



ZONING COMMISSION
REVISED AGENDA

Wednesday, May 12, 2021
Public Hearing 1:00 PM

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e96e16c66b55ecf7ed49a699c48de9cfd>

Meeting/ Access Code: 182 860 9117
Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 182 860 9117

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

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

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

**** Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, May 10th. To sign up, either contact Arturo Wheaton-Rodriguez at arturo.wheaton-rodriguez@fortworthtexas.gov or (817)392-6226 or register through WebEx per the directions on the City’s website above. 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:

Will Northern, Chair, CD 1	_____	Sandra Runnels, CD 6	_____
Willie Rankin, CD 2	_____	John Aughinbaugh, CD 7	_____
Beth Welch, CD 3	_____	Wanda Conlin, Vice Chair, CD 8	_____
Jesse Gober, CD 4	_____	Kimberly Miller, CD 9	_____
Rafael McDonnell, CD 5	_____		

I. PUBLIC HEARING 1:00 PM

MEETING WILL ADJOURN AT 5:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JUNE 9, 2021.

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 8, 2021 AT 7:00 P.M. UNLESS OTHERWISE STATED.

A. Call to Order

B. Approval of Meeting Minutes of **April 14, 2021** _____ Chair

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

C. CONTINUED CASES

1. ZC-21-035 JANE WHITE IRRECOVABLE TRUST 5301 & 5317 E. First Street 40.67 ac. CD 4

- a. Applicant/Agent: Al Sorrels
- b. From: "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial
To: "I" Light Industrial

D. NEW CASES

2. ZC-21-021 VALENTIN TORRES 440 - 460 (evens) Haltom Road 20.99 ac. CD 4

- a. Applicant/Agent: Valentin Torres
- b. Request: From: "AG" To: "I" Light Industrial

3. ZC-21-029 MT COLE FAMILY PARTNERSHIP #2, LP 14900 - 15200 blocks Blue Mound Road
197.41 ac. CD 7

- a. Applicant/Agent: NorthPoint Development / Nick Crawford
- b. Request: From: Unzoned, "AG" Agricultural To: "K" Heavy Industrial

4. ZC-21-036 SHALABAI LLC 7201 John T. White Road 1.97 ac. CD 5

- a. Applicant/Agent: Zack Shalabi
- b. Request: From: "A-43" One-Family To: "A-7.5" One-Family

5. ZC-21-043 CASEY & JENNIFER DEATON 12640 Oak Grove Road South 2.99 ac. CD 6

- a. Applicant/Agent: Casey & Jennifer Deaton
- b. Request: From: "AG" Agricultural To: "A-5" One-Family

6. ZC-21-044 CHAPEL CREEK DEVELOPMENT CO. LLC 10033 Southview Street 1.64 ac.
CD 3

- a. Applicant/Agent: Jacob Petrie
- b. Request: Add Conditional Use Permit for car wash "G" Intensive Commercial

7. ZC-21-045 BRAZOS ELECTRIC POWER COOP 4475 Keller Haslet Road 6.29 ac. CD 7

- a. Applicant/Agent: Kimley-Horn and Associates, Inc. / Johnny York
- b. Request: From: "A-5" One-Family To: "CF" Community Facilities

8. ZC-21-051 REVIVE COFFEE LLC 2503 Roosevelt Street 0.35 ac. CD 2

- a. Applicant/Agent: Revive Coffee LLC / Cassie Warren
- b. Request: From: "A-5/DD" One-Family / Demolition Delay To: "E/HC" Neighborhood Commercial /
Historical & Cultural Overlay

9. ZC-21-053 LYNTON & GENE HOLLOWAY, HOLLOWAY COMPANY
8605 - 8625 (odds) Old Denton Road 9.66 ac. CD 4
- a. Applicant/Agent: Charles C. Crook
 - b. Request: From: "AG" Agricultural To: "CF" Community Facilities
10. ZC-21-055 OCHOA, BURCH, COFER, & STEWART 8601 - 8637 (odds) Wagley Robertson
58.44 ac. CD 7
- a. Applicant/Agent: Contour Development / Jim Tchoukaleff
 - b. Request: From: "AG" Agricultural To: "A-5" One-Family
11. ZC-21-056 TIMBERWOOD INC. & IGLESIA DE DEIOS PENTECOSTAL MI
9000 block John T. White Road 10.65 ac. CD 5
- a. Applicant/Agent: Devin Huffines
 - b. Request: From: "C" Medium Density Multifamily, "F" General Commercial
To: PD/C Planned Development for uses in "C" Medium Density Multifamily plus detached multifamily with development regulation standards for open space and MFD submittal
12. SP-21-010 CHISHOLM TRAIL WEST, LLC 8800 - 9200 blocks Brewer Boulevard 34.01 ac. CD 6
- a. Applicant/Agent: Kimley-Horn and Associates, Inc. / Michael Doggett
 - b. Request: Submit required site plan for PD1276 and amend development standards pertaining to open space, fences, and building orientation, and a waiver to MFD submittal.
13. ZC-21-057 ROANOKE 35/114 PARTNERS, LP 15800 - 15900 blocks Championship Parkway
22.90 ac. CD 7
- a. Applicant/Agent: Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P. / Justin S. Light
 - b. Request: From: "K" Heavy Industrial To: PD for all uses in "C" Medium Density Residential plus detached multifamily with development regulation standards for open space and a waiver to MFD submittal.
14. ZC-21-058 SHAUN RIDDLE 4025 Marina Drive 1.17 ac. CD 7
- a. Applicant/Agent: Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P. / Justin S. Light
 - b. Request: From: "A-5/NASJRB" One-Family / Naval Air Service Joint Reserve Base Overlay To: PD 136 / NASJRB Planned Development 136 increasing the size of the PD and adding single family residence and auto/boat repair with Naval Air Service Joint Reserve Base Overlay
15. ZC-21-059 WALSH RANCHES LP Generally 11900 block I-20 (Tarrant County) to 1300 block I-20
(Parker County) 2155.60 ac. CD 2
- a. Applicant/Agent: Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P. / Justin S. Light
 - b. Request: From: PD 522, 569, 572, and 573 To: "K" Heavy Industrial
 - c. To be heard at the May 18th Council Hearing at 10 AM
16. ZC-21-060 DERK & ANNIE CARSON 6312 Willard Road 4.39 ac. CD 5
- a. Applicant/Agent: Spiars Engineering / Tyler Barnett
 - b. Request: From: "UR" Urban Residential To: "A-21" One-Family
17. ZC-21-061 ARC CAFEHLD001 LLC 4301 South Freeway 0.79 ac. CD 9
- a. Applicant/Agent: Jacob Petrie
 - b. Request: Add Conditional Use Permit for car wash in "E" Neighborhood Commercial

18. ZC-21-062 WALSH RANCHES LP 2100 block Village Walk Place 26.60 ac. CD 3
- Applicant/Agent: Quail Valley Land Company, LLC / Seth Carpenter
 - Request: From: PD 522 for single family uses, PD 569 for community center To: PD 522 for single family uses
19. ZC-21-063 ARC HUSSEIN MAHROUQ 10300 Forest Hill Everman Road 20.58 ac. CD6
- Applicant/Agent: Pape-Dawson Engineers / Ashley Williams
 - Request: From: "CR" Low Density Multifamily To: PD/C Planned Development for uses in "C" Medium Density Multifamily plus detached multifamily with development regulation standards for open space requirement and a waiver to MFD submittal.
20. ZC-21-064 BKR LAND LP AND DOUBLE B LAND LP 6400 - 6500 blocks Robertson Road 10.54ac. CD 7
- Applicant/Agent: Spiars Engineering / Mike Martinie
 - Request: From: "A-5" One-Family, "E" Neighborhood Commercial To: PD/D Planned Development for all uses in "D" High Density Multifamily plus detached multifamily with development regulation standards for open space, setbacks, bufferyard, building orientation and a waiver to MFD submittal.
21. ZC-21-065 LQ DEVELOPMENT, LLC 6850 NWLOOP 820 Freeway 14.38 ac. CD 7
- Applicant/Agent: Nationwide Construction
 - Request: From: "G/NASJBR" Intensive Commercial / Naval Air Service Joint Reserve Base Overlay Use Zone I Overlay To: "I/NASJBR" Light Industrial with Naval Air Service Joint Reserve Base Overlay Use Zone I Overlay

Adjournment: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Friday, May 07, 2021 at 10:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


 City Secretary for the City of Fort Worth, Texas



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 4

Continued	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Case Manager	<u>Monica Lafitte</u>
Surplus	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Owner / Applicant: Jane White Irrevocable Trust

Site Location: 5301 E. 1st Street Acreage: 40.67

Proposed Use: Light Industrial/Warehouse

Request: From: "C" Medium Density Multifamily and "E" Neighborhood Commercial
To: "I" Light Industrial

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located on the north side of 1st Street just before it turns into Randol Mill Road as it continues east. The site is east of the West Fork Trinity River. I-30 is about a mile away, accessed by going east on 1st Street, then south on Oakland Boulevard. The applicant is requesting to rezone from "C" Medium Density Multifamily and "E" Neighborhood Commercial to "I" Light Industrial, for industrial/warehouse development.

The area around the proposed site is for the most part undeveloped and unplatted, with irregular zoning district boundaries. The site does share its eastern boundary with existing light industrial zoning for oil and gas companies. The surrounding land to the north and west are undeveloped with a few gas wells; most of this land is within the floodplain. Across 1st Street to the south is Gateway Park, which is also within the floodplain.

This case originally applied to be heard at the January 2021 Zoning Commission meeting but then withdrew before the meeting occurred. The applicant has now reapplied with a new case number; nothing in the application request has changed. The new case went to the April Zoning Commission meeting, where the applicant then requested a continuance to the May hearing.

Site Information:

Surrounding Zoning and Land Uses:

- North “C” Medium Density Multifamily and “E” Neighborhood Commercial / vacant, gas well site
- East “I” Light Industrial / industrial
- South “AG” Agricultural and “A-5” One-Family / Gateway Park
- West “C” Medium Density Multifamily, “E” Neighborhood Commercial, and “G” Intensive Commercial / gas well, vacant

Zoning History: ZC-16-096; AG, C, D-HR1, E, G to O-1, PD/E, PD/SU for concrete recycling facility; subject site and surrounding area to the east and north; Denied

Public Notification:

300 foot Legal Notifications were mailed on January 21, 2021.
 The following organizations were notified: (emailed January 19, 2021)

Organizations Notified	
Riverside Alliance	Neighborhoods of East Fort Worth
Garden of Eden NA	White Lake Hills NA
Nolan Catholic High School	East Fort Worth, Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
East Fort Worth Business Association	Birdville ISD
Fort Worth ISD	

Site not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “I” Light Industrial for industrial warehouse use. East of the site is existing “I” Light Industrial, occupied by oil and gas companies. Additionally, multiple gas well pads surround the site. The northern portion of the site is bordered by power lines. Most of the surrounding area to the north and west are vacant and are located in the floodplain. Gateway Park to the south is also within the floodplain.

As it is very unlikely the surrounding areas will be developed due to the floodplain, and the existing industrial development adjacent to the east, the proposed "I" Light Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency-Eastside

The 2020 Comprehensive Plan designates the subject property as Mixed-Use. While the proposed zoning does not follow the intended Future Land Use, the “I” Light Industrial zoning and warehouse use, with the site’s direct and clear access to I-30 and Highway 121, are supported by the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (**minor boundary adjustment**). Staff recommends designating the area as Light Industrial Future Land Use, especially if the requested zoning change is approved.

3. Economic Development Strategic Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The Plan includes performance metrics that place an emphasis on outcomes that create:

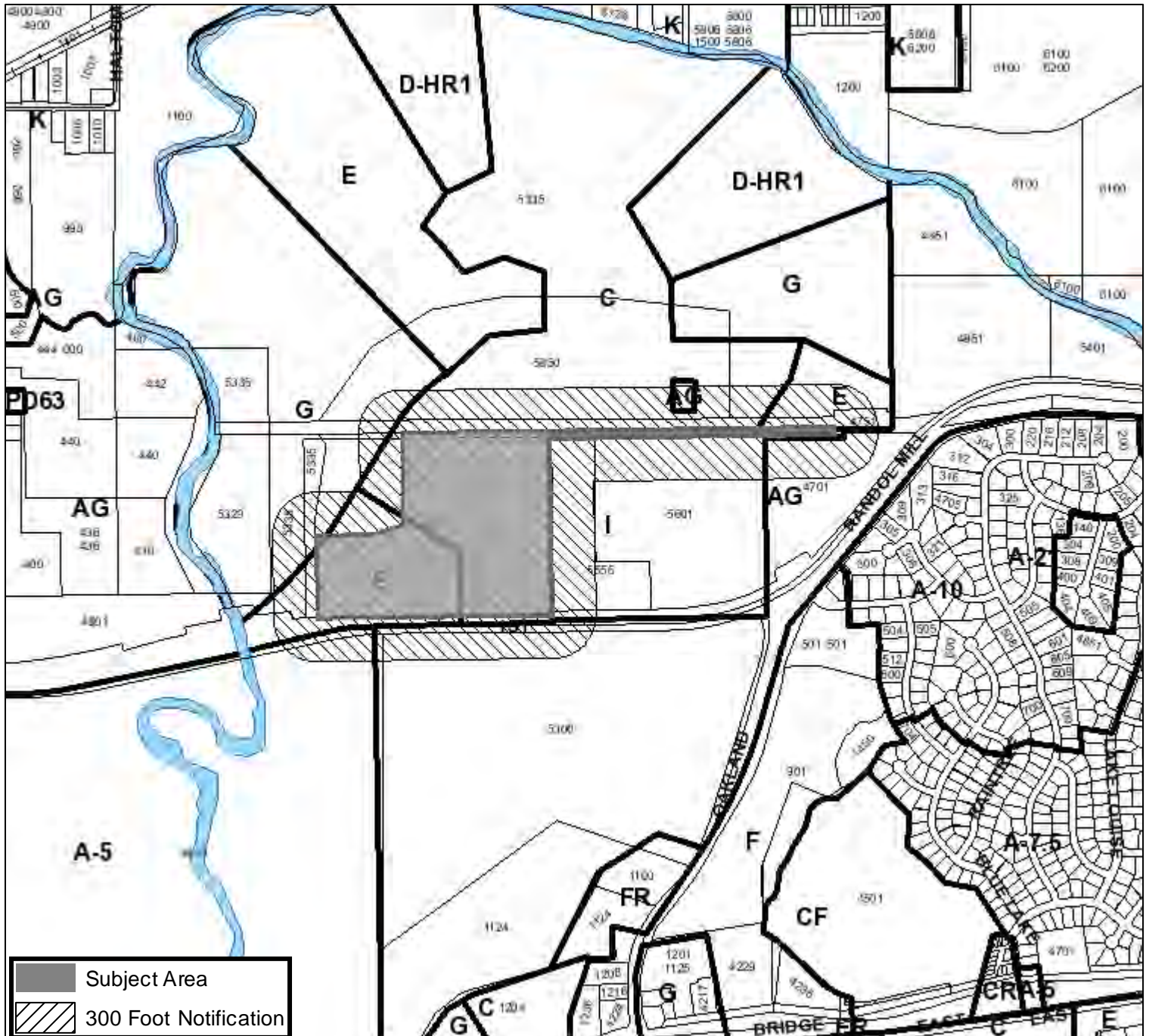
- High-wage job growth.
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

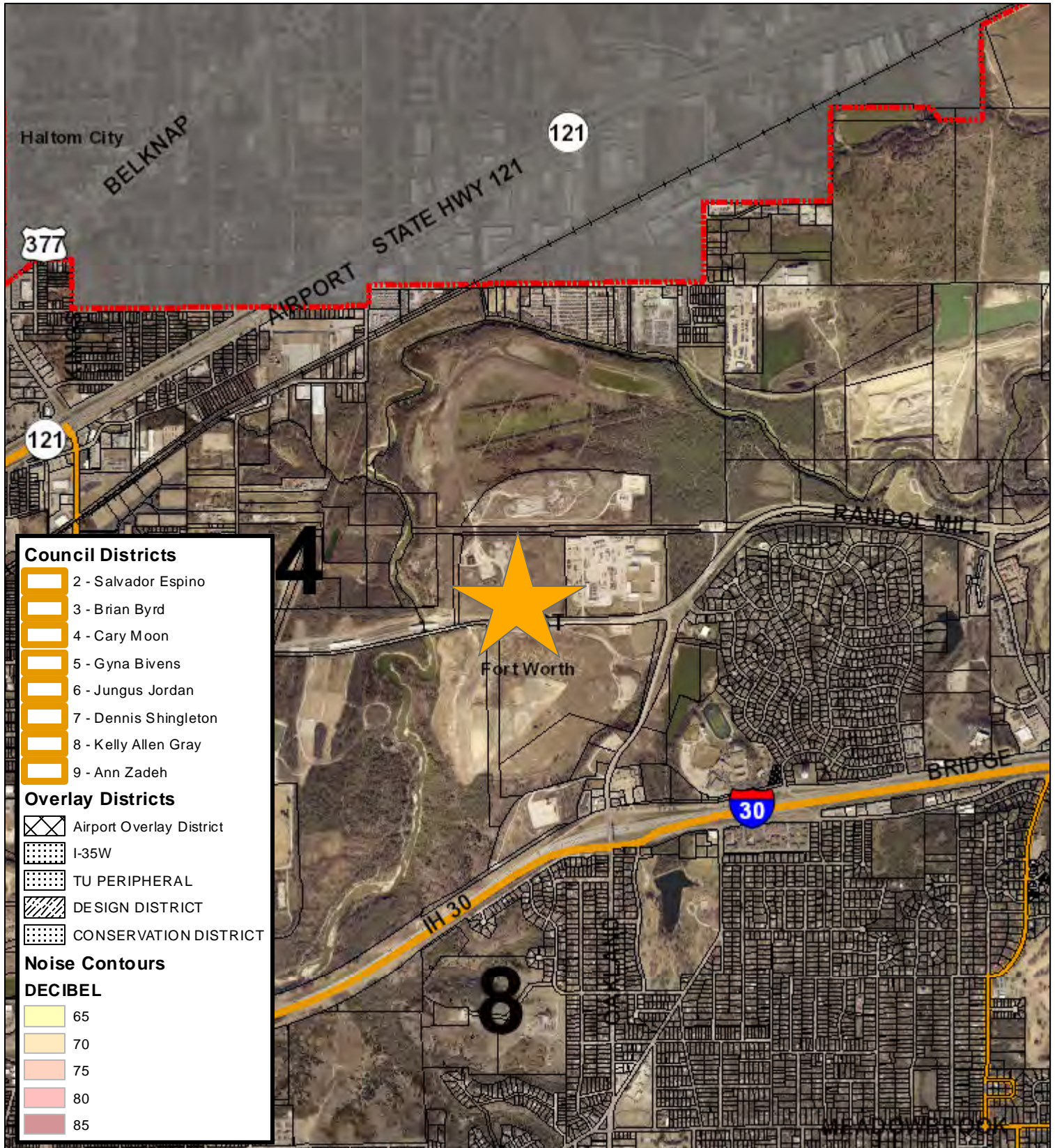
Applicant: Jane White Irrevocable Trust
 Address: 5301 & 5317 E. First Street
 Zoning From: C, E, G
 Zoning To: I
 Acres: 40.68771882
 Mapsco: 64V
 Sector/District: Eastside
 Commission Date: 4/14/2021
 Contact: 817-392-2806



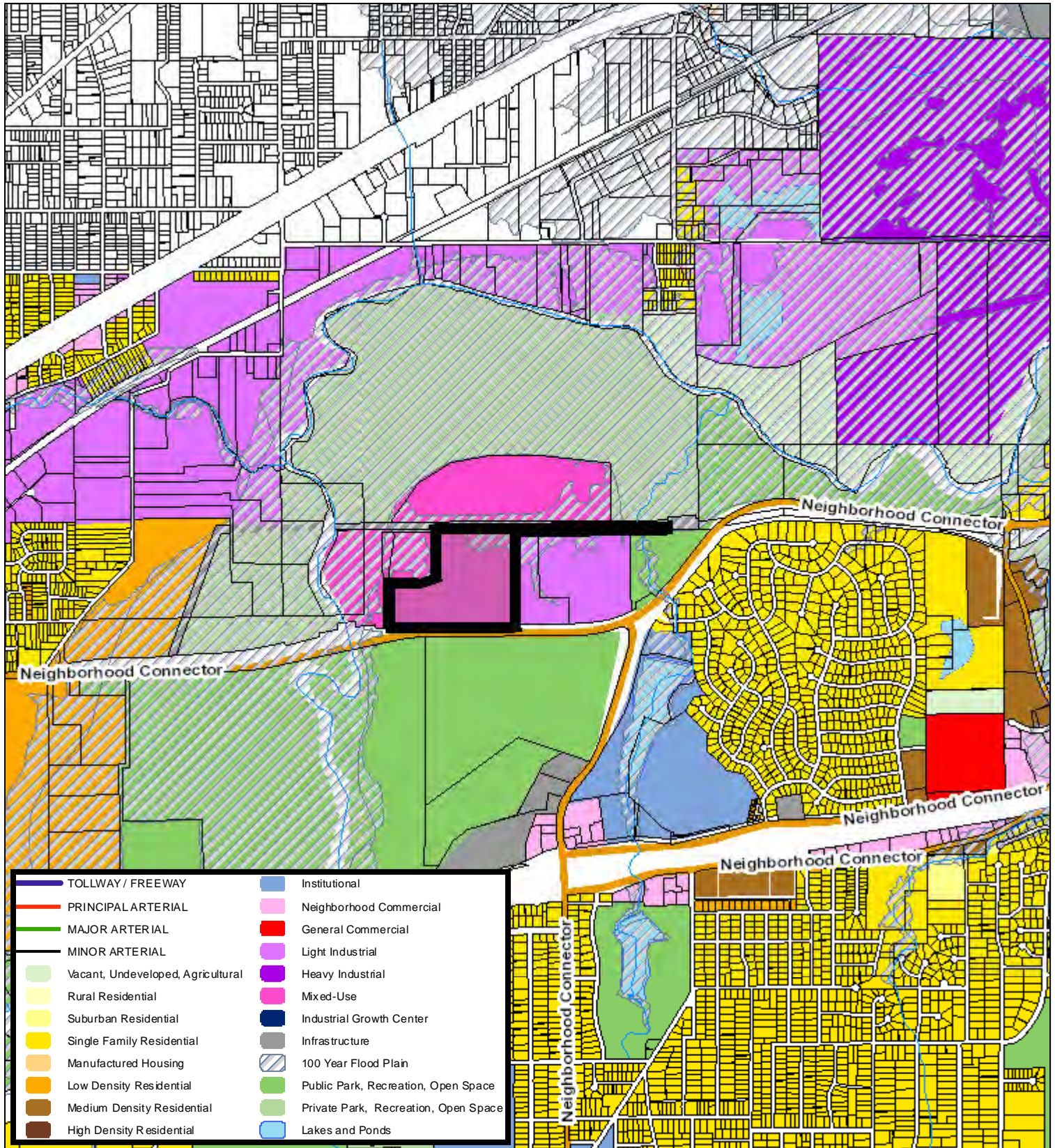
 Subject Area
 300 Foot Notification

0 487.5 975 1,950 Feet

Area Map



Future Land Use

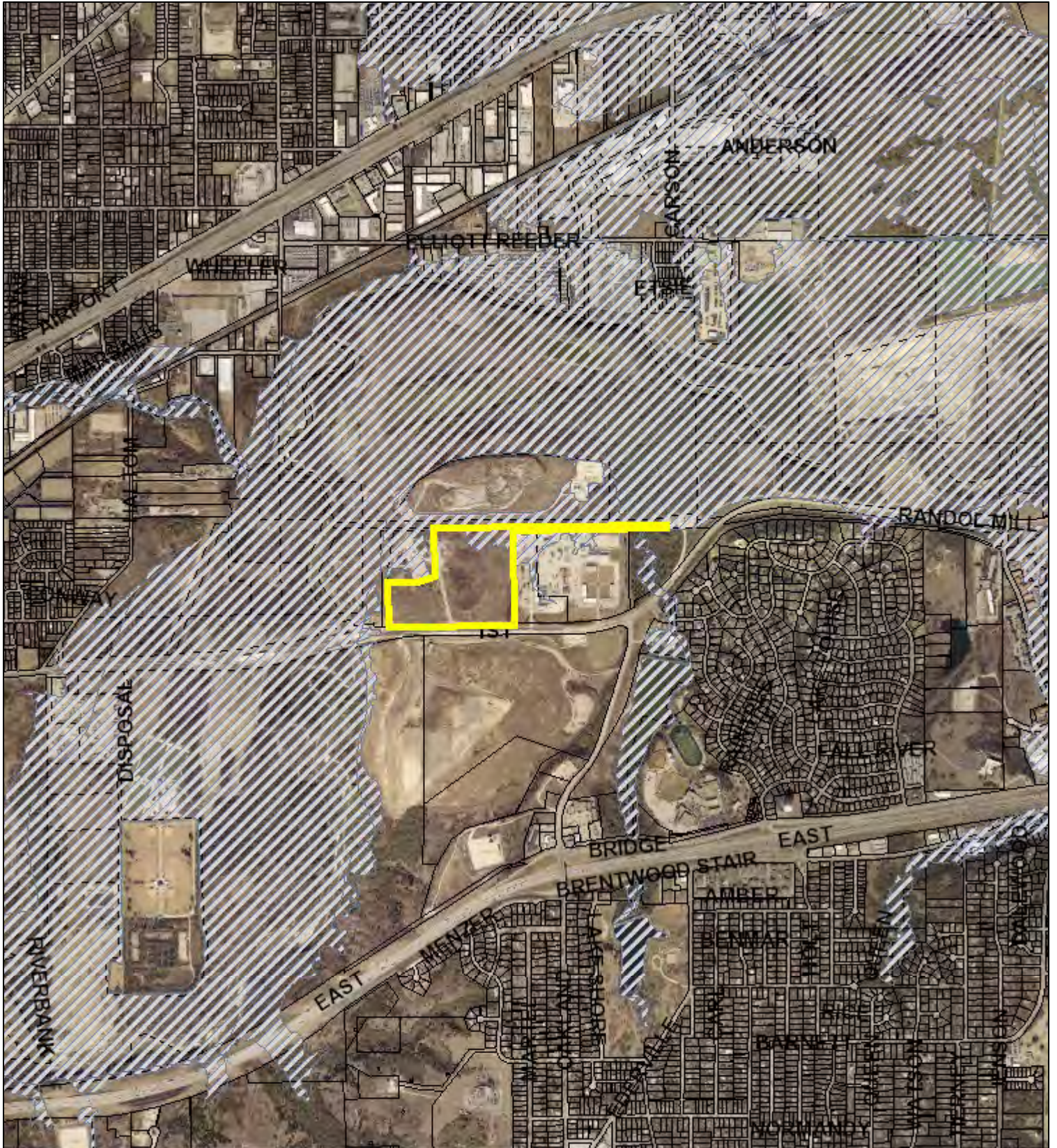


1,600 800 0 1,600 Feet

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



Aerial Photo Map



0 1,050 2,100 4,200 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District: 4

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: **Valentin Torres**

Site Location: 440 - 460 Haltom Road (evens) **Acreage:** 20.99 acres

Proposed Use: **Truck and Trailer Parking**

Request: From: "AG" Agricultural

To: "I" Light Industrial

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located along the east side of Haltom Road, north of its intersection with East 1st Street and south of State Highway 121. The site is currently zoned "AG" Agricultural District but has recently been used for outdoor storage of large commercial vehicles and trailers, resulting in a Code Compliance violation. In order to remedy this situation, the applicant is requesting to rezone the property to "I" Light Industrial District.

The Zoning Ordinance specifies that a Conditional Use Permit (CUP) is required when "Outdoor sales and storage including yards, contractors, lumber or storage, automobiles, storage yards, building materials" occurs without a primary use on the property. Therefore, if this zoning change is approved, the applicant will also need to seek approval of a CUP from the Zoning Commission at a future meeting.

The majority of surrounding land uses along Haltom Road are industrial. This site is bordered to the east by the West Fork Trinity River, and a large portion of land at the rear of the property is located within the FEMA 100-year floodplain, as are several of the surrounding properties to the east, south, and north.

Surrounding Zoning and Land Uses:

- North "K" Heavy Industrial / industrial use
- East "G" Intensive Commercial / vacant, floodplain
- South "AG" Agricultural / single-family dwelling, vacant/floodplain
- West "K" Heavy Industrial / industrial use

Recent Relevant Zoning History:

- ZC-16-211: Rezoned adjacent property located to the southwest from "B" Two-Family and "I" Light Industrial to "K" Heavy Industrial.

Public Notification:

300-foot Legal Notifications were mailed on April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Riverside Alliance	Neighborhoods of East Fort Worth
Garden of Eden NA	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
Birdville ISD	Fort Worth ISD

Subject property is not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural to “I” Light Industrial. Surrounding land uses are largely industrial. Properties to the north and west of this site are zoned “K” Heavy Industrial District, as are most other properties continuing along Haltom Road towards State Highway 121. The properties immediately north and west of the subject site are developed with similar industrial storage-type uses, and there is a BMX racing course to the northwest. Property to the south and east is primarily vacant, as much of it is located within the FEMA floodplain.

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

2. Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the majority of the subject property as “Light Industrial.” A small portion at the rear of the property, and located entirely within the floodplain, is designated as “Open Space.” The proposed zoning is consistent with the land use designations for this area and aligns with the following policies of the Comprehensive Plan:

- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations (This site is directly accessible from State Highway 121, which is located approximately 0.3 miles to the north, and there is also an existing railway line located to the north).
- Promote industrial development within the Riverbend and Centreport Industrial Growth Centers.

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

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The following are listed as initiatives for Business Retention & Expansion:

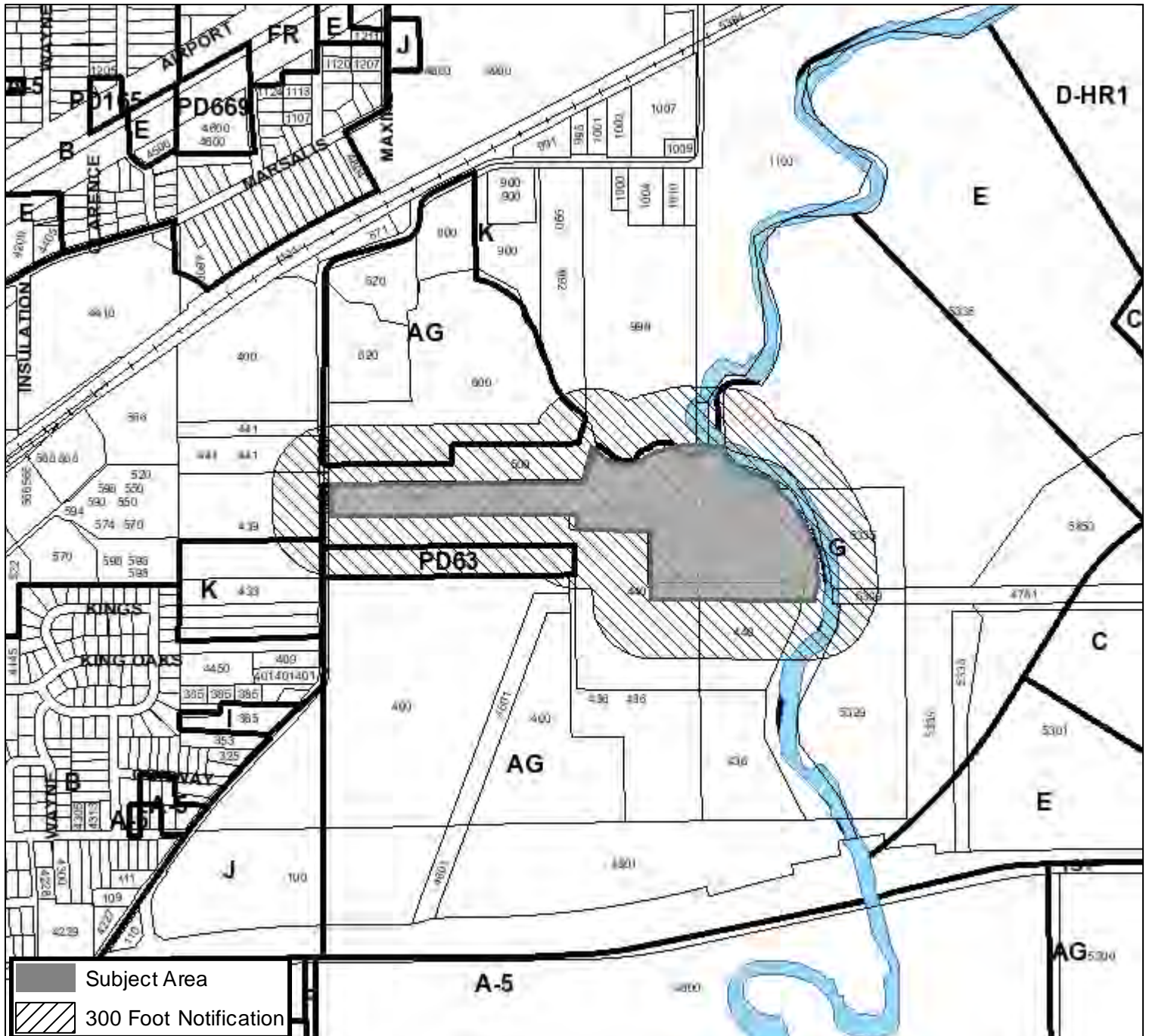
- 1.3.3. **Protect industrial areas from encroachment.** Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Valentin Torres
 Address: 4440 - 460 (evens) Haltom Road
 Zoning From: AG
 Zoning To: I
 Acres: 20.99961761
 Mapsco: 64PQU
 Sector/District: Eastside
 Commission Date: 5/12/2021
 Contact: null



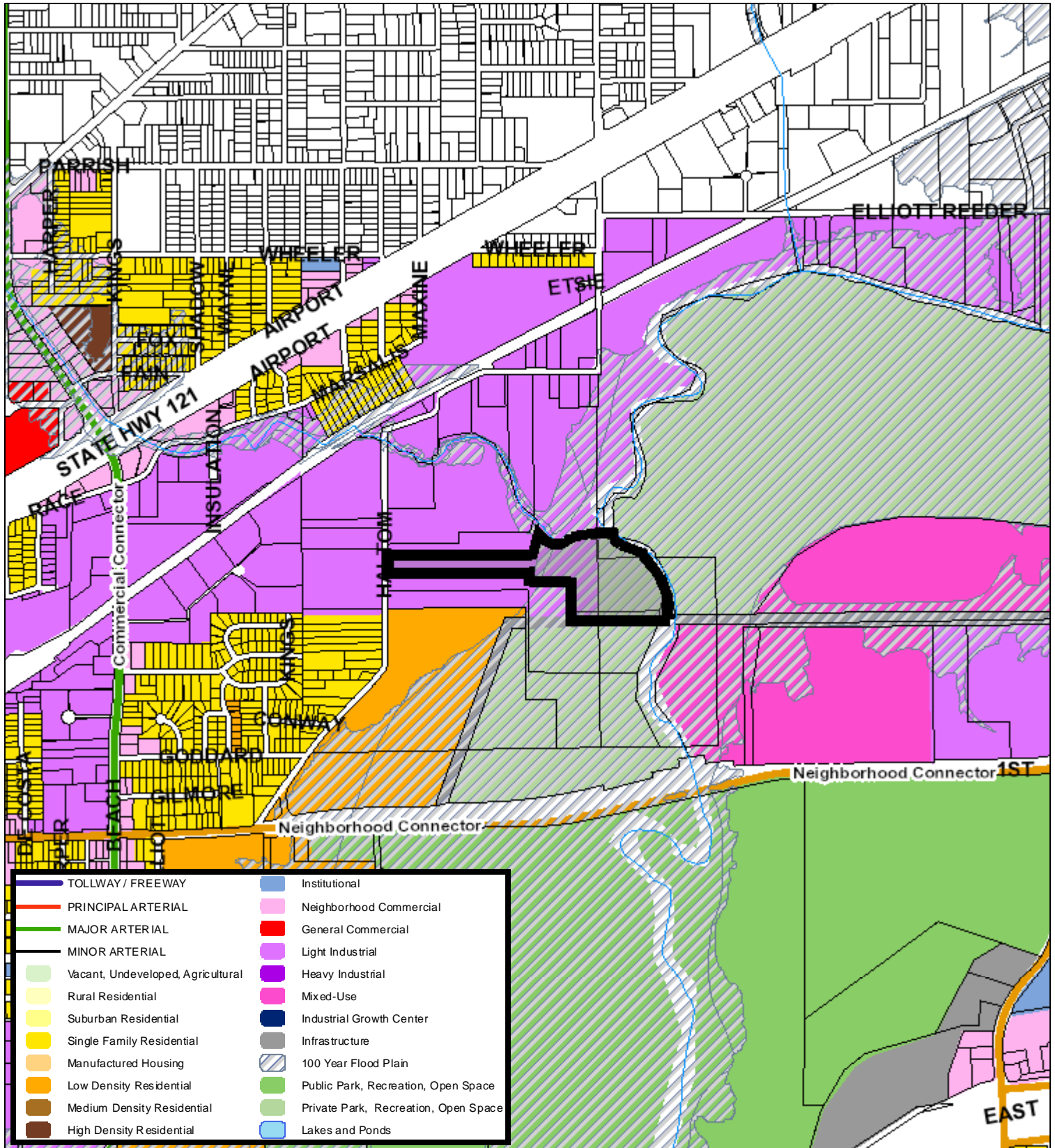
[Solid Gray Box] Subject Area
 [Hatched Box] 300 Foot Notification

0 362.5 725 1,450 Feet

Area Map



Future Land Use

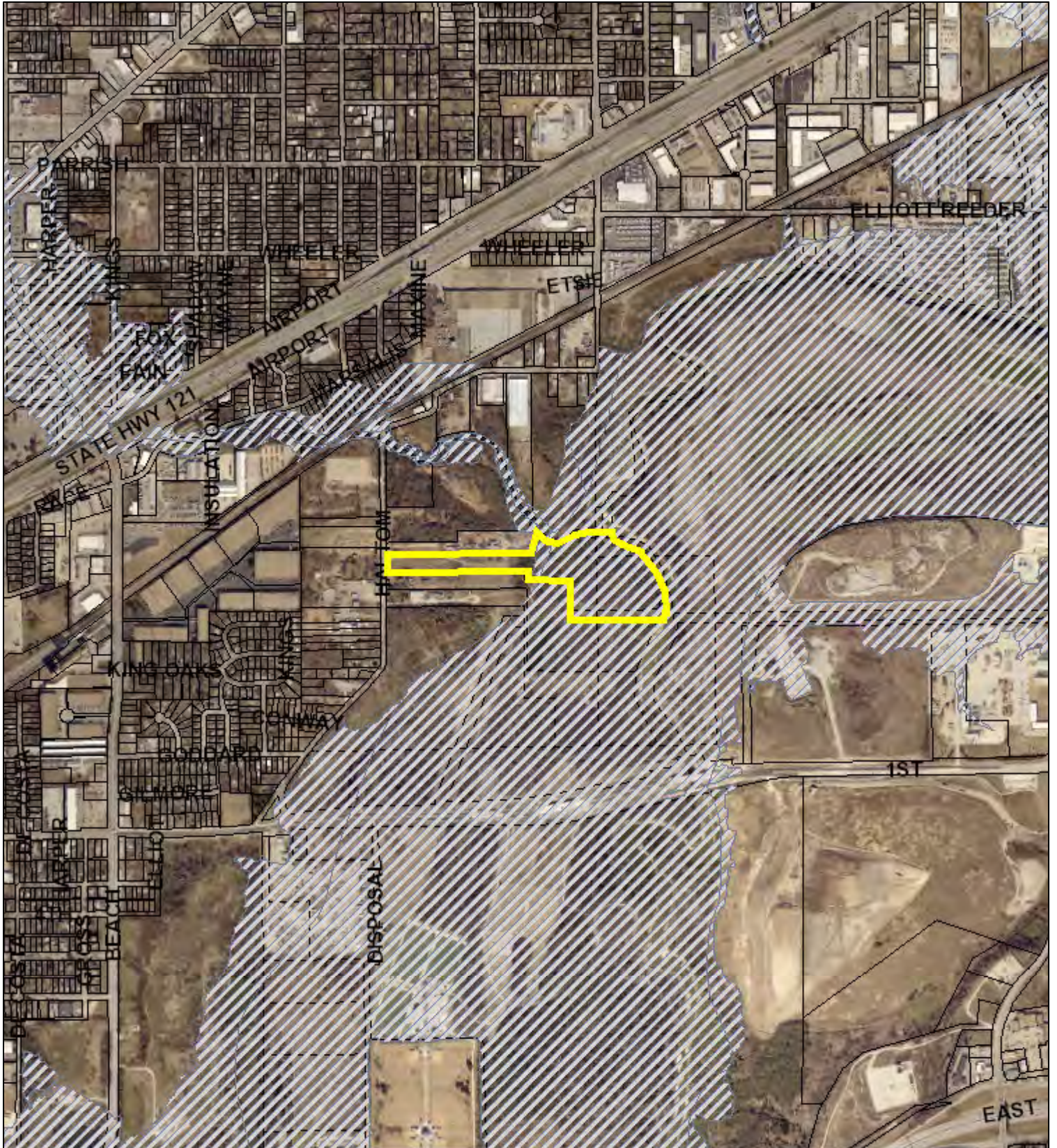


1,100 550 0 1,100 Feet

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



Aerial Photo Map



0 750 1,500 3,000 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District: 7

Continued Yes ___ No X
Case Manager Laura Voltmann
Council Initiated Yes ___ No X

Owner / Applicant: The M. T. Cole Family Partnership No. 2, LP/Nick Crawford

Site Location: 14900 - 15200 blocks Blue Mound Road **Acreeage:** 197.76 acres

Proposed Use: Intermodal Logistics Center

Request: From: Unzoned/ETJ – Extra Territorial Jurisdiction
To: “K” Heavy Industrial

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located west of FM 156 and South of Hwy 114. On June 8, 2021, the City Council will act on a request for annexation for this property. The property owner requests “K” Heavy Industrial zoning to accommodate use as an Intermodal Logistics Center.

Much of the neighboring property is either vacant or industrial. A few gas wells are found throughout the area.

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / vacant
- East “K” Heavy Industrial/ Industrial and vacant
- South “K” Heavy Industrial/ Industrial and vacant
- West ETJ - Vacant

Recent Relevant Zoning History:

- None

Public Notification:

300-foot Legal Notifications were mailed on April 21, 2021.
No registered neighborhood associations are located in the courtesy notification area.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to create “K” Heavy Industrial zoning to facilitate development of an intermodal logistics center. There are existing industrially zoned land located immediately east of the subject property; however, these lots remain vacant. The surrounding land is primarily vacant. To the south and east, there are some scattered industrial uses.

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

2. Comprehensive Plan Consistency – Far North Sector

The 2021 Comprehensive Plan currently designates the majority of the subject property as Industrial Growth Center. A small portion on the northern tract is located in Single Family Residential. The proposed zoning is consistent with the land use designation of the Comprehensive Plan and complies with the policies below.

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development. (pg. C-6)
- Promote industrial development within the Meacham, Alliance, and Alliance Gateway East Industrial Growth Centers. (pg. C-6)
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise. (pg. C-6)
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways. (pg. 4-17)
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations. (pg. 4-17)

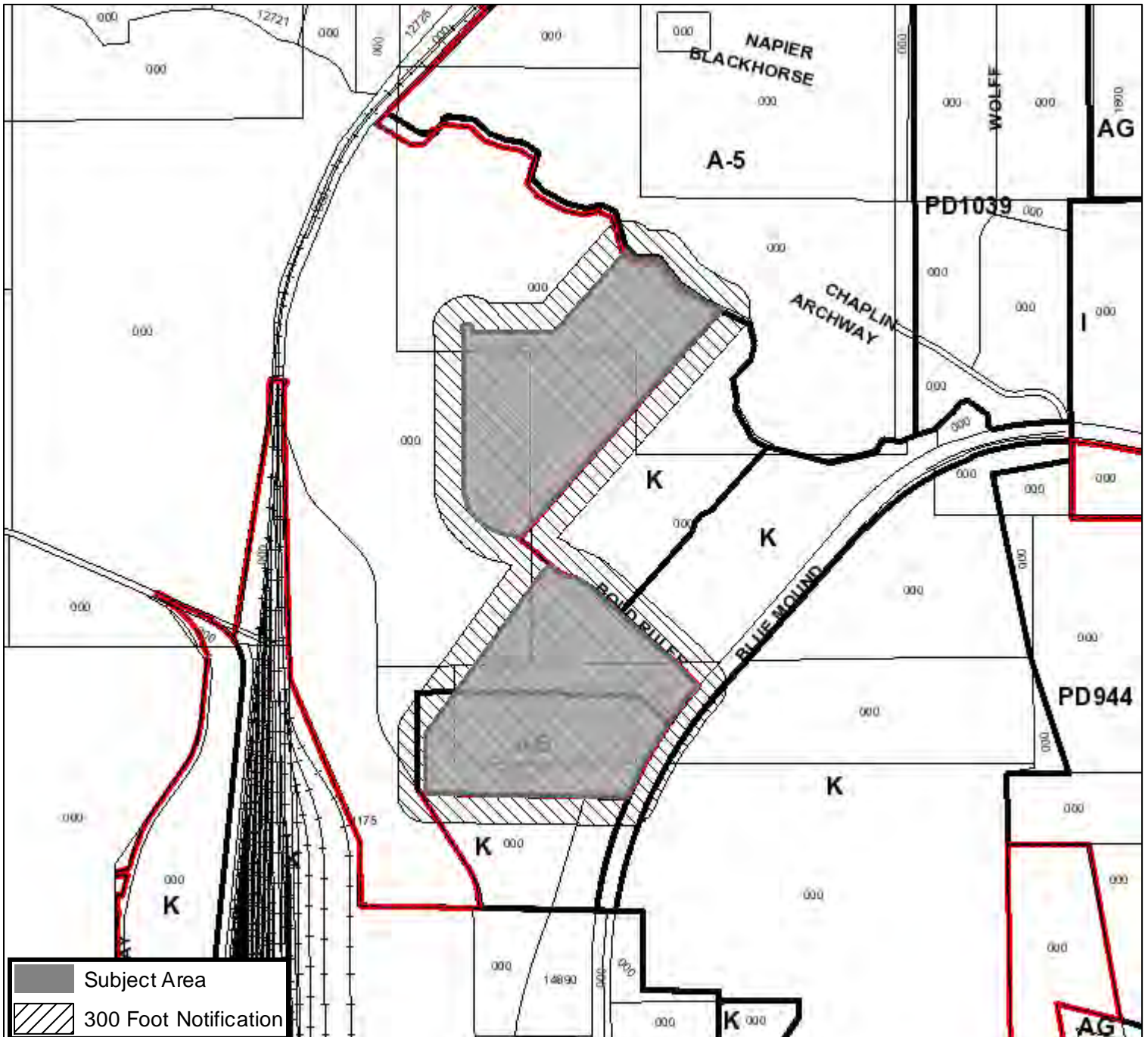
The proposed zoning **is consistent (partial Minor Boundary Adjustment)** with the recommendations of the Comprehensive Plan.



Attachments:

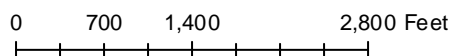
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

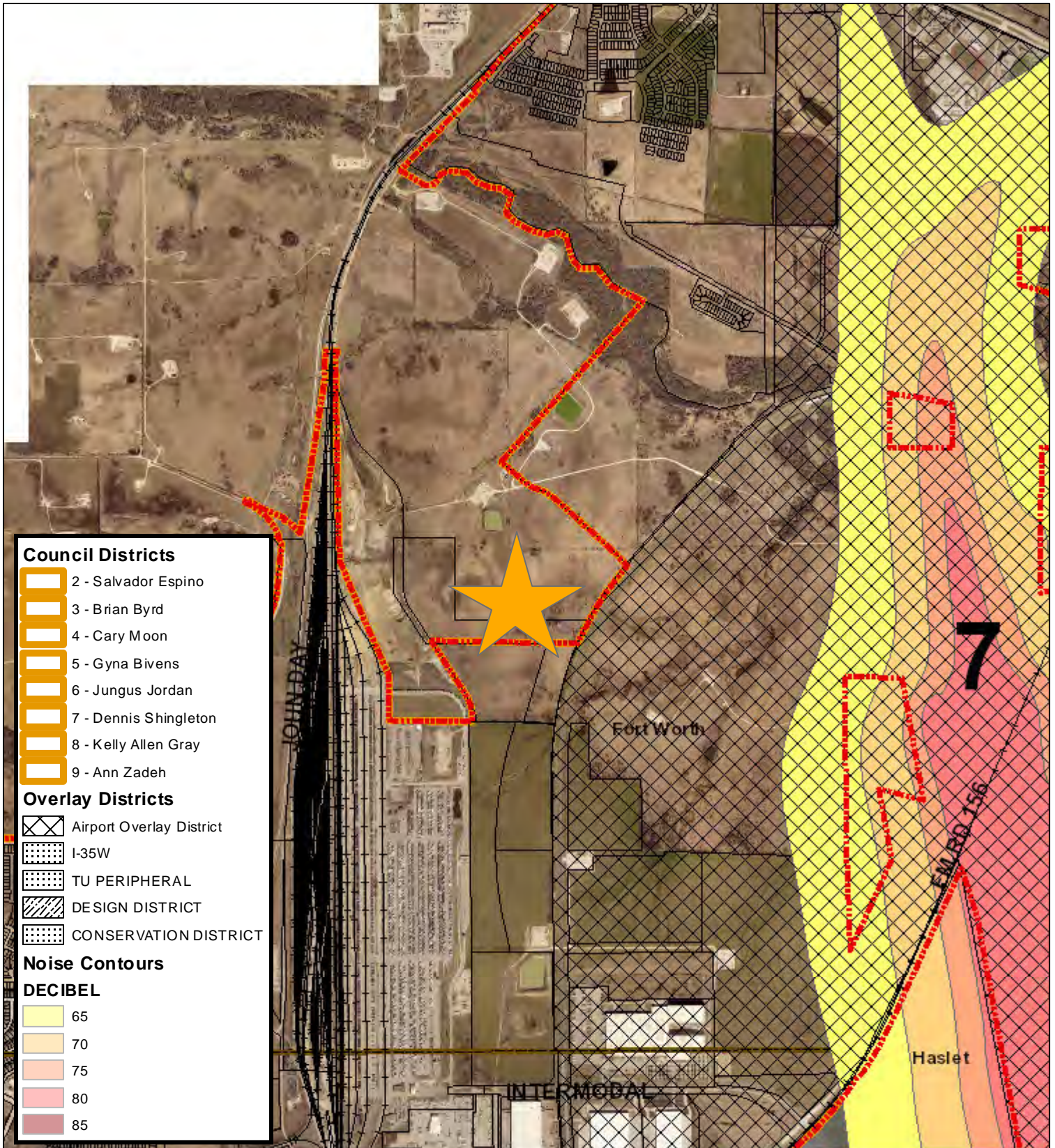
Applicant: MT Cole Family Partnership #2, LP
 Address: 14900 - 15200 blocks Blue Mound Road
 Zoning From: Unzoned, AG
 Zoning To: K
 Acres: 197.41259907
 Mapsco: 641UVYZ
 Sector/District: Far North
 Commission Date: 5/12/2021
 Contact: 817-392-8026



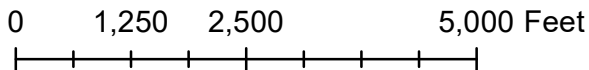
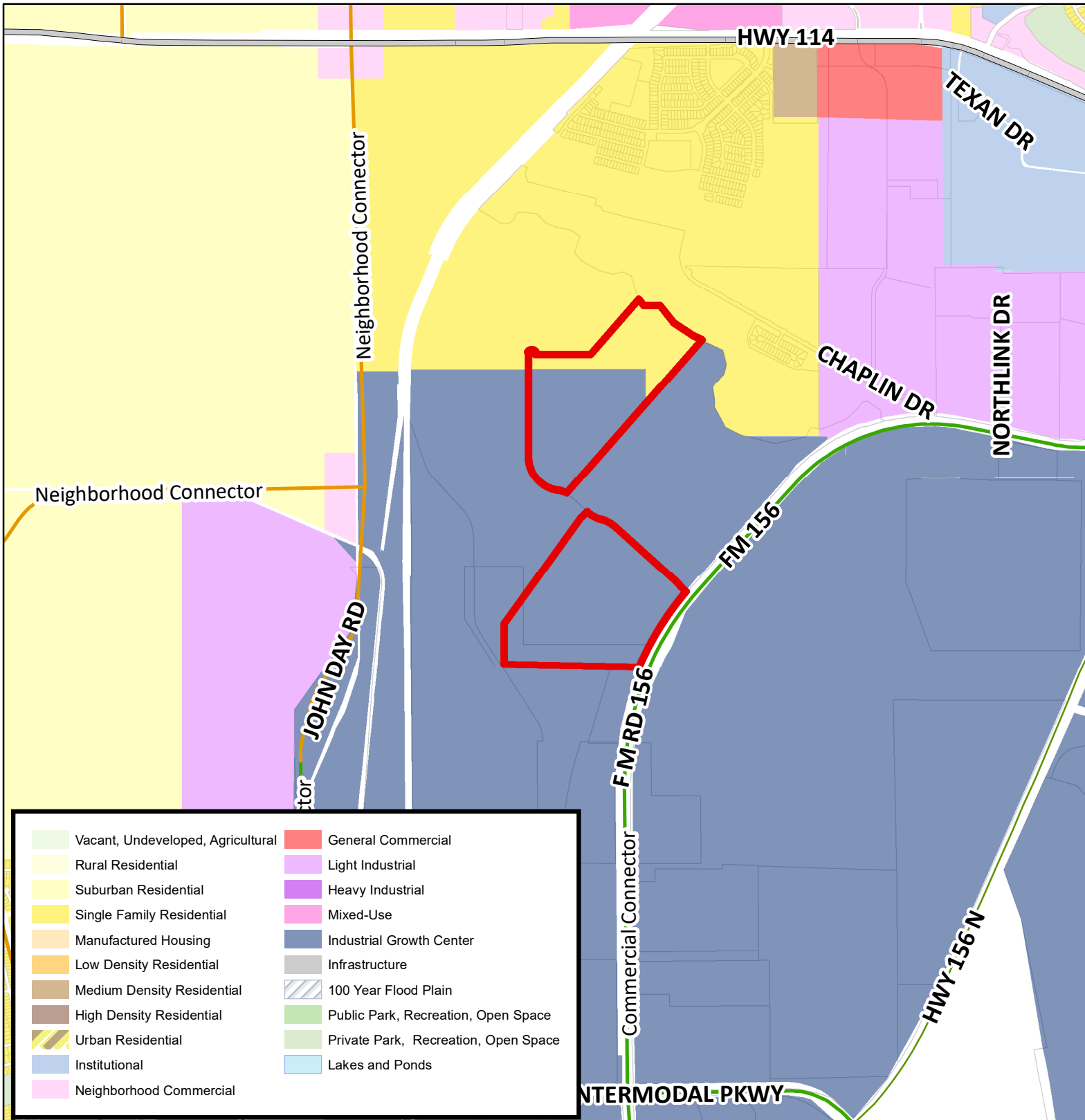
 Subject Area
 300 Foot Notification



Area Map



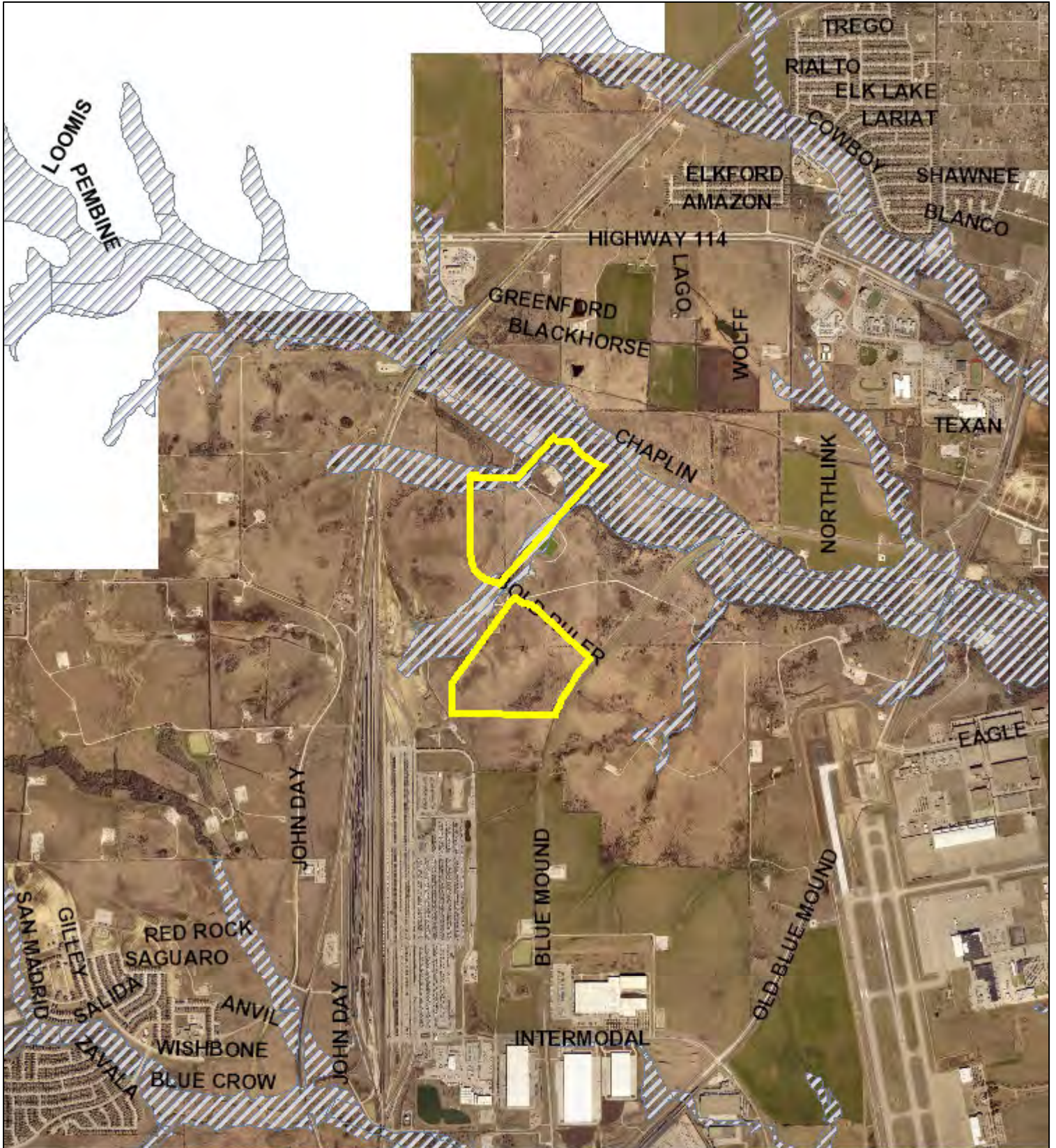
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.)



