Map

Open Space Calculations	
Total Site Area	534,455 sf/ 12.2 ac
Required Open Space	187,059 sf (35%)
Open Space Provided	187,317 sf
Open Space %	35.05%
Notes	

 Open Space

Director of Development Services

Date

Developer:  
 3000 Keller Springs Rd. Suite 400  
 Carrollton, Texas 75006  
 Contact: Bryan Welty  
 Phone: 214-505-5080

**Timberland Planned Development**  
 12800/12860 Timberland, 12541 North Caylor  
 Fort Worth, Texas

2/5/24

Zoning Case #ZC-24-014

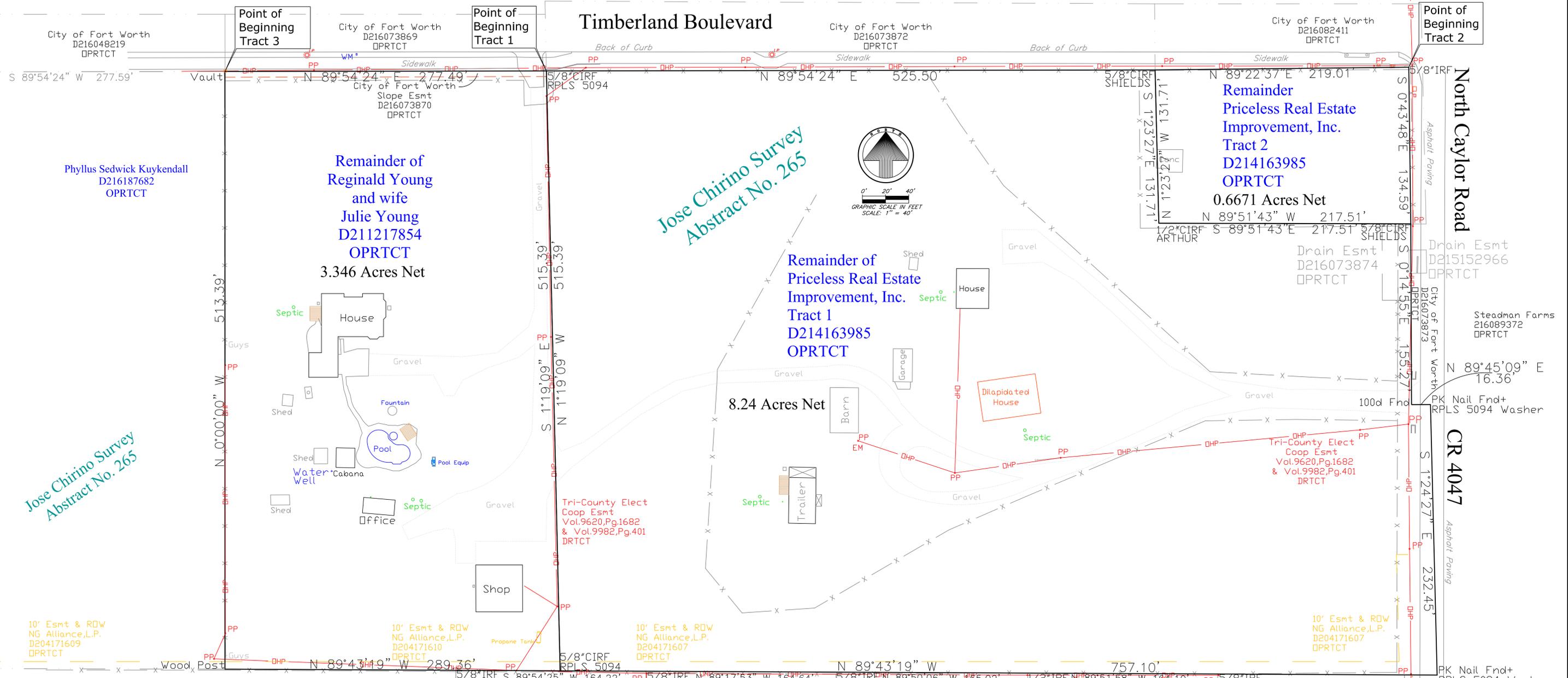


**Zoning Map**

**Timberland Planned Development**

12800/12860 Timberland, 12541 N. Caylor  
Fort Worth, Texas

Z:\MBO\_RPLS7\12800 Timberland Blvd-Working ALTA Rev3.dwg modified by RPLS7 at Jan 19, 2024 - 8:29am



Jose Chirino Survey Abstract No. 265

Jose Chirino Survey Abstract No. 265

Phyllus Sedwick Kuykendall D216187682 OPRTCT

Remainder of Reginald Young and wife Julie Young D211217854 OPRTCT 3.346 Acres Net

Remainder of Priceless Real Estate Improvement, Inc. Tract 1 D214163985 OPRTCT

Remainder Priceless Real Estate Improvement, Inc. Tract 2 D214163985 OPRTCT 0.6671 Acres Net

10' Esmt & ROW NG Alliance, L.P. D204171609 OPRTCT

10' Esmt & ROW NG Alliance, L.P. D204171610 OPRTCT

10' Esmt & ROW NG Alliance, L.P. D204171607 OPRTCT

10' Esmt & ROW NG Alliance, L.P. D204171607 OPRTCT

Lot 1 West Oak Add'n Vol.388-77, Pg.30 PRCT

Lot 2 West Oak Add'n Vol.388-77, Pg.30 PRCT

Lot 3 West Oak Add'n Vol.388-77, Pg.30 PRCT

Lot 4 West Oak Add'n D217209295 OPRTCT

Lot 5 West Oak Add'n Vol.388-77, Pg.30 PRCT

Lot 6, Block 1 West Oak Add'n D212239607 OPRTCT

LEGEND			
	SANITARY SEWER CLEANOUT		POWER POLE
	SANITARY SEWER MANHOLE		ELECT. TRANSFORMER
	FIRE HYDRANT		PROPERTY LINE
	WATER VALVE		CAPPED IRON ROD FOUND or NAILS
	WATER METER		OVER HEAD POWERLINE
	BACK FLOW VALVE		CABLE TV BOX
	IRRIGATION CONTROL VALVE		SEED RECORDS TARRANT COUNTY, TEXAS
	GAS METER		TELEPHONE PEDESTAL
	DUMPSTER		SIGN AS DESCRIBED
			FIRE LANE STRIPPING
			HANDI-CAP SYMBOL

NOTE: THIS LAND SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

Michael B H Davis, Registered Professional Land Surveyor Texas Resignation Number 5094 - Signed: January 19, 2024 Firm Registration Certificate Number: 10135300



NOTE: THIS SURVEY IS NONTRANSFERABLE.

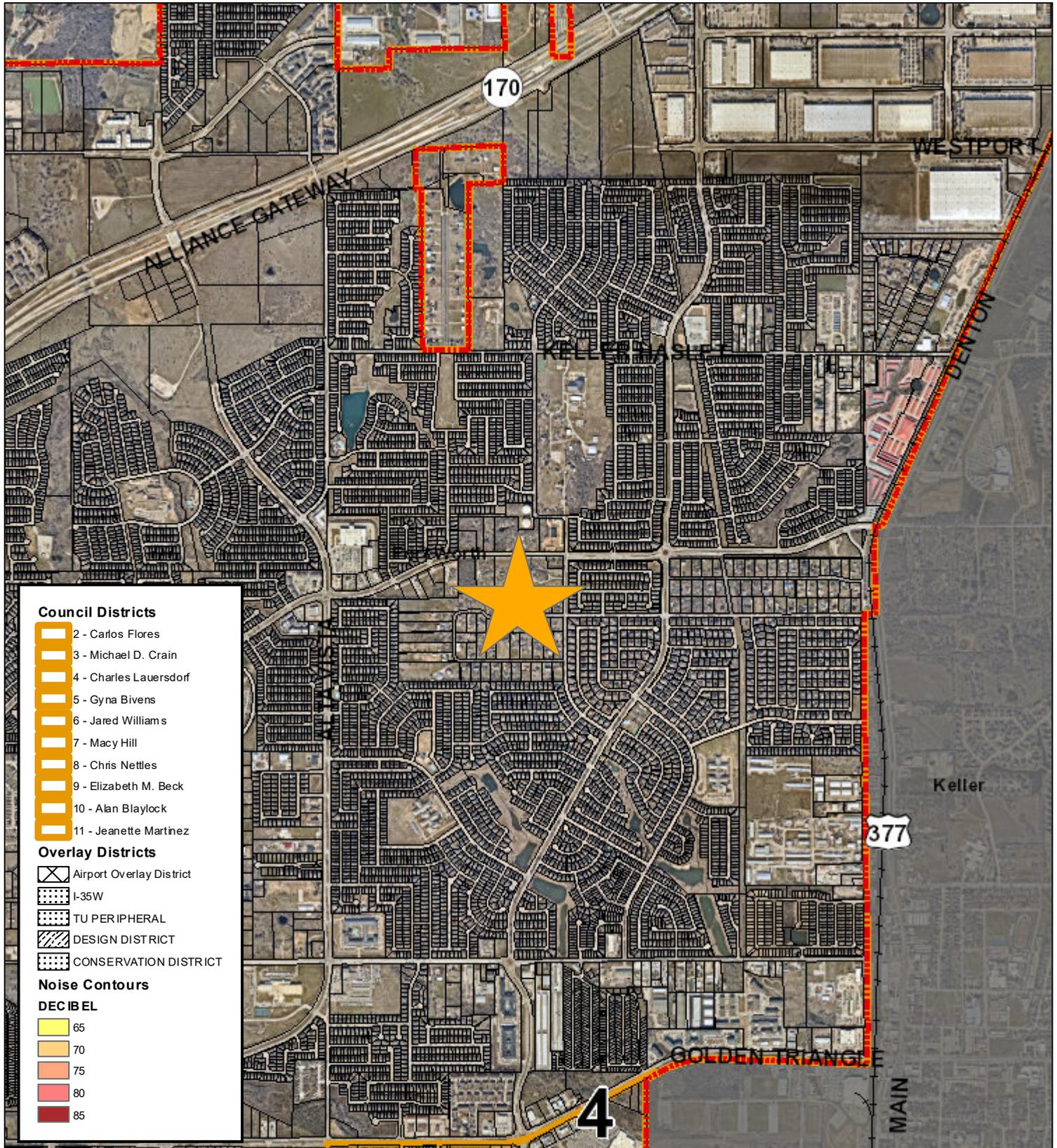
LAND SURVEYOR: ALPHA LAND SURVEYING, INC. 969 ELKIN LANE KELLER, TEXAS 76262-4941 PH 817-614-8017 FAX 817-379-5696 CONTACT: MIKE B DAVIS mbd7@gte.net

12800 & 12860 Timberland Blvd 12541 Naylor Rd City of Fort Worth Tarrant County, Texas

ALTA/NSPS LAND TITLE SURVEY of the remainder of three tracts of land out of the Jose Chirino Survey, Abstract Number 265, Tarrant County, Texas; and being the remaining portions of Tracts 1 & 2, Priceless Real Estate Improvement, Inc., D214163985, Official Public Records, Tarrant County, Texas (OPRTCT) and Reginald Young and wife Julie Young, D211217854, OPRTCT.

Field Surveyed: January 10, 2023 Revised: January 19, 2024

### Area Map



**Council Districts**

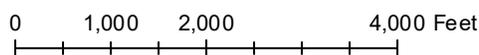
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauerdsdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

**Overlay Districts**

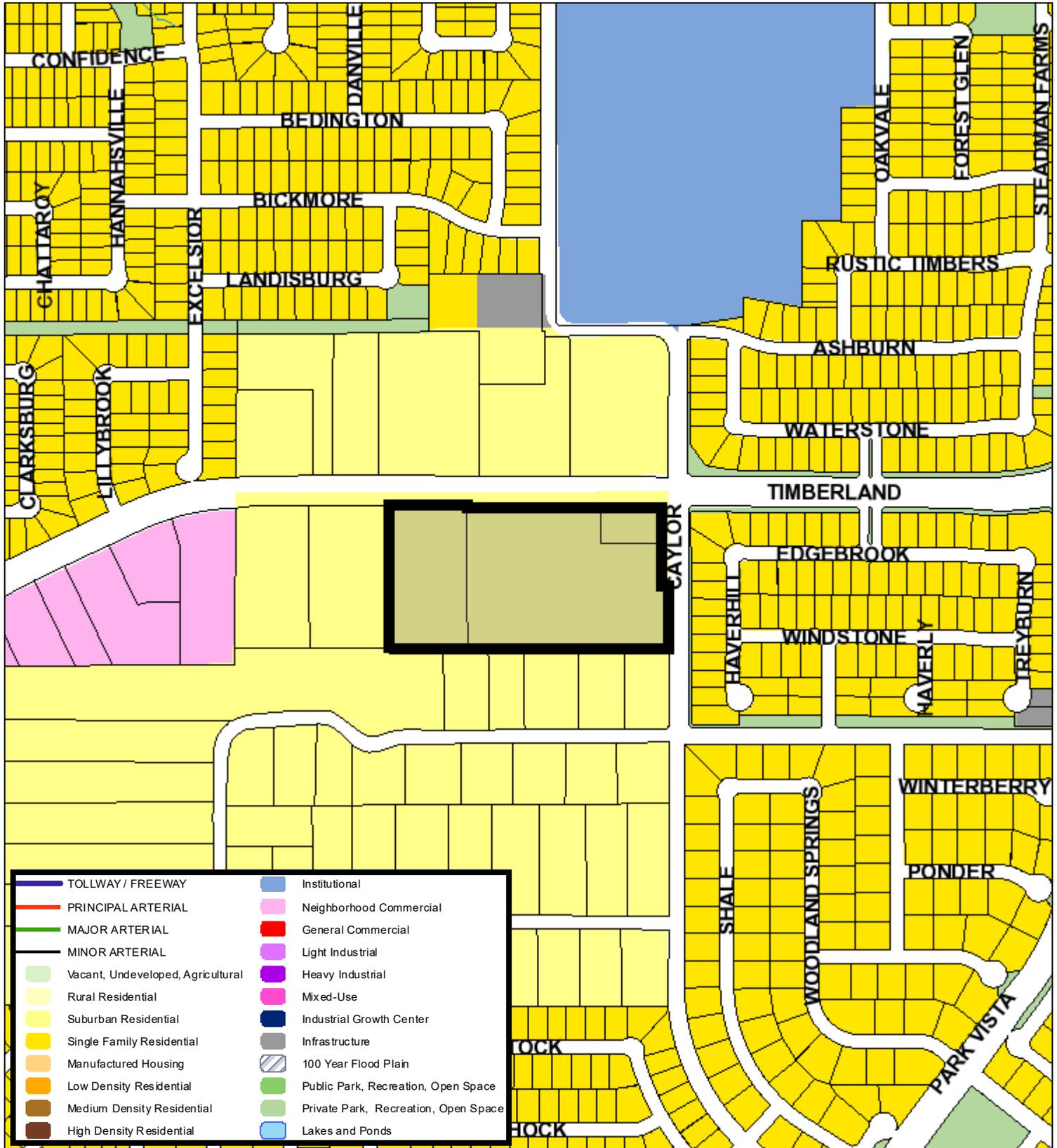
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

