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=e0c1a80b99e37cbbb81e
dcca4519e606f
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:

<table>
<thead>
<tr>
<th>CD</th>
<th>Name</th>
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<th>Name</th>
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<tbody>
<tr>
<td>1</td>
<td>Jarod Cox</td>
<td>6</td>
<td>Dr. Mia Hall</td>
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<td>2</td>
<td>Willie Rankin, Chair</td>
<td>7</td>
<td>Jacob Wurman</td>
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<td>3</td>
<td>Beth Welch</td>
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<td>Wanda Conlin, Vice Chair</td>
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<td>4</td>
<td>Jesse Gober</td>
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<td>Kimberly Miller</td>
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<td>Rafael McDonnell</td>
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<td>Jacob Wurman</td>
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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**
   a. Site Location: 3225 Alemeda 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**
   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
      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**
   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**
   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**  
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**  
a. Site Location: 4400 block Huffines Blvd  
b. Acreage: 5.85  
c. Applicant/Agent: Crossing at Marine Creek Et al  
ed. 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**  
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**  
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**  
a. Site Location: 5100 - 5200 blocks Parker Henderson Road  
b. Acreage: 57.41  
c. Applicant/Agent: James Parker McCulley  
ed. Request: From: "AG" Agricultural  
   To: "I" Light Industrial

11. **ZC-22-066**  
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**  
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
   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
   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
   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
   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
   a. Site Location: 6750 J.W. Delaney Road
   b. Acreage: 5.17
   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
   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

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

20. ZC-22-078

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

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.

ASSISTENCIA 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 necesiten 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)

Table of Contents

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

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

<table>
<thead>
<tr>
<th>Organizations Notified</th>
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<tbody>
<tr>
<td>Lake Country POA*</td>
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<tr>
<td>Northwest Fort Worth Neighborhood Alliance</td>
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<tr>
<td>Boswell Ranch Estates HOA</td>
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<tr>
<td>Eagle Mountain Phase II Property Owners, Inc</td>
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<tr>
<td>Highlands HOA</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
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<tr>
<td>Eagle Mtn-Saginaw ISD</td>
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<tr>
<td>Trinity Habitat for Humanity</td>
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</tbody>
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*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.
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

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

   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.)
Zoning Map Amendment

Case Manager: Beth Knight

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

Site Location: 3225 Alemeda 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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3. Recent Zoning History  
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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
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 Alemeda 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. Alemeda 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 Alemeda 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:

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

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapin Rd &amp; Alemeda St NA*</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
</tbody>
</table>

* 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 Alemeda 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.

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.**)
LEGAL DESCRIPTION

OWNERSHIP

BANNISTER ENGINEERING, LLC
240 North Mitchell Road
Mansfield, TX 76063
817.842.2094
817.842.2095 fax

REGISTRATION # F-10599 (TEXAS)
ENGINEERING

Date Prepared: April 22, 2022

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

CONTACT: Remington C. Wheat, P.E.
remington@bannistereng.com

DEVELOPER:
VICTRON STORES, L.P.
105 YMCA Drive
Waxahachie, TX 75168
469.517.2058
CONTACT: Melinda Nelson

LEGAL DESCRIPTION

Owner:
DOHERTY HOLDINGS ELEVENTH, LLC
2925 Mall Hill Drive
Lakeland, FL 33810

FILE: B:\Clients\172 (Victron)\172-21-008 (Travel Center - Ft. Worth)\Civil\Exhibits\CUP Exhibit.dwg
Date Plotted: 4/22/2022 4:23 PM
Plotted By: rick
Advertised Message Area: 518 square feet
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

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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c. Economic Development Plan
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7. Area Map
8. Future Land Use Map
9. Aerial Photograph
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 known 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.