Aerial Photo Map



0 1,700 3,400 6,800 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District: 5

Continued Yes ___ No X
Case Manager Laura Voltmann
Council Initiated Yes ___ No X

Owner / Applicant: Shalabi LLC/Zach Shalabi

Site Location: 7201 John T. White Road **Acreage:** 1.93 acres

Proposed Use: Single Family Residential Subdivision

Request: From: "A-43" One Family
To: "A-7.5" One-Family

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

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

Staff Recommendation: Denial

Background:

The proposed site is located north of John T. White Road and east of Williams Road, both designated collector streets. However, Williams Road, the proposed frontage street, has a rural road cross section with no curb and gutter. The applicant is proposing to change the zoning from "A-43" One-Family to "A-7.5" One-Family. In 2007, the site was rezoned through a Council Initiated rezoning changing from "A-5" One-Family to its current category, "A-43" One Family. The proposed site is adjacent to large one acre lots with "A-7.5" across the street and just to the north.

At the Zoning Commission meeting in 2017, there were concerns from the neighborhood about the number of units and drainage. The Commissioners recommended the less intensive A-7.5 zoning district instead of the B, which is consistent with the zoning district across the street and would provide similar products currently in the area.

Much of the neighboring property is either vacant or very low density residential and commercial. Towards the southeast is John T. White Elementary.

Surrounding Zoning and Land Uses:

- North "A-7.5" One-Family / vacant
- East "A-43" One Family / single-family residential
- South "CF" Community Facilities / child care facility
- West "A-7.5" One-Family / vacant

Recent Relevant Zoning History:

- ZC-07-208 Council initiated zoning change from “A-5” One Family to “A-43” One Family. This was approved at Council on April 1, 2008.
- ZC-17-060 Request change from “A-43” One Family to “B” Two Family. Zoning Commission recommended modifying request to “A-7.5” One Family. This request was denied at Council on June 6, 2017.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
John T White	Neighborhood Collector	Neighborhood Collector	No
Williams	Collector	Collector	No

Public Notification:

300-foot Legal Notifications were mailed on April 21, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Historic Randol’s Mill Valley Alliance, Inc.	Neighborhoods of East Fort Worth
John T White NA of East Fort Worth*	Ryanwood NA
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	East Fort Worth Business Association
Fort Worth ISD	

* Subject property is located within this Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning of this property from “A-43” One Family to “A-7.5” One-Family to facilitate development of a new single-family subdivision. There are existing single-family residential lots of similar size located immediately west of the subject property; however, these lots remain vacant. Property to the north and east is large lot rural style development. The property south across John T. White is occupied by a small child care facility in “CF” Community Facilities zoning.

The proposed zoning **is not compatible** with a majority of the surrounding land uses.

2. Comprehensive Plan Consistency – Eastside Sector

The 2021 Comprehensive Plan currently designates the entire subject property as Suburban Residential. The proposed zoning is not consistent with the land use designation of the Comprehensive Plan and conflicts with the policies below.

- Preserve the character of rural and suburban residential neighborhoods. (pg. 4-17)
- Promote measures to ensure that all types of residential developments are compatible in scale abutting residential developments. A dramatic difference in units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use. (pg. 4-18)

The proposed zoning **is not consistent (Significant Deviation)** with the recommendations of the Comprehensive Plan.

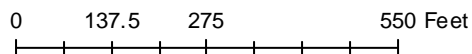
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

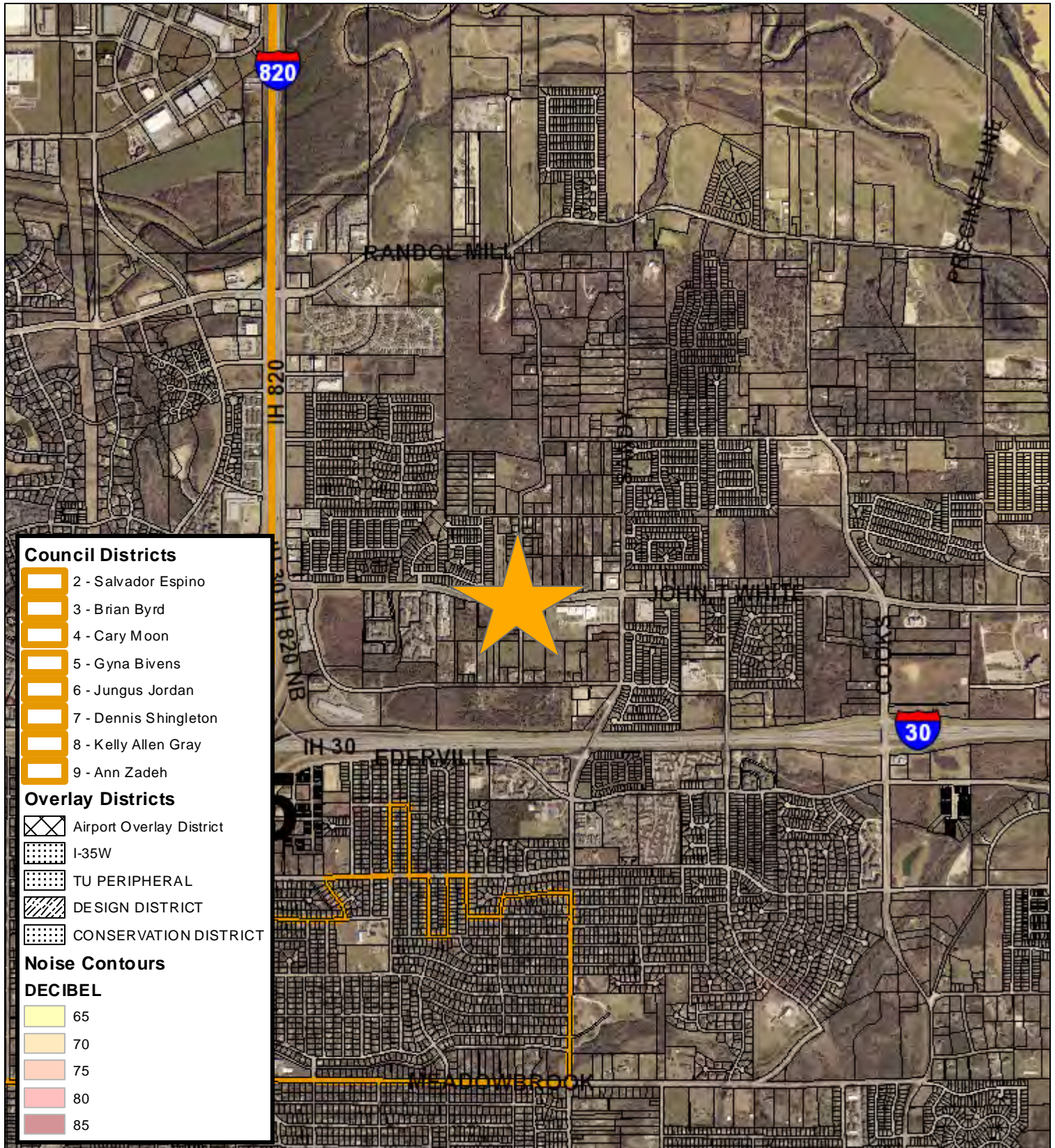


Area Zoning Map

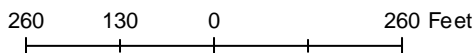
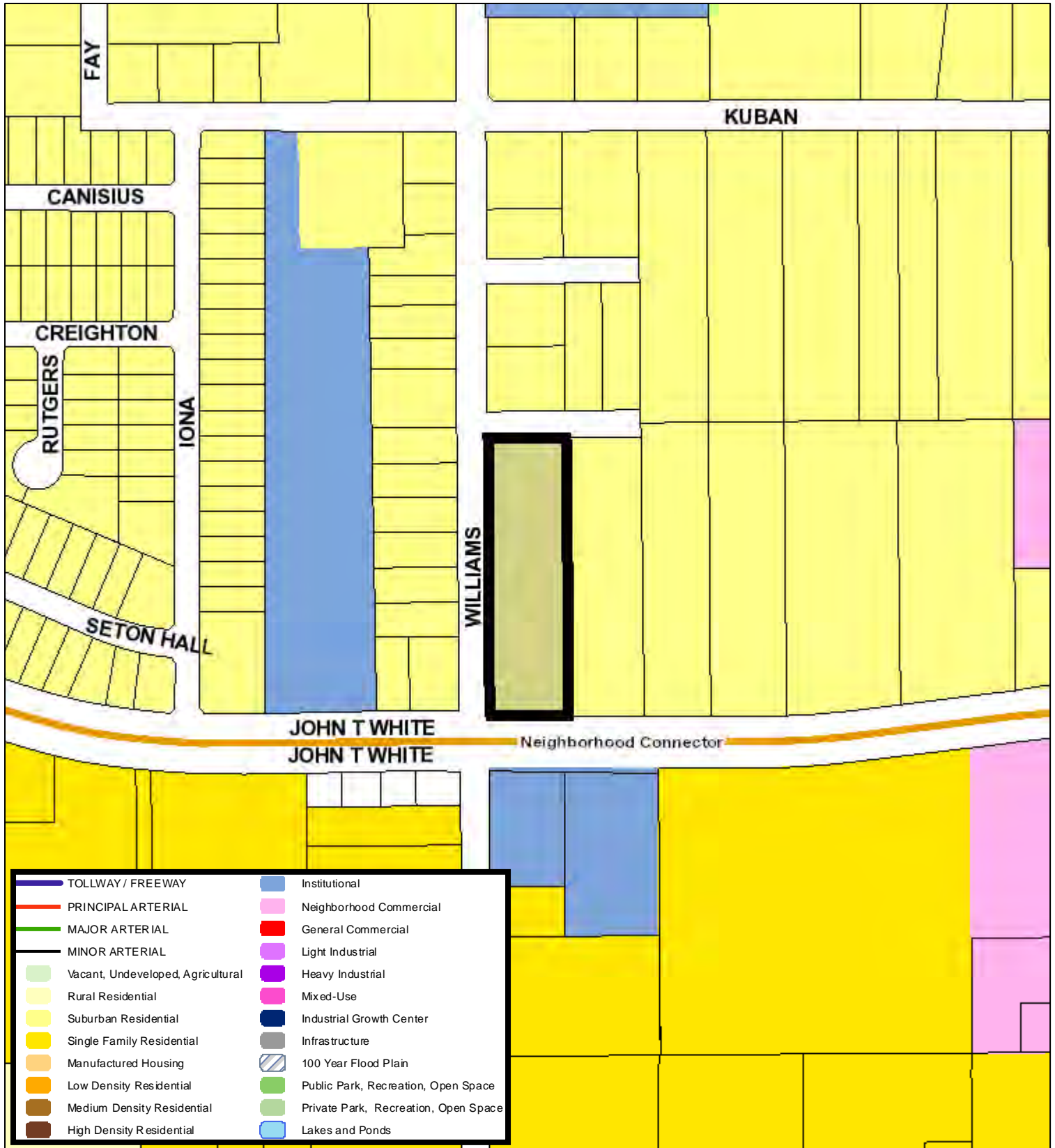
Applicant: Shalabai LLC
 Address: 7201 John T. White Road
 Zoning From: A-43
 Zoning To: A-7.5
 Acres: 1.97306349
 Mapsco: 66U
 Sector/District: Eastside
 Commission Date: 5/12/2021
 Contact:



Area Map



Future Land Use



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



Aerial Photo Map



0 165 330 660 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District: 6

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: Casey & Jennifer Deaton

Site Location: 12640 Oak Grove Road South **Acreage:** 2.99 acres

Proposed Use: Single Family Dwelling

Request: From: "AG" Agricultural
To: "A-21" One-Family

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

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

Staff Recommendation: **Approval**

Background:

This subject property is located along the west side of Oak Grove Road South just north of its intersection with Oak Grove Lane, near the southern border of the Fort Worth City Limits. The site is currently vacant and is zoned "AG" Agricultural District. The property owner is requesting that the zoning be changed to "A-21" One-Family District to allow for construction of a new single-family home.

Surrounding Zoning and Land Uses:

- North "AG" Agricultural / single-family residential
- East Unzoned (ETJ) / single-family residential
- South "AG" Agricultural / gas well site
- West "AG" Agricultural / vacant

Recent Relevant Zoning History: None

Public Notification:

300-foot Legal Notifications were mailed on April 23, 2021.
The following organizations were notified: (emailed April 19, 2021)

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

Subject property is not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning of this property from “AG” Agricultural to “A-21” One-Family. All surrounding property is zoned “AG” Agricultural, with the exception of property to the east which is located outside of the Fort Worth City Limits. There are existing single-family dwellings to the north, south, and east of this site. Land to the west is vacant and located partially within the FEMA 100-year floodplain. There is an existing gas well site to the south.

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

2. Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan currently designates the subject property as “Suburban Residential” on the Future Land Use Map. The Comprehensive Plan specifies that the appropriate zoning designation for Suburban Residential use is “A-21” One-Family.

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

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Encourage large lot residential or agricultural uses in the far southern (Johnson County) portion of the Far South sector, especially in areas with large numbers of gas wells.

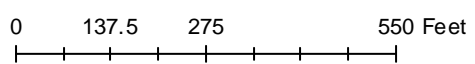
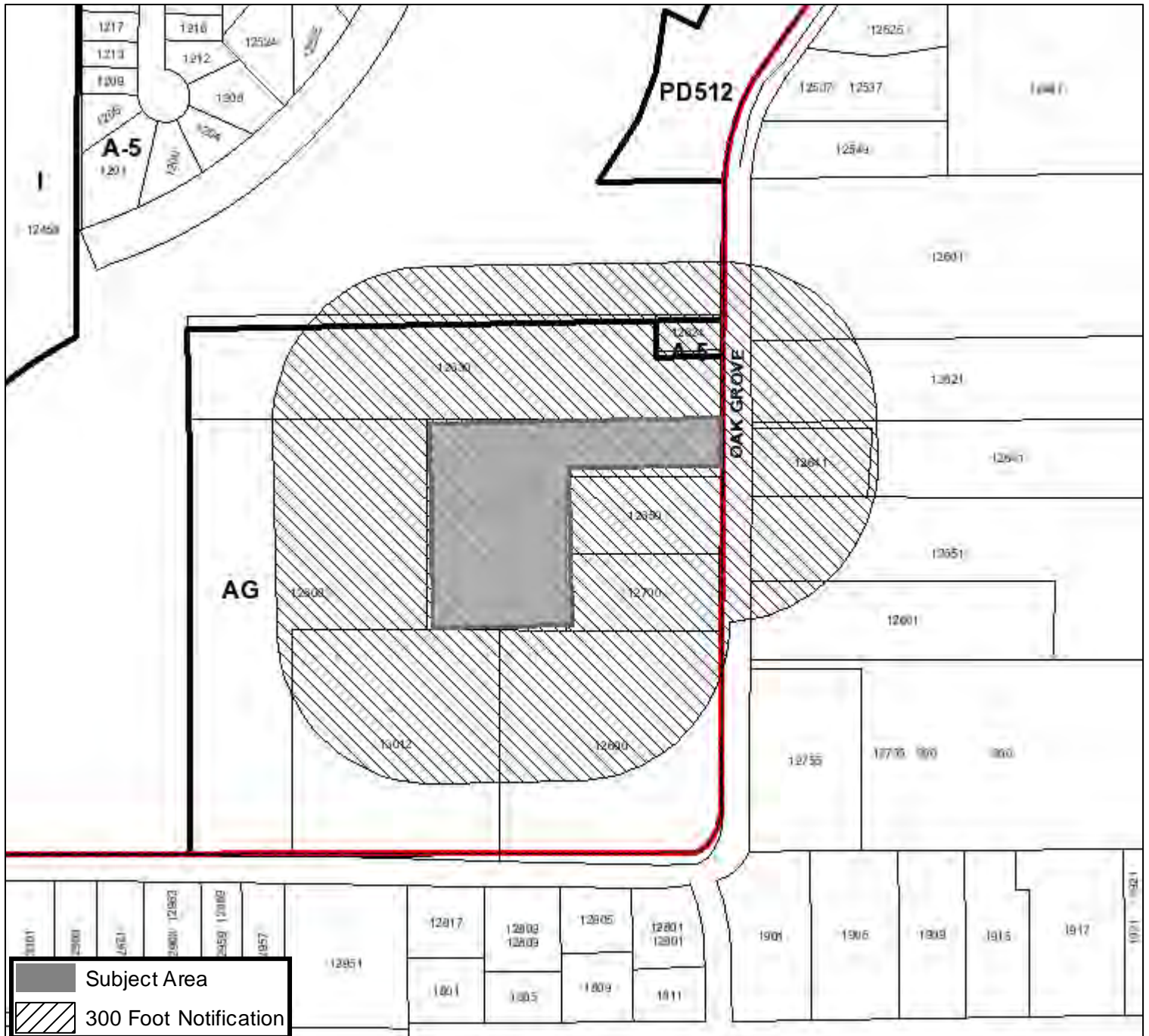
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

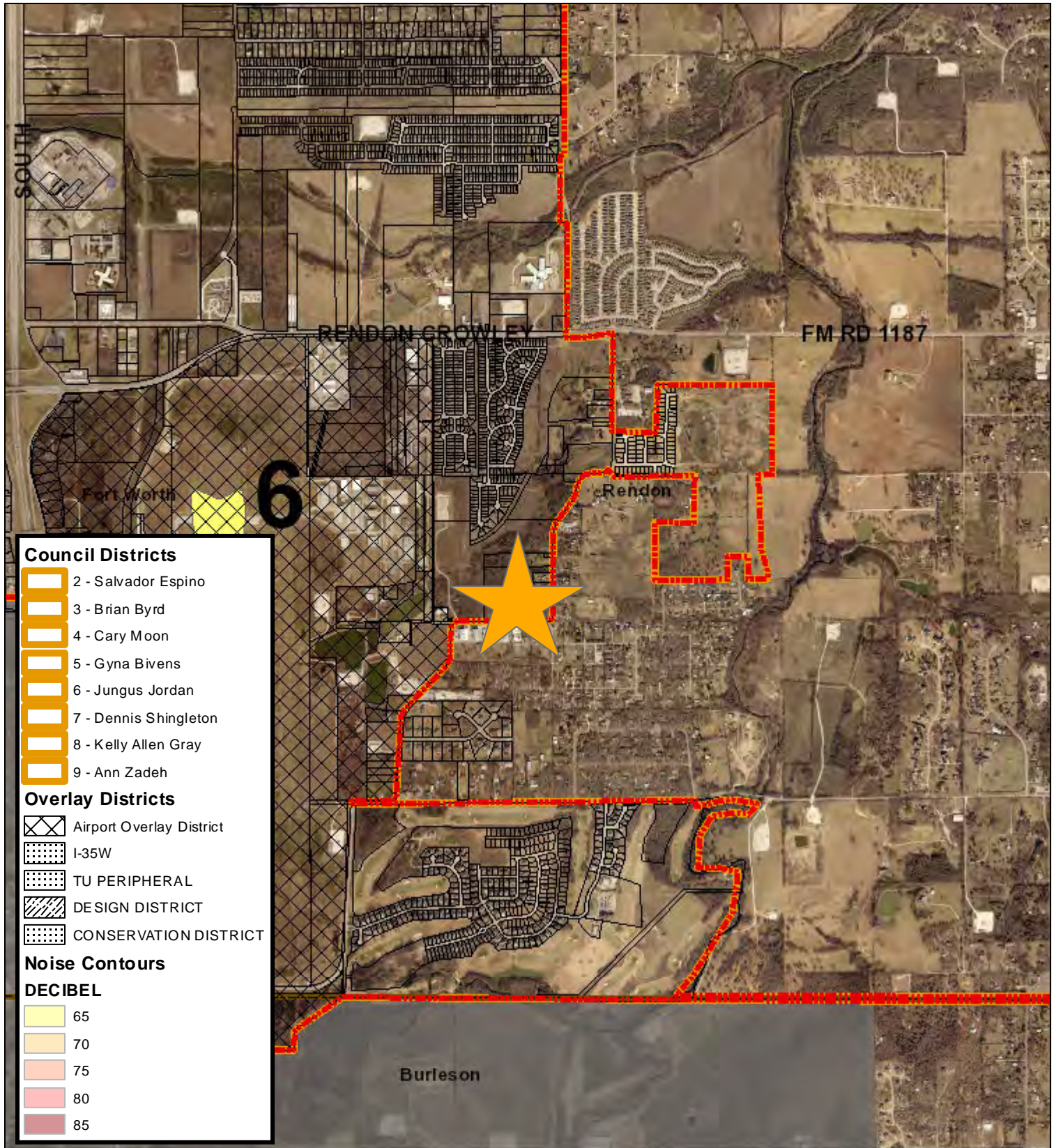
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

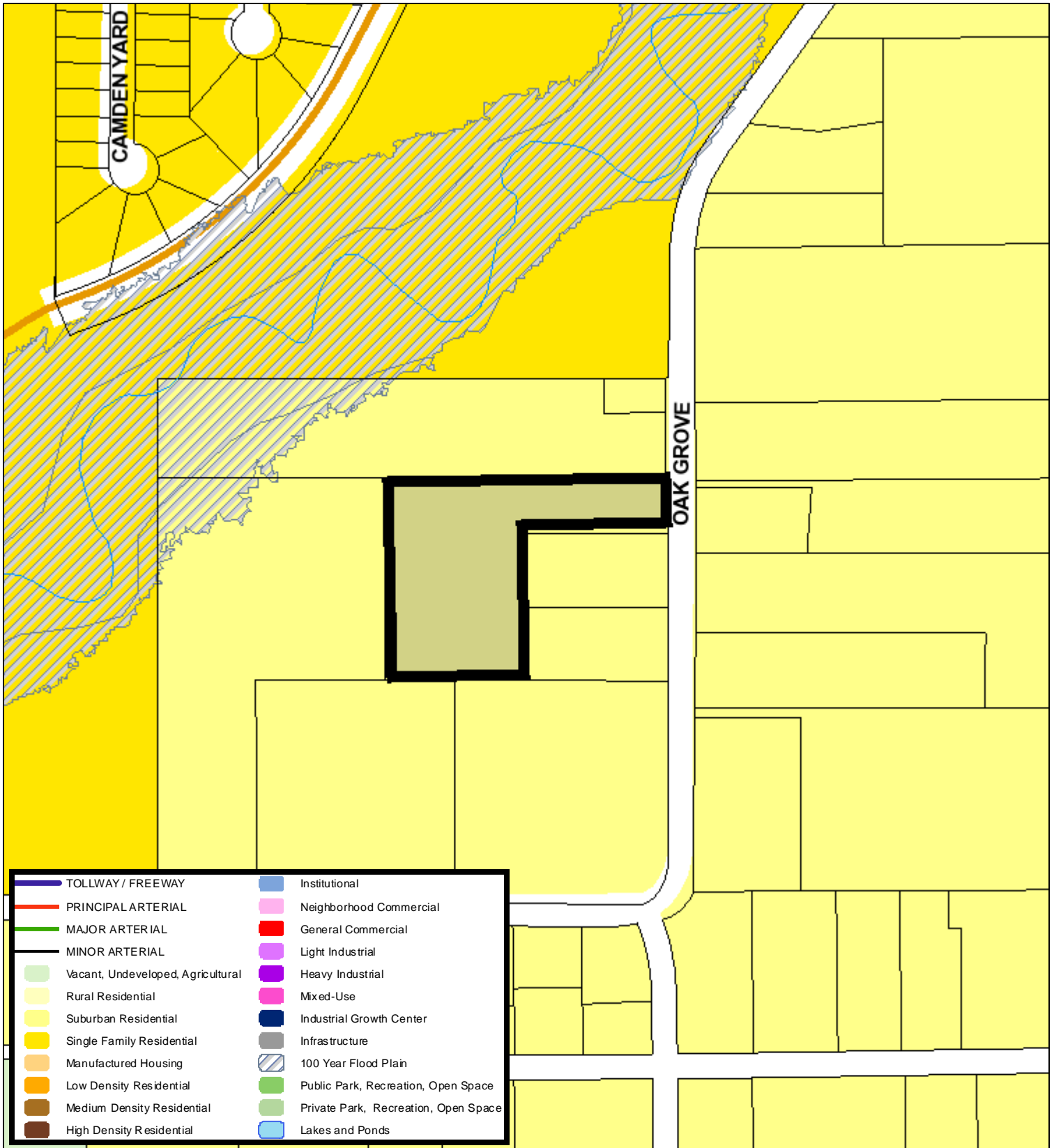
Applicant: Casey & Jennifer Deaton
 Address: 12640 Oak Grove Road South
 Zoning From: AG
 Zoning To: A-21
 Acres: 2.98782651
 Mapsco: 119R
 Sector/District: Far South
 Commission Date: 5/12/2021
 Contact: null



Area Map

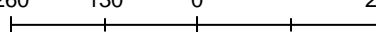


Future Land Use



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

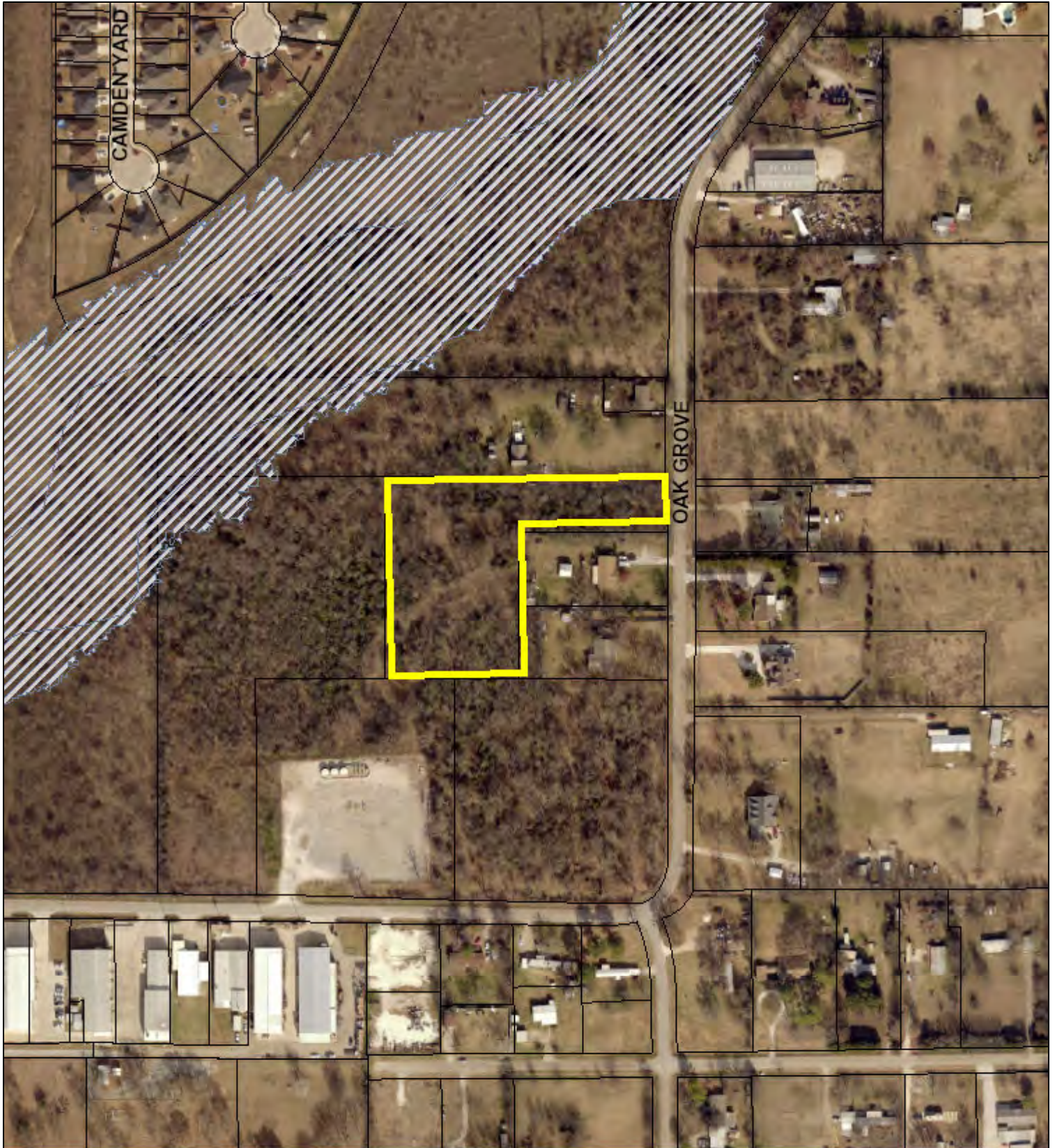
260 130 0 260 Feet



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



0 170 340 680 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 3

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Beth Knight</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Chapel Creek Development Co. LLC/Jacob Petrie

Site Location: 10033 Southview Street Acreage: 1.64

Proposed Use: Carwash

Request: From: "G" Intensive Commercial

To: Add Conditional Use Permit (CUP) to allow an automatic carwash facility; site plan included

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

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

Staff Recommendation: **Denial (see staff recommendations in site plan comments and development impact analysis)**

Background:

The proposed site is located in the southeast quadrant of the West Freeway (I-30) and Chapel Creek Boulevard. The applicant is requesting to add a Conditional Use Permit to allow a carwash facility; site plan included.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the "G" district for a drive-thru carwash facility in an approximately 4,600 sq. ft. building. Self-service vacuum spaces are shown in three rows adjacent to and south of the carwash building.

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

While a carwash is not permitted in the "G" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site appears to be used for informal outdoor storage for the mini-warehouse facility across the street and does not have any notable trees or other environmental features to be preserved. A vacant lot separates site from the nearest single family subdivision to the south, and additional single family zoning is found to the northeast. Although the site is not directly adjacent to a

residential lot and the closest residential building is approximately 250 feet away, no intervening commercial buildings or landscaping exists between the proposed car wash and residential areas to the north and south. The location of any proposed dryers and 30 vacuums will likely have a detrimental impact on the neighborhood.

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

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

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

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

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

Below is a chart that illustrates the differences between the base G regulation and the proposed CUP.

Requirement	G Standards	Proposed CUP
Signage	Signage to be based on tower length only and pay station canopy square footage. No portable signs allowed.	Signage is excessive (requires Development Regulation Waivers)
Parking	Approximately 19 parking spaces are required.	34 parking spaces are more than 125% of maximum allowed (requires Development Regulation Waiver)

Site Information:

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / Single family use, vacant land, and freeway
- East “PD 965” Neighborhood Commercial for G uses plus mini-warehouses and “A-5” One-Family / Commercial use and single family subdivision
- South “G” Intensive Commercial and “A-5” One-Family / Vacant land and single family subdivision
- West “G” Intensive Commercial / New drive-thru beverage business and commercial uses

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-127, east of subject, from G to Planned Development for G uses plus mini-warehouses (PD 965), approved; and

ZC-18-133, south of subject site, from G to amend and expand 965, withdrawn.

Site Plan Comments:

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

1. The signage on the towers and in notes 10, 11, 14, 18, and 20 needs development waivers. No development waivers have been requested. General notes indicate shall statements without details on signs. **Remove signage from site plan and add note to follow the Sign Ordinance (chapter 6).**
2. Approximately 19 parking spaces are required, with 125% maximum parking cap. 34 spaces are provided. No development waiver has been requested. **The ordinance requires additional trees to be placed on site to mitigate parking over 125% of the maximum parking (chapter 6)**
3. The square footage and number of stories of the building are not noted.
4. The depth of the vacuum canopies is not noted.
5. A legend for the different ground surfaces is not provided.
6. The adjacent land uses and zoning is not provided.
7. The project title is not provided in the lower right hand corner with a signature line labeled: "Director of Planning and Development" with a "Date" line above the project title.
8. The name, address and telephone number of the developer/owner is not provided.
9. The zoning case number ZC-21-044 needs to be added to the lower right hand corner.
10. A dimensional scale needs to be added to the site plan.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks, 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 comments.)

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

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

Closest registered neighborhood organization*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the "G" zoning district. Surrounding land uses consist of commercial to the east and west with vacant non-residential land to the south. Residential zoning is noted to the north and to the south past the vacant lot.

The proposed zoning request **is not compatible** with surrounding land uses due to the lack of buffering for the car wash dryer and 30 outdoor vacuum stations. *Staff would be supportive and find the site to be compatible with adherence to sign ordinance and inclusions of solid wall buffering the vacuum area from the residential to the south.*

2. **Comprehensive Plan Consistency-Sycamore**

The 2021 Comprehensive Plan designates the site as being General Commercial. The proposed zoning is not consistent with the following Comprehensive Plan policy:

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

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

Staff would be supportive and find the site to be compatible with adherence to sign ordinance and inclusions of solid wall buffering the vacuum area from the residential to the south.

Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



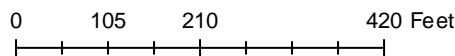
ZC-21-044

Area Zoning Map

Applicant: Chapel Creek Development Co. LLC
 Address: 10033 Southview Road
 Zoning From: G
 Zoning To: Add Conditional Use Permit for car wash
 Acres: 1.6427214
 Mapsco: 72K
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null



	Subject Area
	300 Foot Notification



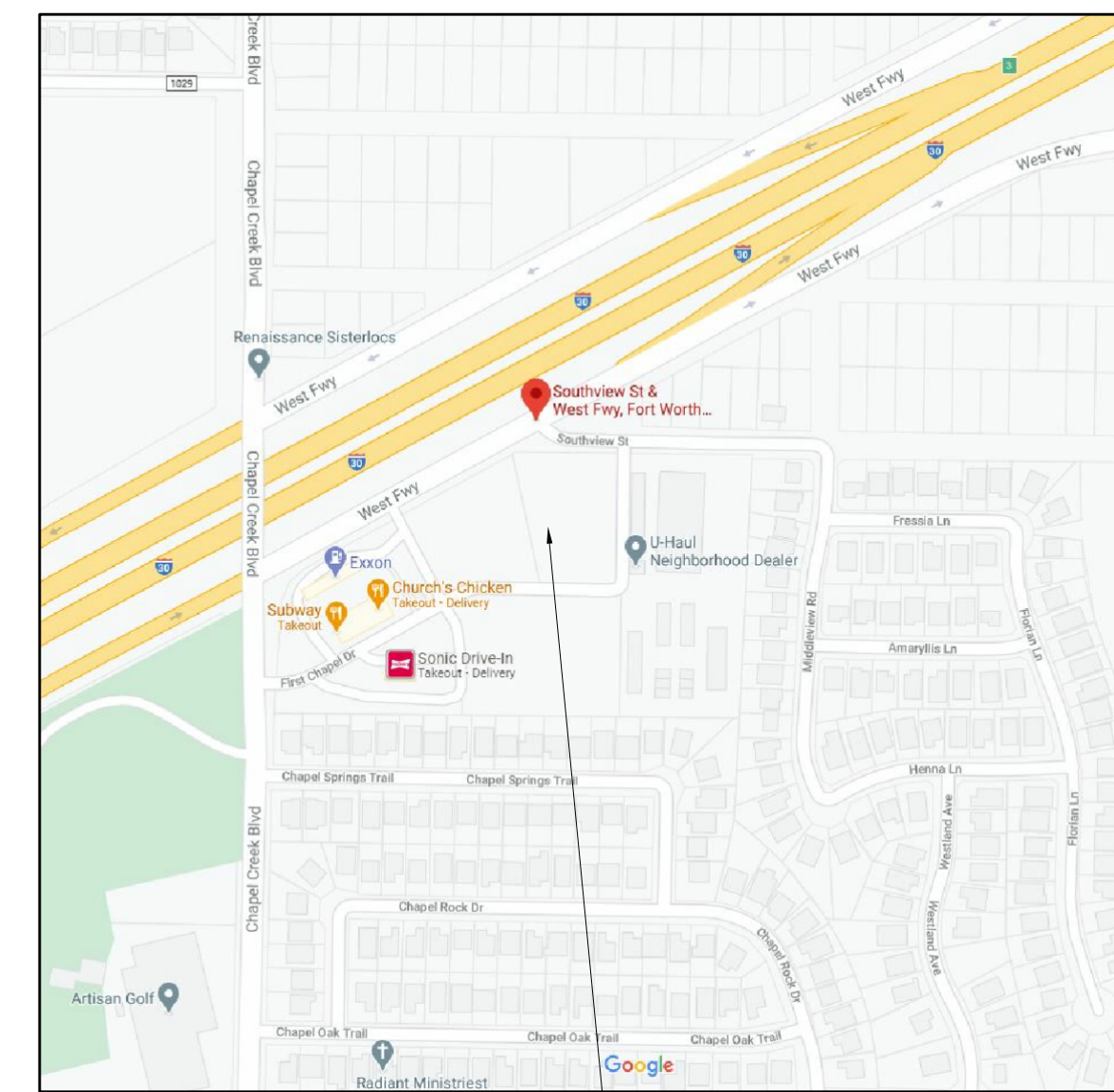
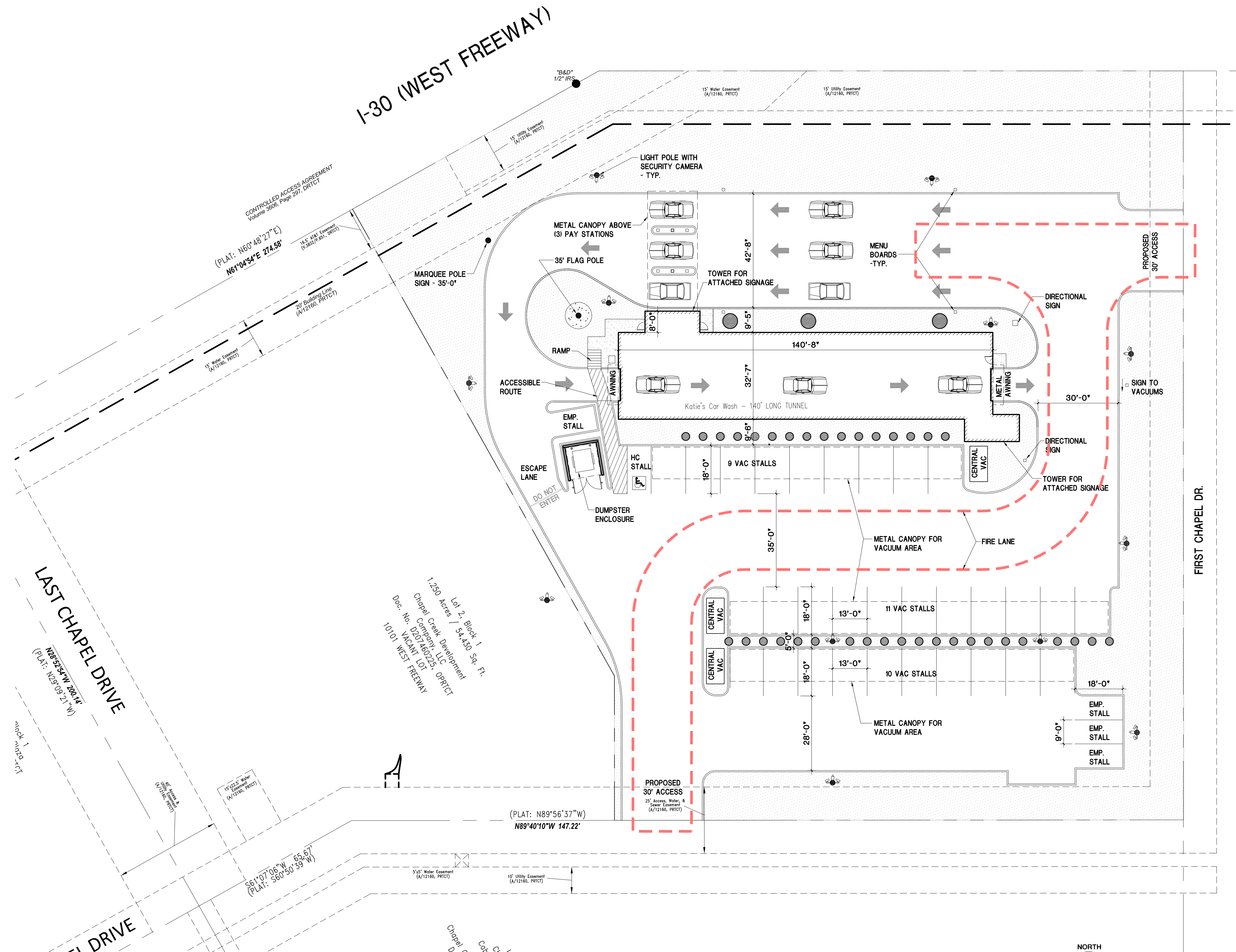


AG DESIGN GROUP, LLC
 PO BOX 383023
 DUNCANVILLE, TX 75138

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITE TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE AND THE FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE.
- HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM
- PARKING - THREE (4) EMPLOYEE PARKING STALLS, 1 HANDICAP STALL AND 30 VACUUM STALLS - 35 TOTAL PARKING SPACES.
- BUILDING NOT TO EXCEED 22'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, TRANSLUCENT WINDOW PANELS AND STOREFRONT MATERIALS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2"
- APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATINAL BUILDING CODES.
- TOWERS ATTACHED TO CAR WASH TUNNEL SHALL HAVE SIGNAGE.
- BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE STORAGE AREA AND OFFICE.
- CAR WASH SHALL HAVE 4 TO 5 MENU SIGNS.
- ALL SITE LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD SO AS TO NOT TRESPASS ONTO ADJACENT PROPERTIES.
- PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS, IF APPLICABLE.
- PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS.

SOUTHVIEW ROAD
 (50' R.O.W.)



VICINITY MAP
 NOT TO SCALE
 PROJECT LOCATION

01 SITE PLAN
 SCALE: 1" = 20'-0"



KATIE'S CAR WASH
 WEST FREEWAY & SOUTHVIEW ST
 FORT WORTH, TX 76108

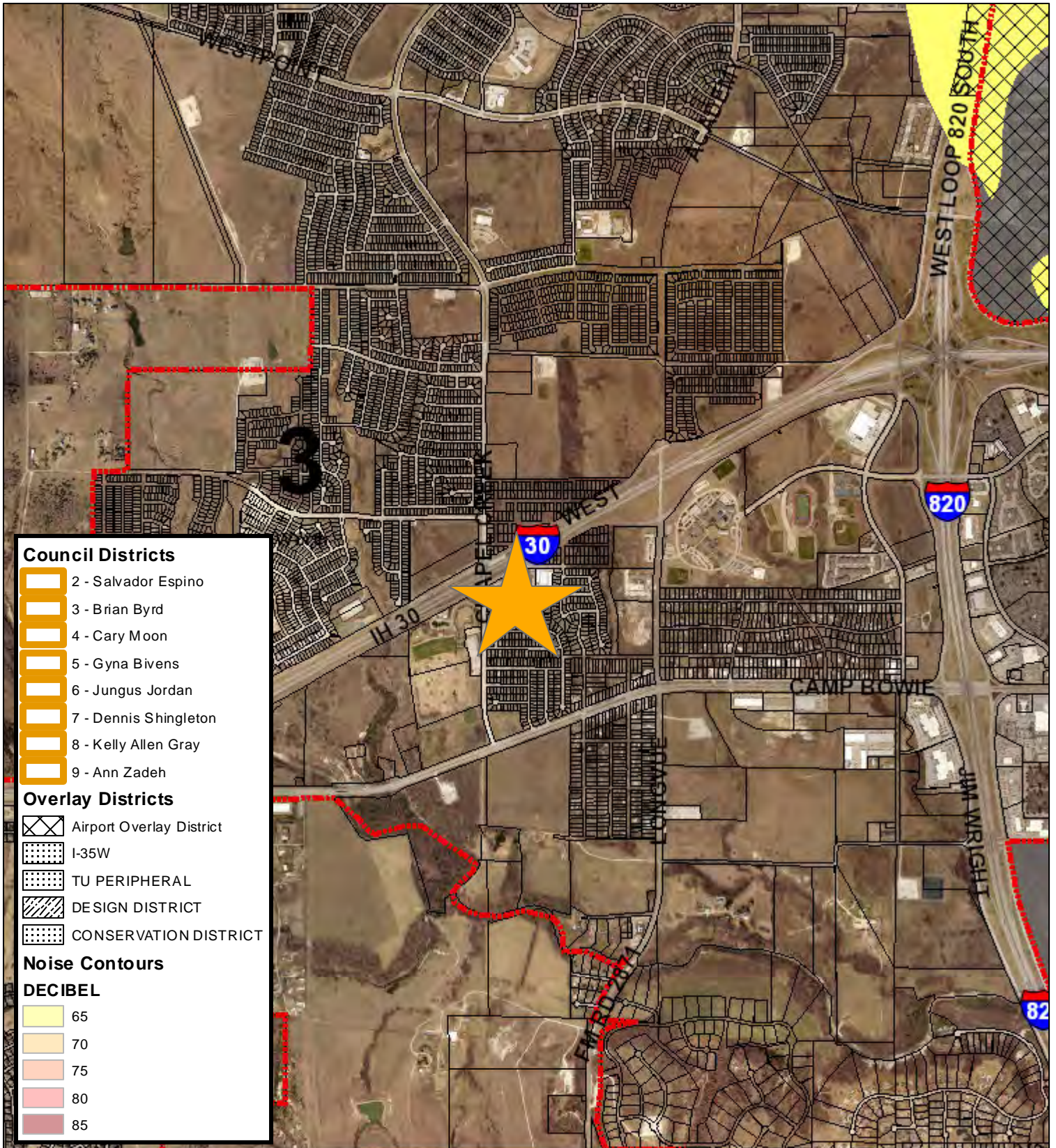
REVISIONS

SITE PLAN

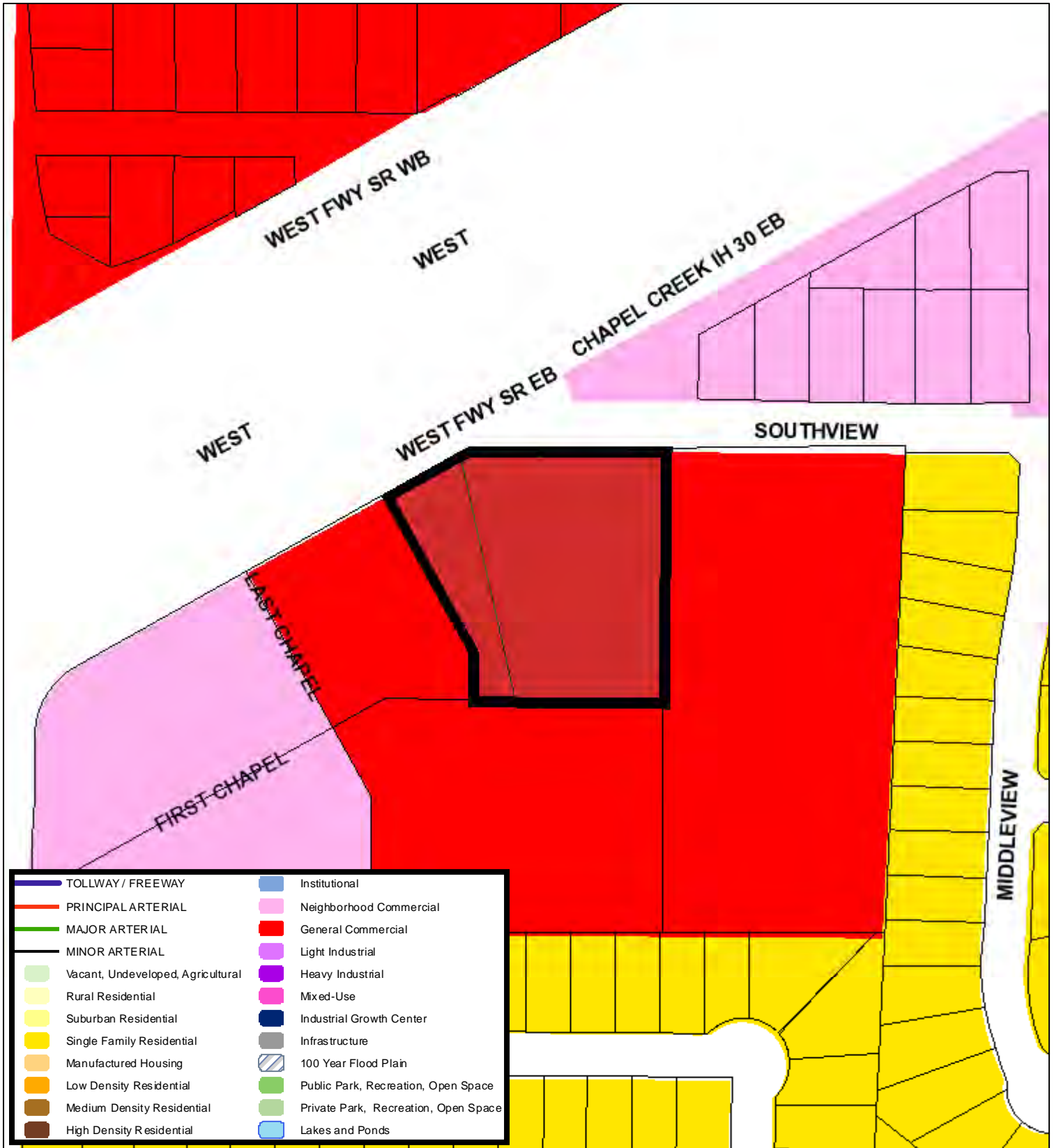
SHEET NUMBER

A1.00

Area Map



Future Land Use



150 75 0 150 Feet

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



Aerial Photo Map



0 95 190 380 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District: 7

Continued Yes ___ No X
Case Manager Beth Knight
Council Initiated Yes ___ No X

Owner/Applicant: Brazos Electric Power Coop / Kimley-Horn & Associates

Site Location: 4475 Keller Haslet Road

Acreage: 6.30 acres

Proposed Use: Community Facilities – Electrical Substation

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

To: “CF” Community Facilities

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

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

Staff Recommendation: **Approval**

Background:

The subject property is an existing electrical substation, in the northeast quadrant of Park Vista Boulevard and Keller Haslet Road. The electrical substation was developed between 2001 and 2003, prior to the construction of the surrounding residential subdivisions in “A-5” One-Family zoning. The applicant is requesting to rezone from “A-5” One-Family to “CF” Community Facilities which is a zoning district that more accurately reflects the current land use.

Surrounding Zoning and Land Uses:

- North “A-5” One-Family and “PD 481” Planned Development Specific Use for mini-warehouses / Single family residences and vacant land
- East “A-5” One-Family / Single family residences
- South “A-5” One-Family / Single family residences
- West “A-5” One-Family and “E” Neighborhood Services / Single family residences, daycare, and vacant land

Recent Relevant Zoning and Platting History:

Zoning History: ZC-12-094, southwest of subject, from A-21 and CF to A-5, approved; and ZC-13-067, southeast of subject site, from A-10 to A-5, approved.

Public Notification:

300-foot Legal Notifications were mailed on April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Harvest Ridge HOA*	Steadman Farms HOA
Huntington Estates HOA	North Fort Worth Alliance
Streams and Valleys Inc.	Trinity Habitat for Humanity
Northwest ISD	Keller ISD

**Located closest to this registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone from “A-5” One-Family to “CF” Community Facilities, which more accurately reflects the current electrical substation’s land use. The surrounding properties are zoned and used for “A-5” One-Family uses with the exception of a daycare facility in “E” Neighborhood Commercial located to the west. The electrical substation’s development generates minimal noise or traffic and precedes the construction of these surrounding land uses. “PD 481”, a planned development limited to a mini-warehouse development is still undeveloped, although zoned in 2002.