**Noise Contours**

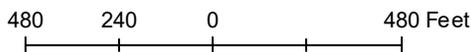
- DECIBEL**
-  65
  -  70
  -  75
  -  80
  -  85



### Future Land Use



480 240 0 480 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



0 305 610 1,220 Feet





# Zoning Staff Report

Date: March 13, 2024

Case Number: ZC-24-015

Council District: 2

## Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: Barney Holland Oil Company/ OGC Cowtown Hotel, LP

Site Location: 2833 & 2825 N Main St.

Acres: +/- 2.53 acres

### Request

Proposed Use: Hotel

Request: From: "F" General Commercial

To: "PD-G" Planned Development- "G" Intensive Commercial, site plan included

### Recommendation

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

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

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

Staff Recommendation: **Denial**

### Table of Contents

- [Project Description and Background](#)
- [Surrounding Zoning and Land Uses](#)
- [Recent Zoning History](#)
- [Public Notification](#)
- [Development Impact Analysis](#)
  - [Land Use Compatibility](#)
  - [Comprehensive Plan Consistency](#)
- Zoning Map with 300 ft. Notification Area
- Exhibit: Proposed Light Industrial Uses
- Conceptual Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

## Project Description and Background

The subject properties, currently vacant and encompassing 2.53 acres, are located amidst a mix of single-family homes, duplexes, restaurants, and commercial establishments. The first request pertains to establishing a planned development to accommodate a hotel. As per the CFW ordinance, any district with supplemental use standards for a hotel must adhere to the guidelines outlined in Section 5.116 Hotel, Motel, or Inn (Figure 1), particularly when within 1,000 feet of any one- or two-family district.

The proposed development seeks to place a hotel within the surrounding residential and commercial context. Adherence to the specified standards ensures that the hotel operation aligns with the city's regulations and maintains harmonious relations with nearby residential properties.

### § 5.116 HOTEL, MOTEL OR INN.



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

(b) *Planned development hotel use.* The following criteria shall be applicable to any planned development hotel use:

- (1) Ingress/egress should be taken from the major street furthest from the residential district;
- (2) No screening fence shall be erected along the perimeter of the hotel property adjacent to a street, alley or right-of-way; provided, however that a screening fence shall be permitted around swimming pools, tennis courts and other recreational facilities; and a screening fence shall be permitted along property lines adjacent to other lots;
- (3) Incidental businesses may be conducted within the hotel, provided that the principal entrance to the business shall be from the inside of the building;
- (4) A secondary entrance to the hotel may be provided from a court or from the principal frontage but from no other street and shall not face any residential district. Exception: Emergency egress only when required by the building code and only when no other emergency egress can be designed; and
- (5) Any other conditions required by the city council as a condition of site plan approval.

(Ord. 13896, passed 10-12-1999; Ord. 15622, § 2, passed 7-15-2003; Ord. 20453-10-2012, § 4, passed 10-9-2012)

**Fig. 1:** Section 5.116 Hotel, Motel, or Inn

Additionally, the final request involves rezoning the properties to “G” Intensive Commercial, aiming to accommodate a higher density compared to the existing “F” General Commercial designation. The applicant has included a site plan as part of this Planned Development request, outlining the proposed changes and illustrating how the development aligns with their intended goals.

## Surrounding Zoning and Land Uses

Northeast	“FR” General Commercial Restricted / Commercial
Northwest	“A-5” One Family / Residential
East	“J” Medium industrial/ Restaurant
South	“F” General Commercial / Restaurant
West- North	“E” Neighborhood Commercial / Vacant Lot
West- South	“B” Two-Family / Vacant Lot

## Recent Zoning History

- ZC-10-116; This was a city initiative to rezone properties from "B" Two-Family and "J" Medium Industrial to "A-5" One-Family and "FR" General Commercial Restricted; The ZC case was approved vote 7-0 on 08/11/2010;

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.  
 The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
Far Greater Northside Historical	Inter-District 2 Alliance
Trinity Habitat for Humanity	Streams And Valleys Inc

\* Located within a registered Neighborhood Organization

## Development Impact Analysis

### Land Use Compatibility

The surrounding parcels exhibit a diverse range of zoning districts, incorporating "F" General Commercial, "E" Neighborhood Commercial, "B" Two-Family, "A-5" One-Family, and "J" Medium Industrial designations. Notably, parcels to the west and north are zoned as "A-5" One-Family and "B" Two-Family, with existing single-family homes and duplexes within the vicinity. Considering the composition of these neighboring parcels, the requested zoning change to "G" Intensive Commercial may be incompatible with the existing surroundings. This proposed change permits a higher density compared to the current district, allowing for an increase in maximum height from 3 stories or 45 feet to 12 stories or 120 feet. In conjunction with the Planned Development (PD) request, the applicant has furnished a site plan, outlining intentions to develop a 5-6-story hotel. Nonetheless, the compatibility of such a height with the predominantly single-story residential homes is not compatible with the area.

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

### Comprehensive Plan- Map Consistency – Northeast Sector

The adopted Comprehensive Plan currently designates the subject property as Mixed-use on the Future Land Use (FLU) Map. The FLU classifies Mixed-Use as UR, MU-1, MU-2, Form-Based Codes, and All Commercial. The FLU Map does allow for current and proposed use but the Comprehensive Plan policies will limit the type of uses allowed to protect current conditions.

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

**Fig. 2:** FLU Map description

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

## Comprehensive Plan Policy Consistency

---

The proposed heavy commercial zoning for this area does not align with the policies outlined in the Comprehensive Plan:

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

The heavy commercial zoning will impact nearby single-family and two-family zoned districts, particularly those to the north and west. Keeping the current zoning will offer a more suitable solution.

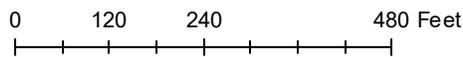
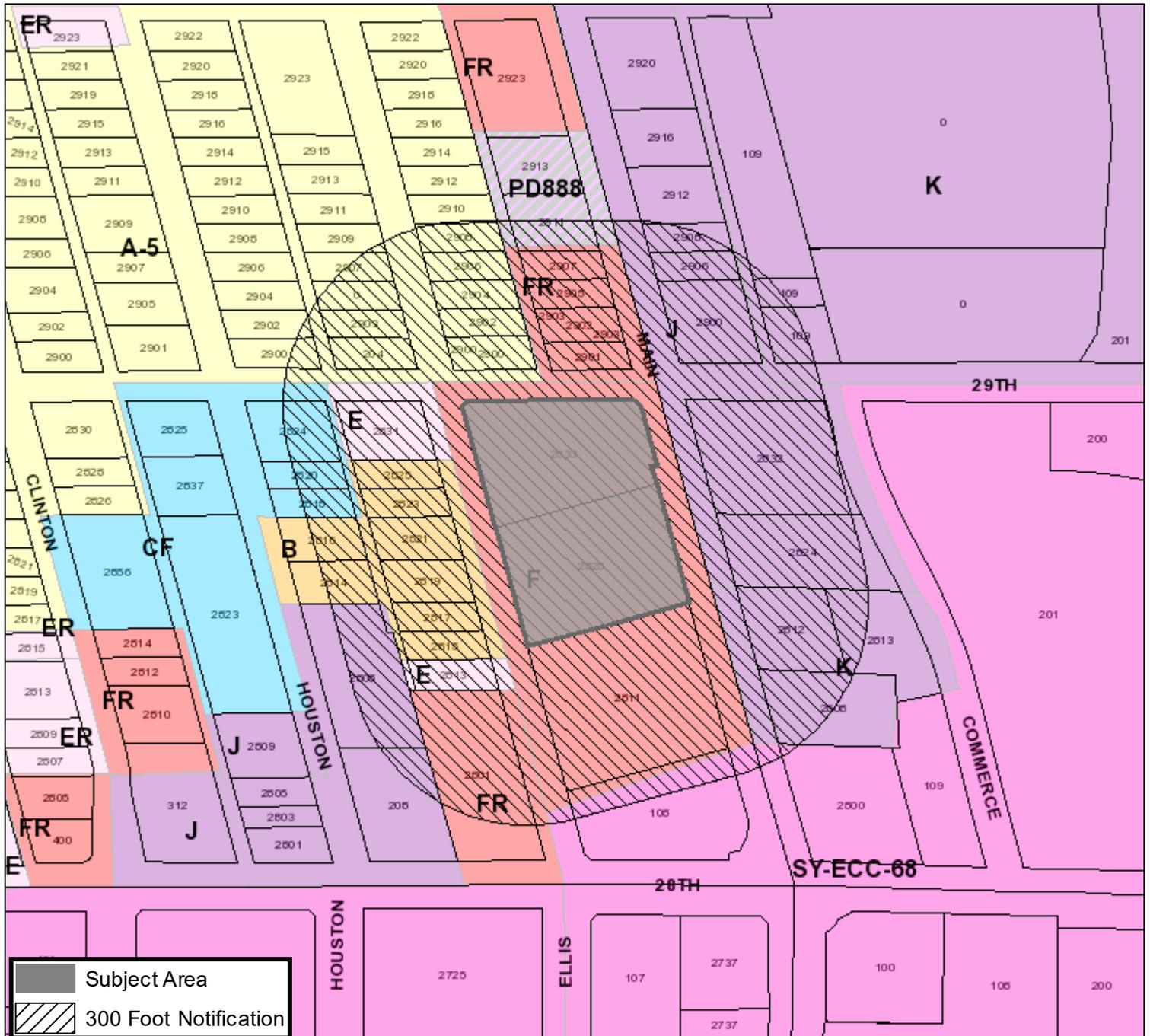
The proposed zoning is **not consistent** with the land use designations for this area.





# Area Zoning Map

Applicant: Barney Holland Oil Co. / John Ainsworth  
 Address: 2833-2825 (odd) N. Main Street  
 Zoning From: F  
 Zoning To: PD/F for Hotel Uses  
 Acres: 2.53114282  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 3/13/2024  
 Contact: null



DIRECTOR OF DEVELOPMENT SERVICES

DATE

GENERAL NOTES:

1. This project will comply with Section 6.301, Landscaping.
2. This project will comply with Section 6.302, Urban Forestry.
3. All signage will conform to Article 4, Signs.
4. All provided lighting will conform to the Lighting Code.
5. Exterior trash receptacles will be screened with a masonry wall on 3 sides and contain a gate.

SITE DATA TABLE

LEGAL DESCRIPTION	LOTS 3R & 4R BLOCK 60 M.G. ELLIS ADDITION
LOT AREA (AC)	2.53 AC (110,070 SF)
ADDRESS	2825 & 2833 N MAIN ST, FORT WORTH, TX 76106
PROPOSED ZONING	PD/G
BUILDING HEIGHT	INTENSIVE COMMERCIAL WITH HOTEL
HOTEL ROOMS	6 STORIES / 70 FT
PATRON SEATS	149 KEYS
OPEN TO PUBLIC (EA)	24 SEAT S
PARKING REQUIRED (ADA)	155 (6)
PARKING PROVIDED (ADA)	1 SPACE PER ROOM 1 SPACE PER 4 PATRON SEAT S 155 (6)

PROJECT #: 00123187.00  
 DRAWN BY: A.R.  
 CHECKED BY: A.R.

