



**ZONING COMMISSION
AGENDA**

Wednesday, January 12th, 2022

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber
200 Texas Street
2nd Floor-City Hall
Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/q.php?MTID=ef865a41fb2ea2e0bd82a8ce71b3fd71b>

Meeting/ Access Code: 2553 778 7198

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 2553 778 7198

Viewing Only

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

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

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

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

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

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

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

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, January 10th. To sign up, either contact Sandra Barraza at Sandra.Barraza@fortworthtexas.gov or (817)392-8047, if you would like to participate in-person; or if you would like to participate virtually, register through WebEx in accordance with 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:

| | | | |
|----------------------------|-------|--------------------------------|-------|
| Willie Rankin, Chair, CD 2 | _____ | Mia Hall, CD 6 | _____ |
| Jarod Cox CD 1 | _____ | Jacob Wurman, 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. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020

- | | |
|---|--------------|
| A. Overview of Zoning Cases | Staff |
| B. Amendments to Home Occupation Ordinance | Law |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, February 8th, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

B. APPROVAL OF MEETING MINUTES OF DECEMBER 8th, 2021 _____ **Chair**

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

C. CONTINUED CASES

1. ZC-21-131 **CD 5**

- | | |
|---------------------|---|
| a. Site Location: | 8661 & 8689 John T White Road |
| b. Acreage: | 5.10 |
| c. Applicant/Agent: | Mmarooful Choudhury |
| d. Request: | From: "A-5" One-Family, "E" Neighborhood Commercial To: "PD/R2" Planned Development for all uses in "R2" Cluster/Townhome excluding two-family dwellings (attached or detached), industrialized housing, school (elementary or secondary), government office facility, neighborhood recreation center, and gas drilling and production and with development standards attached in Exhibit A and with specific development standards for open space; site plan included |

- 2. ZC-21-148** **CD 5**
- a. Site Location: 5220 E Lancaster Avenue
 - b. Acreage: 1.12
 - c. Applicant/Agent: Espire Enterprises, LLC
 - d. Request: From: "E" Neighborhood Commercial
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, site plan included.

- 3. ZC-21-172** **CD 4**
- a. Site Location: 100-500 blocks Beach Street
 - b. Acreage: 29.87
 - c. Applicant/Agent: Robert H. Frost
 - d. Request: From: "B" Two-Family
To: "J" Medium Industrial

- 4. ZC-21-197** **CD 8**
- a. Site Location: 1550 Everman Parkway & 8801 Oak Grove
 - b. Acreage: 6.93
 - c. Applicant/Agent: Dallas Monroe
 - d. Request: From: "E" Neighborhood Commercial
To: "D" High Density Multifamily

- 5. ZC-21-205** **CD 2**
- a. Site Location: 1600 & 1602 NW 21st Street
 - b. Acreage: 0.17
 - c. Applicant/Agent: Martha C. Munoz / Jessica Baez
 - d. Request: To: Add Conditional Use Permit for mobile food vendor in "E" Neighborhood Commercial District with specific development standards for parking, setbacks, and distance requirements for mobile food vendors on property adjacent to residential districts; site plan included

- 6. ZC-21-140** **CD 9**
- a. Site Location: 3201 White Settlement Road
 - b. Acreage: 0.50
 - c. Applicant/Agent: DD White Settlement Property, LLC
 - d. Request: To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility in "E" Neighborhood Commercial; site plan included, with specific regulations for setbacks, fencing location, parking, and landscaping, site plan included

D. NEW CASES

- 7. SP-21-028** **CD 6**
- a. Site Location: 7633 Harris Parkway
 - b. Acreage: 12.65
 - c. Applicant/Agent: Great Hearts America - Texas
 - d. Request: To: Amend the Site Plan for PD 1064, to add new building of school

- 8. ZC-21-118** **CD 6**
- a. Site Location: 5653 Westcreek Drive
 - b. Acreage: 0.47
 - c. Applicant/Agent: Mohamad Alwan
 - d. Request: From: "E" Neighborhood Commercial
To: "PD" Planned Development with a base of "E" Neighborhood Commercial for Auto Repair & Outside Storage (Automobiles), with specific development standards for projected front yard building setback, supplemental side building setbacks, supplemental buffer yard, buffer yard landscaping requirements, screening fence requirements, dumpster screening requirements; site plan included
- 9. ZC-21-218** **CD 8**
- a. Site Location: 1616 & 1620 E Rosedale
 - b. Acreage: 0.32
 - c. Applicant/Agent: ANF Investments, LLC
 - d. Request: From: "A-5" One-Family, "E" Neighborhood Commercial
To: "E" Neighborhood Commercial
- 10. ZC-21-219** **CD 8**
- a. Site Location: 2416 Louisiana Avenue
 - b. Acreage: 0.14
 - c. Applicant/Agent: Paulette & Jacquelyn Byars
 - d. Request: From: "A-5 One-Family
To: "CF" Community Facilities
- 11. ZC-21-220** **CD 8**
- a. Site Location: 4108 Moberly & 4900 Miller Avenues
 - b. Acreage: 0.80
 - c. Applicant/Agent: Davi Group Inc.
 - d. Request: From: "E" Neighborhood Commercial
To: "CR" Low Density Multifamily
- 12. ZC-21-222** **CD 9**
- a. Site Location: 1500 block Merrimac Circle
 - b. Acreage: 9.47
 - c. Applicant/Agent: Carriage House Development, LLC
 - d. Request: From: "G" Intensive Commercial, "I" Light Industrial
To: "MU-2" High Intensity Mixed-Use
- 13. ZC-21-223** **CD 7**
- a. Site Location: 108 Priddy Lane
 - b. Acreage: 0.25
 - c. Applicant/Agent: Adrian & Dina Delgadillo
 - d. Request: From: "B" Two-Family, "E" Neighborhood Commercial
To: "B" Two-Family

14. ZC-21-224

CD 6

- a. Site Location: 9300 block Summer Creek Drive
- b. Acreage: 1.28
- c. Applicant/Agent: NEC CTR & McP LP
- d. Request: From: "G" Intensive Commercial
To: Add Conditional Use Permit to allow for a self-service car wash in "G" Intensive Commercial; site plan included

15. ZC-21-225

CD 7

- a. Site Location: 4600-4700 blocks Golden Triangle Boulevard
- b. Acreage: 5.41
- c. Applicant/Agent: Fort Worth I Love You LLC
- d. Request: From: PD 1108 "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waived
To: Amend PD 1108 to add outdoor storage, site plan waiver requested

16. ZC-21-226

CD 3

- a. Site Location: 4100-4500 blocks Longvue Avenue, 100-200 blocks RM 2871
- b. Acreage: 106.22
- c. Applicant/Agent: Montserrat Hills LLC, et al
- d. Request: From: "A-43" One-Family
To: "A-21" One-Family

17. ZC-21-227

CD 6

- a. Site Location: 9500-9700 blocks Brewer Boulevard
- b. Acreage: 19.53
- c. Applicant/Agent: Gabriel Southwest
- d. Request: From: "C" Medium Density Multifamily
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily including detached multifamily with specific development standards for open space, building orientation, fencing within front yard setback, and MFD submittal; site plan included

18. ZC-21-228

CD 9

- a. Site Location: 3319 Hulen, LLC
- b. Acreage: 0.17
- c. Applicant/Agent: 3319 Hulen Street
- d. Request: To: Add Conditional Use Permit (CUP) for automotive oil change in "E" Neighborhood Commercial with waiver to dumpster within setback; site plan included

19. ZC-21-229

CD 7

- a. Site Location: 10100-10300 blocks Blue Mound Road
- b. Acreage: 55.08
- c. Applicant/Agent: W. Chang Family LP & C. Chang
- d. Request: From: "AG" Agricultural
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily including detached multifamily, with specific development standards for parking, setbacks, fencing, open space, building orientation, and MFD submittal; site plan included

20. ZC-21-230

CD 7

- a. Site Location: 1300-1500 blocks E. Bonds Ranch Road
- b. Acreage: 29.385
- c. Applicant/Agent: Fortune 88, LLC
- d. Request: From: "I" Light Industrial
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development standards for front yard setbacks, front yard fencing, open space, building orientation, and a waiver to the MFD submittal, site plan included.

21. ZC-21-231

CD 7

- a. Site Location: 9301 Harmon Road
- b. Acreage: 9.71
- c. Applicant/Agent: Presidio Village LLC
- d. Request: From: "AG" Agricultural
To: "E" Neighborhood Commercial, "G" Intensive Commercial

22. ZC-21-237

CD 9

- a. Site Location: Near Southside
- b. Acreage: 1,167
- c. Applicant/Agent: City of Fort Worth
- d. Request: To: Amend Section 4.1305.d. the Near Southside Development Standards and Guidelines Text Amendments to provide clarification for building height, setbacks, ground floor transparency, mobile vending units and landscaping standards

23. ZC-21-239

CD 8

- a. Site Location: 1711, 1713 Logan St and 1712 McCurdy
- b. Acreage: 0.37
- c. Applicant/Agent: James Walker
- d. Request: From: "B" Two-Family
To: "UR" Urban Residential

E. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

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

ASISTENCIA A REUNIONES PUBLICAS:

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

Executive Session.

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



Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-131

Council District: 5

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Mmarooful H. Choudhury / Peter Kavanaugh

Site Location: 8661 & 8689 John T. White Road

Acreage: 5.10 acres

Request

Proposed Use: Townhomes

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

To: "PD/R2" Planned Development for all uses in "R2" Cluster/Townhome excluding two-family dwellings (attached or detached), industrialized housing, school (elementary or secondary), government office facility, neighborhood recreation center, and gas drilling and production and with development standards attached in Exhibit A and with specific development standards for to open space; site plan included

Recommendation

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

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

Staff Recommendation: **Denial**

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 - b. [Comprehensive Plan Consistency](#)
 - c. [Site Plan Comments](#)
6. Exhibit A – Development Standards
7. Area Zoning Map with 300 ft. Notification Area
8. Site Plan
9. Area Map
10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The site is located at the northeast corner of John T. White Road and Randol Mill Road/Eastchase Parkway. It is located just over one-third mile north of Interstate 30. The site is currently zoned “E” Neighborhood Commercial and the applicant is requesting to rezone to “PD/R2” Planned Development for all uses in “R2” Townhouse/Cluster, excluding two-family dwellings (attached or detached), industrialized housing, school (elementary or secondary), government office facility, neighborhood recreation center, and gas drilling and production. The applicant is also proposing specific development standards that are attached as “Exhibit A.”

This request was originally considered by the Zoning Commission on September 8, 2021 as a request for standard “R2” zoning. At that meeting, the applicant requested a 60-day continuance to allow for additional time to meet with neighborhood groups. At the November 10, 2021 hearing, the applicant indicated that they would be revising the request to PD zoning and a second 60-day continuance was granted to allow for proper noticing and submission of the PD site plan.

The attached site plan depicts 40 new lots intended for attached townhome development with six total buildings. The applicant is imposing a height limitation of two-stories for the two buildings along the eastern side of the property, and three-stories for all other buildings. Each unit is proposed to have a rear-access, two-car enclosed garage as well as two surface parking spaces, all located behind the front build wall. Common areas are shown along the John T. White Boulevard and Randol Mill Road frontages as well as in the eastern corner of the property.

The site plan also depicts dedication of a new public street with connections on John T. While Boulevard and Randol Mill Road. Transportation and platting staff have identified concerns with the proposed street and alley layout which are described in the “Site Plan Comments” section of this staff report. However, these items will need to be evaluated separately as the Zoning Commission is unable to waive requirements of the subdivision ordinance or access management policy.

The table below described the differences in development requirements for standard “R2” Townhouse/Cluster zoning, and the standards proposed with this PD:

| Requirement | “R2” Standards | Proposed “PD/R2” Standards |
|-----------------------|---|--|
| Density | Maximum 24 units/acre | Complies (7.7 units/acre provided) |
| Height | Maximum height 36’ | Complies |
| Required Yards | <u>Front Yard:</u> None required <u>Rear Yard:</u> None required <u>Interior Side Yard:</u> 5’ minimum <u>Corner Lot Side Yard:</u> 10’ minimum adjacent to both streets | <u>Front Yard:</u> 10-ft <u>Rear Yard:</u> 25-ft <u>Interior Side Yard:</u> 5-ft <u>Corner Lot Side Yard:</u> 10-ft Complies |
| Maximum Façade Length | 250 feet maximum | Complies (maximum provided 225-ft) |
| Building Separation | 10 feet minimum | Complies |

| | | |
|------------------------------|---|--|
| Open Space | 15% minimum | Open space as shown on the site plan is not compliant with zoning ordinance requirements as it is not accessible to the residents. A masonry wall is shown separating these areas from the townhome sites. The applicant is requesting a development standard in order to include these areas in open space calculations. This request is not supported by staff. <i>Development Standard Required</i> |
| Minimum Parking Requirements | Two spaces per dwelling unit, located behind the front building line, except for limited local streets or private access easements, where four spaces shall be required | Parking analysis not provided on site plan. Applicant has indicated that four parking spaces will be provided per unit. |

Surrounding Zoning and Land Uses

North: “A-5” One-Family / single-family dwellings; and
 “E” Neighborhood Commercial / undeveloped directly adjacent; mosque and school further north
 East: “A-5” One-family / single-family dwellings
 South: “E” Neighborhood Commercial / undeveloped; and “PD66” / residential
 West: “PD626” / retail; and “PD578” / multifamily

Recent Zoning History

- ZC-20-047 from “PD169” Planned Development/Specific Use for E Neighborhood Commercial plus ice skating rink, site plan required to multiple tracts “A-7.5” One-Family (5.95 acres) / “R2” Townhouse/Cluster (3.09 acres) / “E” Neighborhood Commercial (2.95 acres); west of subject site; effective 7/16/20
- ZC-19-156 City initiated rezoning for over 700 acres; lots north and northwest of subject site; effective 12/28/19

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
 The following organizations were notified: (emailed December 28, 2021)

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

* Located within this registered neighborhood organization

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone from “E” Neighborhood Commercial to “PD/R2” Planned Development for all uses in “R2” Townhouse/Cluster with exclusions and development standards. The surrounding land uses include single family residential, multifamily residential, undeveloped, and retail.

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

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map. The excerpt below from the Comprehensive Plan indicates that multifamily residential is considered appropriate within the Neighborhood Commercial designation, but single-family development such as townhomes on individually platted lots is not.

| 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 |

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

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts.

Additionally, City of Fort Worth officials have expressed concern that the City is losing commercial corridors to residential development and that this trend should not be continued. This site is located at a hard corner of two arterial roadways, is surrounded by other commercially zoned and used land, and is designated as Neighborhood Commercial in the Comprehensive Plan.

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

Site Plan Comments

Zoning and Land Use

- Please add the following to the site plan:
 - o A date and signature line for “Director of Development Services” in the lower righthand corner, as well as the zoning case number (ZC-21-131).
 - o Zoning of surrounding properties (“A-5” One-Family for residential lots to the north and east, “E” Neighborhood Commercial for subject property and site to the north)
 - o The legal description for this site.
 - o The following general notes:
 - This project will comply with Section 6.301, Landscaping.
 - This project will comply with Section 6.302, Urban Forestry.
 - All signage will conform to Article 4, Signs.
 - All provided lighting will conform to the Lighting Code.
- Please label the following:
 - o Height and material of the existing fencing at the eastern edge of the property.
 - o Pavement type for driveways and internal alleys.
 - o Proposed site density (units per acre).
- The location and dimension of all proposed structures should be depicted on the site plan. Please indicate where the townhome buildings and associated parking areas will be located and label total square footage and building height.
- A parking analysis is required. The minimum parking requirement is two spaces per dwelling unit, located behind the front build wall. Please label minimum required and total provided spaces.
- The proposed open space areas do not appear to meet the intent of the Zoning Ordinance as they are separated from the residential properties by masonry walls. Please indicate how these areas will be utilized by the residents of this development. A waiver will be required for the current design.
- FYI – an encroachment agreement may be needed for the portions of the masonry wall that are proposed within the utility easements along the property boundaries.

Platting

- Provide information on the proposed townhomes. If sold as individual fee simple lots, a preliminary plat is required.
- Subdivision Ordinance, Section 31-106(g) Alley design standards.
 - (1) Length. Alleys shall be of a similar length as their associated opposite and parallel primary service streets, except for any additional length required for turnout returns to the primary service street. Dead-end alleys are prohibited. An alley with only one outlet shall be provided with an approved turn-around.
- The proposed multifamily development is proposed over two separate platted lots (Bentley Village Addition, Block MR, Lot 2, Lot 3). A final short plat (replat) is recommended to avoid any potential conflict with provisions of the Subdivision Ordinance standards (i.e. utilities crossing over property lines, access management drive way spacing).

Transportation

- Access to all proposed lots is subject to the Fort Worth Access Management Policy. A waiver to the access management policy is required for the proposed access onto John T. White and Randol Mill road.
- Single-family and two-family residential alley width is 16ft. with 12 ft. paving edge to edge. Deadened alleys require a waiver from the planning commission.

- On Commercial Connector right-of-way driveway spacing is 250 feet and 200 feet on Neighborhood connectors.

Fort Worth Fire Department

- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth also has adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

(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.)



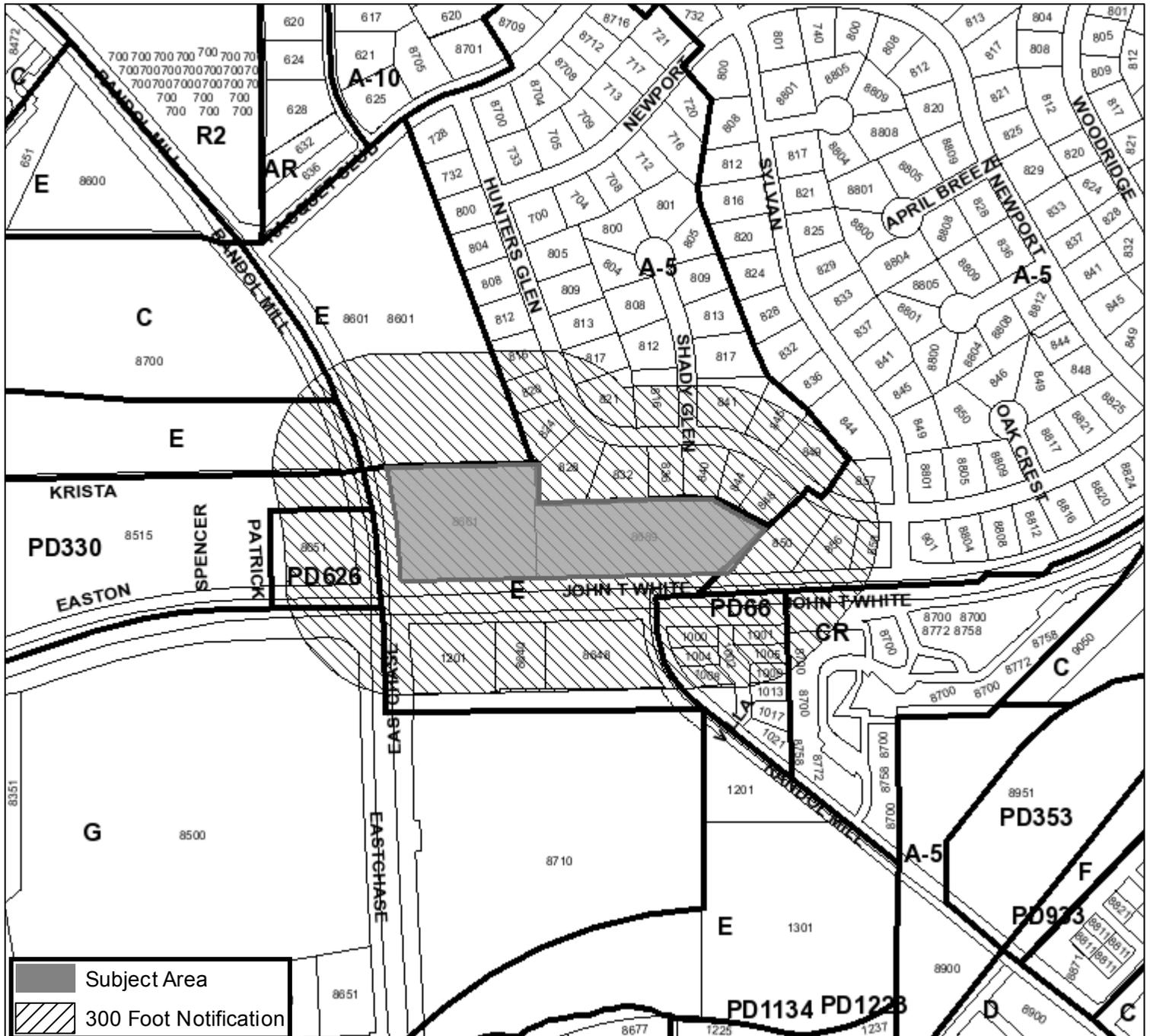
“Exhibit A”

Development within the proposed “PD/R2” District shall be in conformance with the Zoning Ordinance requirements for “R2” Townhouse/Cluster, except as noted for the development standards provided below:

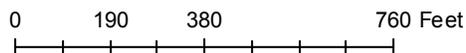
1. The development must conform to the attached site plan.
 2. The two structures on the easternmost side of the site plan are limited to two (2) stories in height.
 3. All other structures are limited to three (3) stories in height.
 4. All individual town homes must have a two-car enclosed garage.
 5. All garages must face alleys shown on the site plan.
 6. No lot will have a front entrance garage.
 7. The maximum number of town homes permitted on this site is 40.
 8. Exteriors of homes will be stone or brick, except for openings, window-sills, garage doors, roof facias and exposed exhaust vents.
 9. A masonry wall will be built on all sides of the property adjacent to alleys and along property lines separating the residential lots and the lots in Bentley Village Section 3 Subdivision and along John T. White Boulevard and Randol Mill Road.
 10. An open wrought iron-type fence, six feet in height, will be erected along the north property line adjacent to Lot 1, Block M of Bentley Village Addition (Church Property). An open wrought iron-type fence, six feet in height, will be erected along John T. White Boulevard beginning at the wall on the east side of the easternmost 20' alley at its intersection with the masonry wall and running to the point that is the intersection of the John T. White right of Way with the westernmost point of lot 3, Block F of Bentley Village, Section 3 Addition.
 11. Front yard setbacks must be a minimum of ten (10) feet.
 12. Rear yard setbacks must be a minimum of twenty-five (25) feet.
 13. Streets and alleys shown on the site plan must be built to City of Fort Worth street and alley standards.
 14. Development must conform to the attached site plan with only exceptions caused by City of Fort Worth public streets, alleys or required public easements and corner visibility standards.
 15. The areas depicted as open space in the attached site plan will be counted towards the minimum 15% requirement for “R2” zoning.
- 

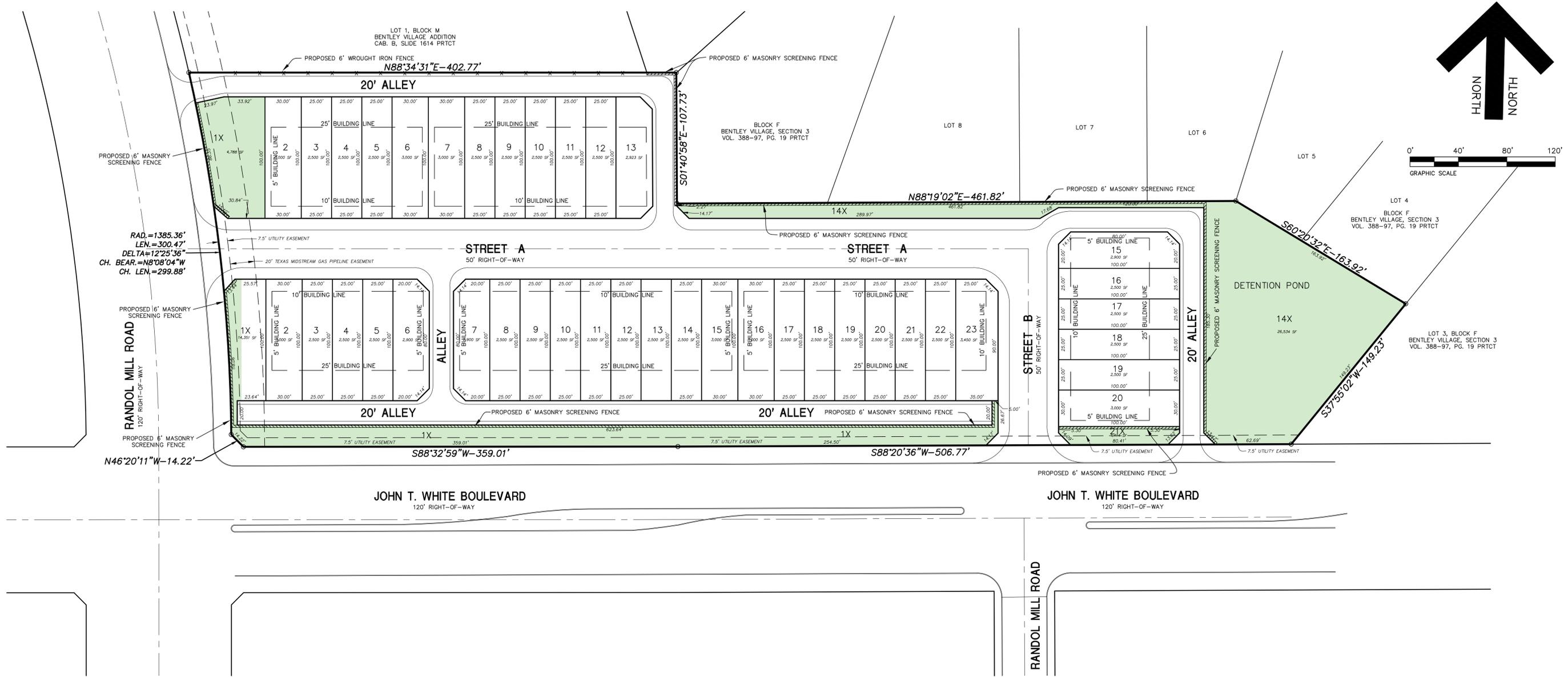
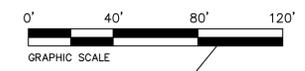
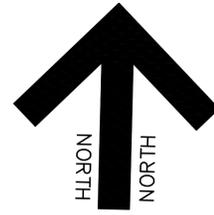
Area Zoning Map

Applicant: MMaroof Choudhury
 Address: 8661 & 8689 John T. White Road
 Zoning From: A-5, E
 Zoning To: PD for R2 uses
 Acres: 5.10269796
 Mapsco: 67U
 Sector/District: Eastside
 Commission Date: 1/12/2022
 Contact: 817-392-2806



Subject Area
 300 Foot Notification



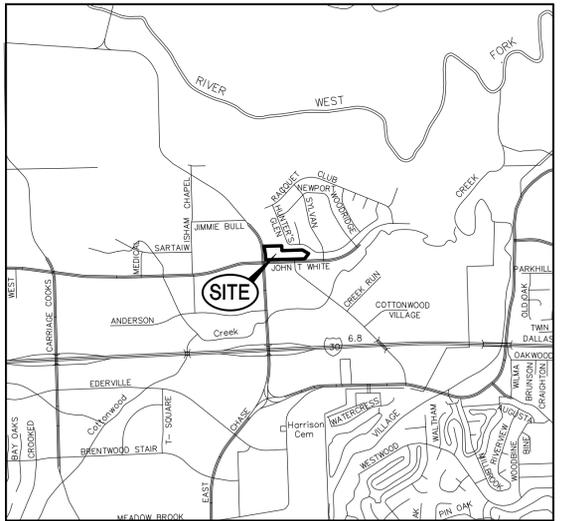


RAD. = 1385.36'
 LEN. = 300.47'
 DELTA = 12°25'36"
 CH. BEAR. = N8°08'04"W
 CH. LEN. = 299.88'

N46°20'11"W - 14.22'

JOHN T. WHITE BOULEVARD
 120' RIGHT-OF-WAY

JOHN T. WHITE BOULEVARD
 120' RIGHT-OF-WAY



LOCATION MAP
 N.T.S.

| SITE DATA | | |
|---|-----------------|-------------------|
| TOTAL SITE AREA - 225,963 SQ. FT. OR 5.1874 ACRES | | |
| NET SITE AREA = 56,254 SF OR 1.2914 ACRES | | |
| TOTAL NUMBER OF RESIDENTIAL LOTS - 40 | | |
| | REQUIRED | PROVIDED |
| OPEN SPACE | 15% (33,894 SF) | 47,087 SF = 20.8% |
| UNITS PER ACRE | 24 MAX. | 7.7 |
| MAXIMUM FACADE LENGTH | 250 FT. | 225 FT. |
| FRONT YARD | 0 FT | 10 FT |
| SIDE YARD | 5 FT | 5 FT |
| SIDE YARD ADJ. TO STREET | 10 FT | 10 FT |
| REAR YARD | 0 FT | 25 FT |
| HEIGHT | 35 FT MAX. | 35 FT. MAX. |
| BUILDING SEPARATION | 10 FT. MIN. | 10 FT. MIN. |

LEGEND

- PROPOSED OPEN SPACE
- PROPOSED 6' WROUGHT IRON FENCE
- PROPOSED 6' MASONRY SCREENING FENCE

OWNER:

MmAROOFUL H. CHOUDHURY
 13151 EMILY ROAD
 DALLAS, TEXAS 75240
 TEL: 214-335-3428
 email: Tauhid@tasacom.com

| REVISIONS: | |
|------------|--|
| | |
| | |
| | |
| | |

SHEET TITLE:
SITE PLAN FOR R2 ZONING
 A TOWNHOUSE DEVELOPMENT
 JOHN T. WHITE BOULEVARD AT RANDOL MILL ROAD
 FORT WORTH, TEXAS

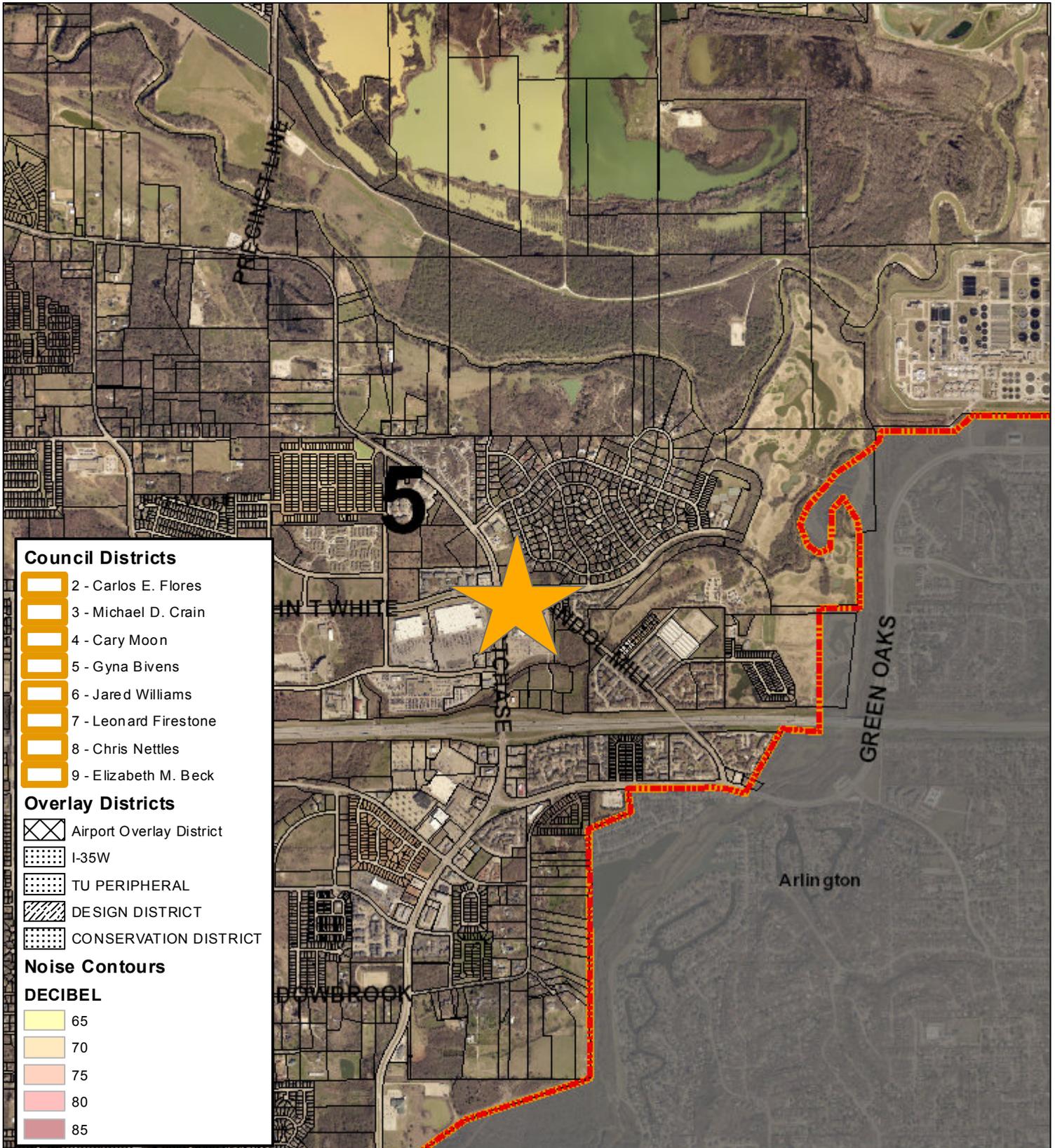
PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8527

ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel 972-252-5357 Fax 972-252-8958

| | | |
|-----------------|------------------|----------------------|
| DATE: 12-9-2021 | DRAWN BY: JDJR | SHEET NO. |
| SCALE: 1" = 40' | CHECKED BY: JDJR | 1 OF 1 |

H:\JDJR\proj\2021\1314_Tasacom Investments\1314-4-21_8661 & 8689 John T White - Fort Worth, TX\Civil\1314-4-21_John T White.dwg, 12/9/2021 4:07:27 PM

Area Map



Council Districts

-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

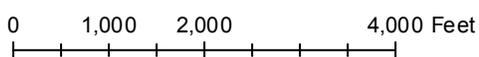
Overlay Districts

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

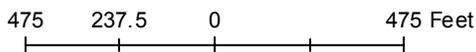
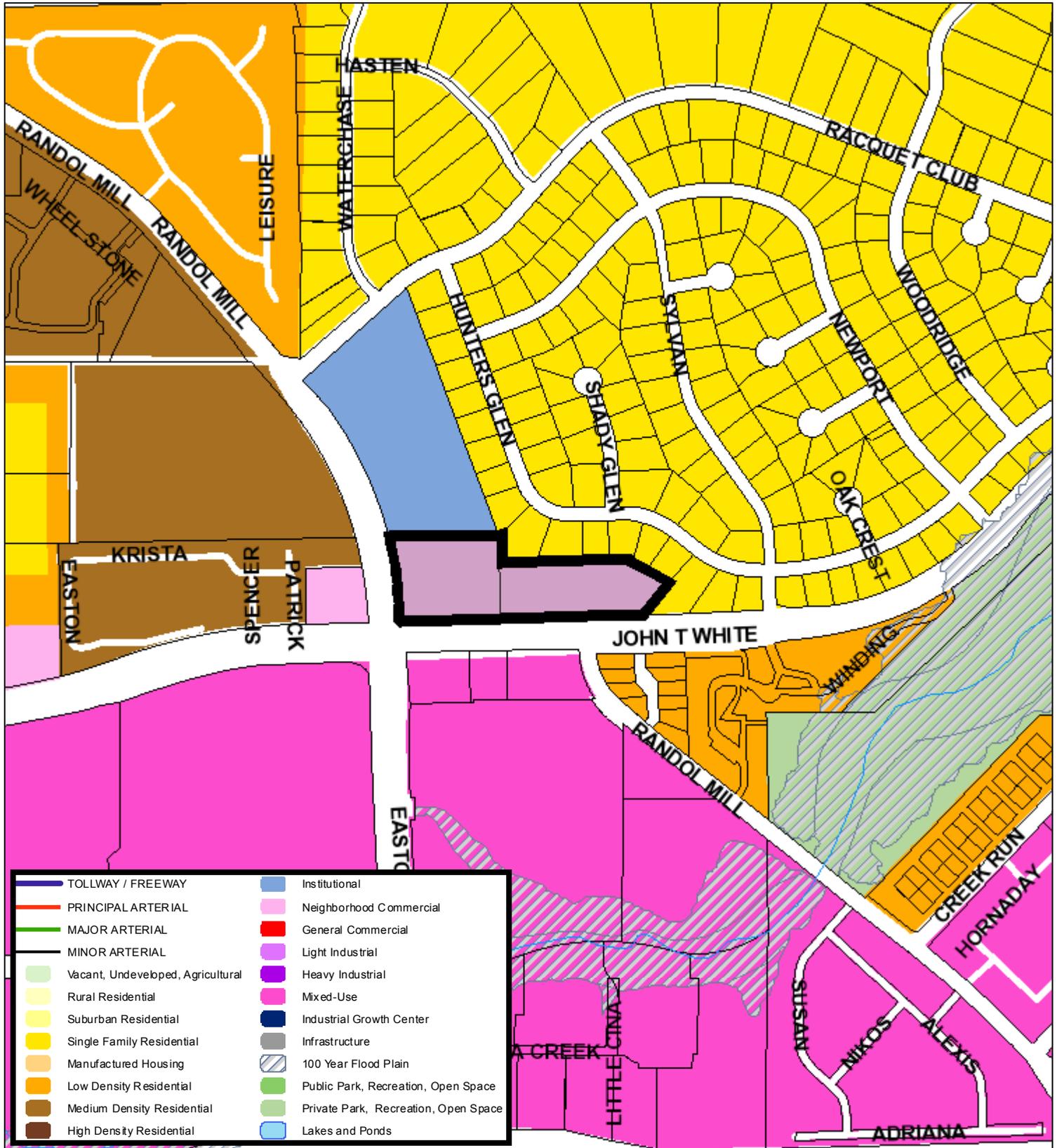
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-148

Council District: 5

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Espire Enterprises, LLC / Mary Nell Poole, Townsite

Site Location: 5220 East Lancaster Avenue

Acreage: 1.12 acres

Request

Proposed Use: Apartments

Request: From: "E" Neighborhood Commercial

To: "PD" Planned Development with a base of "C" Medium Density Multifamily, site plan included

Recommendation

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

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

Staff Recommendation: **Continuance**

Table of Contents

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

Project Description and Background

The applicant is proposing to build apartments on this site. The location of the site is on the south side of East Lancaster Avenue, between Tierney Road and East Loop 820. The case has been opened at three previous Zoning Commission hearings:

September 8th Zoning Commission – 30 day continuance in order to meet with neighborhood groups. The

October 13th Zoning Commission – 30 day continuance to meet with neighborhood groups.

November 10th Zoning Commission – 60 day continuance based on additional time for the holidays, as well as to switch gears on the application from the original request for “C” Medium Density Multifamily to “PD/C” Planned Development with a base of “C” Medium Density Multifamily.

The PD proposal is intended to address neighborhood concerns and to codify a Site Plan to be attached to the rezoning. The applicant has expressed wanting to provide assurances to the interested neighborhood groups that the development will be of high standards and quality.

Staff is recommending that this case be continued for 30 days in order to give the applicant time to provide the required Site Plan with all required elements included. This continuance would give staff adequate time to review the Site Plan and comment on the development proposal holistically, since the application is changing from base “C” zoning to a Planned Development.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / automobile repair shop

East “E” Neighborhood Commercial / mobile home park

South “A-5” One Family / residential

West “C” Medium Density Multifamily / apartments

Recent Zoning History

- ZC-11-030: City Council-initiated zoning change request intended to align the existing land uses and zoning. Approved by City Council on April 5, 2011.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were emailed on December 28, 2021:

| Organizations Notified | |
|----------------------------------|------------------------------|
| Neighborhoods of East Fort Worth | Fort Worth ISD |
| Central Meadowbrook NA* | Handley NA |
| Streams And Valleys Inc. | Trinity Habitat for Humanity |

| | |
|--------------------------|--|
| East Fort Worth, Inc. | Historic Handley Development Corporation |
| Southeast Fort Worth Inc | East Fort Worth Business Association |

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The adjacent surrounding land uses are primarily residential, ranging from standard garden apartments on the west, mobile homes to the east, and larger lot single-family to the south. An unimproved portion of Panola Avenue right-of-way abuts the southern boundary of the site. With current bus routes on the Lancaster Avenue corridor, and future plans to expand transit capacity, this site would be highly attractive for the development of higher density residential and/or workforce housing.

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

Comprehensive Plan Consistency – Eastside

The 2021 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. Neighborhood Commercial accommodates multifamily residential, like the current proposal.

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 |

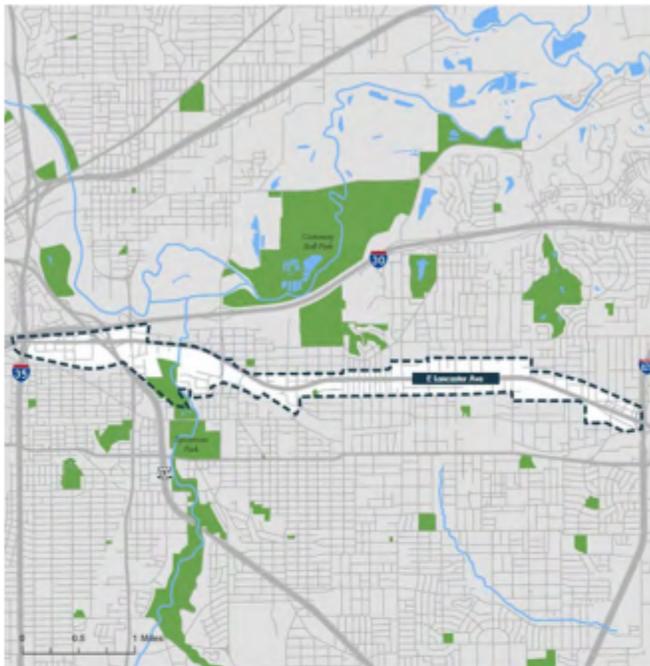
The proposed zoning **is consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map be updated to reflect this change.

Economic Development Plan

East Lancaster corridor is identified in the 2017 Economic Development Strategic Plan as a target area for investment. The plan calls for the City of Fort Worth to provide public resources and support in these target areas in order to promote and facilitate economic development. An excerpt of the plan is included for reference:

TARGET AREA: EAST LANCASTER

FIGURE 7. EAST LANCASTER SNAPSHOT



| INDICATOR | VALUE |
|---|----------|
| Total area (acres) | 1,038 |
| Dominant zoning district: Single Family A-5 | 31% |
| DEMOGRAPHICS & COMMUTING | |
| Total residents | 17,637 |
| Median household income | \$29,331 |
| Inbound commuters (work in area) | 2,513 |
| Outbound commuters (live in area) | 1,386 |
| PROJECTED EMPLOYMENT INCREASE BY 2040 | |
| NCTCOG forecast (jobs added) | 3,048 |
| FA growth target (jobs added) | 6,708 |
| INCENTIVES IN STUDY AREA | |
| Urban Villages Plan | Yes |
| Neighborhood Empowerment Zone | Yes |
| PID District | No |
| TIF District | No |

OVERVIEW

East Lancaster is a primarily residential area dominated by Hispanic or Latino residents who earn just over half of the city median household income. East Lancaster has the most incentive zones that overlap the target area's boundaries. Three NEZ zones are present within the target area: Evans and Rosedale NEZ, Evans and Rosedale NEZ, and Historic Handley NEZ. The target area also includes parts of two Urban Villages: Oakland Corners and Near East Side. It also borders three Tax Increment Financing (TIF) Districts, but does not directly within a TIF district. However, the area faces more challenges than any other target, except for Stop Six. Several challenges to improvement exist for this target. Significant new business investment and employment growth within the area is not likely within the next 5 to 10 years. Additionally, the unique geography of area (long and narrow), encompasses such diverse territory that it could be treated as three distinct zones. A concentration of homeless services in two-thirds of the area also presents a challenge, not only for current businesses, but for the attraction of new business.

PRIMARY CONSIDERATIONS

- Prioritize public investments where the improvements will have the greatest economic benefit, and focus on supporting new and existing business utilizing the help of local partners and incentives zones.
- Target East Lancaster for mixed-use projects, taking advantage of the Urban Villages in the area, and utilizing up-zoning where needed. Focus on nodes with existing businesses (e.g., Beech Street and Oakland Blvd).
- Address transportation infrastructure and housing issues. East Lancaster should be better connected to major employment nodes and educational and training opportunities. Efforts should also focus on ways to create higher-density, more affordable housing for area residents.

Site Plan Comments

Zoning and Land Use

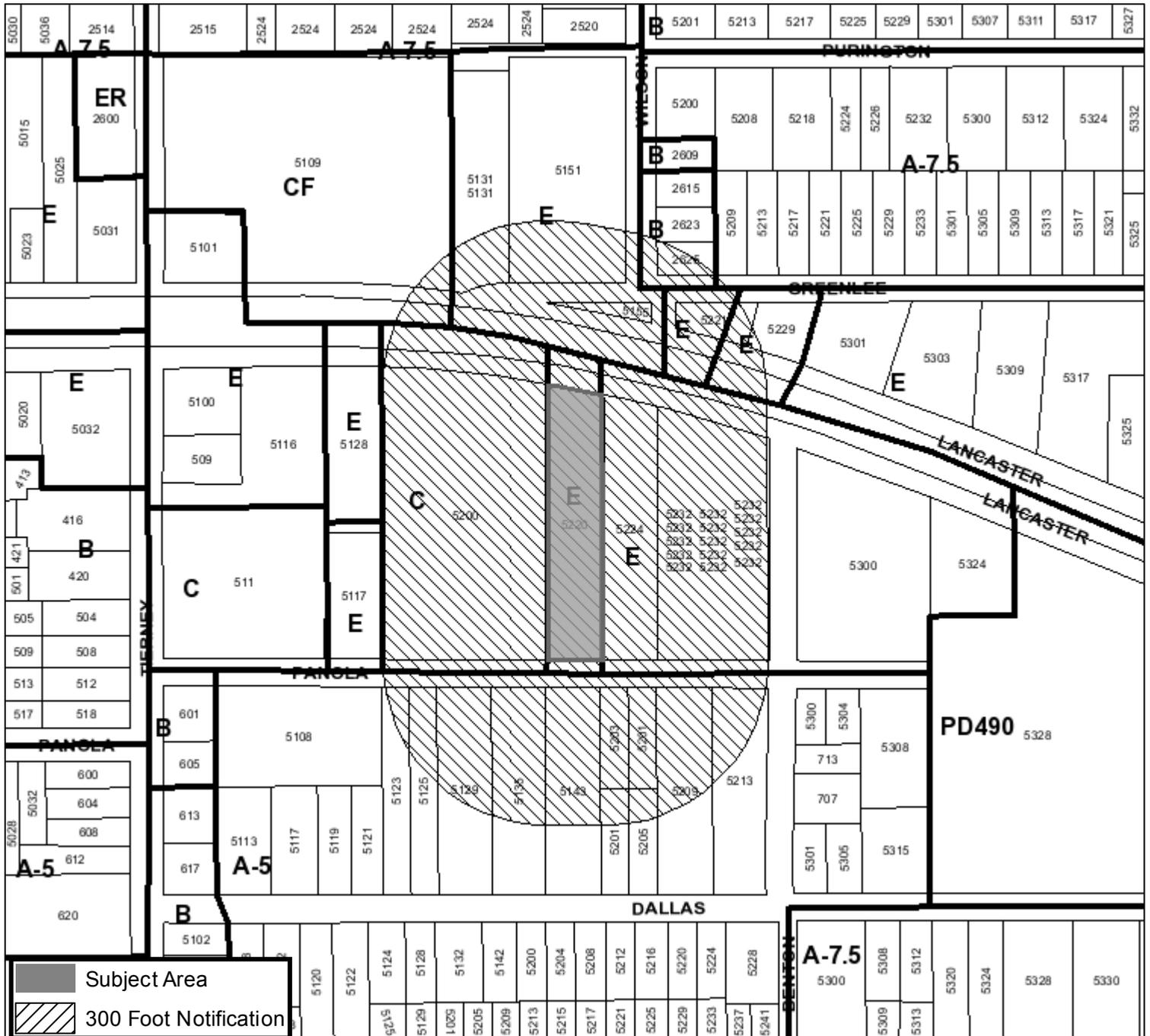
The attachment titled “Preliminary Layout” was provided by the applicant following the November 10th Zoning Commission for the purposes of discussions between the applicant and City staff. It does not have all the requisite elements to be considered as a valid Site Plan for the purpose of a “PD” Planned Development. Staff emailed a detailed list of required Site Plan elements to be included on a Site Plan to the applicant on November 16th.

Staff sent a follow up email to the applicant on December 28th requesting an update and suggesting changes to the Preliminary Layout that would qualify it as a bona fide Site Plan. however there has been no response from the applicant as of the writing of this report (January 6th).

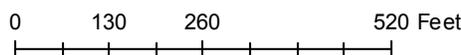
Staff will provide detailed comments on a Site Plan once it is submitted to us by the applicant.