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

2. Comprehensive Plan Consistency – Far North Sector

The 2021 Comprehensive Plan currently designates the site as Infrastructure. The proposed zoning is consistent with the following Comprehensive Plan policy:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. Today a 50 foot supplemental setback and additional solid screen fence exists separating the existing use from the A-5 to the east.

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

Attachments:

- Zoning Exhibit
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Brazos Electric Power Coop
 Address: 4475 Keller Haslet Road
 Zoning From: A-5
 Zoning To: CF
 Acres: 6.2961823
 Mapsco: 8Z
 Sector/District: Far North
 Commission Date: 5/12/2021
 Contact: null

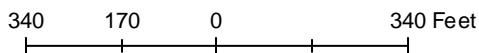
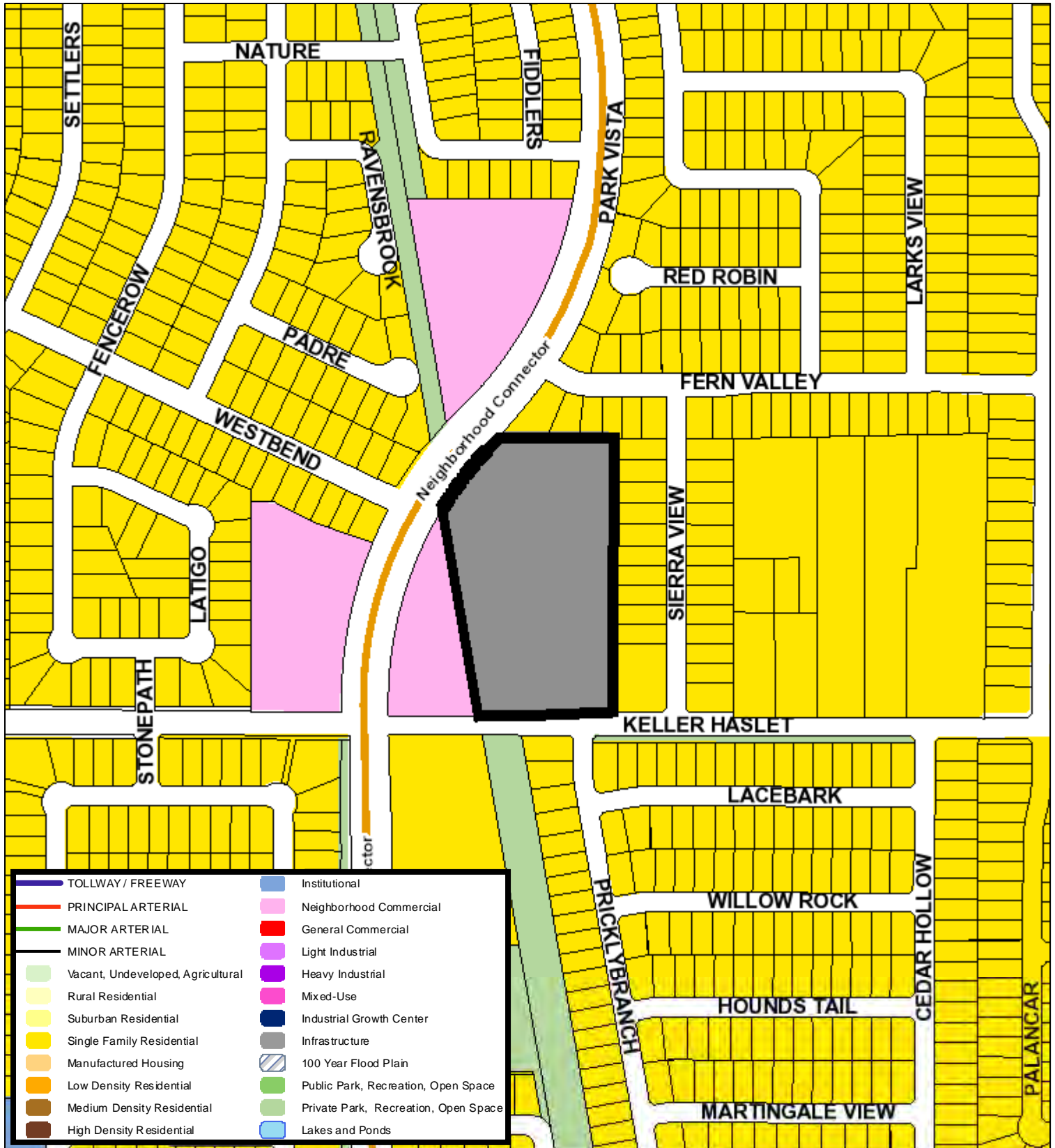


0 155 310 620 Feet

Area Map



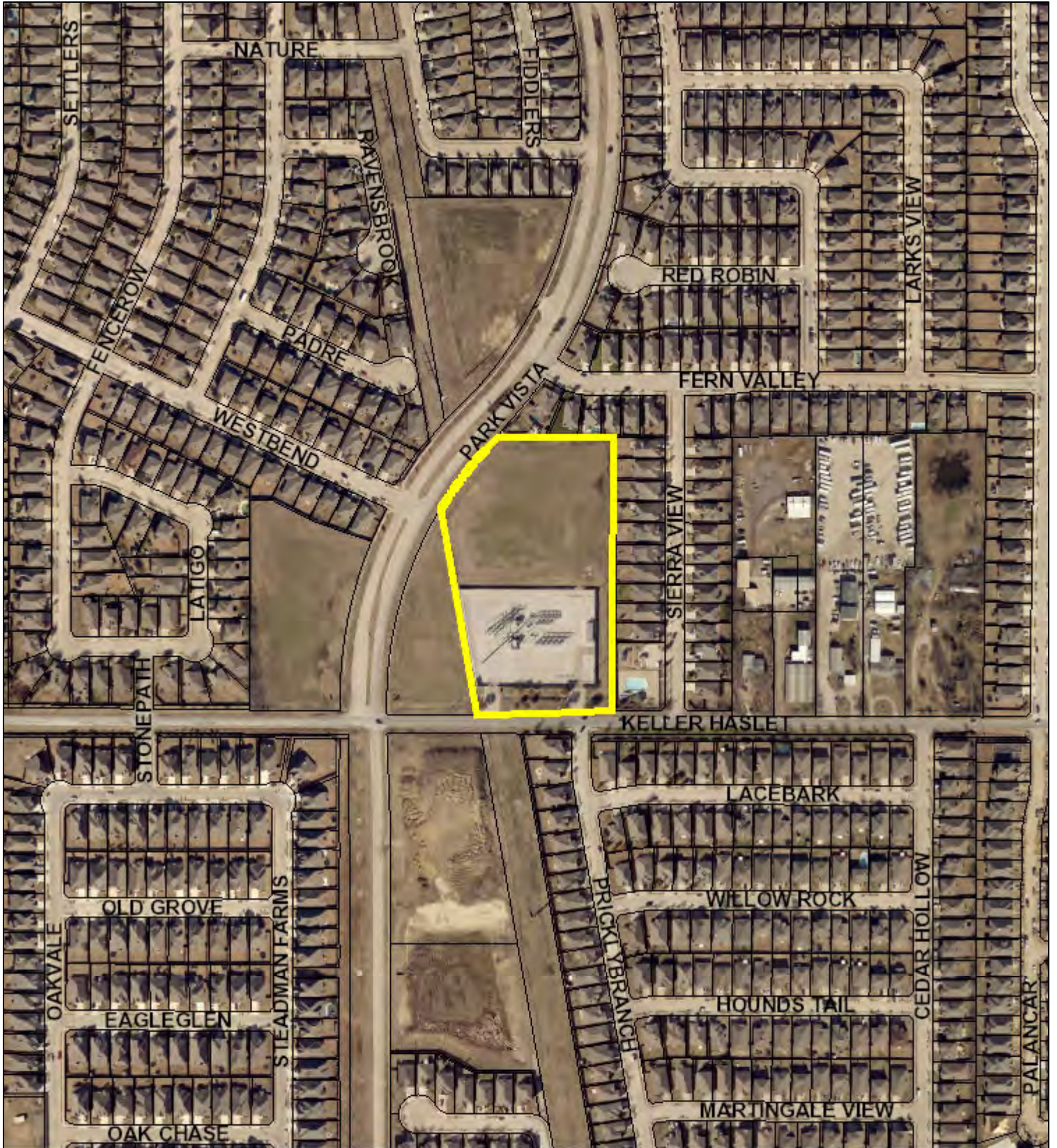
Future Land Use



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



0 215 430 860 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District: 2

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: **Revive Coffee, LLC / Cassie Warren**

Site Location: 2503 Roosevelt Avenue **Acreage:** 0.35 acres

Proposed Use: **Coffee Shop & Office Space**

Request: From: "A-5/DD" One-Family / Demolition Delay
To: "E/HC" Neighborhood Commercial / Historic and Cultural Overlay

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

Comprehensive Plan Consistency: Requested change **is consistent (minor boundary adjustment).**

Staff Recommendation: **Approval**

Background:

The subject property is located at the northwest corner of Roosevelt Avenue and Azle Avenue. The applicant is requesting to change the zoning of this property from "A-5" One-Family District to "E" Neighborhood Commercial District in order to convert the existing residential structure into a coffee shop and office space. This request also includes removal of the existing "DD" Demolition Delay overlay and addition of an "HC" Historic and Cultural overlay designation.

Constructed in c. 1913, the structure at 2503 Roosevelt Avenue is significant for its association with massive residential growth in Fort Worth's Northside in response to the establishment and growth of the Swift & Armour Meatpacking plants in the Stockyards; as a unique example of residential architecture influenced by industrial Stockyards details, Italianate details, and Czechoslovakian architectural design; and for its association with Anton Koldin, a foreman and manager for the Armour Meatpacking Company and community leader within Fort Worth's Czechoslovakian community and on the Northside of the city, who made significant contributions to the culture and development of Fort Worth during the early and mid-20th century.

Section 4.401(c) of the Zoning Ordinance states that "DD" Demolition Delay designation may be removed if the site no longer conforms to the criteria for significance and integrity or changed to HC or HSE if it satisfies the applicable criteria for significance and integrity. The structure meets the following City of Fort Worth criteria for historic designation:

- Criterion 1: Is distinctive in character, interest or value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.

- Criterion 2: Is an important example of a particular architectural type or specimen or embodies elements of architectural design, detail, material or craftsmanship that represent a significant architectural innovation in Fort Worth.
- Criterion 4: Has been identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States.

Based on the evidence still extant at the property, the property at 2503 Roosevelt sufficiently retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association), and the meets 3 of the 8 Criteria for Historic Designation. The property also retains its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Surrounding Zoning and Land Uses:

- North "A-5" One Family / single-family residences
- East "E" Neighborhood Commercial / auto service and "CF" Community Facilities / church
- South "E" Neighborhood Commercial / church, retail building
- West "FR" General Commercial Restricted / commercial building

Recent Relevant Zoning History:

- ZC-10-188: Rezoned this property from "C/DD" Medium Density Multifamily/Demolition Delay and "I/DD" Light Industrial/Demolition Delay to "A-5/DD" One-Family/Demolition Delay as part of a larger City-initiated rezoning.
- HCLC-21-006: The Historic and Cultural Landmarks Commission recommended approval of a Historic and Cultural Landmark Designation for this property on March 8, 2021.

Public Notification:

300-foot Legal Notifications were mailed on April 22, 2021.
 The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
North Side NA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Lake Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the underlying zoning of this property from "A-5" One Family to "E" Neighborhood Commercial. Properties to the north are zoned "A-5" One-Family and are developed with single-family residences. However, all surrounding properties with frontage on Azle Avenue/NW 25th Street are zoned either "FR" General Commercial Restricted or "E" Neighborhood Commercial and are developed for commercial use.

While the existing structure is designed for residential use, its location on a corner lot at the edge of the neighborhood, and the existing pattern of commercial development along Azle Avenue/NW 25th Street, make this a suitable location for the proposed coffee shop and office uses.

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

2. Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as "Single-Family Residential" on the Future Land Use Map. However, all surrounding properties with frontage along Azle Avenue and NW 25th Street are designated for "Neighborhood Commercial" use, including the properties immediately to the east, west, and south of the subject property. This pattern continues for several blocks in both directions, with the exception of a few lots designated for "Institutional" use.

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

- Attract redevelopment and new development in the corridors linking the major districts of Downtown, the Historic Stockyards, and the Cultural District.
- 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.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (minor boundary adjustment). If this zoning change is approved, staff recommends amending the Future Land Use Map to designate this property as Neighborhood Commercial.

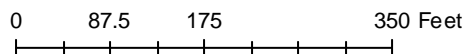
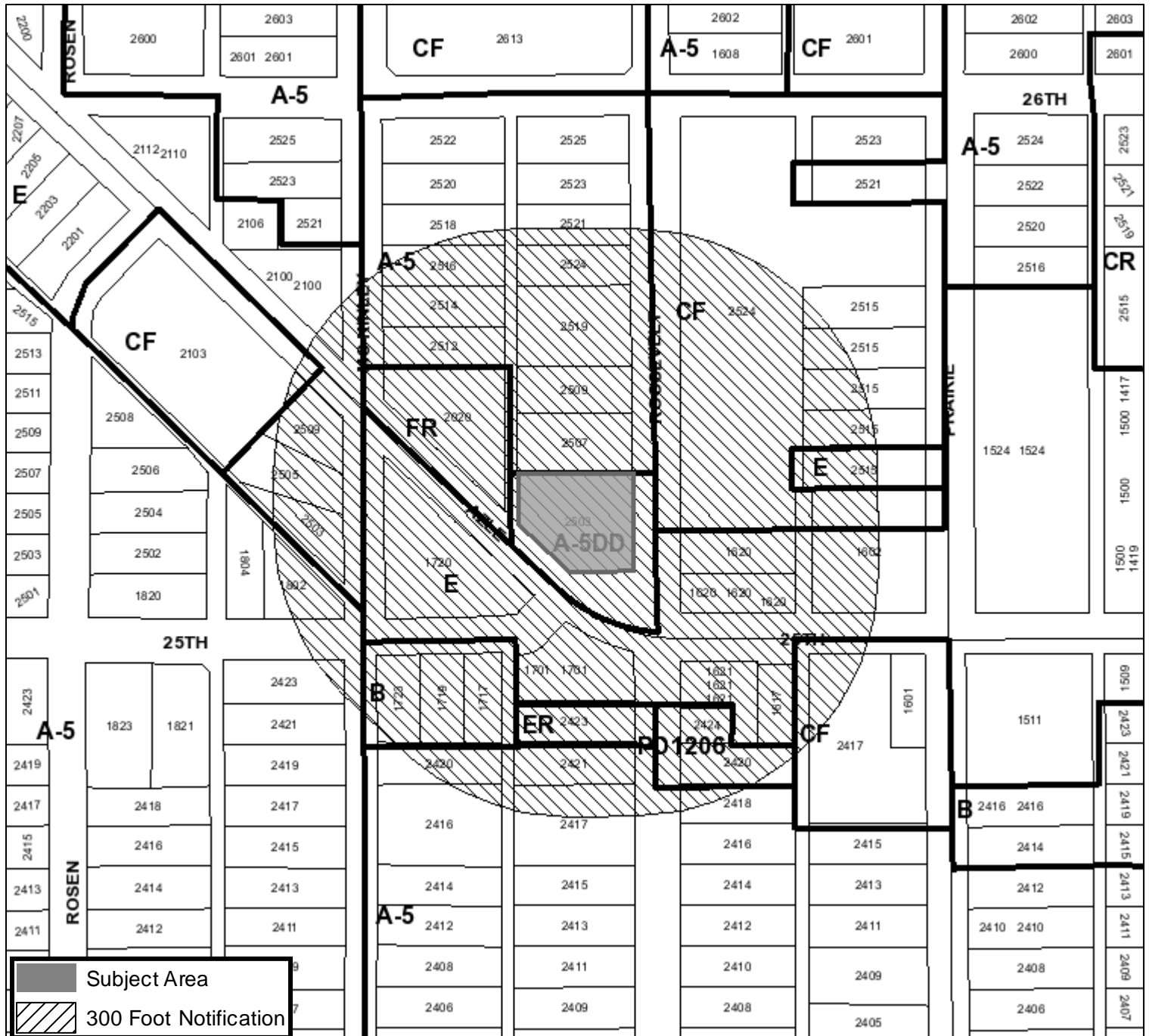
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- HCLC Staff Report

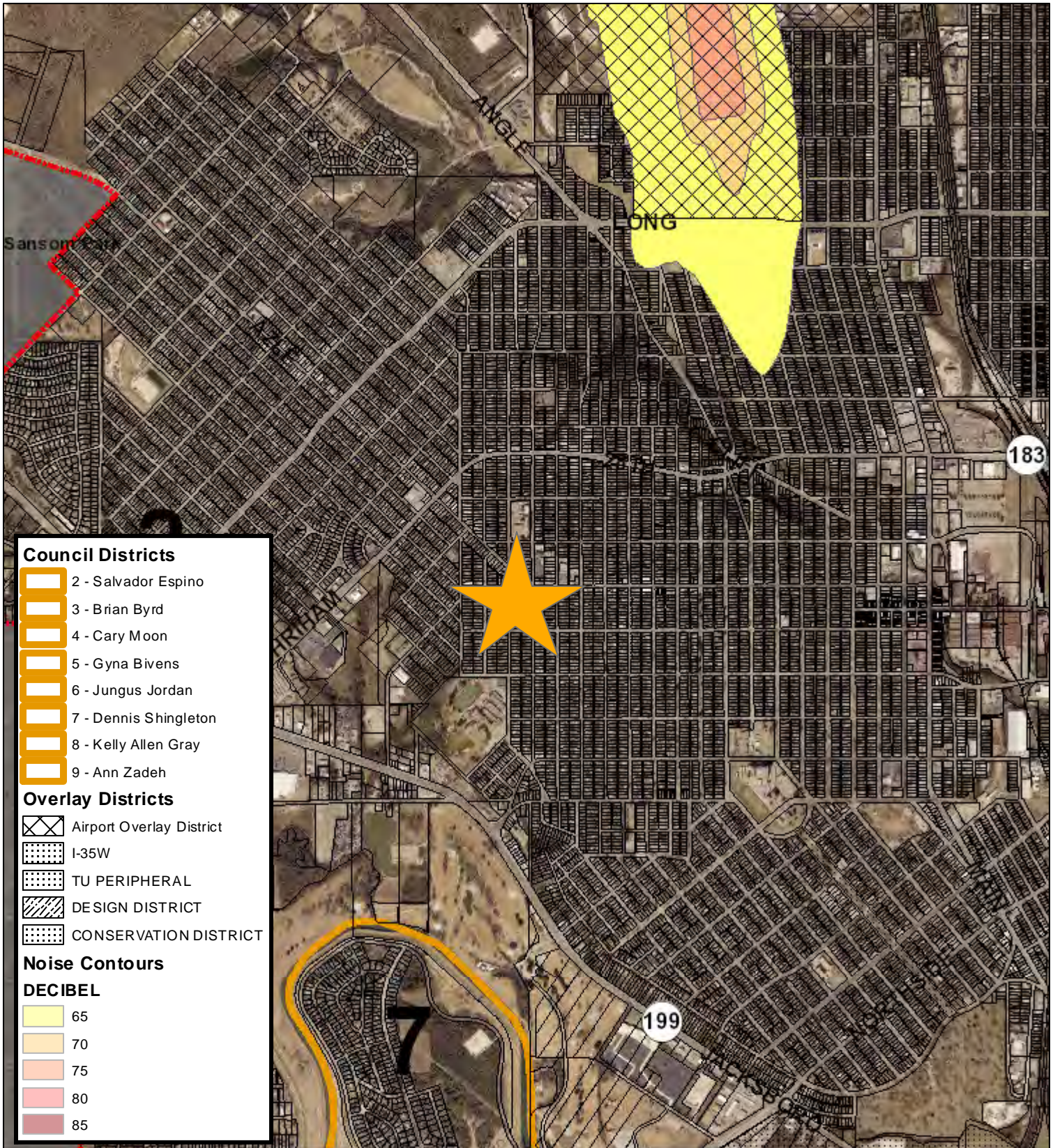


Area Zoning Map

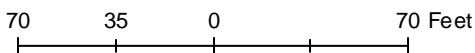
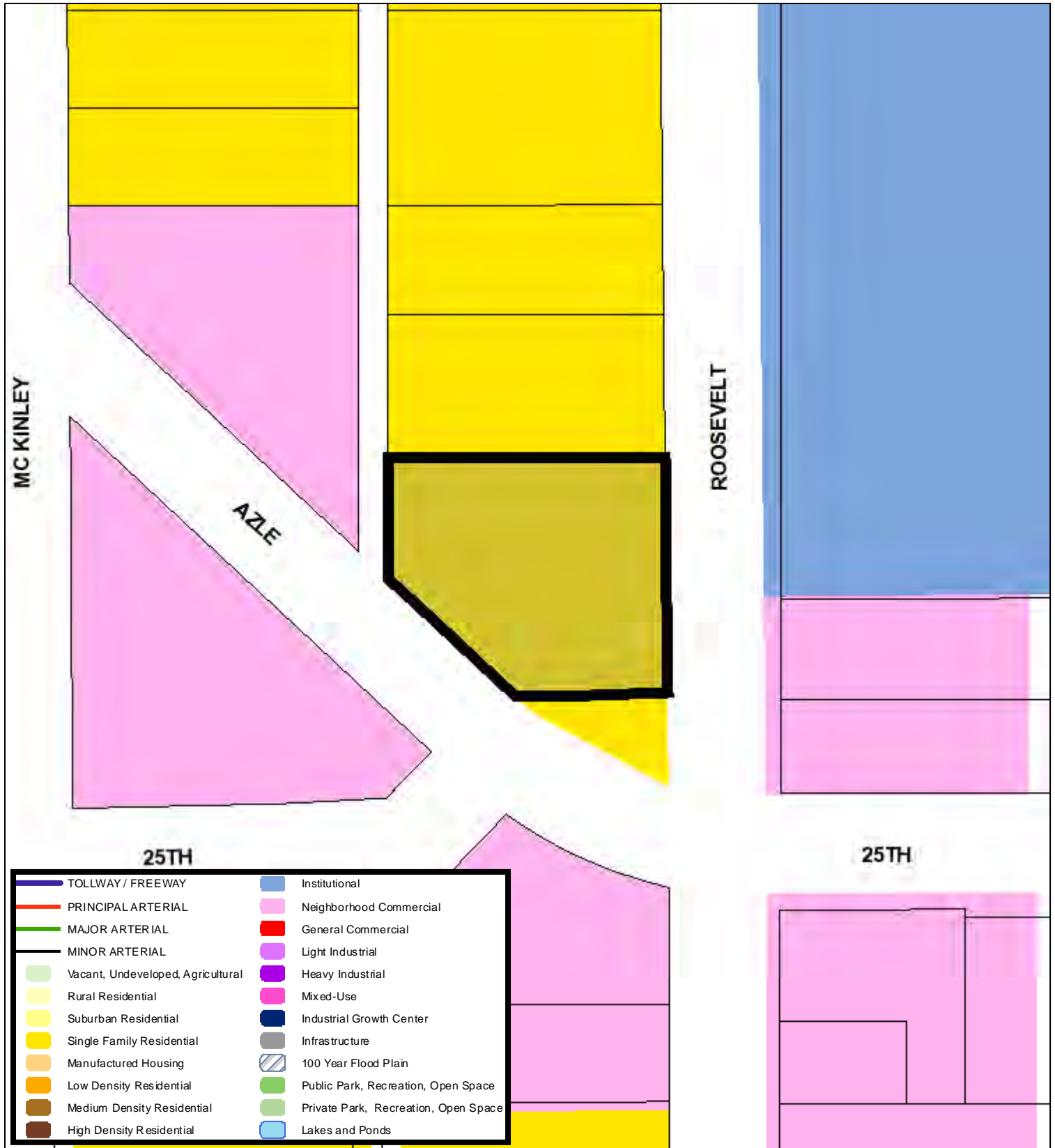
Applicant: Revive Coffee LLC
 Address: 2503 Roosevelt Street
 Zoning From: A-5/DD
 Zoning To: E/HC
 Acres: 0.35411212
 Mapsco: 062E
 Sector/District: Northside
 Commission Date: 5/12/2021
 Contact: null



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.





ZC-21-051

Aerial Photo Map



0 40 80 160 Feet



STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS

DATES: March 8, 2021

COUNCIL DISTRICT: 2

GENERAL INFORMATION

REQUEST	Recommendation for Designation as a Historic and Cultural Landmark
APPLICANT/AGENT	Jacob and Cassie Warren
LOCATION	2503 Roosevelt Avenue
ZONING/ USE (S)	A-5
NEIGHBORHOOD ASSOCIATION	Individual

REQUEST

The owner requests a recommendation to City Council to consider upgrading the designation of the property located at 2503 Roosevelt Avenue from Demolition Delay to a Historic and Cultural Landmark.

BACKGROUND INFORMATION

- On January 4, 2011 the property at 2503 Roosevelt Avenue was designated as Demolition Delay.

APPLICABLE CITY OF FORT WORTH ZONING ORINANCE PROVISIONS

4.401 Historic Preservation Overlay Districts

(c) Identification and Designation of Cultural Resources

3. Eligibility for Designation
 - a. Eligibility for HC and HC District Designations.
 - i. Individual Property. An individual property may be designation as HC if it meets the following qualifications:
 1. Two or more of the criteria for significance; and
 2. The necessary criteria for assessing integrity.

Criteria for Historic Significance

1. Is distinctive in character, interest or value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.

2. Is an important example of a particular architectural type or specimen or embodies elements of architectural design, detail, material or craftsmanship that represent a significant architectural innovation in Fort Worth.
4. Has been identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States.

EVALUATION OF SIGNIFICANCE

Constructed in c. 1913, the structure at 2503 Roosevelt Avenue is significant for its association with massive residential growth in Fort Worth's Northside in response to the establishment and growth of the Swift & Armour Meatpacking plants in the Stockyards (Criterion 1); as a unique example of residential architecture influenced by industrial Stockyards details, Italianate details, and Czechoslovakian architectural design (Criterion 2); and for its association with Anton Koldin, a foreman and manager for the Armour Meatpacking Company and community leader within Fort Worth's Czechoslovakian community and on the Northside of the city, who made significant contributions to the culture and development of Fort Worth during the early and mid-20th century (Criterion 4).

In regards to Criterion 1, the structure at 2503 Roosevelt Avenue is significant for its association with the establishment and growth of residential neighborhoods on Fort Worth's Northside to house working class families that moved to Fort Worth during a massive residential construction boom that was driven by the establishment of the Swift & Armour Meatpacking Plants in the Stockyards. This industry and associated residential expansion, along with the ancillary housing and infrastructure built to support it such as the workforce housing built at 2503 Roosevelt Avenue, played a significant role in the early cultural, economic, social, ethnic, and historical heritage of the City of Fort Worth, the State of Texas, and the United States.

In regards to Criterion 2, the property at 2503 Roosevelt is significant as an important example of a unique architectural style in Fort Worth. The design of the structure blends different architectural styles into one cohesive design. The building features Italianate details, such as a low-pitched roof; a balanced, symmetrical rectangular shape; a tall two-story appearance; wide, overhanging eaves; a porch topped with balustraded balconies; and tall, narrow windows, with decorative cast stone accents above the windows. The structure also features many design elements found on industrial architecture within the Stockyards, such as concrete and brick cladding; decorative concrete details such as columns and window sills; and metal porch railings. The building is also a great example of the Empire architectural style, which was predominant in Czechoslovakia (Anton Koldin's native country) in the 19th century. This structure is an excellent example of adapting international, national, and vernacular architectural styles to create a truly unique architectural specimen in Fort Worth.

In regards to Criterion 4, the property at 3040 Lipscomb Street is significant for its association with Anton Koldin, a foreman and manager for the Armour Meatpacking Company and community leader within Fort Worth's Czechoslovakian community and on the Northside of the city, who made significant contributions to the culture and development of Fort Worth during the early and mid-20th century. Koldin also played a significant role in the annexation of Rosen Heights into the city of North Fort Worth in 1904 and into the City of Fort Worth in 1909, which significantly expanded the boundaries of the north side of Fort Worth. Koldin contributed not only to the city of Fort Worth by managing at the Armour Meatpacking Plant for decades, but

also for serving as a leader within the local Czechoslovakian community in Fort Worth and in the Northside community as a whole.

EVALUATION OF INTEGRITY

Integrity is the ability of a property to convey its significance. The designation of a property must not only be shown to have significance under Zoning Ordinance, but it also must have integrity. Within the concept of integrity for example, the National Park Service criteria recognizes seven aspects that define integrity.

Seven Aspects of Integrity

1. **Location.**
2. **Design.**
3. **Setting.**
4. **Materials.**
5. **Workmanship**
6. **Feeling.**
7. **Association.**

Staff visited the property on October 30, 2020 to assess the integrity of the property.

In relation to the Seven Aspects of Integrity:

1. The structure is still in its original **location** from when it was constructed in 1913.
2. The **design** of the structure is still intact and identifiable. While a portion of the rear porches have been enclosed, the manner in which the enclosures were installed allow for their removal without diminishing the integrity of design.
3. The structure's original **setting** from the 1910s is still extant. The largely residential neighborhood and adjacent commercial corridor is still intact.
4. The property's original **materials** are still intact. The original concrete and masonry cladding, 1/1 wood windows, wood trim, and site features such as a gazebo and concrete Texas-shaped fountain are still extant.
5. The property still displays the physical evidence of **workmanship** from the 1910s, such as 1/1 wood windows and decorative concrete brackets.
6. The property still retains its **feeling** as a residential building that was constructed to house the workforce of the Swift and Armour Meatpacking Plants and the surrounding Stockyards.
7. The property still retains its **association** with the development of the Stockyards. However, the Swift & Armour Meatpacking Plants are no longer extant.

FINDINGS / RECOMMENDATIONS

Eligibility for Designation

The structure meets the following City of Fort Worth criteria for historic designation:

Criterion 1: Is distinctive in character, interest or value, and exemplifies the cultural, economic, social, ethnic or historical heritage of the City of Fort Worth, State of Texas or the United States.

Criterion 2: Is an important example of a particular architectural type or specimen or embodies elements of architectural design, detail, material or craftsmanship that represent a significant architectural innovation in Fort Worth.

Criterion 4: Has been identified with a person or persons who significantly contributed to the culture and development of the City of Fort Worth, State of Texas or the United States.

Integrity

Based on the evidence still extant at the property, the property at 2503 Roosevelt sufficiently retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

Summary

Staff have found evidence that the property meets 3 of the 8 Criteria for Designation. The property also retains its original integrity and the identity for which it is significant. This is consistent with the requirements of the ordinance for Historic & Cultural Landmark properties.

Therefore, staff recommends the following motion:

That the HCLC recommend that City Council consider designating the property at 2503 Roosevelt Avenue as a Historic & Cultural Landmark (HC) and that the *Secretary of the Interior's Standards for the Treatment of Historic Properties* be used when evaluating any proposed future change to the property.

Supplemental Materials

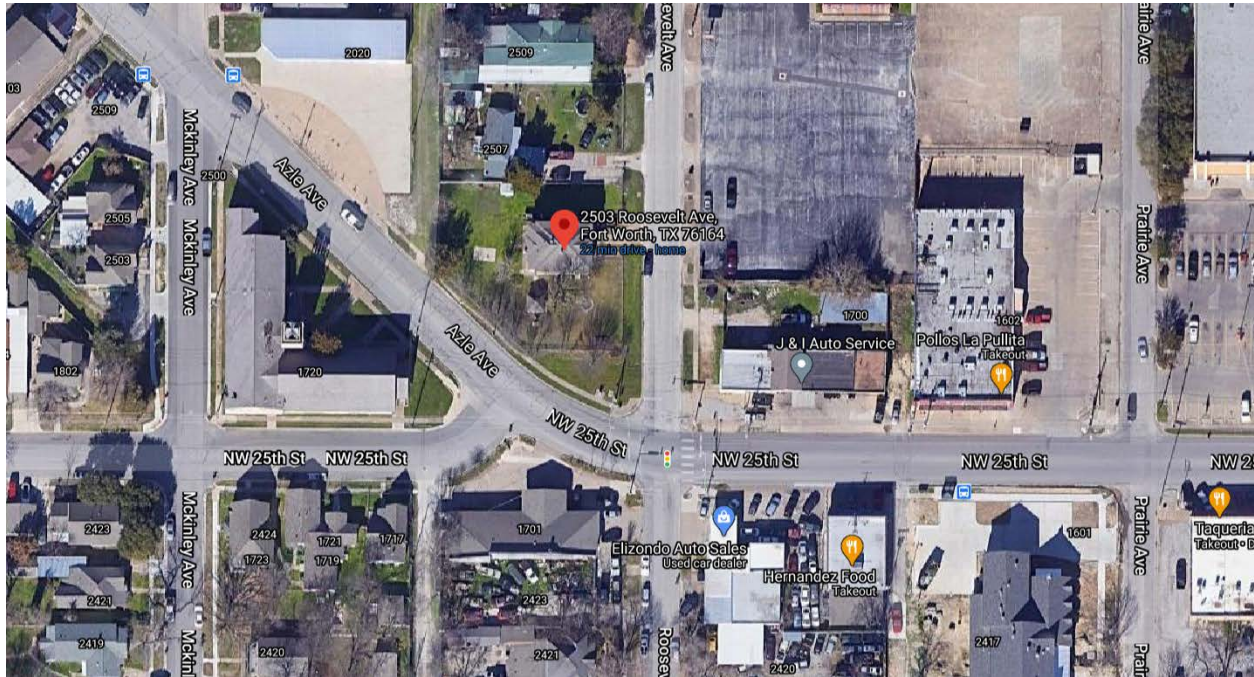


Fig. 1 – Location of 2503 Roosevelt Avenue.

BUILDING DESCRIPTION				PLAT																							
CLASS	ROOF	EXTERIOR WALLS	HEATING	STREET OR AVE.—PAVED, GRAVEL, DIRT.																							
Shack	Flat Hip	Brick	Fire Place																								
Cottage	Gables, Dormers	Brick Veneer	Wood, Coal, Oil																								
Duplex	Cut up, Ordinary	Stone	Gas Furnace																								
Bungalow	Flats, Gravel	Stone Veneer	Steam																								
Residence	Tile Shingle	Plastered	Stove																								
Apartment	Metal, Tile	Stucco on Wood	Gas																								
Hotel	Corr. Iron	Stucco on M. Lath	Hot Water																								
Office Building	Composition	Hollow Tile	PLUMBING																								
Store	Wood	Terra Cotta	No. of Fixtures																								
Storage	Saw Tooth	Adobe	Chairs																								
Factory		Box	Tables																								
Filling Station		Frame	Bath Room																								
Garage	BASEMENT	Weather Board	Storage																								
Shed	Whole	Sheet Iron	Sink																								
Bar	Part	Concrete	Trimming																								
Servants House	Finished		BUILT-IN FEATURES																								
Sign Board	Unfinished		Buffet																								
			Refrigerator																								
			Stove																								
			Kitchen Cab.																								
			Break Room																								
			Good																								
			Built Year 1915																								
FOUNDATION	CONSTRUCTION	Cobblestone	CONDITION	STREET OR AVE.—PAVED, GRAVEL, DIRT.																							
Stone	Good	Brick, Plaster	Tile Floors	Building Termite in _____ Date 7/32 Purpose: Add. Bldg. \$ _____ Repairs \$ _____ Total \$ 250.00 Value Before Add. Imp. \$ 7584.00 Value After Add. Imp. \$ 7834.00 Per Cent Depreciation 38-16 No Value All Bldg. \$ 4912.08 Mo. Revenue \$ 35.00 LAND VALUATION Zone No. _____																							
Concrete	Medium	Stone, Wood	Marble Floors																								
Brick	Cheap	Plain	Dirt Floors																								
Posts	Mixed	Ornamental																									
Piers		Cornice																									
No Foundation		over																									
No. Rooms	8	Remodeled	Occupied			OWNER	Renter	Vacant																			
SIZE OF BUILDING																											
Wide	32	Deep	40			No. Stories	2																				
No. Sq. Ft. 1010 Class 28 Price Per Sq. Ft. 3.00 \$ 3030.00																											
2528 7584.00																											
RENDERED FOR TAXATION																											
YEAR	LOT	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE																					
1937	10-11-12	1800	00																								
<table border="1"> <thead> <tr> <th>SIZE OF LOT</th> <th>FRONT FT. VALUE</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>10 x 30</td> <td>700</td> <td>700</td> </tr> <tr> <td>11 x 24</td> <td>400</td> <td>400</td> </tr> <tr> <td>X</td> <td></td> <td></td> </tr> <tr> <td>X</td> <td></td> <td></td> </tr> <tr> <td>X</td> <td></td> <td></td> </tr> <tr> <td>X</td> <td></td> <td></td> </tr> </tbody> </table>							SIZE OF LOT	FRONT FT. VALUE	TOTAL	10 x 30	700	700	11 x 24	400	400	X			X			X			X		
SIZE OF LOT	FRONT FT. VALUE	TOTAL																									
10 x 30	700	700																									
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UNIT VALUE _____ FRACTION _____ SUMMARY Total Land Valuation \$ 1100.00 Total Improvement Valuation 4912.08 Grand Total 6012.08																											

Fig. 2 – Original deed card for the property.

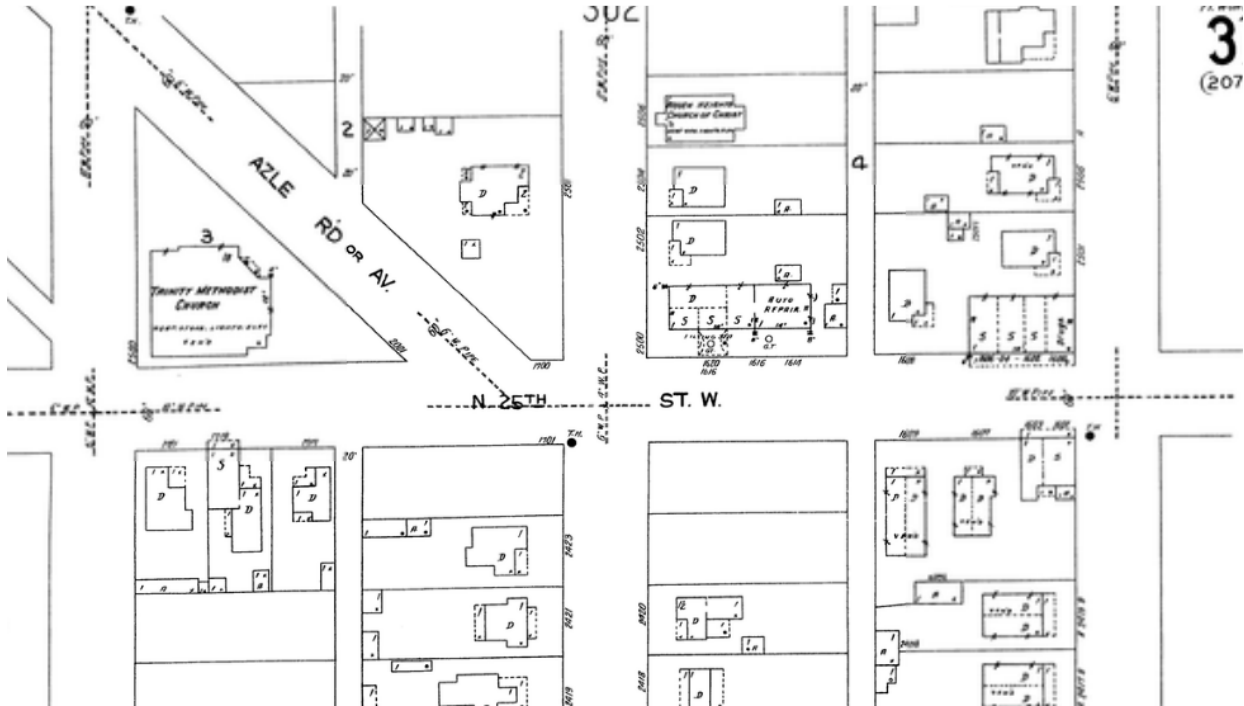


Fig. 3 – 1926 Sanborn Map showing current structure on site.

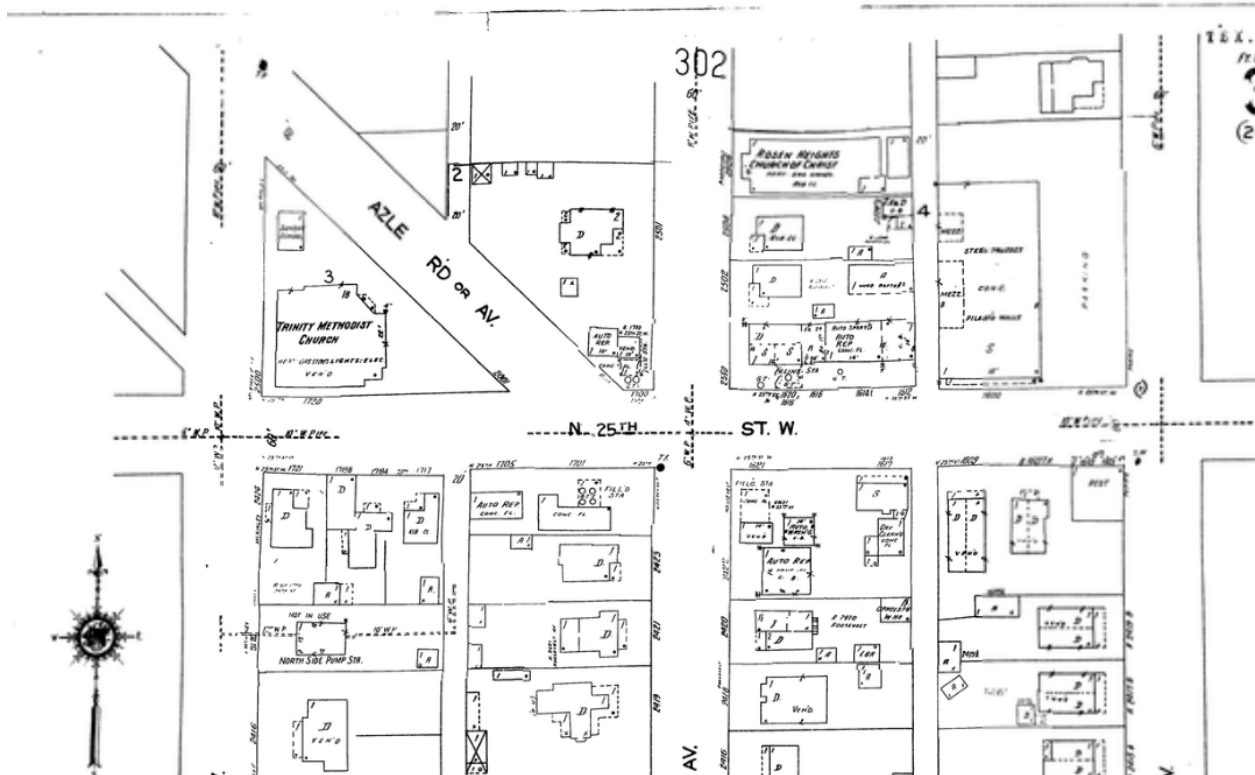


Fig. 4 – 1951 Sanborn Map. Note that an auto repair shop had been constructed on the southern corner of the property.

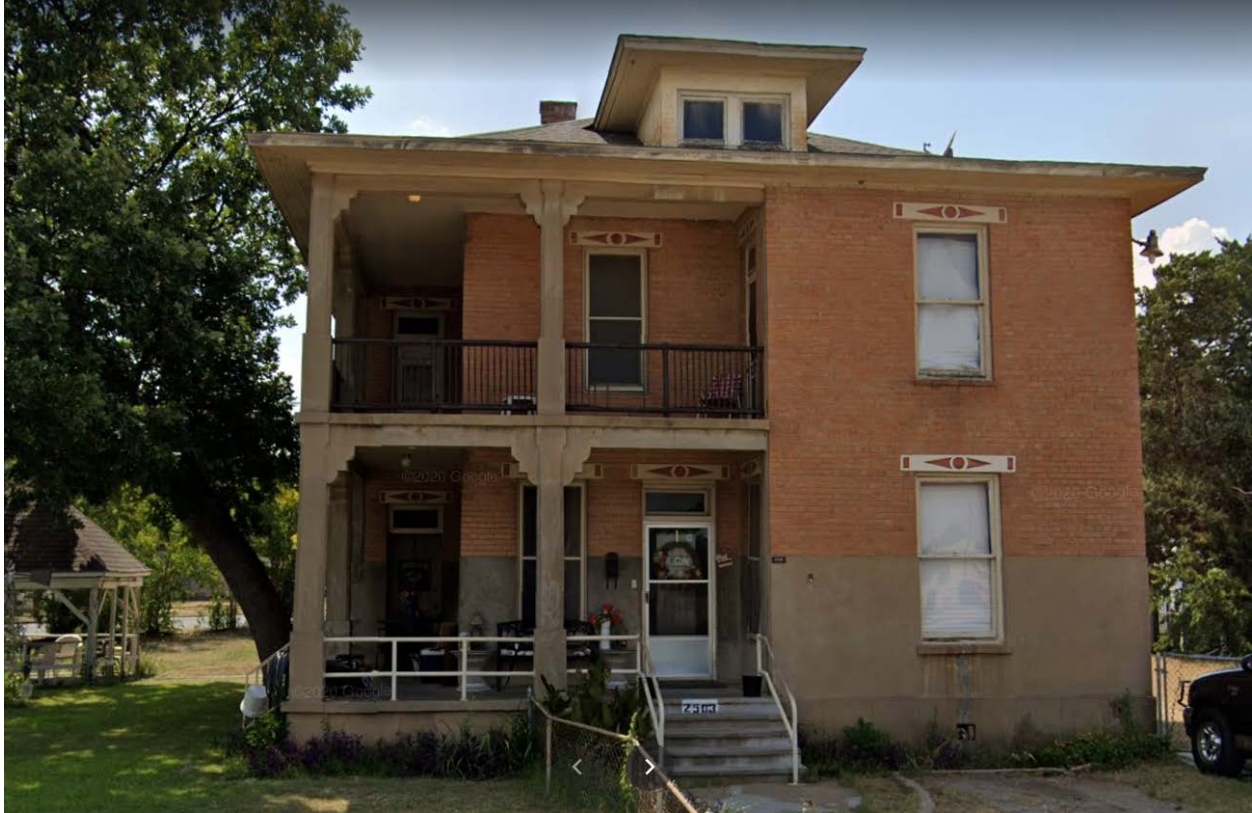


Fig. 6 – Front façade. Note concrete cladding and porch posts, metal handrails, and decorative elements above 1/1 wood windows. Also note wide, overhanging eaves and dormer, which are indicative of the Italianate and Empire styles.



Fig. 7 – Left elevation. Note wraparound porch, concrete columns with decorative faux-concrete brackets.



Fig. 8 – Right elevation. Note masonry cladding, which is very similar to construction methods used in the Stockyards on in industrial architecture, where Mr. Koldin worked.

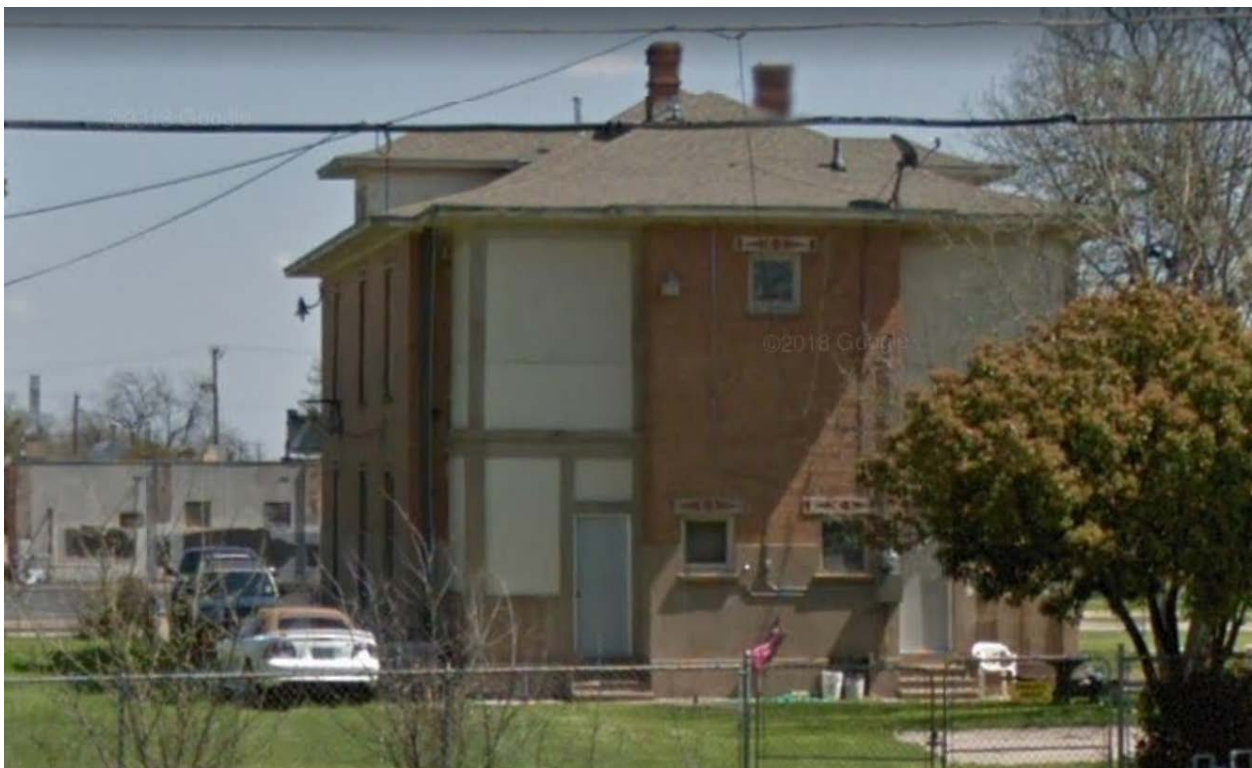


Fig. 9. Rear of structure. Note that rear porch has been enclosed. Also note double-pitched roof and large dormers.



65
2505 Roosevelt Avenue [NR], Koldin House, 1913. According to tax records, this unusual house was built in 1913. The house was constructed by Anton Koldin, an immigrant from Czechoslovakia and has remained in the Koldin family. Mr. Koldin worked as a foreman with Armour and Co. The design of this building may have been influenced by architectural styles Mr. Koldin was familiar with in Czechoslovakia. The house has unique concrete work, including a two-story gallery with square concrete columns and decorative brackets. Constructed of pale orange brick on a high concrete base, the two-story house has a hip roof with wide eaves and front and side hipped roof dormers. With further research, this building may be eligible for the National Register.

Fig. 10. Excerpt from *Tarrant County Historic Resource Survey*, noting the property's significance and its potential eligibility for listing in the National Register of Historic Places.

ANNEXATION PLAN WILL BE SUPPORTED IN ROSEN HEIGHTS

The annexation by Fort Worth of that part of Rosen Heights now outside the city limits is strongly favored by the Rosen Heights Improvement League, which met for reorganization Monday night at the Woodmen hall. A committee was appointed to further the movement.

In the reorganization of the league, which has been inactive almost a year, the following officers were elected: W. E. Selby, chairman; R. L. Dewees, vice chairman; Joe Koldin, secretary, and E. F. Morter, treasurer. Two trustees, A. Koldin, and W. S. McCasland also were elected.

In addition to the committee on annexation a committee was appointed to try to secure another fire station.

Meetings are to be held each Monday night. The next meeting will be at the new Methodist church on Prairie avenue.

Fig. 11. *Fort Worth Star-Telegram* article, c.1904 noting participation of A. Koldin in Rosen Heights annexation plan. Rosen Heights was annexed by the city of North Fort Worth on December 31, 1904. The city of North Fort Worth was annexed by the city of Fort Worth in 1909.

REDEEMED PROMISE OF PEACE BANQUET AFTER FOUR YEARS.



Antonio Koldin, Twenty-fifth Street and Roosevelt Avenue, who gave a banquet at his home Saturday night to celebrate the end of the war. Four years ago he promised his friends this feast as soon as the war ended. Koldin is a native of Bohemia, but he came to this country more than forty years ago, and has been with Armour over twenty years. He had a son, John, who was lost when the Covington was sunk.

—BUY WAR SAVINGS STAMPS—

Fig. 12. *Fort Worth Star-Telegram* article, c.1919, regarding a post-World War I party that Koldin threw in honor of his son. Koldin's son died when the USS Covington was torpedoed by a German U-boat.

SUPERINTENDENTS AT ARMOUR'S ORGANIZED

As a result of the "good fellows" party given last Sunday by Alex Koldin, department head of Armour & Co., a temporary organization has been effected by department superintendents of the packing plant. It is purely social in its nature and intended to give the men an opportunity to exchange ideas which will promote greater efficiency.

Frank Wilson, head timekeeper, has been chosen temporary president and J. P. Harris, refinery department superintendent, temporary secretary. A meeting will be held within the next two weeks, at which a permanent organization will be perfected.

Fig. 13. *Fort Worth Star-Telegram* article, c.1912, noting Koldin's role in organizing labor for greater efficiency as the department head of Armour & Co.



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District: 4

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: Lynton & Gene Holloway / Charles C. Crook

Site Location: 8605 – 8625 Old Denton Road (odds) **Acreage:** 9.67 acres

Proposed Use: Behavioral Health Hospital

Request: From: "AG" Agricultural

To: "CF" Community Facilities

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located along the west side of North Riverside Drive (Old Denton Road), just north of its intersection with Tarrant Parkway. The site is currently zoned "AG" Agricultural District and is developed with three single-family homes. The applicant is requesting to change the zoning of this property to "CF" Community Facilities to allow development of a new Behavioral Health Hospital.

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / Fort Worth Police Department
- East "CF" Community Facilities / Church; "E" Neighborhood Commercial / Assisted Living Facility
- South "AG" Agricultural / Vacant
- West "G" Intensive Commercial / Medical Offices

Recent Relevant Zoning History: None

Public Notification:

300-foot Legal Notifications were mailed on April 22, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
North Fort Worth Alliance	Arcadia Park Estates HOA
Manor Hill at Alliance HOA	Heritage HOA
Summerfields NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	

Subject property is not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning of this property from “AG” Agricultural District to “CF” Community Facilities. The majority of surrounding properties are developed as either community facilities or medical-related uses.

The property to the north is developed as a City of Fort Worth Police Station. To the east, across North Riverside Drive, is a church and an Assisted Living & Memory Care facility. There are several medical offices located immediately west of the subject property as well as along both sides of North Tarrant Parkway. Medical City Alliance Hospital is located approximately 800 feet west of this site. Property to the south is vacant, but there are several commercial developments at the intersection of North Riverside Drive and Tarrant Parkway, including a credit union, gas station, restaurant, and auto repair business.