ARCHITECT:  
**NILES BOLTON ASSOCIATES**

3060 Peachtree Rd. N.W.  
 Suite 600  
 Atlanta, GA 30305  
 T 404 365 7600  
 F 404 365 7610  
 www.nilesbolton.com

ISSUE DATE	DESCRIPTION

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

OWNER / DEVELOPER:  
**Oldham Goodwin OGG**  
 2800 South Texas Avenue  
 Suite 401  
 Bryan, TX 77802  
 T 979 268 2000  
 F 979 846 7020  
 https://oldhamgoodwin.com/

CIVIL ENGINEER:  
**Kimley»Horn**  
 801 Cherry Street  
 Unit 11 - Suite 1300  
 Fort Worth, TX 76102  
 T 817 339 2253  
 https://www.kimley-horn.com/

**HAMPTON INN AND SUITES BY HILTON**

LOTS 3R & 4R, BLOCK 60  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SHEET TITLE:  
**ZONING SITE PLAN LOBBY LVL**  
 ZC-24-XXX

SHEET NUMBER:  
**A1.02**  
 DATE: 2/5/2024

ZONING: E (NEIGHBORHOOD COMMERCIAL) EXISTING USE: VACANT  
 LEGAL: LOTS 7, BLOCK 59 M.G. ELLIS ADD ADDRESS: 2813 ELLIS AVE

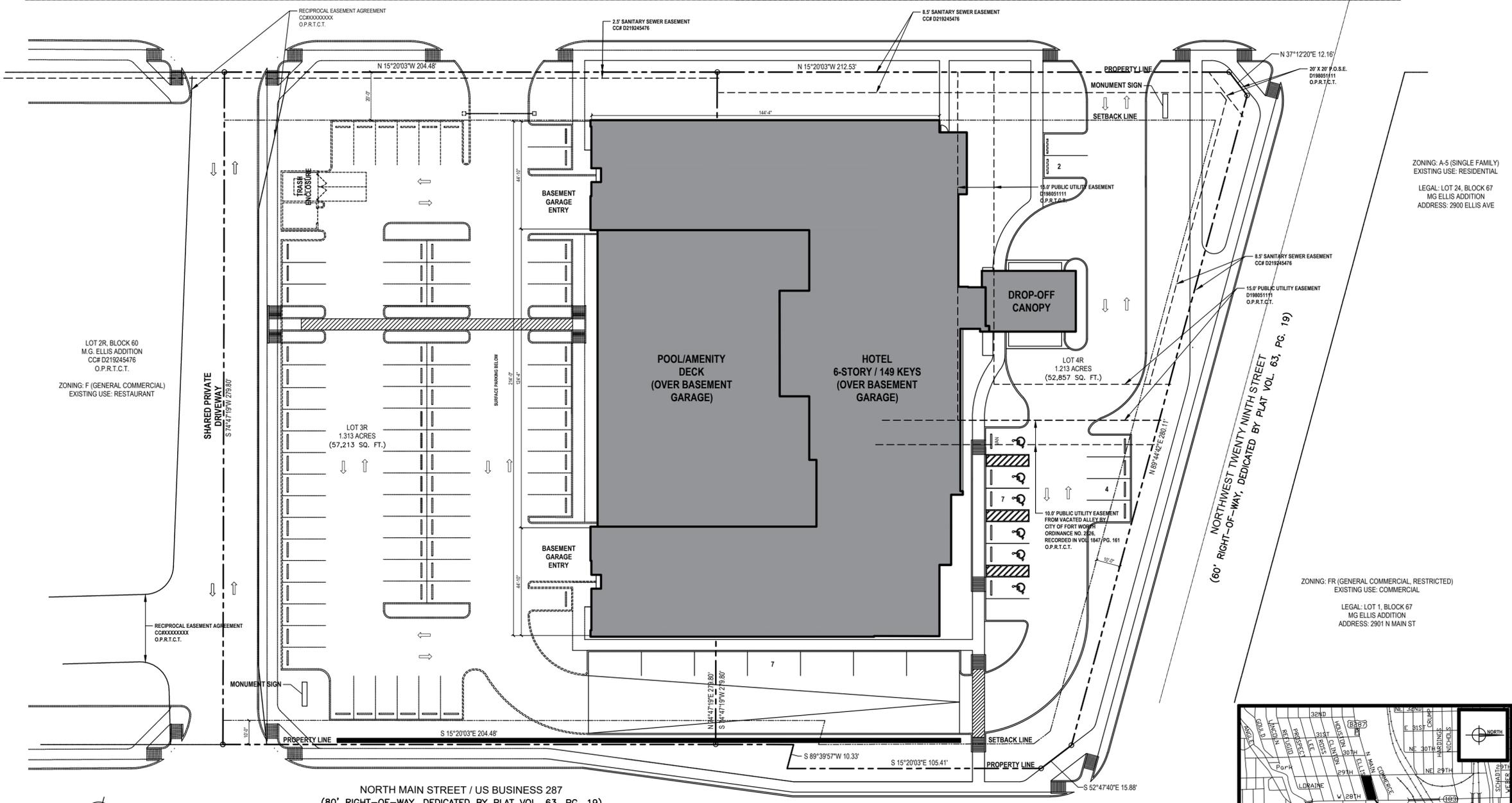
ZONING: B (TWO-FAMILY RESIDENTIAL) EXISTING USE: RESIDENTIAL  
 LEGAL: LOTS 8-12, BLOCK 59 M.G. ELLIS ADDITION ADDRESS: 2815-2821 ELLIS AVE

ZONING: B (TWO-FAMILY RESIDENTIAL) EXISTING USE: VACANT  
 LEGAL: LOTS 13, BLOCK 59 M.G. ELLIS ADD ADDRESS: 2823 ELLIS AVE

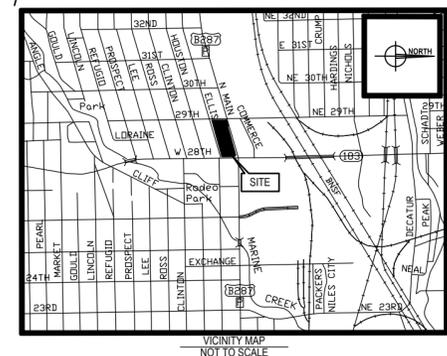
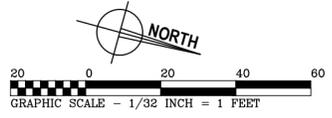
ZONING: B (TWO-FAMILY RES) EXISTING USE: RESIDENTIAL  
 LEGAL: LOTS 14, BLOCK 59 M.G. ELLIS ADD ADDRESS: 2828 ELLIS AVE

ZONING: E (NEIGHBORHOOD COMM) EXISTING USE: RESIDENTIAL  
 ZONING: LOTS 15 & 16, BLOCK 59 M.G. ELLIS ADD ADDRESS: 2831 ELLIS AVE

ELLIS AVENUE  
 (60' RIGHT-OF-WAY, DEDICATED BY PLAT VOL. 63, PG. 19)

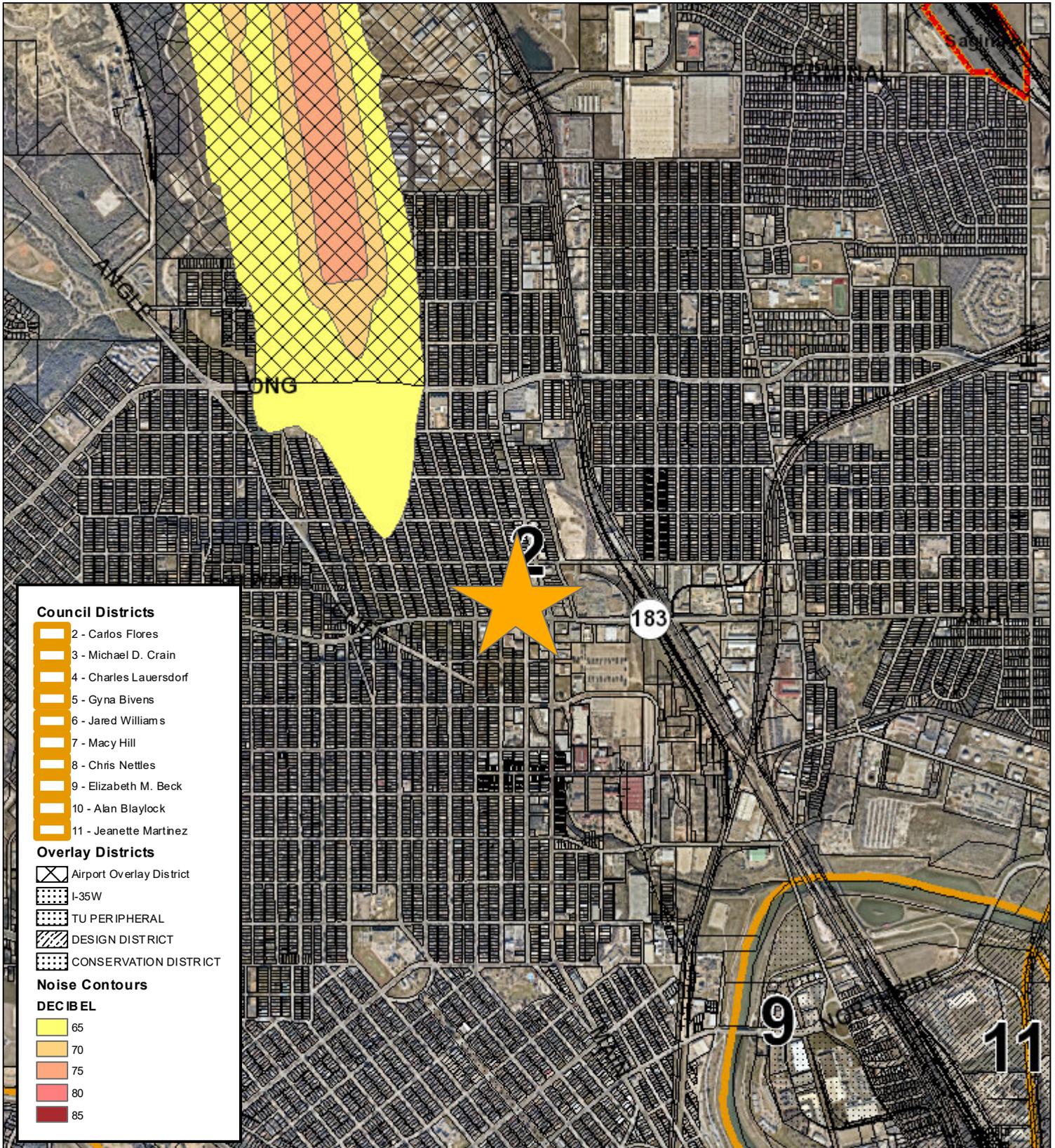


NORTH MAIN STREET / US BUSINESS 287  
 (80' RIGHT-OF-WAY, DEDICATED BY PLAT VOL. 63, PG. 19)



NOT RELEASED FOR CONSTRUCTION

### Area Map



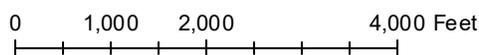
Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauenrodt
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

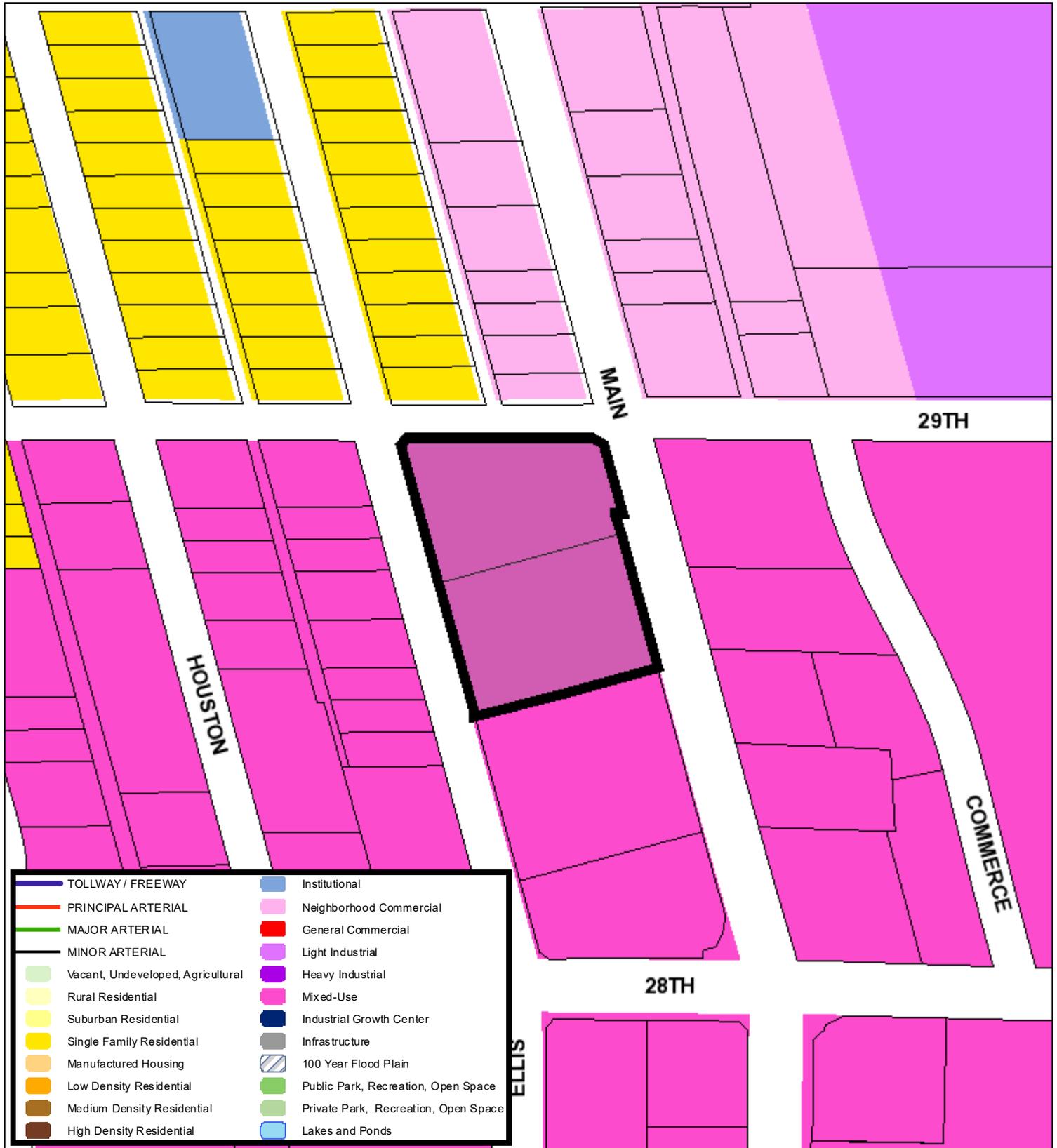
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT

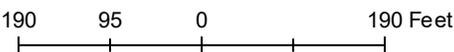
Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85



### Future Land Use



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



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



## Aerial Photo Map



0 125 250 500 Feet





**Date:** March 13, 2024

**Case Number:** ZC-24-016

**Council District** 8

## Zoning Map Amendment

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

**Owner / Applicant:** FW Mason Heights LP / Columbia Residential

**Site Location:** 2757 Moresby Street

**Acres:** 27 acres

### Request

**Proposed Use:** Multifamily Development

**Request:** From: “PD915 B” Planned Development for Multifamily uses with development standards on file in the Planning & Development Department, site plan required. And “PD916” Planned Development for Multifamily uses with development standards on file in the Planning & Development Department, site plan required

To: “PD-916” Planned Development; Planned Development for Multifamily uses with development standards on file in the Planning & Development Department, and adding parking development standards; site plan included

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

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3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
- a. [Land Use Compatibility](#)
- b. [Comprehensive Plan Consistency](#)
- c. [Economic Development Plan](#)
- d. Site Plan
6. Zoning Map with 300 ft. Notification Area
7. Area Map

## Project Description and Background

The location proposed for development was previously part of the Masonic Children's Home property. It's the remaining land of a major redevelopment project situated south of Berry Street, near Hwy 287. The vacant site is located just south of the retail development Renaissance Square. This section is designated for the residential component of the overall development, and is currently zoned for multifamily.

The applicant intends to develop the third phase of Renaissance Heights and maintain consistency throughout the development. The Zoning Staff has recommended consolidating the PD zoning with Phase 3. Both sites are already zoned for multifamily development, and the applicant is merely adjusting the boundaries to develop under one zoning district instead of the two existing PDs, which have very similar development standards. This application aims to submit the PD site plan, request to rezone PD 915B to PD 916 across the whole site and propose parking development standards.

The proposed site plan follows the established development standards for PD 916, except for a variance in parking requirements that reduces the parking standards for three-bedroom apartments from three to two spaces. According to the application, the third phase of the Renaissance Heights development will offer 100 affordable apartments (well below the maximum allowed in the approved PD) broken down as follows,

- 35 one-bedroom units
- 35 two-bedroom units
- 30 three-bedroom units
- and amenities such as a gazebo/grill area, dog park, and playfield.

Standards	Current PD/D	Proposed Amendment PD/D
<b>Units per acre</b>	25 units per acre	No change
<b>Building Layout</b>	Building situated such that parking is internal to the site	No change
<b>Landscaping</b>	Will Comply	Will Comply
<b>Landscaping in Parking Lot</b>	No Change	No Change
<b>Fencing</b>	Removed	Removed
<b>Parking Lot Lighting</b>	No Change	No Change
<b>Building Height</b>	35 feet-slab to top plate 3 stories	35 feet-slab to top plate 3 stories
<b>Parking Spaces</b>	1 space per bedroom plus 1 space per 250 sq. ft. of common area. 210 total spaces required for Phase 3	1 space per 1-bedroom unit 2 spaces per 2-bedroom units 2 spaces per 3-bedroom units Plus 1 space per 250 sq. ft. of common area 182 provided for Phase 3

## Surrounding Zoning and Land Uses

- North "PD /720" Commercial Development / Shopping Mall
- East "PD / 916" Multifamily/vacant/ multifamily
- South "915A" / YMCA
- West "CF" Community Facilities /Elementary School



## 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 01, 2024

The following organizations were emailed on March 01, 2024

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, near Berry Street, there are several commercial developments, such as a Walmart Super Center, restaurants, and auto shops. To the east and south east the site is developed with Phase 2 of Renaissance Heights multifamily development, south west of the site, there’s a YMCA to the west the site abuts an elementary school, however a detention pond offers a natural buffer between the two uses.

The project location is within 1 mile of a major employment center, and within ¼ mile of existing bus routes;

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

### Comprehensive Plan Consistency – Southeast

The adopted Comprehensive Plan designates the subject property as a future Medium-Density Residential.

The proposed rezoning **is consistent** with the adopted Comprehensive Plan designation, and it aligns with the following housing policy of the Comprehensive Plan.

RESIDENTIAL		Codes, CI
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
COMMERCIAL		

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic (p. 4-15).

## Site Plan Comments

### Zoning and Land Use

- Recalculate open space after removing detention pond and detention pond easement which cannot be counted as open space
- Building orientation: building does not face a public street

### Fire Department

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

Existing street names, as shown on the site plan may need to be clarified on either an MFD or plat, depending on how the project proceeds. An addressing review will determine the need for any additional name/recorded access easements.

Fire lanes must be a minimum of 26' wide and provide hose lay to the exterior of each structure within 150', measured in a 5' wide unobstructed path from the edge of a marked fire lane or public street. That distance MAY be increased to 300' if the building is equipped with a fire sprinkler system.

Building/fire lane hose lay appears to be compliant for hose lay within 150'.

Section 503.1.1 Buildings and Facilities

Section 503.2.1 Fire Lane Dimensions

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

Section 503.6 Security Gates

Hydrant requirements:

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

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

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

Hose lay from private hydrants cannot extend over lot lines. Additional hydrant(s) may be required to meet the above hose lay standards for each building and any Sprinkler System Fire Department Connections.

Sections 507.5.1 (2) and (3)

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**

\*\* No Hold Comments \*\*

**Stormwater**

Contact: [sds@fortworthtexas.gov](mailto:sds@fortworthtexas.gov)

Shallow potential high water is present on site. There are 2 detention ponds and private earthen drainage channel easements located on site draining to the pond per TPW Plan Set W-2210.

Site will require an accepted drainage study prior to Commercial Grading Permit Issuance, Platting, IPRC Plan Acceptance, and Building Permit Issuance.

**Transportation/Public Works**

No response provided

**Platting**

No response provided

**Park & Recreation**

PARD-PDP fees will apply to this development. Fees assessed at building permit.

**Building Plan Review**

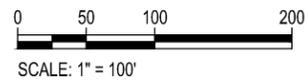
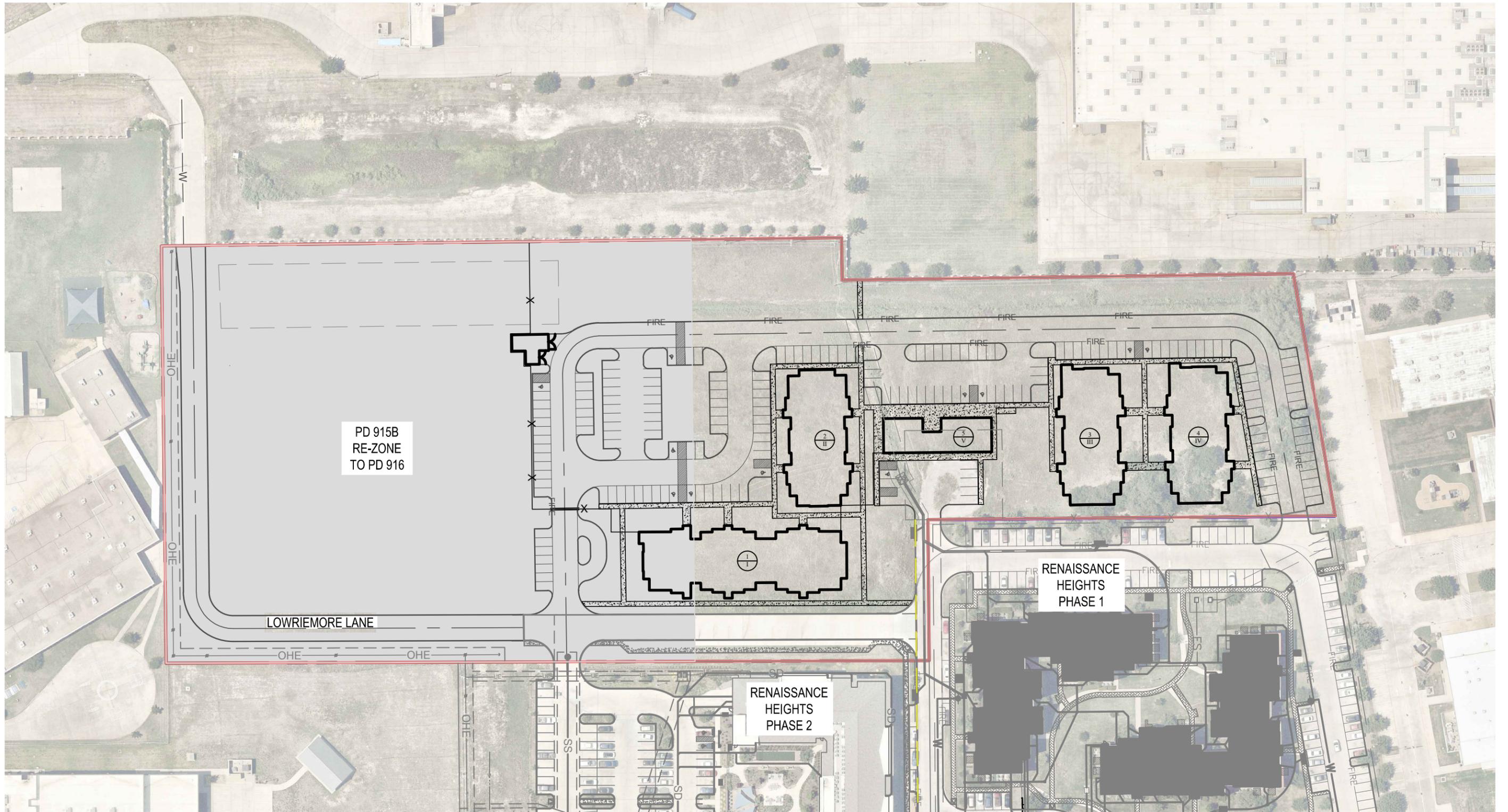
No response provided

*(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.)*





JMARLIA 02/05/2024 6:23AM [IPROJUR305784.09 - RENAISSANCE HEIGHTS PHASE 3 CIVIL05 DESIGN\CIVIL\EXHIBITS\2024-02-04 ZONING EXHIBITS\ZONING EXHIBIT.DWG



500 W. 7th Street, Suite 300  
Fort Worth, Texas 76102-4728  
817.335.3000  
www.huitt-zollars.com

### REZONING EXHIBIT

RENAISSANCE HEIGHTS PHASE III

2757 MORESBY ST  
FORT WORTH, TX 76119

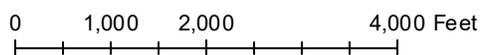
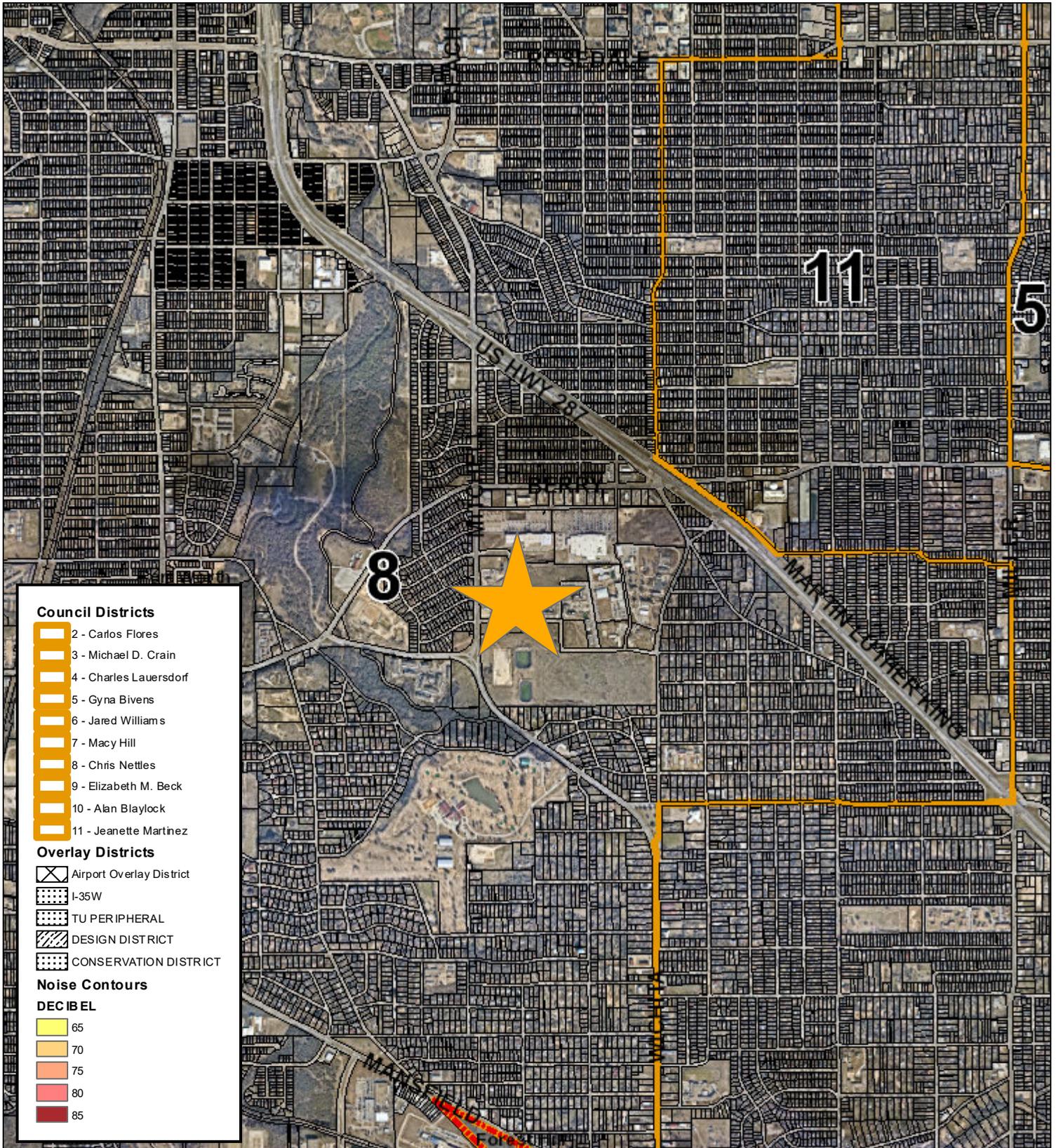
COLUMBIA RESIDENTIAL

