

ZONING CASE SUMMARY
September 14, 2021

*Note re: Comprehensive Plan Consistency Categories												
SD-Significant Deviation			MBA-Minor Boundary Adjustment			TI-Technical Inconsistency						
Case No.	Owner/Subject Address	CD	Current Zoning	Proposed Zoning	Proposed Use	Future Land Use	Comp. w/ Surr. Land Uses	Consistent w/Comp. Plan*	Staff Recommendation	Acreage	Notes	Link to Correspondence
Continued Cases												
ZC-21-075	VERTEX ASSET PARTNERS, LP 3001 & 3045 S Riverside Drive	8	"PD 760" Planned Development for all uses 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	Amend PD 760" Planned Development for all uses 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	Mini-warehouse; light industrial uses	Light Industrial	Yes	Yes	Approval	13.91	Recommended for Approval by the Zoning Commission (Continued from August 3rd)	ZC-21-075
ZC-21-082	Lama Estate, LLC - 4113 Mansfield Highway	8	"B" Two-Family, "E" Neighborhood Commercial	"E" Neighborhood Commercial	Convenience Store & Gas Station	Neighborhood Commercial	Yes	Yes	Approval	1.25	Recommended for Approval by the Zoning Commission (Continued from August 24th)	None
ZC-21-096	MCM Jones Family Inv LTD / Landon King, LJA Engineering / Laura Salgado, Lennar Homes - 3601 Shelby Road	8	"A-5" One-Family, "C" Multifamily Medium Density, "E" Neighborhood Commercial	"A-5" One-Family	Single Family Residential	Single Family Residential & Neighborhood Commercial	Yes	No	Denial	84.739	Recommended for Approval by the Zoning Commission (Continued from August 24th)	ZC-21-096
New Cases												
SP-21-020	Denish Patel - 8337 West Freeway	3	PD 163 / NASJRB Overlay	Amend Site Plan to add hotel use to "PD 163" Planned Development/General Commercial Restricted	Hotel	Neighborhood Commercial	n/a	n/a	Approval	1.37	Recommended for Denial by the Zoning Commission	SP-21-020
ZC-21-070	Renaissance Square LLC - 2624 E. Berry Street	8	PD 720 for "E" Neighborhood Commercial uses, with excluded uses and development requirements in the Masonic Widows Orphans Home Scenic Area	Add a CUP for an automatic carwash facility; site plan included	Carwash	Neighborhood Commercial	Yes	No (TI)	Approval	1.23	Recommended for Approval by the Zoning Commission	ZC-21-070
ZC-21-083	James Eric Shrader / Thomas Bartkowski - 6300 Shady Oaks Manor Drive	7	"G" Intensive Commercial and "PD 780" Planned Development for all uses in "F" General Commercial plus hotel	PD/G Planned Development for all uses in "G" General Commercial and mini-warehouses, site plan included	Mini-Storage Facility	General Commercial	Yes	Yes	Approval	6.37	Recommended for Approval by the Zoning Commission	ZC-21-083
ZC-21-087	MCP 18, LLC - 6000 Block Old Decatur Road	2	"J" Medium Industrial	PD/C Planned Development for all uses in "C" Medium Density Multifamily with development standards for yard setbacks, fencing, open space, landscaping, building orientation, and a waiver to the MFD submittal; site plan included	Detached Multifamily	Single Family Residential	Yes	Yes (TI)	Approval	27.5	Recommended for Approval as Amended by the Zoning Commission (based on new site plan submitted by the applicant during the hearing)	ZC-21-087
ZC-21-095	Double B Land LP/Tavacon, LLC - 7045 Boat Club Road	7	"E" Neighborhood Commercial	Add Conditional Use Permit to allow an automatic carwash facility; site plan included	Car Wash	Neighborhood Commercial	Yes	No (TI)	Approval	1.55	Recommended for Approval by the Zoning Commission	ZC-21-095
ZC-21-101	YMCA of Fort Worth - 2350 E. Berry Street	8	"R1" Zero Lot Line/Cluster; "CF" Community Facilities	"C" Medium Density Multifamily	Multifamily	Institutional & Low Density Residential	Yes	No	Approval	17.22	Recommended for Approval by the Zoning Commission	ZC-21-101
ZC-21-105	Marathon Holdings LLC - 1513 Belzise Terrace	8	"A-5" One-Family	"B" Two-Family	Duplex	Single Family Residential	Yes	No	Approval	0.13	Recommended for Denial with Prejudice by the Zoning Commission	ZC-21-105
ZC-21-107	Triple W Properties LTD - 12985 NW Highway 287	7	"AG" Agricultural	"A-5" One-Family	Single Family Residential	Suburban Residential	Yes	Yes (TI)	Approval	171.55	Recommended for Approval by the Zoning Commission	ZC-21-107
ZC-21-108	Rosco Dixon - 4420 - 4440 (evens) Wilbarger Street	5	"A-5" One-Family	"B" Two-Family	New Single Family Dwelling	Single Family Residential	No	No (TI)	Denial	2.78	Recommended for Approval by the Zoning Commission	ZC-21-108
ZC-21-112	Charco Properties LP - 6036 Old Denton Road	2	PD 1109 Planned Development for all uses in "G" Intensive Commercial/I-35 Overlay	Add warehouse uses to PD 1109 Planned Development for all uses in "G" Intensive Commercial/I-35 Overlay plus mini warehouse, excluding tattoo parlors, massage parlors and pawn shops; site plan included	Warehouse and Mini-Warehouse	Mixed Use	Yes	No (SD)	Approval	3.52	Recommended for Approval by the Zoning Commission	None
ZC-21-113	MCD Partners - 10999 Old Weatherford Road	3	"C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial	"A-5" One-Family, "R2" Townhouse/Cluster	Single Family Residential	Single Family & Neighborhood Commercial	Yes	Yes (TI)	Approval	86	Recommended for Approval by the Zoning Commission	None
ZC-21-116	1187 Holdings LLC, Northstar Farms Inc. - 12400 - 12700 blocks Ware Ranch Trail	6	"J" Medium Industrial / Spinks Airport Overlay	"PD/C" Planned Development for all uses in "C" Medium Density Residential with development standards for reduction of open space requirements to 30%, building orientation and screening between building and the ROW / Spinks Airport Overlay, site plan included	Multifamily	General Commercial	Yes	No	Denial	16.27	Recommended for Denial with Prejudice by the Zoning Commission	None
ZC-21-117	1501 LLC - 1501 North Park Drive	9	"PI-N-2" Panther Island N-2, "J" Medium Industrial / "PIP 11" Panther Island Peripheral Zone 11	"J" Medium Industrial/ "PIP 11" Panther Island Peripheral Zone 11	Expand Existing Office / Manufacturing	Mixed Use	Yes	No	Approval	2.37	Recommended for Approval by the Zoning Commission	None
ZC-21-120	820/30 Interchange, LTD & Robert Briggs - 1304 Alameda Street & 9500 Old Weatherford Road	3	"F" General Commercial	"A-5" One-Family	Single Family Residential	General Commercial	Yes	No	Approval	39.81	Recommended for Approval by the Zoning Commission	None
ZC-21-121	Garland All Storage Associates - 5600 Altamesa Boulevard	6	"F" General Commercial	Add Conditional Use Permit for shooting range and gun sales to "F" General Commercial, site plan included	Indoor Shooting Range & Gun Sales	Neighborhood Commercial	Yes	Yes (TI)	Approval	2.24	Recommended for Approval by the Zoning Commission	ZC-21-121
ZC-21-122	Texas Health Resources - 3101 NW Centre Drive	7	"G" Intensive Commercial	Add Conditional Use Permit for warehouses/NASJRB Overlay to "G" Intensive Commercial/NASJRB Overlay, site plan included	Warehouse & Office	General Commercial	Yes	Yes	Approval	31.56	Recommended for Approval by the Zoning Commission	ZC-21-122
ZC-21-126	Melinda Wahl-Reitman & City of Fort Worth - 1915 & 1917 Tierney Road	8	"A-10" One Family	Add "HC" Historic and Cultural Overlay to 1915 & 1917 Tierney Road	Single Family Residential	Single Family Residential	Yes	Yes	Approval	0.62	Recommended for Approval by the Zoning Commission	ZC-21-126
ZC-21-127	Michele Herrera & City of Fort Worth - 600 N. Chandler Drive	9	"A-5" One Family	Add "HC" Historic and Cultural Overlay to 600 N. Chandler Drive	Single Family Residential	Single Family Residential	Yes	Yes	Approval	0.13	Recommended for Approval by the Zoning Commission	None
ZC-21-128	Pate Ranch Commercial & TP Ladera LLC - 7600 - 7800 blocks Harris Parkway	6	"PD 1064" Planned Development for all uses in "MU-2" High Intensity Mixed use, excluding certain uses with development standards, site plan approved; "PD 1218" Planned Development for all uses in "CR" Low Density Multifamily with Development Standards plus cottage community; with waivers to URD submission and certain standards, site plan approved	"PD 1218" Planned Development for all uses in "CR" Low Density Multifamily with Development Standards plus cottage community; with waivers to MFD submission and with development regulations for setbacks adjacent to single family zoning, height, minimum parking, open space, and building separation; site plan included	Detached Multifamily	Low Density Residential & Mixed Use	Yes	Yes (MBA)	Approval	50.53	Recommended for Approval by the Zoning Commission	ZC-21-128
ZC-21-134	La Prella Trust, 500 - 800 blocks Blue Mound Road West	7	"AG" Agricultural	"PD" Planned Development for "AG" Agricultural, "A-7.5" One-Family, "A-5" One-Family and "E" Neighborhood Commercial uses with increased lot coverage and development standards	Single Family/Commercial	Single Family Residential	Yes	Yes (MBA)	Approval	372.4	Recommended for Approval as Amended by the Zoning Commission (to exclude certain uses on Tracts A & B, see staff report)	ZC-21-134
ZC-21-154	Legacy CTW LP/Barry Hudson, Dunaway - 9200-9300 blocks of Brewer Blvd.	6	PD1298 Planned Development for "CR" Low Density Multifamily and "C" Medium Density Multifamily, site plan required	Amend existing PD to add development standards for yard setbacks, fencing, open space, and building orientation; site plan included	Multifamily	General Commercial	Yes	Yes	Approval with Conditions (see staff report)	15.15	Recommended for Approval as Amended by the Zoning Commission (to allow reduced open space as requested by the applicant, and require that the 6-ft metal fence separating apartment buildings from the detention pond area be reduced to a 4-ft open style fence- see staff report for additional detail)	ZC-21-154