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

2. Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Mixed Use” on the Future Land Use Map. This land use category is intended to support a variety of retail, service, office, entertainment, and multifamily type uses. The Comprehensive Plan states that several zoning districts are appropriate for Mixed Use designated areas, including all commercial districts. “Hospital” or “Health Services Facility” is an allowed land use in all of the City’s standard commercial and industrial zoning districts, as well as in the “CF” Community Facilities district. Riverside Drive and Tarrant Parkway are both designated as arterial roadways on the City’s Master Thoroughfare Plan.

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

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Town Center Growth Center (which the subject property is located within). Discourage single-family residential development within this growth center.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

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

Attachments:

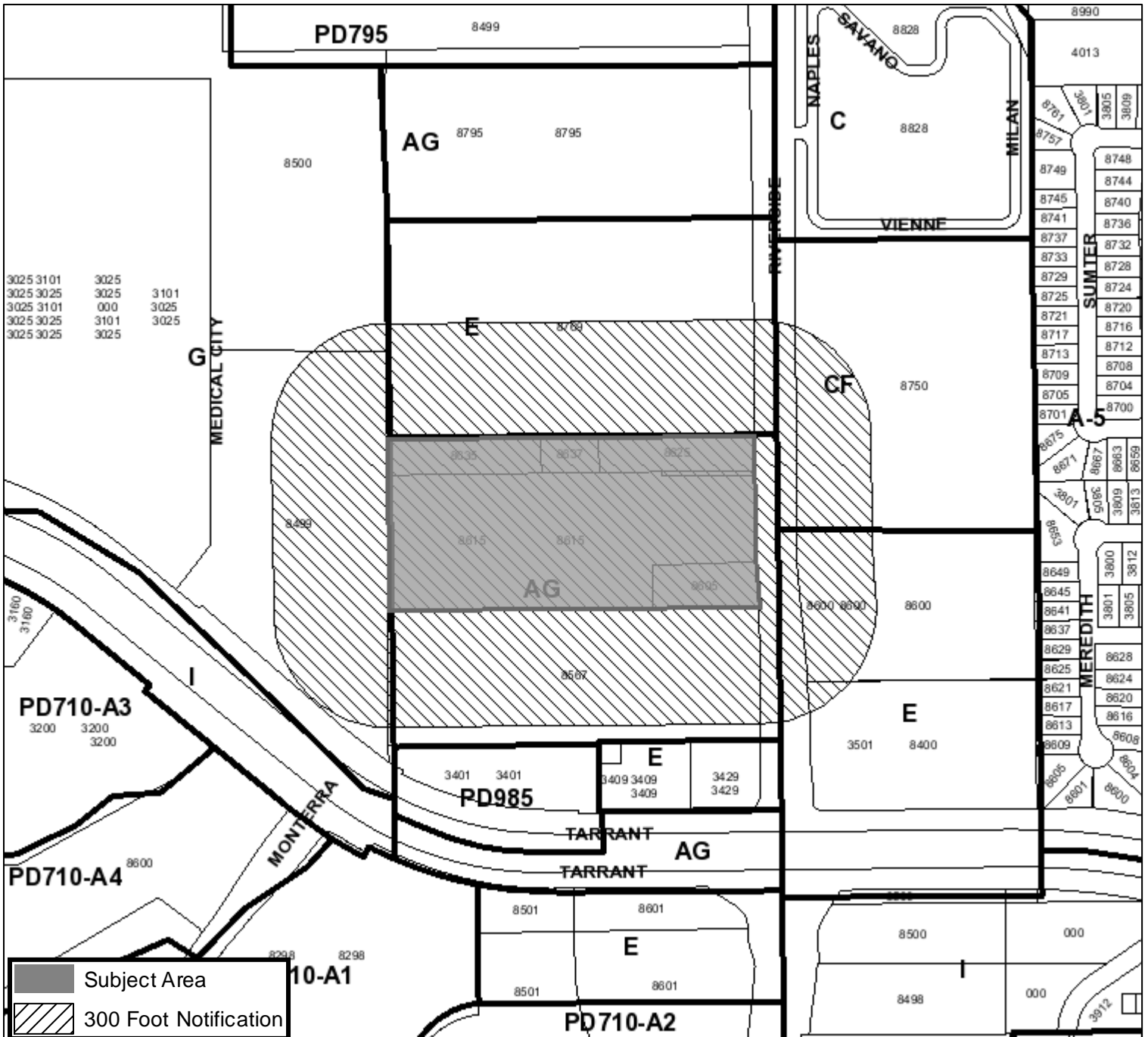
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ZC-21-053

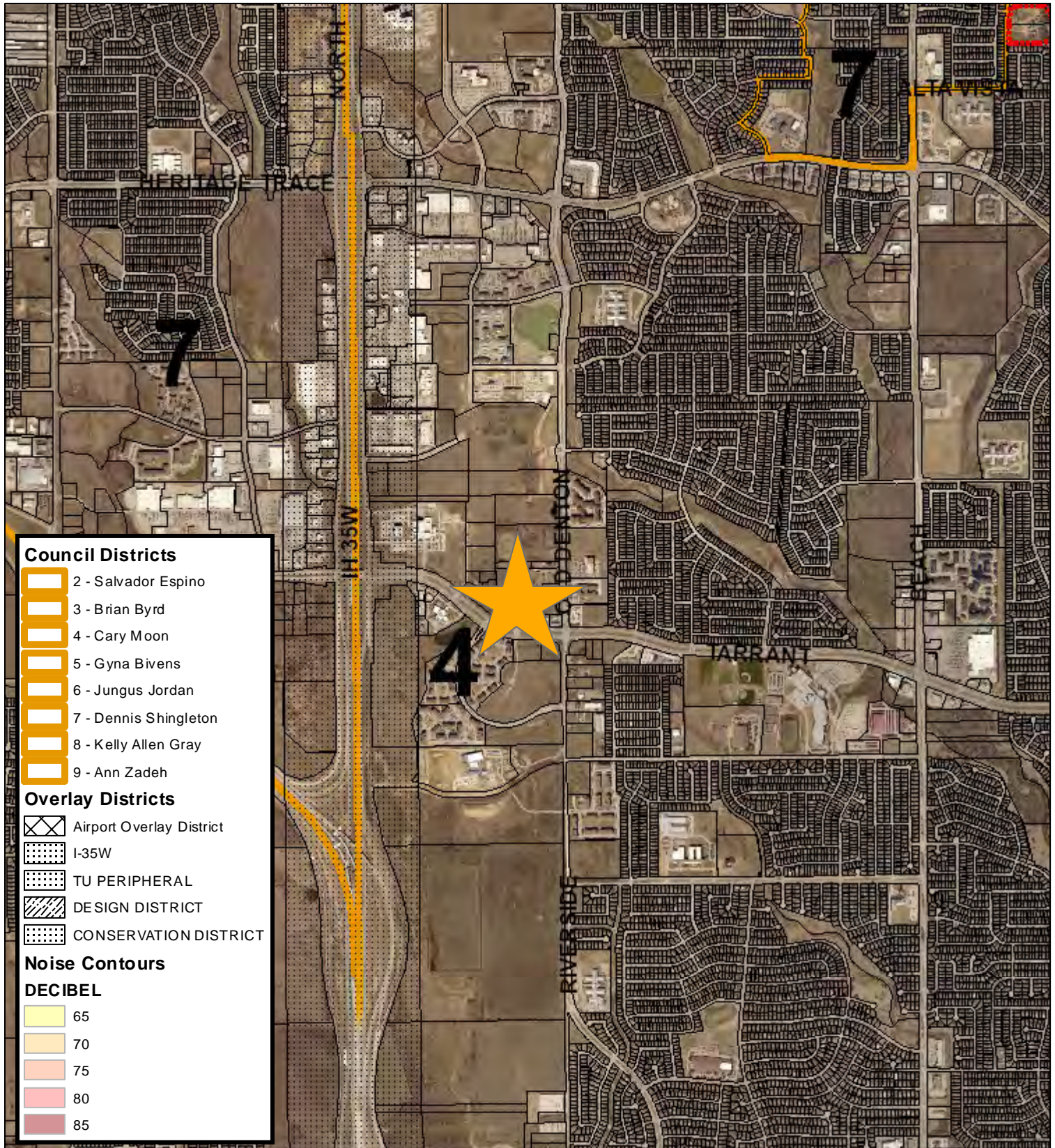
Area Zoning Map

Applicant: Lynton & Gene Holloway, Holloway Company
 Address: 8605 - 8625 (odds) Old Denton Road
 Zoning From: AG
 Zoning To: CF
 Acres: 9.66568213
 Mapsco: 35C
 Sector/District: Far North
 Commission Date: 5/12/2021
 Contact: null




0 185 370 740 Feet






Area Map



Council Districts






-  2 - Salvador Espino
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

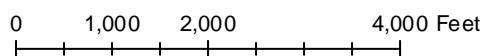
Overlay Districts

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

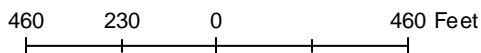
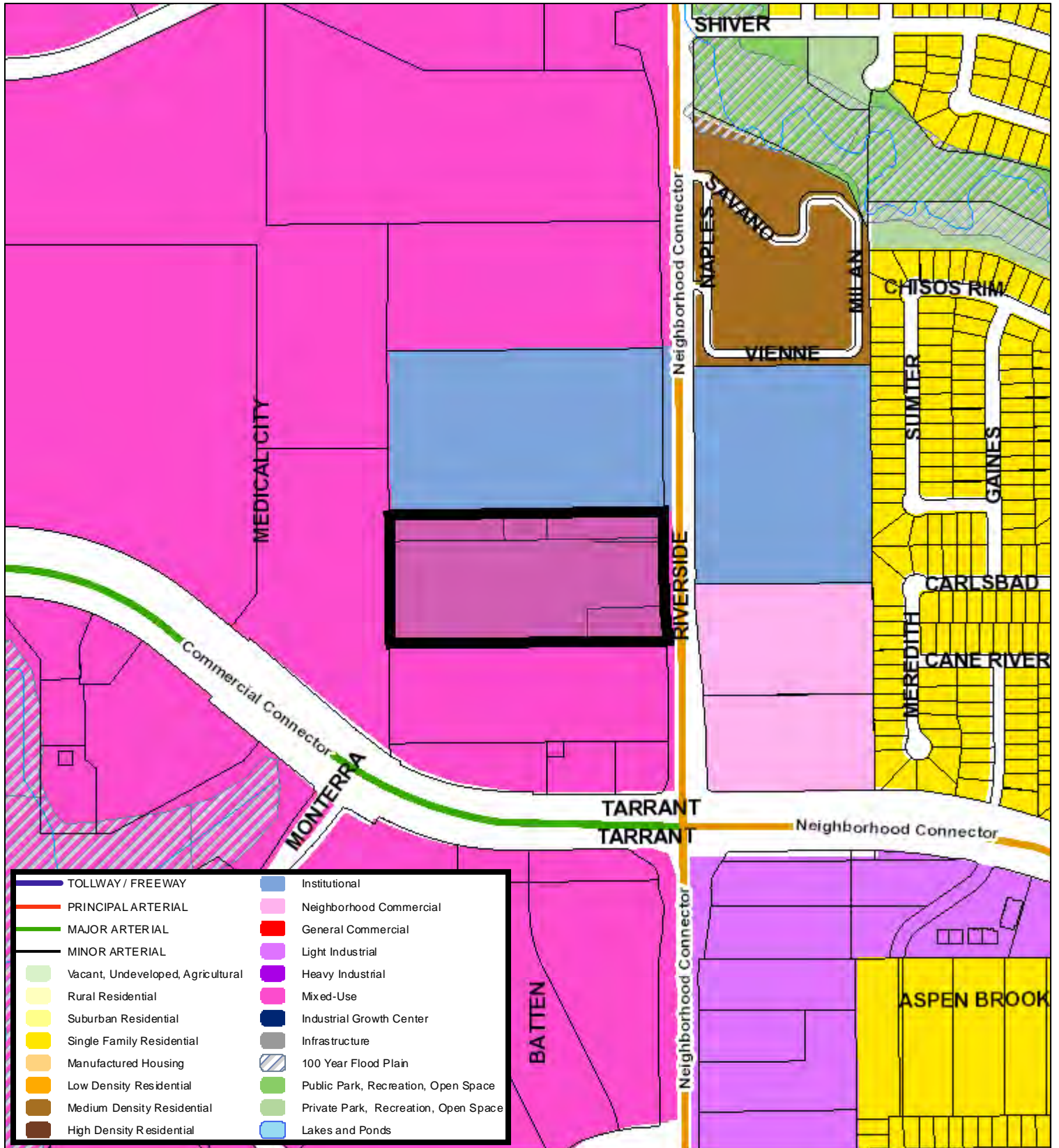
Noise Contours

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



0 287.5 575 1,150 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District: 7

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: **Lino & Maria Ochoa, Michael & Karen Burch, Steve & Valerie Cofer, Sidney Stewart/ Contour Development**

Site Location: 8601 – 8637 Wagley Robertson Road (odds) **Acreage:** 58.44 acres

Proposed Use: **Single Family Residential**

Request: From: "AG" Agricultural
 To: "A-5" One-Family

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located along the west side of Wagley Robertson Road, north of its intersection with East Bailey Boswell Road. The applicant is requesting to change the zoning of this property from "AG" Agricultural District to "A-5" One-Family District in order to develop a new single-family subdivision. The 58.44-acre site is primarily vacant with the exception of a few single-family dwellings.

Surrounding Zoning and Land Uses:

- North "AG" Agricultural and "A-2.5A" One-Family / vacant and single-family dwellings
- East "E" Neighborhood Commercial and "A-5" One-Family / vacant and single-family dwellings
- South "A-5" One-Family and "AG" Agricultural / vacant
- West "A-5" One-Family / vacant

Recent Relevant Zoning History:

- ZC-20-002: Rezoned property located immediately to the south from a combination of "AG", "A-10", "A-7.5", and "E" to "A-5" One-Family.
- ZC-15-091: Rezoned property immediately to the north from "AG" to "A-2.5" One-Family.

Public Notification:

300-foot Legal Notifications were mailed on April 23, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Glen Mills Homeowners Association
Streams and Valleys Inc.	Trinity Habitat for Humanity

Subject property is not located within a registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning of this property from “AG” Agricultural to “A-5” One-Family. Surrounding land uses are primarily residential, both inside and outside of the City Limits. There is existing “A-5” One-Family zoning on properties immediately to the west and south, which are currently vacant. The properties zoned “AG” Agricultural to the north and south are either vacant or also developed with single-family dwellings. To the east, along Wagley Robertson Road, there is a portion of “E” Neighborhood Commercial zoning on land that is currently vacant, as well as the Bar C Ranch subdivision which is zoned “A-5” One-Family.

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

2. Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan currently designates the entire subject property as “Single-Family Residential” on the Future Land Use Plan. The Comprehensive Plan specifies that “A-5” One-Family zoning is appropriate for this Future Land Use designation.

Wagley Robertson Road is designated as an arterial roadway on the City’s Master Thoroughfare Plan. However, the subject property is shaped such that it has limited frontage onto this roadway. The Future Land Use Map specifies an area of Mixed Use and Neighborhood Commercial development directly northeast of the subject property, centered around Wagley Robertson Road. There is also a large area of existing industrial zoning to the northwest, along Saginaw Boulevard. Residential use on the subject property would help support these growth centers.

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

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services

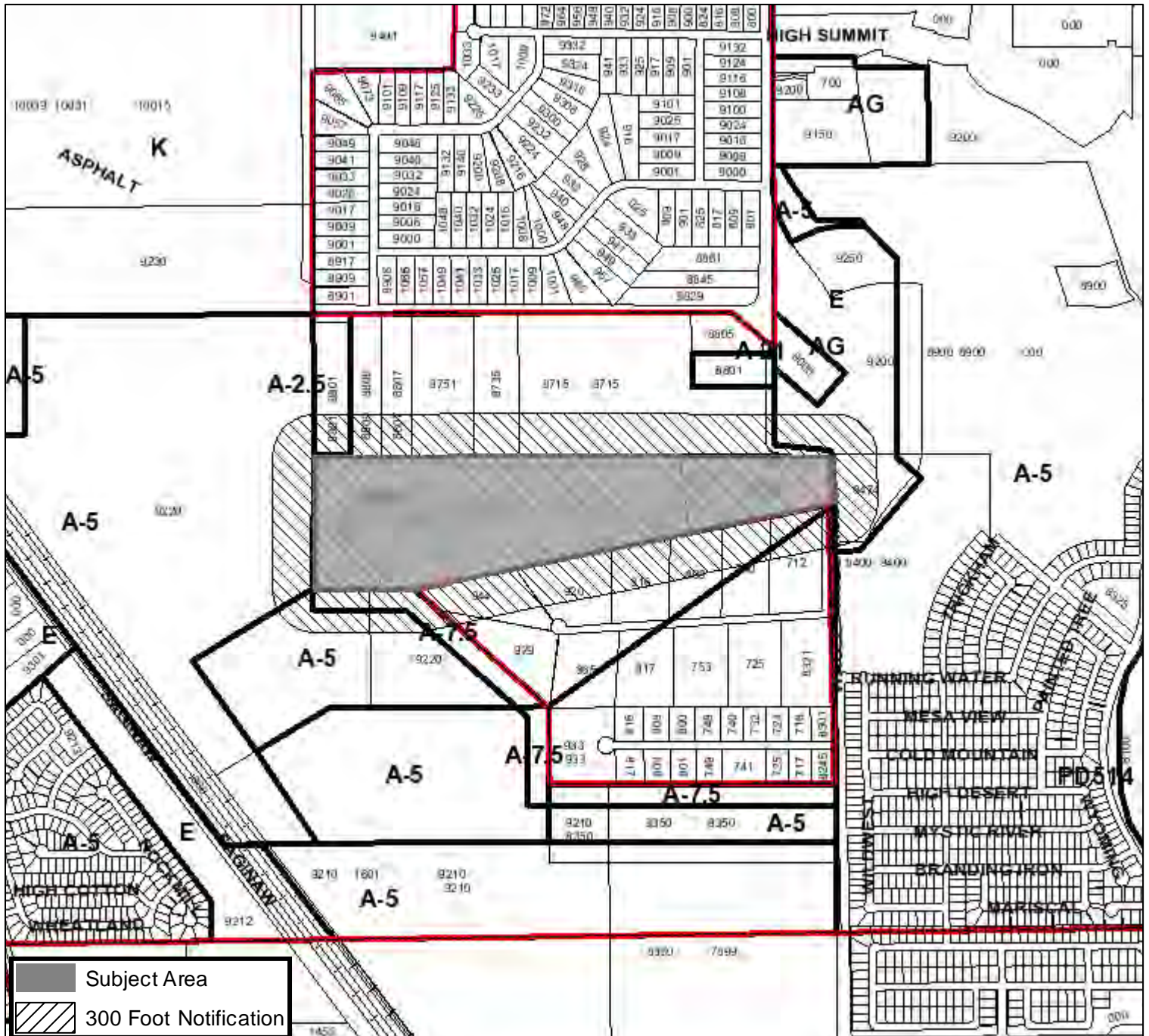
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.



Attachments:

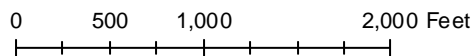
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

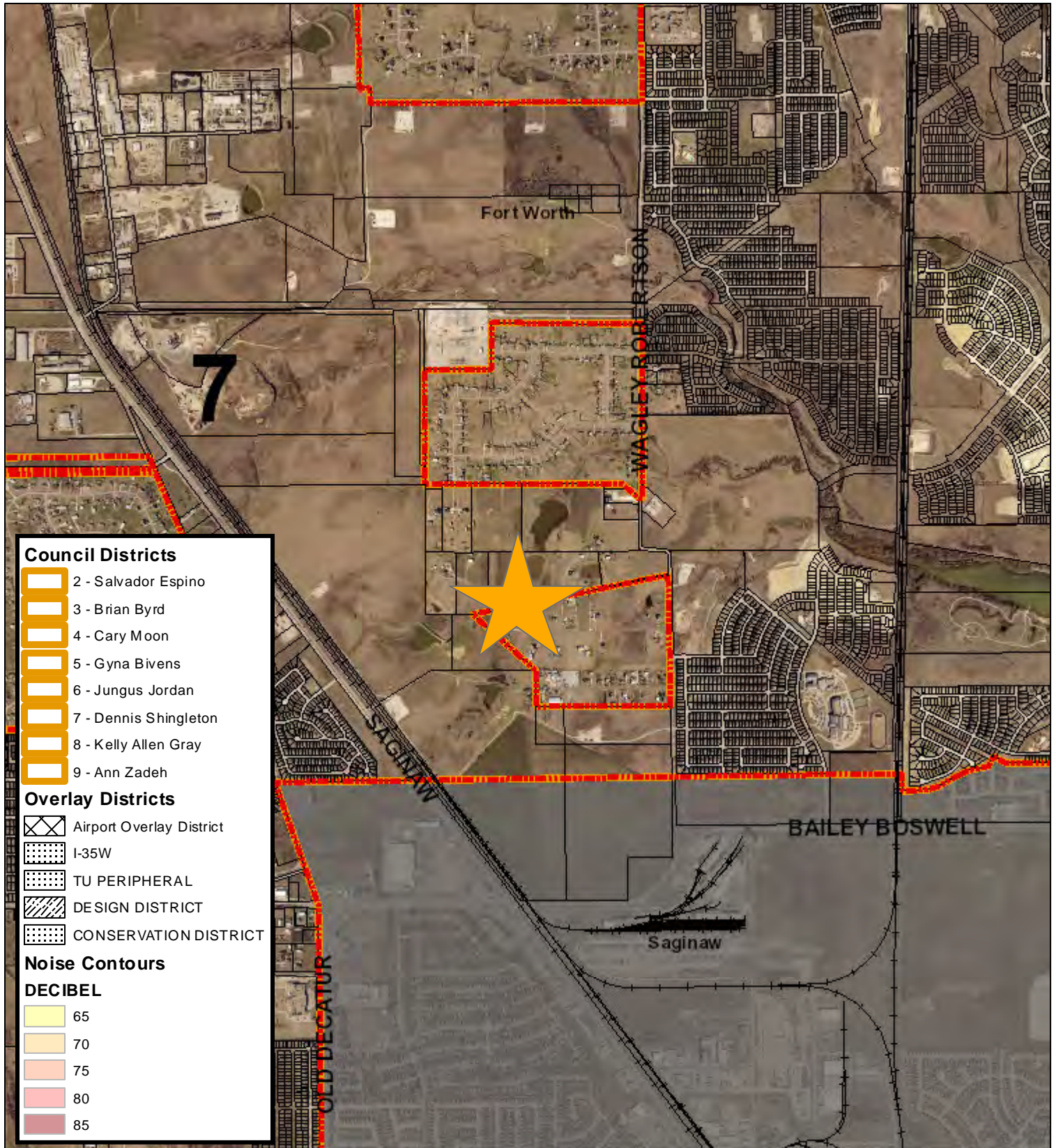
Applicant: Ochoa, Burch, Cofer, & Stewart
 Address: 8601 - 8637 (odds) Wagley Robertson
 Zoning From: AG
 Zoning To: A-5
 Acres: 58.4435154
 Mapsco: 033G
 Sector/District: Far Northwest
 Commission Date: 5/12/2021
 Contact: null



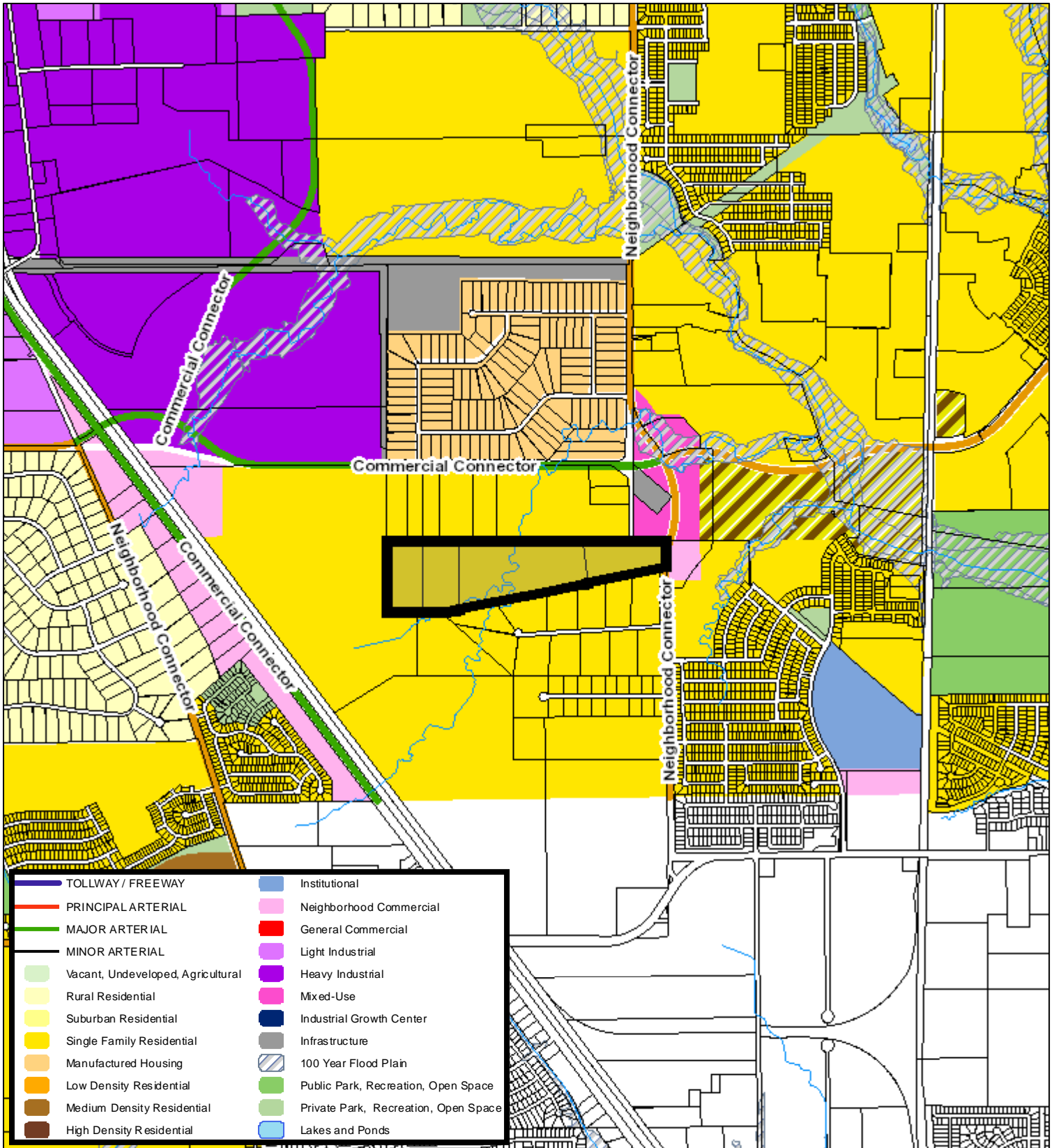
 Subject Area
 300 Foot Notification



Area Map



Future Land Use

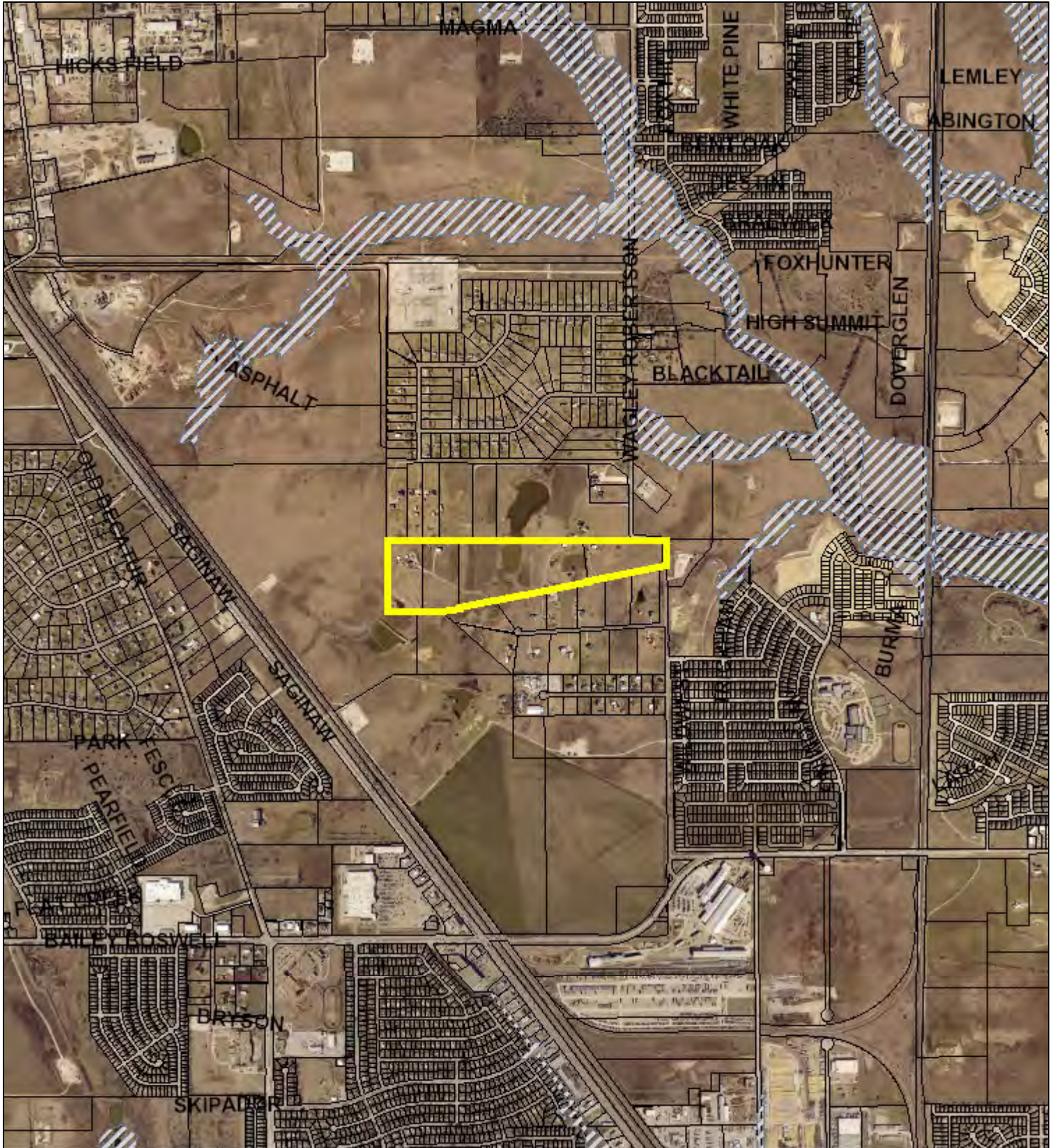


1,600 800 0 1,600 Feet

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



Aerial Photo Map



0 1,100 2,200 4,400 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 5

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Arty Wheaton-</u>	
<u>Rodriguez</u>		
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Iglesia de Dios Pentecostal MI & Timberwood Inc.

Site Location: 9000 block John T. White Acreage: 10.65

Proposed Use: Multifamily

Request: From: "C" Medium Density Multifamily and "F" General Commercial

To: "PD-C" Planned Development for all uses in "C" Medium Density Residential plus detached multifamily with development regulation standards for open space and MFD submittal; site plan included

Land Use Compatibility: Requested change is compatible.

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

Staff Recommendation: Approval

Background:

This site is located at the end of John T White Road north of Claycourt Circle adjacent to the Links at Waterchase golf course. The applicant requests a rezoning from "F" General Commercial to "C" Medium Density Multifamily. The site is currently vacant, heavily wooded and will obtain access through the existing single family development on Claycourt Circle .

The majority of the site is already zoned C Medium Density Multifamily, the applicant is proposing detached multifamily development.

This property was subject to a previous rezoning request to C Medium Density Multifamily and withdrawn at the January 13, 2021 Zoning Commission hearing. Much of concern during that case was that there was no guarantee that the units would be built in a detached townhome form and traffic through Clay Court Circle.

The applicant is proposing a zoning change to create a detached multifamily development. These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities. These developments provide renters with an option that looks and feels like a single family neighborhood. According to the

National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name “Cottage Development” has been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

As none of the city’s districts can accommodate this form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. In this case, the developer has provided a list of development regulations that will be part of this Planned Development. The developer has provided specific site amenities in order to meet their enhanced landscaping requirements, found in section IV.c of the development standards. The development is requesting waivers to setback standards.

Below is a chart that illustrates the differences between the base “C”, the current zoning regulations and the proposed PD with a base of “C”.

Requirement	C Standards	Proposed PD/C (Provided per site plan)
Density	C maximum of 24	(complies: site plan currently shows less than 10 units per acre)
Height	Maximum height 36’	Maximum height 36’ (complies: maximum height provided 21.375’)
Required Yards	<u>Front Yard</u> : 20’ minimum <u>Rear Yard</u> : 5’ minimum <u>Interior Side Yard</u> : 5’ minimum <u>Corner lot side yard</u> : 20’ minimum adjacent to side street <u>Setback Adjacent to Two-Family District</u> : three to one feet for every foot in height to top of sill plate, two feet for every one foot in overall structure height	<u>Front Yard</u> : 20’ minimum <u>Rear Yard</u> : 5’ minimum; 30’ where adjacent to single family or duplex residential zones or uses <u>Side Yard</u> : 5’ minimum; 30’ where adjacent to single family or duplex residential zones or uses <u>Corner Yard</u> : 20’ minimum <u>Setback Adjacent to Two-Family District</u> : minimum 30’, 2:1 total height max height 21.375
Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	complies
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	Spaces provided for 103 bedrooms; landscaping tree planting mitigation may be required (Complies: Spaces provided: 268)
Open Space	C Requires 45%	40% minimum (requires Development Regulation Standard)

Landscaping	Must meet 20 points of enhanced landscaping	Developer will meet enhanced landscaping requirements, per note on site plan. Asking developer to provide min square footages since they are deficient in open space
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (requires Development Regulation Standard)

Site Information:

Surrounding Zoning and Land Uses:

- North "C" Medium Density Multifamily / vacant
- East "C" Medium Density Multifamily / vacant
- South PD 549 Planned Development, "F" General Commercial / single family, tennis courts
- West "A-10" One-Family / single family

Zoning History: ZC-03-309 created PD 549 Planned Development for AR One-Family Restricted subject to the following, minimum 1,300 sq. ft. for one story, minimum 1,600 sq. ft. for two story with 1,000 sq. ft. minimum lower floor, minimum 400 sq. ft. 2 car garage, minimum 8:12 roof pitch, no 3 tab shingle, minimum 75% masonry, no two story structures on lots 13-21, platting to remain as 40 ft. lots; site plan waived, ZC-20-086 WITHDRAWN for C Medium Density Multifamily

Site Plan Comments:

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

1. Open space is only counted if no less than 25' in either dimension. Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.
 - *Analysis: Detached multifamily operates differently than traditional "C" medium density residential developments. Due to the separation of individual, detached units, the public open space is often smaller than the 25'x25' minimum dimension. For the purpose of this site plan, the enclosed side yards for each dwelling unit will be acceptable as open space. The yards, while private, are spaces the residents can use, as they do not have a building built there.*

(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.)

Public Notification:

300 foot Legal Notifications were mailed on April 23, 2021.
 The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	John T White NA of East Ft. Worth
Bentley Village-Waterchase NA*	East Fort Worth, Inc.
Streams and Valleys Inc.	Trinity Habitat for Humanity
Arlington ISD	Fort Worth ISD
Hurst Euless Bedford ISD	Neighborhoods of East Fort Worth

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning to “C” Medium Density Multifamily for multifamily/condominium development. Surrounding uses consist of single family to the west and south, vacant land to the north and east.

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

2. Comprehensive Plan Consistency – Eastside

The 2020 Comprehensive Plan designates the subject property as Open Space. The use meets the below policies within the following Comprehensive Plan:

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

While the Comprehensive Plan calls for Open Space, the current zoning of “C” Medium Density Residential permits a traditional multifamily development by right; the detached multifamily design of the proposed “PD/C” with development regulation standards creates a multifamily development with a form similar to a single-family residential development. Its design is a hybrid of the multifamily and single family styles of development.

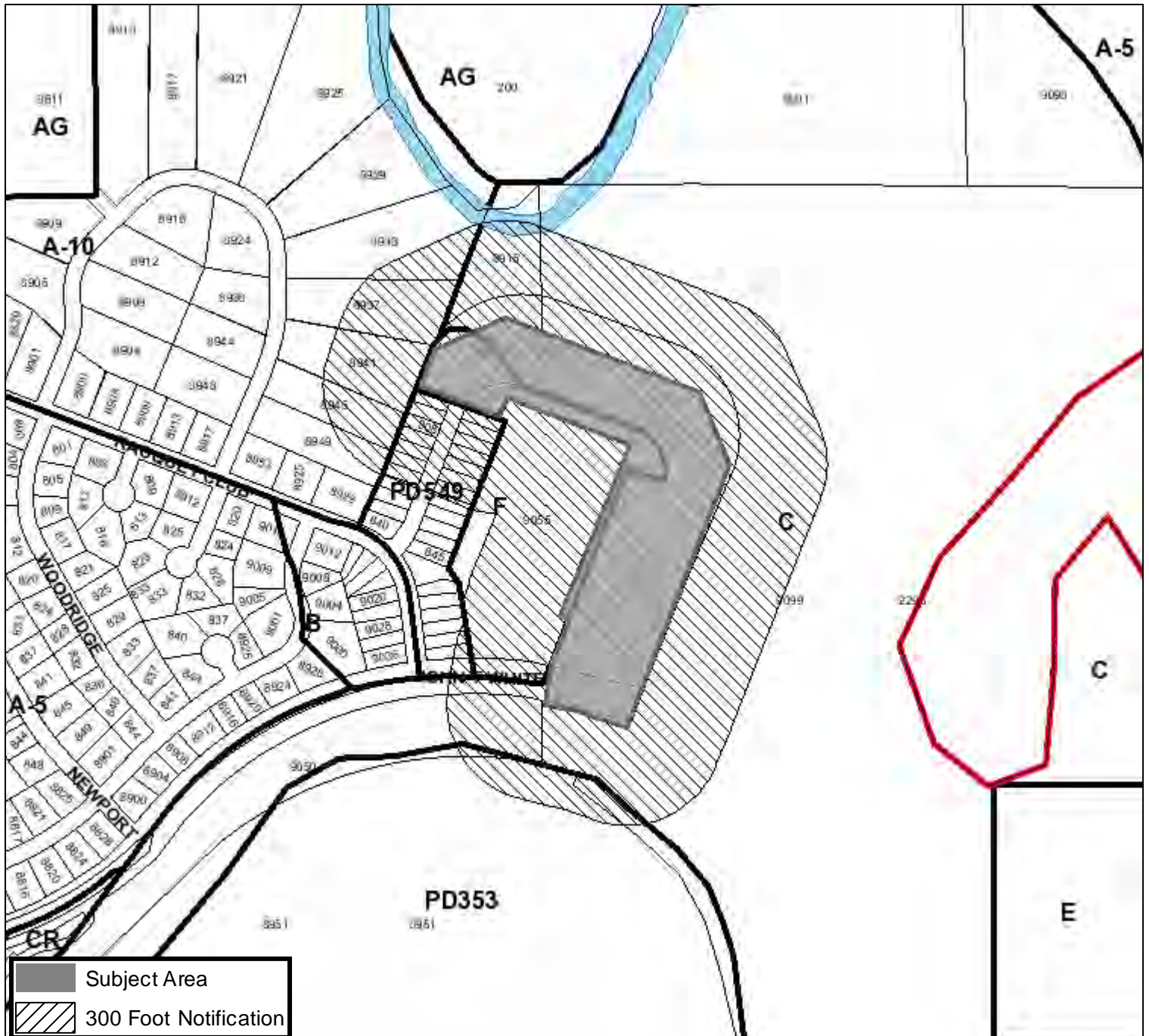
While the proposed zoning change has a lack of conformance with the future land use designation, it is in conformance with the policies stated above; the proposed zoning **is consistent (Technical Inconsistency)** with the Comprehensive Plan.



Attachments:

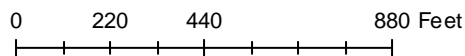
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph
- Site Plan

Area Zoning Map

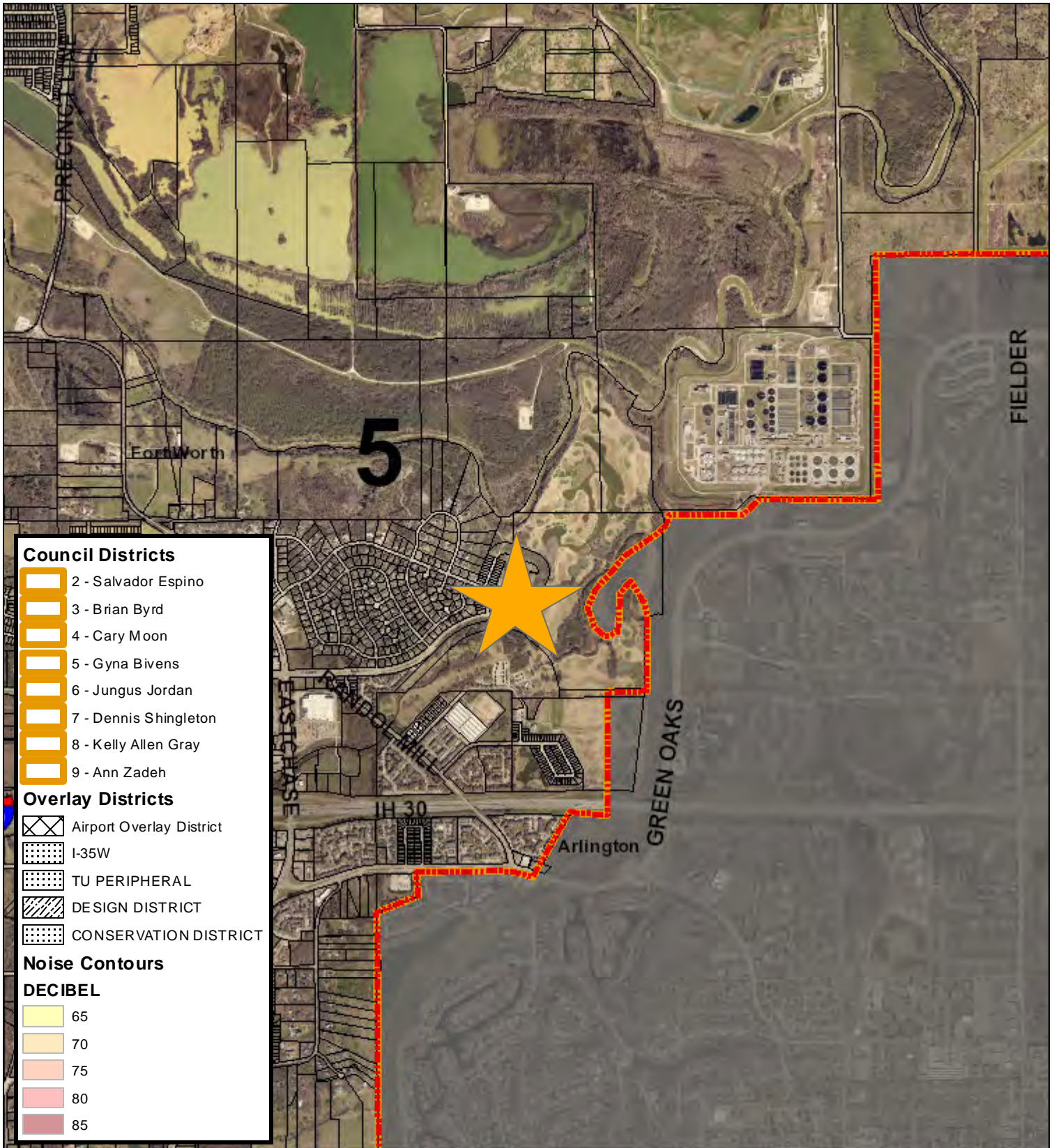
Applicant: Timberwood Inc. & Iglesia de Deios Pentecostal MI
 Address: 9000 block John T. White Road
 Zoning From: C, F
 Zoning To: PD for C uses
 Acres: 10.65719427
 Mapsco: 67V
 Sector/District: Eastside
 Commission Date: 5/12/2021
 Contact: null






	Subject Area
	300 Foot Notification








Area Map



Council Districts






-  2 - Salvador Espino
-  3 - Brian Byrd
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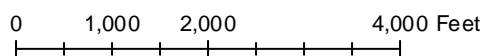
Overlay Districts

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

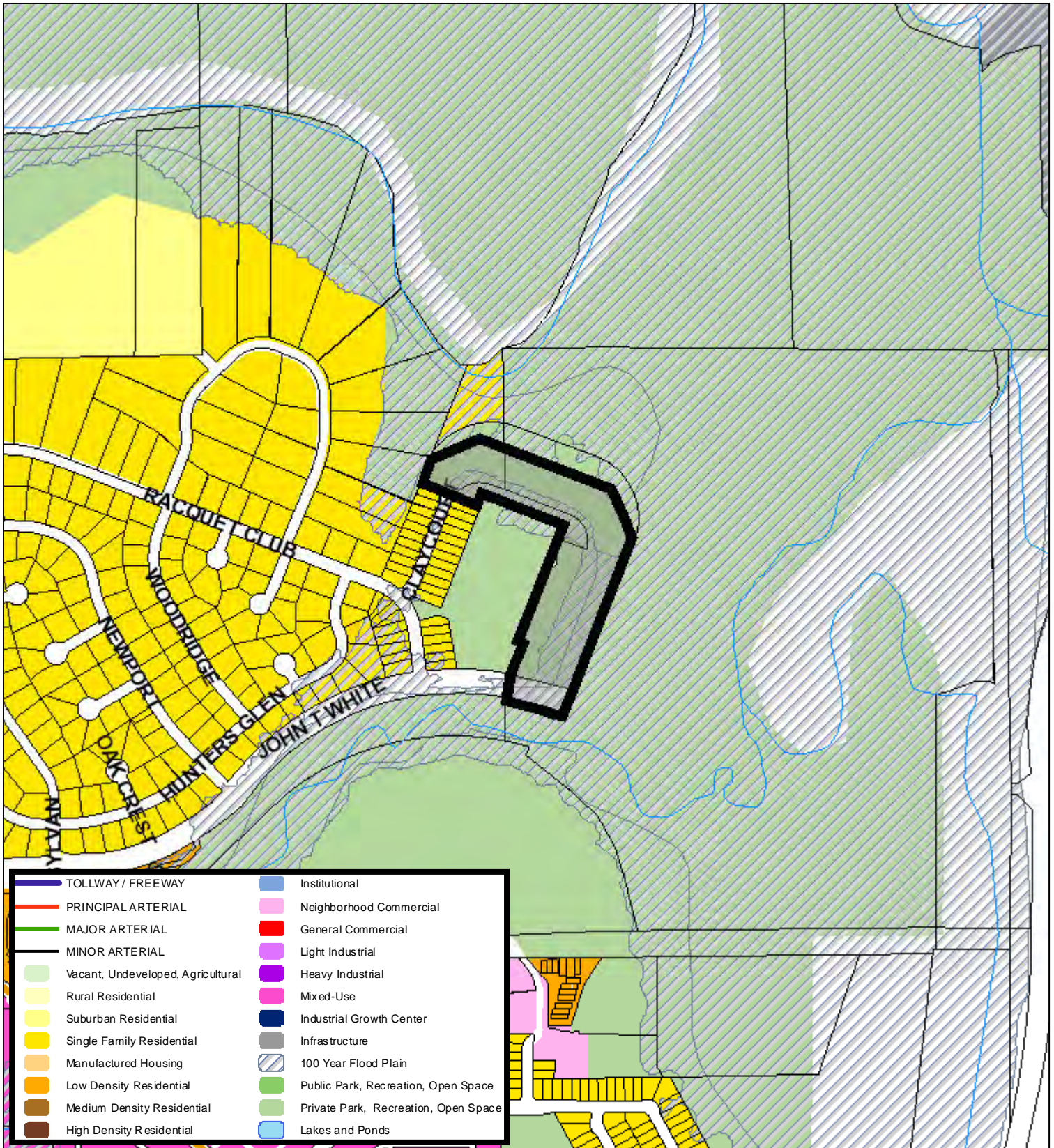
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85

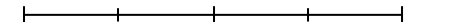


Future Land Use



	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

600 300 0 600 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



0 375 750 1,500 Feet



LEGEND

- 2-BEDROOM PLAN #1500
- 3-BEDROOM PLAN #1510
- 3-BEDROOM PLAN #1520
- 4-BEDROOM PLAN #1530
- OPEN SPACE
- D 20' X 10' ENCLOSED DUMPSTER

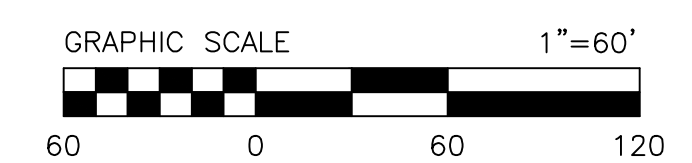
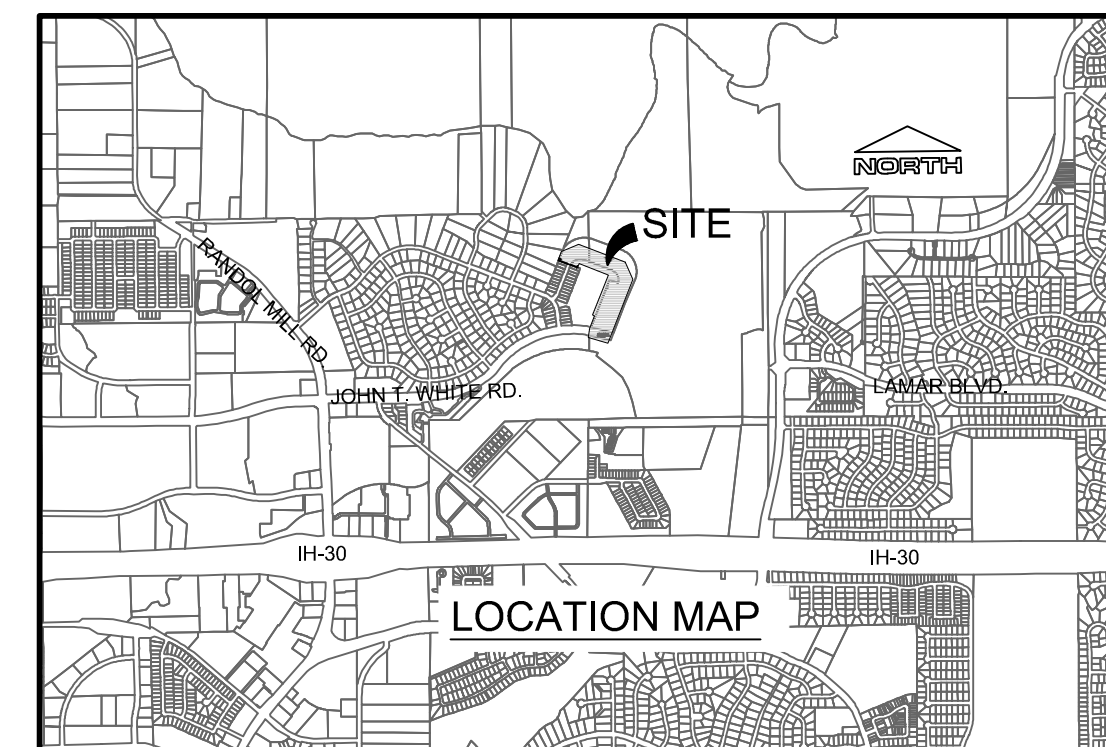
NOTES:

1. PROPOSED PD LAND USES: RESIDENTIAL DWELLING UNITS AS WELL AS USES ALLOWED UNDER THE "C" MEDIUM DENSITY MULTIFAMILY DISTRICT.
2. ALL PROVIDED LIGHTING SHALL CONFORM TO LIGHTING CODE.
3. ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS.
4. THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
5. THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
6. THIS PROJECT WILL COMPLY WITH FORT WORTH SIGN CODE.
7. DUMPSTERS WILL BE SCREENED ON ALL THREE SIDES AND CONTAIN A GATE.
8. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "C" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - AMENITIES FOR ENHANCED LANDSCAPE PLAN SHALL INCLUDE: STREET TREES, PRIVATE PARK/DOG PARK (2,760 SF MIN.), AND SUSTAINABLE LANDSCAPE.
 - ADDITIONAL AMENITIES MAY INCLUDE: PEDESTRIAN SCALED LIGHTING, COURTYARD AREAS, AND COMMUNITY GARDEN (2,260 SF MIN.).
 - RESIDENTIAL UNITS' MINIMUM TEN FOOT SEPERATION WALL TO WALL.
 - FRONT YARD SETBACK IS FIFTEEN FEET.
 - MAXIMUM DENSITY PER ACRE SHALL BE 12 UNITS PER GROSS ACRE.
 - ACCESSORY BUILDINGS SHALL CONFIRM TO REQUIREMENTS STATED ON THIS SITE PLAN.
 - NO FURTHER SITE PLANS OR SPECIFIC USE PERMITS SHALL BE REQUIRED FOR ACCESSORY BUILDINGS.
 - MINIMUM 45% OPEN SPACE REQUIRED.
9. MFD IS NOT REQUIRED FOR THIS DEVELOPMENT
10. TREES WILL BE DISPERSED THROUGH THE SITE IN FRONT OF HOMES TO MIMIC SF STREET TREES.

PLAN	STORIES	SINGLE STORY BUILDING HEIGHT (FT)	MAX ROOF HEIGHT (FT)	UNITS	MIX	BEDROOMS PER UNIT	PARKING REQUIRED
1500	2	8	21.375	45	44%	2	90
1510	2	8	21.375	27	26%	3	81
1520	2	8	21.375	27	26%	3	81
1530	2	8	21.375	4	4%	4	16
TOTAL				103	100%		268

PARKING TYPE	NO. SPACES PROVIDED	MIX
GARAGE PARKING	103	38.4%
DRIVEWAY	103	38.4%
SURFACE PARKING	62	23.1%
TOTAL	268	100%

SITE SUMMARY TABLE	
TOTAL NUMBER OF UNITS	103 UNITS
GROSS ACREAGE	10.63 ACRE
NET ACREAGE	10.63 ACRE
DENSITY	9.69 DU/ACRE
OPEN SPACE	4.21 ACRE
OPEN SPACE IN YARDS	2.30 ACRE
TOTAL OPEN SPACE	6.51 ACRE
PERCENTAGE OPEN SPACE	61%



PLEASANT LAND HOLDINGS
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

MARCH 19TH, 2021
PREPARED BY



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
400 585 FLAUGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8555
TBP# FIRM F-1191/TBPLS FIRM 101538-00

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

LINKS AT WATERCHASE, LLC
DOCUMENT NO. D199213304
C.C.R.T.C.T.

(L=265.12
Lc=264.57'
BY DEED)

LINKS AT WATERCHASE, LLC
DOCUMENT NO. D199213304
C.C.R.T.C.T.

PLOTTED ON 4/20/2021 10:37 AM
 FILE NAME: J:\FORT WORTH\PLEASANT LAND HOLDINGS\DWG\PHIBS\PL-SITEPLAN PLOTTING
 SHEET SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES) 1" = 1'



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 6

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Monica Lafitte</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Chisholm Trail West, LLC

Site Location: 8800 – 9200 blocks Brewer Boulevard Acreage: 26.71

Proposed Use: **Detached Multifamily Site Plan for PD1276 with Development Regulation Standards requested for open space, fences, and building orientation with a waiver to the requirement for MFD submittal**

Companion Case: ZC-20-157/PD1276

Staff Recommendation: **Approval**

Background:

The site is located between Brewer Boulevard and Chisholm Trail Parkway just south of Risinger Road. The site is currently zoned PD1276, which allows for the northern portion to be PD/“CR” Low Density Multifamily and the southern portion to be PD/“C” , site plan required. No site plans were submitted at the time of the zoning change creating or expanding the PD. The applicant is now submitting the site plan for the northern “CR” portion of the PD site.

Since the creation of the Planned Development (PD), the site has always been planned for detached multifamily. This detached multifamily community will have single family style rental units.

These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities.

Because none of the city’s zoning districts can accommodate this detached multifamily form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. Detached multifamily developments often have development regulations, because their more single family neighborhood form does not readily comply with the base multifamily districts; these development standards may include open space, landscaping, setbacks, and parking, along with a waiver to the MFD submittal.

The zoning case for the PD did not include any development standards; the development standards are now coming forth as part of this site plan case. The PD zoning case did include a conceptual development for the northern portion of the PD based on “CR” Low Density Multifamily, which is the portion for which this site plan is being proposed. The conceptual plan showed approximately 215

possible units; the current, actual site plan proposes 380 units. Overall, the layout has had some changes but largely is similar.

Below is a table showing the “CR” district regulations and the proposed “PD/CR” regulations, based on the waivers required for the site plan.

Regulation	“CR”	“PD/CR” Site Plan
Open Space	60% minimum	Providing 31% as calculated per “CR” regulations (57% if counting all areas other than homes, backyards, and paving) Development Regulation Standard Requested
Units per Acre	16 maximum	Complies (8.24 units/acre)
Front Yard Setback	20’ minimum	Provided
Rear Yard Setback	5’ minimum	Provided
Side Yard Setback	5’ minimum	Provided
Height	36’ maximum	34’ provided
Parking	1 space per bedroom; 1 space per 250 square feet of common area, offices, and recreation (less laundry rooms and storage) No parking or driveways shall be provided between a building and a public or private street. Spaces required: 590	609 spaces provided
Fences	Fences shall not be located in the area between building facades and the property line; Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	Fence along Brewer Blvd.; Perimeter stone and wood fence, chain link fence *Note: In order to build fence through easements as shown on site plan, must secure required documentation when applying for building permits Development Regulation Standard Requested
Landscaping	Must meet 20 points of enhanced landscaping	Provided
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	Most buildings do not have the longest side along Brewer Blvd. Development Regulation Standard Requested
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Required to submit MFD plan	MFD submittal not required Development Regulation Standard Requested

Site Information:

Surrounding Zoning and Land Uses:

North "G" Intensive Commercial / gas well pad site
East "A-5" One-Family / Chisholm Trail Parkway
"G" Intensive Commercial / Chisholm Trail Parkway
South "G" Intensive Commercial / vacant land
West "A-5" One Family / single-family

Zoning History: PD1276/ZC-21-157, approved December 15, 2020 by City Council for all uses in "CR" Low Density Multifamily (northern portion) and "C" Medium Density Residential (southern portion), site plan required at later date; The land use was found compatible with surrounding land uses and consistent with the comprehensive plan at the time of the PD approval.

PD1276/ZC-20-001, approved March 3, 2020 by City Council for PD/C for cottage community

PD 1236/ZC-19-137 Planned Development for G uses plus self-storage facility with development standards along Chisholm Trail Parkway, effective 6/20/19; site plan approved; subject property to the north side of the gas well pad site

Site Plan Comments:

Please refer to the table above to see all categories that will need a development regulation standard or waiver.

(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.)

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Panther Heights NA	Summer Creek South HOA
District 6 Alliance	Streams and Valleys, Inc.
Trinity Habitat for Humanity	Crowley ISD

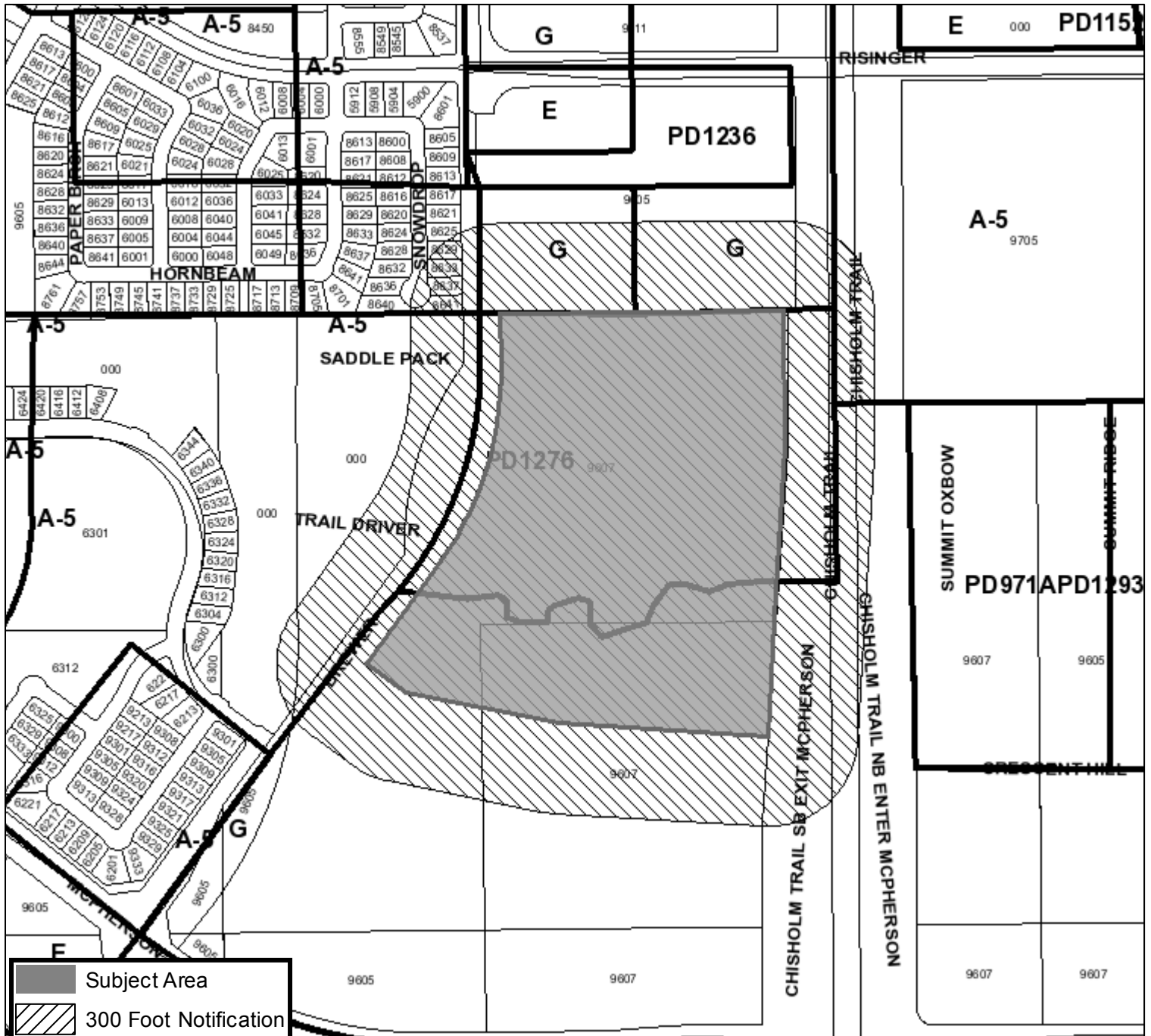
**Not within a registered Neighborhood Association*



Attachments:

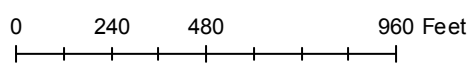
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

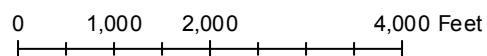
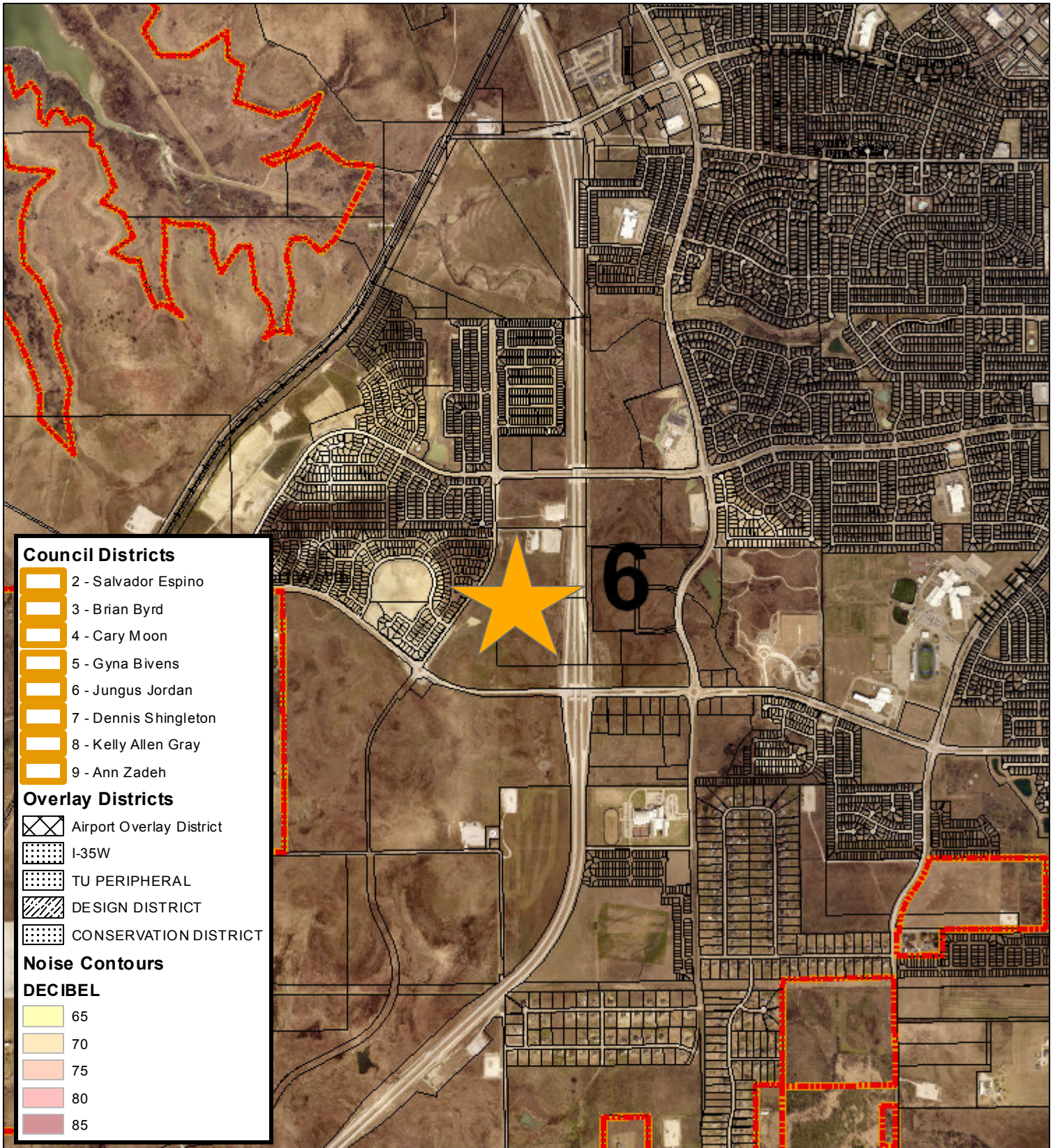
Applicant: Chisholm Trail West, LLC
 Address: 8800 - 9200 blocks Brewer Boulevard
 Zoning From: G, PD 1276
 Zoning To: null
 Acres: 34.01616088
 Mapsco: 102U
 Sector/District: Far Southwest
 Commission Date: 5/12/2021
 Contact: null



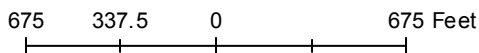
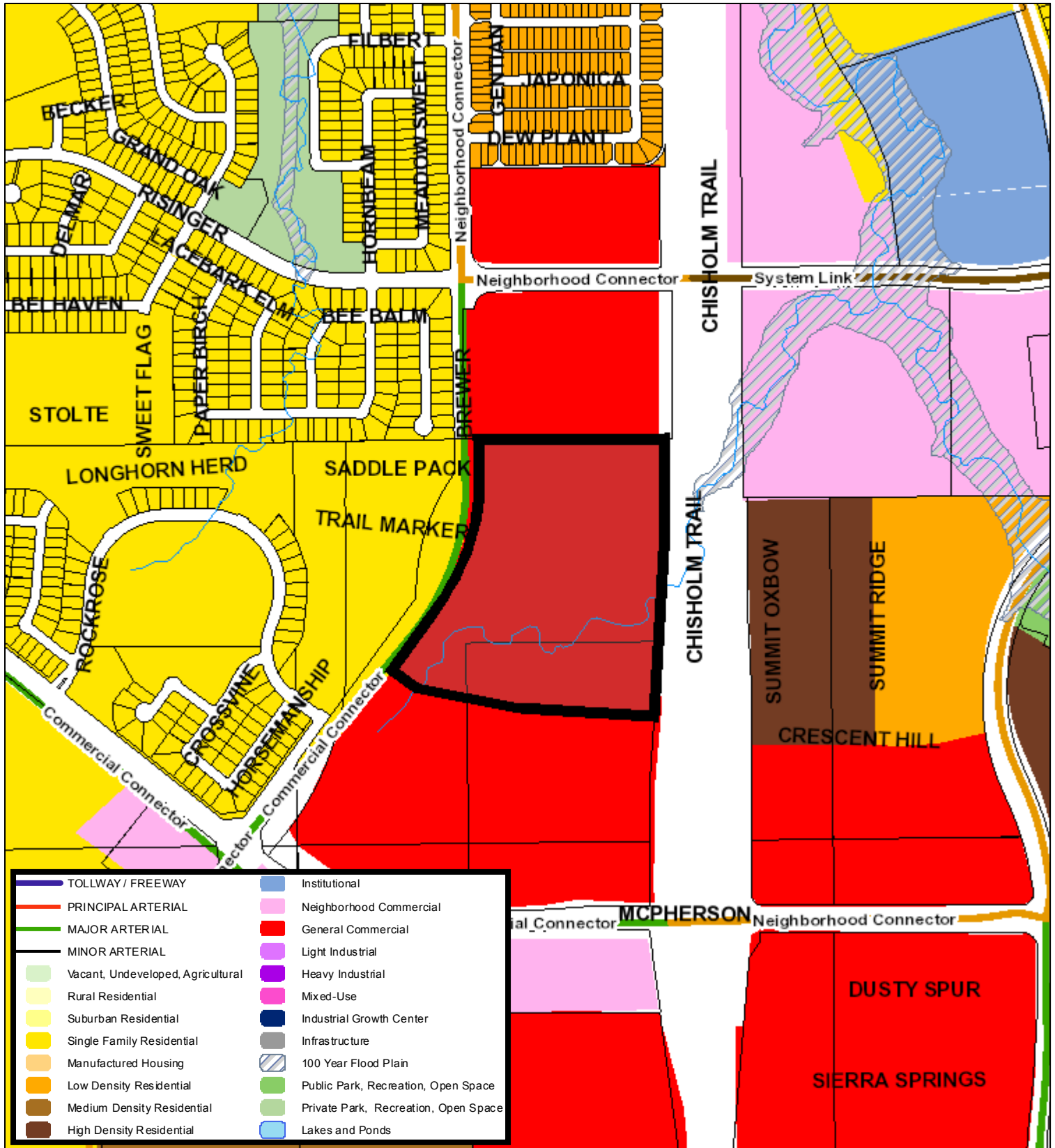
 Subject Area
 300 Foot Notification



Area Map



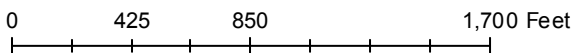
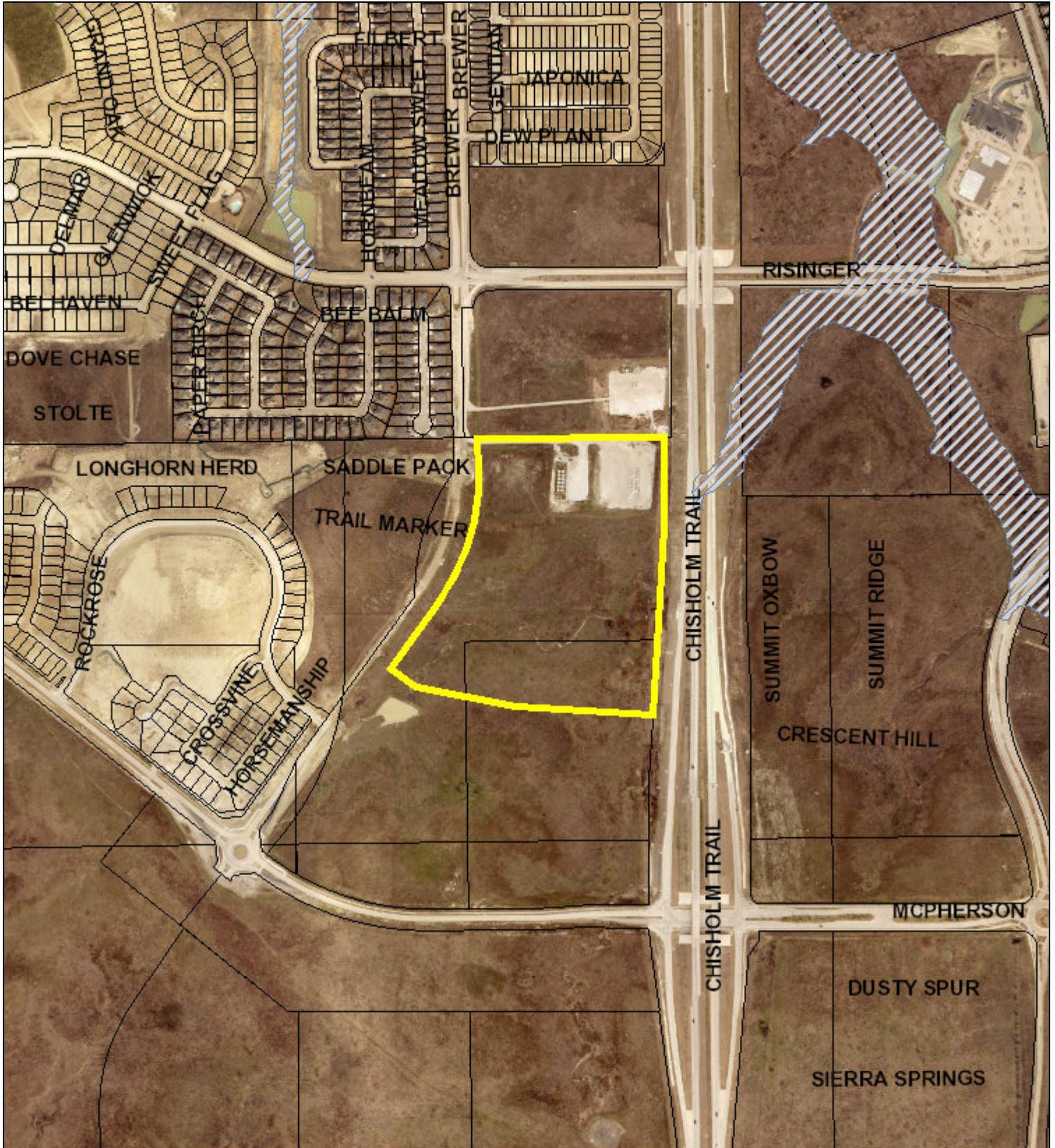
Future Land Use



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





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 7

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Monica Lafitte</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Chisholm Trail West, LLC

Site Location: 15800 – 15900 blocks Championship Parkway Acreage: 22.9

Proposed Use: Detached Multifamily Development

Request: From: “K” Heavy Industrial

To: Planned Development for all uses in “C” Medium Density Residential with development regulation standards for open space and a waiver to MFD submittal; site plan included; all development standards and waivers are only applicable for detached multifamily development

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

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

Staff Recommendation: **Approval**

Background:

The site is located south of Highway 114 and west of Championship Parkway, less than a mile west of I-35. Across Highway 114 are the grounds of Texas Motor Speedway. The site and surrounding area are currently zoned “K” Heavy Industrial. The applicant is requesting to rezone the site to create a Planned Development based on “C” Medium Density Multifamily with development standards in order to create a Detached Multifamily development, with a site plan included.

These detached multifamily types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name “Cottage Development” has been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

Because none of the city's zoning districts can accommodate this detached multifamily form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. Detached multifamily developments often have development regulations, because their more single family neighborhood form does not readily comply with the base multifamily districts; these development standards may include open space, landscaping, setbacks, and parking, along with a waiver to the MFD submittal.

This PD is requesting development standards for a reduction in the open space requirement and a waiver to the MFD submittal requirement.

Below is a table showing the "C" district regulations and the proposed "PD/C" regulations, based on the waivers required for the site plan.

Requirement	C Standards	Proposed PD/C (Provided per site plan)
Density	Maximum 24 units per acre	12.23 units per acre
Height	Maximum height 36'	Will comply
Required Yards	<u>Front Yard</u> : 20' minimum <u>Rear Yard</u> : 5' minimum <u>Interior Side Yard</u> : 5' minimum <u>Corner lot side yard</u> : 20' minimum adjacent to side street	Lot has no ROW frontage, so there is no front yard; all property lines will be reviewed as side yards with 5' required building setback (complies)
Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	No ROW frontage, so not applicable
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 495, 9 of which are Accessible	Spaces provided: 555, 14 of which are Accessible
Open Space	Minimum 45%	30% minimum (Provided 31%) (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhanced landscaping	Provided; street trees N/A due to lack of ROW frontage, providing pool and dog park
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	No ROW frontage, so not applicable

Façade Variation	Must meet selection of façade variation elements.	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (requires Waiver)

Site Information:

Surrounding Zoning and Land Uses:

- North "K" Heavy Industrial / undeveloped and gas well site
- East "K" Heavy Industrial / undeveloped
- South "K" Heavy Industrial / undeveloped
- West "K" Heavy Industrial / golf course, then single family residential

Zoning History:

- ZC-18-071 to amend PD1170 to add additional multifamily units, site plan approved, southeast of subject site; effective 7/19/18
- ZC-17-171 (PD1170) from "K" to "PD/D for multifamily development with height up to 42'; site plan approved, southeast of subject site; effective 2/10/18
- ZC-19-059 From "PD502 PD/MU-2, PD1128 PD/D" to Amend PD1128 to expand for additional parking, site plan approved, southeast of subject site; effective 6/20/19
- ZC-17-011 from "PD502 for most MU-2 uses excluding detached single family units" to "PD/D" with waivers to height, parking, and building separation, site plan approved, southeast of subject site; effective 4/27/17

Site Plan Comments:

Please refer to the table above to see all categories that will need a development regulation standard or waiver.

(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.)

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2021.
 The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
North Fort Worth Alliance	Streams and Valleys, Inc.
Trinity Habitat for Humanity	Northwest ISD

**Not within a registered Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "K" Heavy Industrial to PD/C with development standards for a detached multifamily development. Immediately surrounding land uses are undeveloped and a gas well site, with single-family and multifamily in the nearby vicinity.

The proposed zoning **is compatible** at this site.

2. **Comprehensive Plan Consistency – Far North**

The 2021 Comprehensive Plan designates the subject property as General Commercial. Below is an excerpt from Chapter 4 Land Use of the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

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

As noted, the Comprehensive Plan lists multifamily residential as an acceptable land use with the General Commercial future land use category. The general area has seen extensive commercial growth, including the Tanger Outlets to the east and commercial growth along Highway 114. The area surrounding this site is largely vacant, which would allow more development to occur. This detached multifamily could support the expansion of those commercial uses.

The requested zoning change is consistent with the following Comprehensive Plan policies and strategies:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, scale, and design of existing neighborhoods.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Attachments:

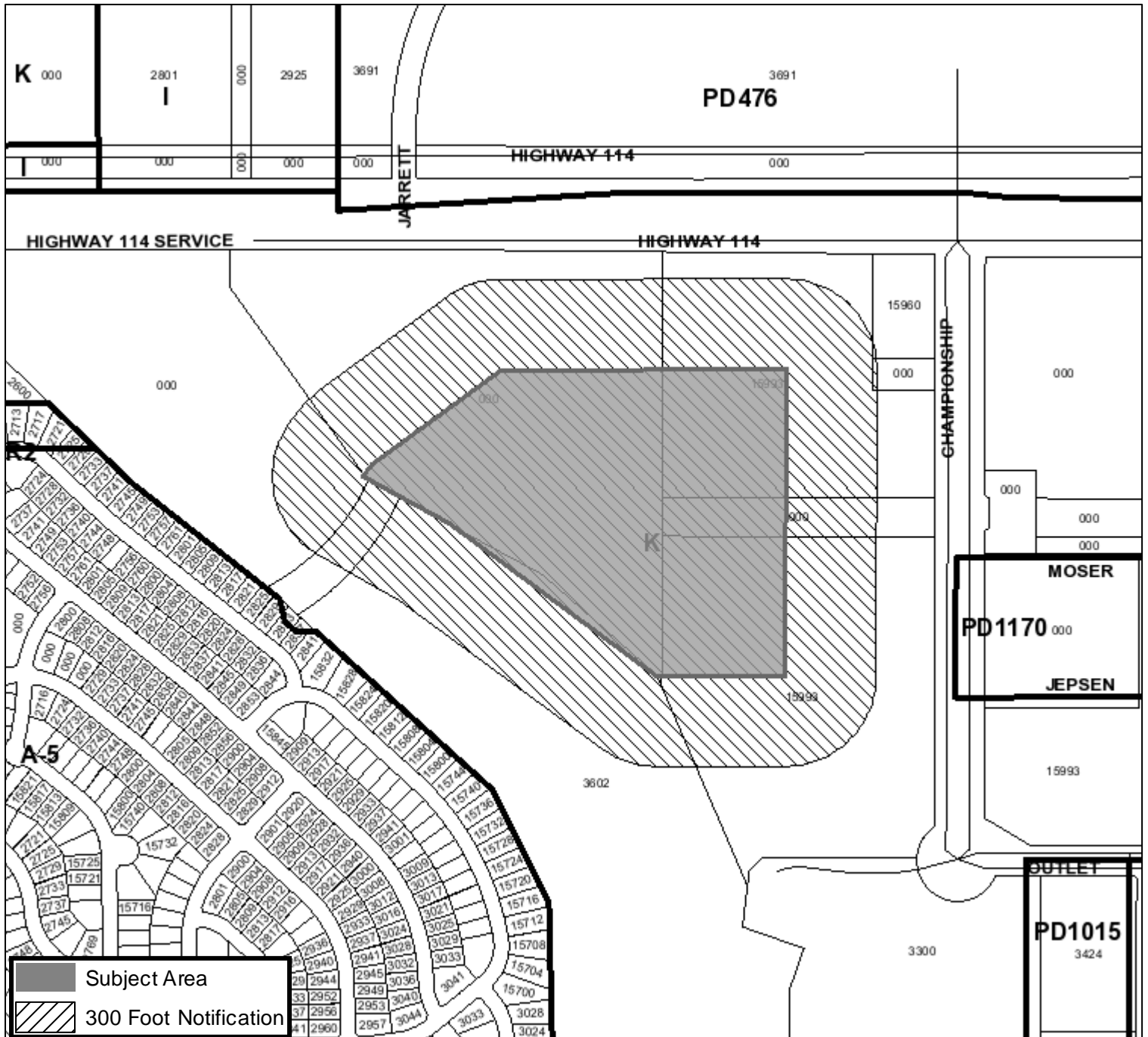
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



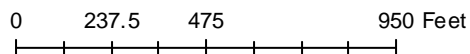
ZC-21-057

Area Zoning Map

Applicant: Roanoke 35/114 Partners, LP
 Address: 15800 - 15900 blocks Championship Parkway
 Zoning From: K
 Zoning To: PD for multifamily uses
 Acres: 22.90401783
 Mapsco: 643S
 Sector/District: Far North
 Commission Date: 5/12/2021
 Contact: null



	Subject Area
	300 Foot Notification

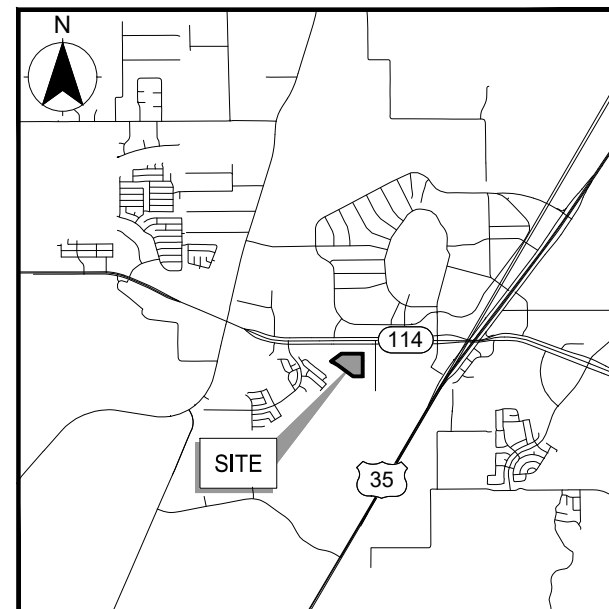


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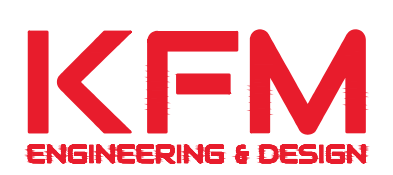
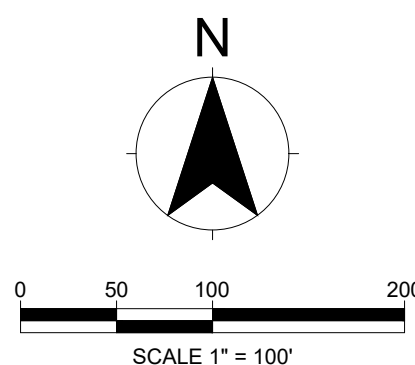
1. PD PLANNED DEVELOPMENT FOR ALL USES IN 'C' BASE ZONING MULTI-FAMILY PLUS DETACHED MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVERS TO MULTIFAMILY DISTRICT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
2. VARIATION OF ROOF ELEVATION AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
3. THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH 'C' BASE ZONING, WITH THE FOLLOWING EXCEPTIONS:
 - 3.1. MINIMUM OPEN SPACE OF THIRTY PERCENT (30%)
 - 3.2. A MFD SITE PLAN WILL NOT BE REQUIRED FOR A DETACHED MULTIFAMILY DEVELOPMENT.
4. ALL PROVIDED LIGHTING TO CONFORM TO LIGHTING CODE.
5. ALL SIGNS WILL CONFORM TO ARTICLE 4.
6. PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR 'C', PER 4.711(D)(6), INCLUDING ENHANCED LANDSCAPING.
7. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY. DUE TO THE FORM OF DETACHED MULTIFAMILY, THE TREES WILL BE SPREAD THROUGHOUT THE DEVELOPMENT IN A FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN THE FRONT YARDS.

SITE DATA SUMMARY TABLE

SITE AREA:	22.90 AC
RESIDENTIAL UNITS:	276
UNIT DENSITY:	12.23 UNITS PER ACRE (24 MAX)
GSF RESIDENTIAL:	227,784 SF
GSF CLUBHOUSE:	4,640 SF
PARKING REQ'D	
LIVING:	1 PER BEDROOM = 470 SPACES
CLUBHOUSE:	1 PER 250 GSF = 19 SPACES
TOTAL REQ'D:	495 SPACES
PARKING PROVIDED	
STANDARD:	354 SPACES
GARAGE:	105 SPACES
COVERED PARKING:	96 SPACES
TOTAL PROVIDED:	555 SPACES (14 ACCESSIBLE)
PARKING STALL DIMENSIONS:	9'x18' - STANDARD 9'x22' - PARALLEL
OPEN SPACE:	31% (7.15 AC)



LOCATION MAP
NTS



ENGINEER:
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: DAVID PITCHER, PE
PHONE: 214-801-4936

DEVELOPER:
EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TEXAS 78206
CONTACT: JEREMY WILLIAMS
PHONE: 972-655-4265

ARCHITECT:
W PARTNERSHIP, INC.
5120 WOODWAY DR, SUITE 8000
HOUSTON, TEXAS 77056
CONTACT: FRED WILSON JR., AIA
PHONE: 713-343-7613

LEGEND

- PROPOSED FIRE HYDRANT
- PARKING CANOPY
- 6' TALL ORNAMENTAL METAL FENCE

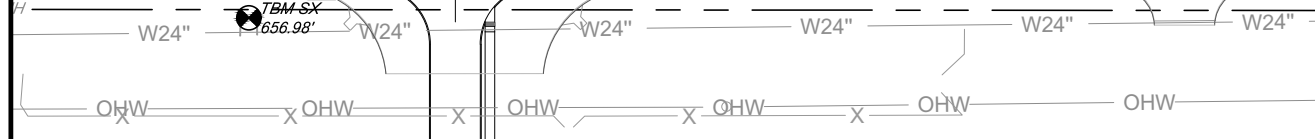
SECTION 4.711(D)(6) ENHANCED LANDSCAPING

STREET TREES	N/A
POOL	5 PTS
DOG PARK	5 PTS

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE

US HWY 114
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



PORTION OF CALLED 67.33 ACRES (TRACT 1 - PARCEL 1)
ROANOKE 35/114 PARTNERS, L.P.
INST. NO. 2007-21421 & INST. NO. 2014-96174
O.P.R.D.C.T.

300' GAS WELL SETBACK



CURRENT ZONING: K, HEAVY INDUSTRIAL

CURRENT ZONING: K, HEAVY INDUSTRIAL
PROPOSED ZONING: PD, PLANNED DEVELOPMENT

CURRENT ZONING: K, HEAVY INDUSTRIAL

RESIDENTIAL UNIT SUMMARY TABLE

UNIT TYPE	SQUARE FEET	BEDROOMS	STORIES	BUILDING DIMENSIONS	QUANTITY
A1	748	1	1	28'x29'	46
A2	782	1	2	17'x28'	64
B1	476	2	2	17'x28'	72
B2	1114	2	2	28'x29'	38
B3	1124	2	2	28'x29'	28
C1-A	1273	3	2	28'x29'	21
C1-B	1217	3	2	29'x38'	7
TOTAL UNITS:					276
GSF:					227,784

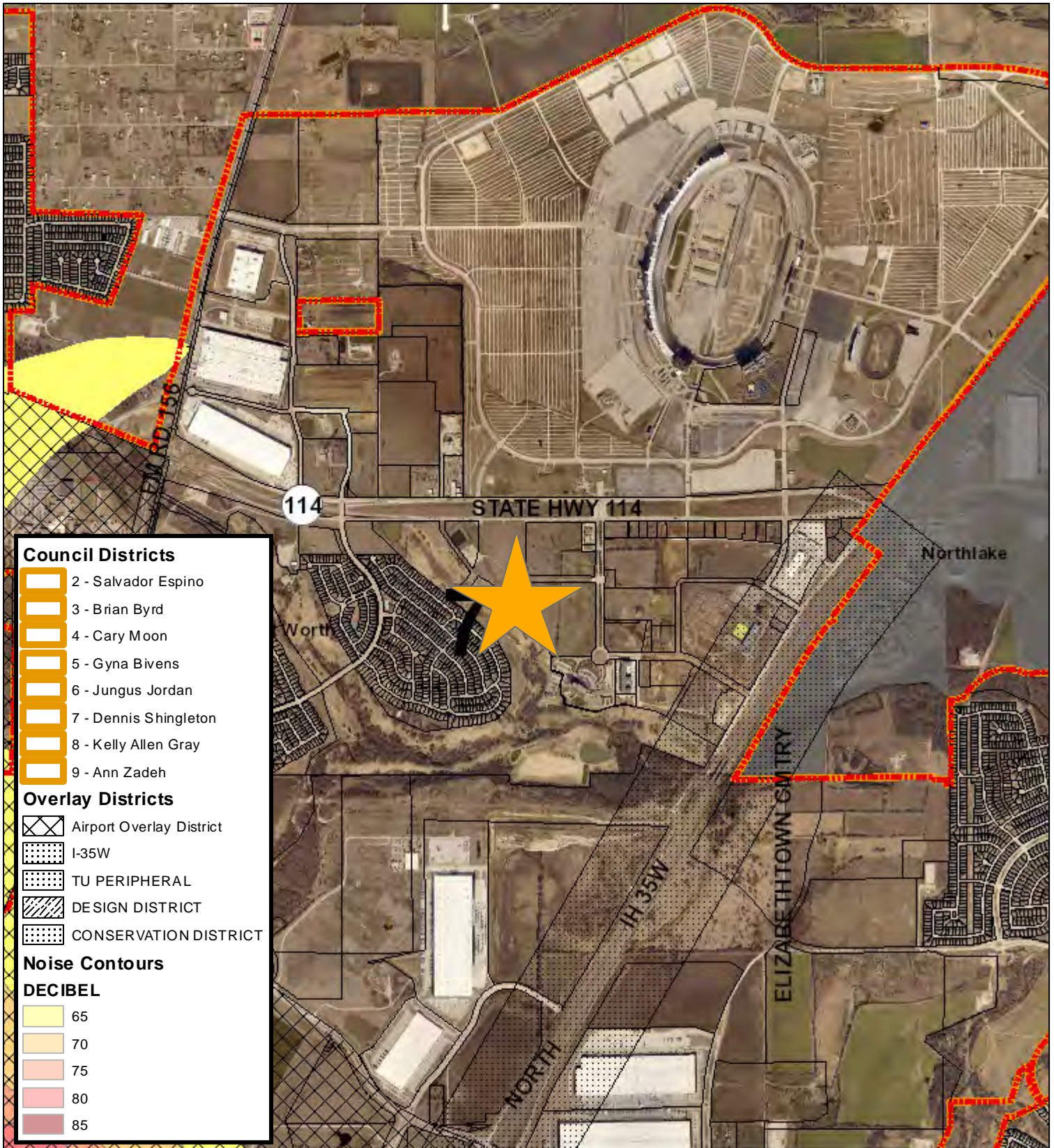
20' GATHERING PIPELINE EASEMENT (EASEMENT 'C')
XTO ENERGY, INC.
INST. NO. 2014-110049
O.P.R.D.C.T.

PD SITE PLAN
TMS CHAMPIONS HAPT
ZONING CASE NUMBER: ZC-21-057
FORT WORTH, DENTON COUNTY, TEXAS

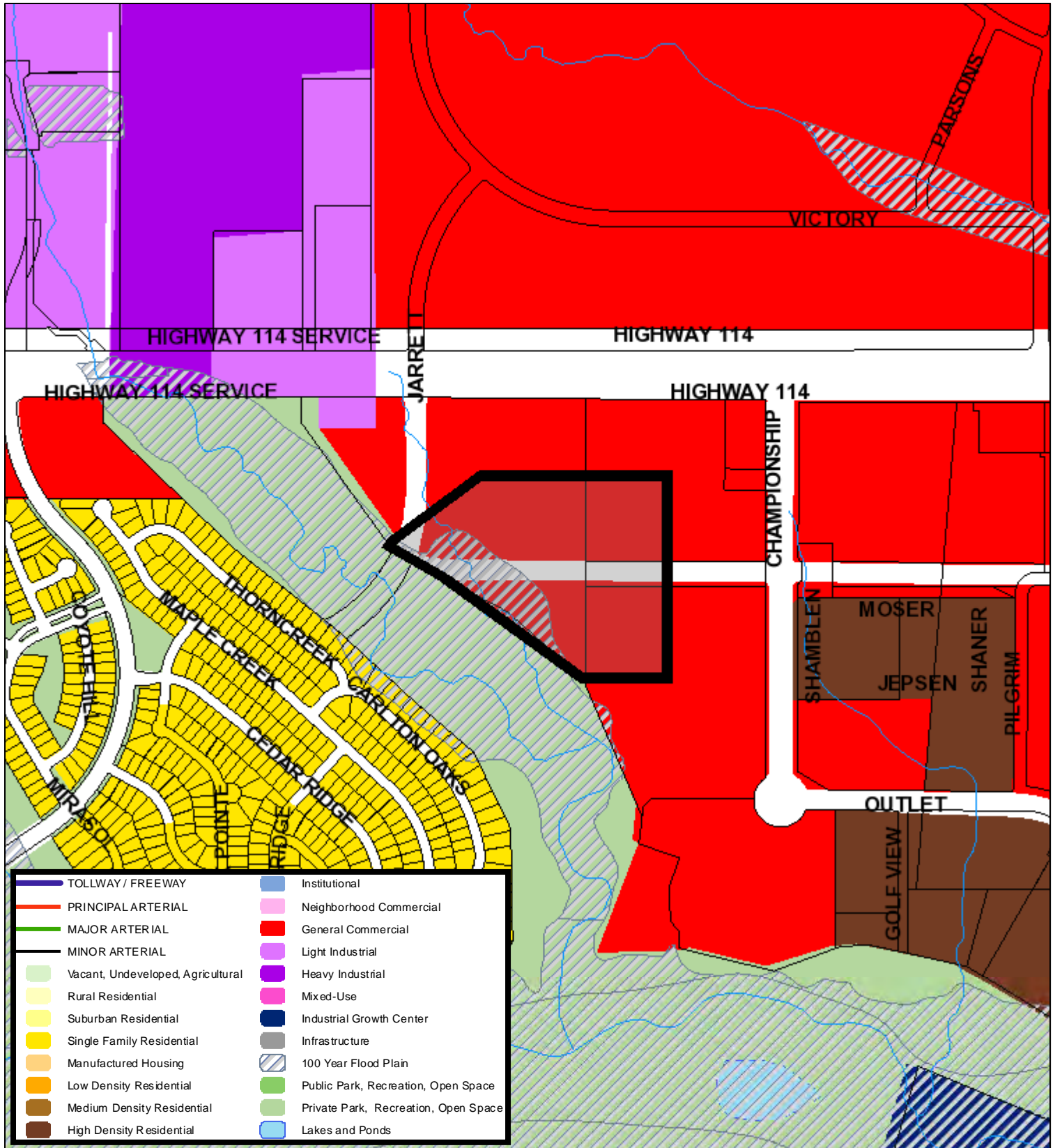
22.90 ACRE TRACT OF CALLED 67.33 ACRES (TRACT 1 - PARCEL 1)
ROANOKE 35/114 PARTNERS, L.P.
INST. NO. 2007-21421 & INST. NO. 2014-96174
O.P.R.D.C.T.

DATE: 5/4/2021

Area Map



Future Land Use



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

670 335 0 670 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



0 412.5 825 1,650 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 7

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Arty Wheaton-</u>	
	<u>Rodriguez</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Shaun Riddle

Site Location: 4025 Marina Drive Acreage: 1.17

Proposed Use: Boat/Auto Repair, Single Family Home, Marina

Request: From: "A-5" One-Family, NASJRB Overlay
To: Amend "PD136" (S/U for a marina) increasing the size of the PD and adding single family residence (existing) and auto/boat repair, NASJRB Overlay

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

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

Staff Recommendation: **Approval**

Background:

The property is located along the shoreline of Lake Worth with frontage on Marina Drive. The property today has a marina for boat storage and two existing structures on land. The larger structure at the western edge of the property, nearest to the lake, had been used as a boat repair facility. In the past the marina was much larger in this location and buildings spanned from the existing PD136 boundary through this proposed site. The structure closest to Marina Drive has been used as a single family home by the applicant.

PD136 is an existing Planned Development for Specific Use of a marina and restaurant with alcohol sales. In the early 2000s most of the marina facilities at this location were torn down with the three described structures remaining. Although these structures have been on the site and part of the marina since the 1950s this specific property was not a part of the area zoned for the specific use of a marina.

Site Information:

Surrounding Zoning and Land Uses:

- North "PD5136" / vacant, previous use marina
- East Outside of City Limits / City of Lake Worth residential
- South "A-5" One-Family / marina Lake Worth Boat & Ski Club
- West "A-5" One-Family / Lake Worth

Recent Relevant Zoning History:

Zoning History: ZC-92-049, creation of PD136; ZC-14-102, creation of NASJRB Overlay

Public Notification:

300 foot Legal Notifications were mailed on April 23, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
North Lake Worth NA	Scenic Shores NA
Streams And Valleys Inc	Trinity Habitat for Humanity
NAS Fort Worth JRB RCC	Fort Worth ISD
Azle ISD	Lake Worth ISD

Not located within a registered neighborhood organization.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to amend PD136 to increase the size of the PD. The applicant is also requesting to add the uses of boat and auto repair. Within the minutes of the October 13, 1992 City Council (attached) it was discussed accessory uses to the marina can include boat repair. The applicant in this case wishes to expand that use to also allow auto repair, which is similar in nature. (At the time of the creation of this PD it was discussed in the minutes that a marina includes ship and dock rental, repair of boats and motors, operation of machine shop to repair boats and a dry dock and storage.) A single family home exists on the property within an older marina related structure. Surrounding land uses consist of the lake itself, another marina, vacant land, and residential development in the City of Lake Worth.

At this time, there is no proposed new construction.

As a result, the proposed zoning amendment **is compatible** at this location.

2. Comprehensive Plan Consistency-Far West

The 2021 Comprehensive Plan designates the subject site Open Space (private). The Comprehensive Plan describes this designation as public or private recreation, or passive land. The below Comprehensive Plan has adopted the Lake Worth Vision Plan by reference. The Lake Worth Vision Plan promotes the use of City property used by the Lake Worth Boat and Ski Club (adjacent and south of the proposed zoning change) as it promotes boating recreation and allows Fort Worthy residents to participate in water recreation activities at Lake Worth. The plan also supports consideration of existing clubs or other suitable locations on the lake (pg 49).

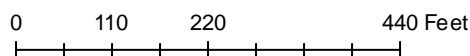
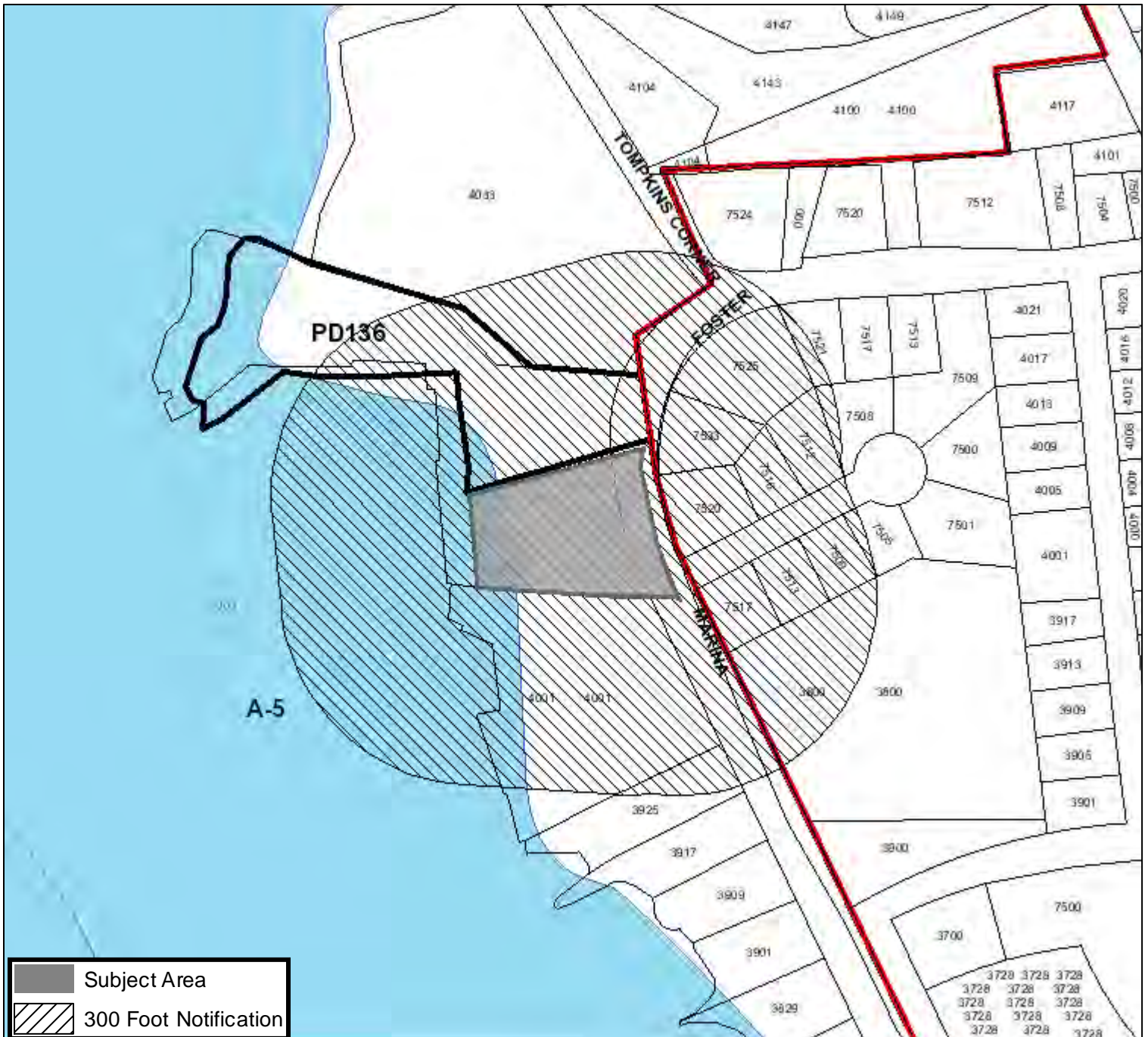
Based on conformance with the strategies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

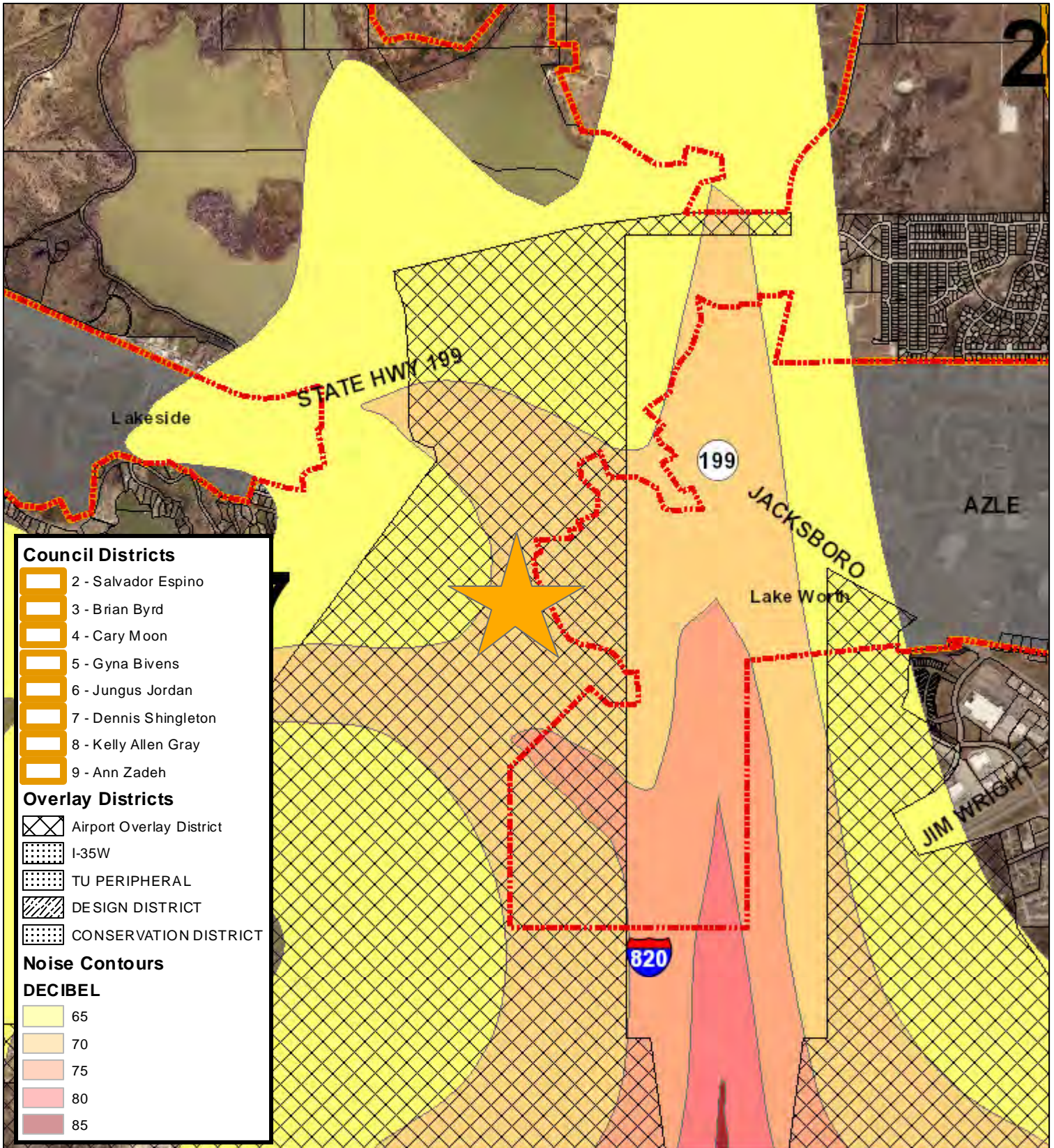
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph
- ZC-92-052 minutes

Area Zoning Map

Applicant: Shaun Riddle
 Address: 4025 Marina Drive
 Zoning From: A-5 with NASJRB Overlay
 Zoning To: PD 136 and adding single family residence, auto/boat repair with NASJRB Overlay
 Acres: 1.17982457
 Mapsco: 45V
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null

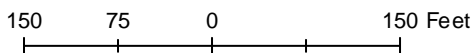
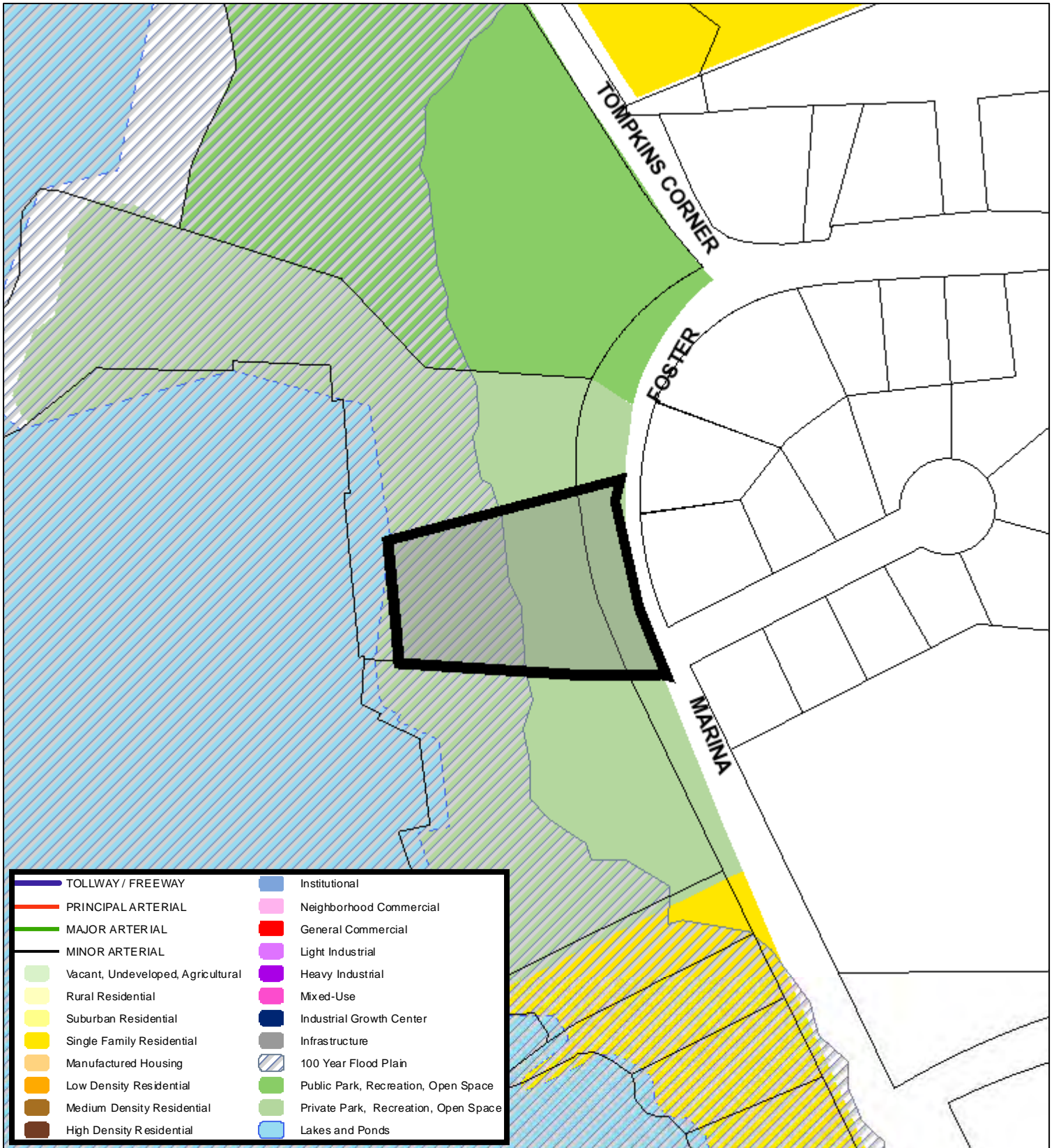


Area Map



0 1,000 2,000 4,000 Feet

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 95 190 380 Feet



Tuesday, October 13, 1992

<p>M&C FP-3006 re final payment to McClendon Construction Company, Inc.</p>	<p>There was presented Mayor and Council Communication No. FP-3006 from the City Manager recommending that the City Council accept as complete the assessment paving of Truman Drive, from Loop 820 to Ramey, and Truman Court, from Truman Drive to Cul-de-Sac; approve the final assessment roll; authorize the issuance of certificates as evidence of the special assessments levied against the abutting property owners of Truman Drive, from Loop 820 to Ramey and Truman Court from Truman Drive to Cul-de-Sac; and authorize final payment of \$10,831.29 to McClendon Construction Company, Inc. It was the consensus of the City Council that the recommendations be adopted.</p>
<p>Resolution No. 1851 Zoning Hearing</p>	<p>It appeared to the City Council that Resolution No. 1851 was adopted on September 22, 1992, setting today as the day for a hearing in connection with the recommended changes and amendments to Zoning Ordinance 3011, and that notice of the hearing had been given by publication in the <u>Fort Worth Commercial Recorder</u>, the official newspaper of the City of Fort Worth, Texas, on September 25, 1992.</p>
<p>Z-92-016 cont. until November 10, 1992</p>	<p>It appeared to the City Council that on August 11, 1992, they continued the zoning application of Williams Investment Company, Inc., for a proposed change in signing of property located at 1201 Granger Street and 1200-1208 South Jennings Avenue, Zoning Docket Z-92-016, from day to day and from time and time and especially to the City Council meeting of October 13, 1992. Mayor Mayor Pro tempore Webber asked if there was anyone present desiring to be heard.</p>
<p>Mr. Bob Martin re Z-92-053</p>	<p>Council Member Chappell made a motion, seconded by Council Member McCray, that Zoning Docket No. Z-92-016, Williams Investment Company, Inc., for a proposed zoning change for property located at 191201 Granger Street and 1200-1208 South Jennings Avenue, from a change of zoning from "D" multi-family to "F-R" restricted commercial be continued until November 10, 1992. The motion carried unanimously.</p>
<p>Mr. Bob Martin re Z-92-053</p>	<p>Mr. Bob Martin, 1819 South Adams, appeared before the City Council and requested that the City Council give favorable consideration for the recommended change in zoning for property located at 2517 Ryan Place Drive from "A" One-Family to "A/HC" One-Family Historical and Cultural Subdistrict, Zoning Docket No. Z-92-053.</p>
<p>Z-92-057 re cont. until November 10, 1992</p>	<p>Council Member Silcox made a motion, seconded by Council Member McCray, that the zoning application of John P. Ryan for a change in zoning of property located at 4325-4401 Bryant Irvin Road from "C" Multi-Family and "E" Commercial to "G" Commercial, Zoning Docket No. Z-92-057, be continued until the regular City Council Zoning Hearing on November 10, 1992. The motion carried unanimously.</p> <p>There being no one present desiring to be heard in connection with the recommended changes and amendments to Zoning Ordinance No. 3011, Council Member Chappell made a motion, seconded by Council Member Fuente, that the hearing be closed and that the following zoning applications be approved; and the zoning ordinances adopted:</p>
<p>Z-92-049</p>	<p><u>Z-92-049 City of Fort Worth - Real Property Management by Jane Goodspeed</u> 4000-4100 Marina Drive From "A" One-Family to "PD/SU" Planned Development/Specific Use for a marina and restaurant with alcohol sales (as found in Section 9.A.50 of the Comprehensive Zoning Ordinance). Waiver of Site Plan recommended.</p>
<p>Z-92-050</p>	<p><u>Z-92-050 Tarrant County Hospital District by Troy M. Fuller</u> 3209 Stalcup Road From "B" Two-Family to "ER" Restricted Commercial</p>
<p>Z-92-052</p>	<p><u>Z-92-052 May Street Joint Venture by Joan Kline</u> 656 & 664 St. Louis Street 306, 308, & 310 W. Cannon Street From "ER" Restricted Commercial to "ER/HC" Restricted Commercial/Historic and Cultural Subdistrict</p>

Z-92-049 CITY OF FORT WORTH - REAL PROPERTY MANAGEMENT by Jane
Goodspeed
4000-4100 Marina Drive

From "A" One-Family to "PD/SU" Planned Development
Specific Use for a marina

Mrs. Aletta Hackney, representing the City of Fort Worth, Real Property Management Division, stated that the City is selling the subject property and needs a "PD/SU" Planned Development/Specific Use for the continued operation of a marina. She requested a waiver of the site plan. Mrs. Hackney explained that the property has been in use as a marina for approximately fifty years, and the surrounding development is compatible with the subject property. She offered to answer questions.