1718 PEACHTREE STREET, SUITE 684  
ATLANTA, GA 30309

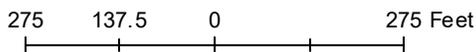
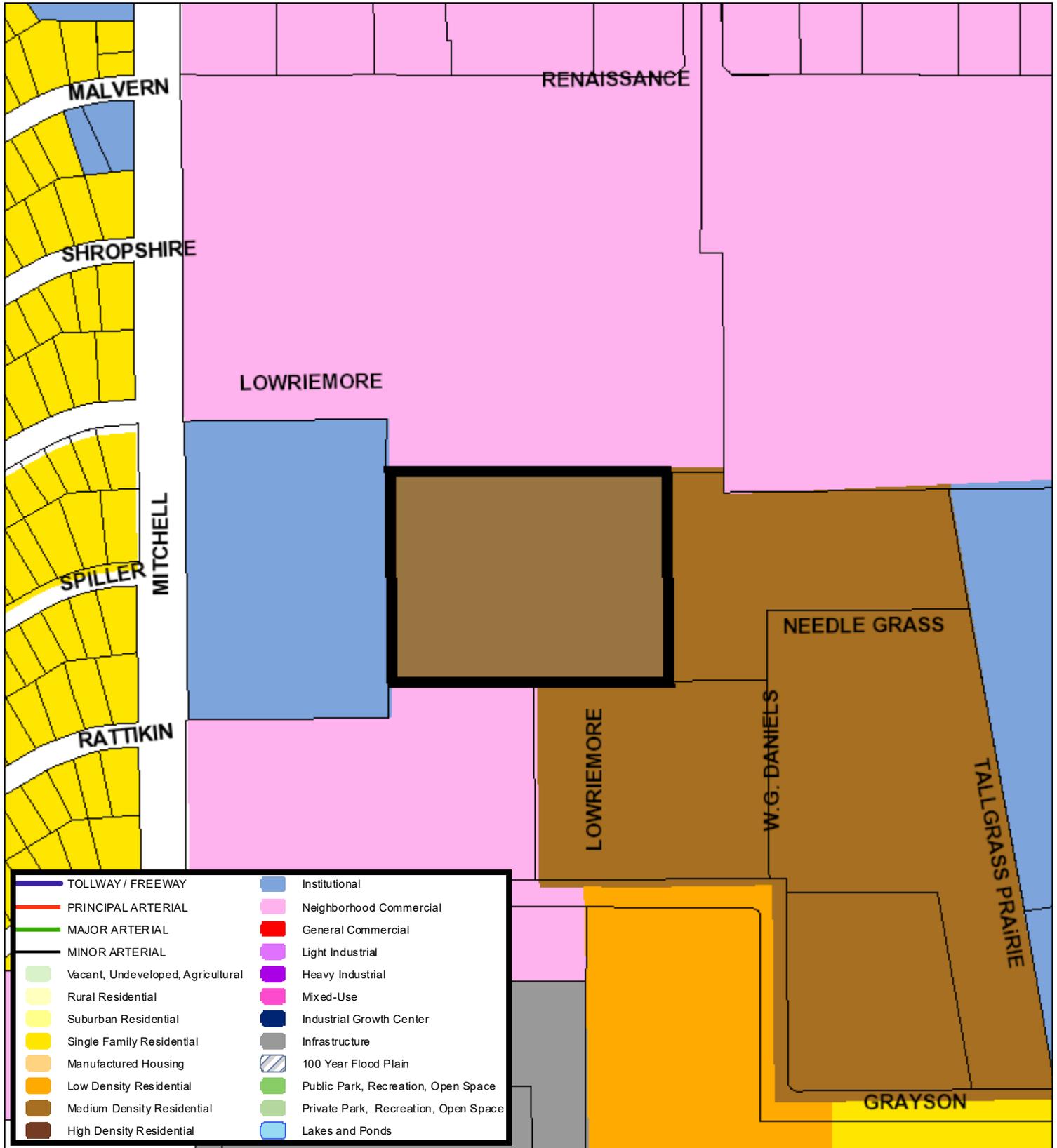
HZ PROJECT NO.: R305784.09  
ISSUE DATE: February 4, 2024  
DRAWN BY: HZI  
REVIEWED BY: HZI  
APPROVED BY: HZI

SHEET **01** OF **01**

## Area Map



### Future Land Use



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



## Aerial Photo Map



0 175 350 700 Feet





# Zoning Staff Report

**Date:** March 13, 2024

**Case Number:** ZC-24-018

**Council District:** 2

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** MCP 18 LLC/ Taylor Mitcham/Jonathan Russell

**Acreage:** 40.2 acres

**Site Location:** 4500 & 4600, Angle Ave; 2500 NW Loop 820; 4400 & 4533 Marine Creek Parkway and 4500 Angle Avenue

### Request

**Proposed Use:** Commercial/Industrial Warehouse

**Request:** From: “G” Intensive Commercial & “J” Medium Industrial

To: “G” Intensive Commercial & “PD/J” Planned Development for all uses in “J” Medium Industrial, removing certain uses, site plan required

### Recommendation

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

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

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

## Project Description and Background

The property is situated at the intersection of Marine Creek Pkwy and NW Loop 820 and is currently zoned “G” Intensive Commercial and ‘J’ Medium Industrial. The applicant is proposing to amend the zoning lines to have commercial frontage along NW Loop 820 and adding more land for a PD/J, site plan required. The applicant intends construct three over 146,000 sf warehouses within this space. The applicant has requested a PD for “J” in order to remove several uses and provide a site plan to for more control over the site. The table below describes the development standards and differences between the current J and proposed PD.

<b>Current “G” acreage</b>	<b>Proposed “G” Acreage with Zoning Case</b>
Roughly 20 acres	5.8 acres
<b>Current J Acreage</b>	<b>Proposed PD/J Acreage with this zoning case</b>
Roughly 20	35.6 acres

Standard	J Zoning	Proposed PD/J
Building Height	120 ft	32’ (Will Comply)
Parking	190	404 (Will Comply)
Uses allowed	All uses allowed in J minus certain uses	Removal of Waste related uses, Agricultural, and Accessory Uses
Landscaping/Signage/UF	NA	Will Comply

The PD narrative below detail the pertinent zoning regulations to accomplish this goal.

*The proposed zoning change request will keep the existing zoning categories of "G" Commercial and "J" Industrial but will alter the boundary limits to align with the proposed site plan. The proposed side includes three (3) industrial buildings totaling approximately 441,076 square feet with associated parking. Along Loop 820 frontage road are future commercial retail pad sites. This zoning change will include prohibiting the following uses: a) waste related, b) agricultural, and c) accessory uses as outlined in Ordinance No. 4.803. This zoning change will include the following setback requirements: a) minimum landscape setback from Marine Creek Parkway: 30 feet, b) minimum landscape setback from Angle Avenue: 10 feet, and c) minimum landscape setback from Loop 820 Frontage Road: 10 feet*

## Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Northwest Loop 820, gas station  
 East “G” Intensive Commercial; “CR” Low Density Multifamily/ multifamily  
 South “C” Medium Density Multifamily / undeveloped  
 West “C” Medium Density Multifamily / undeveloped

## Recent Zoning History

- None.

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were notified: (emailed March 1, 2024)

Organizations Notified	
Northwest Fort Worth Alliance	Inter-District 2 Alliance
Terrance Landing OA	Far Greater Northside Historical NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Lake Worth ISD	

### Land Use Compatibility

---

The applicant is proposing to zone the site to “G” Intensive Commercial and “PD/J” with development standards. The surrounding uses are largely undeveloped with multifamily across Marine Creek Parkway to the east. The applicant intends to develop warehouses on the southern portion of the tract and commercial along the highway frontage.

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

### Comprehensive Plan Consistency – Far North

---

The adopted Comprehensive Plan designates the subject property as future Mixed-Use within the future land use map. The proposed rezoning **is not consistent** with the Comprehensive Plan map designation. However, the following land use policies are supported by the rezoning request:

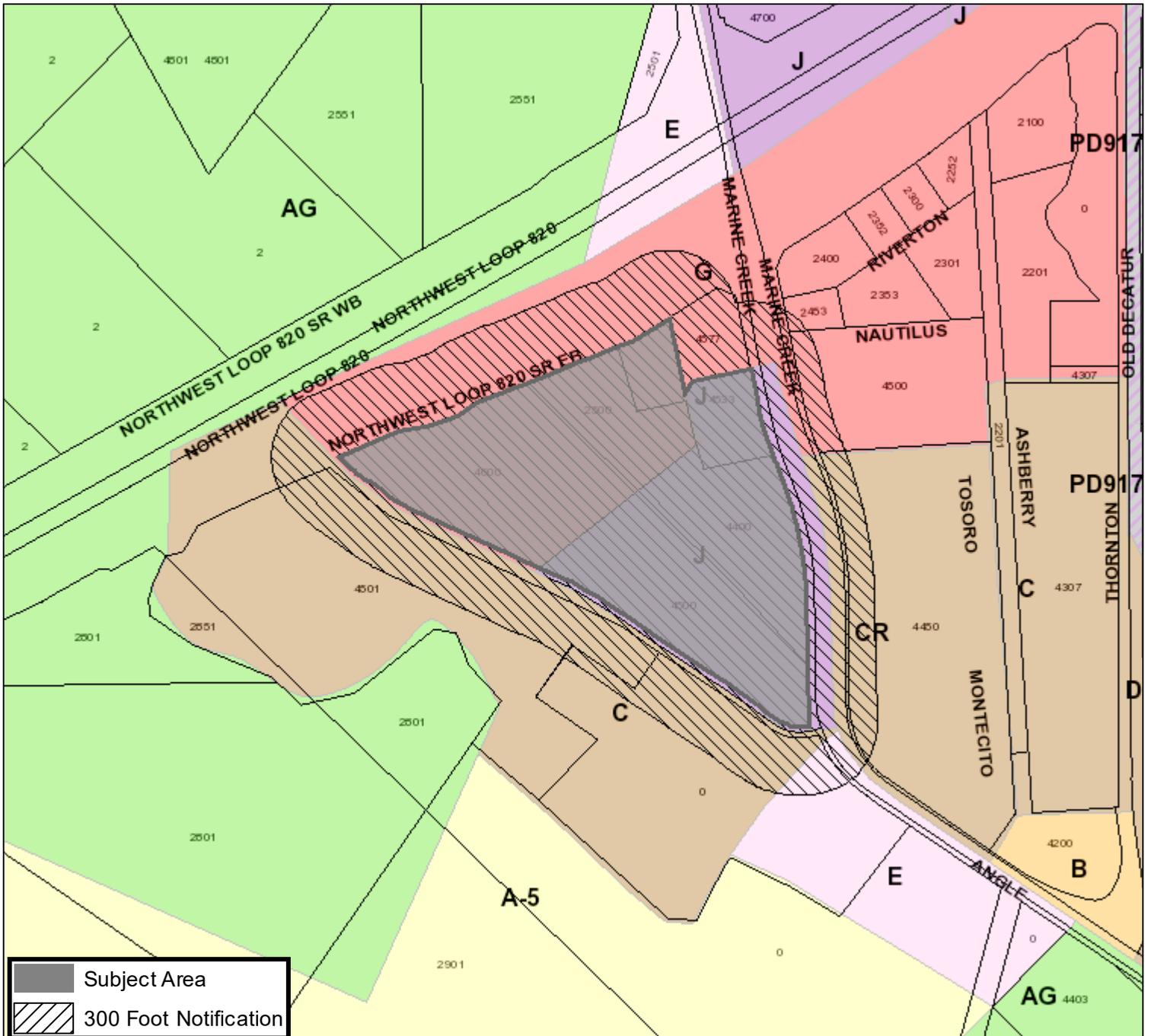
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations



ZC-24-018

# Area Zoning Map

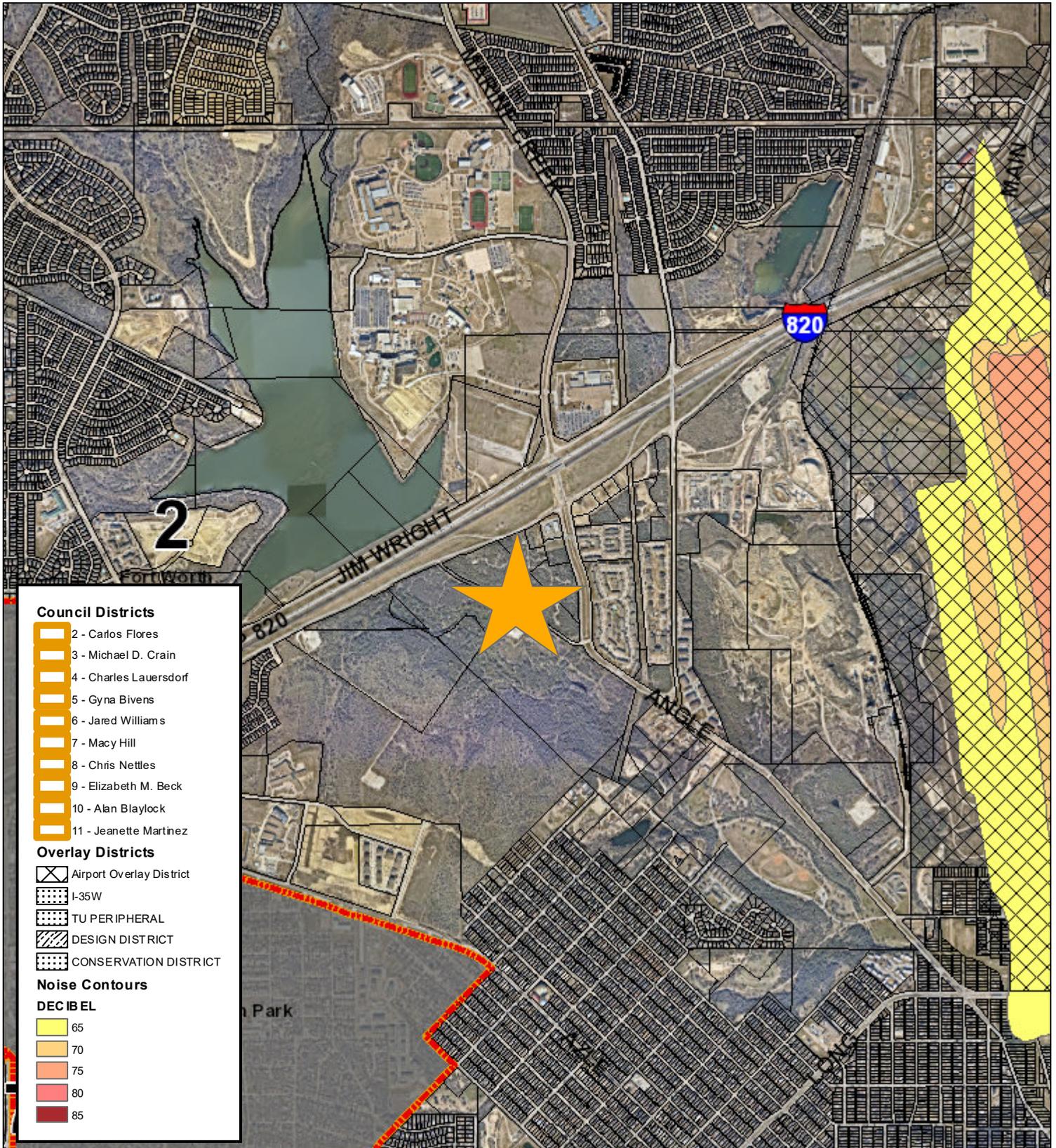
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 Zoning From: null  
 Zoning To: null  
 Acres: 40.27413639  
 Mapsco: Text  
 Sector/District: Northside  
 Commission Date: 3/13/2024  
 Contact: null



0 310 620 1,240 Feet



### Area Map



**Council Districts**

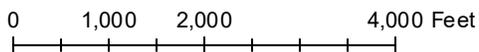
- 2 - Carlos Flores
- 3 - Michael D. Crain
- 4 - Charles Lauerdorf
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Macy Hill
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck
- 10 - Alan Blaylock
- 11 - Jeanette Martinez

**Overlay Districts**

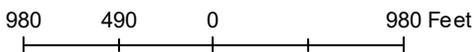
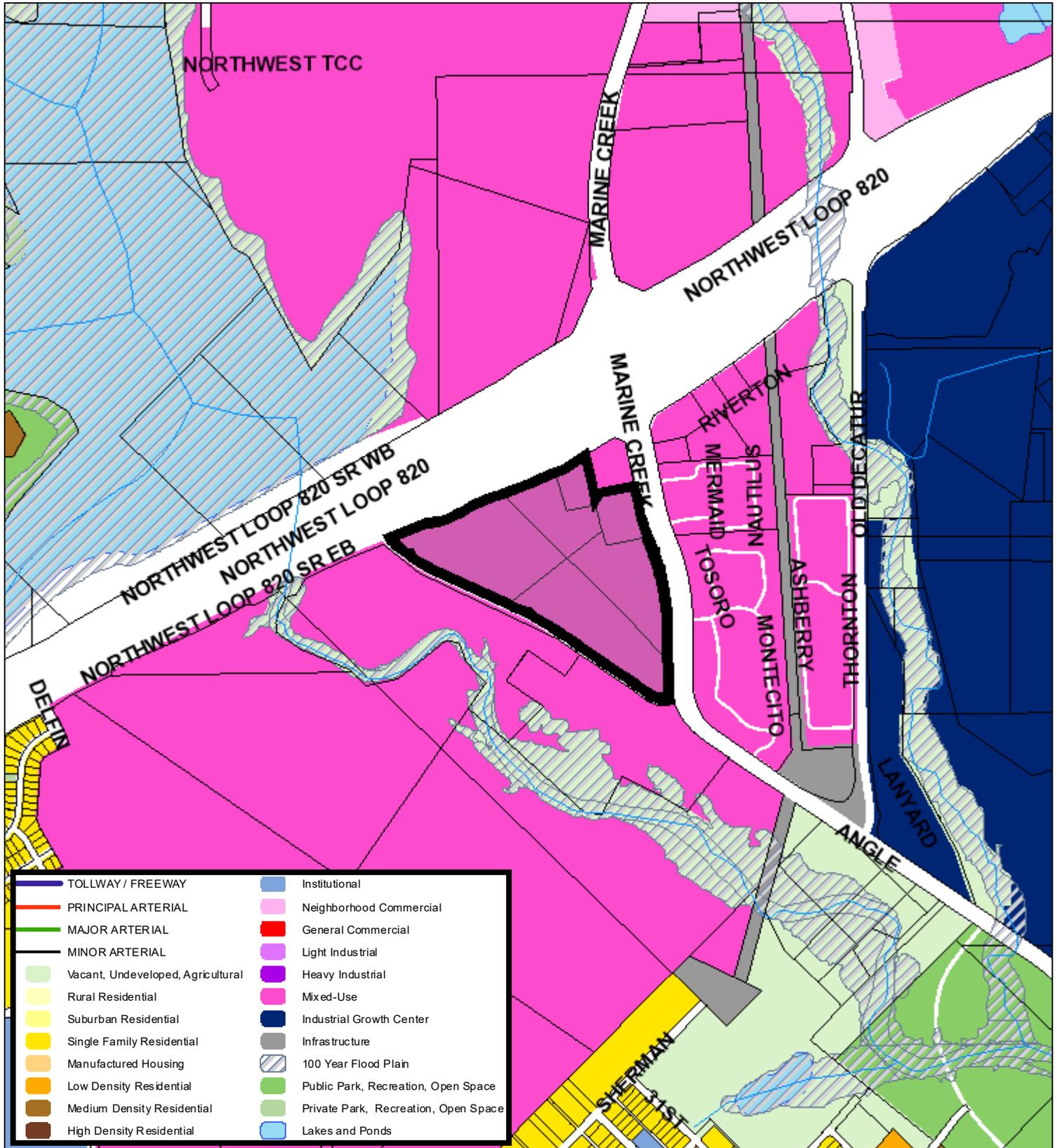
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

**Noise Contours**

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



### Future Land Use



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



## Aerial Photo Map



0 600 1,200 2,400 Feet





# Zoning Staff Report

Date: March 13, 2024

Case Number: ZC-24-020

Council District: 5

## Zoning Map Amendment & Site Plan

Case Manager: [Sandy Michel](#)

Owner / Applicant: FW Hughes House II GP, LLC/ Brandon Burns

Site Location: 1401 Etta Street

Acreage: 14.35 acres

### Request

Proposed Use: Multifamily

Request: To: Add site plan and amend PD 1260 "PD/UR", zone 2 to amend phase 1 site plan and to allow 35' primary street maximum setback along Avenue G.

### Recommendation

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

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

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

Staff Recommendation: **Approval**

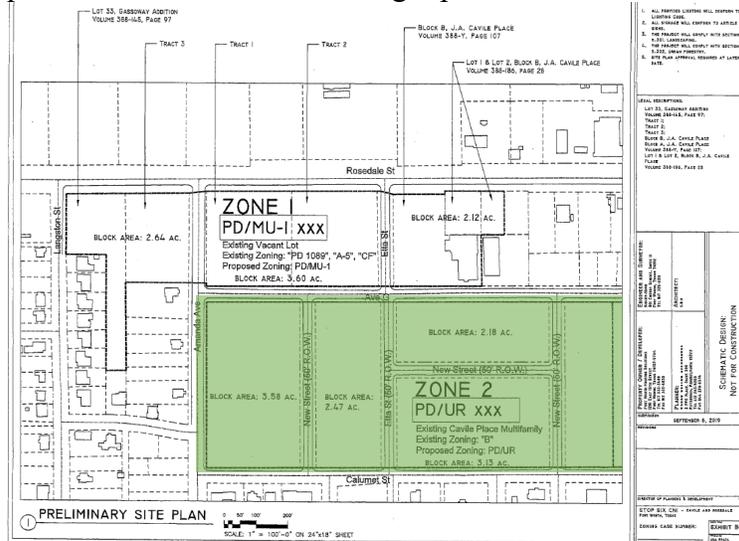
### Table of Contents

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| 2. <a href="#">Surrounding Zoning and Land Uses</a>   | 7. Area Map                                  |
| 3. <a href="#">Recent Zoning History</a>              | 8. Future Land Use Map                       |
| 4. <a href="#">Public Notification</a>                | 9. Aerial Photograph                         |
| 5. <a href="#">Development Impact Analysis</a>        |  |
| a. <a href="#">Land Use Compatibility</a>             |  |
| b. <a href="#">Comprehensive Plan Consistency</a>     |  |

## Project Description and Background

The subject property, spanning 14.35 acres, is situated within the Stop Six Choice Neighborhood Transformation Plan. It is bordered by “A-5” One-family zoning to the west and “PD 1261” “CF” Community Facilities zoning to the east. To the north, the adjacent properties are zoned as “PD 1259” “MU-1” Mixed Use-1, providing a smooth transition from the single-family zoned area to the west and south.

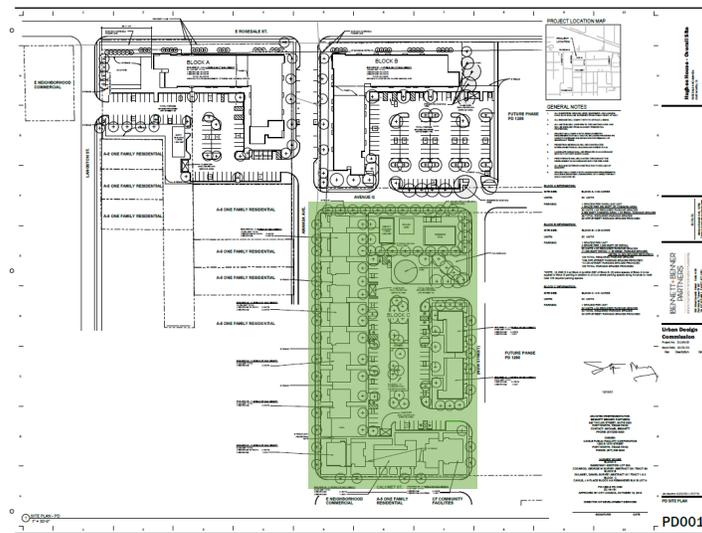
This parcel was previously part of the Stop Six (“SS”) Design District Overlay in 2019 (ZC-19-116) (please refer to 'Recent Zoning History'). The overlay aimed to activate this area and promote positive development. Additionally, in 2019, PD1260-UR zone 2 (ZC-19-151) was established for all uses in “UR” Urban Residential with waivers to parking requirements and transitional height plane.



**Fig. 1 - PD 1260:** Preliminary site plan that was submitted. Highlighted area indicate the zone for the new proposal and area of requested waiver.