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>West 7th Neighborhood</td>
</tr>
<tr>
<td>Alliance Fort Worth Downtown Neighborhood Alliance</td>
</tr>
<tr>
<td>Sunset Terrace NA *</td>
</tr>
<tr>
<td>Mistletoe Heights NA</td>
</tr>
<tr>
<td>Near Southside, Inc.</td>
</tr>
<tr>
<td>Tarrant Regional Water District</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Cultural District Alliance</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
</tr>
</tbody>
</table>

*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.
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

Created: 4/19/2022 10:17:20 AM
CONSERVATION DISTRICT

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

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

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

Created: 4/19/2022  10:20:26 AM
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.
Zoning 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
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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)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>District 6 Alliance*</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Burleson ISD</td>
</tr>
</tbody>
</table>

* This Neighborhood Association is located closest to the subject property
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.
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
Mapco: 119LM
Sector/District: Far South
Commission Date: 5/11/2022
Contact: 817-392-6329
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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1. Project Description and Background  6. Area Zoning Map with 300 ft. Notification Area
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3. Recent Zoning History  8. Area Map
5. Development Impact Analysis  10. Aerial Photograph
   a. Site Plan Comments
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)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Lake Worth NA</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>NAS Fort Worth JRB RCC</td>
</tr>
</tbody>
</table>
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.)
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
SHADY OAKS MANOR ADDITION

1. BEGINNING at the northeast corner of said Lot 2, Block 9 and being the northwest corner of Lot 3, Block 9, and the north right-of-way line of Shady Oaks Manor (a 60 foot right-of-way), more particularly described by metes and bounds as follows:

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

THENCE with said south-right-of-way line for 156.20 feet, thereafter "in the same row for 156.20 feet."

THENCE with said south-right-of-way line for 156.20 feet, thereafter "as shown on plan" for 156.20 feet.

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THENCE with said south-right-of-way line for 156.20 feet, thereafter "as shown on plan" for 156.20 feet.
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
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
6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Existing Improvements
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

<table>
<thead>
<tr>
<th>North</th>
<th>“FR” General Commercial Restricted / parking lot &amp; cell tower</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>“A-5” One Family Residential / residential</td>
</tr>
<tr>
<td>South</td>
<td>“A-5” One Family Residential / apartments</td>
</tr>
<tr>
<td>West</td>
<td>“A-5” One Family Residential / residential</td>
</tr>
</tbody>
</table>

### 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:

<table>
<thead>
<tr>
<th>Organizations Notified</th>
<th>Inter-District 2 Alliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Side NA*</td>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
<td>Fort Worth ISD</td>
</tr>
<tr>
<td>Far Greater Northside Historical NA</td>
<td>*Located within this registered Neighborhood Association</td>
</tr>
</tbody>
</table>

### 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.

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.
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
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)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest Fort Worth Neighborhood Alliance</td>
</tr>
<tr>
<td>Marine Creek Meadows HOA*</td>
</tr>
<tr>
<td>Far Greater Northside Historical NA</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Castleberry ISD</td>
</tr>
<tr>
<td>Inter-District 2 Alliance</td>
</tr>
<tr>
<td>Caballito Del Mar HA</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Lake Worth ISD</td>
</tr>
<tr>
<td>Eagle Mountain-Saginaw ISD</td>
</tr>
</tbody>
</table>

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

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

Land Use Compatibility: Requested change is compatible

Comprehensive Plan Consistency: Requested change is not consistent

Staff Recommendation: Approval

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   c. Economic Development Plan

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

The property is composed of two 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:

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<td>Ryan Place Improvement Assn*</td>
</tr>
<tr>
<td>Las Familias de Rosemont NA</td>
</tr>
<tr>
<td>Paschal NA</td>
</tr>
<tr>
<td>Frisco Heights NA</td>
</tr>
<tr>
<td>South Hemphill Heights NA</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Shaw Clarke NA</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Berry Street Initiative</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
</tr>
</tbody>
</table>

*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.
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.*
Applicant: George Boley Enterprises
Address: 2037 & 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
Case Manager: Monica Lafitte

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

Site Location: 113 Roberts Cut Off Road  
Acreage: 0.58 acres

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

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning and Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>“I” Light Industrial / commercial/industrial</td>
</tr>
<tr>
<td>East</td>
<td>“D” High Density Multifamily / apartments</td>
</tr>
<tr>
<td></td>
<td>“MU-1” Low Intensity Mixed-Use / apartments</td>
</tr>
<tr>
<td>South</td>
<td>“I” Light Industrial / commercial (donut shop)</td>
</tr>
<tr>
<td>West</td>
<td>PD724 / apartments under construction</td>
</tr>
</tbody>
</table>