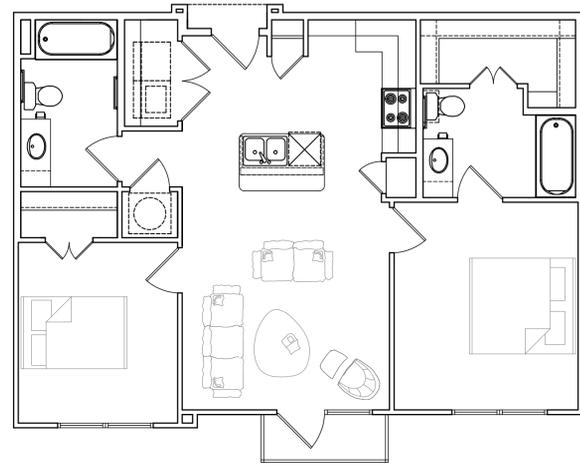
Area Zoning Map

Applicant: Espire Enterprises, LLC
 Address: 5220 E. Lancaster Avenue
 Zoning From: E
 Zoning To: PD/C Planned Development for all uses in "C" Medium Density Multifamily
 Acres: 1.1231779
 Mapsco: 79F
 Sector/District: Eastside
 Commission Date: 1/12/2022
 Contact: 817-392-2806

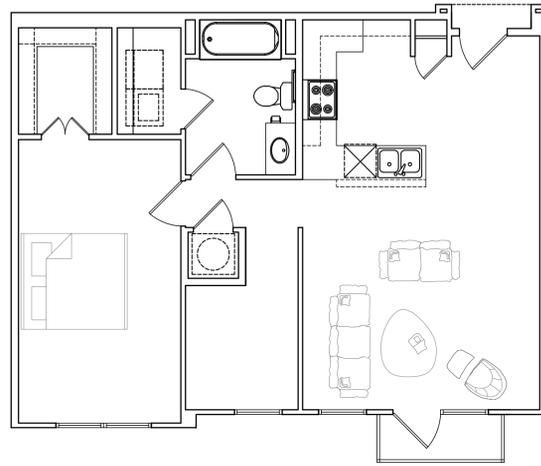


 Subject Area
 300 Foot Notification

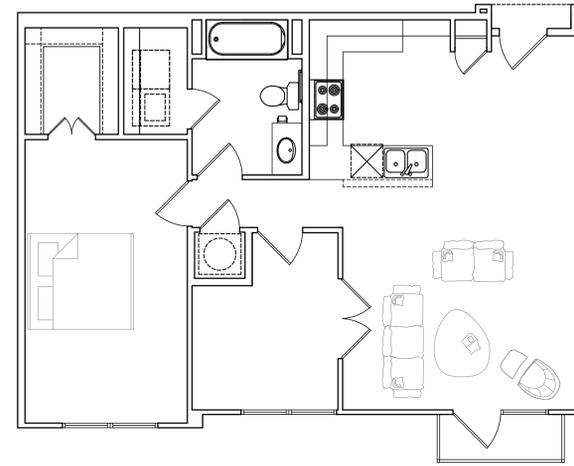




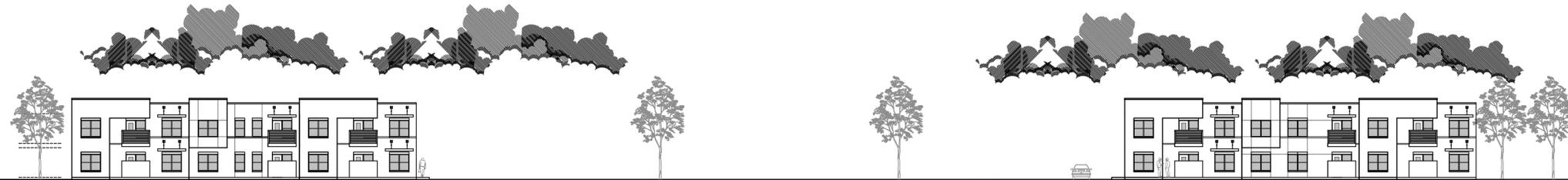
4 2-BEDROOM PLAN
SCALE: 3/16"=1'-0"



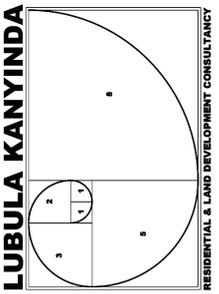
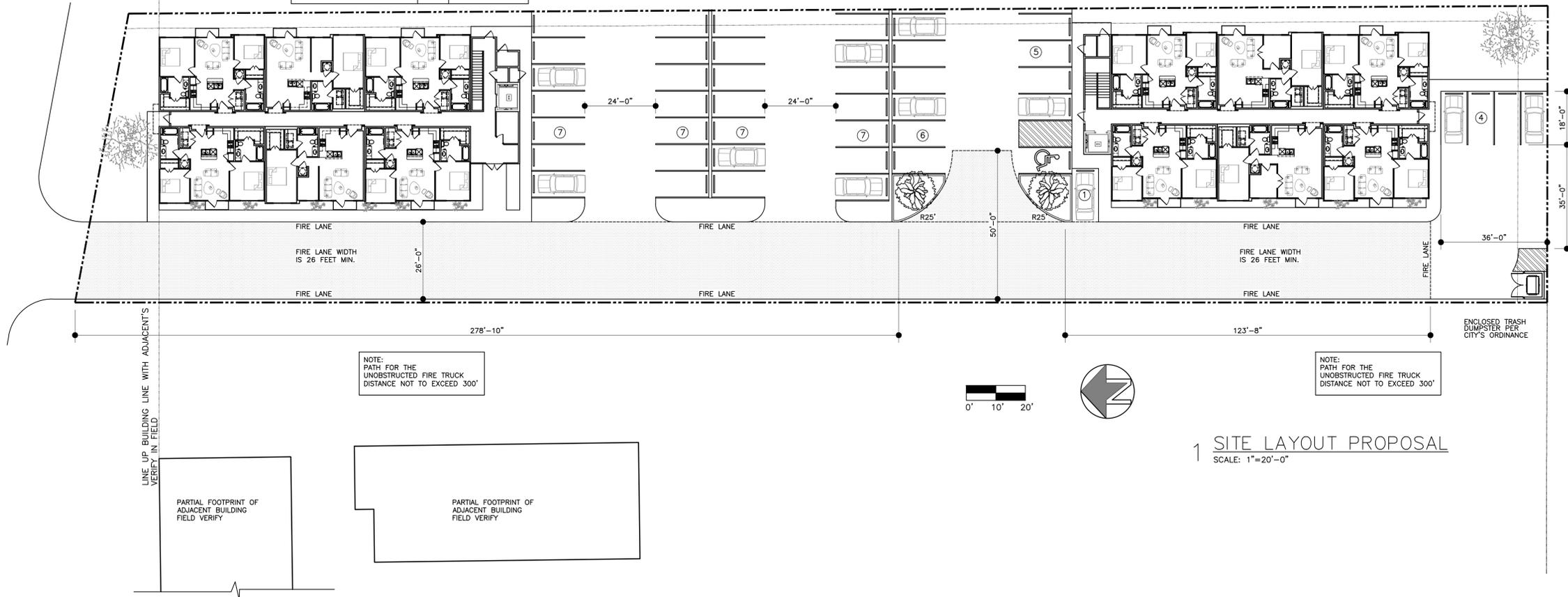
3 1-1/2 BEDROOM TYPE 'B'
SCALE: 3/16"=1'-0"



2 1-1/2 BEDROOM TYPE 'A'
SCALE: 3/16"=1'-0"



| PARKING ANALYSIS | | |
|-------------------------|------|---------------|
| APTS. TYPES | QTY. | PARKING SPACE |
| 2-BEDROOM, 2-BATHROOM | 18 | 36 |
| 1-1/2 BEDROOM, TYPE 'A' | 2 | 2 |
| 1-1/2 BEDROOM, TYPE 'B' | 4 | 4 |
| PARKING SPACE REQUIRED | | 42 |
| PARKING SPACE PROVIDED | | 44 |



LUBULA KANYINDA
7420 FRONT LAKE TRAIL
ARLINGTON, TEXAS 76002
PH: 682.551.6960
EMAIL: dixon.kanyinda@live.com
©LUBULA KANYINDA COPYRIGHTS 2021

PROJECT TITLE:
**A NEW 24 UNITS
APARTMENT COMPLEX**
5220 E. LANCASTER
FORT WORTH, TEXAS

REVISIONS:

DRAWN BY:

PROJ. COORD.:

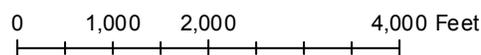
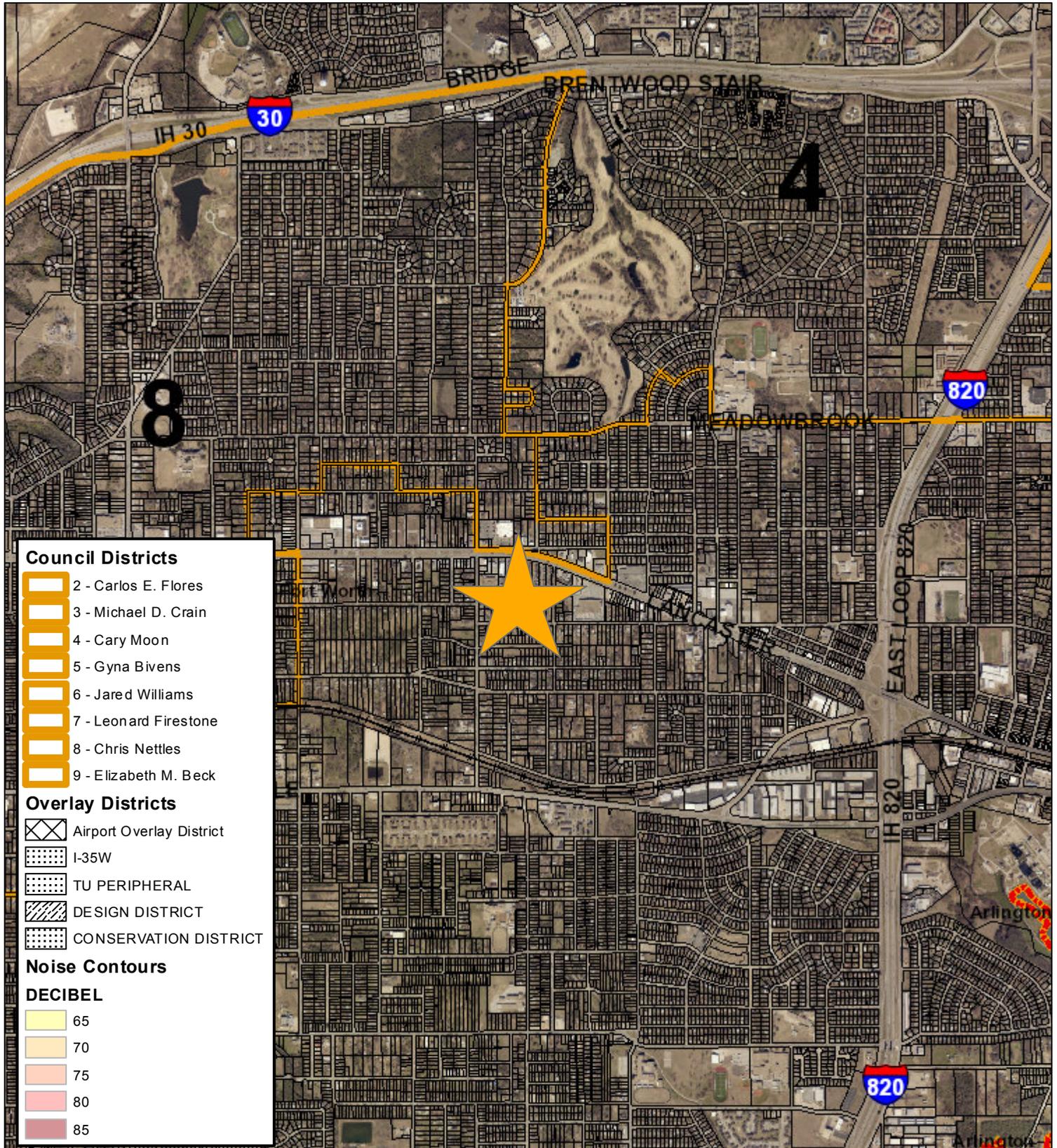
PROJ. COORD.:

DWG. TITLE:
**SITE LAYOUT, FLOOR
PLAN**

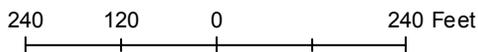
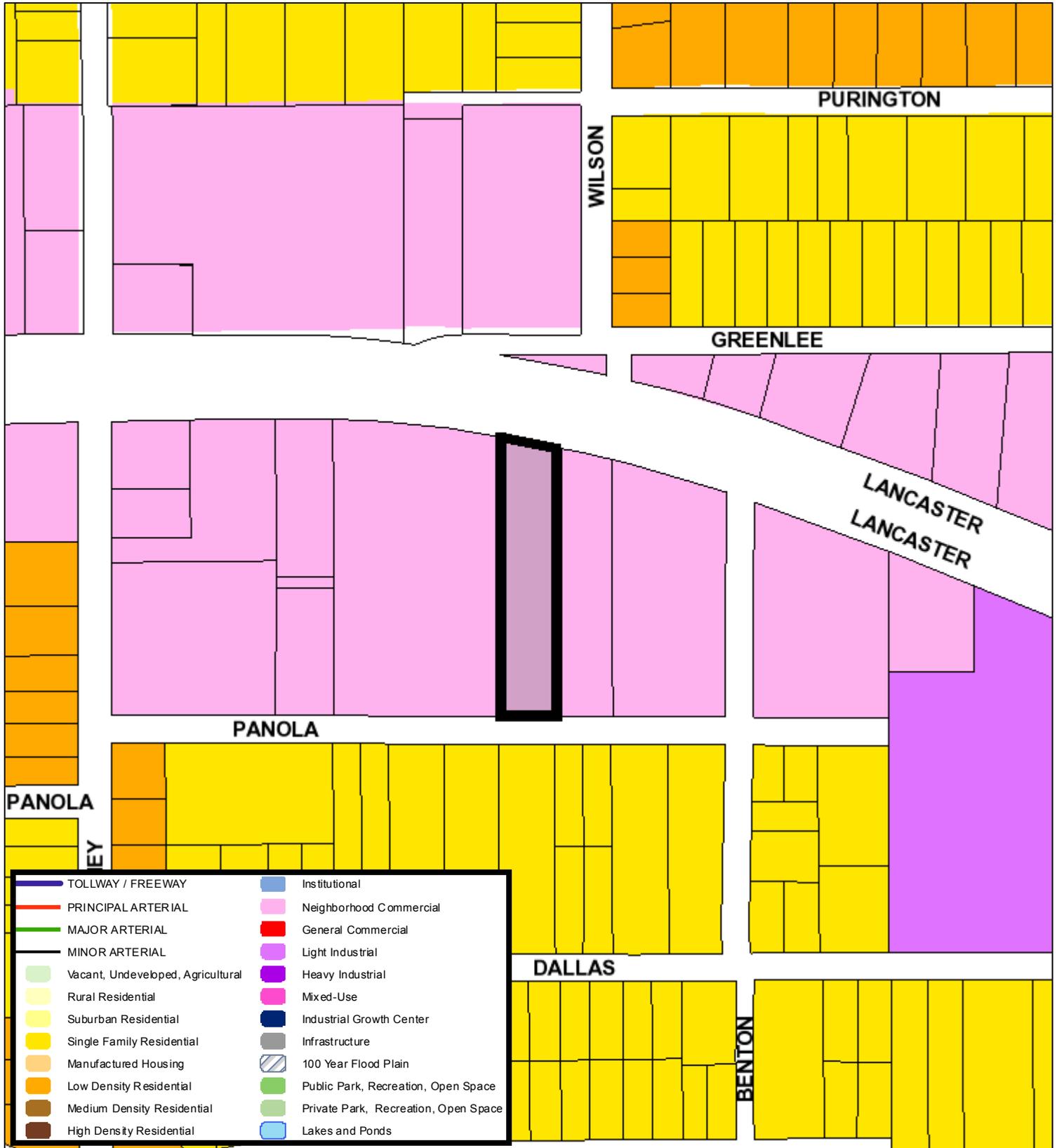
SHEET#:

AS1

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



0 150 300 600 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-172

Council District: 4

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Robert H. Frost

Site Location: 100-500 blocks Beach Street

Acreage: 29.87

Request

Proposed Use: Industrial

Request: From: “B” Two-Family

To: “J” Medium Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

The subject property is located south of 1st Street on the east side of Beach Street. The site is currently vacant and is zoned “B” Two-Family. The applicant is proposing to rezone this property to “J” Medium Industrial to allow for the development industrial and warehouse.

There is a significant amount of industrial zoned land east and south of the site. Development challenges exist and reduce the amount of land that can be used for industrial due to water features and extensive floodplain on the east side of the property. The proposed industrial would take advantage of the close proximity to arterials and highways near the site.

The site is located near Gateway Park. In 2002, City Council adopted an updated Gateway Park Master Plan as an amendment to the Fort Worth Park, Recreation and Open Space Master Plan. One of the goals of the plan is to expand the park. The applicant was notified of this document and provide a map of the proposal. The City does not own the land proposed for future park expansion.

This case was continued from the November meeting in order for the applicant to speak with surrounding neighborhood leaders and to notify for their proposed change to a PD. The applicant will need to request another continuance to renotice additional property that they would like to include for this case. The new notification will also include their request for “PD/I” Planned Development for all uses in “I” Light Industrial with development standards, site plan included. Staff has provided the exhibits for review.

Surrounding Zoning and Land Uses

North “B” Two-Family / single-family
East “K” Heavy Industrial; “J” Medium Industrial / vacant, truck storage
South “J” Medium Industrial / vacant
West “B” Two-Family / vacant, single-family

Recent Zoning History

- None

Public Notification

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

The following organizations were notified: (emailed September 24, 2021)

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

* *Subject property is not located within a registered Neighborhood Organization*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “B” Two-Family to “J” Medium Industrial. Surrounding uses vary with single-family to the north and west with vacant land and truck parking to the south and east. Adjacent property to the south and east is already zoned “K” Heavy Industrial and “J” Medium Industrial.

The site is located along two arterials with nearby access to both SH 121 to the north and IH-30 to the south making this site desirable for industrial uses. Industrial zoned development adjacent residentially zoned property will be required to provide a 50 ft. setback, fencing, and a 5 ft. landscaped buffeyard.

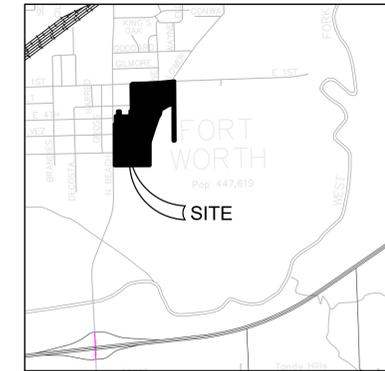
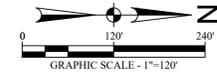
The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Eastside

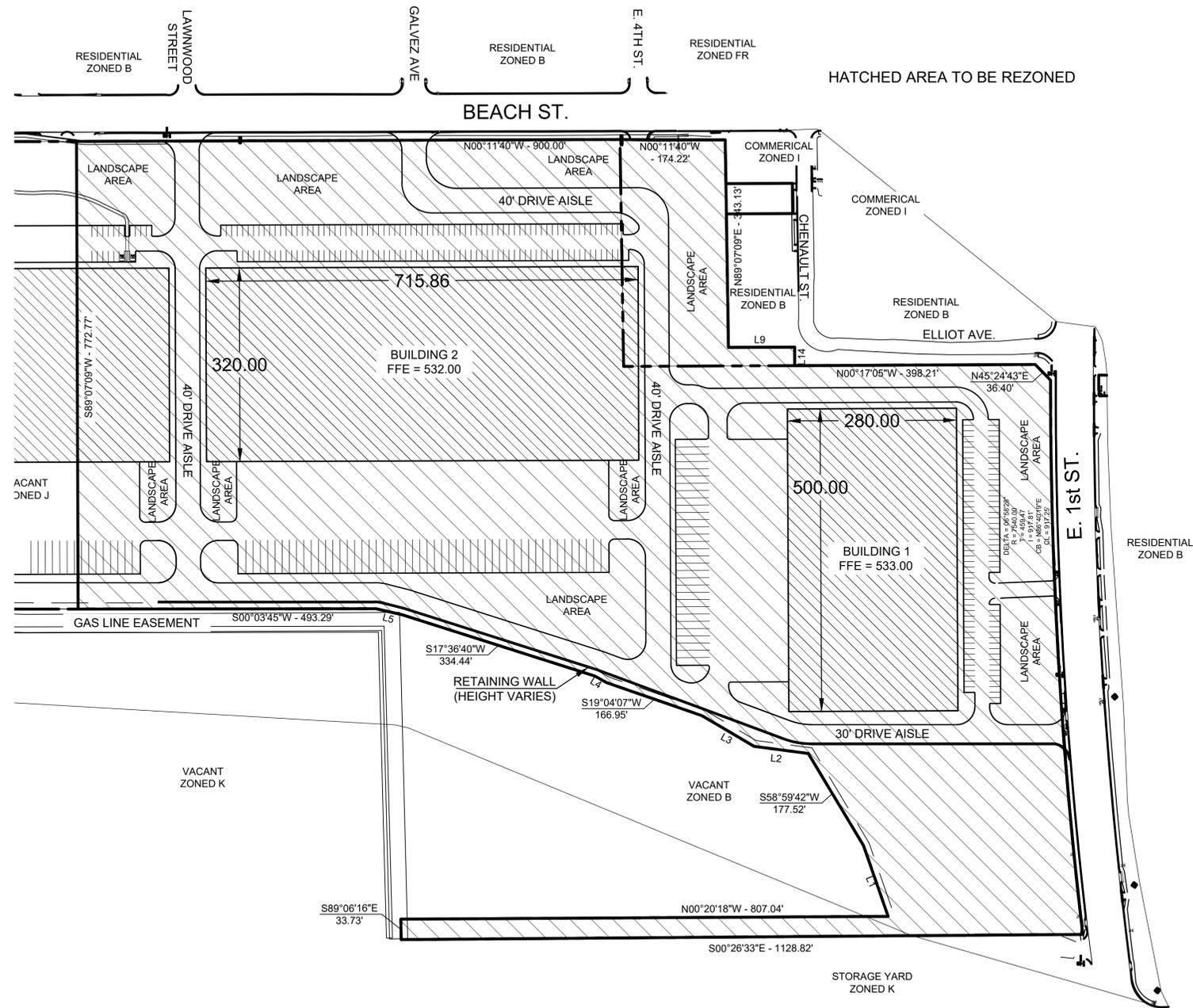
The 2021 Comprehensive Plan currently designates the subject property as “Low-Density Residential” and “Neighborhood Commercial” on the Future Land Use Map

The proposed “J” Medium Industrial zoning does not meet the intent of the Future Land Use Designation in this area. Therefore, the proposed zoning is **not consistent** with the Comprehensive Plan (**significant deviation**).

However, staff contends that the proposed use could be appropriate on this property and is a logical expansion of industrial that is already in place east of the site.



VICINITY MAP
1"=2000'



OWNER/DEVELOPER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TEXAS 75225
CONTACT: CHARLES KNOWLTON
EMAIL: CHARLESK@SCANNELLPROPERTIES.COM
TEL: (214) 686-7933

ENGINEER/SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: IAN NORFOLK, P.E.
EMAIL: INORFOLK@HALFF.COM
TEL: (214) 346-6200
TBPE FIRM# F-312

SITE NOTES:

- AREA LIGHTING - ALL PROVIDED LIGHTING WILL CONFORM TO THE CURRENT FORT WORTH LIGHTING CODE.
- SIGNAGE - ALL SIGNAGE WILL CONFIRM TO FORT WORTH ARTICLE 4, SIGNS
- LANDSCAPING - THIS PROJECT WILL COMPLY WITH FORT WORTH LANDSCAPING SECTION 6.301
- URBAN FORESTRY - THIS PROJECT WILL COMPLY WITH FORT WORTH URBAN FORESTRY SECTION 6.302

**BEACH
BUSINESS PARK
FORT WORTH, TEXAS**



1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TEL: (214) 346-6200
TBPE FIRM #F-312

| Revision No. | Date | Description |
|--------------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**PRELIMINARY
FOR INTERIM REVIEW ONLY**

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

IAN NORFOLK, P.E. 93550
NAME P.E. NO.
DATE 08/17/2021
TBPE FIRM #F-312

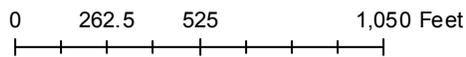
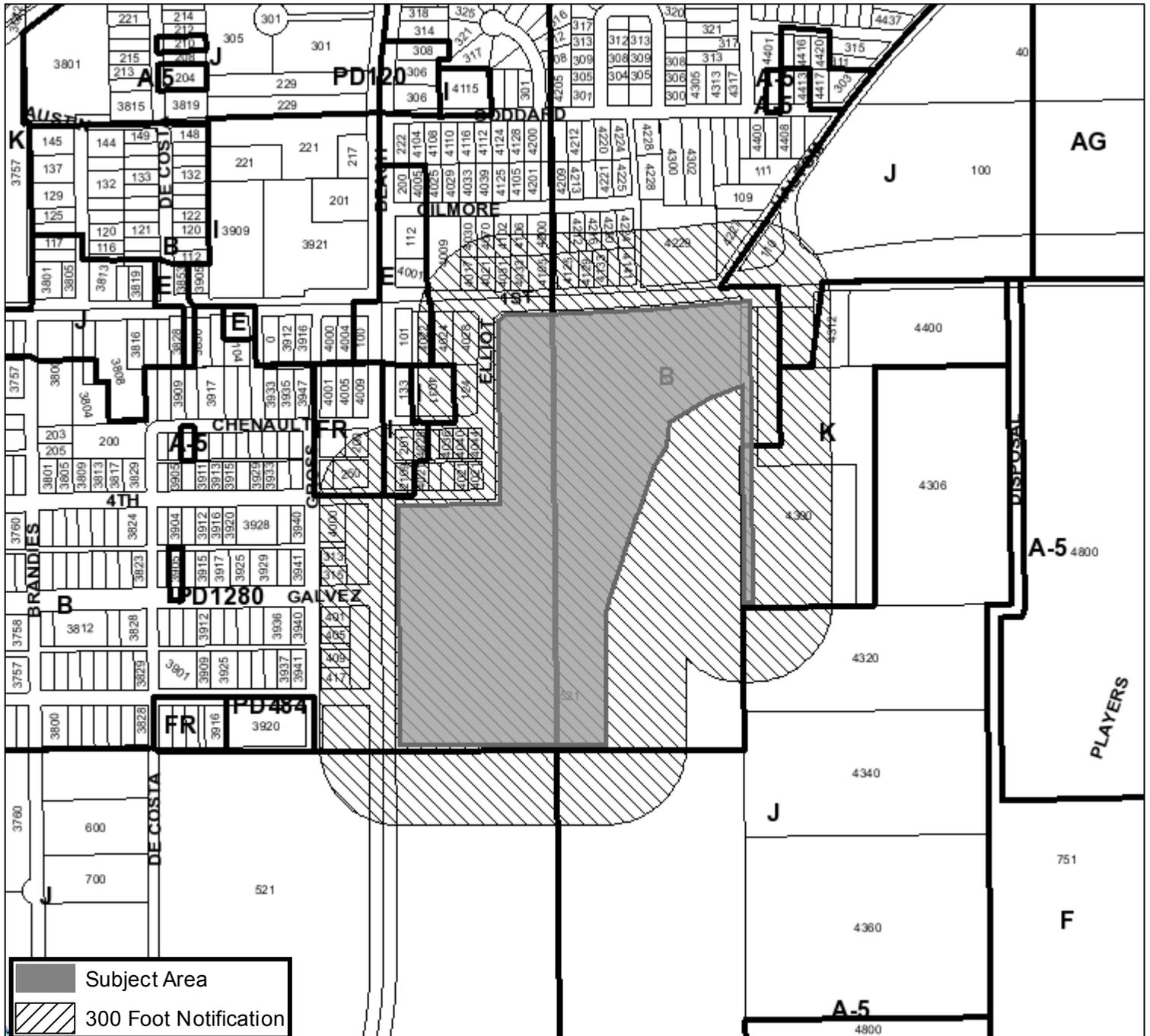
| | |
|--------------|----------------------|
| Project No.: | 43435 |
| Issued: | 2021-12-30 |
| Drawn By: | CAD |
| Checked By: | IN |
| Scale: | AS NOTED |
| Sheet Title | PD SITE PLAN EXHIBIT |
| | PD SITE PLAN |
| | Sheet Number |

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

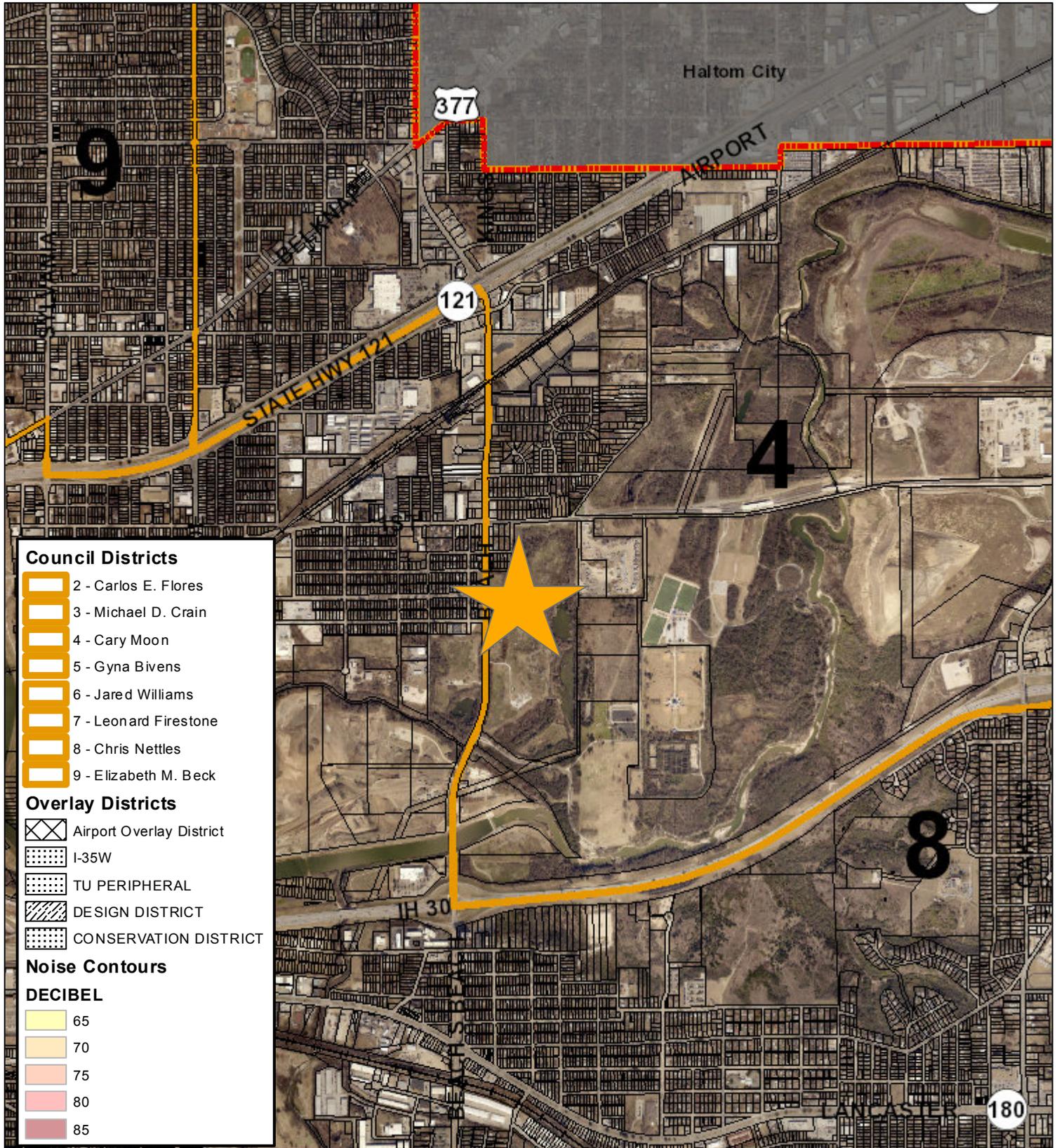
ZONING CASE NUMBER: ZC-21-172

Area Zoning Map

Applicant: Robert H. Frost
 Address: 100 - 500 blocks Beach Street
 Zoning From: B
 Zoning To: J
 Acres: 29.87757279
 Mapsco: 64STWX
 Sector/District: Eastside
 Commission Date: 10/13/2021
 Contact: 817-392-6226



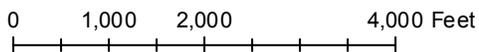
Area Map



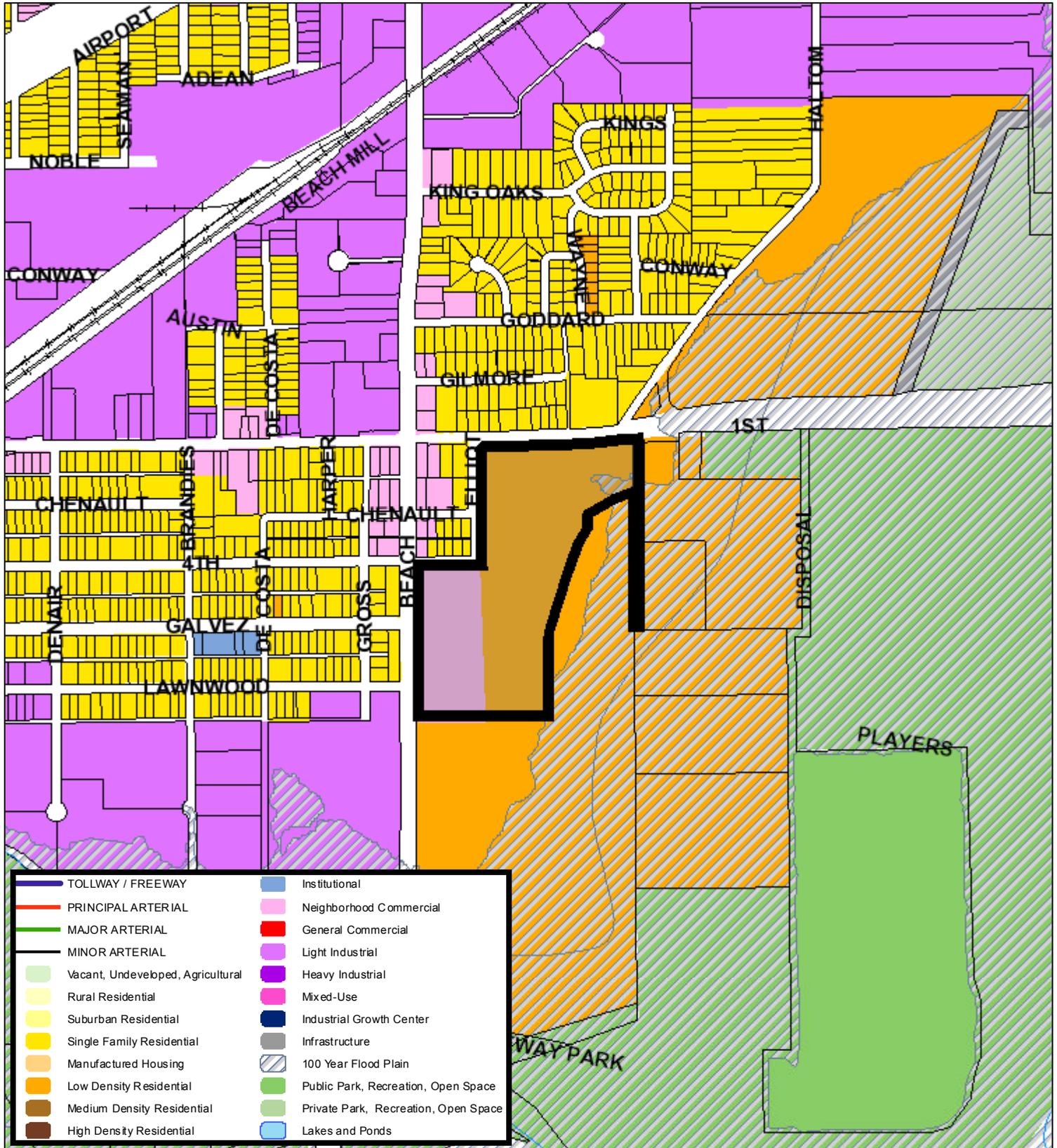
| Council Districts | |
|-------------------|-----------------------|
| | 2 - Carlos E. Flores |
| | 3 - Michael D. Crain |
| | 4 - Cary Moon |
| | 5 - Gyna Bivens |
| | 6 - Jared Williams |
| | 7 - Leonard Firestone |
| | 8 - Chris Nettles |
| | 9 - Elizabeth M. Beck |

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

| Noise Contours | |
|----------------|----|
| DECIBEL | |
| | 65 |
| | 70 |
| | 75 |
| | 80 |
| | 85 |



Future Land Use

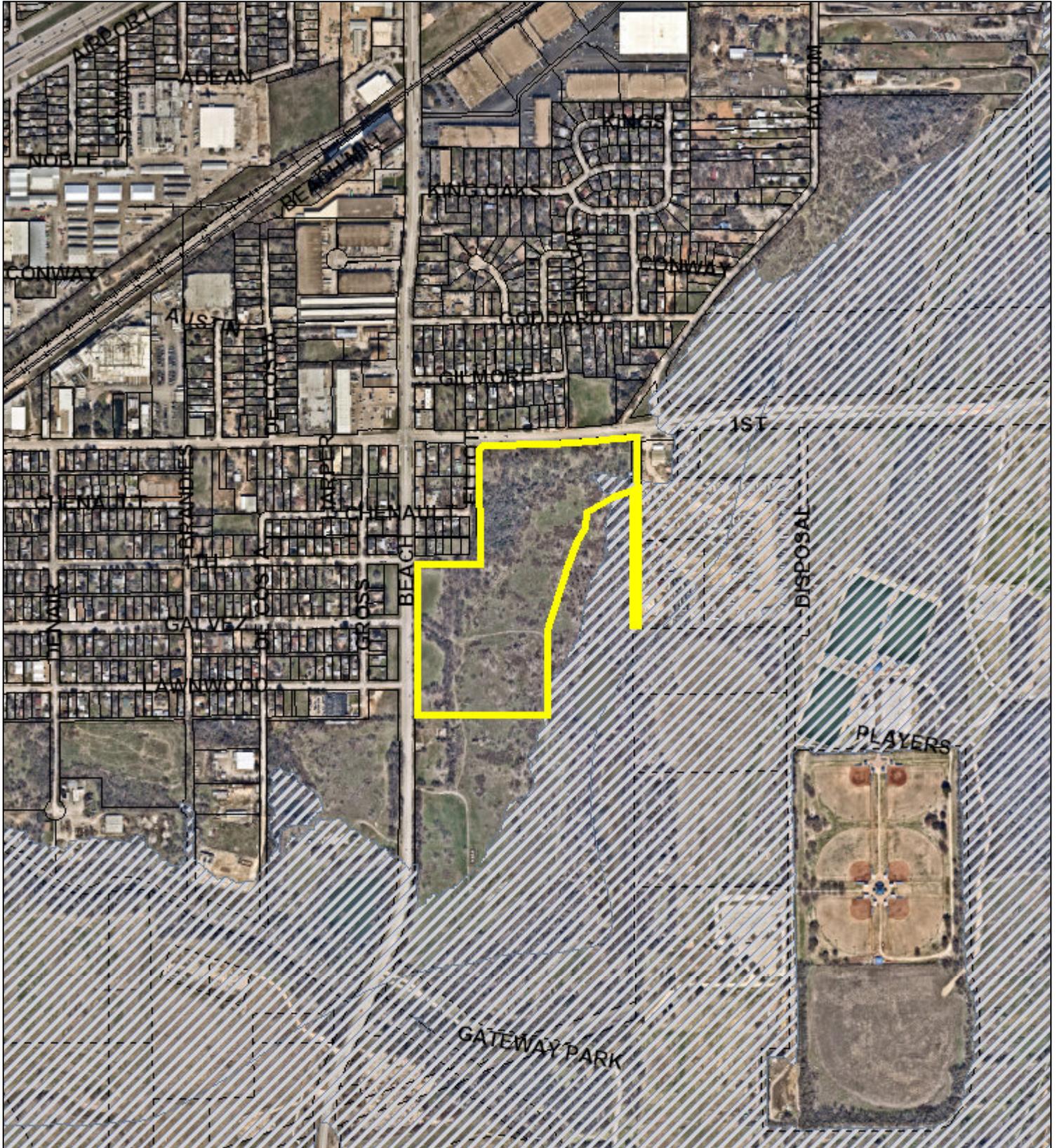


800 400 0 800 Feet

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



0 500 1,000 2,000 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-197

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Dallas Monroe & Charles Monroe / Permitted Development LLC, Audra Buckley

Site Location: 1550 Everman Parkway & 8801 Oak Grove Road **Acreage:** 6.94 acres

Request

Proposed Use: Multifamily

Request: From: “E” Neighborhood Commercial

To: “D” High Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The site is located near the intersection of Everman Parkway and Oak Grove Road. The site has a limited amount of frontage on Oak Grove Road, however a majority of the site faces Everman Parkway and Marlene Drive which would be the main ingress/egress point. This area is contained within City Council District 8 and is currently zoned “E” Neighborhood Commercial. The applicant is proposing a zoning change to “D” High Density Multifamily in order to develop an apartment community of 230 units with an on-site clubhouse/leasing center. The proposed development will need to meet all “D” requirements, including a cap not to exceed 32 units per acre and at least 35% Open space.

The Platting division (Stuart Campbell) made the following comments on December 22, 2021:

1. Dead-end public access easement and emergency access easement are prohibited and must include an approved turn-around. Reference Subdivision Ordinance, Section 31-106(g) Access easement design standards.
2. The proposed multifamily development is proposed over two separate platted lots. A final short plat (replat) is recommended to avoid any potential conflict with provisions of the Subdivision Ordinance standards i.e. utilities crossing over property lines, access management driveway spacing.

Surrounding Zoning and Land Uses

North “PD-162” Planned Development-Commercial / Everman ISD Administration building
East “E” Neighborhood Commercial / undeveloped
South “CF” Community Facilities / school
West “I” Light Industrial / industrial facilities

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were emailed on December 28, 2021:

| Organizations Notified | |
|-------------------------|------------------------------|
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Everman ISD |

**Not located in or near any active Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change to zoning of this property from “E” Neighborhood Commercial to “D” High Density Multifamily. Surrounding land uses consist of schools, offices, parking for industrial facilities (Fastenal), and vacant undeveloped land to the east. A new apartment community at this site would not be disruptive to existing uses in the vicinity. Proximity to thoroughfares (Oak Grove Road and Everman Parkway) is also favorable for multifamily projects. The site is a little over a mile from Interstate 35 which provides regional access. Overall, the proposed zoning **is compatible** with surrounding land uses.

Comprehensive Plan Consistency – Sycamore

The 2021 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. Multifamily Residential is explicitly stated as an acceptable zoning designation for Neighborhood Commercial designated areas on the Comprehensive Plan

The proposed zoning **is consistent** with the future land use designation for this area.

Economic Development Plan

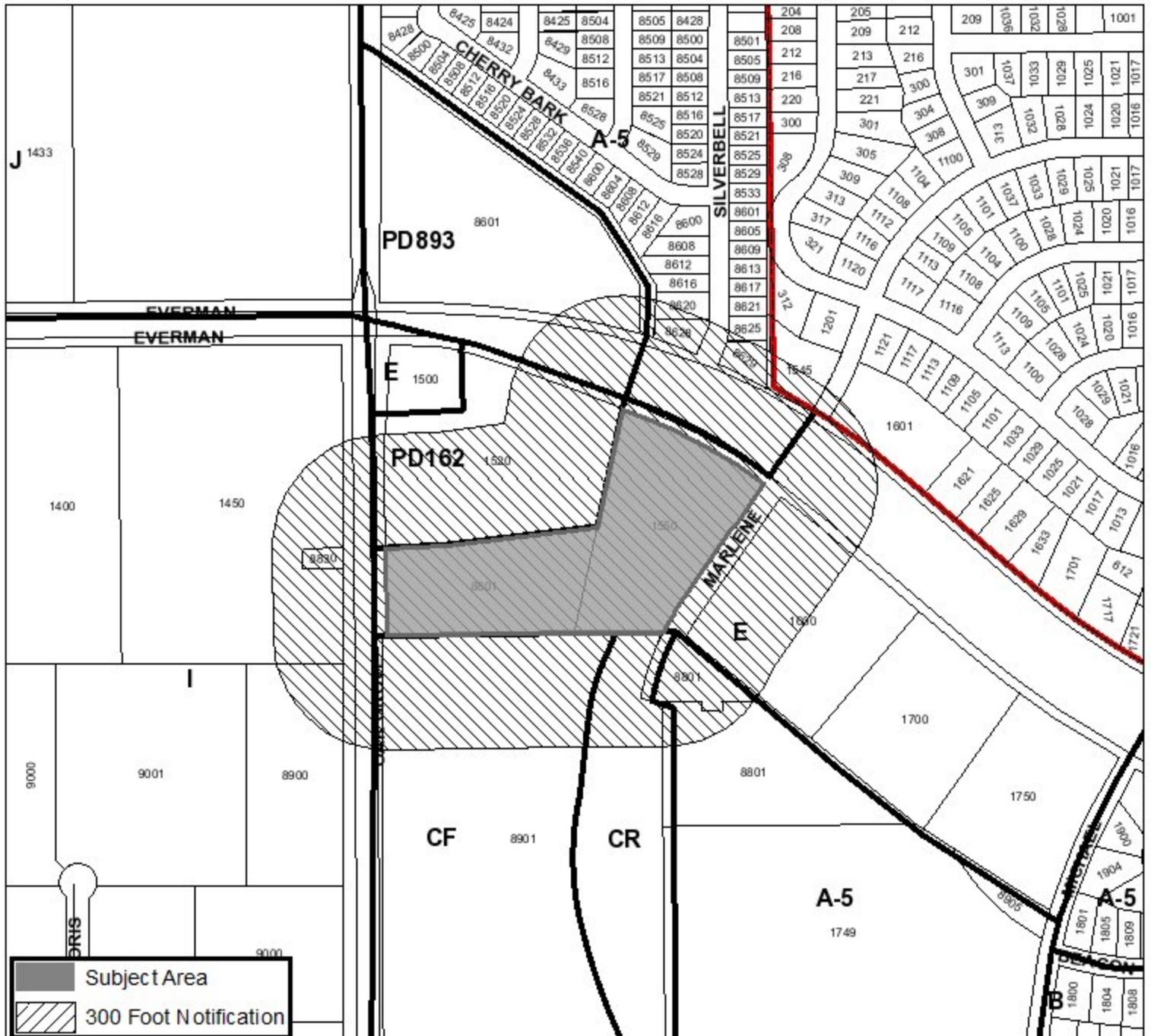
The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. The apartment community proposed would fit into this objective.

- 3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.
 - 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

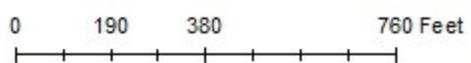


Area Zoning Map

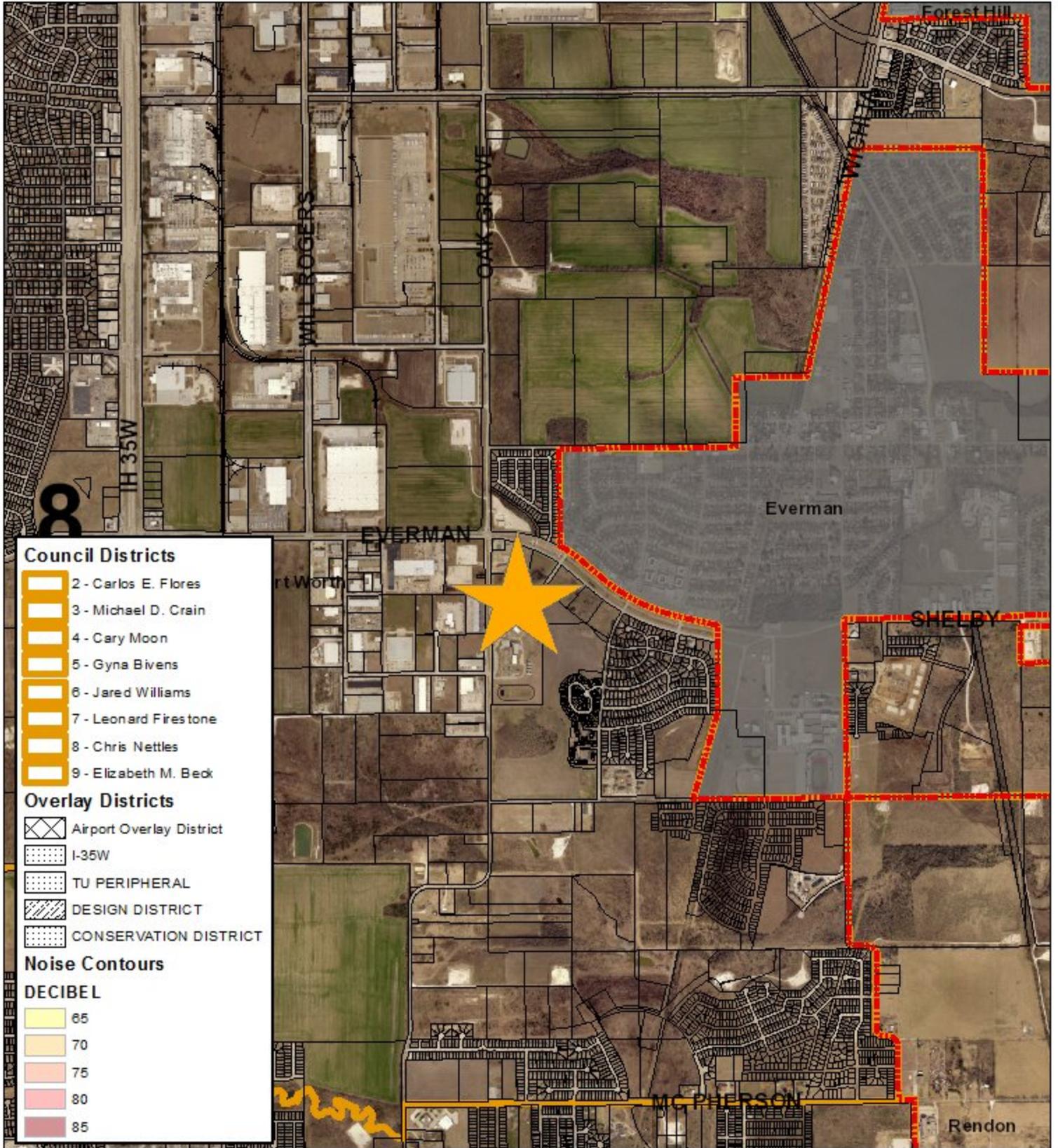
Applicant: Dallas Monroe
 Address: 1550 Everman Parkway, 8801 Oak Grove Road
 Zoning From: E
 Zoning To: D
 Acres: 6.93976746
 Mapsco: 105R
 Sector/District: Sycamore
 Commission Date: 12/8/2021
 Contact: 817-392-8043



Subject Area
 300 Foot Notification



Area Map



Council Districts

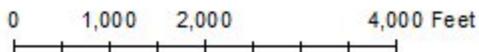
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

Overlay Districts

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

Noise Contours

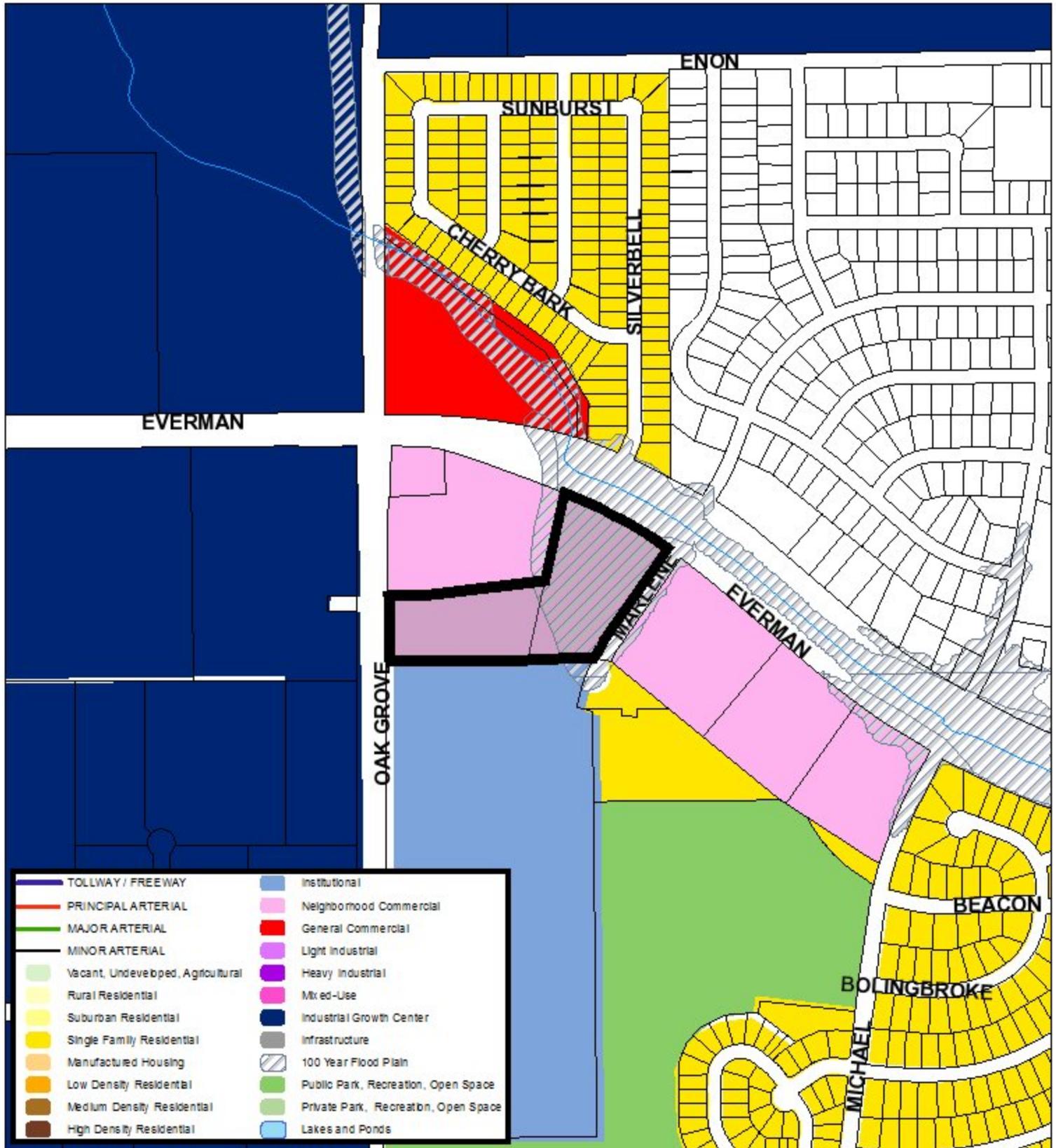
- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



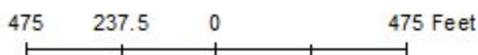


ZC-21-197

Future Land Use



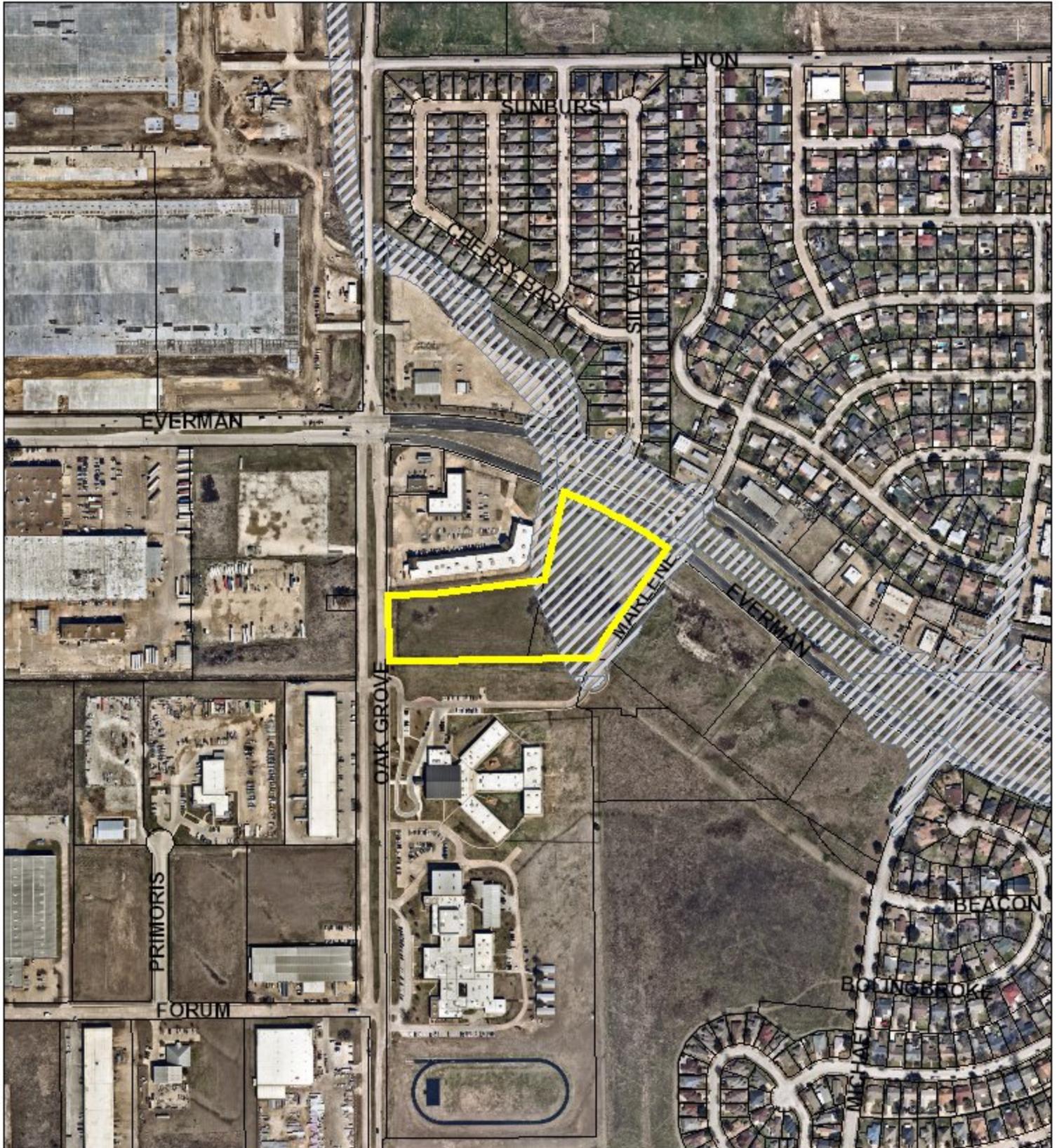
| | | | |
|--|-----------------------------------|--|--------------------------------------|
| | TOLLWAY / FREEWAY | | Institutional |
| | PRINCIPAL ARTERIAL | | Neighborhood Commercial |
| | MAJOR ARTERIAL | | General Commercial |
| | MINOR ARTERIAL | | Light Industrial |
| | Vacant, Undeveloped, Agricultural | | 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



0 295 590 1,180 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-205

Council District: 2

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Martha C. Munoz / Jessica Baez

Site Location: 1600 & 1602 NW 21st Street

Acres: 0.17 acres

Request

Proposed Use: Food Truck

Request: To: Add Conditional Use Permit for mobile food vendor in "E" Neighborhood Commercial District with specific development standards for parking, setbacks, and distance requirements for mobile food vendors on property adjacent to residential districts; site plan included

Recommendation

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

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

Staff Recommendation: **Approval (with consideration of a two-year initial time limit)**

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Project Description and Background

The subject property is located at the northwest corner of NW 21st Street and Prairie Avenue. The site is currently developed with a restaurant and is zoned “E” Neighborhood Commercial. The applicant would like to park a food truck on site in the evenings, after the restaurant has closed (according to the applicant the restaurant closes at 3:00pm each day). Mobile food vendors are not allowed by right in the “E” Neighborhood Commercial District and therefore the applicant is requesting a Conditional Use Permit (CUP) for this use. The attached site plan depicts the existing restaurant building as well as the proposed location for the food truck.

Surrounding properties to the east and west, along the NW 21st Street corridor, are developed for commercial use. However, there are “A-5” One-Family lots immediately north of this property that are developed with single-family homes. Supplemental standards for mobile food vendors are found in Section 5.406 of the Zoning Ordinance, including specific distance requirements for food trucks near residential districts. Below are some of the requirements that apply to mobile food vendors:

- Food vendors must obtain a permit from the health department to operate as a mobile vending unit.
- No mobile vending unit shall operate at any time between the hours of 2:00 a.m. and 7:00 a.m.
- No amplified music is allowed after 10:00 p.m.
- No portable chairs and tables are allowed after 10:00 p.m.
- Merchandise and food vendors shall remove the mobile vending unit daily from the property.
- No mobile vending unit may operate within 50 feet from a single-family or multi-family residential use.
- All mobile vending units between 50 feet and 100 feet from a single-family or multifamily residential use must obtain the unanimous consent of all the owners of the single-family or multifamily residential property within a 100-foot radius around the mobile vending unit.

As part of this CUP application, the applicant is requesting waivers from the last two items regarding distance to residential properties. However, the applicant has conducted outreach to the surrounding property owners and has provided a letter of support from several nearby residents, including the owner of the property immediately north of this site who would be most directly impacted. In addition, all property owners within 300 feet of the subject property were sent written notification of the CUP request.

The existing restaurant building on this property occupies nearly all of the available site area and on-site parking is extremely limited. As proposed, the food truck will occupy three of the five on-site parking spaces. However, the Zoning Ordinance allows for off-site auxiliary parking to be provided within 500 feet when sufficient parking is not available on-site. The subject property owner also owns the two lots immediately west of this site, which are also zoned commercial and are used to provide additional parking. Because the food truck will not be operating at the same time as the restaurant, and will need to be removed from the site each evening, staff finds that this use can be adequately served by the parking area located just west of the site.

Below is a table which lists standard requirements for development in the “E” Neighborhood Commercial District, as well as the waivers that are required for this CUP request:

| Requirement | “R2” Standards | Proposed “PD/R2” Standards |
|--------------------------------------|--|---|
| Height | 3 stories or 45 feet maximum | Complies |
| Minimum Parking Requirements | None required for food truck use. Restaurant use requires 1 space per 100 square feet of gross floor area | Food truck complies, restaurant use does not <i>Waiver Required</i> |
| Required Yards | <u>Front Yard</u> : 20-ft minimum, none required when fronting an arterial <u>Rear Yard</u> : 15-ft minimum when adjacent to residential district <u>Interior Side Yard</u> : 5’ minimum <u>Corner Lot Side Yard</u> : none required unless through lot, then 10-ft min | <u>Front Yard</u> : Food truck complies, existing restaurant building does not. <u>Rear Yard</u> : Food truck and existing restaurant building do not comply <u>Interior Side Yard</u> : Complies <u>Corner Lot Side Yard</u> : Complies <i>Waiver Required</i> |
| Bufferyard and Supplemental Setbacks | 20-foot supplemental building setback and 5-foot landscaped bufferyard required for non-residential development adjacent to one-family district | Not required for food truck, but existing restaurant site is not compliant. <i>Waiver Required</i> |
| Mobile Food Vendor Requirements | Mobile food vendors are required to comply with all supplemental standards found in Section 5.406 of the Zoning Ordinance. | Applicant is requesting waivers from Section 5.4069(d)(1) to allow a mobile food vendor within 50-feet of a residential use and Section 5.4069(d)(2) to waive requirement to obtain unanimous consent of all residential property owners within a 100-foot radius. <i>Waiver Required</i> |

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family dwelling
 East “E” Neighborhood Commercial / automotive repair
 South “A-5” One-Family / single-family dwelling
 West “E” Neighborhood Commercial / parking area for restaurant

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on November 24, 2021.
The following organizations were notified: (emailed November 22, 2021)

| Organizations Notified | |
|---------------------------|------------------------------|
| Inter-District 2 Alliance | North Side NA* |
| Streams and Valleys, Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Lake Worth ISD |
| Castleberry ISD | |

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to add a Conditional Use Permit (CUP) to allow a food truck to operate on an existing restaurant site that is zoned “E” Neighborhood Commercial. Surrounding properties to the north and south are zoned “A-5” One-Family and are developed with single-family residences. Properties to the east and west and zoned “E” Neighborhood Commercial.

This properties with frontage on NW 21st Street immediately surrounding the subject property are zoned and developed for commercial use. This site is already developed with a restaurant building, which shares many features of the food truck use that may cause concern in close proximity to residential properties including noise, odor, and lighting. The applicant has obtained a written letter of support from the owner of the only residential property that is immediately adjacent to this site, as well as from several other property owners in close proximity. In addition, staff recommends approval of this request subject to a time limit, so that if any neighborhood or code compliance concerns arise they can be evaluated before the CUP is extended for a longer period of time.

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

Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map, which is in alignment with the current zoning. The proposed food truck use meets the intent of “providing retail and services serving daily needs for a local market area.”

| 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 |

Therefore, the proposed zoning is **consistent** with the Comprehensive Plan.

Site Plan Comments

All staff comments below have been addressed with the attached site plan. The site plan is in general compliance with Zoning Ordinance requirements with the exception of the waiver requests listed above.

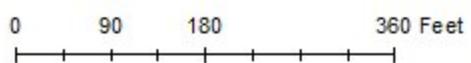
Zoning & Land Use

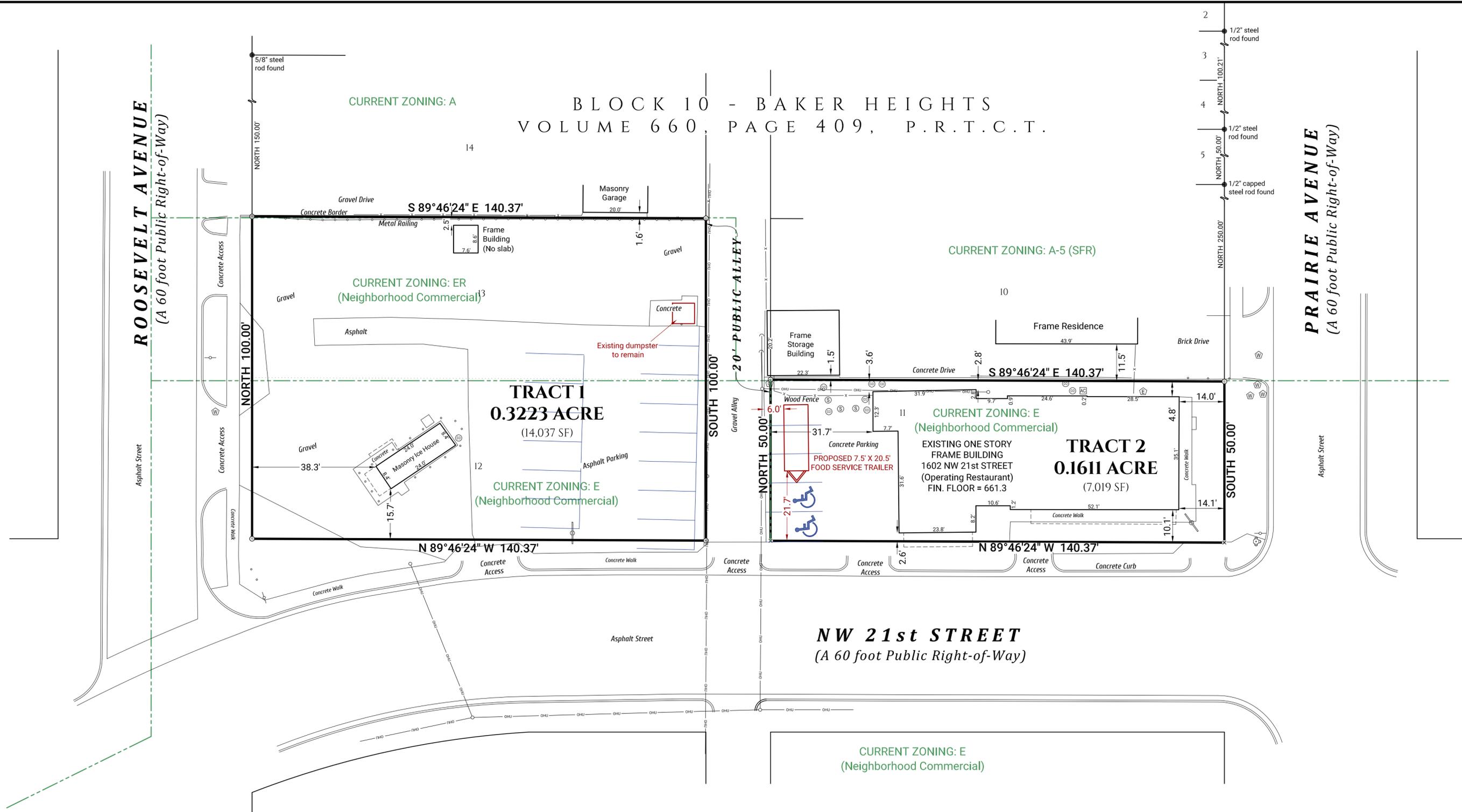
- Please relocate the proposed food truck location so that it is not blocking access to the required ADA spaces for the restaurant.
- FYI: Section 5.406 of the Zoning Ordinance states that food trucks cannot operate on any property that is within 50 feet of a one or two-family district. A waiver to this requirement will be required as part of the CUP request.
- The ordinance also specifies that in order for a food truck to operate within 50 to 100-ft of a residential district, you must obtain written permission from the property owners of all lots within 100-ft of the site. Please provide letters of support for these owners or request a waiver to the requirement.
- Please label the following on the site plan:
 - The wood fence that is currently in place between this property and the residential lot to the north.
 - The zoning of this property and all adjacent lots.
 - Please add the zoning case number (ZC-21-205) and a signature line for the director of development services.
- Please Add the following general notes to the site plan:
 - All lighting will conform to the lighting code.
 - All signage will conform to Article 4, Signs.
 - Project will comply with Sec. 6.301, Landscaping
 - Project will comply with Sec. 6.302, Urban Forestry



Area Zoning Map

Applicant: Martha Munoz
 Address: 1600 & 1602 NW 21st Street
 Zoning From: E
 Zoning To: F
 Acres: 0.16899104
 Mapsco: 62J
 Sector/District: Northside
 Commission Date: 12/8/2021
 Contact: 817-392-2495





LEGAL DESCRIPTION OF SURVEYED TRACT:

Tract 1: All of Lot 12 and Lot 13, Block 10, Baker Heights, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 660, Page 409 of the Plat Records of Tarrant County, Texas.

Tract 2: All of Lot 11, Block 10, Baker Heights, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 660, Page 409 of the Plat Records of Tarrant County, Texas.

FLOOD STATEMENT: Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48439C0190L (Rev. 3-21-19), the Surveyed Tract lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of the Surveyed Tract.

ACCESS STATEMENT: The surveyed tract adjoins and has physical access to NW 21st Street, Roosevelt Avenue and Prairie Avenue.

BENCHMARK SOURCE: City of Fort Worth Monument No. 5624 as published (Elevation 545.00)

SURVEYOR'S CERTIFICATION:

I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 of the State of Texas, by placing my seal hereon, certify to the above parties that: a) This document serves as my graphic representation of a land survey of the 0.3223 acre tract and the 0.1611 acre tract shown and described hereon (collectively the "Surveyed Tract"); b) Said survey being performed on the ground, under my supervision, on March 29, 2021; c) The boundary lines and dimensions indicated hereon are based on said survey and are true and correct; d) As of the Date of Certification, the corner monuments shown hereon were in place as indicated; e) The location of all buildings and improvements shown hereon are as depicted and are set back from the tract boundaries by the dimensions shown; f) There are no visible encroachments, protrusions, boundary line conflicts, visible easements, or easements of record as furnished to me, affecting the surveyed tract, except as shown or noted otherwise; g) The surveyed tract adjoins and has physical access to a private street;

Date of Certification: September 28, 2021

Development Notes per City of Fort Worth:

- All lighting shall conform to the lighting code.
- All signage shall conform to Article 4, Signs.
- Project shall comply with Sec. 6.301, Landscaping
- Project shall comply with Sec. 6.302, Urban Forestry

City of Fort Worth Zoning Case ZC-21-205

Approved on the ____ day of _____, 2022

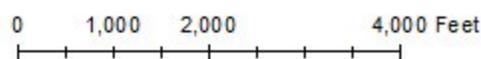
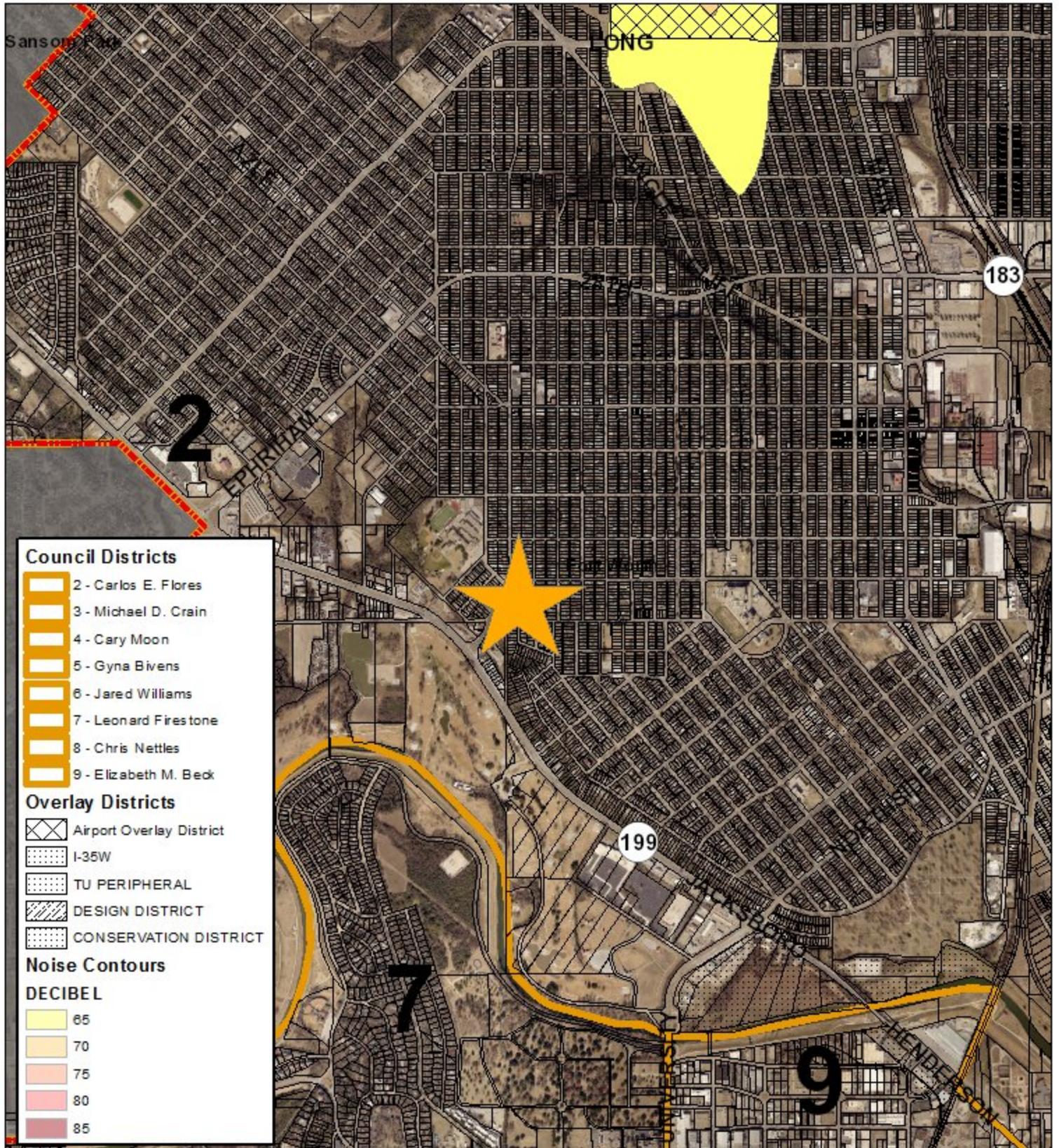
Director of Development Services



**SITE PLAN
1602 NW 21st STREET**

MILLER
SURVEYING, INC.
Professional Precision.
8504 Precinct Line Rd. Ste. 180
Colleyville TX 76034 • 817-577-1052
millersurvey.net
TxDLSF No. 10100400

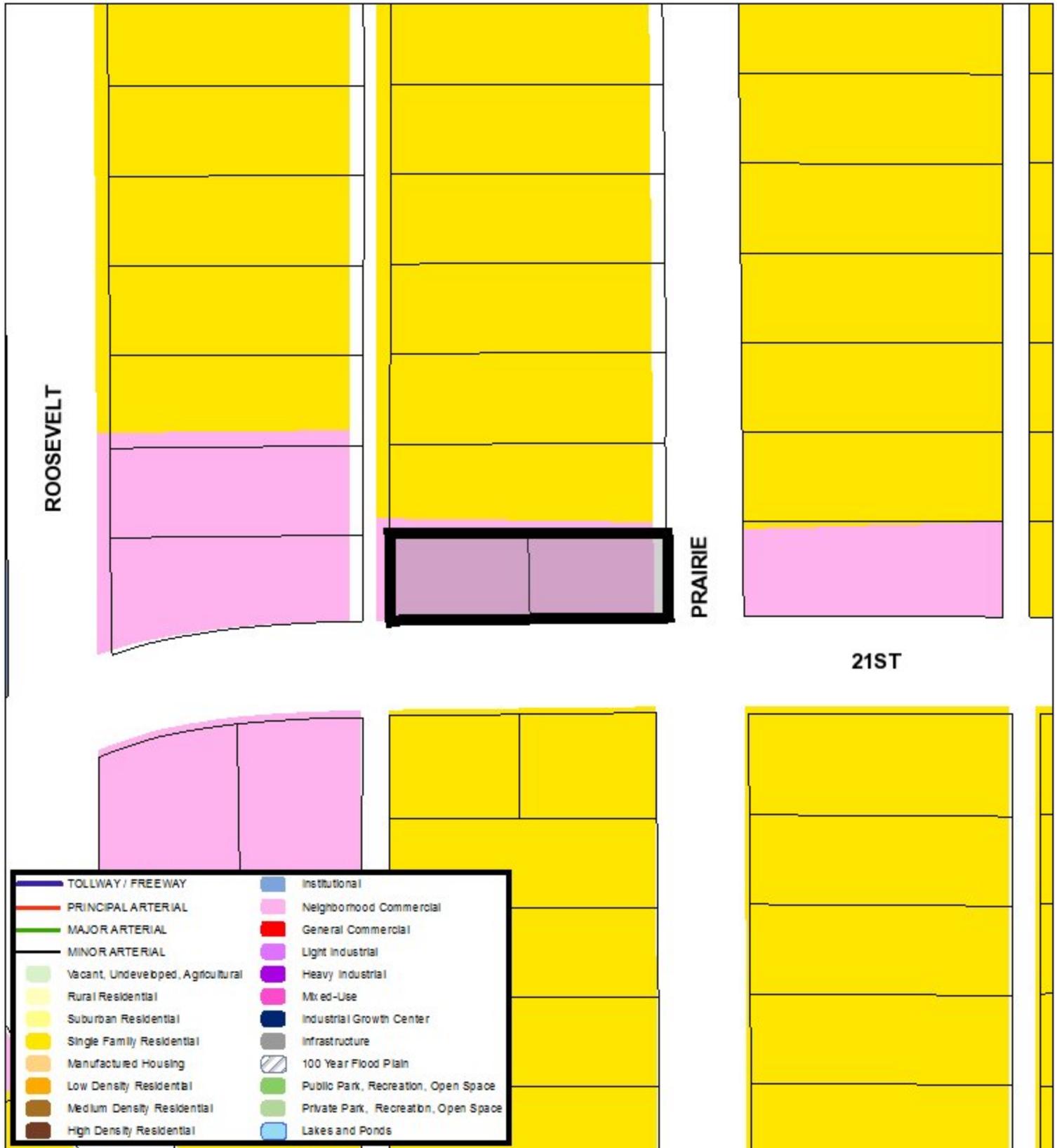
Area Map



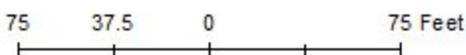


ZC-21-205

Future Land Use



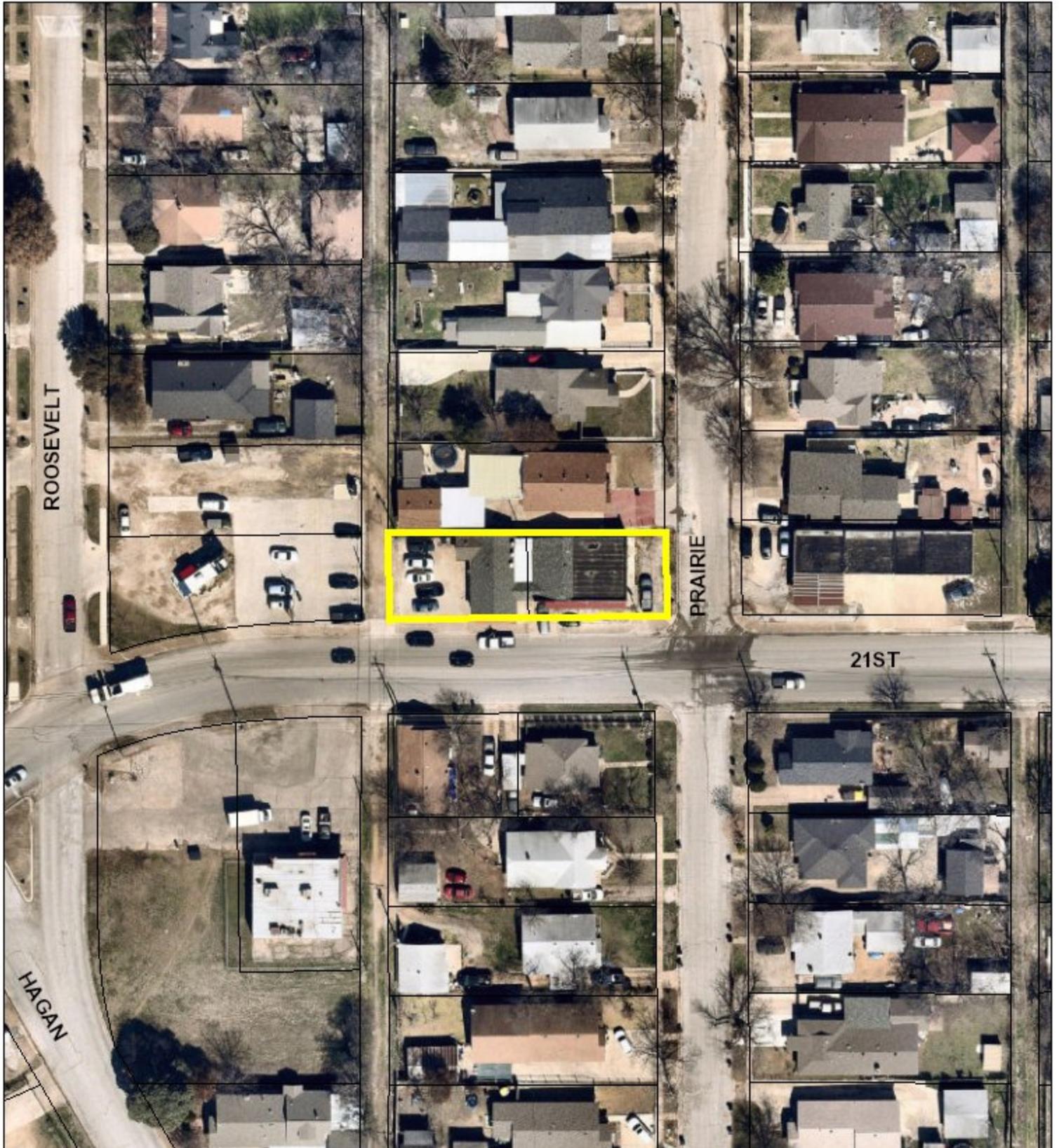
| | | | |
|--|-----------------------------------|--|--------------------------------------|
| | TOLLWAY / FREEWAY | | Institutional |
| | PRINCIPAL ARTERIAL | | Neighborhood Commercial |
| | MAJOR ARTERIAL | | General Commercial |
| | MINOR ARTERIAL | | Light Industrial |
| | Vacant, Undeveloped, Agricultural | | 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 45 90 180 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-140

Council District: 9

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: DD White Settlement Property, LLC/ Jacob Petrie

Site Location: 3201 White Settlement Road Acreage: 0.50 acres

Request

Proposed Use: Car Wash

Request: From: "E" Neighborhood Commercial

To: Add Conditional Use Permit (CUP) to allow a self-serve carwash facility in "E" Neighborhood Commercial; site plan included, with specific regulations for setbacks, fencing location, parking, and landscaping, site plan included

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

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

Staff Recommendation: **Denial**

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10. Aerial Photograph

Project Description and Background

The proposed site is located at the southwest corner of White Settlement Road and Blanch Circle, west of University Drive. The applicant is requesting to add a Conditional Use Permit to allow a self-serve 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 3,500 sq. ft. building. Self-service vacuum spaces are shown in two rows south of the carwash building. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The general area and the subject site are designated as Mixed Use in the Cultural District Growth Center. Supporting denser mixed-uses is a Trinity Metro bus line that runs immediately to the east along Blanch Circle. Two additional bus routes run approximately ½ mile to the south along W. 7th Street. White Settlement is covered by a Scenic Corridor overlay.

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 residential “C” district lies along the southern property line, with additional multifamily complexes to the south and southwest. Because the site is directly adjacent to a multifamily residential use, the closest residential building is approximately 20 feet away. The car wash dryer faces other commercial uses to the east. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 11 vacuums are likely to have a detrimental impact on the neighborhood. No noise mitigation measures are shown.

The site plan shows a fence 5 feet from the southern property line, which places the landscaping area between the car wash and the apartment complex’s fences. Landscaping shaded by two solid fences will not get enough light to grow. The ½-acre lot size has only the minimum distance for the car wash building and vacuums required from a residential use. The small size of the lot does not support an auto-oriented use, as the staff parking is shown as part of the vacuuming spaces and the driveways are approximately 10 feet from the intersection or another driveway. While the redesigned site plan has fewer development waivers than the original site plan, the screening fence location, less landscaping along White Settlement, and fewer parking spaces provided are new or more significant development waivers than originally proposed.

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 |
|-----------------------|---|---|
| Street setbacks | 20-foot front setbacks are required on all non-arterial street sides in E zoning. | Payment kiosk and canopy are in eastern setback <i>(requires Development Regulation Waiver)</i> |
| Solid screening fence | 6-ft minimum solid screening fence is required along the southern property line, which abuts a residential district | Screening fence is 5 feet away from property line, instead of along it <i>(requires Development Regulation Waiver)</i> |
| Parking spaces | 5 parking spaces are required for each car length in car wash | Less than 4 parking spaces are shown for 3 lengths in carwash <i>(requires Development Regulation Waiver)</i> |
| Landscaping | 75% of site's required landscaping is to be in front of the building | Less than 50% of site's required landscaping is in front of the building <i>(requires Development Regulation Waiver)</i> |

Surrounding Zoning and Land Uses

- North "E" Neighborhood Commercial / Cemetery
- East "F" General Commercial and "PD 174" Planned Development for "E" uses plus automobile sales and rental / Automobile sales
- South "C" Medium Density Multifamily / Multifamily uses
- West "E" Neighborhood Commercial / Photography studio and vacant land

Recent Zoning History

ZC-17-170, subject, from E to PD for E uses to add auto storage, approved 10/19/2017.
ZC-18-154, subject, from PD for E uses with auto storage to E, approved 11/14/2018.

Public Notification

300-foot Legal Notifications were mailed on August 23, 2021.

The following organizations were notified: (emailed August 23, 2021)

| Organizations Notified | |
|--------------------------------|---------------------------------|
| West 7th Neighborhood Alliance | Westside Alliance |
| Casa Blanca HOA | Sixth & Arch Adams HA |
| Monticello NA | Crestwood NA |
| Linwood NA* | Tarrant Regional Water District |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Cultural District Alliance | Fort Worth ISD |

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “E” zoning district. Surrounding land uses consist of multifamily complexes to the south with other commercial uses or commercially zoned vacant land in all other directions. The multifamily uses are immediately adjacent to the southern property line.

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

1. All non-arterial street setbacks are required to be 20 feet, as per Sec. 4.901. The pay stations encroach into the eastern setback. **These items need development waivers as shown.**
2. A 6-ft minimum solid screening fence is required **along** the southern property line – instead of 5 feet away, which abuts a residential district, as required in Sec. 5.108. **This item needs a development waiver as shown.** Either add this note in bold or revise the site plan.
3. 15 parking spaces are required for 3 car lengths in the car wash, instead of 11 parking spaces provided, as required in Sec. 5.108. **This item needs a development waiver as shown.**
4. The site is required to have 1,722 square feet of landscaping in front of the building, instead of the 1,150 square feet shown. **This item needs a development waiver as shown.**
5. Landscaping along the southern property line sandwiched between two solid fences will not get enough light to grow, causing the site to effectively have no landscaping adjacent to the residential use. **This item needs a development waiver as shown.** Either add this note in bold or revise the site plan.
6. Northeastern drive is likely too close to the intersection. The northwestern driveway is likely too close to the driveway on the adjacent lot to the west.
7. Note the land use of the surrounding properties.

8. Lighting adjacent to parking space #1 needs to be rotated to not face or shine on the adjacent residential property.
9. Dumpster enclosure solid walls and gate needs to be noted.
10. It appears the northeastern driveway will allow access to the car wash without paying first.
11. Change the note to “will comply with Sec. 6.301 Landscaping, with exception of the development waiver noted above”.
12. Window material noted as “translucent”. Should it be “transparent”? Car washes should have durable exterior surfaces, as per Sec. 5.108.

The proposed zoning request is **not compatible** with surrounding land uses due the lack of sound buffering, as well as the small lot size that does not provide sufficient space to implement minimum zoning requirements, requiring notable development waivers.

(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.)

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as mixed use in the Cultural District Growth Center, where vehicular uses are generally not allowed. The proposed zoning is inconsistent with the land use designations for this area, and conflicts with the following policies of the Comprehensive Plan:

- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- 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, 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.
- 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.
- Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.

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

Economic Development Plan

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

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

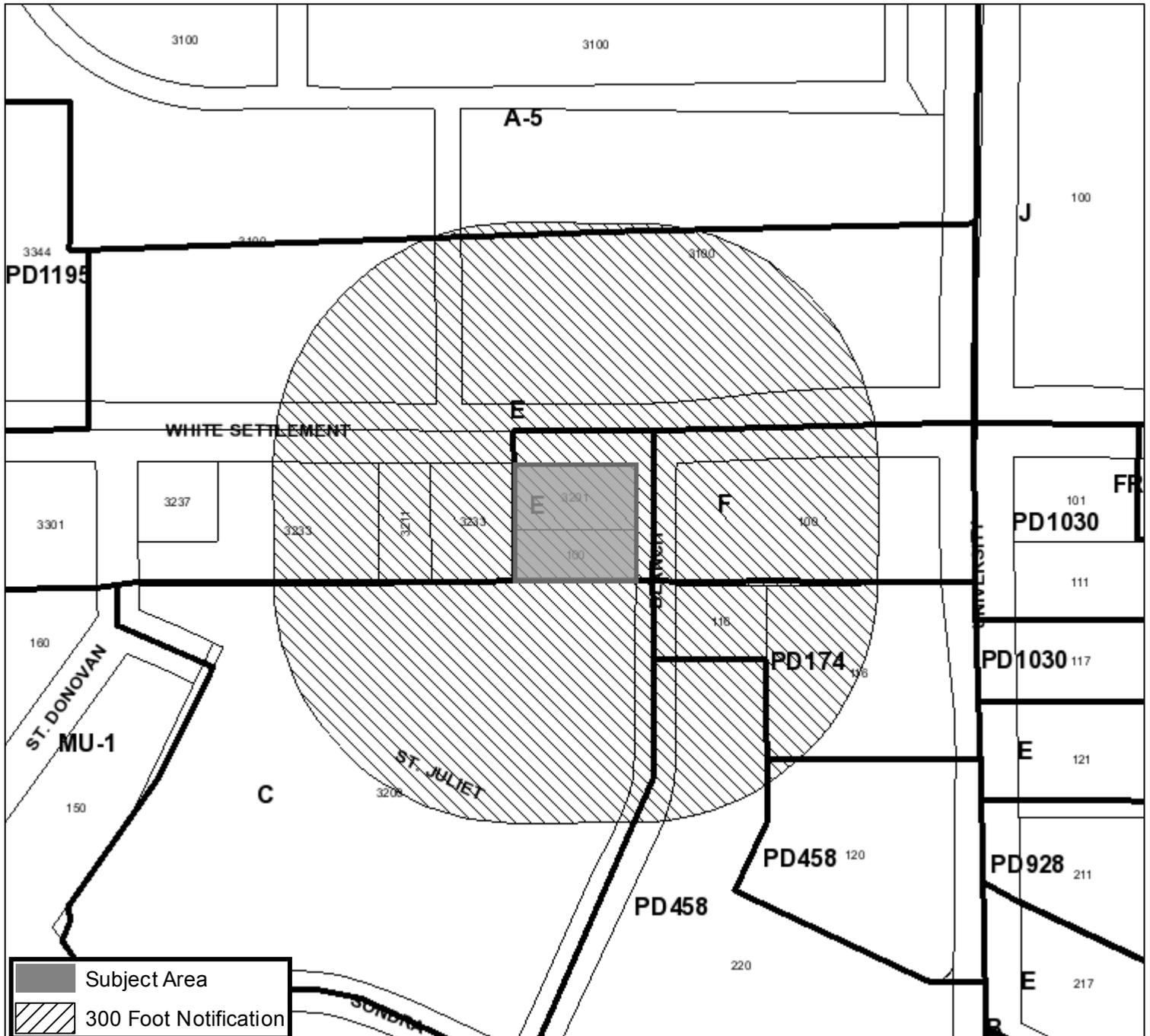
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and the auto-oriented use does not contribute to walkable corridors.



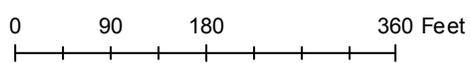


Area Zoning Map

Applicant: DD White Settlement Property, LLC
 Address: 3201 White Settlement Road
 Zoning From: E
 Zoning To: Add Conditional Use Permit for car wash
 Acres: 0.50270355
 Mapsco: 62W
 Sector/District: Arlington Heights
 Commission Date: 1/12/2022
 Contact: 817-392-8190



| | |
|--|-----------------------|
| | Subject Area |
| | 300 Foot Notification |





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

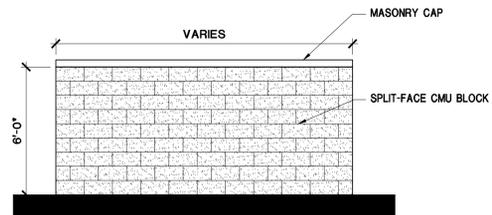
CLEANFREAK CARWASH
WHITE SETTLEMENT RD. & BLANCH CIR.
FORT WORTH, TX 76107

REVISIONS

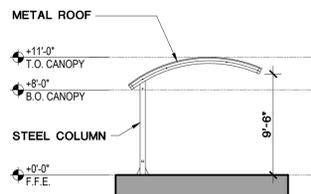
EXTERIOR ELEVATIONS

SHEET NUMBER

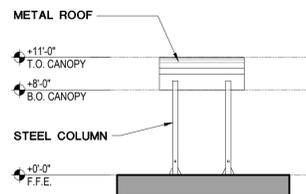
A5.03



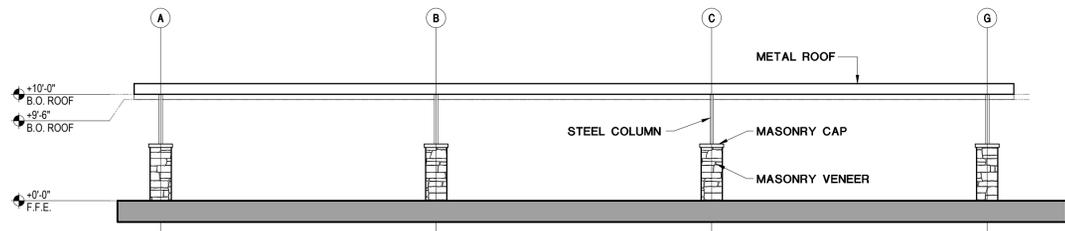
SCREENING FENCE
SCALE: 1/4"=1'-0"



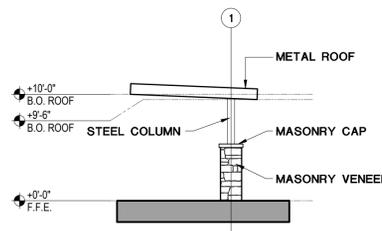
TYPICAL PAY STATION CANOPY FRONT VIEW
SCALE: 1/8"=1'-0"



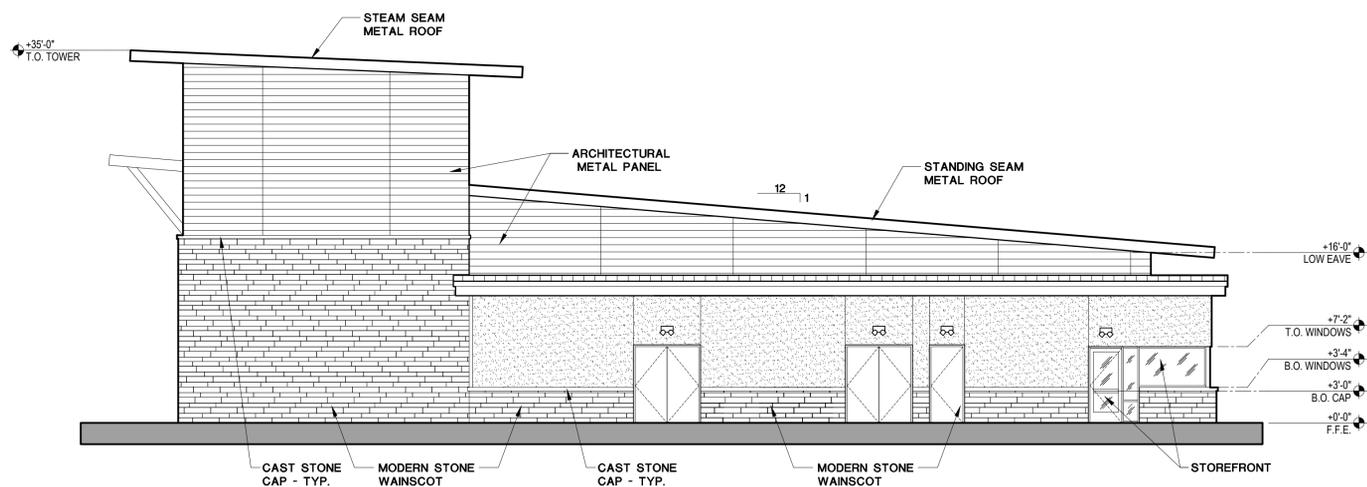
TYPICAL PAY STATION CANOPY SIDE VIEW
SCALE: 1/8"=1'-0"



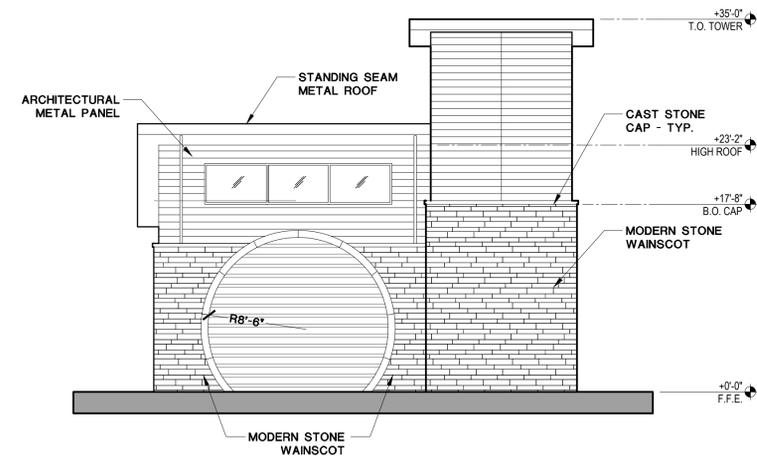
TYPICAL VACUUM CANOPY FRONT VIEW
SCALE: 1/8"=1'-0"



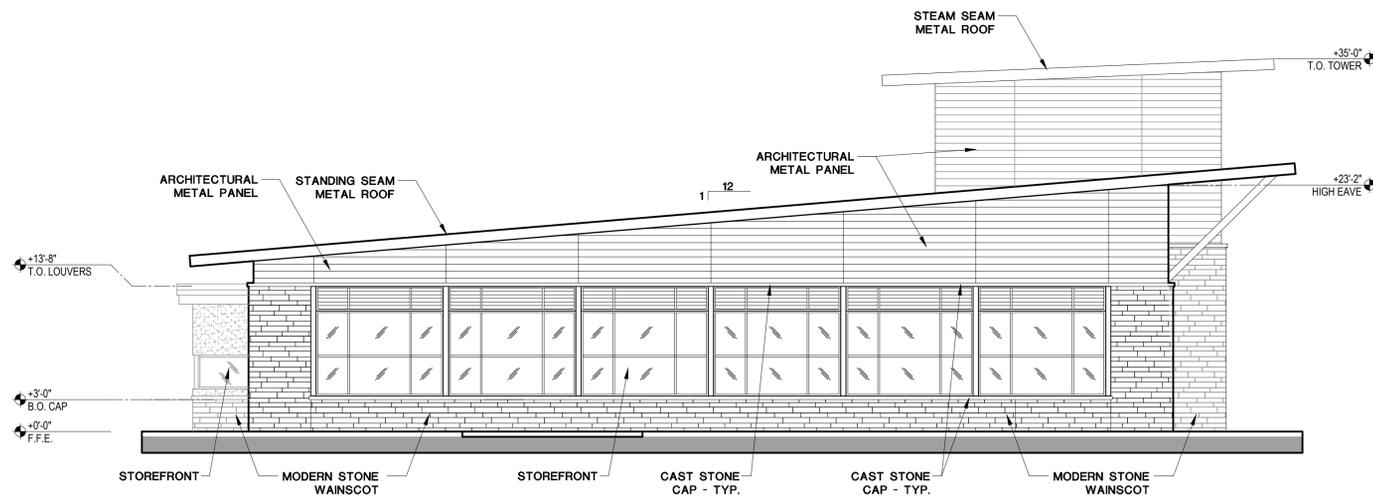
TYPICAL VACUUM CANOPY SIDE VIEW
SCALE: 1/8"=1'-0"



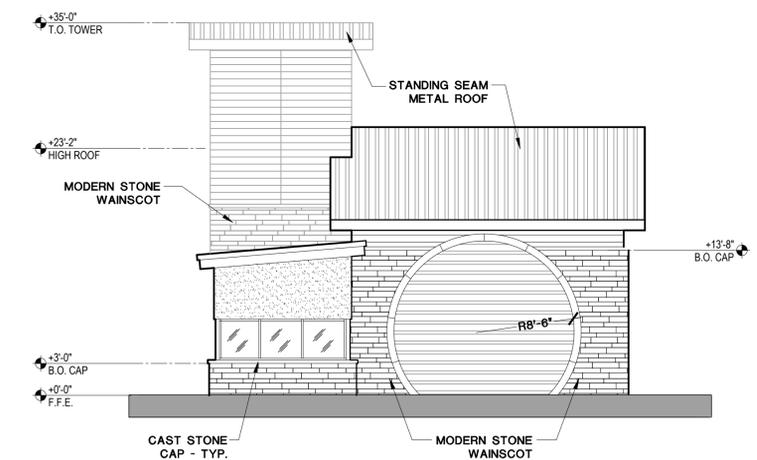
WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

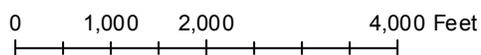


EAST ELEVATION
SCALE: 1/8"=1'-0"

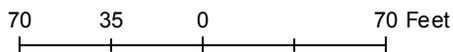
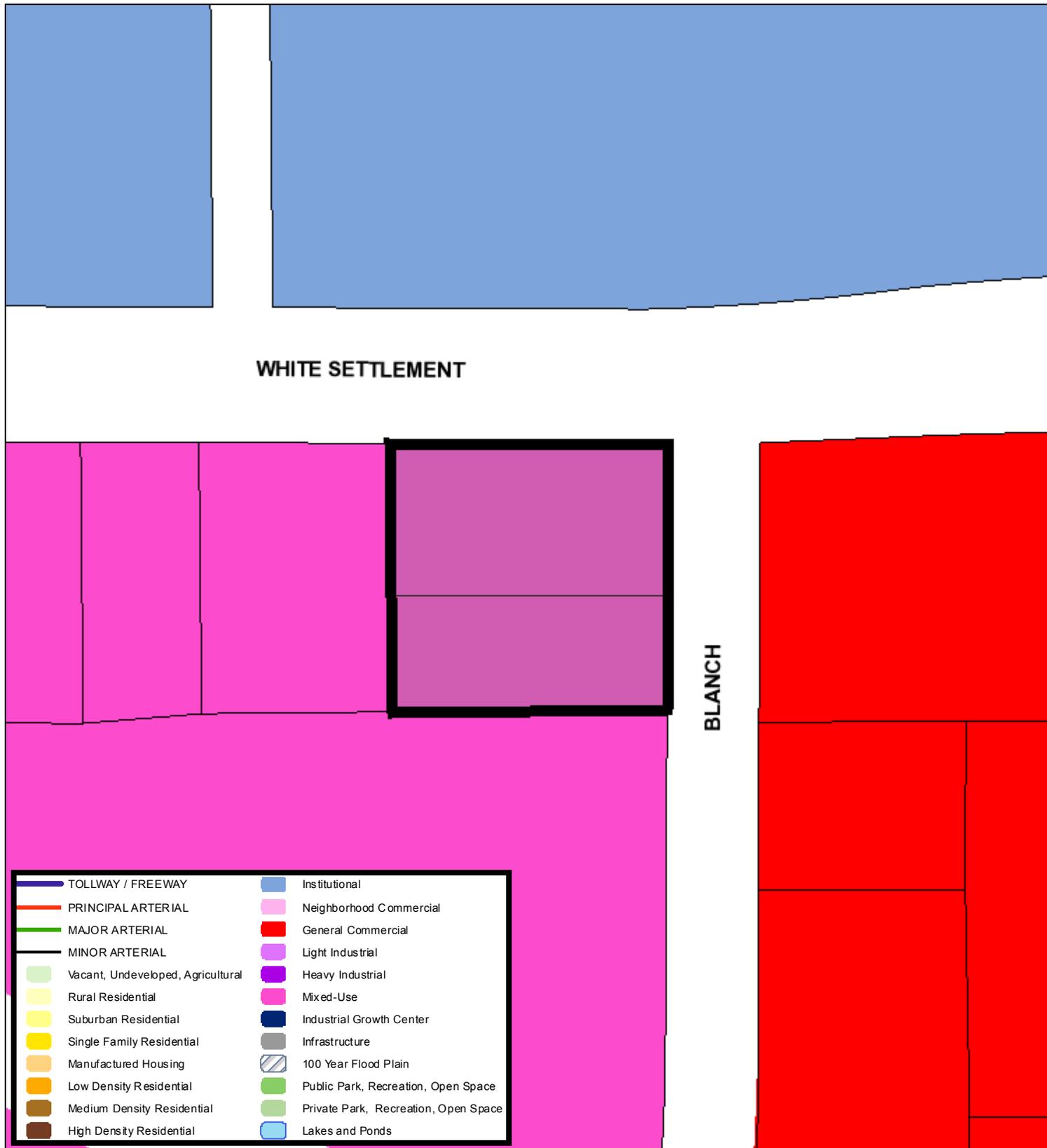


SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Area Map



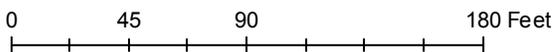
Future Land Use



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



Aerial Photo Map





Zoning Commission

Date: January 12, 2022

Case Number: SP-21-028

Council District 6

Site Plan

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Great Hearts America – Texas/ HKS Architects

Site Location: 7633 Harris Parkway

Acreage: 12.66 acres

Request

Proposed Use: Mixed – Use Development

Request: To: To amend existing site plan

Recommendation

Staff Recommendation:

Approval

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2. [Surrounding Zoning and Land Uses](#)
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6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The applicant is amending the site plan to include a modular building that will be removed prior to the Certificate of Occupancy being issued for phase II.

Surrounding Zoning and Land Uses

North "PD 1064" / undeveloped
East "AG Agricultural / Chisholm Trail Parkway
South "PD 1064" / undeveloped
West "A-5" One Family / undeveloped

Recent Zoning History

- ZC-18-171 to PD/MU-2 to include school phase
- ZC-18-146 from A-5 to PD/CR; (west of site)
- ZC-18-141 from PD 1064 to PD/D; (north of site)
- ZC-14-147 from unzoned to PD/G; PD/MU-2; MU-2; A-5; effective 12/1/15 (subject site and surrounding property)
- ZC-13-095 from unzoned to A-5 and E; effective 8/31/13 (property to the east and southeast of the site)

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were notified: (emailed December 30, 2021)

| Organizations Notified | |
|-------------------------|------------------------------|
| Ridgeview Estates HOA | Summer Creek Meadows HA |
| Park Palisades HA | District 6 Alliance |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Crowley ISD |

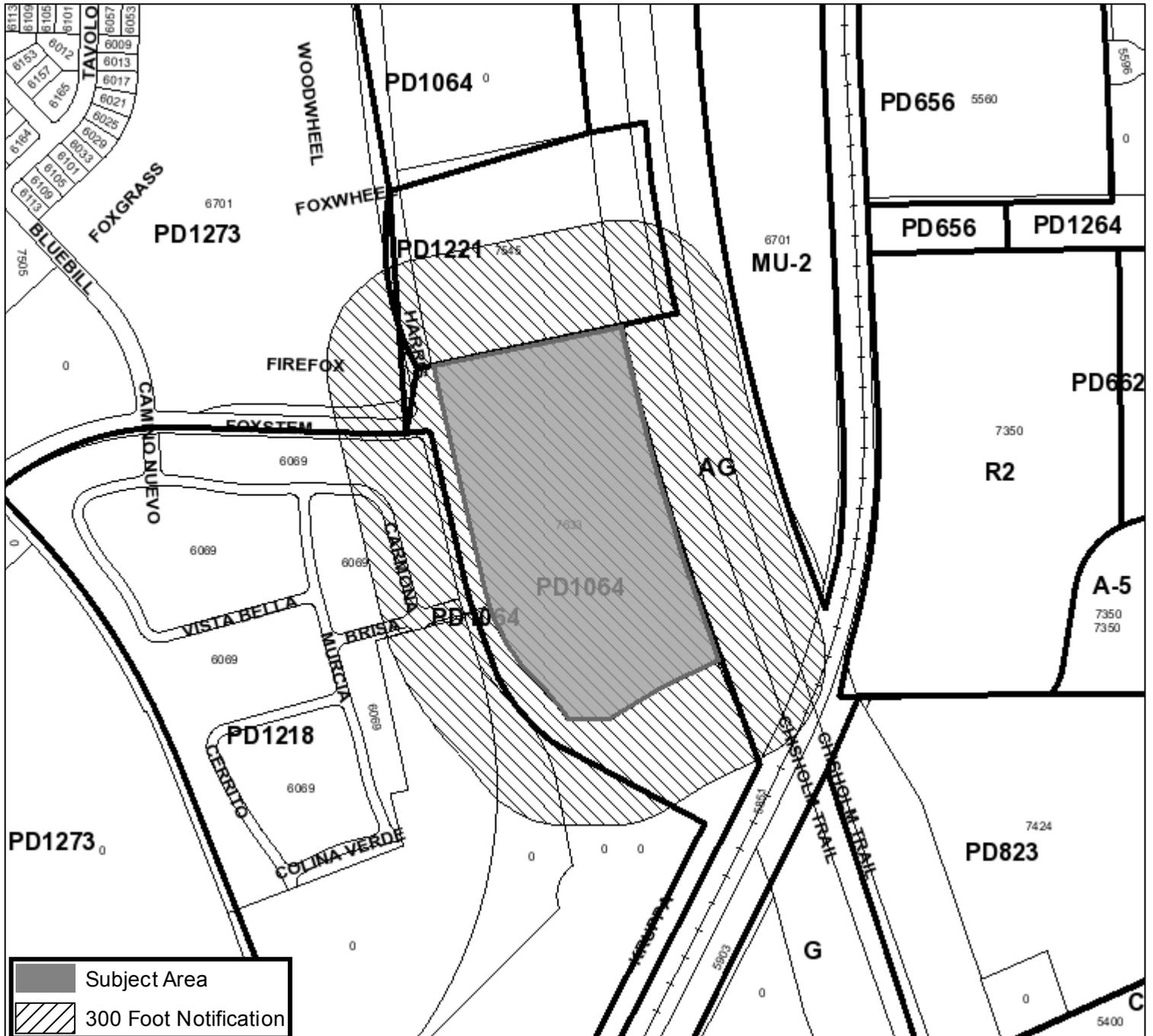
Development Impact Analysis

Site Plan Comments

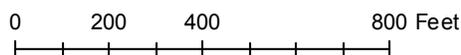
The applicant is proposing to install a modular building with two (2) classroom spaces for a total of 1600 square feet. The modular building will be removed prior to the Certificate of Occupancy being issued for Phase II.

Area Zoning Map

Applicant: Great Hearts America - Texas
 Address: 7633 Harris Parkway
 Zoning From: PD 1064 for MU-2 uses and a school with development waivers
 Zoning To: Site Plan for PD 1064, new phase of school
 Acres: 12.6593021
 Mapsco: 102G
 Sector/District: Far Southwest
 Commission Date: 1/12/2022
 Contact: 817-392-8012



| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |



ARCHITECT
 HKS, INC.
 350 NORTH SAINT PAUL, SUITE 100
 DALLAS, TX 75201
 PH 214-969-3197

GreatHearts®

OWNER
 GREAT HEARTS TEXAS
 824 BROADWAY STREET, SUITE 101
 SAN ANTONIO, TX 78215

PROJECT MANAGER
 PROJECT MANAGEMENT SERVICES, INC
 900 CLARENCE BOHLS LANE
 PFLUGERVILLE, TX 78660

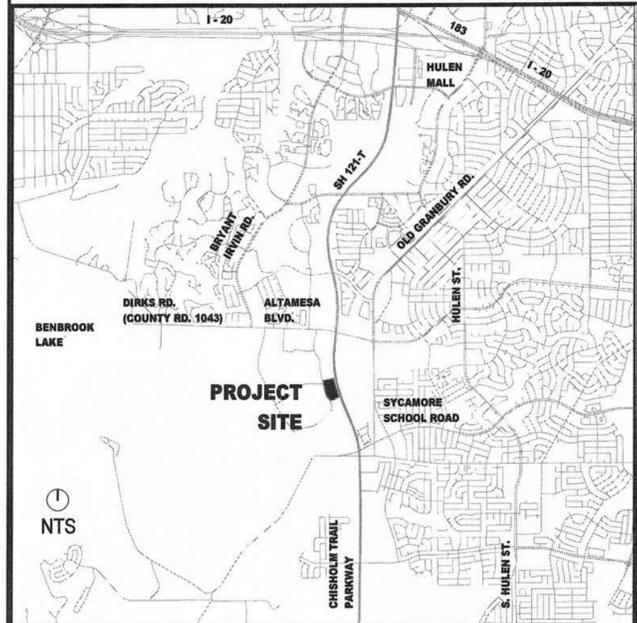
GREAT HEARTS - TAVOLO FT WORTH, TEXAS

ZONING CASE NUMBER

DATE
12/02/2021

© 2019 HKS, INC.

KEY PLAN

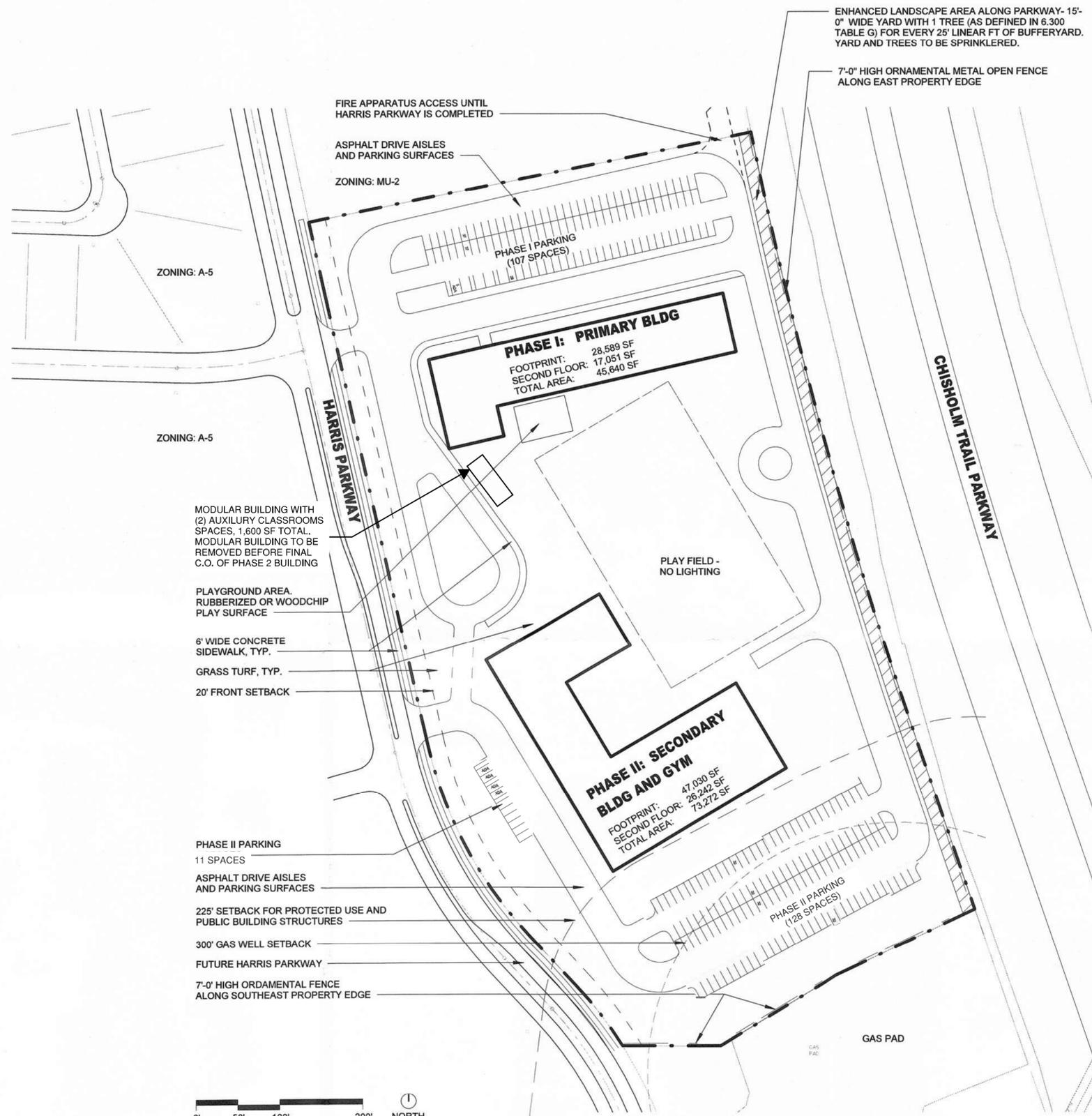


SITE PLAN SCOPE NOTES

- LEGAL DESCRIPTION:
 TAVOLO PARK, LOT 4, BLOCK 1
 GREAT HEARTS AMERICA - TEXAS, INSTRUMENT NO. D219267501 O.P.R.T.C.T.
 12.659 ACRES
- ZONING CASE # - ZONING - PD 1064,
 - CURRENT ZONING - PD MU-2 - PROPOSED ZONING - PD-MU2
- NO PREVIOUSLY EXISTING STRUCTURES ON SITE
- PHASE 1 CONSTRUCTION TO FINISH AUGUST 2020
 - PHASE 2 CONSTRUCTION TO FINISH 2023 (SEPARATE CONSTRUCTION PERMIT)
- NEW STRUCTURES TO BE PUBLIC EDUCATION FACILITY
 - 2 STORY AND 1 STORY STRUCTURE
 - 35' MAX BUILDING HEIGHT
- PHASE 1 BUILDING FOOTPRINT (FIRST FLOOR) - 28,589 SF
 - PHASE 1 SECOND FLOOR - 17,051 SF
 - PHASE 1 TOTAL AREA - 45,640 SF
- PHASE 1 TEMPORARY MODULAR BUILDING TO BE REMOVED
 PRIOR TO PHASE 2 C.O. - 1,600 SF
- PHASE 2 BUILDING FOOTPRINT (FIRST FLOOR) - 47,030 SF
 - PHASE 2 SECOND FLOOR - 26,242 SF
 - PHASE 2 TOTAL AREA - 73,272 SF
- BUILDING FOOTPRINT AT FULL BUILDOUT - 75,619 SF
 - TOTAL BUILDING AREA AT FULL BUILDOUT - 118,912 SF
- PARKING REQUIREMENTS:
 PHASE 1 - ELEMENTARY SCHOOL - 28 (HOME ROOM) CLASSROOMS
 X 2.5 SPACES/CLASSROOM = 70 SPACES REQUIRED
- PHASE 2 - JR HIGH SCHOOL - 18 (HOME ROOM) CLASSROOMS
 X 2.5 SPACES/CLASSROOM = 45 SPACES REQUIRED
- PHASE 2 - HIGH SCHOOL - 224 STUDENTS
 X 1 SPACE/2 STUDENTS = 112 SPACES REQUIRED
- GYM (250 SEATS): 250 SEATES X 1 SPACE/5 SEATES = 50 SPACES
 (MAY BE DOUBLE COUNTED) - NO EXTRA SPACES REQUIRED FOR GYM
- TOTAL REQUIRED PHASE 1 - 70 SPACES
 TOTAL REQUIRED PHASE 2 - 157 SPACES
 TOTAL REQUIRED = 227 SPACES
- PROVIDED -
 PHASE 1 - 107 SPACES
 PHASE 2 - 139 SPACES
 TOTAL PROVIDED = 246 SPACES
- SITE LIGHTING TO COMPLY WITH ALL CODE STANDARDS APPLICABLE TO THIS SITE
- ALL SITE LIGHTING WILL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT
- PROJECT SHALL COMPLY WITH SECTION 6.302, URBAN FORESTRY
- ALL DRIVES AND PARKING ISLES TO BE 24'-0" WIDE UNLESS NOTED OTHERWISE ON PLAN
- ALL SITE PAVING TO BE ASPHALT UNLESS NOTED OTHERWISE ON PLAN
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS

DIRECTOR OF PLANNING AND DEVELOPMENT

DATE



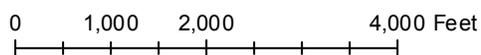
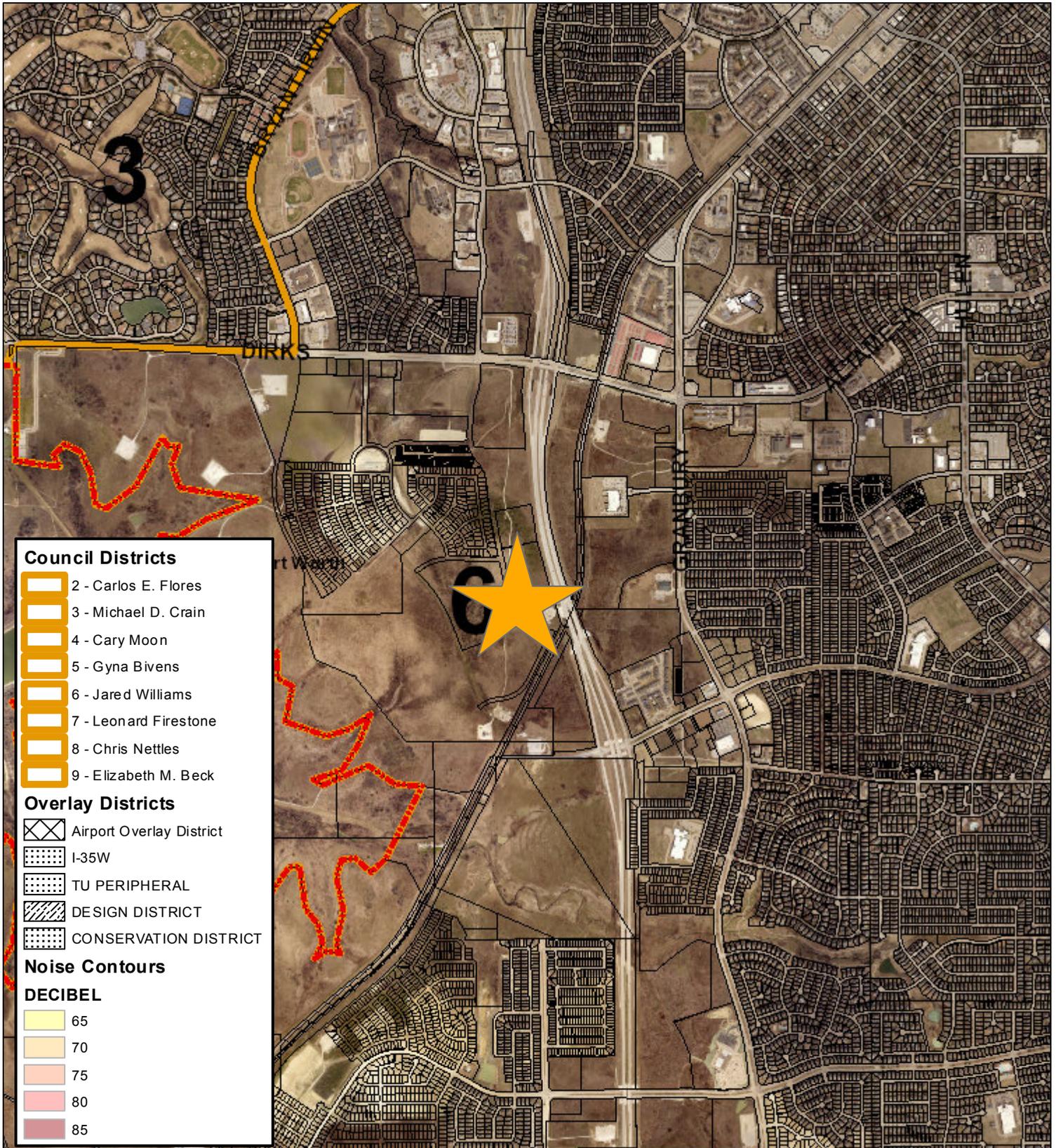
The following exceptions to §4.1302 of the City of Fort Worth Zoning Ordinance apply to the development of an elementary or secondary school (public or private) in this Planned Development District.

- Concept plan and vicinity test do not apply
- Required building street frontages do not apply
- Minimum primary and side street setback of 20 feet. Maximum setbacks do not apply
- Minimum rear and common lot line setback of 5 feet. Maximum setbacks do not apply.
- Single story areas are permitted and minimum height for single-use does not apply
- Maximum allowed parking is 155% of required ratio
- Parking is allowed between the building and street
- Project will conform to Section 6.301, and include an irrigated landscape area 15 feet in width shall be provided along the Chisholm Trail Parkway frontage with 1 tree planted every 25 feet of Chisholm Trail Parkway frontage within the landscape area
- Site canopy coverage shall comply with the standards of Section 6.302, Urban Forestry Subsection (e)(3) of the City of Fort Worth Zoning Ordinance
- Building entries are not required to be publicly accessible and are not required to have access easements

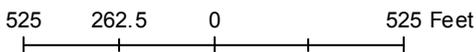
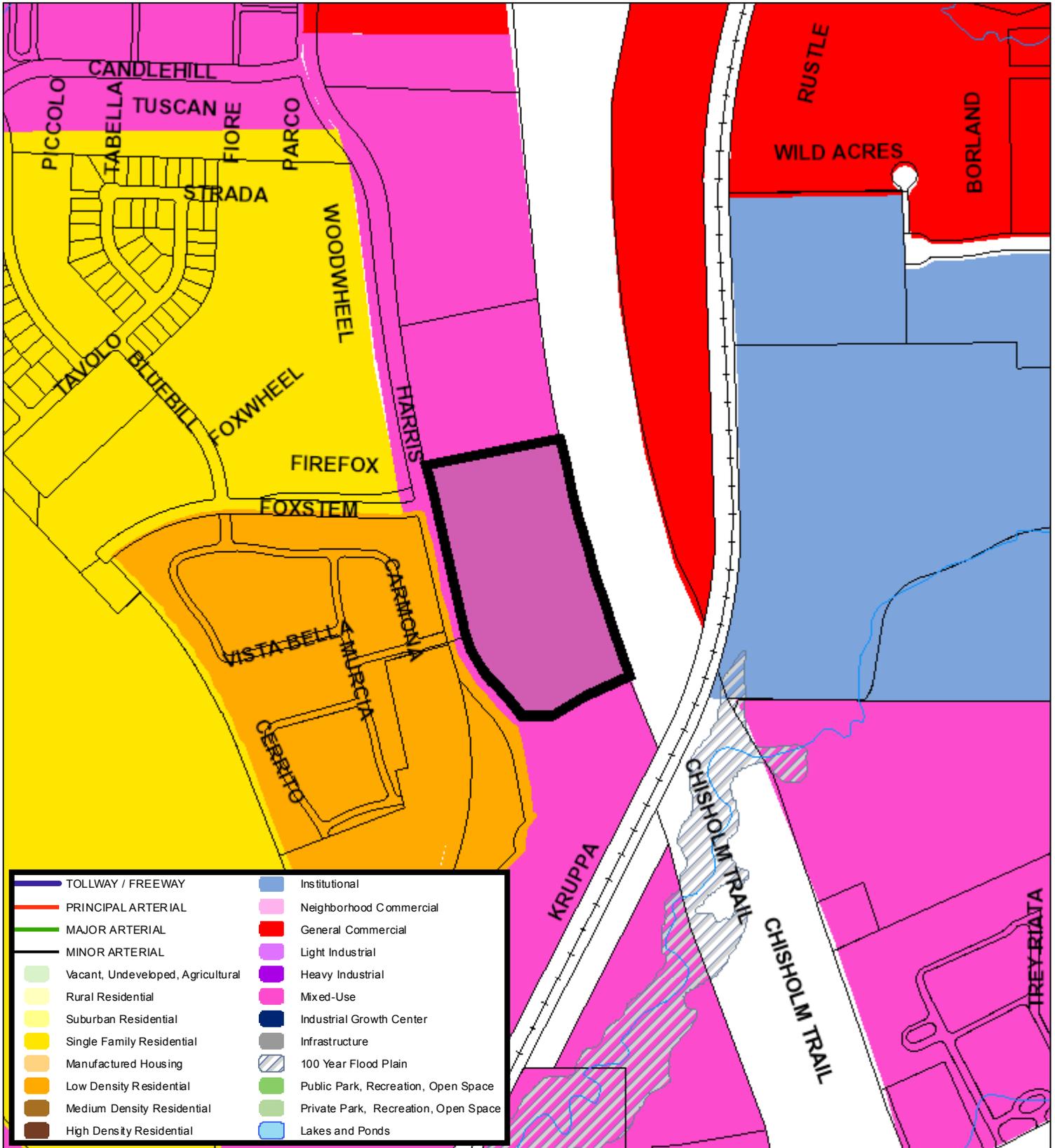
- Primary entries may be from a parking lot
- Façade variation: All facades facing Harris Parkway shall be required one color, material, or material pattern change every sixty (60) feet of building façade. Façade requirements do not apply to facades facing Chisholm Trail Parkway.
- Fenestration: all facades facing Harris Parkway shall be required a minimum fenestration of ten percent (10%) with no requirements for glass transparency. Glass will not be reflective. Fenestration requirements do not apply to facades facing Chisholm Trail Parkway.
- Pylon signs and freeway signs are prohibited.
- Fences can be located between building facades and property line. A minimum six (6) foot open metal fence is required along Chisholm Trail Parkway.
- Roof mounted equipment does not have to be screened from public right-of-way
- No lighting is permitted for the play field as identified on the site plan; however, pedestrian and security lighting are permitted along drive aisles and sidewalks that are proximate to the play field provided that all lighting shall be in compliance with the Lighting Code.

PLOT DATE: 2/8/2019 12:30:55 PM TEMPLATE VERSION: 3.0.0.20170623

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



0 325 650 1,300 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-118

Council District: 6

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Mohamad Alwan

Site Location: 5653 Westcreek Drive

Acreage: 0.478 acres

Request

Proposed Use: Expansion of existing auto repair shop

Request: From: "E" Neighborhood Commercial

To: "PD" Planned Development with a base of "E" Neighborhood Commercial for Auto Repair & Outside Storage (Automobiles), with specific development standards for projected front yard setback, supplemental side building setbacks, supplemental buffer yard, buffer yard landscaping requirements, screening fence requirements, dumpster screening requirements; site plan included

Recommendation

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

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

Staff Recommendation: **Continuance**

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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan (awaiting revisions)

Project Description and Background

The staff recommendation on this case is for “Continuance”. The applicant needs additional time to try and meet with neighborhood organizations, which do not meet as frequently during the holiday season. The applicant has been advised to attend the hearing on January 12th to request a 30-day continuance which would push the case to the February 9th Zoning Commission meeting. This additional time would allow impacted neighborhood organizations to meet with the applicant to get an understanding of the proposal and formulate support or opposition. Additional details and context will be provided in the February staff report.

The property is located in the South Hills South neighborhood, across Westcreek Drive from the Wedgwood East neighborhood, and generally southwest of the intersection of Loop 820 and McCart Avenue. The site is currently zoned “E” Neighborhood Commercial and is just under half an acre in size.

The proposed rezoning is intended to accommodate expansion of the existing auto repair business. The two (2) uses being added to qualify as a “PD” Planned Development are Auto Repair & Outside Storage, which are not permitted in base “E” Neighborhood Commercial zoning districts. Auto Repair has been taking place on this site for many years, and the land use is considered legal non-conforming. However, since the applicant is requesting to add additional buildings to the site, the zoning must be brought into compliance based on the increased intensity of the land use on the site.

The proposed zoning change would create a Planned Development with waivers to the standard(s) listed below:

- Projected front yard setback (6.101.f.2) *Ordinance requires 35’, applicant requesting 5’*
- Supplemental side building setbacks (6.300.c.1) *Ordinance requires 20’, applicant requesting 17’*
- Supplemental buffer yard (6.300.c.1) *Ordinance requires 5’, applicant requesting 0’*
- Buffer yard landscaping requirements (6.300.g) *Ordinance requires 15 points worth of plantings from landscape table, applicant requesting no plantings/0 points.*
- Screening fence requirements (6.300.d) *Ordinance requires 6’ minimum solid wood or masonry fence, applicant requests to continue using existing non-compliant R-panel metal fence.*
- Dumpster screening requirements (6.300.d) *Ordinance requires 6’ screening fence around dumpsters, applicant is not proposing any screening fence around the proposed dumpster.*
- Prohibited signs (6.405 e & h) *Ordinance does not allow portable signage or signage within public rights of way, applicant has two (2) portable signs in the right of way (technically off-site and within City right of way) per Google Street View dated November 2021 (Westcreek Drive) and December 2021 (Walton Drive).*

If there are any changes to the Site Plan in the future, the applicant will need to go through the entire zoning process again from start to finish.

The following additional comments were provided by other reviewing City departments:

Fire: 7/27/2021

Comments:

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

FYI Comments:

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

The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth also has adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

Surrounding Zoning and Land Uses

North "A-5" One-Family / residential
East "A-5" One-Family / residential
South "E" Neighborhood Commercial / school
West "E" Neighborhood Commercial / mini-mall commercial center

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

| Organizations Notified | |
|------------------------------|---------------------|
| South Hills South NA* | South Hills NA |
| Wedgwood East NA | District 6 Alliance |
| Streams And Valleys Inc | Fort Worth ISD |
| Trinity Habitat for Humanity | |

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Nearby land uses range from a small strip mall to the west, a school to the south, and single-family residential neighborhoods directly adjacent to the north and east.

The site is in the middle of an established residential neighborhood. It appears that when the neighborhood was built, the site was to be a neighborhood commercial-type node, with the intent of serving the local neighborhood

with small amounts of retail and office space. The current building appears to be what was originally constructed on the site at some time between 1963 and 1968.

The proposed zoning **is not compatible** with surrounding land uses. The Zoning Ordinance suggests that auto-related uses require more intensive zoning classifications than “E” Neighborhood Commercial. Outdoor storage requires industrial zoning at minimum. Neither of these types of zones are best placed directly adjacent to existing single-family residential zones, especially without the proper buffering, which the applicant is not intending to provide.

Comprehensive Plan Consistency – Wedgwood

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial, which envisions future development aligned with “E” Neighborhood Commercial zoning. The intent is to have small retail shops/services/offices in close proximity to residential zones for convenience.

The current proposal for a “PD/E” Planned Development with a base of Neighborhood Commercial is not supported by the adopted Comprehensive Plan designation, as automobile related uses such as car repair are not allowed by right in “E” zones as they are quasi-industrial. Typically auto repair would require a zoning of “FR” or above, which is more in line with the “General Commercial” designation in the adopted 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 |

The proposed zoning **is not consistent** with the Comprehensive Plan based on the proposed land uses, which would be more appropriate in areas designated General Commercial or Industrial on the future land use map.

Economic Development Plan

The Wedgwood sector of the City is not directly addressed in the 2017 Economic Development Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City.

Site Plan Comments

Zoning and Land Use

- The applicant submitted a Site Plan as part of their application, and the City sent a list of comments and corrections on December 28th. As of the writing of this report (January 6th) there has been no response from the applicant. City staff will provide Site Plan comments once the revised Site Plan is provided to us by the applicant (anticipated for the February 9th Zoning Commission meeting).



ZC-21-118

Area Zoning Map

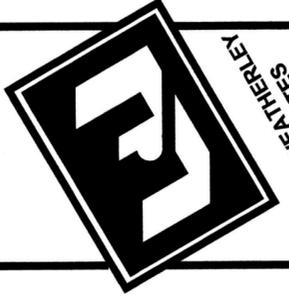
Applicant: Mohamad Alwan
 Address: 5653 Westcreek Drive
 Zoning From: E
 Zoning To: Add Conditional Use Permit for expanded auto repair building
 Acres: 0.4780591
 Mapsco: 90S
 Sector/District: Wedgwood
 Commission Date: 8/11/2021
 Contact: 817-392-8043



FLOOR
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| REVISIONS | BY |
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"REVISED" SITE PLAN ZC-21-113
FOR MOHAMAD ALWAN
5653 WESTCREEK DRIVE
FORT WORTH, TEXAS

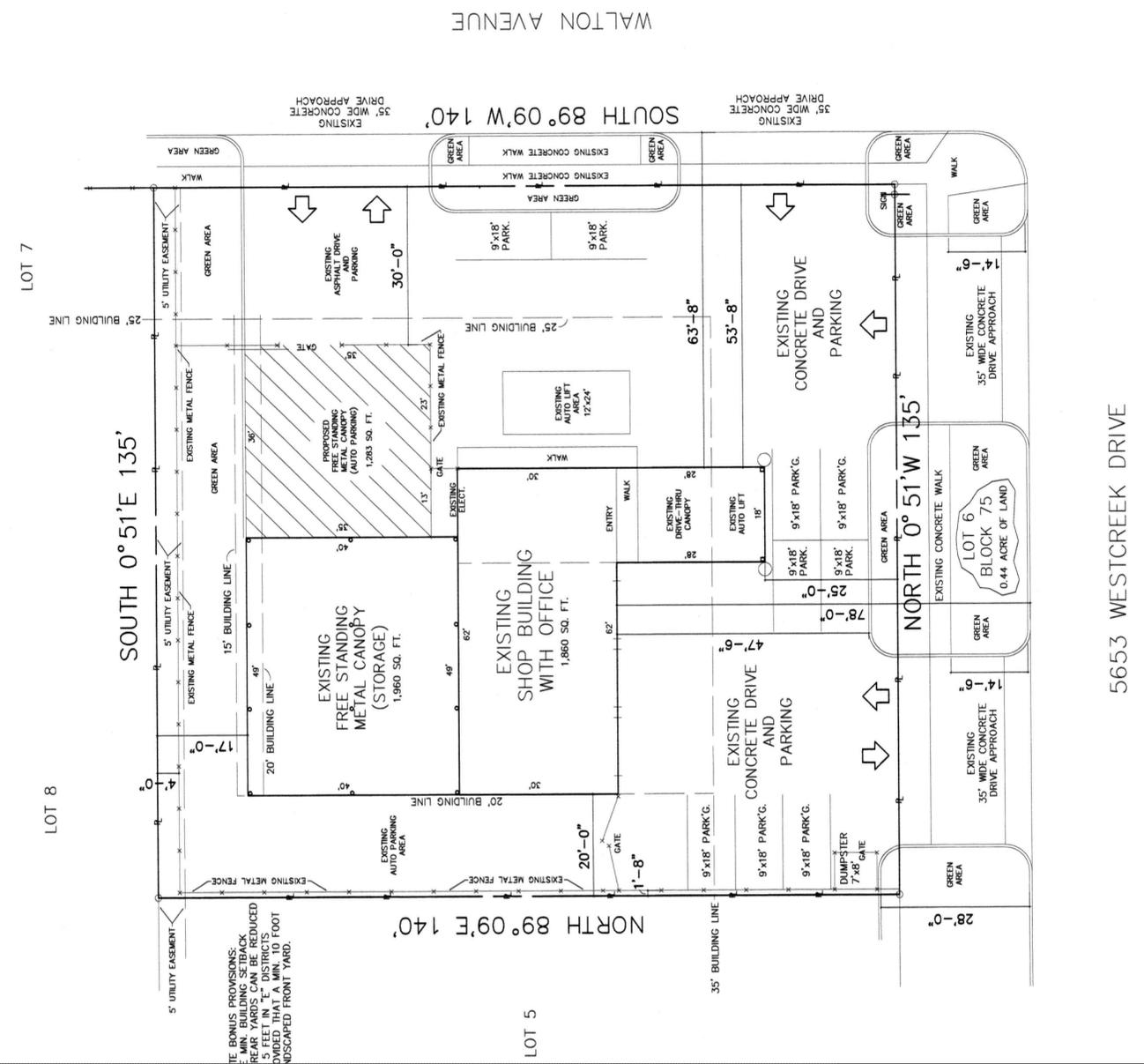


**LARRY D. WEATHERLEY
AND ASSOCIATES**
DESIGNERS - PLANNERS
COMMERCIAL - RESIDENTIAL
8813 FARMWOOD TERRACE
FORT WORTH, TEXAS 76112
817.832.3921 Cell
817.457.1854 Office
larry.weatherley.design@gmail.com

SOCIETY OF
PROFESSIONAL
BUILDING DESIGNERS

CERTIFIED
PROFESSIONAL
DESIGNER # TX-101
Larry D. Weatherley
12.08.21

| |
|------------------|
| DRAWN: LDW |
| CHECKED: LDW |
| DATE: 12-08-2021 |
| SCALE: 1"=20'-0" |
| JOB NO.: 75721MA |
| SHEET |
| A1 |
| 1 OF 1 SHEETS |



"REVISED" SITE PLAN

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION:

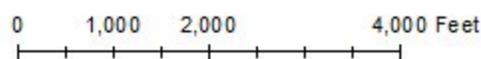
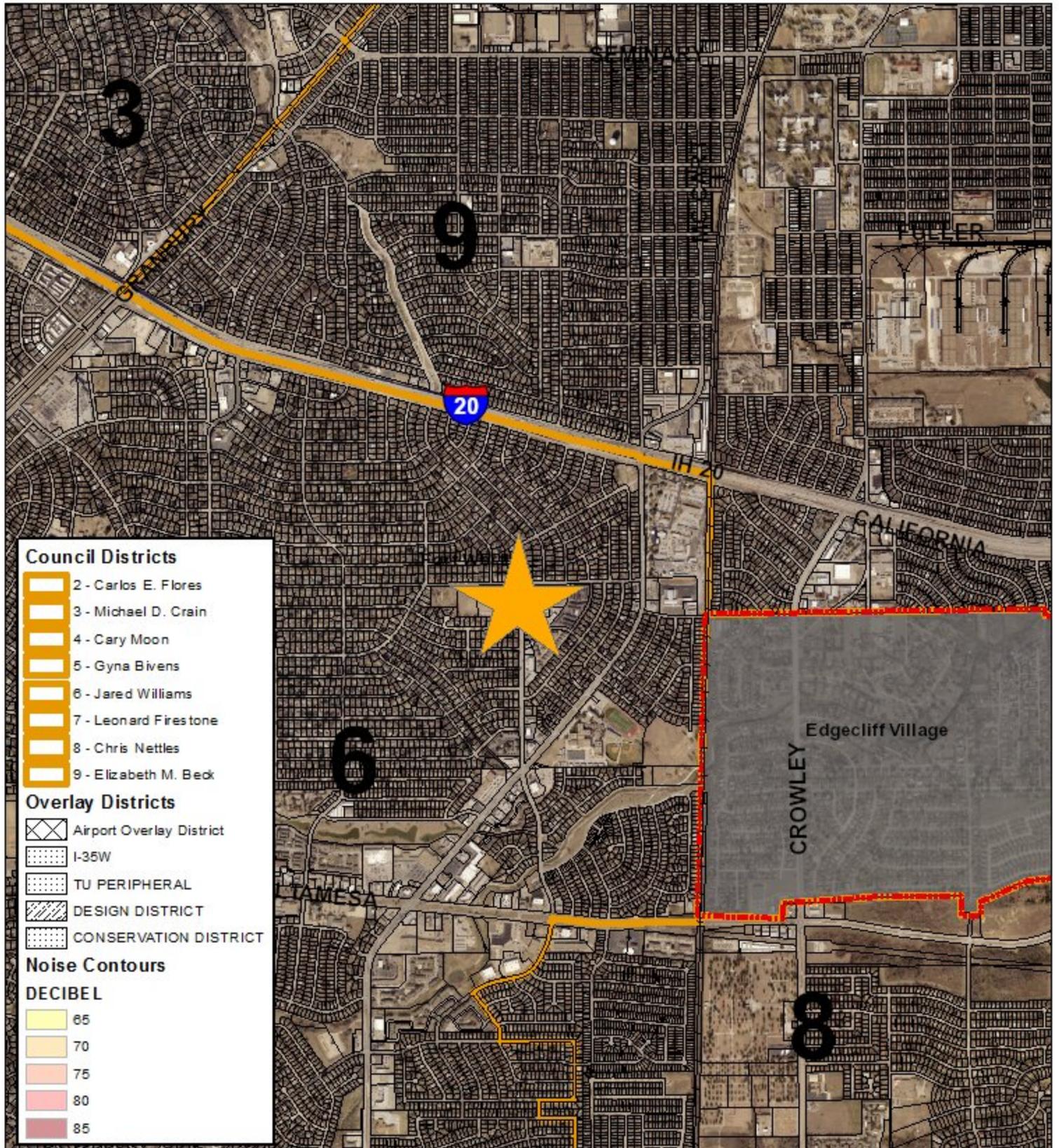
LOT 6, BLOCK 75, SOUTH HILLS, BEING A SUBDIVISION OF THE JOHN JENNINGS SURVEY IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

COMMISSION MEETING:
Y 12, @ CITY HALL LOCATED ON SECOND
1:00 PM.

RESPONSIBILITY:
LETTERS OF SUPPORT FROM NEIGHBORS.
E ARE ANY NEIGHBORHOOD ASSOCIATIONS,
TH THEM TO GET THEIR SUPPORT.

ZONIN
JANU

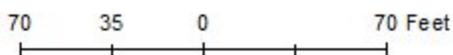
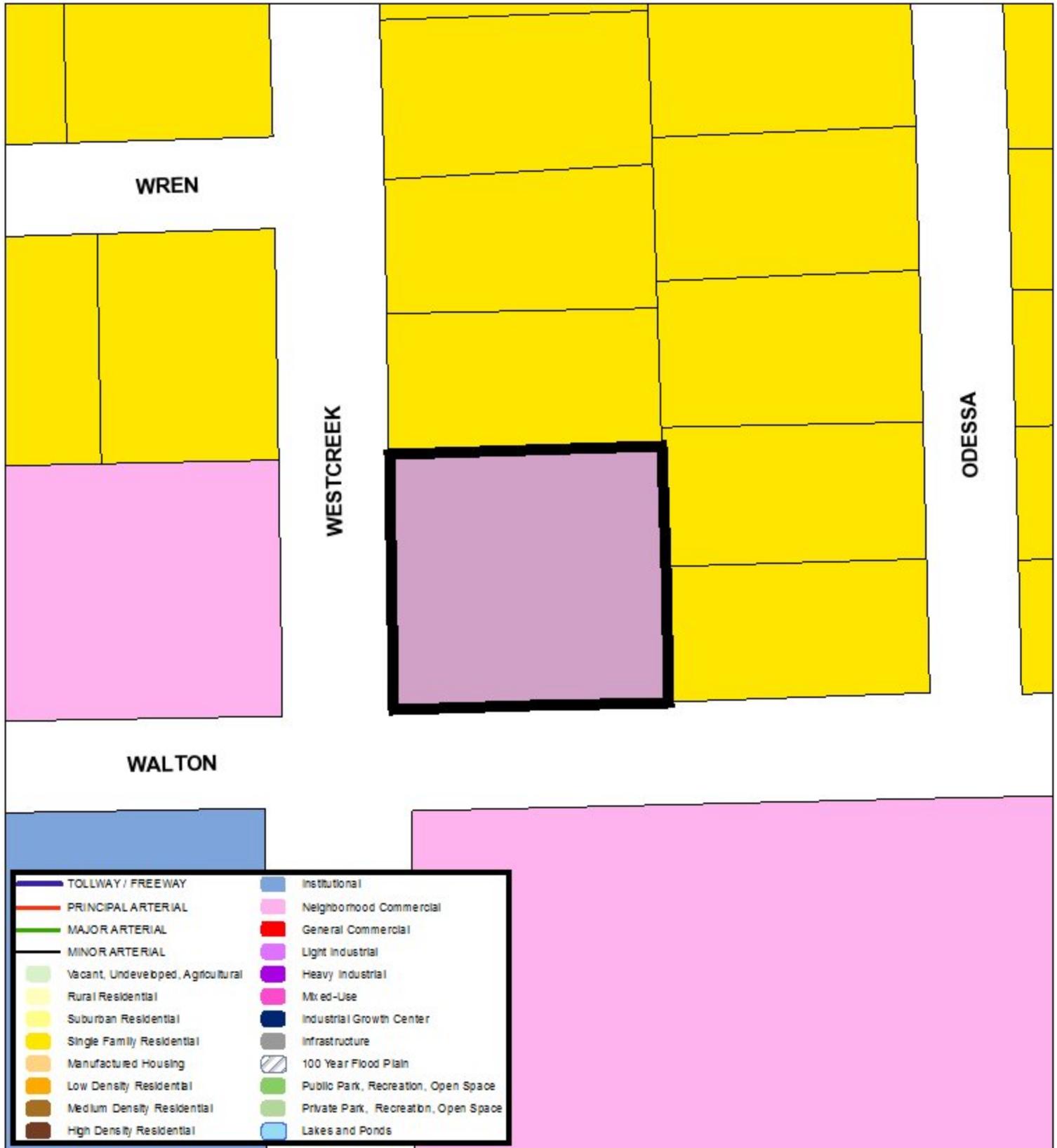
Area Map





ZC-21-118

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 45 90 180 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-218

Council District: 8

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Fasih Haider / Kohinoor Rahman

Site Location: 1616 & 1620 East Rosedale Street

Acres: 0.33 acres

Request

Proposed Use: Convenience Store

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

To: “E” Neighborhood Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject property is located at the southwest corner of East Rosedale Street and South Riverside Drive. The site is currently vacant and is zoned a combination of “A-5” One-Family and “E” Neighborhood Commercial. The applicant is proposing to rezone the entire site to “E” Neighborhood Commercial to allow for development of a new convenience store. There was previously a commercial building on this property, but the structure was removed around 2005 and the site has remained vacant since. This property is located within both the East Rosedale and South Riverside Drive Scenic Corridors and Neighborhood Empowerment Zone (NEZ) Area Six.

Surrounding land uses are primarily residential and therefore any new commercial development of this site will be subject to increased building setback requirements. A 20-foot supplemental building setback will be required along the western and southern property lines, adjacent to one-family zoning, as well as a screening fence and 5-foot landscaped bufferyard. In addition, a projected front yard setback will apply along the front property line adjacent to East Rosedale Street, meaning new buildings cannot be constructed forward of the front build wall of the adjacent homes. Parking areas cannot be located within the projected front yard setback.

Surrounding Zoning and Land Uses

North (across Rosedale Street) “A-5” One-Family / single-family homes
East (across Riverside Drive) “J” Medium Industrial / convenience store
South “E” Neighborhood Commercial / vacant commercial building and “A-5” One-Family / single-family home
West “A-5” One-Family / single-family home

Recent Zoning History

- ZC-08-151: Rezoned 1616 East Rosedale Street from “E” Neighborhood Commercial to “A-5” One-Family as part of a larger City-initiated rezoning

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were notified: (emailed December 28, 2021)

| Organizations Notified | |
|--|--------------------------------------|
| United Communities Association of South Fort Worth | Belmont NA |
| Glenwood Triangle NA | Parker Essex Boaz NA |
| Historic Southside NA* | East Fort Worth, Inc |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Southeast Fort Worth Inc | East Fort Worth Business Association |
| Fort Worth ISD | |

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from a combination of “A-5” One-Family and “E” Neighborhood Commercial to “E” Neighborhood Commercial in order to allow for development of a new convenience store. Surrounding properties to the west and southwest are zoned “A-5” One-Family and are developed with single-family residences. Property immediately to the south is zoned “E” Neighborhood Commercial and is developed with a commercial structure that appears to be vacant. To the east, across South Riverside Drive, is an industrial-zoned property that is developed with a convenience store and additional vacant land zoned “E” Neighborhood Commercial.

The zoning ordinance includes specific protections for residential properties adjacent to commercial development, including increased setbacks, screening, and landscaping requirements. In addition, both East Rosedale Street and South Riverside Drive are designated as arterial roadways on the Master Thoroughfare Plan, and new single-family development is not encouraged fronting arterial roadways.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as “Neighborhood Commercial” on the Future Land Use Map.

| 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 |

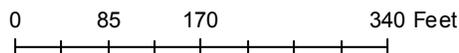
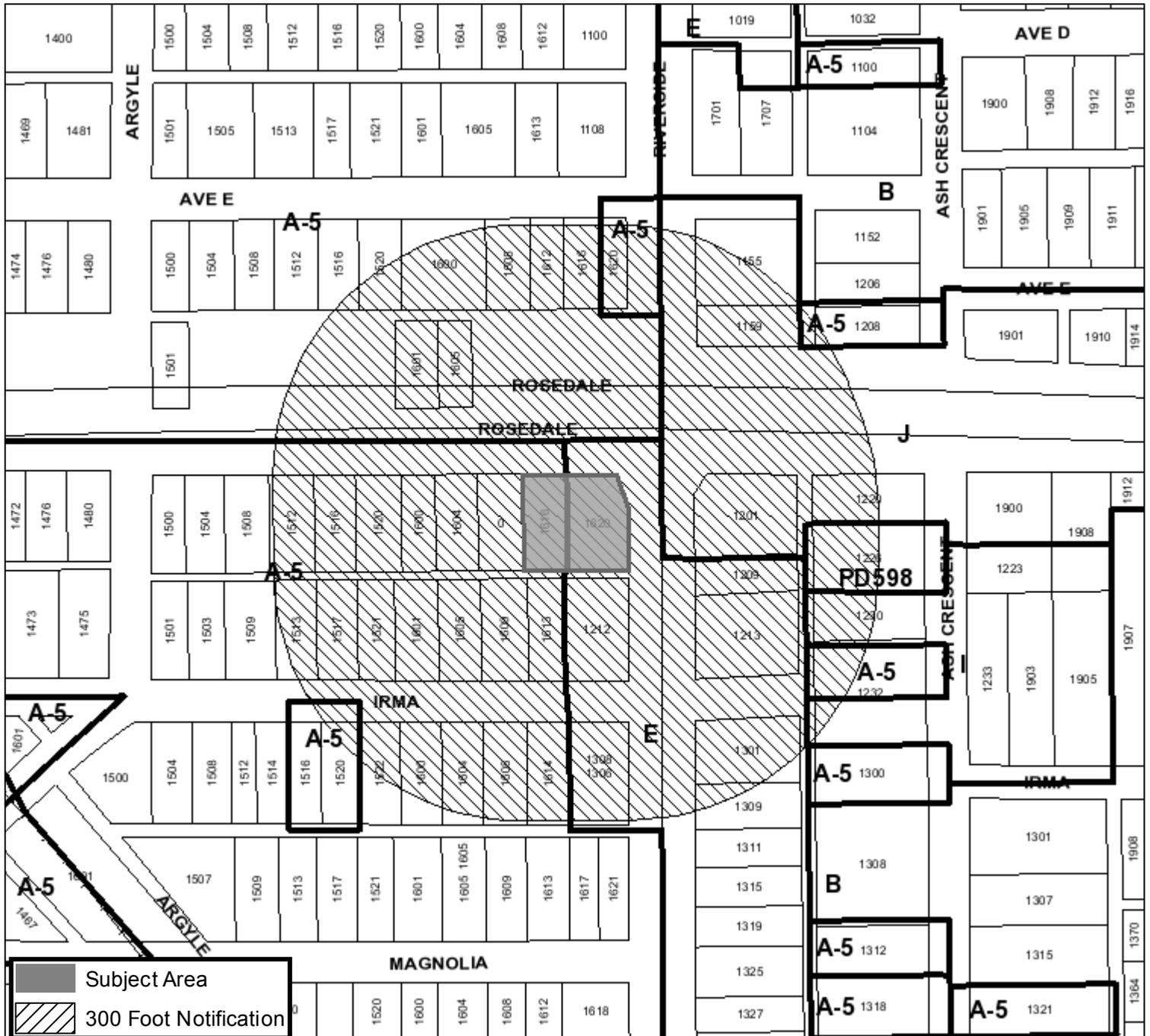
The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

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

Area Zoning Map

Applicant: ANF Investments, LLC
 Address: 1616 & 1620 E. Rosedale Street
 Zoning From: A-5, E
 Zoning To: E
 Acres: 0.32773913
 Mapsco: 77M
 Sector/District: Southside
 Commission Date: 1/12/2022
 Contact: 817-392-2495



Area Map



Council Districts

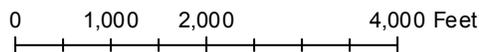
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

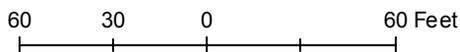
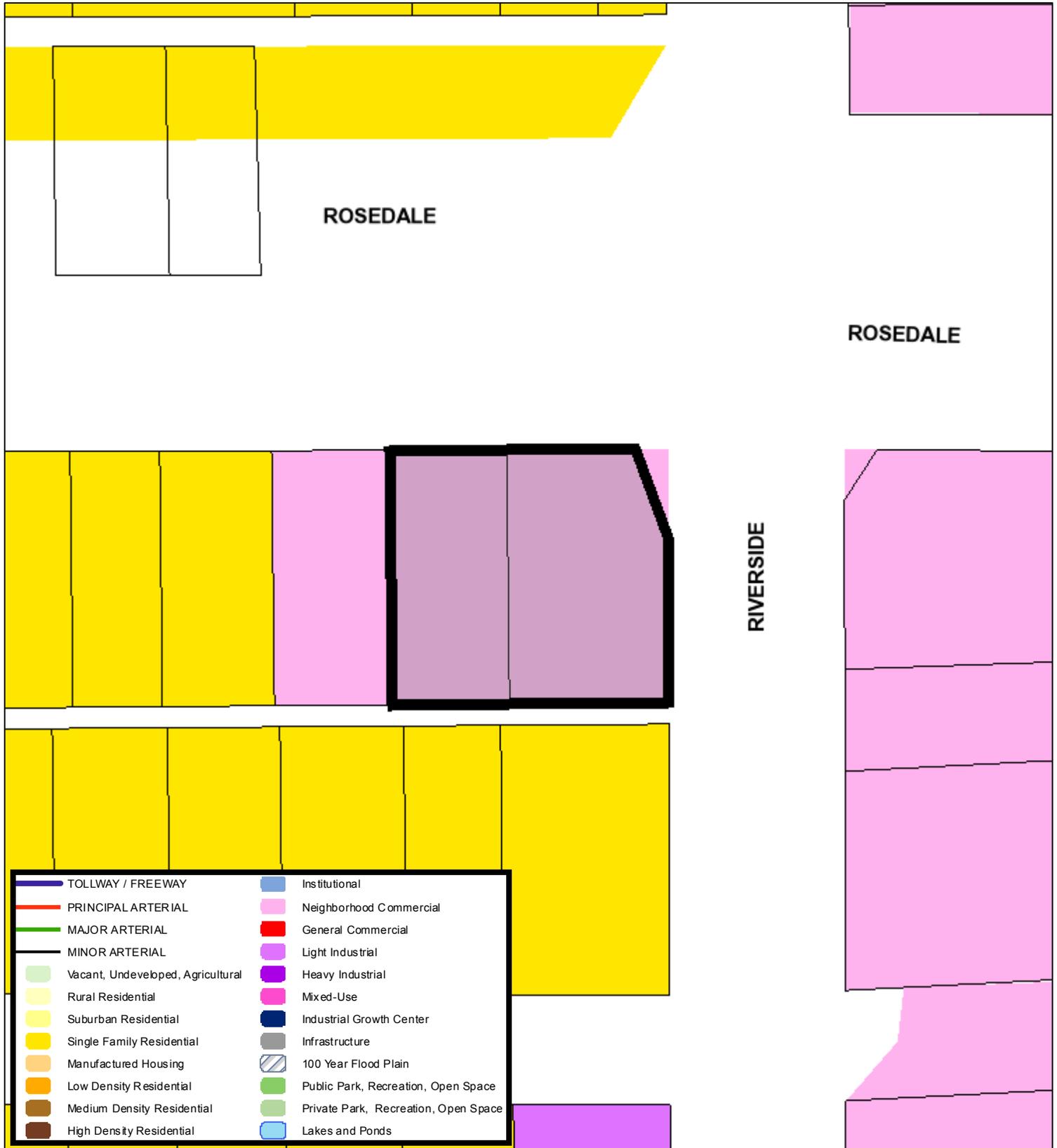
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

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



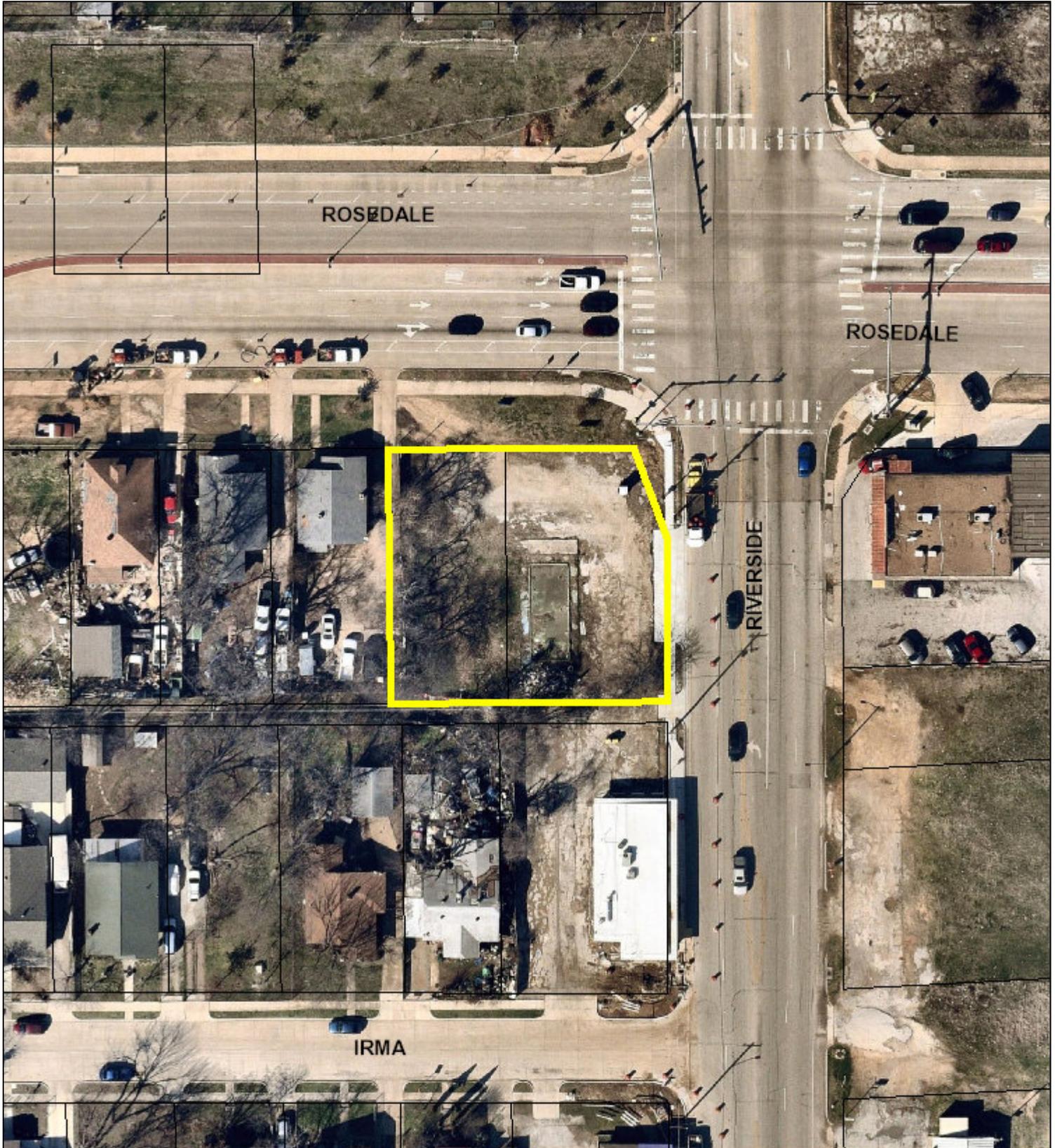
Future Land Use



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



Aerial Photo Map



0 37.5 75 150 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-219

Council District: 8

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Paulette & Jacquelyn Byars

Site Location: 2416 Louisiana Avenue

Acreage: 0.14 acres

Request

Proposed Use: Community Facility

Request: From: “A-5” One-Family

To: “CF” Community Facilities

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The proposed site is located on the corner of Louisiana Avenue and Atlanta Street. The applicant is proposing to rezone from the current “A-5” One-Family zoning to “CF” Community Facilities. The request was originally for “F” General Commercial. After discussions with staff, and providing additional details regarding the proposal, the applicant revised their application to “CF” Community Facilities which will allow the proposed land use by right.

The applicant intends to construct a building to coincide with their current facility across the street, which is used for a learning center/day care for children and students. The additional site would be used for afterschool tutoring and will be providing other community related activities.

Surrounding Zoning and Land Uses

North “A-5” One-Family Residential / single-family
East “A-5” One-Family Residential / community facility
South “A-5” One-Family Residential / single-family
West “A-5” One-Family Residential / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

| Organizations Notified | |
|--|------------------------------|
| United Communities Association of South Fort Worth | Morningside NA* |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Southeast Fort Worth Inc | Fort Worth ISD |

* Located closest to this registered Neighborhood Association (across I-35)

Development Impact Analysis

Land Use Compatibility

The area is mostly residential in character and housing stock consists of primarily older single-family homes. The site is in close proximity to Interstate 35W to the east with a large railroad complex a few blocks to the west. The expansion of the proposed use on the vacant lot is appropriate at this location. The lot dimension would prohibit a large facility and it is likely that the new structure would maintain the residential character of the neighborhood.

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

Comprehensive Plan Consistency – Southside

The 2021 Comprehensive Plan currently designates the subject property as future Single Family Residential. This is analogous to but not the same as “A-5”, “A-7.5”, “A-10”, and “AR” zoning. “CF” Community Facilities zoning would require a future land use designation of “Institutional”.

LAND USE & ZONING CONFORMANCE

COMPREHENSIVE PLAN | LAND USE

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 |

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

Economic Development Plan

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

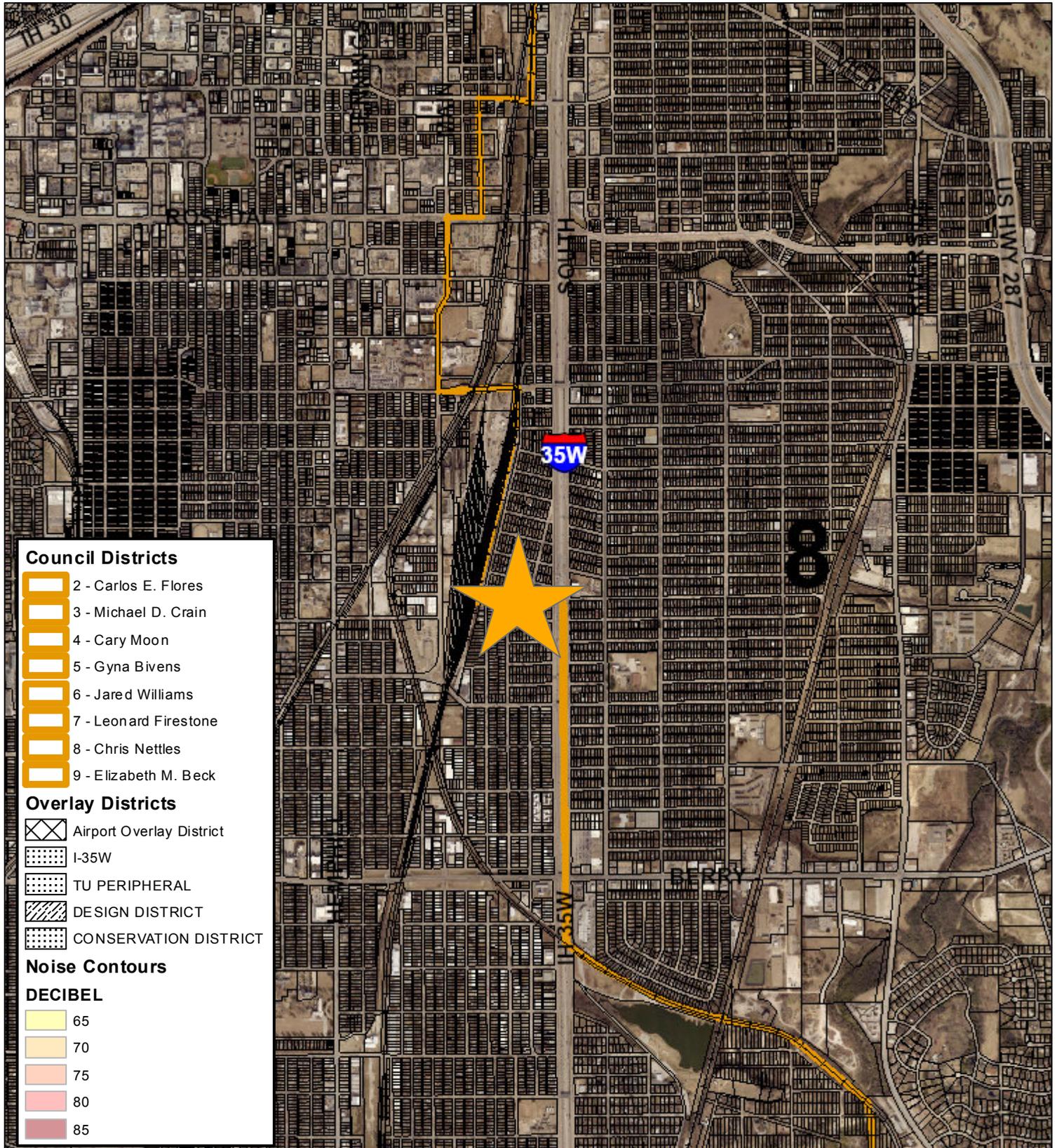
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

Although the proposed zoning request does not assist in high-wage job growth and is not a targeted high-growth industry, it will contribute to the quality of place for the neighborhood.

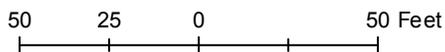
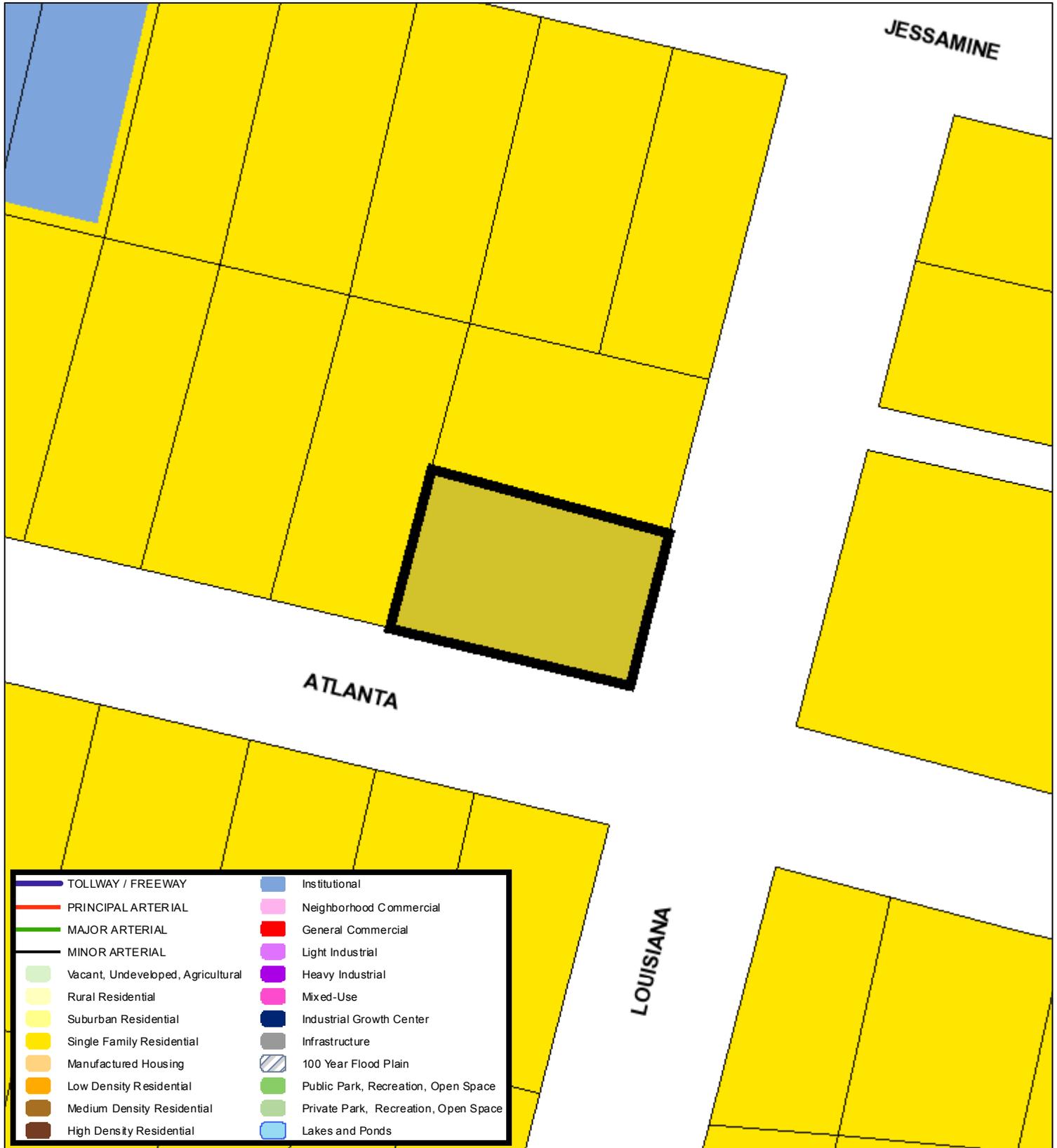


Area Map



0 1,000 2,000 4,000 Feet

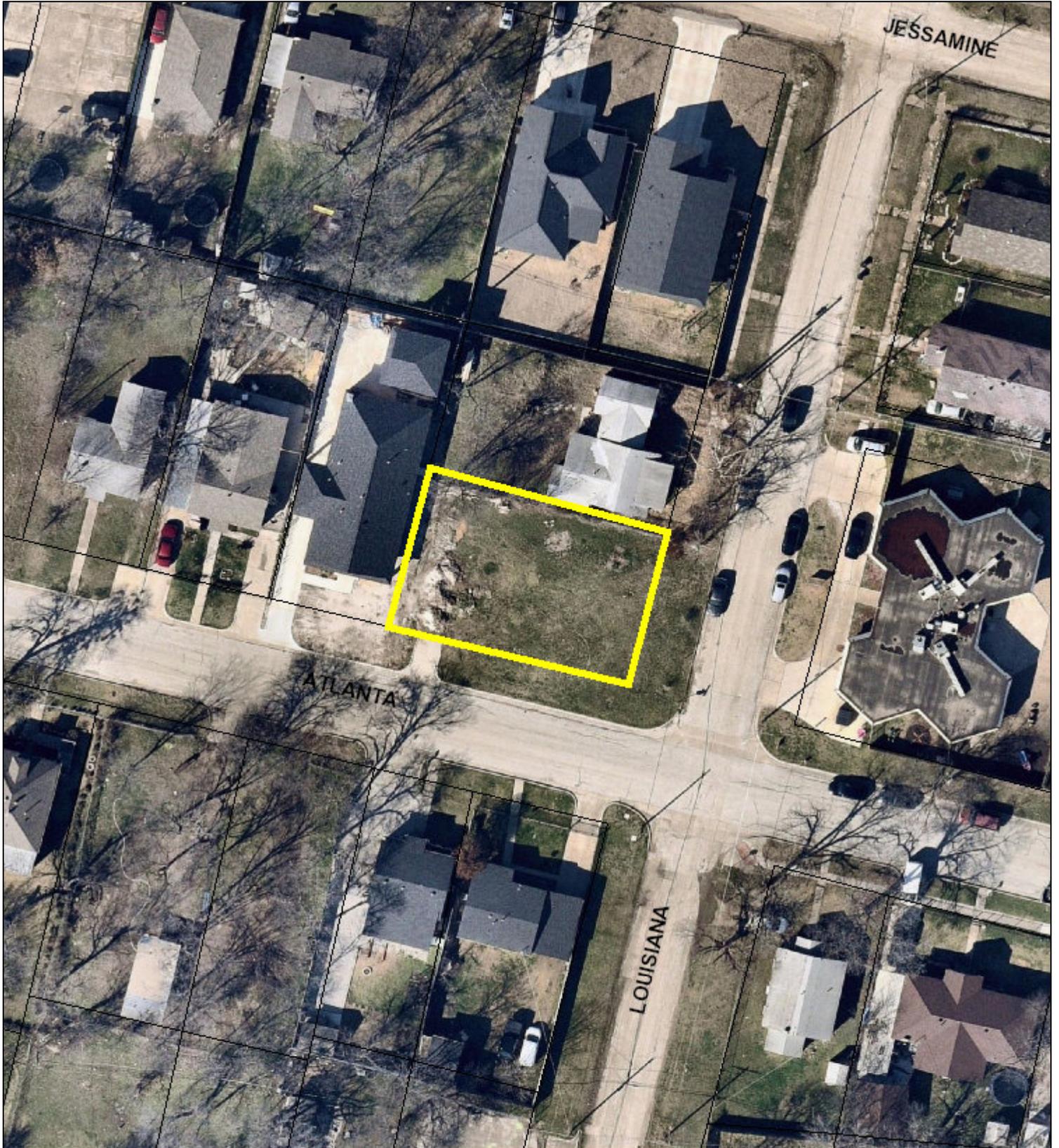
Future Land Use



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



Aerial Photo Map



0 30 60 120 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-220

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Davi Group Inc, Angel Davila / Jimenez Custom Homes, Chris Burdick & Cesar Jimenez

Site Location: 4900 Miller Avenue & 4109 Moberly Avenue **Acres:** 0.803 acres

Request

Proposed Use: Multifamily

Request: From: “E” Neighborhood Commercial

To: “CR” Low Density Multifamily

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The property is composed of two (2) lots of the Trentman City Addition and is within NEZ Area Six. The proposal to rezone this lot would change the current “E” Neighborhood zoning to “CR” Low Density Multifamily zoning, going from an allowance for a neighborhood commercial establishment to an allowance for up to twelve (12) dwelling units. The lot is just under an acre in size. “CR” zoning allows densities of up to sixteen (16) units per acre. No Site Plan is required under “CR” zoning applications.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / residential
East “PD-176” Planned Development-Commercial / auto repair & inspections
South “E” Neighborhood Commercial / church
West “C” Medium Density Multifamily / residential

Recent Zoning History

- (ZC-12-017) Request to rezone from “E” Neighborhood Commercial to “FR” General Commercial Restricted. Zoning Commission recommended denial 9-0 on March 14th, 2012. City Council voted to deny 7-0 on April 3rd, 2012.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

| Organizations Notified | |
|---------------------------|------------------------------|
| Glen Park NA* | Echo Heights NA |
| Streams and Valleys Inc. | Trinity Habitat for Humanity |
| Southeast Fort Worth Inc. | Fort Worth ISD |

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The proposed zoning of “CR” Low Density Multifamily would allow approximately twelve (12) units on the site based on its acreage. Surroundings are generally single family residential to the west and east, and a linear commercial corridor along Miller Avenue to the north and south.

By virtue of the site being situated on a thoroughfare (Miller Avenue), as well as the subject property being surrounded by higher intensity zoning districts on all sides, the proposed zoning is **compatible** with surrounding land uses in this area. The development would need to meet all “CR” development standards, including all required setbacks, max height of 36 feet, and 60% minimum open space.

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. Multifamily zoning such as “CR” would be appropriate under the adopted Future Land Use Plan. The proposed zoning is **consistent** with the Comprehensive Plan designation.

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 |
| COMMERCIAL | | |
| <u>Neighborhood Commercial</u> | Retail, services, offices and mixed uses serving daily needs for a local market area | <u>Multifamily Residential, ER, E, MU-1</u> |

Additionally, the proposal meets the specific policy tailored to the Southeast Planning Sector to “Promote a balance of residential, commercial, and industrial uses in the Southeast sector.”

Economic Development Plan

The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. Adding more housing units as proposed would fit into this objective.

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

3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.

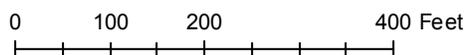


Area Zoning Map

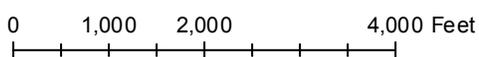
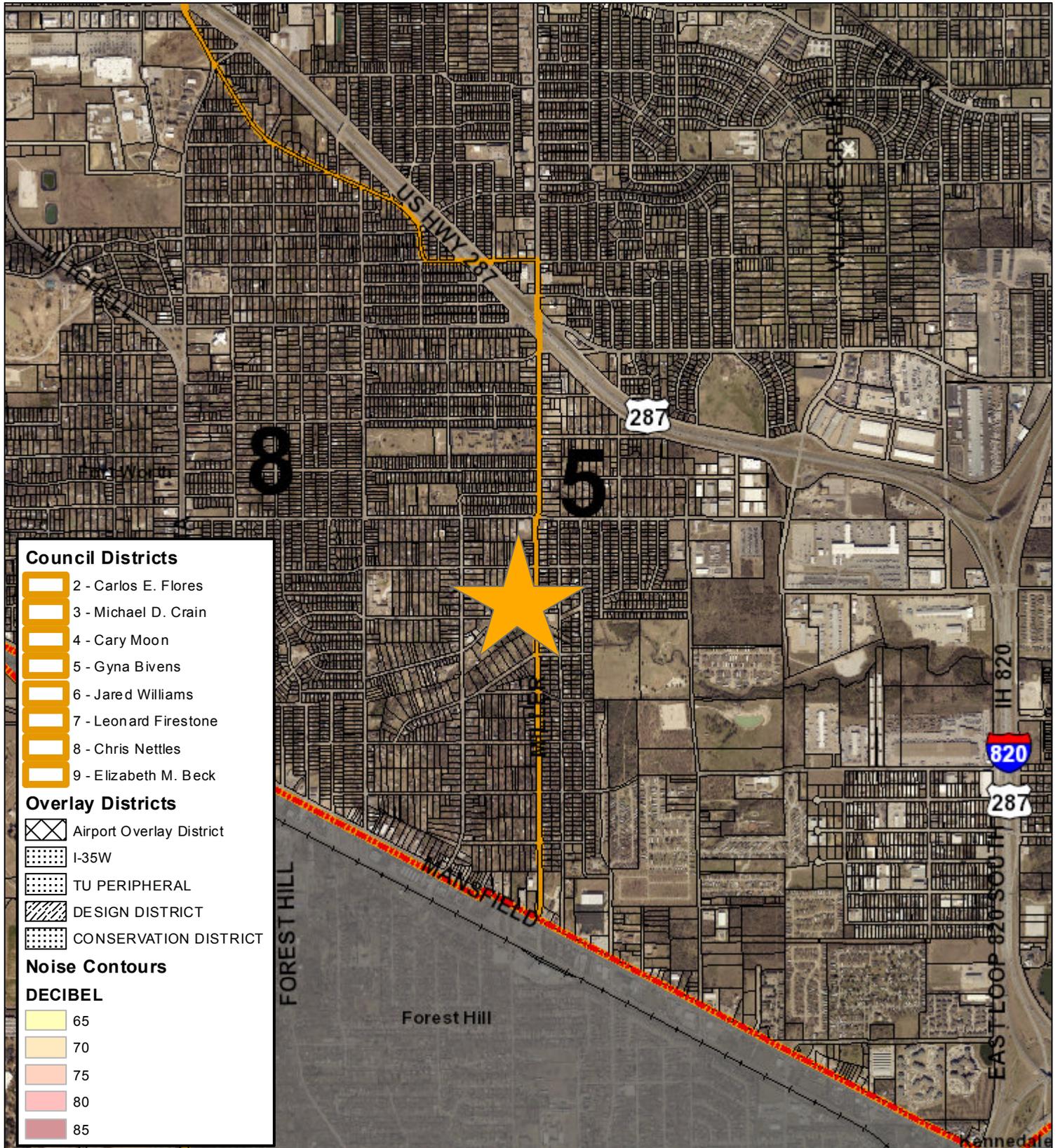
Applicant: Davi Group Inc.
 Address: 4108 Moberly & 4900 Miller Avenues
 Zoning From: E
 Zoning To: CR
 Acres: 0.80309033
 Mapsco: 92H
 Sector/District: Southeast
 Commission Date: 1/12/2022
 Contact: 817-392-8043



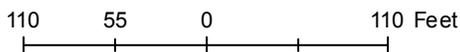
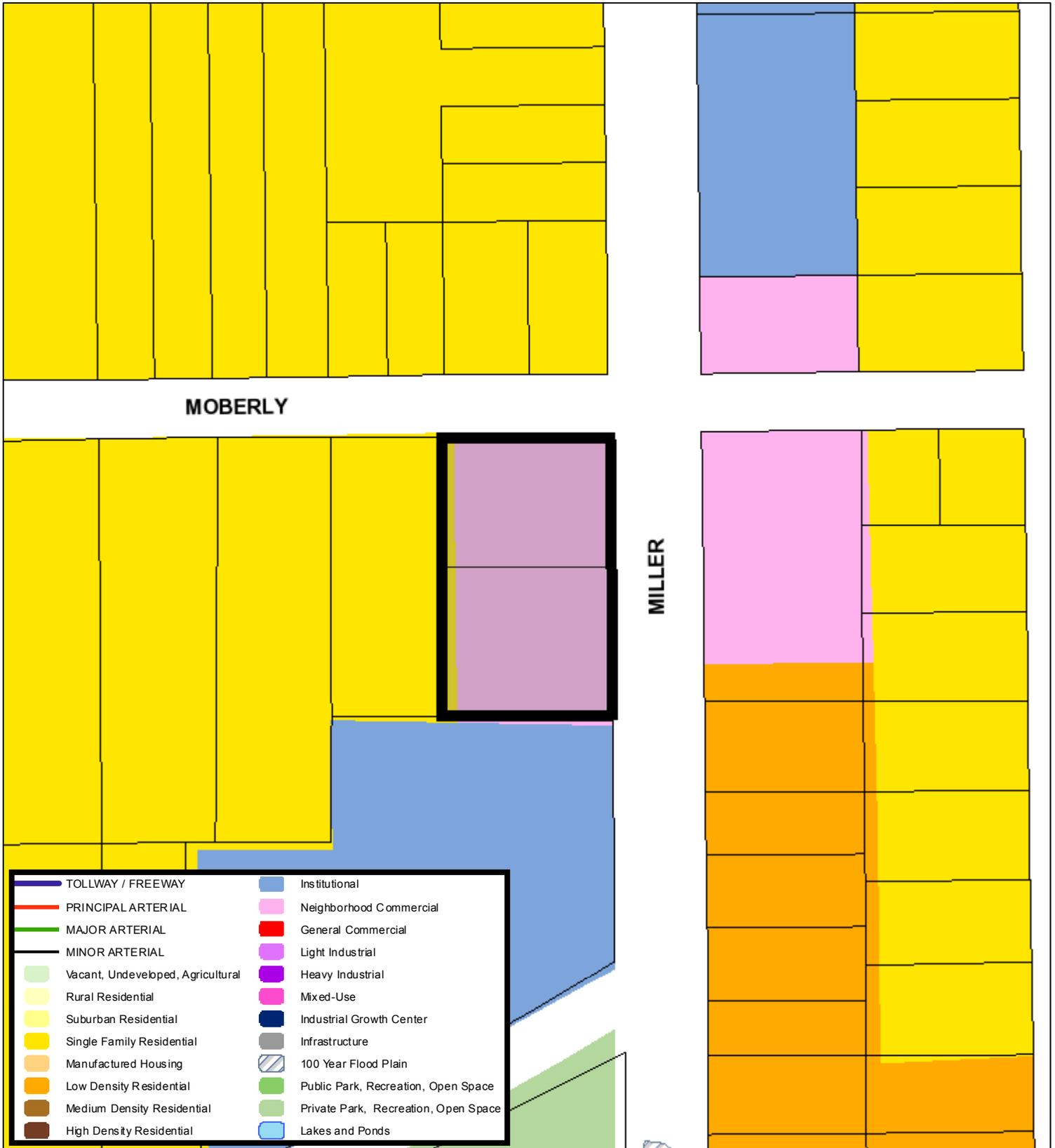
 Subject Area
 300 Foot Notification



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 70 140 280 Feet





Zoning Commission

Date: January 12, 2022

Case Number: ZC-21-222

Council District 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Carriage House Development LLC

Site Location: 1500 Block Merrimac Circle

Acreage: 9.47 acres

Request

Proposed Use: Mixed – Use Development

Request: From: “G/ I” Intensive Commercial/ Light Industrial

To: “MU- 2” High Intensity Mixed Use

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The applicant is proposing to change the zoning from a mix of districts to ‘MU-2’ – High Intensity Mixed Use to build a mixed use development that includes office, retail and multifamily.

Surrounding Zoning and Land Uses

North Interstate 30

East Trinity River

South “G” Intensive Commercial and PD 788/ Waterside Mixed Use Development

West “I” Light Industrial/ Office and Retail

Recent Zoning History

- None.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were notified: (emailed December 30, 2021)

| Organizations Notified | |
|---|---------------------------------|
| Fort Worth Downtown Neighborhood Alliance | Alliance Colonial Hills NA |
| Park Hill NA | Mistletoe Heights NA |
| Berkeley Place NA. | Near Southside, Inc. |
| Tarrant Regional Water District | Tarrant Regional Water District |
| Trinity Habitat for Humanity | Trinity Habitat for Humanity |
| Fort Worth ISD | |

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are retail and office. Waterside Mixed-Use development is to the south. The proposed zoning is **compatible** with surrounding land uses.

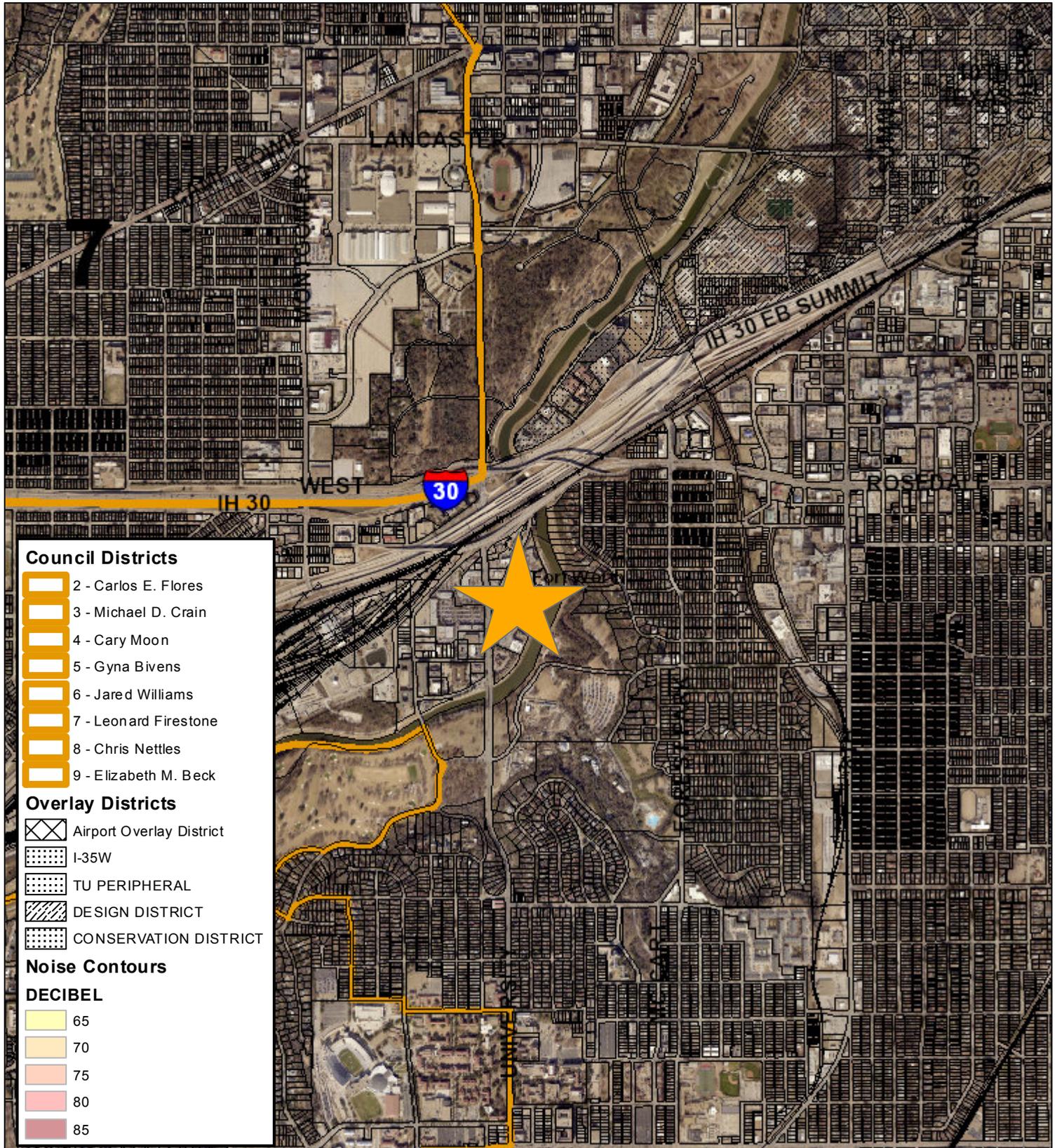
The 2021 Comprehensive Plan currently designates the subject property as Mixed Use.

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

- Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.

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

Area Map



Council Districts

-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

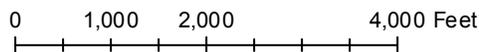
Overlay Districts

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

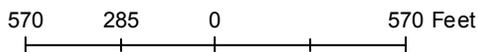
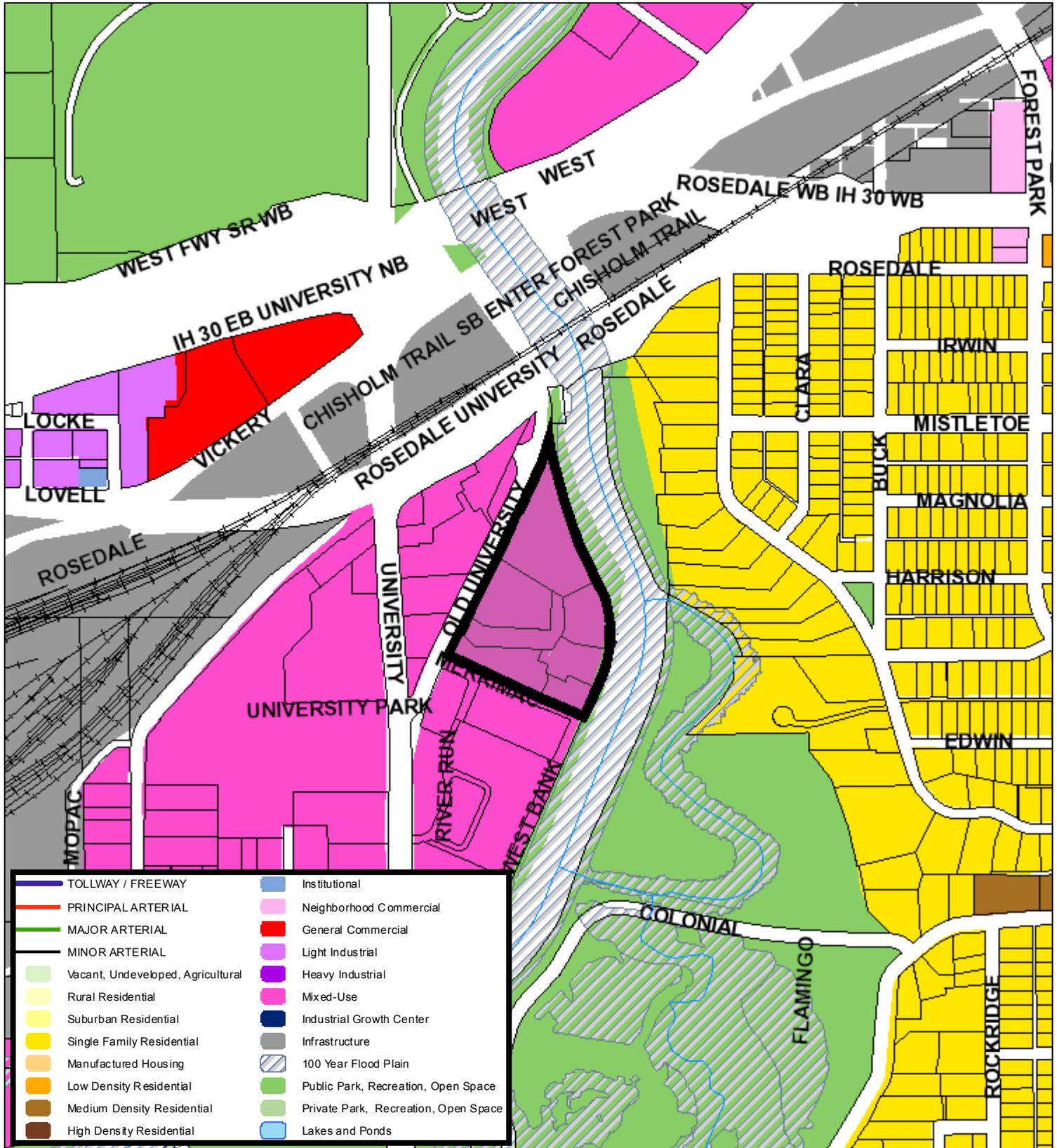
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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



Aerial Photo Map



0 355 710 1,420 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-223

Council District: 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Adrian Delgadillo

Site Location: 108 Priddy Lane

Acreage: 0.25 acres

Request

Proposed Use: Remodel of existing single-family home

Request: From: “B” Two-Family and “E” Neighborhood Commercial

To: “B” Two-Family

Recommendation

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

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

Staff Recommendation: **Approval**

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1. [Project Description and Background](#)
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6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property is located along the east side of Priddy Lane just north of its intersection with White Settlement Road. There is an existing single-family home on the site and the zoning is split between “B” Two-Family on the northern portion and “E” Neighborhood Commercial on the southern portion. The owner is proposing renovations to the existing home which include expansion of the building footprint. Because residential uses are not allowed in “E” Neighborhood Commercial, the current split zoning creates a permitting issue for the renovations. Therefore, the applicant is proposing to rezone the property so that the entire site is zoned “B” Two-Family District.

Surrounding land uses are all residential in nature with a single-family dwelling located immediately to the north and multifamily development to the east, west, and south. There is commercial development on nearby properties fronting White Settlement Road including an office building and auto-repair facility.

Surrounding Zoning and Land Uses

North “B” Two-Family / single-family dwelling
East Unzoned (located in City of River Oaks) / multifamily dwellings
South “E” Neighborhood Commercial / multifamily dwellings
West “UR” Urban Residential / multifamily dwellings

Recent Zoning History

- ZC-16-216: Rezoned property to the west (across Priddy Lane) from “E” Neighborhood Commercial and “B” Two-Family to “UR” Urban Residential for new multifamily development

Public Notification

300-foot Legal Notifications were mailed on December 28, 2021.
The following organizations were notified: (emailed December 30, 2021)

| Organizations Notified | |
|--------------------------|---------------------------------|
| FW Rivercrest Bluffs HOA | FW River Heights HOA |
| River District NA* | Tarrant Regional Water District |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Fort Worth ISD | Castleberry ISD |

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from a combination of “B” Two-Family and “E” Neighborhood Commercial to “B” Two-Family District. This rezoning will allow for renovation of an existing single-family home on the site. All immediately surrounding uses are residential, with a single-family dwelling to the north and multifamily development to the east, west, and south. Property along the White Settlement corridor is developed for commercial use.

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

Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as “Mixed Use” on the Future Land Use Map. As shown below, this designation is intended to include the “B” Two-Family zoning district.

| 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 |

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

- Promote the rehabilitation of older housing stock to increase housing values within the central city and in neighborhoods that have experienced historical disinvestment.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

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

Economic Development Plan

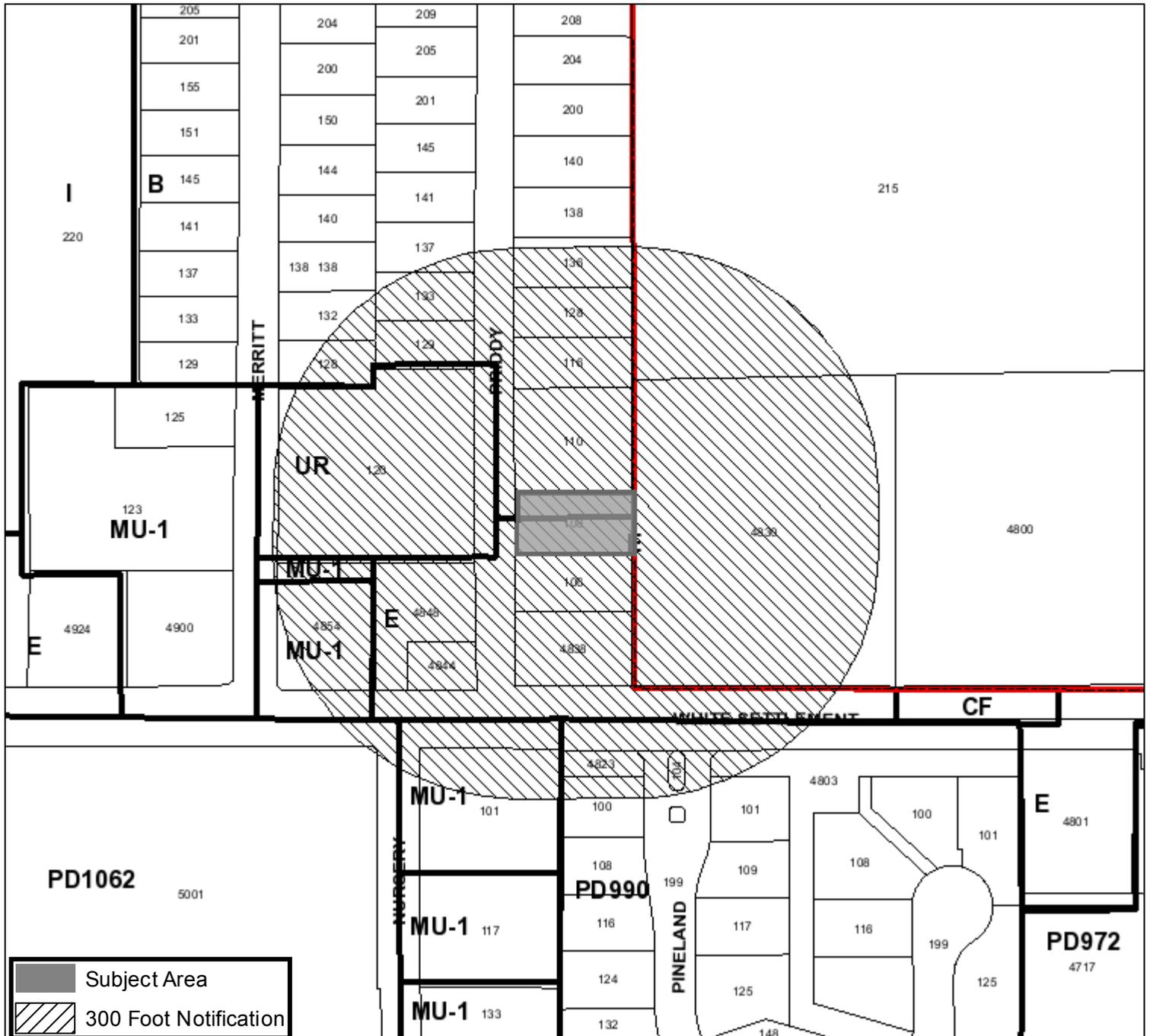
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

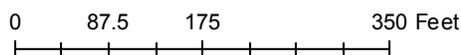
3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.

Area Zoning Map

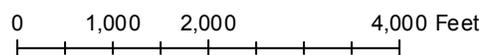
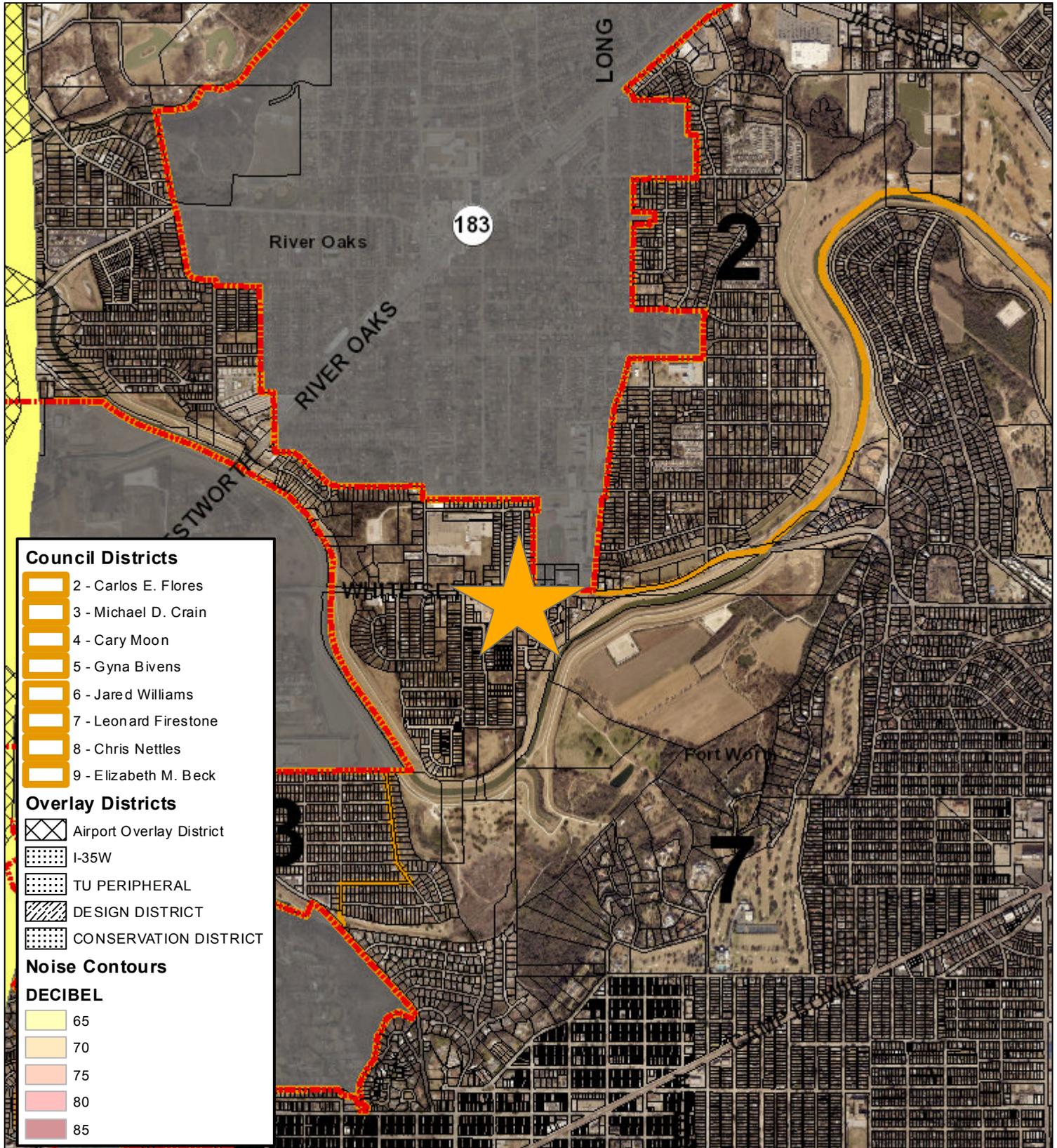
Applicant: Adrian & Dina Delgadillo
 Address: 108 Priddy Lane
 Zoning From: B, E
 Zoning To: B
 Acres: 0.25189223
 Mapsco: 61X
 Sector/District: Northside
 Commission Date: 1/12/2022
 Contact: 817-392-2495



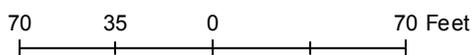
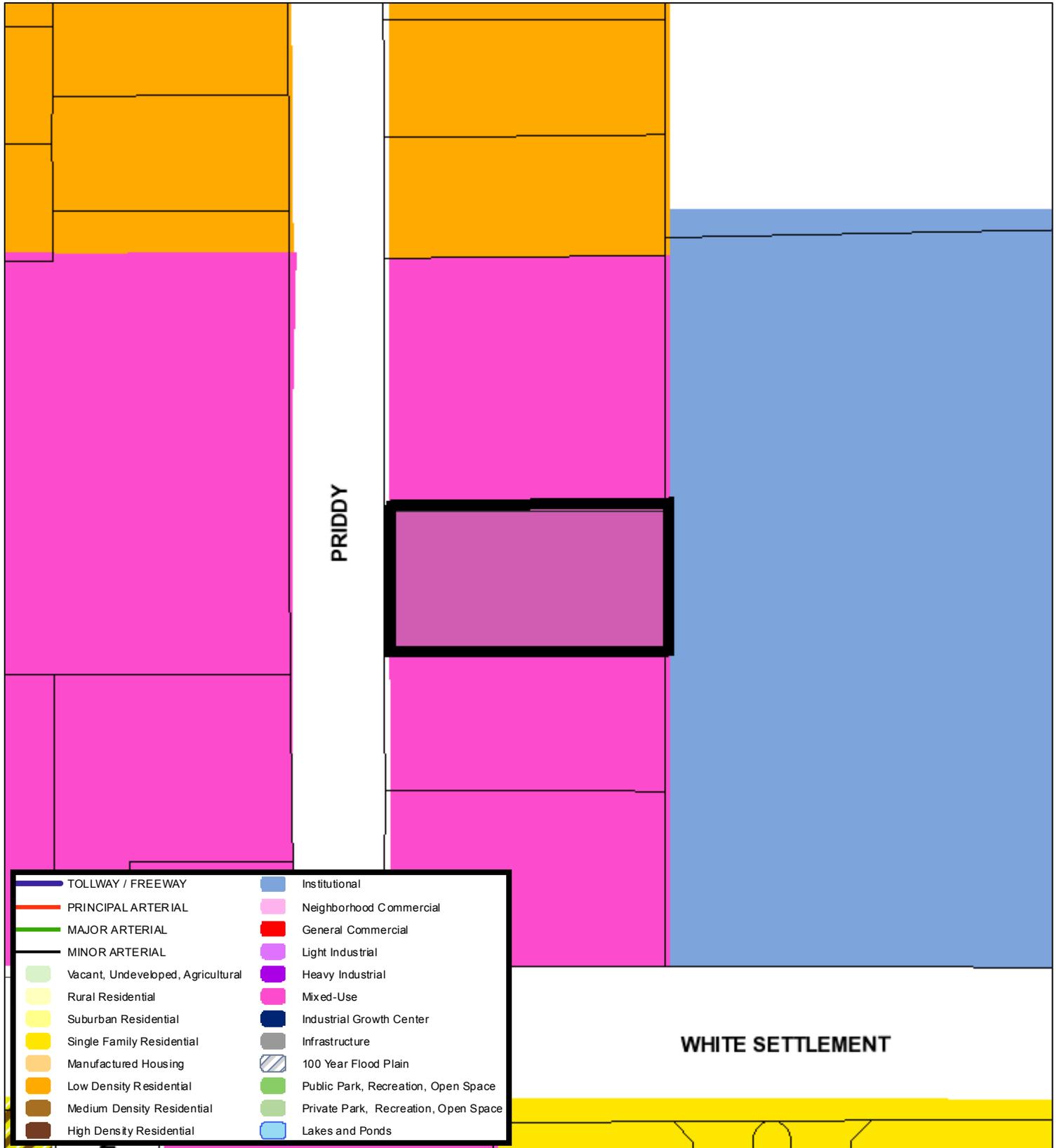
| | |
|--|-----------------------|
|  | Subject Area |
|  | 300 Foot Notification |



Area Map



Future Land Use



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



Aerial Photo Map



0 40 80 160 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-224

Council District: 6

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: NEC CTR & McP LP/JM Civil Engineering

Site Location: 9300 block Summer Creek Drive Acreage: 1.29 acres

Request

Proposed Use: Car Wash

Request: From: "G" Intensive Commercial

To: Add Conditional Use Permit to allow for a self-service car wash in "G" Intensive Commercial; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Plat
8. Site Plan
9. Elevations
10. Area Map
11. Future Land Use Map
12. Aerial Photograph

Project Description and Background

The proposed site is located on the west side of Summer Creek Drive, north of McPherson Boulevard. The applicant is requesting to add a Conditional Use Permit to allow a carwash facility; site plan included.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “G” district for a drive-thru carwash facility in an approximately 4,500 sq. ft. building. Self-service vacuum spaces are shown in a row south of the carwash building. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While a carwash is not permitted in the “G” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. The nearest residential use is a multifamily complex across Summer Creek Drive to the east, with additional multifamily complexes further to the north. The closest residential building is approximately 150 feet away. The car wash dryer faces the multifamily complex. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 11 vacuums are likely to have a detrimental impact on the neighborhood.

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

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

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

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

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;

- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses

North “G” Intensive Commercial / Vacant land
 East “PD 971” Planned Development for D uses / Multifamily uses
 South “G” Intensive Commercial / Vacant land
 West “G” Intensive Commercial / Vacant land

Recent Zoning History

ZC-18-004, north of subject, amend PD 971 boundaries of R1 and D uses, approved 2/7/2018.
 ZC-20-110, north of subject, from R1 to PD for CR uses plus cottage community, approved 9/17/2020.

Public Notification

300-foot Legal Notifications were mailed on December 21, 2021.
 The following organizations were notified: (emailed December 22, 2021)

| Organizations Notified | |
|------------------------|------------------------------|
| Panther Heights NA* | Streams and Valleys Inc |
| Summer Creek Ranch HOA | Trinity Habitat for Humanity |
| District 6 Alliance | Crowley ISD |

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “G” zoning district. Surrounding land uses consist of a multifamily complex to the east with vacant commercially zoned land in all other directions. The multifamily uses are directly across the street from the car wash dryer, approximately 150 feet from the site. Sound from this type of equipment is noticeable until approximately 300 feet away.

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

1. Please note the building material of the building's canopies, towers, and doors.
2. Please remove the signage from the building elevations.
3. The dryer is facing the residential uses that are less than 300 feet away. Please either flip the building, add noise absorption materials to the dryer end of the building, or add a berm to the landscaping along Summer Creek Drive.
4. The site plan shows part of the vacuum canopies in front of the car wash building. **This item needs a development waiver as shown.** Either add this note in bold or revise the site plan.
5. 25 parking spaces are required for 5 car lengths in the car wash, instead of 16 parking spaces provided, as required in Sec. 5.108. **This item needs a development waiver as shown.** Either add this note in bold or revise the site plan.
6. Add the proposed land use in a larger font on the site plan.
7. Please use different patterns for concrete and landscaping. Currently, the proposed concrete by others is the most notable part of the site plan.
8. Add the adjacent zoning of the land to the east.
9. Add the current land use in all directions of the site.
10. Amend Note #20 to include dumpster's solid screening walls and gate.
11. Remove the "conceptual drawing" note in the upper-right hand corner. No changes to the site plan are allowed after approval.
12. The full metes & bounds legal description needs to be added to this site plan, instead of the proposed platted legal description. Remove the proposed platted lot information from all areas of the site plan and the title block on the right-hand side.
13. Remove the "Concept Plan" label on the page's southeast corner.
14. Move the title block to be in the lowest right-hand corner.
15. Revise "Oil" in the lower right-hand corner to "Wash".
16. Add your case number of ZC-21-224 to the right-hand corner.

The proposed zoning request **is not compatible** with surrounding land uses due the lack of sound buffering provided along the eastern side of the project.

(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.)

Comprehensive Plan Consistency – Far Southwest

The 2021 Comprehensive Plan currently designates the subject property as general commercial.

While the proposed zoning is consistent with the land use designations for this area, the proposed zoning does not align with the following policies of the Comprehensive Plan:

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

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

Based on conformance with the future land use map but a lack of conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan. (Technical Inconsistency)

Economic Development Plan

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

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

This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, and the auto-oriented use does not contribute to walkable corridors.

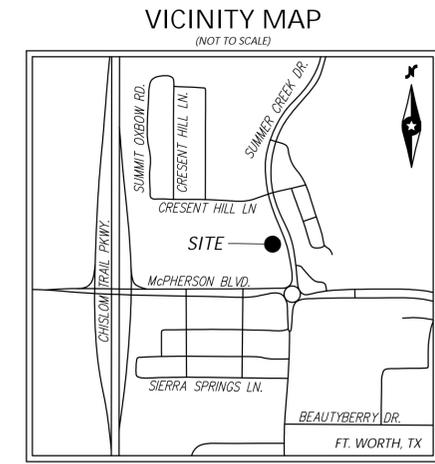
| PRELIMINARY PROJECT DATA | |
|--------------------------|-----------|
| ZONING: | G |
| SITE AREA | 1.29 AC |
| BUILDING FOOTPRINT | 4348 S.F. |
| PARKING REQUIRED | SPACES |
| PARKING PROVIDED | 15 SPACES |
| H.C. PARKING PROVIDED | 1 SPACES |
| TOTAL PARKING | 16 SPACES |
| SETBACKS: | |
| FRONT: | 25 FT. |
| SIDE: | 5 FT. |
| REAR: | 10 FT. |

SITE KEY NOTES:

- ① CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
- ② TAPER CURB.
- ③ MATCH EXISTING PAVEMENT ELEVATION.
- ④ LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
- ⑤ EXISTING PAVEMENT TO REMAIN.
- ⑥ CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
- ⑦ SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
- ⑪ DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- ⑫ PARKING STALL STRIPING. (PER LOCAL CODES)
- ⑬ 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°.
- ⑭ PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
- ⑮ ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- ⑯ ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- ⑰ DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- ⑳ LANDSCAPE AREA. (PER LANDSCAPE PLAN)

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- # PARKING SPACES
- ♿ ACCESSIBLE SPACES



1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

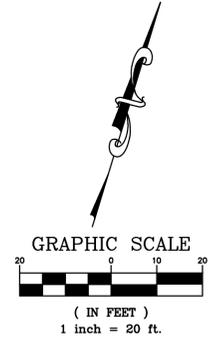
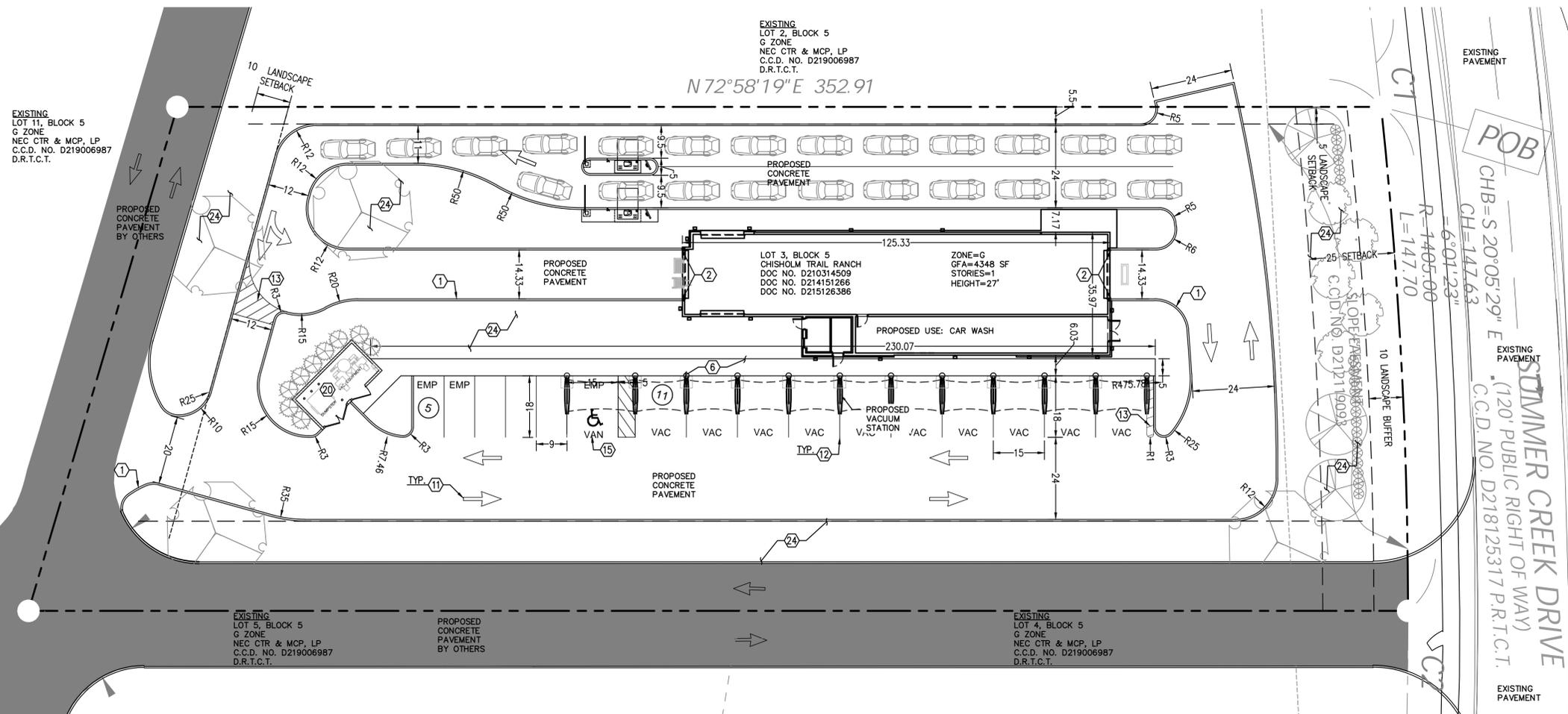


CITY NOTE:

- 1. LIGHTING WILL CONFORM TO LIGHTING CODE. OTHERWISE INDICATED ON THE SITE PLAN THE LOCATION, HEIGHT, TYPE, FOOT-CANDLE LEVEL AND ORIENTATION OF ALL AREA AND SECURITY LIGHTING THAT DOES NOT MEET THE LIGHTING CODE.
- 2. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS. OTHERWISE INDICATED ON THE SITE PLAN THE LOCATION, TYPE, HEIGHT AND ILLUMINATION OF ALL PROPOSED WALL, ROOF, MONUMENT, AND POLE SIGNS THAT DO NOT MEET THE SIGN CODE.

NOTE:

- 1. EXISTING SITE CONSISTS OF MAINLY VEGETATION AND IT IS NOT DEVELOPED.



CONTACT INFO:

ENGINEER:
JOHN MEASELS
1101 CENTRAL EXPRESSWAY S, SUITE 215, ALLEN, TX 75013
214-491-1830

ARCHITECT:
N/A

SURVEYOR:
SCOTT BERGHERR
1101 CENTRAL EXPRESSWAY S, SUITE 215, ALLEN, TX 75013
214-705-3174

DEVELOPER/OWNER:
MATTHEW A. GILBERT
440 SOUTH CHURCH ST, SUITE 700, CHARLOTTE, NC 28202
980-259-0701

DIRECTOR OF PLANNING AND DEVELOPMENT: _____
DATE: _____

TAKE 5 OIL
ZONING #:

TAKE 5 CAR WASH
LOT 3, BLOCK 5, CHISHOLM TRAIL RANCH
SUMMER CREEK DR & MCPHERSON BLVD,
FORT WORTH, TX 76123
CONDITIONAL USE PERMIT

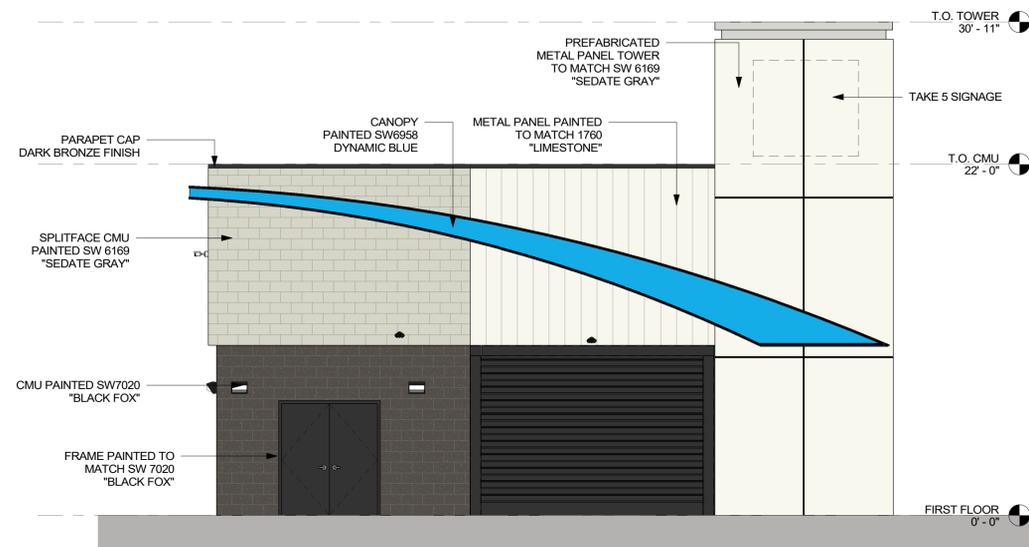
| REV | DATE | DESCRIPTION | NAME |
|-----|----------|-----------------------|------|
| PP | 12/03/21 | INITIAL CIP SUBMITTAL | PP |

PROJECT NO: JM-17021005
DRAWN BY: PP
CHECKED BY: JACE
ISSUE DATE: 12/03/21

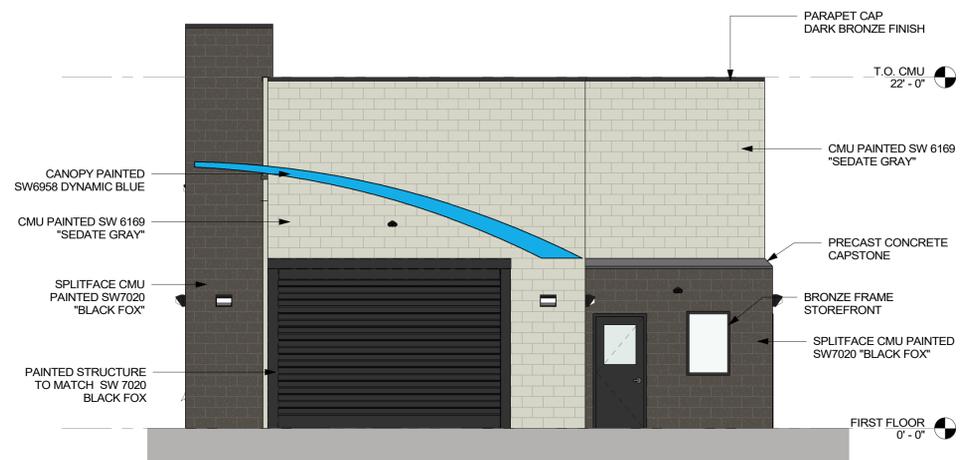
CONCEPT PLAN

C 110

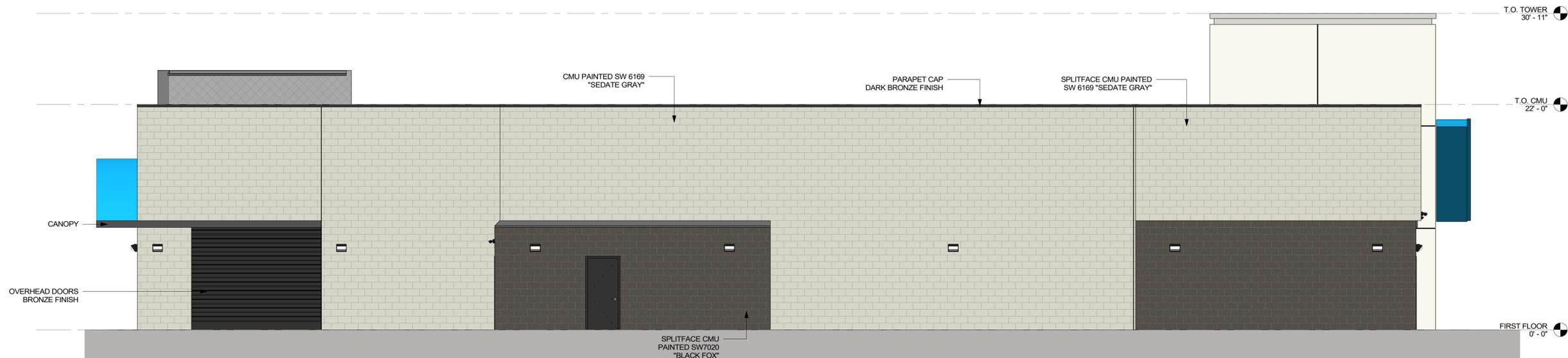
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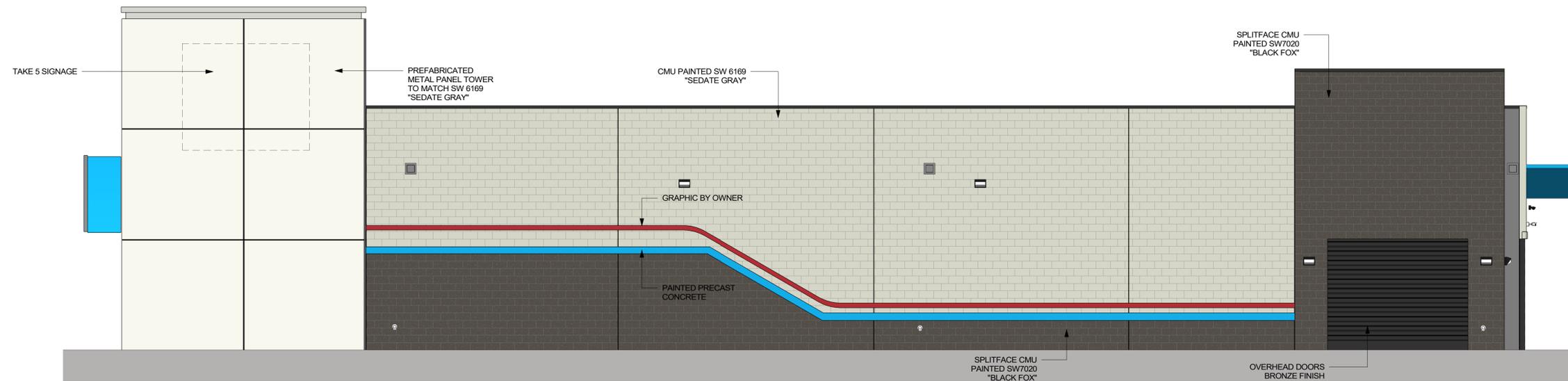
EAST ELEVATION
3/16" = 1'-0" 4



WEST ELEVATION
3/16" = 1'-0" 3



SOUTH ELEVATION
3/16" = 1'-0" 2



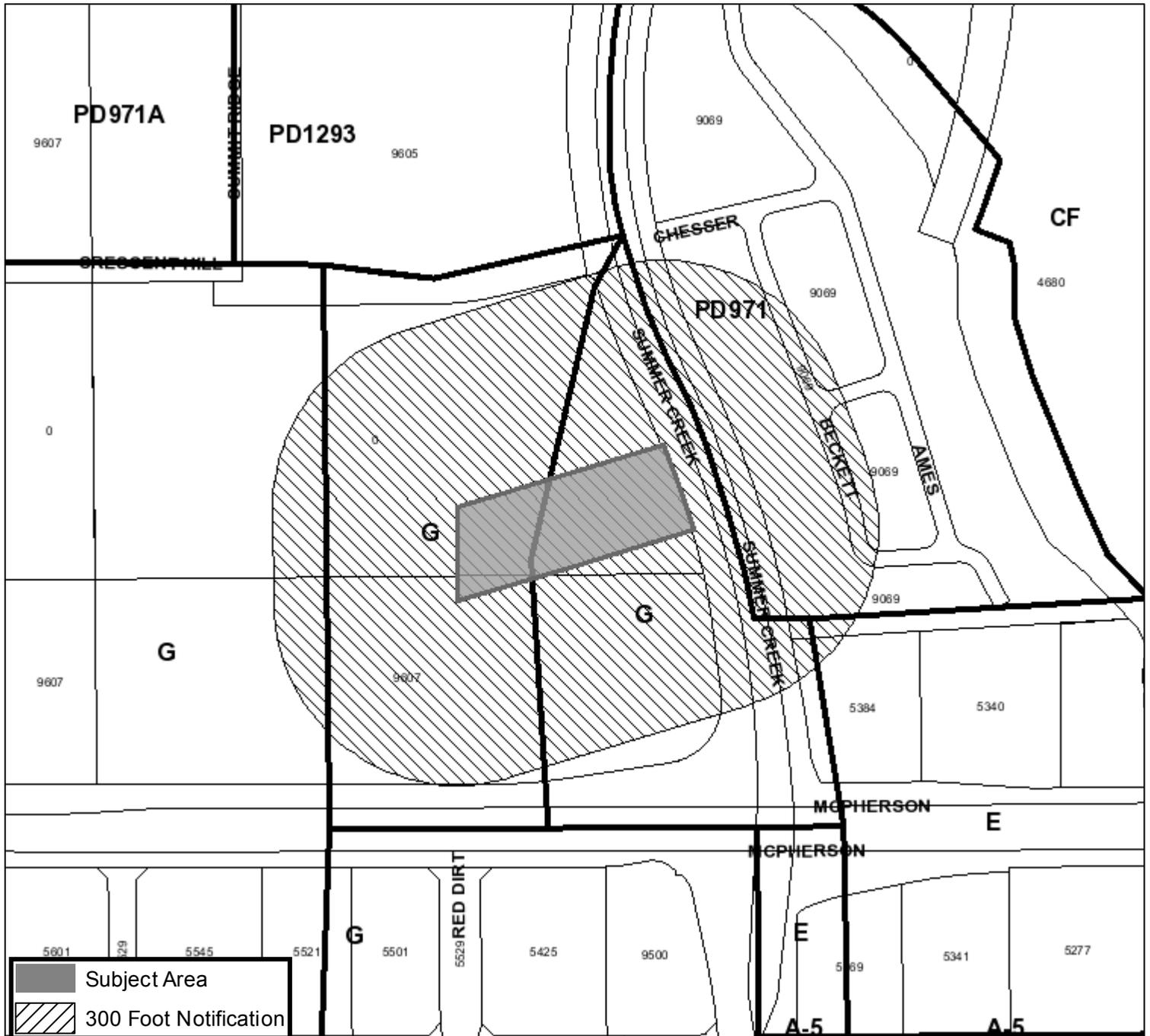
NORTH ELEVATION
3/16" = 1'-0" 1



ZC-21-224

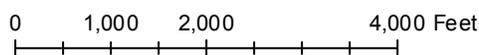
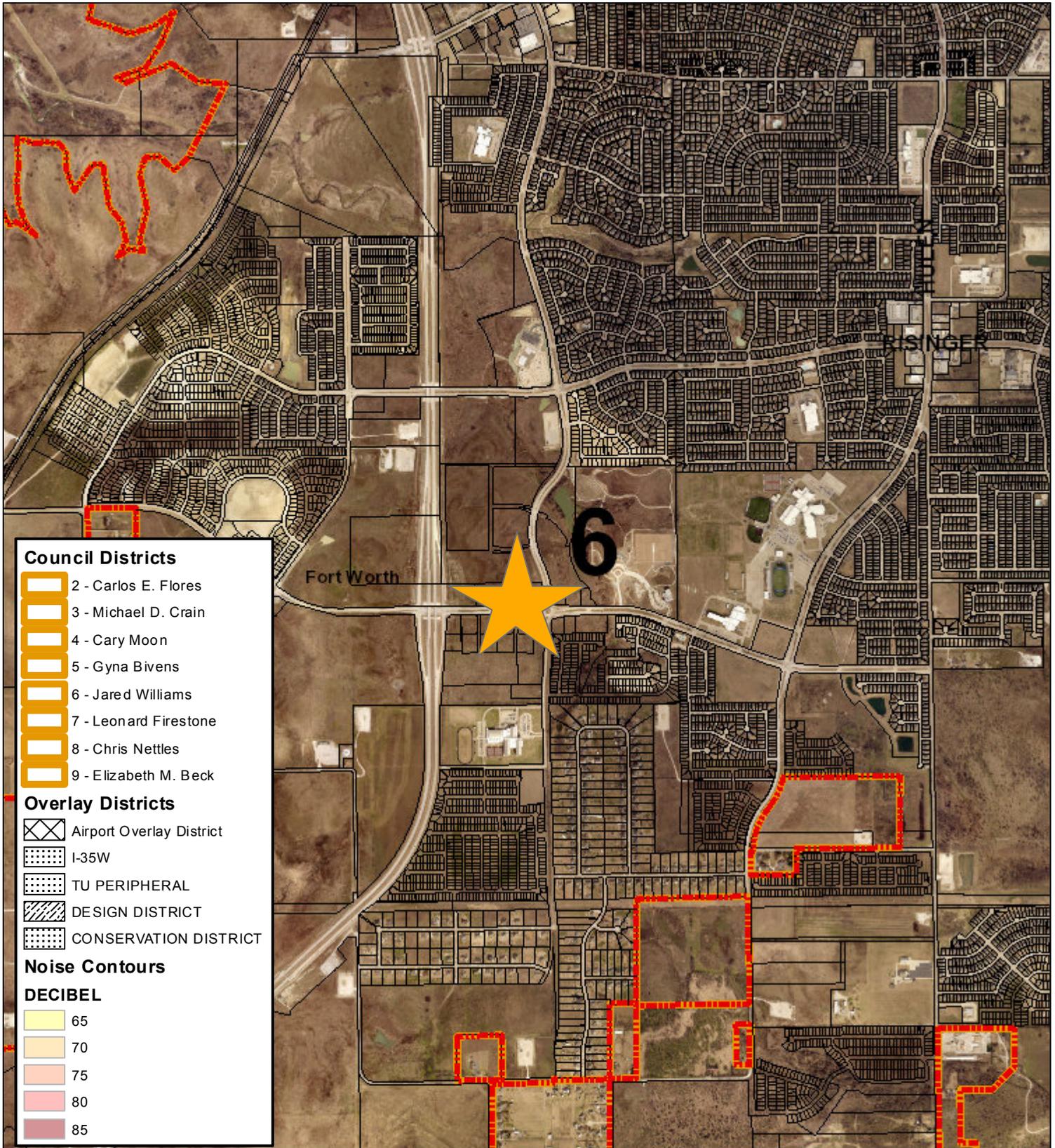
Area Zoning Map

Applicant: NEC CTR & McP LP
 Address: 9300 block Summer Creek Drive
 Zoning From: G
 Zoning To: Add Conditional Use Permit for car wash
 Acres: 1.2858437
 Mapsco: 102Z
 Sector/District: Far Southwest
 Commission Date: 1/12/2022
 Contact: 817-392-8190

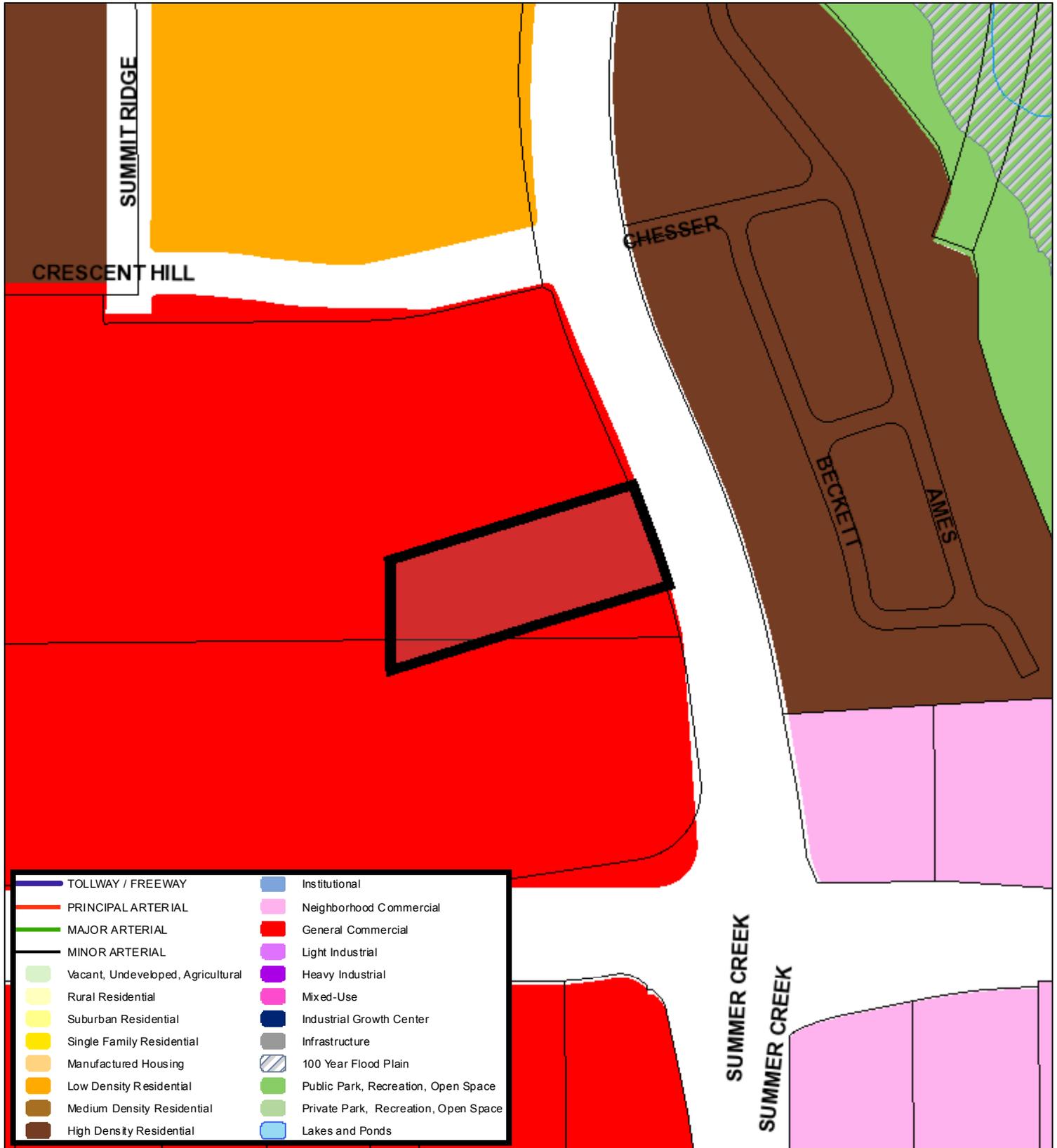


0 115 230 460 Feet

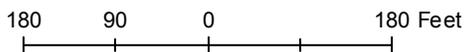
Area Map



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



0 115 230 460 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-225

Council District: 7

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Fort Worth I Love You LLC

Site Location: 4600-4700 blocks of Golden Triangle Blvd **Acreage:** 5.4

Request

Proposed Use: Mini-warehouse and outdoor storage

Request: From: PD 1108 “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waived

To: Amend PD 1108 to add outdoor storage, site plan waiver requested

Recommendation

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

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

Staff Recommendation: **Denial (unless site plan is provided or primary structure language is added to the PD)**

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3. [Recent Zoning History](#)
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 - b. [Comprehensive Plan Consistency](#)
 - c. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map
10. Aerial Photograph

Project Description and Background

The property is located north of Golden Triangle, a commercial connector and east of Beach Street, a neighborhood connector. The applicant is proposing to amend their current “PD/G” Planned Development for “G” uses plus mini-warehouse use; site plan waiver requested to allow for outdoor storage. A waiver to the site plan was granted in 2016 because the property is separated from the single-family development to the north by a major drainage way. The waiver was approved to provide flexibility to the layout of the property.

A site plan waiver to the current request could be problematic. Most miniwarehouse developments have outdoor storage along with their primary structure. In this situation, allowing outdoor storage leaves the door open to not constructing the planned miniwarehouse and leaving the site with just outdoor storage. Support for the proposal is based on 1.) providing a site plan for both the miniwarehouse and outdoor storage or 2.) providing language in the PD requiring a primary miniwarehouse structure to be built prior to allowing the proposed outdoor storage.

Surrounding Zoning and Land Uses

North “AR” One-Family Restricted / vacant/floodplain
East “G” Intensive Commercial / vacant
South “G” Intensive Commercial / vacant
West “G” Intensive Commercial / vacant

Recent Zoning History

- ZC-16-161; From “G” Intensive Commercial to PD 1108 “PD/G” Planned Development for all uses in “G” Intensive Commercial plus mini-warehouse with a maximum of three stories and lighting directed downward; site plan waived (subject property)

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were notified: (December 28, 2021)

| Organizations Notified | |
|----------------------------------|----------------------------|
| North Fort Worth Alliance | Woodland Enclave HOA* |
| Bear Creek Vista HOA | Big Bear Creek Meadows HOA |
| Vista Meadows Addition HOA | Crawford Farms HOA |
| Villages of Woodland Springs HOA | Streams and Valleys Inc |
| Trinity Habitat for Humanity | Keller ISD |

* *The proposed site is located just south of this NA.*

Land Use Compatibility

The applicant is proposing a zoning change to Amend PD 1108 to add outdoor storage, site plan waiver requested. Surrounding land uses consist of a single-family residential subdivision to the north, divided by a wide drainage channel, and vacant land to the east south and west which is planned to be developed commercial. This property is the rear of the commercial development

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan designates the subject property as Neighborhood Commercial. The requested zoning change is not consistent with the following Comprehensive Plan policies:

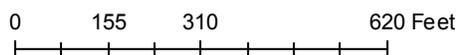
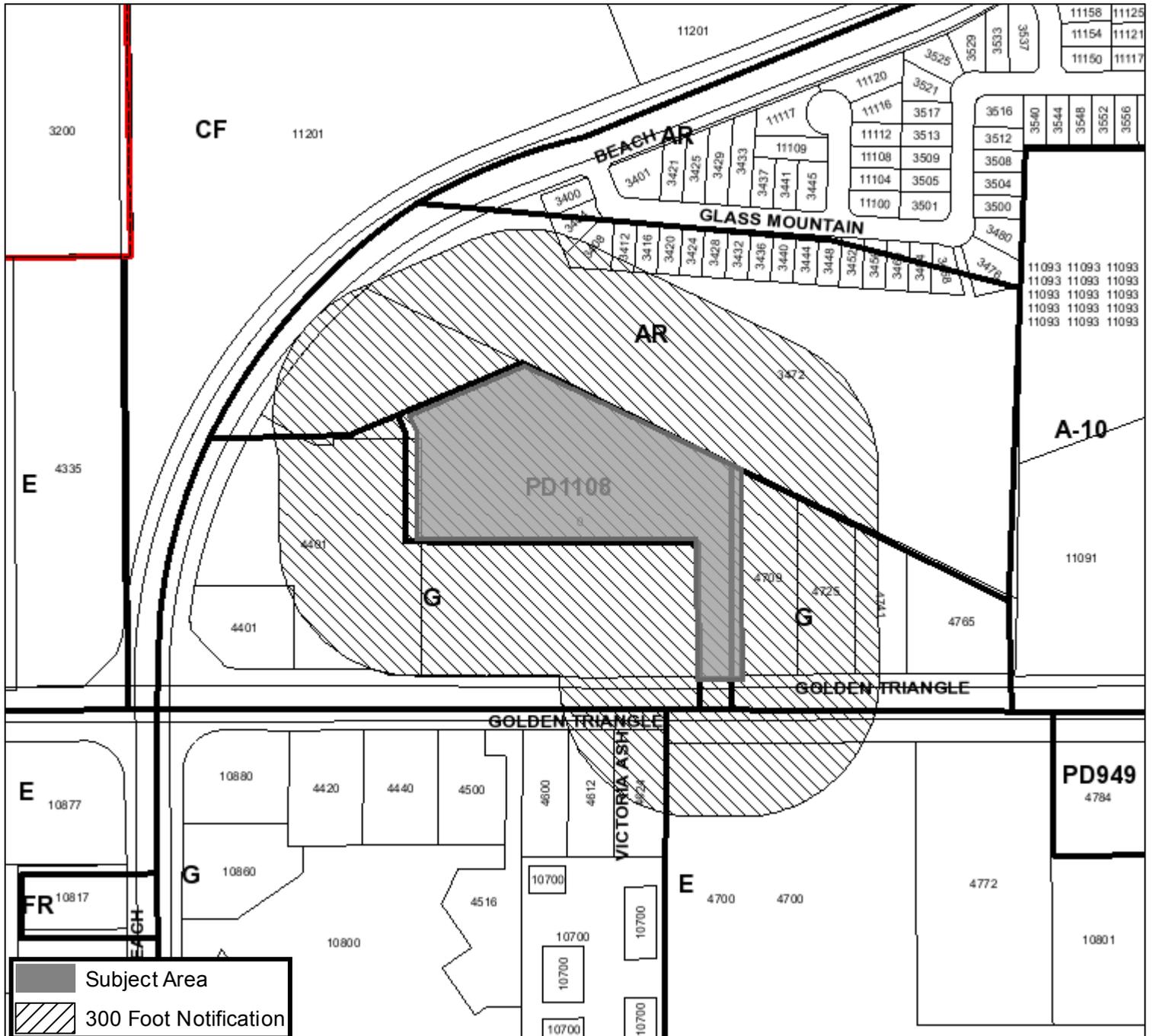
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on the lack of conformance with the future land use map and policy stated above the proposed zoning is **not consistent (Technical Inconsistency)** with the Comprehensive Plan.

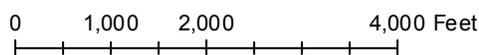
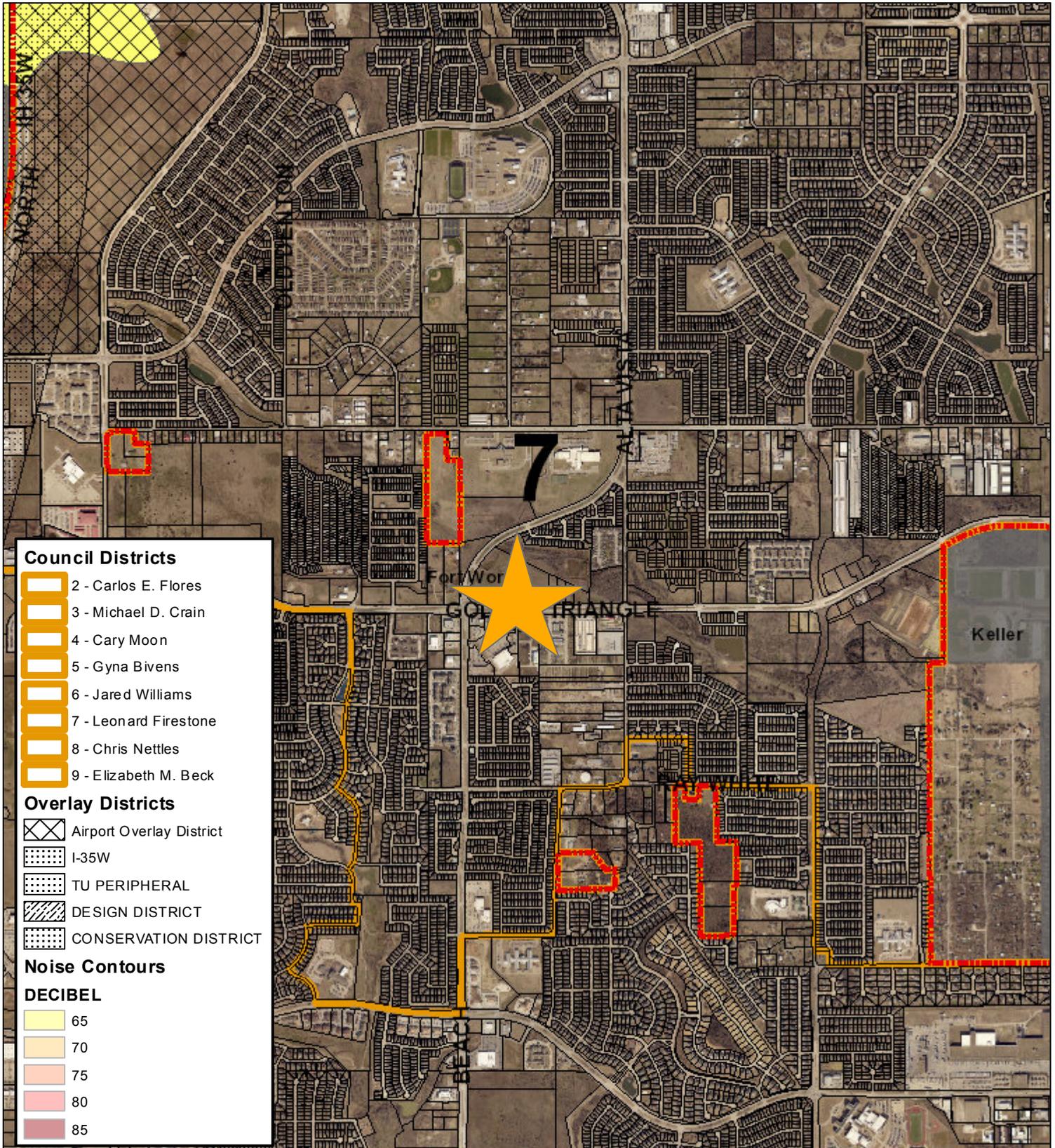
However, the proposed mini-warehouse use may not negatively impact the surrounding area based on the proposed use, operational characteristics, appearance or traffic generated usually associated with warehouse type uses.

Area Zoning Map

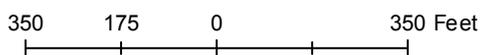
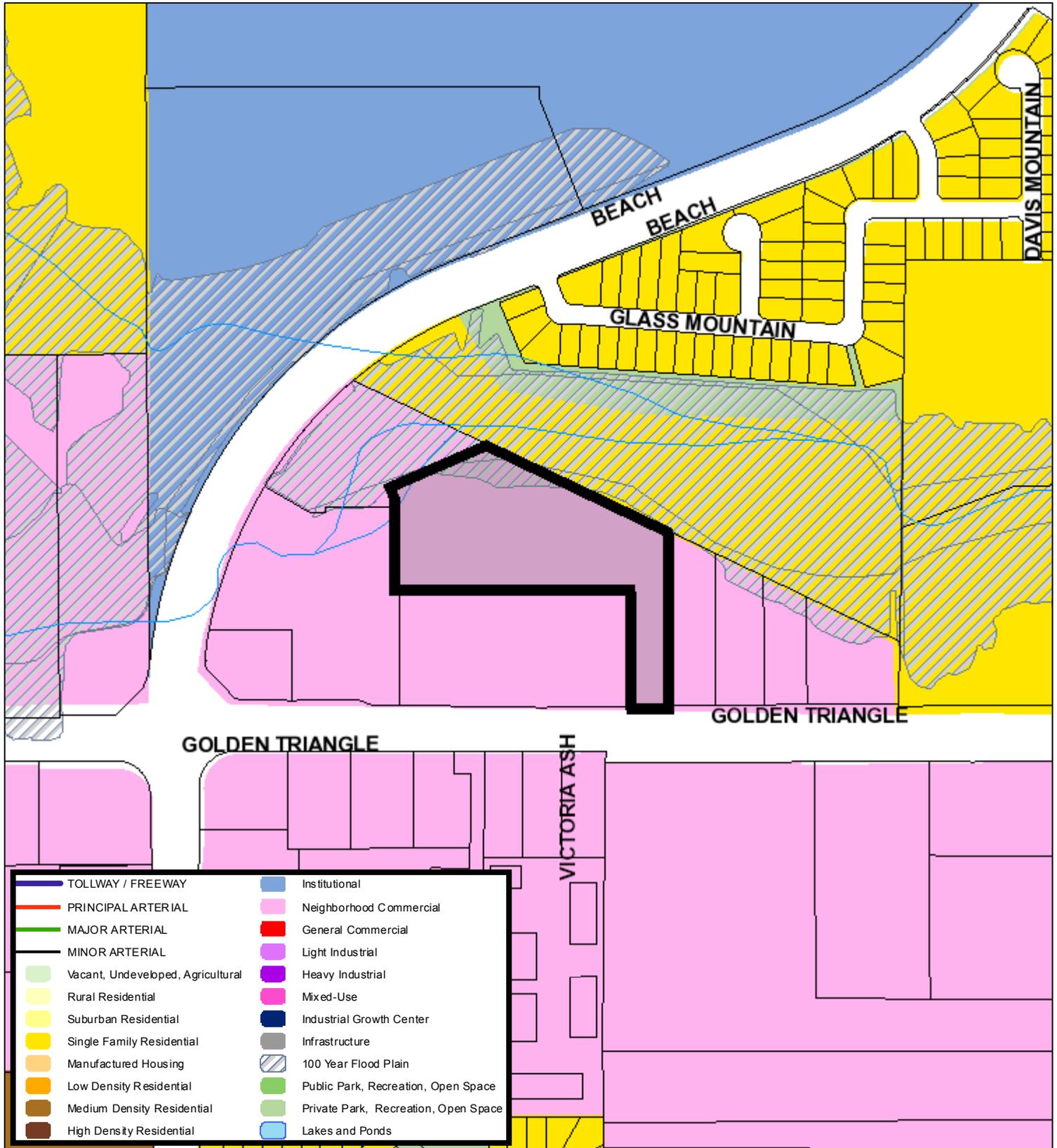
Applicant: Fort Worth I Love You LLC
 Address: 4600- 4700 blocks Golden Triangle Boulevard
 Zoning From: G, PD 1108 for G uses plus mini-warehouses
 Zoning To: Amend PD to add outdoor storage, site plan waiver requested
 Acres: 5.41694494
 Mapsco: 22KP
 Sector/District: Far North
 Commission Date: 1/12/2022
 Contact: 817-392-6329



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



0 220 440 880 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-226

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owners / Applicant: Montserrat Hills, LLC (various owners) / Townsite Company, Mary Nell Poole

Site Location: 4100-4500 blocks Longvue Avenue, 100-200 blocks RM 2871 **Acreage:** 106.3 acres

Request

Proposed Use: Single Family Residential

Request: From: “A-43” One Family Residential

To: “A-21” One Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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 - c. [Economic Development Plan](#)
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7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Map & Listing of Included Lots

Project Description and Background

This proposed zoning change would apply to a little over 100 acres of land in the Far West sector of the City, near the intersection of I-20 and Loop 820. The applicant is proposing to rezone portions of the Montrachet neighborhood from the current “A-43” zoning to “A-21” zoning. Both zones are considered One-Family Residential for the purpose of accommodating single family homes on individual lots. The only distinction is the lot minimum which changes from 1-acre minimum on “A-43” zoned lots to ½-acre minimum on “A-21” lots. There are 63 individual lots involved in this rezoning request, which will leave the common areas and streets under the original “A-43” zoning.

Surrounding Zoning and Land Uses

North “AG” Agricultural / ranch
East “A-43” One Family Residential / residential
South n/a (ETJ) no zoning & “A-21” One Family Residential / residential
West n/a (ETJ) no zoning / undeveloped

Recent Zoning History

- (ZC-19-020) Request from unzoned (ETJ) to “A-43”, “A-21” and “A-10” One Family Residential. Zoning Commission recommended approval unanimously, City Council voted to approve unanimously.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

| Organizations Notified | |
|---------------------------|------------------------------|
| Montserrat HA* | Westland NA |
| Streams and Valleys Inc. | Trinity Habitat for Humanity |
| Chapin Rd & Alameda St NA | Fort Worth ISD |

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone the site to “A-21” One-Family. The surrounding uses vary with predominately single-family to the east and south, and undeveloped land to the west and north.

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

Comprehensive Plan Consistency – Far West

The 2021 Comprehensive Plan currently designates the subject properties as “rural residential”. Rural residential is analogous to, but not the same as “A-2.5” One Family Residential and “A-43” One-Family Residential zones. The current zoning of “A-43” is compatible with the Comprehensive Plan designation, however the proposed rezoning to “A-21” would be considered “suburban residential” rather than “rural residential” under the future land use plan schema. Please note that future land use/Comprehensive Plan designations are not the same as zoning, but are intended as a tool to help guide decisions on zoning change requests.

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 |

The proposed zoning is **not consistent** with the Comprehensive Plan. However since “rural residential” and “suburban residential” are very similar in composition, design, and function, this would be considered only a **technical inconsistency** rather than a significant deviation. The primary difference between the two is the size of the lots.

If the zoning change is approved as presented, staff would recommend that the Comprehensive Plan be updated to reflect such change.

Economic Development Plan

The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. This proposal meets this objective.

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

- 3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units on upper floors and retail/office space on ground floors.



0.2
0
0.08
0.2 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

Legend

- Zoning Outline
- Overlay Districts
- <Null>
- 21047
- AO
- APZ 1
- APZ 2
- CIRCLE PARK
- OZ
- DOWNTOWN URBAN
- I-35W CENTRAL
- I-35W NORTH
- I-35W SOUTH
- TCU
- TUP 1
- TUP 2
- TUP 3
- TUP 4
- TUP 5
- TUP 6
- TUP 7
- Subdivisions
- Parcels
- Lots
- Regional Arterials
- Streets
- Freeways
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- Extrajurisdictional Jurisdiction (ETJ)
- Conditional Use Permits
- City Arterials
- Parker County Streets
- Denton County Streets



12/1/21 11:51 AM

1:5,061

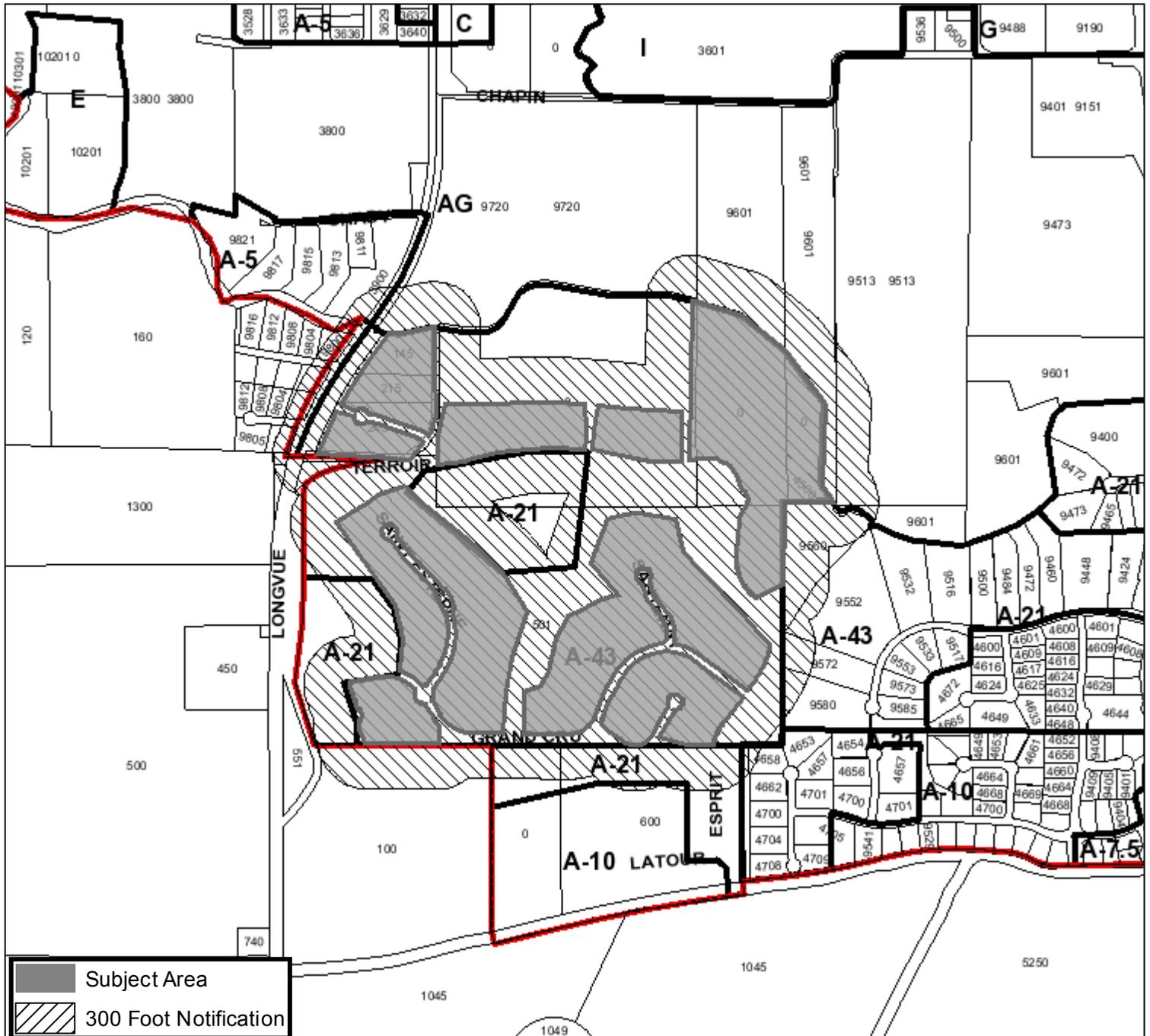


MONTRACHET ZONING PROPERTIES

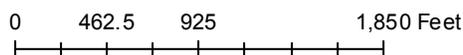
| Owner | ADDRESS | BLOCK | LOT | ACRES | COMMENTS |
|-----------------------------|--------------------------|-------|-----|-------|--------------------|
| Montserrat Hills, LLC | 9600 Grand Cru Terrace | 6 | 1 | 1.49 | Corp Doc's 1 of 31 |
| Montserrat Hills, LLC | 9608 Grand Cru Terrace | 6 | 2 | 1.68 | 2 of 31 |
| Bryan or Christen Braswell | 9618 Grand Cru Terrace | 6 | 3 | 1.81 | |
| Randal or Vonie Davis | 4517 Santenay Place | 6 | 4 | 1.59 | |
| Montserrat Hills, LLC | 4509 Santenay Place | 6 | 5 | 1.42 | 3 of 31 |
| Montserrat Hills, LLC | 4501 Santenay Place | 6 | 6 | 2.22 | 4 of 31 |
| Montserrat Hills, LLC | 4500 Santenay Place | 6 | 7 | 2.60 | 5 of 31 |
| Montserrat Hills, LLC | 9628 Grand Cru Terrace | 6 | 8 | 1.61 | 6 of 31 |
| Montserrat Hills, LLC | 9636 Grand Cru Terrace | 6 | 9 | 2.02 | 7 of 31 |
| Montserrat Hills, LLC | 9644 Grand Cru Terrace | 6 | 10 | 2.13 | 8 of 31 |
| Montserrat Hills, LLC | 9652 Grand Cru Terrace | 6 | 11 | 2.01 | 9 of 31 |
| Derrick Potter | 9660 Grand Cru Terrace | 6 | 12 | 2.00 | |
| Montserrat Hills, LLC | 9700 Grand Cru Terrace | 6 | 13 | 1.24 | 10 of 31 |
| Montserrat Hills, LLC | 9716 Grand Cru Terrace | 6 | 15 | 1.65 | 11 of 31 |
| Montserrat Hills, LLC | 4557 Saint Estephe Place | 6 | 16 | 1.58 | 12 of 31 |
| Montserrat Hills, LLC | 4549 Saint Estephe Place | 6 | 17 | 1.98 | 13 of 31 |
| Montserrat Hills, LLC | 4541 Saint Estephe Place | 6 | 18 | 2.28 | 14 of 31 |
| Montserrat Hills, LLC | 4533 Saint Estephe Place | 6 | 19 | 2.13 | 15 of 31 |
| Montserrat Hills, LLC | 4525 Saint Estephe Place | 6 | 20 | 1.88 | 16 of 31 |
| Montserrat Hills, LLC | 4517 Saint Estephe Place | 6 | 21 | 1.53 | 17 of 31 |
| Montserrat Hills, LLC | 4509 Saint Estephe Place | 6 | 22 | 1.34 | 18 of 31 |
| Manmohan Multani | 4501 Saint Estephe Place | 6 | 23 | 1.43 | |
| Montserrat Hills, LLC | 4500 Saint Estephe Place | 6 | 24 | 1.39 | 19 of 31 |
| Thomas or Kimberly Karsten | 4508 Saint Estephe Place | 6 | 25 | 1.05 | |
| Montserrat Hills, LLC | 4516 Saint Estephe Place | 6 | 26 | 1.17 | 20 of 31 |
| Montserrat Hills, LLC | 4524 Saint Estephe Place | 6 | 27 | 1.24 | 21 of 31 |
| Montserrat Hills, LLC | 4540 Saint Estephe Place | 6 | 28 | 1.30 | 22 of 31 |
| Montserrat Hills, LLC | 9800 Grand Cru Terrace | 6 | 29 | 1.33 | 23 of 31 |
| Daniel Gralapp | 4300 Esprit Avenue | 6 | 47 | 1.53 | |
| Daniel Gralapp | 4308 Esprit Avenue | 6 | 48 | 1.22 | |
| The Morrison Group, LLC | 4316 Esprit Avenue | 6 | 49 | 1.16 | Corp Doc's 1 of 6 |
| CJBFT Investments, LLC | 4324 Esprit Avenue | 6 | 50 | 1.07 | Corp Doc's 1 of 2 |
| Jeff or Kim Cook | 4332 Esprit Avenue | 6 | 51 | 1.04 | |
| Creel Management Trust Inc. | 4400 Esprit Avenue | 6 | 52 | 1.34 | Corp Doc's |
| Graham or Audey Radler | 4408 Esprit Avenue | 6 | 53 | 1.19 | |
| Montserrat Hills, LLLC | 9733 Grand Cru Terrace | 5 | 25 | 2.14 | 24 of 31 |
| Montserrat Hills, LLLC | 4617 Terroir Drive | 5 | 26 | 1.15 | 25 of 31 |
| Thomas or Migueline Brizes | 4601 Terroir Drive | 5 | 27 | 1.33 | |
| Montserrat Hills, LLC | 9624 Montmarie Place | 3 | 2 | 1.84 | 26 of 31 |
| Ryan or Michelle Vinson | 9608 Montmarie Place | 3 | 3 | 1.68 | |
| Montserrat Hills, LLC | 9600 Montmarie Place | 3 | 4 | 1.86 | 27 of 31 |
| Ben or Ester Cowan | 9601 Montmarie Place | 3 | 5 | 1.7 | Warranty Deed |

Area Zoning Map

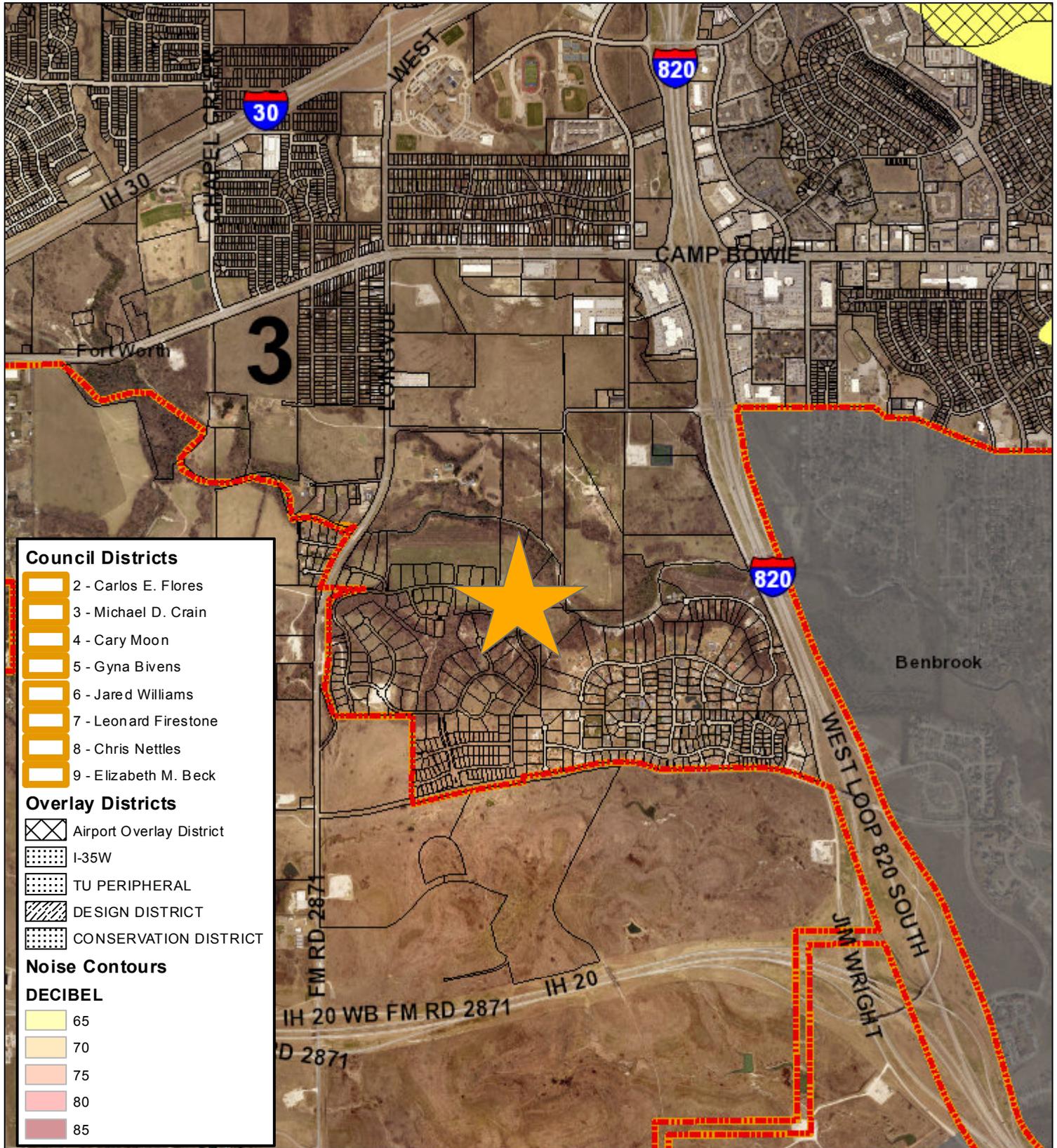
Applicant: Montserrat Hills LLC, et al
 Address: 4100 - 4500 blocks Longvue Avenue, 100 - 200 blocks RM 2871
 Zoning From: A-43
 Zoning To: A-21
 Acres: 106.22863285
 Mapsco: 72UY
 Sector/District: Far West
 Commission Date: 1/12/2022
 Contact: 817-392-8043



| | |
|--|-----------------------|
| | Subject Area |
| | 300 Foot Notification |



Area Map



Council Districts

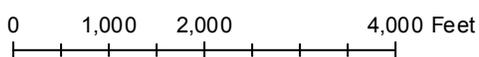
-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

Overlay Districts

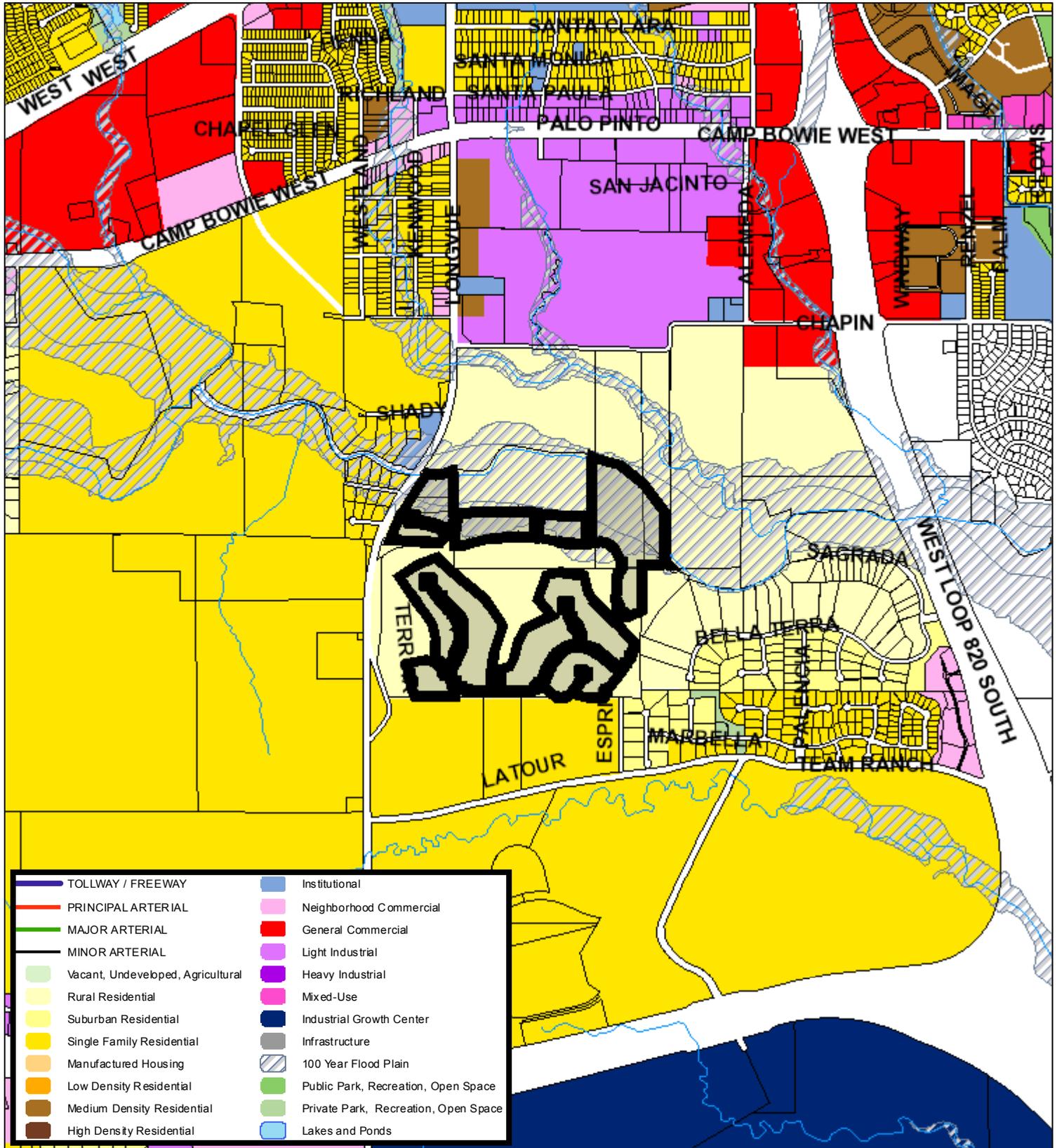
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

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



Future Land Use

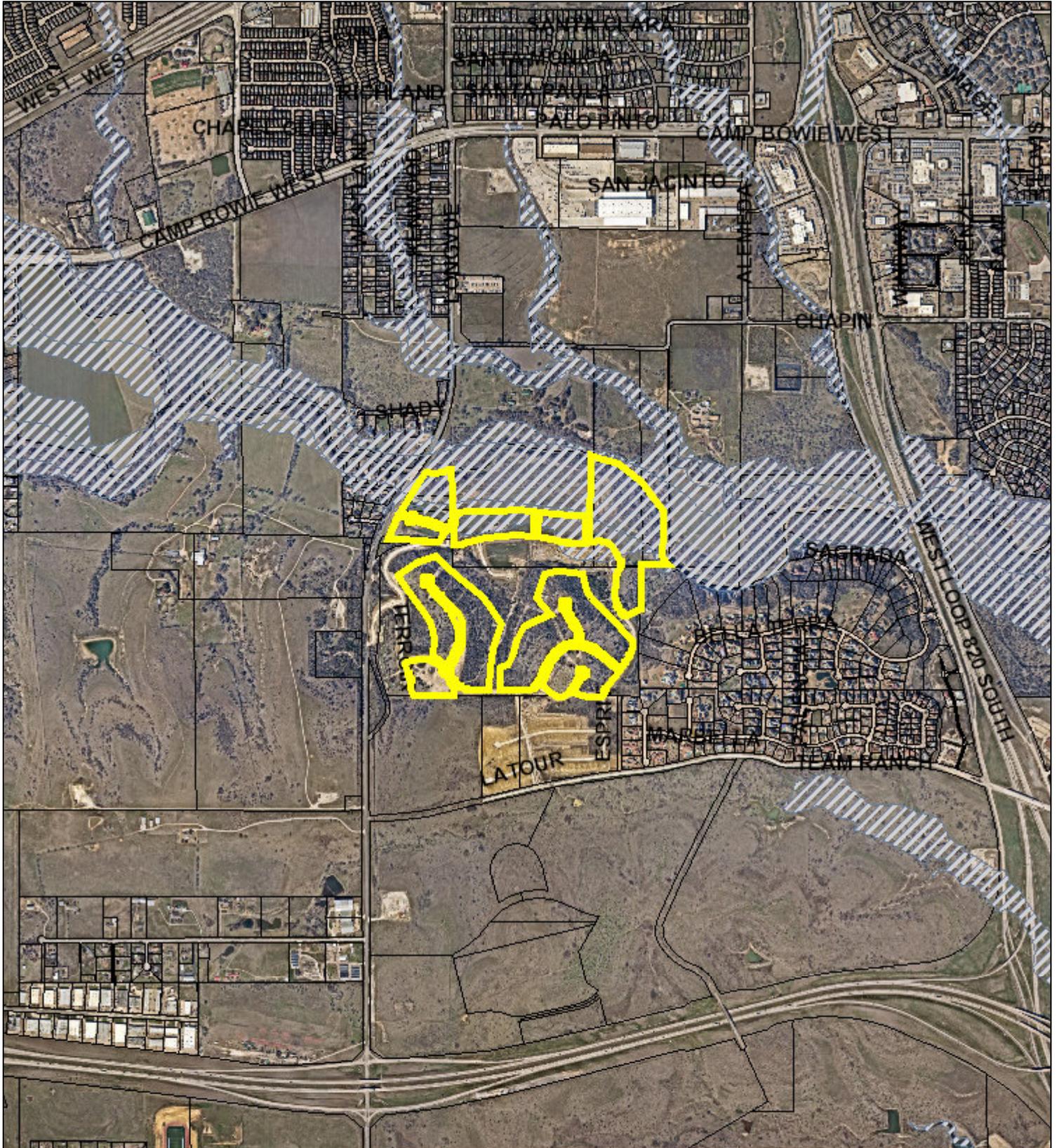


1,500 750 0 1,500 Feet

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



Aerial Photo Map



0 1,000 2,000 4,000 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-227

Council District: 6

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: Gabriel Southwest, LLC / Kimley-Horn

Site Location: 9500 – 9700 blocks Brewer Boulevard

Acreage: 19.53 acres

Request

Proposed Use: Multifamily (mix of attached and detached units)

Request: From: “C” Medium Density Multifamily

To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily including detached multifamily with specific development standards for open space, building orientation, fencing within front yard setback, and MFD submittal; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The subject property is located along the southeast side of Brewer Boulevard, just south of its intersection with McPherson Boulevard. The site is currently vacant and is zoned “C” Medium Density Multifamily. The applicant is requesting rezoning to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily with specific development standard regulations. The attached site plan shows a mix of multifamily uses including attached apartment buildings, detached multifamily units, and townhome-style units, for a total of 311 units.

Specifically, the site plan depicts 120 apartment units, 100 attached townhome-style units, and 91 detached multifamily units as well as approximately 2,500 square feet of amenity space and a 1,000 square foot leasing office. Floorplans range from one to three-bedrooms for a total of 515 bedrooms. Parking will be provided at a ratio of one space per bedroom plus additional spaces for the common areas, and will include a mix of surface parking, carports, and garage spaces.

A similar request for rezoning of this property was recently reviewed by the Zoning Commission and City Council (case no. ZC-21-147). This request was for “PD/D” zoning and the site plan depicted only detached multifamily units. The City Council voted to deny this request without prejudice on October 12, 2021. The applicant has since revised their request to include the mix of multifamily land uses currently proposed, and to change the base zoning district requested for the PD from “D” High Density Multifamily to “C” Medium Density Multifamily.

Detached multifamily developments are designed to look and feel like traditional single-family neighborhoods while encompassing some elements of multifamily development and being located on a single platted lot. Most of these projects are intended for rental use but some may be rent-to-own or condominium style. Like other multifamily developments, they are professionally-managed and include amenities.

This form of development often does not comply with any of the City’s standard zoning districts, and therefore Planned Development (PD) zoning is typically requested. The table below illustrates the differences between standard “C” Medium Density Multifamily requirements and the specific development standards that are proposed with this PD. These include deviations for building orientation, fencing, front yard setbacks, open space, and a waiver to the Multi-Family Development (MFD) site plan submittal.

| Requirement | Existing “C” Standards | Proposed “PD/C” Standards (per attached site plan) |
|------------------------------|---|---|
| Density | Maximum 24 units/acre | Complies (17.9 units/acre provided) |
| Height | Maximum height 36’ | Complies |
| 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 | Complies |
| Minimum Parking Requirements | 1 space per bedroom; 1 space per 250 square feet of office/amenity area | Total Spaces Required: 529 Total Space Provided: 530 (complies) |

| | | |
|------------------------------------|---|---|
| Open Space | Minimum 45% | 25% provided (does not comply) <i>Requires Development Standard.</i> (For reference: When enclosed rear yards for the detached multifamily units are included in open space calculations, the provided percentage increases to 30%. However, staff was not supportive of a request to include enclosed yards in open space calculations as they are not accessible to all residents) |
| 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. | 4-foot wrought iron fencing is proposed between the buildings and adjacent streets, which is permitted. However, the fencing is proposed within the 20-ft front yard setback along the western and southern property lines. (does not comply) <i>Requires Development Standard</i> |
| Building Orientation | Buildings located on public streets must face the street with the longest length of the building parallel / adjacent to the street. | Buildings facing street shall be allowed to have shortest length facing street. (does not comply) <i>Requires Development Standard</i> |
| Landscaping | 20 points of enhanced landscaping required, including street trees | Site plan indicates that enhanced landscaping requirements will be met. (complies) FYI: Areas uses for minimum open space requirements cannot be credited towards enhanced landscaping. |
| Urban Forestry | Must comply with Urban Forestry ordinance requirements | Site plan states that this project will comply with Section 6.302, Urban Forestry. Trees will be spread throughout site in more of a single-family residential pattern. (complies) |
| Façade Variation | Must meet selection of façade variation elements | Will be reviewed upon building permit submittal |
| Multifamily Design (MFD) Standards | MFD Submittal Required prior to building plan review | MFD Submittal not required (does not comply) <i>Requires Waiver</i> |

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / vacant

East PD 1305 for all uses in “D” High-Density Multifamily for detached multifamily with development regulations and waivers / vacant

South “C” Medium Density Multifamily / vacant

West “A-5” One-Family / vacant

Recent Zoning History

- ZC-21-147: Request to rezone the subject property to PD/D for detached multifamily development. Denied without prejudice by City Council on October 12, 2021.
- ZC-21-013: Rezoned 18.83 acres immediately east of this site to PD/D for detached multifamily. Approved by City Council on March 2, 2021. The development standards and waivers approved with this request are similar to those proposed for the subject property.
- SP-21-010: Approved site plan for detached multifamily use on property 0.4 miles north of the subject property along Brewer Boulevard.
- ZC-19-140: Rezoned 14.2 acres immediately north of the subject property from “C” Medium Density Multifamily to “E” Neighborhood Commercial.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were notified: (emailed December 28, 2021)

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

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to change the zoning of this property from “C” Medium Density Multifamily to “PD/C” Planned Development for all uses in “C” High Density Multifamily including detached multifamily, with specific development standards and waivers.

All surrounding properties are currently vacant, but a similar detached multifamily development was recently approved for the property immediately to the east. Vacant property to the north is zoned “E” Neighborhood Commercial, to the south is zoned “C” Medium Density Multifamily, and to the west is zoned “A-5” One-Family.

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

Comprehensive Plan Consistency – Far Southwest

The 2021 Comprehensive Plan currently designates the subject property as “Medium Density Residential” on the Future Land Use Map which is intended to accommodate multifamily development with density up to 36 units per acre. The “C” Medium Density Multifamily zoning district is appropriate in this category.

| 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 |

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

Site Plan Comments

Zoning and Land Use

- All zoning comments have been addressed with the current site plan.

TPW – Stormwater

- FYI, accepted drainage study required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.

Transportation

- In discussion with developer about required improvements to Brewer Blvd and McPherson over concerns mentioned in TIA.

Fire Department

- Addressing/access to Townhomes cannot be provided along alleys. Buildings must have direct access to a marked fire lane or named easement.
- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

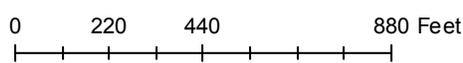
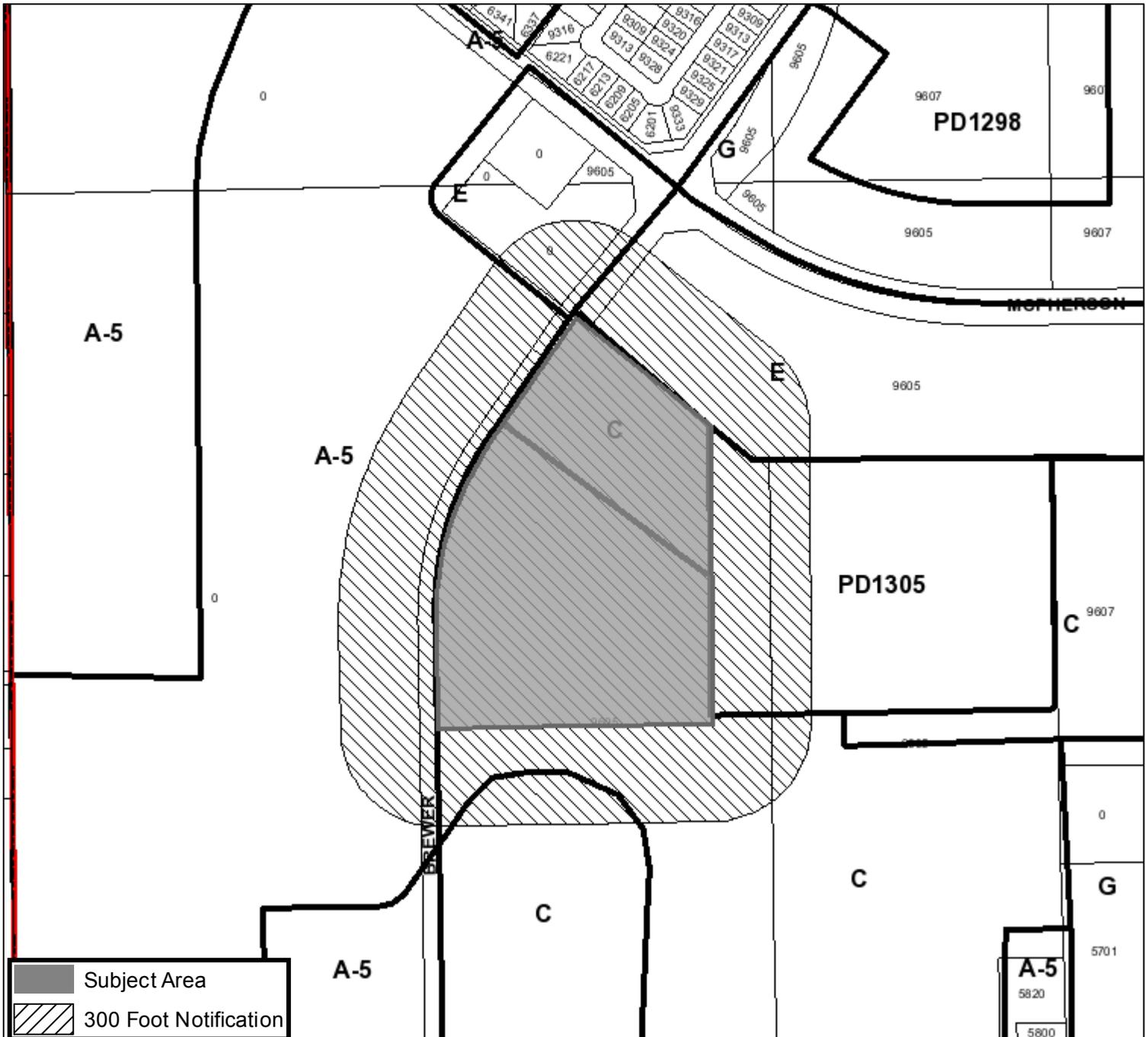
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



ZC-21-227

Area Zoning Map

Applicant: Gabriel Southwest LLC
Address: 9500 - 9700 blocks Brewer Boulevard
Zoning From: C
Zoning To: PD for C uses
Acres: 19.53483609
Mapsc0: 102Y
Sector/District: Far Southwest
Commission Date: 1/12/2022
Contact: 817-392-2495



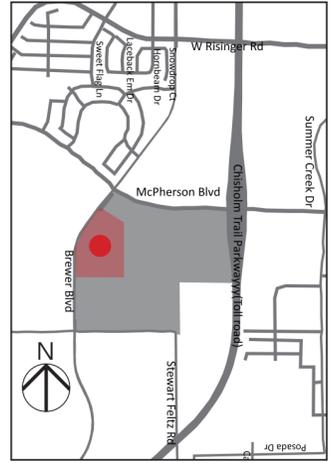
ZONING: A-5
LAND USE: UNDEVELOPED
 Owner: WM SUB CTR LP
 Legal Desc: ALBIRADO, JUAN JOSE
 SURVEY Abstract 4 Tract 4B03A7
 Instrument: D214198092

ZONING: E
LAND USE: UNDEVELOPED
 Owner: MCPHERSON HOLDINGS LLC
 Legal Desc: ALBIRADO, JUAN JOSE
 SURVEY Abstract 4 Tract 4B3A2, 4B3C
 & 5A2A2 .423 SPLIT OUT FOR ROW
 REF D218104997
 Instrument: D218252195

ZONING: PD1305 (PD/D)
LAND USE: UNDEVELOPED
 Owner: GABRIEL SOUTHWEST LLC
 Legal Desc: Portion of ALBIRADO, JUAN JOSE
 SURVEY Abstract 4 Tract 4B03A Instrument:
 D217046244

ZONING: C
LAND USE: UNDEVELOPED
 Owner: GABRIEL SOUTHWEST LLC
 Legal Desc: Portion of ALBIRADO, JUAN JOSE
 SURVEY Abstract 4 Tract 4B03A
 Instrument: D217046244

- General Notes**
- This project will comply with Section 4.711 for "C" Medium-Density Multifamily, including enhanced landscaping.
 - 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 fashion similar to detached multifamily, with trees in front yards.
 - This project will comply with section 6.204 bicycle parking.
 - This project will comply with facade variations of the MFD.
 - All provided lighting shall conform to city of fort worth lighting code.
 - Development will adhere to requirements for article 4, signs.
 - Trash receptacles will be screened with a masonry wall on 3 sides and contain a gate.
 - Exterior building Materials: cementitious cladding as a primary façade material with masonry (such as brick, stone or synthetic stone) accents at select locations.
 - Development will adhere to requirements for "C" Medium Density Multifamily with the following exceptions:
 - Fencing shall be allowed along the public right-of-way within required front yard setbacks.
 - Units shall be allowed to front, side, or back a public right-of-way.
 - The minimum open space requirement will be 25% . Enclosed rear yards for each detached multifamily unit will not be included in the calculation of open space.
 - A MFD site plan will not be submitted for this project (waiver requested).



| PROJECT DATA | |
|----------------------------|---|
| Residential | 311 units Multifamily: 120 units Townhouses: 100 units Detached multifamily: 91 units |
| Leasing/Amenity | S.F Leasing (+/- 1,000) S.F Amenity (+/- 2,500) |
| Parking Required | Residential: 515 sps <small>Assume: One bedroom (149 units/48%); 149x1=149 sps Two bedrooms (120 units/39%); 120x2=240 sps Three bedrooms (42 units/13%); 42x3=126 sps</small> Common Area: 14 sps Total: 529 sps |
| Parking Provided | 530 sps <small>Includes 20 Garages & 60 Carports</small> |
| Height | 3 levels/36' |
| Site Area | 17.37 acres |
| Density Provided | 17.9 units/acre |
| Open Space Provided | 4.34 acres (25%) <small>(not include backyards)</small> |

| SITE CONDITIONS | |
|-------------------------|---|
| Zoning District | Current zoning: C Proposed zoning: PD <small>(see below)</small> Base zoning: C |
| Height | Max. 36' <small>(slab to top plate)</small> |
| Setbacks | Front yard: Min. 20' Rear yard: Min. 5' Side yard: Min. 5' Interior lot: Min. 5' Corner lot: Min. 20' |
| Required Parking | -1 space per bedroom; -1 space per 250 s.f. of common area |
| Detention Pond | Detention Provided Off-site |
| Open Space Req. | Min. 25% |
| Density | Max. 24 units/acre |
| Topography | +/- 20 topo change |

PERCH **DEVELOPER/ OWNER**

Name: Perch MSP JV, LLC

Address: 508 Powell Street, Austin TX 78703

Phone Number: 917-744-6238

JHP **ARCHITECT & PLANNING**

Name: JHP Architecture/ Urban Design

Address: 8340 Meadow Rd #150, Dallas, TX 75231

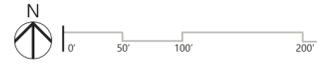
Phone Number: 214-363-5687

Kimley»Horn **ENGINEER & SURVEYOR**

Name: Kimley-Horn

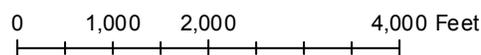
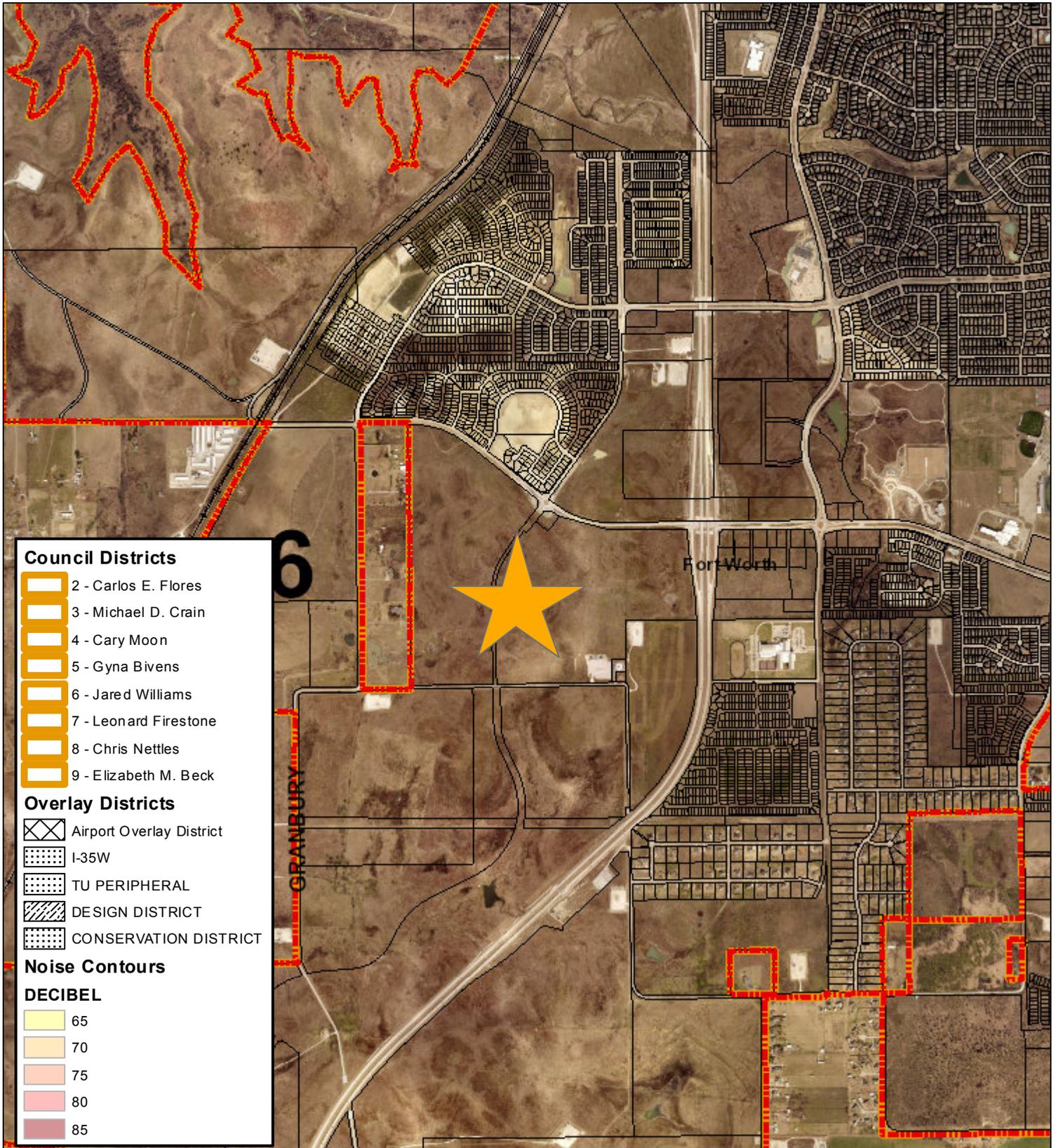
Address: 801 Cherry Street, Unit 11, Suite 1300 Fort Worth, TX 76102

Phone Number: 817-339-2253

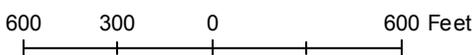
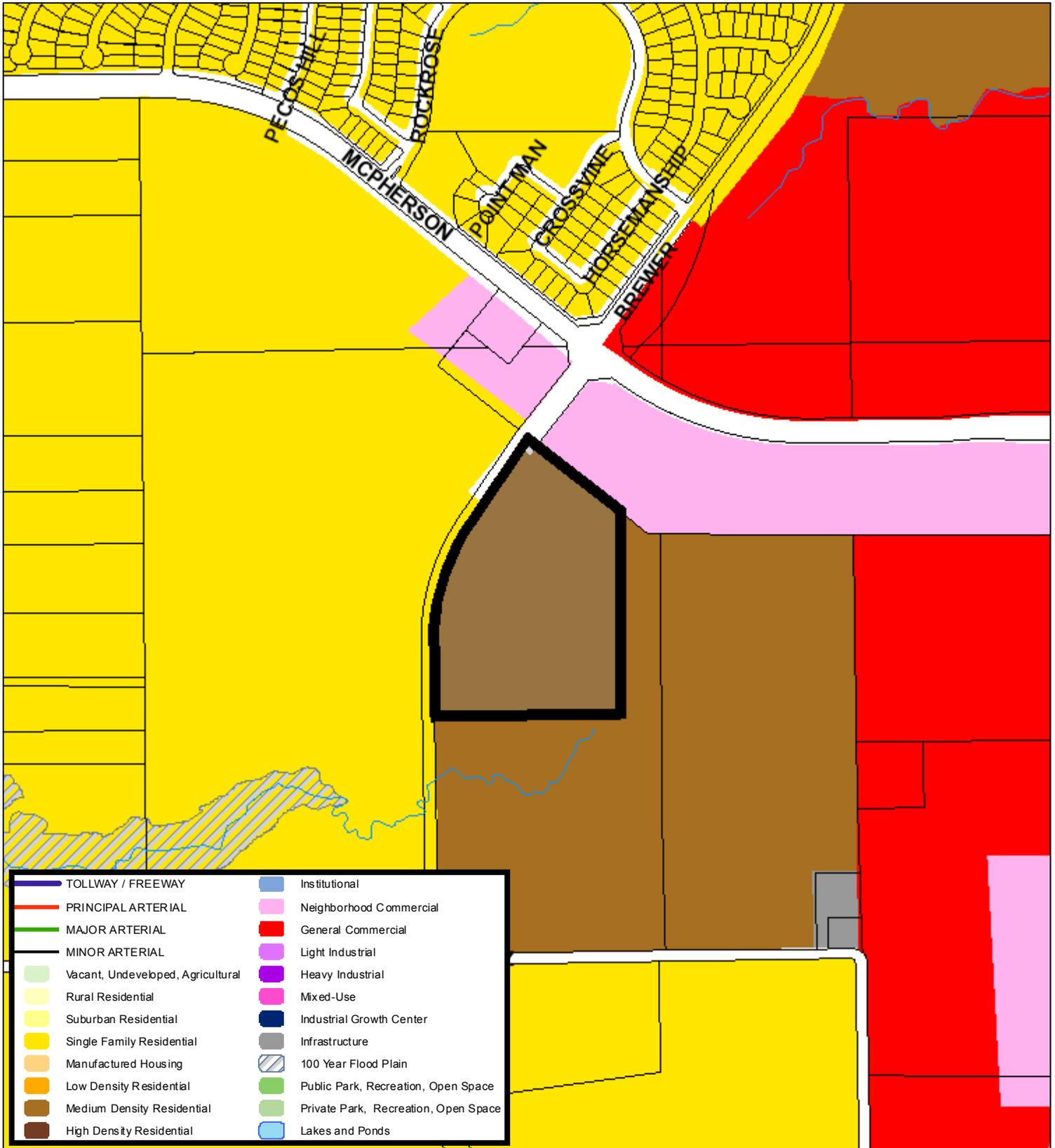


DIRECTOR OF DEVELOPMENT SERVICES DATE

Area Map



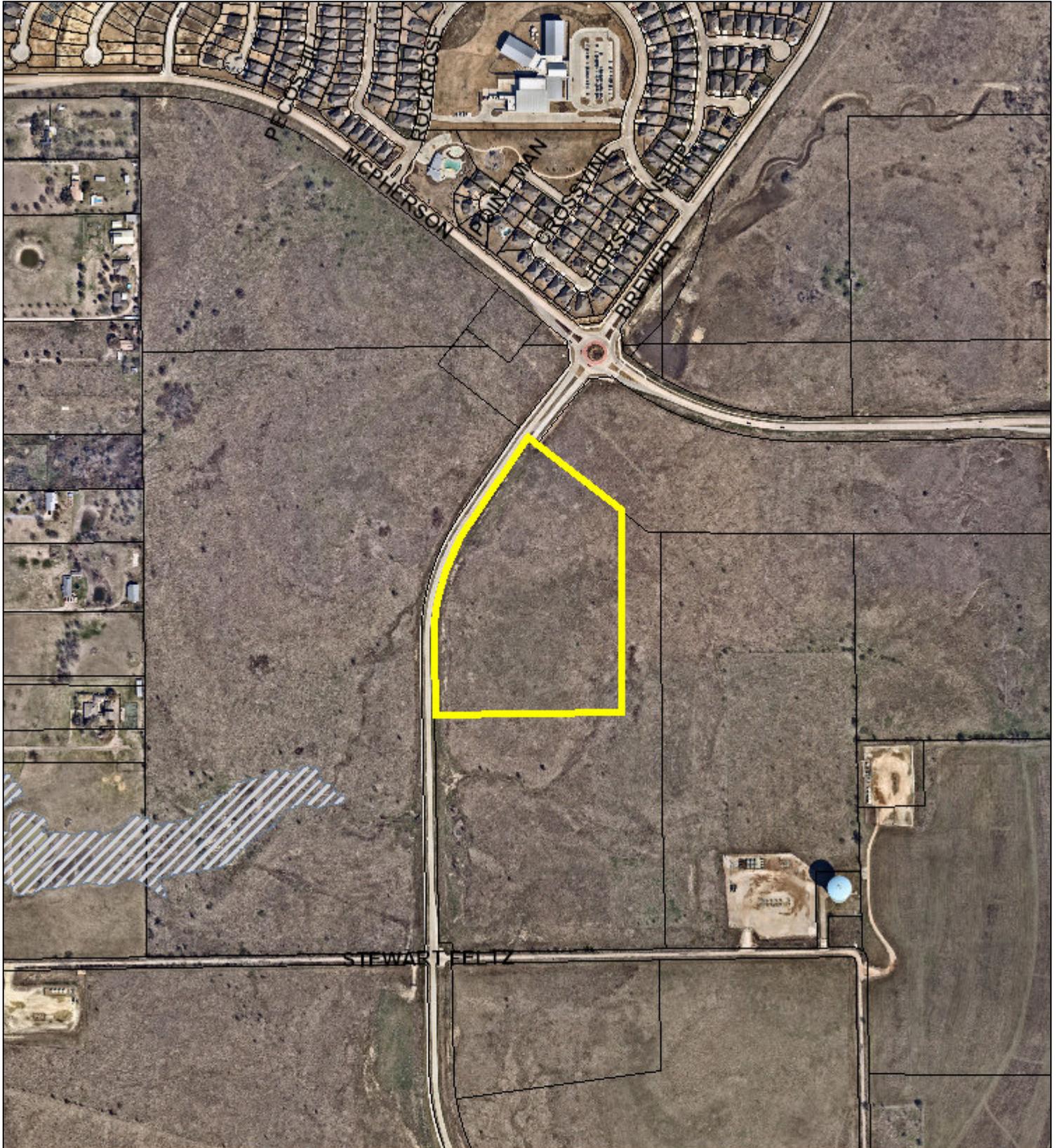
Future Land Use



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



0 375 750 1,500 Feet





Zoning Staff Report

Date: January 12, 2022

ZC-21-228

Council District 9

Conditional Use Permit

Case Manager: [Stephen Murray](#)

Owner / Applicant: 3319 Hulen, LLC

Site Location: 3319 Hulen Street

Acreage: 0.17 acres

Request

Proposed Use: Take 5 Oil Change

Request: To: Add Conditional Use Permit (CUP) for automotive oil change in “E” Neighborhood Commercial with waiver to dumpster within setback; site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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 - c. [Economic Development Plan](#)
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10. Future Land Use Map
11. Aerial Photograph

Project Description and Background

The proposed site is on the northeast corner Diaz Avenue and Hulen Street. The applicant is requesting to add a Conditional Use Permit to allow for automotive oil change; site plan included. An automotive business has operated for years at this location and is legal nonconforming. This allows the automotive use to continue to operate until a vacancy of two years. The applicant wanted to proceed under the legal nonconforming statutes, however, we discovered that structural changes (new bay doors) would take them out of conformity. As a result, staff suggested the CUP route. If approved, this would allow them to make the structural changes necessary to legally operate the proposed oil change business. It also ties them to the site plan provided.

Automotive uses are allowed by right in general commercial and industrial zoning districts. 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.

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

| Requirement | E Standards | Proposed CUP |
|----------------------------------|--|---|
| Projected residential front yard | Projected front yard (approximately 30 ft) | Dumpster within this setback <i>(requires Development Regulation Waiver)</i> |
| Solid screening fence | 6-ft minimum solid screening fence is required along the northern property line, abutting a residential district | Screening fence is shown |
| Parking | 4 spaces per 1000 sf (approximately 4 spaces) | Parking is met for the proposal |
| Landscaping | 10 percent of the net site area | Applicant will comply |
| Signage | Monument sign allowed by right | Applicant will comply |

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / barber shop

East “B” Two-Family / vacant lot, single-family

South “E” Neighborhood Commercial, “B” Two-Family / dentist office

West “PD 805” "PD/E" for all uses in "E" excluding some uses as described in the folder, Site plan required / retail

Recent Zoning History

- ZC-17-122 from B to PD/E for restaurant (across Hulen Street)
- ZC-21-153 from “B” Duplex to “ER” Neighborhood Commercial Restricted (across Hulen Street)

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were notified: (emailed December 28, 2021)

| Organizations Notified | |
|------------------------|------------------------------|
| West Side Alliance | Como NAC |
| Arlington Heights NA | Alamo Heights NA* |
| Sunset Heights NA | Trinity Habitat for Humanity |
| Fort Worth ISD | |

* *The subject property is located within this Fort Worth Neighborhood Association.*

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to add a Conditional Use Permit to allow for automotive oil change; site plan included. Surrounding land uses consist of a barber shop to the north, dentist office to the south, retail to the west and residential east of the proposed site. Automotive repair has existed for several years and the proposed oil change facility will not be making substantial changes. Operationally, vehicles will access the site from a mutual access easement which provides ample separation from residential uses to the east. Vehicles will enter the oil change facility; the oil will be changed and exit on the Hulen side. Vehicles will not be stored at the site as repair will not be conducted at this facility.

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

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. The proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

Based on a lack of conformance with the future land use map, the proposed zoning is **not consistent (Significant Deviation)** with the Comprehensive Plan. However, the proposed new use would be appropriate

along Hulen Street and contains operational characteristics that will reduce impacts to surrounding neighborhoods.

Economic Development Plan

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

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

The proposed zoning allows for the continued use of the proposed property in addition to new jobs and added service to Hulen Street.

Site Plan Comments

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

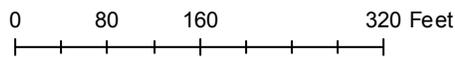
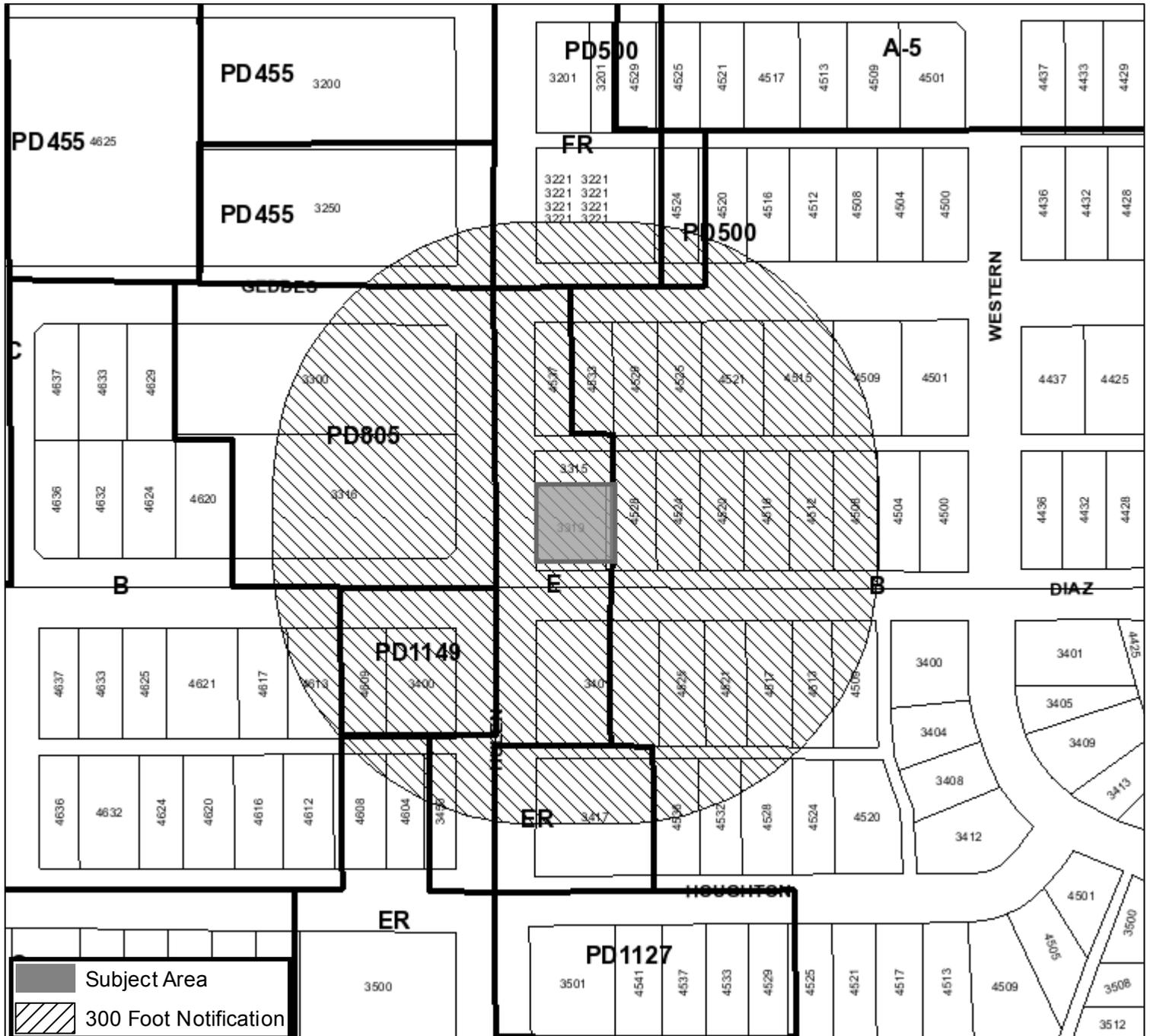
1. Dumpster and fence located within the projected setback (**Waiver Requested**)

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

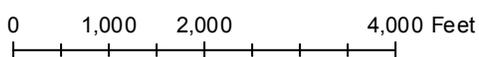
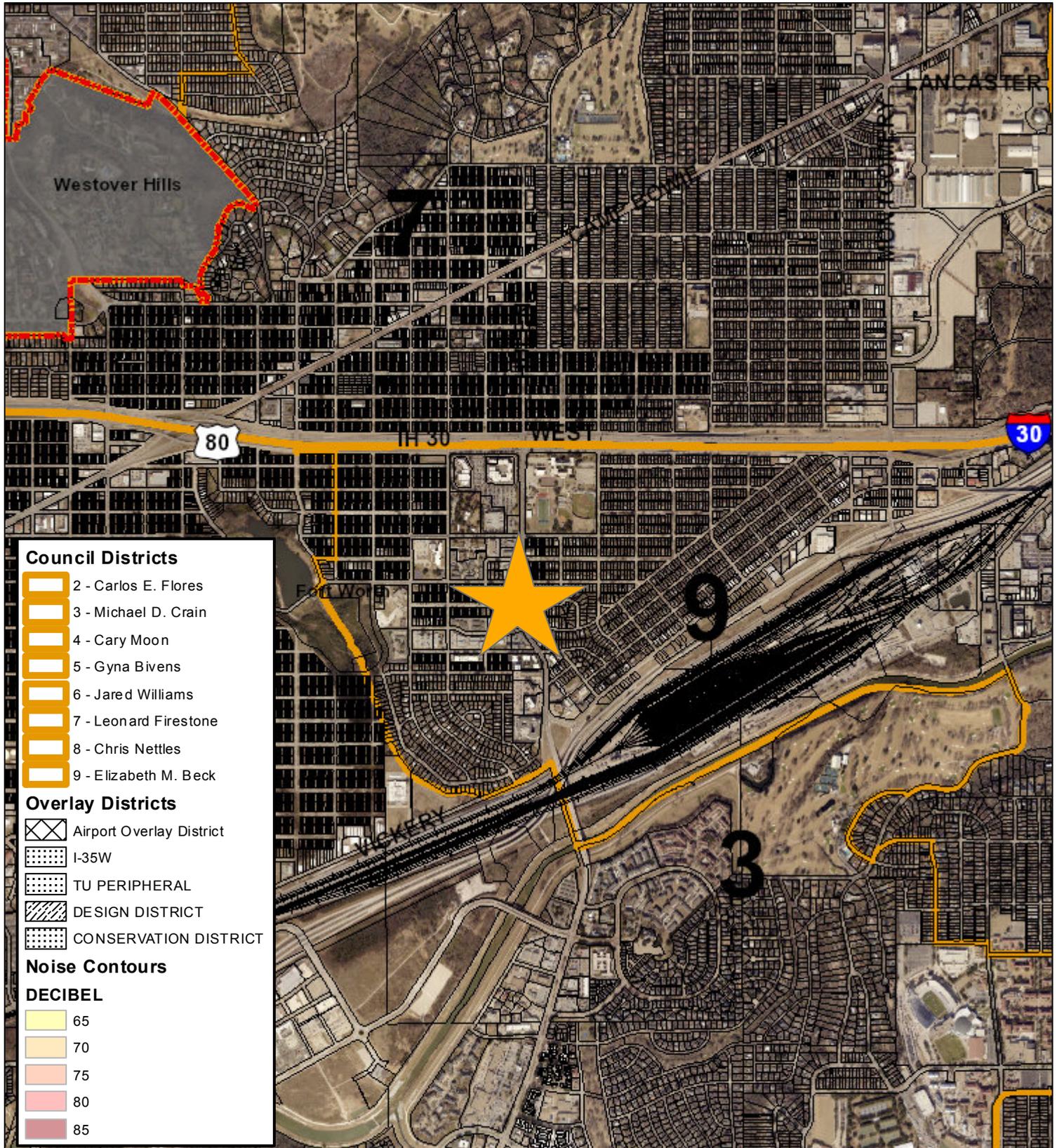


Area Zoning Map

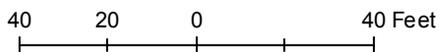
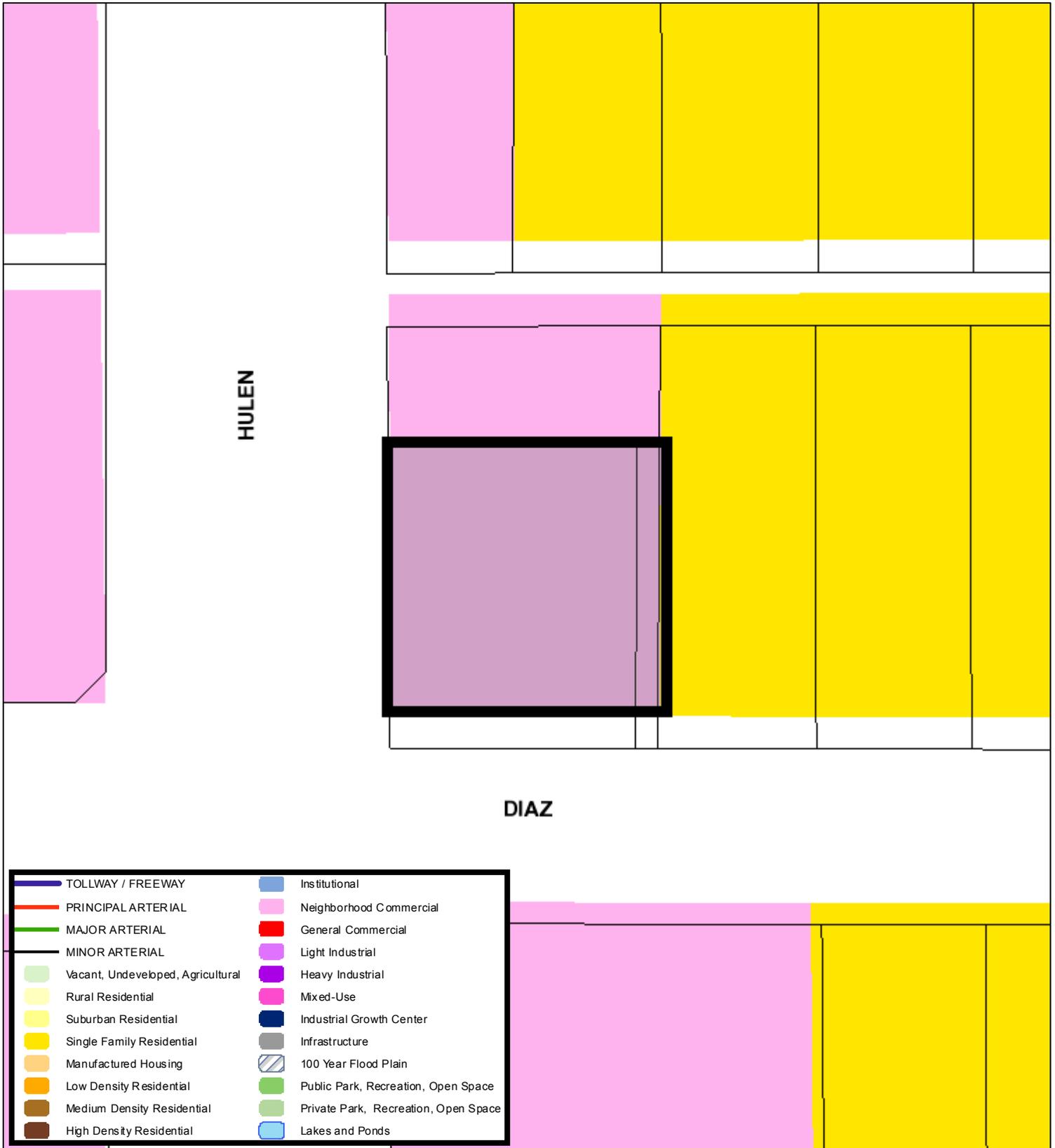
Applicant: 3319 Hulen, LLC
 Address: 3319 Hulen Street
 Zoning From: E
 Zoning To: Add Conditional Use Permit for auto repair
 Acres: 0.17975306
 Mapsco: 75P
 Sector/District: Arlington Heights
 Commission Date: 1/12/2022
 Contact: 817-392-8028



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 25 50 100 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-229

Council District: 7

Zoning Map Amendment

Case Manager: [Sarah Bergman](#)

Owner / Applicant: W. Chang Family LP & C. Chang / Jackson Walker LLP

Site Location: 10100 – 10300 blocks Blue Mound Road

Acreage: 55.08 acres

Request

Proposed Use: Multifamily Dwellings (mix of attached and detached units)

Request: From: “AG” Agricultural

To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily including detached multifamily, with specific development standards for parking, setbacks, fencing, open space, building orientation, and MFD submittal; site plan included

Recommendation

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

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

Staff Recommendation: **Denial**

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Project Description and Background

The subject property is located at the southeast corner of Bonds Ranch Road and Blue Mound Road. The site is currently vacant and is zoned “AG” Agricultural. The applicant is proposing to rezone this property to “PD/C” Planned Development for all uses in “C” Medium Density multifamily with specific development standards. The attached site plan depicts a mix of attached and detached multifamily units to be developed in three phases. Specifically, the site plan shows 23 three-story apartment buildings with a total of 732 units located along the west side of the property, closest to Blue Mound Road. An additional 200 detached multifamily units are proposed along the northern and eastern sides of the property, adjacent to Bonds Ranch Road and the existing single-family subdivision to the east. A clubhouse and amenities are provided for each of the three phases.

Both Bonds Ranch Road and Blue Mound Road are designated as arterial roadways on the Master Thoroughfare Plan, and surrounding land uses include industrial to the west, single-family to the east and southeast, and commercial property to the south that is developed for place of worship use. Property to the north is located within the City of Haslet and is developed with single-family homes on large lots (5+ acres each).

There are several site constraints that impact this property, including a significant area of FEMA 100-year floodplain at the southern end of the property, a gas well site with associated setback requirements along the eastern property line, and an existing overhead transmission line that bisects the property. This site has not yet been platted and it is likely that additional subdivision waivers will be required at the time of platting, as described in the Site Plan Comments section below.

Detached multifamily developments are designed to look and feel like traditional single-family neighborhoods while encompassing some elements of multifamily development and being located on a single platted lot. Most of these projects are intended for rental use but some may be rent-to-own or condominium style. Like other multifamily developments, they are professionally-managed and include amenities.

This form of development often does not comply with any of the City’s standard zoning districts, and therefore Planned Development (PD) zoning with specific development is typically requested. The table below describes the differences between standard development requirements for “C” Medium Density Multifamily and those proposed with this PD. Some items could not be evaluated due to lack of information provided on the site plan. More information is available in the “Site Plan Comments” section of this staff report.

| Requirement | C Standards | Proposed PD/C (Provided per site plan) |
|------------------------------|---|--|
| Density | Maximum 24 units per acre | Not specified on site plan |
| Height | Maximum height 36-ft slab to top plate | Complies |
| Minimum Parking Requirements | <p>1 space per bedroom; 1 space per 250 square feet of office/amenity area</p> <p>No parking or driveways shall be provided between a building and a public or private street</p> | <p>Bedroom count not specified on site plan. Unable to determine minimum parking requirements.</p> <p>Parking and drive aisles are proposed between the buildings and adjacent streets (<i>Development Standard Required</i>)</p> |

| | | |
|----------------------|---|--|
| Required Yards | <p><u>Front Yard</u>: 20-ft minimum <u>Rear Yard</u>: 5-ft minimum <u>Interior Side Yard</u>: 5-ft minimum <u>Corner lot side yard</u>: 20-ft minimum adjacent to side street</p> <p><u>Setback adjacent to one or two-family residential district</u>: 3-ft for every 1-ft (3:1) as measured from slab to top of sill plate, or 2-ft for every 1-ft (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater; 30-ft minimum. 1:1 setback with a 10-ft minimum setback for one-story garages and carports and 20-ft minimum setback for dumpster enclosures and one-story accessory structures</p> | <p><u>Front Yard (along Blue Mound Road.)</u>: Buildings Comply</p> <p><u>Front Yard (Bonds Ranch Road)</u>: Not labeled on site plan</p> <p><u>Rear Yard (southern property line)</u>: Buildings Comply</p> <p><u>Setback Adjacent to One-Family District (eastern property line and portion of southern property line)</u>: Not labeled on site plan</p> |
| Bufferyard | Where adjacent to one- or two-family district, a 5-ft bufferyard and minimum 6-ft screen fence shall be placed on the property line and should be landscaped per point system in Sec. 6.300 | Not labeled on site plan |
| Fences | Fences shall not be located 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. | Applicant is proposing fencing that extends in front of building facades and within the front yard setback along both Blue Mound Road and Bonds Ranch Road. Fences need to be depicted on the site plan. <i>(Development Standard Required)</i> |
| Open Space | Minimum 45% | Applicant is requesting that areas less than 25-ft in either dimension be included in total open space calculations. A reduced open space percentage may also be requested, but a specific threshold has not been provided. <i>(Development Standard Required)</i> |
| Building Orientation | Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. | Detached multifamily units shall be allowed to have shortest building length facing street <i>(requires Development Standard)</i> |
| Landscaping | Must meet 20 points of enhanced landscaping per Section 4.711(d)(6). | Complies (no waivers requested). |

| | | |
|------------------------------|--|--|
| Urban Forestry | Must comply with Urban Forestry ordinance requirements | Complies (no waivers requested). |
| Façade Variation | Must meet selection of façade variation elements | Will be reviewed upon MFD/building permit submittal |
| Multifamily Design Standards | Submit MFD plan to meet standards | Will submit application for MFD permit to meet standards |

Surrounding Zoning and Land Uses

North Unzoned (located in City of Haslet) / single-family homes on lots greater than five acres
 East “A-5” One-Family / single-family subdivision, gas well site
 South “E” Neighborhood Commercial / place of worship and “AG” Agricultural / place of worship
 West (across Blue Mound Road) “I” Light Industrial / industrial uses and outdoor storage

Recent Zoning History

- ZC-15-169: Rezoned 9.48 acres southeast of the subject site from “AG” Agricultural to “A-5” One-Family
- ZC-15-110: Rezoned 83.81 acres east of the subject site from “AG” Agricultural to “A-5” One-Family

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
 The following organizations were notified: (emailed December 28, 2021)

| Organizations Notified | |
|---------------------------|------------------------------|
| North Fort Worth Alliance | Berkshire HOA* |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Northwest ISD | |

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily. Surrounding land uses include single-family development to the east on lots developed to “A-5” One-Family standards, industrial development to the west, and two places of worship on properties to the south. Property to the north, across Bonds Ranch Road, is located within the City of Haslet and is developed with single-family homes on large lots.

This site is located at the intersection of two arterial roadways, and separates industrial use to the west from residential uses to the east. The site plan is designed so that the highest-intensity multifamily uses (apartment buildings) are located along the western edge of the property, closest to Blue Mound Road. The detached units, which more closely resemble single-family development and have lower building heights, are located along the eastern property line adjacent to the existing residential development.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as “Single-Family Residential” on the Future Land Use Map. As shown below, this designation is not intended to include multifamily zoning districts.

| 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 |

In addition, the Comprehensive Plan provides the following recommendations related to new multifamily development, which do not apply to the subject property:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.

Therefore, the proposed zoning is **not consistent** with the Comprehensive Plan.

Zoning and Land Use

- Please label the following on the site plan:
 - North arrow, scale, and vicinity map.
 - Total density for each phase of development.
 - Right-of-way widths and pavement type for Bonds Ranch Road and Blue Mound Road.
 - Zoning classifications of the immediately adjacent properties abutting the site.
 - 20-foot front setback along Bonds Ranch Road (indicate if waiver is requested).
 - 30-foot setback required adjacent to one-family zoning (indicate if waiver is requested).
 - Proposed location and height of all screen fences or walls. Please note a 5-foot landscaped bufferyard and 6-foot screen fence is required along property lines adjacent to one-family zoning. The bufferyard should be labeled on the site plan.
 - Areas proposed as grass/landscaping/open space.
 - The width and pavement types for all internal drives.
 - Remove references to “Single Family/Townhome” and replace with “Detached Multifamily.”
- Please provide a parking analysis for each phase of development.
 - This should include total number of bedrooms and total square footage of common areas.
 - The minimum requirement is 1 space per bedroom and 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).
 - Label the minimum number of parking spaces required as well as the total provided.
 - Please clarify if all parking for the detached units will be garage spaces.
- Please make the following updates to the general site plan notes:
 - Update Note #1 to read “This project will comply with Section 4.711 for “C” Medium Density Multifamily, including enhanced landscaping.”
 - Update Note #2 to read “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 fashion similar to single-family, with trees in the front yards.”
 - Add a note stating “This project will comply with the Multifamily Design Standards in Section 4.711.” If a waiver to the MFD submittal is being requested, please let me know.
- FYI (Evaluated at building permit/MFD stage but not required for ZC site plan unless a waiver is requested):
 - Open space: the minimum requirement for “C” zoning is 45%. Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space. Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.
 - Walkways shall be provided to connect to all buildings, parking areas and recreational facilities and shall be shown on the site plan. Walkways shall connect to public streets where street frontage exceeds 500 feet and to adjacent public property, commercial areas, and trails.
 - Documentation will be required regarding proposed parking spaces within the electrical easement.

Fire Department

- Two approved points of access must be provided for each phase.
- Fire lanes crossing flood plain but be constructed to city street standard.
- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.

- The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

Transportation

- Traffic Impact Analysis: A traffic impact study/traffic impact analysis is required to adequately assess the impacts of the project on the existing and planned transportation systems. The traffic study must be approved by TPW prior to the preliminary plat being submitted.
- Master Thoroughfare Plan (MTP): The project is adjacent to an arterial identified on the MTP. The proposed alignment of the arterial shall be included in the project. The new classification(s) are as follows:
 - o The cross section for Bonds Ranch Road designates it as a NCO-L2-TO-NTMS-PO-BOP (110)
 - o Bonds Ranch Road is a Neighborhood Connector with 2 lane(s) in each direction, a 10 ft. shared pedestrian and bike path with a standard median (110 ft.)
 - o The cross-section assignment for Blue Mound designates it as a CCO-L3-T0-NTMS-P0-BLB (130)
 - o Bonds Ranch Road is a Neighborhood Connector with 3 lane(s) in each direction, a 10 ft. shared pedestrian and bike path with a standard median (130 ft.)
 - o Right-of-way Dedication required with platting
- Public Access Easements: Access easements are only required to be dedicated to the public when lot(s) within the development do not have independent access to a driveway (shared drives). Access easements are privately maintained but constructed to city street standards, serving two or more lots each having a minimum of 100 feet of frontage. Access easements must connect to public streets on both ends. A throat depth of 100 feet from the right of way is recommended before secondary driveways and/or parking spaces to limit vehicle stacking onto right-of-way. The minimum width for access easements is as follows:
 - o 26 ft. for multi-family development with densities exceeding 100 units (must have access to one public street in addition to public access easement)
- Subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on any approved preliminary or final plat. There are two existing stub outs that require a variance to not connect.

TPW – Stormwater

- FYI, an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.

Platting

- Preliminary plat is required for a development platting in phases.
- Provide documentation from Oncor regarding the use of Oncor easement.
- Based on the information provided, several provisions of the subdivision ordinance will apply to this proposed design. Plats with proposed development that do not conform to these standards are required to be reviewed by the Development Review Committee for a recommendation and City Plan Commission approval of a waiver request.
- Section 31-102(b)(2) Street and Block Arrangement.
 - o *Interconnectivity of Neighborhoods*. Fragmented street systems impede emergency access and increase the number and length of individual trips. New residential subdivisions shall be designed to coordinate with existing, proposed and anticipated streets. Local and collector streets shall be extended to the tract boundary to provide future connection with adjoining un-platted lands. In

instances where the street stub-out would traverse an adjacent 100-year floodplain, the spacing of the street crossings shall not exceed one-half mile. Where the street crossing is in a public park, the design of the crossing shall provide for pedestrian/bicycle access under the street, unless the depth of the creek below the roadway makes such a grade separation infeasible. Subdivisions shall be designed to connect to adjacent existing stub-out streets as provided on an approved preliminary or final plat. Subdivisions shall be designed to discourage the use of local streets by non-local traffic while maintaining the connectivity with the surrounding system of roadways. This can be accomplished using modified grid systems, T-intersections, roadway jogs, or other appropriate traffic calming or roadway design measures.

- Section 31-106(C)(7) Street Design Standards
 - o *Street extension and continuation.* A) Urban local streets shall be extended to the subdivision boundary to connect with adjoining streets or, where no adjacent streets are available for such connection, to allow for the future connection with adjoining un-platted property. B) For regulations on the extension of private streets, see Section 31-108, "Gated subdivisions and developments."
- Section 31-106(H) Fire lane design standards (emergency access easements).
 - o 1) Easement Width. Fire lanes shall not be less than 24 feet wide at the outer easement lines and clear of all lateral obstructions.
- (i) Access easement design standards (public access easements, reciprocal access easements, private drives or ways).
 - o Definition. a. An ACCESS EASEMENT is an officially approved and privately maintained 'drive' or 'way,' with the roadway constructed to city street standards that is open to unrestricted and irrevocable public access and serves two or more lots, each having a minimum of 100 feet of frontage each, as their primary means of access.
 - o (2) Easement Width. The unobstructed easement width shall not be less than 24 feet.
 - o (5) Turnouts. Turnouts shall not have less than a 25-foot interior radius measured at the vertex of the easement lines and an outside radius of 50 feet.
- Subdivision Ordinance, Section 31-101(c) Access. Secondary ingress and egress to subdivisions.
 - o (1) Subdivisions containing more than 30 one-family or two-family dwelling units shall have a platted and constructed secondary ingress and egress to a public street. Multi-family developments of 100 dwelling units or more shall have a platted and constructed secondary ingress and egress to a public street.
 - o (2) Development phasing of any subdivision shall ensure that all such residential units have a platted and constructed secondary entrance when more than 30 residential units are proposed.

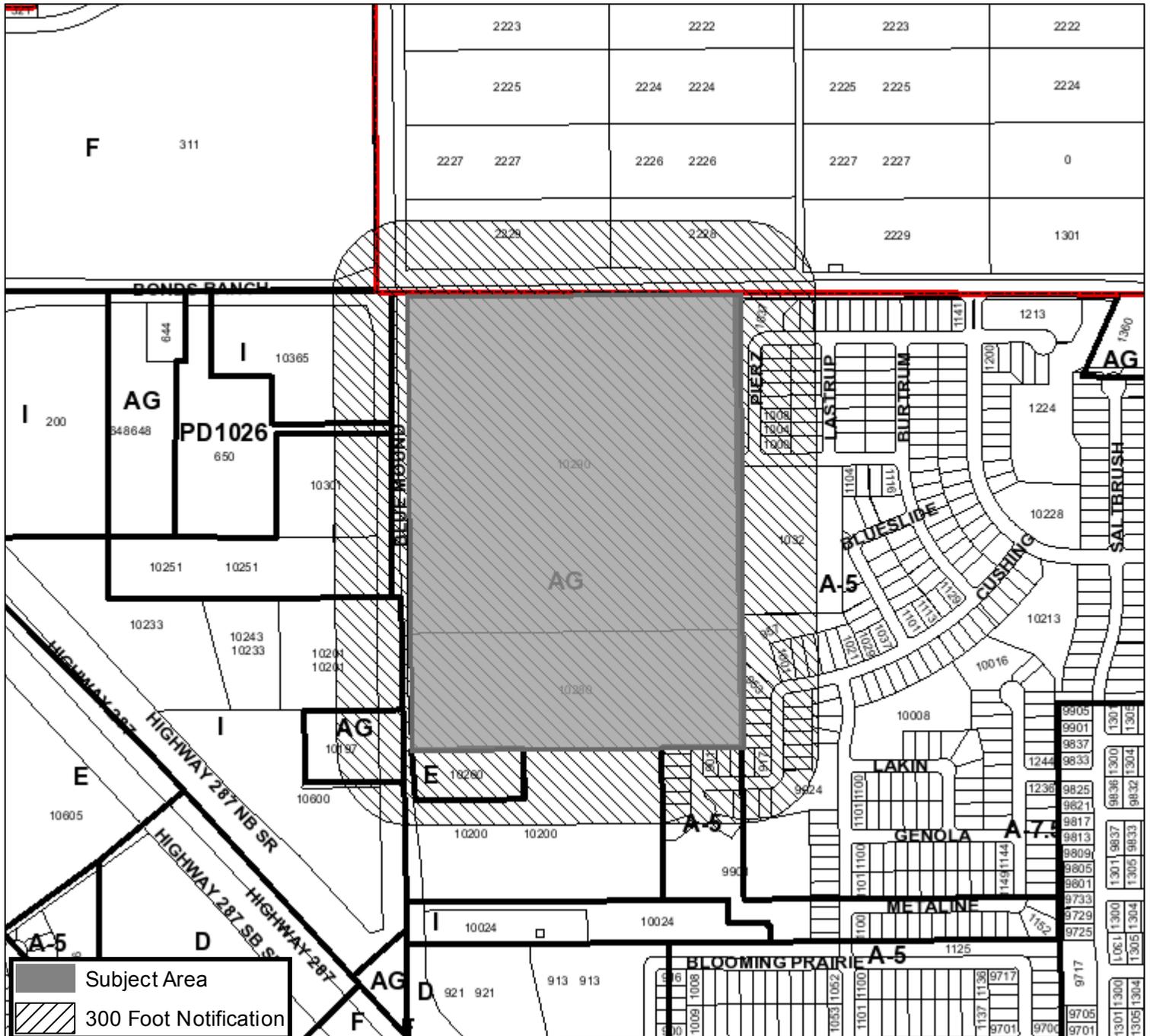
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



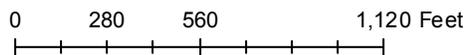
ZC-21-229

Area Zoning Map

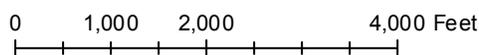
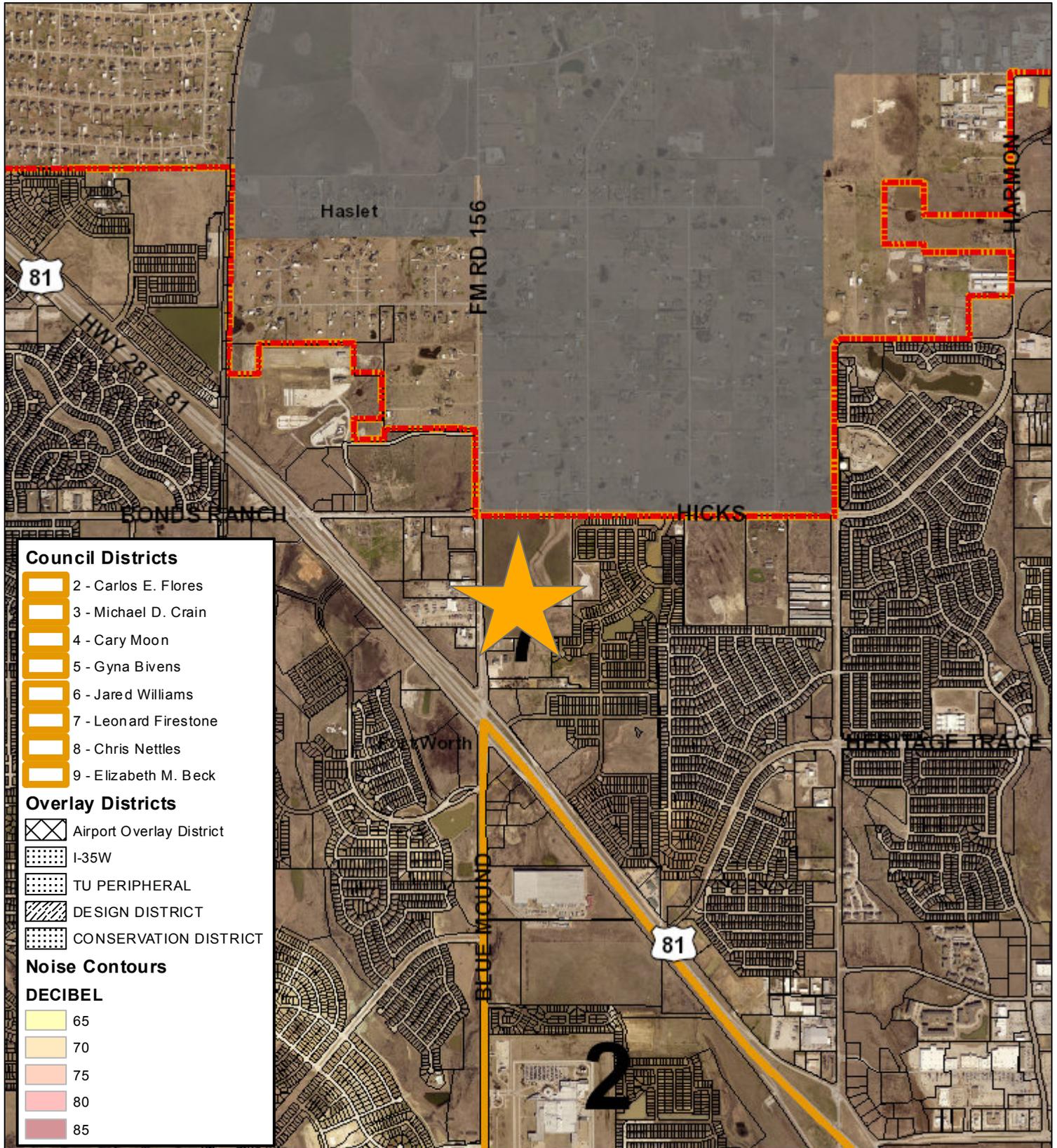
Applicant: W. Chang Family LP & C. Chang
 Address: 10100 - 10300 blocks Blue Mound Road
 Zoning From: AG
 Zoning To: PD for single family and multifamily uses
 Acres: 55.08197363
 Mapsco: 20QU
 Sector/District: Far North
 Commission Date: 1/12/2022
 Contact: 817-392-2495



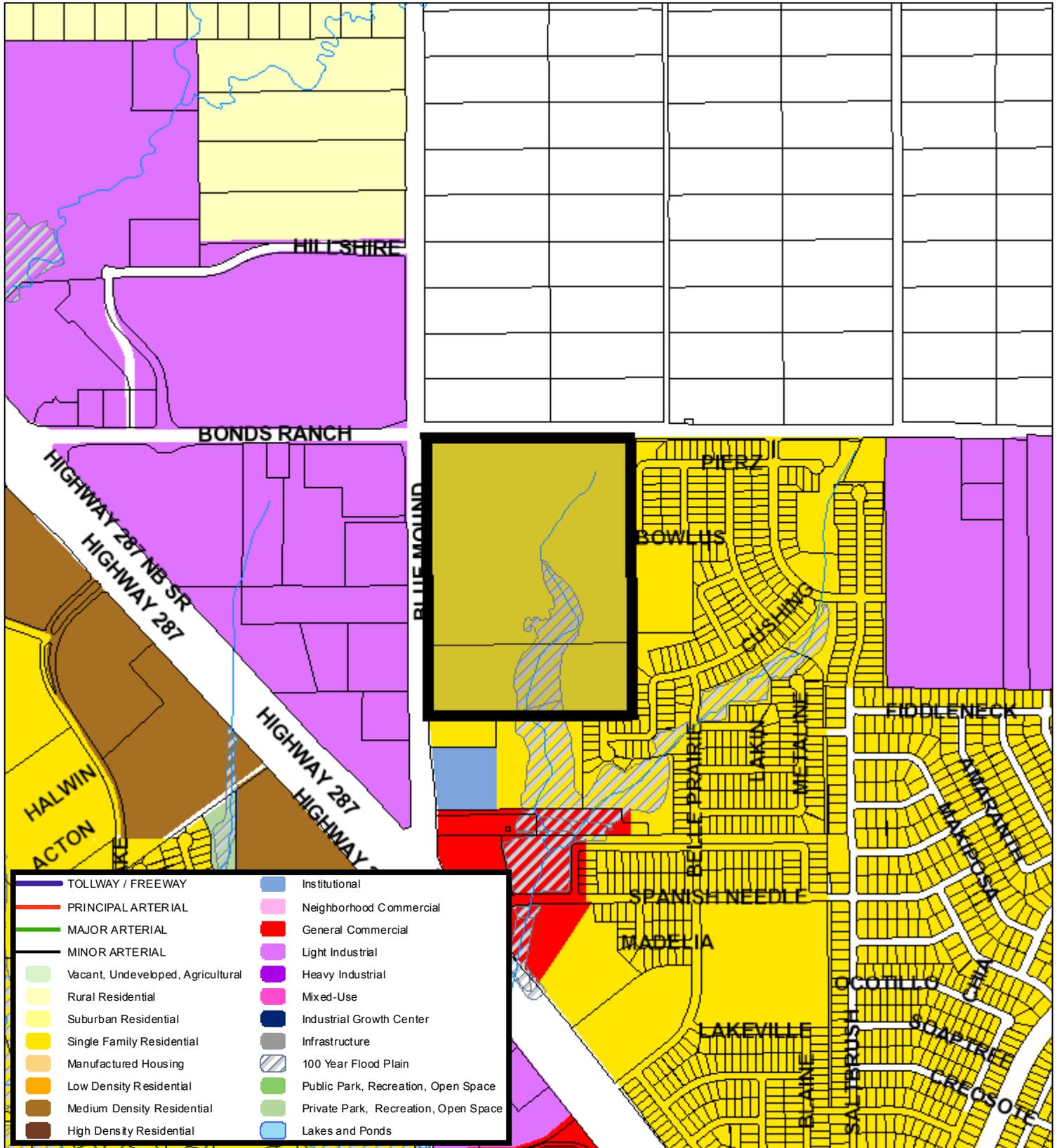
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



870 435 0 870 Feet

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





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-230

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Fortune 88, LLC /
Kelly Hart & Hallman LLP, Ray Oujesky and Kimley Horn, John Ainsworth

Site Location: 1500 E. Bonds Ranch Road

Acreage: 29.385 acres

Request

Proposed Use: Detached Multifamily

Request: From: "I" Light Industrial

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development standards for front yard setbacks, front yard fencing, open space, building orientation, and a waiver to the MFD submittal, site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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1. [Project Description and Background](#)
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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan

Project Description and Background

The site is located on the south side of East Bonds Ranch Road, approximately 1 mile to the east of Highway 287 in Council District 7. The site is proposed to be zoned as a “PD” Planned Development with a base zoning district of “D” High Density Multifamily. The site is proposed to support a detached multifamily community, which shares characteristics of an apartment community and a single-family neighborhood, but is considered to be a hybrid of the two. They are also sometimes referred to as ‘cottage communities’.

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

The proposed development consists of 196 total dwelling units, with a density of approximately 7 units per acre, below the density cap of 32 units per acre. The units will be a mix of two and three bedroom units. The site will also feature shared community space/amenities and a mix of surface, carport, and garage parking spaces.

The proposed zoning change would create a Planned Development with waivers to the standards listed below:

9. DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:
 - 9.1. FENCING SHALL BE ALLOWED ALONG THE PUBLIC RIGHT-OF-WAY WITHIN REQUIRED FRONT YARD SETBACKS.
 - 9.2. UNITS SHALL BE ALLOWED TO FRONT, SIDE, OR BACK A PUBLIC RIGHT-OF-WAY.
 - 9.3. THE MINIMUM FRONT YARD SETBACK REQUIREMENT WILL BE 10-FEET.
 - 9.4. THE MINIMUM OPEN SPACE REQUIREMENT WILL BE 25%.
 - 9.5. A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT (WAIVER REQUESTED)

The following additional comments were provided by other reviewing City departments:

T/PW - 12/16/2021

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

1. Master Thoroughfare Plan (MTP). Bonds Ranch Road is on the MTP as a Neighborhood Connector with 2 lanes in each direction, a 10 foot shared pedestrian and bike path and a standard median. Right of way dedication and left turn may be required.

Fire - 12/28/2021

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

Fire has concerns about the size of the "cottage" structures (+/- 1400 sq feet-pink buildings on site plan) located behind or "stacked" behind even larger structures. The heavier fire load due to the larger size, remoteness from a fire lane, and potential delays in locating the structures pose challenges to responding fire units. Delays can be expected in EMS response, as well.

1. FYI: Two points of access are required.

Access Point 1 is a divided access point to Bonds Ranch Road. Where divided by a median, the minimum fire lane width is 20' on each side of the median.

Access Point 2 from Little Falls Trail is a gated entry. The minimum width for this entry point is 26'. The gate must be a minimum of 20' wide when fully opened and equipped with a Knox Lock.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.2 Secondary Access

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.6 Security Gates

2. FYI: Internal emergency access easements must be recorded and named for addressing purposes.

3. FYI: Remote or "stacked" buildings must be signed according to Planning and Addressing Standards- signage shall be posted in plain view from the street in front. Sprinkler systems may be required in the remote structures.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.1 Buildings and Facilities (hose lay)

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 505.1 Premises Identification

Section VI.10: Posting of an Address, Rear Structures

4. Gas well setbacks are shown correctly for a Non-permitted pad site and the lift compressor.

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.3 Existing Gas Wells

IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 5706.3.1.3.4.2 Existing Lift Compressor

FYI COMMENTS:

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

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

The City of Fort Worth has adopted the 2015 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted amendments (January 1, 2017 version) to this code. The Fort Worth Fire Code Amendments can be found online at www.fortworthtexas.gov/Fire/ (click on Bureau of Fire Prevention)

Surrounding Zoning and Land Uses

North n/a (City of Haslet) / residential
East "I" Light Industrial / industrial park & undeveloped
South "A-5" One Family Residential / residential
West "A-5" One Family Residential / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.
The following organizations were emailed on December 28, 2021:

| Organizations Notified | |
|---------------------------|------------------------------|
| North Fort Worth Alliance | Reata Ranch HOA |
| Tehama Ridge HOA* | Northwest ISD |
| Streams And Valleys Inc | Trinity Habitat for Humanity |

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Current land uses in the vicinity of the site are predominately single family residential in nature. Neighborhoods to the west and south are within the City of Fort Worth and are developed to “A-5” residential standards. Across Bonds Ranch Road to the north is the City of Haslet, which features an established residential neighborhood of single-family houses on large lots. The land to the east is currently undeveloped but is currently zoned for “I” Light Industrial, which has the potential for future nuisances between the proposed cottage community and future industrial users based on adjacency.

The site is located on a major arterial road (Bonds Ranch Road) which is part of the City’s adopted Master Thoroughfare Plan. While the Site Plan depicts a secondary gated access point connecting to Little Falls Trail, most of the ingress and egress will be directed onto Bonds Ranch Road, and does not provide any practical neighborhood connectivity. The site is within one mile of Highway 287 and two miles from Interstate 35-W.

Based on the quasi-single family nature of this style of development, the proposed zoning **is compatible** with the current surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as future Light Industrial, which envisions future development aligned with “I” Light Industrial zoning, commercial zoning, or “MU-2” High Intensity Mixed Use zoning. The current proposal for a “PD/D” Planned Development with a base of High Density Multifamily is not supported by the future land use designation.

Additionally, the development does not appear to support any of the 15 policies applicable to the Far North Sector found in Appendix C of the 2021 Comprehensive Plan.

The proposed “PD-D” zoning **is not consistent** with the adopted Comprehensive Plan. If the change of zoning is approved, staff suggests that the Comprehensive Plan be updated to reflect the change.

Economic Development Plan

The Far North sector of the City is not directly addressed in the 2017 Economic Development Strategic Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City. However, the plan does call for providing a variety of housing choice throughout Fort Worth, as well as increasing the supply of housing to help alleviate pressure on rising costs of living.

Site Plan Comments

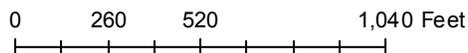
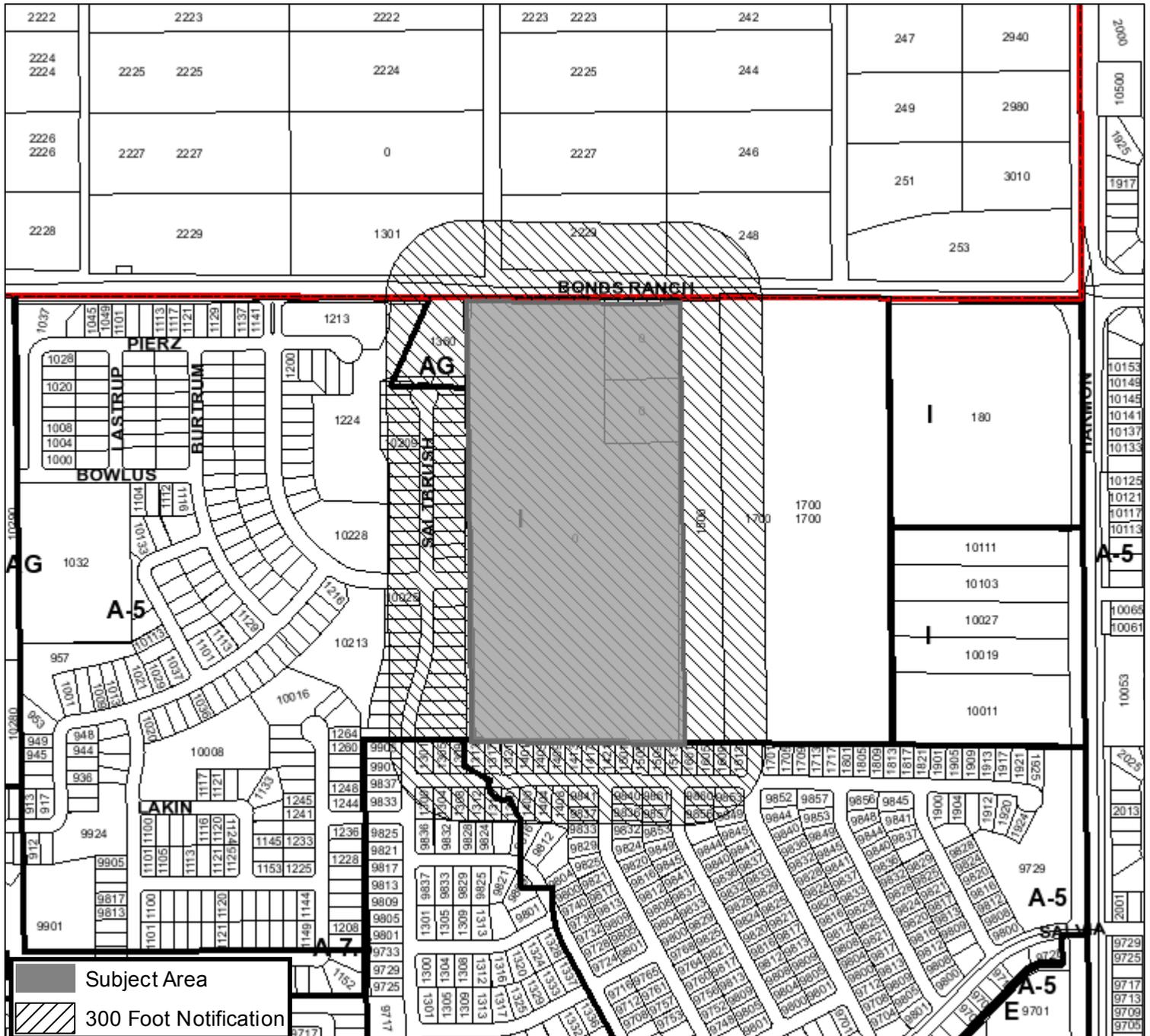
Zoning and Land Use

All land use related comments have been addressed with the latest Site Plan submitted on January 7th.

- ~~Clarify how the gas well will be accessed in the future if the Site Plan is built as presented. Will the gas well be fenced off?~~
- ~~Clarify fencing plans. Eastern property line shows 8’ iron privacy fence. Western property line shows iron privacy fence but no height specified, then states wood privacy fence at edge of yards. No fences are shown at northern property line, though fencing between building & street is referenced as a waiver. No fences are shown on the southern portion of the site, to separate the dwelling units from the detention pond and gas well site (see comment #2 above regarding gas well).~~
- ~~Revise Open Space diagram. Remove areas outside of fenced perimeter as well as any areas not meeting the minimum dimension of 25’ x 25’. Revise open space calculations accordingly.~~
- ~~Revise Total Open Space under Site Summary to only include Common Area. Private Patios do not count towards total open space amount.~~
- ~~Modify signature line to “Director of Development Services”~~
- ~~Modify ZC 21-XXX to ZC 21-230~~

Area Zoning Map

Applicant: Fortune 88, LLC
 Address: 1300 - 1500 blocks E. Bonds Ranch Road
 Zoning From: I
 Zoning To: Planned Development for Multifamily Residential High Density
 Acres: 29.38708077
 Mapsco: 20RV
 Sector/District: Far North
 Commission Date: 1/12/2022
 Contact: 817-392-8043





GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

SITE SUMMARY
Total Area: 29.3775 ac.
R.O.W. Dedication: 0.0079 ac.
Gas Well Pad: 1.0881 ac.
Net Site Area: 28.2815 ac

Total Units: 196 units
Density: ±6.7 du/ac

Building Types:
142 units - Duets (72%)
54 units - Singles (28%)
196 units - Total

Plan Summary:

| Plan Type | Stories | GSF | NSF | # Units |
|---------------|---------|--------------------|-------------------|------------------|
| P1 - 2bd, 2ba | 1-story | ±1,050sf | ±980sf | 51 units - 26% |
| P2 - 3bd, 2ba | 2-story | ±1,410sf | ±1,310sf | 145 units - 74% |
| Total | | ±258,000 sf | ±239,930sf | 196 units |

Parking Required:
2bd: 51 units x 2 sp/unit = 102 Spaces
3bd: 145 units x 3 sp/unit = 436 Spaces
Amenity Building: 2000 sf x 1/250 sf = 8 Spaces
Total: 545 Spaces

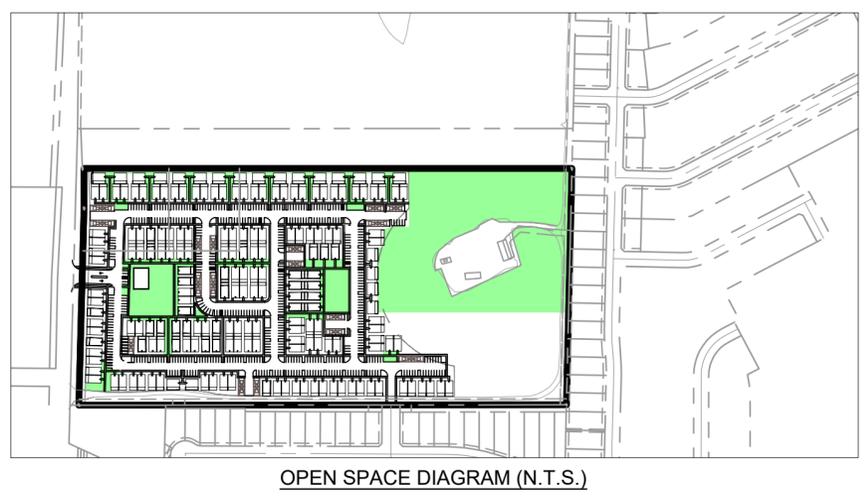
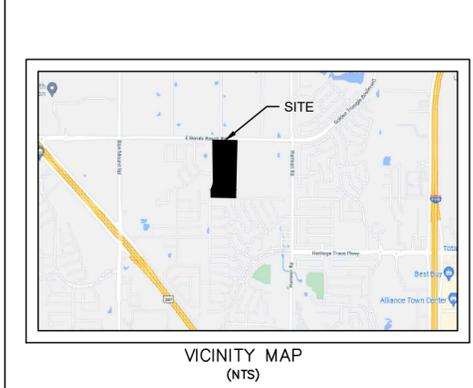
Parking Provided:
114 Spaces - Garages
436 Spaces - Open Parking
550 Spaces

Private Yards (10x26 min.) 54,200 sf

Open Space Provided:
Open Space (25x25 min.) 324,480 sf

Total Open Space: 324,480 = 7.45 ACRES (25.36%)

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 4.712(C) (6) FOR "D" HIGH-DENSITY MULTIFAMILY, INCLUDING ENHANCED LANDSCAPING.
 - 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 FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN FRONT YARDS.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING.
 - THIS PROJECT WILL COMPLY WITH FACADE VARIATIONS OF THE MFD.
 - ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
 - ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS.
 - TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.
 - EXTERIOR BUILDING MATERIALS: CEMENTITIOUS AS A PRIMARY FACADE MATERIAL WITH MASONRY (SUCH AS BRICK, STONE, OR SYNTHETIC STONE) ACCENTS AT SELECT LOCATIONS.
 - DEVELOPMENT WILL ADHERE TO REQUIREMENTS FOR "D" HIGH DENSITY MULTIFAMILY WITH THE FOLLOWING EXCEPTIONS:
 - FENCING SHALL BE ALLOWED ALONG THE PUBLIC RIGHT-OF-WAY WITHIN REQUIRED FRONT YARD SETBACKS.
 - UNITS SHALL BE ALLOWED TO FRONT, SIDE, OR BACK A PUBLIC RIGHT-OF-WAY.
 - THE MINIMUM FRONT YARD SETBACK REQUIREMENT WILL BE 10-FEET.
 - THE MINIMUM OPEN SPACE REQUIREMENT WILL BE 25%. A MFD SITE PLAN WILL NOT BE SUBMITTED FOR THIS PROJECT (WAIVER REQUESTED).



DINERSTEIN BONDS RANCH SITE PLAN

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

ARCHITECT
KITY
ARCHITECTURE + PLANNING
17911 VON KARMAN AVE.
SUITE 200
IRVINE, CA 92614
949.851.2133

OWNER:
FORTUNE 88, LLC
1100 W. PIONEER PKWY
ARLINGTON, TX 76103

DEVELOPER:
LYNTON SMITH,
SENIOR ASSOCIATE, PRE DEVELOPMENT
3411 RICHMOND AVENUE
HOUSTON, TX 77046

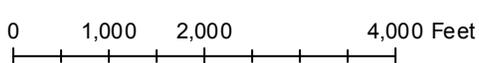
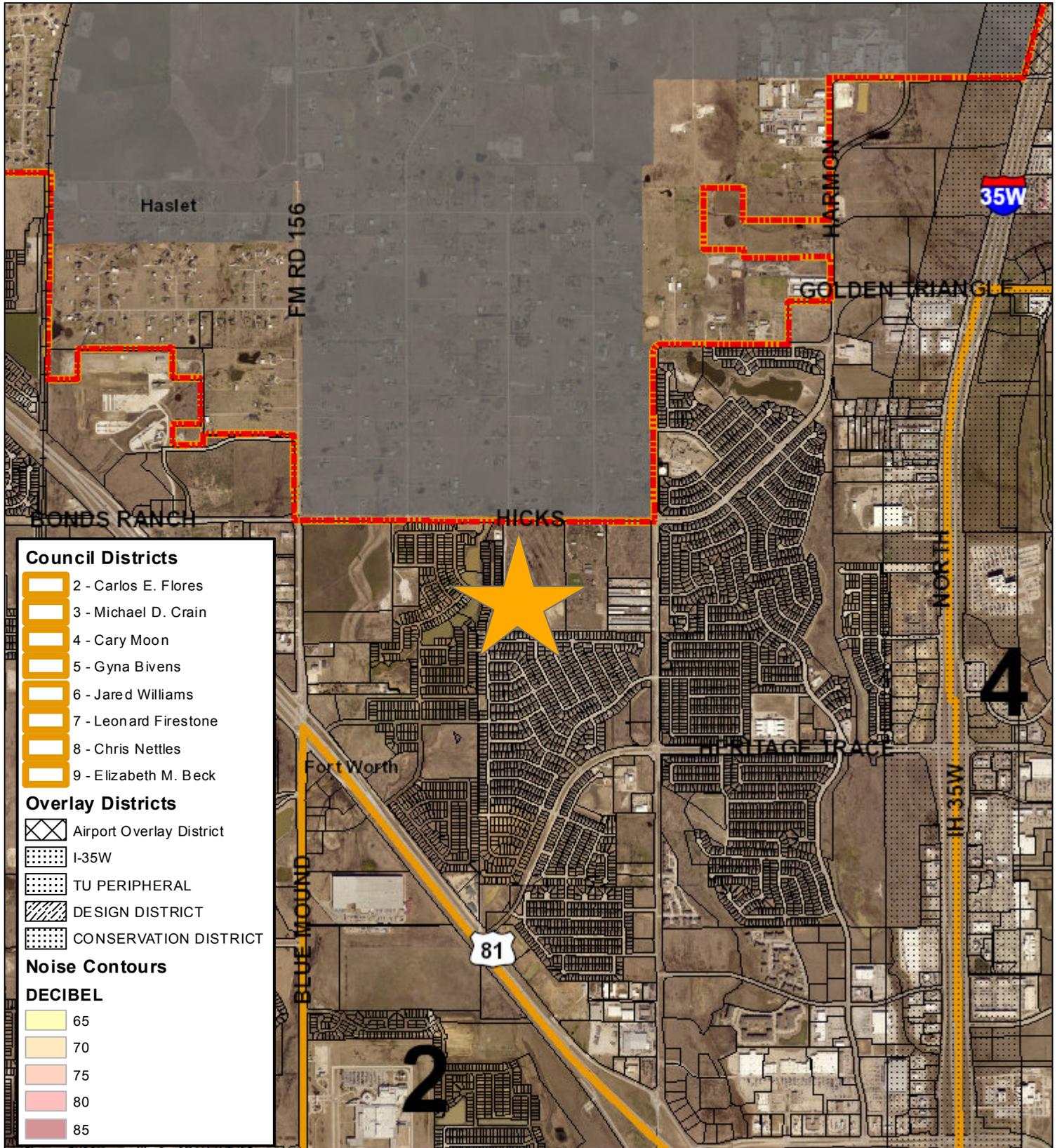
ENGINEER:
JOHN AINSWORTH, PE
KIMLEY-HORN AND ASSOCIATES
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TX 76102
817-339-2253

ZONING SITE PLAN
ZC-21-230

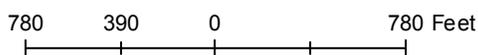
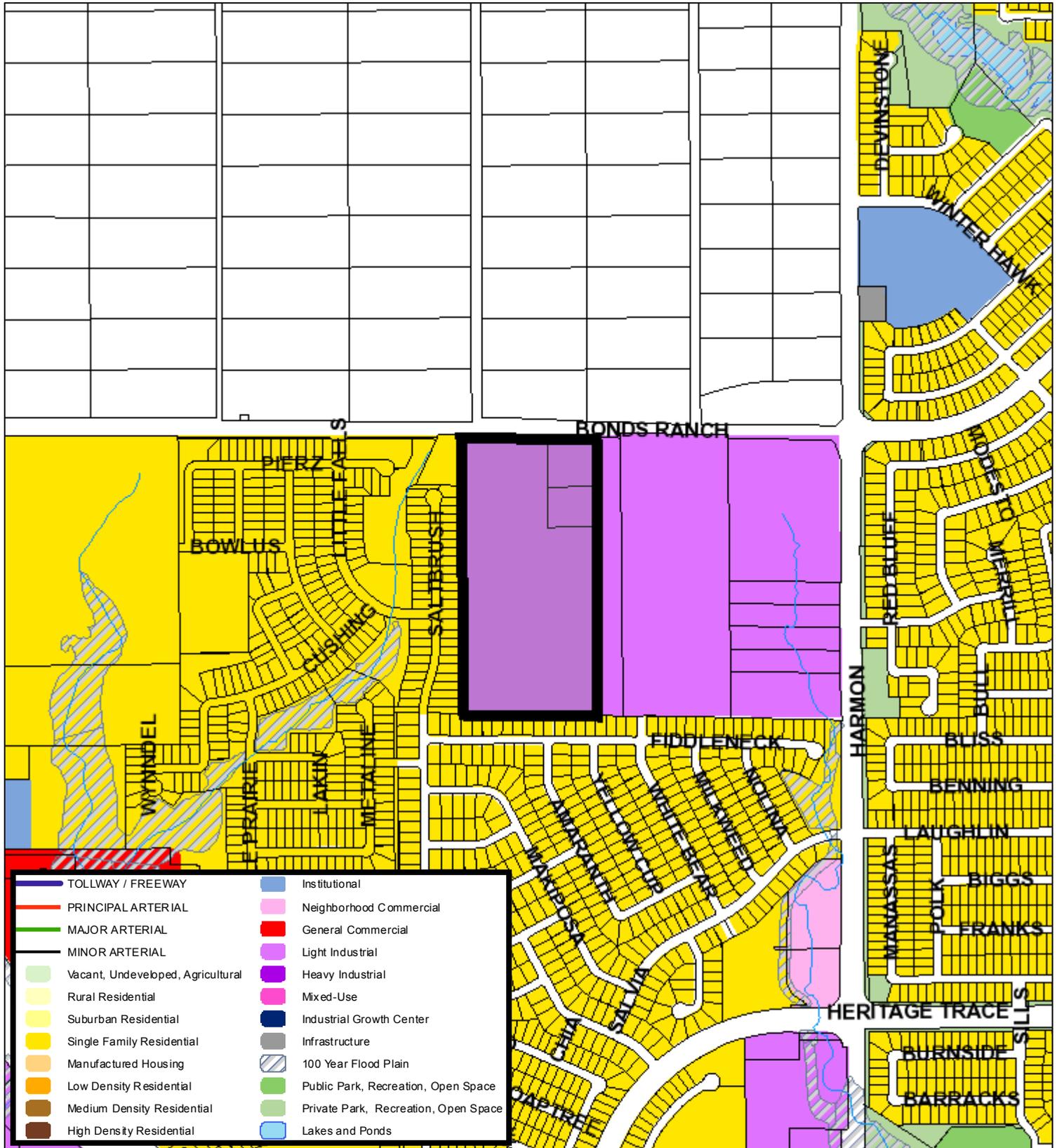
FORT WORTH, TX
DECEMBER 6, 2021

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

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



0 487.5 975 1,950 Feet





Zoning Staff Report

Date: January 12, 2022

Case Number: ZC-21-231

Council District: 7

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Presidio Village LLC

Site Location: 9301 Harmon Rd

Acres: 9.7 acres

Request

Proposed Use: Commercial

Request: From: “AG” Agricultural

To: “E” Neighborhood Commercial; “G” Intensive Commercial

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The subject property is located on Harmon Rd south of Heritage Trace Parkway. The site is currently vacant and the applicant is proposing to change the zoning from “AG” Agricultural to “E” Neighborhood Commercial and “G” Intensive Commercial to allow for a development with various commercial uses.

Surrounding Zoning and Land Uses

North “T” Light Industrial / industrial

East “C” Medium Density Multifamily, “A-5” One-Family / vacant, multifamily

South “E” Neighborhood Commercial / single-family

West “R1” Zero Lot Line/Cluster / single-family

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were notified: (emailed December 28, 2021)

| Organizations Notified | |
|------------------------------|-------------------------|
| North Fort Worth Alliance | Reata Meadows HOA |
| Quail Grove HOA | Reata Ranch HOA* |
| Tehama Ridge HOA | Streams and Valleys Inc |
| Trinity Habitat for Humanity | Northwest ISD |
| Eagle Mountain-Saginaw ISD | |

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from to “E” Neighborhood Commercial and “G” Intensive Commercial. Surrounding uses vary, with single-family to the west and south, industrial to the north, and multifamily/vacant uses across the street to the east. The majority of the site is proposed for neighborhood

commercial uses which are appropriate along major arterials and adjacent residential uses. Screening fences, setbacks, and bufferyards would be required when the commercial is constructed.

A corner lot within this development is proposed for “G” Intensive Commercial. This would allow more intense uses. However, the corner lot would be buffered by Neighborhood Commercial, which would lessen the impact to surrounding neighborhoods. In addition, industrial uses are located to the north.

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

Comprehensive Plan Consistency – Far North

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial. The majority of the proposed zoning is consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.

However, the small tract on the northeast corner would require a General Commercial designation. This would constitute a technical inconsistency for that portion. Based on the overall conformance with the future land use map, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

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

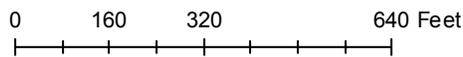
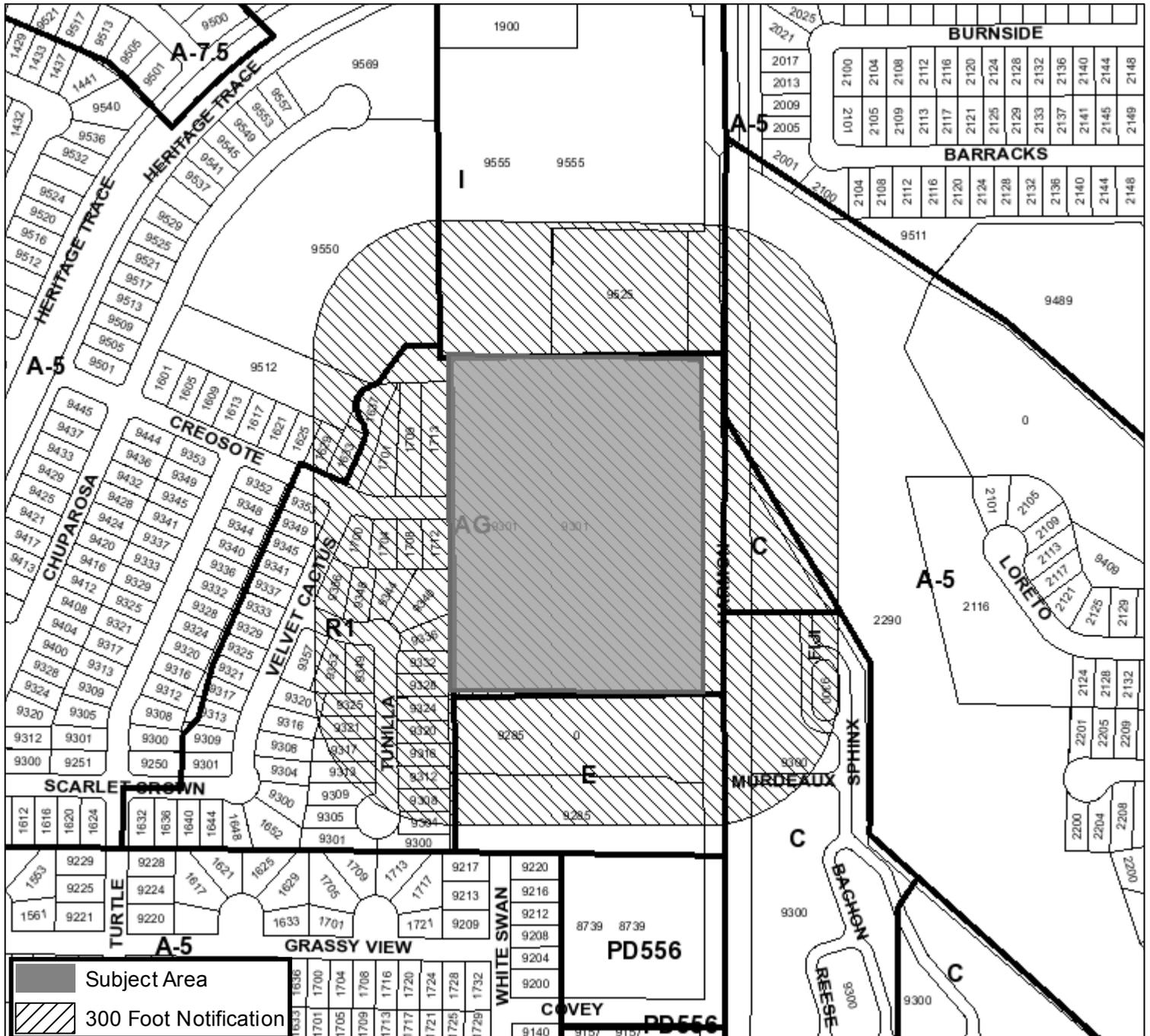
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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

The proposed zoning would create tax revenue and jobs for the City of Fort Worth.

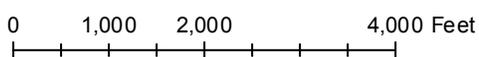
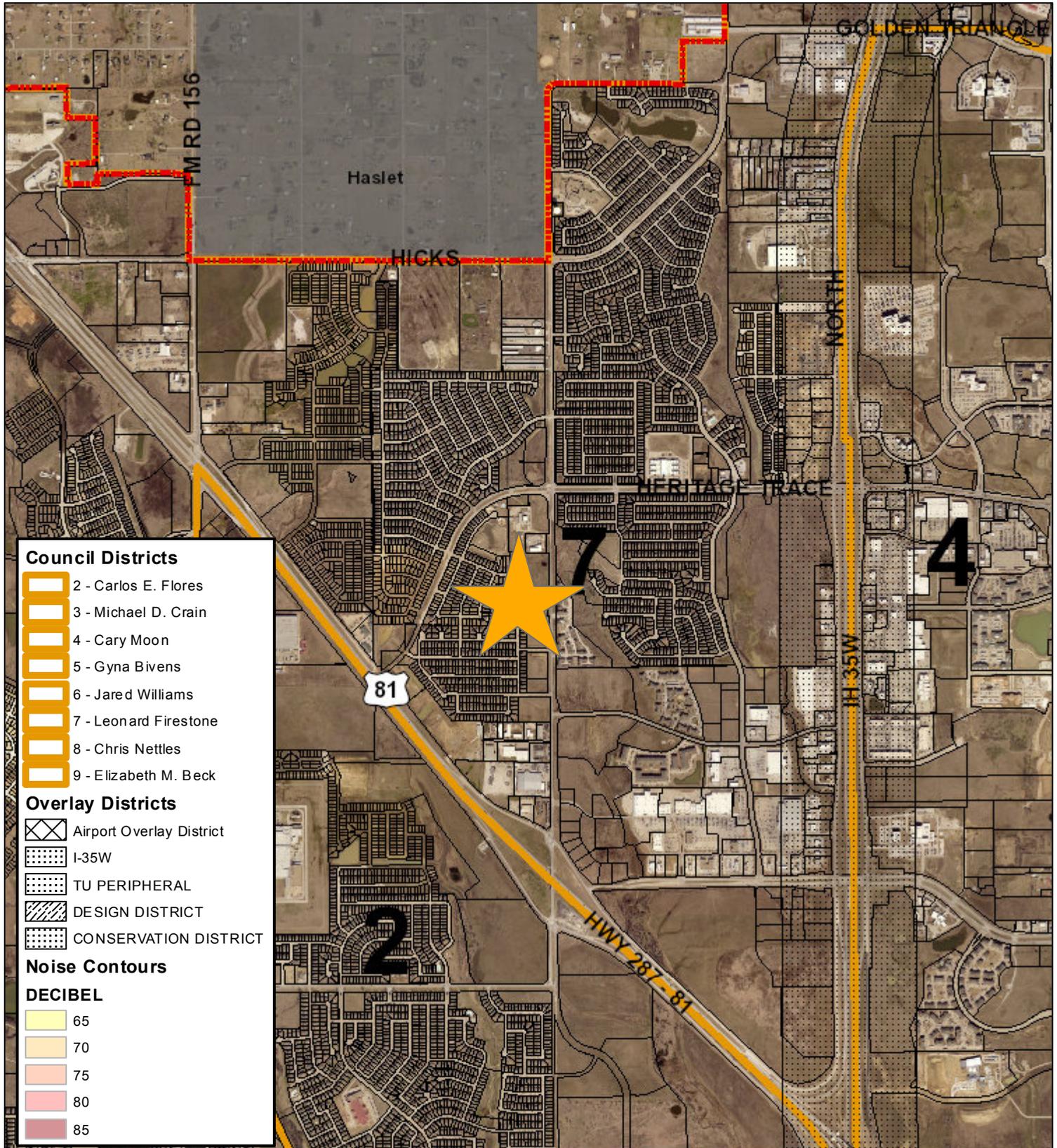


Area Zoning Map

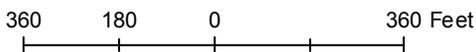
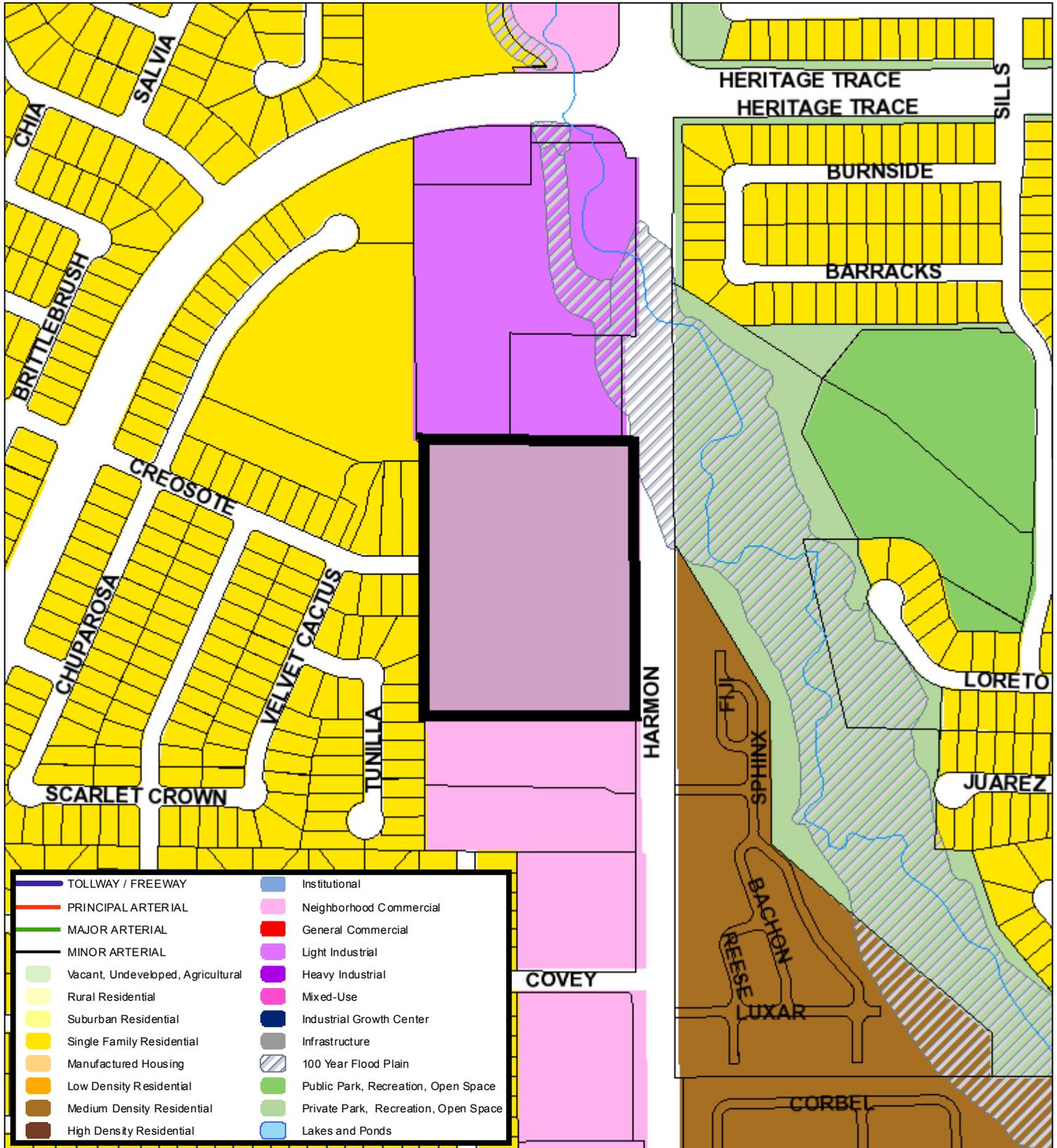
Applicant: Presidio Village LLC
 Address: 9301 Harmon Road
 Zoning From: AG
 Zoning To: E, G
 Acres: 9.71510761
 Mapsco: 21W
 Sector/District: Far North
 Commission Date: 1/12/2022
 Contact: 817-392-6329



Area Map



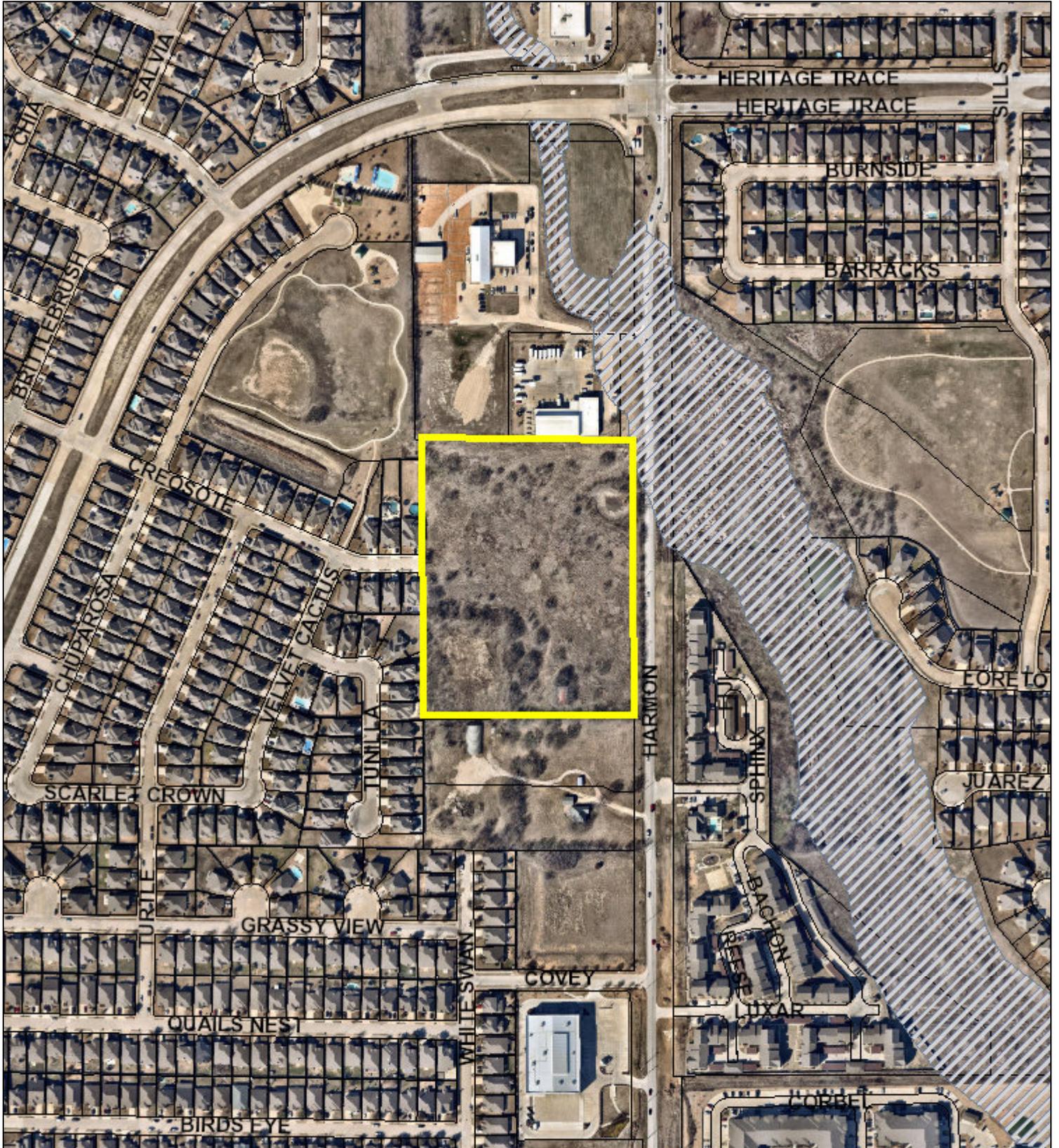
Future Land Use



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



0 230 460 920 Feet





Zoning Commission

Date: January 12, 2021

Case Number: ZC-21-237

Council District: 8, 9

Text Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: The City of Fort Worth

Request

Request: An ordinance amending the Zoning Ordinance of the City of Fort Worth, being ordinance no. 21563, as amended, codified as Appendix "A" of the code of the City of Fort Worth, by amending Article 13 "Form Based Districts", of Chapter 4, "District Regulations" to amend sections related to the Near Southside District in its entirety to revise certain development and design standards in the Near Southside; providing that this ordinance shall be cumulative; providing a severability clause; providing a penalty clause; providing for publication in the official newspaper; and providing an effective date.

Recommendation

Urban Design Commission: Approval

Staff Recommendation: Approval

Table of Contents

1. [Project Description and Background](#)
2. [Near Southside Text Amendments \(Tracked Changes\)](#)
3. Recommendation Letter from Urban Design Commission

Project Description and Background

Staff is proposing Zoning Ordinance text amendments for the Near Southside Design Standards and Guidelines. The purpose of the amendments, as requested by Near Southside, Inc, is to add flexibility to the current code, maintain high standards of design, and to update exhibits and references. Changes are being recommended to the design standards in the Streets and Public Spaces, Building Location and Orientation, Building Height, and Architectural Standards sections of the code. Specifically, the amendments are as follows:

Recommendations:

- 1) 5.B. Streets and Other Public Spaces:
 - Add a requirement that landscaping in the street tree/furniture zone between the curb and pedestrian way should allow clear visibility from the street, and limit shrubs to be a max of 36" in height.
 - Remove table detailing the annual flat fee rate per residential dwelling unit and instead refer to fees listed in the Neighborhood and Community Park Dedication Policy.
- 2) 5.C. Building Location and Orientation:
 - Reduce rear minimum setback from 3 feet to 0 feet.
 - Adjust the requirement for pedestrian residential entrances to require street-level units to have pedestrian access on all public street frontages, rather than just 'primary' streets.
- 3) 5.D. Building Height:
 - Adjust rules about height to allow some elements to project above the height limit provided they do not exceed the roof height of the top story by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof. These elements include: a. Elevator or stairway access to roof; b. Rooftop shade structure; c. Greenhouse; and d. Mechanical Equipment.
- 4) 5.F.7 Ground Floor Transparency
 - Adjust rules to ground floor transparency such that, for all ground floor nonresidential uses located along publicly accessible streets and other public spaces, glazing allowing views into the ground story use for a depth of at least 8 feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space).
 - Adjust rules for transparency to prohibit permanent interior window installations, including but not limited to security bars or glass blocks, unless otherwise approved with a waiver from the UDC.
- 5) 5.F. Architectural Standards
 - Allow up to two mobile food vendors on a site in the Near Southside without requiring design plan approval by the UDC.



Zoning Commission

Date: January 12, 2022

Case Number: ZC-21-239

Council District 8

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Rain Financial Group/ Alpha Family Group – James Walker

Site Location: 1711, 1713 Logan St and 1712 McCurdy

Acreage: .3692 acres

Request

Proposed Use: Apartment Complex

Request: From: “B” Two Family

To: “UR” Urban Residential

Recommendation

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

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

Staff Recommendation: **Approval**

Table of Contents

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

Project Description and Background

The applicant is proposing to change the zoning from a mix of districts to ‘UR’ – Urban Residential to build an Apartment Complex. This is a companion case to ZC - 21 - 180. At the time of the surrounding rezoning these lots were not owned by the developer. The developer has since purchased these lots and would like to incorporate them into the project.

Surrounding Zoning and Land Uses

North ‘I’ Light Industrial / Auto Sales

East Highway 287

South ‘I’ Light Industrial and ‘B’ Two – Family / Single Family Residential

West ‘A-5’ One Family and ‘B’ Two Family Residential/ Single Family and Vacant land

Recent Zoning History

- ZC-13-099 City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. This property was rezoned from ‘B’ two-family to ‘A-5’ one- family.

Public Notification

300-foot Legal Notifications were mailed on December 30, 2021.

The following organizations were notified: (emailed December 30, 2021)

| Organizations Notified | |
|--|--------------------------------------|
| United Communities Association of South Fort Worth | Belmont NA* |
| The New Mitchell Boulevard NA | Parker Essex Boaz NA |
| Historic Southside NA | East Fort Worth, Inc. |
| Streams and Valleys Inc | Trinity Habitat for Humanity |
| Southeast Fort Worth Inc | East Fort Worth Business Association |
| Fort Worth ISD | |

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The surrounding land uses are single family residents with an auto sales lot and outdoor storage. There is a large amount of vacant land in the area. Recently the surrounding lots were rezoned to ‘UR’

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

Comprehensive Plan Consistency – Southeast

The 2021 Comprehensive Plan currently designates the subject property as Single Family.

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

- Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
- Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

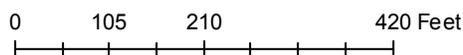
Based on conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.



ZC-21-239

Area Zoning Map

Applicant: James Walker
 Address: 1711, 1713 Logan St. and 1712 McCurdy
 Zoning From: B
 Zoning To: UR
 Acres: 0.3792
 Mapsco: 77R
 Sector/District: Southside
 Commission Date: 1/12/2022
 Contact: 817-443-7545



Area Map



Council Districts

-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

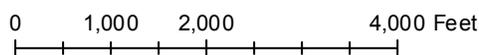
Overlay Districts

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

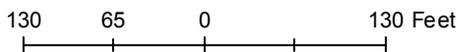
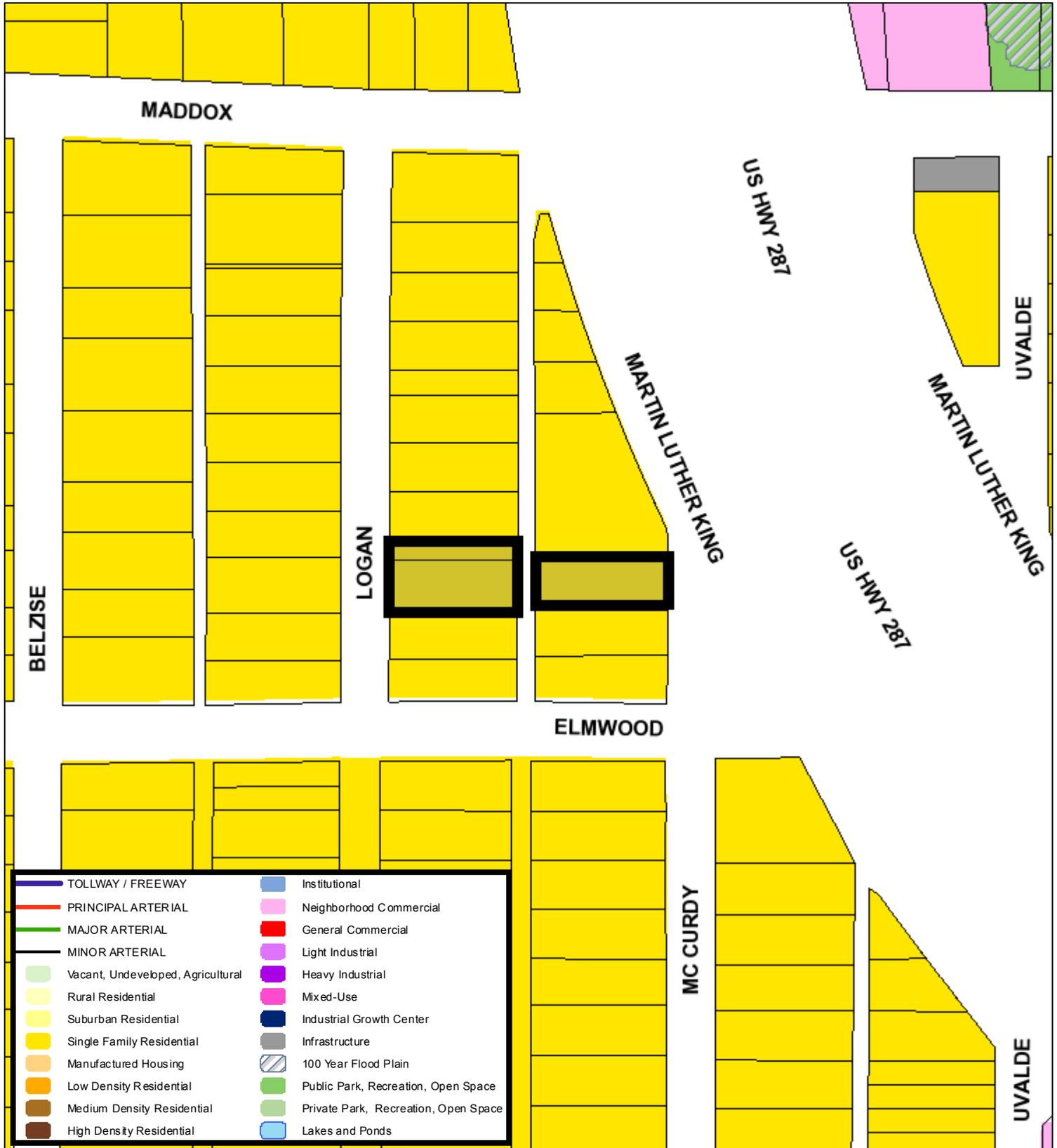
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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





ZC-21-239

Aerial Photo Map



0 85 170 340 Feet