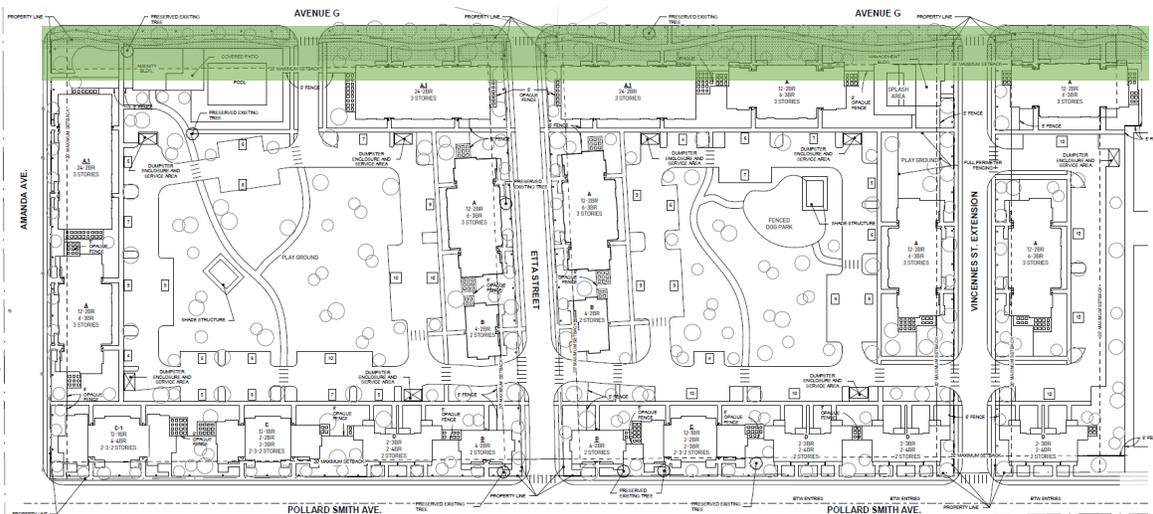
The first request is to add site plan to PD1260 in zone 2 (PD-UR). The site plan submission marks phase II of the project, encompassing 23 structures spread across three blocks (Figure 1). Among these structures, 22 buildings feature a range of walk-up apartments, totaling 278 units. These multi-family residences, varying from 2 to 3 stories, offer a blend of garden and townhome-style units (Figure 3). The architectural approach strategically positions taller structures to the north, gradually decreasing in height and scale towards the south to seamlessly integrate with the neighboring area south of Pollard-Smith Avenue.

The second request is to obtain approval for the revised portion to reflect the update of the site plan for phase two. The applicant aims to modify a portion of the already submitted phase 1 in the zone 2 section outlined in PD 1260 (Figure 1). Zone 2, currently designated as PD-UR. A portion of the proposed site plan was previously submitted and approved as Phase 1, but there is a minor alteration to a section of the Phase 1 site plan (Figure 2).



**Fig. 2 - PD 1260:** The requested amended are site plan area. The site plan was approved on 12/15/2021

Lastly, the applicant requested to increase the maximum setback from 20' to 35' along Avenue G. The applicant is proposing to create an accessible walking path and linear park connector between the neighborhood, the entire Hughes House project, and the future community center lot adjacent to the east. This unique design proposal is meant to provide an enhanced pedestrian experience along Avenue G and link various components of the overall development together physically.



**Fig. 3 -** \*The request for an additional 15' is highlighted in green.

On **January 18, 2024** the Urban Design Commission (UDC) reviewed and approved the request for a recommendation of approval to the Zoning Commission to amend PD-1260 to allow for the following development standard changes from the Urban Residential (UR) Standards:

- **Allow for a 35-foot setback from the primary street where the maximum setback is 20 feet along Avenue G be approved.**

## Surrounding Zoning and Land Uses

North	“PD 1259” “MU-1” Mixed Use-1 / Community Center and Vacant Lot
East	“PD 1261” “CF” Community Facilities/ Vacant Lot
South	“A-5” One-family / Residential
West	“A-5” One-family / Residential

## Recent Zoning History

- ZC-19-116; to create the boundaries for Stop Six (“SS”) Design District Overlay; approved 9/10/2019;
- ZC-19-151; to create PD/MU-1 Planned Development for all uses in “MU-1” Low-Intensity Mixed Use with waivers to maximum building height, minimum parking requirement; site plan required (zone 1); PD/UR Planned Development for all uses in “UR” Urban Residential with waivers to parking requirement, transitional height plane; site plan required (zone 2); PD/CF Planned Development for all uses in “CF” Community Facilities with waivers to building setback adjacent to one or two-family, maximum building height, parking parallel to street; site plan required (zone 3); approved 10/9/2019;
- ZC-23-197 (SP-23-012); to add site plan and amend PD 1259 “PD/MU-1”, zone 1 to allow the use of Vendor, food, and potentially hazardous food. With the intent to redevelop an existing vacant building into a community center and a tenant business space to support the new Hughes House development. The site plan proposes to house a new outdoor space that includes a community garden, shade structures, and an open artificial lawn. As well as a permanent food truck area that will have a maximum of four food trucks; approved 01/10/2024;

## Public Notification

300-foot Legal Notifications were mailed on March 1, 2024.

The following organizations were notified: (emailed March 1, 2024)

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

\* *Located within a registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

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

## Comprehensive Plan Consistency

---

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

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

- Encourage Urban Residential and Low-Density Residential as transitional uses between Single-Family Residential and high-density uses.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.

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

## Site Plan Comments

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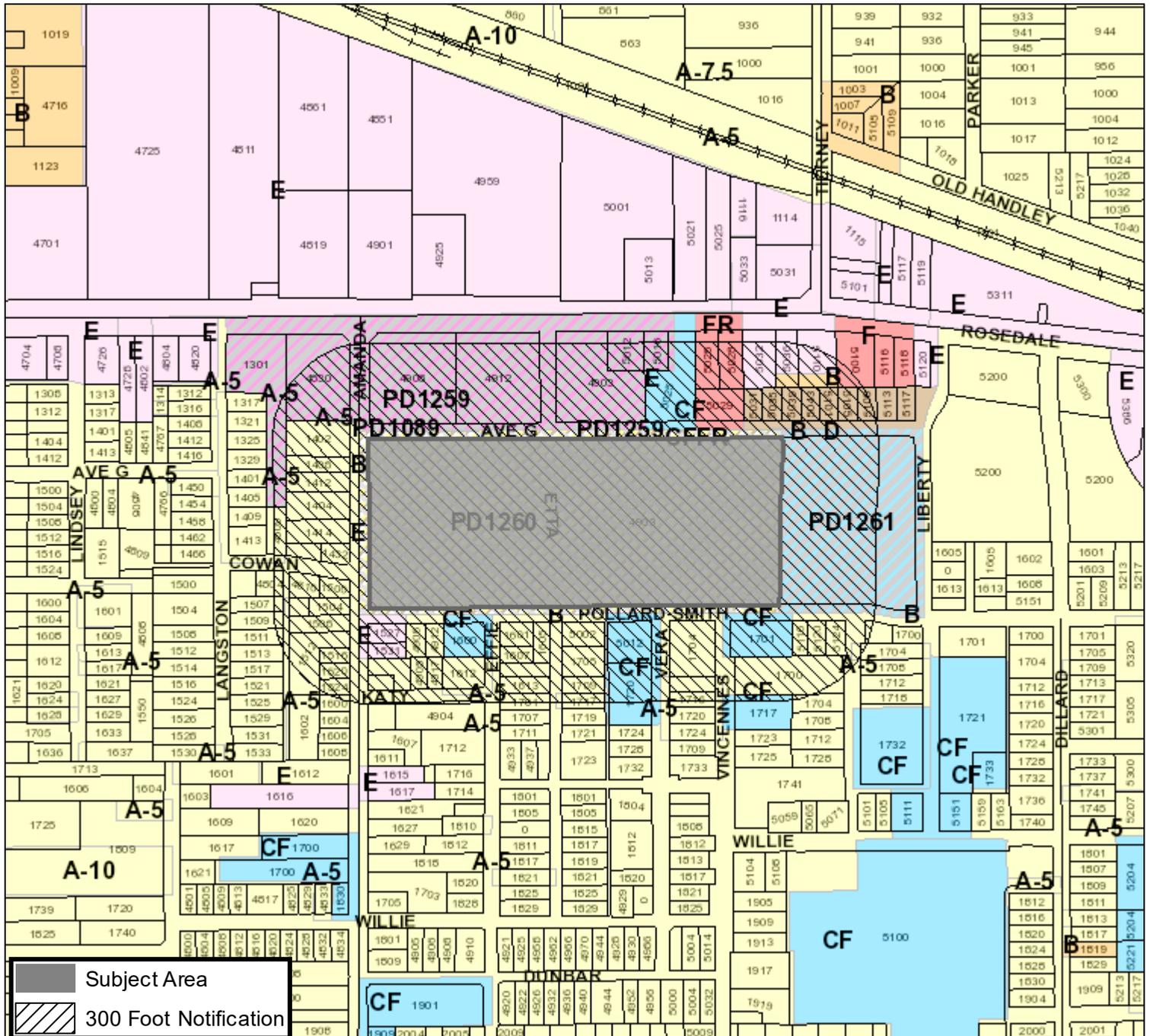
### Zoning

- They will need to submit a site plan for review per the requirements and design guidelines for PD-1260/ UR before submission.
- This proposed request aligns with the Purpose & Intent of the Urban Residential (UR) standards by establishing a uniquely memorable, cozy, and welcoming public urban environment along Avenue G. Additionally, it will establish a clear view corridor throughout the development, aiding residents and visitors in navigating their surroundings. Emphasizing pedestrian-priority spaces is pivotal in crafting a walkable, accessible, and pleasant city. These spaces offer opportunities for individuals of all ages and abilities to engage with the cityscape without the constraints of vehicular traffic.
- After going through all necessary Commission Meetings and procedures they will need to obtain the Certificate of Appropriateness (COA) if granted approval per Urban Design Commission (UDC) guidelines.

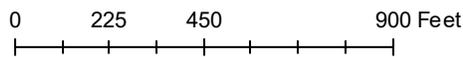
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*

### Area Zoning Map

Applicant: FW Hugues House II GP, LL  
 Address: 4903 Pollard-Smith Avenue  
 Zoning From: PD1260  
 Zoning To: Amend PD-1260 to increase maximum set back to 35'  
 Acres: 15.60473593  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 3/13/2024  
 Contact: null



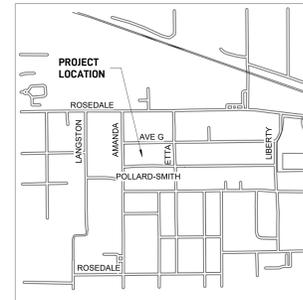
Subject Area  
 300 Foot Notification



**GENERAL NOTES**

1. ALL DUMPSTERS, GROUND LEVEL EQUIPMENT, AND LOADING DOCK BAYS SHALL BE SCREENED FROM PUBLIC RIGHT OF WAY.
2. ALL SIGNAGE WILL COMPLY WITH TO ARTICLE 4, SIGNS.
3. ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE, AND WILL BE SHIELDED FROM ADJACENT RESIDENTIAL PROPERTIES.
4. PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS OF MU-1 AND UR, INCLUDING PROVIDING 2% CANOPY COVERAGE AND MITIGATION FOR REMOVAL OF SIGNIFICANT TREES.
5. PEDESTRIAN SIDEWALKS WILL BE CONSTRUCTED INTERCONNECTING ALL BUILDING AND STREET RIGHT OF WAY.
6. LANDSCAPE AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH CITY OF FORT WORTH CODE.
7. FIRE HYDRANTS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH THE FIRE CODE.
8. ALL BUILDING EXTERIOR CONSTRUCTION TO BE A MIX OF MASONRY.
9. PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS, INCLUDING ENHANCED LANDSCAPING, OF 4.1300(F) FORMU-1 AND 4.7131(F) FOR UR.
10. ALL GROUND-MOUNTED EQUIPMENT WILL BE SCREENED FROM THE R.O.W. TO COMPLY WITH SECTION 41 MECHANICAL EQUIPMENT SCREENING.

**PROJECT LOCATION MAP**



**BLOCK C LOT 1 INFORMATION:**

**SITE SIZE:** BLOCK C LOT 1: 6.6806 ACRES  
**UNITS:** 128 UNITS  
**PARKING:** 1 SPACE PER UNIT  
 128 UNITS = 128 REQUIRED PARKING SPACES  
 128 TOTAL REQUIRED PARKING SPACES  
 128 OFF-STREET PARKING SPACES PROVIDED

**BLOCK C LOT 2 INFORMATION:**

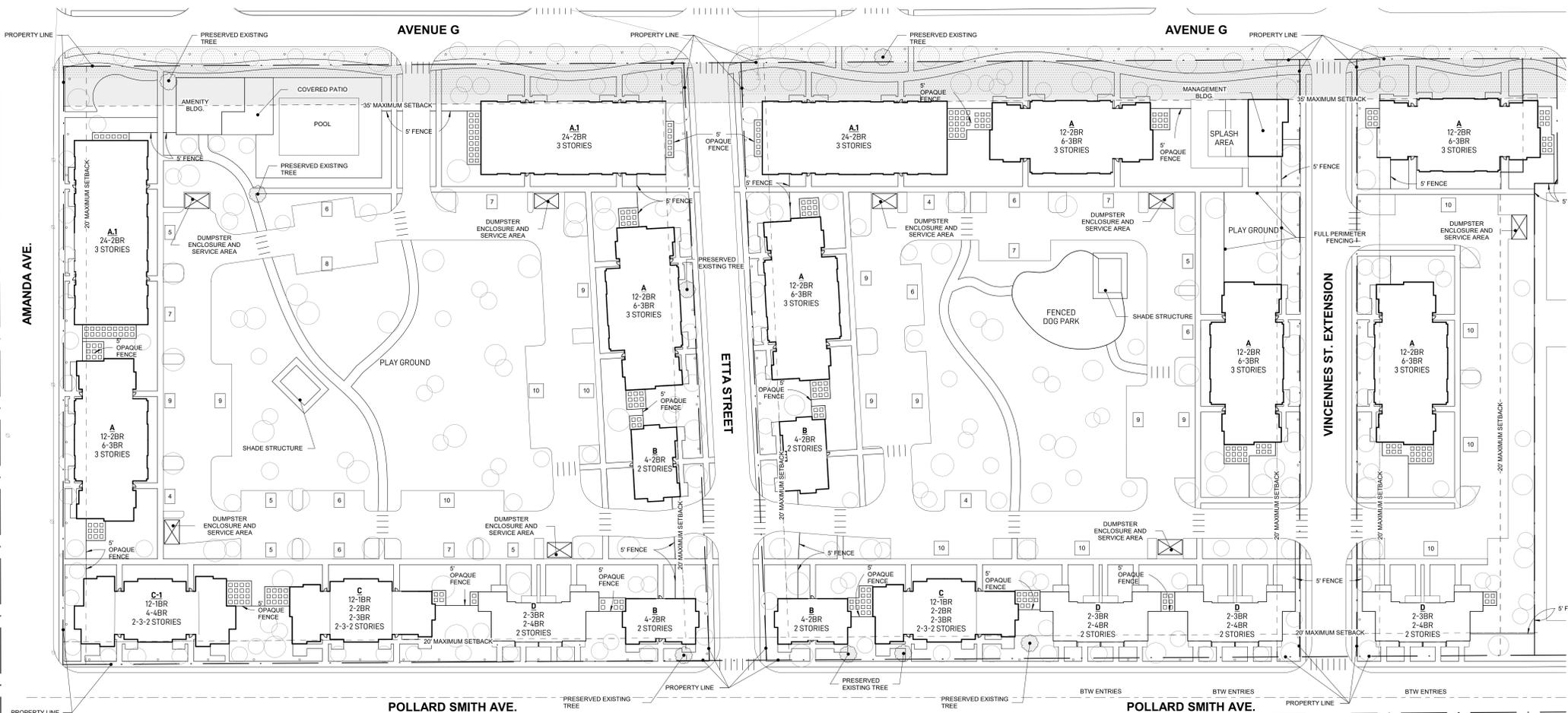
**SITE SIZE:** BLOCK C LOT 2: 5.7528 ACRES  
**UNITS:** 110 UNITS  
**PARKING:** 1 SPACES PER UNIT  
 110 UNITS = 110 REQUIRED PARKING SPACES  
 110 TOTAL REQUIRED PARKING SPACES  
 114 OFF-STREET PARKING SPACES PROVIDED

**BLOCK C LOT 3 INFORMATION:**

**SITE SIZE:** BLOCK E: 1.9225 ACRES  
**UNITS:** 40 UNITS  
**PARKING:** 1 SPACES PER UNIT  
 40 UNITS = 40 REQUIRED PARKING SPACES  
 40 TOTAL REQUIRED PARKING SPACES  
 41 OFF-STREET PARKING SPACES PROVIDED

**SITE PLAN SYMBOL LEGEND**

- FIRE LANE
- - - - SETBACK
- - - - PROPERTY LINE
- 25' MAXIMUM SETBACK VARIANCE REQUEST W/ PEDESTRIAN ACCESS AGREEMENT FOR OPEN TO THE PUBLIC LINK PARK



**ARCHITECT/REPRESENTATIVE:**  
 BENNETT PARTNERS  
 640 TAYLOR STREET, SUITE 2323  
 FORT WORTH, TEXAS 76102  
 CONTACT: MICHAEL BENNETT  
 PHONE: (817)333-3400

**OWNER:**  
 FW HUGHES HOUSE II GP, LLC  
 1407 TEXAS STREET  
 FORT WORTH, TEXAS 76102  
 PHONE: (817) 333-3400

**HUGHES' HOUSE PHASE II**  
 BLOCK C  
 CAVILE, J A PLACE BLOCK A & REMAINDER BLK B LOT A  
 PD-1260  
 ZC-19-151  
 APPROVED BY CITY COUNCIL OCTOBER 15, 2019  
 DIRECTOR OF DEVELOPMENT SERVICES

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**HUGHES HOUSE - PHASE II**  
 AVENUE G AND ETTA ST.  
 FORT WORTH, TX

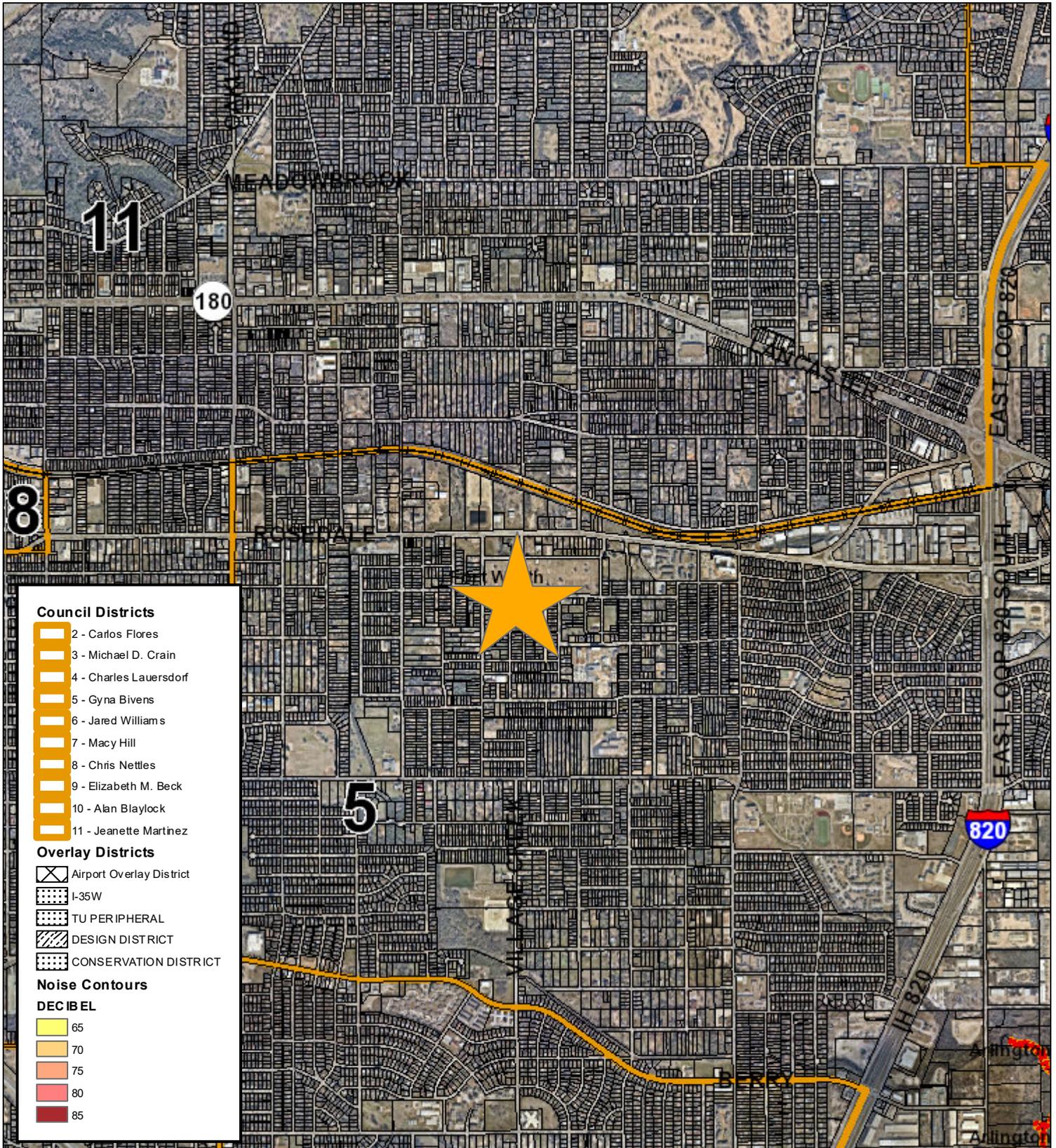
02/05/24  
 Michael Bennett AIA, LP2005  
 These documents are incomplete  
 and may not be used for regulatory  
 approval, permit, or construction.

**bennett partners**  
 ARCHITECTURE  
 INTERIORS  
 PLANNING  
 640 Taylor Street, Suite 2323  
 Fort Worth, Texas 76102  
 Tel: (817) 333-3400 Fax: (817) 877-1861  
 www.bbptx.com

**PD SITE PLAN**  
 Project No: 21168.00  
 Issue Date: 02/05/24  
 Rev Description Date

**1 SITE PLAN - PD**  
 1" = 40'-0"

### Area Map



**Council Districts**

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

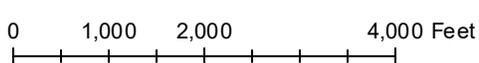
**Overlay Districts**

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

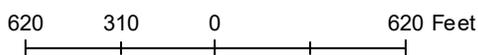
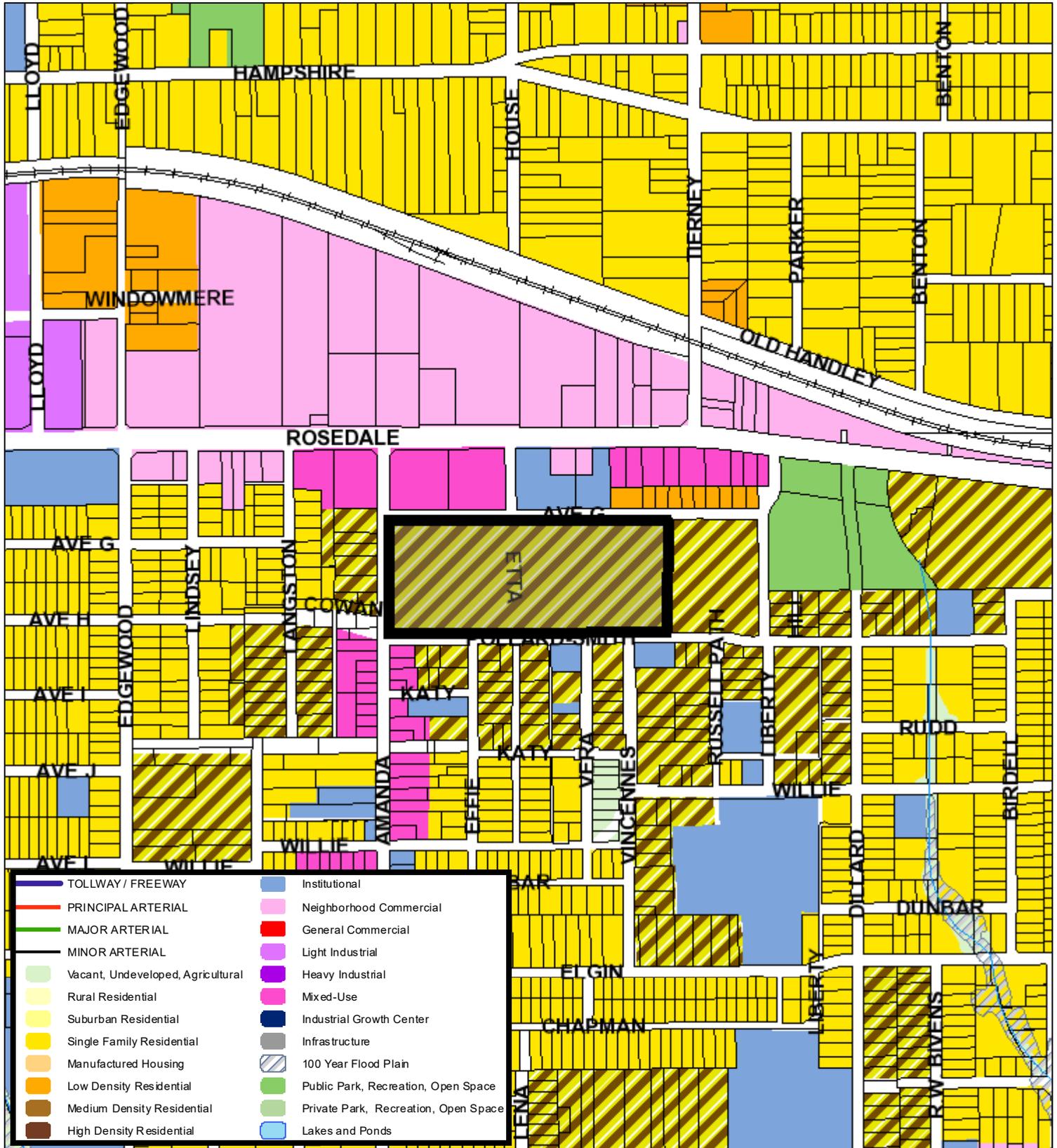
**Noise Contours**

**DECIBEL**

- 65
- 70
- 75
- 80
- 85



### Future Land Use



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



## Aerial Photo Map



0 387.5 775 1,550 Feet