In response to a question from Mr. Wilson, relative to the marina already being constructed, Mrs. Hackney stated that the marina is constructed and ready for use.

Mr. Joe Bilardi, Development Director, commented that the request should read restaurant and cafe to sell alcohol beverages on premises.

Mrs. Kate Souder, speaking in favor of this case, described the subject property noting that she is the owner and operator of the existing cafe on the marina. She stated that the definition for "marina" is not clear in the ordinance and needs to be defined and entered into the record for future reference. Mrs. Souder then read into the record the various activities involved in the operation of a marina including ship and dock rental, repair of boats and motors, operation of machine shop to repair boats, a dry dock and storage.

In response to a question from Mr. Wilson, relative to the City buying and selling property, Mrs. Hackney stated that the City is in the process of selling the land to the owner and operator of the marina Mrs. Kate Souder. Mr. Bilardi, Director of Development, explained that the City puts out a bid and the owner responds to the bid.

In response to a question from Rev. McCormick, relative to the length of time remaining on the leased property, Mrs. Kate Souder stated that she has 4 years remaining on the lease, and plans to purchase and improve the land in the future.

Mrs. Barbara Wooten, speaking in favor of this case, stated that she is a resident at Lake Worth and totally supports the applicant's request.

In response to a question from Mr. Bickett, Chairman, relative to whether or not the neighbors opposed the requirement that the Site Plan be waived, Mrs. Wooten stated that the neighbors understand the waiver, and they support the request.

Z-92-049 (CONTINUED)

There was no opposition.

Following a brief discussion, the Commission, on a motion by Mr. Branson, seconded by Mr. Wilson, on a vote of 9-0, unanimously

VOTED: To recommend that the City Council APPROVE Z-92-049 AS AMENDED, the request of the City of Fort Worth - Real Property Management by Jane Goodspeed to rezone Lot 9-C, Block B of the Proposed Lake Worth Leases, located at 4000-4100 Marina Drive, from "A" One-Family to "PD/SU" Planned Development Specific Use for a marina with a restaurant having alcohol sales. Waiver of site plan recommended.

STAFF REPORT
Fort Worth Planning Department
Case #Z-92-49

DATE: 8-12-92 (ZC)
9-15-92 (CC)

SECTOR: LAKE WORTH

GENERAL INFORMATION

REQUEST	From "A" Single Family to "PD-SU" Planned Development Specific Use for Marina
APPLICANT	City of Fort Worth, Real Property Management
LOCATION AND SIZE	4000-4100 Marina/2.69 acres
EXISTING/PROPOSED USE(S)	Marina/same
ALLOWABLE USE(S)	Commercial and industrial uses with restrictions and development controls for protection of adjacent properties; either "SU" specific use or a commercial or industrial zoning district suffixes determine permitted uses, site plan approval required.
ADJACENT ZONING/LAND USE	North - "A" park East - City of Lake Worth South - "A"/boat club West - Lake Worth

SPECIAL INFORMATION

TRANSPORTATION/ACCESS			
Street/Thoroughfare	Existing	Proposed	CR
Marina Drive	2-lane local	same	no
PUBLIC SERVICES			
All municipal utilities are present and adequate for service to this location.			

09201-10208



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 3

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Arty Wheaton-</u>	
	<u>Rodriguez</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes _	No <u>X</u>

Owner / Applicant: **Walsh Ranches Limited Partnership/ Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP**

Site Location: Generally 11900 block I-20 (Tarrant County) to 1300 block I-20 (Parker County)
Acreage: 2155.60

Proposed Use: **Heavy Industrial**

Request: From: "PD-572", "PD-573", "PD-522" and "PD-569"
To: "K" Heavy Industrial

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

Comprehensive Plan Consistency: Requested change **is not consistent (future land use map change recommended)**

Staff Recommendation: **Approval**

Background:

The proposed site is a 2,155.60 acre site south of I-20 bounded by ETJ to the east, west, and south. Today, the site is comprised of multiple PDs. Those PDs have proposed uses including low density residential (PD-522), retail business uses in accordance with "G" Intensive Commercial (PD-572), mixed-use development (PD-573), and community center (PD-569).

The applicant is seeking to obtain necessary development entitlements to respond better to shovel ready industrial developments, bringing major employment opportunities to the growing west side of Fort Worth.

The City of Fort Worth recently published an Economic Development Strategic Plan which stated four specific outcomes, one of which is "A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment". The conversion of this property to an industrial zoned one allows for the continued diversification of the tax base and provides industrial development in Far West Fort Worth along I-20. The City of Fort Worth is working with the developer to create an Industrial Growth Center, which consists of industrial and commercial uses with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space

and services. Criteria for designation of an Industrial Growth Center include a high concentration of employees and location near one or more major transportation facility (highway).

Site Information:

Surrounding Zoning and Land Uses:

North Interstate 20 West
East ETJ, existing commercial and industrial/warehouse
South ETJ
West ETJ

Recent Relevant Zoning:

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on April 23, 2021.

The following organizations were notified: (emailed April 19)

Organizations Notified	
Trinity Habitat for Humanity	Fort Worth ISD
Aledo ISD	

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone from various PDs to “K” Heavy Industrial. The site is surrounded by ETJ on the east, west, and south and Interstate 20 West serves as the area’s northern boundary. To the east there is existing industrial development including freight and manufacturing services. The closest residential uses are located in Aledo near the southwestern corner of this development. Those larger lot homes are separated from this site by existing railroad tracks

As a result, the proposed "K" Heavy Industrial zoning **is compatible** at this location.

2. Comprehensive Plan Consistency-Far West

The 2021 Comprehensive Plan designates the subject property as General Commercial and Single Family Residential. The proposed “K” Heavy Industrial zoning district, is not consistent with the Comprehensive Plan’s Future Land Use Map. Staff has identified this area as one in need of a future land use map amendment. To the east of this site is an existing Industrial Growth Center within the ETJ. Staff is exploring either expanding that area to this site or moving that area entirely. Staff will engage in a study of the area to explore the feasibility of this move for the 2022 Comprehensive Plan

This site is supported by various Comprehensive Plan Policies based on its location and proximity to the freeway.

- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.
- Locate large industrial uses along freight lines, highways, or airports within industrial growth centers and other appropriate locations.

Based existing designations within the future land use map and the proposed zoning **is not consistent** with the Comprehensive Plan (**map amendment recommended**). Staff recommends exploring an amendment to the future land use map to Industrial Growth Center.

3. Economic Development Strategic Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The Plan includes performance metrics that place an emphasis on outcomes that create:

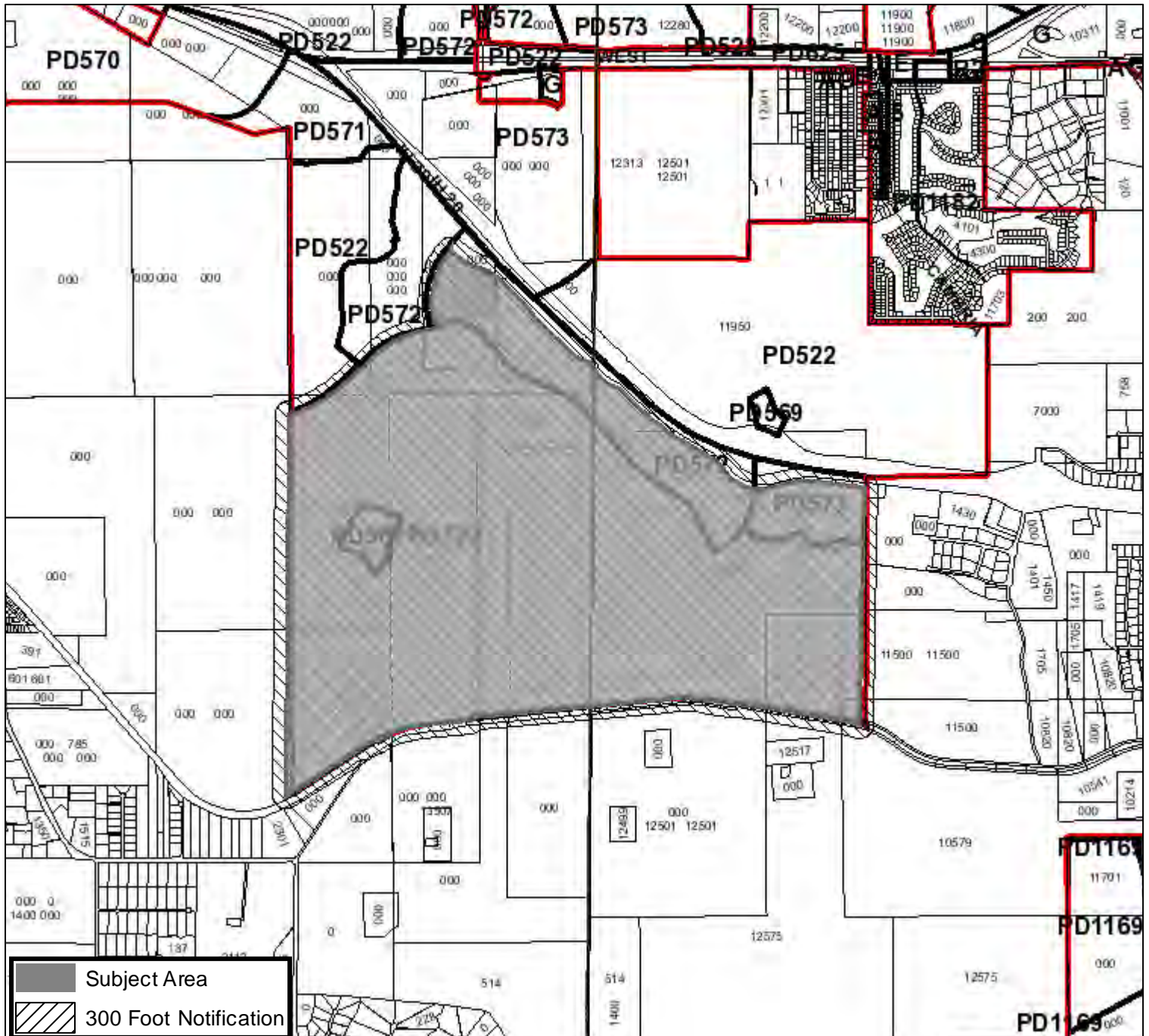
- High-wage job growth.
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
- An economy that capitalizes on high-growth industries and the creative individuals who fuel them.
- A commitment to “quality of place” throughout the community.



Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

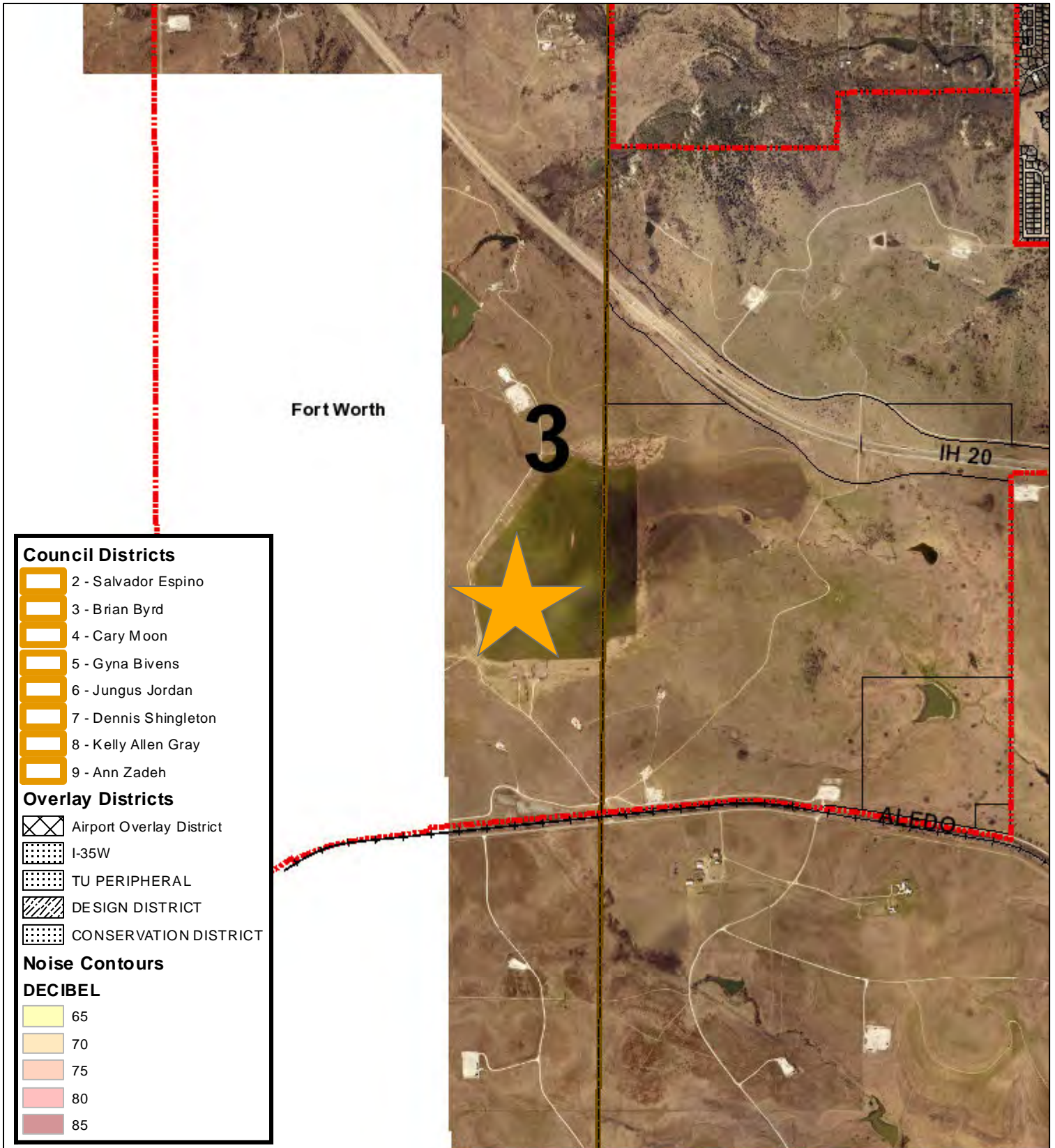
Applicant: Walsh Ranches LP
 Address: Generally 11900 block I-20 (Tarrant County) to 1300 block I-20 (Parker County)
 Zoning From: PDs 522, 569, 572, and 573
 Zoning To: K
 Acres: 2155.60026739
 Mapsco: Pgs 85&811
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null



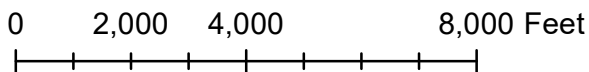
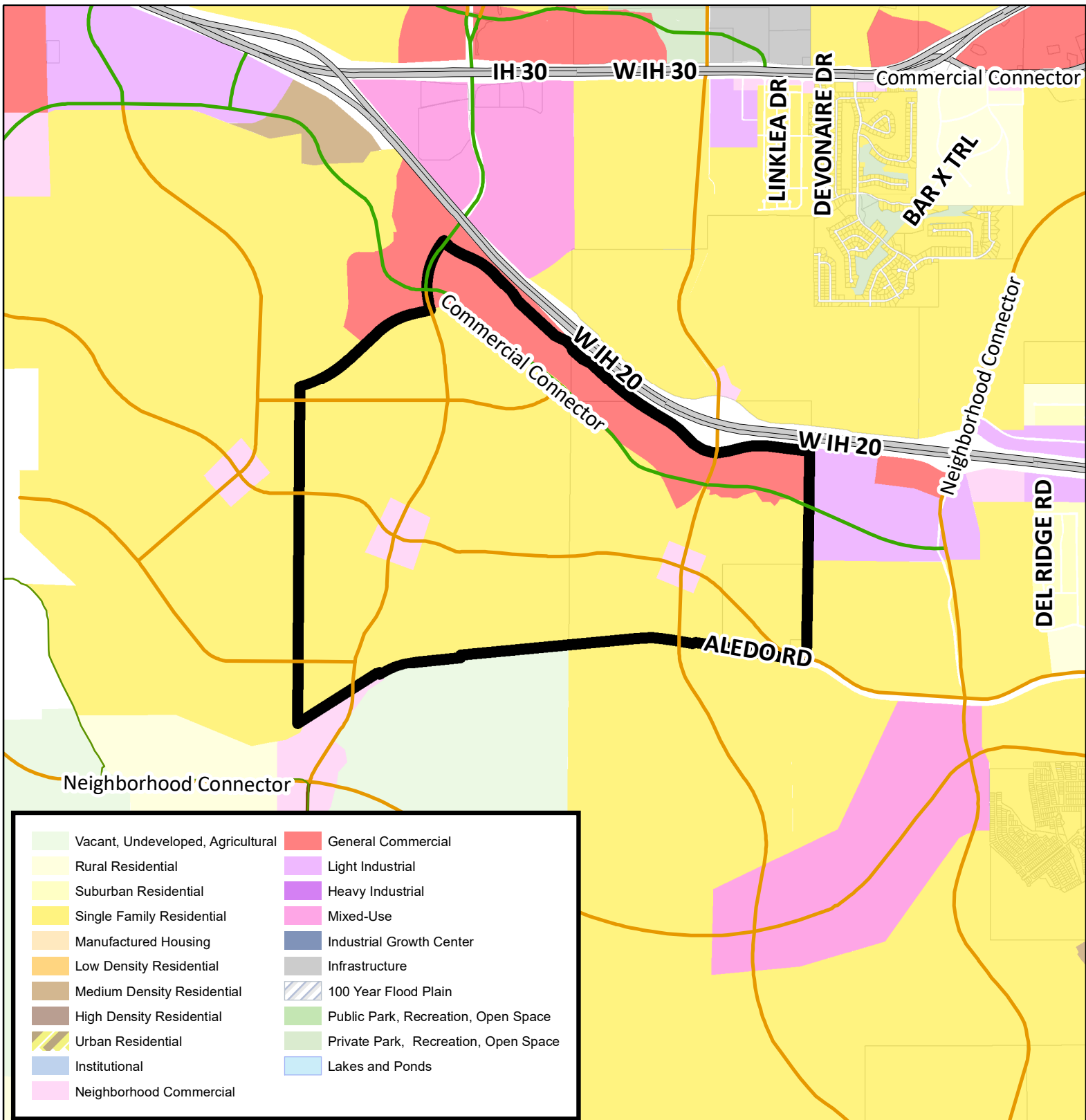
 Subject Area
 300 Foot Notification

0 1,550 3,100 6,200 Feet

Area Map



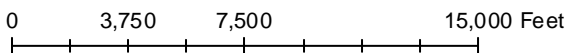
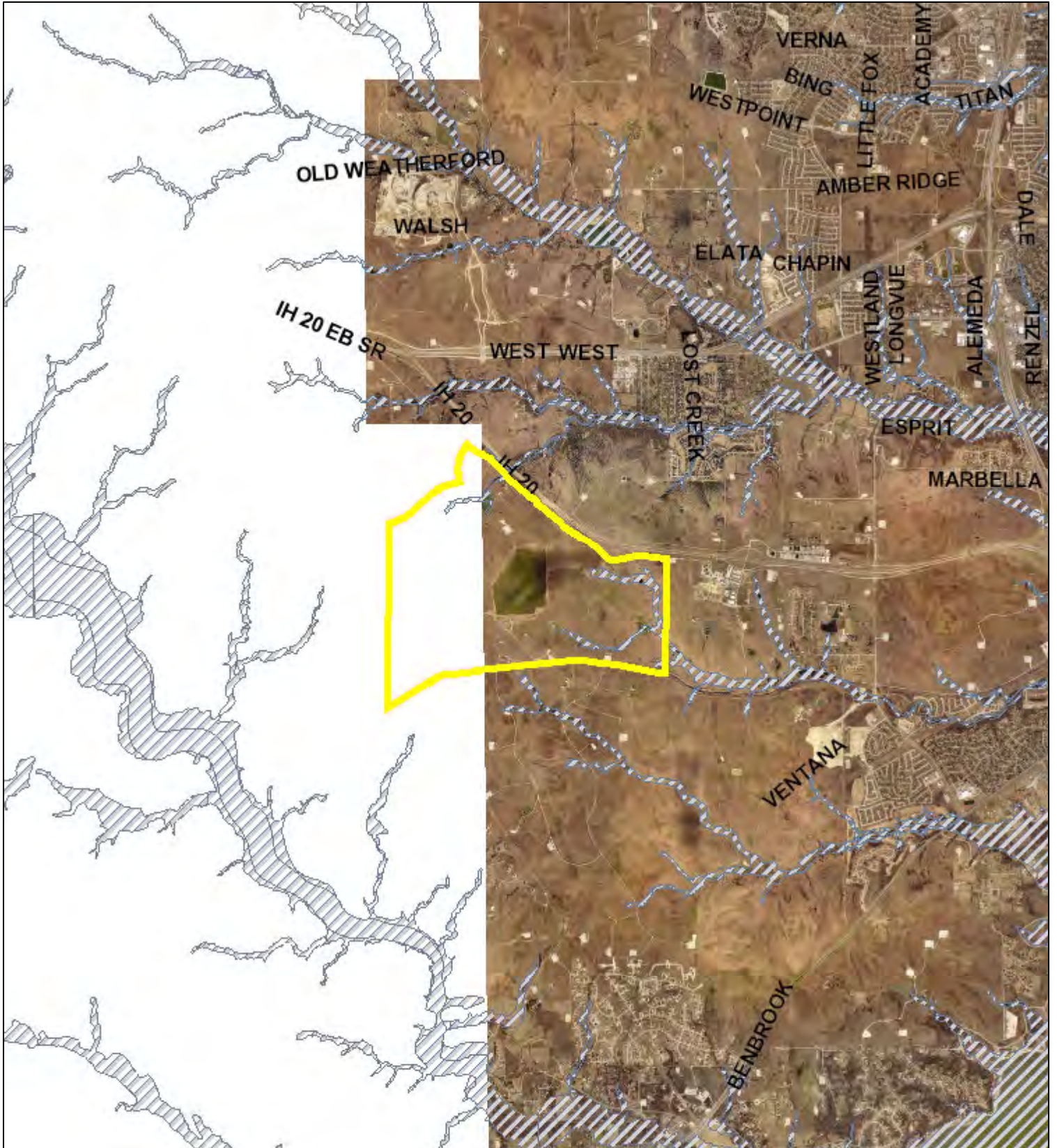
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.)



Aerial Photo Map





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 5

Continued	Yes ___ No <u>X</u>
Case Manager	<u>Monica Lafitte</u>
Surplus	Yes ___ No <u>X</u>
Council Initiated	Yes ___ No <u>X</u>

Owner / Applicant: Derek & Annie Carson

Site Location: 6312 Willard Rd. Acreage: 4.44

Proposed Use: Single Family

Request: From: "UR" Urban Residential
To: "A-21" One Family

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

Comprehensive Plan Consistency: Requested change is **not consistent (significant deviation)**.

Staff Recommendation: Denial

Background:

The property is located on the south side of Willard Street, about a quarter mile east of East Loop 820. If you continue along Willard Road to the east, it dead ends into Quail Road in about 700 feet; on the other side of Quail Road is a floodplain; the floodplain then gives way to Lake Arlington to the east. The property is less than 1000 feet from Lake Arlington, as the crow flies. The site is within Neighborhood Empowerment Zone (NEZ) Area Six. The property is just over a mile drive from the Lake Arlington/Berry/Stalcup Urban Village to the south. The site has been used as Community Mission Baptist Church.

The applicant is proposing a zoning change from "UR" Urban Residential to "A-21" One-Family. The site and surrounding area were part of a Council initiated rezone in 2017, ZC-17-097. The site was rezoned from "A-10" to "UR", as part of that rezoning for the Lake Arlington area redevelopment. Due to the redevelopment efforts of the area master plans, along with the information within the Future Land Use Consistency section at the end of this report, staff is not able to recommend approval.

The area generally east of East Loop 820 and bordering Lake Arlington have been the focus of planning efforts since 2004. In 2011, the City Council endorsed the Lake Arlington Master Plan. The plan proposes redevelopment of the area from under-utilized parcels and low density industrial developments to higher density residential and development that protects Lake Arlington as a recreation and water source. The area is approximately two square miles. The 2017 Comprehensive Plan designated an expansion of the Berry Lake Arlington Urban Village to encourage a higher quality development of the lake area, a highway-oriented commercial cluster, as well as higher density residential parcels.

The block currently has commercial and gas well uses on the west side closer to 820; the eastern portion of the block is mainly residential homes, many of which have planted fields/large gardens, and a number of vacant, undeveloped lots.

Staff notes the property is heavily wooded. All Urban Forestry requirements must be met. Failure to comply with the Urban Forestry ordinance will result in denial of urban forestry, grading, and building permits.

In "UR" Urban Residential zoning, many building types are permitted: single family house, single family attached (townhouse), two-family attached (duplex) (side by side or front to back), manor house, garden apartment, cottage court, and apartment/condo. Since the applicant wishes to use the site for "A-21" single family use, the table below will compare that information:

	Current Zoning: Single Family House in UR	Requested Zoning: A-21
Lot size	5,000 sq. ft. maximum	½ acre (21,780 sq. ft.) minimum
Lot width	N/A	85' min. at building line
Lot coverage	N/A	30% maximum
Front Yard	0' min./20' max.	30' min., subject to projected front yards
Rear Yard	20' min. primary structure; 5' min. accessory structure	10' minimum
Side Yards	0' min./5' max.	10' minimum
Height	Min.: 2 stories at a min. of 18' Max.: Lesser of 3 stories/38'	35' maximum
Parking	2 parking spaces behind the front build wall, garage doors that face street must be located min. 20' behind front build wall	Min. 2 parking spaces behind the front build wall, plus one parking space for each bedroom above 3
Landscaping	20 points required from Enhanced Landscaping point system, ten of which come from planting street trees	Subject to Urban Forestry (one tree in parkway and one in yard)
Façade Design Standards	Façade variation required when facing ROW: façade >50' wide shall incorporate each of the three elements; façade <50' wide min. two elements	N/A
Fence	Fences and walls taller than 4' must be open style	Up to 8' height if located behind front build wall

Site Information:

Surrounding Zoning and Land Uses:

- North "UR" Urban Residential / residential and vacant
- East "A-5" One Family / residential
- "UR" Urban Residential / vacant
- South "UR" Urban Residential / vacant, forested
- West "UR" Urban Residential / residential

Zoning History: ZC-17-097 Council initiated rezoning related to Lake Arlington Master Plan for about two square miles between 820 and Lake Arlington; subject lot was included as A-10 to UR; effective 12/21/17

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified

East Fort Worth Neighborhoods Coalition	Parkside NA
Carver Heights East NA*	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Southeast Fort Worth Inc	Fort Worth ISD
Historic Carver Heights NA	

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “A-21” One Family for single family development. Surrounding uses consist primarily of residential and undeveloped lots.

The proposed single family **is compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan designates the subject property as Urban Residential.

A number of the policies from the Comprehensive Plan support the rezoning to “A-21” One-Family:

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Preserve the character of rural and suburban residential neighborhoods.

Other policies from the Comprehensive Plan support both the “A-21” and the “UR” zoning:

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

And yet other policies and strategies from the Comprehensive Plan support the lot remaining as “UR” Urban Residential zoning.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
- Support new housing development in the Lake Arlington area, particularly new development of high quality in accordance with the Council-endorsed Lake Arlington Master Plan.
- Implement policies, strategies, and regulations that ensure good urban design, such as mixed-use and urban residential zoning, form-based codes, and TOD and urban villages development.
- Support community efforts to create form-based zoning districts that reflect the aspirations of stakeholders to foster the development of attractive and vibrant walkable urban neighborhoods.
- Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
- 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.
- In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

While there are policies from the Comprehensive Plan that support both the current and the proposed zoning, the greater number of policies that support the current zoning of “UR”, paired with the fact that “UR” is the designation of the Comprehensive Plan, outweigh the policies that could support the rezoning to “A-21”. Therefore, the proposed zoning **is not consistent (significant deviation)** with the Comprehensive Plan.

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.

3.2.1.3. For areas of the city targeted for urban revitalization, **prevent the growth of land uses and activities that would make the area a less desirable location** for business investment and job growth. Examples of land uses and activities **that might diminish** the economic potential of a target area include:

- Large public sector or nonprofit developments (e.g., community centers, churches, homeless services centers).
- Land-intensive, auto-centric development (e.g., gas stations, automotive repair shops, car washes, storage unit complexes).

3.2.2. Encourage substantial **new housing investment** and development in the city’s under-served neighborhoods.

While this portion of the Economic Development Plan supports “UR” zoning, the last part (3.2.2) also supports “A-21” zoning.

Overall, as seen above in the Comprehensive Plan policies and the Economic Development Plan policies, some policies support the rezoning to “A-21” One-Family. However, the number of policies of the Comprehensive Plan and Economic Development Plan that support the “UR” Urban Residential, combined with the overall decades of planning efforts of the area, lead Staff to recommend denial of the rezoning request.

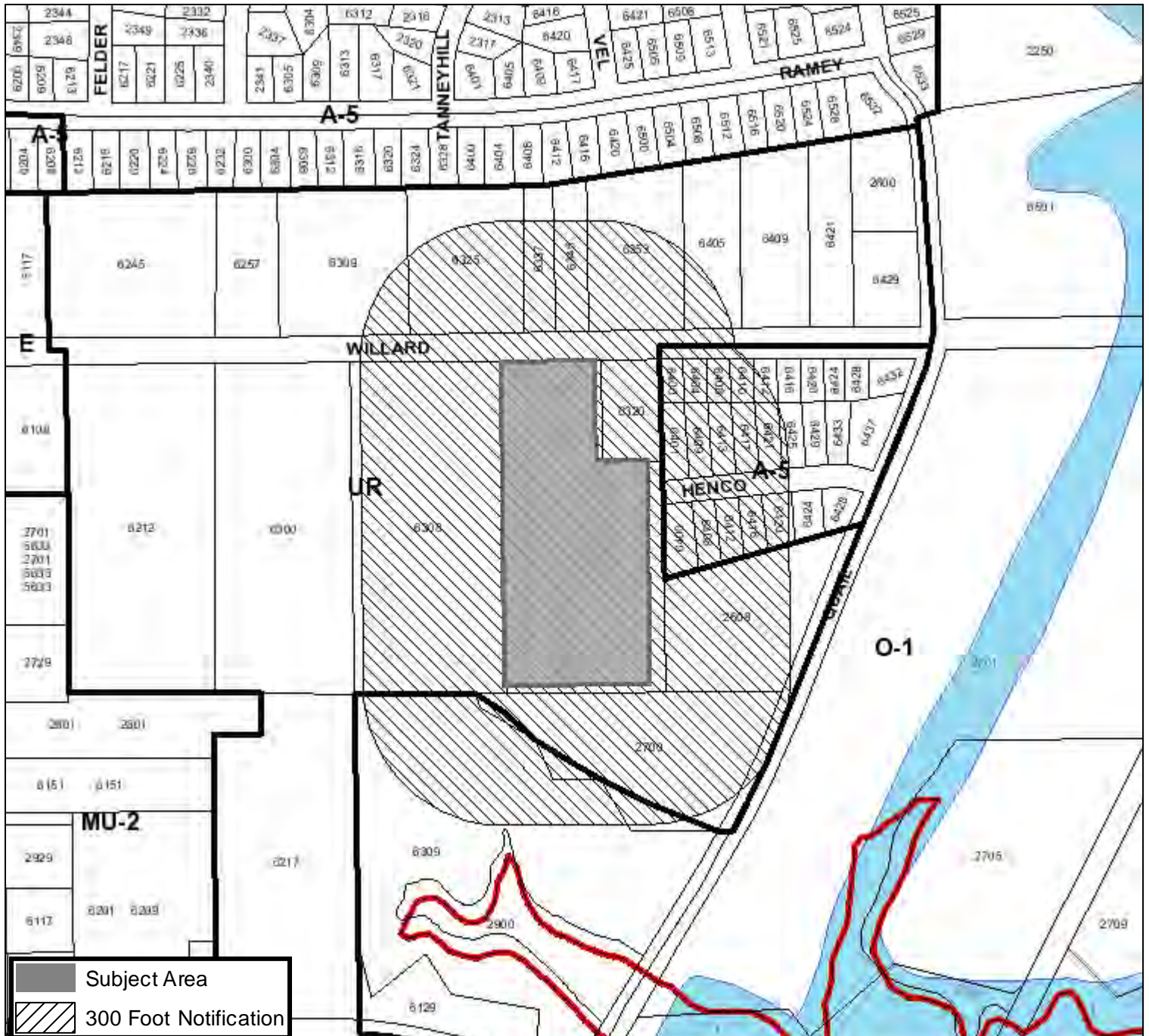
Attachments:



- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

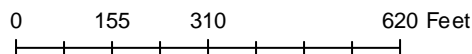


Area Zoning Map

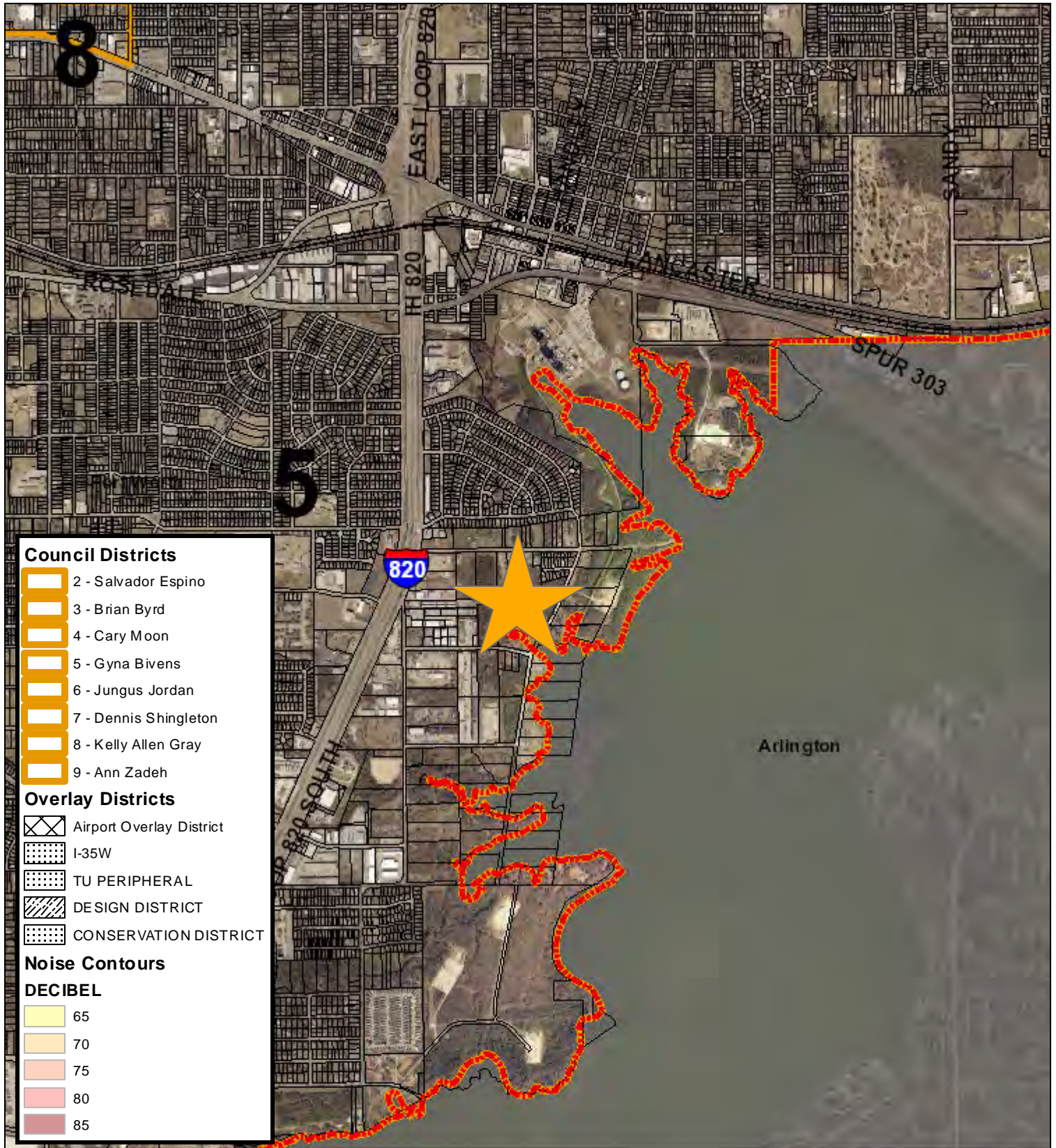
Applicant: Derk & Annie Carson
 Address: 6312 Willard Road
 Zoning From: UR
 Zoning To: A-21
 Acres: 4.39432338
 Mapsco: 80S
 Sector/District: Southeast
 Commission Date: 5/12/2021
 Contact: null



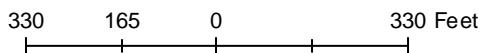
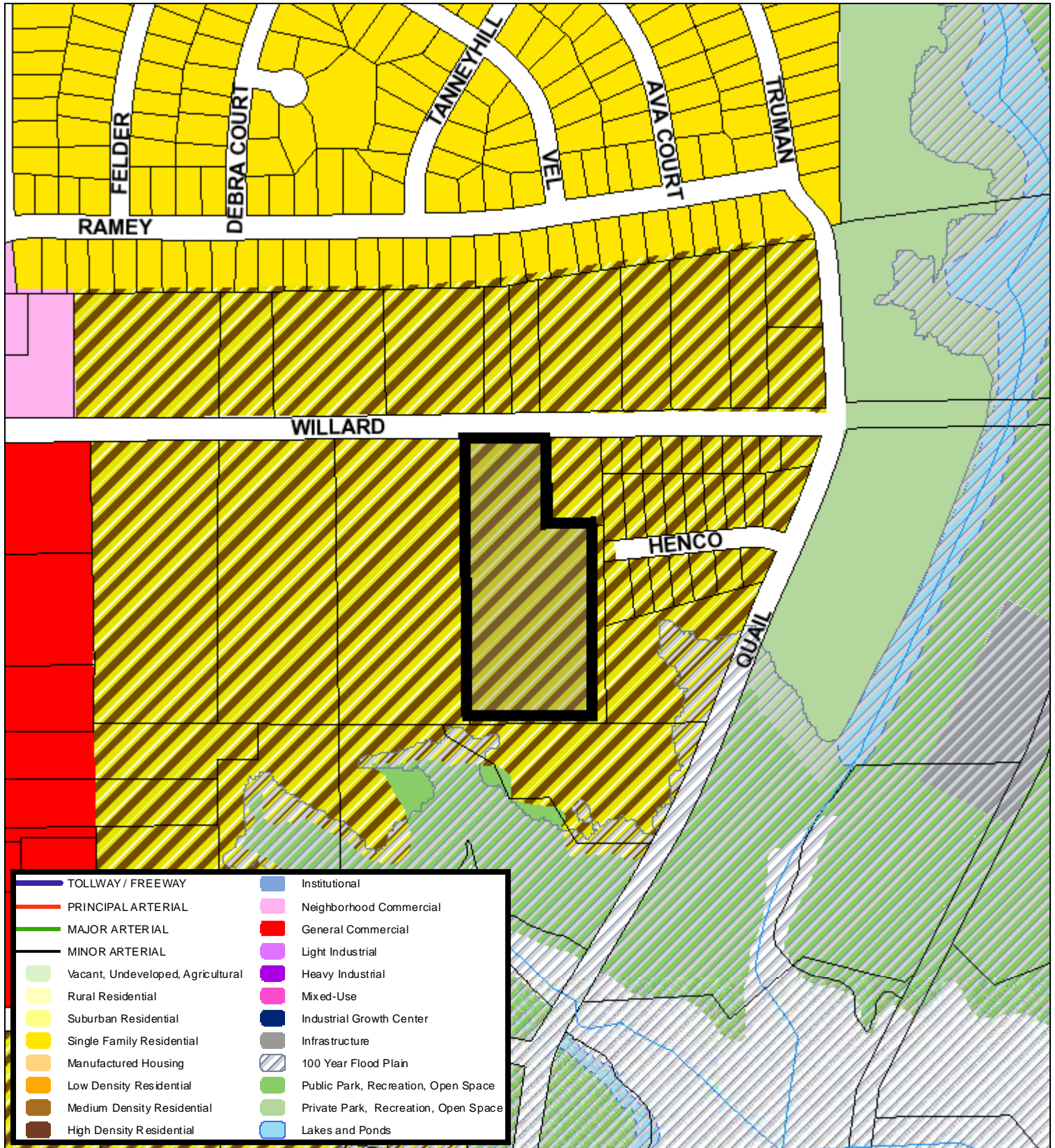
 Subject Area
 300 Foot Notification



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

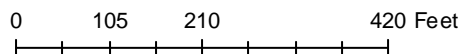


0 210 420 840 Feet



Area Zoning Map

Applicant: ARC CafeHLD001 LLC
 Address: 4301 South Freeway
 Zoning From: E
 Zoning To: Add Conditional Use Permit for car wash
 Acres: 0.79405647
 Mapsco: 091K
 Sector/District: Southside
 Commission Date: 5/12/2021
 Contact: null





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 9

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Beth Knight</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: ARC CafeHLD001 LLC / Jacob Petrie

Site Location: 4301 South Freeway Acreage: 0.79

Proposed Use: Carwash

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow an automatic carwash facility; site plan included

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

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

Staff Recommendation: Denial

Background:

The proposed site is located in the northeast quadrant of the South Freeway (I-33W) and Seminary Drive. The applicant is requesting to add a Conditional Use Permit to allow a carwash facility; site plan included.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the "E" district for a drive-thru carwash facility in an approximately 4,600 sq. ft. building. Self-service vacuum spaces are shown in a row adjacent to the south of the carwash building.

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

While a carwash is not permitted in the "E" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is a vacant restaurant and contains mature landscaping that can be preserved. The nearest single family subdivision is across the street to the north. Although the site is not directly adjacent to a residential lot and the closest residential building is approximately 50 feet away, no intervening buffering exists or is shown between the proposed car wash and the residential areas. The location of the car wash dryers and 15 vacuums will likely have a detrimental impact on the neighborhood.

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

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

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

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

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

Below is a chart that illustrates the differences between the base E regulation and the proposed CUP.

Requirement	E Standards	Proposed CUP
Signage	Signage to be based on tower length only and pay station canopy square footage. No portable signs allowed. Existing pole sign counts towards detached monument sign size.	Signage is excessive (requires Development Regulation Waivers)
Setbacks	20-foot front setbacks are required on all street sides in E zoning.	Payment canopy in northern setback and 3 vacuum stalls in northern and eastern setbacks (requires Development Regulation Waiver)
Non-habitable structures	Behind front wall of building facing a street	Dumpster and vacuum canopies in front of building along Evans Avenue (requires Development Regulation Waiver)

Site Information:

Surrounding Zoning and Land Uses:

- North “A-5” One-Family and “I” Light Industrial / Single family uses and motel
- East “E” Neighborhood Commercial / Commercial uses
- South “F” General Commercial / Commercial uses
- West “E” Neighborhood Commercial / Freeway

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-070i, south of subject, from E to Planned Development for E uses plus pawnshop, withdrawn.

Platting History: PP-20-051, south of subject, Southland Terrace for 5 commercial lots.

Site Plan Comments:

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

1. The signage on the towers and in notes 10, 11, 14, 18, and 20 needs development waivers. No development waivers have been requested.
2. E zoning requires 20-foot setback on all street edges, and payment canopy is in the northern setback. No development waiver has been requested.
3. Dumpsters are required to be behind front edge of building that faces a street in E zoning, instead of adjacent to building setback. No development waiver has been requested.
4. The vacuum canopy is noted on the eastern side but not shown, will be in northern and eastern building setback lines and is in front of building faces a street.
5. The square footage of the building is not noted.
6. The depth of the vacuum canopies is not noted.
7. A legend for the different ground surfaces is not provided.
8. The adjacent land uses and zoning is not provided.
9. The project title is not provided in the lower right hand corner with a signature line labeled: "Director of Planning and Development" with a "Date" line above the project title.
10. The name, address and telephone number of the developer/owner is not provided.
11. The zoning case number ZC-21-061 needs to be added to the lower right hand corner.
12. A dimensional scale needs to be added to the site plan.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks, 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 comments.)

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2021.

The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Worth Heights NA *	Streams and Valleys Inc.
South Wayside NA	Trinity Habitat for Humanity
Oakridge Terrace NA	Fort Worth ISD
United Communities Association of South Fort Worth	Southeast Fort Worth Inc

Closest registered neighborhood organization*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the "E" zoning district. Surrounding land uses consist of a single family subdivision to the north with other commercial uses to the east and south. The single family uses are directly across the street, approximately 50 feet from the site. The site fronts a freeway to the west.

The proposed zoning request **is not compatible** with surrounding land uses due to the lack of buffering for the car wash dryer and 15 outdoor vacuum stations.

2. **Comprehensive Plan Consistency-Sycamore**

The 2021 Comprehensive Plan designates the site as being Neighborhood Commercial, where vehicular uses are generally not allowed. The proposed zoning is not consistent with the following Comprehensive Plan policy:

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

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

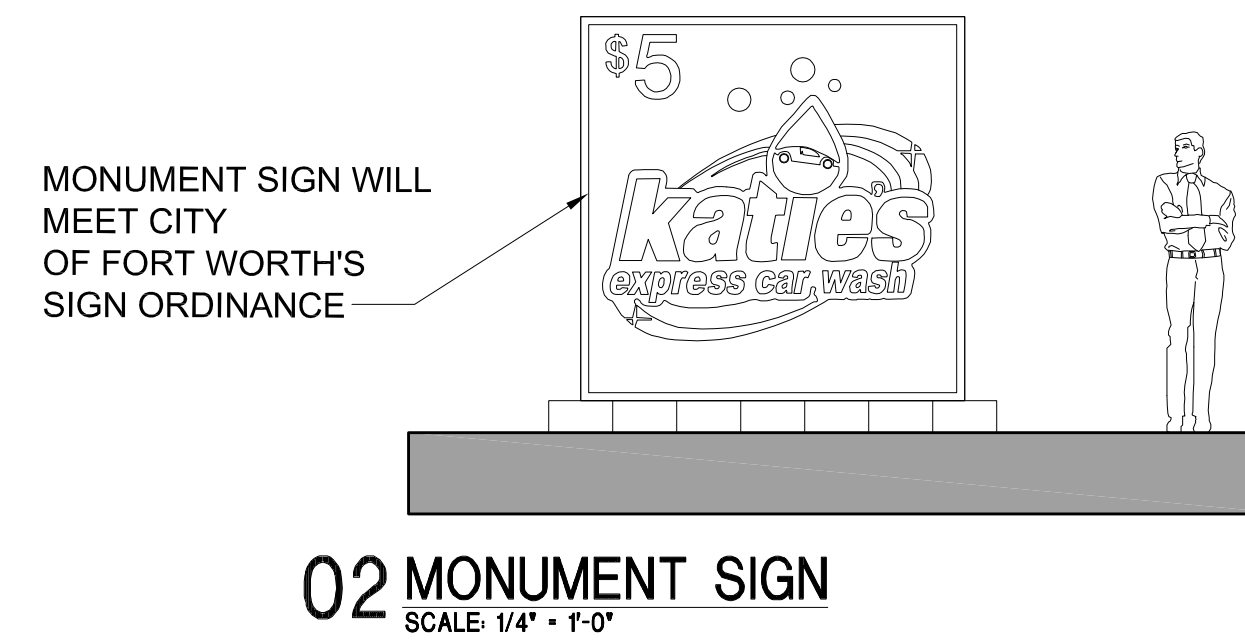
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph



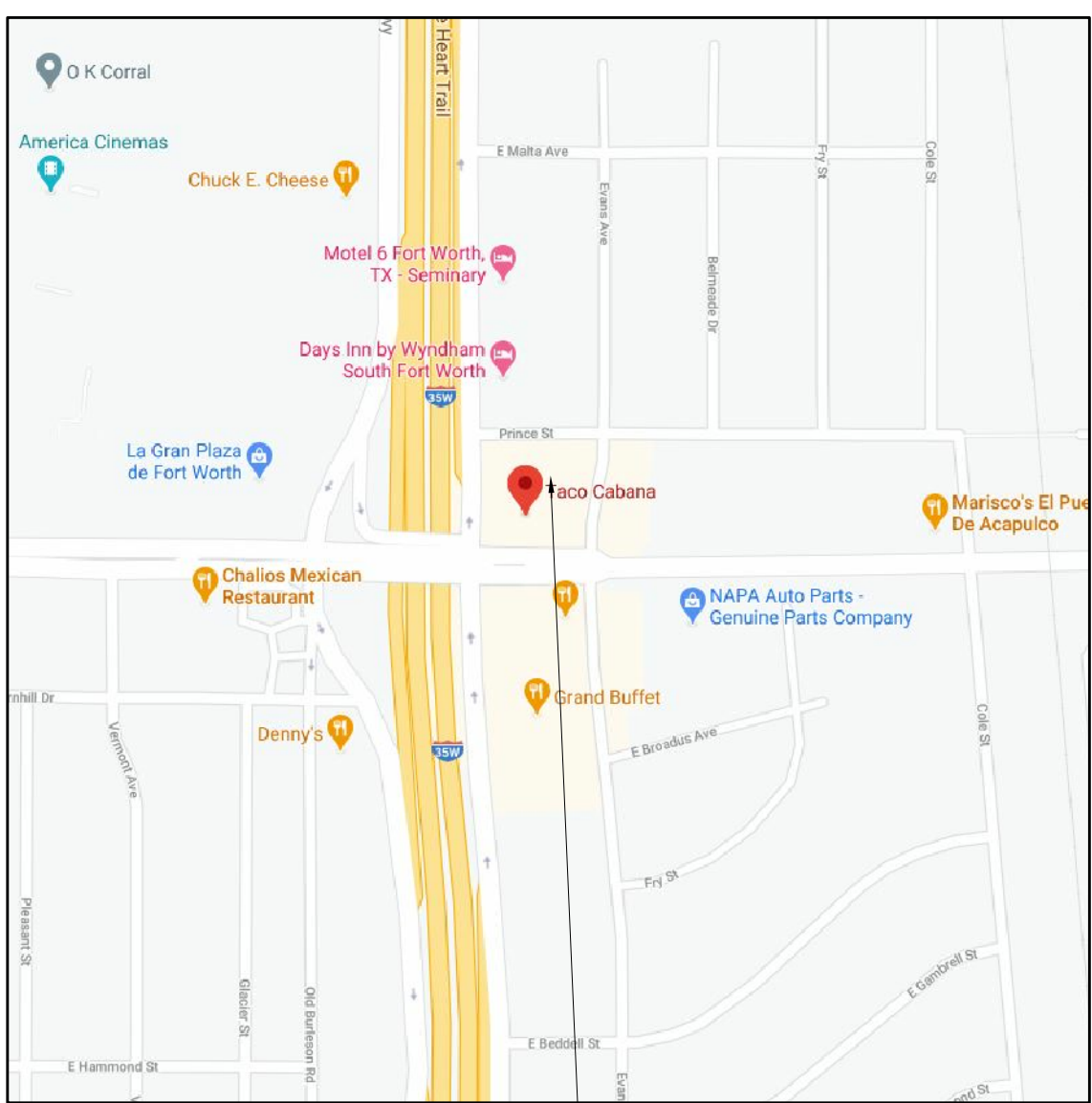
GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITES TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE AND THE FORT WORTH MUNICIPAL CODE.
- ALL SIGNS, PERMANENT, PORTABLE, BANNERS, ETC. REQUIRE SEPARATE PERMITS IN ACCORDANCE WITH THE TEXAS FIRE PROTECTION CODE.
- HOURS OF OPERATION:
CAR WASH - 7 DAYS A WEEK, 7:00 AM TO 8:00 PM
- PARKING - THREE (3) EMPLOYEE PARKING STALLS, 1 HANDICAP STALL AND 15 VACUUM STALLS - 19 TOTAL PARKING SPACES. 5 VAC STALLS REQUIRED FOR EACH CAR IN TUNNEL.
3 CARS IN TUNNEL * 5 = 15 VAC STALLS REQUIRED
15 VAC STALLS PROVIDED -- COMPLIES
- BUILDING NOT TO EXCEED 22'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT-FACED CMU BLOCK, TRANSLUCENT WINDOW PANELS AND STOREFRONT MATERIALS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2"
- APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATINAL BUILDING CODES.
- TOWERS ATTACHED TO CAR WASH TUNNEL SHALL HAVE SIGNAGE.
- BUILDING IS A ONE STORY BUILDING WITH MECHANICAL MEZZANINES ABOVE STORAGE AREA AND OFFICE.
- CAR WASH SHALL HAVE 4 TO 5 MENU SIGNS.
- ALL SITE LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD SO AS TO NOT TRESPASS ONTO ADJACENT PROPERTIES.
- PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS, IF APPLICABLE.
- PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS.

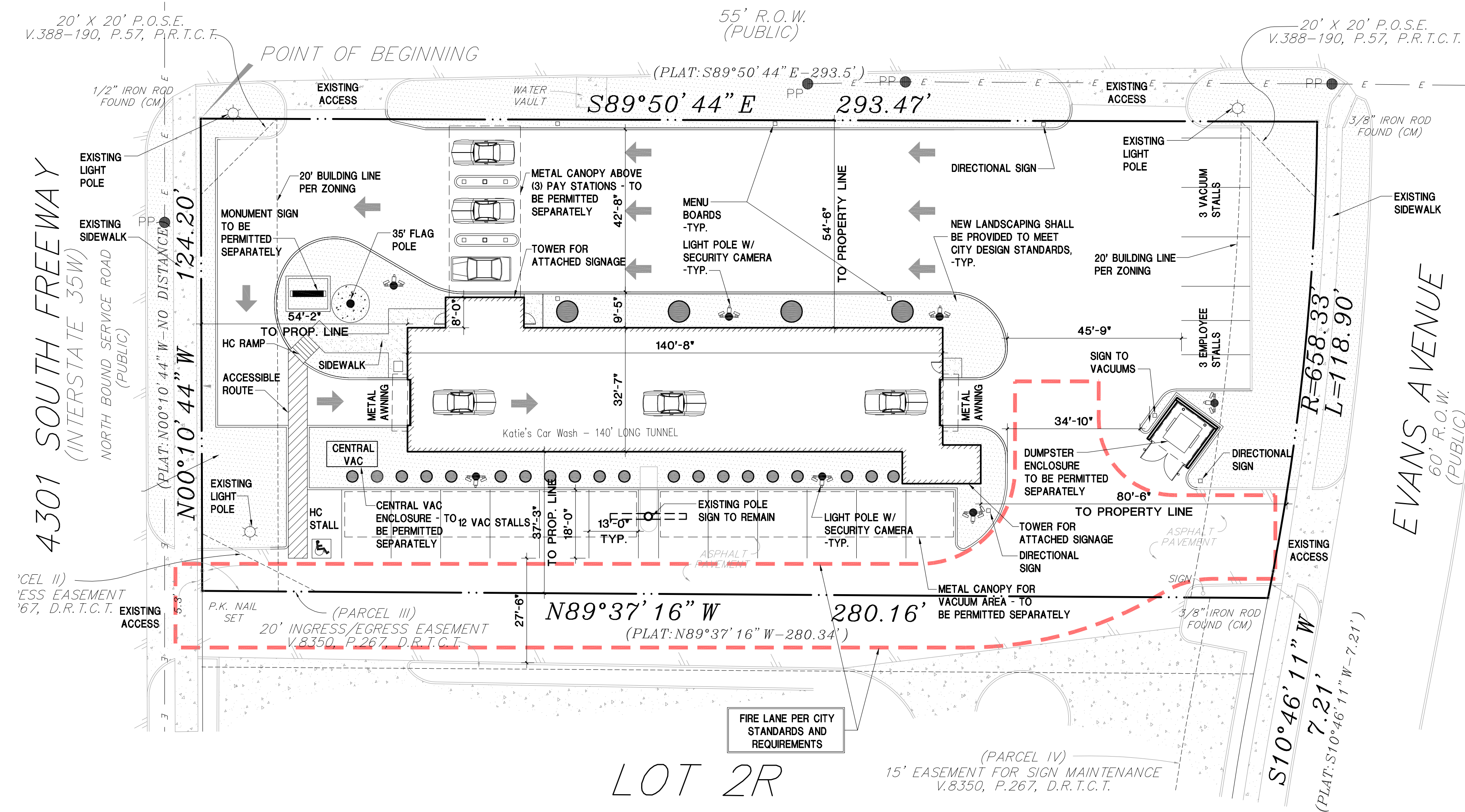


BLOCK 10

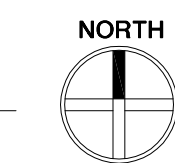
PRINCE STREET
 55' R.O.W. (PUBLIC)



VICINITY MAP
 NOT TO SCALE



01 SITE PLAN
 SCALE: 1" = 20'-0"



Zoning Case Number: _____

Director of Development Services
 Date: _____

KATIE'S CAR WASH
 SOUTH FREEWAY & SEMINARY DR.
 FORT WORTH, TX

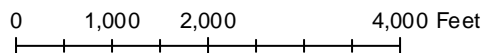
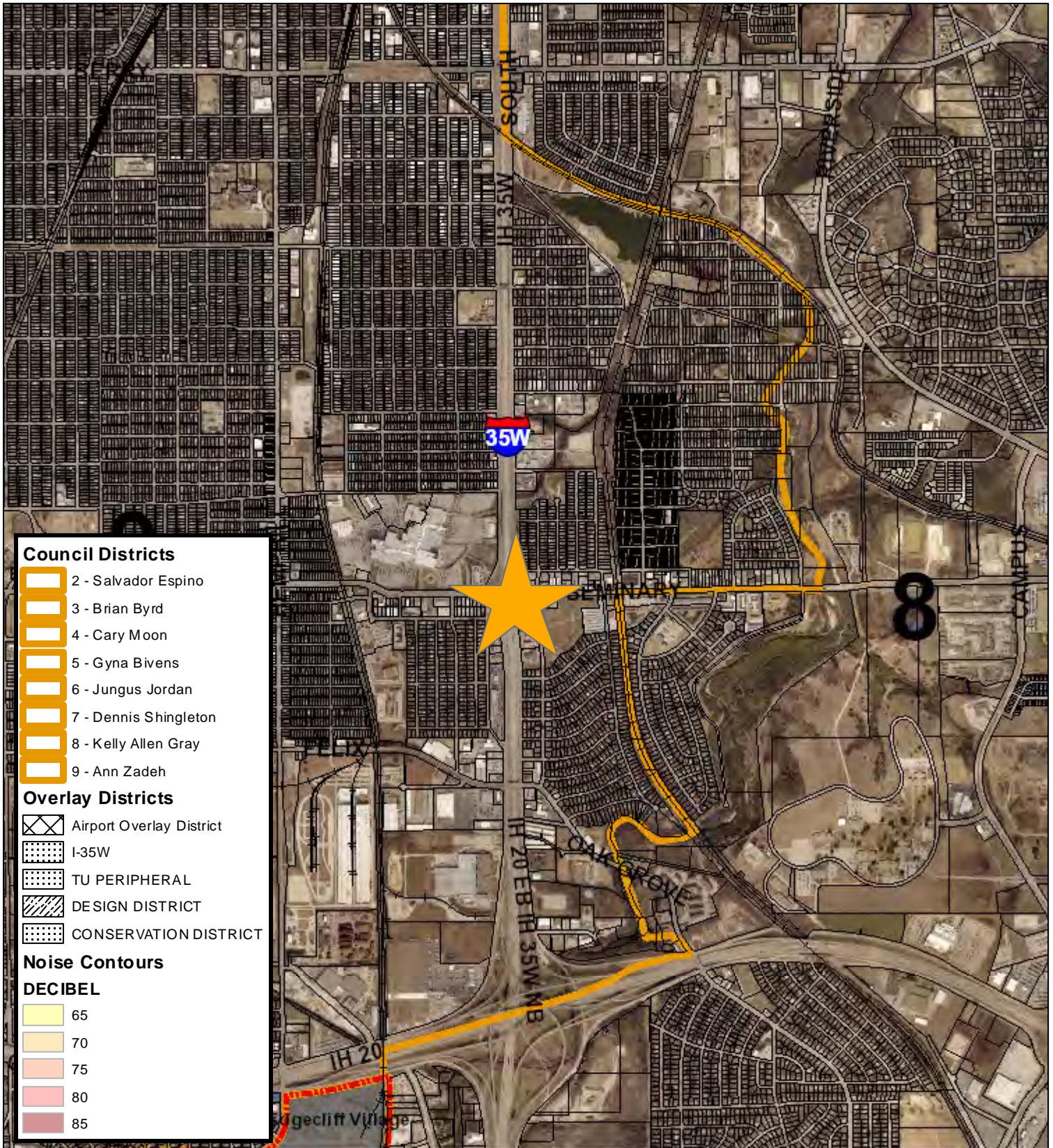
REVISIONS

SITE PLAN

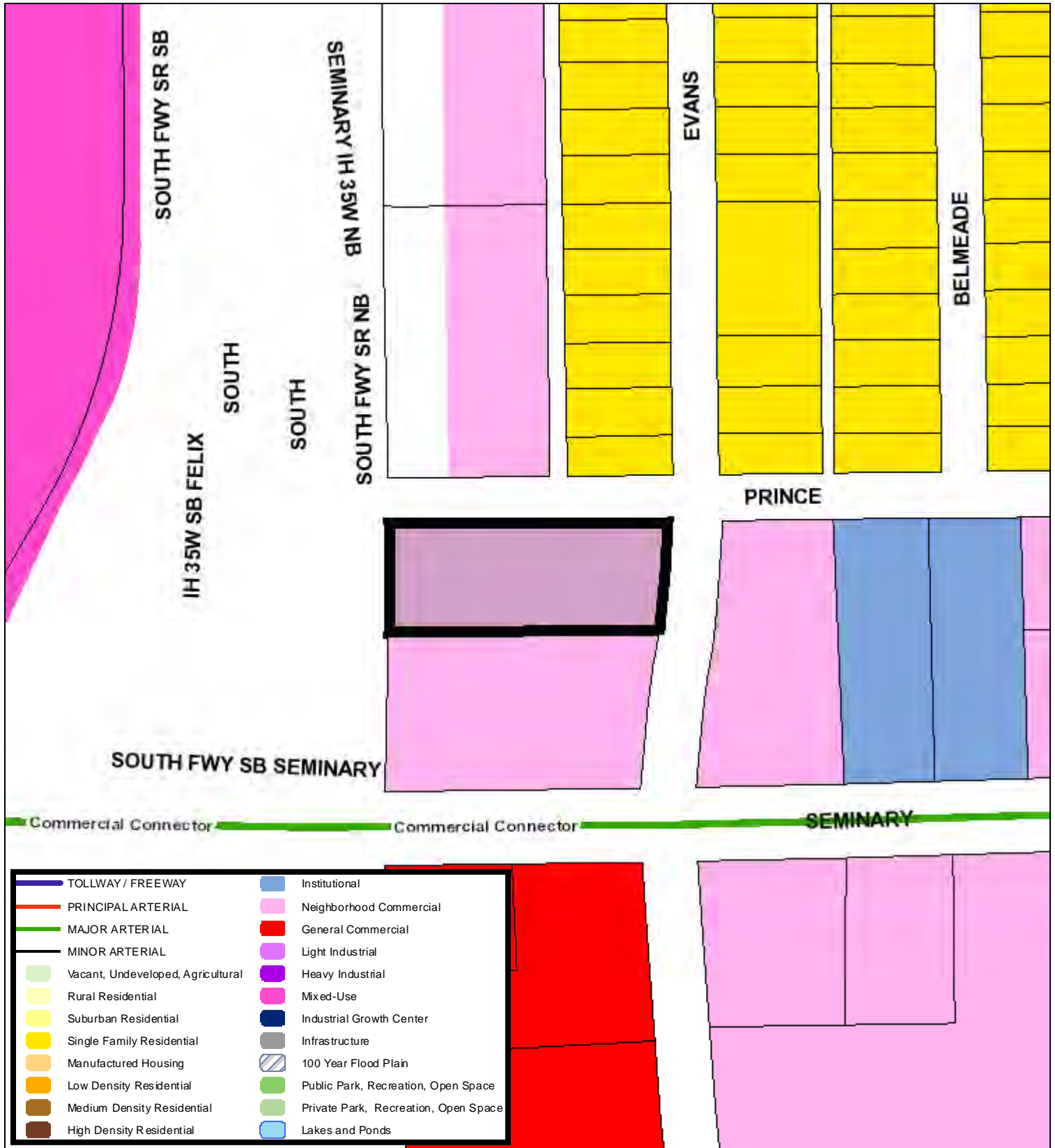
SHEET NUMBER

A1.00

Area Map



Future Land Use



140 70 0 140 Feet

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



Aerial Photo Map



0 90 180 360 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 3

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Arty Wheaton-</u>	
<u>Rodriguez</u>		
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Walsh Ranches LP/ Quail Valley Land Company, LLC

Site Location: 2100 block Village Walk Place Acreage: 26.60

Proposed Use: Mixed Residential

Request: From: "PD522" and "PD569"
To: "PD522" (site plan waived)

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

Comprehensive Plan Consistency: Requested change is **consistent (minor boundary adjustment)**.

Staff Recommendation: **Approval**

Background:

The proposed site is located south of Walsh Avenue and west of Walsh Ranch Parkway. The site is within the second phase of development of residential properties in the Quail Valley/Walsh Ranch development. The existing PD allows for a mix of housing types ranging from "A-43" One Family to "R2" Townhouse/Cluster. The request from the applicant is to convert some of the area they had designated as PD569 for community center and associated uses back to residential uses. This request expands the boundary of PD522 to the east and keeps the same allowed uses.

Site Information:

Surrounding Zoning and Land Uses:

- North "PD522" / Walsh Elementary and gas well
- East "PD 569" / community center and associated uses
- South "PD522" / single family residential, vacant
- West "PD522" / single family residential

Zoning History: ZC-16-020 PD522 to PD569 adjustments to community facilities subdistricts, ZC-17-058 amend PD522 development standards for maximum lot cover for single-family residential development

Public Notification:

300 foot Legal Notifications were mailed on April 23, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Old Weatherford Road NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Aledo ISD

*Not located within a registered Neighborhood Association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is requesting to expand PD522 for residential uses. The area is expanding into an existing PD 569 that is associated with community center related uses associated with the Walsh Ranch development. The expansion of PD522 continues the same type of mixed unit development seen within the first two phases of the Walsh Ranch residential development.

As a result, the proposed expansion of PD522 **is compatible** at this location.

2. **Comprehensive Plan Consistency - Northeast**

The 2020 Comprehensive Plan designates the subject property as High-Density Residential and the removal of the "DD" Demolition Delay designation will not affect the underlying zoning district and future land use.

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Provide for and maintain interconnectivity of streets and trails, especially within residential subdivisions, to reduce vehicle trips on arterial streets, increase efficiency, reduce air pollution, distribute traffic, improve access to public places, improve efficiency in providing services and deliveries, and ensure access for emergency services.

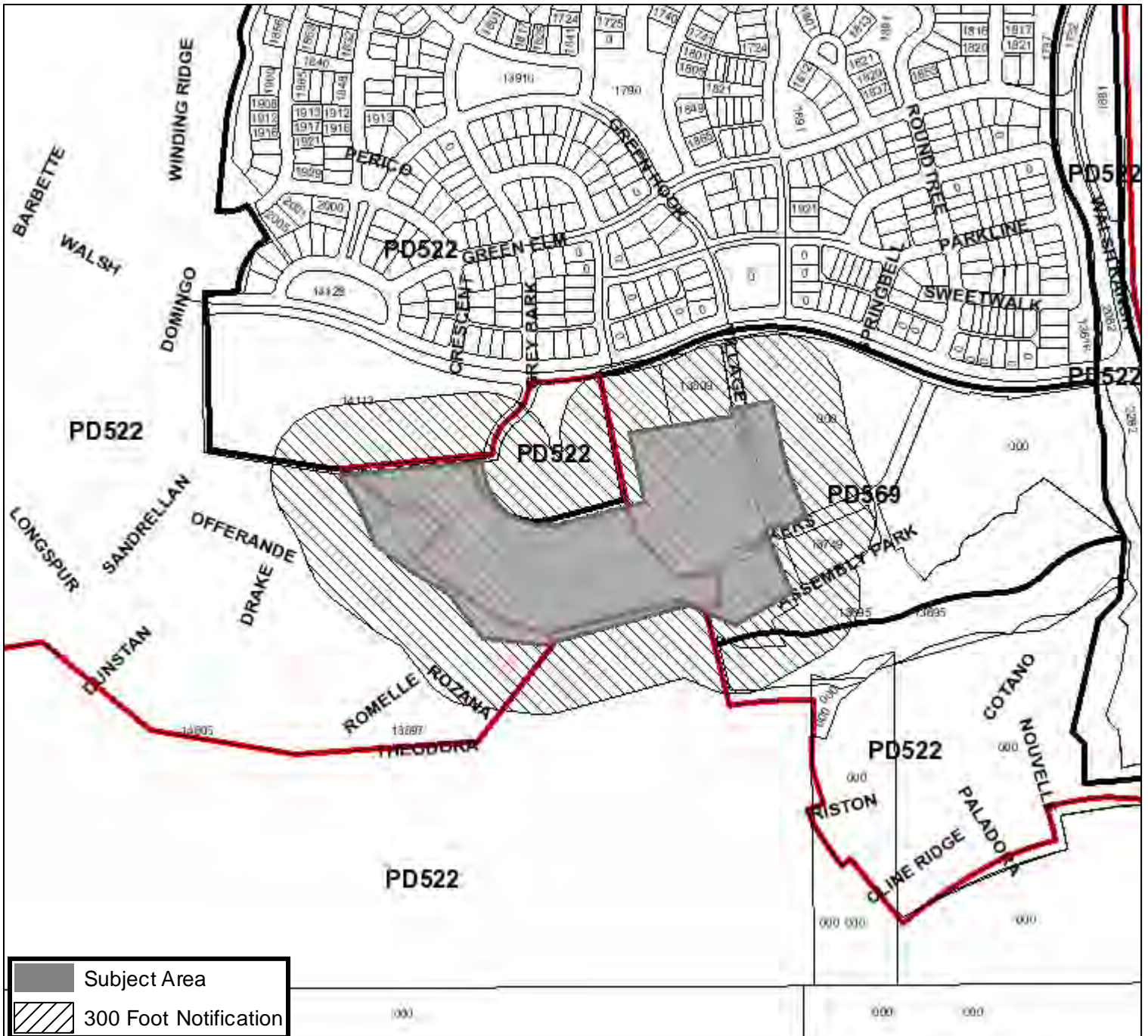
As a result, the proposed zoning **is consistent (minor boundary adjustment)** with the 2021 Comprehensive Plan.



Attachments:

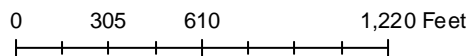
- Area Zoning Map with 300 ft. Notification Area
- Area Map
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- Aerial Photograph

Area Zoning Map

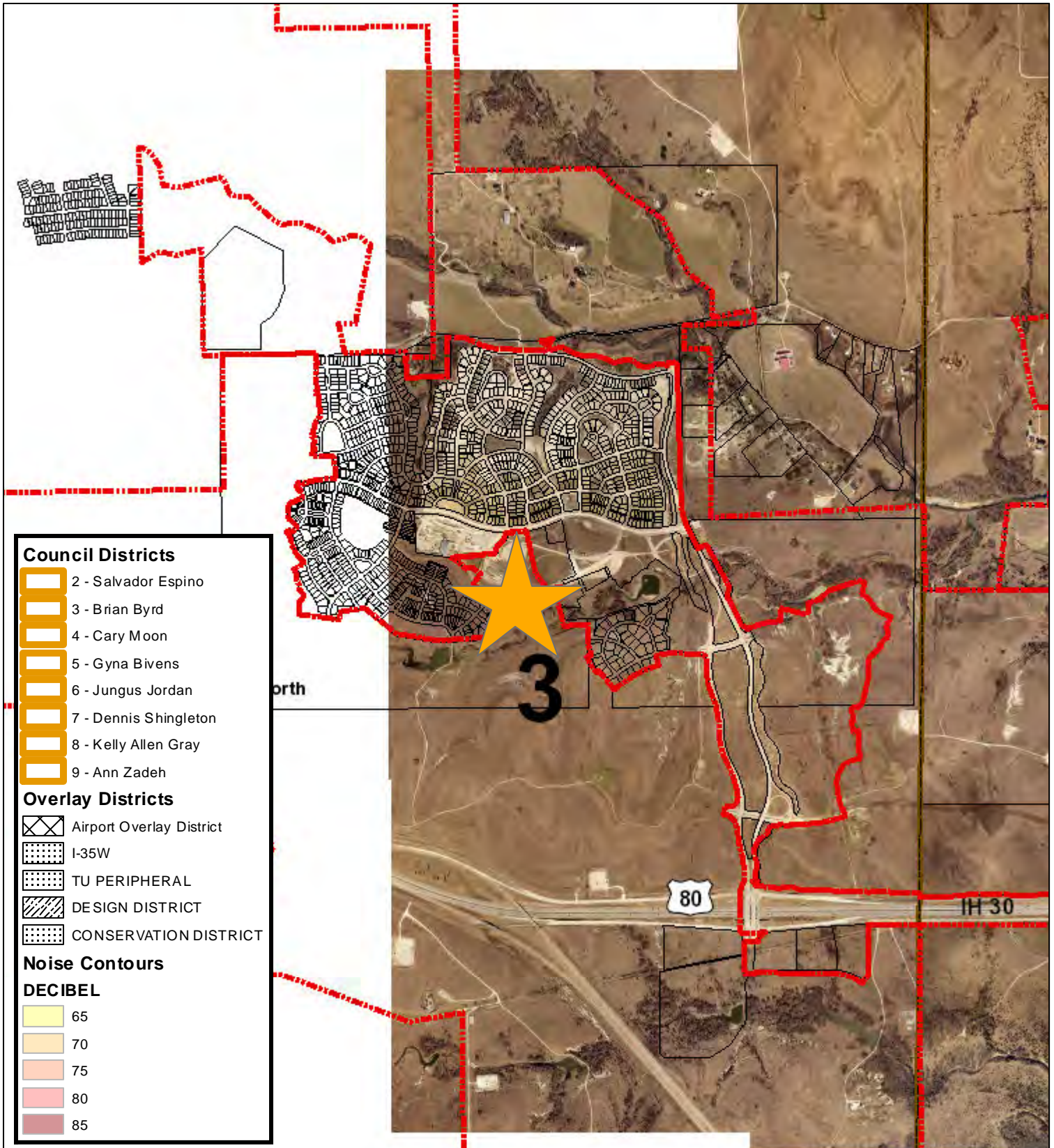
Applicant: Walsh Ranches LP
 Address: 2100 block Village Walk Place
 Zoning From: PD 522 for single family uses, PD 569 for community center
 Zoning To: PD 522 for single family uses
 Acres: 26.60289141
 Mapsco: 761L
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null



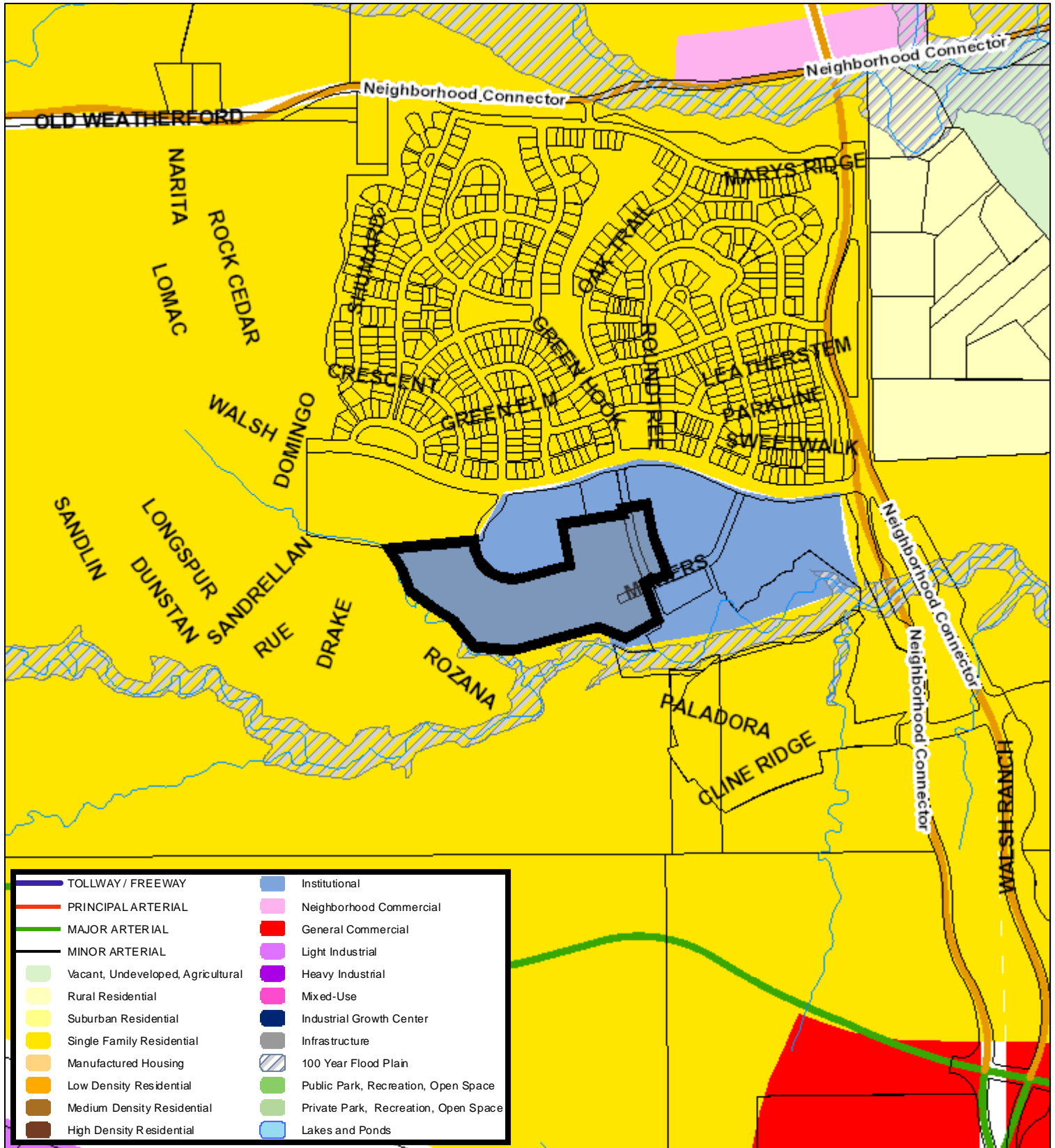
	Subject Area
	300 Foot Notification



Area Map



Future Land Use

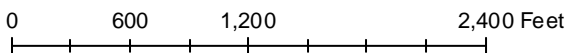
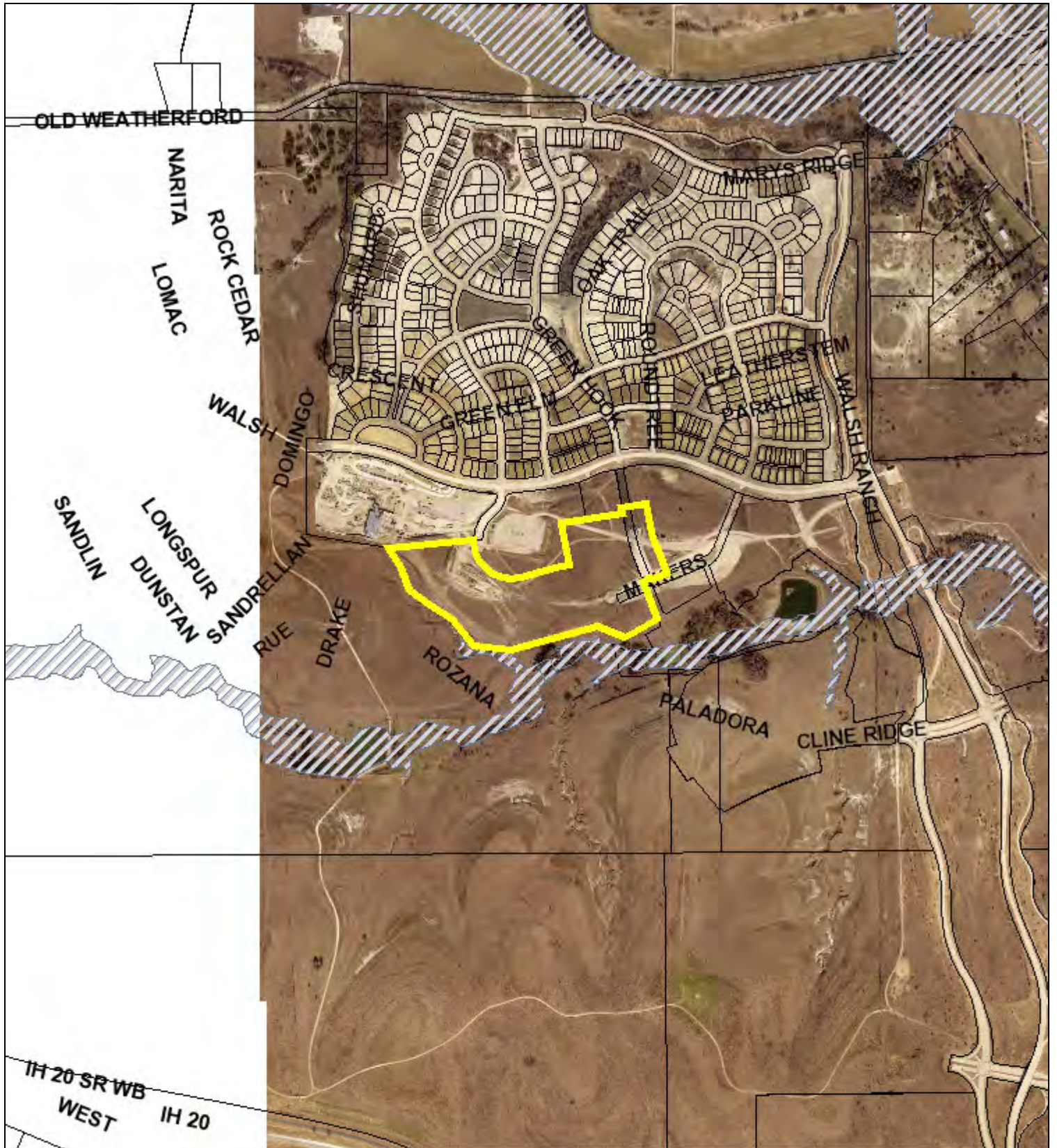


970 485 0 970 Feet

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



Aerial Photo Map





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2020

Council District **6**

Continued Yes ___ No X
Case Manager Arty Wheaton-
Rodriguez
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Hussein Mahrouq/ Pape-Dawson Engineers**

Site Location: 10300 Forest Hill Everman Road Acreage: 20.58

Proposed Use: **Detached Multifamily**

Request: From: "CR" Low Density Multifamily

To: Planned Development for all uses in "C" Medium Density Residential adding detached multifamily with development regulation standards to open space requirement and MFD submittal; site plan included

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

Comprehensive Plan Consistency: Requested change **is consistent (Technical Inconsistency).**

Staff Recommendation: **Approval**

Background:

The requested zoning change is just south of McPherson Road on Forest Hill Everman The property is currently zoned "CR" Low Density Multifamily. The applicant is proposing a zoning change to "PD/C" with development standards in order to create a detached multifamily development.

The applicant is proposing a zoning change to create a detached multifamily development. These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name "Cottage Development" has been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

As none of the city's districts can accommodate this form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. In this case, the developer has provided a list of development regulations that will be part of this Planned Development. The developer has provided

specific site amenities in order to meet their enhanced landscaping requirements, found in section IV.c of the development standards. The development is requesting waivers to setback standards.

Below is a chart that illustrates the differences between the base “CR”, the current zoning regulations and the proposed PD with a base of “C”.

Requirement	CR Standards	Proposed PD/C (Provided per site plan)
Density	Maximum 16 units per acre C maximum of 24	Less than 16 units per acre (complies: site plan currently shows 8.67 units per acre)
Height	Maximum height 36'	Maximum height 36' (complies: maximum height provided 13.33')
Required Yards	<u>Front Yard</u> : 20' minimum <u>Rear Yard</u> : 5' minimum <u>Interior Side Yard</u> : 5' minimum <u>Corner lot side yard</u> : 20' minimum adjacent to side street <u>Setback Adjacent to Two-Family District</u> : two feet for every one foot in overall structure height	<u>Front Yard</u> : 20' minimum <u>Rear Yard</u> : 5' minimum; 30' where adjacent to single family or duplex residential zones or uses <u>Side Yard</u> : 5' minimum; 30' where adjacent to single family or duplex residential zones or uses <u>Corner Yard</u> : 20' minimum <u>Setback Adjacent to Two-Family District</u> : minimum 30', 2:1 total height max height 13.33
Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	complies
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 334	Spaces provided for 334 bedrooms; landscaping tree planting mitigation may be required (Complies: Spaces provided: 364)
Open Space	C Requires 45%	39.45% minimum (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhanced landscaping	Developer will meet enhanced landscaping requirements, per note on site plan. Asking developer to provide min square footages since they are deficient in open space
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (requires Development Regulation Standard)

Site Information:

Surrounding Zoning and Land Uses:

- North "EP" Planned Commercial and "E" Neighborhood Commercial / vacant
- East City of Rendon
- South "R2" Townhouse Cluster / vacant
- West "B" Two-Family / single-family, cluster

Zoning History: ZC-18-067 from "EP", "E", "A-5", "CR" and "R2" to "MH" Manufactured Housing, denied by City Council June, 2018

Site Plan Comments:

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

1. Open space is only counted if no less than 25' in either dimension. Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.
 - *Analysis: Detached multifamily operates differently than traditional "C" medium density residential developments. Due to the separation of individual, detached units, the public open space is often smaller than the 25'x25' minimum dimension. For the purpose of this site plan, the enclosed side yards for each dwelling unit will be acceptable as open space. The yards, while private, are spaces the residents can use, as they do not have a building built there. Meets overall intent of the ordinance.*

(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.)

Public Notification:

300 foot Legal Notifications were mailed on April 23, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Kingspoint HA	District 6 Alliance
Trinity Habitat for Humanity	Streams and Valleys, Inc.
Everman ISD	Burleson ISD

Not located within a Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "CR" Low Density Multifamily to PD/C with development standards for a multifamily development. Surrounding land uses consist of single-family to the west, vacant land and a gas well pad site to the east, and vacant land to the south planned for an R2 development.

The proposed zoning **is compatible** at this site.

2. Comprehensive Plan Consistency – Far South

The 2021 Comprehensive Plan designates the subject property as Single-Family Residential. The requested zoning change is consistent with the following Comprehensive Plan policies and strategies:

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

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.

While the Comprehensive Plan calls for single family, the current zoning of “CR” Low Density Residential permits a traditional multifamily development by right; the detached multifamily design of the proposed “PD/C” with development regulation standards creates a multifamily development with a form similar to a single-family residential development. Its design is a hybrid of the multifamily and single family styles of development.

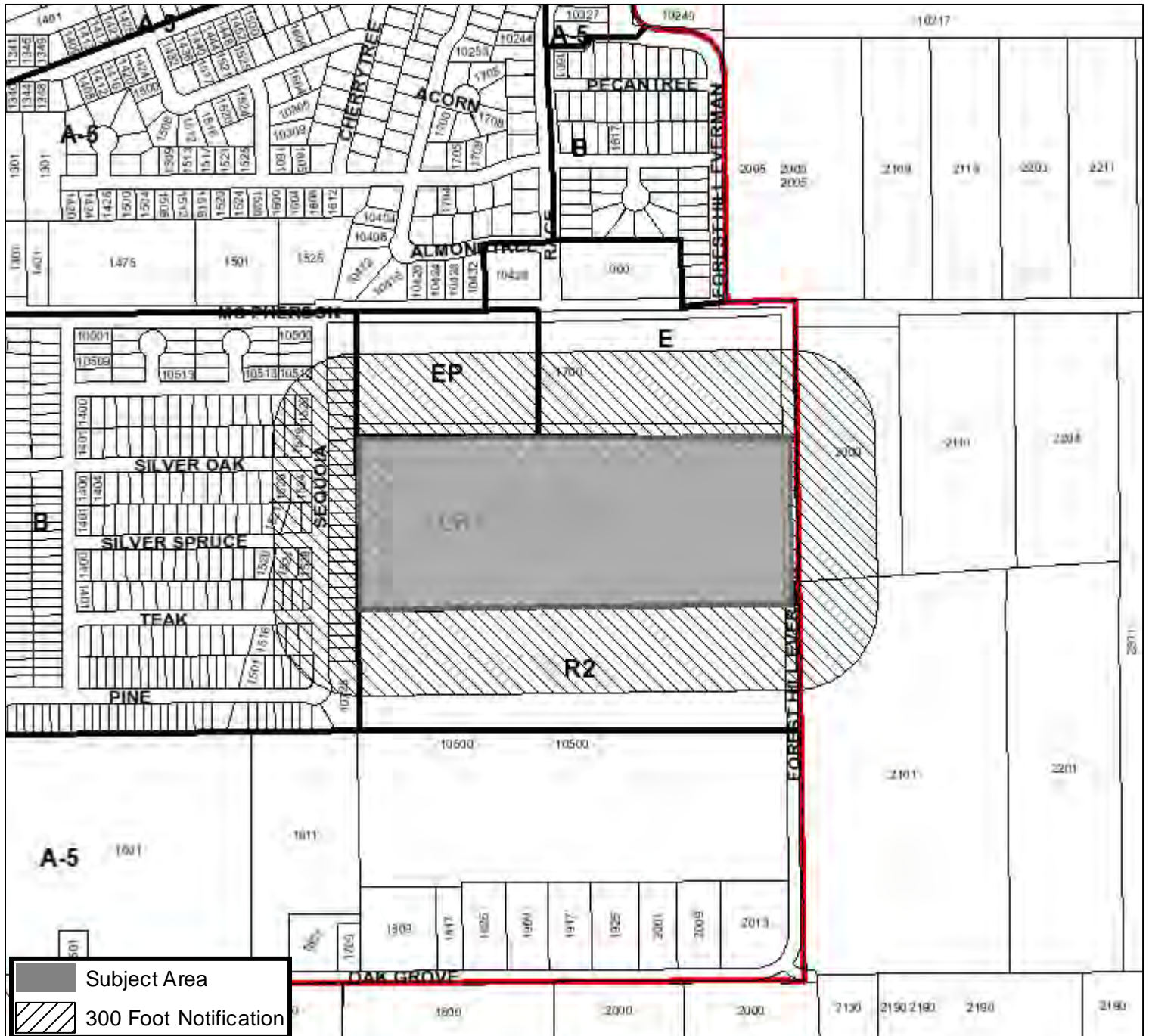
While the proposed zoning change has a lack of conformance with the future land use designation, it is in conformance with the policies stated above; the proposed zoning **is consistent (Technical Inconsistency)** with the Comprehensive Plan.



Attachments:

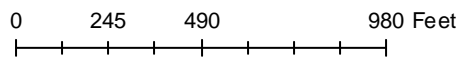
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Area Zoning Map

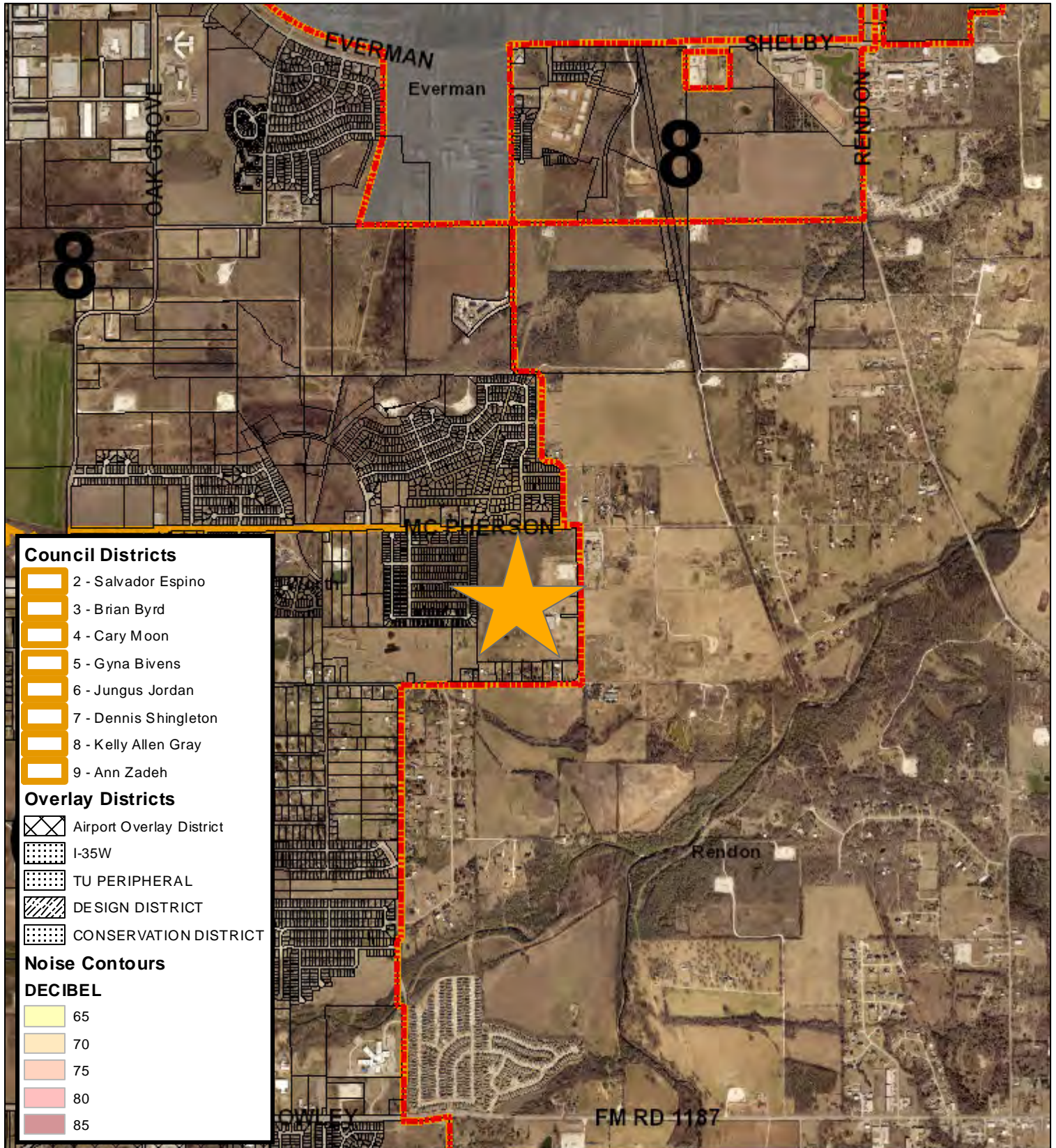
Applicant: Hussein Mahrouq
 Address: 10300 Forest Hill Everman Road
 Zoning From: CR
 Zoning To: PD for multifamily uses
 Acres: 20.58878879
 Mapsco: 106WX
 Sector/District: Far South
 Commission Date: 5/12/2021
 Contact: null



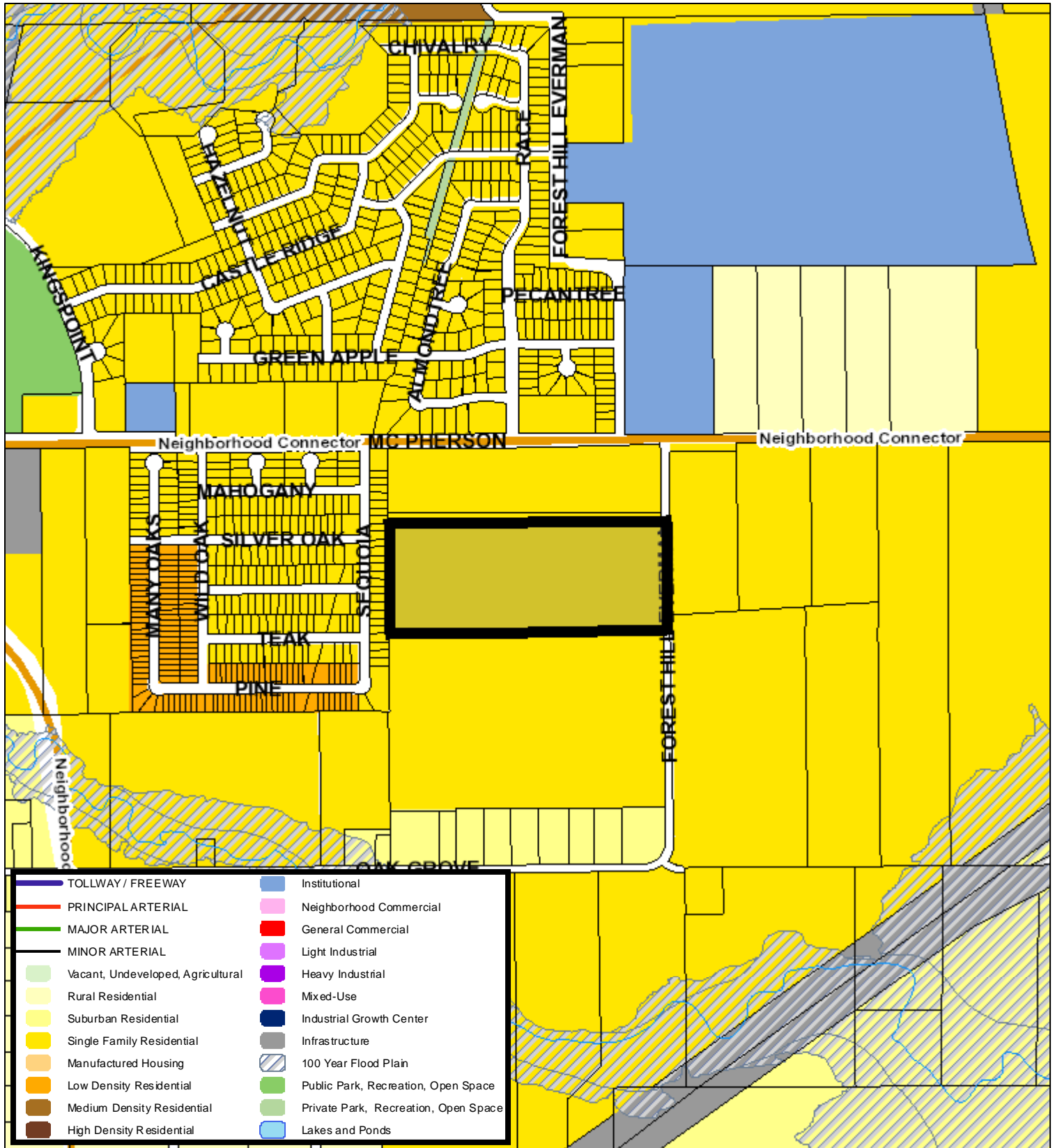
	Subject Area
	300 Foot Notification



Area Map



Future Land Use

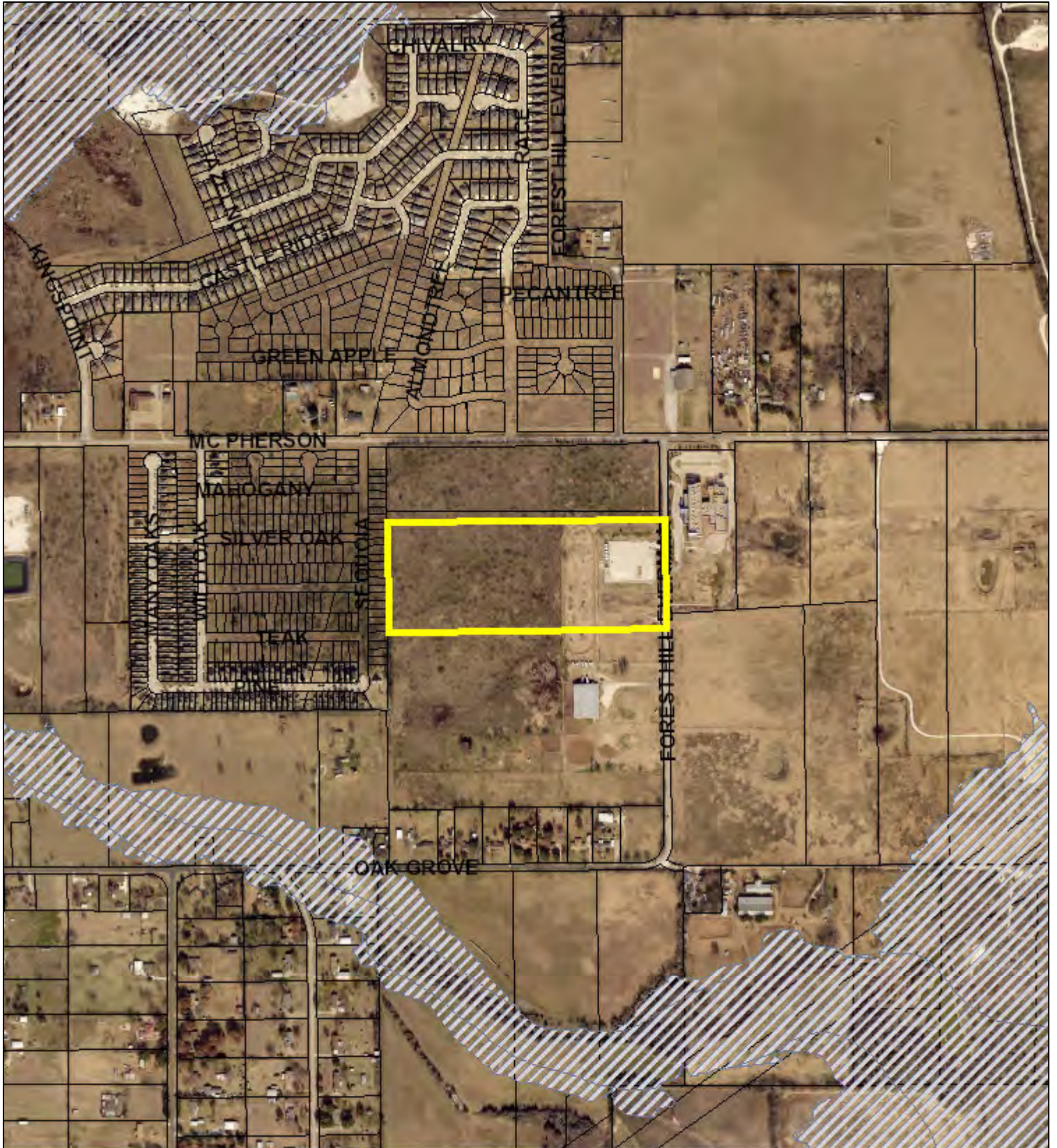


720 360 0 720 Feet

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Aerial Photo Map



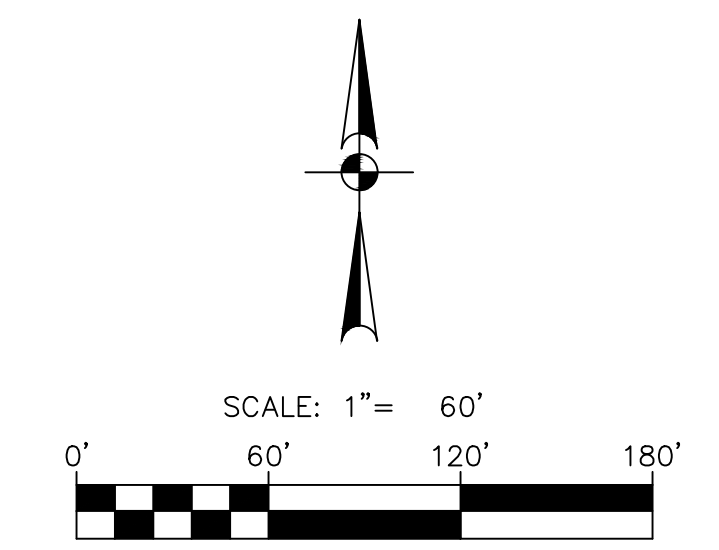
0 450 900 1,800 Feet





LEGEND

- 2-BEDROOM UNIT PLAN # 1900
2 BEDROOMS
19'-4" X 41'-4" 741 SQ. FT.
- 3-BEDROOM UNIT PLAN # 1910
3 BEDROOM
19'-4" X 55'-8" 1018 SQ. FT.
- 3-BEDROOM UNIT PLAN # 1920
3 BEDROOM
19'-4" X 67'-4" 1244 SQ. FT.
- 10 SURFACE PARKING SPACES
- PROPOSED FIRE HYDRANT
- OPEN AREA
- PRIVATE OPEN AREA

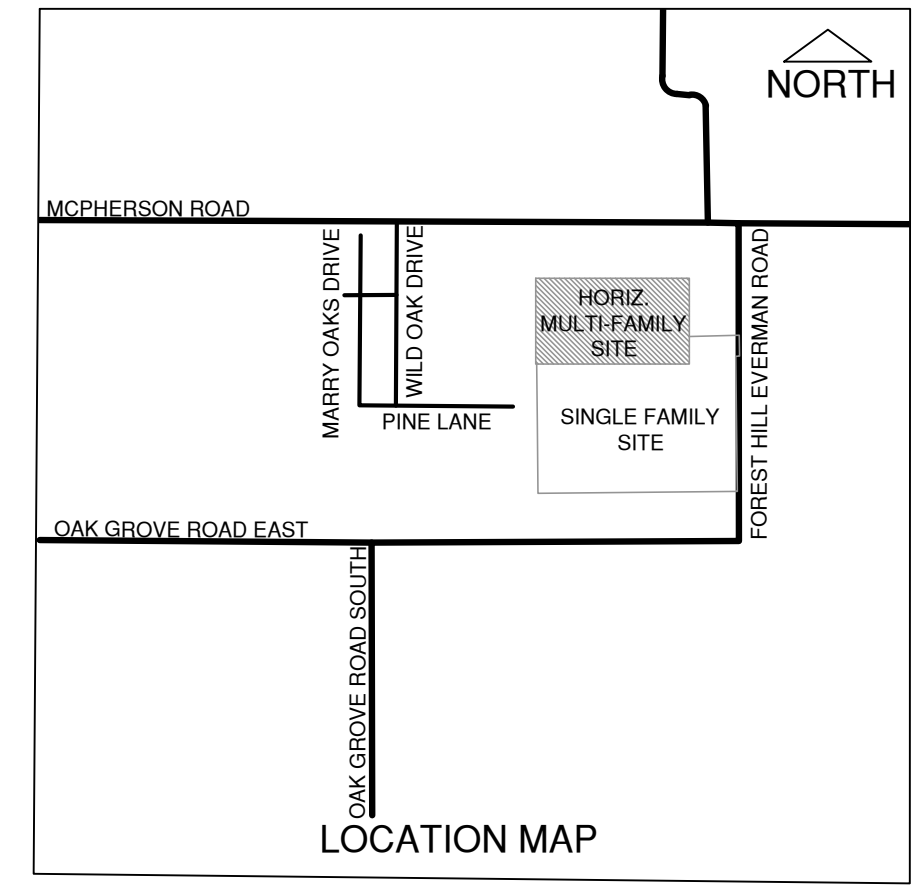


PLAN #1900	1	8	13.33	23	19%	2	46
PLAN #1910	1	8	13.33	49	41%	3	147
PLAN #1920	1	8	13.33	47	39%	3	141
COMMON AREA							
TOTAL				119	100%		334

SURFACE PARKING	366	100%
TOTAL	366	100%

TOTAL NUMBER OF UNITS	119	UNITS
GROSS ACREAGE	14.51	ACRE
NET ACREAGE	14.51	ACRE
DENSITY	8.20	DU/ACRE
OPEN SPACE (W/O PRIVATE AREAS)	6.53	ACRE
OPEN SPACE (W/ PRIVATE AREAS)	7.92	ACRE
PERCENTAGE OPEN SPACE (W/O PRIVATE OPEN AREAS)	45.02%	
PERCENTAGE OPEN SPACE (W/ PRIVATE OPEN AREAS)	54.56%	

- NOTES:**
- PROPOSED PD LAND USES: RESIDENTIAL DWELLING UNITS AS WELL AS USES ALLOWED UNDER THE "C" MEDIUM DENSITY MULTIFAMILY DISTRICT.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO ARTICLE 4-SIGNS.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - PLANTED TREE SPACING WILL FOLLOW GUIDELINES SIMILAR TO THOSE ESTABLISHED FOR SINGLE FAMILY DEVELOPMENTS.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
 - THIS PROJECT WILL COMPLY WITH FORT WORTH SIGN CODE.
 - DUMPSTERS WILL BE SCREENED ON ALL THREE SIDES AND CONTAIN A GATE.
 - AMENITIES FOR ENHANCED LANDSCAPE PLAN SHALL INCLUDE: STREET TREES (10PTS) PRIVATE PARK/DOG PARK (5PTS), AND SUSTAINABLE LANDSCAPE (5PTS).
 - MINIMUM AREA FOR PRIVATE PARK/DOG PARK AND SUSTAINABLE LANDSCAPE WILL BE 1,000 SQUARE FEET EACH. THE LOCATIONS OF DESIGNATED AREAS SHOWN ON SITE PLAN ARE SHOWN FOR PLANNING PURPOSES. THE EXACT LOCATION WILL BE DETERMINED DURING PLATTING.
 - MFD IS NOT REQUIRED FOR THIS DEVELOPMENT AS "WAIVER REQUIRED."
 - THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH THE "C" DISTRICT STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - ADDITIONAL AMENITIES MAY INCLUDE: PEDESTRIAN SCALED LIGHTING, COURTYARD AREAS, AND COMMUNITY GARDEN.
 - RESIDENTIAL UNITS MINIMUM TEN FOOT (10') SEPARATION WALL TO WALL.
 - 30' BUILDING SETBACK FOR WEST PROPERTY LINE AND 15' BUILDING SETBACK FOR SOUTH PROPERTY LINE ADJACENT TO SINGLE FAMILY.
 - FRONT YARD SETBACK IS TEN FEET (10').
 - MAXIMUM DENSITY PER ACRE SHALL BE 12 UNITS PER GROSS ACRE.
 - FAÇADE REQUIREMENTS DO NOT APPLY TO THIS DEVELOPMENT.
 - MINIMUM 30% OPEN SPACE REQUIRED.



OWNER
 HUSSEIN MAHROUG
 1161 CORPORATE DRIVE WEST, SUITE 300
 ARLINGTON, TEXAS 76006
 817-301-6986

DEVELOPER
 CHRIS TYSDAL
 LENNAR HOMES OF TEXAS LAND AND
 CONSTRUCTION, LTD.
 1707 MARKET PLACE BLVD., SUITE 100
 IRVING, TEXAS 75063
 469-587-5383

APPLICANT/ENGINEER:
 ASHLEY WILLIAMS, P.E.
 PAPE-DAWSON ENGINEERS
 5810 TENNYSON PARKWAY, SUITE 425
 PLANO, TEXAS 75024
 214-420-8494

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____

SOUTH OAK GROVE ADDITION

ZONING SITE PLAN
 ZC-21-063
 FORT WORTH, TEXAS
 APRIL 2021



**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District 7

Continued	Yes ___ No <u>X</u>
Case Manager	<u>Monica Lafitte</u>
Surplus	Yes ___ No <u>X</u>
Council Initiated	Yes ___ No <u>X</u>

Owner / Applicant: BKR Land LP & Double B Land LP

Site Location: 6400-6500 blocks Robertson Road Acreage: 10.54

Proposed Use: Detached Multifamily

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

To: Planned Development for all uses in "D" High Density Residential with development regulation standards for setbacks, bufferyard, fences, open space, and building orientation, with a waiver to MFD submittal; site plan included; all development standards and waivers are only applicable for detached multifamily development

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

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

Staff Recommendation: **Approval**

Background:

The requested zoning change is located in the northwest corner of Robertson Road and Boat Club Road. The property is currently zoned "A-5" One Family and "E" Neighborhood Commercial. The applicant is proposing a zoning change to "PD/D" with development standards in order to create a detached multifamily development.

The applicant is proposing a zoning change to create a detached multifamily development. These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities. According to the National Association of Home Builders, 37,000 of these units were built in 2017 and 43,000 in 2018 nationwide. Although the national trend has slowed recently, an increase has been seen in Fort Worth.

Units in these developments have similar square footage to cottage court and cluster home developments with an average unit size of just over 1,000 square feet. As such, the name "Cottage Development" has been used to describe this product even though they do not resemble the overall form, layout, ownership model, and size of cottage court and cluster developments.

As none of the city's districts can accommodate this form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. Because their more single family neighborhood form does not readily comply with the base multifamily districts, development standards may include open space, landscaping, setbacks, and parking, along with a waiver to the MFD submittal. This PD site plan is requesting development standards for setbacks, bufferyard, fences, open space, and building orientation, with a waiver to MFD submittal.

Below is a chart that illustrates the differences between the base "D" regulations and the proposed PD.

Requirement	D Standards	Proposed PD/D (Provided per site plan)
Density	Maximum 32 units per acre	10.15 units per acre, complies
Height	Maximum height 36' Maximum height 48' beyond 250' setback to one- and two-family districts	10' 1" top plate height, complies
Required Yards	<p><u>Front Yard</u>: 20' minimum</p> <p><u>Rear Yard</u>: 5' minimum</p> <p><u>Interior Side Yard</u>: 5' minimum</p> <p><u>Corner lot side yard</u>: 10' minimum adjacent to side street</p> <p><u>Setback Adjacent to one- or two-family residential districts</u>:</p> <ul style="list-style-type: none"> -Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30 feet minimum -1:1 setback with a 10-foot minimum setback for one-story garages and carports -20-foot minimum setback for dumpster enclosures and one-story accessory structures 	<p><u>Front Yard</u>:</p> <ul style="list-style-type: none"> -Robertson Road: 20' provided building setback, but portion of fence by detention area projects into the required front yard -Salt Fork Drive: 20' provided building setback, but fence projects into the required front yard <p>(requires Development Regulation Standard for fence in required front yard)</p> <p><u>Rear/Side Yard</u>:</p> <ul style="list-style-type: none"> -5' building setback provided along eastern property line and far north property line along "E" zoning -Provided 15' to 20' setback to buildings against A-5 district, where 30' minimum is required. <p>(requires Development Regulation Standard for not meeting 30' minimum setback along one-family district)</p>
Bufferyard	Where adjacent to one- or two-family district, a five-foot bufferyard and minimum six-foot screen fence shall be placed on the property line and should be landscaped per point system	<p>No bufferyard plantings proposed, as the units' private backyards back up to the screening fence.</p> <p>(requires Development Regulation Standard)</p> <p>Bufferyard fence will have a portion along the neighboring cul-de-sac that is not a screening fence, but rather an open style fence.</p>

		(requires Development Regulation Standard)
Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades; Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines.	Fence shown between buildings and ROW along Salt Fork Drive and Robertson Road (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 220 spaces, 7 of which are Accessible	Complies Spaces provided: 222
Open Space	Minimum 35%	38.2% provided Applicant is meeting this percentage by revising the way open space is calculated—using the definition in Ch. 9 rather than the open space regulations within “D” (requires Development Regulation Standard)
Landscaping	Must meet 20 points of enhanced landscaping	Meets 20 points of Enhanced Landscaping, shown in table on site plan
Urban Forestry	Must comply with Urban Forestry ordinance requirements	Per note on site plan, will comply with Section 6.302, Urban Forestry; trees will be spread throughout site in more of a SFR pattern
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	A few buildings do not have longest sides against Salt Fork Drive and Robertson Road. (requires Development Regulation Standard)
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Submit MFD plan to meet standards	MFD/URD Submittal not required (requires Development Regulation Standard)

Site Information:

Surrounding Zoning and Land Uses:

- North "E" Neighborhood Commercial / assisted living facility
"A-5" One Family / single-family
- East "E" Neighborhood Commercial / commercial
"PD1203" for "E" uses plus auto parts store / commercial
- South "A-5" One Family / vacant
"E" Neighborhood Commercial / vacant
- West "A-5" One Family / single-family and vacant

Zoning History: ZC-18-102 from "E" Neighborhood Commercial to "PDE" for E uses plus auto parts sales, site plan approved; effective 7/15/18

Site Plan Comments:

Please refer to the table above to see all categories that will need a development regulation standard or waiver.

(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.)

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Trails of Marine Creek HOA
Eagle Ranch POA	Cheyene Ridge HOA
Streams and Valleys, Inc.	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

Not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change from "A-5" One Family and "E" Neighborhood Commercial to PD/D with development standards for a multifamily development. Surrounding land uses consist of single-family, vacant land, and commercial.

The proposed zoning **is compatible** at this site.

2. Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial. Below is an excerpt from Chapter 4 Land Use of the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

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

As noted, the Comprehensive Plan lists multifamily residential as an acceptable land use with the Neighborhood Commercial future land use designation. The requested zoning change is consistent with the following Comprehensive Plan policies and strategies:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

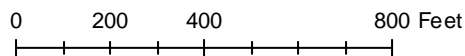
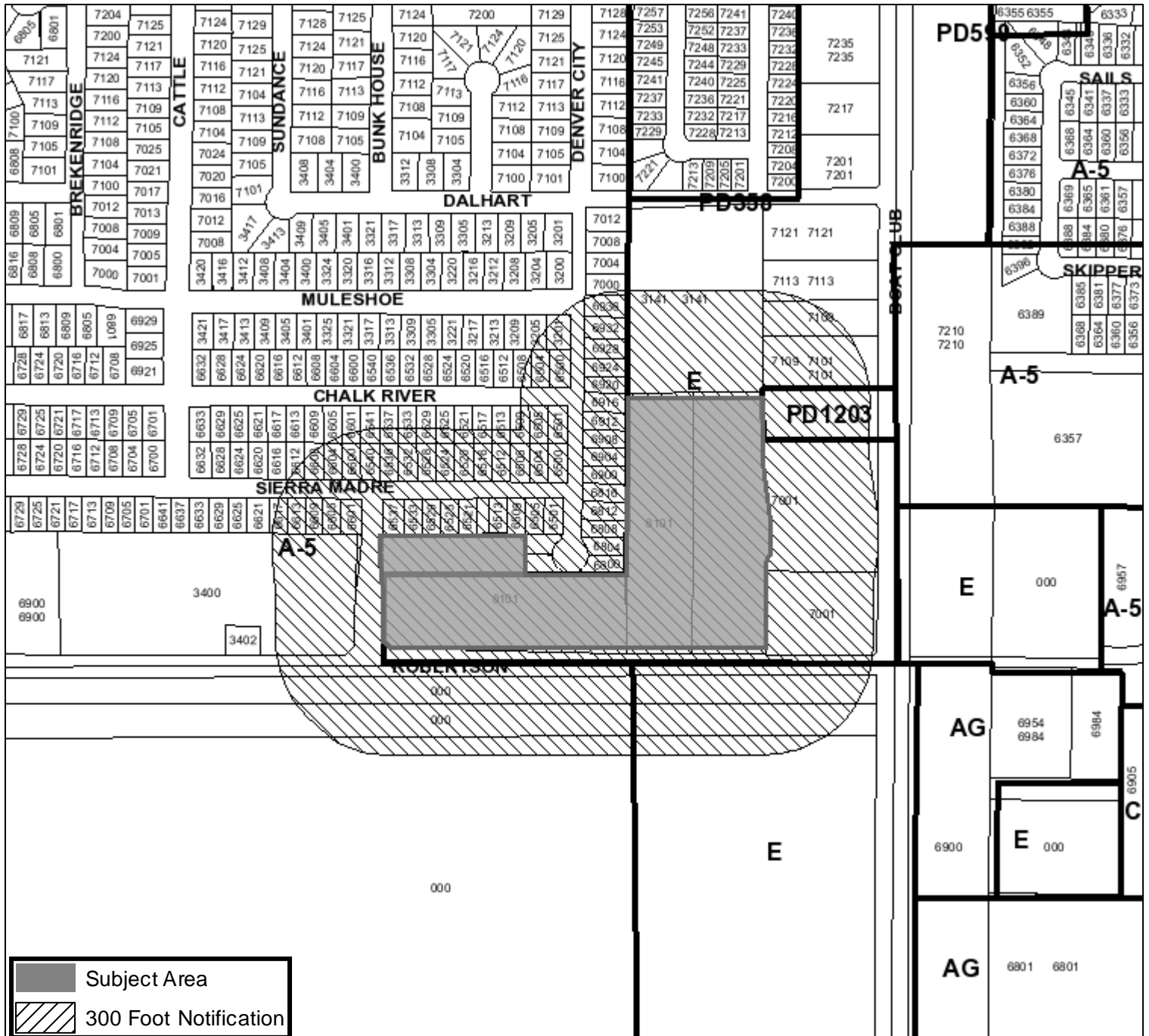
While the Comprehensive Plan allows for multifamily at this location, the adjoining “A-5” One Family development may prefer to have the form of the detached multifamily as opposed to the traditional form of multifamily. The design of the detached multifamily development is a hybrid of the multifamily and single family styles of development.

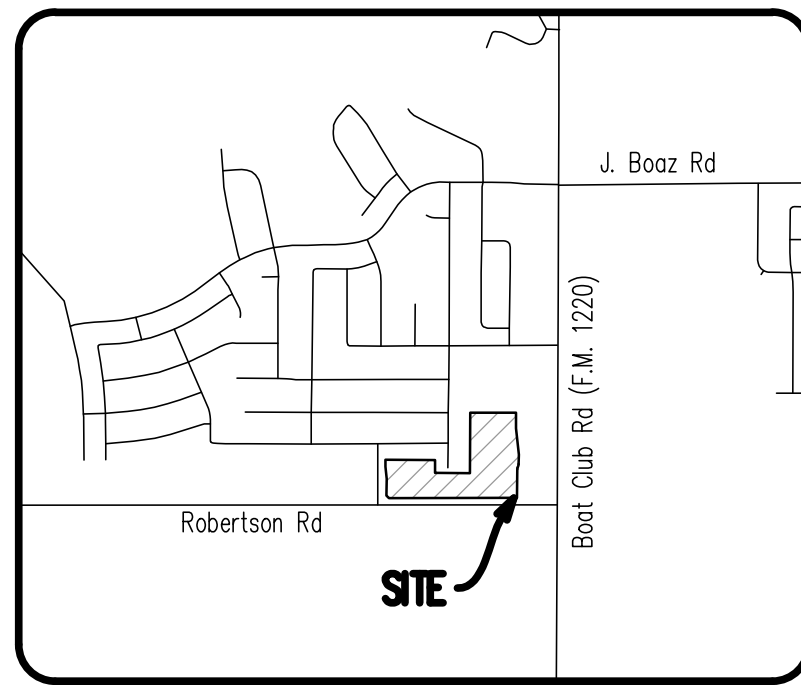
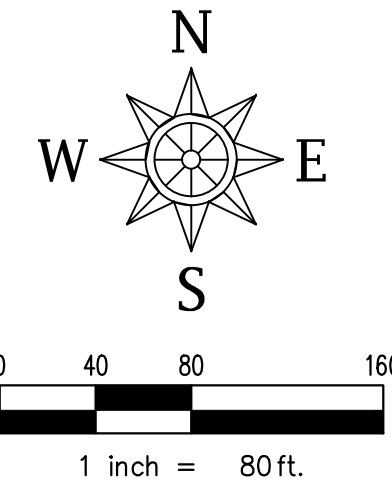
Attachments:

- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

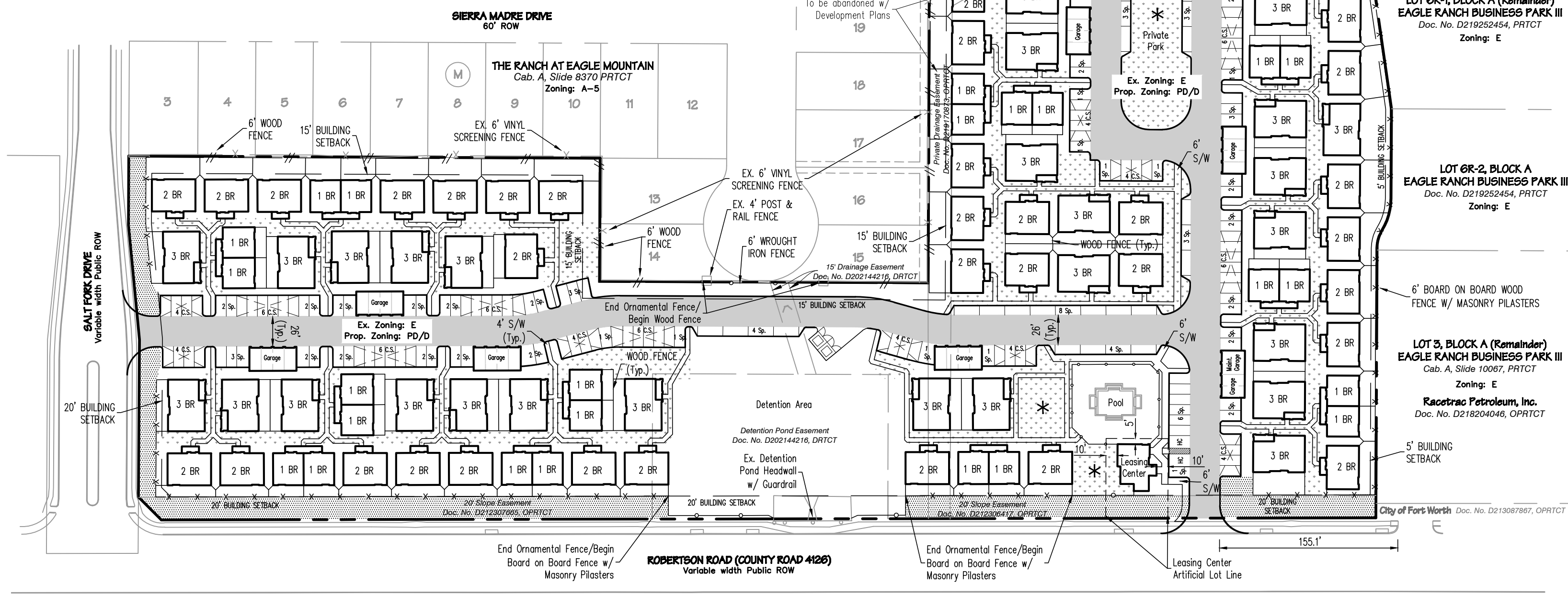
Area Zoning Map

Applicant: BKR Land LP and Double B Land LP
 Address: 6400 - 6500 blocks Robertson Road
 Zoning From: A-5, E
 Zoning To: PD for multifamily uses
 Acres: 10.54517487
 Mapsco: 32TX
 Sector/District: Far Northwest
 Commission Date: 5/12/2021
 Contact: null





LOCATION MAP
NTS



General Notes & Legend:

1. PD/D Planned Development for all uses in "D" High Density Multi-family plus detached multifamily, site plan requirements, waivers to MFD submission, and Development Standards apply to detached multifamily only.
2. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials to include brick, stone, synthetic stone, stucco, and fiber cement siding.
3. This request for a planned development is in accordance with the "D" district standards, with the following exceptions:
 - Fences, gates, parking, and access easements/access drives shall be allowed in Front, Side, & Rear yard Setbacks and within the area between building facades and property line.
 - Fences and gates shall be allowed in landscape buffers. No plantings to be required within landscape buffer.
 - Open space defined by section 9.101 of the Zoning Ordinance: "Open space must be open to the sky and cannot be paved, except for necessary sidewalks, active recreation areas and patios that are adjacent to dwelling units and not enclosed by a fence" No space or area less than 8 feet in either dimension shall be counted as open space.
 - The minimum landscape area as required by Section 6.301 subsection 1c shall apply only to the limits of the Leasing Center artificial lot, as shown on this plan.
 - 15' minimum rear yard setback adjacent to single-family development.
4. A MFD site plan will not be required for a detached multifamily development.
5. All provided lighting will conform to Lighting Code.
6. All signs will conform to Article 4.
7. This project will comply with landscaping requirements for "D", per 4.712(d)(6), including Enhanced Landscaping.
8. This project will comply with Section 6.302, Urban Forestry. Due to the form of detached multifamily, trees will be spread throughout development in a fashion similar to Single Family.
9. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.

- Emergency Access & Firelane
- Open Space
- 6' Board on Board Wood Fence w/ Masonry Pilasters
- Ornamental Fence
- 6' Wood Fence
- Covered Parking Structures
- Activity Node that will be designed and intended to promote community social interaction.

Residential Summary

Unit Type	Floor Area	Top Plate Ht.	Max. Unit Dimensions	# of Stories	Allowable Materials	Units	% of Units
1 Bedroom	690 Sq Ft	10'-1"	51'-0" x 31'-5.5"	One Story	Brick, Stone, Synthetic Stone, Stucco, Fiber Cement Siding.	30	28%
2 Bedroom	984 Sq Ft	10'-1"	37'-6" x 31'-9.5"			45	42%
3 Bedroom	1,265 Sq Ft	10'-1"	45'-6" x 31'-7.5"			32	30%
Total						107	

Gross Density= 10.15 units per Acre
Total Gross Acres=10.545 Acres

Enhanced Landscape Table

Category	Description	Points
Street Trees	Trees shall be planted within a planting strip or flush with the sidewalk surface; location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk. Required Spacing as specified below or as approved by the City Forestry Small/Medium Canopy = 25-30 ft. on center *Where necessary spacing exceptions may be made to accommodate mature trees, curb cuts, fire hydrants and other infrastructure elements. Street trees may be counted toward the planting requirements for the Urban Forestry required tree canopy coverage.	10 Points
Private Pool	5,100 Square Feet; Minimum area not less than 1,000 Square Feet.	5 Points
Private Park	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided.	5 Points
Total Enhanced Landscape Points (20 Minimum Required)		20 Points

Parking Summary

Parking Type	Floor Area	Dimensions	Parking Space Totals
Uncovered/ Open	-	9'x18'	108 Uncovered
Covered Carport	-	9'x18'	86 Spaces
Enclosed Garage	800 Sq Ft	40'-11" x 20'-11"	28 Spaces
Total			222 Spaces

Residential Parking Required=
30 1BR @ 1Sp/BR= 30 Spaces
45 2BR @ 1Sp/BR= 90 Spaces
32 3BR @ 1Sp/BR= 96 Spaces
1000 SF @ 1Sp/250 SF= 4 Spaces
Total= 220 Spaces
ADA Parking Required= 7 Spaces

PD SITE PLAN
ZC-21-064
AVILLA BOAT CLUB

10.545 Acres/459,347 Sq. Ft.
SITUATED IN THE T. FREEMAN SURVEY, ABSTRACT No. 546
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Mike Martinie • mike.martinie@spiarsengineering.com

Open Space Calculations

Footprint Area	Area used for Open Space Calculation	Open Space Area Required (35%)	Provided Open Space	Provided Enhanced Landscape Area
(GSF)	(GSF)	(GSF)	(GSF)	(GSF)
267,300	192,047	67,217 (35%)	73,300 (38.2%)	21,300

Footprint Area = Sum of building footprints, parking areas, access drives, and fenced patio yards.
Area Used for Open Space Calculation = Total Site Area minus Footprint Area

ENGINEER/SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Mike Martinie, P.E.

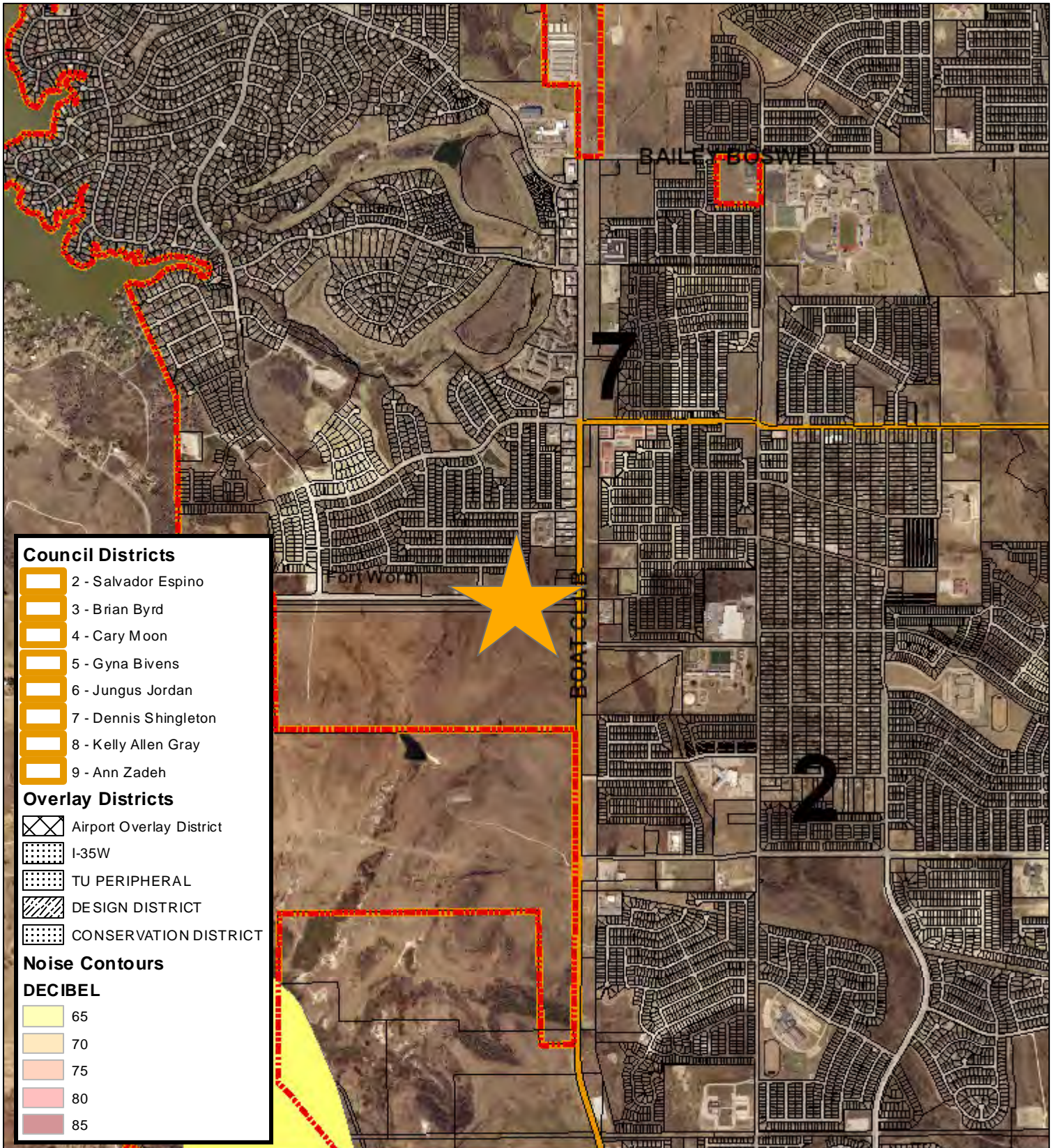
APPLICANT
NexMetro Communities
2221 Lakeside Blvd., Suite 1210
Richardson, TX 75082
Phone 469-546-9434
Contact: Josh Eadie

Director of Planning and Development _____ Date _____

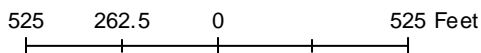
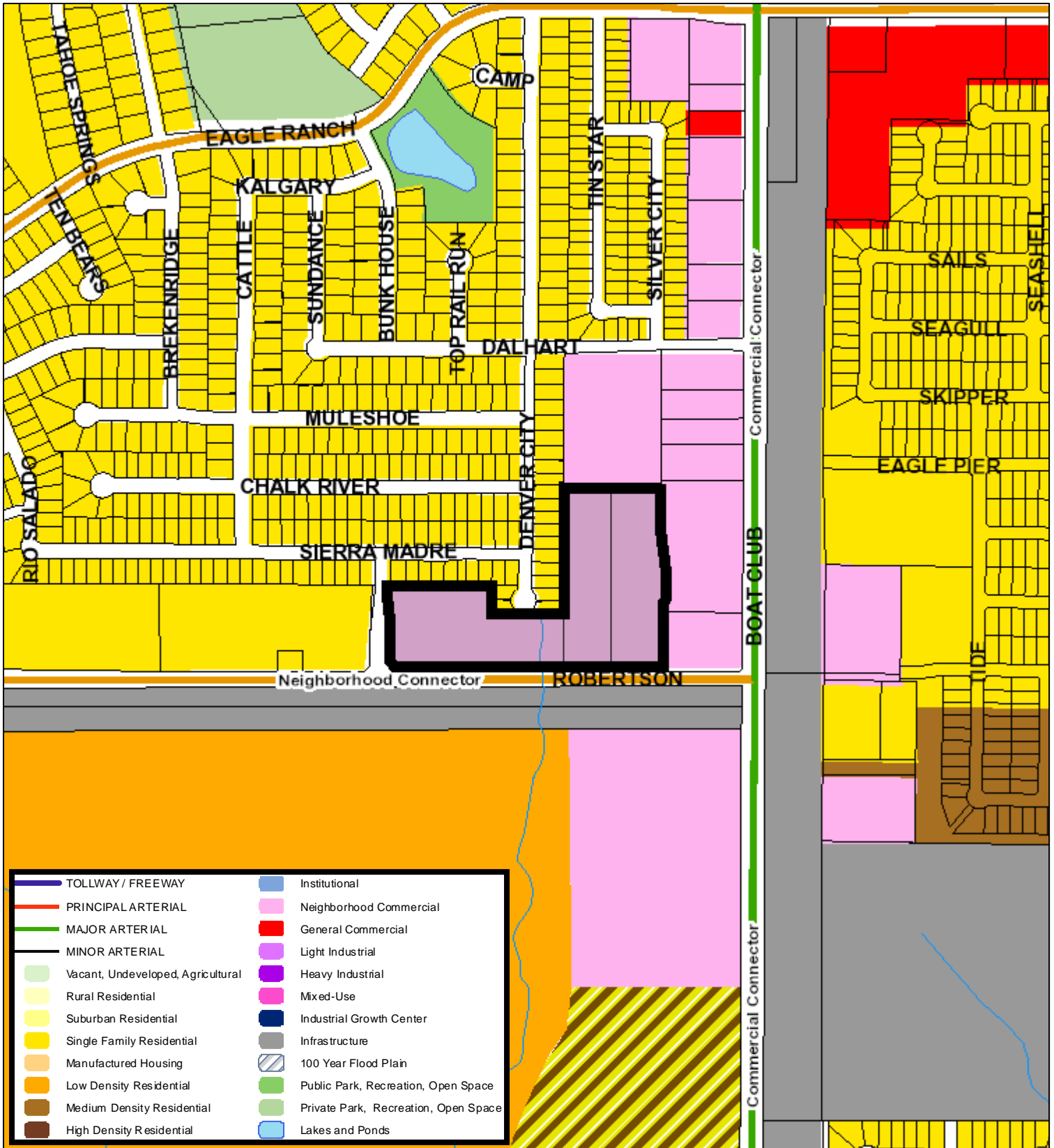
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Area Map



Future Land Use



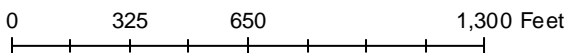
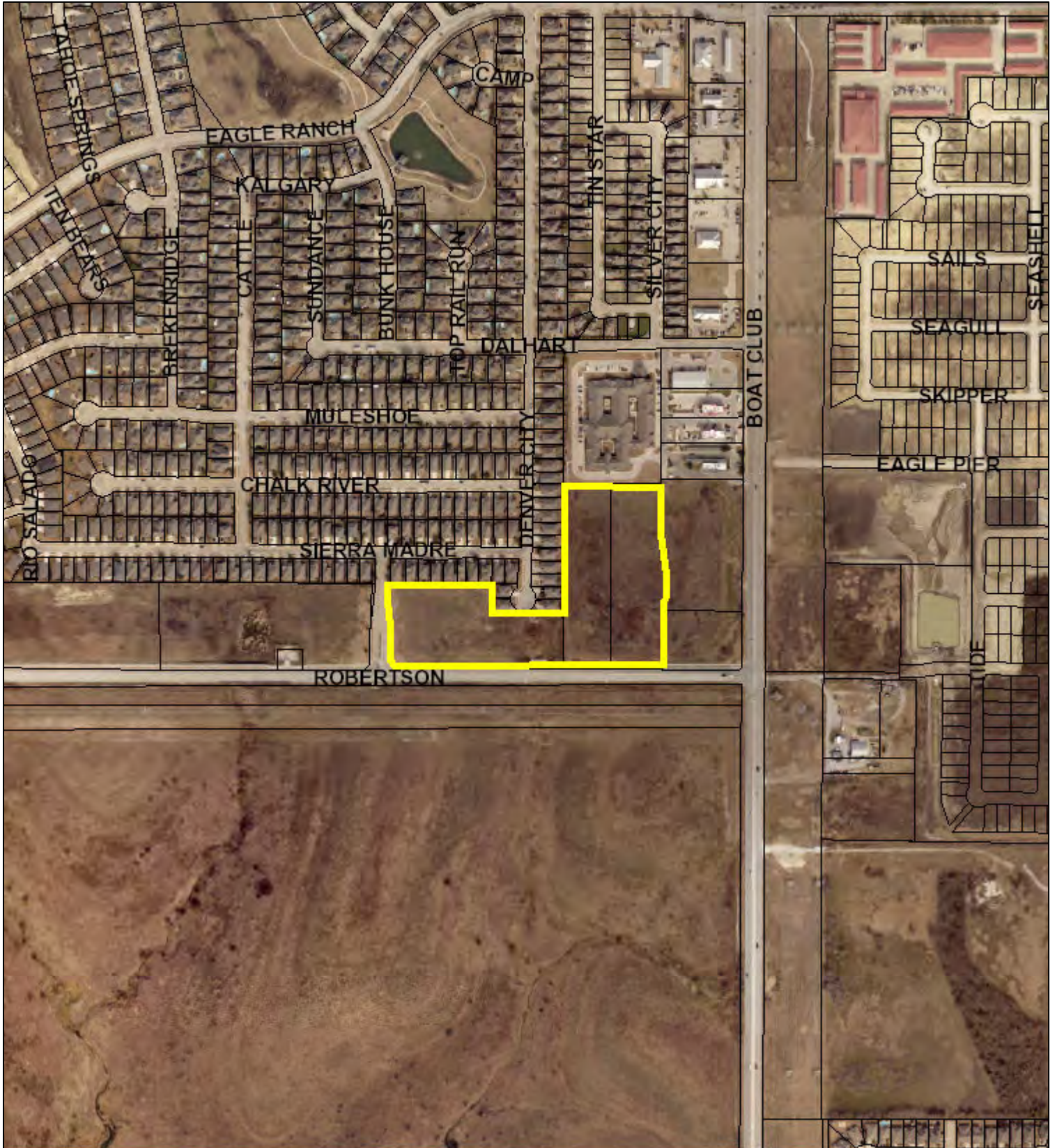
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-21-064

Aerial Photo Map





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
May 12, 2021

Council District: 7

Continued Yes ___ No X
Case Manager Sarah Bergman
Council Initiated Yes ___ No X

Owner / Applicant: LQ Development, LLC / Nationwide Construction

Site Location: 6850 Northwest Loop 820 Freeway **Acres:** 14.39 acres

Proposed Use: Commercial Fleet Rental

Request: From: "G / NASJRB" Intensive Commercial with NASJRB Overlay Zone 1
To: "I / NASJRB" Light Industrial with NASJRB Overlay Zone 1

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

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

Staff Recommendation: **Approval**

Background:

The subject property is located at the northeast corner of the intersection of the Northwest Loop 820 Service Road and Strawn Lane, near the Lake Worth City Limit boundary. The site is currently vacant and is zoned "G" Intensive Commercial District. Due to its proximity to the Naval Air Station Joint Reserve Base, the site is also designated as part of the NASJRB Overlay District – Accident Potential Zone 1. The applicant is requesting to rezone this property to "I" Light Industrial District with NASJRB Zone 1 Overlay.

Surrounding Zoning and Land Uses:

- North "I" Light Industrial / vacant
- East "G" Intensive Commercial / restaurant, hotel
- South (across NW Loop 820) "F" General Commercial, "E" Neighborhood Commercial / vacant
- West "I" Light Industrial / auto repair, industrial warehouse

Recent Relevant Zoning History:

- ZC-13-050 & ZC-14-102: Established NASJRB Overlay and Accident Potential Zone boundaries.
- ZC-11-046: Rezoned surrounding property to the north and west from "IP" Industrial Park to "I" Light Industrial.
- ZC-05-188: Rezoned the subject property from "IP" Industrial Park and "D" High-Density Multifamily to "G" Intensive Commercial.

Public Notification:

300-foot Legal Notifications were mailed on April 23, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
East Lake Worth NA	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Fort Worth ISD	

Subject property is not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to change the zoning of this property from “G” Intensive Commercial with NASJRB Overlay to “I” Light Industrial with NASJRB Overlay. Surrounding properties to the west and north are zoned for industrial use. There is an existing auto-service business and a manufacturing and warehouse building located to the west across Strawn Lane. Property to the north is currently vacant. To the east, there is an existing restaurant and hotel on property zoned “G” Intensive Commercial. Property to the south, across NW Loop 820, is vacant and zoned for Neighborhood Commercial and General Commercial use.

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

2. Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the majority of the subject property as “Light Industrial” on the Future Land Use Map. A smaller portion along the eastern edge of the property is designated as “General Commercial.” This site immediately fronts the Northwest Loop 820 Freeway, which is designated as an arterial roadway on the City’s Master Thoroughfare Plan.

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

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote industrial development within the NAS-JRB/Lockheed-Martin Industrial Growth Center that is compatible in use and height with the area flight operations.
- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

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

3. Economic Development Plan

The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The following are listed as initiatives for Business Retention & Expansion:

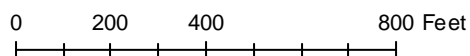
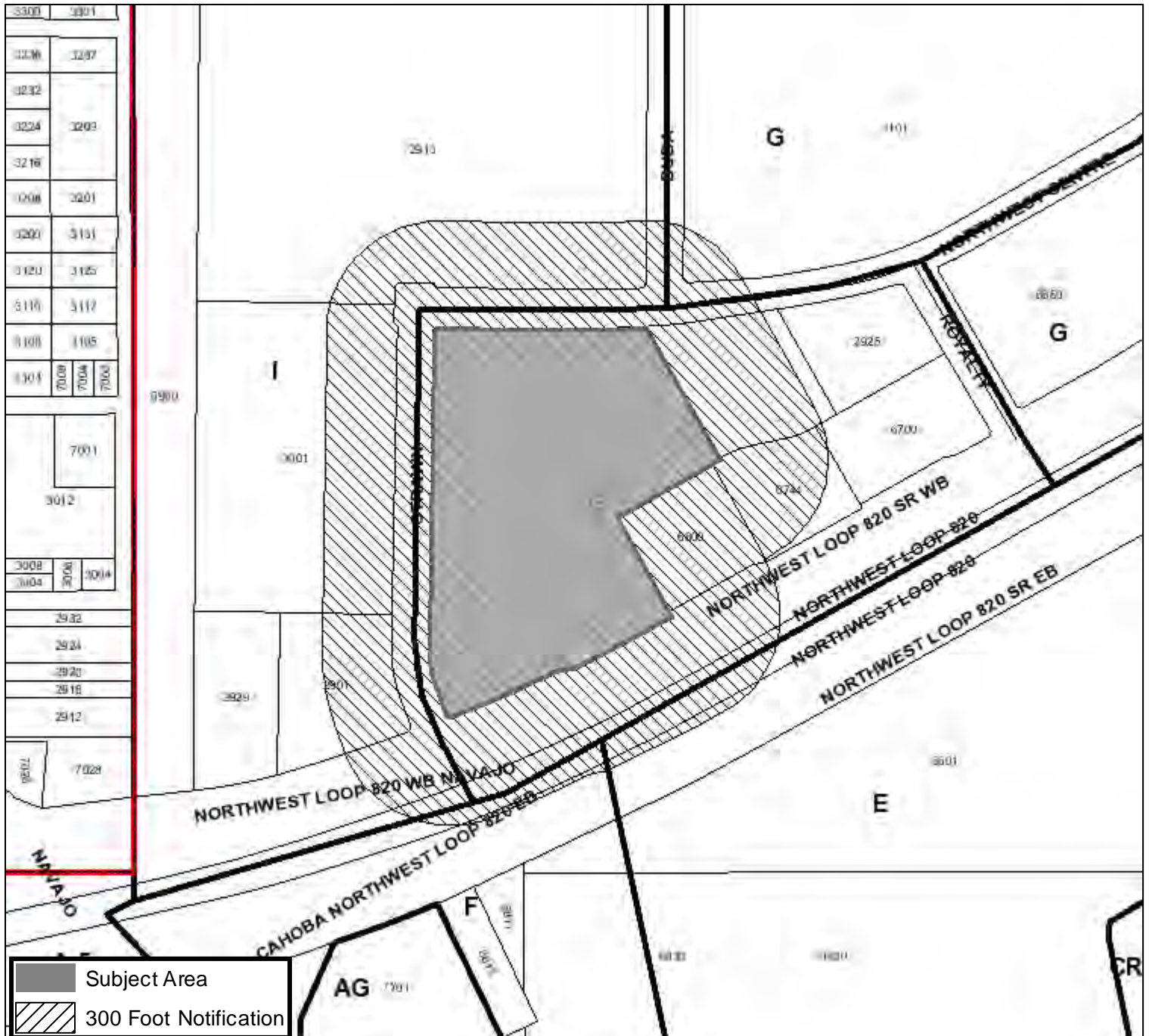
- 1.3.3. **Protect industrial areas from encroachment.** Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- 1.3.3.2. Ensure **protection for other significant industrial districts** with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

Attachments:

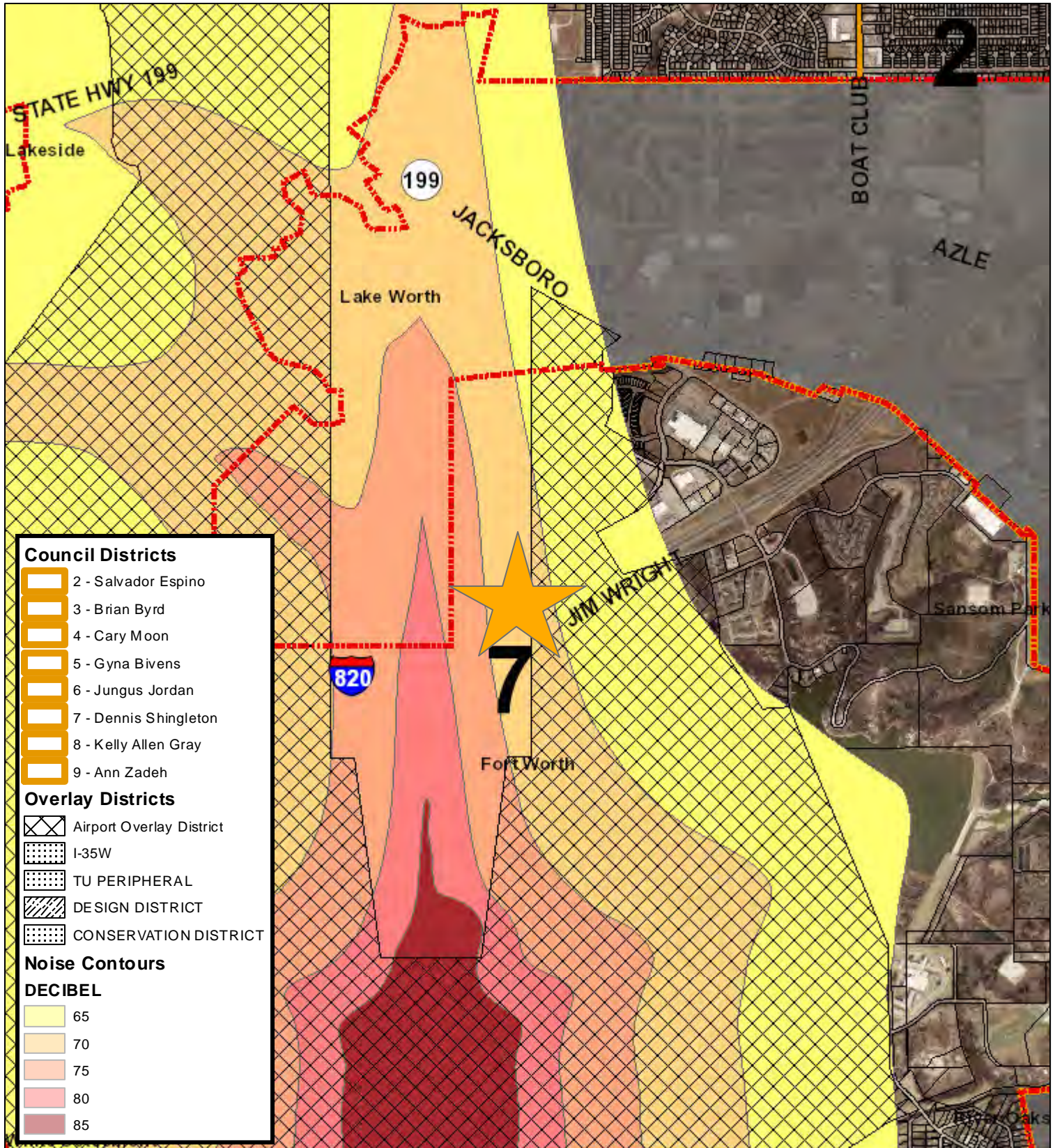
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: LQ Development, LLC
 Address: 6850 NWLOOP 820 Freeway
 Zoning From: G with NASJBR Use Zone I Overlay
 Zoning To: I with NASJBR Use Zone I Overlay
 Acres: 14.38554202
 Mapsco: 60A
 Sector/District: Far West
 Commission Date: 5/12/2021
 Contact: null

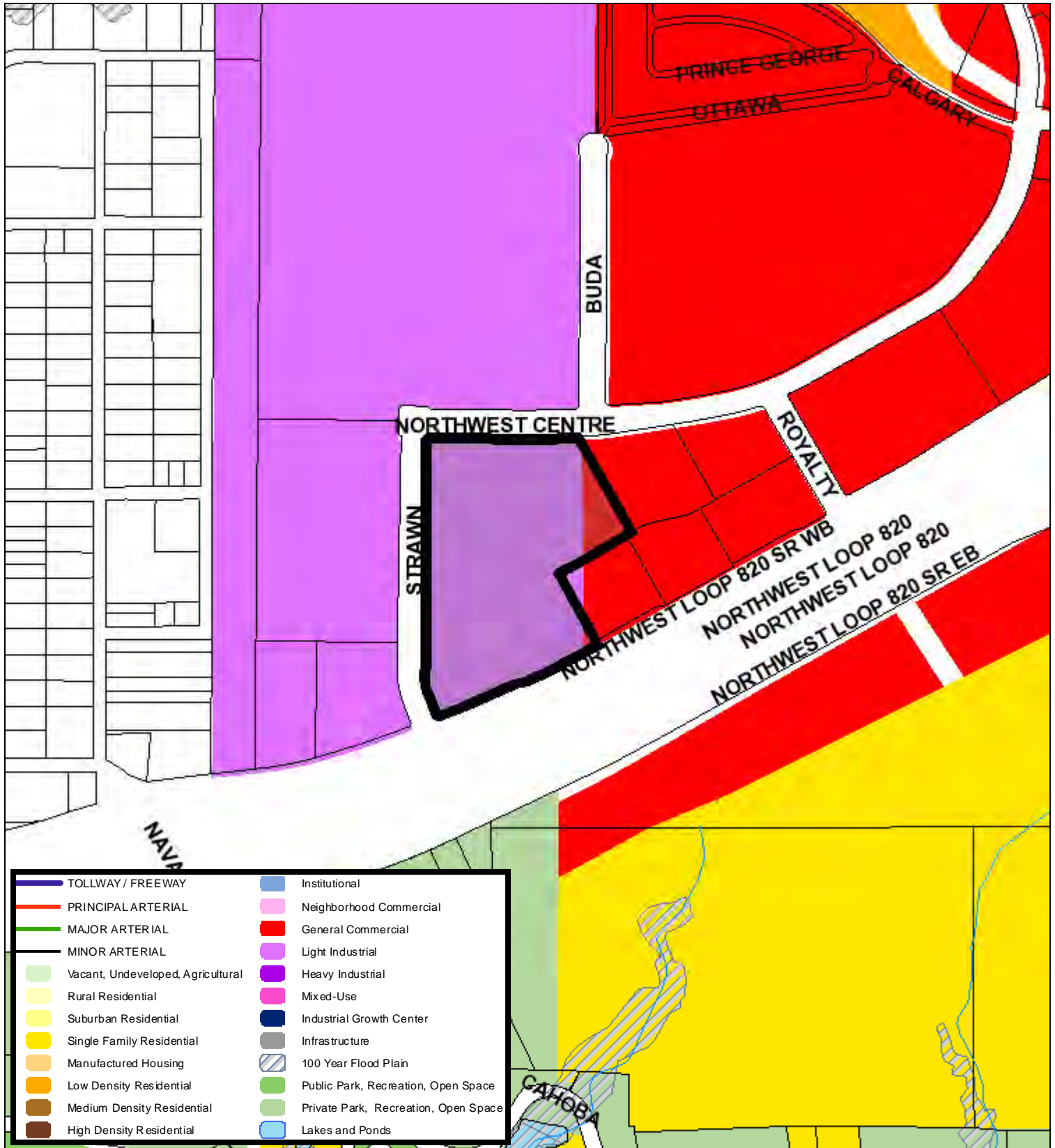


Area Map



0 1,000 2,000 4,000 Feet

Future Land Use



520 260 0 520 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



0 325 650 1,300 Feet

