



**ZONING COMMISSION
AGENDA**

Wednesday, May 11th, 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/g.php?MTID=e0c1a80b99e37cbbb81edcca4519e606f>

Meeting/ Access Code: 2556 482 0091

Registration Required

Teleconference

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

Meeting/ Access Code: 2556 482 0091

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, May 9th. To sign up, please register through WebEx in accordance with the directions on the City’s website above. This link should be used to register whether you plan to participate in-person or virtually. For questions or assistance with registration, please contact Sandra Barraza at Sandra.Barraza@fortworthtexas.gov or (817)392-8047.**

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

COMMISSION MEMBERS:

Jarod Cox CD 1	_____	Dr. Mia Hall, CD 6	_____
Willie Rankin, Chair, CD 2	_____	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**

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JUNE 14TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

B. APPROVAL OF MEETING MINUTES OF APRIL 13TH, 2022 _____ 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-22-007 CD 7

- a. Site Location: 7350 Lake Country Drive, 9000 block Boat Club Road
- b. Acreage: 51.71
- c. Applicant/Agent: Paul Krause, Buffer LLC, Eagle Mt. Lake Farms LLC
- d. Request: From: "AG" Agricultural
To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with waivers for open space, setbacks adjacent to one-family residential, front yard fencing, and a waiver to the MFD; Site Plan included.

2. ZC-22-027

CD 3

- a. Site Location: 3225 Alameda Street
- b. Acreage: 8.00
- c. Applicant/Agent: Dougherty Holdings Eleventh, LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial with 4 lanes and semi-truck stop; site plan included with development waivers for building height, bicycle parking, and signs, site plan included.

3. ZC-22-041

CD 9

- a. Site Location: 715, 717, 721, 725 Clear Lake Avenue; 515 N Hampton Street; 1301, 1404, 1402, 1101 E Peach Street; 1315 & 1403 Bluff St; 415, 519 N Nichols Street; 409, 415, 504, 508, 514, 518 Wall Street;
- b. Acreage: 2.15
- c. Applicant/Agent: Brewer & Hale, Testudo Residential & Holdings
- d. Request: From: "D" High-Density Multi-Family, "G" High Intensive Commercial, "J" Medium Industrial, & PD 1226 for "H" uses with Downtown Urban Design District Overlay
To: "PD/H/DUDD" Planned Development for all uses in "H" Central Business District plus single-family detached, brewery, and distillery; site plan waived; within the Downtown Urban Design District Overlay; with a max height of ten (10) stories

This case will be heard by Council, May 24, 2022, 10:00 am

D. NEW CASES

4. ZC-22-081

CD 6

- a. Site Location: 900-1000 blocks of E. Rendon Crowley Rd
- b. Acreage: 2.07
- c. Applicant/Agent: Landmark at Rendon Fort Worth, LLC
- d. Request: From: "CR" Low-Density Multifamily
To: "PD/CR" Planned Development for all uses in "CR" Low Density Multifamily with development regulation for 45% open space; site plan waiver requested

This case will be heard by Council, May 24, 2022, 10:00 am

5. SP-22-008

CD 7

- a. Site Location: 6300 Shady Oaks Manor Drive
- b. Acreage: 6.37
- c. Applicant/Agent: James Schrader
- d. Request: To: Amend site plan for PD 780 and PD 1311 Planned Development for all uses in "G" General Commercial and mini-warehouses to include auto repair; site plan included

6. ZC-22-042 **CD 2**

- a. Site Location: 2424 Chestnut Avenue
- b. Acreage: 0.31
- c. Applicant/Agent: Blas & Rita Rodriguez
- d. Request: From: "A-5" One-Family
To: "FR" General Commercial Restricted

7. ZC-22-056 **CD 2**

- a. Site Location: 4400 block Huffines Blvd
- b. Acreage: 5.85
- c. Applicant/Agent: Crossing at Marine Creek Et al
- e. Request: From: "F" General Commercial, "G" Intensive Commercial
To: "PD/F" Planned Development for all uses in "F" General Commercial uses plus mini-warehouse, site plan required

8. ZC-22-063 **CD 9**

- a. Site Location: 2837 & 2841 8th Avenue
- b. Acreage: 0.28
- c. Applicant/Agent: Judy Boley, George C. Boley Enterprises
- d. Request: From: "PD 212" Planned Development/Specific Use for all uses in "E" Neighborhood Commercial, site plan required
To: "A-5" One-Family

9. ZC-22-064 **CD 7**

- a. Site Location: 113 Roberts Cutoff Road
- b. Acreage: 0.58
- c. Applicant/Agent: FWC Realty
- d. Request: From: "I" Light Industrial
To: "MU-2" High-Intensity Mixed-Use

10. ZC-22-065 **CD 5**

- a. Site Location: 5100 - 5200 blocks Parker Henderson Road
- b. Acreage: 57.41
- c. Applicant/Agent: James Parker McCulley
- e. Request: From: "AG" Agricultural
To: "I" Light Industrial

11. ZC-22-066 **CD 5**

- a. Site Location: 11300 block Trinity Boulevard
- b. Acreage: 9.19
- c. Applicant/Agent: Harold & Carolyn Pierce
- d. Request: From: "AG" Agricultural
To: "J" Medium Industrial

12. ZC-22-068 **CD 3**

- a. Site Location: 5401 Benbrook Boulevard (5401 Benbrook Highway)
- b. Acreage: 13.85
- c. Applicant/Agent: Allison Ann
- d. Request: From: "AG" Agriculture
To: "C" Medium-Density Multifamily

13. ZC-22-069

CD 7

- a. Site Location: 2500-2700 blocks State Highway 114
- b. Acreage: 19.61
- c. Applicant/Agent: Roanoke 35/114 Partners, LP & Roanoke 35/114 O & G Partners, LP
- d. Request: From: "K" Heavy Industrial
To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation and parking in front of primary building, and a waiver to the MFD; Site Plan included.

14. ZC-22-070

CD 7

- a. Site Location: 700-900 blocks Avondale Haslet Road
- b. Acreage: 84.20
- c. Applicant/Agent: Hall-Nance Ranches Ltd.
- d. Request: From: "E" Neighborhood Commercial, "I" Light Industrial
To: "A-5" One-Family

15. ZC-22-072

CD 9

- a. Site Location: 2100 & 2120 W. Rosedale Street, 1005 Jerome Street
- b. Acreage: 2.45
- c. Applicant/Agent: MTV LLC
- d. Request: From: "G" Intensive Commercial
To: "PD/G" Planned Development for "G" Intensive Commercial uses plus hotel with development standards for parking, site plan included

16. ZC-22-073

CD 3

- a. Site Location: 5129 Donnelly Avenue
- b. Acreage: 0.21
- c. Applicant/Agent: Simurgh Investments LLC
- d. Request: To: Add Conditional Use Permit for community center in "C" Medium Density Multifamily with development waivers for parking, site plan included

17. ZC-22-074

CD 4

- a. Site Location: 6750 J.W. Delaney Road
- b. Acreage: 5.17
- c. Applicant/Agent: State National Insurance Company, Inc.
- d. Request: From: "E" Neighborhood Commercial
To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with specific development standards for open space, fencing location, and a waiver to the MFD submittal; Site Plan included.

18. ZC-22-075

CD 3

- a. Site Location: 9258 N. Normandale Street
- b. Acreage: 1.73
- c. Applicant/Agent: Birchman Baptist Church
- d. Request: From: "C" Medium-Density Multifamily, "F" General Commercial
To: "F" General Commercial

19. ZC-22-077

CD 8

- a. Site Location: 1200-1300 blocks Limerick Dr. & 1100 – 1300 blocks Oak Grove Road, 1012 & 1208 SE Loop 820
- b. Acreage: 15.35
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: From: "C" Medium-Density Multifamily, "E" Neighborhood Commercial
To: "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted

20. ZC-22-078

CD 7

- a. Site Location: Generally bounded by White Settlement Rd, Bailey Ave, Arch Adams Ln, W. 7th St, & a tributary of the West Fork of the Trinity River
- b. Acreage: 279.32
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: From: "A-5" One-Family, "A-5/DD" One-Family Demolition Delay, "B" Two-Family, "C" Medium-Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, PD 44, PD 430, PD 733
To: "A-10" One-Family, "A-10/DD" One-Family Demolition Delay, "A-7.5" One-Family, A-5 "One-Family", "B" Two-Family, "R2" Townhouse Cluster, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "PD 430" Planned Development for professional offices

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: May 11, 2022

Case Number: ZC-22-007

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Paul Krause, Buffer LLC, Eagle Mt. Lake Farms LLC / Alexandra Johnson, Republic Property Group

Site Location: 8997 Boat Club Road (FM 1220) **Acreage:** 51.71 acres

Request

Proposed Use: Detached Multifamily - Low Density

Request: From: "AG" Agricultural

To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with specific development standards for open space, setbacks adjacent to one-family residential, front yard fencing, and a waiver to the MFD; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Continuance (60 days)**

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6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Layout (may need to remove)

Project Description and Background

UPDATE as of 4/27/2022

**This case was previously heard by the Zoning Commission on March 9th, at which point the Commission voted on a 60-day continuance.

On April 25th, the applicant notified City staff of their intent to modify their previously submitted application and supporting documents, including the Site Plan. Due to the scope of these proposed changes, staff is recommending a 60-day continuance on this rezoning request. A 60-day continuance would give the applicant and developer additional time to address the comments and concerns from staff, as well as provide additional time for dialogue with the community, neighborhood groups, and the City Council representative.

All other comments beyond this point are carried over from the March 9th Zoning Commission staff report. We anticipate updating the staff reports after a new Site Plan document is submitted to the City by the applicant, in conjunction with a 60-day continuance, which would tentatively place the item on the July 13th Zoning Commission hearing. Staff needs adequate time to go over the changes, ensure the application is properly updated and complete, update the staff reports, and be certain that all remaining comments have been addressed and cleared.**

This is a proposed detached multifamily development along Boat Club Road in northwestern Fort Worth in Council District 7. The single family units clustered around green spaces and connected by trails, are representative of a new style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached multifamily development 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’.

The site is proposed to be zoned as a “PD” Planned Development with a base zoning district of “CR” Low Density Multifamily. A total of 319 units are included in the development, which spans just over 50 acres. This results in a density of just over 6 dwelling units per acre, below the “CR” maximum of 16 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with a Leasing & Amenity Center. The development would be gated and fenced based on the Site Plan submitted by the applicant.

Large portions of the site are to be preserved as open space, predominately along the drainageways and riparian corridors. This can be interpreted as a type of cluster development, where dwelling units are grouped in specific areas while retaining large contiguous areas to remain in a natural or minimally altered state. This is in alignment with planning principles and promotes preservation of the natural environment.

Each home will feature a private yard and enclosed garage. Additional parallel parking will be provided on the main drives to exceed the required minimum parking amount. Residents will have access to over 30 acres of open space, as well as multiple shared amenities.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / restaurant
East n/a (ETJ) / Self Storage, Mini-Warehouse & single family residential
South “CF” Community Facilities / Private School
West “A-5” One Family Residential / single family residential & undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.
The following organizations were emailed on February 25, 2022:

Organizations Notified	
Lake Country POA*	Northwest Fort Worth Neighborhood Alliance
Boswell Ranch Estates HOA	Eagle Mountain Phase II Property Owners, Inc
Highlands HOA	Streams and Valleys Inc
Eagle Mtn-Saginaw ISD	Trinity Habitat for Humanity

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

There are a variety of land uses in the vicinity of this site. To the west and south are residential areas within the City of Fort Worth that are developed as a mixture of single family and duplex residences. There is also a track and viewing stands for a private school immediately to the south, which has the potential for future nuisances between the proposed cottage community and the school based on proximity to floodlights and crowd noise. To the west is a large swath of undeveloped woodland that is zoned "A-5" and is more likely than not to develop as a future single family neighborhood in accordance with the Comprehensive Plan. Properties to the east are not within Fort Worth City limits but are within the City's 5-mile ETJ, and are developed as both single family residential and self-storage/mini warehouse facilities.

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

The proposed PD conditions are listed below, including waivers to open space, setbacks adjacent to A-5 zoning, MFD submittal, and front yard fencing.

REQUIREMENT	CR/ MFD STANDARDS	PROPOSED PD/ CR
Open space	60% minimum	54% (waiver requested)
Units per acre	16 maximum	7 units per acre (complies)
Front yard	20 feet minimum	30 feet (complies)
Rear yard	5 feet minimum	30 feet (complies)
Side yard	Interior lot = 5 feet minimum Corner lot = 20 feet minimum adjacent to side street	30 feet (complies)
Setback adjacent to one- or two-family residential district	Three feet for every one foot (3:1) as measured from slab to top of sill plate, or two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater, 30 feet minimum	Adjacent to <u>existing</u> one- or two-family residential district: 66 feet for one-story units (complies) 84 feet for two-story units (complies) All other boundaries 30 feet (waiver requested)
Height	36 feet maximum	28 feet (complies)
MFD	MFD Site Plan required	MFD Site Plan will not be submitted (waiver requested)
Fencing	Fences shall not be located in the area between building facades and the property line.	Fencing shall be allowed in the area between between building facades and the property line (waiver requested)

Comprehensive Plan Consistency – Far Northwest

The 2021 Comprehensive Plan designates the subject property as Agricultural/Vacant on the Future Land Use Map. Zoning in alignment with this Comprehensive Plan designation would be “AG” Agricultural zoning, which is currently in place. See red box below:

LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture	AG
Rivers, Lakes, Streams, 100 Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Roads, railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes

Unless the City intends for this parcel to remain as undeveloped preserve land or agricultural uses, then the Future Land Use Plan designation would need to be modified. In order to accommodate the current proposal, a

designation of Medium Density Residential would be required in order to accommodate a PD with a base zoning of “CR” Low Density Multifamily (shown in purple boxes above).

In addition, the development aligns with the specific sector-related growth policies for Far Northwest that are outlined below:

- (1) Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- (6) Promote innovative development projects that showcase Green Infrastructure practices, conserve riparian buffers to protect the water quality of Lake Worth and Eagle Mountain Lake, and extend greenway networks with hike & bike trails.

The proposed zoning **is not consistent** with the Comprehensive Plan. However, due to conformance with the policies stated above, and given the amount of land preserved in the design, staff is supportive of the request for rezoning to “PD/CR” – Planned Development/Low Density Multifamily. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this change.

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 site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Site Plan Comments

Zoning and Land Use

(previous comments addressed)

- ~~Rep. confirmed latest unit count of 319 as of 1/24/2022.~~
- ~~Rep. confirmed meeting w/ Council Member Leonard Firestone, tentative meeting scheduled w/ Lake Country POA in early February.~~
- ~~Staff recommends meeting with North Fort Worth Neighborhood Alliance.~~
- ~~Staff recommends consultation with Urban Forestry Department – Bryan Lyness, Sr. Planner.~~
- ~~Any revised Site Plan should be uploaded in the Accela online portal.~~
- ~~General Landscaping requirement is 10% of site. Refer to Sections 6.301 & 4.710.d.6 of the COFW Zoning Ordinance for specific planting requirements.~~
- ~~One Family Residential "A-5" zoning along all western property lines – specific setbacks apply. 30' minimum off property line for all structures. Additional setback of three feet for every one foot (3:1) as measured from slab to top of sill plate, OR two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater. If non-compliant, list as waiver under the PD comparison table.~~
- ~~1 parking space (9'x18') per bedroom, plus 1 parking space per 250 per club or office space. Tire stops are not required if the parking lot has a curb, but if you are installing any tire stops, please depict those on the site plan & ensure 18' measurement is measured from tire stop back. Add a note to the effect of confirming all parking spaces will meet minimum dimensions found in COFW Zoning Ordinance Section 6.202.~~
- ~~Correct signature line to "Director of Development Services".~~

- ~~Some of the 3' meandering sidewalks/trails appear to go off-site (around property lines N 64-28-29 E 196.94' & N 16-37-50 E 229.43').~~
- ~~Relocate comparison chart from Narrative to Site Plan. Utilize existing "CR" table with all line items (see on Pg. 1 of attachment) with a comparison column showing PD standards and compliance (complies) or waiver (does not comply). Rear yard, Side Yard, and Setback adjacent to One or Two Family Residential are not currently shown.~~
- ~~Strike building separation from comparison table (not zoning related - Note 12 should be sufficient).~~
- ~~Strike Note 2 (appears to be carry over from a separate development).~~
- ~~Note 11 - Remove private yards from Open Space calculations. If the Open Space falls below 60%, simply request a waiver through the PD for the lower amount. Staff is not supportive of counting private yards in the calculations for Open Space.~~
- ~~Provide separate exhibit (upload to Accela) showing Open Space diagram with green shading as well as calculations. Refer to COFW Zoning Ordinance Section 4.710.d.7.g for what areas count towards calculation of Open Space.~~
- ~~Two parking spaces from the Lake Country Drive entrance need to be pushed back behind the units (no parking in front of the projected front yard of the units). This will result in two parallel spaces removed.~~
- ~~Any fencing between the buildings and the public rights of way must be pushed back behind the units. Must be listed as a waiver in the table if you do not intend to comply with the Ordinance regulation.~~
- ~~There will be a 5' buffer yard required along any adjacency to the one- and two- family district. The alley on the west appears to be within the 5' but can't tell for sure.~~
- ~~Need confirmation that units meet setbacks along western property line adjacent to A-5 zoning. 84 feet off property line minimum for unit types 2, 3, 4, & 6; 66 feet for unit types 1 and 5.~~
- ~~Revise parking count by -2. Should be 734 spaces (1 per bedroom) and 746 spaces for total parking required~~
- ~~Include open space percentage (54%) on Open Space diagram.~~
- ~~Add MFD waiver and fencing waiver to bottom left comparison table on Site Plan.~~
- ~~Increased setbacks* apply to entire western property line adjacent to A-5.~~
- ~~*30' minimum off property line for all structures. Additional setback of three feet for every one foot (3:1) as measured from slab to top of sill plate, OR two feet for every one foot (2:1) in overall height when measured from lowest finished grade to the peak of the roof, whichever is greater [84 feet off property line minimum for unit types 2, 3, 4, & 6; 66 feet for unit types 1 and 5.]~~

New comments transmitted to applicant on 4/26 (not yet addressed)

- Newly included ETJ properties appear to be a separate owner that is not part of the current application
- Need revised Metes & Bounds legal description encompassing any areas to be rezoned
- Need to have discussions with the City's annexation planner Leo Valencia if you have not already
- Need to amend application to include areas in ETJ to be PD/CR & Commercial
- Select a commercial district from the base districts ("ER" through "G")
- Submit amended Site Plan for the PD/CR to reflect all changes, with all required Site Plan elements
- Need certainty on which waivers you will be seeking in the PD for reports/postings
- Need to discuss process for dedicating parkland with Lori Gordon
- Need to formally delimit area to be dedicated as park, will not count as part of PD/CR multifamily site
- Is this still proposed to be gated/fenced?
- Are all homes still to have private garages/yards?
- Is there any intent to connect the circle area to trail network?
- Will likely need to re-notice this request if the boundary is indeed changing

Fire Department

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
 1. Additional hydrants will be required.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Reference Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants
 2. Vehicle gates are required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Permits are required.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.6 Security Gates
 3. Minimum fire lane width for multi-family projects is 26'. Where divided by medians, a minimum of 20' on either side of the median is required.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.1 Fire Lane Specifications
 4. For "alleys": All structures must be addressed from a platted Emergency Access Easement that is a minimum of 26' wide. Approved turn-arounds must be provided for dead end Emergency Access Easements longer than 150' in length.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.7 Fire Lane Specifications
 5. Cul-de-sac required to be marked as a minimum of 100 feet diameter.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.2.5 Fire Lane Specifications
 6. Minimum turn radii for Emergency Access Easements is 25' inside and 51' outside.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503 Fire Lane Specifications
 7. Hose lay must be provided to all exterior portions of each structure within 150, measured along a 5' wide unobstructed path.
IFC 2015/CFW Adopted Amendments Jan 1, 2017 Section 503.1.1 Buildings and Facilities
 8. The north section of the project area appears to fall within a Limited Purpose District.

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 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)

Stormwater

Contact: sds@fortworthtexas.gov

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

(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.)

MASTER PLAN



LAKE COUNTRY

FT. WORTH, TX
MAXIMUM 270 UNITS



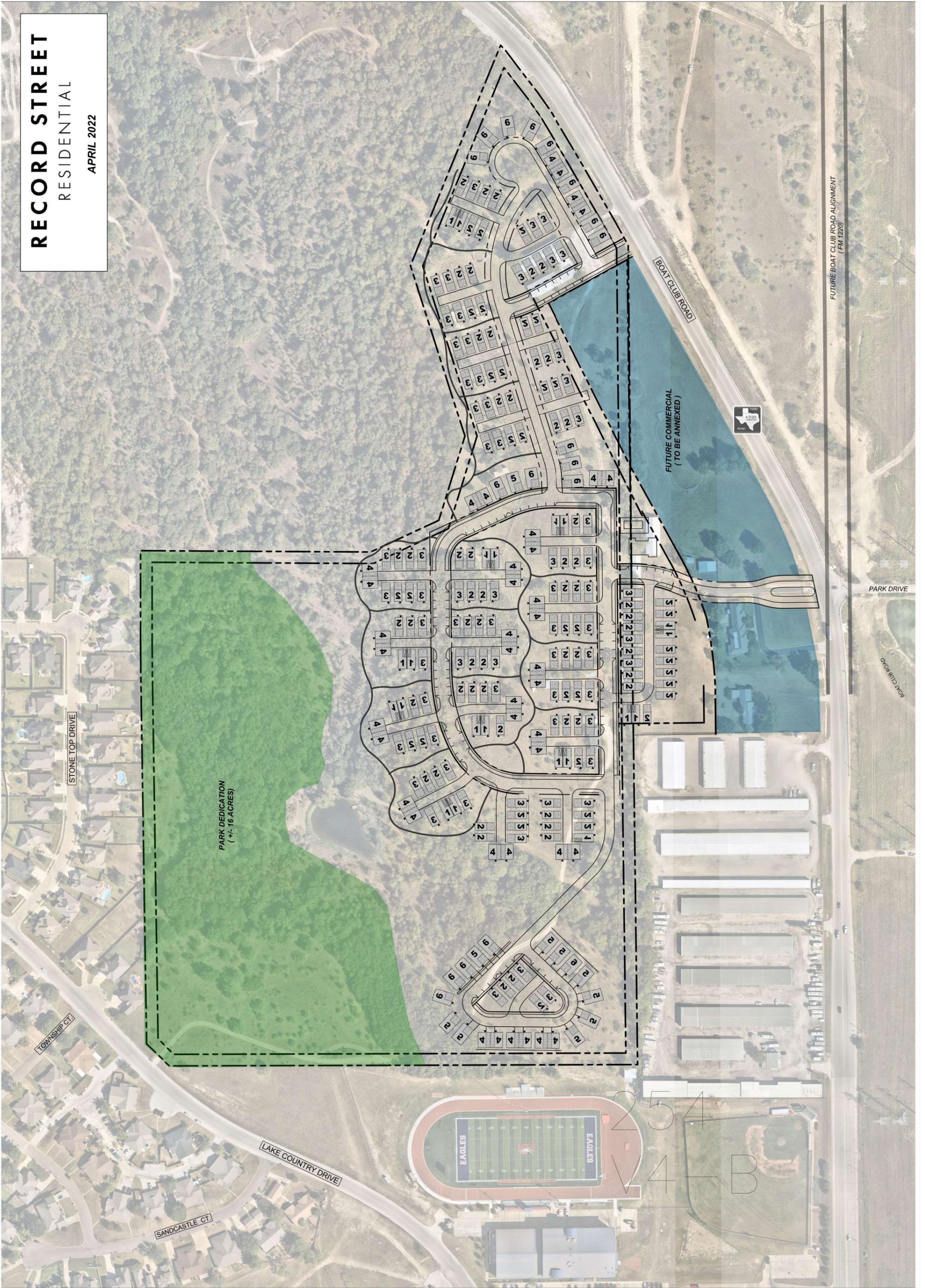
Kimley»Horn

APRIL 2022

RECORD STREET

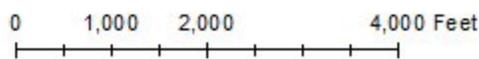
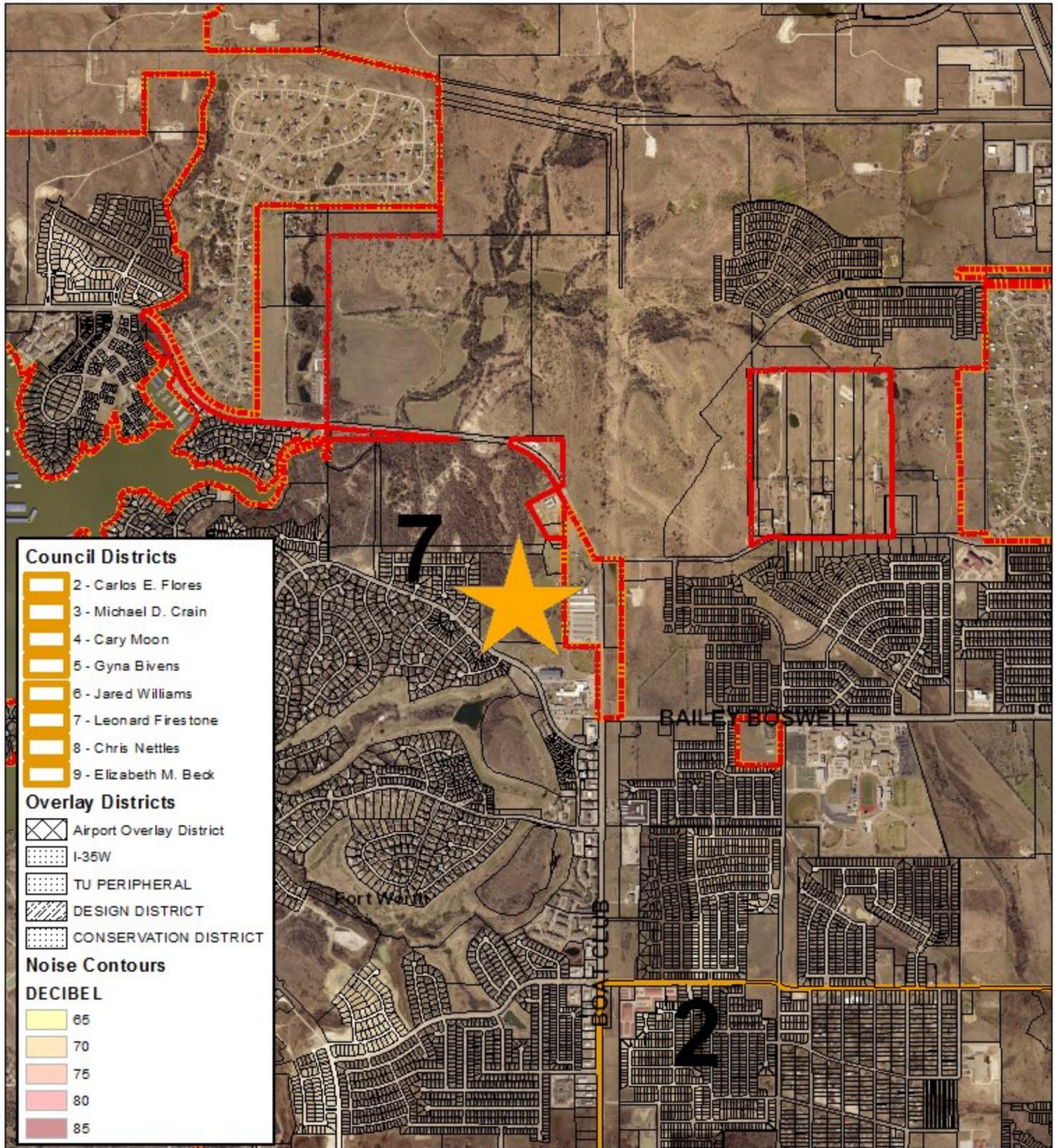
RESIDENTIAL

APRIL 2022



254
V4-B

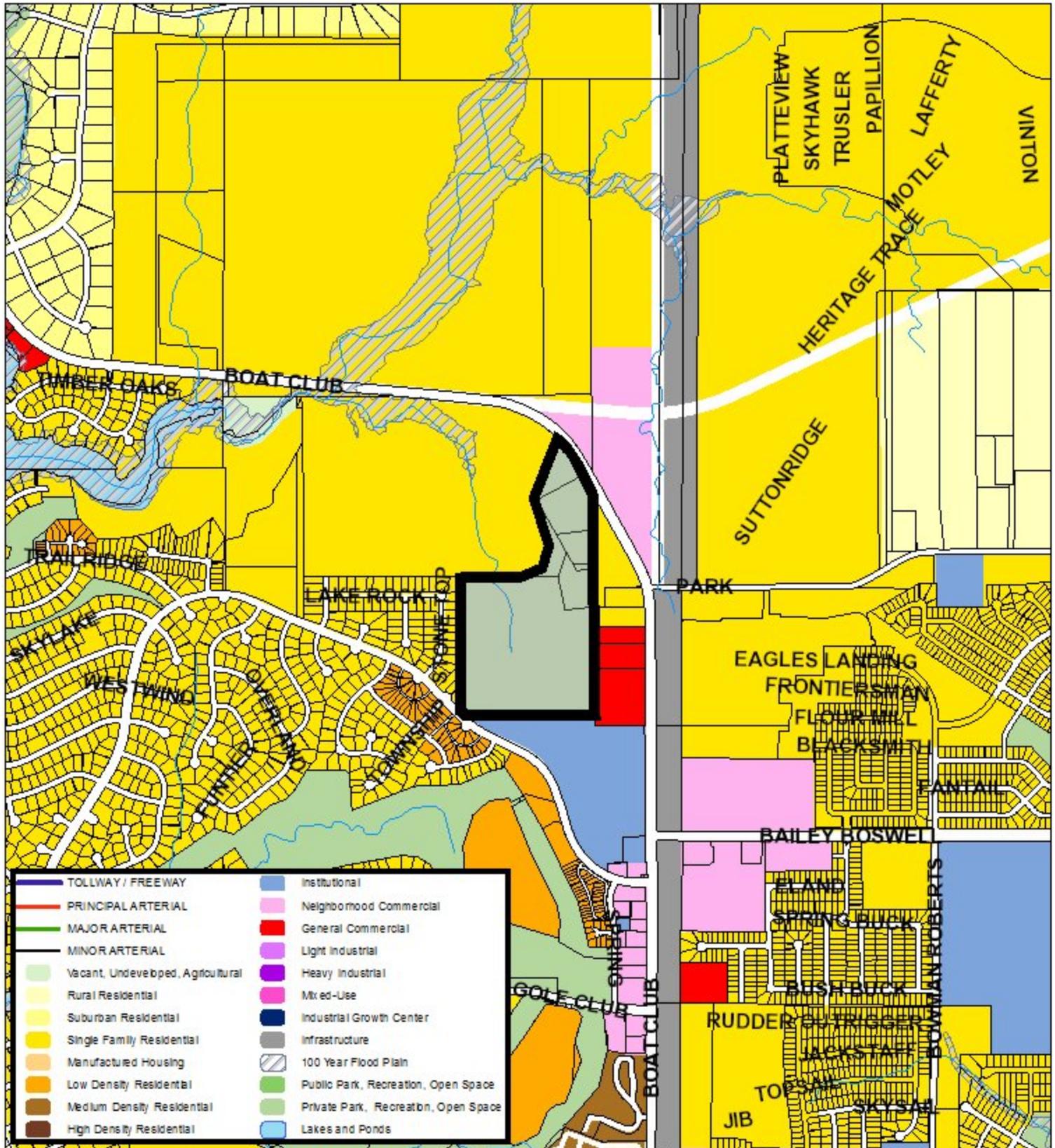
Area Map





ZC-22-007

Future Land Use

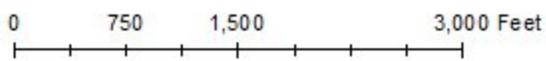
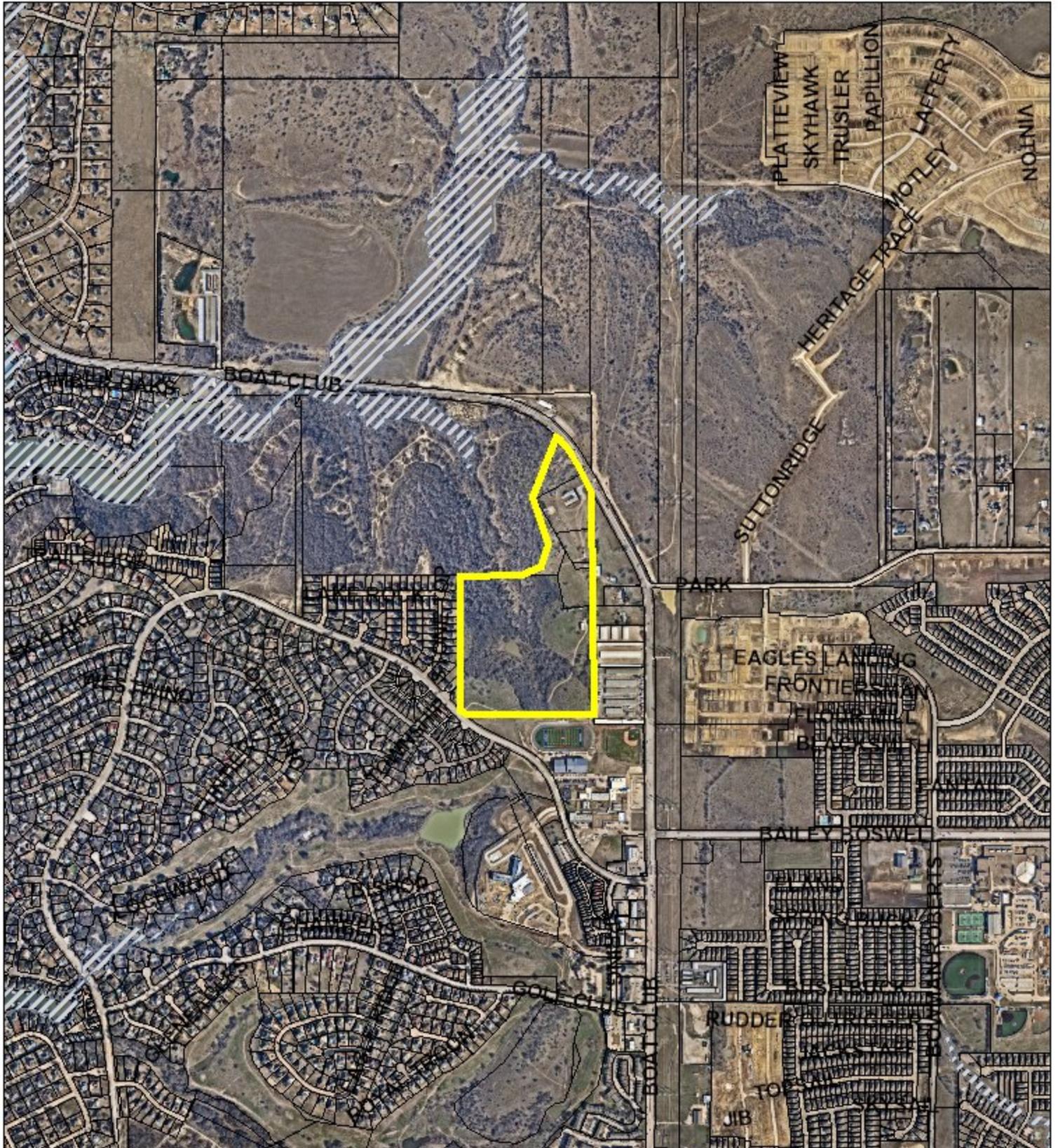


1,200 600 0 1,200 Feet

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



Aerial Photo Map





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-027

Council District: 3

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Dougherty Holdings Eleventh, LLC / Mohamed Sharaf

Site Location: 3225 Alameda Street

Acreage: 8.01 acres

Request

Proposed Use: Semi truck stop and automated car wash

Request: From: "F" General Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial with 4 lanes and semi-truck stop; site plan included with development waivers for building height, bicycle parking, and signs, site plan included.

Recommendation

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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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
 - d. [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 proposed site is on the northwest corner of Camp Bowie West Boulevard and West Loop 820 South. The applicant is requesting to add a Conditional Use Permit to allow a full semi-truck stop with fueling and parking, as well as an automated carwash facility with 4 wash lanes; site plan included. The site plan shows a development waiver for freeway sign square footage on the 8.01 acre lot. Semi truck stops with their accessory uses and automated carwashes are allowed by right in the industrial districts and only permitted within commercial zoning districts with a CUP approval.

The intent statement for “J” medium industrial notes that a range of moderate-intensity industrial uses provided they are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations. This district is intended to serve the entire community. Only the heavy industrial (“K”) district allows uses that produce noise, dust, or fumes. Unless the truck stop does not allow the semi trucks to idle when parked, significant noise and fumes will be emitted from the site. Truck stops are intended to serve a multi-county area.

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 semi-truck stop and carwash are not permitted in the “F” 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. Limited commercial uses or commercially zoned land surrounds the site to the north, east, and south, as well as being significantly less intensive non-residential uses than proposed for this site. A single-family neighborhood and one industrial lot lie directly across the street to the west.

Only the northbound Loop 820 traffic has an exit in the immediate vicinity. The I-30 exists are approximately one mile away. The southbound Loop 820 traffic must take the Alameda Street exit, generally 1.7 miles north, driving over I-30 and past a school, an apartment complex, and a single family neighborhood, as no continuous frontage road have been constructed in this area. Alameda Street had previously been classified as a minor arterial roadway, due to its current configuration as a 4-lane undivided roadway, which is not suitable for semi-truck traffic. While the roadway classification may have been changed, the existing road conditions have not.

The site plan shows 20 semi-truck parking spaces semi-truck fueling on the north portion, approximately 60 feet away from the existing residential neighborhood. These semi-truck uses take access from Alameda Street, while the other commercial uses of the car wash and convenience store take access from the larger freeway service road or Camp Bowie Boulevard West. A 13,560 square foot convenience store is shown on the southeastern corner. Other truck stops in the Metroplex offer “idle air” technology that provides climate control and electricity directly to semi-trucks, instead of running the truck to produce these features. The applicants have indicated that this technology will not be offered to their customers, causing up to 20 trucks to idle throughout the day and overnight at 100 decibels per truck, as well as producing noticeable air pollutants. The DFW area has recently received a failing grade for the air quality.

The Conditional Use Permit proposal includes a freeway sign on the Loop 820 frontage. The sign square footage for the 50-foot tall freeway sign shows 518 square feet or 60% larger than allowed. Also, the Starbucks store is on a separate lot, but has its signage on the freeway sign, which is off-site signage. Sec. 6.405A specifically prohibits off-site signage, so the Starbucks’ signage will either have to be removed, or the Starbucks’ site must remain part of the truck stop/car-wash lot.

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.

The land uses proposed are heavy industrial uses across the street from single family zoning. Below is a chart that illustrates the differences between the “F” General Commercial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Freeway sign	320 square feet maximum sign square footage and 35 feet tall	518 square feet sign square footage and 50 feet tall (<i>This item is requesting a Development Waiver</i>)
Off-site signage	Signage for off-site sales is prohibited	Starbucks signage for a separate lot shown on freeway sign (This Item Cannot Request A Waiver)
Vacuum facilities	Vacuum facilities shall not be in the front yard	Most vacuum canopies, as well as the payment kiosks, are in front of the car wash buildings (<i>This item requires a Development Waiver</i>)
Car wash parking	5 spaces are required for each car on the wash lines	12 cars on the wash lines required 60 parking spaces, where 52 spaces are shown (<i>This item requires a Development Waiver</i>)

Surrounding Zoning and Land Uses

North “F” General Commercial / Vacant land

East “F” General Commercial and “PD 986” Planned Development for “F” uses plus production of aviation communication components / Non-residential uses

South “G” Intensive Commercial / Non-residential uses

West “A-5” One-Family and “I” Light Industrial / Single family subdivision and 1 non-residential use

Recent Zoning History

ZC-17-059: west of site, from E to I, approved for PD/E with automobile repair, 5/4/2017.

ZC-18-103: west of site, from A-5, I to PD/E plus lodge with on-premise alcohol sales, approved 8/8/2018.

ZC-18-174: north of site, from G to I, approved for PD/G with indoor car storage only, 1/16/2019.

Public Notification

300-foot Legal Notifications were mailed on February 25, 2022.

The following organizations were notified: (emailed February 25, 2022)

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

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “F” General Commercial to add a Conditional Use Permit plus semi-truck stop and automated car wash, site plan included with a development waiver for the freeway sign square footage. The requirement for “Conditional Use Permit” zoning allows an option for revocation for code violations. The site is mainly surrounded by commercial uses, as well as a single family subdivision, instead of an industrial area designed for heavy traffic from the multi-county region. The semi-truck facilities of the parking and fueling are closest to the residential neighborhood and do not limit the truck idling on the lot. The truck access point on Alameda Street is currently a 4-lane undivided roadway, not designed for heavy truck traffic. The site plan land uses are more appropriate for an industrial area.

The proposed zoning request with its emphasis on semi truck traffic **is not compatible** with surrounding land uses due to the intensive industrial land uses shown in the CUP site plan, as well as allowing a significant sign waiver. These proposed uses and their operational characteristics would create notable land use conflicts with the single family houses and the general area. None of the existing trees or topography appears to be preserved.

Comprehensive Plan Consistency – Far West Sector

The 2021 Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The requested Conditional Use Permit requests uses that would be allowed in “K” Heavy Industrial zoning. The requested land uses would be included in the list of zoning districts envisioned for the Industrial Growth Center category, as detailed in the excerpt from the Comprehensive Plan below.

COMMERCIAL	
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area
INDUSTRIAL	
Light Industrial	Warehousing, transportation, light assembly, outside storage
Heavy Industrial	Heavy manufacturing, outside storage
Industrial Growth Center	Industrial and commercial uses serving a large region

The proposed zoning is not consistent with the land use designations for this area, nor with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Preserve the character of rural and suburban residential neighborhoods.
- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
- 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.

Based on a lack of conformance with the future land use map and with 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 does not contribute to the quality of place.

Site Plan Comments

Zoning and Land Use

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

1. The car wash building is shown as 32 feet on the elevation sheet, but 35 feet tall on the site plan. Please make the height consistent between the 2 documents.
2. Please label the building elevation sheets with the buildings’ use (instead of building 1 or building 2), as the car wash and detail center look very similar.
3. Since the Starbucks has been added to the site plan, please include its building elevations.
4. The Starbucks is now on a separate lot, so its sign is prohibited from being on the freeway sign. Either put the Starbucks back on the same lot as the truck stop, or remove its sign from the freeway sign. **No waivers are allowed for this sign issue.** If the Starbucks sign is removed from the freeway sign, recalculate the freeway sign’s advertised message area.
5. The freeway sign square footage is allowed 35 feet in height and 320 square feet of message area by right, where 50 feet tall and 518 square feet of message area is shown. **A development waiver is being requested.**
6. Parking for the car wash is 5 spaces for each car served, so 60 spaces are required. Please update the parking table. Since other parking areas are on-site, the additional 8 spaces are not a pressing need. However, **a development waiver is required. Please add this waiver to the site plan.**
7. **Vacuum canopies in the front yard require a development waiver.** Either revise the site plan or request this development waiver in bold.
8. Note that semi-truck idling is proposed on the site.
9. Label the fence between the car wash and semi-truck parking with its height and materials.
10. The existing trees on site are not preserved. Please ensure the site has 10% open space in the correct locations and has the required number of trees in the correct locations.

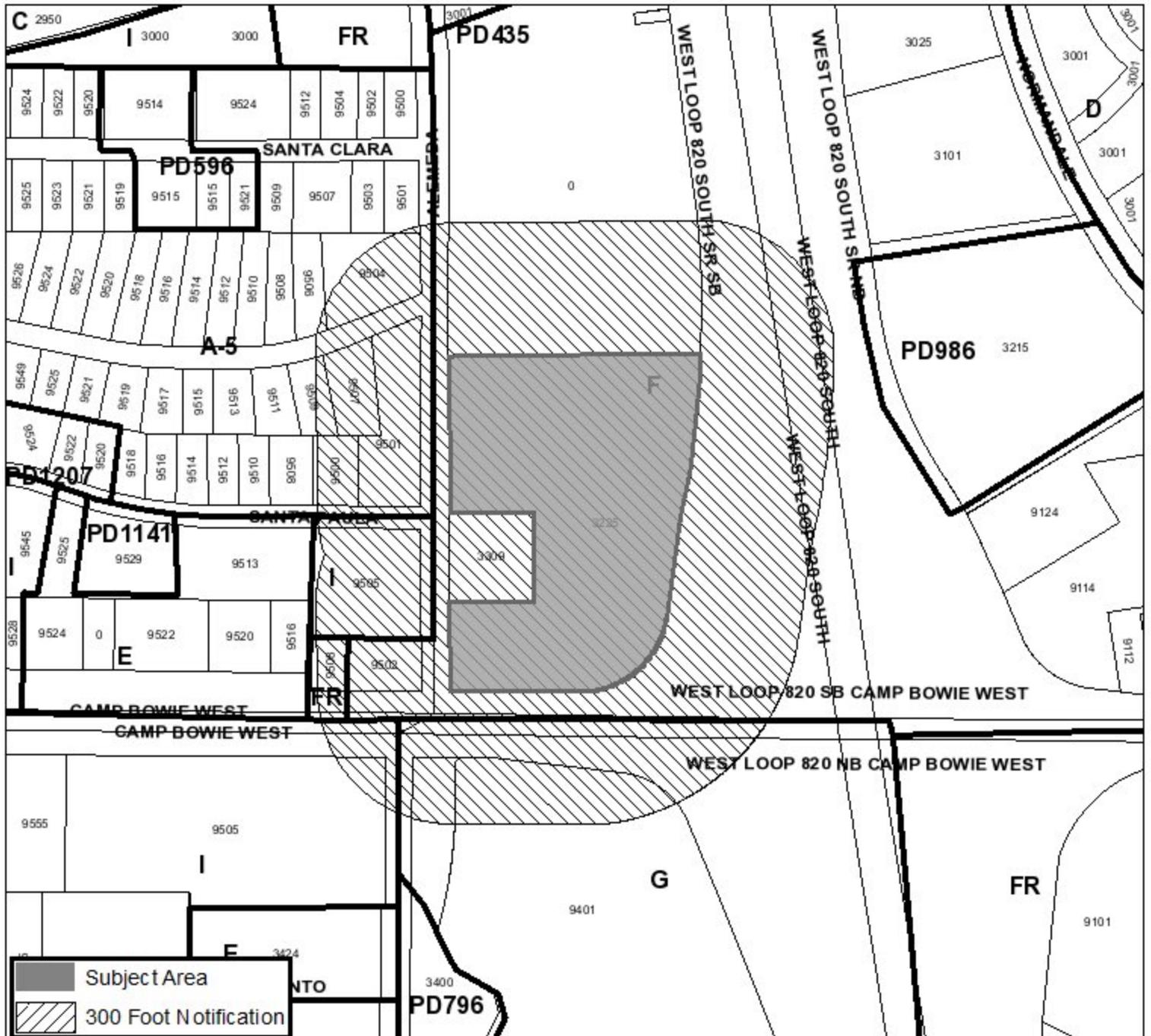
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



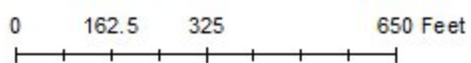
ZC-22-027

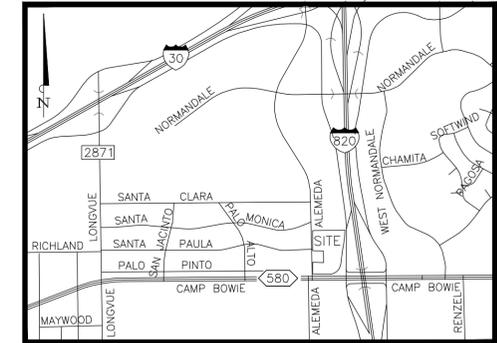
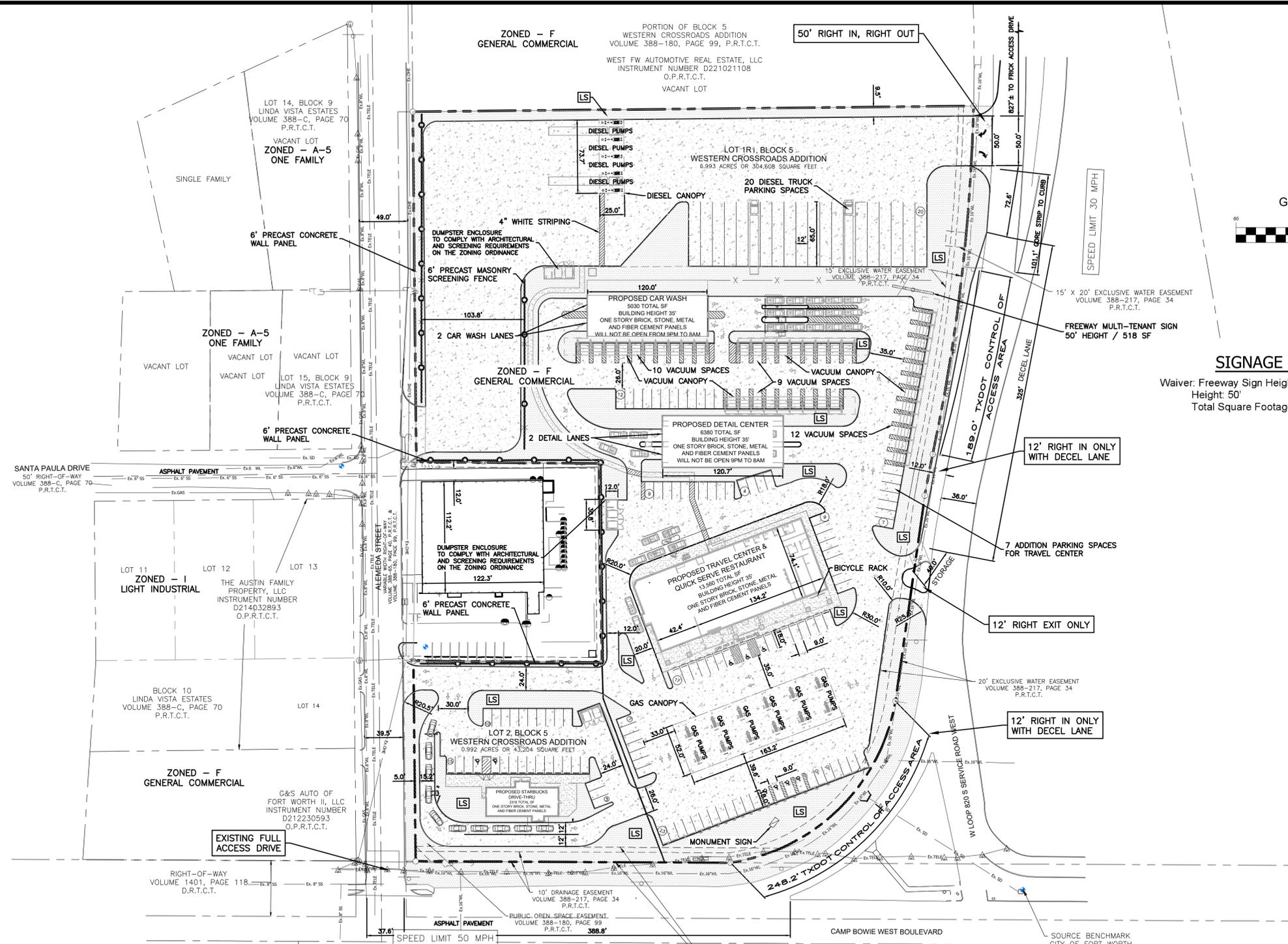
Area Zoning Map

Applicant: Dougherty Holdings Eleventh, LLC
 Address: 3225 Alameda Street
 Zoning From: F
 Zoning To: Add Conditional Use Permit for truck stop and automatic car wash
 Acres: 8.00926479
 Mapsco: 72M
 Sector/District: Far West
 Commission Date: 3/9/2022
 Contact: 817-392-8190

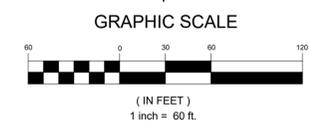


 Subject Area
 300 Foot Notification





VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS



SIGNAGE REQUESTED

Waiver: Freeway Sign Height and Total Square Footage
Height: 50'
Total Square Footage: 518 square feet

LEGEND

	CONCRETE PAVEMENT
	CONCRETE SIDEWALK FLATWORK WITHIN CITY R.O.W. OR EASEMENTS SHALL BE PER CITY STANDARDS AND DETAILS.
	LANDSCAPING (15% OPEN SPACE)
	ACCESSIBLE PARKING SPACE

NOTES

1. ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
2. THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING
3. THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

PARKING REQUIREMENTS

LAND USE	SQUARE FOOTAGE/ NUMBER OF CARS	PARKING REQUIRED	PARKING PROVIDED
STARBUCKS	2,318 SF	24 spaces	28 spaces
TRAVEL CENTER	13,560 SF	76 spaces	76 spaces
CAR WASH / DETAIL CENTER	12 CARS	52 spaces	52 spaces
TRUCK FUELING	NA	NA	20 spaces
TOTAL PARKING SPACES		152 spaces	179 spaces

TRAVEL CENTER PARKING DETAILS

USE	SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED
*5 SHOWERS	450 SF	1 space	1 space
*LAUNDRY ROOM AREA	87 SF	1 space	1 space
LOUNGE AREA	96 SF	1 space	1 space
TRAVEL CENTER	9,461 SF	38 spaces	38 spaces
QUICK SERVE RESTAURANT	3,466 SF	35 spaces	35 spaces
TOTAL PARKING SPACES		76 spaces	76 spaces

*THE SHOWERS AND LAUNDRY AREA ARE MOSTLY USED BY VISITING SEMI-TRUCK DRIVERS WHICH WE HAVE 20 ADDITIONAL PARKING SPACES ALLOCATED FOR THEIR USE.

Director of Development Services: _____
Date: _____

**CONDITIONAL USE PERMIT SITE PLAN
WESTERN CROSSROADS ADDITION
LOTS 1R1 AND LOT 2, BLOCK 5**

Being a Replat of Lot 1R, Block 5, Western Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Instrument Number D217169366, Official Public Records, Tarrant County, Texas
Containing 7.985 Acres of land
Date Prepared: April 22, 2022
ZONING CASE NO. ZC-22-027

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: Remington C. Wheat, P.E.

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: REMINGTON C. WHEAT, P.E.
PHONE: 817-842-2094
remington@bannistereng.com

DEVELOPER:
VICTRON STORES, L.P.
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168
PHONE: 469-517-2000
CONTACT: Mohamed Sharaf

OWNER:
DOHERTY HOLDINGS ELEVENTH, LLC
2925 MALL HILL DROIVE
LAKELAND, FLORIDA 33810

LEGAL DESCRIPTION

BEING a portion of that certain tract of land in the Hays Covington Survey, Abstract No. 256, City of Fort Worth, Tarrant County, Texas; Lot 1R, Block 5, WESTERN CROSSROADS ADDITION (hereinafter referred to as Lot 1R), an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Instrument Number D217169366, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described, by metes and bounds, as follows: BEGINNING at a one-half inch iron rod found for the Southwest corner of said Lot 1R, same being the intersection of the existing North right-of-way line of Camp Bowie West Boulevard (181' - 162' wide right-of-way), as recorded in Volume 1407, Page 199, Deed Records, Tarrant County, Texas with the existing East right-of-way line of Alameda Street (60' - 65' right-of-way), as recorded in Volume 388-180, Page 99, P.R.T.C.T.; THENCE North 00 degrees 39 minutes 53 seconds West with the common line between said Lot 1R and the existing East right-of-way line of said Alameda Street, a distance of 201.08 feet to a one-half inch iron rod found for an angle point in the West line of said Lot 1R, same being the South line of that certain tract of land described as Southwestern Bell Westland 244 Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-65, page 40, P.R.T.C.T.; THENCE South 89 degrees 33 minutes 53 seconds East, departing the existing East right-of-way line of said Alameda Street, with the common line between said Lot 1R and said Southwestern Bell Westland 244 Addition, a distance of 189.95 feet to a five-eighths inch iron rod with plastic cap found for an angle point in the West line of said Lot 1R, same being the Southeast corner of said Southwestern Bell Westland 244 Addition; THENCE North 00 degrees 38 minutes 53 seconds West, continue with the common line between said Lot 1R and said Southwestern Bell Westland 244 Addition, a distance of 199.90 feet to a PK nail with shiner stamped "DUNAWAY" found for an angle point in the West line of said Lot 1R, same being the Northeast corner of said Southwestern Bell Westland 244 Addition; THENCE North 89 degrees 31 minutes 53 seconds West, continue with the common line between said Lot 1R and said Southwestern Bell Westland 244 Addition, a distance of 184.69 feet to a one-half inch iron rod found for an angle point in the West line of said Lot 1R, same being the existing East right-of-way line of said Alameda Street; THENCE North 00 degrees 34 minutes 52 seconds West with the common line between said Lot 1R and the existing East right-of-way line of said Alameda Street, a distance of 351.71 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY RPLS 4050" found for the Northwest corner of said Lot 1R, same being the Southwest corner of that certain tract of land described in a General Warranty Deed to West FW Automotive Real Estate, LLC (hereinafter referred to as West FW Automotive Real Estate tract), as recorded in Instrument Number D221021108, Official Public Records, Tarrant County, Texas; THENCE North 89 degrees 25 minutes 12 seconds East, departing the existing East right-of-way line of said Alameda Street, with the common line between said Lot 1R and said West FW Automotive Real Estate tract, a distance of 564.74 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY RPLS 4050" found for the Northeast corner of said Lot 1R, same being the Southeast corner of said West FW Automotive Real Estate tract, same being the existing West right-of-way line of West 820 Loop South (773' - 411.6' right-of-way), as recorded in Volume 4999, Page 197, Deed Records, Tarrant County, Texas, said being the beginning of a non-tangent curve to the right, whose long chord bears South 06 degrees 43 minutes 09 seconds West, a distance of 352.22 feet; THENCE Southerly with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, with said curve to the right, having a radius of 1889.86 feet, through a central angle of 10 degrees 41 minutes 38 seconds, for an arc distance of 352.73 feet to a five-eighths inch iron rod found for the beginning of a non-tangent reverse curve, whose long chord bears South 10 degrees 48 minutes 49 seconds West, a distance of 42.15 feet; THENCE Southerly, continue with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, with said curve to the left, having a radius of 1007.02 feet, through a central angle of 02 degrees 23 minutes 54 seconds, for an arc distance of 42.15 feet to a three-quarters inch iron rod found for corner; THENCE South 08 degrees 09 minutes 21 seconds West, continue continue with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, a distance of 208.61 feet to a Texas Department of Transportation monument found for the beginning of a non-tangent curve to the right, whose long chord bears South 45 degrees 40 minutes 21 seconds West, a distance of 232.16 feet; THENCE Southwesterly, continue continue with the common line between said Lot 1R and the existing West right-of-way line of said West 820 Loop South, with said non-tangent curve to the right, having a radius of 197.50 feet, through a central angle of 71 degrees 59 minutes 40 seconds, for an arc distance of 248.17 feet to a Texas Department of Transportation monument found for corner in the existing North right-of-way line of said Camp Bowie West Boulevard; THENCE North 89 degrees 43 minutes 46 seconds West with the common line between said Lot 1R and the existing North right-of-way line of said Camp Bowie West Boulevard, a distance of 317.02 feet to the PLACE OF BEGINNING, and containing a calculated area of 7.985 acres (347,812 square feet) of land.

LEGAL DESCRIPTION
WESTERN CROSSROADS ADDITION
LOTS 1R1 AND LOT 2, BLOCK 5

Being a Replat of Lot 1R, Block 5, Western Crossroads Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Instrument Number D217169366, Official Public Records, Tarrant County, Texas
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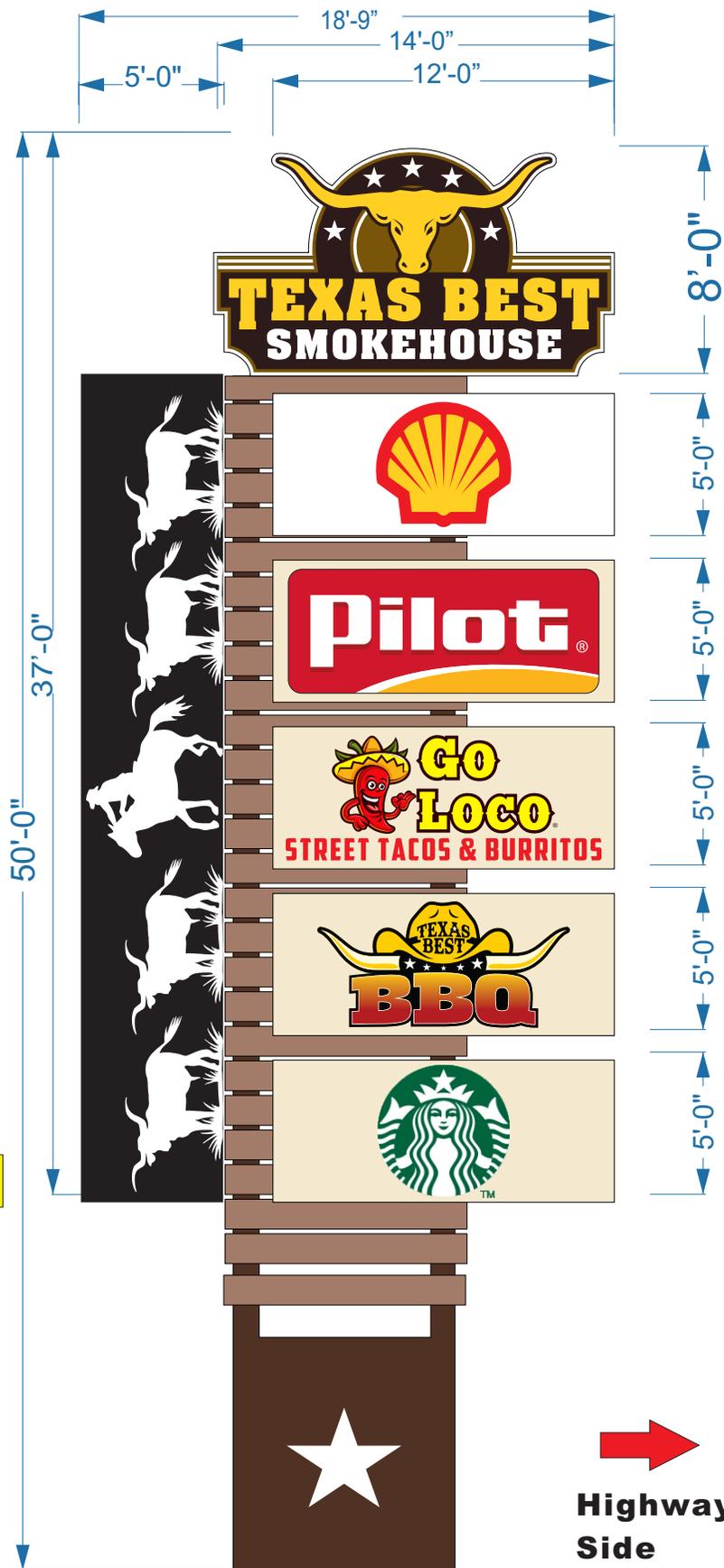


ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: REMINGTON C. WHEAT, P.E.
PHONE: 817-842-2094
remington@bannistereng.com

DEVELOPER:
VICTRON STORES, L.P.
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75168
PHONE: 469-517-2058
CONTACT: MELINDA NELSON

OWNER:
DOHERTY HOLDINGS ELEVENTH, LLC
2925 MALL HILL DROIVE
LAKELAND, FLORIDA 33810

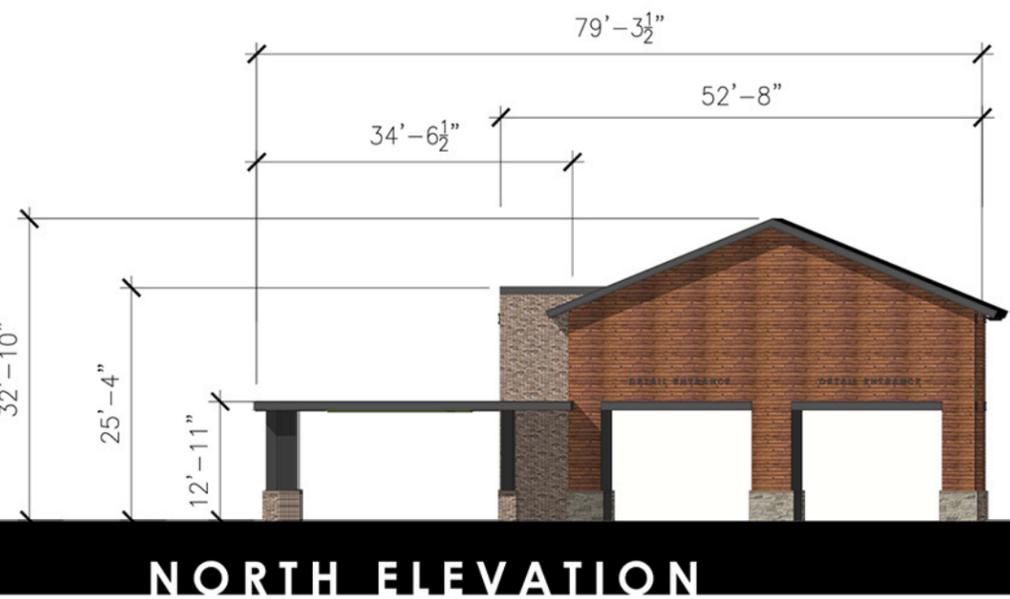
CONTACT: Remington C. Wheat, P.E.

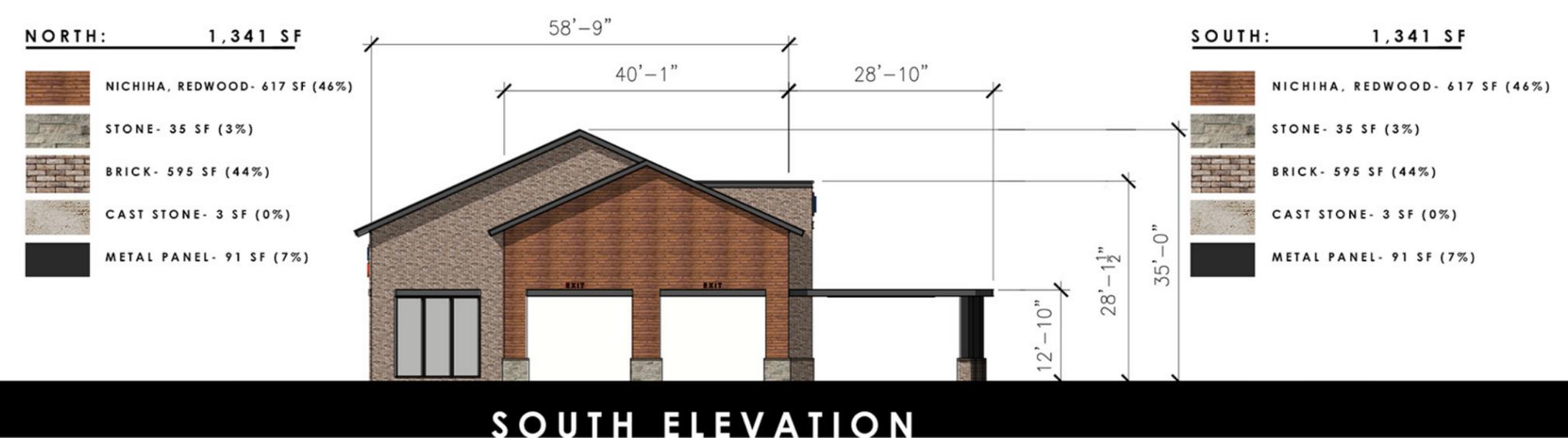


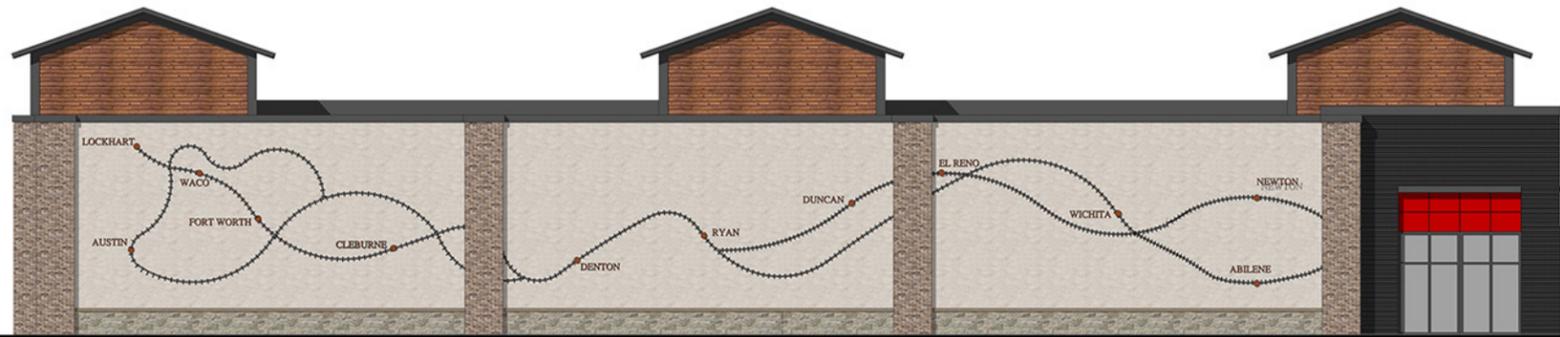
Advertised Message Area: 518 square feet



	CUSTOMER	Pilot TBS	REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Toss or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.	CUSTOMER	DATE
	COMPANY	Victron Energy, Inc.		LANDLORD	DATE
	LOCATION	WEST Loop 820			
PHONE: (972) - 205 - 9090	CITY/STATE	Fort Worth, TX 76116	Customer Signature:		ADDRESS: 11624 Chairman Dr Dallas, TX 75243
EMAIL: SALES@MYFUTURESIGNS.COM		ADDRESS: 11624 Chairman Dr Dallas, TX 75243		WEB: myfuturesigns.com	







WEST: 4,754 SF

- NICHIIHA, REDWOOD- 541 SF (12%)
- STONE- 347 SF (7%)
- BRICK- 374 SF (8%)
- CAST STONE- 48 SF (1%)
- METAL PANEL- 545 SF (12%)
- STUCCO - 2,799 SF (60%)

WEST ELEVATION



EAST: 5,154 SF

- NICHIIHA, REDWOOD- 951 SF (18%)
- STONE- 75 SF (1%)
- BRICK- 416 SF (8%)
- CAST STONE- 2 SF (0%)
- METAL PANEL- 793 SF (15%)
- STUCCO - 2,919 SF (58%)

EAST ELEVATION



NORTH: 2,737 SF

- NICHIIHA, REDWOOD- 340 SF (12%)
- STONE- 185 SF (7%)
- BRICK- 509 SF (18%)
- CAST STONE- 17 SF (1%)
- METAL PANEL- 525 SF (19%)
- STUCCO - 1,161 SF (43%)

NORTH ELEVATION

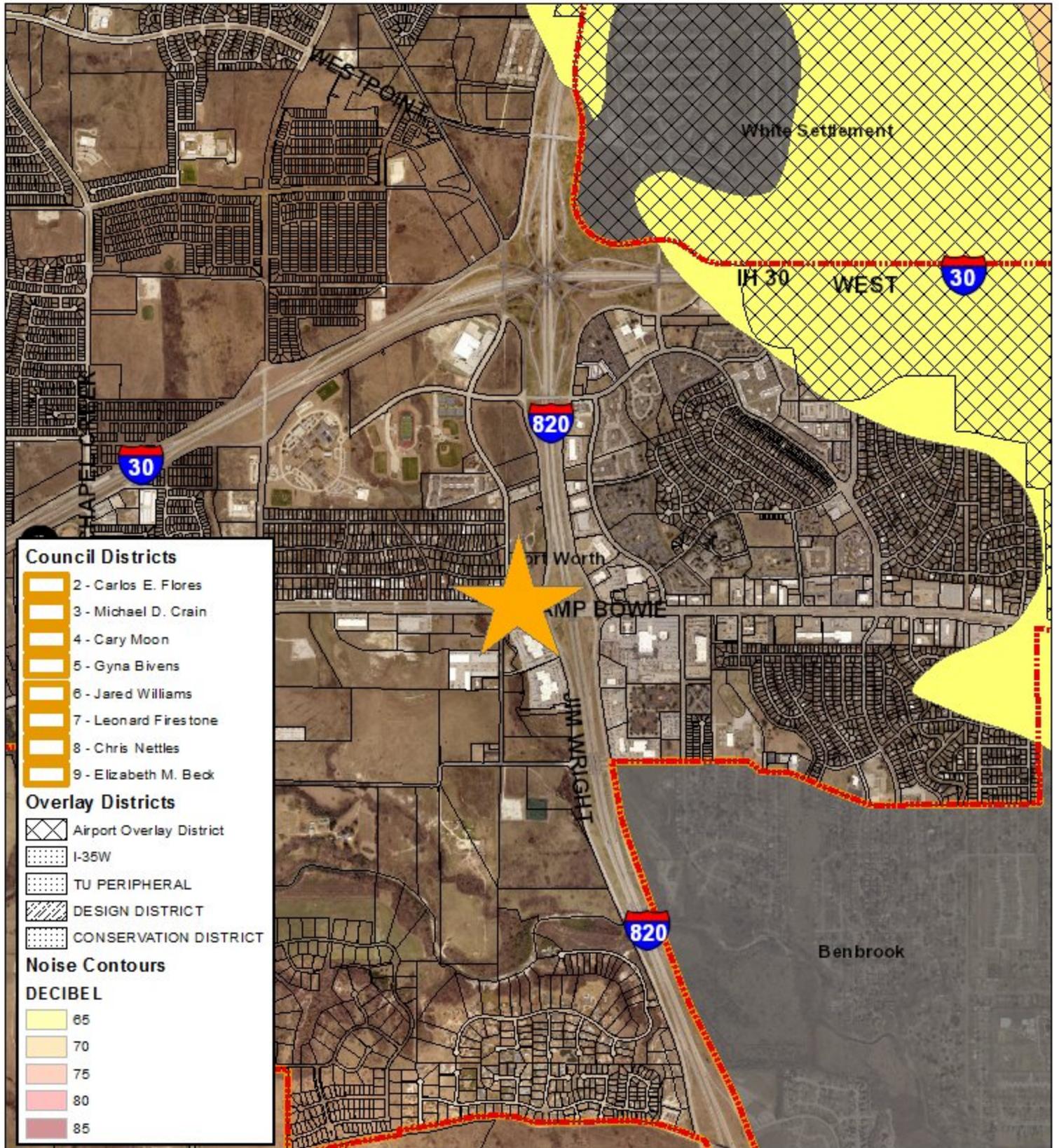


SOUTH: 2,188 SF

- NICHIIHA, REDWOOD- 220 SF (10%)
- STONE- 37 SF (2%)
- BRICK- 492 SF (22%)
- CAST STONE- 0 SF (0%)
- METAL PANEL- 1,439 SF (66%)
- STUCCO - 0 SF (0%)

SOUTH ELEVATION

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

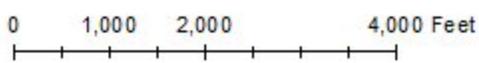
Overlay Districts

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

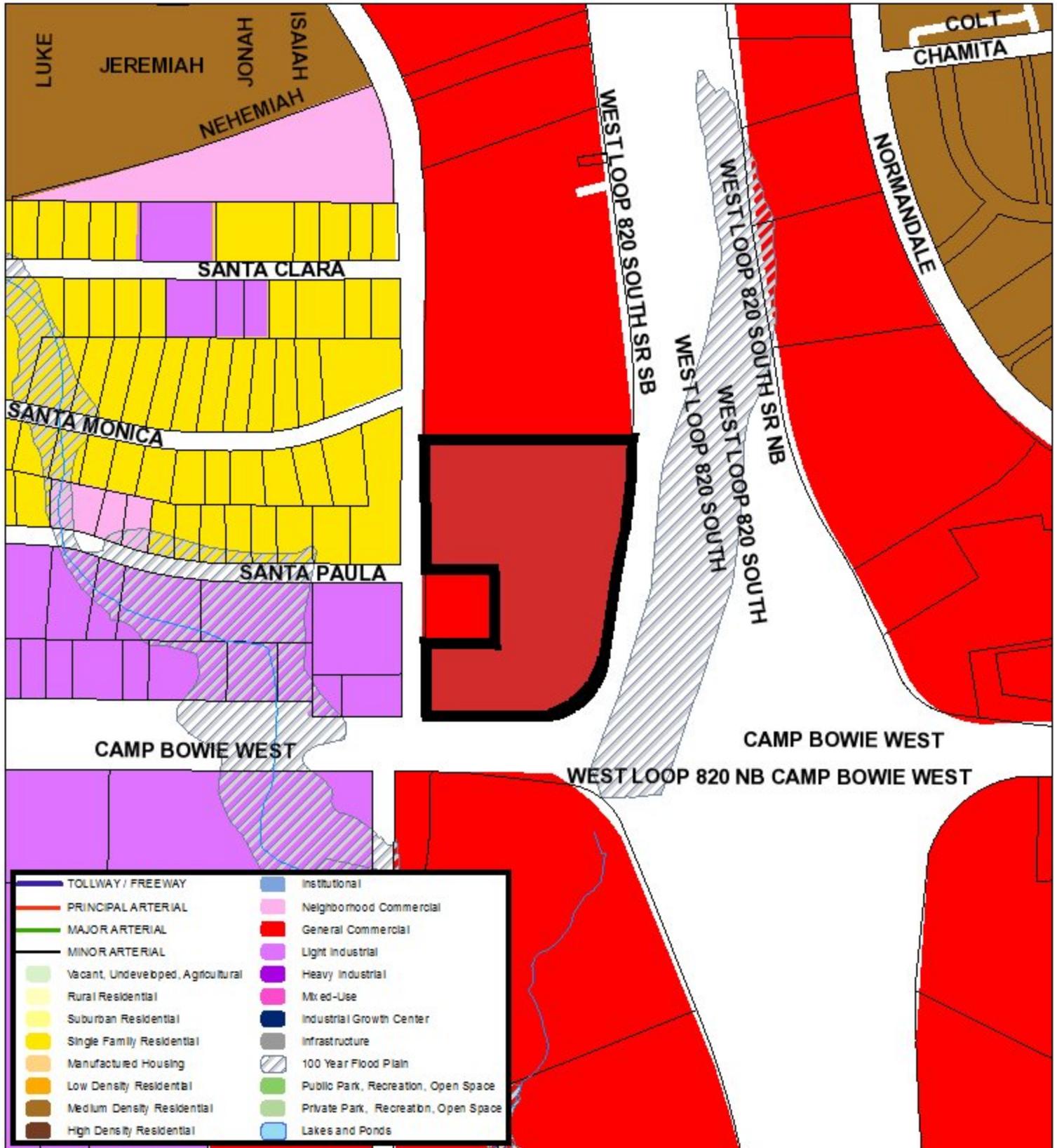
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use

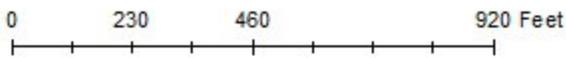
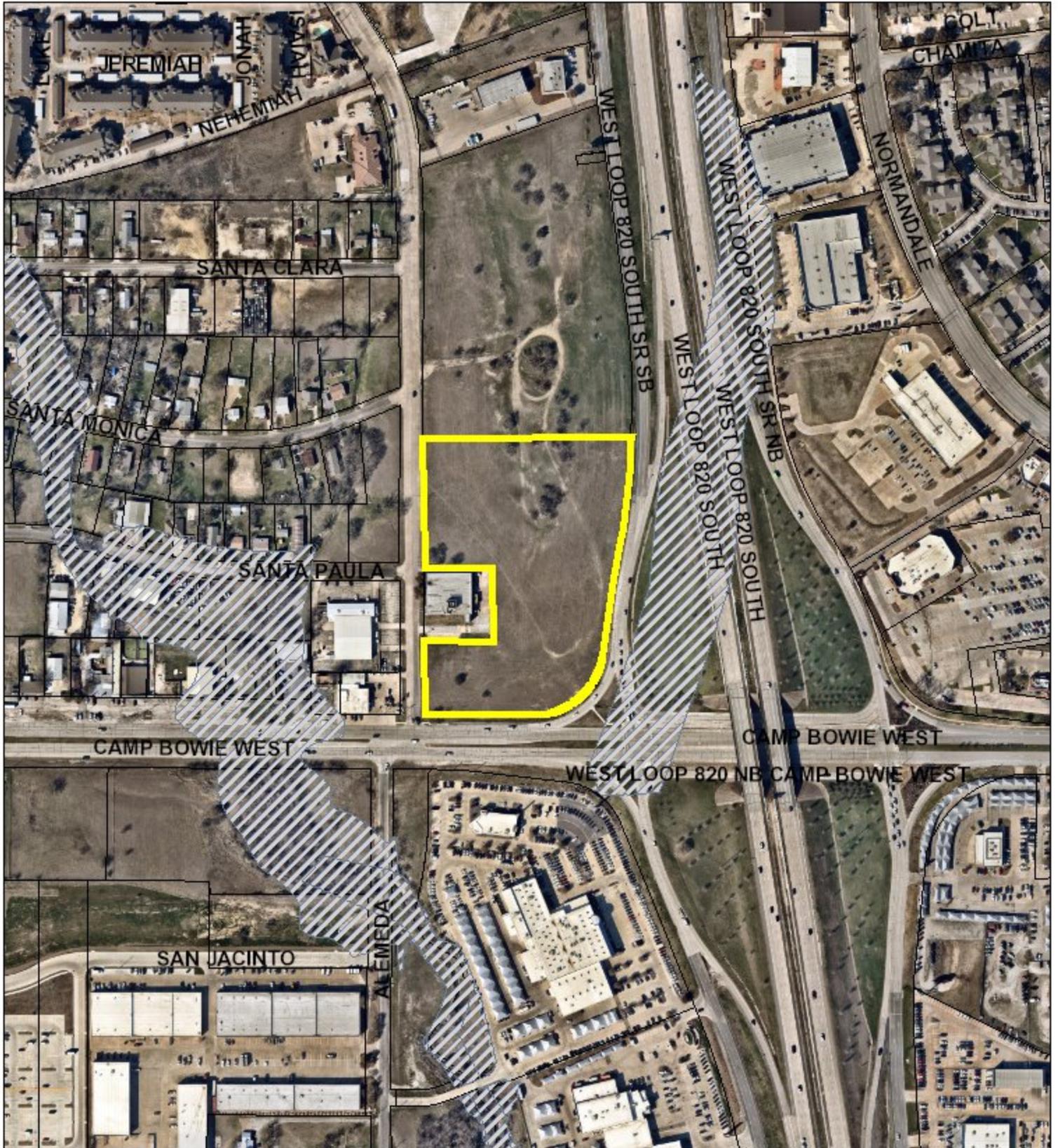


360 180 0 360 Feet

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



Aerial Photo Map





Zoning Commission

Date: May 11, 2022

Case Number: ZC-22-041

Council District: 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: Brewer & Hale, Llc / Testudo Residential, Llc / Testudo Holdings, Llc/ Urbanworth, Llc
(Darin Norman)

Site Location: 715, 717, 721, 725 Clear Lake Avenue; 515 N Hampton Street; 1301, 1404, 1402, 1101 E
Peach Street; 1315 & 1403 Bluff St; 415, 519 N Nichols Street; 409, 415, 504, 508, 514,
518 Wall Street **Acreage:** 2.15

Request

Proposed Use: Mixed- Use and Townhomes

Request: From: D, G, J, PD 1226 for H uses with Downtown Urban Design District Overlay
To: “PD/H/DUDD” Planned Development for all uses in “H” Central Business District plus single-family detached, brewery, and distillery; site plan waived; within the Downtown Urban Design District Overlay; with a max height of ten (10) stories

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](#)
 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](#)



Zoning Commission

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

Project Description and Background

These properties are located within the Downtown Mixed- Use Growth Center. They are bounded to the South by W. Bluff Street, North by Parr Street, and to the East and the West by railroad tracks. This area is historically know as Rock Island.

The applicant is proposing to rezone from the properties from various zoning districts to “PD/H” plus brewery and distillery and the site plan waived. The site plan will be reviewed by the Downtown Design Review Board prior to building permit being issued because the properties will remain in the Downtown Urban Design District.

The properties are currently vacant land or dilapidated houses and the applicant would like to develop townhomes and various smaller mixed- use phase developments.

Surrounding Zoning and Land Uses

North: “PD/H” Central Business District– Apartments

East Railroad

South “H” Central Business District – Various commercial, office and industrial uses

West Railroad

Recent Zoning History

- 415 N. Nicholas Street was rezoned to PD/H/ DUDD with a 10 story height limit

Public Notification

300-foot Legal Notifications were mailed on 4/01/2022.

The following organizations were notified: 4/01/2022.

Organizations Notified	
West 7th Neighborhood	Alliance Fort Worth Downtown Neighborhood Alliance
Sunset Terrace NA *	Mistletoe Heights NA
Near Southside, Inc.	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”*

Land Use Compatibility

The site is located in what is historically known as Rock Island. The surrounding area is a combination of multifamily apartments, single family housing and, commercial and industrial uses. As development in the Central Business District intensifies, pressure to the adjacent parcels not eligible to be zoned to “H” Central Business District has increased. There currently is not a zoning district that is sustainable for these areas that are located within the Downtown Mixed -Use Growth but not the Central Business District. As a result, staff has recommended “PD/ H” with a 10 story height limit. This is similar to what occurs on the northside of the Central Business District along Samuels Avenue.

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

Comprehensive Plan Consistency – Downtown

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:

- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Link growth centers with major thoroughfares, public transportation, trails, and linear parks.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.

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. Six different target areas in Fort Worth were identified and analyzed. The below recommendations apply to this project:

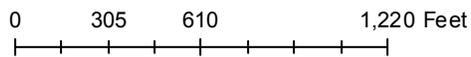
- Rapidly increased residential units in downtown and downtown adjacent neighborhoods.

Area Zoning Map

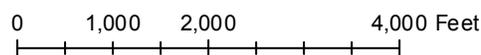
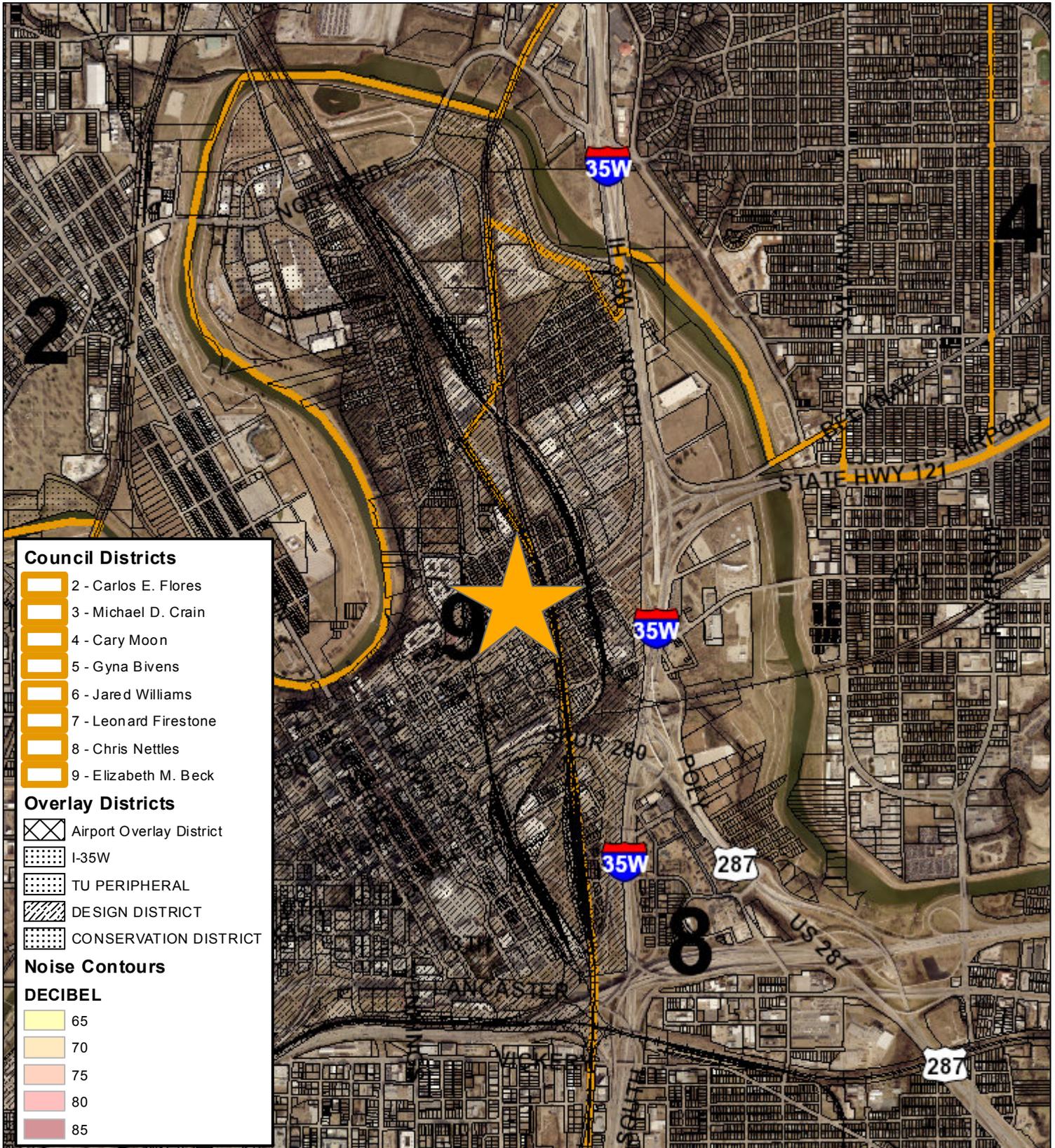
Applicant: Brewer & Hale, Testudo Residential & Holdings
 Address: Various lots generally bounded by Bluff St, Samuels Ave, Mayfield St, & Live Oak Street
 Zoning From: D, G, J, PD 1226 for H uses with Downtown Urban Design District Overlay
 Zoning To: PD for H uses plus single family detached uses with Downtown Urban Design District Overlay
 Acres: 2.1583967
 Mapsco: 63S
 Sector/District: Northeast
 Commission Date: 5/11/2022
 Contact: 817-392-8012



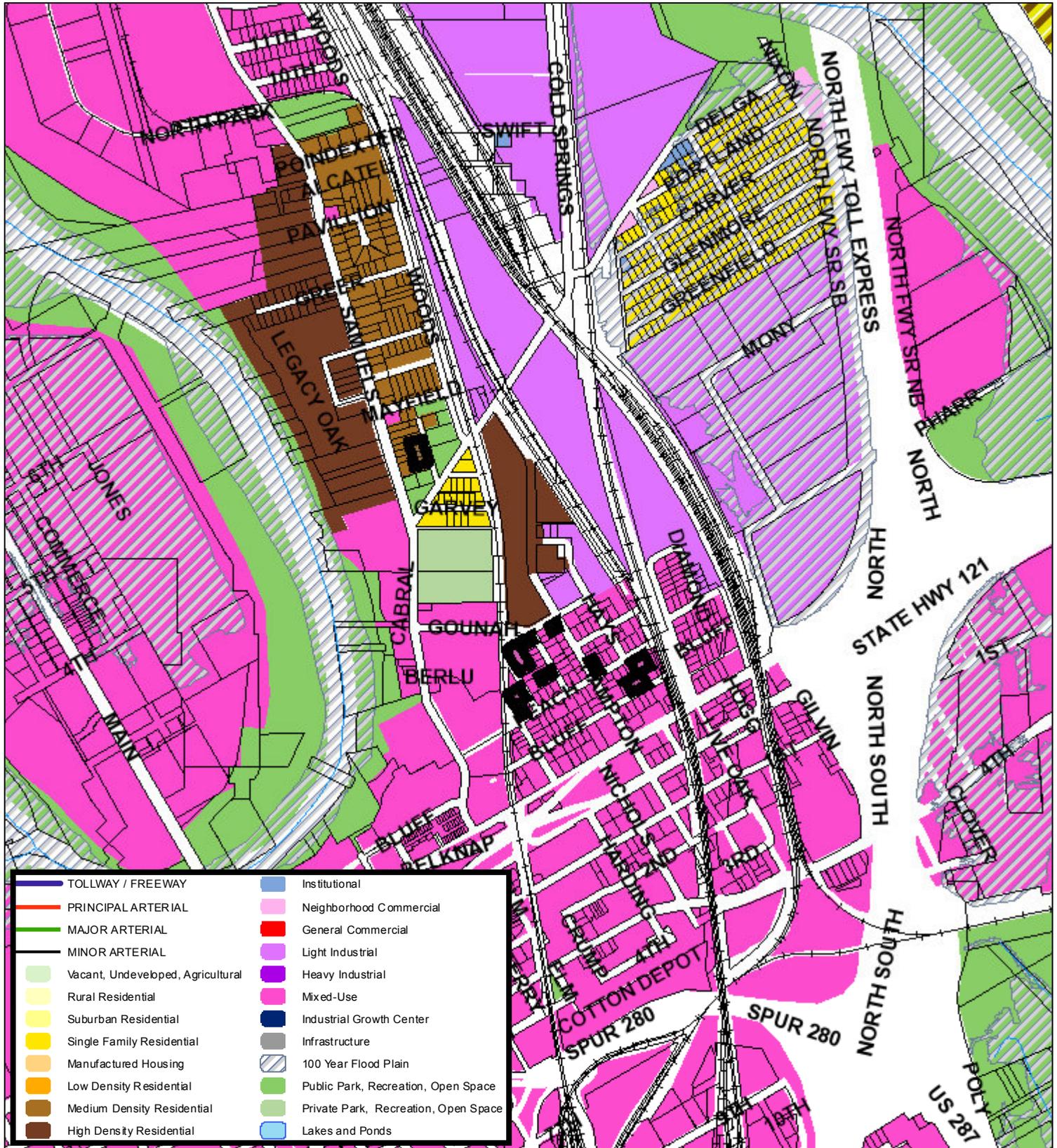
[Solid Grey Box] Subject Area
 [Hatched Box] 300 Foot Notification



Area Map



Future Land Use

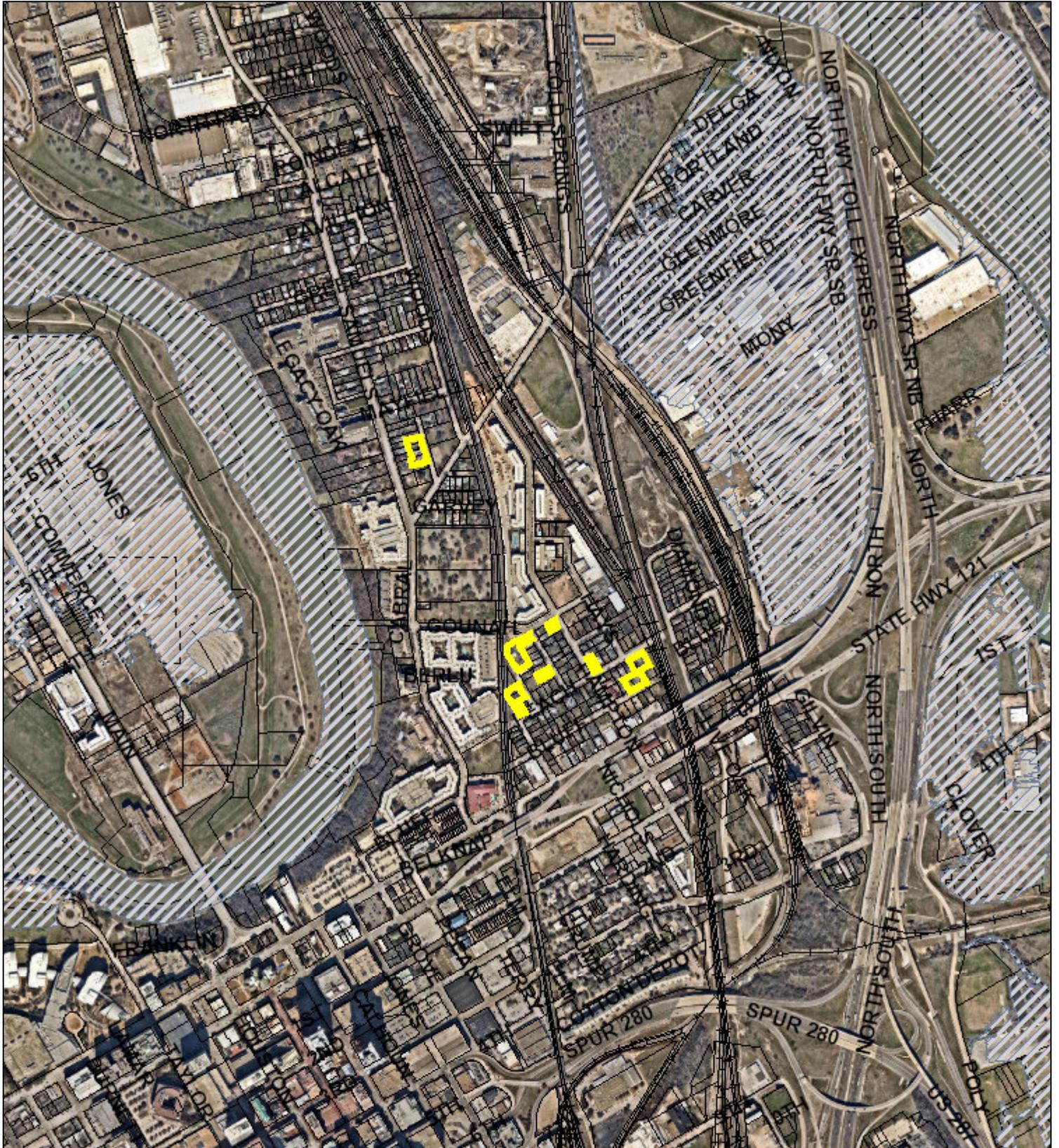


960 480 0 960 Feet

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



0 600 1,200 2,400 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-081

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Landmark at Rendon Fort Worth, LLC

Site Location: 900-1000 blocks of E. Rendon Crowley Rd

Acreage: 2.07

Request

Proposed Use: Low Density Multifamily

Request: From: “CR” Low Density Multifamily

To: “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested

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

Project Description and Background

This site is located on the north side of Rendon Crowley Road, north of Wildcat Way. The applicant intended to rezone the property early in 2021. In fact, Council believed that the proposed acreage was included within the overall proposed zoning.

However, the applicant discovered that staff had inadvertently left out 2.07 acres of the rezoning in the Ordinance and newspaper notices. As a result, they have been directed to bring the remaining acreage back in for rezoning to correct the staff error. The proposed rezoning will be heard by Council on May 24th.

Surrounding Zoning and Land Uses

North “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested / vacant
East “CR” Low Density Multifamily / single-family
South “I” Light Industrial / vacant
West “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested / vacant

Recent Zoning History

- ZC-20-160 from “CR” Low Density Multifamily and “F” General Commercial to “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested (subject property)

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.
The following organizations were notified: (emailed April 29, 2022)

Organizations Notified	
District 6 Alliance*	Streams and Valleys Inc
Trinity Habitat for Humanity	Burleson 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 to “PD/CR” Planned Development for all uses in “CR” Low Density Multifamily with development regulation for 45% open space; site plan waiver requested. Surrounding uses consist of undeveloped land with the Spinks Airport to the south. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The adopted Comprehensive Plan currently designates the subject property as Medium Density Multifamily on the Future Land Use Map.