### 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

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<table>
<thead>
<tr>
<th>Organizations Notified</th>
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</thead>
<tbody>
<tr>
<td>The Grove at the River District HOA</td>
</tr>
<tr>
<td>River District NA*</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
</tr>
<tr>
<td>FW Rivercrest Bluffs HOA</td>
</tr>
<tr>
<td>Tarrant Regional Water District</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Castleberry ISD</td>
</tr>
</tbody>
</table>

*Located within this registered Neighborhood Association*
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.
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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7. Area Map
8. Future Land Use Map
9. Aerial Photograph
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)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glen Park NA</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Southeast Fort Worth Inc</td>
</tr>
</tbody>
</table>

* 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**

1. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
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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8. Future Land Use Map
9. Aerial Photograph
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

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>“K” Heavy Industrial / undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>“J” Medium Industrial / industrial</td>
</tr>
<tr>
<td>South</td>
<td>“AG” Agricultural / Mosier Valley Park</td>
</tr>
<tr>
<td></td>
<td>“I” Light Industrial / industrial</td>
</tr>
<tr>
<td>West</td>
<td>“J” Medium Industrial / industrial (construction yard and water treatment facility)</td>
</tr>
</tbody>
</table>

### 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)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Fort Worth, Inc.</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Hurst Euless Bedford ISD</td>
</tr>
</tbody>
</table>

* Not located within a registered Neighborhood Association
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.

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.
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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10. Preliminary Layout
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 rezone 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

<table>
<thead>
<tr>
<th>North</th>
<th>“A-5” One Family Residential / floodplain</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>“A-5” One Family Residential / South Z. Boaz Park (City of Fort Worth public park)</td>
</tr>
<tr>
<td>South</td>
<td>“A-5” One Family Residential / South Z. Boaz Park (City of Fort Worth public park)</td>
</tr>
<tr>
<td>West</td>
<td>n/a (City of Benbrook) / single family residential &amp; undeveloped</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
</table>
| Streams and Valleys Inc  
Fort Worth ISD  
Bomber Heights NA* | Trinity Habitat for Humanity  
NAS Fort Worth JRB RCC  |

*Located within this registered Neighborhood Association
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.
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/Ridgea
Commission Date: 5/11/2022
Contact: 817-392-8043
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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9. Aerial Photograph
10. Site Plan
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.

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

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:

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Fort Worth Alliance</td>
</tr>
<tr>
<td>Fairways of Champion Circle HOA</td>
</tr>
<tr>
<td>Oak Creek Trails HOA</td>
</tr>
<tr>
<td>Beechwood Creeks HOA</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Northwest ISD</td>
</tr>
</tbody>
</table>

*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.)*
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
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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9. Aerial Photograph
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 is 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-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: (e-mailed April 22, 2022)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spring Ranch HOA*</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Northwest ISD</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>1+ acre single-family</td>
<td></td>
</tr>
<tr>
<td>Suburban Residential</td>
<td>1/2+ acre single-family</td>
<td>A-21</td>
</tr>
<tr>
<td>Single-Family Residential</td>
<td>3,500+ sq. ft. lot single-family</td>
<td></td>
</tr>
<tr>
<td>Manufactured Housing</td>
<td>Manufactured home parks and subdivisions</td>
<td>MH</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing</td>
<td>B, R1, R2</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>Up to 36 units/acre multifamily</td>
<td>CR, C, D</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>&gt;36 units/acre multifamily, mixed-use multifamily in growth centers</td>
<td>UR, MU-1, MU-2, Form-Based Codes</td>
</tr>
</tbody>
</table>

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.
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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8. Future Land Use Map
9. Aerial Photograph
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)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Worth Downtown Neighborhood</td>
</tr>
<tr>
<td>Mistletoe Heights NA *</td>
</tr>
<tr>
<td>Near Southside, Inc.</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
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<tr>
<td>Cultural District Alliance</td>
</tr>
<tr>
<td>Fort Worth Downtown Neighborhood Alliance</td>
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<tr>
<td>Alliance Sunset Terrace NA</td>
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<tr>
<td>Fairmount NA</td>
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<tr>
<td>Tarrant Regional Water District</td>
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<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
</tr>
<tr>
<td>Sunset Terrace NA</td>
</tr>
</tbody>
</table>

* 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, medial 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 sparking 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.
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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   c. Site Plan Comments
6. