



ZONING COMMISSION

Wednesday, June 09, 2021
Public Hearing 1:00 PM

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e64eb95191752e785422f047473502906>

Meeting/ Access Code: 142 451 9849

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208
Meeting/ Access Code: 142 451 9849

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, June 7th. To sign up, either contact Stephen Murray at Stephen.Murray@fortworthtexas.gov or (817)392-2883 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 JULY 14, 2021.

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 3, 2021 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- A. Call to Order
- B. Approval of Meeting Minutes of May 12th, 2021 _____ Chair

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

C. NEW CASES

1. ZC-20-155 EHAR FALLAH 3801 Eules South Main Street CD 5
1.336 ac.
 - a. Applicant/Agent: JDJR Engineers & Consultants, Inc.
 - b. Request From: "F" General Commercial To: "R2" Townhouse/Cluster

2. ZC-21-066 NEWPAD BUILDING COMPANY LLC 5909 & 5907 Montague Street CD 5
0.1504 ac.
 - a. Applicant/Agent: NewPad Building Company LLC
 - b. Request From: "A-5" Single Family Residential To: "UR" Urban Residential

3. ZC-21-067 FW I-35 LOGISTICS CENTER LLC 2600 Graham Cracker Drive CD 7
9.3335 ac.
This case has been withdrawn by the applicant. No public hearing will be held.
 - a. Applicant/Agent: MiTek Inc.
 - b. Request: From: "I" Light Industrial To: "K" Heavy Industrial

3. ZC-21-068 FORT WORTH INDEPENDENT SCHOOL DISTRICT 4865 Briar Haven Road CD 3
5.987 ac.
This case will be heard by City Council on June 15th
 - a. Applicant/Agent: Mike Naughton
 - b. Request: From: "A-5" Single Family Residential To: "CF" Community Facilities

4. ZC-21-069 VERITEX COMMUNITY BANK, A TEXAS STATE CHARTERED BANK CD 9
2800 W. 7th Street 0.4578 ac.
 - a. Applicant/Agent: Darin Norman
 - b. Request: From: "F" General Commercial To: "MU-2" Mixed-Use

5. ZC-21-070 RENAISSANCE SQUARE LLC 2624 East Berry Street 1.327 ac. CD 8
 - a. Applicant/Agent: Matkin Hoover Engineering
 - b. Request: Add Conditional Use Permit (CUP) PD 720 Planned Development for "E" Neighborhood Commercial uses, with excluded uses and development requirements in the Masonic Widows Orphans Home Scenic Area to allow an automatic carwash facility; site plan included

6. ZC-21-071 WCJ CHERRY LN LTD Generally bounded by Calmont Avenue, Bonnie Drive, Slocum Avenue, and Cherry Lane 34.165 ac. CD 3
 - a. Applicant/Agent: Teague Nall & Perkins
 - b. Request: From: "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "I" Light Industrial with NASJBR APZ I & II Overlay To: "A-5" One-Family, "R1" Zero Lot Line/Cluster, "R2" Townhouse Cluster with NASJBR APZ I & II Overlay

7. ZC-21-072 HAWKINS FAMILY JOINT VENTURE 10200-10400 blocks of Old Cleburne Crowley CD 6
Junction Road 12.512ac.

- a. Applicant/Agent: Kimley-Horn and Associates, Inc. / Johnny York
 - b. Request: From: "CF" Community Facilities To: "A-5" One-Family
8. ZC-21-073 WESTPORT PARK NO. 19 LTD 3650 Elizabethtown Cemetery & 14998 N Beach Street
5.518 ac. CD 7
- a. Applicant/Agent: Kole Weber
 - b. Request: From: "AG" Agriculture To: "K" Heavy Industrial
9. ZC-21-074 MARGUERITE DANIEL, ESTATE OF MARC B. SMITH
7100 block John T. White Road; 1000 Block of Williams Road 12.333 ac. CD 5
- a. Applicant/Agent: Justin S. Light, Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP
 - b. Request: From: "ER" Neighborhood Commercial Restricted To: "CF" Community Facilities
10. ZC-21-075 VERTEX ASSET PARTNERS, LP 3001 & 3045 S Riverside Drive
13.89 ac. CD 8
- a. Applicant/Agent: Justin Light-Pope, Hardwicke, Christie, Schell, Kelly, & Taplett, L.L.P
 - b. Request: From: "PD 760" Planned Development for all use in "I" Light Industrial , excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage, and retaining current PD 760 standards, site plan waived. To: Amend "PD 760" Planned Development for all use in "I" Light Industrial plus miniwarehouses including outdoor sales, rental and storage including yards, contractors, lumber or storage, automobiles, equipment, storage yards & containers, building materials excluding certain uses with development standards, site plan waiver requested
11. ZC-21-076 HAYCO REALTY LTD 5200-5400 Ten Mile Bridge Road
33.883 ac. CD 2
- a. Applicant/Agent: Devin Huffines
 - b. Request: From: "C" Medium Density To: "PD/C" with development regulation standards for fences and a waiver to MFD submittal; site plan included
12. ZC-21-077 CITY OF FORT WORTH 2500 N. Houston Street 1.01 ac. CD 2
- a. Applicant/Agent: Justin Newhart/City of Fort Worth
 - b. Request: Add Conditional Use Permit for stockyard/pens in "SY-ENX-55" -Stockyards District

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.

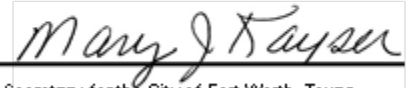
ASISTENCIA A REUNIONES PUBLICAS:

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 Discapitados (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 Wednesday, June 02, 2021 at 5:00 p.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: June 09, 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: JDJR Engineers & Consultants, Inc.

Site Location: 3801 Euless South Main Street Acreage: 1.33

Proposed Use: Townhomes

Request: From: "F" General Commercial
To: "R2" Townhouse/Cluster

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 in the southwest quadrant of the intersection of Trinity Boulevard and Euless South Main Street. The applicant is proposing to rezone to "R2" Townhouse/Cluster for a townhouse development. The proposed development provides a transition between the existing single family to the south and commercially zoned property to the north.

The application for rezoning was originally submitted as "F" General Commercial to "PD/R2" for Planned Development/Townhouse/Cluster". Staff analysis of the application revealed that it did not qualify for a Planned Development. Staff recommend and the applicant agreed to proceed as a straight "F" to "R2" rezoning request. The case was then renotediced per this request.

Surrounding Zoning and Land Uses:

- North "F" General Commercial / commercial (restaurant and gas station)
- East "R2" Townhouse/Cluster / undeveloped
- South "A-5" One-Family / single-family
- West "A-5" One-Family / single-family

Recent Relevant Zoning History:

- ZC-19-185 from "F" to "PD/A-5" Withdrawn before going to ZC; subject site

Public Notification:

300 foot Legal Notifications were mailed on May 26, 2021.
The following organizations were notified: (emailed May 25, 2021)

Organizations Notified	
Stone Creek Addition HA*	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat For Humanity
DFW International Airport	Hurst Euless Bedford ISD

*Not within a registered Neighborhood Association, but it is adjacent to Stone Creek Addition HA

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to “R2” Townhouse Cluster. The surrounding uses are primarily single-family with two commercial businesses to the north and an undeveloped “R2” property to the east across Euless South Main Street. “R2” zoning provides a transition between the row of existing single family homes south of the site and the two commercial uses to the north of the site.

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

2. Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial.

“R2” would allow single family or cluster housing. The cluster housing will be similar in form to multifamily residential, which is allowed in the future land use designation of Neighborhood Commercial, as seen below in the land use and zoning table from Ch. 4 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

Alternatively, the Single Family Residential future land use adjacent to this site will be considered a minor boundary adjustment, since “R2” allows for a single family form to be built.

The requested change to “R2” is consistent with the Comprehensive Plan policies and strategies below:

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- 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.
- 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.

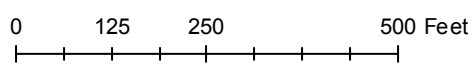
The requested change to "R2" is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Attachments:

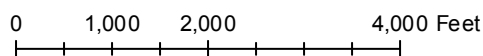
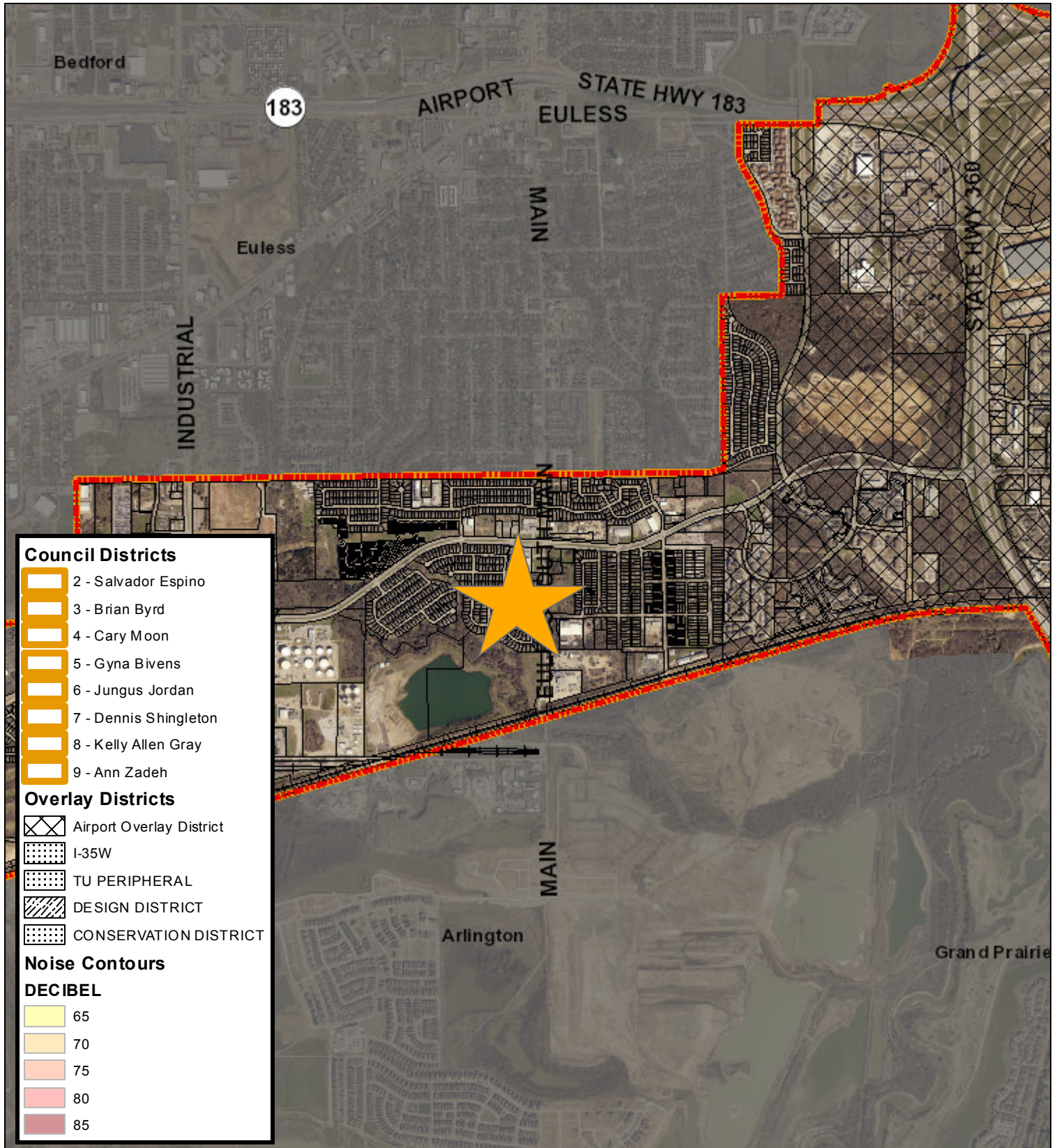
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

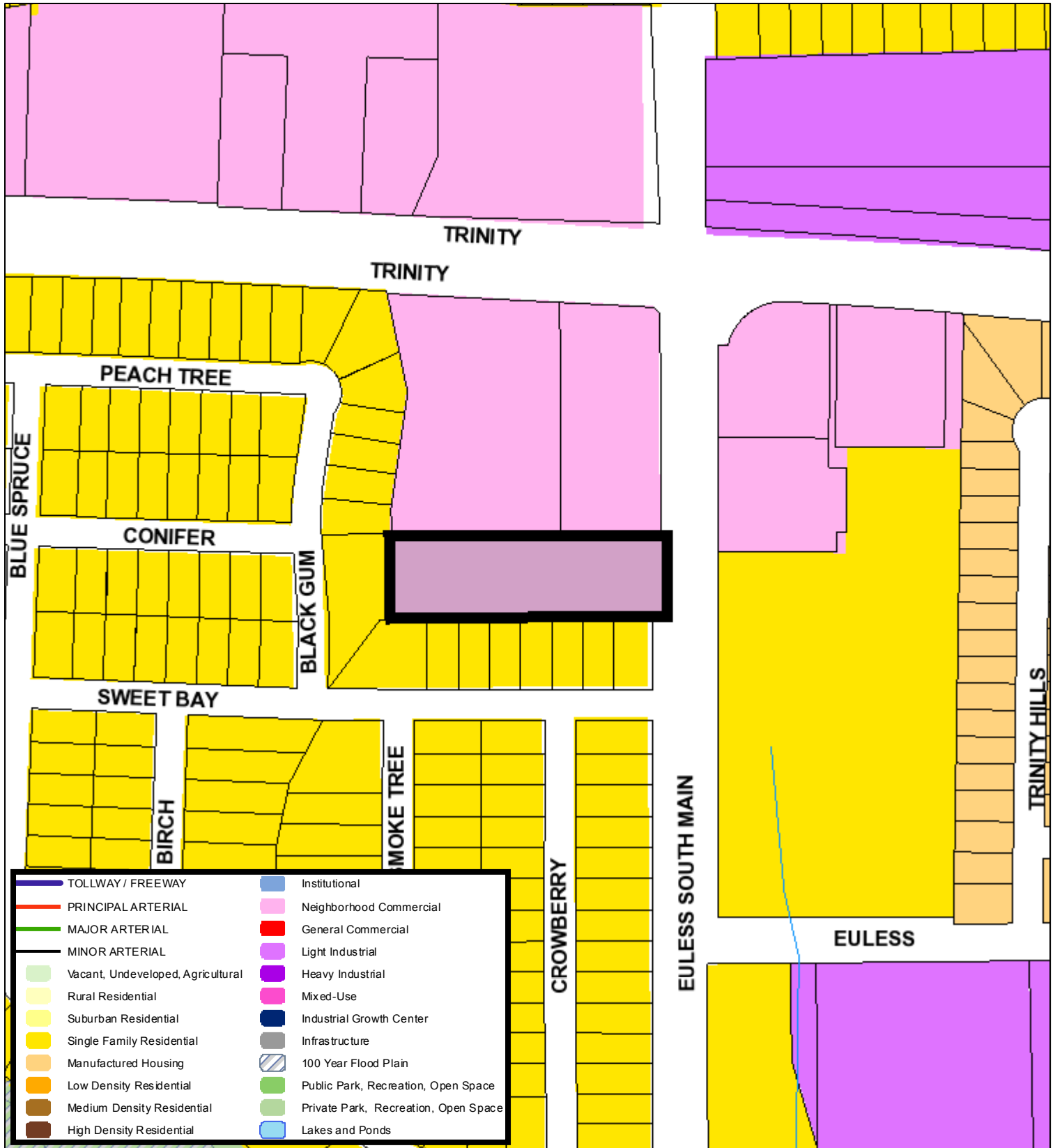
Applicant: Ehab Fallah
 Address: 3801 Eules South Main Street
 Zoning From: F
 Zoning To: R2
 Acres: 1.3360322
 Mapsco: 55V
 Sector/District: Eastside
 Commission Date: 6/9/2021
 Contact: 817-392-8043



Area Map



Future Land Use



210 105 0 210 Feet

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



Aerial Photo Map



0 135 270 540 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 09, 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: NewPad Building Company LLC

Site Location: 5909 & 5907 Montague Street Acreage: 0.15

Proposed Use: New twin homes

Request: From: "A-5" One Family
 To: "UR" Urban Residential

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is not consistent (boundary adjustment).

Staff Recommendation: Denial

Background:

The site is located on the north side of Montague Street, about a quarter mile east of East Loop 820. It is located in the southeast quadrant of East Loop 820 and Berry Street. The site is within Neighborhood Empowerment Zone (NEZ) Area Six. The boundary of the Lake Arlington/Berry/Stalcup Urban Village is two blocks to the north, a distance of approximately 500 feet from the subject site.

The applicant is requesting a zoning change from "A-5" One-Family to "UR" Urban Residential for the purpose of building a twin home. The site and surrounding area were part of a Council initiated rezoning in 2017, ZC-17-097. These lots were rezoned from "B" Two-Family to "A-5" One-Family, as part of the rezoning for the Lake Arlington area redevelopment. There is a defined, intentional line Council placed between the "UR" zoning to the north and east of this site and the "A-5" zoning that includes this site. Due to the redevelopment efforts of the area master plans, the defined line that separates the current "UR" and "A-5" zoning districts in this area, along with the information within the Future Land Use Consistency section at the end of this report, staff recommends denial.

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 entire northern half of the residential block (facing Grayson) is UR zoning, while the entire southern half of the block (facing Montague Street) is A-5 zoning. The lots along Montague Street contain some residential homes, and a church, while most lots are vacant, undeveloped lots. Montague Street dead ends into an industrial site to the west; the property to the east is zoned as "UR" but is undeveloped without streets.

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 rezone from "A-5" single family use, the table below will compare that information:

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

Surrounding Zoning and Land Uses:

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

Zoning History:

- ZC-17-097: Council initiated rezoning related to Lake Arlington Master Plan for approximately two square miles between 820 and Lake Arlington; subject lots were included as B to A-5; effective 12/21/17
- ZC-20-183: 5832 Eastland requested UR to A-5; denied by Council beginning of 2021

Public Notification:

300 foot Legal Notifications were mailed on May 18, 2021.
The following organizations were notified: (emailed May 17, 2021)

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

*Located within this registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “UR” Urban Residential 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 Single Family Residential. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

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

And number of the policies and strategies from the Comprehensive Plan support remaining as “A-5” 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.
- 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.
- 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.
- 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.

Other policies from the Comprehensive Plan support both the “A-5” 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 rezoning to “UR” Urban Residential zoning.

- 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.
- 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 “A-5”, paired with the fact that “Single Family Residential” is the designation of the Comprehensive Plan, outweigh the policies that could support the rezoning to “UR”. Therefore, the proposed zoning **is not consistent (boundary adjustment)** 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.

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

These portions of the Economic Development Plan supports both the “A-5” and “UR” zoning.

Overall, as seen above in the Comprehensive Plan policies and the Economic Development Plan policies, some policies support the rezoning to “UR” Urban Residential. However, the number of policies of the Comprehensive Plan and Economic Development Plan that support the “A-5” One-Family, combined with the overall decades of planning efforts of the area that produced the defined line creating the area of “A-5” that includes these lots, lead Staff to recommend denial of the rezoning request.

Attachments:

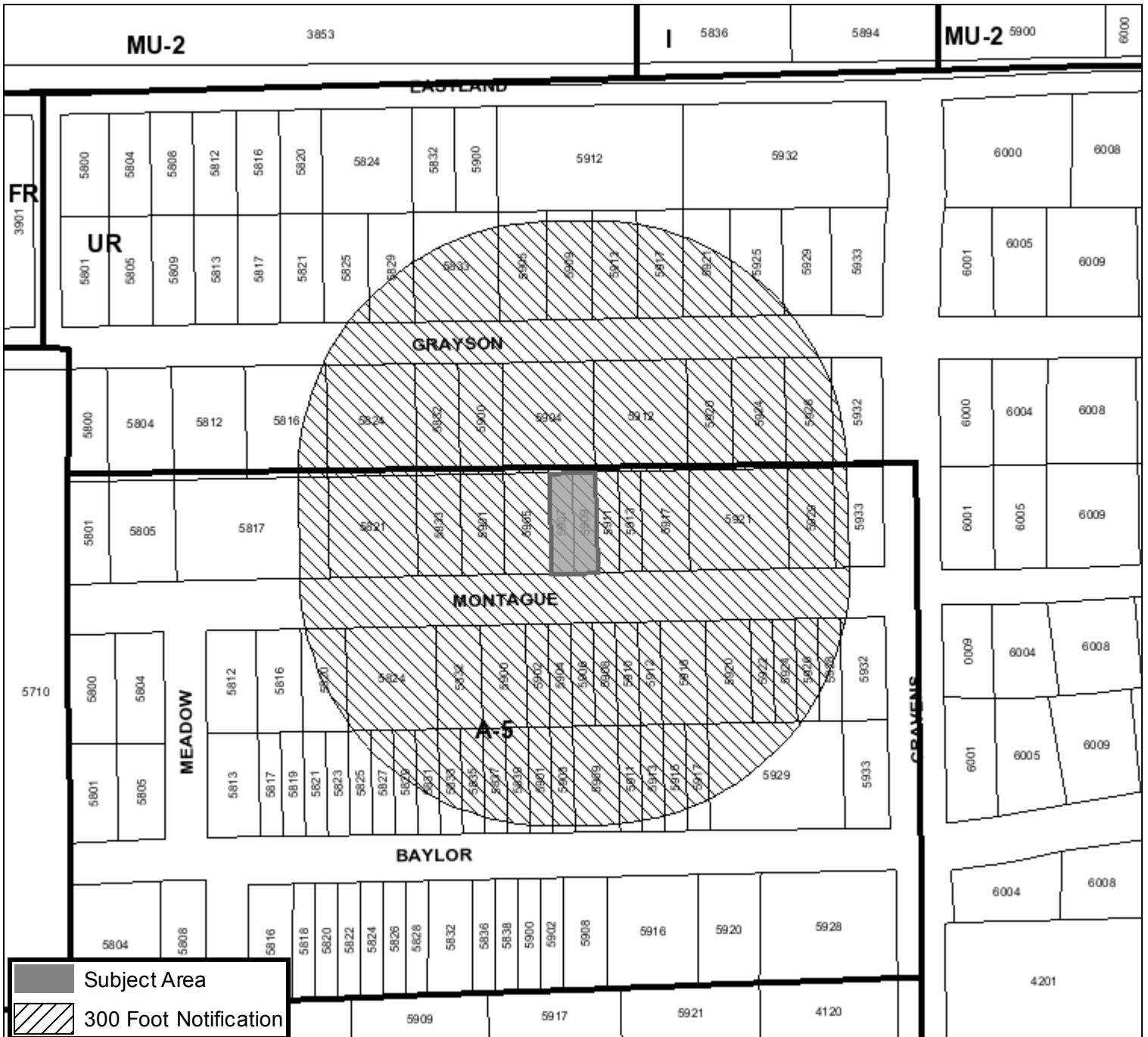
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- Aerial Photograph



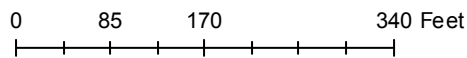
ZC-21-066

Area Zoning Map

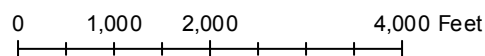
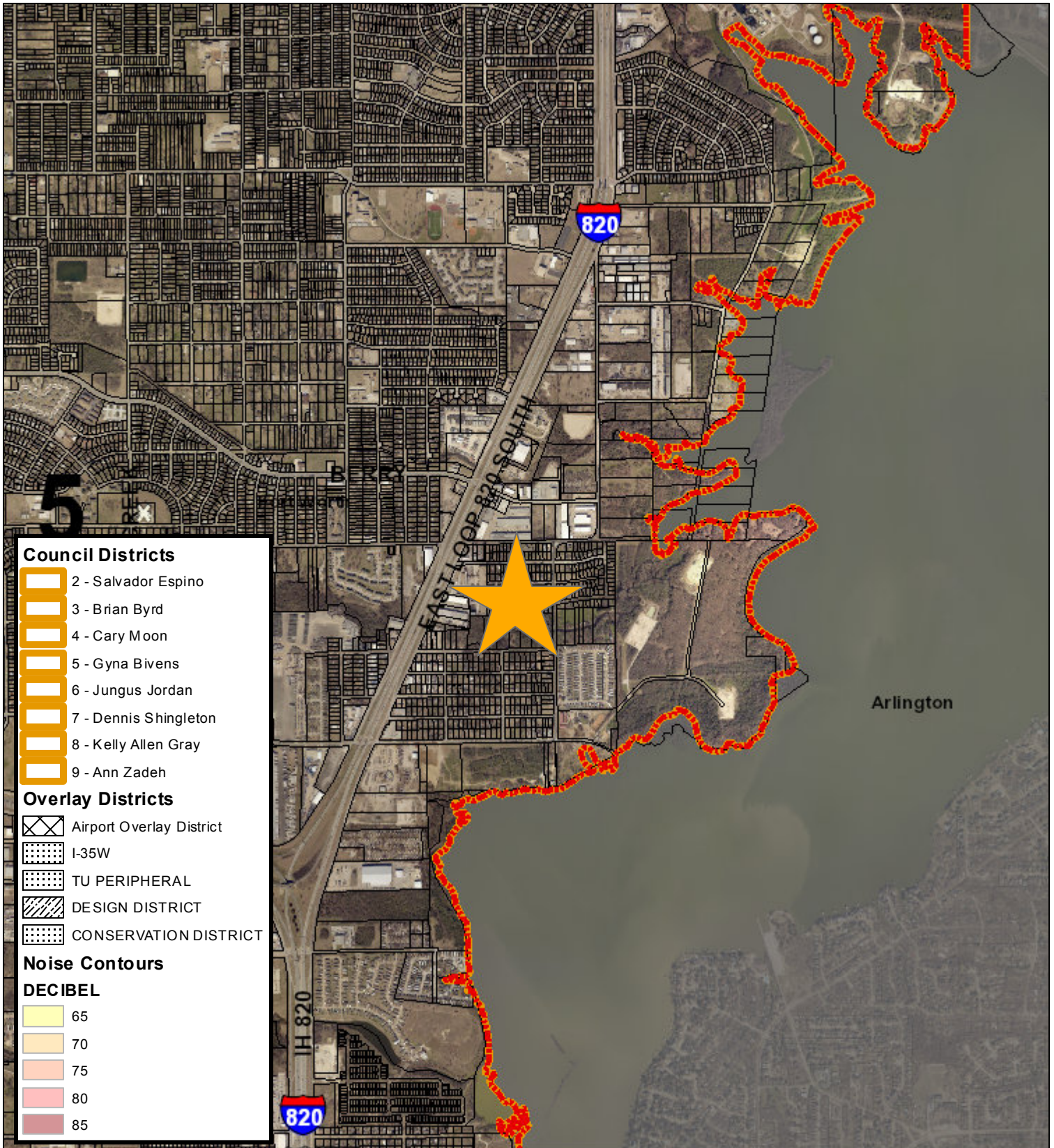
Applicant: NewPad Building Company, LLC
 Address: 4907 & 5909 Montague Street
 Zoning From: A-5
 Zoning To: UR
 Acres: 0.1504052
 Mapsco: 079Z
 Sector/District: Southeast
 Commission Date: 6/9/2021
 Contact: null



Subject Area
 300 Foot Notification



Area Map

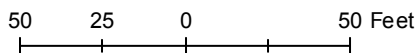


Future Land Use

GRAYSON

MONTAGUE

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



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



Aerial Photo Map



0 35 70 140 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 9, 2021

Council District: 3

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Sarah Bergman</u>	
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: Fort Worth Independent School District / Mike Naughton

Site Location: 4865 Briarhaven Road **Acreage:** 5.98 acres

Proposed Use: Elementary School – Allow for Electronic Sign

Request: From: “A-5” One-Family
 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 at the southeast corner of Briarhaven Road and Kingsridge Road, just west of Hulen Street. This site has recently been developed as a new public school, Overton Park Elementary, and it is currently zoned “A-5” One-Family District. Public school is an allowed land use in all standard zoning districts. However, the applicant is requesting a zoning change to “CF” Community Facilities in order to allow an electronic sign to be installed on the property.

Electronic changeable copy signs may be permitted by special exception in commercial, industrial, mixed-use and community facility zoning districts (subject to the provisions of Section 6.411 of the Zoning Ordinance). Therefore, if this zoning change is approved, the applicant will also need to seek approval of a Special Exception from the Board of Adjustment in order to permit an electronic sign on this property.

Surrounding Zoning and Land Uses:

- North “A-5” One-Family / Synagogue, Fort Worth Public Library
- East “A-5” One-Family / Synagogue
- South “G” Intensive Commercial / Bank, Office, and Retail; PD 602 / Loan Office
- West “ER” Neighborhood Commercial Restricted / Church, Girl Scouts Office

Recent Relevant Zoning History: None

Public Notification:

300-foot Legal Notifications were mailed on May 18, 2021.
The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
Riverhills HOA	Overton Park NA
Overton South NA	Overton Woods HA Inc
Trinity Habitat for Humanity	Fort Worth ISD
District 6 Alliance	Streams and Valleys Inc
Foster Park	Crowley 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 “A-5” One-Family District to “CF” Community Facilities, which is an appropriate zoning designation for the current use of the site as an elementary school. Surrounding land uses are almost entirely institutional, with a Fort Worth Public Library located to the north, two synagogues located north and east of the site respectively, and a church and Girl Scouts center located to the west. Property to the south is zoned for commercial use and developed with a bank and office/retail space.

There is existing “A-5” One-Family zoning adjacent to this site. However, these properties are all developed with existing community facility uses rather than with single-family homes, making this a more appropriate location for an electronic sign. There are several single-family subdivisions located to the east across Hulen Street.

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

2. Comprehensive Plan Consistency – TCU/Westcliff

The 2021 Comprehensive Plan currently designates the subject property, as well as all surrounding properties along Briarhaven Road, as “Institutional” on the Future Land Use Map. This designation is intended to include “Schools, churches, government, human services, utilities, community centers, and day cares.” The Comprehensive Plan specifically labels “CF” Community Facilities as the appropriate zoning classification for properties designated for Institutional use. The current use of the site as an elementary school conforms to this designation and the proposed zoning aligns with the following policies of the Comprehensive Plan:

- Locate elementary, middle, and high schools on blocks surrounded by streets.

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

Attachments:

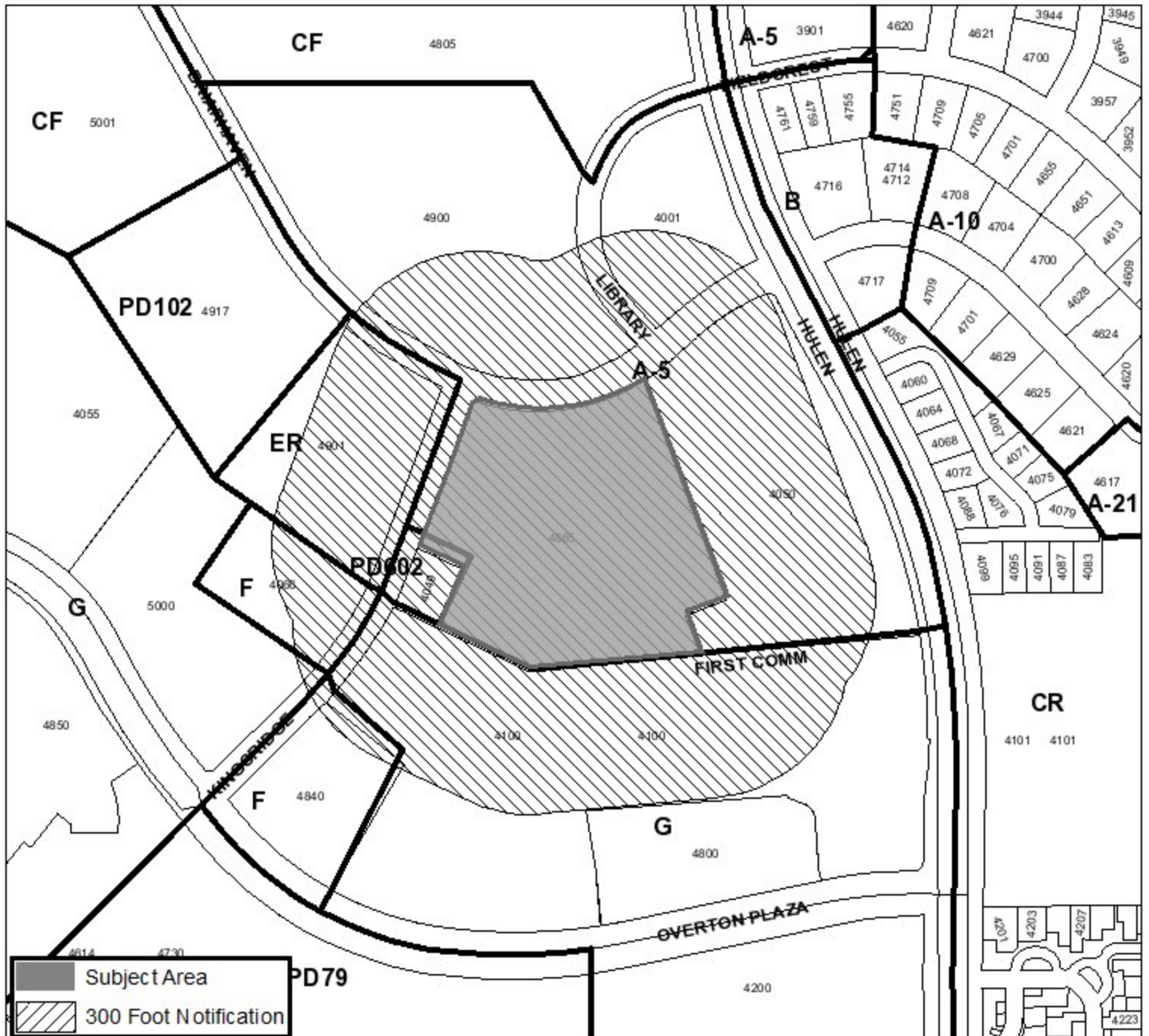
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-21-068

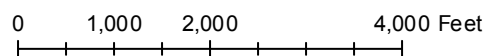
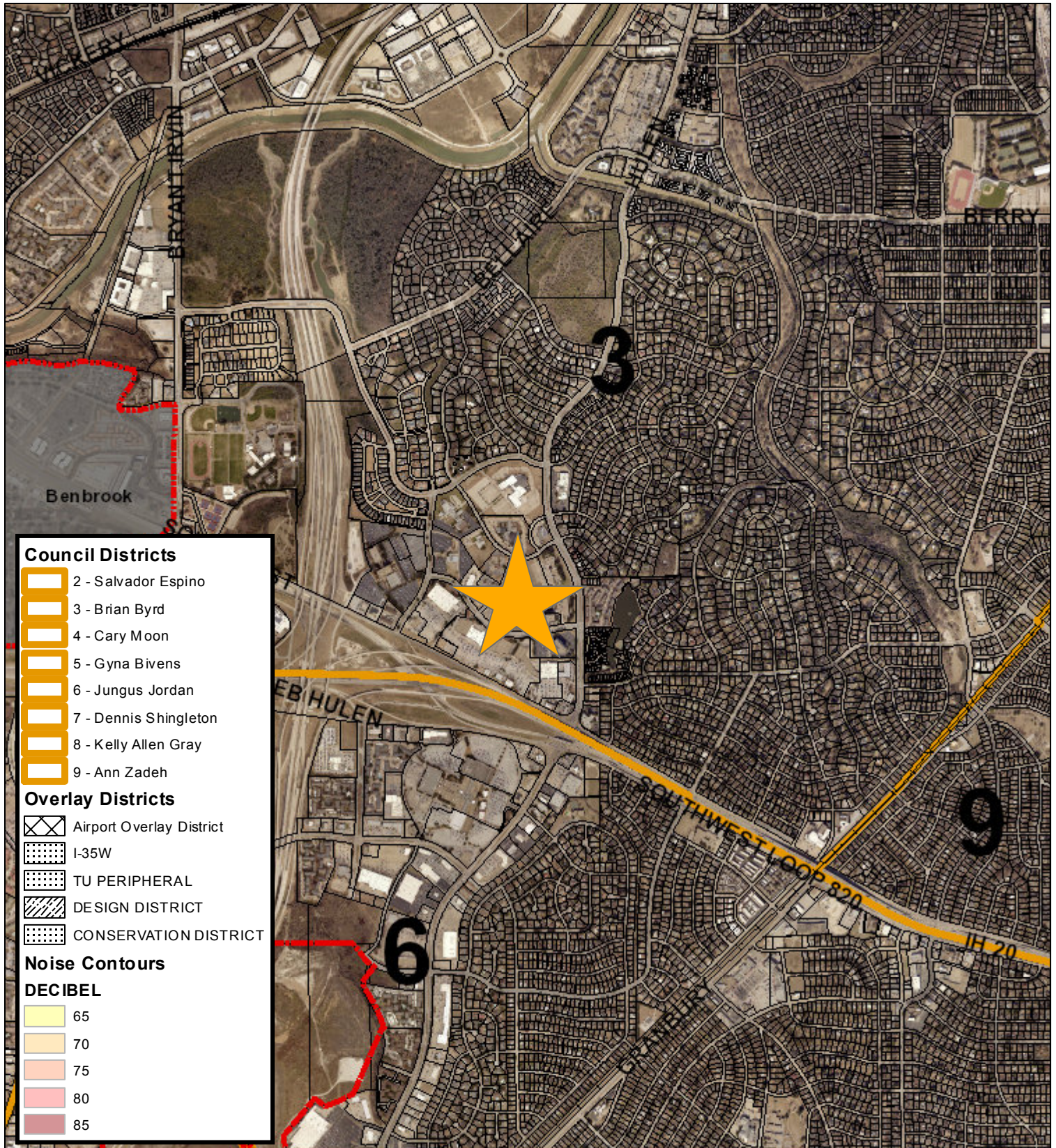
Area Zoning Map

Applicant: Fort Worth Independent School District
Address: 4865 Briarhaven Road
Zoning From: A-5
Zoning To: CF
Acres: 5.98273364
Mapsc0: 89F
Sector/District: TCU/ Westcliff
Commission Date: 6/9/2021
Contact: null

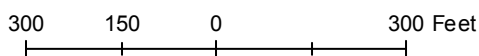
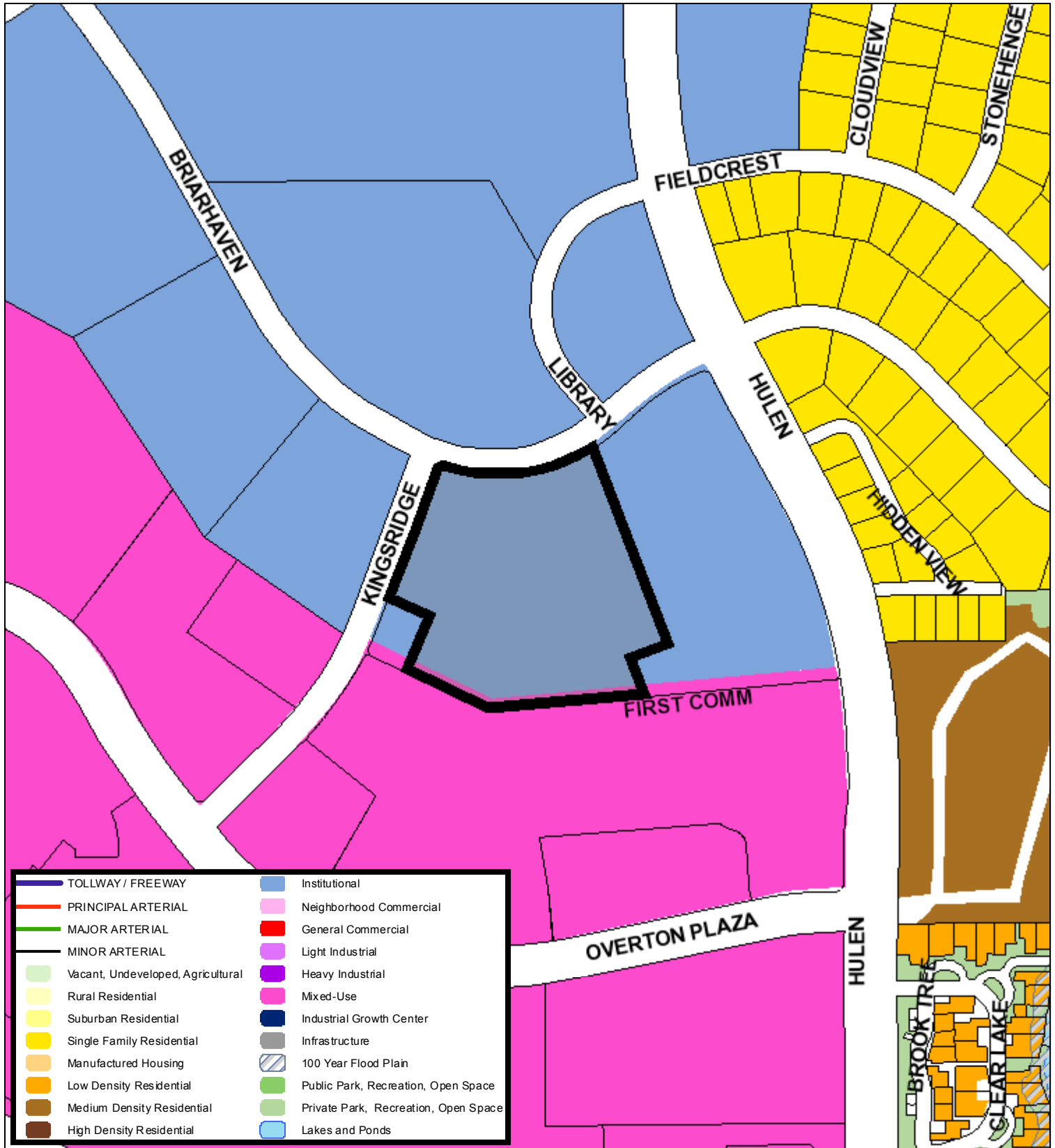


0 145 290 580 Feet

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



0 190 380 760 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 09, 2021

Council District 9

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: Veritex Community Bank

Site Location: 2800 W. 7th Street Acreage: 0.45

Proposed Use: Mixed-Use

Request: From: "F" General Commercial
To: "MU-2" High Intensity Mixed Use

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

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

Staff Recommendation: **Approval**

Background:

The proposed site is located at the southwest corner of Foch Street and W. 6th Street. The applicant is requesting a zoning change to "MU-2" High Intensity Mixed Use for future development.

On the application, the applicant wrote a detailed description of their request and reasoning: "The request is to rezone the northern portion of Lot 3R Block 10 from F to MU-2 to match the southern portion. This property was previously replatted to a single lot from several, and the zoning was never updated to be consistent over the entire lot. The development site includes Lot 3R and Lot 4R. Lot 4R is also zoned MU-2. Surrounding zoning in the area is also already MU-2 and is consistent with the Comprehensive Plan. The proposed development is for a multi-story mixed-use development with Retail, Office, and Multifamily."

The property is located directly adjacent to the W. Seventh Urban Village, which was designed in order to encourage higher quality and higher density development. The southern half of the block was rezoned to MU-2 as part of the implementation of the urban village plan, as were the blocks to the east. The northern half of the block contains "E" Neighborhood Commercial, "C" Medium Density Multifamily, portions that have already been rezoned to "MU-2" and the subject lot requesting rezoning to "MU-2". The "MU-2" district would provide consistency and design standards for these blocks. Staff anticipates that the other lots are likely to rezone to Mixed Use, which would be consistent with the Comprehensive Plan.

Surrounding Zoning and Land Uses:

- North "F" General Commercial / commercial (car battery and window tinting businesses)
- East "MU-2" High Intensity Mixed Use / commercial (auto repair)
- South "MU-2" High Intensity Mixed Use / Veritex bank building
- West "MU-2" High Intensity Mixed Use / vacant

Zoning History:

- ZC-18-144: Rezoned from “C” to “MU-2” ; adjacent to west of subject lot; effective November 11, 2018
- ZC-18-100: Rezoned from “I” to “UR” ; north of subject lot; effective July 15, 2018
- ZC-20-119: Rezoned “C” to “MU-2” ; northwest of subject site; approved by Council November 10, 2020

Public Notification:

300 foot Legal Notifications were mailed on May 18, 2021.

The following organizations were notified: (emailed May 27, 2021)

Organizations Notified	
Fort Worth ISD	Streams And Valleys Inc
Camp Bowie District, Inc	Tarrant Regional Water District
SO7 Townhome Association	Westside Alliance
Sixth & Arch Adams HA	Monticello NA
Linwood NA*	Montgomery Plaza Residential Condominium Association
West 7th Neighborhood Alliance	Trinity Habitat for Humanity
Montgomery Plaza Master Condominium Assoc.	Cultural District Alliance

**Located within this registered neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “MU-2” for a mixed-use development in accordance with the Mixed-Use standards. Surrounding land uses vary with parking lots, undeveloped land, automotive-related businesses, an existing bank to the south, and various retail uses. The applicant is wishing to rezone this portion of the lot to create consistency among a group a lots in order to build a mixed-use building with multifamily residential, office, and retail.

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

2. Comprehensive Plan Consistency-Arlington Heights

The 2021 Comprehensive Plan designates the subject property as Mixed-Use. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Adopt a sustainable development policy that promotes the following:
 1. Land use and transportation practices that promote economic development while using limited resources in an efficient manner;
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Promote a desirable combination of compatible residential, office, retail, commercial, and selected light industrial uses in the mixed-use and urban residential zoning districts of the West Seventh Urban Village.
- Stimulate the redevelopment of the Camp Bowie Boulevard, West 7th Street, White Settlement Road, and Vickery Boulevard/Lovell Avenue commercial, mixed-use, and urban residential districts.

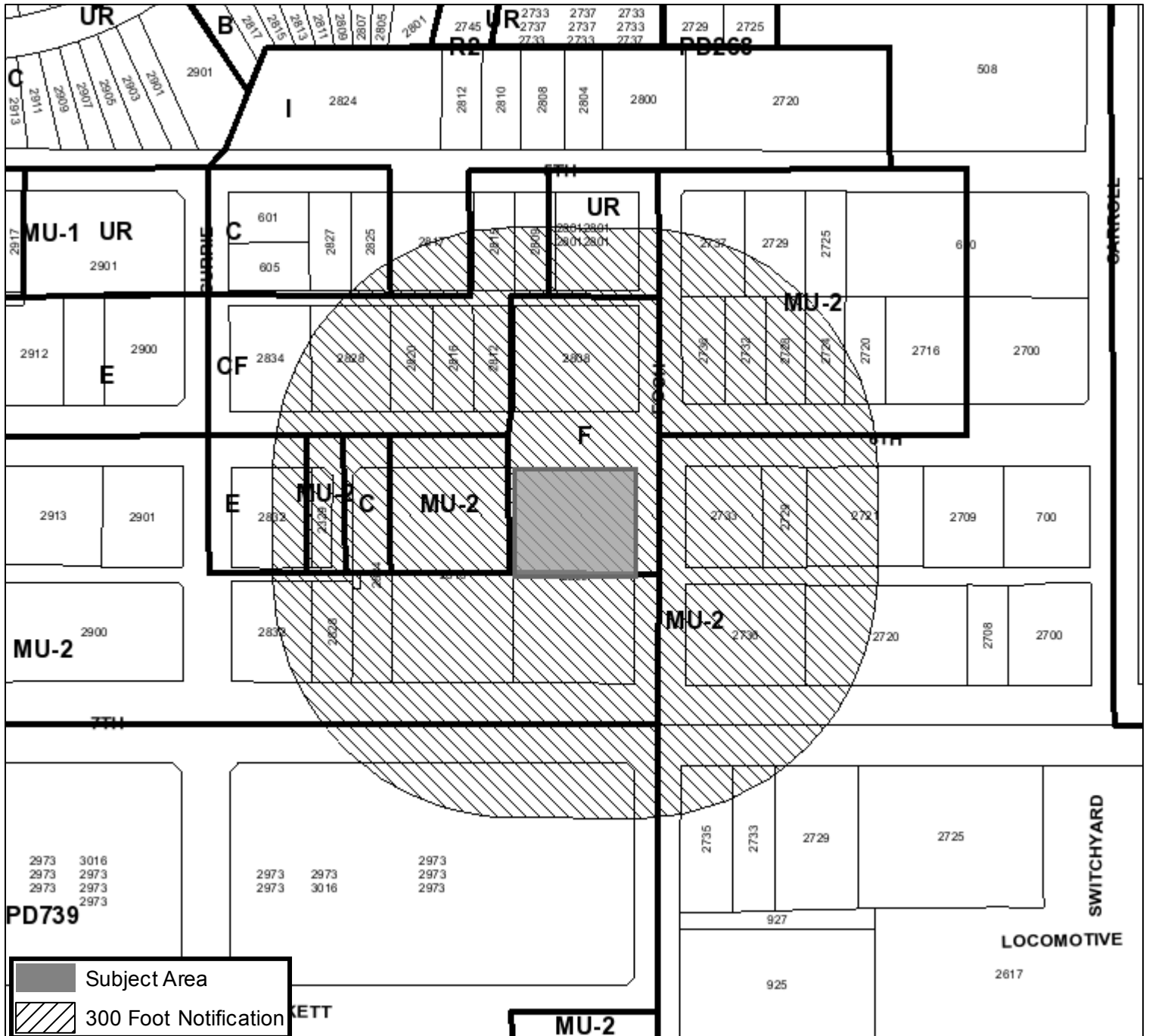
Based on the conformance with the future land use map and the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

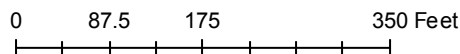
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

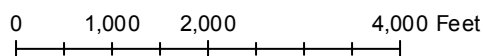
Applicant: Veritex Community Bank
 Address: 2800 W. 7th St reet
 Zoning From: F
 Zoning To: MU-2
 Acres: 0.4578513
 Mapsco: 76B
 Sector/District: Arlington Heights
 Commission Date: 6/9/2021
 Contact: null



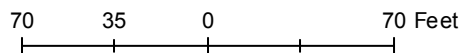
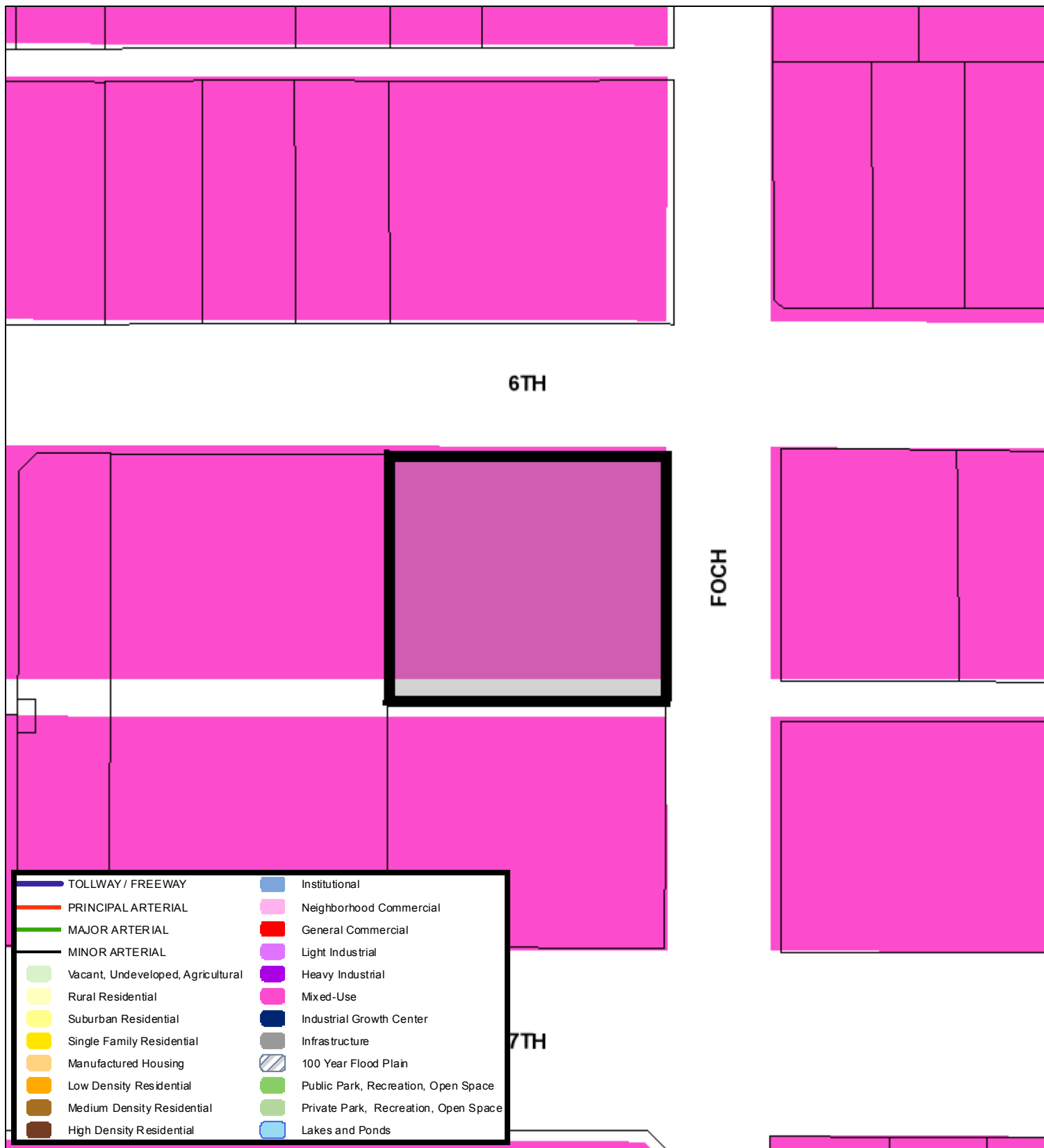
Subject Area
 300 Foot Notification



Area Map



Future Land Use



Aerial Photo Map



0 45 90 180 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 9, 2021

Council District 8

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: Renaissance Square LLC

Site Location: 2624 E. Berry Street Acreage: 1.23

Proposed Use: Carwash

Request: From: "PD 720" Planned Development for "E" Neighborhood Commercial uses, with excluded uses and development requirements in the Masonic Widows Orphans Home Scenic Area

To: Add Conditional Use Permit (CUP) PD 720 Planned Development for "E" Neighborhood Commercial uses, with excluded uses and development requirements in the Masonic Widows Orphans Home Scenic Area 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 southwest quadrant of US Highway 287 and East Berry Street. 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 3,600 sq. ft. building. Self-service vacuum spaces are shown in a row adjacent to the east 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 currently vacant land. The nearest single family subdivision is across the street to the north, with additional residential uses approximately 300 feet to the

southwest. Although the site is not directly adjacent to a residential lot and the closest residential building is approximately 100 feet away, the site rises above well above the adjacent roadway and residential lots to the north, increasing visual and sound impacts. The location of the car wash dryer and 19 vacuums will likely have a detrimental impact on the neighborhood. While landscaping is shown on the northern end of the building, no plant materials or heights were provided. Additionally, the development standards approved for PD 720 do not allow bay doors to face Berry Street. Amending the PD standards can only be done through a rezoning case.

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
Building orientation	PD 720 development standards do not allow mechanical equipment, loading docks, etc. (bay doors) to face Berry Street.	Mechanical equipment and bay door to face Berry Street (requires PD standards zoning change or rotation of building)
Non-habitable structures	Behind front wall of building facing a street	Pay stations and vacuum canopies in front of building along Berry Street (requires Development Regulation Waiver)

Surrounding Zoning and Land Uses:

- North “A-5” One-Family and “CF” Community Facilities / Single family uses and church
- East “PD 720” Planned Development 720 for most Neighborhood Commercial uses / retail use
- South “PD 720” Planned Development 720 for most Neighborhood Commercial uses / Commercial uses and vacant lot
- West “A-5” One-Family and “CF” Community Facilities / Single family uses and churches

Recent Relevant Zoning and Platting History:

- ZC-11-061, subject, from PD 720 for E uses and PD 721, add land to PD 720, approved;
- ZC-11-074, north and west of subject, Council initiated to be in conformance with Comprehensive Plan, approved;
- ZC-14-151, ZC-17-073, ZC-18-034, ZC-19-158, northwest of subject, from B and E to FR (2014), PD for auto parts store (2017), PD for certain E uses (2018), and E (2019), denied;
- ZC-15-002, east of subject, from PD 720 to add auto parts sales, approved;
- ZC-19-133, northeast of subject, from A-5 to E, approved.
- Platting History: no preliminary plats within last 10 years.

Site Plan Comments:

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

1. The PD zoning does not allow bay doors to face Berry Street edges, requiring a zoning change amendment to the PD. **Please rotate the building to have the car wash dryer face east, away from all residential uses.**
2. The number of stories and the building height are not noted.
3. The adjacent land uses and zoning are not provided.
4. The zoning case number ZC-21-070 needs to be added to the lower right hand corner.

(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 May 18, 2021.

The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
The New Mitchell Boulevard NA*	Streams and Valleys Inc.
Glencrest Civic League NA	Trinity Habitat for Humanity
Eastland NA	Fort Worth ISD
United Communities Association of South Fort Worth	Southeast Fort Worth Inc
East 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 “PD 720” zoning district. Surrounding land uses consist of a single family subdivision to the north and west with other commercial uses to the east and south. The single family uses are directly across the street, approximately 100 feet from the site. The site is in a scenic area and sits well above the residential subdivision to the north.

The proposed zoning request **is not compatible** with surrounding land uses due to the bay door facing north, as well as pay stations and vacuum canopies in front of the building,. *Staff would be supportive and find the site to be compatible with adherence to the PD standards and rotation of the building to have the car wash dryer face east. Although staff had several discussions with the applicant, the applicant chose not rotate the building.*

2. **Comprehensive Plan Consistency-Southeast**

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.

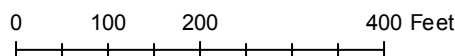
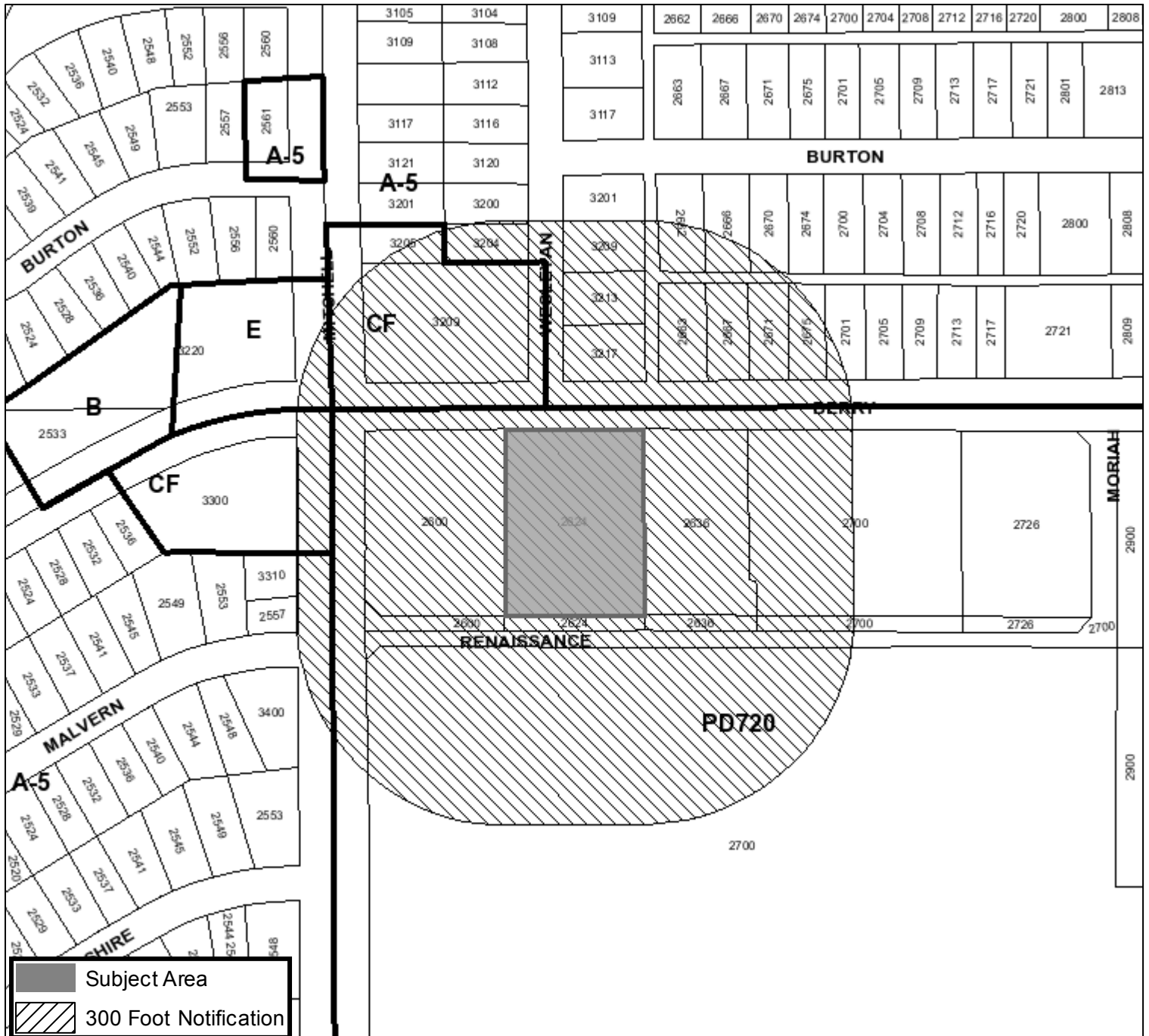
Based on a lack of conformance with the future land use map and with the policy as stated above, the proposed zoning **is not consistent** with the Comprehensive Plan. *Staff would be supportive and find the site to be compatible with adherence to the PD standards and rotation of the building to have the car wash dryer face east.*

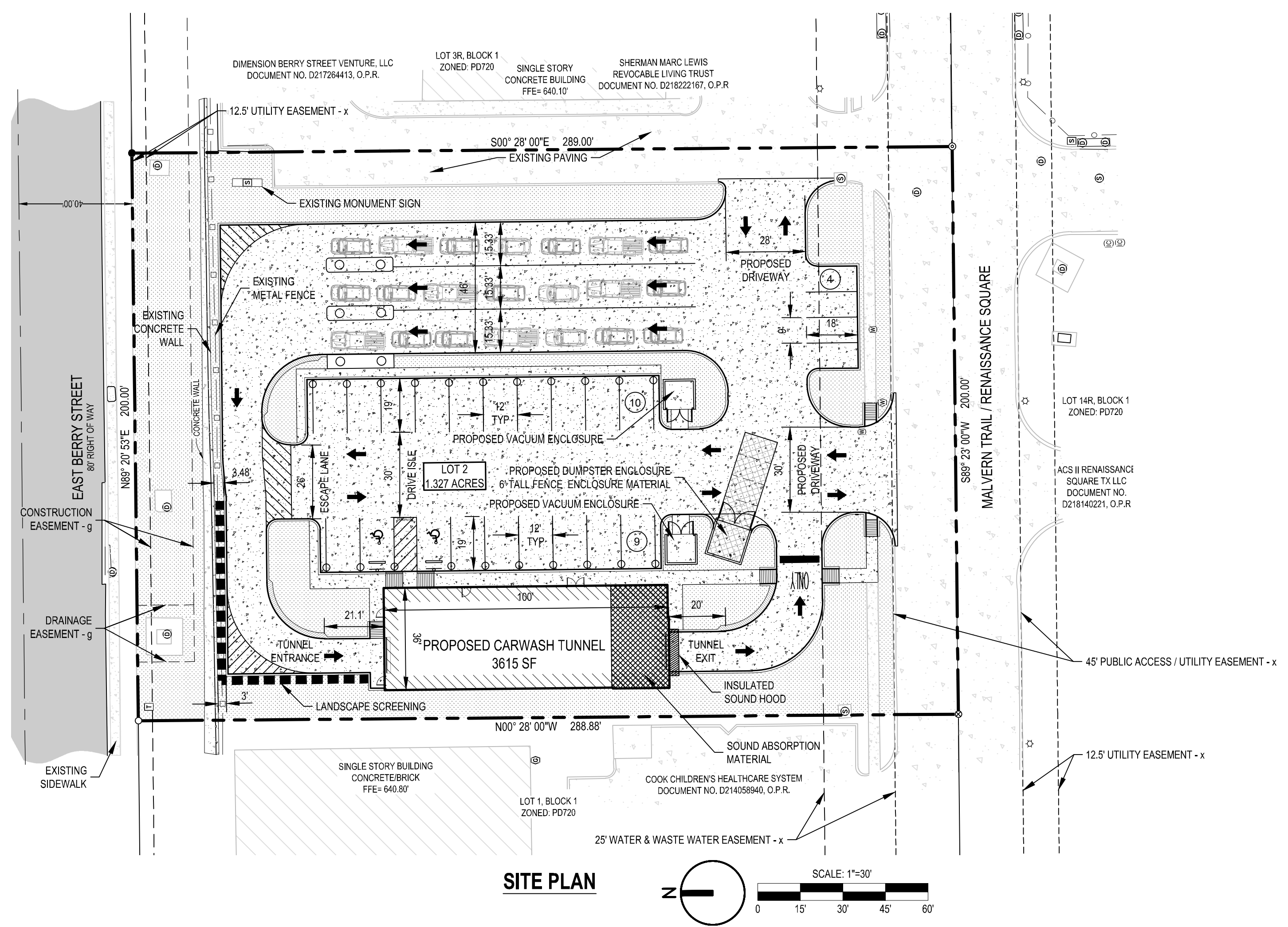
Attachments:

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

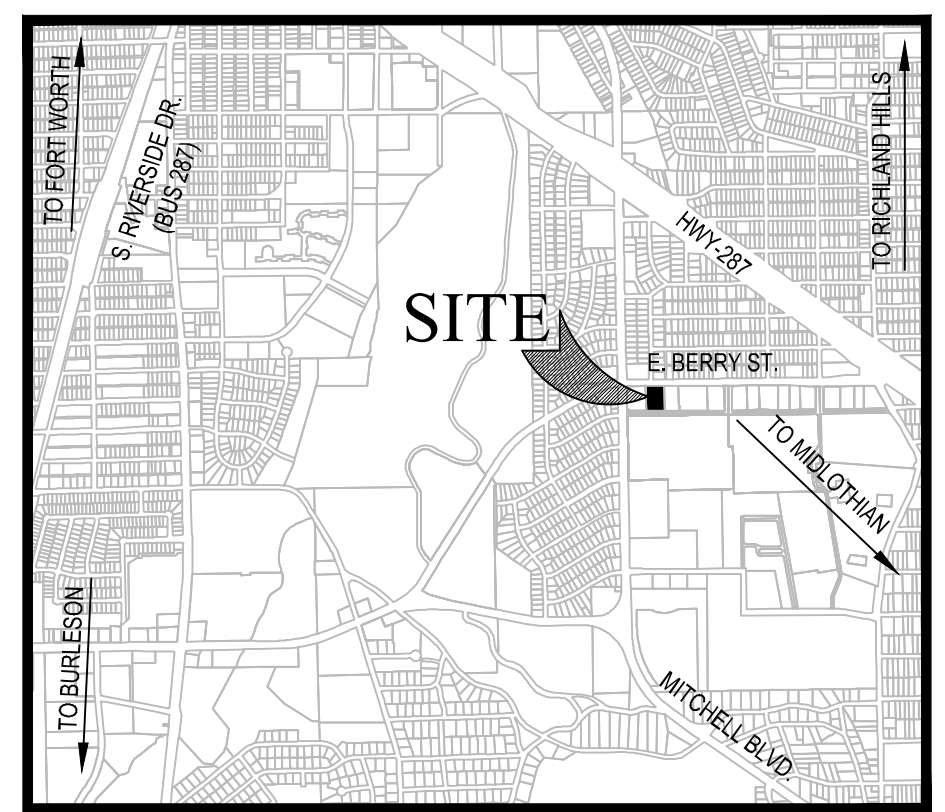
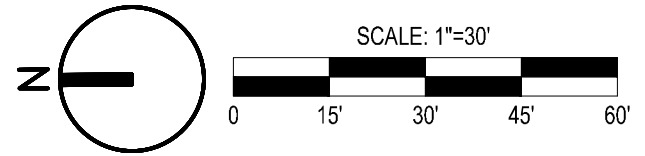
Area Zoning Map

Applicant: Renaissance Square LLC
 Address: 2624 E. Berry Street
 Zoning From: PD 720 for certain E uses
 Zoning To: Add Conditional Use Permit for carwash
 Acres: 1.23235252
 Mapsco: 078T
 Sector/District: Southeast
 Commission Date: 6/9/2021
 Contact: null





SITE PLAN



LOCATION MAP
NOT TO SCALE

LEGEND

PROPERTY BOUNDARY	---
ADJOINING PROPERTY BOUNDARIES	---
STANDARD CURB	---
TRANSITION CURB	---
4" ROLLOVER CURB WITH APRON	---
PROPOSED ADA STALL	♿
PROPOSED CONCRETE SIDEWALK	[Pattern]
PROPOSED CONCRETE PAVING	[Pattern]
PROPOSED HEAVY-DUTY CONCRETE PAVEMENT	[Pattern]
PROPOSED GRASS / LANDSCAPING AREA	[Pattern]
EXISTING ASPHALT PAVEMENT	[Pattern]
EXISTING CONCRETE PAVEMENT	[Pattern]
PARKING STALL COUNT	15
TRAFFIC FLOW ARROWS	←
EXISTING METAL FENCE	□

SITE PLAN NOTES:

- ALL PROPOSED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- ALL PROPOSED SIGNAGE SHALL CONFORM TO ARTICLE 4, SIGNS.
- PROJECT LANDSCAPING SHALL COMPLY WITH SECTION 6.301, LANDSCAPING.
- PROJECT SHALL COMPLY WITH 6.302, URBAN FORESTRY.
- A DEVELOPMENT REGULATION WAIVER WILL BE OBTAINED FOR THE CANOPIES & PAY STATIONS.

DIRECTOR OF PLANNING AND DEVELOPMENT:
NAME: _____ DATE: _____, 2021

LEGAL DESCRIPTION OF LAND PROVIDED:
BEING LOT 2, IN BLOCK 1, OF THE SHOPPES AT RENAISSANCE SQUARE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN D211065015, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

ADDRESS:
2624 E. BERRY STREET

ZONING DATA
CURRENT ZONING DESIGNATION: PD-720
"E" NEIGHBORHOOD COMMERCIAL

SETBACKS:
FRONT - 20'
REAR - 10' MINIMUM
SIDE - NONE
BUILDING HEIGHT - 60'

SITE DATA:

VACUUM STALLS	19 (2 - ADA)
PARKING STALLS	4
BUILDING SIZE	36' x 100' (3615 SF)
CARS IN STACKS	21
LOT SIZE	1.327 ACRES
PAY STATIONS	3

PROJECT NUMBER: _____ ZONING CASE NUMBER: _____

OWNER/DEVELOPER:
RICHARD LILLEY
CONSTRUCTION MANAGER
BLUEWAVE EXPRESS CARWASH, LLC
8700 JAMEEL ROAD, STE. 150
HOUSTON, TX. 77040
CELL: (281) 387-8395
EMAIL: r.lilley@bluewaveexpress.com

AGENT:
MATKINHOOPER ENGINEERING & SURVEYING
C/O JASON W. HUBBERT, P.E.
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099

MATKINHOOPER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOPER.COM

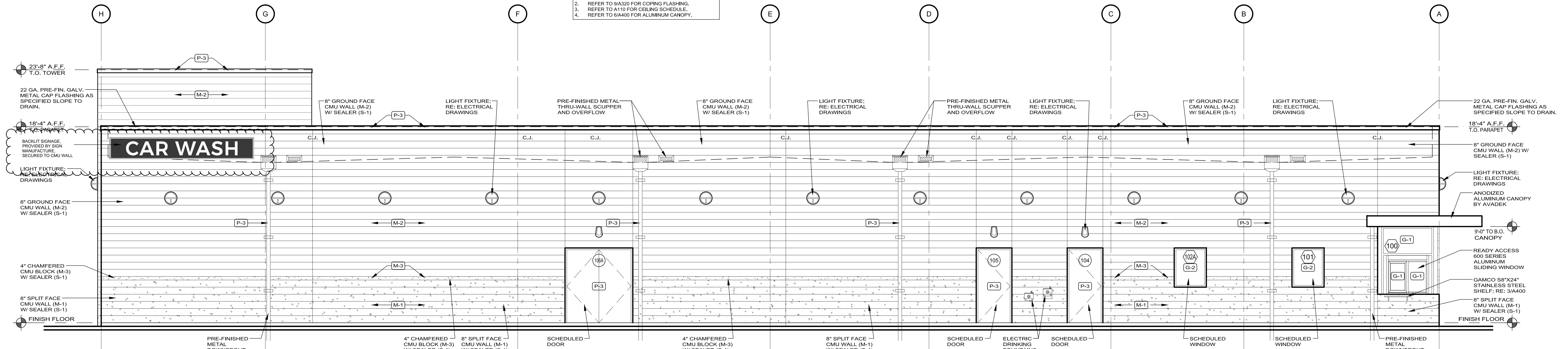
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

REV:
DATE: 05/03/2021

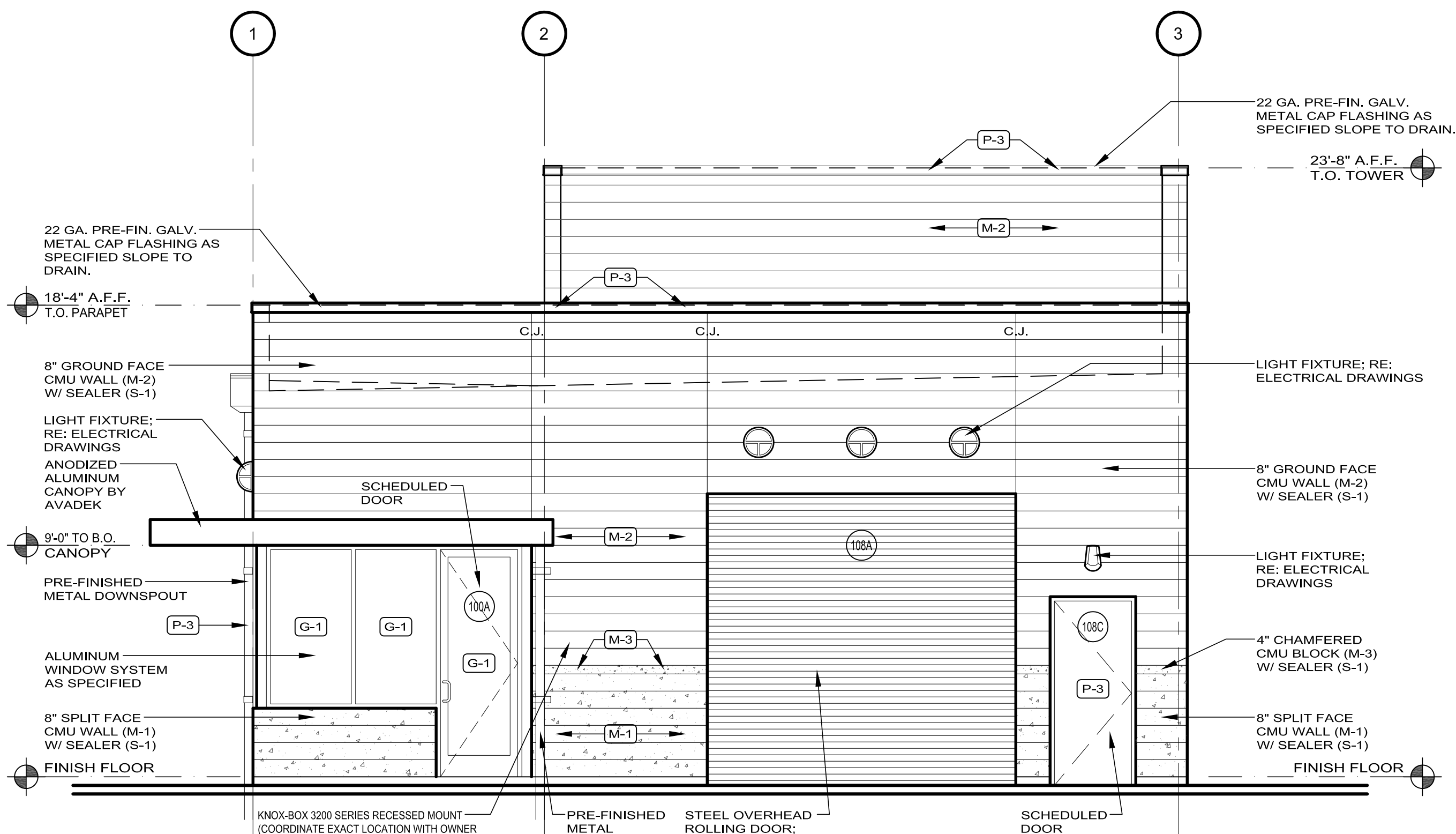
JOB NO.: 3135.15
SHEET 1 OF 1

BLUEWAVE
BERRY - MITCHELL CARWASH
FORT WORTH, TEXAS

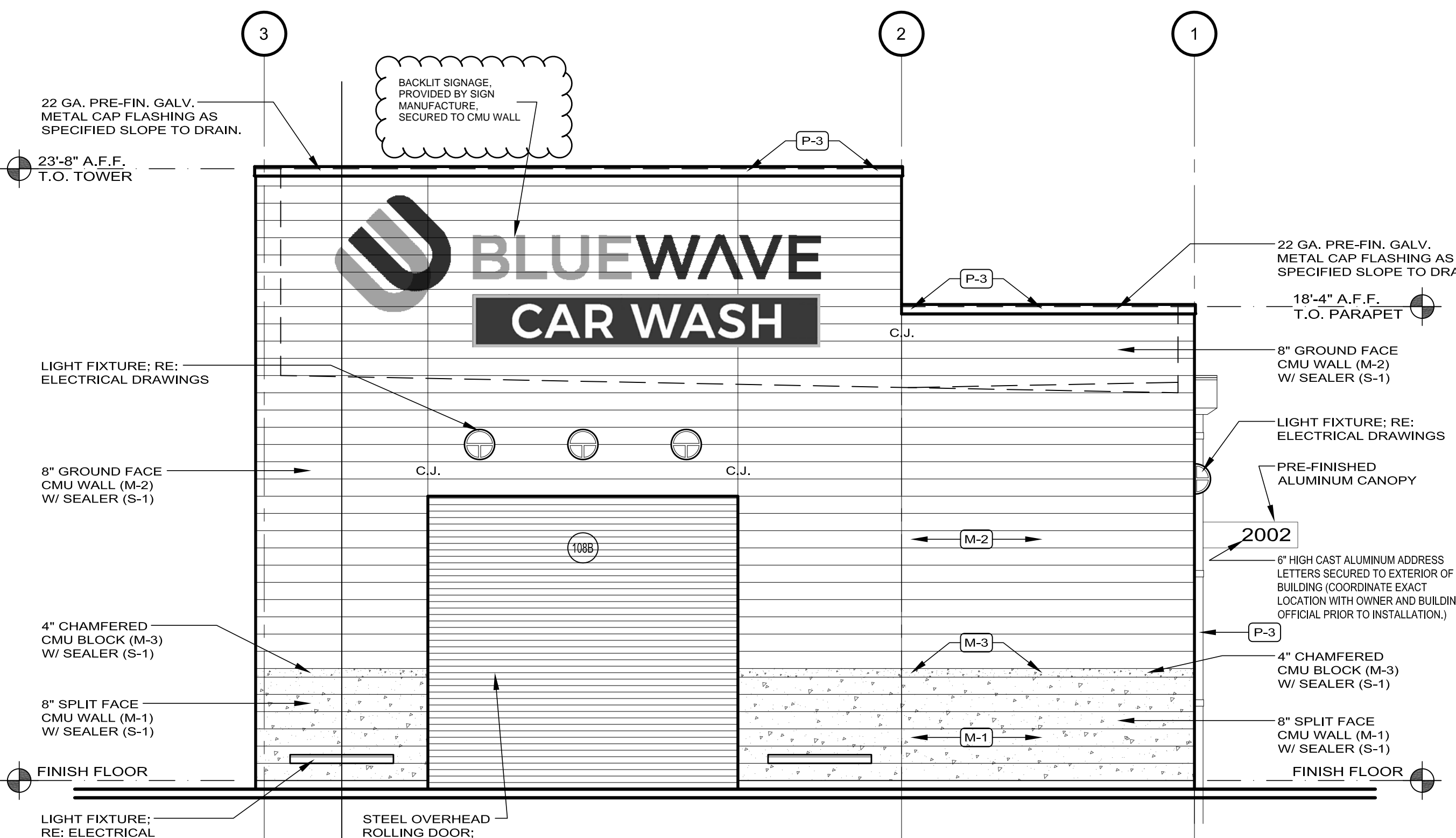
NOTES:
 1. REFER TO A300 FOR DOOR AND WINDOW SCHEDULE.
 2. REFER TO 9A320 FOR COPING FLASHING.
 3. REFER TO A110 FOR CEILING SCHEDULE.
 4. REFER TO 9A600 FOR ALUMINUM CANOPY.



4 EXTERIOR EAST ELEVATION
 SCALE: 1/4"=1'-0"



3 EXTERIOR NORTH ELEVATION
 SCALE: 1/4"=1'-0"



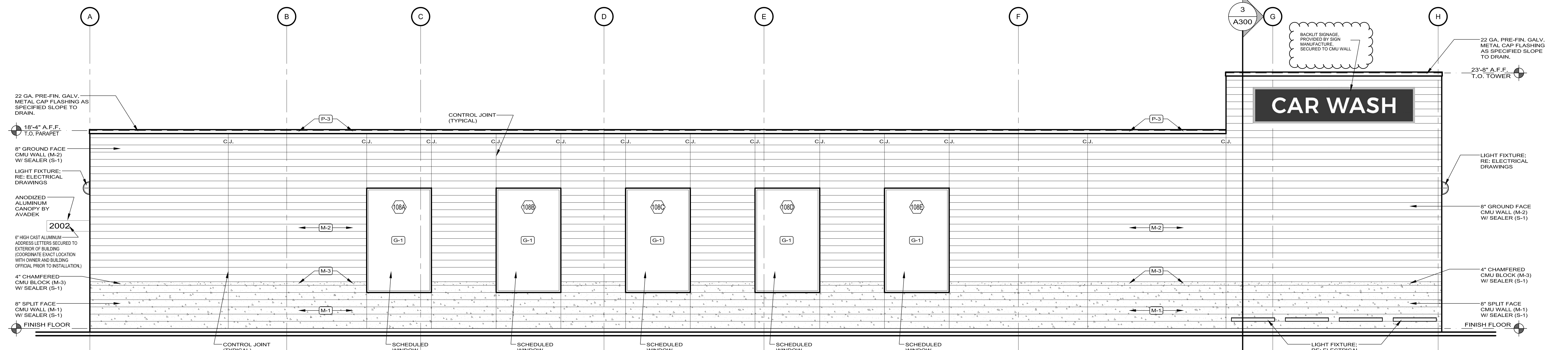
2 EXTERIOR SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

MATERIAL FINISH SCHEDULE:

	MATERIAL	MANUFACTURER	COLOR	REMARKS
(M-1)	CMU - SPLIT FACE	BORAL	#12 MOJAVE BROWN	UPPER WALL PROVIDE DRAIN CONTROL SUBMITURE TO ALL GROUT JUNCTIONS
	MORTAR		ROYAL UMBER	
(M-2)	CMU - GROUND FACE	BORAL	#813 LIMESTONE BUFF	UPPER WALL PROVIDE DRAIN CONTROL SUBMITURE TO ALL GROUT JUNCTIONS
	MORTAR		ALMOND-NI VANILLA-NI KHAKI	
(M-3)	CMU - GROUND FACE	BORAL	#813 LIMESTONE BUFF	UPPER WALL PROVIDE DRAIN CONTROL SUBMITURE TO ALL GROUT JUNCTIONS
	MORTAR		ALMOND-NI VANILLA-NI KHAKI	PROVIDE WHITE EPPOXIDES/CONTROL SUBMITURE TO ALL GROUT JUNCTIONS
(M-4)	CMU - STANDARD	BORAL	GRAY	PROVIDE WHITE EPPOXIDES/CONTROL SUBMITURE TO ALL GROUT JUNCTIONS
	MORTAR		GRAY	
(P-1)	PAINT	SHERWIN WILLIAMS	SW 7029 AGREEABLE GRAY	TYPICAL WALL COLOR INTERIOR W/ DOORS AND FRAMES
(P-2)	PAINT	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE	INTERIOR W/ DOORS AND FRAMES
(P-3)	PAINT	SHERWIN WILLIAMS	SW 6107 NOMADIC DESERT	TYPICAL EXTERIOR W/ DOORS AND FRAMES
(G-1)	GLAZING	VITRO/ PPG	CLEAR ON CLEAR	SOLARBAN 70XL
(G-2)	GLAZING	VITRO/ PPG	CLEAR ON CLEAR	SOLARBAN 90
(F-1)	TILE (13" x 20")	DALTILE - VERANDA	DUNE P527	1/4" JOINTS GROUT; TERRAZO #13 GRAY
(B-1)	TILE (6 1/2" x 20")	DALTILE - VERANDA	DUNE P527	1/4" JOINTS GROUT; TERRAZO #13 GRAY
(F-2)	EPOXY FLOOR COATING	SHERWIN WILLIAMS - ARMOSEAL 1000HS	CLEAR	INTERIOR W/ DOORS AND FRAMES
(FR)	FIBERGLASS REINFORCED PLASTIC CORNER GUARD (1" x 1" x 48")	CRANE COMPOSITES - SEQUENTIA FLAT	WHITE 1130	1/4" HIGH W/ JOINTS (ENTIRE PERIMETER OF ROOM)
(CG)	CORNER GUARD (1" x 1" x 48")	WALLGUARD	23302 STAINLESS STEEL	TYPE 304 16 GAUGE; #4 BATH FINISH
(W-1)	INTERLOCKING PVC LINER PANEL	EXTRUTECH P2400	FLAT GLOSSY WHITE	APPLY EDGE WATERPROOFING TO CMU WALL PRIOR TO INSTALLATION
(PL-1)	PLASTIC LAMINATE	FORMICA	CITADEL (1097)	MATTE FINISH CODE 58
(SS-1)	SOLID SURFACE	CORIAN BY DUPONT	ELDERBERRY	
(S-1)	SEALER	PRIME A PELL 200-900 SERIES	CLEAR	APPLY TO EXTERIOR SIDE OF BUILDING CMU ONLY

NOTE: ALL ITEMS MOUNTED ON THE EXTERIOR WALLS OF THE BUILDING ARE TO BE PAINTED TO MATCH THE WALL COLOR UNLESS NOTED OTHERWISE. SEE ELECTRICAL AND PLUMBING DRAWINGS.