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

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic

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

Economic Development Plan

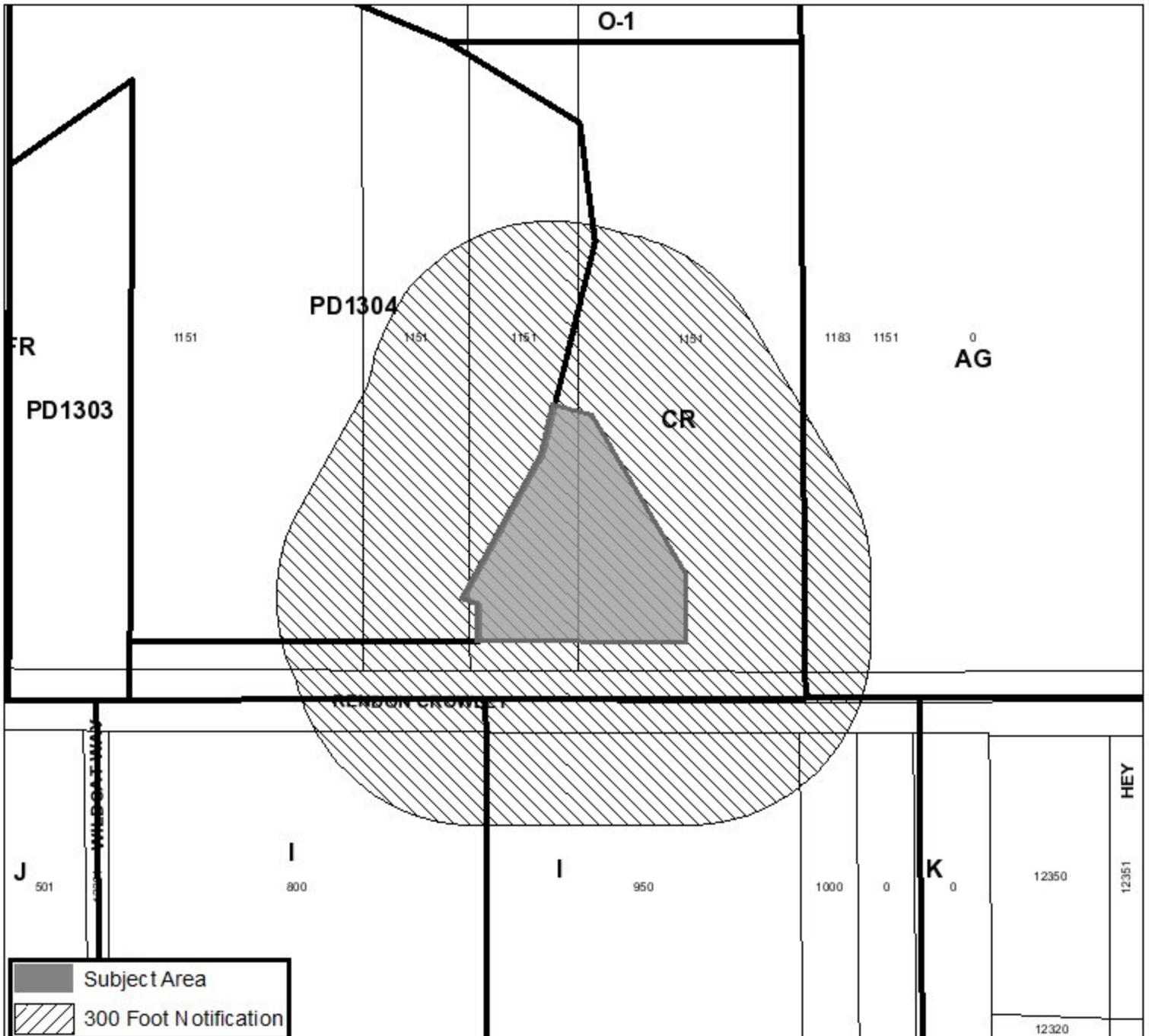
The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.



ZC-22-081

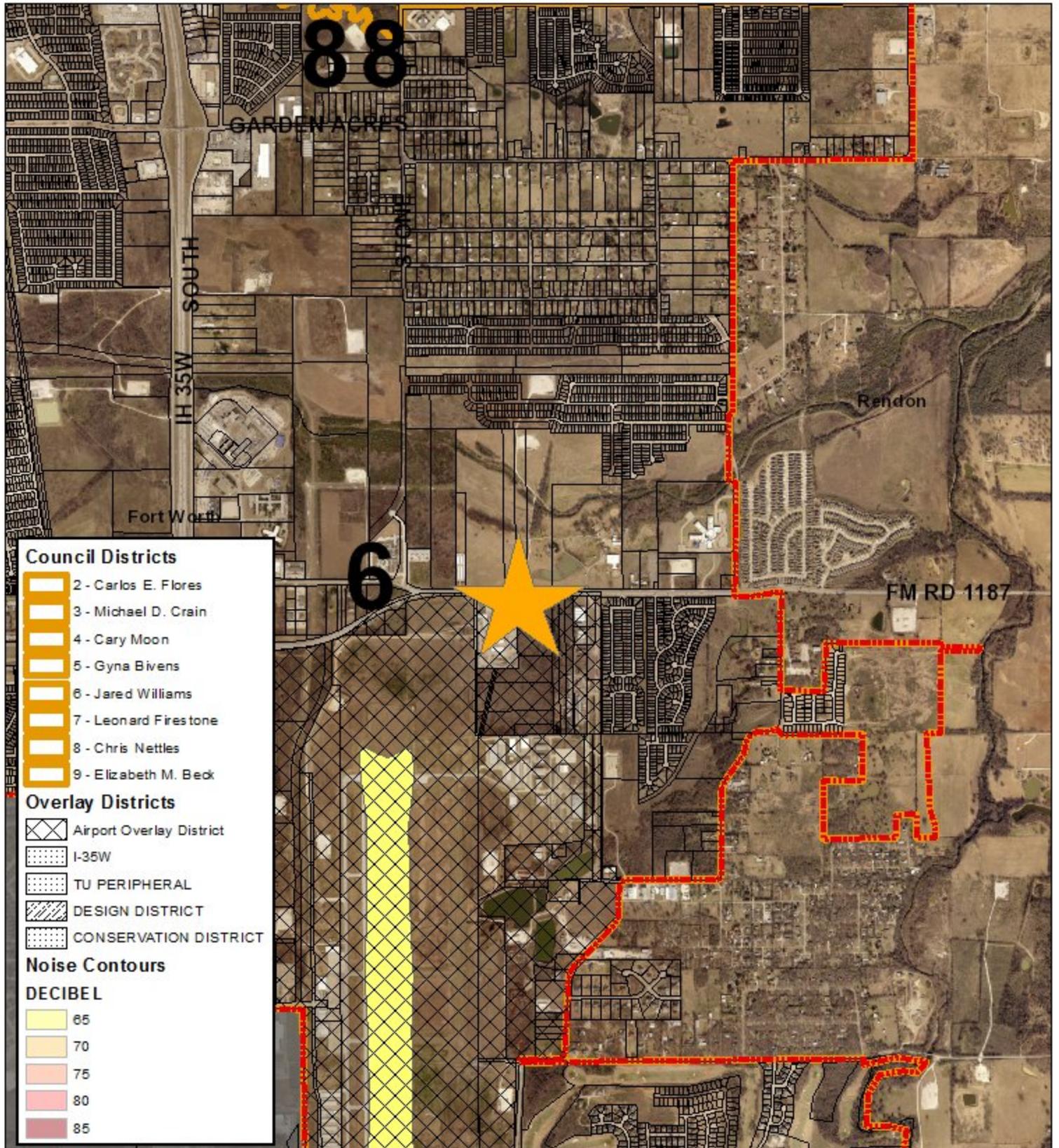
Area Zoning Map

Applicant: Landmark at Rendon in FW, LLC
 Address: 900 - 1000 blocks E. Rendon Crowley Road
 Zoning From: CR
 Zoning To: PD for CR uses with development waiver
 Acres: 2.07688985
 Mapsco: 119LM
 Sector/District: Far South
 Commission Date: 5/11/2022
 Contact: 817-392-6329



0 115 230 460 Feet

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

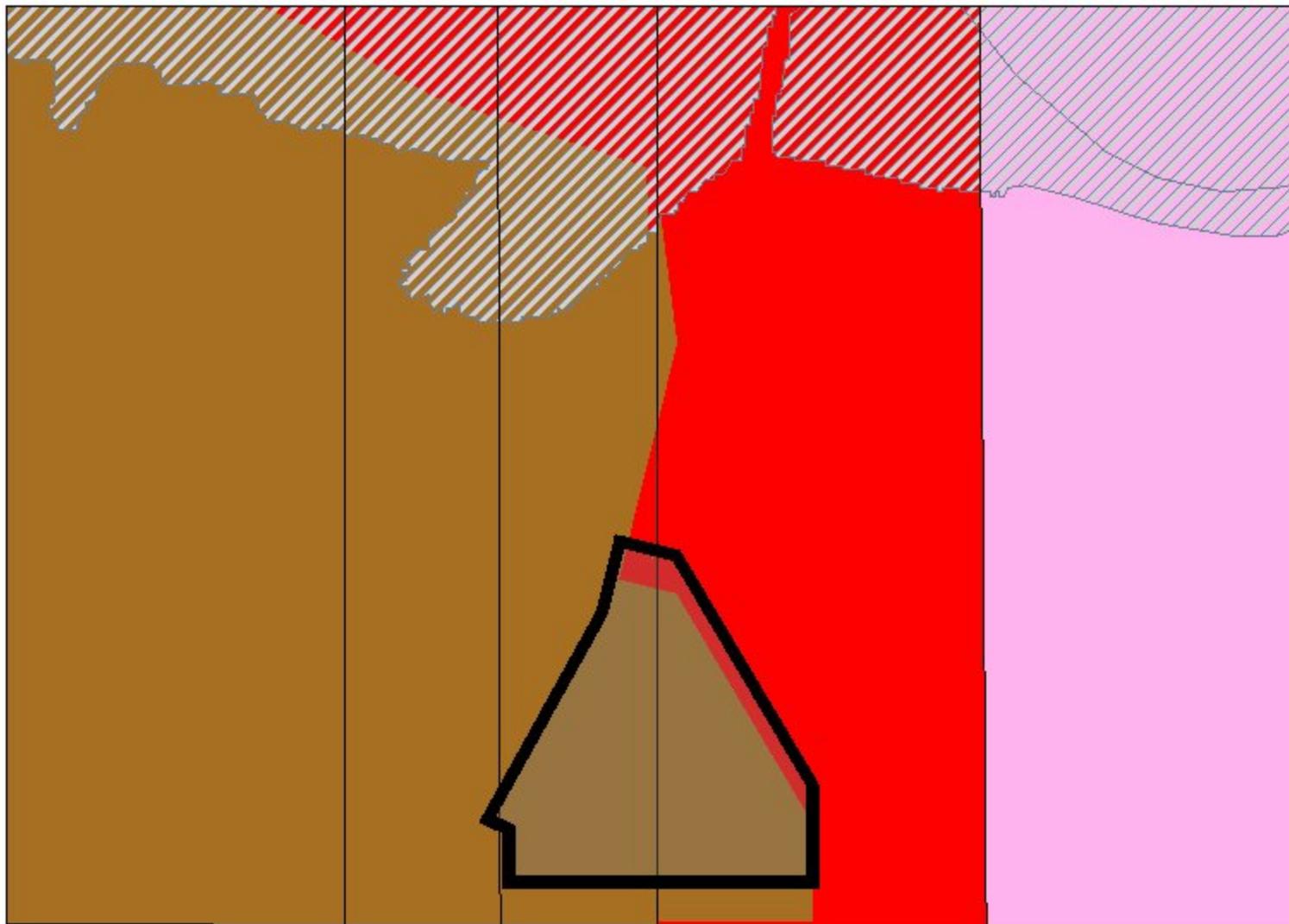
- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85

N



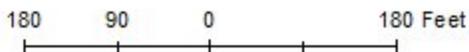
0 1,000 2,000 4,000 Feet

Future Land Use



RENDON CROWLEY

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



RENDON CROWLEY

0 115 230 460 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: SP-22-008

Council District: 7

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: James Schrader

Site Location: 6300 Shady Oaks Manor Drive

Acreage: 6.37 acres

Request

Proposed Use: Mini-warehouse and auto repair

Companion Case: ZC-21-083

Request: To: Amend site plan for PD 780 and PD 1311 Planned Development for all uses in “G” General Commercial and mini-warehouses to include auto repair; site plan included

Recommendation

Staff Recommendation: **Approval**

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 - a. [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 subject property is located along the north side of Shady Oaks Manor Drive, just east of the intersection of Northwest Loop 820 Freeway and Quebec Street. “PD 780” Planned Development for all uses in “F” General Commercial plus hotel & “PD 1311” Planned Development for all uses in “G” General Commercial and mini-warehouse, site plan approved.

The applicant is requesting to amend the approved site plan to change the configuration of mini-warehouses and add a Caliper Collision Auto Repair. The applicant has submitted a site plan showing a total of five (5) self-storage buildings with a mix of one/two story height. A detention pond is located in the western corner of the property. The eastern property contains auto repair. The applicant intends to meet supplemental auto related requirements. The site plan indicates that a 6-foot tall wrought-iron fence will be installed along the perimeter of the site with gated access from Shady Oaks Manor Drive and the Northwest Loop 820 Freeway. Access from Shady Oaks Manor Drive will need to be coordinated with the City’s Transportation & Public Works Department and access from the freeway will require TxDOT approval. Approval of the zoning site plan does not guarantee approval of these proposed access points.

Surrounding Zoning and Land Uses

North (across NW Loop 820) “G” Intensive Commercial / vacant (restaurant/retail on surrounding properties)
East “F” General Commercial / vacant
South “D” High-Density Multifamily / multifamily apartment complex
West “PD 780” / hotel

Recent Zoning History

- ZC-07-125: Established “PD780” Planned Development for all uses in “F” General Commercial plus hotel on property to the west
- SP-16-012: Amended “PD780” site plan to add a second hotel
- ZC-21-083: From “G” Intensive Commercial and “PD780” Planned Development for all uses in “F” General Commercial plus hotel to “PD/G” Planned Development for all uses in “G” General Commercial plus mini-warehouse; site plan included (subject property)

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.
The following organizations were notified: (emailed April 22, 2022)

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

** Not located in close proximity to a registered Neighborhood Association*

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

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

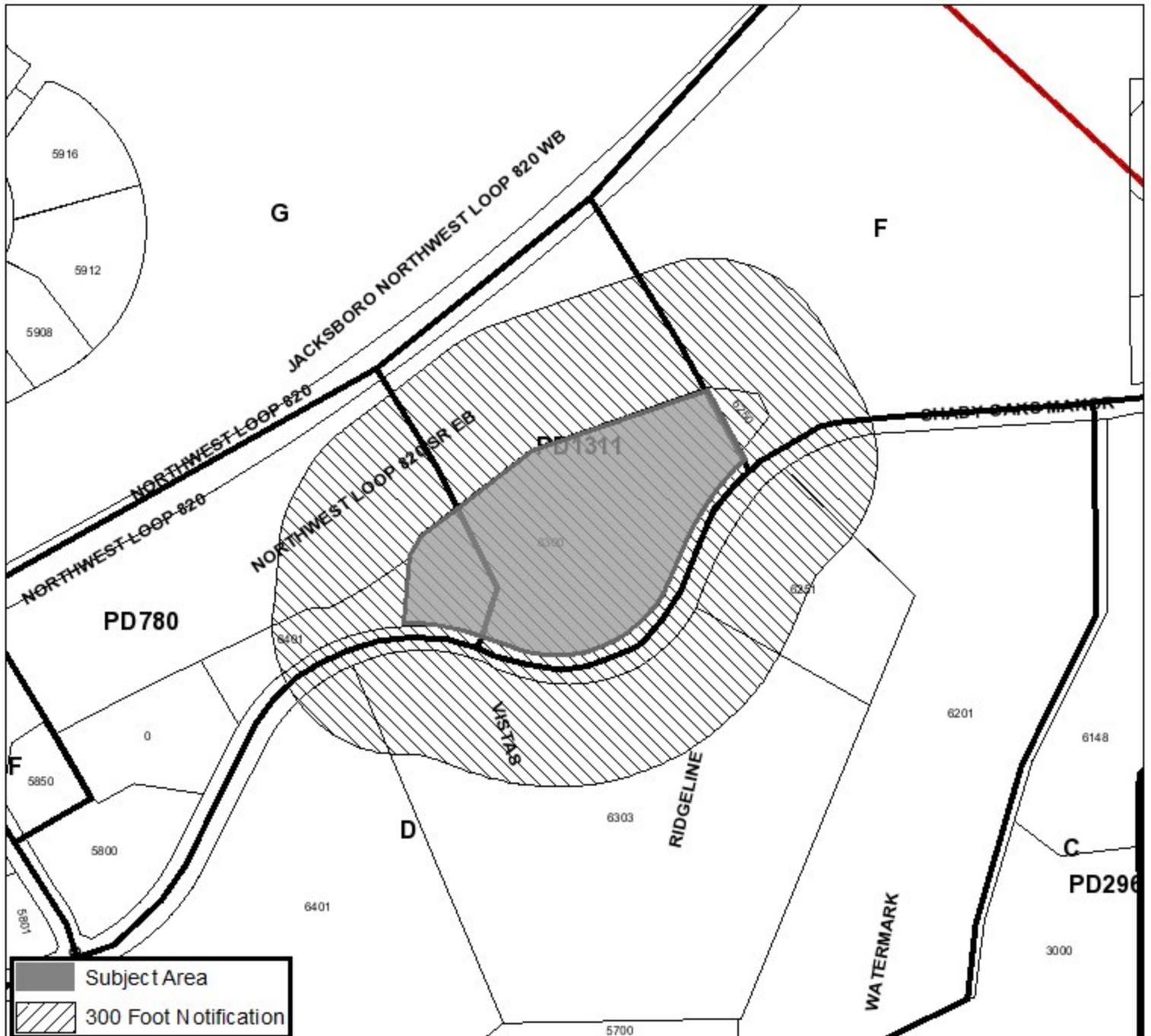
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



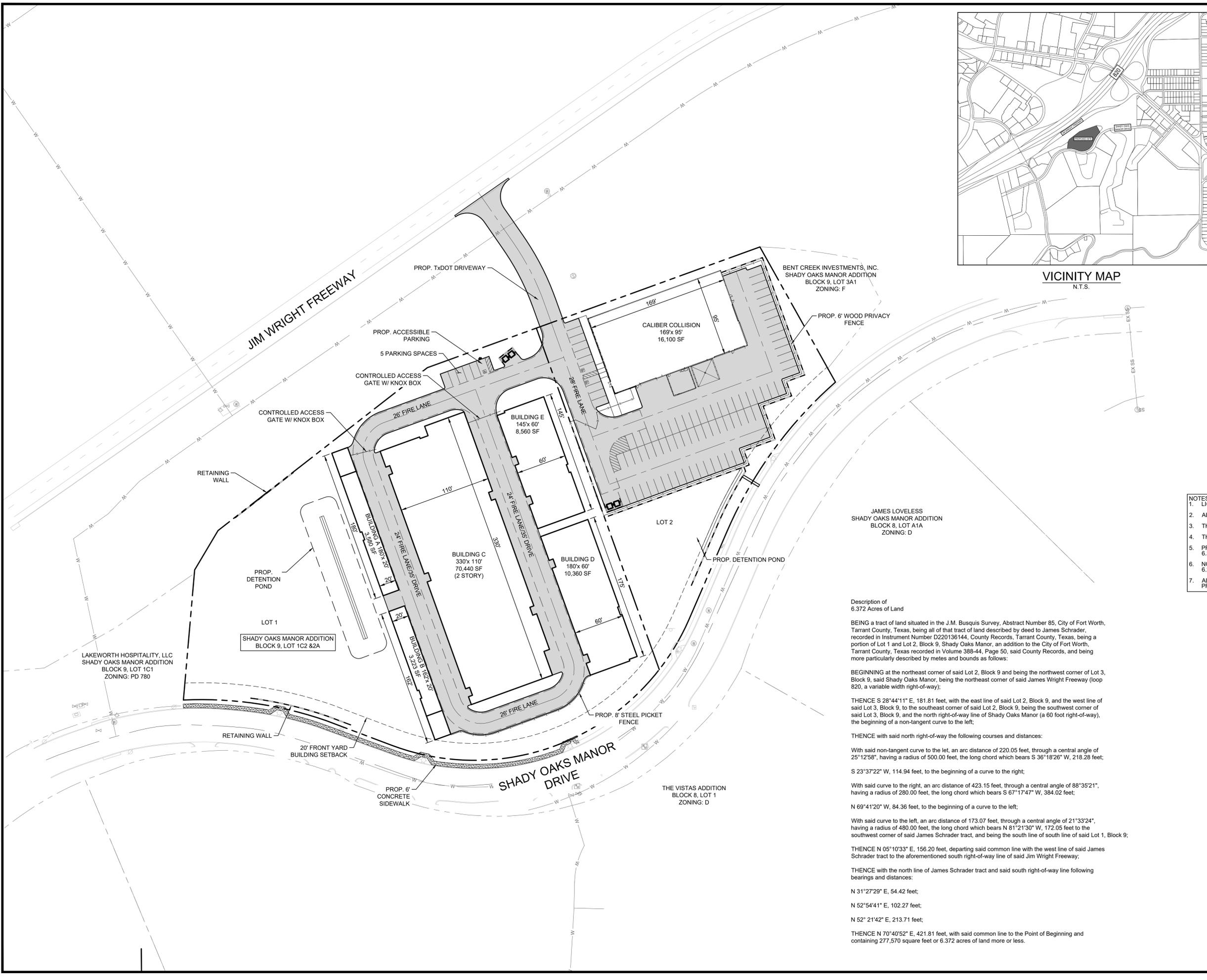
SP-22-008

Area Zoning Map

Applicant: James Schrader
 Address: 6300 Shady Oaks Manor Drive
 Zoning From: PD 780 & PD 1311
 Zoning To: Site plan for mini-warehouses and auto repair
 Acres: 6.37215283
 Mapsco: 46Y
 Sector/District: Far West
 Commission Date: 5/11/2022
 Contact: 817-392-8047



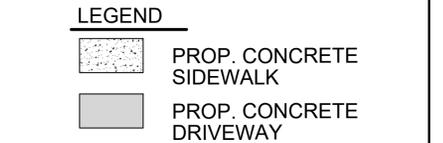
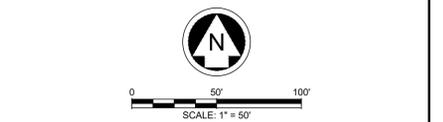
0 165 330 660 Feet



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FORT WORTH	817-392-8100
CITY OF FORT WORTH WATER DEPT.	817-392-4477

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL STRIPING TO BE PAINTED WHITE UNLESS NOTED OTHERWISE.
 - LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES.
 - THE PROPOSED DEVELOPMENT SHALL COMPLY WITH DEVELOPMENT STANDARD OF CHAPTER 6 OF THE CITY OF FORT WORTH'S ZONING ORDINANCE.

BUILDING GROSS FOOTAGE	
BUILDINGS A-E	36,163 SF
CALIBER COLLISION	16,100 SF
BUILDING HEIGHTS	
BUILDINGS A-B	11'-0"
BUILDING C	25'-0"
BUILDINGS D-E	12'-0"
CALIBER COLLISION	12'-0"

- NOTES:**
- LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES.
 - ALL SIGNAGE SHALL CONFORM WITH SECTION 6.4 SIGNS.
 - THE PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - PROPOSED DUMPSTER ENCLOSURE SHALL COMPLY WITH SECTION 6.300 OF THE CITY OF FORT WORTH ZONING ORDINANCE.
 - NO MINIMUM PARKING STANDARD APPLIES TO THIS SITE PER SECTION 6.201 OF THE CITY OF FORT WORTH ZONING ORDINANCE.
 - ALL LIGHTS SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES AND SHALL BE SHIELDED FULL CUTOFF LIGHTING.

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

THOMAS BARTKOWSKI 99976 04/14/2022
TYPE OR PRINT NAME PE # DATE

Description of 6.372 Acres of Land

BEING a tract of land situated in the J.M. Busquis Survey, Abstract Number 85, City of Fort Worth, Tarrant County, Texas, being all of that tract of land described by deed to James Schrader, recorded in Instrument Number D220136144, County Records, Tarrant County, Texas, being a portion of Lot 1 and Lot 2, Block 9, Shady Oaks Manor, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Volume 388-44, Page 50, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said Lot 2, Block 9 and being the northwest corner of Lot 3, Block 9, said Shady Oaks Manor, being the northeast corner of said James Wright Freeway (loop 820, a variable width right-of-way);

THENCE S 28°44'11" E, 181.81 feet, with the east line of said Lot 2, Block 9, and the west line of said Lot 3, Block 9, to the southeast corner of said Lot 2, Block 9, being the southwest corner of said Lot 3, Block 9, and the north right-of-way line of Shady Oaks Manor (a 60 foot right-of-way), the beginning of a non-tangent curve to the left;

THENCE with said north right-of-way the following courses and distances:

With said non-tangent curve to the left, an arc distance of 220.05 feet, through a central angle of 25°12'58", having a radius of 500.00 feet, the long chord which bears S 36°18'26" W, 218.28 feet;

S 23°37'22" W, 114.94 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 423.15 feet, through a central angle of 88°35'21", having a radius of 280.00 feet, the long chord which bears S 67°17'47" W, 384.02 feet;

N 69°41'20" W, 84.36 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 173.07 feet, through a central angle of 21°33'24", having a radius of 480.00 feet, the long chord which bears N 81°21'30" W, 172.05 feet to the southwest corner of said James Schrader tract, and being the south line of south line of said Lot 1, Block 9;

THENCE N 05°10'33" E, 156.20 feet, departing said common line with the west line of said James Schrader tract to the aforementioned south right-of-way line of said Jim Wright Freeway;

THENCE with the north line of James Schrader tract and said south right-of-way line following bearings and distances:

N 31°27'29" E, 54.42 feet;

N 52°54'41" E, 102.27 feet;

N 52°21'42" E, 213.71 feet;

THENCE N 70°40'52" E, 421.81 feet, with said common line to the Point of Beginning and containing 277,570 square feet or 6.372 acres of land more or less.

NO.	DATE	REVISION

DIRECTOR OF PLANNING & DEVELOPMENT

DATE: _____

HERITAGE 820 MINI-STORAGE

ZONING CASE NO. ZC-21-083

PD SITE PLAN EXHIBIT

FORT WORTH, TARRANT COUNTY, TEXAS

PELOTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
600 W 6TH STREET, SUITE 170, FORT WORTH, TEXAS 76102
FORT WORTH PHONE: 817.953.2777

DRAWN: MCS	DATE	PROJECT #	SHEET
DESIGNED: TB	MARCH 2022	HRG21001	C1
REVIEWER: TB			

Drawing: C:\Users\mcs001\OneDrive\Documents\Heritage_820\MiniStorage\SitePlan\ExhibitHRG21001.dwg
 User: mcs001
 Date: 3/14/2022 2:28 PM
 Plot Date: 3/14/2022 2:28 PM

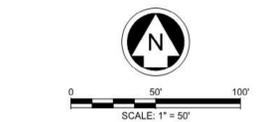
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FORT WORTH	817-392-8100
CITY OF FORT WORTH WATER DEPT.	817-392-4477

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



VICINITY MAP
N.T.S.



LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. CONCRETE DRIVEWAY

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
 - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL STRIPING TO BE PAINTED WHITE UNLESS NOTED OTHERWISE.
 - LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES.
 - THE PROPOSED DEVELOPMENT SHALL COMPLY WITH DEVELOPMENT STANDARD OF CHAPTER 6 OF THE CITY OF FORT WORTH'S ZONING ORDINANCE.

BUILDING GROSS FOOTAGE

BUILDINGS A-G	77,166 SF
BUILDINGS 1-2	25,397 SF
TOTAL	102,563 SF

- NOTES:**
- LIGHTING WILL COMPLY WITH CITY OF FORT WORTH ORDINANCES.
 - ALL SIGNAGE SHALL CONFORM WITH SECTION 6.4 SIGNS.
 - THE PROJECT WILL COMPLY WITH SECTION 6.301 LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302 URBAN FORESTRY.
 - PROPOSED DUMPSTER ENCLOSURE SHALL COMPLY WITH SECTION 6.300 OF THE CITY OF FORT WORTH ZONING ORDINANCE.
 - NO MINIMUM PARKING STANDARD APPLIES TO THIS SITE PER SECTION 6.201 OF THE CITY OF FORT WORTH ZONING ORDINANCE.
 - ALL LIGHTS SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES AND SHALL BE SHIELDED FULL CUTOFF LIGHTING.

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

THOMAS BARTKOWSKI 99976 06/21/2021
TYPE OR PRINT NAME RE # DATE

NO.	DATE	REVISION

DIRECTOR OF PLANNING & DEVELOPMENT

DATE: _____

HERITAGE 820 MINI-STORAGE

ZONING CASE NO. ZC-21-083

PD SITE PLAN EXHIBIT

FORT WORTH, TARRANT COUNTY, TEXAS

PELOTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
600 W 6TH STREET, SUITE 175, FORT WORTH, TEXAS 76102
FORT WORTH PHONE: (817) 953-2777

DRAWN: MCS	DATE: JUNE 2021	PROJECT #	SHEET
DESIGNED: TB		HRG21001	C1
REVIEWER: TB			

Description of 6.372 Acres of Land

BEING a tract of land situated in the J.M. Busquis Survey, Abstract Number 85, City of Fort Worth, Tarrant County, Texas, being all of that tract of land described by deed to James Schrader, recorded in Instrument Number D220136144, County Records, Tarrant County, Texas, being a portion of Lot 1 and Lot 2, Block 9, Shady Oaks Manor, an addition to the City of Fort Worth, Tarrant County, Texas recorded in Volume 388-44, Page 50, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said Lot 2, Block 9 and being the northwest corner of Lot 3, Block 9, said Shady Oaks Manor, being the northeast corner of said James Wright Freeway (Loop 820, a variable width right-of-way);

THENCE S 28°44'11" E, 181.81 feet, with the east line of said Lot 2, Block 9, and the west line of said Lot 3, Block 9, to the southeast corner of said Lot 2, Block 9, being the southwest corner of said Lot 3, Block 9, an the north right-of-way line of Shady Oaks Manor (a 60 foot right-of-way), the beginning of a non-tangent curve to the left;

THENCE with said north right-of-way the following courses and distances:

With said non-tangent curve to the left, an arc distance of 220.05 feet, through a central angle of 25°12'58", having a radius of 500.00 feet, the long chord which bears S 36°18'26" W, 218.28 feet;

S 23°37'22" W, 114.94 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 423.15 feet, through a central angle of 88°35'21", having a radius of 280.00 feet, the long chord which bears S 67°17'47" W, 384.02 feet;

N 69°41'20" W, 84.36 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 173.07 feet, through a central angle of 21°33'24", having a radius of 480.00 feet, the long chord which bears N 81°21'30" W, 172.05 feet to the southwest corner of said James Schrader tract, and being the south line of said Lot 1, Block 9;

Thence N 05°10'33" E, 156.20 feet, departing said common line with the west line of said James Schrader tract to the aforementioned south right-of-way line of said Jim Wright Freeway;

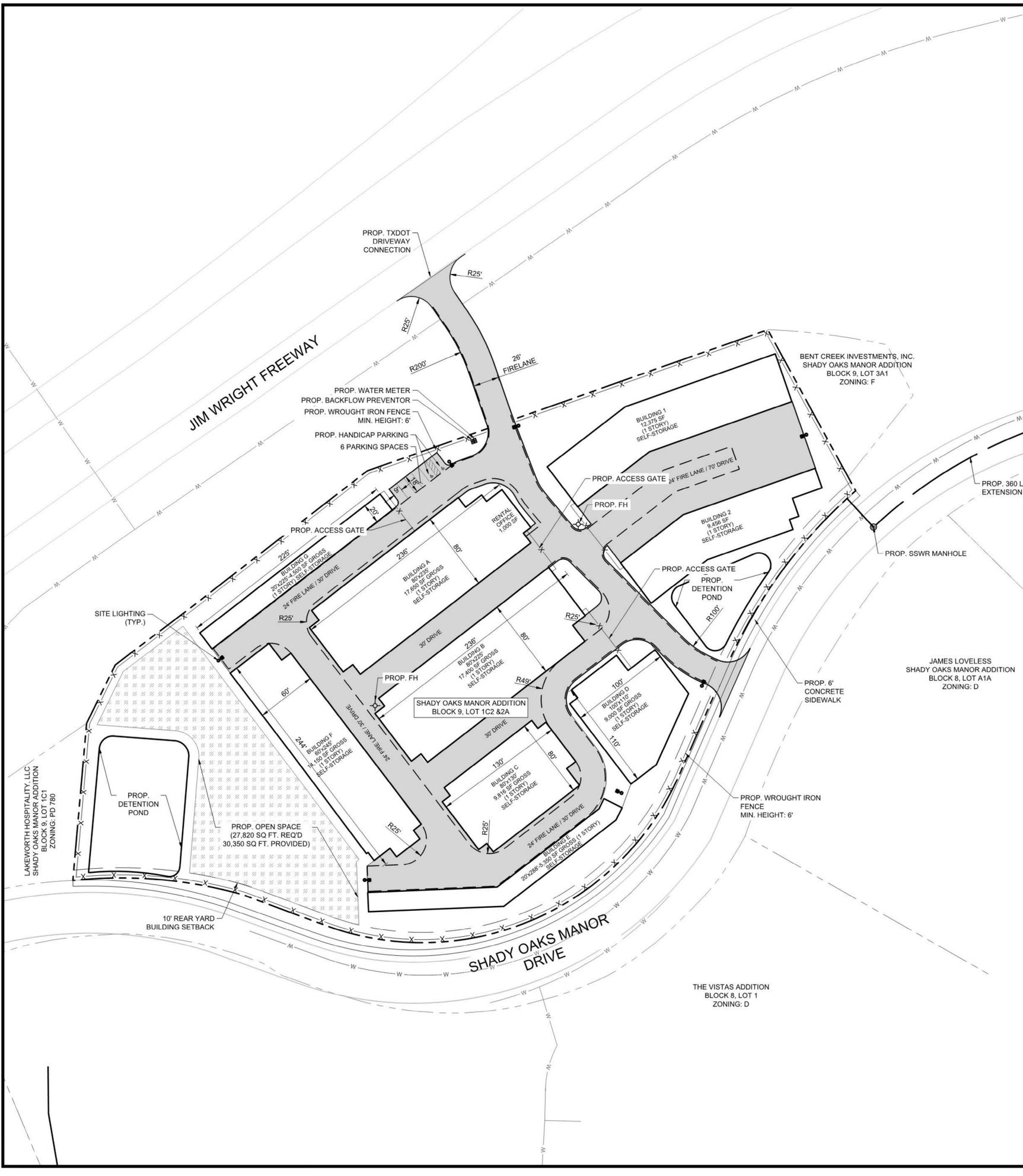
THENCE with the north line of James Schrader tract and said south right-of-way line following bearings and distances:

N 31°27'29" E, 54.42 feet;

N 52°54'41" E, 102.27 feet;

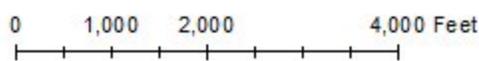
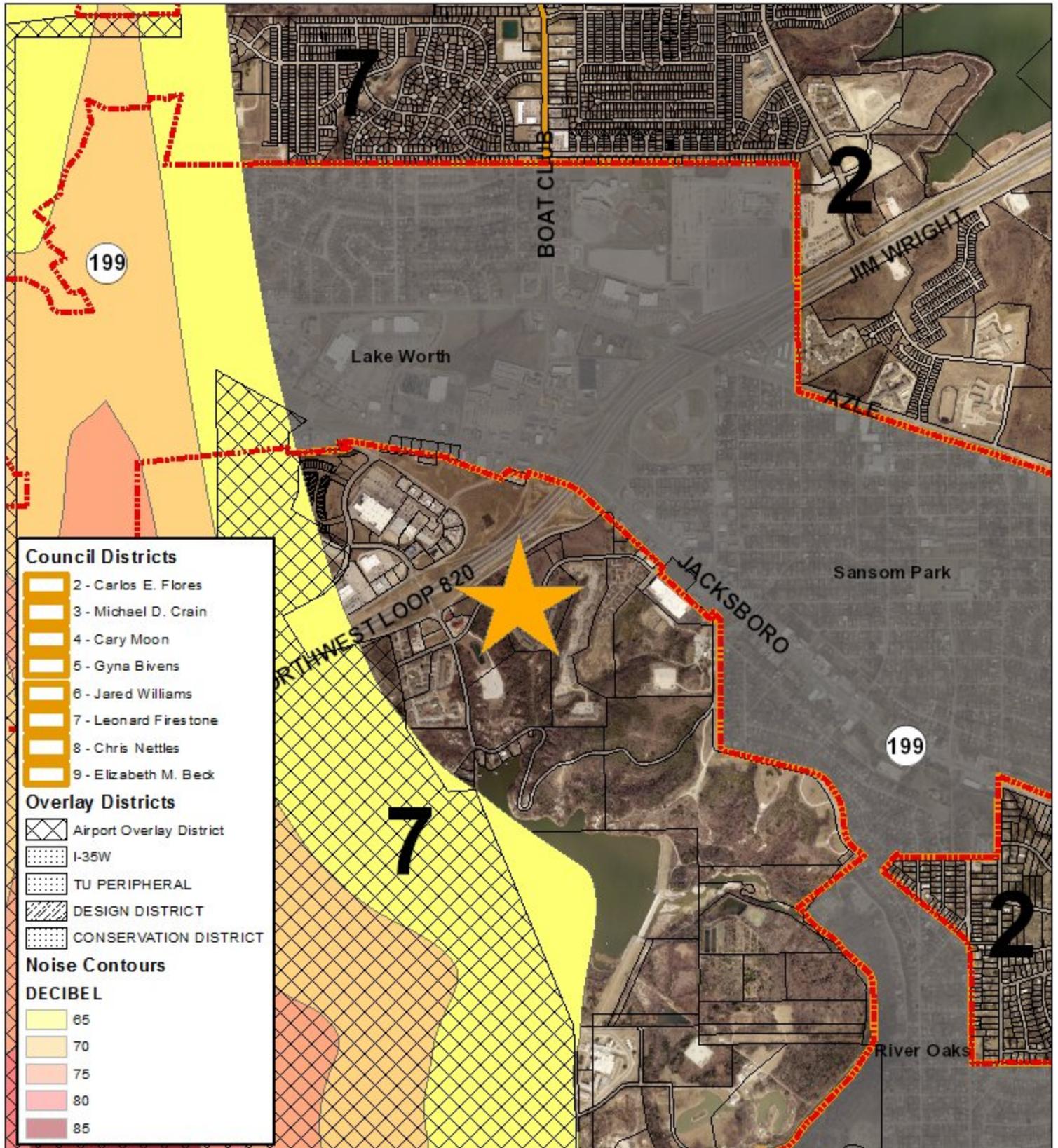
N 52°21'42" E, 213.71 feet;

THENCE N 70°40'52" E, 421.81 feet, with said common line to the Point of Beginning and containing 277,570 square feet or 6.372 acres of land more or less.

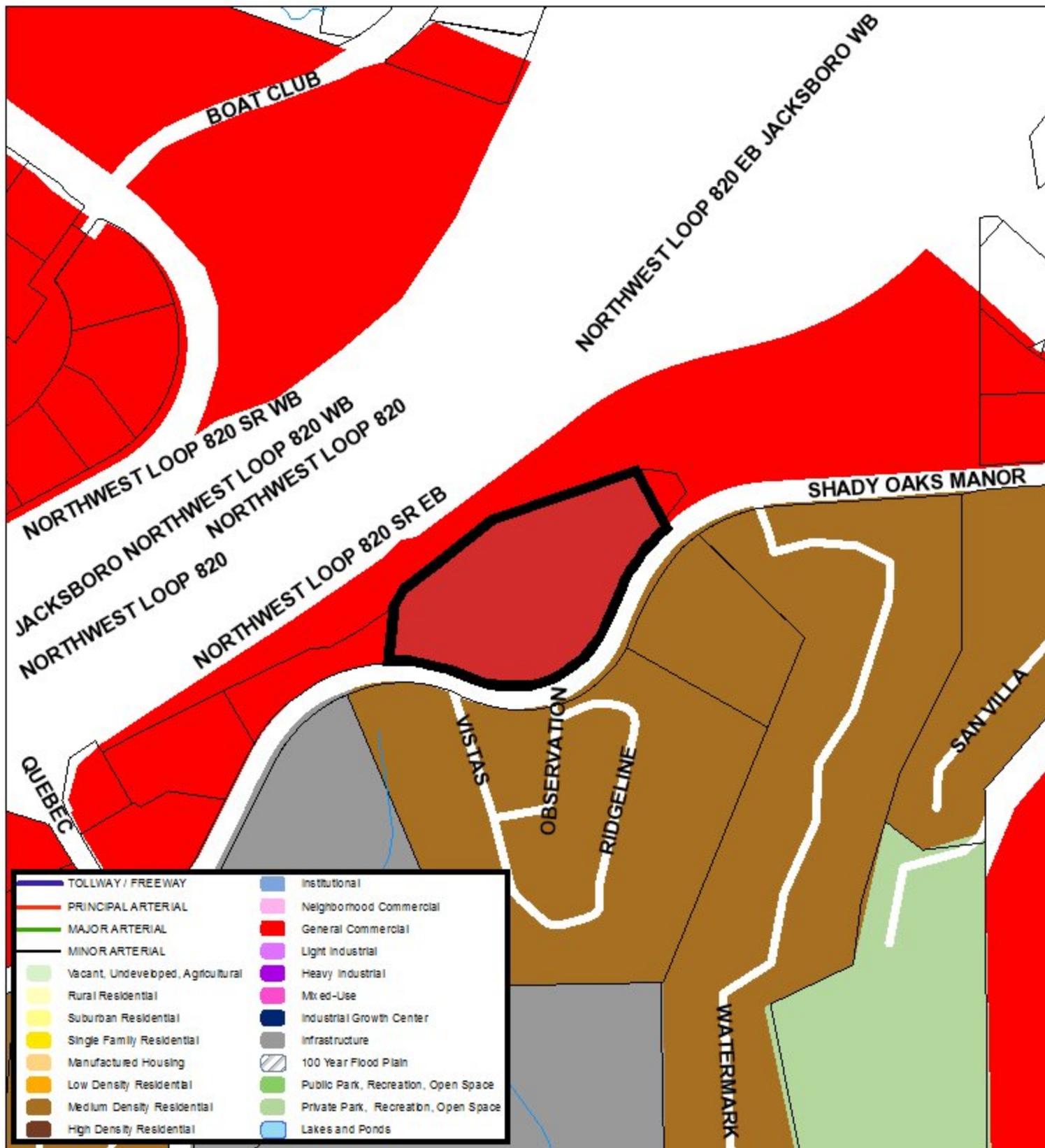


Drawing: 01/08/2021 10:01 AM
 User: T:\Projects\2021\Heritage_820\Main\DWG\SitePlan\Heritage820_SitePlan.dwg
 Plot Date: 06/21/2021 11:18 AM
 Plot Date: 06/21/2021 11:18 AM

Area Map



Future Land Use



370 185 0 370 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



0 237.5 475 950 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-042

Council District: 2

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Blas & Rita Rodriguez (owner) / Orlando Fernandez (representative)

Site Location: 2424 Chestnut Avenue

Acreage: 0.318 acres

Request

Proposed Use: Office / Retail

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

To: “FR” General Commercial Restricted

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

Project Description and Background

The applicant is proposing to zone the subject site “FR” General Commercial Restricted. This site was previously occupied and used as a church, and is currently zoned “A-5” One Family residential. The property directly to the north of the subject site is owned by the same owner and is already zoned “FR”. According to their application documents, the applicant intends to "convert the church structure into an office/retail location". Rezoning to “FR” would provide a uniform zoning designation across both of their two properties, which are intended to be used together. The northern lot already zoned “FR” would provide additional parking, where as the portion requesting to be rezoned from “A-5” to “FR” would have the 3,936 square foot former church building as well about 10 additional parking spaces, which can be seen in the attachment titled “Existing Improvements”. A detailed division of spaces or square footage breakdown for the repurposed building was not provided with the application. “FR” applications, like most base districts, do not require a Site Plan, however these can be informative and help with the discussions on rezoning applications by showing the intended layout, intensity, and function of what the developer envisions.

Surrounding Zoning and Land Uses

North “FR” General Commercial Restricted / parking lot & cell tower
East “A-5” One Family Residential / residential
South “A-5” One Family Residential / apartments
West “A-5” One Family Residential / residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2022.
The following organizations were emailed on April 22, 2022:

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

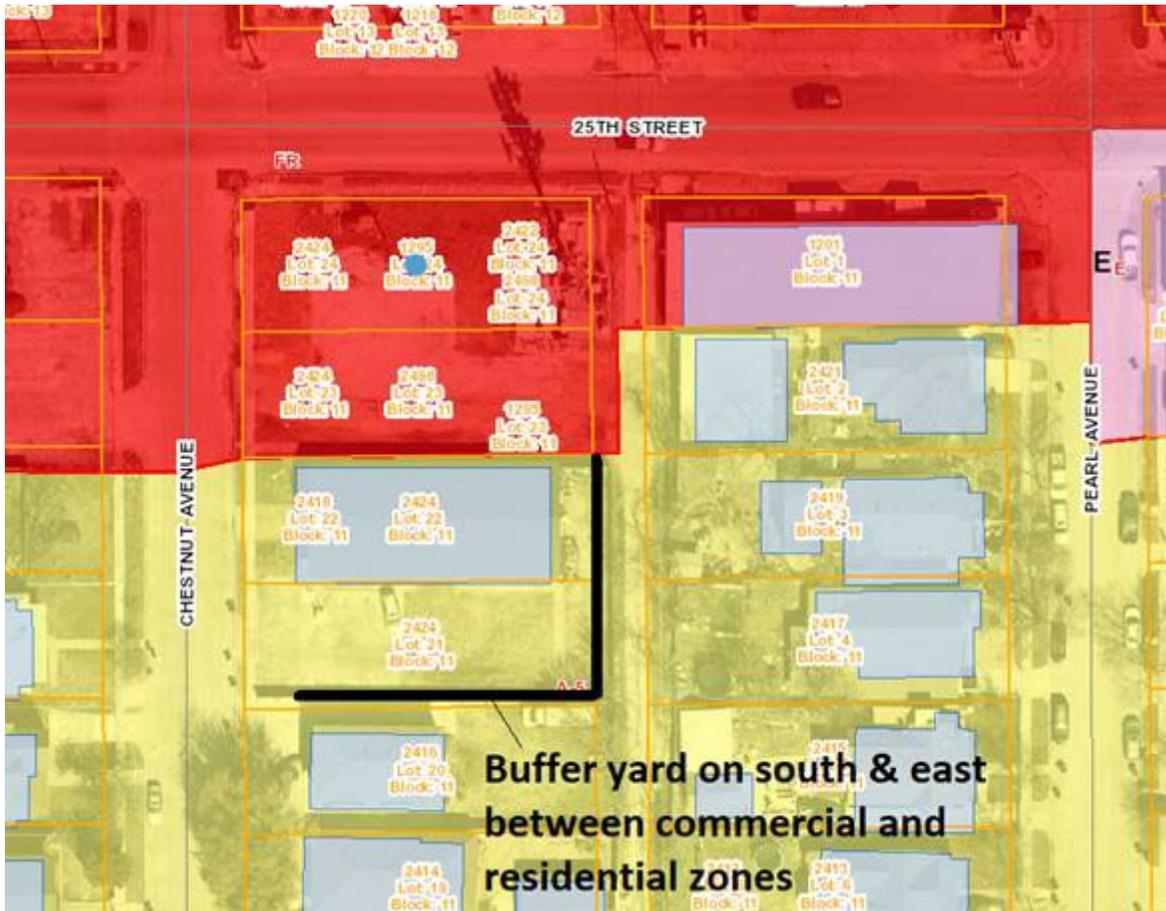
**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Property to the north of the subject site is zoned for commercial purposes. Properties to the west and east are residentially zoned and developed with single-family homes. Property to the south is zoned single family but is occupied with an apartment house.

Zoning staff is comfortable with the overall compatibility of this proposed rezoning, in conjunction with the screening measures mandated by the Zoning Ordinance for any commercial occupation on the subject site. A combination of fencing and landscaping must equal 25 points from the enhanced landscape table found in Section 6.300.c.3.g of the City of Fort Worth Zoning Ordinance. Applicants are encouraged to exceed the minimum 25 point requirement when possible. In addition, there is a required minimum 5' buffer yard composed of landscaped area off of the southern and eastern property lines. A supplemental building setback of 20' prohibits any new buildings and structures within 20' of the northern and eastern property lines (the existing structure can remain as-is). The applicant has been made aware of these screening requirements.



Another consideration to take into account when evaluating this rezoning request would be community desires. As of the writing of this staff report, we have not received any returned courtesy notices, legal notices from owners within 300 feet of the subject property, or any other feedback on whether or not the neighborhood is receptive to this rezoning request. If there is a desire for more neighborhood serving commercial areas to accommodate retail and office space, then this would be a perfect case to approve. However if the community is opposed to commercial activity in this specific place, then that should be weighed accordingly in any decision.

Because any new commercial construction would be subject to the current buffering requirements on the south and east, and because the site adjoins multifamily uses to the south, the proposed zoning **is compatible** with surrounding land uses.

If the Zoning Commission or City Council is not comfortable with the level of commercial zoning requested, there is the option to approve the less intensive “E” Neighborhood Commercial zoning instead of “FR” General

Commercial Restricted zoning that is being requested. “E” zoning would still permit both office and retail uses, however the zoning would not match the owner’s other parcel to the north which is currently zoned “FR”.

Comprehensive Plan Consistency – Northside

The 2022 Comprehensive Plan currently designates the subject property as future Institutional, due to the previous use as a church. Institutional uses would be schools, churches, government, human services, utilities, community centers, day cares – commercial uses are not listed as a use under future Institutional areas.

FUTURE LAND USE AND ZONING CLASSIFICATIONS		
FUTURE LAND USE	DEFINITION	ZONING
SPECIAL		
Vacant, Agricultural	Vacant, agriculture lands	AG
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
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, All Commercial, 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. If the rezoning request is approved, City staff recommends that the Comprehensive Plan be updated to reflect this change.

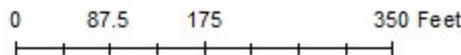
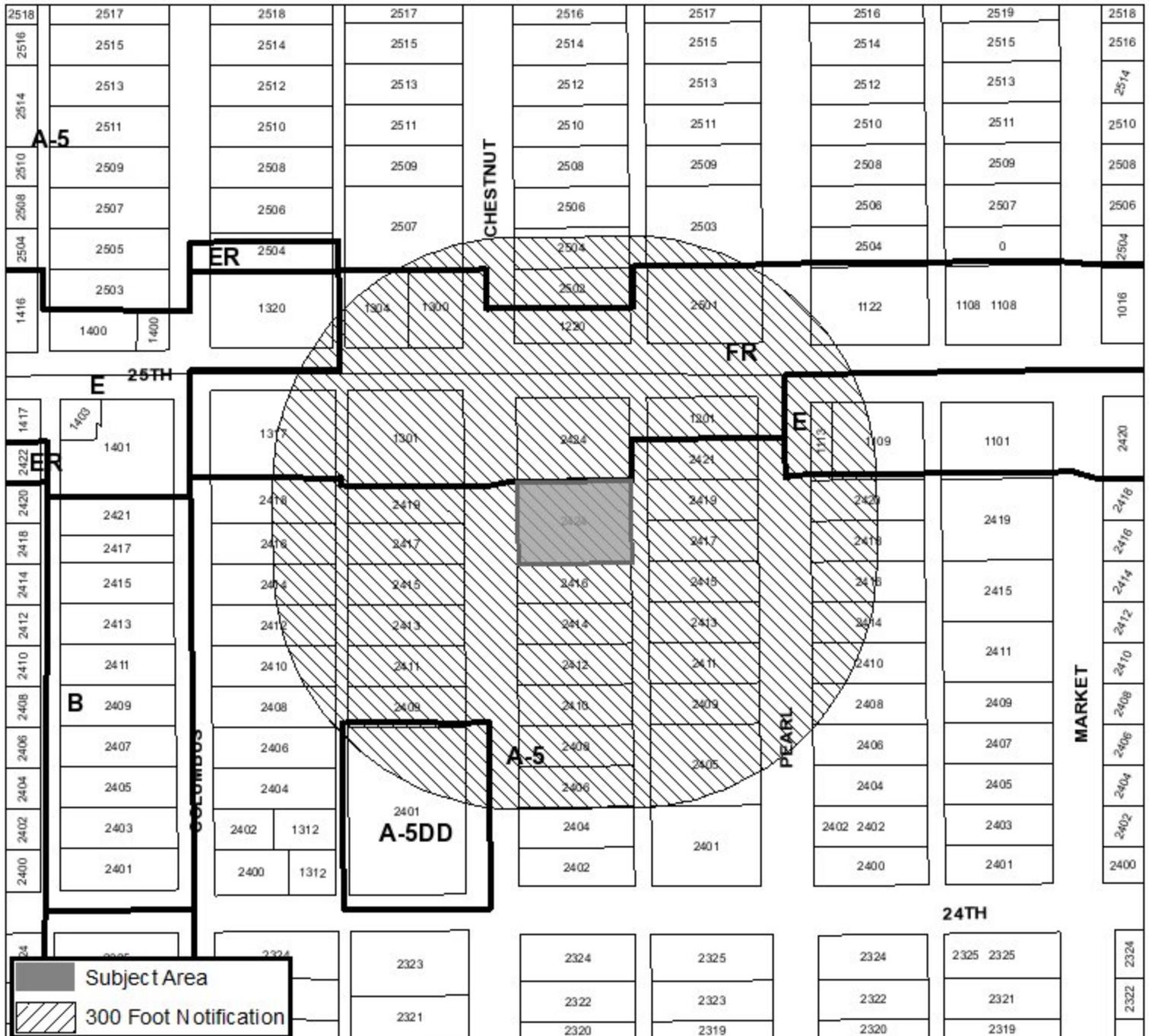
Economic Development Plan

The site is not directly addressed in the 2018 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses, including minority-owned firms. Rezoning to allow commercial development of this property could provide a site for exactly this type of desired business endeavor.



Area Zoning Map

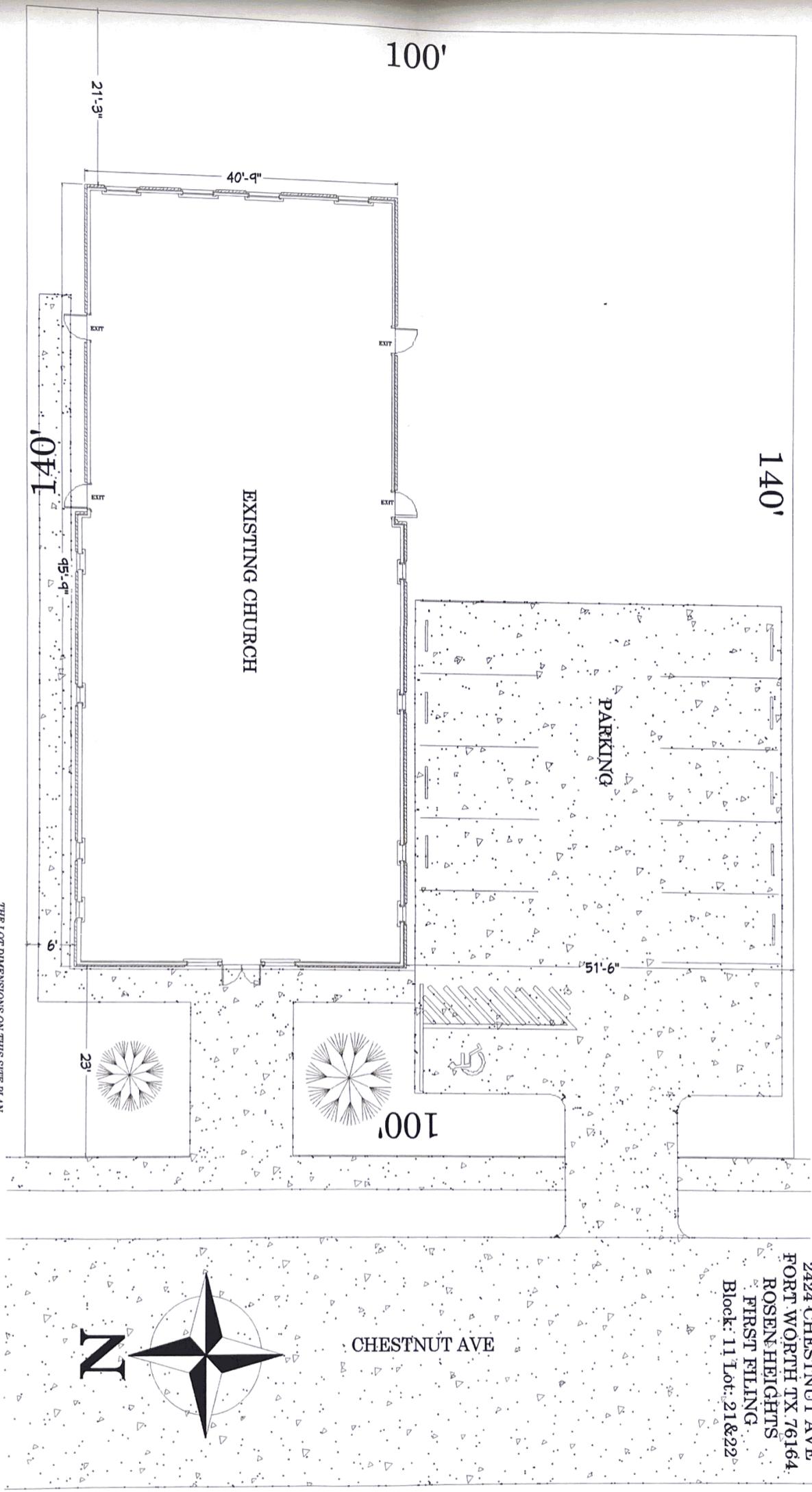
Applicant: Blas & Rita Rodriguez
 Address: 2424 Chestnut Avenue
 Zoning From: A-5
 Zoning To: FR
 Acres: 0.31843103
 Mapsco: 62E
 Sector/District: Northside
 Commission Date: 5/11/2022
 Contact: 817-392-8043



SITE PLAN

SCALE: 3/4"=10ft

2424 CHESTNUT AVE
FORT WORTH TX 76164
ROSEN HEIGHTS
FIRST FILING
Block: 11 Lot: 21&22



THE LOT DIMENSIONS ON THIS SITE PLAN
ARE BASED ON THE PROPERTY SURVEY,
IN THE PLAT DIMENSIONS OR THE INFORMATION
THAT THE OWNER PROVIDED US.
THIS SITE PLAN IS ONLY WITH THE PROPOSAL
TO LOCATE WHERE ARE OR WILL BE
THE HOUSE OR STRUCTURE UNDER CONSTRUCTION

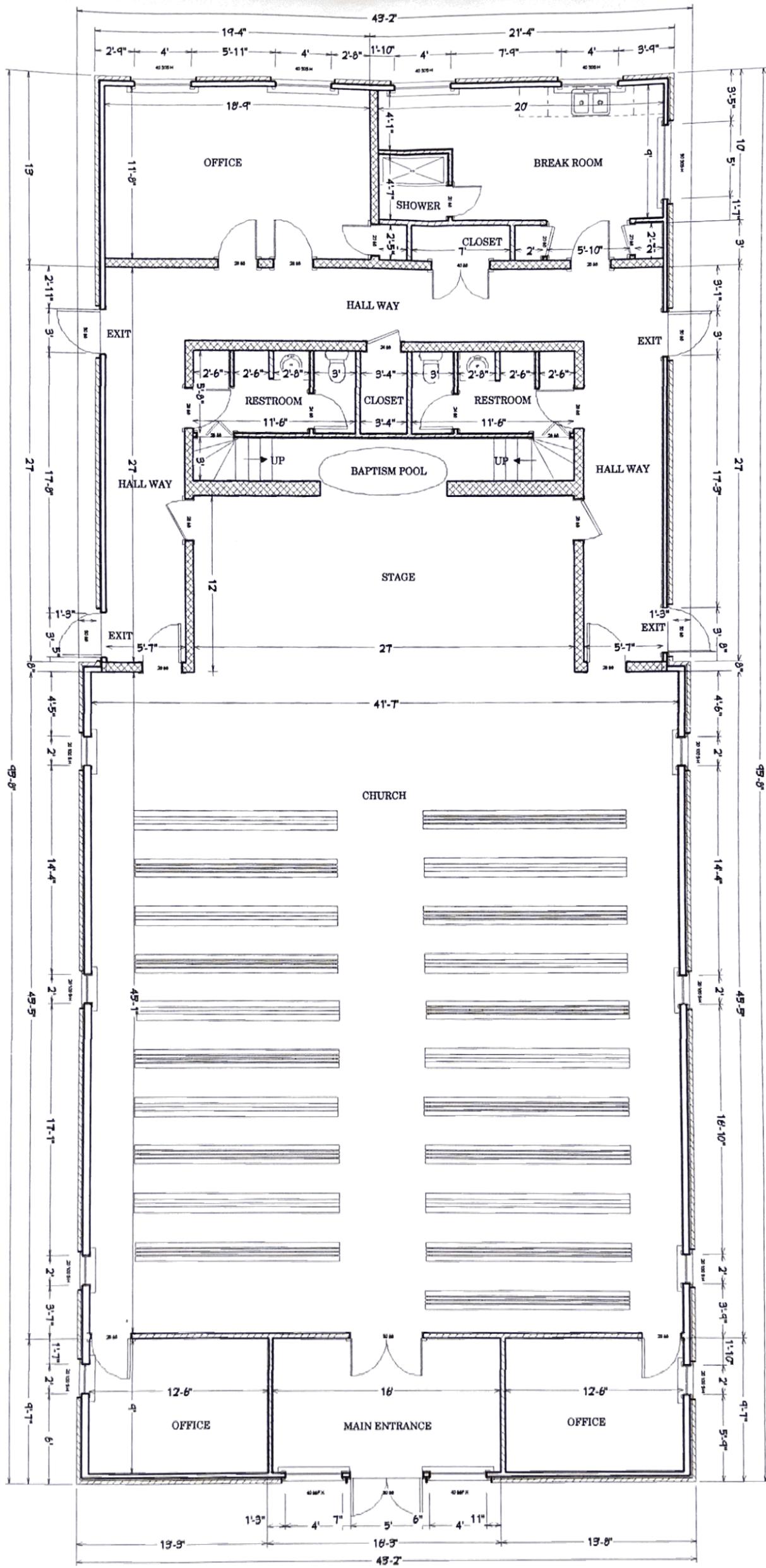
DATE:	6/30/2017
SCALE:	
SHEET:	P-2

NS Plans
Noe Soria (817)615-6942
nsplanos@hotmail.com

Property Address:
2424 CHESTNUT AVE
FORT WORTH TX 76164

Plan Design for:
BLAS RODRIGUEZ
(817) 905-5614





CHESTNUT AVE

EXISTING FLOOR PLAN

SCALE: 1/8"=1 ft

NS Plans
 Noe Soria (817)615-6942
 nsplanos@hotmail.com

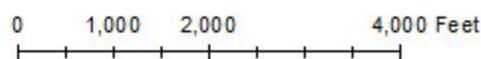
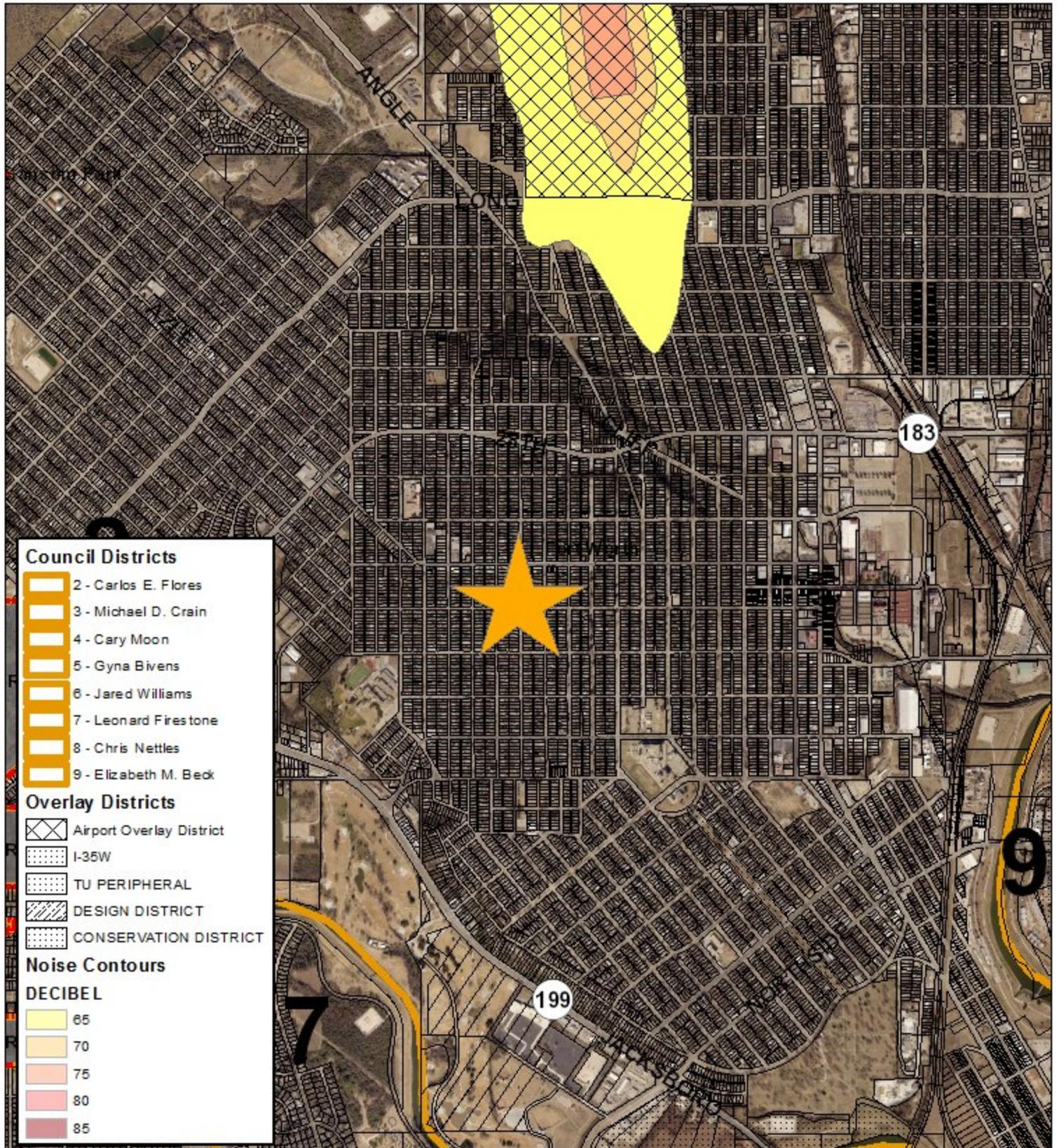
Property Address:
 2424 CHESTNUT AVE
 FORT WORTH TX 76164

Plan Design for:
 BLAS RODRIGUEZ
 (817) 905-5614



DATE: 6/30/2017
 SCALE:
 SHEET: P-3

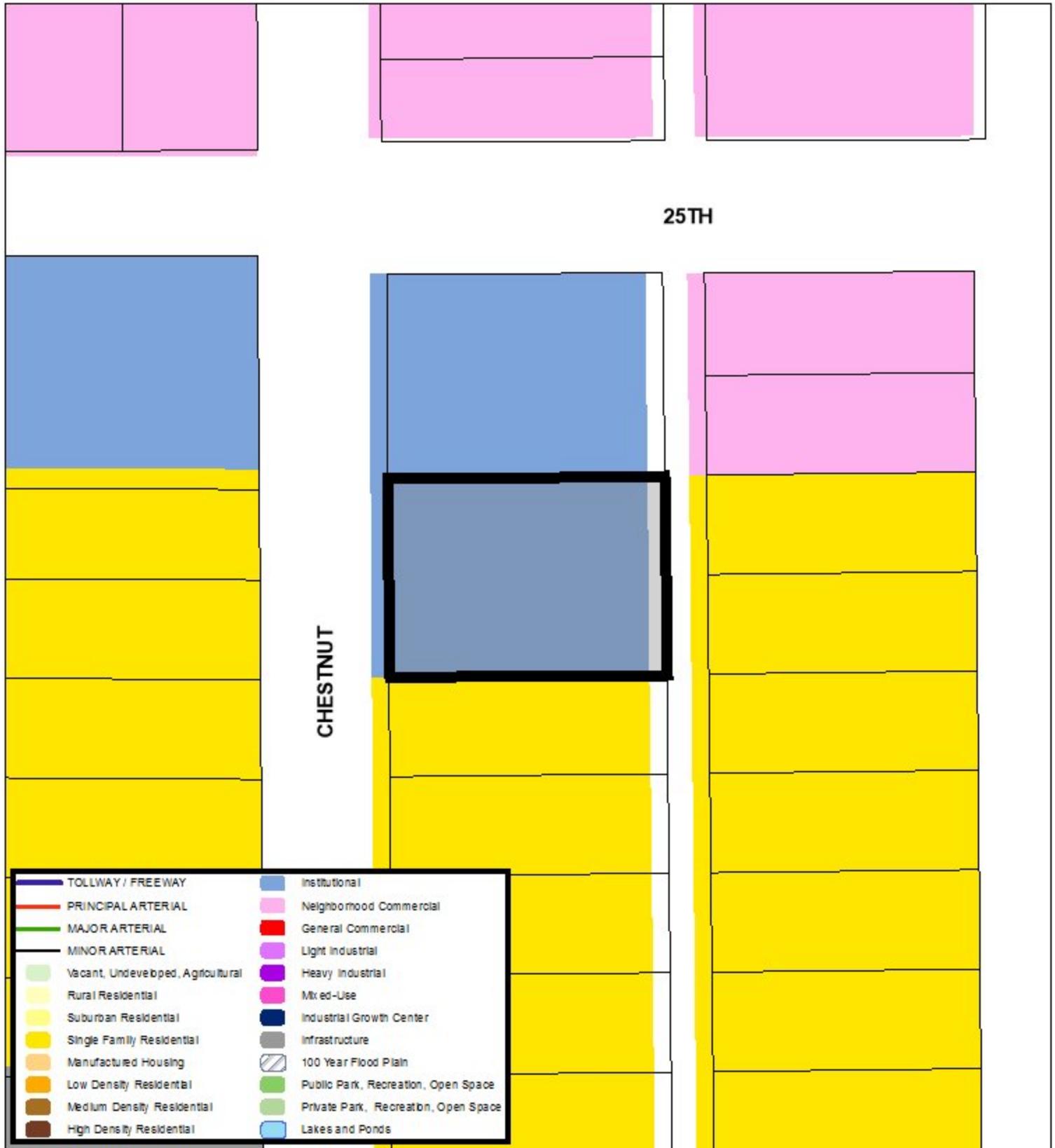
Area Map





ZC-22-042

Future Land Use



60 30 0 60 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 40 80 160 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-056

Council District: 2

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Crossing at Marine Creek Et al

Site Location: 4400 block of Huffines Blvd

Acreage: 5.8

Request

Proposed Use: Miniwarehouse

Request: From: "F" General Commercial & "G" Intensive Commercial

To: "PD/F" Planned Development for all uses in "F" General Commercial uses plus mini-warehouse, site plan required

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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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 proposed site is located east of Huffines Boulevard north of the Northwest Loop 820 access road. The applicant is proposing a zoning change to “PD/F” Planned Development for all uses in “F” General Commercial uses plus mini-warehouse and residence, site plan required.

The applicant intends to construct six (6) roughly 121,000 sf, of one story climate-controlled buildings and one residence for the manager of the facility. An 8’ masonry wall will also be constructed in-between the outer buildings. The proposed site is located across the street from a large truck rental facility to the west and in close proximity to Marine Creek Lake. The applicant intends to downzone the base zoning of the PD for the site from “G” Intensive Commercial to “F” General Commercial. Mini-warehouses are first allowed by right in industrial districts, however, many have opted to request PD’s and locate in close proximity to residential to capture this market. This is the case for this proposed development.

Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / vacant

East “G” Intensive Commercial / church

South “G” Intensive Commercial / Northwest Loop 820

West "PD/FR" for all uses in "FR" incl. large vehicle/trailer sales/storage & display and following associated uses for retrofitting large vehicle/trailers. Site plan required / large vehicle trailer storage

Recent Zoning History

- ZC-19-089; from “F” General Commercial and “G” Intensive Commercial to Add Conditional Use Permit to allow an outdoor equipment rental facility; site plan included (subject site, case was withdrawn)

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.

The following organizations were notified: (April 22, 2022)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Inter-District 2 Alliance
Marine Creek Meadows HOA*	Caballito Del Mar HA
Far Greater Northside Historical NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Lake Worth ISD
Castleberry ISD	Eagle Mountain-Saginaw 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 “PD/F” Planned Development for all uses in “F” General Commercial uses plus mini-warehouse and residence, site plan required. Surrounding uses vary with a church to the east, Northwest Loop 820 service road to the south, a truck rental facility to the west and vacant multifamily zoned land just north.

The proposed site is also located in close proximity to Marine Creek Lake. The proposed rezoning is intended to serve the numerous single-family and multifamily residences that are located nearby. Mini-warehouses typically have minimal impact to surrounding areas due to their height and appearances, operational characteristics, and traffic generation.

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

Comprehensive Plan Consistency – Far Northwest

The adopted Comprehensive Plan designates the subject property as general commercial. The policy below applies to this development.

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

The proposed zoning change request **is not consistent (Technical Inconsistency)** with the Comprehensive Plan and the policy stated above.

Site Plan Comments

Zoning

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

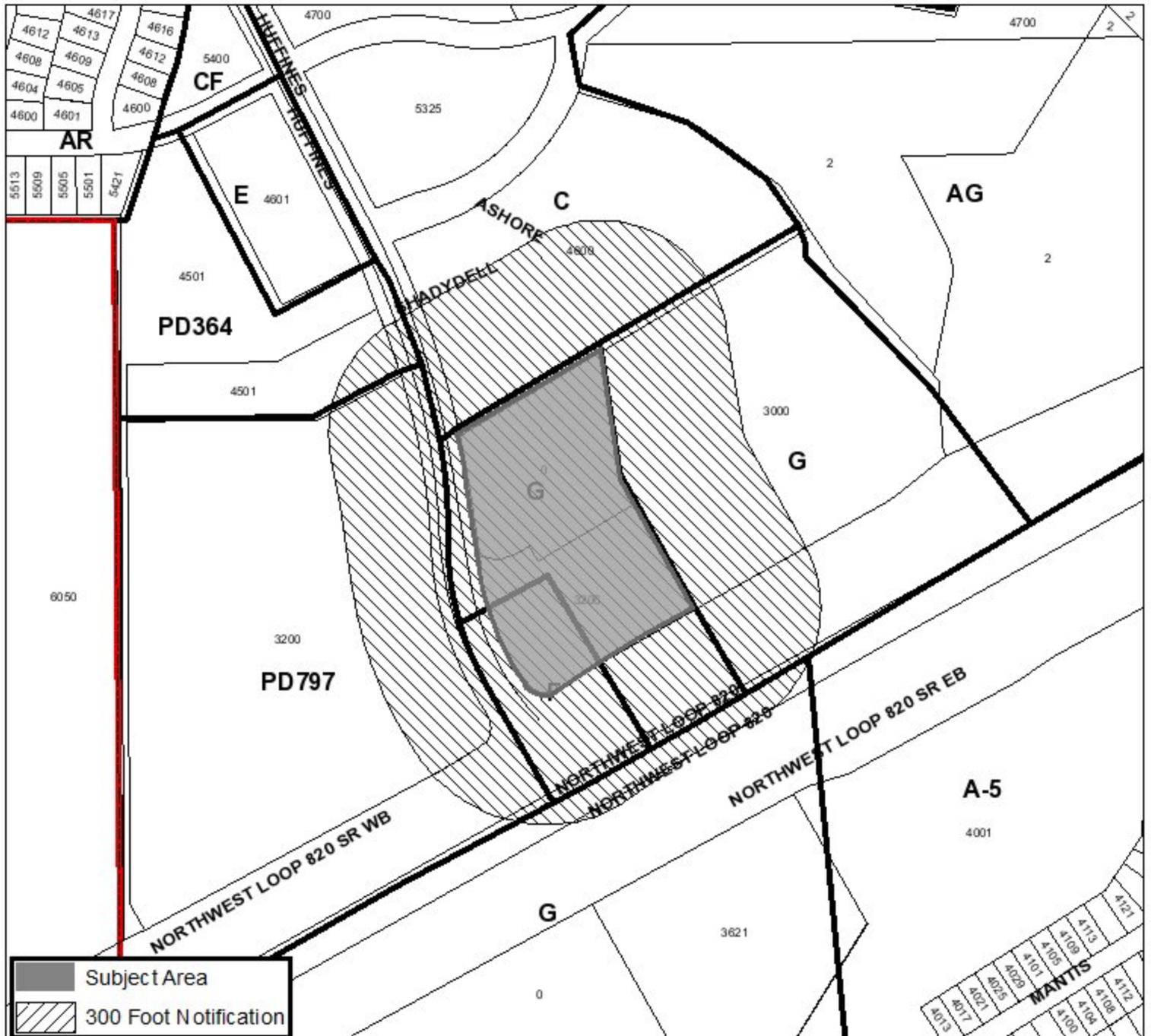
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



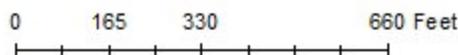
ZC-22-056

Area Zoning Map

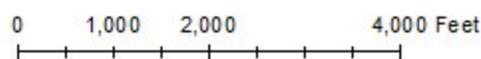
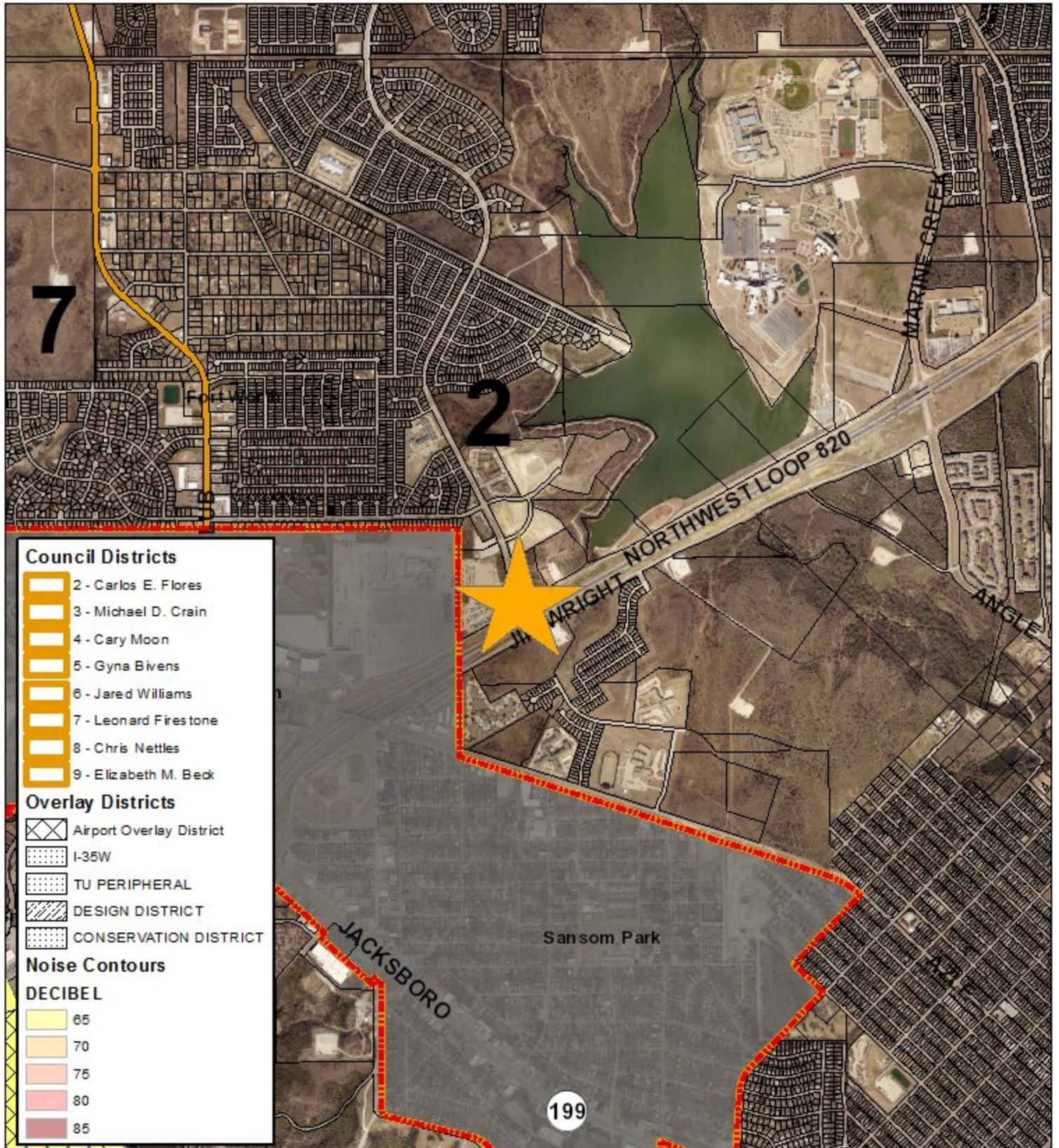
Applicant: Crossing at Marine Creek Et al
 Address: 4400 block Huffines Blvd
 Zoning From: F, G
 Zoning To: PD for F uses plus mini-warehouses
 Acres: 5.85526761
 Mapsco: 47S
 Sector/District: Far Northwest
 Commission Date: 5/11/2022
 Contact: 817-392-8047



	Subject Area
	300 Foot Notification



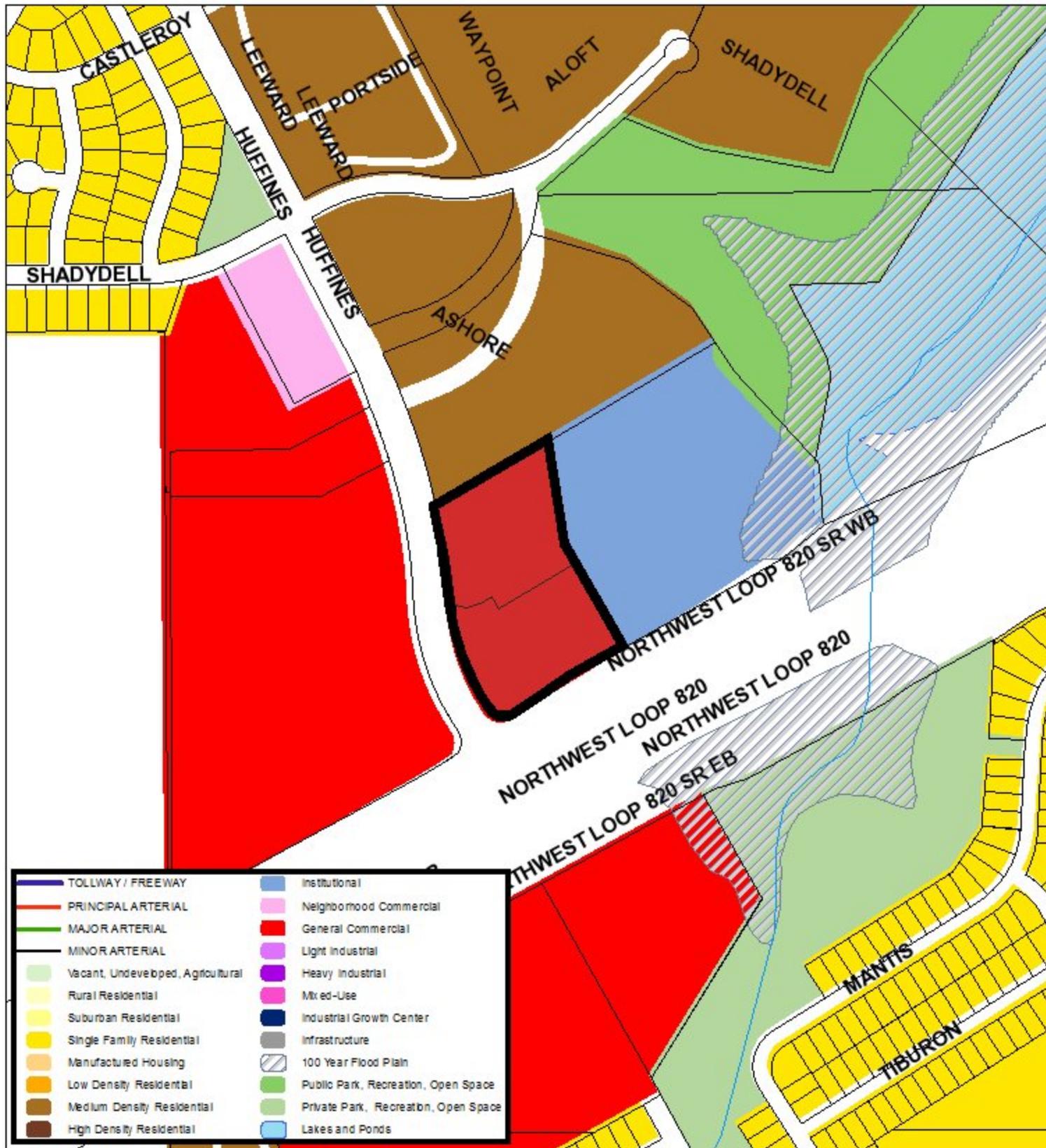
Area Map





ZC-22-056

Future Land Use



390 195 0 390 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



0 245 490 980 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-063

Council District: 9

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Judy Boley, George C. Boley Enterprises (owner) / Jose Villalobos (applicant)

Site Location: 2837 & 2841 8th Avenue

Acreage: 0.287 acres

Request

Proposed Use: Single Family Residential

Request: From: “PD 212” Planned Development/Specific Use for all uses in “E” Neighborhood Commercial, site plan required

To: “A-5” One-Family Residential

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

The property is composed of two platted lots within the John C Ryan South Addition. The proposal to rezone these two (2) lots would change the current “PD/SU-E” Planned Development/Neighborhood Commercial zoning to “A-5” One Family Residential zoning, granting an allowance for one (1) single family dwelling unit to be built on each lot for a total of two (2) new residences. The property is currently undeveloped, but there was previously a residence at 2837 8th Avenue which was demolished some time after 2017.

Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / residential
East “A-5” One Family Residential / residential
South “E” Neighborhood Commercial / residential
West “E” Neighborhood Commercial / gas station & convenience store

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2022.
The following organizations were emailed on April 22, 2022:

Organizations Notified	
Ryan Place Improvement Assn*	Las Familias de Rosemont NA
Paschal NA	Frisco Heights NA
South Hemphill Heights NA	Trinity Habitat for Humanity
Shaw Clarke NA	Streams and Valleys Inc
Berry Street Initiative	Fort Worth ISD

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single family house) is considered among the least intensive land uses, in comparison to commercial or industrial type applications. The original plat of the neighborhood, which accompanied the rezoning application, implies that the entire block was intended to be single family residences.

JOHN O. RYANS SOUTH ADDITION TO FORT WORTH, TEXAS.

COMPILED FROM DATA IN OFFICE JULY 1906 SCALE 1/2" = 100 FT. BY GOODFELLOW CO. SURVEYOR.



The proposal to build two (2) new residential units on this site may not fit the existing zoning (surrounded by commercial zoning on three sides), but it does fit the existing land uses (surrounded by residential uses on three sides), as the two (2) adjoining properties to the north and south have a mismatch between the zoning and the land use. The proposed re-zoning is compatible with surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. The zoning types that would support this vision are Multifamily Residential (“C”, “CR”, or “D”), Neighborhood Commercial (“ER” or “E”), and Mixed-Use (“MU-1”). The proposed One Family Residential “A-5” zoning does not support the growth of future commercial.

The proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies in order to facilitate the success and growth of the City of Fort Worth. The below strategies apply to this project:

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

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

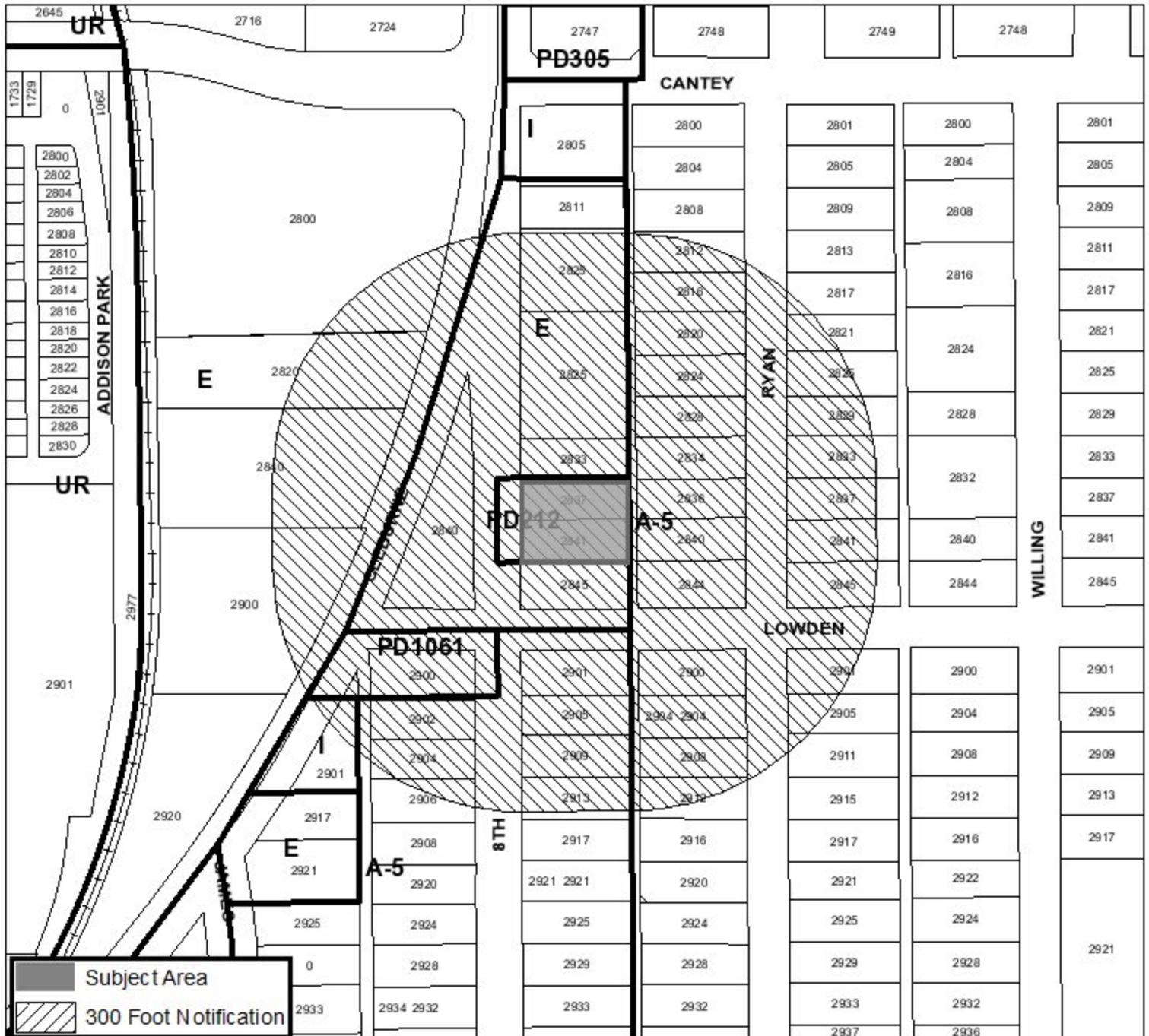
3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units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



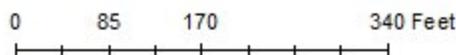
ZC-22-063

Area Zoning Map

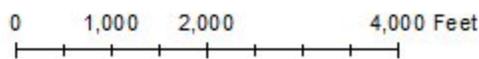
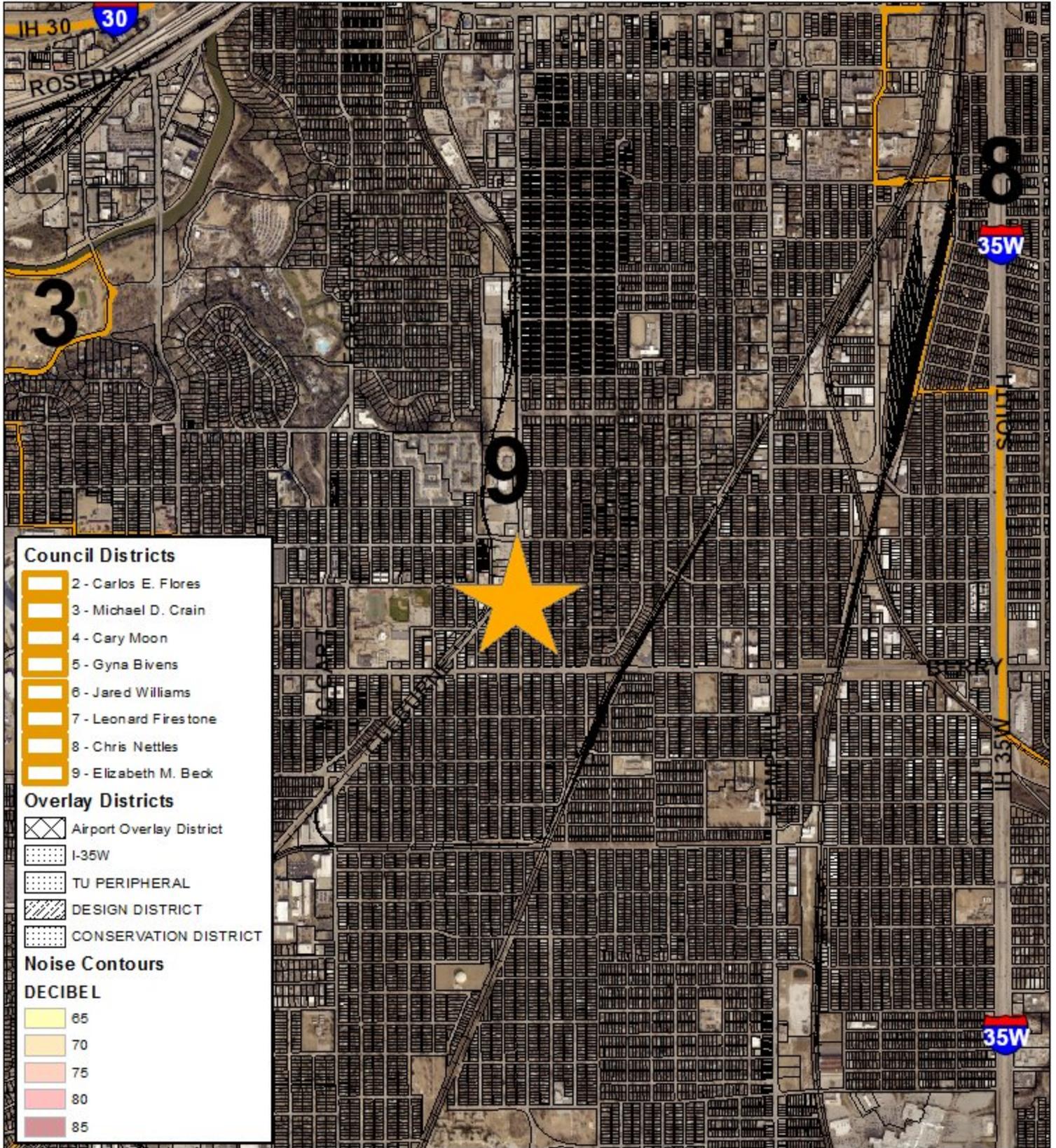
Applicant: George Boley Enterprises
 Address: 2837 & 2841 8th Avenue
 Zoning From: PD 212 for E uses plus contractor storage
 Zoning To: A-5
 Acres: 0.28721851
 Mapsco: 76Y
 Sector/District: Southside
 Commission Date: 5/11/2022
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



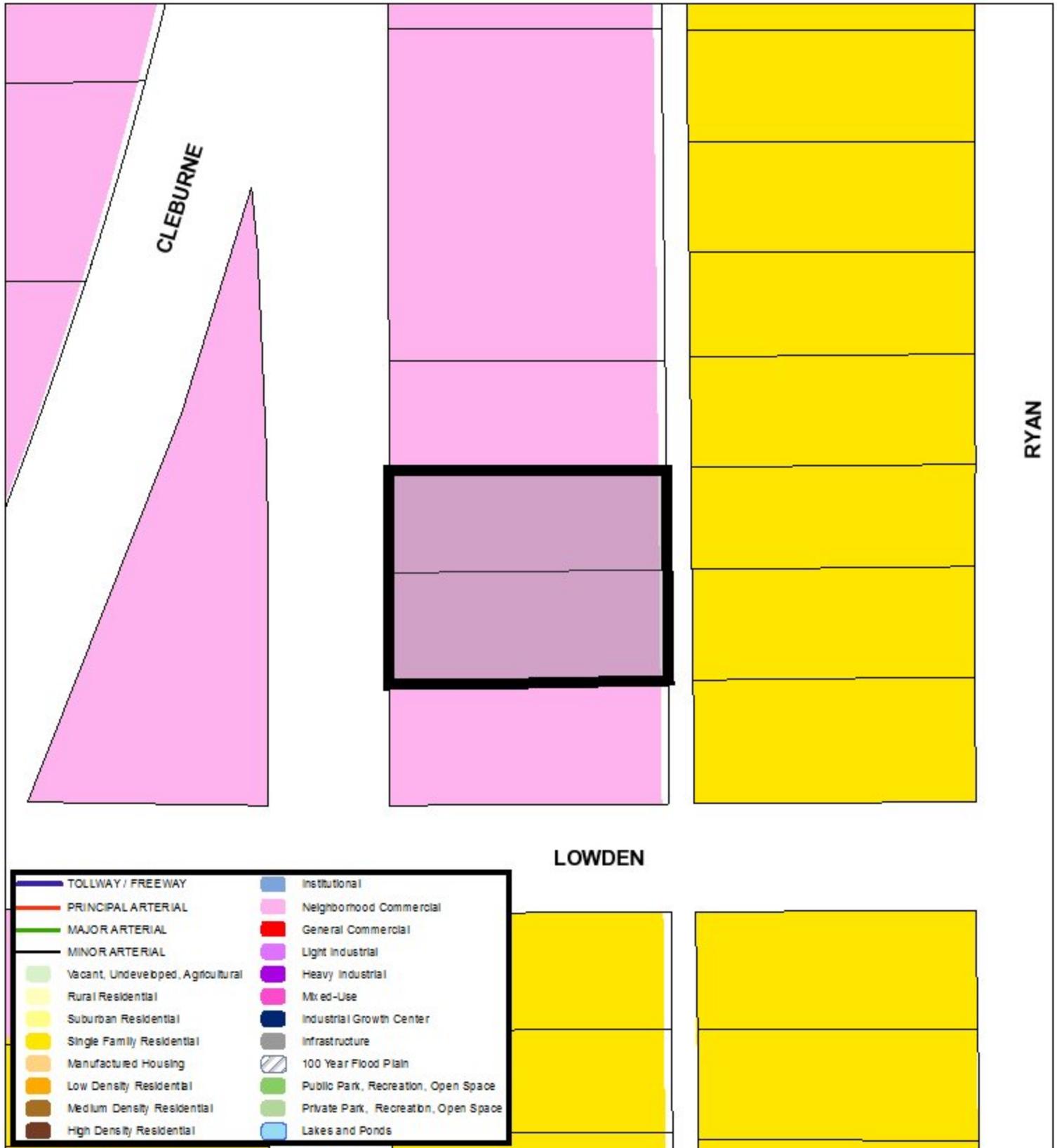
Area Map





ZC-22-063

Future Land Use



60 30 0 60 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 37.5 75 150 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-064

Council District: 7

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: FWC Realty / Brandon E. Allen, Allen Architecture

Site Location: 113 Roberts Cut Off Road

Acreage: 0.58 acres

Request

Proposed Use: Distillery

Request: From: "I" 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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 - c. [Economic Development Plan](#)
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 site is located in the redeveloping River District area on the west side of Roberts Cut Off Road, a few lots north of White Settlement Road. The applicant is requesting to rezone from “I” Light Industrial to “MU-2” High Intensity Mixed-Use to allow the proposed use for a distillery with tasting room and patio. The non-residential use table shows “brewery, distillery, or winery” allowed in districts “J” Medium Industrial and “K” Heavy Industrial. The form-based code district use table shows “MU-2” High Intensity Mixed-Use zoning allows for “brewery, distillery, or winery” use.

There are several trees on the site. The applicant will need to apply for an Urban Forestry permit and abide by the Urban Forestry Ordinance.

Surrounding Zoning and Land Uses

North “I” Light Industrial / commercial/industrial
East “D” High Density Multifamily / apartments
“MU-1” Low Intensity Mixed-Use / apartments
South “I” Light Industrial / commercial (donut shop)
West PD724 / apartments under construction

Recent Zoning History

- ZC-18-202 amending development standards of PD724 and waiving site plan; effective March 14, 2019; west-adjacent to subject lot
- ZC-18-037 from E, MU-1, and I to MU-1; effective April 15, 2018; east of subject lot
- ZC-18-199 from B and FR to MU-1; effective March 14, 2019; southeast of subject lot
- ZC-18-059 from A-5 to MU-1; effective May 19, 2018; south of subject lot
- ZC-17-041 from A-5 and I to MU-1; effective June 29, 2017; southwest of subject lot

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.

The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
The Grove at the River District HOA	FW Rivercrest Bluffs 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 River District has been redeveloping in recent years. The surrounding lots around this site are multifamily, commercial, industrial, and undeveloped. The proposed zoning of “MU-2” High Intensity Mixed Use is **compatible** with surrounding land uses.

The uses allowed in “MU-2” High Intensity Mixed Use are based on the uses allowed in “I” Light Industrial, which is the current zoning of the lot.