5 MATERIAL FINISH SCHEDULE
 SCALE: N.T.S.

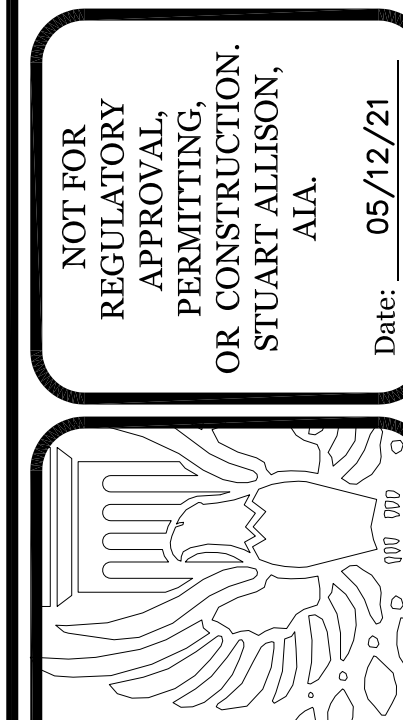


1 EXTERIOR WEST ELEVATION
 SCALE: 1/4"=1'-0"

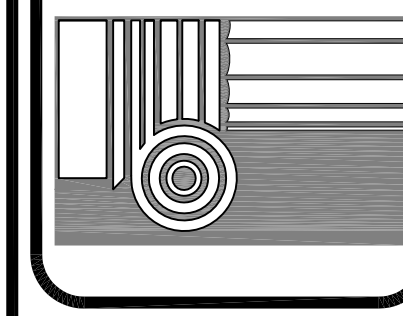
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

STUART ALLISON, AIA

Date: 05/12/21



CDA Architects
 Member American Institute of Architects
 20445 State Hwy 249, Suite 200
 Fort Worth, Texas 76177
 817/978-9532 Fax 817/978-9240



BLUE WAVE

EXTERIOR ELEVATIONS

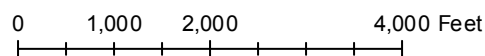
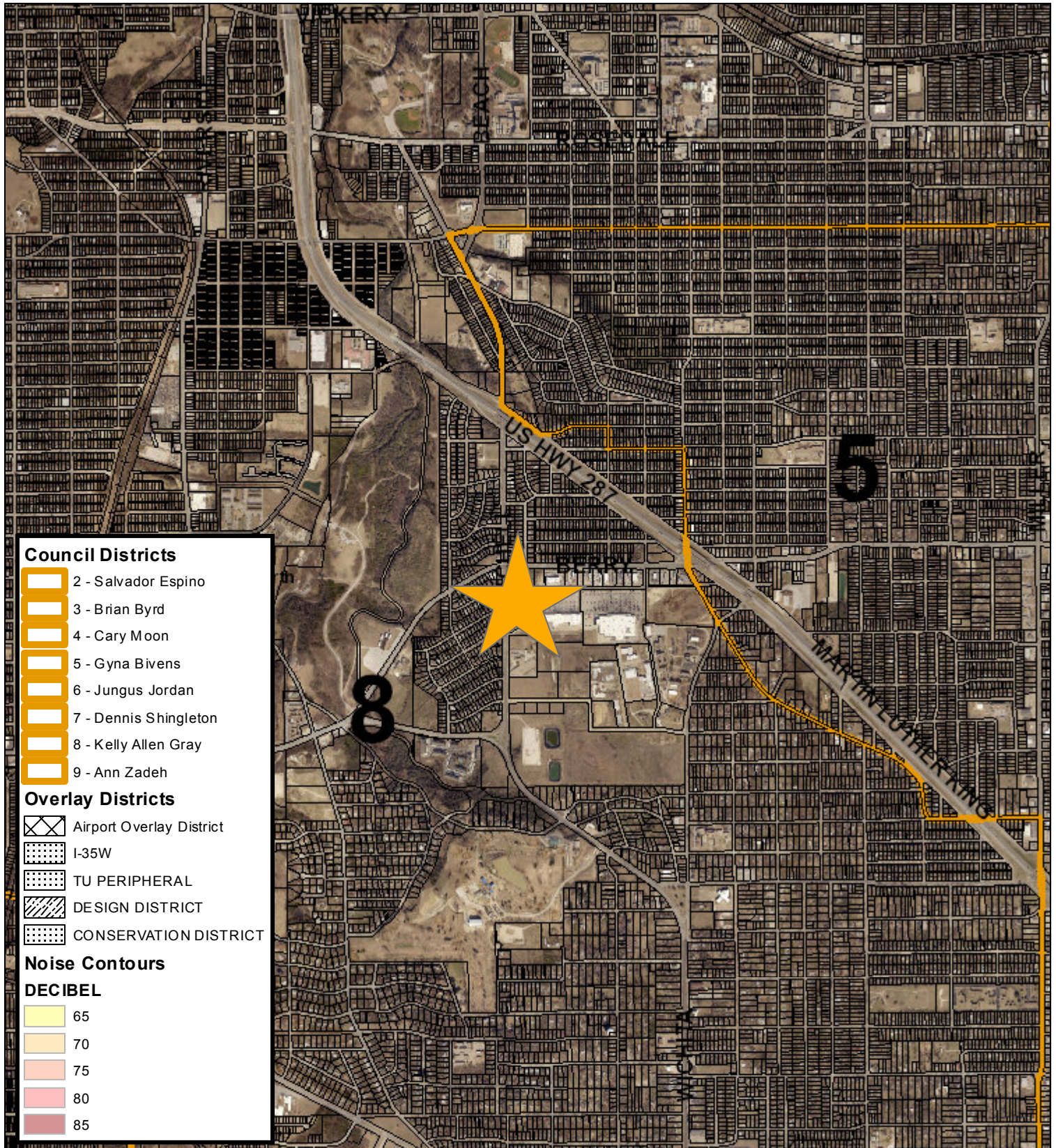
BLUE WAVE CAR WASH

FORT WORTH, TEXAS

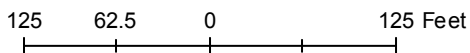
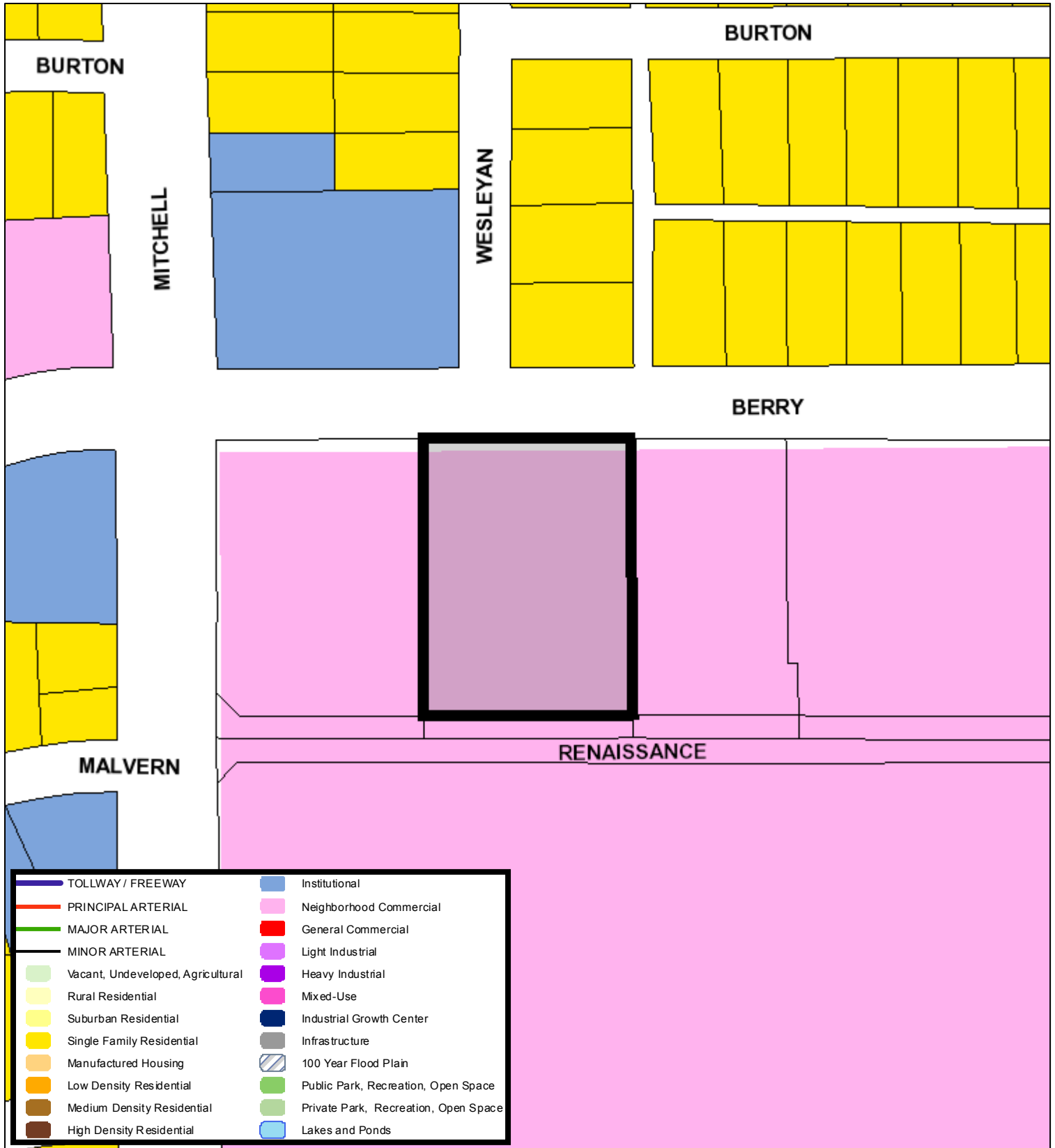
A200

PROJECT: _____
 DATE: _____
 SHEETING: _____

Area Map



Future Land Use



Aerial Photo Map



0 80 160 320 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 9, 2021

Council District 3

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes _	No <u>X</u>

Owner / Applicant: WCJ Cherry LN LTD

Site Location: Generally bounded by Calmont Avenue, Bonnie Drive, Slocum Avenue, and Cherry Lane
Acreage: 34.165

Proposed Use: Single-family

Request: From: "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "I" Light Industrial with NASJBR APZ I & II Overlay
To: "A-5" One-Family, "R1" Zero Lot Line/Cluster, "R2" Townhouse Cluster with NASJBR APZ I & II Overlay

Land Use Compatibility: Requested change:
*Western Section (A-5 and R-2) is compatible.
*Eastern Section (A-5 and R2) is not compatible.

Comprehensive Plan Consistency: Requested change is not consistent (future land use map change recommended for *western section of the property)

Staff Recommendation: *Western Section: **Approval**
*Eastern Section: **Denial**
*Eastern and Western Sections delineated by the drainage channel that bisects the proposed site

Background:
The applicant would like to rezone the site from "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "I" Light Industrial with NASJBR APZ I & II Overlay to "A-5" One-Family, "R1" Zero Lot Line/Cluster, "R2" Townhouse Cluster with NASJBR APZ I & II Overlay. The applicant intends to build single-family and townhomes on the proposed site.

Portions of this re-zoning are located in APZ-I and APZ-II, and the 70 and 65 DNL contours. The long-term plan is to maintain the status quo with industrial in this area as a move towards protecting the base from future closure. Industrial zoning was considered compatible in the APZ's and in the 70 and 75 DNL noise zones at these locations.

The City of Fort Worth formally created the airport overlay in 2013 and NASJRB overlay in 2014. The primary purpose was to control potentially negative influences and to promote the public health, safety, peace, comfort, convenience and general welfare of the inhabitants of and near the base. The land areas below military airport take off and final approach paths are exposed to significant danger of aircraft accidents. It was necessary to limit the density of development and intensity of uses in such areas.

The Airport Overlay regulates future growth and development; promotes orderly and appropriate use of land; protects the character and stability of existing land uses; enhances the quality of living in the areas affected; protects the general economic welfare by restricting incompatible land uses; prevents the establishment of any land use which would endanger aircraft operations and the continued use of the NAS FW JRB.

A large drainage channel bisects the property creating a divide between industrial and commercial zoned properties. For the purpose of this staff report and discussion of land use and Comprehensive Plan consistency, the proposed rezoning has been divided into a Western Section and Eastern Section (See Exhibit 1).

The Western Section (“E” to “A-5” and “R2”; “ER” to A-5) is currently zoned for commercial uses and outside of APZ 1 & 2. Single-family rezoning would have minimal impact to existing land uses and maintain the protections established in the existing overlay. This section also already contains 50 ft X 100 ft lots for single-family homes. Prior to the mid-eighties, single-family was allowed in commercially zoned districts.

The Eastern Section (“I” to “A-5 and “R-2”) is currently zoned for industrial uses and contains property within the APZ 1 & 2. The applicant intends to develop the site with single-family and townhomes. They are aware of the steps taken to protect the base and have agreed to keep structures outside of APZ’s and will use them for parking instead. The applicant has met with officials from the NAS FW JRB. This section also contains 50 ft. X 100 ft. lots for single-family homes. Replatting this portion may be necessary to meet R2 requirements.

The case was submitted for review to the NAS JRB Regional Coordination Committee and was determined to be inappropriate within the flight area.

Surrounding Zoning and Land Uses:

- North PD 407 "PD-SU" for all uses in "G" minus certain uses /community ballfield
- East “I” Light Industrial / industrial
- South “I” Light Industrial / industrial, vacant
- West “E” Neighborhood Commercial; “B” Two-Family / Postal Service, Idea Charter School

Recent Relevant Zoning:

- ZC-13-050: Rezoned from multiple to Add Airport Overlay/Compatible Use Zone Overlay Districts
- ZC-14-102: Rezoned from multiple to Add Airport Overlay Zone to the Naval Air Station Fort Worth Joint Reserve Base

Public Notification:

300 foot Legal Notifications were mailed on May 18, 2021.
 The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
Western Hills North NA	Fort Worth ISD
Streams and Valley’s Inc.	White Settlement ISD
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC

Development Impact Analysis:

1. Land Use Compatibility

The applicant is requesting to rezone this site to “A-5” One-Family, “R1” Zero Lot Line/Cluster, “R2” Townhouse Cluster with NASJBR APZ I & II Overlay

***Western Section**

The western section of the rezoning is adjacent single-family to the north, with Cherry Lane separating the property from duplexes, single-family, vacant land, a post office and charter school to the west. Vacant land is located south and west of this section. The site is located within the airport overlay and noise can range from 65 to 70 decibels but not within the APZ zones. Noise can be mitigated through various construction techniques. The site is currently platted with single-family lots and the proposed rezoning for this section **is compatible** with surrounding land uses.

***Eastern Section**

The eastern section of the rezoning contains athletic fields to the north, vacant land and single-family to the west, and industrial to the south and east. The APZ 1 and 2 runs north and south within this section. Residential uses were deemed by the zoning overlays as not appropriate. Industrial zoning was considered compatible in the APZ's and in the 70 and 75 DNL noise zones at these locations. The applicant has agreed to place the residential outside of the APZ zones and maintain parking instead. The site also contains single-family platted lots. The proposed rezoning for this section **is not compatible** with surrounding land uses.

2. Comprehensive Plan Consistency-Far West

The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial on the western section of the property and Industrial to the east. The proposed residential, is not consistent with the Comprehensive Plan's Future Land Use Map. This site is supported by various Comprehensive Plan Policies based on its location and proximity to the freeway.

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central
- Promote appropriate uses within the NAS-JRB Overlay.
- Do not locate residential uses or schools in areas adjacent to airfields having a noise level of 65 or more decibels DNL (average Day or Night Level)

The proposed zoning **is not consistent (future land use map change recommended for *western section of the property).**

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 business retention and expansion outcomes that focus on:

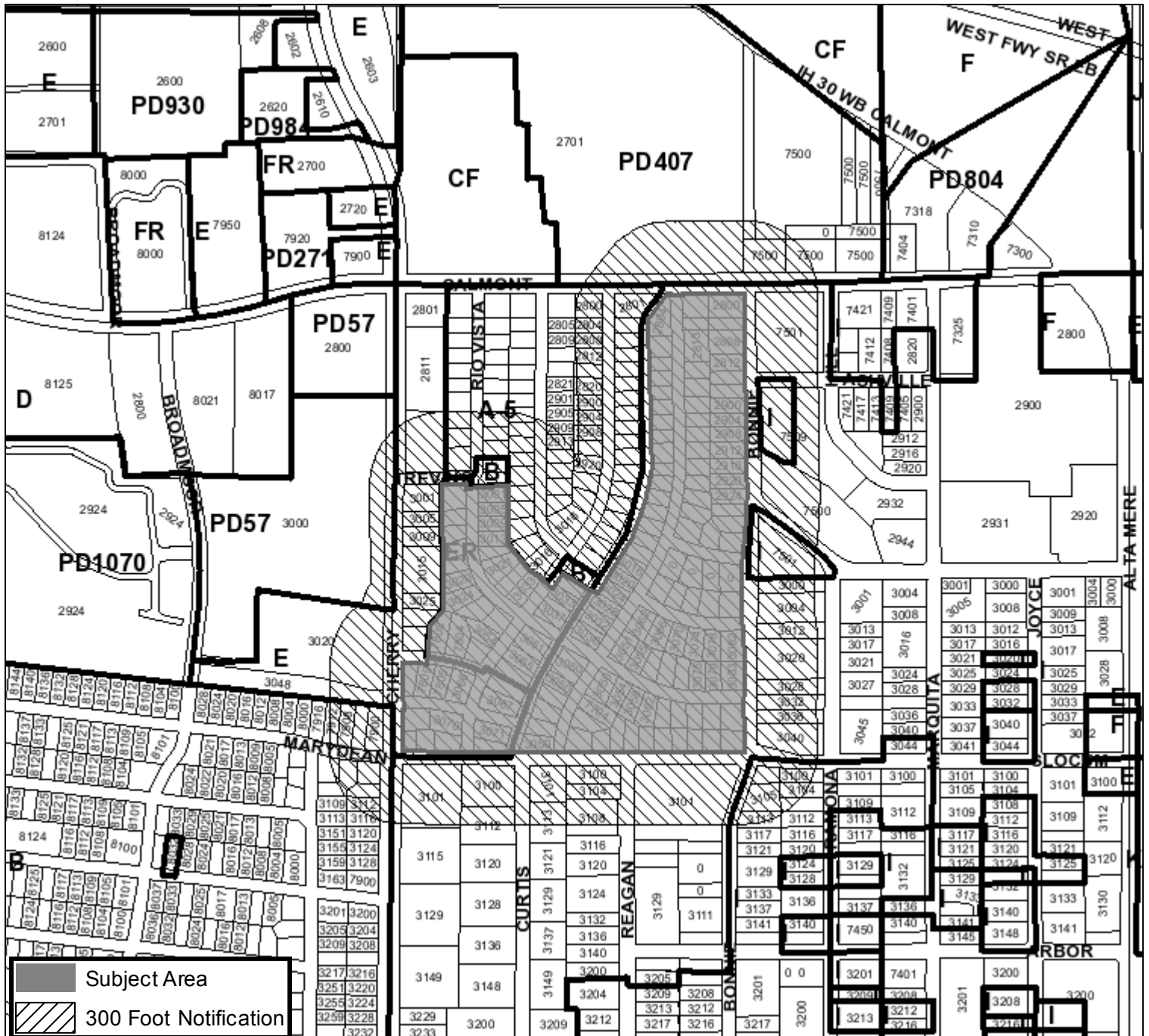
- Protecting industrial areas from encroachment. Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.
- Maintaining the appropriate land use and zoning regulations in and around the city's three airports (Alliance, Meacham, and Spinks) and Naval Air Station Joint Reserve Base (NAS-JRB) Fort Worth.

Attachments:

- Exhibit 1
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

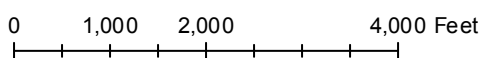
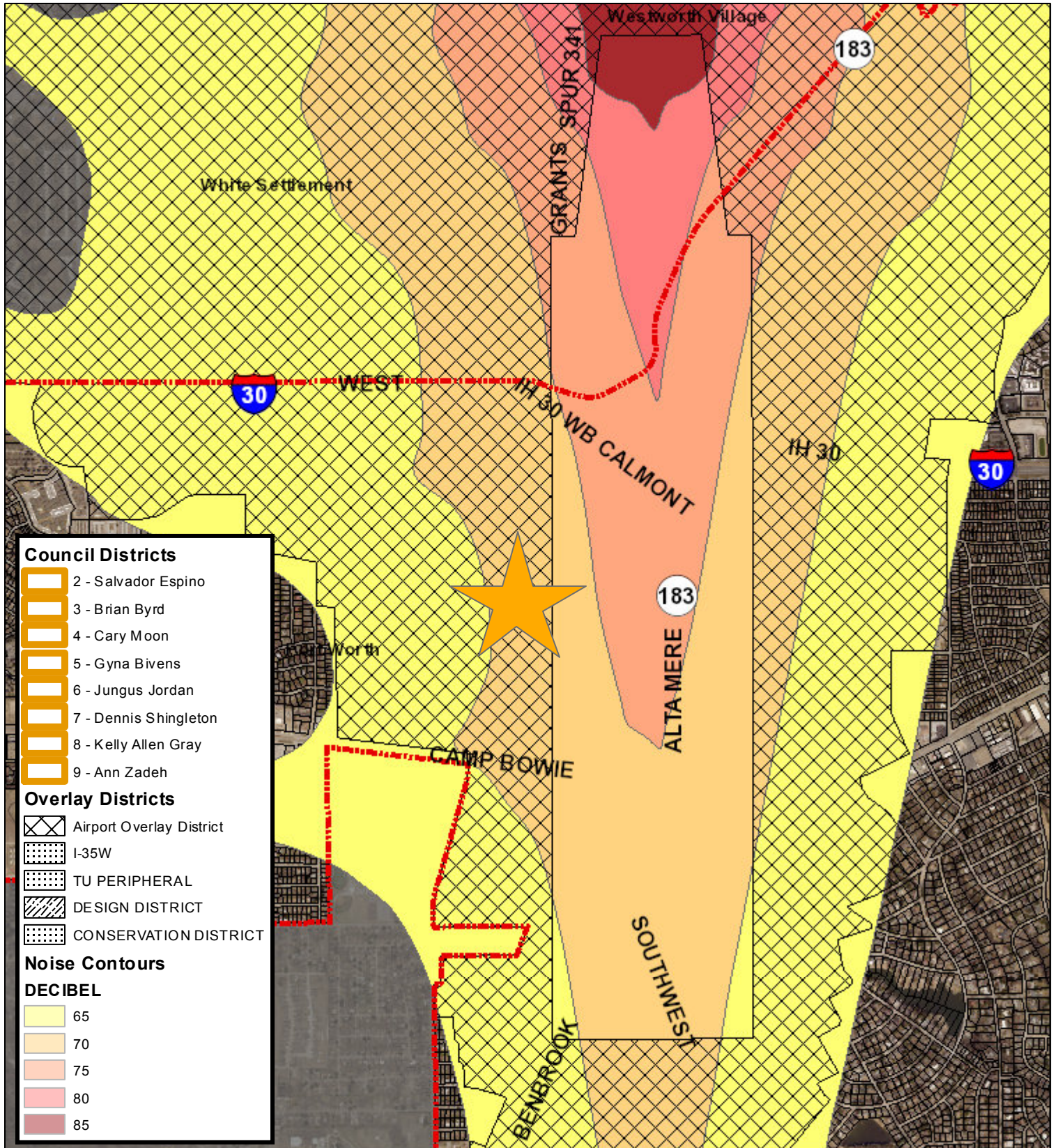
Area Zoning Map

Applicant: WCJ Cherry Ln. LTD
 Address: Generally bounded by Calmont Avenue, Bonnie Drive, Slocum Avenue, and Cherry Lane
 Zoning From: ER, E, I with NASJBR APZ I & II Overlay
 Zoning To: A-5, R1, R2 with NASJBR APZ I & II Overlay
 Acres: 35.68522357
 Mapsco: 073M
 Sector/District: W.hills/Ridglea
 Commission Date: 6/9/2021
 Contact: 817-392-2883

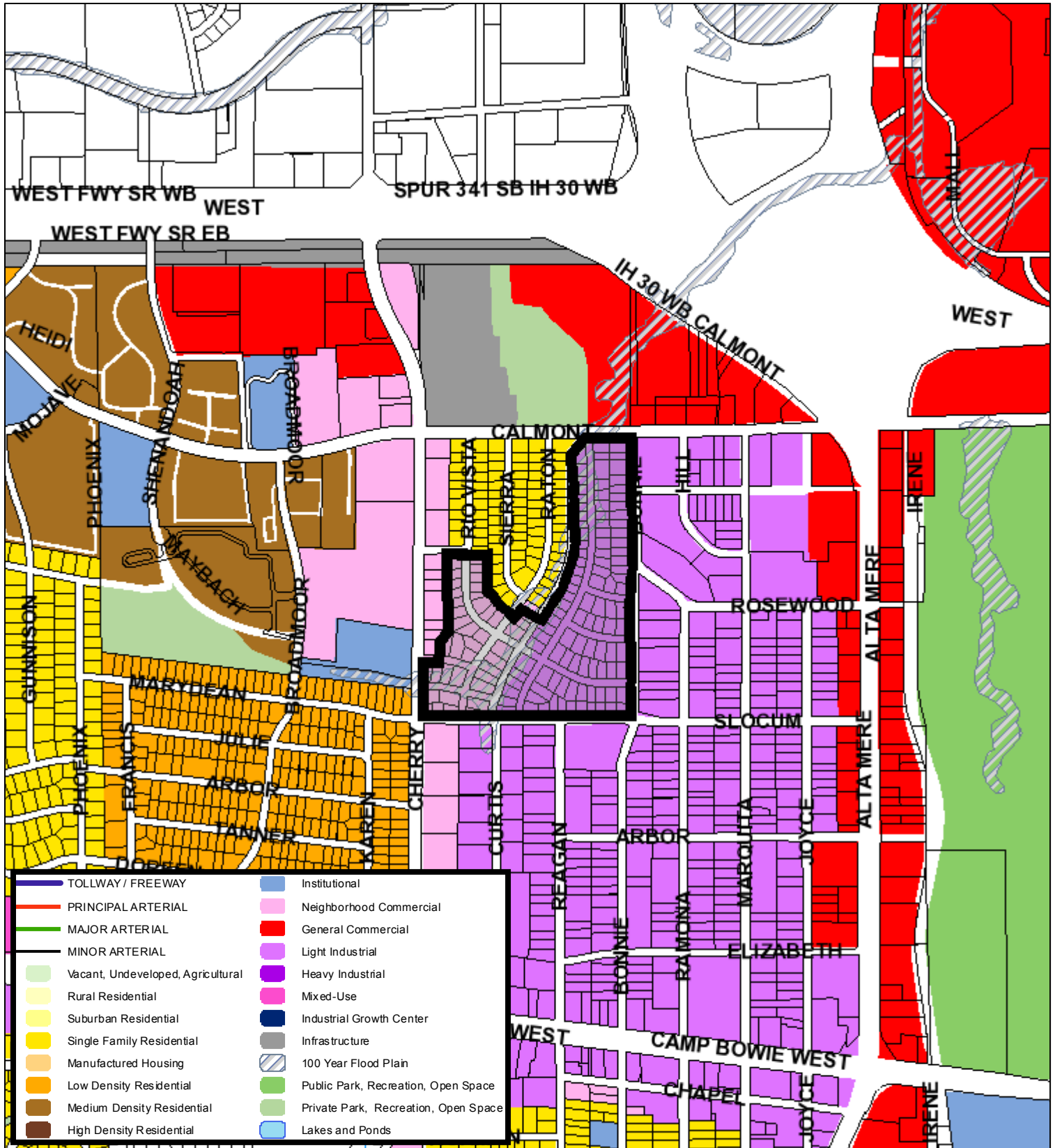


0 290 580 1,160 Feet

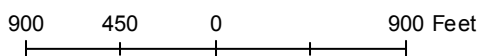
Area Map



Future Land Use



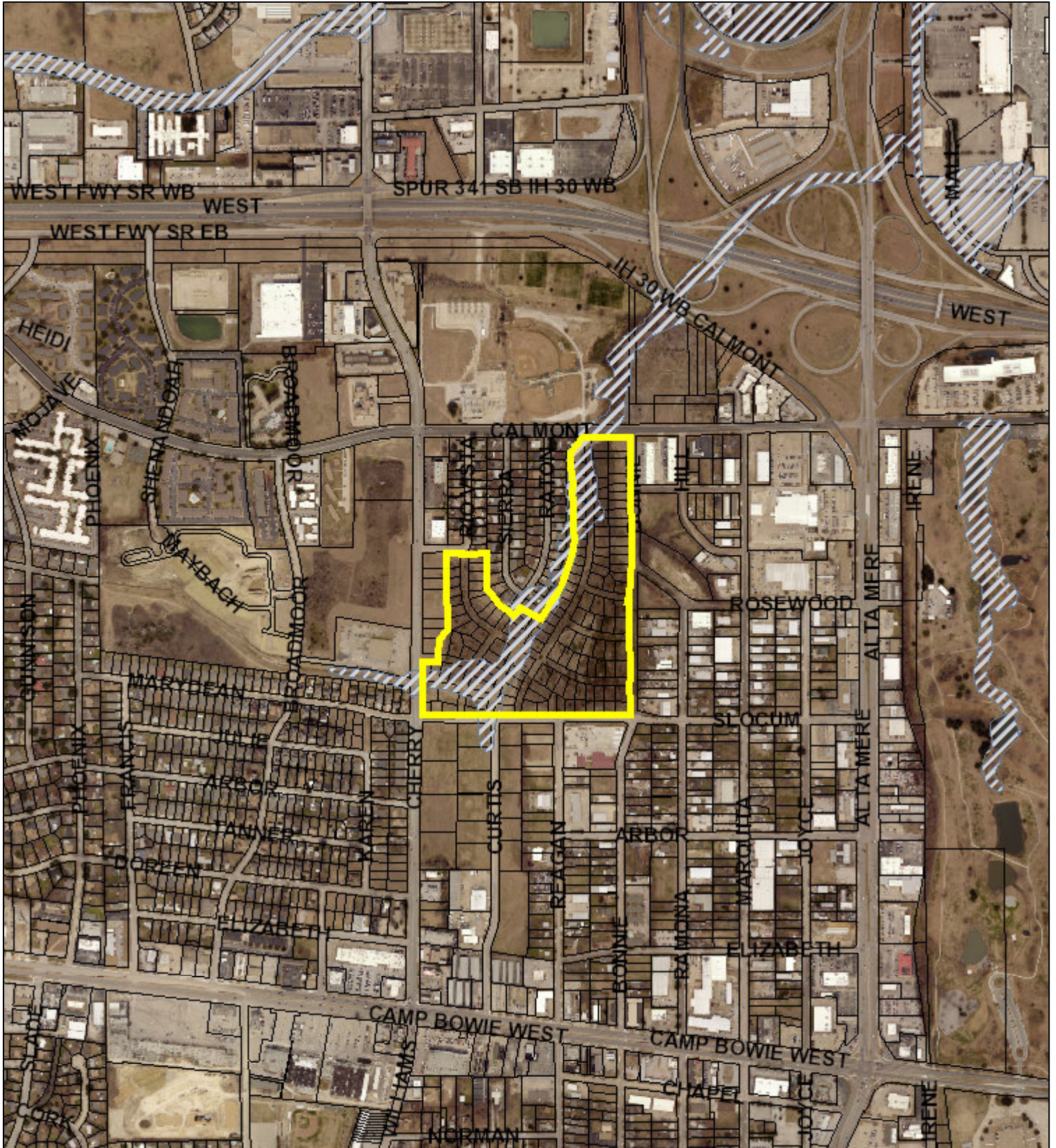
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential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



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



Aerial Photo Map



0 550 1,100 2,200 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 9, 2021

Council District: 6

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

Owner / Applicant: Hawkins Family Joint Venture

Site Location: 10200 - 10400 blocks of Old Cleburne Crowley Junction Road

Acreage: 12.5 acres

Proposed Use: Single-Family Residential

Request: From: "CF" Community Facilities

To: "A-5" One-Family

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

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

Staff Recommendation: **Approval**

Background:

The subject property includes two tracts of land located along the east side of Old Cleburne Crowley Junction Road at the southern end of the Fort Worth City Limits. Both properties are currently zoned "CF" Community Facilities and the applicant is proposing to rezone them to "A-5" One-Family District. The applicant intends to develop a single-family residential subdivision on the surrounding property which was rezoned from "CF" Community Facilities to "A-5" One-Family District in September 2020. The current zoning change request would provide additional area for development of single-family lots.

There are several single-family subdivisions either existing or currently in development near this site, including the Rosemary Ridge Subdivision immediately to the east across Old Cleburne Crowley Junction Road and the Newberry Point Subdivision under development to the north, adjacent to Cleburne Road.

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / vacant, developing as single-family residential
- East "A-5" One-Family / single-family residential; "CF" Community Facilities / church
- South "A-5" One-Family / developing as single-family residential
- West "A-5" One-Family / vacant

Recent Relevant Zoning History:

- ZC-20-108: Rezoned 60.2 acres of land immediately surrounding the subject site from "CF" Community Facilities to "A-5" One-Family.

- ZC-18-112: Rezoned 280.6 acres of newly annexed land to “A-5” One-Family on property located immediately south of the subject site.

Public Notification:

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

The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
Panther Heights NA	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Crowley ISD	

Subject property is not located within a registered Neighborhood Association.

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the subject properties from “CF” Community Facilities to “A-5” One-Family District. The majority of surrounding land is zoned “A-5” One-Family District. There is an existing single-family subdivision to the east, across Old Cleburne Crowley Junction Road, and land to the north and south of this site is currently being developed for single-family use. There is a church located immediately adjacent to the subject property, as well as a church across Old Cleburne Crowley Road to the east; both are zoned “CF” Community Facilities.

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

2. Comprehensive Plan Consistency – Far Southwest

The 2021 Comprehensive Plan currently designates the subject property as “Institutional” use on the Future Land Use Map. However, the designation for almost all surrounding property is “Single-Family Residential.”

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 new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

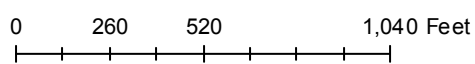
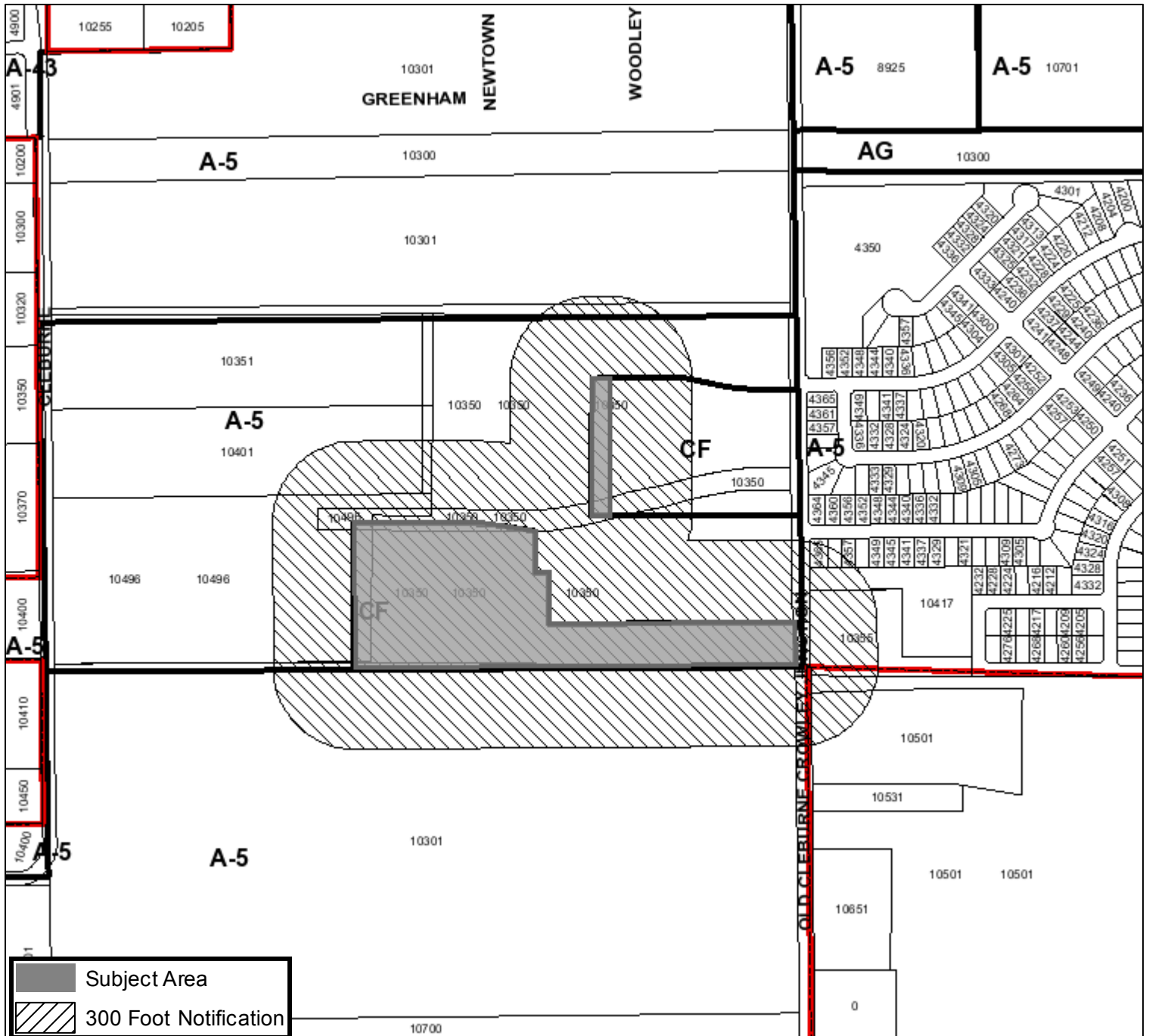
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (minor boundary adjustment).

Attachments:

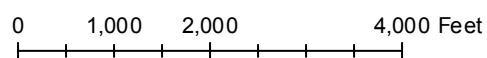
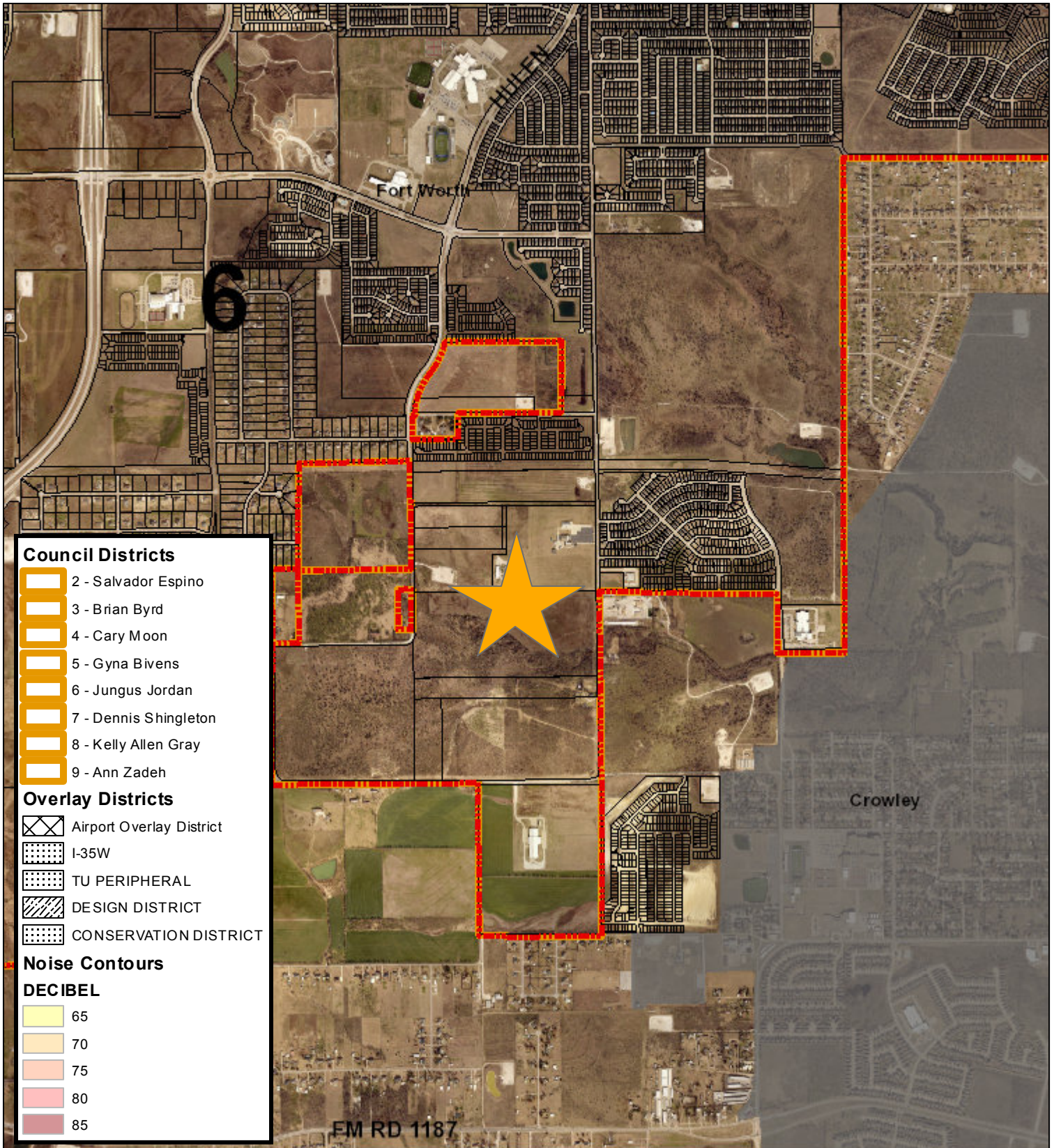
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

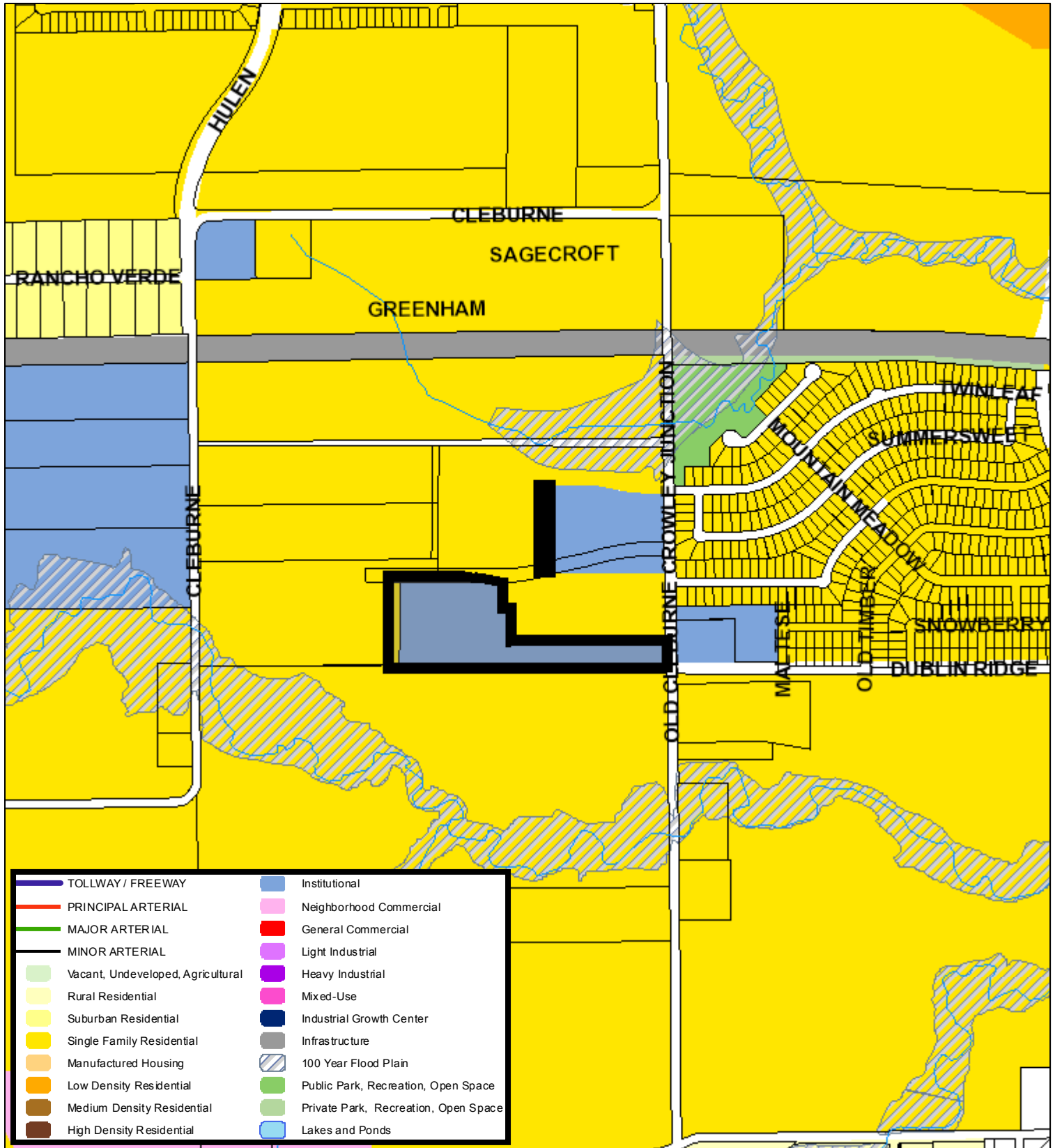
Applicant: Hawkins Family Joint Venture
 Address: 10200 - 10400 blocks Old Cleburne Crowley Junction Road
 Zoning From: CF
 Zoning To: A-5
 Acres: 12.51146262
 Mapsco: 117BF
 Sector/District: Far Southwest
 Commission Date: 6/9/2021
 Contact: null



Area Map



Future Land Use

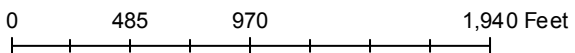
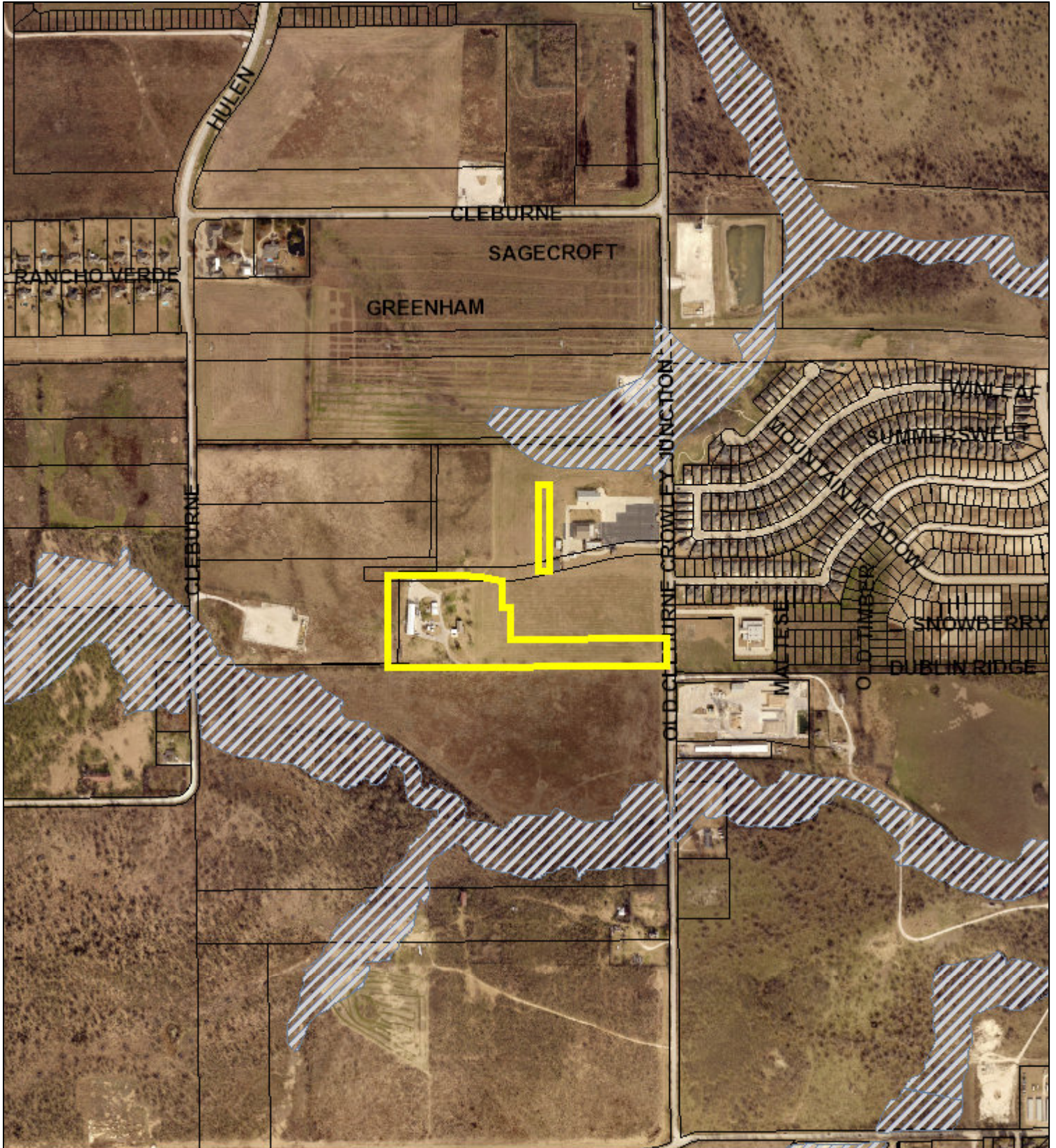


775 387.5 0 775 Feet

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:
June 9, 2021

Council District: 7

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

Owner / Applicant: Westport Park No. 19, LTD / Kole Weber

Site Location: 3650 Elizabethtown Cemetery Road **Acreage:** 5.52 acres

Proposed Use: Industrial

Request: From: "AG" Agricultural
To: "K" Heavy Industrial

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

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

Staff Recommendation: **Approval**

Background:

The subject property is 5.52 acres of land located at the northeast corner of Beach Street and Eagle Parkway near the northern edge of the Fort Worth City Limits. This site is currently zoned "AG" Agricultural District and the applicant is proposing to change the zoning to "K" Heavy Industrial. All adjacent property within a half mile radius of this site is already "K" Heavy Industrial. This development pattern continues further to the north and west.

Surrounding Zoning and Land Uses:

- North "K" Heavy Industrial / developing as industrial
- East "K" Heavy Industrial / industrial
- South "K" Heavy Industrial / vacant
- West "K" Heavy Industrial / vacant

Recent Relevant Zoning History: None

Public Notification:

300-foot Legal Notifications were mailed on May 21, 2021.
The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
North Fort Worth Alliance	Northwest ISD
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 proposing to change the zoning of this site from “AG” Agricultural District to “K” Heavy Industrial. This site is surrounded by hundreds of acres of land zoned “K” Heavy Industrial. All adjacent properties are either vacant or developed for industrial use. Property directly to the west, across Beach Street, is developed with multiple large-scale warehouses including a Walmart Fulfillment Center.

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 “Industrial Growth Center” on the Future Land Use Map. Specifically, this site is part of the Alliance Airport Industrial Growth Center. This site is easily accessible from Interstate 35W and is located in close proximity to the Fort Worth Alliance Airport. 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 Meacham, Alliance, and Alliance Gateway East Industrial Growth Centers.
- Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise.

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 below recommendations apply to this project:

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

- 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.
- 1.3.3.1. Start with protection efforts aimed directly at **maintaining the appropriate land use and zoning regulations in and around the city’s three airports** (Alliance, Meacham, and Spinks) and Naval Air Station Joint Reserve Base (NAS-JRB) Fort Worth.
- 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:

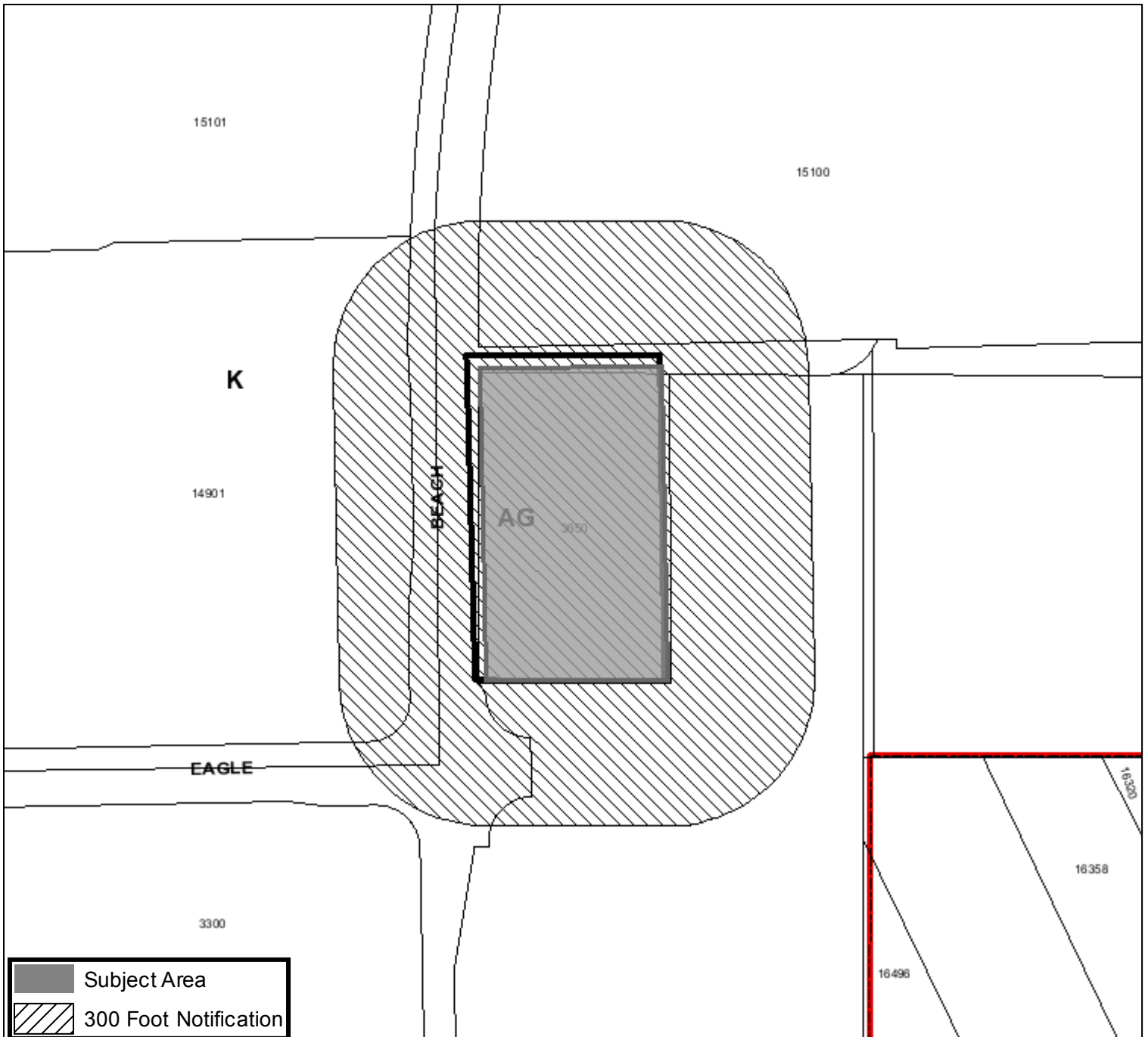
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph



ZC-21-073

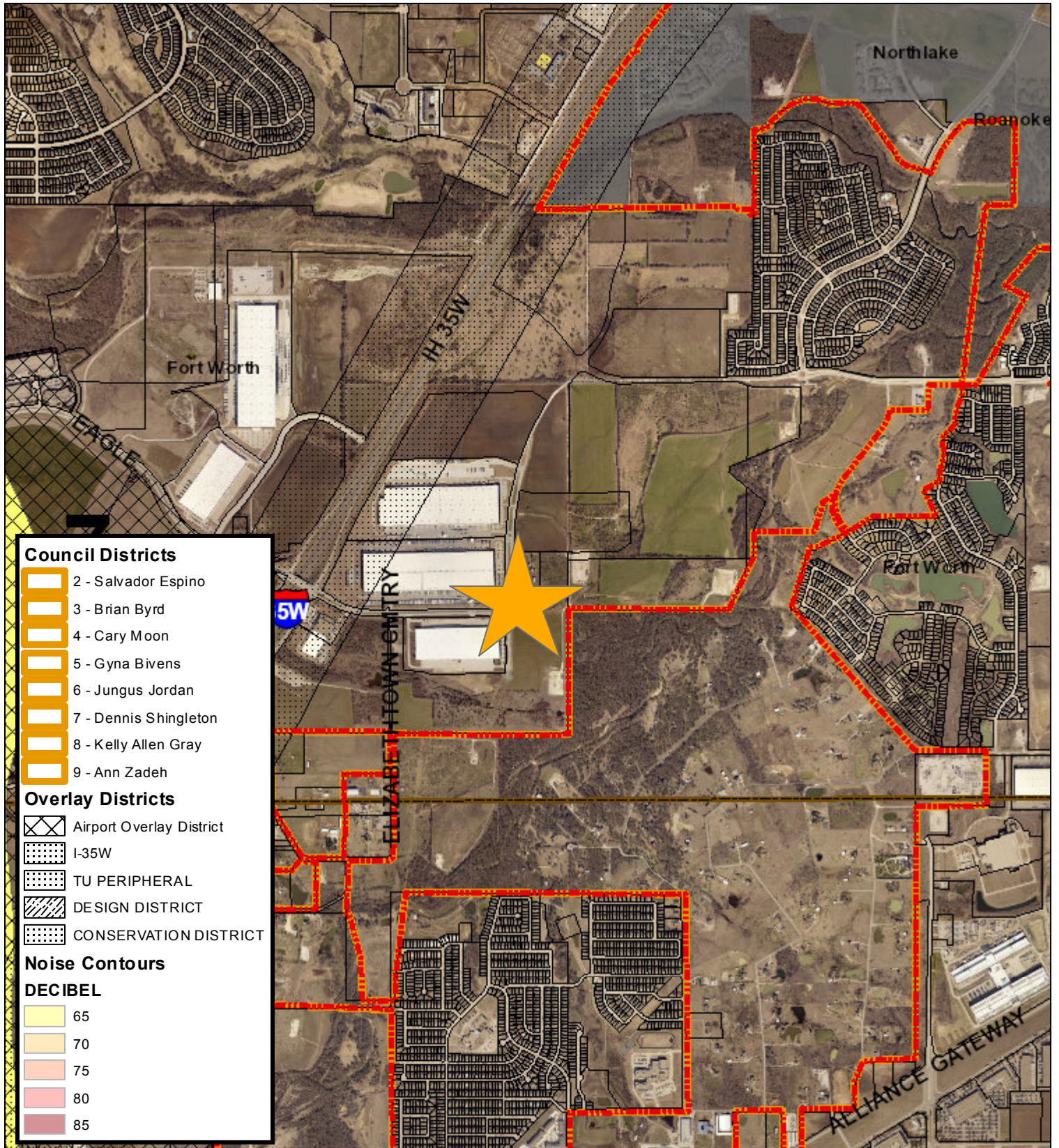
Area Zoning Map

Applicant: Westport Park No. 19, LTD
Address: 3650 Elizabethtown Cemetery Road
Zoning From: AG
Zoning To: K
Acres: 5.51797445
Mapsc0: 8B
Sector/District: Far North
Commission Date: 6/9/2021
Contact: null



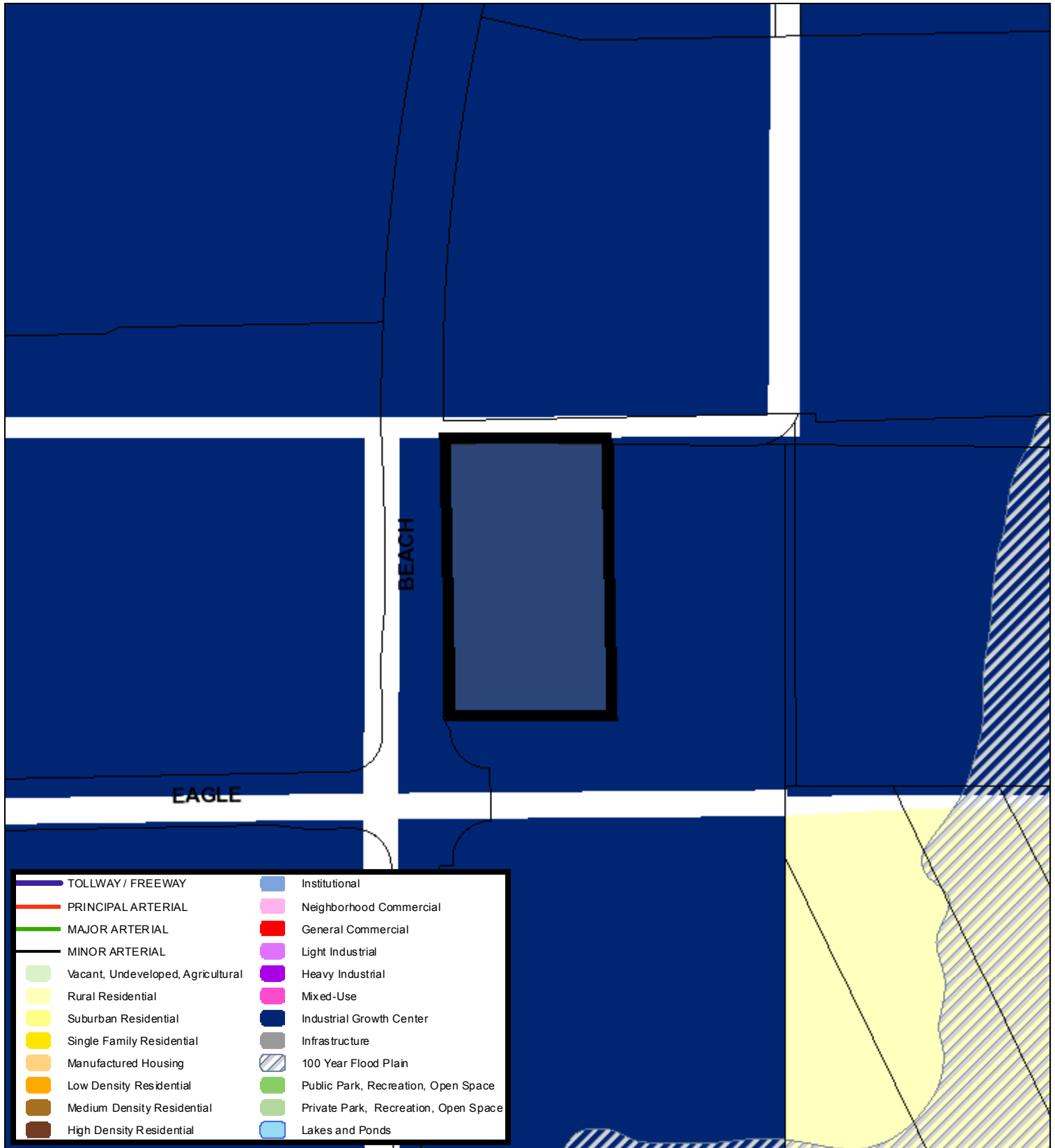
0 145 290 580 Feet

Area Map



0 1,000 2,000 4,000 Feet

Future Land Use

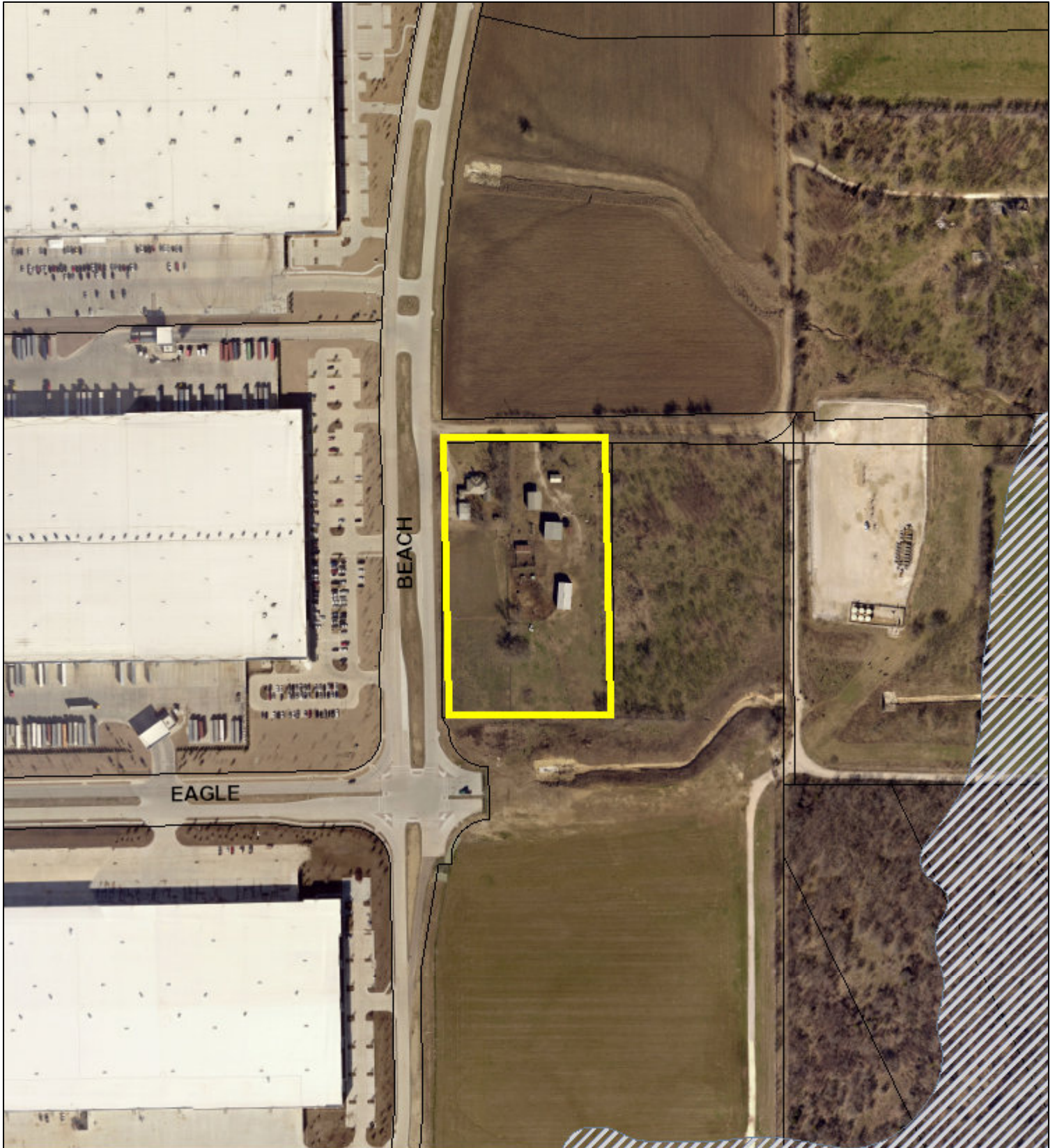


300 150 0 300 Feet

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



Aerial Photo Map



0 195 390 780 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 9, 2021

Council District: 5

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

Owner / Applicant: Estate of Nancy Smith, Marguerite Daniel, Estate of Marc B. Smith / Justin S. Light

Site Location: 7100 block John T. White Road, 1000 block Williams Road

Acreage: 12.26 acres

Proposed Use: Church Sanctuary

Request: From: "ER" Neighborhood Commercial Restricted
To: "CF" Community Facilities (Applicant intends to revise this request during the public hearing to Planned Development for all uses in "CF" Community Facilities excluding Community Home, Group Home I, and Group Home II; site plan waived)

Land Use Compatibility: Requested change is compatible.

Comprehensive Plan Consistency: Requested change is consistent (technical inconsistency).

Staff Recommendation: Approval

Background:

The subject property is located at the southwest corner of John T White Road and Williams Road. This site is currently vacant and is zoned "ER" Neighborhood Commercial Restricted. The applicant is proposing to rezone the property to "CF" Community Facilities to allow construction of a new church building. Place of Worship is an allowed land use in any standard zoning district. However, the "ER" Neighborhood Commercial Restricted district imposes specific restrictions on building and tenant size. Specifically, building size is limited to a maximum of 10,000 square feet and tenant size is limited to 5,000 square feet. Therefore, the applicant is requesting a zoning change to "CF" Community Facilities to accommodate the proposed church use and allow flexibility in building design.

The "CF" Community Facilities zoning district is intended to accommodate institutional and related uses that are established in response to the health, safety, educational and welfare needs of a neighborhood, community or major sector of the city. Allowed land uses for this district include public facilities such as churches, government offices, health services, public safety, colleges and schools.

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family residential

East "CF" Community Facilities / childcare facility; "A-5" One-Family / single-family residential
 South "A-5" One-Family / single-family residential; PD 124 / landscaping maintenance business
 West "CR" Low Density Multifamily / multifamily apartments

Recent Relevant Zoning History: None

Public Notification:

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

The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
Historic Randol's Mill Valley Alliance, Inc.	Ryanwood NA
Neighborhoods of East Fort Worth	East Fort Worth, Inc.
John T White NA of East Fort Worth	Streams and Valleys Inc
Trinity Habitat for Humanity	East Fort Worth Business Association
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 "ER" Neighborhood Commercial Restricted to "CF" Community Facilities to allow development of a new church building. Property to the north, across John T White Road, is zoned "A-5" One-Family and is developed with single-family residences. There are existing multifamily apartment complexes to the west of this site. Property to the south is zoned "A-5" One-Family and is developed with single-family dwellings on larger lots, with a portion zoned Planned Development PD 124 for a landscaping maintenance company. To the west, there is a childcare facility on property zoned "CF" Community Facilities and additional single-family dwellings on larger lots. John T White Elementary School is located approximately 500 feet east of this site, and there are additional institutional and retail uses continuing along John T White Road.

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

2. Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as "Single-Family Residential" use on the Future Land Use Map. Property directly to the east, across Williams Road, is designated for "Institutional" use as well as a portion of property to the north across John T White Road. "CF" Community Facilities zoning is designed to include services that support the health, safety, educational and welfare needs of a neighborhood and would serve as an appropriate transitional use between John T White Road, which is designated as an arterial roadway on the City's Master Thoroughfare Plan, and surrounding single-family zoning.

The proposed zoning aligns with the following policies of the Comprehensive Plan:

- Locate schools, parks and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable and transit connectivity with all surrounding residential areas.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure.

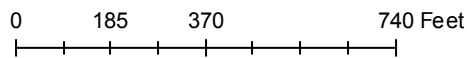
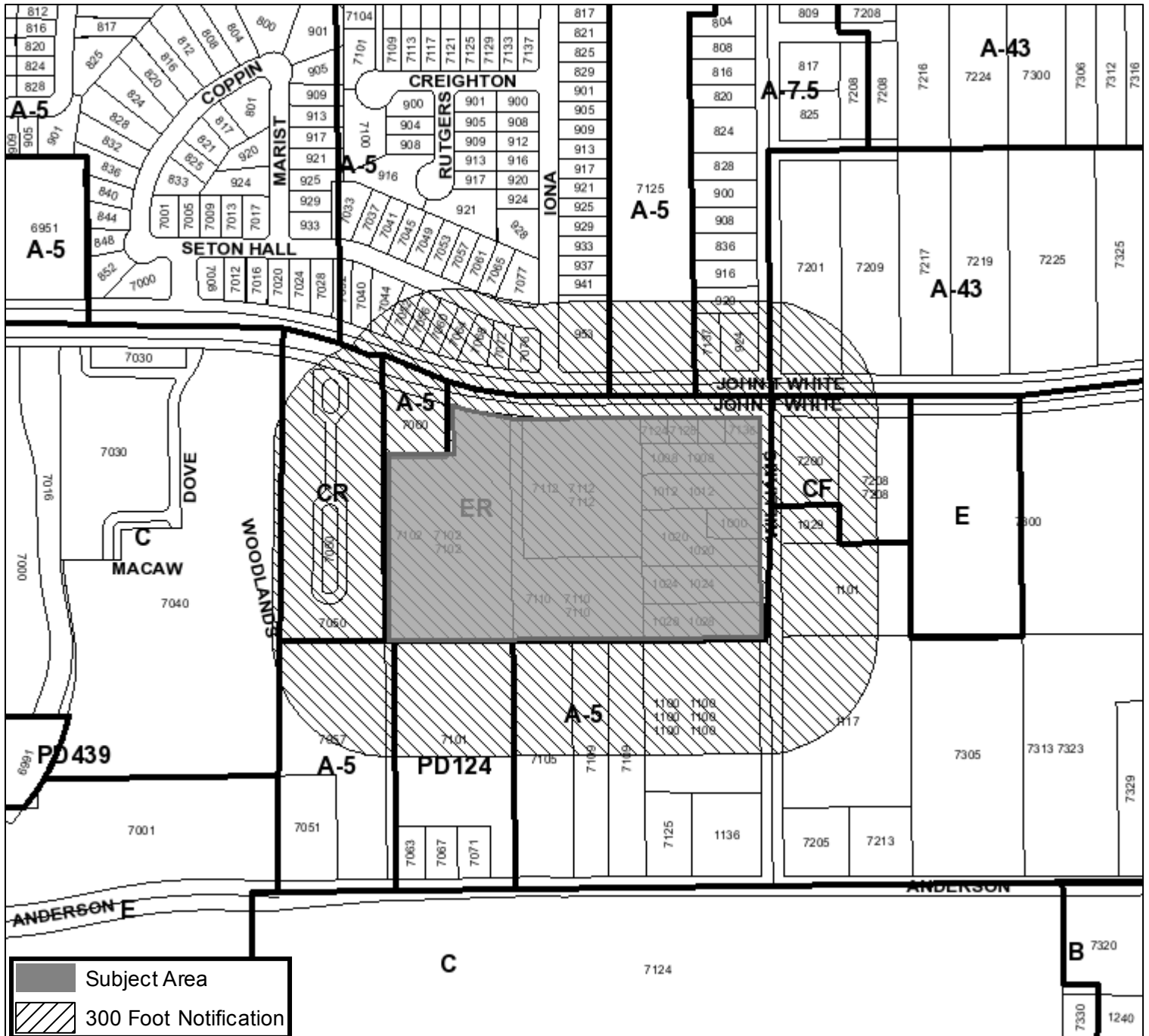
Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan (technical inconsistency).

Attachments:

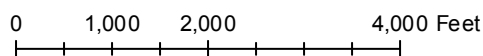
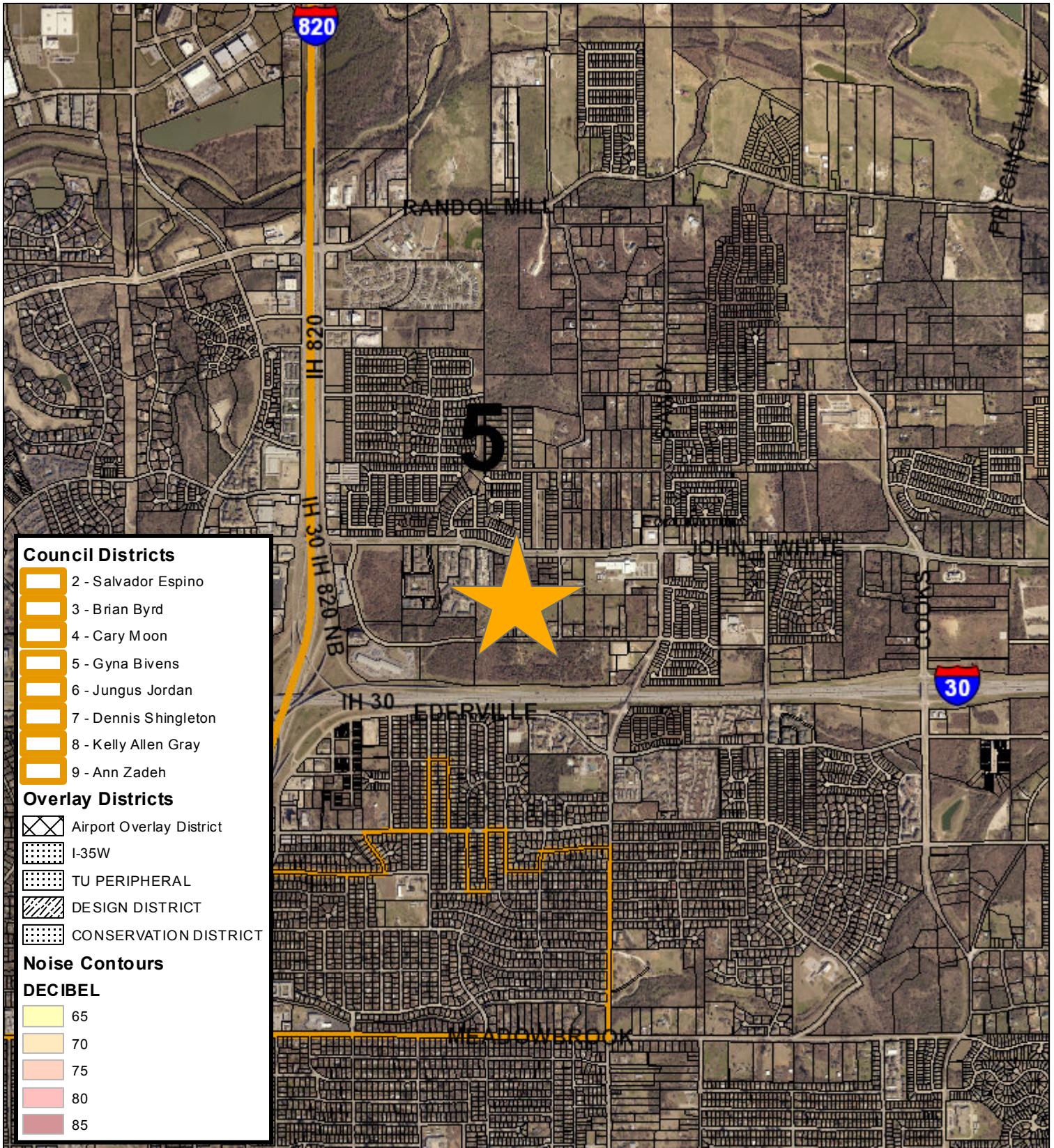
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

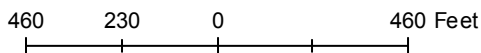
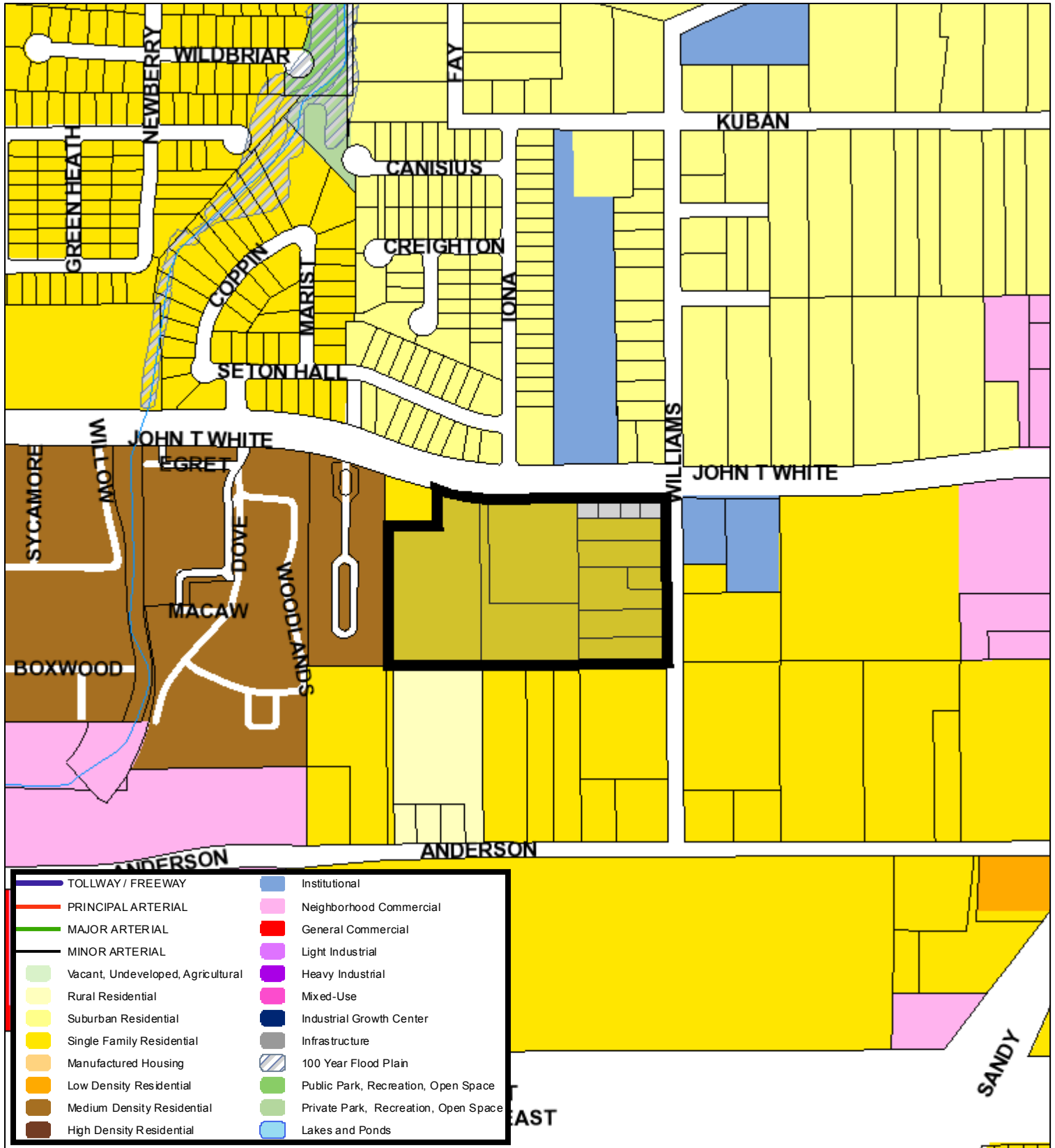
Applicant: Marguerite Daniel, Estates of Nancy & Marc Smith
 Address: 7100 block John T. White Road, 1000 block Williams Road
 Zoning From: ER
 Zoning To: CF
 Acres: 12.25605546
 Mapsco: 66TU
 Sector/District: Eastside
 Commission Date: 6/9/2021
 Contact: null



Area Map



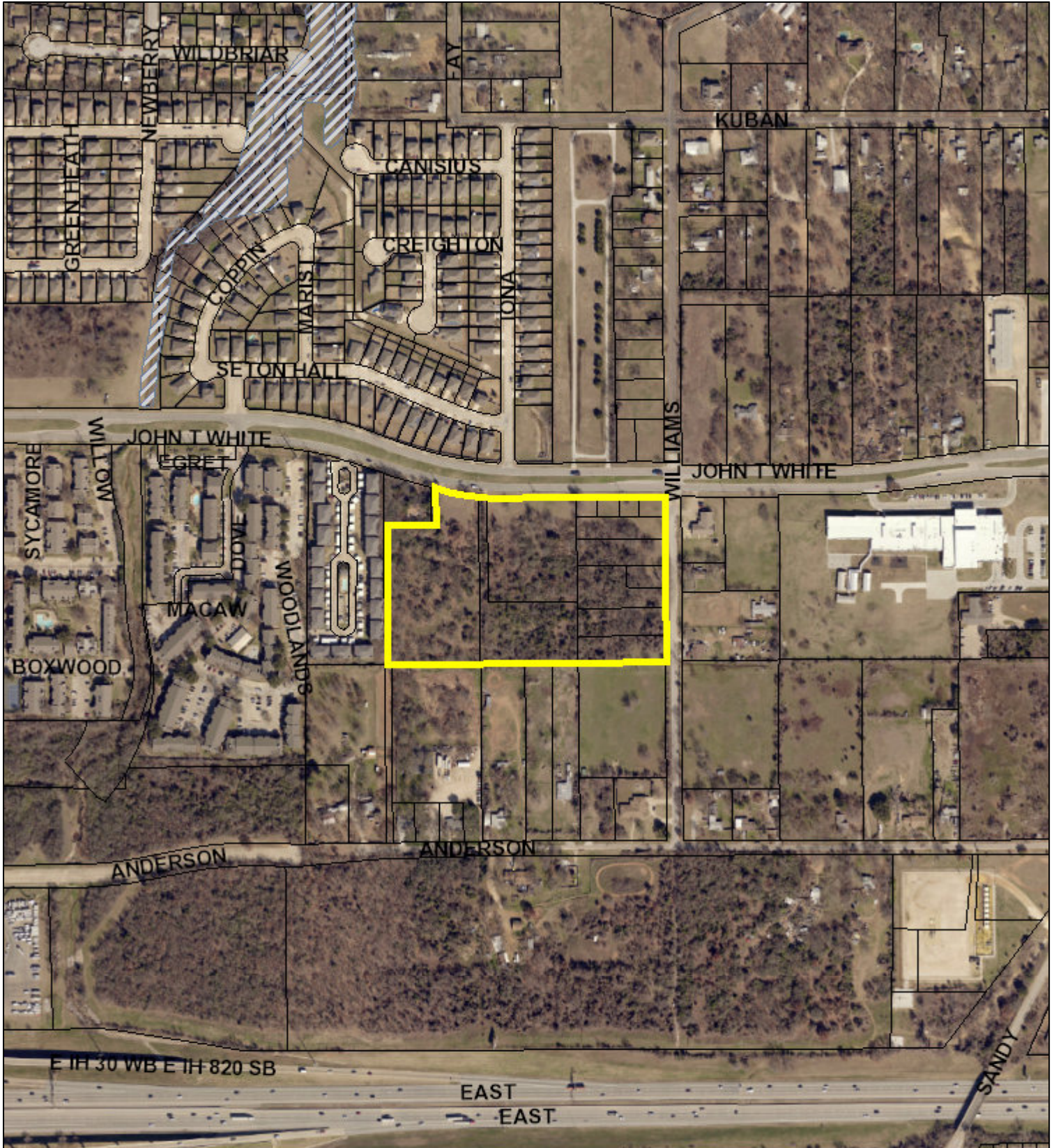
Future Land Use



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.



Aerial Photo Map



0 285 570 1,140 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 9, 2021

Council District 8

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: Vertex Asset Partners, LP

Site Location: 2855 S. Riverside Drive Acreage: 13.91

Proposed Use: Mini-warehouse; Light Industrial Uses

Request: From: "PD 760" Planned Development for all use in "I" Light Industrial , excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage, and retaining current PD 760 standards, site plan waived.

To: Amend "PD 760" Planned Development for all use in "I" Light Industrial plus mini-warehouses including outdoor sales, rental and storage including yards, contractors, lumber or storage, automobiles, equipment, storage yards & containers, building materials excluding certain uses with development standards, site plan waiver requested

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

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

Staff Recommendation: **Approval**

Background:

The applicant is requesting a zoning change to add mini-warehouse and outdoor storage uses to the current PD. The site is located at the northeast corner of South Riverside Drive and Berry Street and in close proximity to Riverside/Berry Urban Village. The zoning was amended on the subject site in 2019 to allow for "I" Light Industrial uses. The applicant intends to occupy the existing structure for the mini-warehouse with storage and truck rental, similar to the activities at other mini-warehouses located around Fort Worth.

Mini-warehouses are prohibited in "I" Light Industrial except through PD zoning. The proposed renovation is intended to serve the numerous single-family residences in the area. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation. The applicant would like to maintain retail on the hard corner of Berry and Riverside to provide a commercial buffer to the Urban Village.

Surrounding Zoning and Land Uses:

- North "A-5" One Family / undeveloped
- East "E" Neighborhood Commercial / undeveloped
- South "MU-1" Low Intensity Mixed-Use / commercial
- West "PD1124" PD/UR for 272 multifamily units; "MU-1" Low Intensity Mixed-Use / multifamily, motel, gas station

Recent Relevant Zoning History:

- ZC-19-114- from "PD 760" Planned Development to "PD 760" Planned Development for all use in "I" Light Industrial , excluding chicken battery or brooder, coal, coke or wood yard, outdoor sales and storage, and retaining current PD 760 standards, site plan waived (subject site)
- ZC-07-078- from "K" Heavy Industrial to "PD/SU" Planned Development for Specific Use for "E" Neighborhood Commercial w/ exclusions; effective 5/15/07 (subject site)

Public Notification:

300 foot Legal Notifications were mailed on May 18, 2021.
The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
United Communities Association of South Fort Worth	Belmont NA
Glencrest Civic League NA	The New Mitchell Boulevard NA
Morningside NA*	Streams And Valleys Inc
Trinity Habitat for Humanity	Southeast Fort Worth Inc
Fort Worth ISD	Vicki Lane-Bowie Street Homeowners and Tenants Association

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to add mini-warehouse units within an existing industrial warehouse building. Surrounding land uses are undeveloped to the north and east, with commercial to the south and multifamily to the west. The proposed mini-warehouse use enables the vacant site to be utilized with minimal operational impacts.

Based on surrounding land uses, the proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan designates the subject property as Light Industrial. The requested zoning change is consistent with the following Comprehensive Plan policy:

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

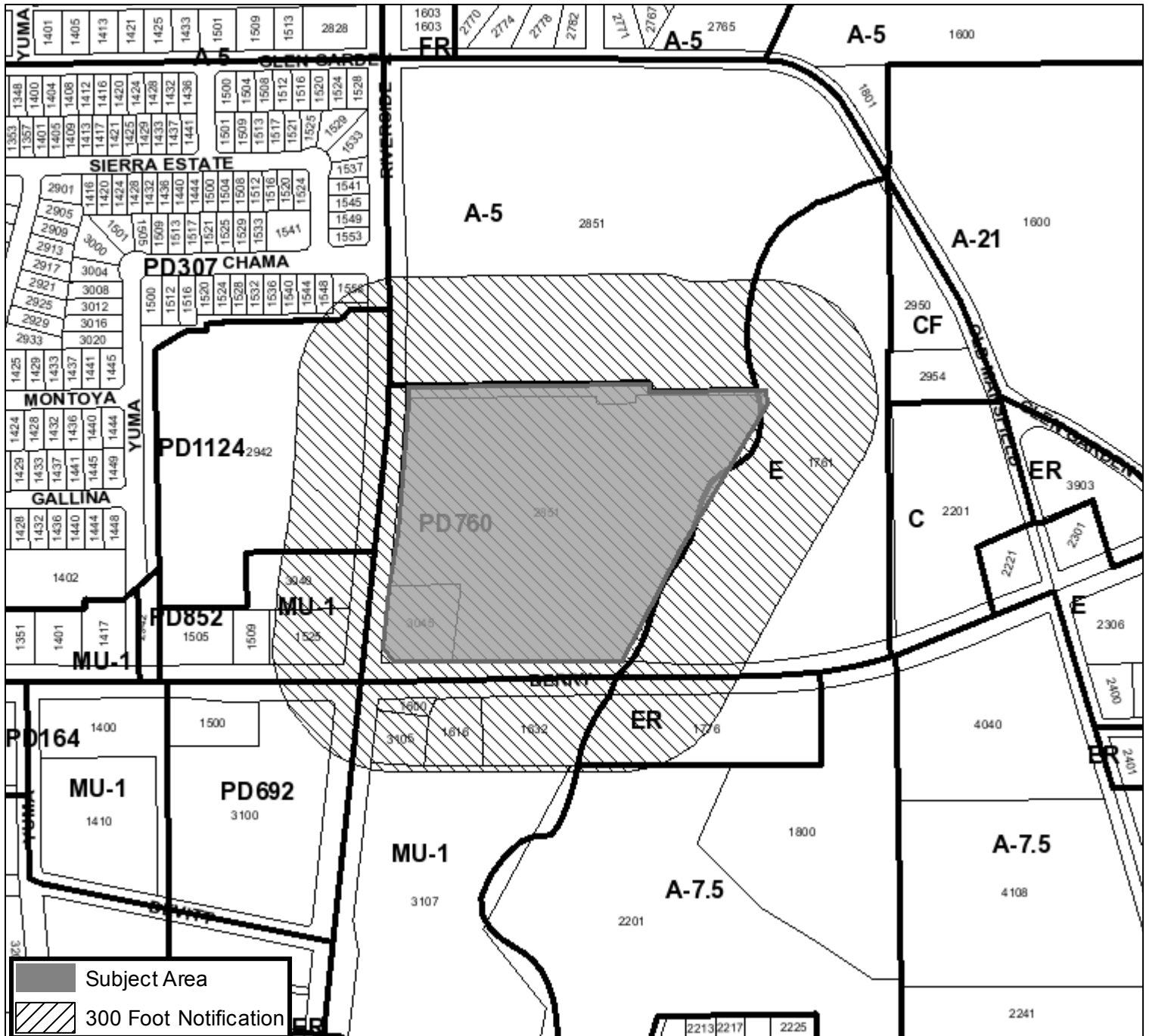
The proposed zoning **is consistent** with the 2021 Comprehensive Plan.



Attachments:

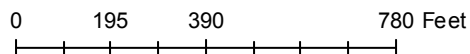
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Area Zoning Map

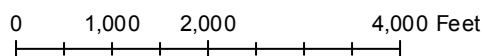
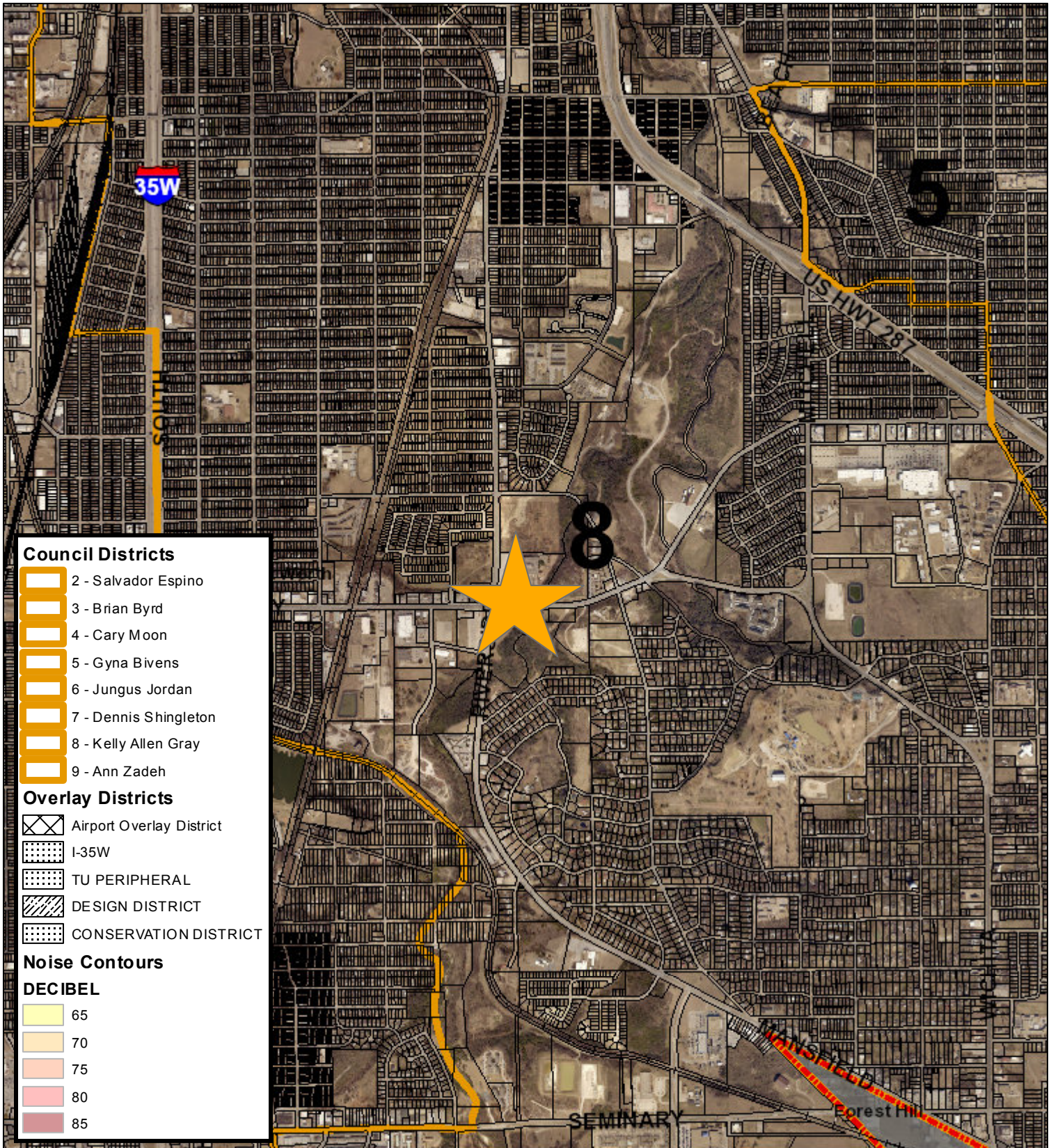
Applicant: Vertex Asset Partners
 Address: 3001 & 3045 S. Riverside Drive
 Zoning From: PD 760
 Zoning To: Amend PD 760 for light industrial & miniwarehouse uses
 Acres: 13.89946101
 Mapsco: 77Z
 Sector/District: Southside
 Commission Date: 6/9/2021
 Contact: null



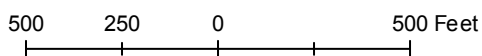
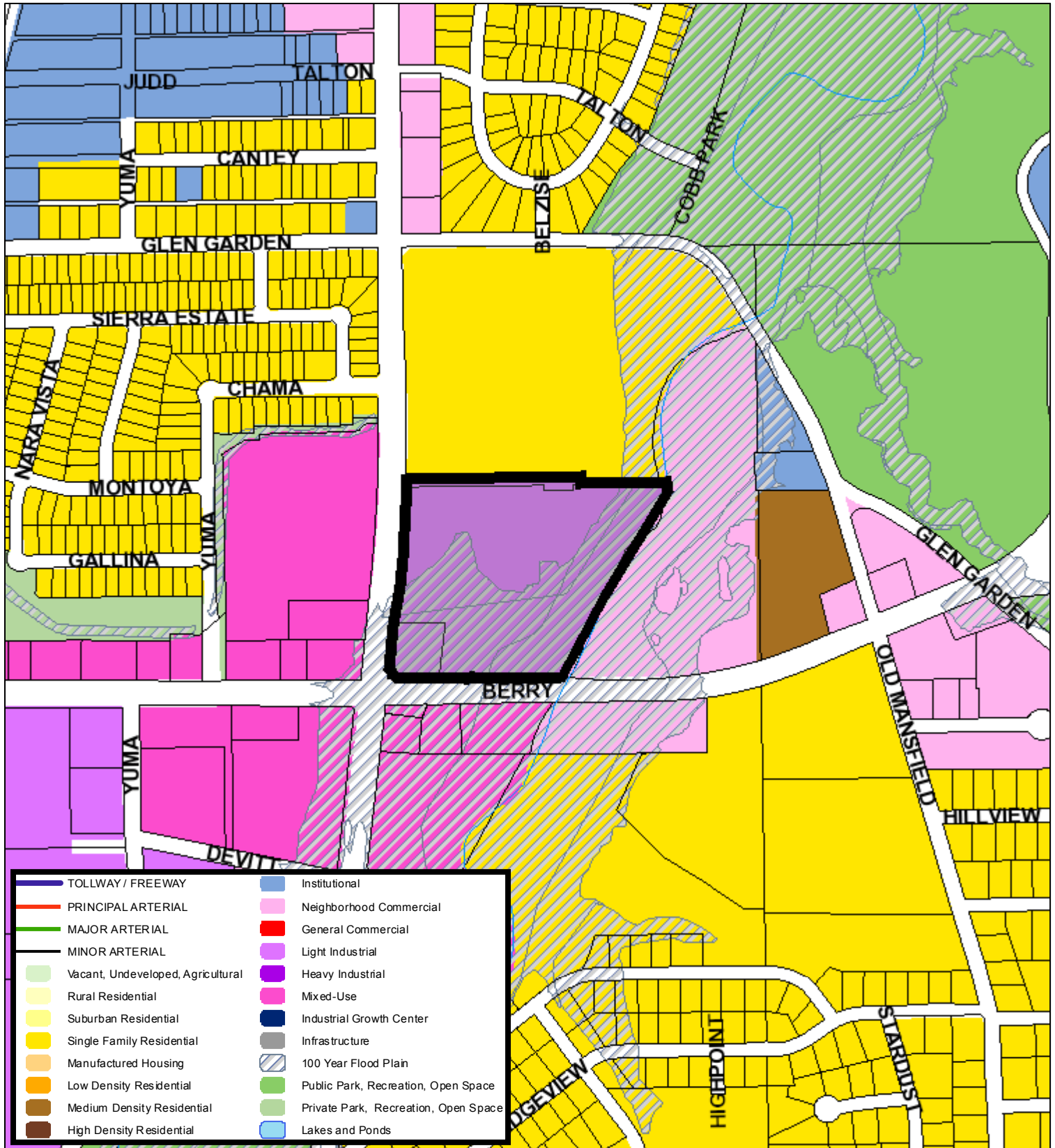
 Subject Area
 300 Foot Notification



Area Map



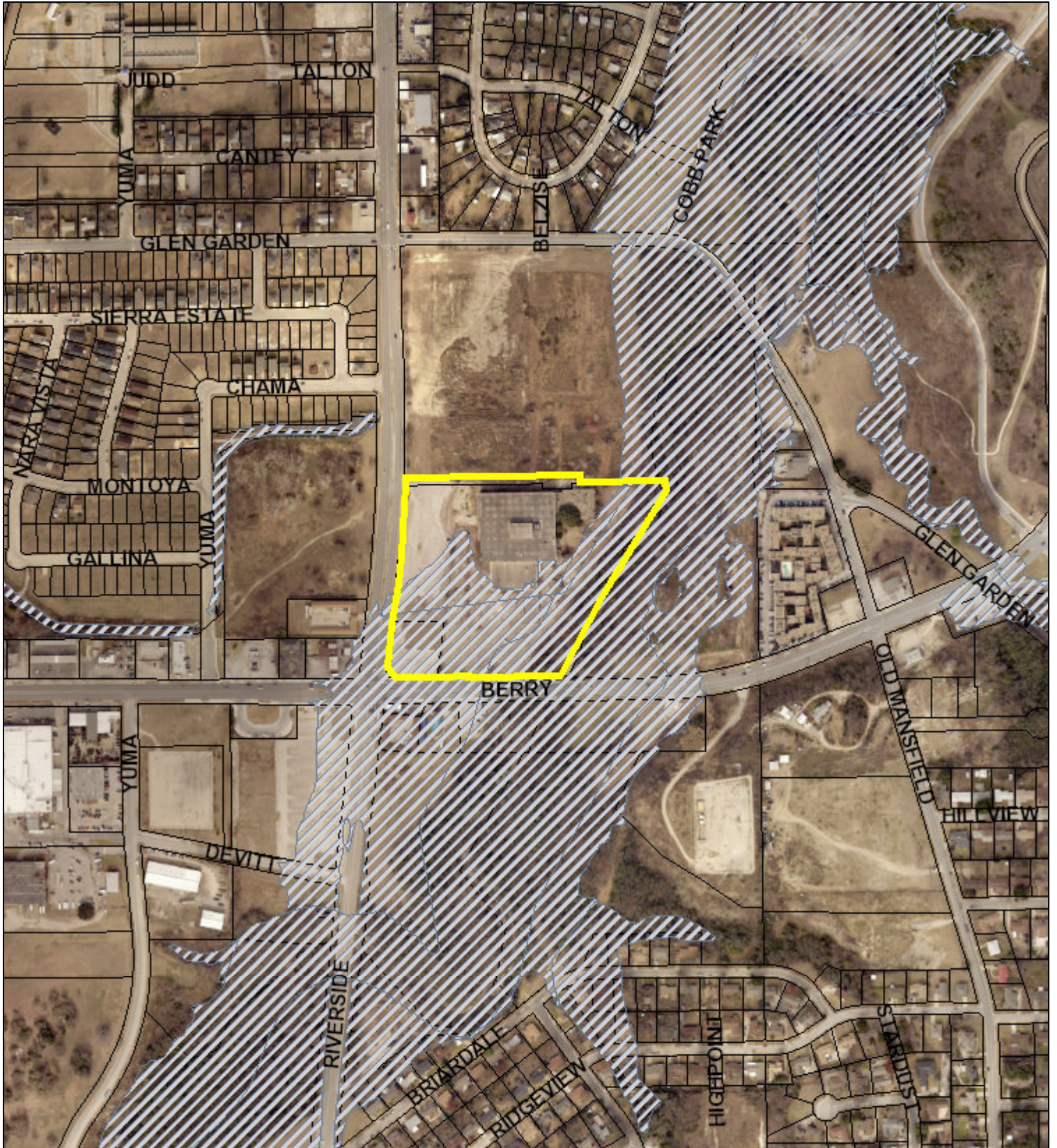
Future Land Use



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



0 310 620 1,240 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 09, 2021

Council District 2

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: Hayco Realty LTD

Site Location: 5200 – 5400 blocks of Ten Mile Bridge Road Acreage: 33.88

Proposed Use: Detached Multifamily

Request: From: “C” Medium Density Multifamily

To: “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with development regulation standards for fences and a waiver to MFD submittal; site plan included

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

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

Staff Recommendation: **Approval**

Background:

The requested zoning change is located along the northwest shores of Marine Creek Lake. The site is on the north side of Ten Mile Bridge Road, east of Huffines Boulevard. The property is currently zoned “C” Medium Density Multifamily and is requesting a Planned Development “PD/C” with development standards and waivers 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 more 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, the more single family neighborhood form does not readily comply with the base multifamily districts, staff recommends that the development

standard requirements include open space, landscaping, setbacks, and parking, along with a waiver to the MFD submittal. This PD site plan is requesting a development standard for fences with a waiver to the MFD submittal.

Below is a chart that illustrates the differences between the base “C” regulations and the proposed PD.

Requirement	C Standards	Proposed PD/C (Provided per site plan)
Density	Maximum 24 units per acre	Complies (Provided 6.10 units per acre)
Height	Maximum height 36’	Will Comply – single story buildings
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	Meets minimum setbacks
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	N/A Not adjacent to one- or two-family zoning districts
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.	Fencing located between building facades and property line (requires Development Regulation Standard)
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area Spaces required: 419	Complies (Provided Spaces: 435)
Open Space	Minimum 45%	Provided 57%
Landscaping	Must meet 20 points of enhanced landscaping	Developer will meet enhanced landscaping requirements, per point system 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.	Complies along Huffines Blvd. and Ten Mile Bridge Rd. Note: One unit on the far SW corner along Ten Mile Bridge Rd. has the shorter length along the street, but this is within the percentage that can be

		administratively waived; no development standard required for the single unit not in compliance.
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 Submittal not required (requires Development Regulation Standard)

Surrounding Zoning and Land Uses:

- North "CF" Community Facilities / neighborhood park and swimming pool facilities, northern half of gas well pad site (extends into subject lot)
- East "AG" Agricultural / Marine Creek Lake
- South "AR" One Family Restricted / residential
- West "CR" Low Density Multifamily / vacant

Recent Relevant Zoning History: None

Site Plan Comments:

1. Fences not to be located in between building facades and the property line. Perimeter security fencing is prohibited, unless on interior property lines. Exterior security fences and gates along public streets shall not extend beyond building facades. **(Development Regulation Standard)**
 - *Analysis: The detached multifamily development is acting similar to a single family neighborhood. The fencing/screening surrounding the development is similar to the fencing/screening that typically surrounds single family neighborhoods. Staff supports the location of fencing/screening.*

(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 May 21, 2021.
The following organizations were notified: (emailed May 17, 2021)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Marine Creek Meadows HOA
Marine Creek Ranch HOA	Streams and Valleys, Inc.
Marine Creek Estates HOA	Trinity Habitat for Humanity
Lake Worth ISD	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 "C" Medium Density Multifamily to PD/C with development standards for a multifamily development. Surrounding land uses consist of single-family, a neighborhood amenity center, vacant land, and a lake.

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

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

The 2021 Comprehensive Plan designates the western portion of the subject property as Medium-Density Residential (which includes “C” zoning, so “PD/C” is appropriate) and the eastern portion as Open Space (which could be in all districts, so “PD/C” is appropriate). Below is an excerpt from Chapter 4 Land Use of the Comprehensive Plan.

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture	AG
Rivers, Lakes, Streams, 100 Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Roads, railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR

The dividing line of the Medium Density Residential and the Open Space on the Future Land Use map is slightly different than the dividing line between the location of the detached multifamily units versus the open space shown on the site plan for the “PD/C” development. However, the transition is in a similar space, with the open space located on the eastern portion of the site, along Marine Creek Lake. The intent of the Comprehensive Plan’s Future Land Use map is still the same intent as shown on the detached multifamily site plan.

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.

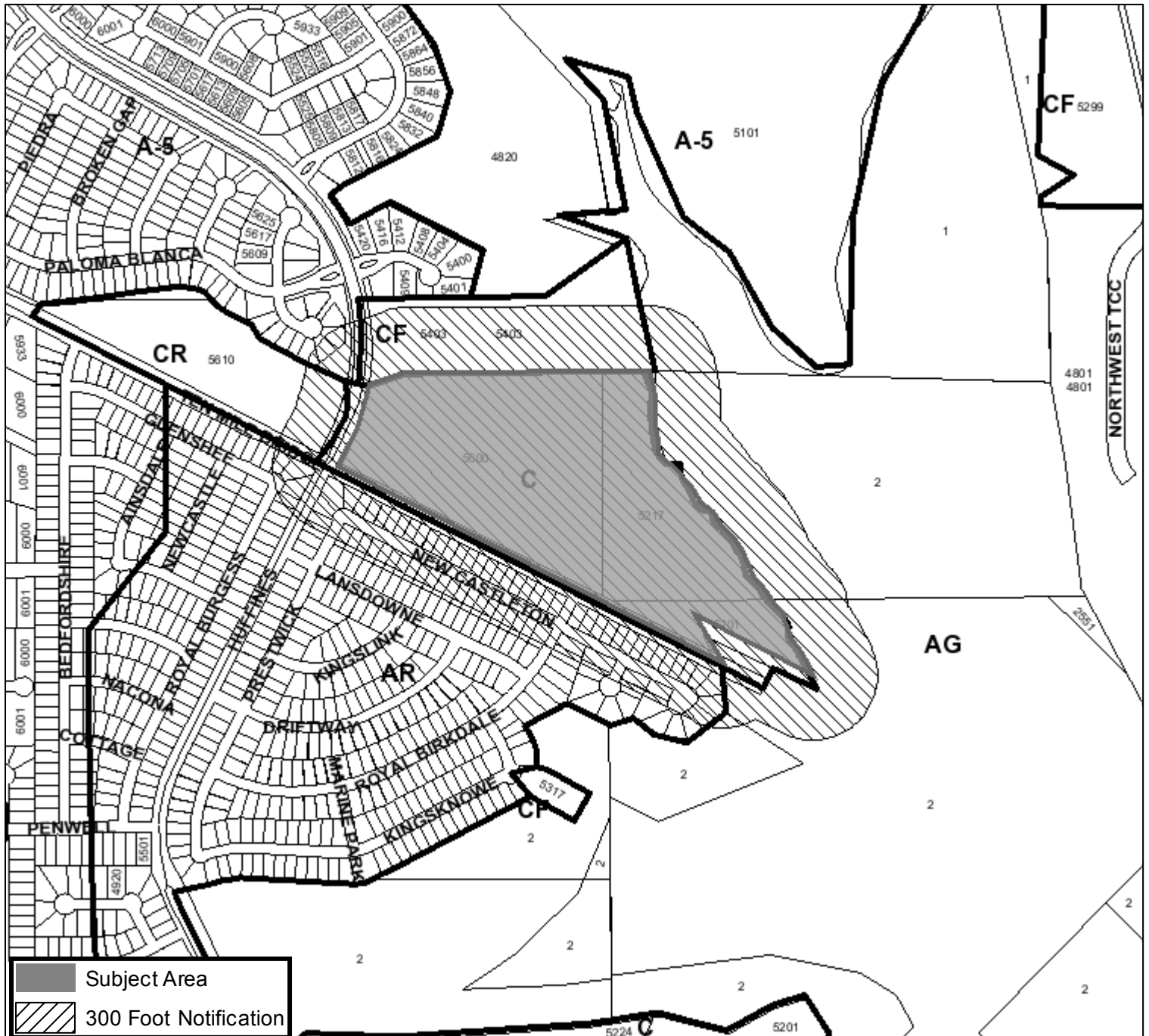
The Comprehensive Plan allows for multifamily at this location; the Planned Development is being requested, since the form is not supported by a typical multifamily zoning category. The nearby "A-5" One Family and "AR" One Family Restricted development may prefer to have the form of the detached multifamily 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:

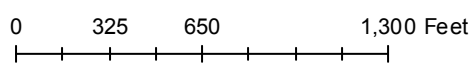
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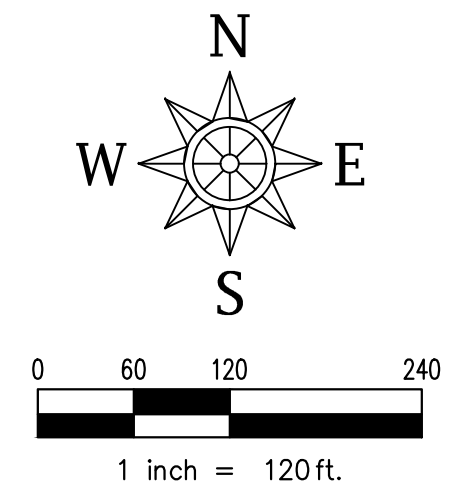
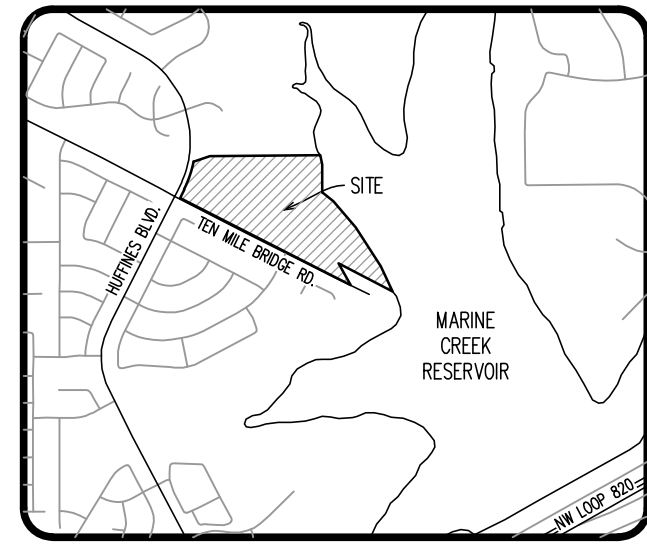
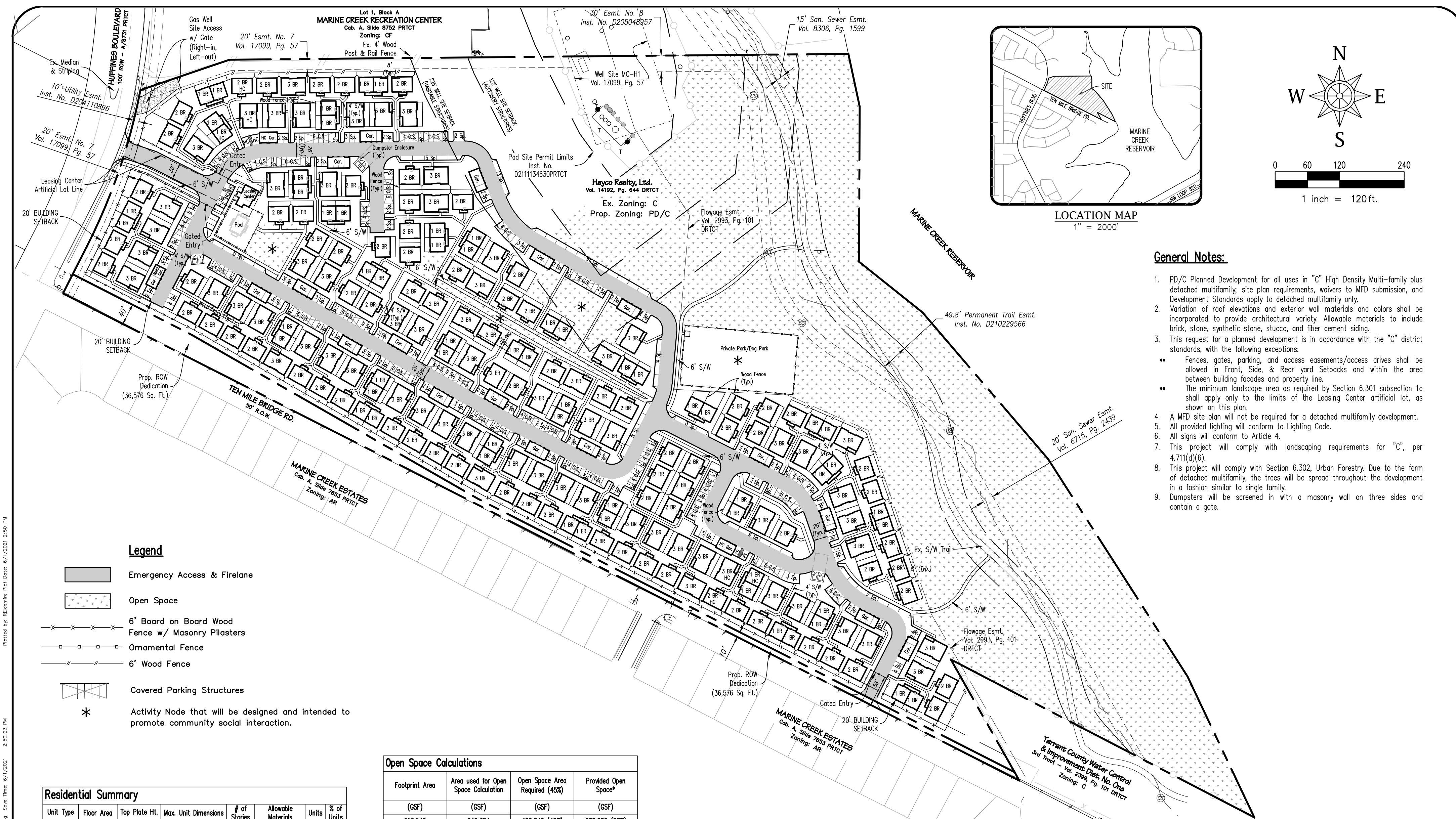
Area Zoning Map

Applicant: Hayco Realty LTD
 Address: 5200 - 5400 blocks Ten Mile Bridge Road
 Zoning From: C
 Zoning To: PD for C uses plus cottage community
 Acres: 33.88320019
 Mapsco: 47J
 Sector/District: Far Northwest
 Commission Date: 6/9/2021
 Contact: null



 Subject Area
 300 Foot Notification





General Notes:

1. PD/C Planned Development for all uses in "C" 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 "C" 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.
 - 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.
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 "C", per 4.711(d)(6).
8. 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.
9. Dumpsters will be screened in with a masonry wall on three sides and contain a gate.

Legend

- 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.	60	29%
2 Bedroom	984 Sq Ft	10'-1"	37'-6" x 31'-9.5"			80	39%
3 Bedroom	1,265 Sq Ft	10'-1"	45'-6" x 31'-7.5"			65	32%
Total						205	

Gross Density = 6.10 units per Acre
Total Net Acres = 33.629 Acres

Open Space Calculations

Footprint Area (GSF)	Area used for Open Space Calculation (GSF)	Open Space Area Required (45%) (GSF)	Provided Open Space* (GSF)
518,540	946,324	425,845 (45%)	539,555 (57%)

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

*Provided Open Space calculated in accordance with General Site Plan Requirements for "C", per 4.711(d)(7)(g).

Parking Summary

Parking Type	Floor Area	Dimensions	Parking Space Totals
Uncovered/Open	-	9'x18'	217 Uncovered
Covered Carport	-	9'x18'	144 Spaces
Enclosed Garage	800 Sq Ft	40'-11" x 20'-11"	74 Spaces
Total			435 Spaces

Residential Parking Required=
60 1BR @ 1Sp/BR= 60 Spaces
80 2BR @ 1Sp/BR= 160 Spaces
65 3BR @ 1Sp/BR= 195 Spaces
1000 SF @ 1Sp/250 SF= 4 Spaces
Total= 419 Spaces
ADA Parking Required= 9 Spaces

Enhanced Landscape Table

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	4,620 Square Feet; Minimum area not less than 1,000 Square Feet.	5 Points
Private Park/Dog Park	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided.	5 Points
Proximity to Public Park	Within 1,000 ft. as measure from property line to property line to Marine Creek Lake Park.	5 Points
Total Enhanced Landscape Points (20 Minimum Required)		25 Points

**PD SITE PLAN
ZC-21-076**

NEXMETRO MARINE CREEK

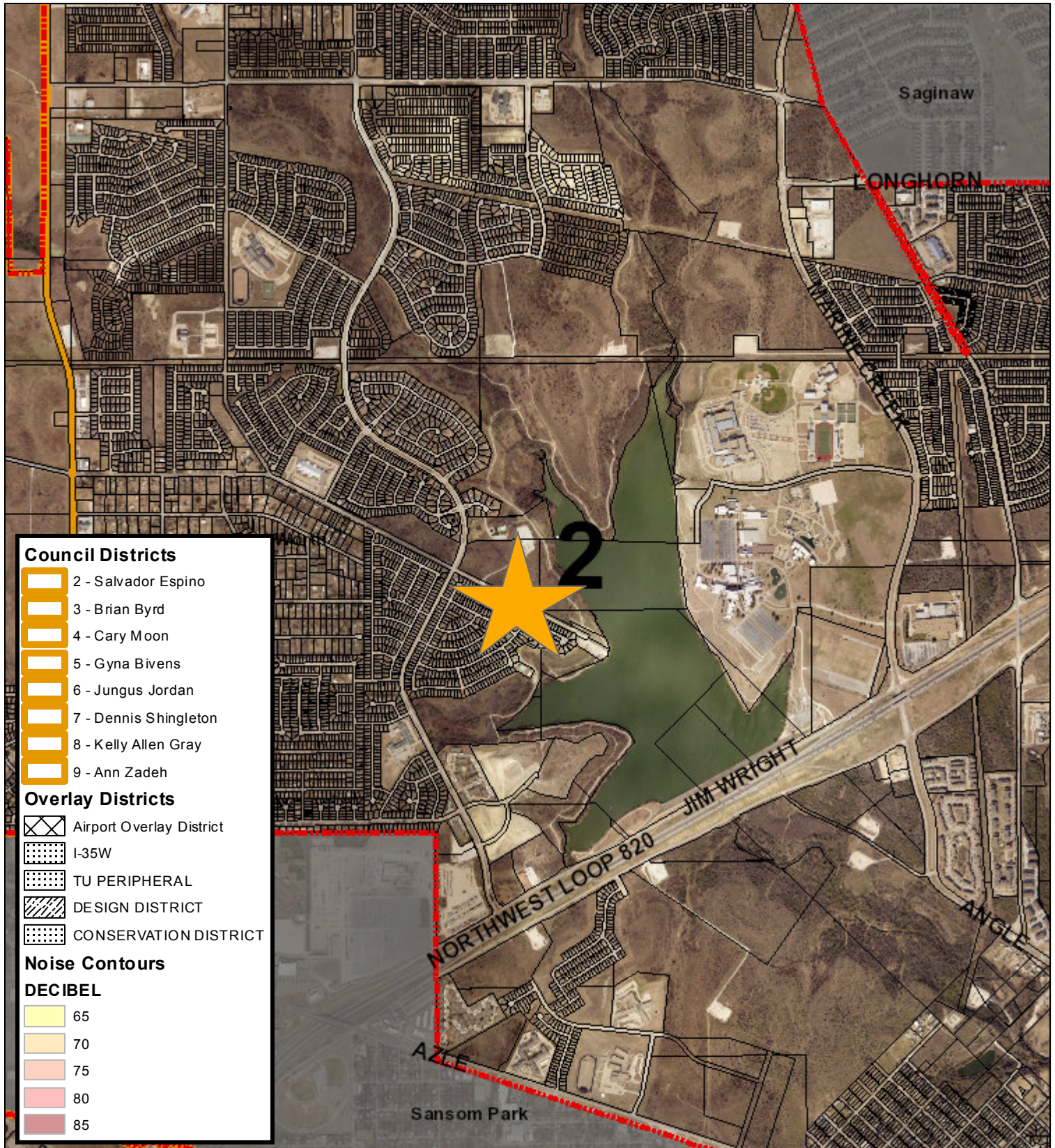
34.468 Acres/1,501,440 Sq. Ft. (Gross)
33.629 Acres/1,464,864 Sq. Ft. (Net)
SITUATED IN THE B.B. & C.R.R. SURVEY, ABSTRACT No. 201
I. & G.N.R.R. SURVEY, ABSTRACT No. 835,
& L. BROWN SURVEY, ABSTRACT No. 213
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

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

Drawing: G:\2021\0605\21-032 NexMetro Marine Creek\21-032 PD Site Plan.dwg Saved By: Mewang_Soon Time: 6/1/2021 2:50:23 PM
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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

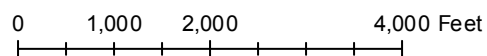
Overlay Districts

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

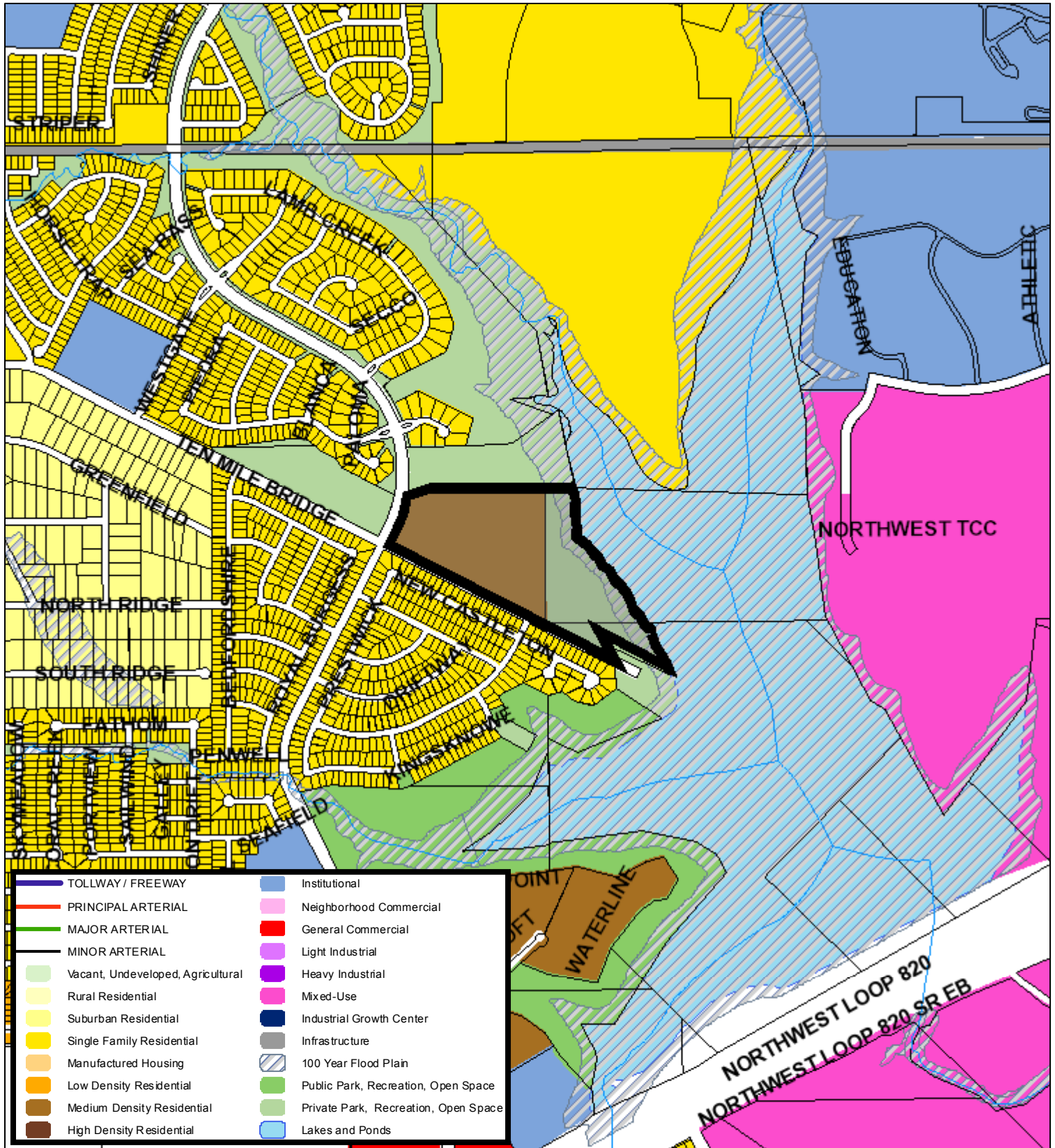
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use

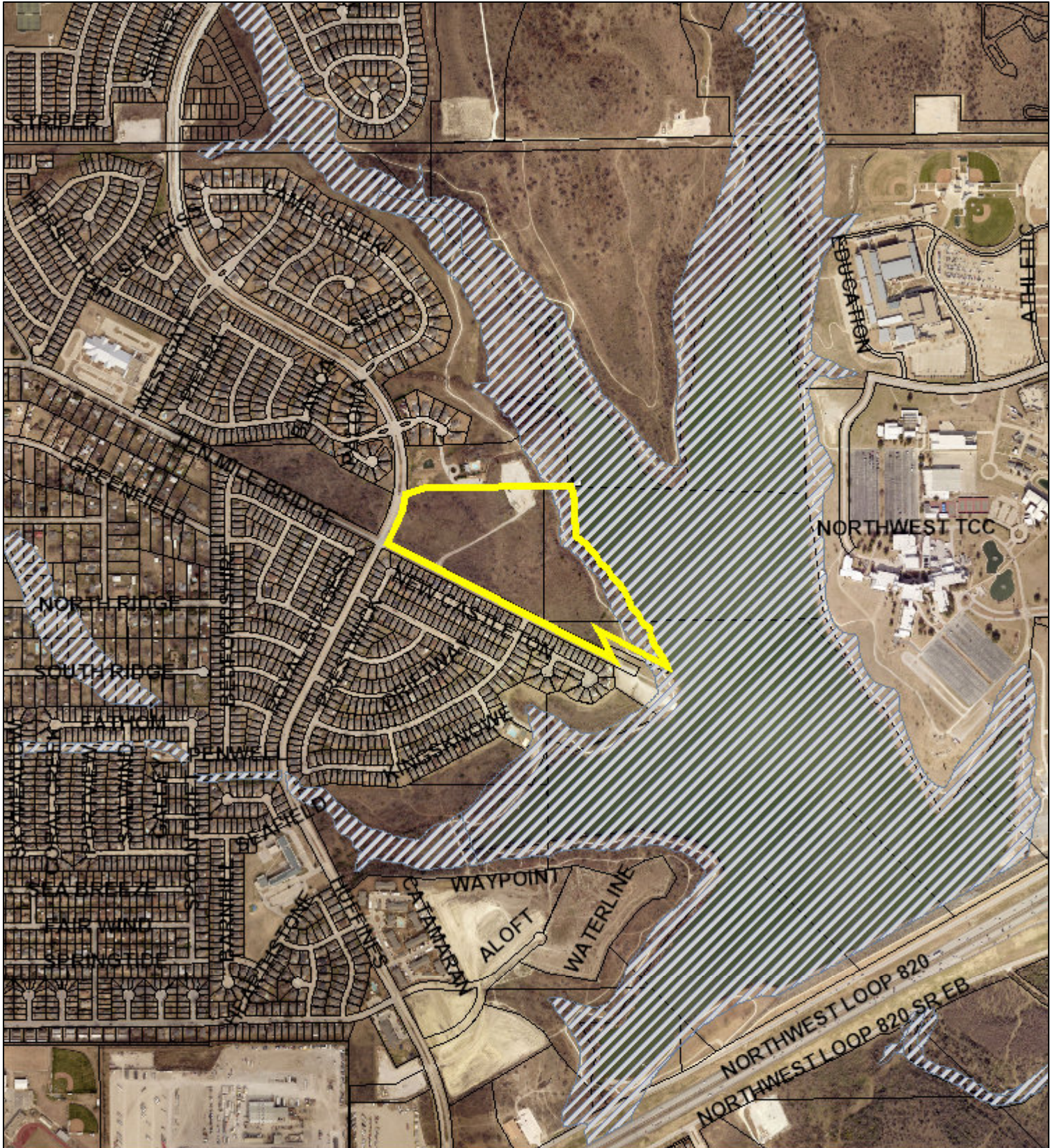


1,000 500 0 1,000 Feet

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



0 650 1,300 2,600 Feet





**ZONING MAP CHANGE
STAFF REPORT**

Zoning Commission Meeting Date:
June 9, 2021

Council District 2

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Sevanne Steiner</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: City of Fort Worth/ Justin Newhart

Site Location: 2500 N. Houston Street Acreage: 1.0192

Proposed Use: Fort Worth Herd

Request: From: "SY – ENX - 55" Neighborhood Mixed Use

To: Add Conditional Use Permit for stockyard/pens in "SY-ENX-55" -Stockyards District

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

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

Staff Recommendation: **APPROVAL – INDEFINITE**

Background:

The property at 2500 N. Houston Street has historically been used a stockyard, stables, and stock pens since at least 1926-27 when it was owned by the Burnett Horse & Mule Company, which was prior to the existence of zoning or a zoning ordinance in Fort Worth. The property continued its stock pen use through 1951, when ownership was transferred to the Fort Worth Horse & Mule Commission Company. In fact, the 1951 Sanborn Map clearly states that this site was used for stock pens. Finally, the property was transferred to the Fort Worth Police Department for use as the headquarters of the Mounted Patrol between 1981 and 1982. As such, this site can be said to have always been used as a stock pen or stockyard, despite that use never being permitted as a primary or accessory use after Fort Worth adopted its first zoning ordinance.

Since 1999, the Fort Worth Herd (the Herd), a division of the Fort Worth Convention and Visitor’s Bureau, has been conducting daily cattle drives in the Stockyards area as tourist attraction. Due to the new development in the Stockyards, the Herd relocated their facilities in 2016 to house livestock and storage to the former Mounted Police Patrol area located at 2500 N. Houston Street.

The City of Fort Worth signed a License Agreement with the Fort Worth Convention and Visitor’s Bureau to allow the Herd to use the property at 2500 N. Houston Street on December 28, 2016. Unfortunately, this was past the two-year limitation to allow the Legal Non-Conforming (LNC) use (stockyards, stock pens, and stables) to continue. As such, the LNC for a stock pen as a primary or accessory use was

disbanded, dropping the stock pens out of compliance with the base zoning in 2016 (MU-2) and the current zoning (SY_ENX-55).

The intent of the SY-ENX-55 sub-district of the Stockyards Form-Based Code District is to serve as an edge to the abutting Transitional Districts. A mix of uses, including commercial and multifamily residential is envisioned, which will provide supporting services and housing for the stockyards area. The intent is to promote best practices in urban design, by establishing a more pedestrian and bike friendly environment and to enhance connectivity within properties and to the other parts of the stockyards area. This particular subdistrict was meant to serve as transition from the industrial and commercial nature found within the core of the Stockyards to the residential neighborhood immediately to the west across N. Houston Street.

The applicant is requesting to add a Conditional Use Permit (CUP) to allow the Herd until such a time that a text amendment can be processed to change the use chart. A site plan is included.

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.

Although the property at 2500 N. Houston Street is intended to transition from a more intense use to a less-intense, neighborhood mixed use area, context must be considered when assessing this request for an indefinite CUP. This property has continuously operated as a low-intensity stock pen or stockyard for nearly 100 years. Thus, the CUP proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

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.

The request for a CUP is also in alignment with the intent of the SY-ENX-55 subdistrict, as it provides a commercial use for a supportive service in the Stockyards (the Herd). The Herd is one of the most important tourism draws in the Stockyards, providing economic and employment benefits for Northside and Fort Worth residents, i.e. a supportive service for employment and housing. Thus, 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.

Lastly, the proposed use is consistent with the Comprehensive Plan; the proposed use is compatible with the existing and adjacent uses within the Stockyards; and the proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5. 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.

Surrounding Zoning and Land Uses:

North CF / Park
 East "SY-TNX-55" Neighborhood Mixed Use / Park
 South "SY-TNX-55" Neighborhood Mixed Use / Commercial
 West "SY-ENX-40" / Parking Lot

Recent Relevant Zoning and Platting History:

- This property was originally zoned "I" Light Industrial, which did not permit stockyards, stock pens, or stables as a primary or accessory use.
- **April 2011:** The zoning was changed to MU-2. This zoning category does not permit stockyards, stock pens, or stables as a primary or accessory use.
- **December 14, 2014:** The Fort Worth Police Department's Mounted Police Patrol vacated the stock pens and stables at 2500 N. Houston Street and moved into their new facility at 1901 N. Las Vegas Trail.
- **December 28, 2016:** The City of Fort Worth signed a License Agreement with the Fort Worth Convention and Visitor's Bureau to allow the Herd to use the property at 2500 N. Houston Street.
- **May 2, 2017:** The Stockyards Form-Based Code and Design Guidelines were adopted and the Stockyards Form-Based Code district was established. The property at 2500 N. Houston Street was rezoned to SY-ENX-55 (Neighborhood Mixed Use with a height limit of 55'). This zoning category does not permit stockyards, stock pens, or stables as a primary or accessory use.

Site Plan Comments:

The site plan as submitted is in compliance with the Stockyards Form Base Code regulations.

(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 May 20, 2021.
 The following organizations were notified: (emailed May 17, 2021)

Fort Worth ISD	
North Fort Worth Historical Society	North Side NA
Far Greater Northside Historical NA	Inter-District 2 Alliance
Trinity Habitat for Humanity	Diamond Hill Jarvis NAC

Closest registered neighborhood organization*

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change to add a CUP to allow the Herd in the "SY-ENX-55" zoning district. Surrounding land uses consist of commercial uses and parks.

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

2. **Comprehensive Plan Consistency**

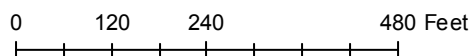
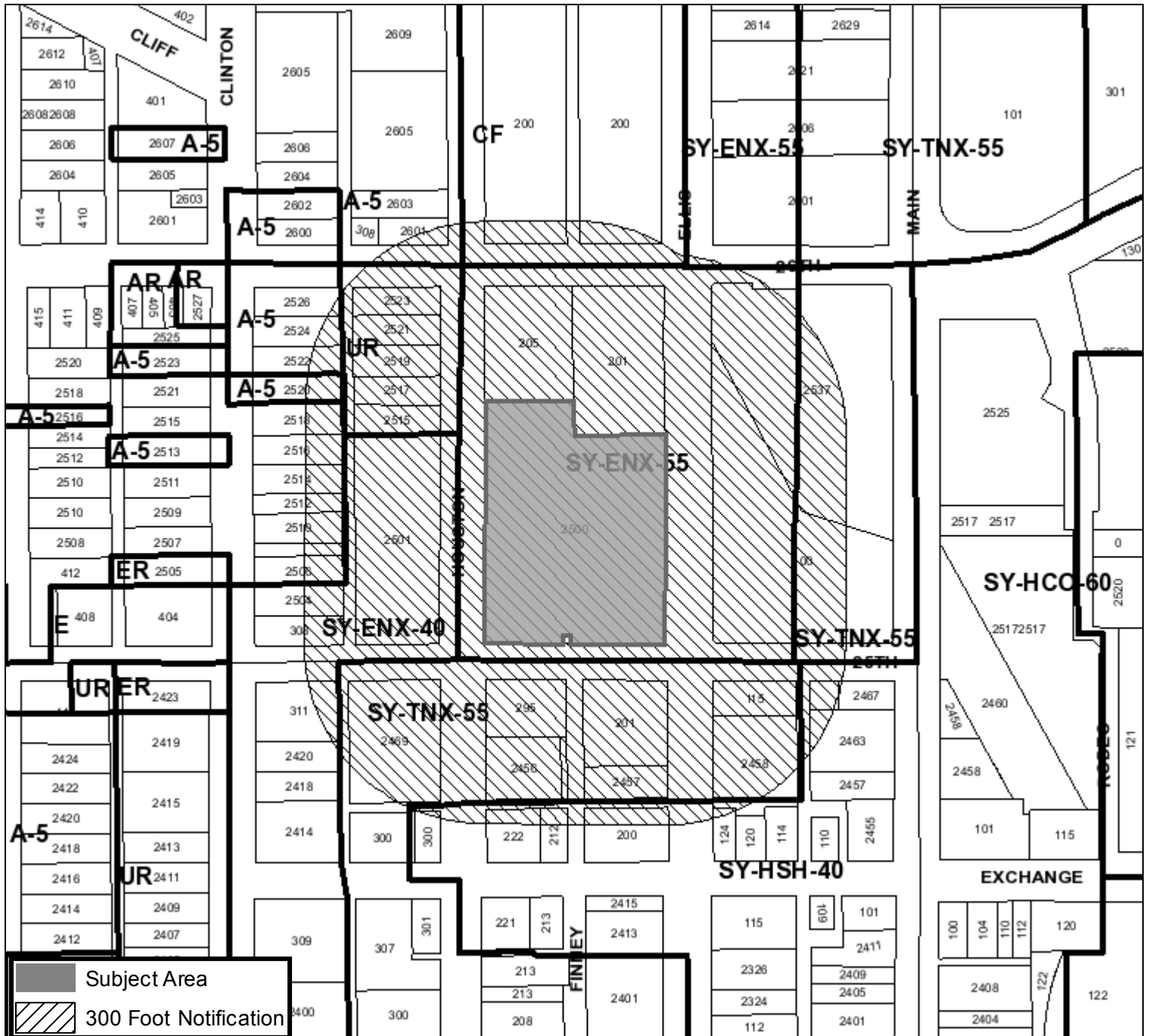
The 2021 Comprehensive Plan designates the site as being Mixed- Use. The proposed zoning is consistent with the Comprehensive Plan policy.

Attachments:

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

Area Zoning Map

Applicant: City of Fort Worth, Convention & Visitor's Bureau
 Address: 2500 N. Houston Street
 Zoning From: SY-ENX-55
 Zoning To: Add Conditional Use Permit for stock yard/pens
 Acres: 2.59215142
 Mapsco: 062FG
 Sector/District: Northside
 Commission Date: 6/9/2021
 Contact: null



Private Business

NW 26th St

Ellis Ave



0 10' 20' 30' 50'

Stalls A

Stalls B

D

Stalls C

Approx. 161'

Approx. 96'

J

Temp Restroom

G

E

Location of tenant space for additional use being requested

Approx. 138'

B

C

Approx. 115'

A

F

H

Approx. 103'

Houston St

NW 25th St

Police Dept.

138'

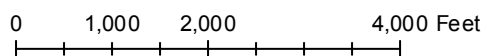
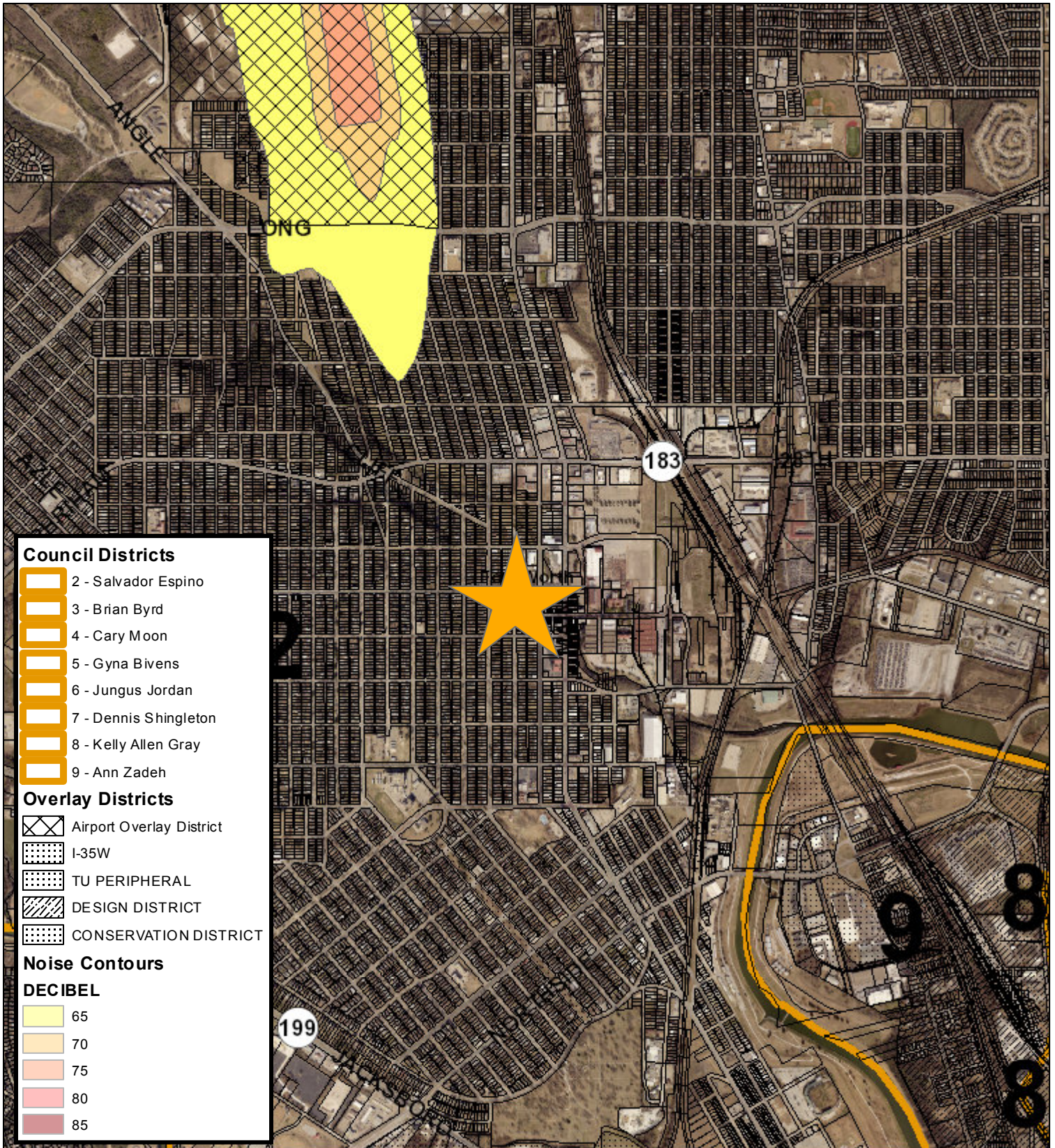
161'

156'

96'

299'

Area Map



Future Land Use

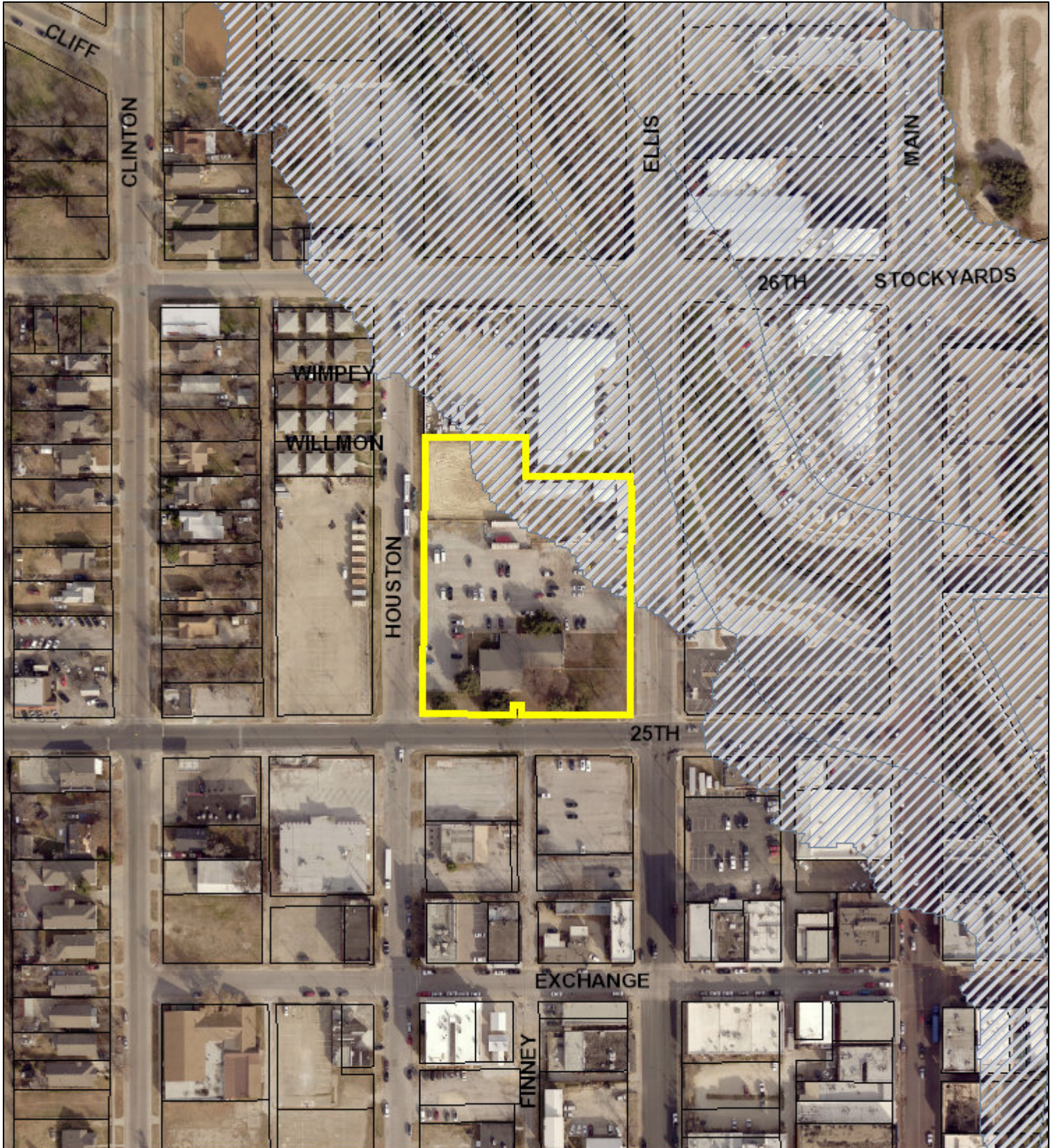


190 95 0 190 Feet

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Aerial Photo Map



0 120 240 480 Feet