Comprehensive Plan Consistency – Northside

The 2021 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

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

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

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 four different results to facilitate the success and growth of Fort Worth:

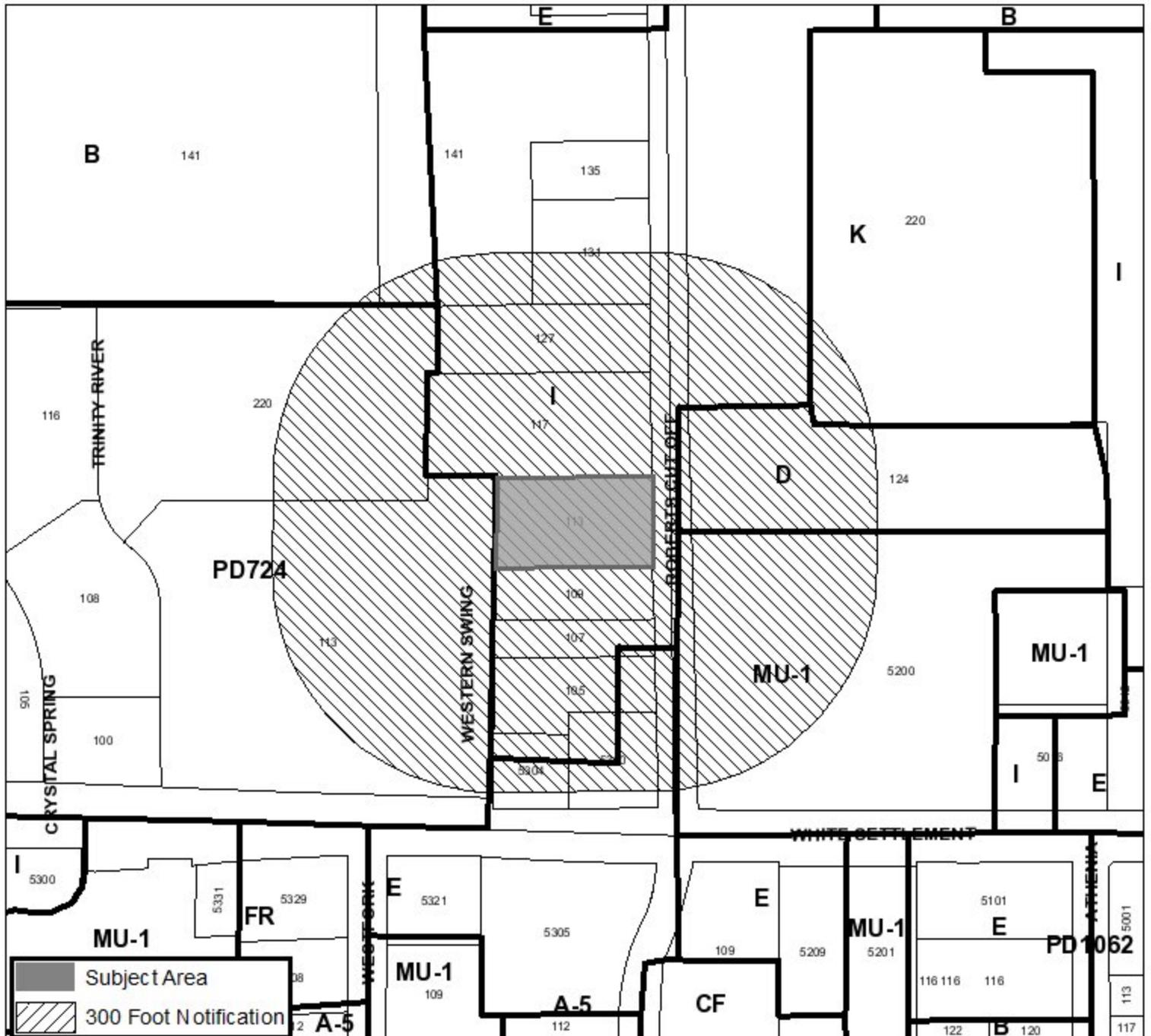
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. 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.



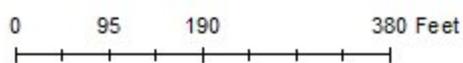
ZC-22-064

Area Zoning Map

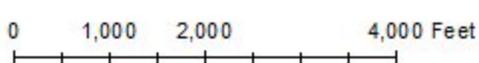
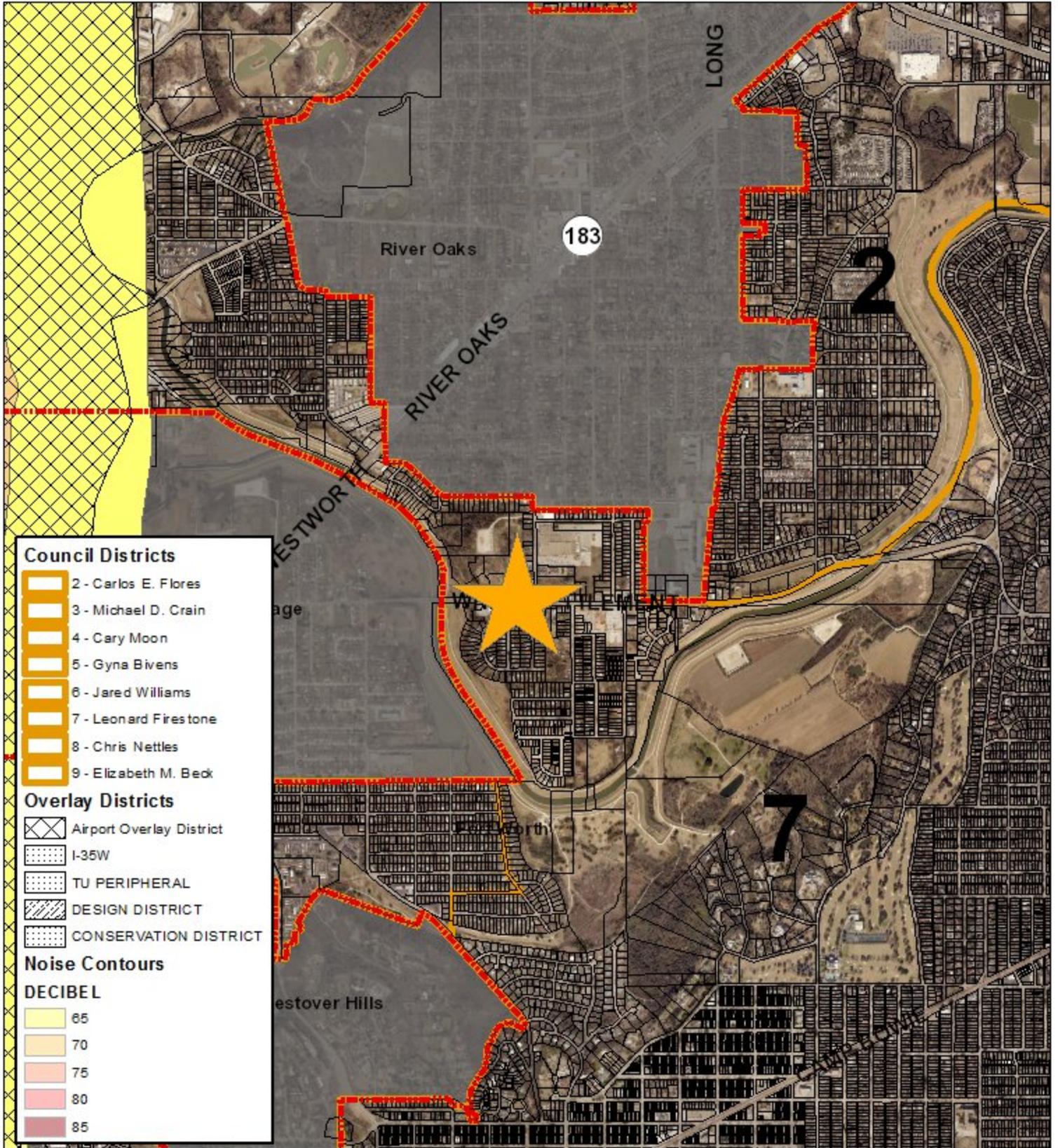
Applicant: FWC Realty
 Address: 113 Robert Cut-Off Road
 Zoning From: I
 Zoning To: MU-2
 Acres: 0.58132751
 Mapsco: 61W
 Sector/District: Northside
 Commission Date: 5/11/2022
 Contact: 817-392-2806



 Subject Area
 300 Foot Notification



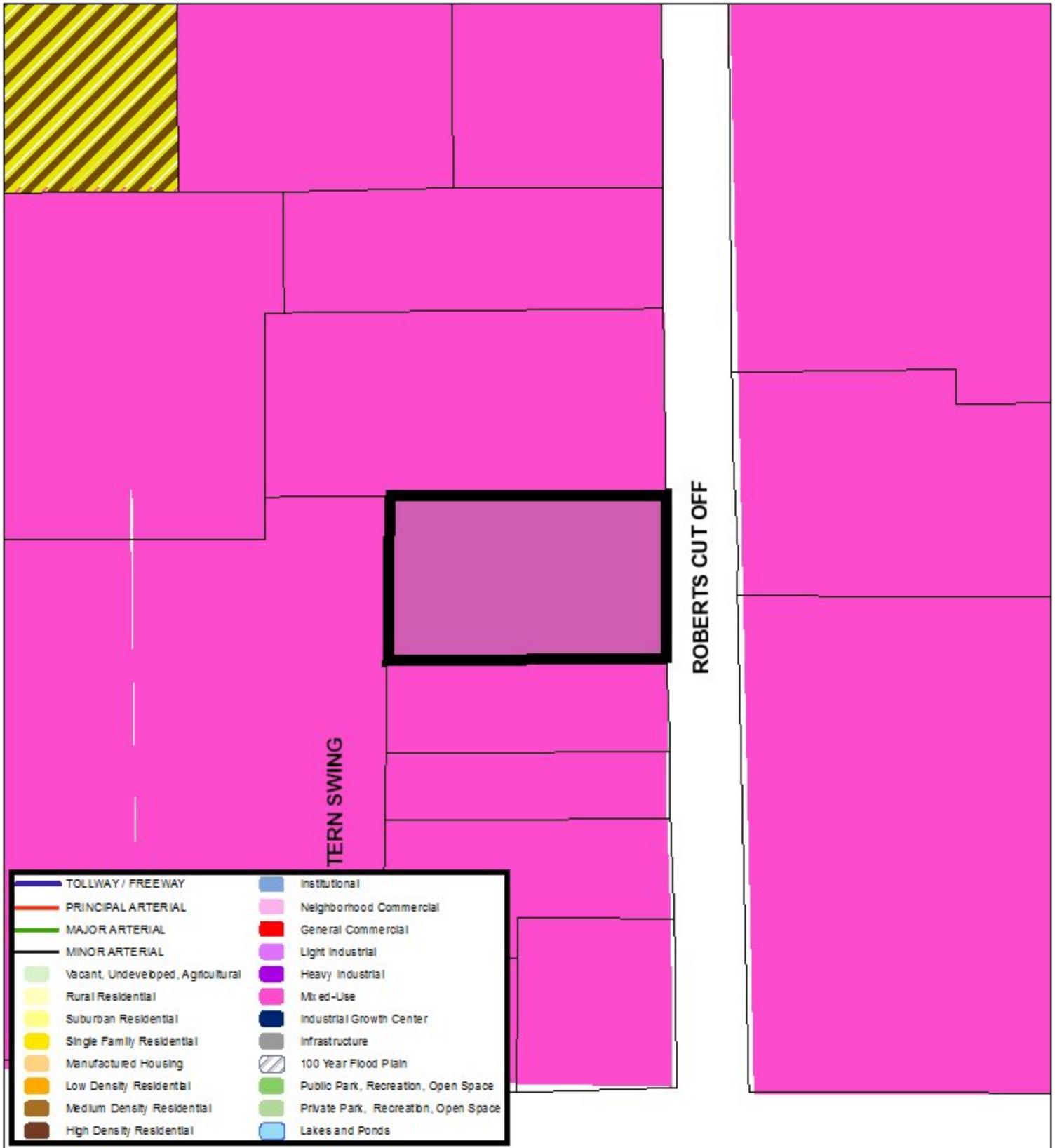
Area Map





ZC-22-064

Future Land Use



100 50 0 100 Feet

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





ZC-22-064

Aerial Photo Map



0 62.5 125 250 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-065

Council District: 5

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: James Parker McCulley

Site Location: 5100-5200 blocks Parker Henderson Rd

Acreage: 57.4 acres

Request

Proposed Use: Distribution & Logistics Facility

Request: From: “AG” Agricultural

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Approval**

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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 at the intersection of Parker Henderson Road and David Strickland Rd. The site is currently vacant and it is zoned “AG” Agricultural District. The applicant intends to rezone the 57-acre tract to “I” Light Industrial for two warehouse/distribution/logistic centers. The site is located within ½ mile from East Loop 820 South Freeway and is surrounded by a mix of industrial, manufactured housing, school, and vacant land. Approximately half of the site is located within an industrial growth center. The proposed industrial zoning is appropriate at this location.

Surrounding Zoning and Land Uses

North “A-10” One-Family; “MH” Manufactured Housing / Prairie Dog Park, manufactured housing

East “J” Medium Industrial / Industrial

South “AG” Agricultural; “A-10” One-Family; “B” Two-Family; “MH” Manufactured Housing / school, single-family, stables, manufactured housing, vacant

West “A-10” One-Family / vacant

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.

The following organizations were notified: (emailed April 22, 2022)

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

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

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to rezone this property from “AG” Agricultural to “I” Light Industrial. Surrounding land uses vary with Prairie Dog Park and manufactured housing to the north, industrial to the east, school, single-family, stables, manufactured housing, and vacant land just south, and vacant land to the west.

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

Comprehensive Plan Consistency – Southeast

The adopted Comprehensive Plan currently designates the subject property as “Open Space” on half of the proposed site and “Industrial Growth Center” on the remaining site. This site is intended to be developed for warehouse/distribution. The future land use map was changed from single-family to open space in 2010. However, this proposed site is privately owned, contains a gas well, with no plans for purchase by the Parks and Recreation Department. The proposed zoning aligns 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations

David Strickland Rd is designated as a minor arterial roadway on the City’s Master Thoroughfare Plan and this site is located within a ½ mile of East Loop 820 South Freeway. Based on conformance with the policies stated above, the proposed zoning is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect industrial development in this location.

Economic Development Plan

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

PERFORMANCE METRICS

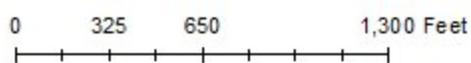
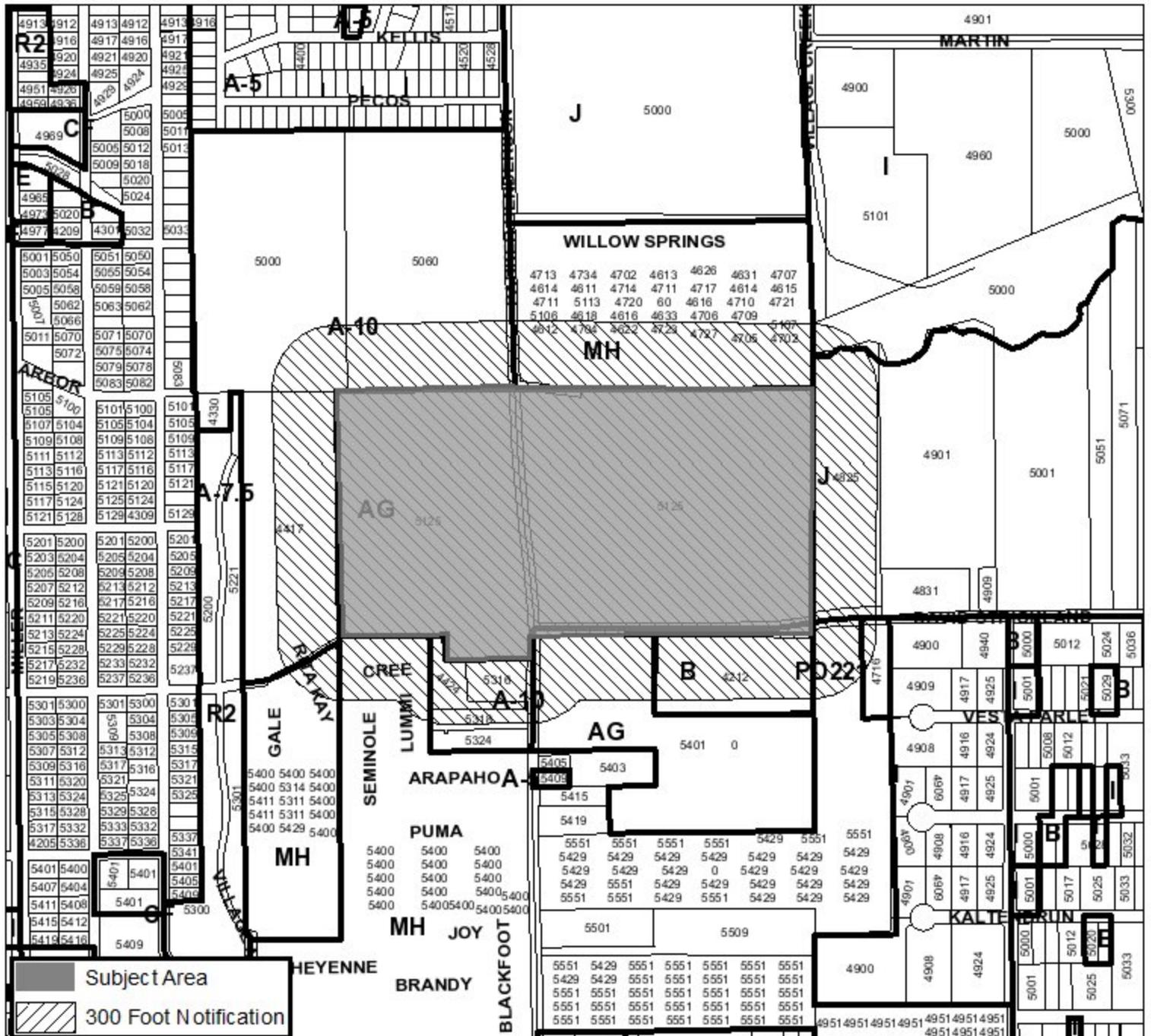
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



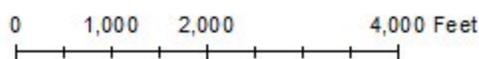
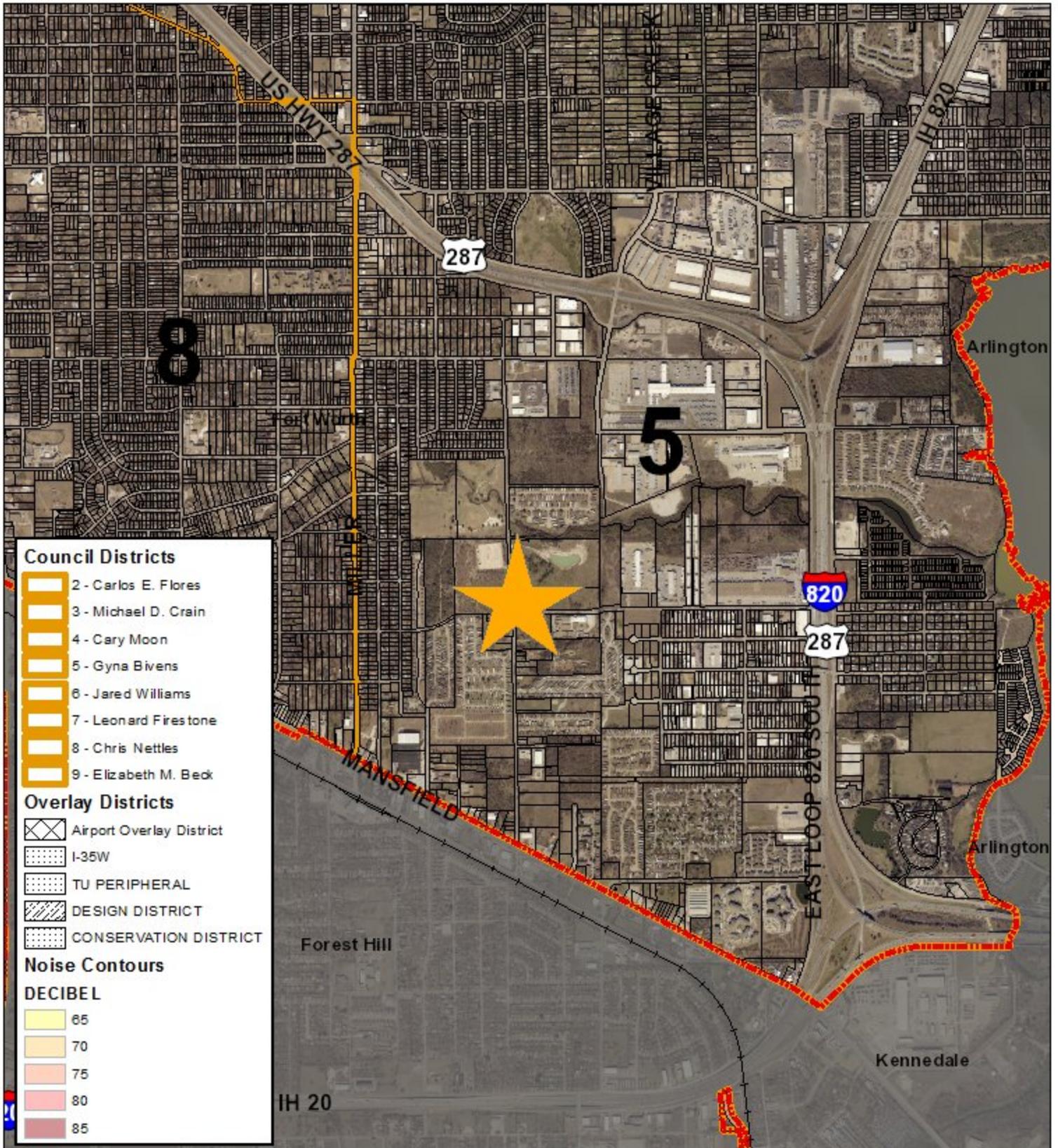
ZC-22-065

Area Zoning Map

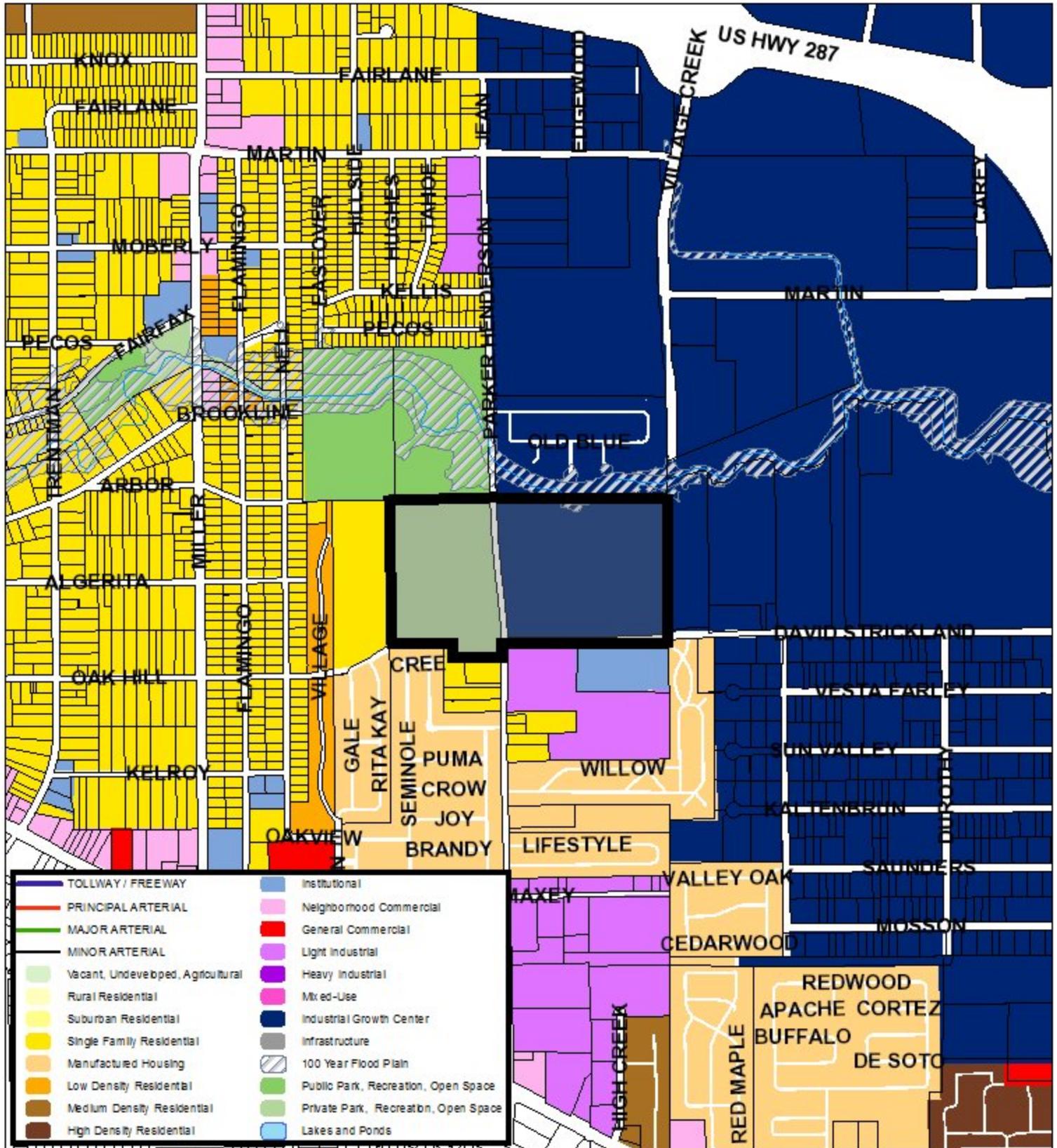
Applicant: James Parker McCulley
 Address: 5100 - 5200 blocks Parker Henderson Road
 Zoning From: AG
 Zoning To: I
 Acres: 57.41372147
 Mapsco: 93J
 Sector/District: Southeast
 Commission Date: 5/11/2022
 Contact: 817-392-6329



Area Map



Future Land Use

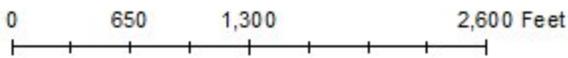
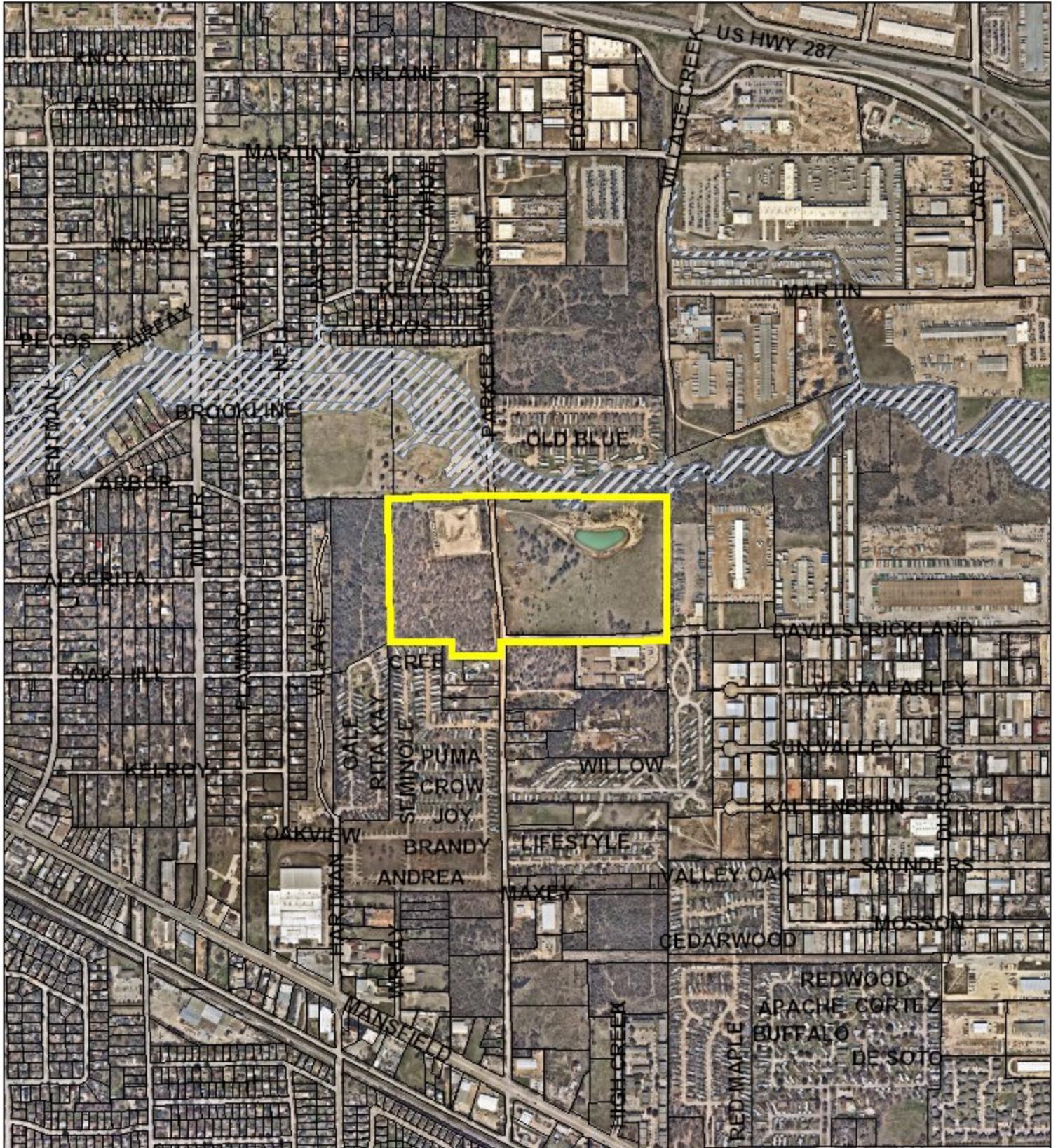


990 495 0 990 Feet

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



Aerial Photo Map





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-066

Council District: 5

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Harold & Carolyn Pierce / Bradley Secrist, Leon Capital Group

Site Location: 11300 Block Trinity Boulevard

Acreage: 9.19 acres

Request

Proposed Use: Distribution & Logistics Facility

Request: From: “AG” Agricultural

To: “J” Medium Industrial

Recommendation

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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7. Area Map
8. Future Land Use Map
9. Aerial Photograph

Project Description and Background

The subject property has two sections bisected by Trinity Boulevard, west of House Anderson Road; the larger section fronts Mosier Valley Road to the south. It is located in the area known as Mosier Valley. The applicant is requesting to rezone the property from “AG” Agricultural to “J” Medium Industrial to allow a distribution and logistics facility.

Sometime between 2017 and mid-2018 the southern portion of the site along Mosier Valley Road began being used for industrial purposes without the proper zoning in place. The site appears to be utilized for truck and material outdoor storage. Mosier Valley Road is a local county road, which is not designed to support industrial uses. This southern portion of the site that is currently being used for unauthorized industrial use submitted a zoning change in 2019 requesting “K” Heavy Industrial, which was denied, and again in 2020 to request “A-5” but withdrew the case. This 2022 rezoning application includes undeveloped land to the north, which was not included in the previous requests.

Surrounding Zoning and Land Uses

North “K” Heavy Industrial / undeveloped
East “J” Medium Industrial / industrial
South “AG” Agricultural / Mosier Valley Park
“I” Light Industrial / industrial
West “J” Medium Industrial / industrial (construction yard and water treatment facility)

Recent Zoning History

- ZC-20-020 from AG to A-5; Withdrawn; subject site
- ZC-19-097 from AG to K; Denied on 10/15/19; subject site
- ZC-22-053; from AG to I; ZC recommended denial on 4/13/22, goes to City Council on 5/10/22; south of subject site
- ZC-19-027; from AG to A-5; effective 2019; south of subject site
- ZC-17-014; from PD/I with development standards to PD/E excluding alcohol sales; effective 4/27/17; southeast of subject site
- ZC-17-149; from AG to PD/I; denied 11/7/17; southeast of subject site
- ZC-18-033 from A-10 to A-5; effective 5/5/18; south of subject site
- ZC-20-141; from AG to A-43; effective 1/31/21; southeast of subject site
- ZC-19-033; from AG to PD/I; effective 6/20/19; west of subject site
- ZC-19-120; from AG, AR, CF, and K to A-5; effective 10/24/19; east of subject site

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.

The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
East Fort Worth, Inc.	Streams and Valleys Inc
Trinity Habitat for Humanity	Hurst Euless Bedford ISD

* Not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this property from “AG” Agricultural District to “J” Medium Industrial District. The surrounding land uses include residential, industrial, undeveloped, commercial, and a city park dedicated in 2014.

The proposed “J” Medium Industrial is compatible with the surrounding industrial uses in the immediate vicinity, such as warehouses, outdoor storage, and a water treatment facility. However, it is not compatible with the surrounding residential, agricultural, and parkland that are in the greater area.

Overall, the proposed zoning is **not 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 Comprehensive Plan for this area was changed in 2017 from Light Industrial to Neighborhood Commercial to support the residential growth of the historic Mosier Valley community. Below is a portion of a table in Ch. 4 Land Use from the Comprehensive Plan, which does not list “J” Medium Industrial as appropriate in the Neighborhood Commercial Future Land Use designation.

FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE 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, All Commercial, 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 (significant deviation)** 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:

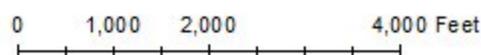
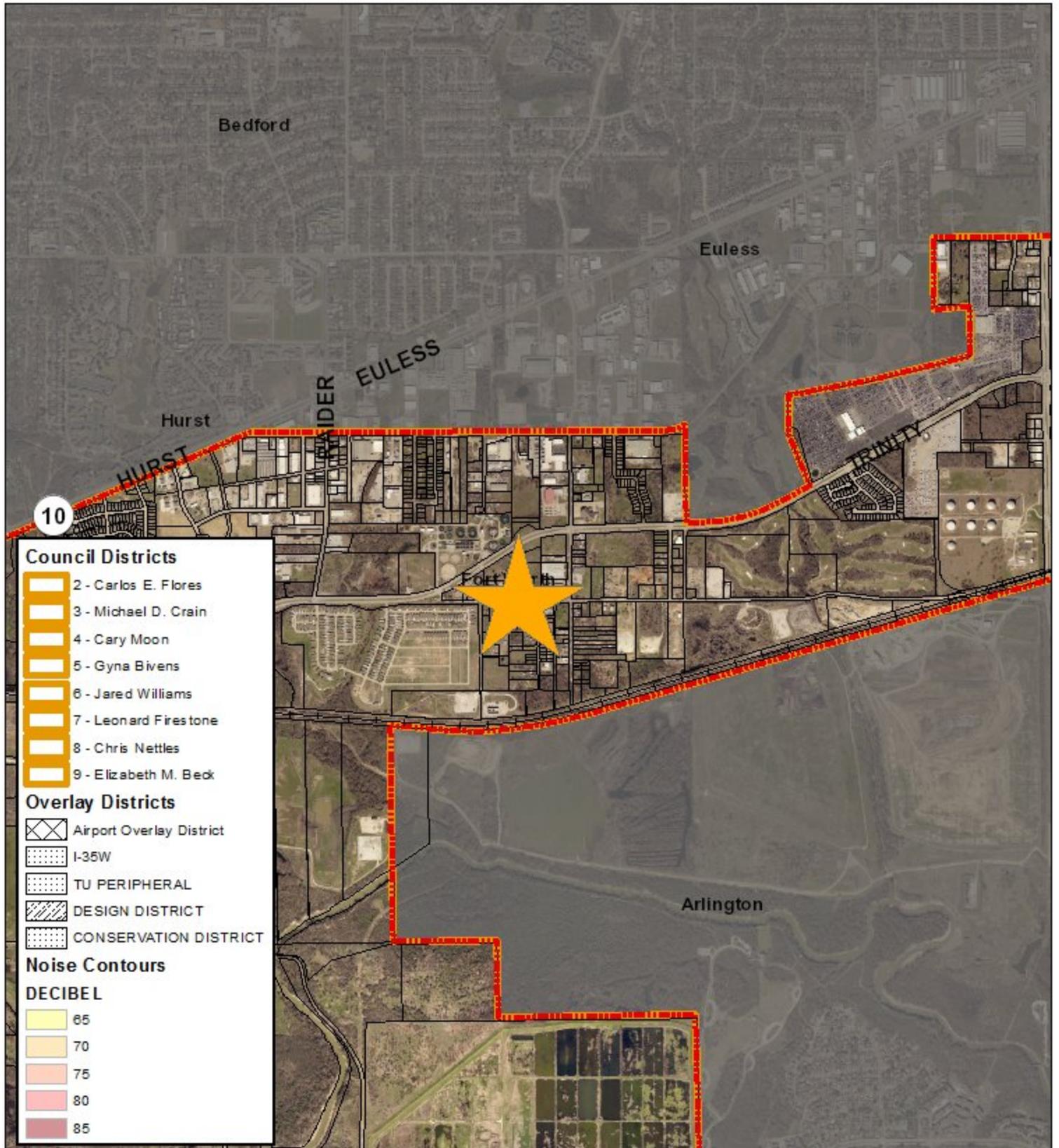
PERFORMANCE METRICS

2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



ZC-22-066

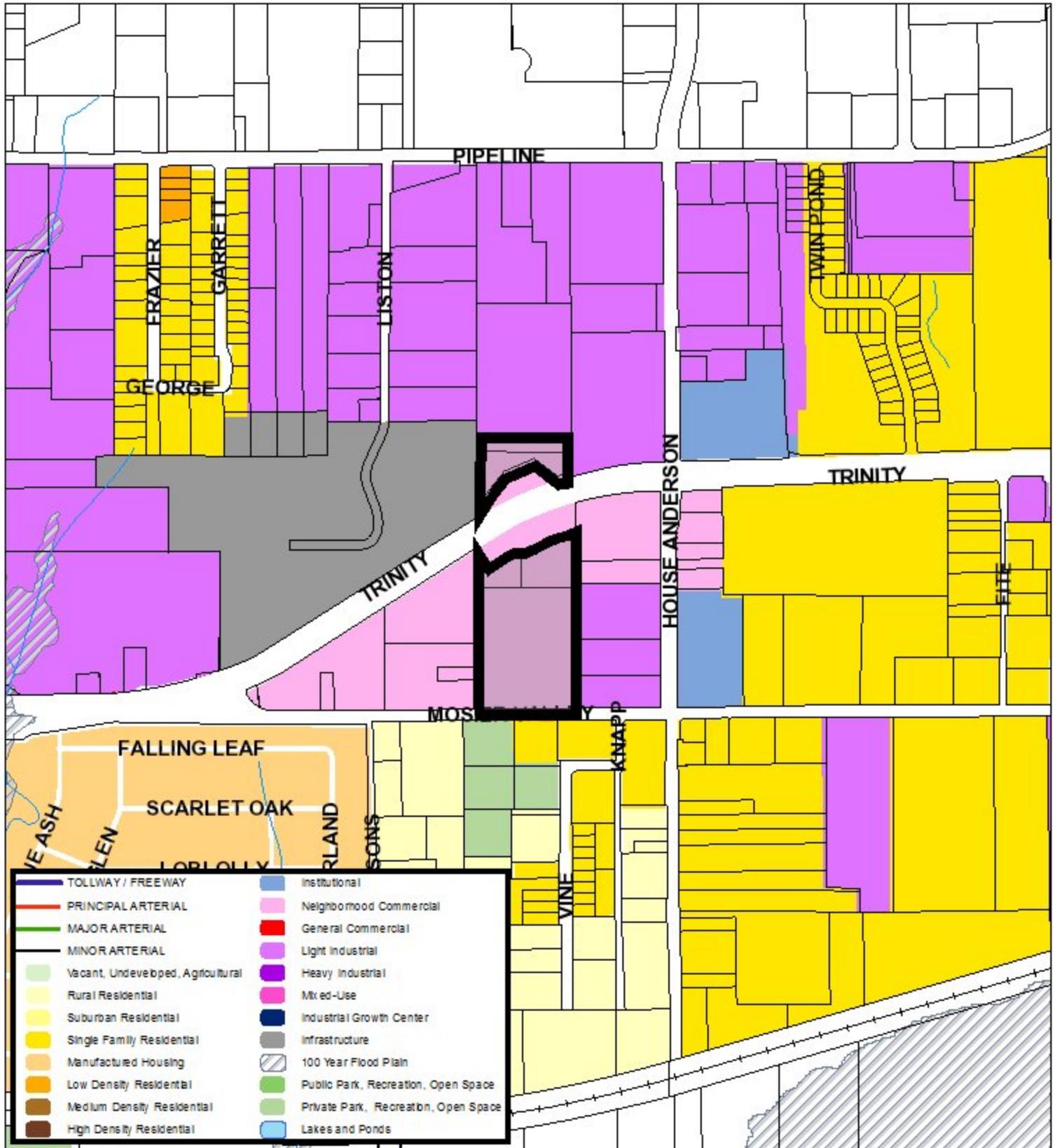
Area Map





ZC-22-066

Future Land Use



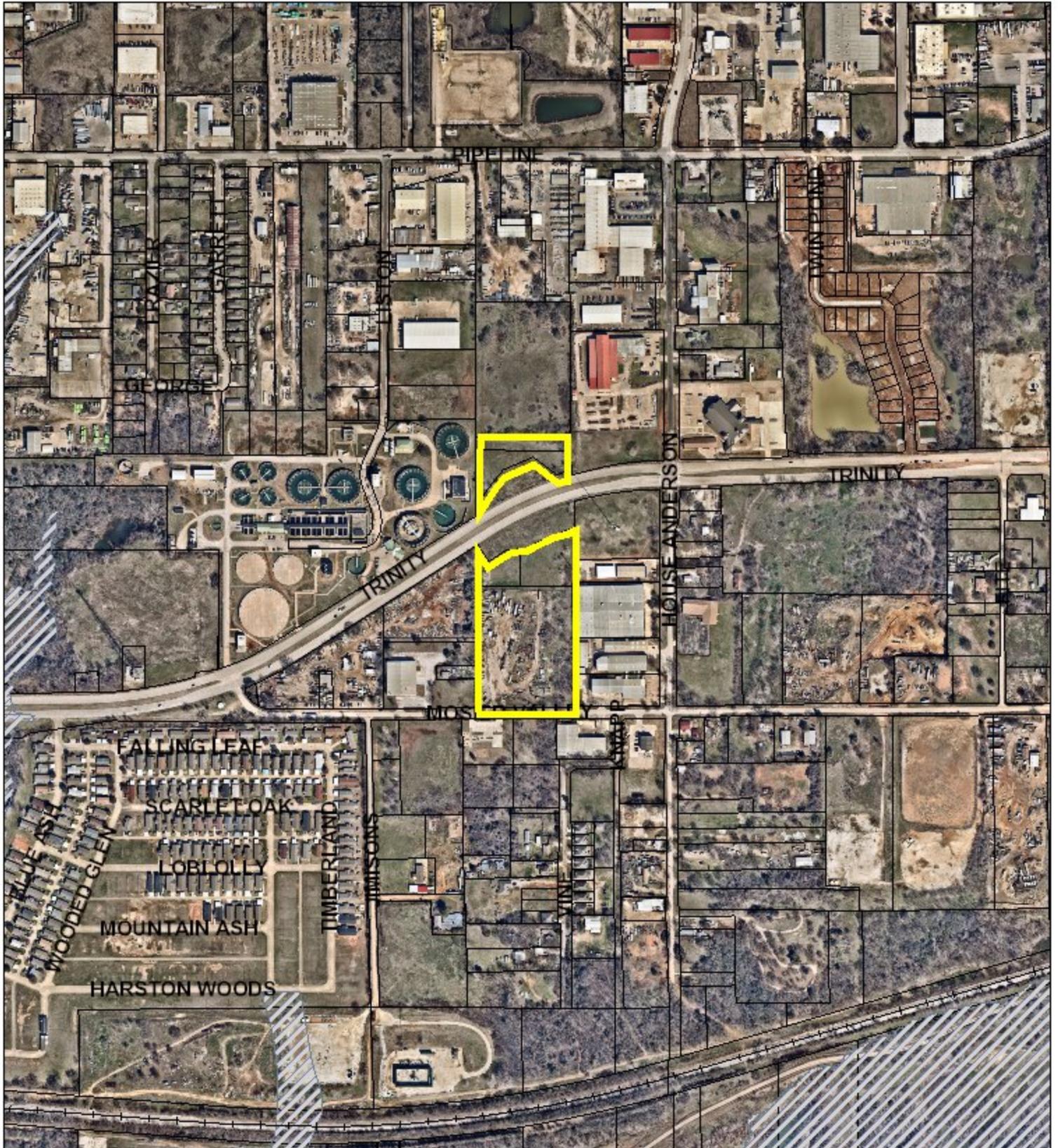
	TOLLWAY / FREEWAY		Institutional
	PRINCIPAL ARTERIAL		Neighborhood Commercial
	MAJOR ARTERIAL		General Commercial
	MINOR ARTERIAL		Light Industrial
	Vacant, Undeveloped, Agricultural		Heavy Industrial
	Rural Residential		Mixed-Use
	Suburban Residential		Industrial Growth Center
	Single Family Residential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

600 300 0 600 Feet

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



Aerial Photo Map



0 375 750 1,500 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-068

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Allison Ann (owner) / Jennifer Burns (applicant), Amanda Mata (representative)

Site Location: 5401 Benbrook Boulevard

Acreage: 13.854 acres

Request

Proposed Use: Apartments

Request: From: “AG” Agricultural

To: “C” Medium Density Multifamily

Recommendation

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

Comprehensive Plan Consistency: Requested change **is not 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
10. Preliminary Layout

Project Description and Background

The subject site is located on the east side of Benbrook Boulevard, near the intersection with Loop 820/I-20, in Council District 3. The site was previously used as a stable. The applicant is requesting to rezone this property to “C” Medium Density Multifamily, to accommodate an apartment development with approximately 246 units, for a density of just under 18 dwelling units per acre of gross density. In addition to the apartment units, there will be an on-site leasing office / clubhouse, as well as a pool and dog park, all available for the residents use. Parking depicted on the Preliminary Layout shows a mixture of surface parking and garages. Please note that a formal Site Plan is not required for a rezoning to “C”, however the applicant has provided staff with a Preliminary Layout showing their most recent development plans in order to give staff and City officials an idea on how the applicant envisions the layout and functionality of the site.

Any proposed development will need to meet all other “C” development standards, including minimum 45% Open Space, 20 foot street side setbacks, 5 foot side and rear setbacks, 36’ maximum height, one parking space per bedroom plus one space per 250 square foot of common area, and a minimum of 20 points from the enhanced landscape table. Buildings must be oriented with the long side facing the street, parking towards the interior of the site, and no driveways, fences, or parking between the building façade and any street frontage.

Surrounding Zoning and Land Uses

North “A-5” One Family Residential / floodplain
East “A-5” One Family Residential / South Z. Boaz Park (City of Fort Worth public park)
South “A-5” One Family Residential / South Z. Boaz Park (City of Fort Worth public park)
West n/a (City of Benbrook) / single family residential & undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2022.
The following organizations were emailed on April 22, 2022:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	NAS Fort Worth JRB RCC
Bomber Heights NA*	

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding land uses in this area vary greatly. There is single family residential development to the west, outside the City of Fort Worth and within the City of Benbrook. The north is a small sliver of residentially zoned land that is within a floodplain and unlikely to ever develop. The east and south property boundaries are where the site has direct adjacency to South Z. Boaz Park, a public Fort Worth recreation and nature space.

The main access to and from the development would be off of Benbrook Boulevard, with a secondary ingress/egress point shown connecting to an existing road on the south.

A new apartment community at this site would not be disruptive to existing uses in the vicinity. Proximity to thoroughfares (Benbrook Boulevard as well as I-20) is also favorable for multifamily projects and affords easy access. Overall, the proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Western Hills/Ridglea

The 2022 Comprehensive Plan designates the subject property as Agricultural on the Future Land Use Map. Zoning in alignment with this Comprehensive Plan designation would be “AG” Agricultural zoning, which is currently in place.

Unless the City intends for this parcel to remain as undeveloped preserve land or agricultural uses, then the Future Land Use Plan designation would need to be modified. In order to accommodate the current development and rezoning proposal, a designation of Medium Density Residential would be required in order to accommodate a rezoning to “C” Medium Density Multifamily.

The proposed zoning is **not consistent** with the Comprehensive Plan. However, due to the amount of land preserved in the design, and the lack of development immediately adjacent to the site, staff is supportive of the request for rezoning to “C” – Medium Density Multifamily. If the zoning change is approved as presented, staff recommends that the Future Land Use Plan designation be updated to reflect this 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. 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.

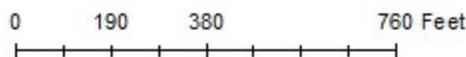
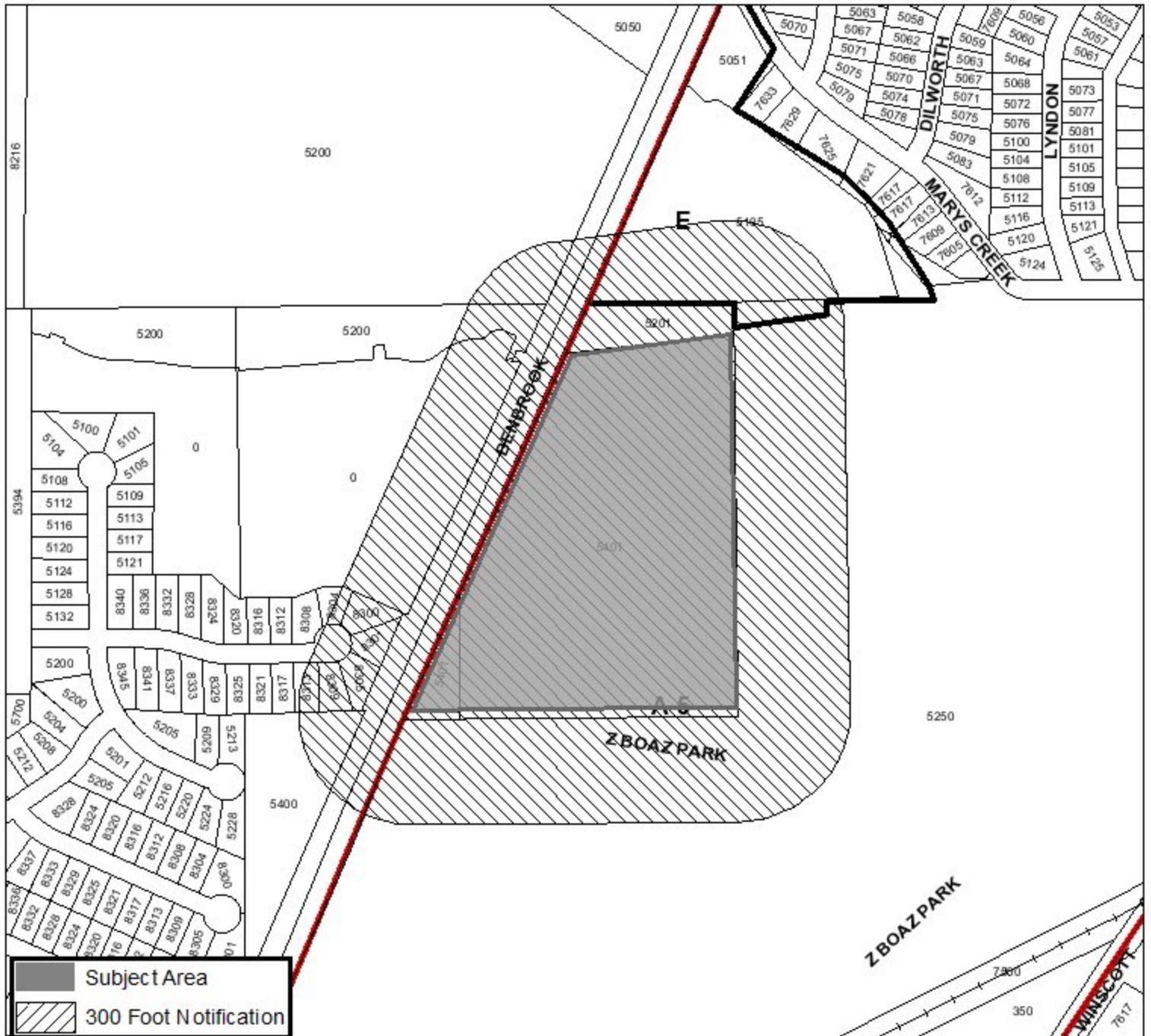
3.2.2.1. Provide developer incentives for the creation of new high-quality housing stock on vacant properties. These should include a range of housing types and price points such as single-family homes, townhomes, high-quality multi-family properties, and mixed-use developments with residential units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



ZC-22-068

Area Zoning Map

Applicant: Ann Allison
 Address: 5401 Benbrook Boulevard (5401 Benbrook Highway)
 Zoning From: A-5
 Zoning To: C
 Acres: 13.85377789
 Mapsco: 87C
 Sector/District: W.hills/Ridglea
 Commission Date: 5/11/2022
 Contact: 817-392-8043



TABULATIONS

GROSS SITE AREA: 14.800 AC.
NET SITE AREA: 8.700 AC.

UNIT TABULATION:

1 BEDROOM: 147 UNITS (59.76%)
2 BEDROOM: 80 UNITS (32.52%)
3 BEDROOM: 19 UNITS (7.72%)

TOTAL: 246 UNITS

@ 16.62 UNITS/ACRE (GROSS DENSITY)
@ 28.28 UNITS/ACRE (NET DENSITY)

PARKING TABULATION:

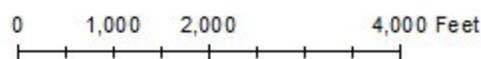
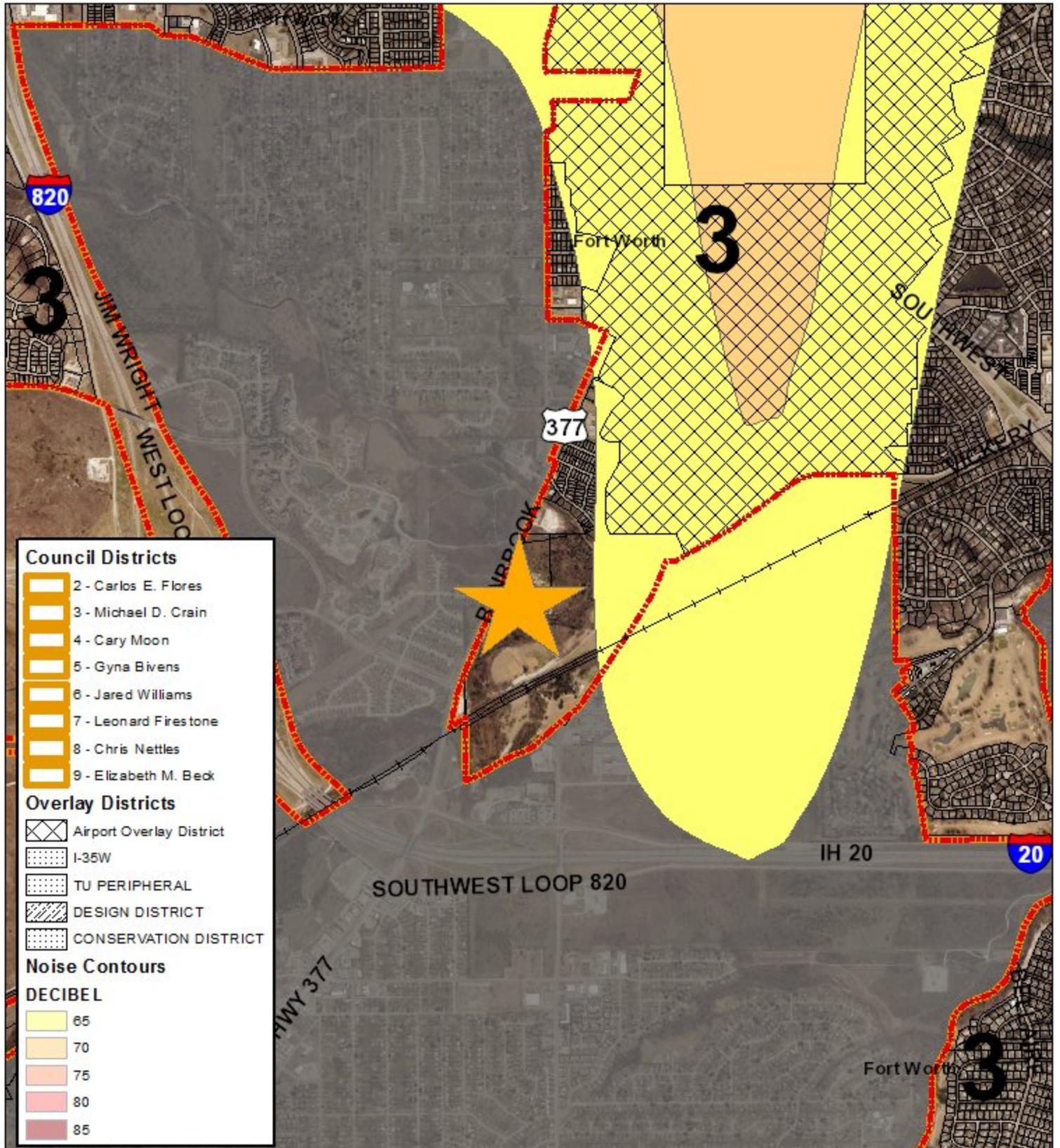
369 SURFACE PARKING
56 TUCK UNDER GARAGE
425 TOTAL PARKING

@ 1.73 PARKING/UNIT
@ 1.17 PARKING/BED

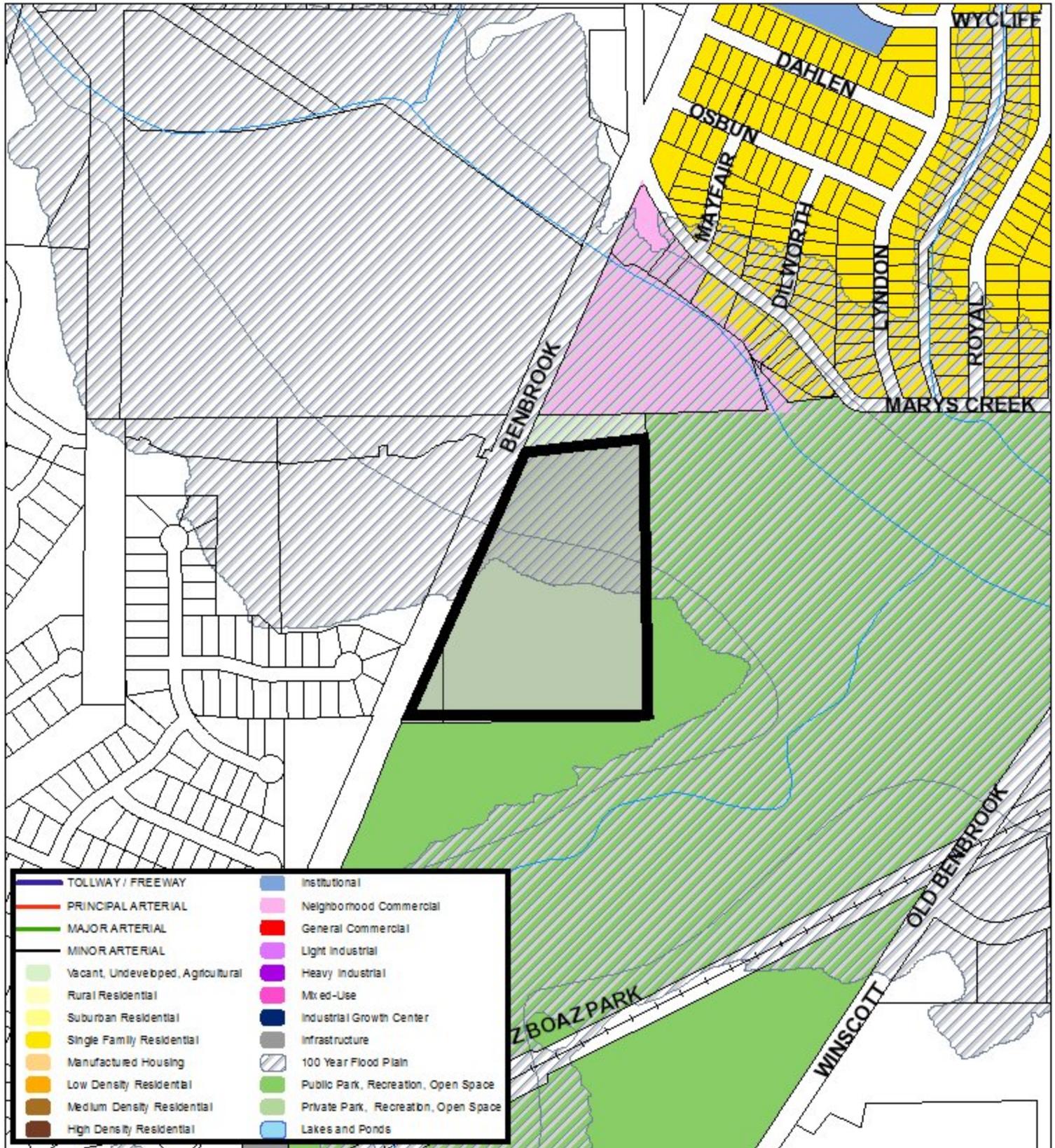
*394 PARKING REQUIRED
[1 P/1BD+2P/2BD + 3P/3BD +1P/250SF FOR COMMON AREAS]



Area Map



Future Land Use

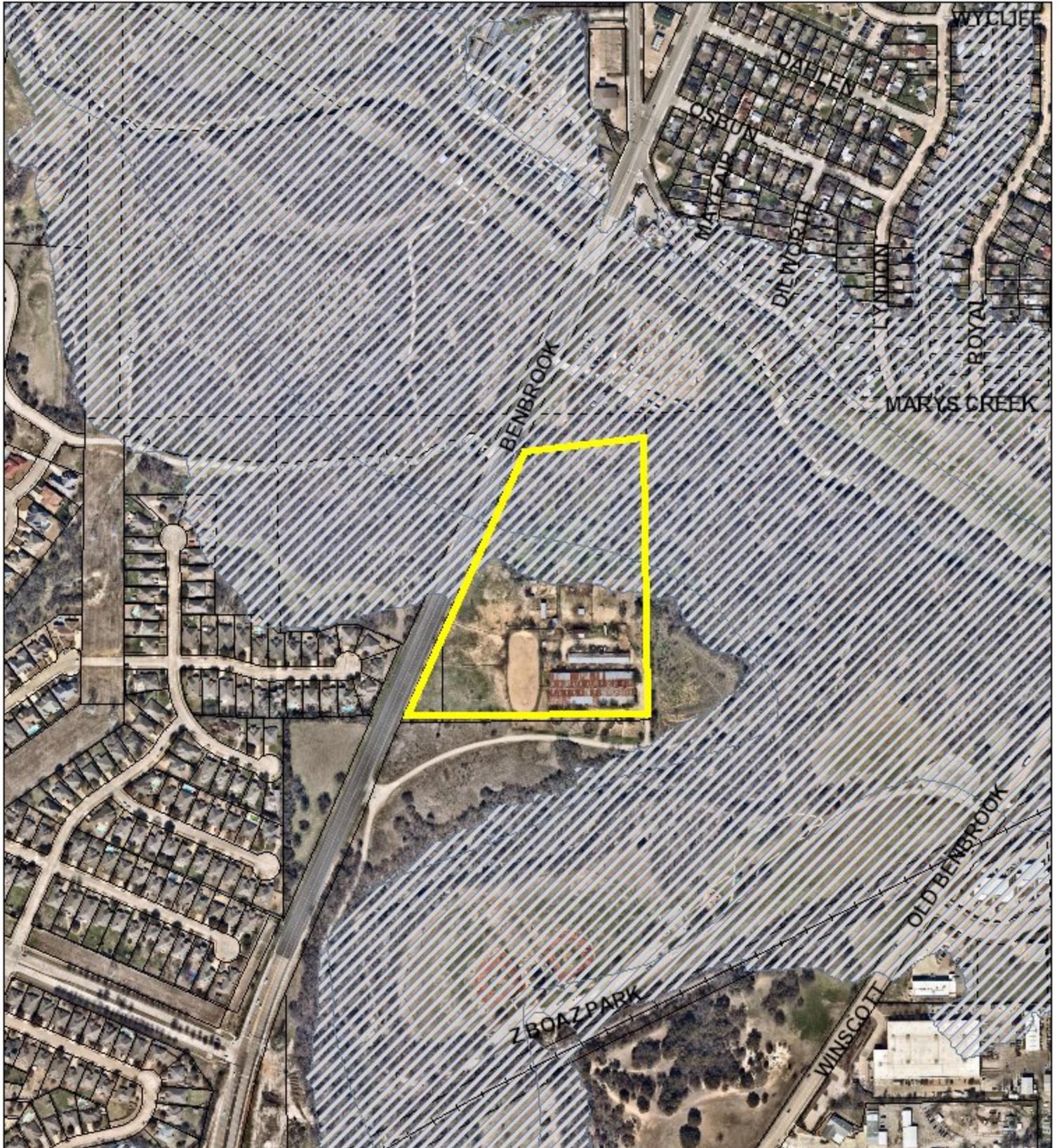


470 235 0 470 Feet

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



0 295 590 1,180 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-069

Council District: 7

Zoning Map Amendment & Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Roanoke 35/114 Partners, LP & Roanoke 35/114 O & G Partners, LP

Site Location: 2500-2700 blocks SH 114

Acreage: 19.6 acres

Request

Proposed Use: Detached Multifamily

Request: From: "K" Heavy Industrial

To: "PD/C" Planned Development with a base of "C" Medium Density Multifamily, with specific development standards for building orientation and parking in front of primary building, and a waiver to the MFD; Site Plan included.

Recommendation

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

Comprehensive Plan Consistency: Requested change is **not consistent (Significant Deviation from the Texas Motor Speedway Master Plan)**

Staff Recommendation: **Denial**

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- [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. Site Plan

Project Description and Background

This is a proposed detached multifamily development along State Highway 114 in northwestern Fort Worth in Council District 7. The single family units clustered around green spaces and connected by trails, are representative of a new style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached multifamily development 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.

The site is proposed to be zoned as a “PD” Planned Development with a base zoning district of “C” Medium Multifamily. A total of 173 units are included in the development, which spans just over 19 acres. This results in a density of just over 8 dwelling units per acre, below the “C” maximum of 24 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with a Leasing & Amenity Center, dog park, and outdoor activities.

Large portions of the site are to be preserved as open space, predominately along the drainageways and riparian corridors. This can be interpreted as a type of cluster development, where dwelling units are grouped in specific areas while retaining large contiguous areas to remain in a natural or minimally altered state. This is in alignment with planning principles and promotes preservation of the natural environment.

The proposed PD conditions are listed below, including development standards to building orientation, parking, and MFD submittal.

Requirement	C/MFD Standards	Proposed PD
Open Space	45% Minimum	Complies
Units Per acre	24	Complies
Front Yard	20 ft minimum	Complies
MFD	MDF Site Plan required	MFD Site Plan waiver requested
Fencing	Fences shall not be located in the area between building facades and the property line	No fencing on the perimeter of the development
Building Orientation	Facing the street	Development Standard Requested
Parking	Parking should be behind building line	Development Standard Requested

The proposed site is located within The Texas Motor Speedway Master Plan. Several years back, City staff prepared the plan in accordance with Council direction. The master plan provides the following desired results:

- Assessment of the speedway’s economic and environmental impacts on the surrounding area and the broader region.
- Recommendations for compatible land uses within the speedway’s noise and traffic impact area.
- Recommendations for appropriate infrastructure improvements to support policies and strategies in the adopted Comprehensive Plan.

The following recommendations included in the Texas Motor Speedway Master Plan are relevant to this development.

- Discourage future residential development within one mile of TMS.
- Support commercial development in the southwest quadrant of the I-35W and SH 114 interchange

Surrounding Zoning and Land Uses

North "I" Light Industrial; PD 1139 PD/I plus mini warehouse; site plan Approved / SH 114
East "K" Heavy Industrial / golf course
South "R2" Townhouse Cluster; "A-5" One-Family; "K" Heavy Industrial / single-family
West "K" Heavy Industrial / golf course & undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.
The following organizations were emailed on April 22, 2022:

Organizations Notified	
North Fort Worth Alliance	Fairways of Champion Circle HOA
Oak Creek Trails HOA	Beechwood Creeks HOA
Streams and Valleys Inc	Trinity Habitat for Humanity
Northwest ISD	

* *Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

There are a variety of land uses in the vicinity of this site. To the west and east is undeveloped land and a golf course, to the north is SH 114, and south is a single-family. 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 Northwest

The adopted Comprehensive Plan designates the subject property as General Commercial on the Future Land Use Map. The proposed zoning is typically consistent. However, due to the lack of conformance with Texas Motor Speedway Master Plan, the proposed development will be considered **not consistent (significant deviation)**. The policies below from the Texas Motor Speedway Master Plan apply to this development:

- Discourage future residential development within one mile of TMS.
- Support commercial development in the southwest quadrant of the I-35W and SH 114 interchange

Economic Development Plan

The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Site Plan Comments

Zoning and Land Use

1. Parking in front of buildings (Development standard required)
2. Building Orientation
 - a. Front of building towards street (Development standard required)

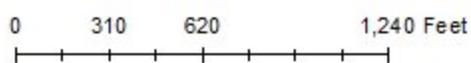
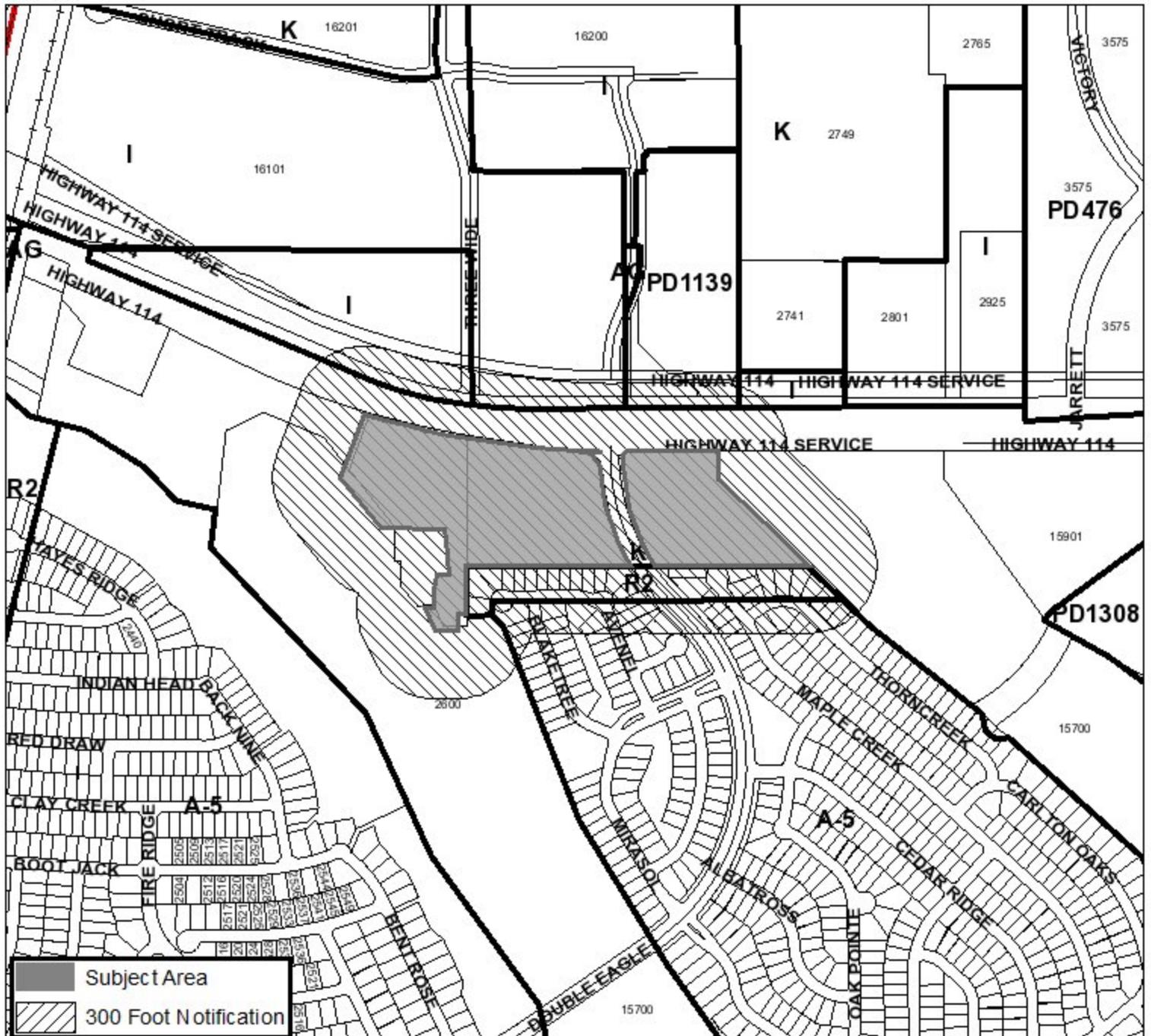
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

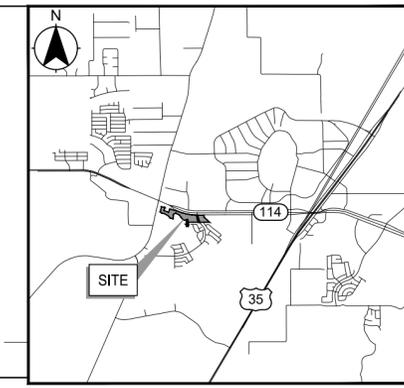


ZC-22-069

Area Zoning Map

Applicant: Roanoke 35/114 & Roanoke 35/115 O&G Partners LPs
 Address: 2500 - 2700 blocks SH 114
 Zoning From: K
 Zoning To: PD for C uses plus detached multifamily with waivers
 Acres: 19.61626719
 Mapsco: 642R
 Sector/District: Far North
 Commission Date: 5/11/2022
 Contact: 817-392-6329





PROJECT

TITLE

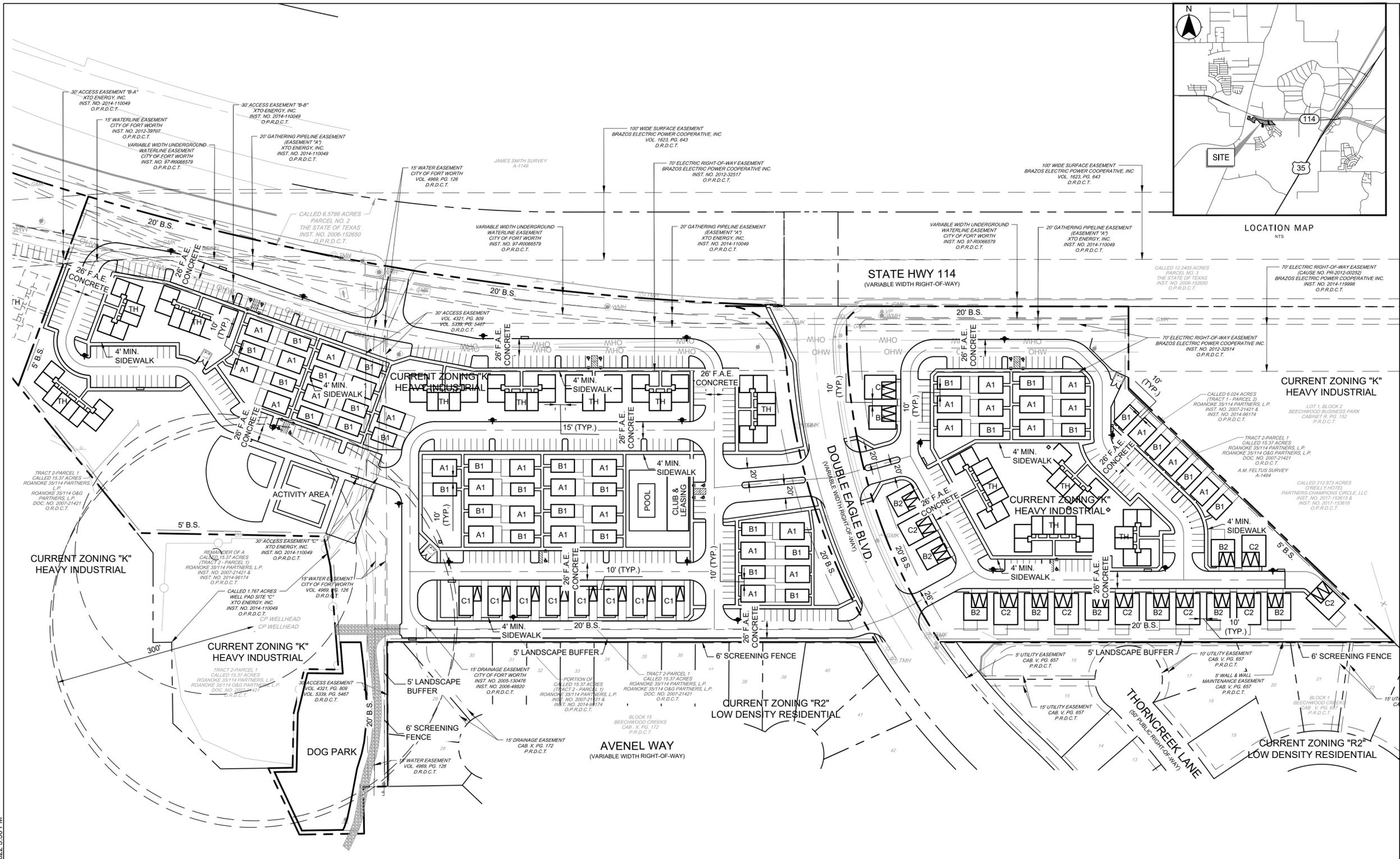
ENGINEER:
 KFM ENGINEERING & DESIGN
 3501 OLYMPUS BLVD., SUITE 100
 DALLAS, TEXAS 75019
 CONTACT: CHARLIE FOWLER, PE
 PHONE: 817-416-4536

DEVELOPER:
 TLC URBAN
 4100 INTERNATIONAL PLAZA,
 SUITE 325
 FORT WORTH, TEXAS 76109
 CONTACT: TONY LANDRUM
 PHONE: 817-230-4051

ARCHITECT:
 JHP ARCHITECTURE
 8340 MEADOW ROAD, #150
 DALLAS, TEXAS 75231
 CONTACT: CARL MALCOLM, AIA
 PHONE: 214-363-5687

DIRECTOR OF PLANNING & DEVELOPMENT

DATE



RESIDENTIAL UNIT SUMMARY TABLE

UNIT TYPE	SQUARE FEET	BEDROOMS	STORIES	QUANTITY (UNITS)
A1	825	1	1	32
B1	925	2	2	30
B2 (2 CAR)	925	2	2	10
C1 (1 CAR)	925	2	2	8
C2 (2 CAR)	1,200	3	2	9
TH	825	1	1	33
TH	925	2	2	51
TOTAL UNITS				173
GSF				156,000

SITE DATA SUMMARY TABLE

SITE AREA:	19,616 AC
UNIT DENSITY:	8.82 UNITS PER ACRE (24 MAX)
GSF RESIDENTIAL:	156,000 SF
GSF CLUBHOUSE:	2,890 SF
PARKING REQ'D	
LIVING:	1 PER BEDROOM = 290 SPACES
CLUBHOUSE:	1 PER SP/250 SF OF COMMON AREA = 13 SPACES
MIN. REQ'D:	303 SPACES
MAX. REQ'D:	379 SPACES
PARKING PROVIDED	
STANDARD (SURFACE):	388 SPACES (12 ADA)
GARAGE:	46 SPACES
TANDEMS:	8 SPACES
TOTAL PROVIDED:	442 SPACES (12 ACCESSIBLE)
PARKING STALL DIMENSIONS:	
REQUIRED:	9'x18' - STANDARD
OPEN SPACE:	
REQUIRED:	45% (8.83 AC)
PROVIDED:	>50% (10.29 AC)

NOTES:

- PD PLANNED DEVELOPMENT FOR ALL USES IN 'C' BASE ZONING MULTI-FAMILY PLUS DETACHED MULTIFAMILY; SITE PLAN REQUIREMENTS, WAIVERS TO MULTIFAMILY DISTRICT SUBMISSION, AND DEVELOPMENT STANDARDS APPLY TO DETACHED MULTIFAMILY ONLY.
- VARIATION OF ROOF ELEVATION AND EXTERIOR WALL MATERIALS AND COLORS SHALL BE INCORPORATED TO PROVIDE ARCHITECTURAL VARIETY. ALLOWABLE MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO AND FIBER CEMENT SIDING.
- THIS REQUEST FOR A PLANNED DEVELOPMENT IS IN ACCORDANCE WITH 'C' BASE ZONING, WITH THE FOLLOWING EXCEPTIONS:
 - A MFD SITE PLAN WILL NOT BE REQUIRED FOR A DETACHED MULTIFAMILY DEVELOPMENT.
 - BUILDING ORIENTATION EXCEPTION ALONG SH114
 - PARKING IN FRONT OF BUILDING EXCEPTION ALONG SH114
 - PARKING IN EXCESS OF THE MAXIMUM ALLOWED WILL PROVIDE 1 ADDITIONAL TREE PER 10 SPACES OVER. (4 TREES)
- ALL PROVIDED LIGHTING TO CONFORM TO LIGHTING CODE.
- ALL SIGNS WILL CONFORM TO ARTICLE 4.
- PROJECT WILL COMPLY WITH LANDSCAPING REQUIREMENTS FOR 'C', PER 4.711(D)(6), 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 A FASHION SIMILAR TO SINGLE FAMILY, WITH TREES IN THE FRONT YARDS.

LEGEND

	PROPOSED FIRE HYDRANT
	DUMPSTER
SECTION 4.711(D)(6) ENHANCED LANDSCAPING	
STREET TREES	10 PTS
POOL	5 PTS
DOG PARK	5 PTS

PD SITE PLAN
TLC CHAMPIONS
 ZONING CASE NUMBER: Z-22-069
 FORT WORTH, DENTON COUNTY, TEXAS

19,616 ACRE TRACT OF CALLED 21,394 ACRES
 (TRACT 1 - PARCEL 2 & TRACT 2 - PARCEL 2)
 ROANOKE 35/114 PARTNERS, L.P.
 INST. NO. 2007-21421 & 2014-96174
 O.P.R.D.C.T.



PROJECT NUMBER:
 010093001
 DRAWN BY:
 ZKL
 DATE:
 04/1/2022

VICINITY MAP



SITE DATA

Project: TLC Champions
Project Location: City of Fort Worth, TX
Net Urban Forestry Area

Property - West Side of Double Eagle Blvd	SF	AC
Gross Area of Property	854,472.96	19.616
Regulated Utility Esmts	119,600.66	2.74565
Net Urban Forestry	734,872.30	16.8703

Property - East Side of Double Eagle Blvd

	SF	AC
Gross Area of Property	262,081.06	6.01655
Regulated Utility Esmts	41,622.04	0.95551
Net Urban Forestry	220,459.02	5.06104

Required Tree Canopy Area

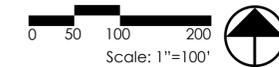
	Percentage	SF	AC
Commercial/Institutional/Public Project	30%		
Industrial	20%		
Urban Ag	30%		
Residential (40%)	40%		
New Subdivision Option	25%		
Multi-Family (50%)	50%	477,665.66	10.9657
Mixed Use/Urban Residential	5%		
Additional 5% if using preservation method B (protected trees)		477,665.66	10.9657
Total required canopy coverage for site (including mitigation)		477,665.66	10.9657

Preservation/Retention of Existing Canopy

		SF	AC
Existing tree canopy within net urban forestry area		0.00	0
Preservation Requirement	25%		
Additional 5% if using preservation method B			
Additional preservation option for mitigation of significant tree removal (only use if removing significant trees)			
Total Preservation requirement		0.00	0
Area of existing canopy preserved		0.00	0
Total Preservation credit towards planting		0.00	0

New Tree Planting

		SF	AC
Required new planting coverage		477,665.66	10.9657
Large Canopy trees @2000 sf per tree	230	460,000.00	10.5601
Medium Canopy trees @700 sf per tree	30	21,000.00	0.48209
Small Canopy trees @100 sf per trees		0.00	0
Total Planting		481,000.00	11.0422



TLC CHAMPION
URBAN FORESTRY EXHIBIT

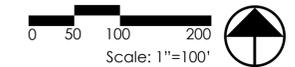
THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

VICINITY MAP



SITE DATA

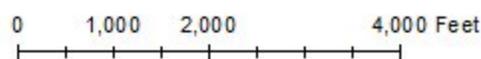
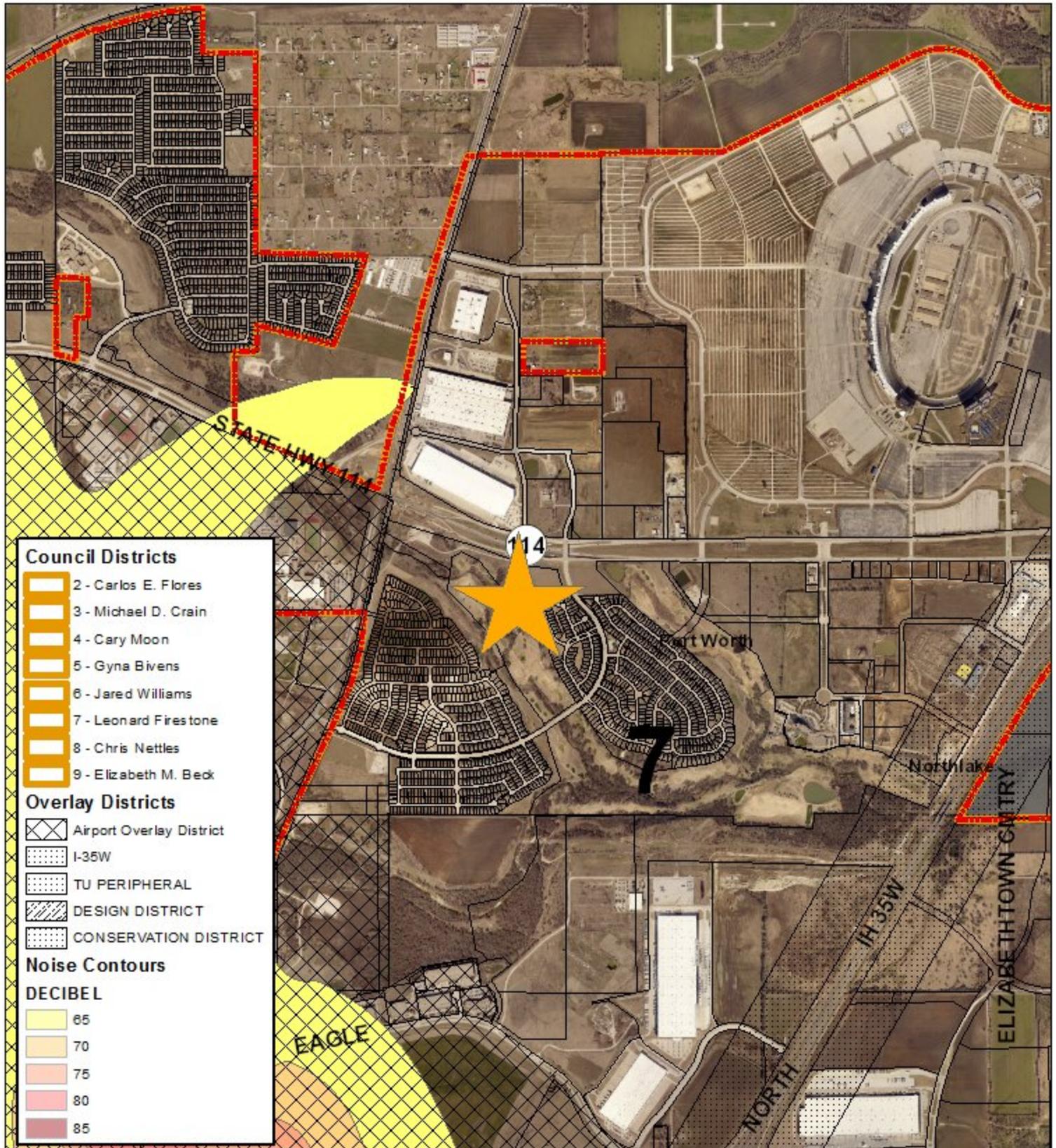
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TH	825	1	1	33	CLUBHOUSE:	1 PER SP/250 SF OF COMMON AREA = 13 SPACES
TH	925	2	2	51	MIN. REQ'D:	303 SPACES
					MAX. REQ'D:	379 SPACES
					PARKING PROVIDED	
				TOTAL UNITS	STANDARD (SURFACE):	388 SPACES (12 ADA)
				GSF	GARAGE:	46 SPACES
					TANDEM:	8 SPACES
					TOTAL PROVIDED:	412 SPACES (12 ACCESSIBLE)
					PARKING STALL DIMENSIONS:	9'x18' - STANDARD
					OPEN SPACE:	
					REQUIRED:	45% (8.83 AC)
					PROVIDED:	>50% (10.29 AC)



TLC CHAMPION
OPEN SPACE EXHIBIT

MAY 04, 2022
THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

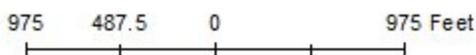
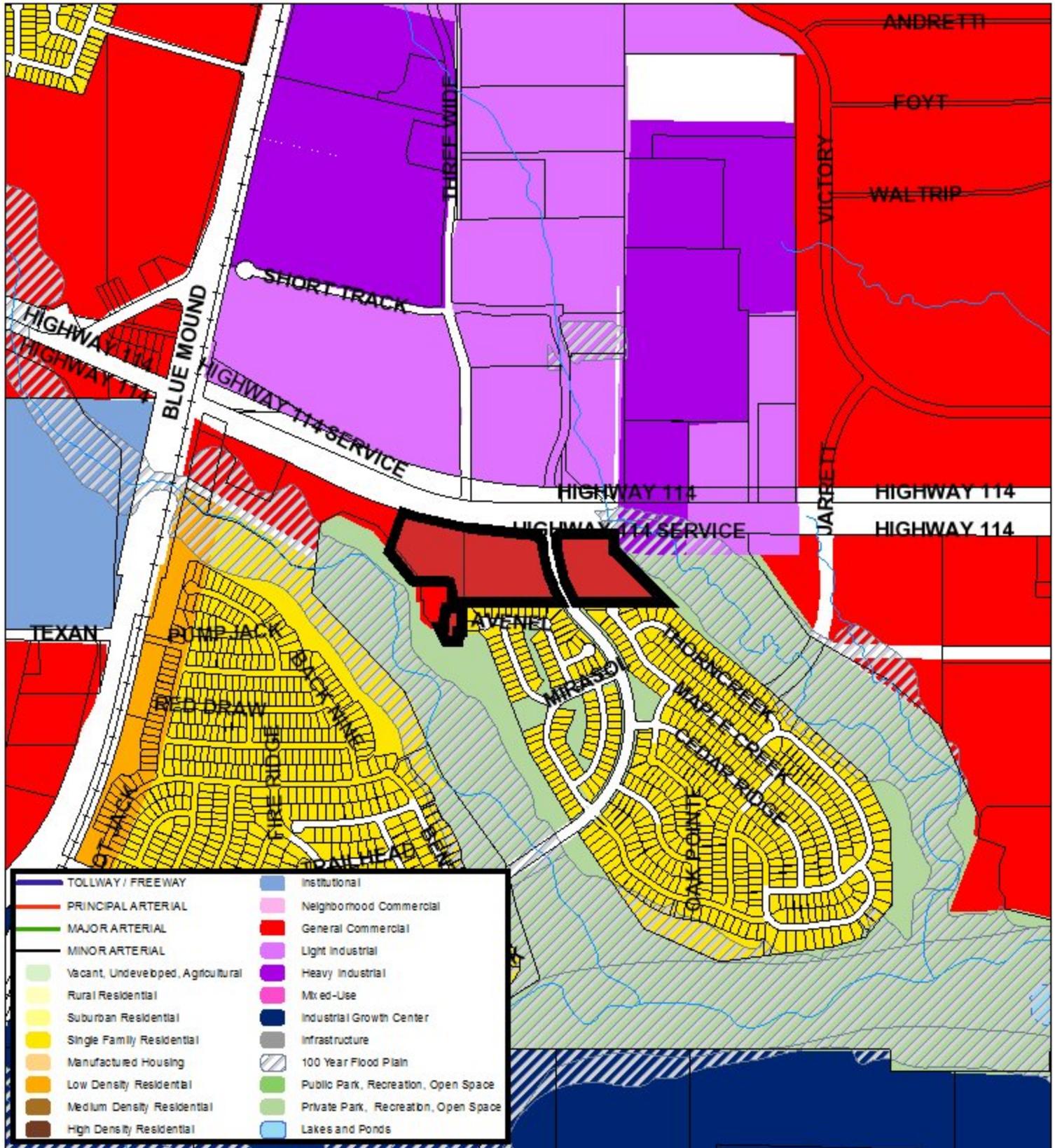
Area Map





ZC-22-069

Future Land Use



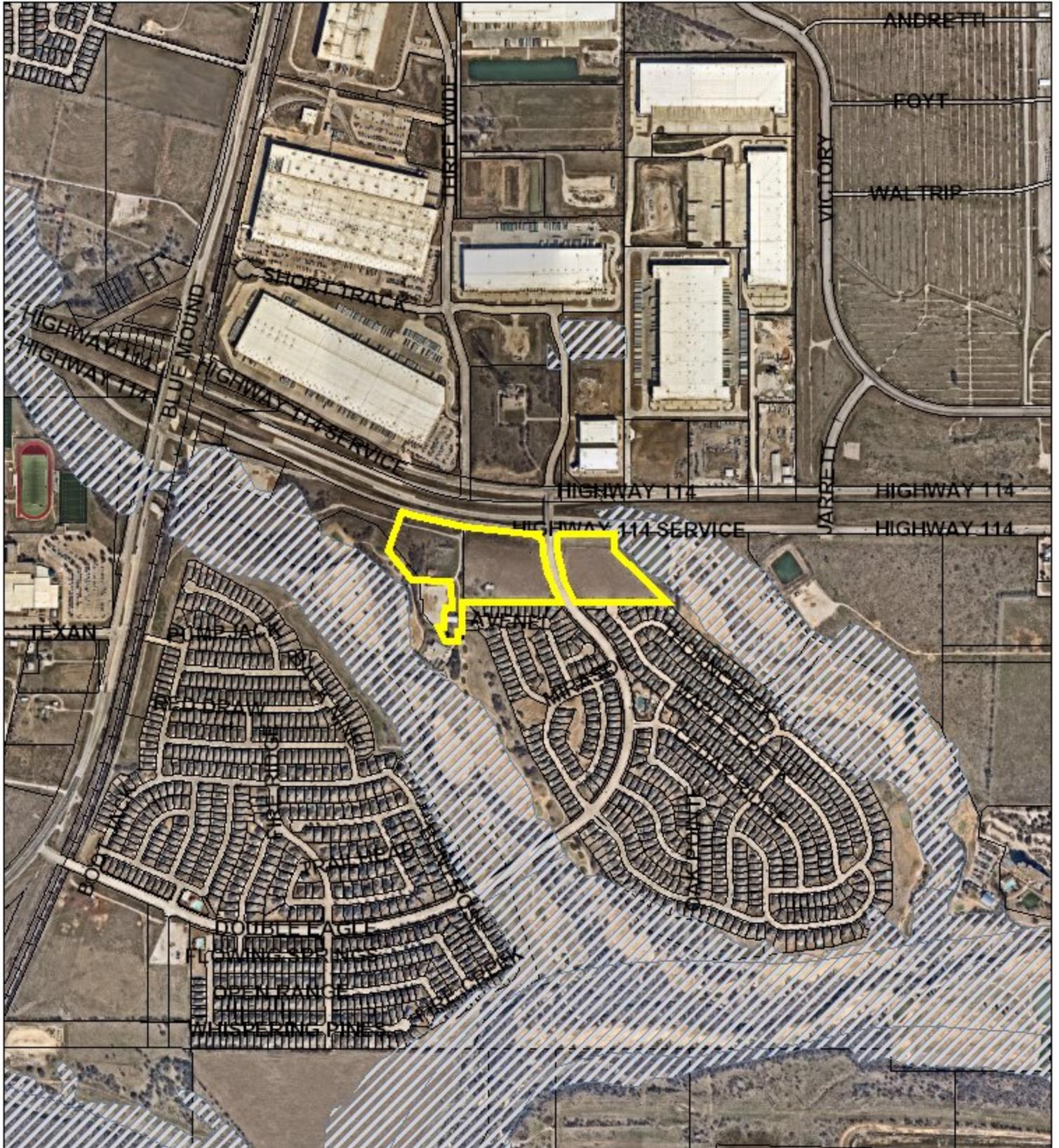
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-069

Aerial Photo Map



0 600 1,200 2,400 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-070

Council District: 7

Zoning Map Amendment

Case Manager: [Beth.Knight](#)

Owner / Applicant: Hall-Nance Ranches Ltd. / Beaten Path Development

Site Location: 700 - 900 blocks Avondale Haslet Road Acreage: 84.20 acres

Request

Proposed Use: Single-Family Residential

Request: From: "E" Neighborhood Commercial and "I" Light Industrial

To: "A-5" One-Family

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 part of the Nance Ranch, located between Avondale-Haslet and Blue Mound Road, along the proposed Wagley Robertson Road extension. This site, as well as all immediately adjacent land, is currently vacant. The subject property is zoned “E” Neighborhood Commercial and “I” Light Industrial. The surrounding properties to the northwest, north, east, and south are zoned for residential uses, with multifamily to the north and single family in remaining directions. Land to the southwest and west is zoned “I” Light Industrial. The applicant is requesting to rezone the subject property to “A-5” One-Family in order to develop it as part of a larger single-family development planned for this area.

Surrounding Zoning and Land Uses

North “A-5” One-Family and “B” Two-Family / vacant, single-family residences located further north

East “B” Two-Family / vacant

South (across McPherson Road) “E” Neighborhood Commercial / vacant

West “A-5” One-Family / vacant

Recent Zoning History

- ZC-18-170, west of site, from A-7.5, I to I, approved.
- ZC-20-099, subject site and to north, from AG, A-5, R2, C, E, G, I, PD 637 to A-5, CR, UR, E, F, MU-1, I, approved.
- ZC-21-034, south of site, from AG to A-5, approved.
- ZC-21-134, south of site, from A-5 to PD for AG, A-7.5, A-5, E uses with increased lot coverage and development standards, approved.

Public Notification

300-foot Legal Notifications were mailed on April 27, 2022.

The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
Spring Ranch HOA*	Streams and Valleys Inc
Trinity Habitat for Humanity	Northwest ISD

The subject property is located closest to this registered Neighborhood Association.

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to rezone the subject property from “E” Neighborhood Commercial and “I” Light Industrial to “A-5” One-Family. All surrounding property to the north, east, and south is zoned for residential use and much of the vacant land is under common ownership. The property owner intends to develop the surrounding land for single-family residential use and would like to incorporate the subject property into this development.

Property to the southwest and west is zoned “I” Light Industrial. This land is currently vacant as well. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential and Private Open Space on the Future Land Use Map. “A-5” One-Family is listed as an appropriate zoning district within this designation.

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

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

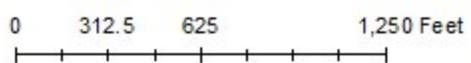
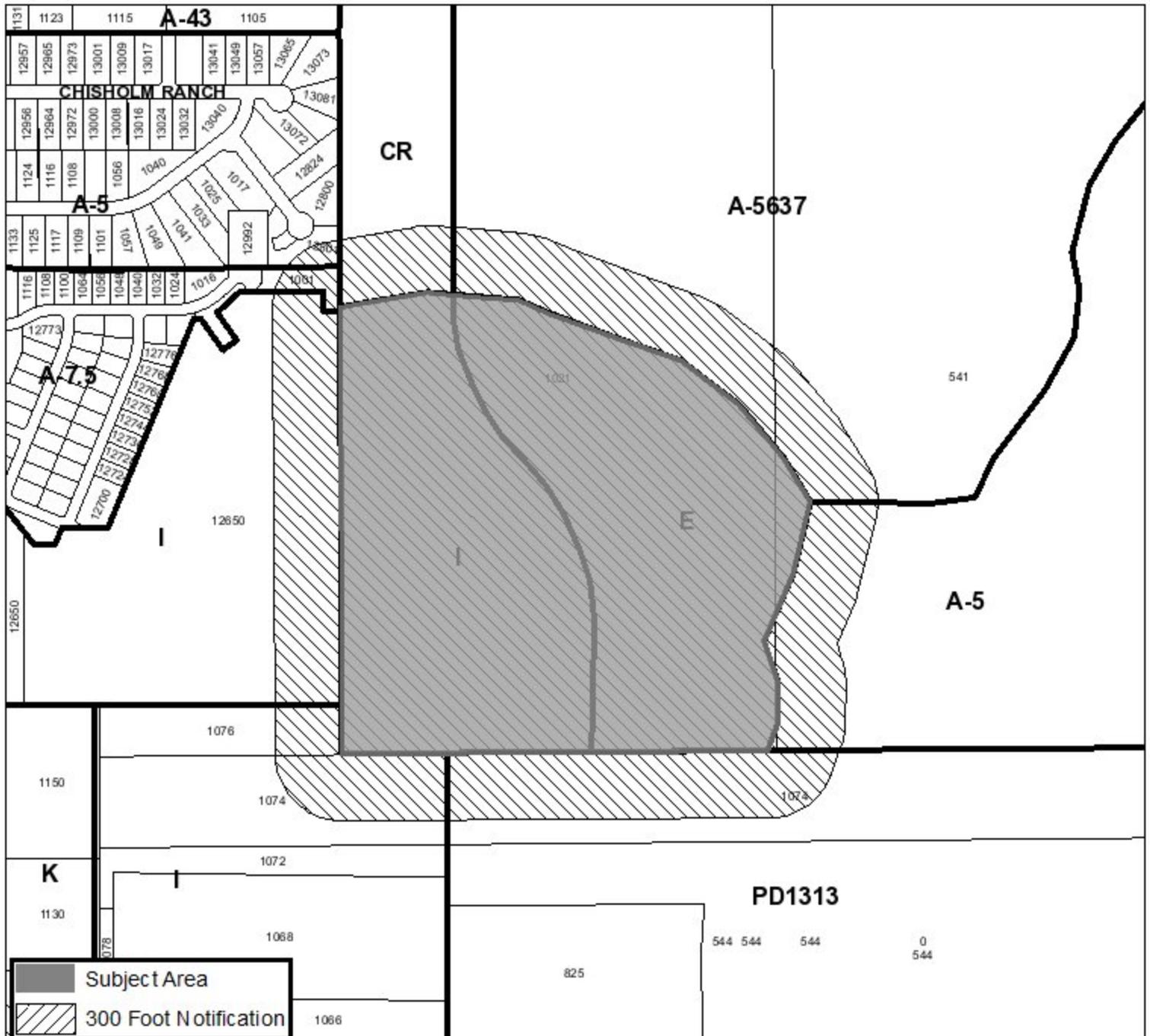
The proposed zoning is **consistent** with the Comprehensive Plan.



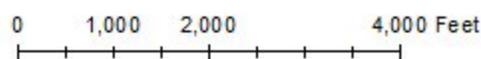
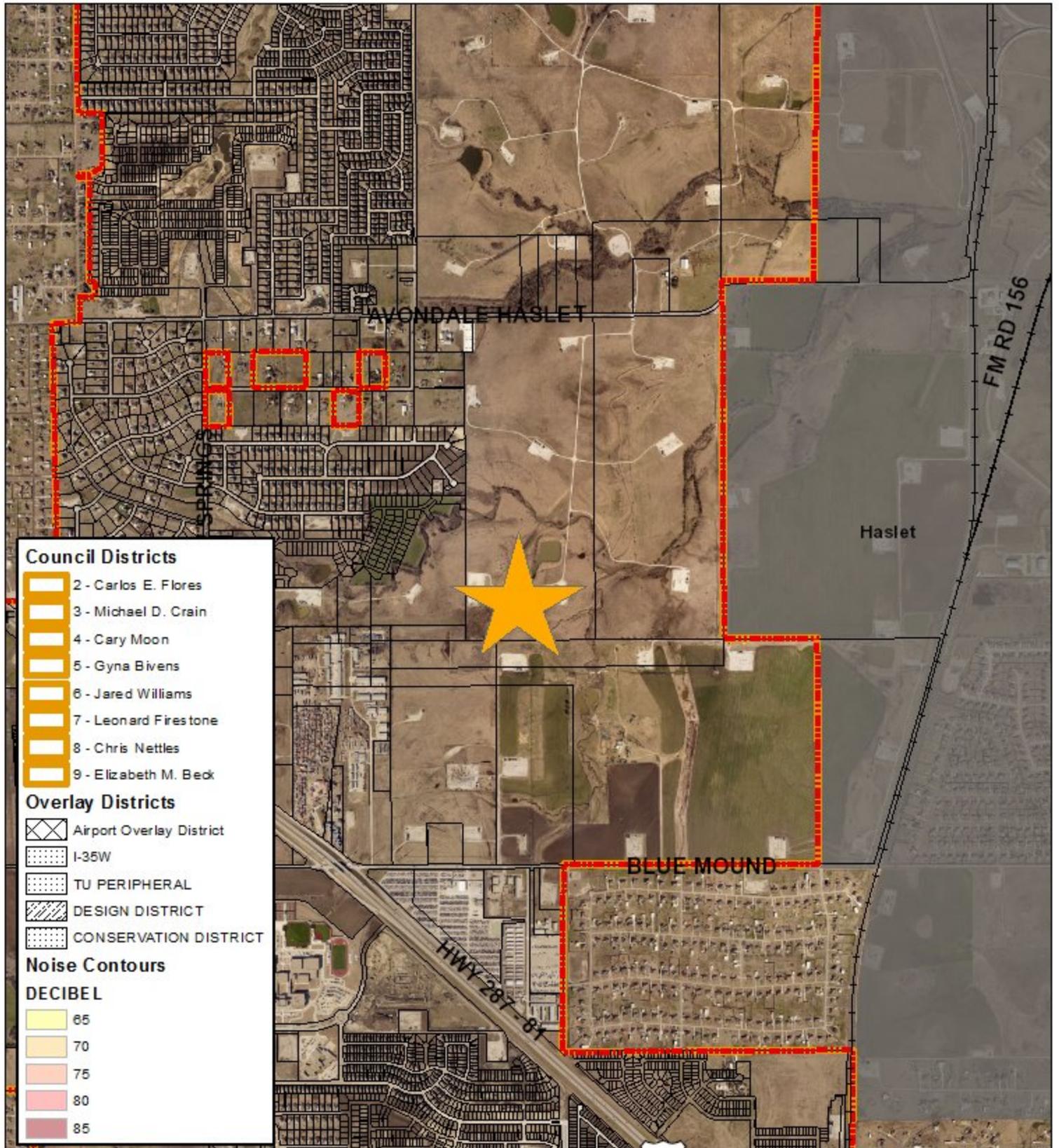
ZC-22-070

Area Zoning Map

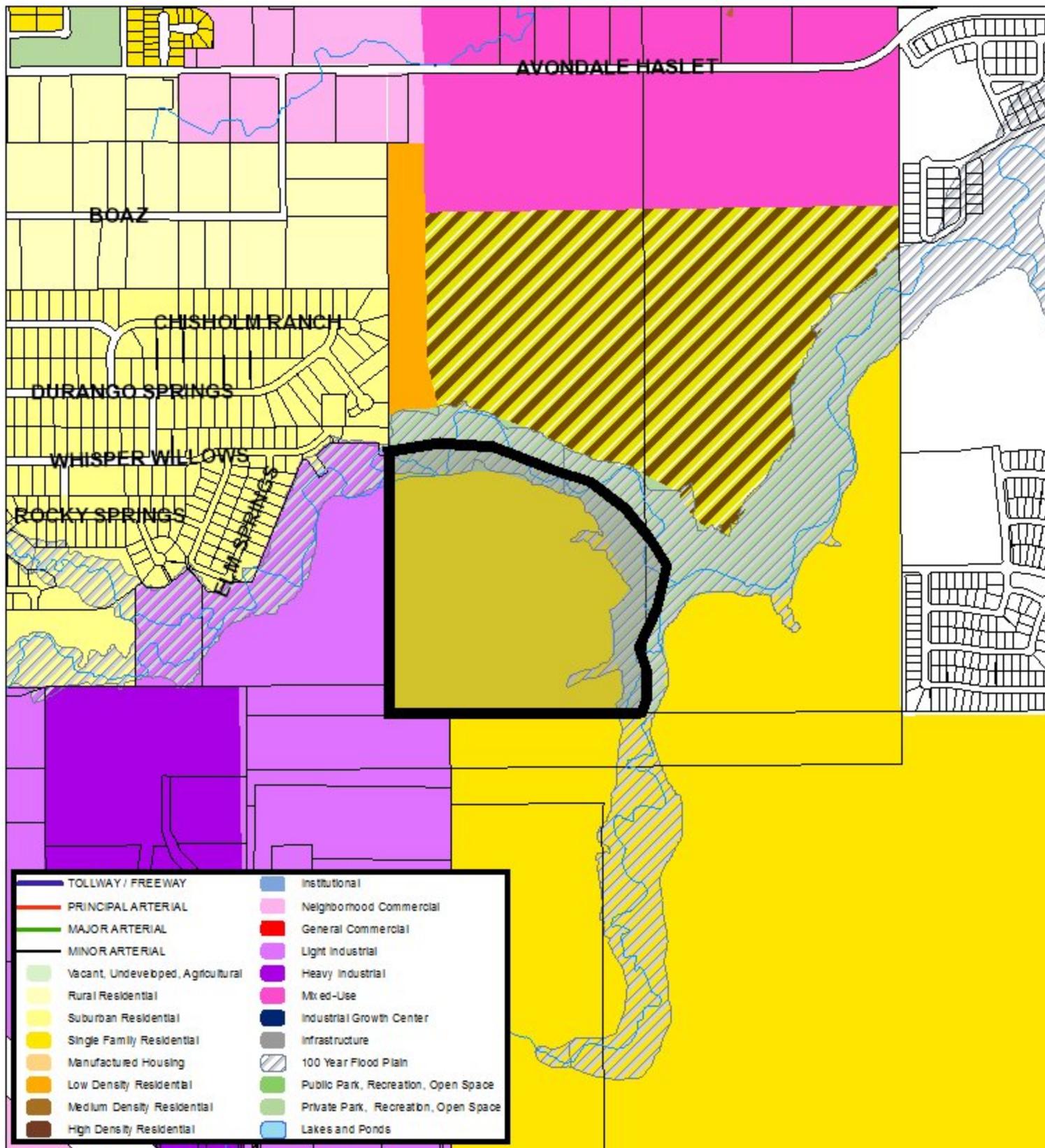
Applicant: Hall-Nance Ranches Ltd.
 Address: 700 - 900 blocks Avondale Haslet Road
 Zoning From: E, I
 Zoning To: A-5
 Acres: 84.20448613
 Mapsco: 5Z, 19D
 Sector/District: Far North
 Commission Date: 5/11/2022
 Contact: 817-392-8190



Area Map



Future Land Use

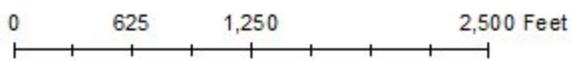
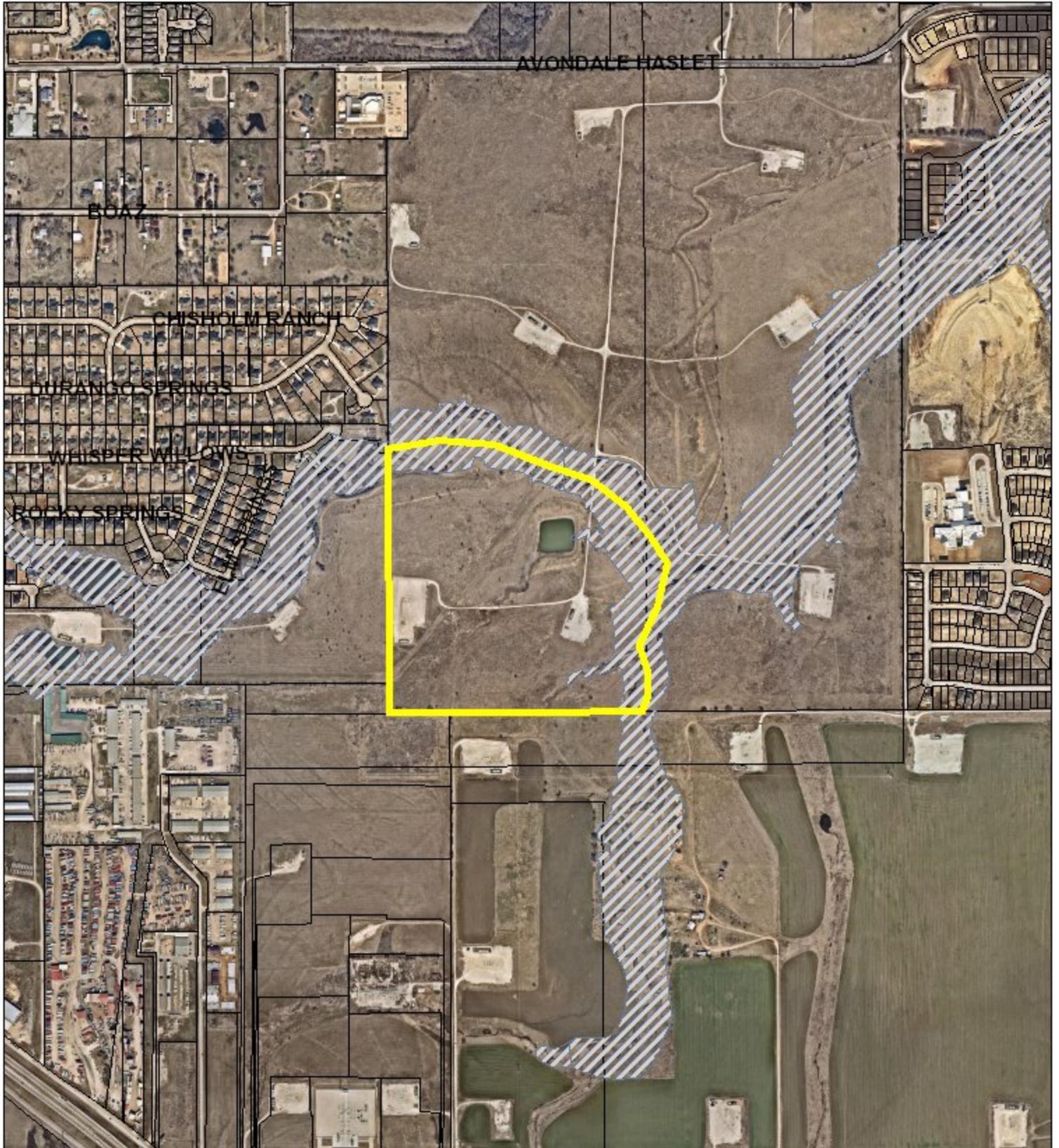


1,000 500 0 1,000 Feet

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



Aerial Photo Map





Zoning Commission

Date: May 11, 2022

Case Number: ZC-22-072

Council District: 9

Zoning Map Amendment

Case Manager: [Sevanne Steiner](#)

Owner / Applicant: MTV LLC / Dunaway Associates – Barry Hudson

Site Location: 2100 & 2120 W. Rosedale Street and 1005 Jerome Street **Acreage:** 2.458

Request

Proposed Use: Hotel

Request: From: “G” Intensive Commercial

To: “PD/G” Planned Development for “G” Intensive Commercial uses plus hotel with development standards for parking, 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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 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
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 property is located on the north side of W. Rosedale Street between Jerome Street and the railroad. It is located east of the Midtown development and north the Mistletoe Heights Historic District. The applicant is proposing to rezone the property from “G” Intensive Commercial to “PD/G” Intensive Commercial for a Hotel with a site plan. The site plan includes a waiver from parking. The applicant is required to provide 139 spaces and is requesting that be reduced to 113 spaces. Where a hotel, motel or inn is less than 1,000 feet from any one- or two-family district, other than “MU-2” high intensity mixed-use, a planned development (PD) district must be created for such use.

Surrounding Zoning and Land Uses

North: Railroad/ Interstate 30

East: PD 558 / Midtown- Hotel and Restaurants

South: “NS-T5I” Near Southside Form Based Code – Multifamily

West: “NS-T5I” Near Southside Form Based Code - Industrial/ Medical offices and uses

Recent Zoning History

- ZC-21-211 In January 2022 the applicant requested to rezone to NS-T5. The request was recommended 6-0 by the Zoning Commission and was Denied without prejudice at City Council.

Public Notification

300-foot Legal Notifications were mailed on 4.29.22

The following organizations were notified: (emailed 4.29.22)

Organizations Notified	
Fort Worth Downtown Neighborhood	Alliance Sunset Terrace NA
Mistletoe Heights NA *	Fairmount NA
Near Southside, Inc.	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD
Fort Worth Downtown Neighborhood Alliance	Sunset Terrace NA

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

Development Impact Analysis

Land Use Compatibility

The properties to the east and west are hotel, medical offices and uses, and retail restaurants. The properties to the south are multifamily. The applicant is required to provide 139 spaces and is requesting that be reduced to 113 spaces. The site is sandwiched between properties that are zoned Near Southside and Mixed-Use, both districts receive a 25% reduction in parking. If the same reduction was applied to this site only 104 parking spots would be required thus staff is supportive of the development standard waiver. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Southside

The 2022 Comprehensive Plan currently designates the subject property as mixed use as part of the Near Southside/ Medical District Mixed-Use Growth Center. Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

Mixed-use, multifamily, and commercial zoning classifications are most desirable for mixed-use areas because they provide the density of jobs and residential units needed to create a vibrant urban sense of place. Townhouse, duplex, and similar residential zoning classifications are usually acceptable in appropriate locations on the periphery of the mixed-use core.

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, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
- Attract high quality freeway commercial development along the interstate highways.
- Reinforce medical institutions by providing opportunities for expansion.
- Encourage office and high-density residential uses which will support area commercial uses.
- 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

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:

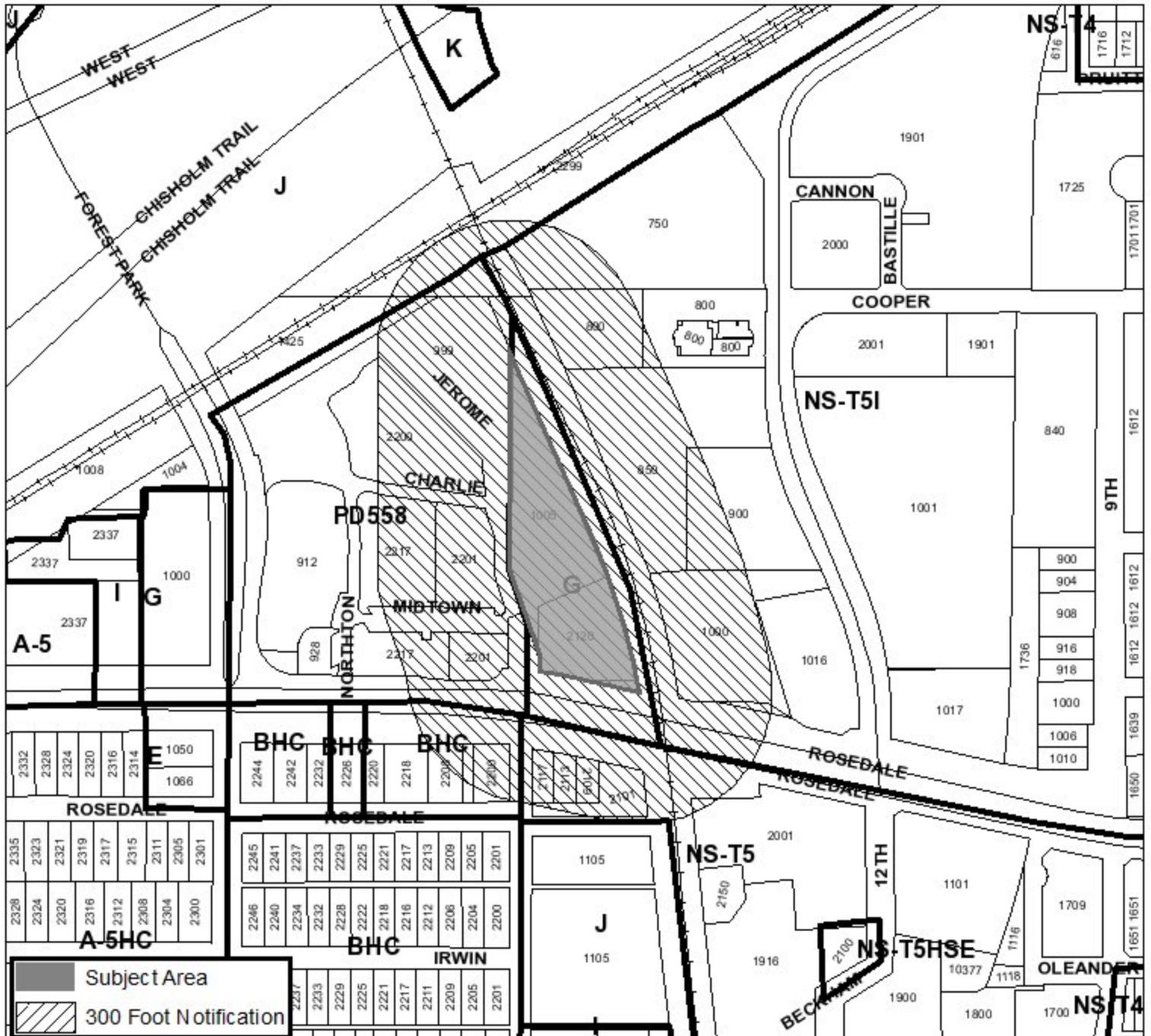
- Enhance and expand the Near Southside's role as a medical innovation district and position it to become the most livable medical district in the US.



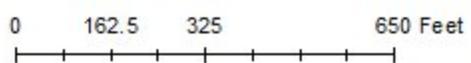
ZC-22-072

Area Zoning Map

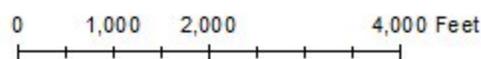
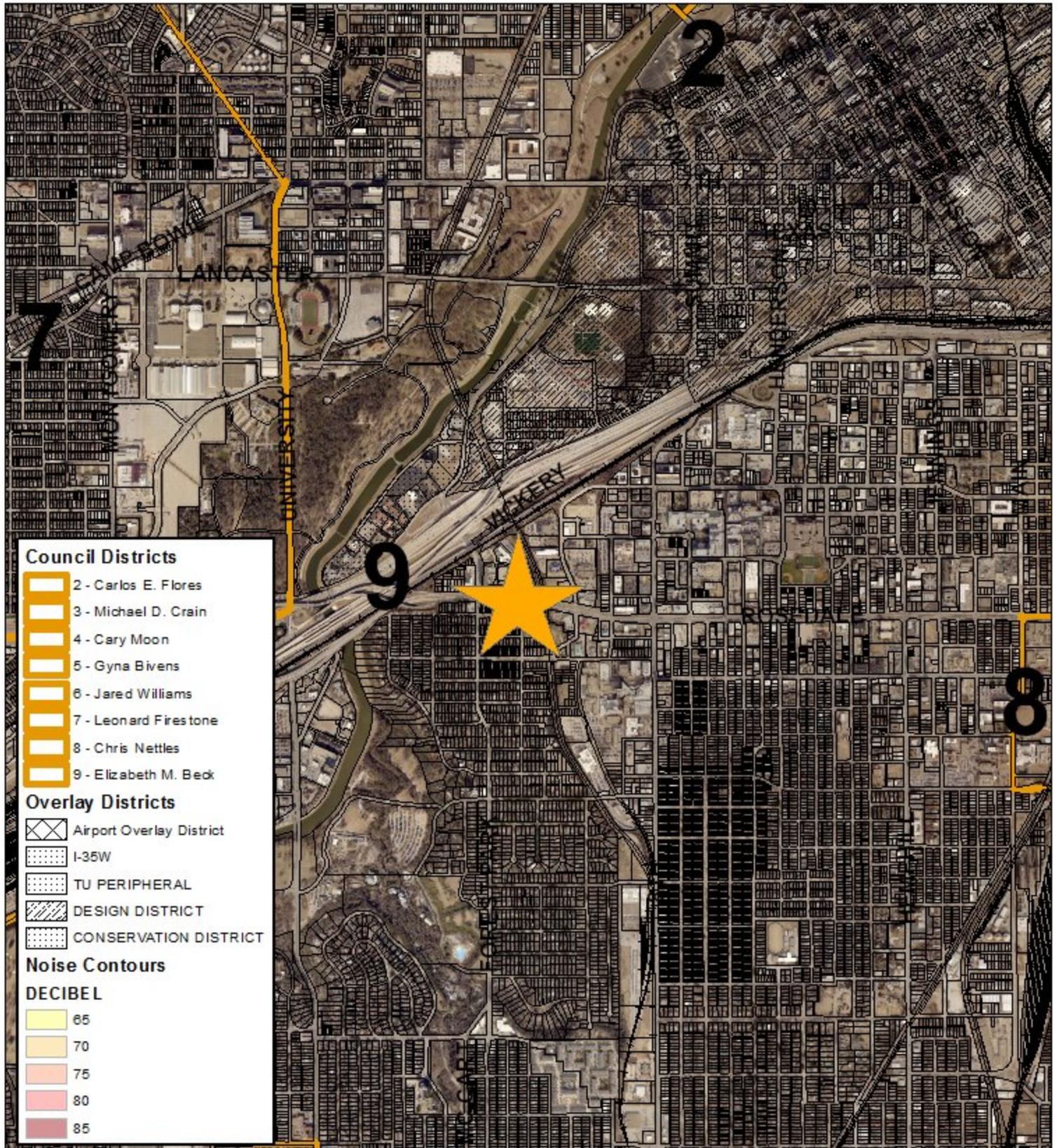
Applicant: MTV LLC
 Address: 2100 & 2120 W. Rosedale Street, 1005 Jerome Street
 Zoning From: G
 Zoning To: PD for G uses with development waiver
 Acres: 2.45598085
 Mapsco: 76L
 Sector/District: Southside
 Commission Date: 5/11/2022
 Contact: 817-392-8012



 Subject Area
 300 Foot Notification



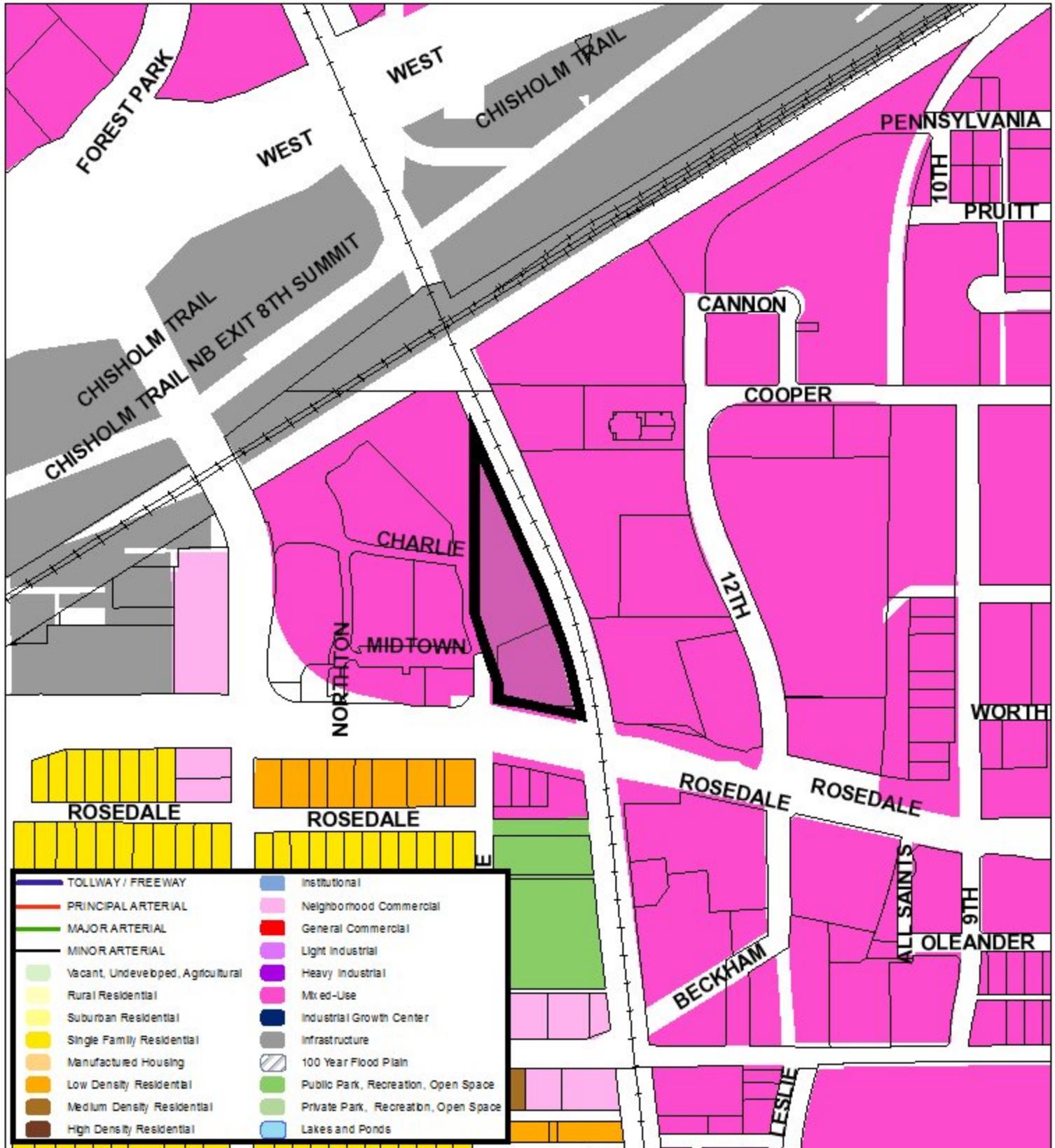
Area Map





ZC-22-072

Future Land Use

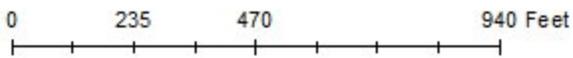


360 180 0 360 Feet

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



Aerial Photo Map





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-073

Council District: 3

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Simurgh Investments LLC

Site Location: 5129 Donnelly Ave

Acreage: 0.21 acres

Request

Proposed Use: Community Center

Request: To: Add Conditional Use Permit for community center in “C” Medium Density Multifamily with development waivers for parking, site plan included

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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10. Aerial Photograph

Project Description and Background

The subject property is located at the southwest corner of Donnelly Avenue and Merrick Street. The site is currently developed with an approximately 1,500 sf home. The applicant would like add a private community center use within the existing structure and therefore is requesting a Conditional Use Permit (CUP) for this use. The proposed site will house artifacts from the neighborhood, host small neighborhood meetings, and be a focus for the local community. The attached site plan depicts the existing building as well as the proposed parking for the site. The applicant will be required to meet all building code standards for commercial sites.

As part of this CUP application, the applicant is requesting development standards for parking. The proposed use will require approximately seven (7) parking spaces and the applicant is providing six (6). The proposed parking is also located in front of the building in the 20 ft projected setback. The applicant will have to continue to work with our Transportation Public Works (TPW) department to ensure that the proposed parking will meet standards.

Surrounding Zoning and Land Uses

North "C" Medium Density Multifamily / multifamily
East "C" Medium Density Multifamily / multifamily
South "A-5" One-Family / single-family, Lake Como
West "A-5" One-Family / Lake Como

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 29, 2022.

The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
West Side Alliance	Como NAC
Arlington Heights NA	West Byers NA
Sunset Heights NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Camp Bowie District, Inc
Fort Worth ISD	Fort Worth 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 community center to operate in an existing single-family home. Surrounding properties to the north and east are developed as multi-family residences, while the property south and west is Lake Como Park.

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

Comprehensive Plan Consistency – Northside

The adopted Comprehensive Plan currently designates the subject property as “Urban Residential” on the Future Land Use Map, which is not in alignment with the proposed zoning.

Therefore, the proposed zoning is **not consistent (technical inconsistency)** 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

- Parking located in front of the building within the 20 ft setback
- Deficient one parking space

(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-22-073

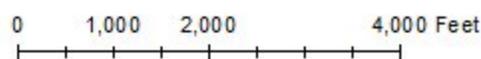
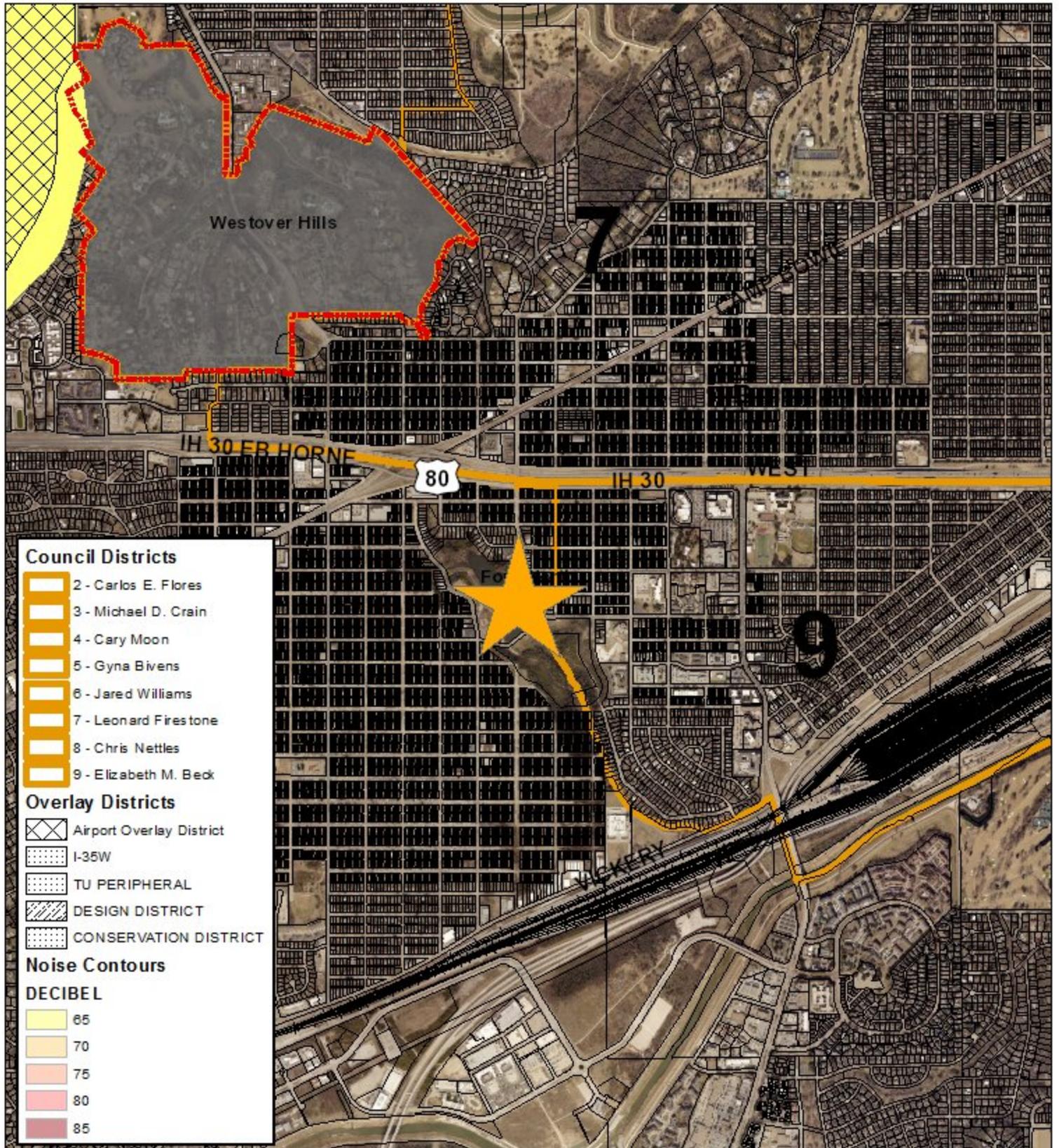
Area Zoning Map

Applicant: Simurgh Investments LLC
 Address: 5129 Donnelly Avenue
 Zoning From: C
 Zoning To: Add Conditional Use Permit for neighborhood museum with development waivers
 Acres: 0.2151066
 Mapsco: 75J
 Sector/District: null
 Commission Date: 5/11/2022
 Contact: 817-392-6329

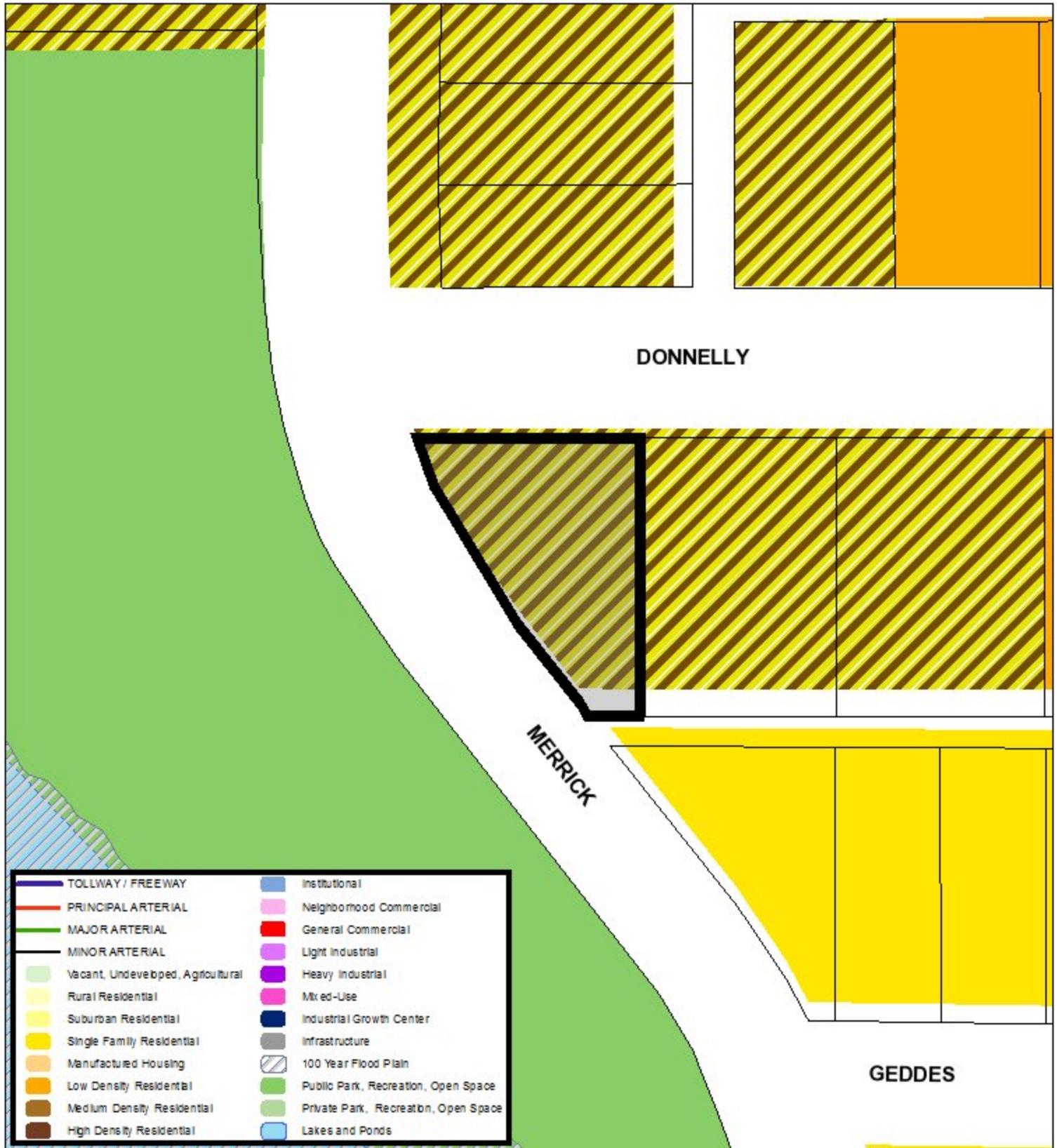


0 87.5 175 350 Feet

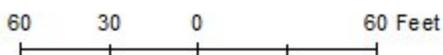
Area Map



Future Land Use



60 30 0 60 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 40 80 160 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-074

Council District: 4

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: State National Insurance Co, Inc (owner) / Jeff Linder (applicant), Kirk Smith (applicant)

Site Location: 6750 J W Delaney Road

Acreage: 5.17 acres

Request

Proposed Use: Detached Multifamily - Low Density

Request: From: "E" Neighborhood Commercial

To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with specific development standards for open space, fencing location, and a waiver to the 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

This is a proposed detached multifamily development called "Delaney Commons" along Loop 820 in eastern Fort Worth in Council District 4. The single family units clustered around green spaces and connected by sidewalks, are representative of a new style of development which is not directly addressed by the current City of Fort Worth Zoning Ordinance. This detached multifamily development 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'.

The 5.34 acre site which is currently undeveloped is proposed to be zoned as a "PD" Planned Development with a base zoning district of "CR" Low Density Multifamily. A total of 52 units are included in the development, which is intended to be a rental cottage community. This results in a density of just under 10 dwelling units per acre, below the "CR" maximum of 16 dwelling units per acre. There will be a mixture of one-, two- and three-bedroom units, along with an Office / Clubhouse building and pool. The development would be gated and fenced based on the Site Plan submitted by the applicant. The parking on-site is a mixture of garage spaces and surface spaces, with approximately 3 spaces per unit plus an additional 23 spaces on top of that which could be used for guests or overflow.

Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / Remington College campus
East "E" Neighborhood Commercial / Loop I-820
South "B" Two Family & "C" Medium Density Multifamily / duplexes & apartments
West "R2" Townhouse/Cluster / single family residential

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2022.
The following organizations were emailed on April 22, 2022:

Organizations Notified	
Woodhaven NA*	East Fort Worth, Inc
Riverbend HOA of Fort Worth	Sunset Oaks HOA
Neighborhoods of East Fort Worth	Historic Randol's Mill Valley Alliance
Streams & Valleys Inc	Trinity Habitat for Humanity
Woodhaven Community Development Inc	East Fort Worth Business Association
Birdville ISD	Fort Worth ISD

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

There are a variety of land uses in the vicinity of this site. To the west and south are residential areas within the City of Fort Worth that are developed as a mixture of single family, duplex residences, and multifamily apartments. To the north is an office complex used as a site for a college, and to the east is Interstate Loop 820.

Based on the quasi-single family nature of this style of development, the use of this site as a buffer between more intense development along Loop 820 & interior single family neighborhoods, and the fact that the site is surrounded by streets on all four sides, the proposed zoning **is compatible** with the current surrounding land uses.

The proposed PD would meet all “CR” standards, with the exception of **open space**, fencing location, and MFD submittal.

Comprehensive Plan Consistency – Eastside

The 2022 Comprehensive Plan designates the subject property as Neighborhood Commercial on the Future Land Use [FLU] Map. Multifamily Residential is explicitly called out in the list of zoning classifications that are acceptable within this FLU designation. 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 site is not within any of the six target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.

Site Plan Comments

Zoning and Land Use

(all comments addressed as of 4/27)

- ~~Add case reference ZC 22-074.~~
- ~~Correct signature line to "Director of Development Services".~~
- ~~Correct references under Zoning in parenthesis (R2 = Townhouse/Cluster, B = Two Family Residential instead of Low Density Residential).~~
- ~~Provide details on dumpsters/screening (dimensions, height, materials).~~
- ~~No sidewalks shown along public street frontages.~~
- ~~Internal sidewalk circuit is incomplete, consider eliminating parking space south of SW most garage for space for crosswalk/ramp.~~

- ~~Internal sidewalk loop does not appear to have accessibility to outer sidewalk circuit, internal sidewalks to the 6 internal units only connect to the south and not to the north, consider added connectivity.~~
- ~~Overparked by 31 spaces, would require additional 4 trees to be planted beyond base landscape requirements.~~
- ~~Remove 2 parking spaces that project forward of buildings on SE corner of site.~~
- ~~Provide Open Space Plan/Diagram with area calculations and color shading. Areas less than 25'x 25' dimension do not count, nor do private patios.~~
- ~~Are you intending to submit MFD or skip MFD submittal?~~
- ~~Confirm the only variance is fencing? Other possible variances are open space, parking location, MFD waiver.~~

Transportation/Public Works

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

1. Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.
2. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Gates must be located 3 vehicle lengths from the ROW.

Fire Department

Comments

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

Emergency Access Easements are required to be a minimum of 26' wide. Site plan shows 24'.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.1 Fire Lane Specifications

Minimum fire lane turn radius: 25' inside and 51' outside.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.4 Fire Lane Turn Radius

Where divided by a median, fire lanes must be a minimum of 20' on either side of the median.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.1 Fire Lane Dimensions

Minimum turn radius for fire lanes is a minimum of 25' inside and 51' outside.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.4 Fire Lane Turn Radius

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

Access Control Permits are required for electric gates.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6 Security Gates

Internal Emergency Access Easements must be named for addressing and access purposes. There are some units that are "stacked" behind other units that may not be visible from the Emergency Access Easement. If visibility and/or access is to be considered from existing public streets, walk gates should be installed that are a minimum of 5' wide and equipped with Knox Locks.

Each building address shall be clearly visible from the corresponding street.

CFW Fire Department Planning and Addressing Standards Section VI.4 Apartment Signage

Units farther than 25' from the curb line, the numbers shall not be less than 6" in height.

CFW Fire Department Planning and Addressing Standards Section VI.10 Posting of an Address, Rear Structures

In addition to being directly attached to the building, the numbers may also be attached to a freestanding

sign, marquee, or other acceptable detached signage as to be determined by the Fire Official.
CFW Fire Department Planning and Addressing Standards Section II.8 Posting a Commercial Address

General information:

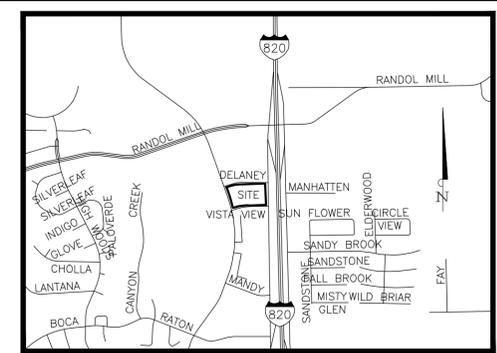
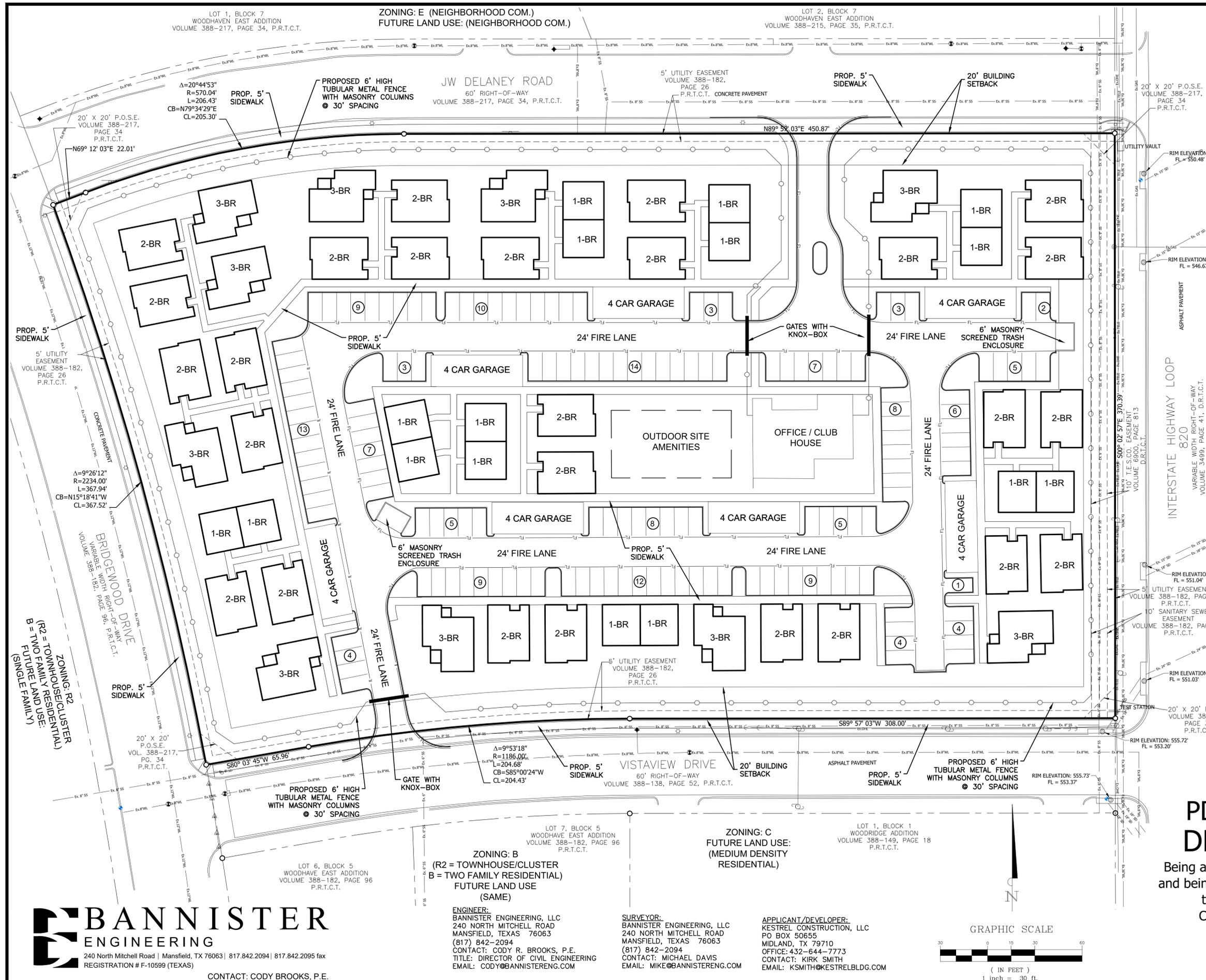
Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.

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

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

(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.)

File: B:\Clients\2022\Kestrel Construction, LLC\2022-21-002\Delaney PD Zoning Site Plan Exhibit.dwg | Date Plotted: 4/29/2022 10:13 AM | Plotted By: jhm



VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS

SITE DATA SUMMARY:

BASE ZONING:	CR - LOW DENSITY MULTIFAMILY
PROPOSED ZONING:	PD - DEVELOPMENT PLAN
GROSS SITE AREA:	5,340 AC. (232,620 S.F.)
MAXIMUM BUILDING HEIGHT:	25'
1 BEDROOM UNITS (575 S.F. MIN.) 1-STORY:	16
2 BEDROOM UNITS (900 S.F. MIN.) 1-STORY:	26
3 BEDROOM UNITS (1450 S.F. MIN.) 2-STORY:	10
TOTAL UNITS:	52 UNITS
DENSITY:	9.7 UNITS PER ACRE

PARKING TABULATIONS

PARKING REQUIRED:		
TYPE:	UNITS:	SPACES:
1 SPACE PER BEDROOM	98 B.R.	98 SPACES
1 SPACE PER 250 S.F. OF COMMON AREA	5,000 S.F.	20 SPACES
TOTAL PARKING REQUIRED		118 SPACES
PARKING PROVIDED:		
TYPE:	SPACES:	
SURFACE PARKING	151 SPACES	
GARAGE PARKING	28 SPACES	
TOTAL PARKING PROVIDED		179 SPACES

- NOTES:**
- ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4 SIGNS.
 - THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - FENCES SHALL BE ALLOWED BETWEEN BUILDING FACADE AND STREET FRONTAGE AS SHOWN ON PLAN.
 - FOUR-BAY PARKING GARAGES MAY BECOME TWO TWO-BAY GARAGES. GARAGE SPACES SHALL REMAIN AT 28.
 - SOME UNITS WILL HAVE FENCED YARDS NO MORE THAN 10' FROM FACE OF STRUCTURE. FENCE TO BE SEMI-OPAQUE.

DIRECTOR OF DEVELOPMENT SERVICES:
SIGNATURE: _____
DATE: _____

PD ZONING SITE PLAN DELANEY COMMONS

Being all of Lot 1, Block 6R, Woodhaven East Addition and being approximately 5.340 Acres of land situated in the W. N. Ray Survey, Abstract No. 1353 City of Fort Worth, Tarrant County, Texas

ZONING CASE NO. ZC-22-074

Date Prepared: 04/01/2022

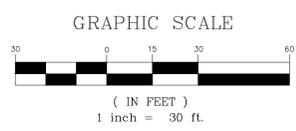
Date Revised: 4/29/2022

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: CODY BROOKS, P.E.

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: CODY R. BROOKS, P.E.
TITLE: DIRECTOR OF CIVIL ENGINEERING
EMAIL: CODY@BANNISTERENG.COM

SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS
EMAIL: MIKE@BANNISTERENG.COM

APPLICANT/DEVELOPER:
KESTREL CONSTRUCTION, LLC
PO BOX 50655
MIDLAND, TX 79710
OFFICE: 432-644-7773
CONTACT: KIRK SMITH
EMAIL: KSMITH@KESTRELBLDG.COM

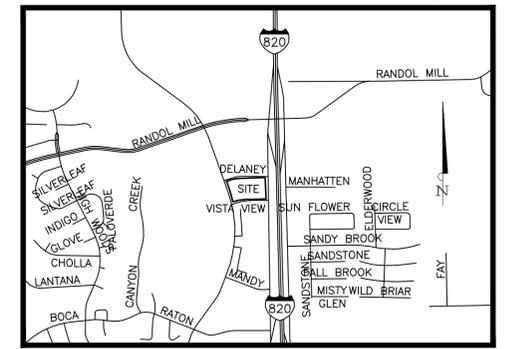


BE JOB NO. 203-21-002

LOT 1, BLOCK 7
WOODHAVEN EAST ADDITION
VOLUME 388-217, PAGE 34, P.R.T.C.T.

LOT 2, BLOCK 7
WOODHAVEN EAST ADDITION
VOLUME 388-215, PAGE 35, P.R.T.C.T.

JW DELANEY ROAD
60' RIGHT-OF-WAY
VOLUME 388-217, PAGE 34, P.R.T.C.T.

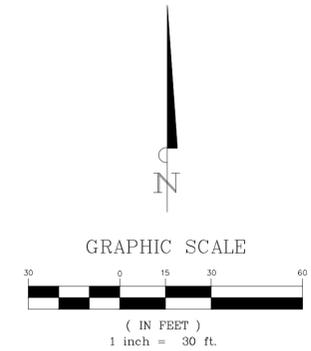


VICINITY MAP
NOT TO SCALE
FORT WORTH, TEXAS

OPEN SPACE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	OPEN SPACE (MIN 25' X25' AREA)	22,406 SF (9.8%)
	OTHER OPEN SPACE (LESS THAN 25' X25' AREA)	81,535 SF (35.5%)
	TOTAL	103,934 SF (45.3%)

INTERSTATE HIGHWAY LOOP
820
VARIABLE WIDTH RIGHT-OF-WAY
VOLUME 3499, PAGE 41, D.R.T.C.T.



PD OPEN SPACE PLAN DELANEY COMMONS

Being all of Lot 1, Block 6R, Woodhaven East Addition
and being approximately 5.340 Acres of land situated in
the W. N. Ray Survey, Abstract No. 1353
City of Fort Worth, Tarrant County, Texas

ZONING CASE NO. ZC-22-074

Date Prepared: 04/01/2022

Date Revised: 4/29/2022

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

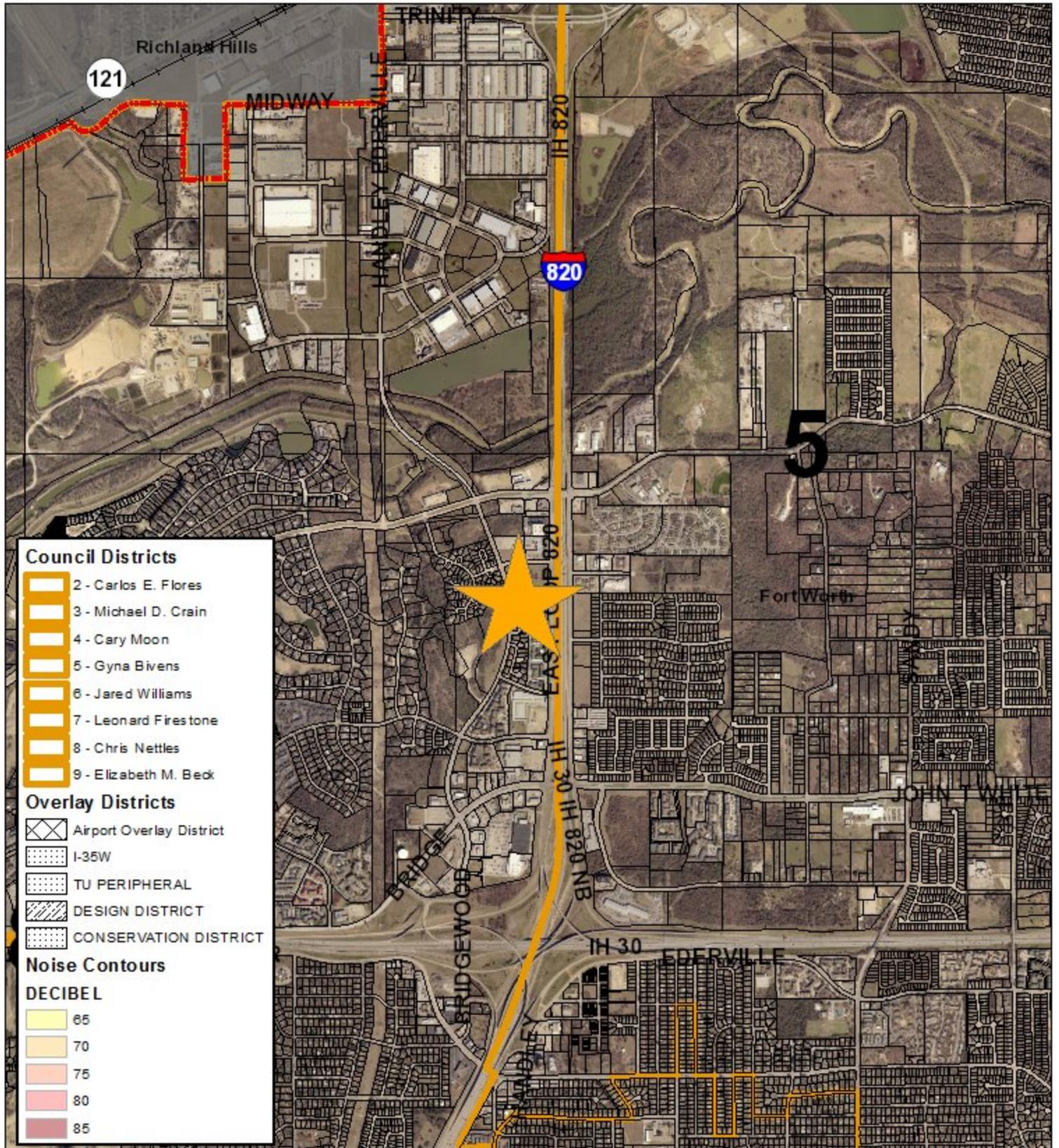
CONTACT: CODY BROOKS, P.E.

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: CODY R. BROOKS, P.E.
TITLE: DIRECTOR OF CIVIL ENGINEERING
EMAIL: CODY@BANNISTERENG.COM

SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: MICHAEL DAVIS
EMAIL: MIKE@BANNISTERENG.COM

APPLICANT/DEVELOPER:
KESTREL CONSTRUCTION, LLC
PO BOX 50655
MIDLAND, TX 79710
OFFICE: 432-644-7773
CONTACT: KIRK SMITH
EMAIL: KSMITH@KESTRELBLDG.COM

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

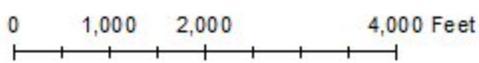
Overlay Districts

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

Noise Contours

DECIBEL

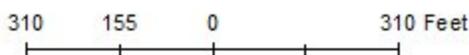
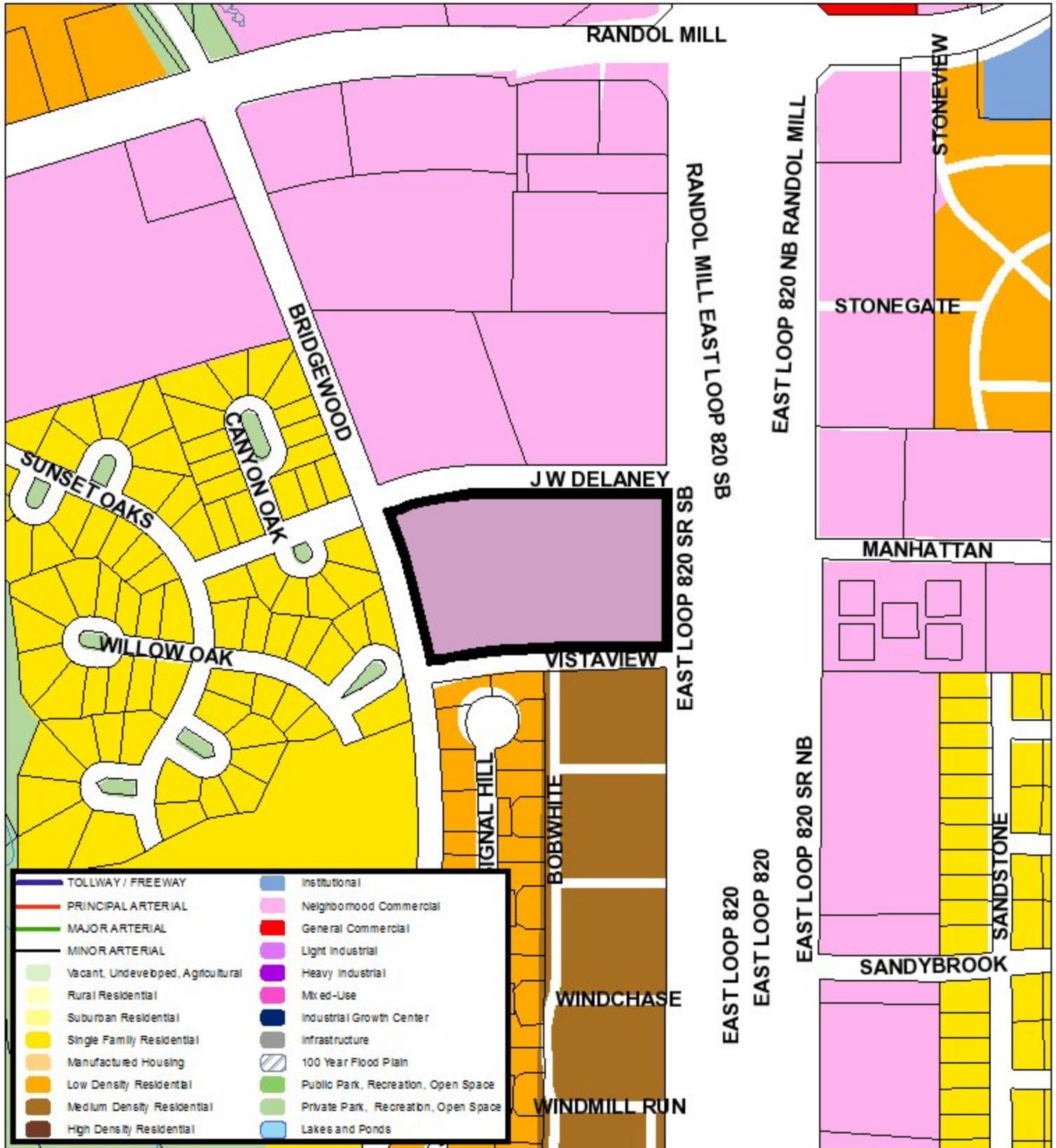
- 65
- 70
- 75
- 80
- 85





ZC-22-074

Future Land Use



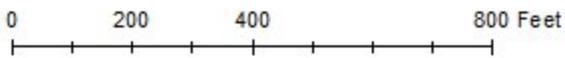
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-074

Aerial Photo Map





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-075

Council District: 3

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Birchman Baptist Church (owner) / Cannon Clark (applicant)

Site Location: 9258 N. Normandale Street

Acreage: 1.74 acres

Request

Proposed Use: Warehouse w/ outside sales & storage

Request: From: “F” General Commercial & “C” Medium Density Multifamily

To: “F” General Commercial

Recommendation

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

Comprehensive Plan Consistency: Portion zoned “F” **is consistent**
Portion zoned “C” **is not consistent**

Staff Recommendation: **Approval**

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4. [Public Notification](#)
5. [Development Impact Analysis](#)
 - a. [Land Use Compatibility](#)
 - b. [Comprehensive Plan Consistency](#)
 - c. [Economic Development Plan](#)
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 requesting to rezone the lot as “FR” General Commercial. Currently the lot is considered split zoned, with “F” extant on the western portion and “C” on the eastern portion. The rezoning is intended to eliminate the split zoning designation and make the entire site “FR” General Commercial. The intended finished product on this currently undeveloped site is a Warehouse with outside sales & storage, and the application lists the name of the development as "Western Hills Business Park". The applicant is intending to follow this rezoning request up with a Conditional Use Permit request for warehouse land use during the next application cycle. The current request is only evaluating the re-zoning and not the warehouse use. A separate staff report and recommendation will be written once the CUP is applied for during the next cycle.

Surrounding Zoning and Land Uses

North “F” General Commercial / mini warehouse-self storage
East “F” General Commercial / mini warehouse-self storage
South “D” High Density Multifamily / apartments
West “F” General Commercial / undeveloped

Recent Zoning History

- None

Public Notification

300-foot Legal Notifications were mailed on April 25, 2022.
The following organizations were emailed on April 22, 2022:

Organizations Notified	
NAS Fort Worth JRB RCC	Streams and Valleys Inc
Fort Worth ISD	Trinity Habitat for Humanity

* *Not located within any registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

Surrounding properties to the north and east are zoned for commercial purposes and are used as mini warehouse self storage. Properties to the south are zoned multifamily and developed as an apartment complex. Property to the west is owned by the same owner as the applicant in this case, and is currently undeveloped but intended as part of the overall planned warehouse development.

The proposed zoning **is compatible** with surrounding land uses, and staff is supportive of this request in order to remove the split zoning designations and make the property developable as a commercial site. Again, staff is not evaluating the compatibility of the proposed warehouse at this time. That will be assessed in a separate CUP application to be filed in the following development cycle.

Comprehensive Plan Consistency – Western Hills/Ridglea

The 2022 Comprehensive Plan currently designates the subject property with two (2) designations. The western portion of the site is indicated as future General Commercial. The eastern portion of the site is indicated as future Medium Density Multifamily. These designations match the current zoning classifications on the property.

The proposed zoning is not consistent with the land use designations for this area, but aligns with the following policies of the Comprehensive Plan for the Southside:

13. 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.

The portion currently zoned “F” and designated as future General Commercial **is consistent** with the Comprehensive Plan. The portion currently zoned “C” and designated as future Medium Density Multifamily **is not consistent** with the Comprehensive Plan. If the rezoning request is approved, City staff recommends that the Medium Density Residential portion of the Comprehensive Plan be updated to General Commercial to reflect this change.

Economic Development Plan

The site is not directly addressed in the 2018 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal of supporting the growth of independent, locally-owned small businesses. Rezoning to allow commercial use of this property could provide a site for exactly this type of desired development.



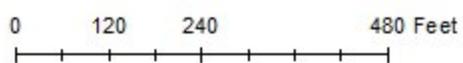
ZC-22-075

Area Zoning Map

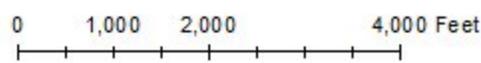
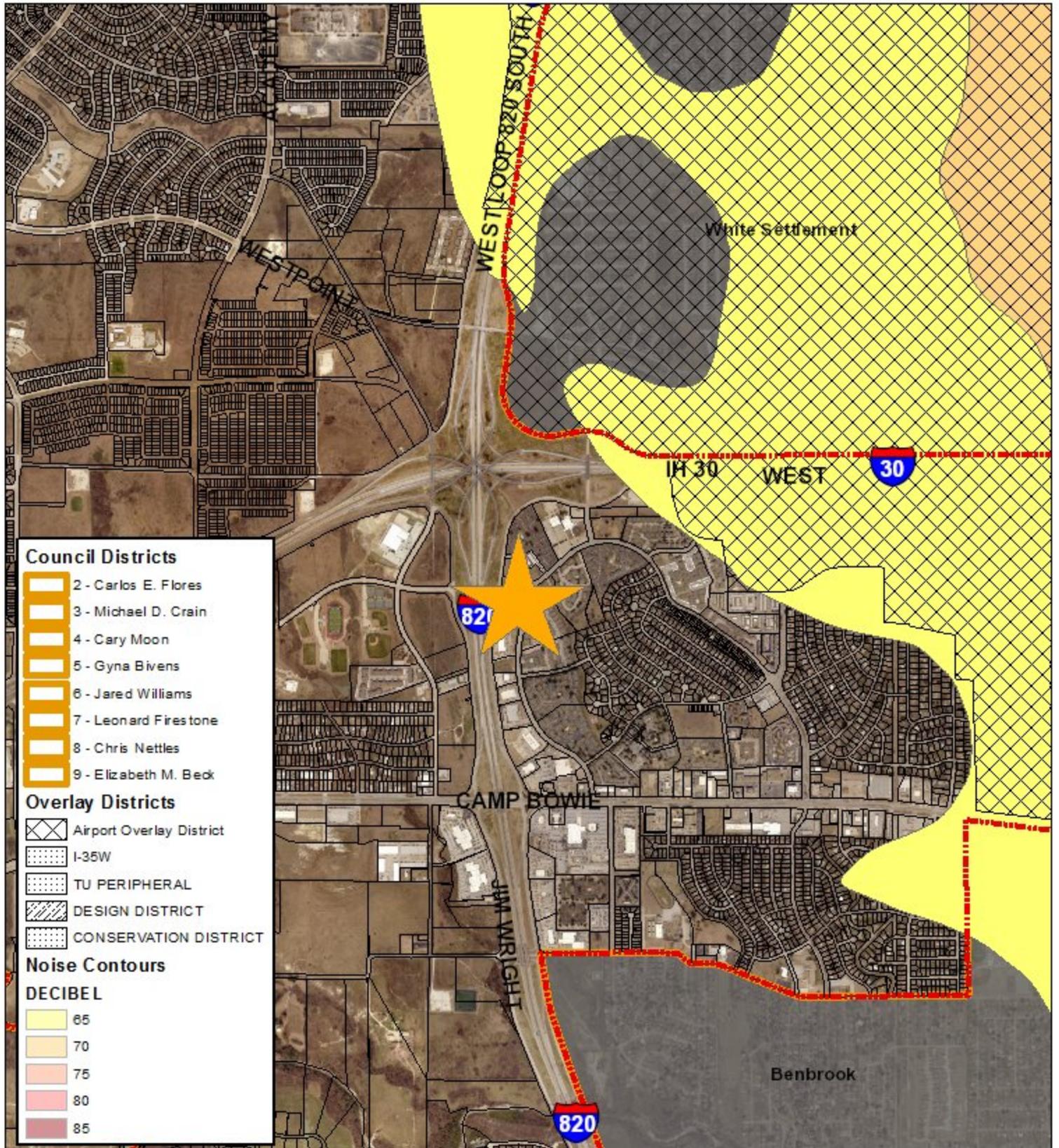
Applicant: Birchman Baptist Church
 Address: 9258 N. Normandale Street
 Zoning From: C, F
 Zoning To: F
 Acres: 1.73507462
 Mapsco: 72M
 Sector/District: W.hills/Ridglea
 Commission Date: 5/11/2022
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification



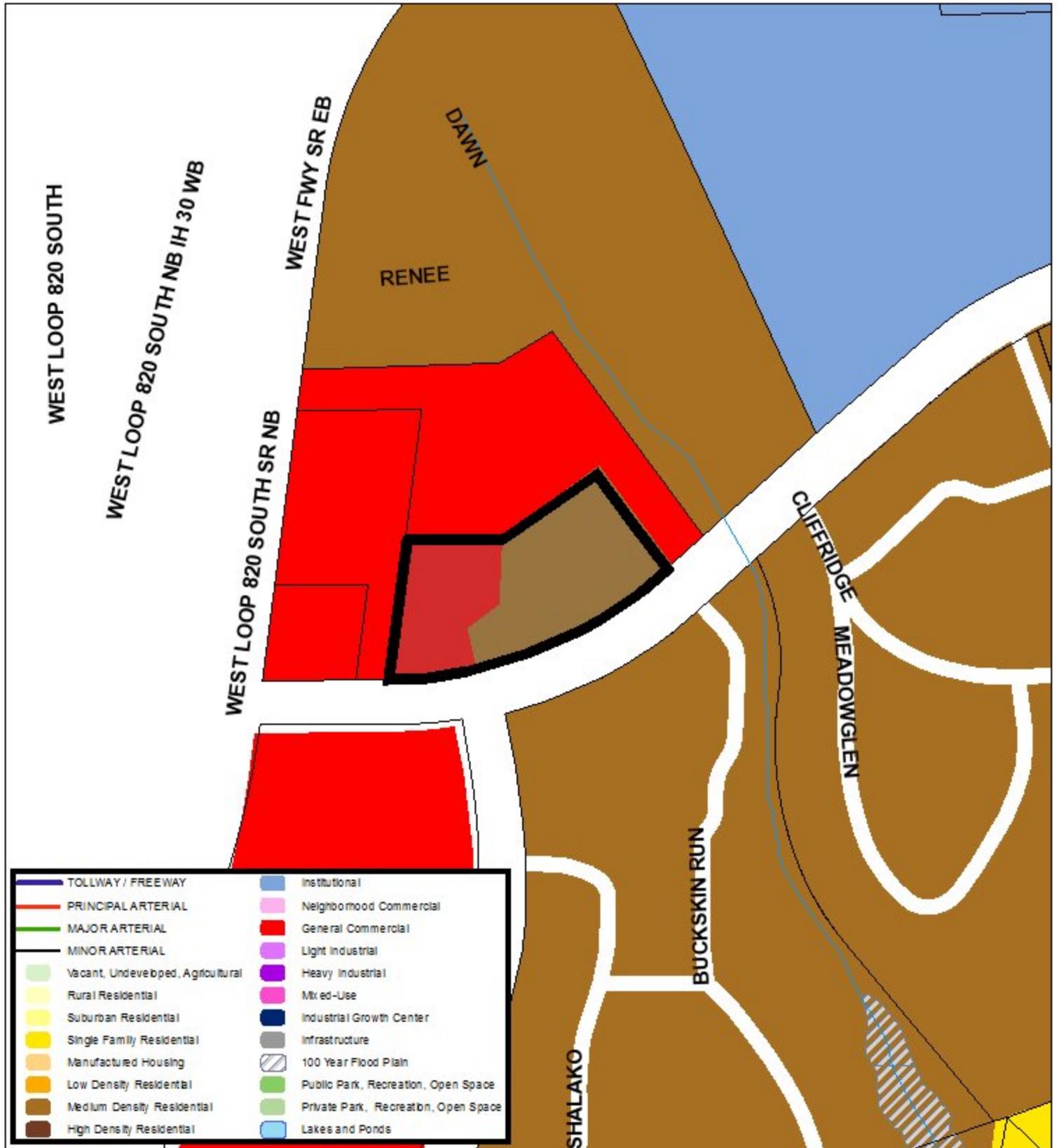
Area Map





ZC-22-075

Future Land Use



200 100 0 200 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



0 130 260 520 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-077

Council District: 8

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Various / City of Fort Worth - Development Services

Site Location: 1200 – 1300 blocks Limerick Dr. & 1100 – 1300 blocks Oak Grove Road, 1012 & 1208 SE Loop 820
Acreage: 15.3 acres

Request

Proposed Use: Single family residential, institutional, and limited commercial uses

Request: From: “C” Medium Density Multifamily and “E” Neighborhood Commercial

To: “A-5” One-Family, “CF” Community Facilities, and “ER” Neighborhood Commercial Restricted

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 proposed rezoning areas are located on the northern and southern side of the Highland Hills neighborhood, generally along Oak Grove Road and along Limerick Drive. The areas were mostly developed in the 1970s and still contains some vacant lots. Southeast Loop 820 borders the neighborhood to the north, while single family uses are found within the neighborhood to the east and west. Vacant residential acreage is noted to the south of the neighborhood. The rezoning case addresses the inconsistency between the developed uses and the current zoning in the existing neighborhood. A meeting was held at the request of Council Member Chris Nettles on March 7, 2022 regarding the proposed zoning change. Those present at the meeting voted unanimously to proceed with the rezoning case.

Surrounding Zoning and Land Uses

North “PD 815” Planned Development for E uses without alcohol sales and “PD 815” Planned Development for E uses plus pawnshop / Vacant land and commercial use
East “A-5” One-Family / Single family uses
South “A-5” One-Family / Vacant land
West “A-5” One-Family / Single family uses and vacant land

Recent Zoning History

ZC-17-061 west of subject area, from I to PD for I uses plus concrete recycling, withdrawn;
ZC-17-212 north of subject area, amend PD 815 for E uses to add auto and mobile home sales, denied;
ZC-18-162 southeast of subject area, from A-5 to PD for I uses, withdrawn; and
ZC-20-007 west of subject area, from A-5, E, I to J, denied.

Public Notification

300-foot Legal Notifications were mailed on April 28, 2022.
The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
Highland Hills NA *	Oakridge Terrace NA
Southeast Fort Worth Inc	Trinity Habitat for Humanity
Streams and Valleys Inc	Everman ISD
Fort Worth ISD	

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Council Member Nettles is requesting to change the zoning of this area from “C” Medium Density Multifamily and “E” Neighborhood Commercial to “A-5” One-Family with 5,000 square foot lot minimums, “CF” Community Facilities, and “ER” Neighborhood Commercial Restricted. The existing single family houses are at the end of the neighborhood, receiving limited traffic and not suited for higher density traffic patterns. The non-residential lots at the northern end are a mix of institutional uses, limited commercial building, and vacant land. Although Oak Grove Road is designated as an arterial roadway, the section running through the neighborhood functions more as a collector street with houses directly fronting the street. The commercial buildings are fairly small and would meet the size requirements for tenant and building sizes. The institutional uses would be able to continue their work in the area and expand without creating incompatible buildings with the surrounding residential uses. The proposed zoning request is **compatible** with surrounding land uses, based on creating more compatible zoning districts for an established neighborhood.

Comprehensive Plan Consistency– Eastside Sector

The 2022 Comprehensive Plan currently designates the subject property as Single Family and Neighborhood Commercial on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this land use category, as detailed in the excerpt from the Comprehensive Plan below. Areas with institutional land uses are allowed in the more intensive neighborhood commercial category.

RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
SPECIAL		
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1

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

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Encourage locating multiple-unit residential structures on corner lots.

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

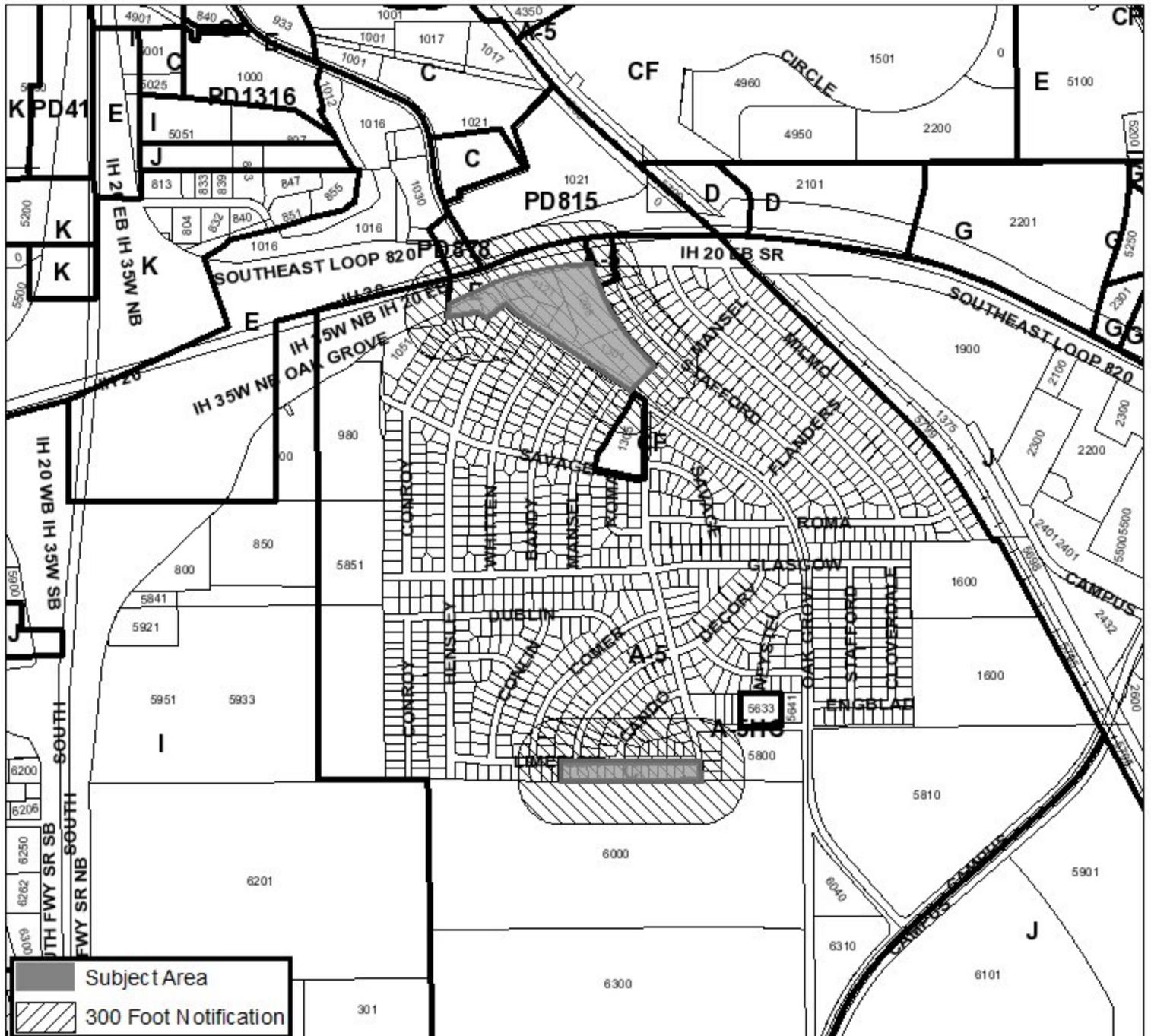
This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but any new development will contribute to the quality of place.



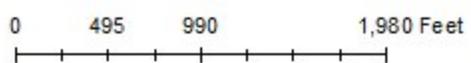
ZC-22-077

Area Zoning Map

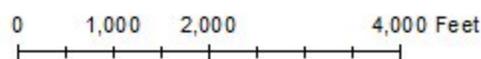
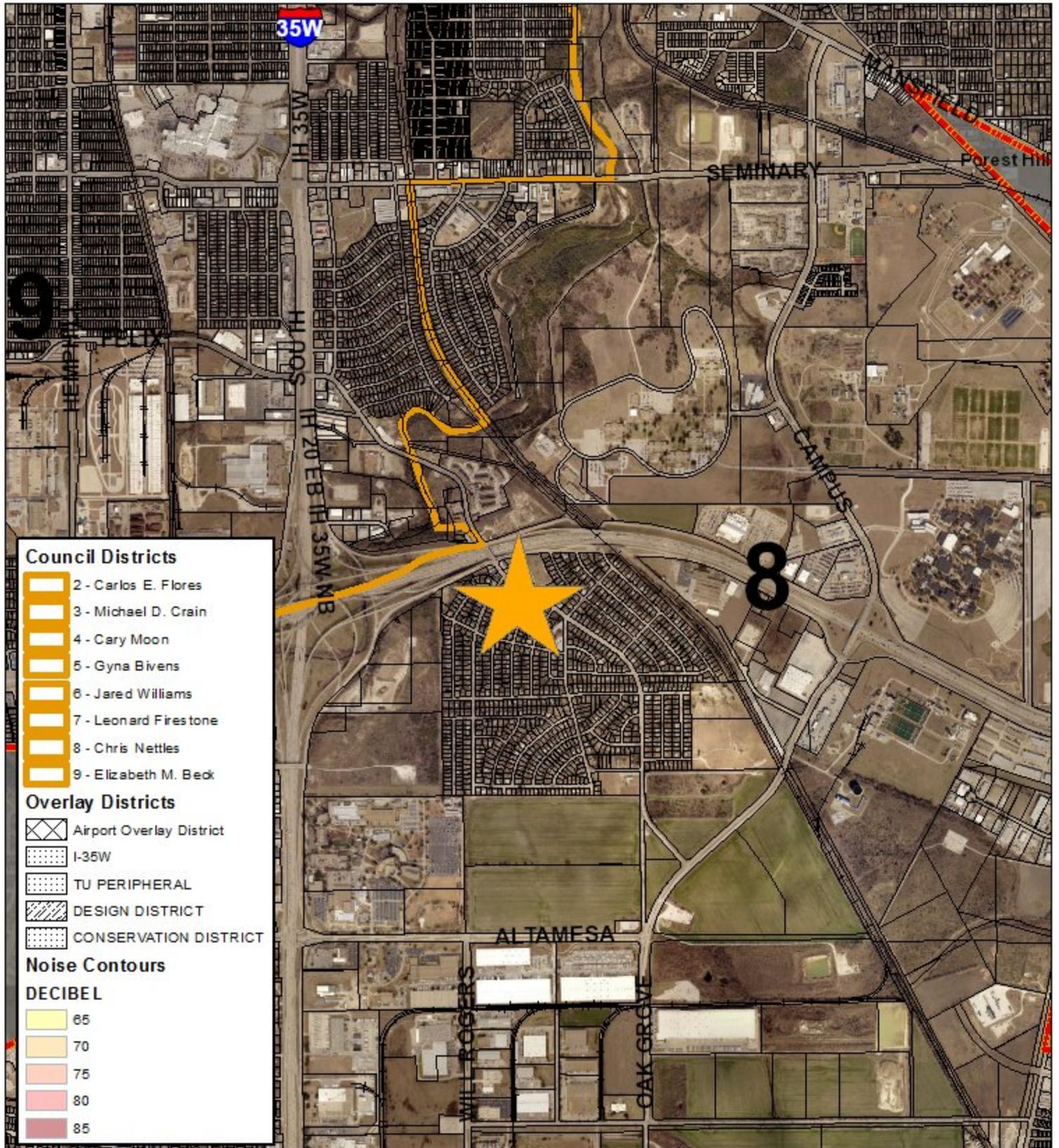
Applicant: City of Fort Worth - Development Services
 Address: 1200 – 1300 blocks Limerick Dr. & 1100 – 1300 blocks Oak Grove Road, 1012 & 1208 SE
 Zoning From: C, E
 Zoning To: A-5, CF, ER
 Acres: 15.35384244
 Mapsco: 91UY
 Sector/District: Sycamore
 Commission Date: 5/11/2022
 Contact: 817-392-8190



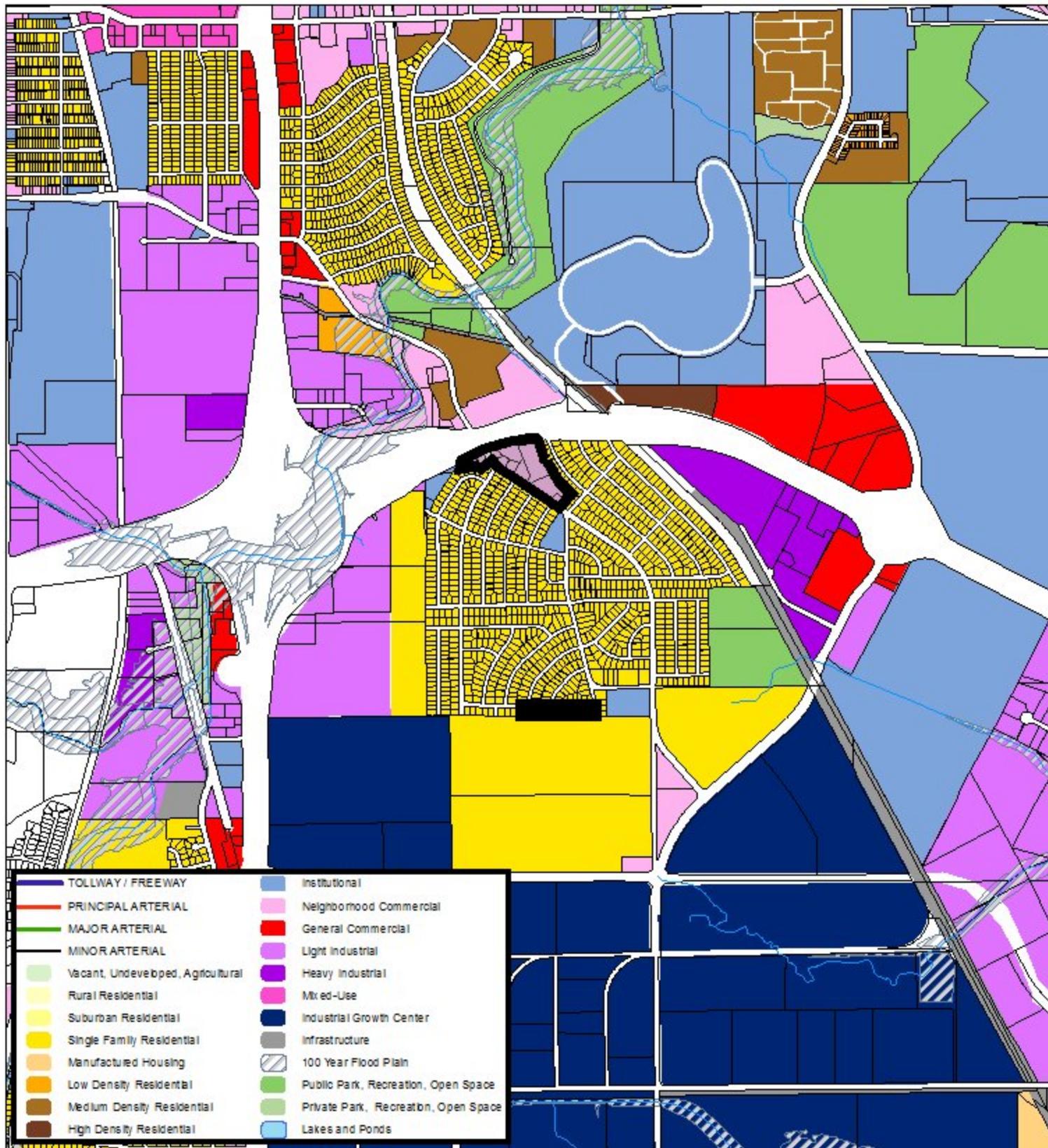
 Subject Area
 300 Foot Notification



Area Map



Future Land Use



1,600 800 0 1,600 Feet

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



Aerial Photo Map



0 1,100 2,200 4,400 Feet





Zoning Staff Report

Date: May 11, 2022

Case Number: ZC-22-078

Council District: 7

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Various / City of Fort Worth - Development Services

Site Location: Generally bounded by White Settlement Rd, Bailey Ave, Arch Adams Ln, W. 7th St, & a tributary of the West Fork of the Trinity River **Acres:** 279.3 acres

Request

Proposed Use: Single family residential, duplexes, low density residential, and limited commercial uses

Request:

From: “A-5” One-Family, “A-5/DD” One-Family/Demolition Delay, “B” Two-Family, “C” Medium Density Multifamily, “CF” Community Facilities, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, “FR” General Commercial Restricted, “F” General Commercial, “G” Intensive Commercial, and “PD” Planned Developments 44, 430, & 733

To: “A-10” One-Family, “A-10/DD” One-Family/Demolition Delay, “A-7.5” One-Family, “A-5” One-Family, “B” Two-Family, “R2” Zero Lot Line/Townhouse, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, and “PD” Planned Development 430 for professional offices

Recommendation

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

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

Staff Recommendation: **Approval**

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9. Aerial Photograph

Project Description and Background

The proposed rezoning area is the majority of the Monticello neighborhood located between White Settlement Road and W. 7th Street. The area began to experience notable development in the 1920s and continuing every decade thereafter. The Cultural Growth Center borders the neighborhood to the east and southeast, while predominantly single family uses are found north of White Settlement Road and south of the neighborhood. Vacant residential acreage and a golf course are noted west of the neighborhood. The rezoning case addresses the inconsistency between the developed uses and the current zoning in the existing neighborhood. Two meetings were held at the request of Council Member Leonard Firestone on January 13 and March 10, 2022 regarding the proposed zoning change. The majority of those present at the March meeting voted to proceed with the rezoning case.

Surrounding Zoning and Land Uses

North “A-10” One-Family, “A-5” One-Family, “CR” Low Density Multifamily, “C” Medium Density Multifamily / Single family uses, multifamily, uses, and school
 East “C” Medium Density Multifamily, “D” High Density Multifamily, “E” Neighborhood Commercial, “MU-1” and “MU-2” Mixed Use / Multifamily and commercial uses
 South “A-5” One-Family, “B” Two-Family, “C” Medium Density Multifamily, “CF” Community Facilities, “MU-2” Mixed Use, “PD 319” Planned Development for medical school / Single family, townhouses, commercial uses, elementary school, and medical school
 West “A-5” One-Family / Single family uses, golf course, and vacant land

Recent Zoning History

ZC-16-003 east side of subject area, amend PD 733 to add overflow parking lot, denied without prejudice;
 ZC-16-209 east side of subject area, from C to PD for ER uses with residential and lot coverage waiver, denied;
 ZC-17-009 east side of subject area, amend PD 733 for parking lot only, approved; and
 ZC-18-206 east of subject area, from C to PD for ER uses with parking waivers, approved.

Public Notification

300-foot Legal Notifications were mailed on April 28, 2022.
 The following organizations were notified: (emailed April 22, 2022)

Organizations Notified	
Monticello NA *	Casa Blanca HOA
Arlington Heights NA	Crestline Area NA
Crestwood NA	Linwood NA
North Hi Mount NA	Sixth & Arch Adams HA
West Side Alliance	West 7th Neighborhood Alliance
Camp Bowie District, Inc	Tarrant Regional Water District
Cultural District Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Castleberry ISD
Fort Worth ISD	

* Located in this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Council Member Firestone is requesting to change the zoning of this area to more closely match the existing land uses with the zoning. Throughout the neighborhood, the zoning is generally at least one level more intensive than the land and infrastructure were developed. The neighborhood noted concerns regarding continued spill-over development from the Cultural District Mixed Use Growth Center. Arch Adams Street is the edge of the growth center, and west of this line has seen limited commercial growth. The multifamily zoning closest to Arch Adams has seen expansion of duplexes predominately, due to the original single family land subdivision patterns. The new duplex redevelopment gives way to mostly single family uses west of Monticello Drive. North of W. 4th Street the single family uses have maintained their initial development patterns on larger lots. The proposed zoning request **is compatible** with surrounding land uses, based on creating more compatible zoning districts for an established neighborhood.

Comprehensive Plan Consistency– Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as Single Family, Low Density Residential, Public Park, and Neighborhood Commercial on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this land use category, as detailed in the excerpt from the Comprehensive Plan below. Public Parks are allowed in any zoning district.

RESIDENTIAL		
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2

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

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Preserve the character of rural and suburban residential neighborhoods.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.

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

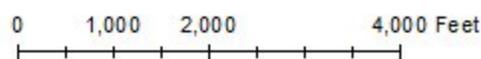
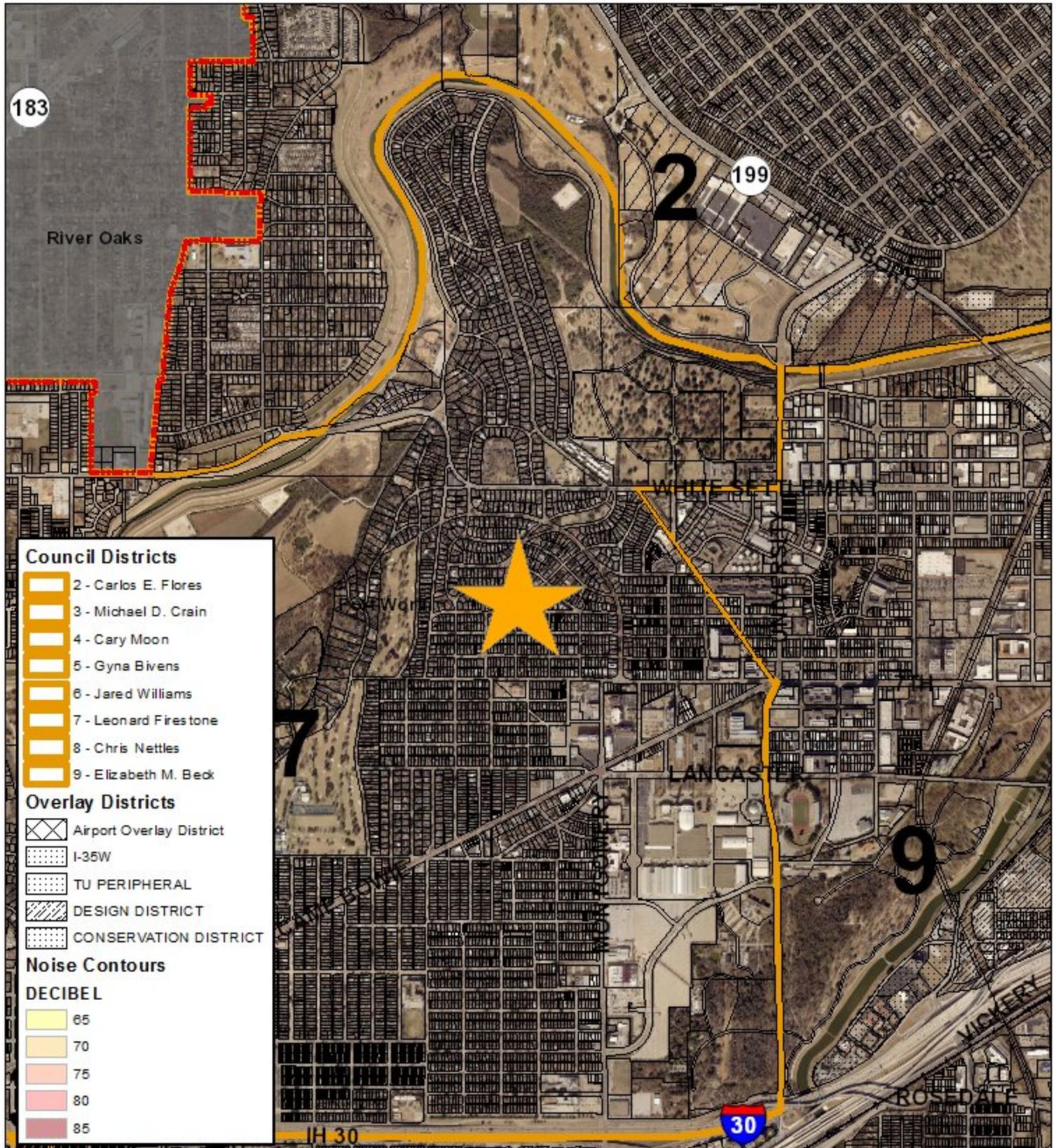
Economic Development Plan

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.

This zoning request does not assist in high-wage job growth, is not a targeted high-growth industry, but any new development will contribute to the quality of place.

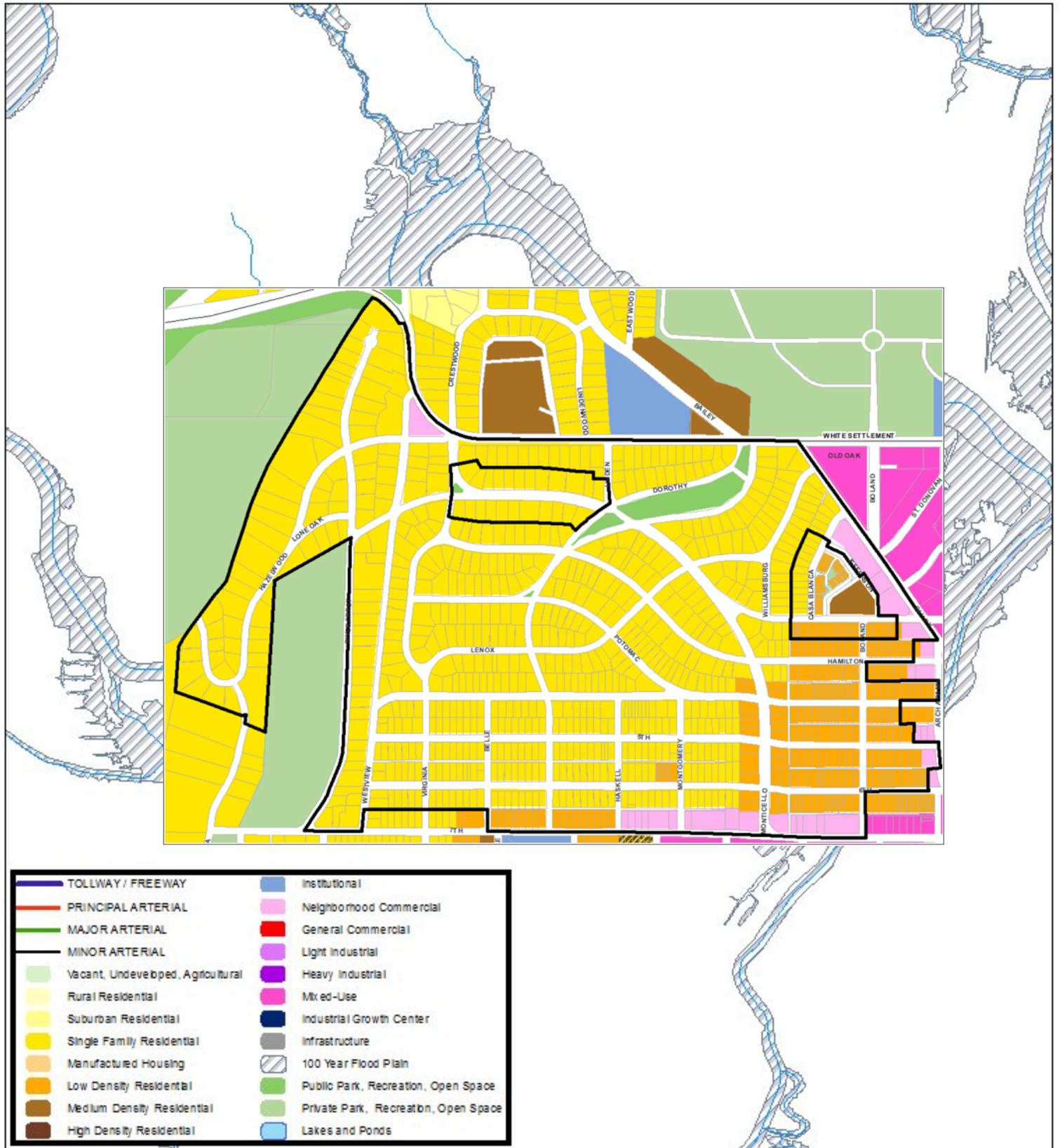
Area Map





ZC-22-078

Future Land Use



2,500 1,250 0 2,500 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.





ZC-22-078

Aerial Photo Map

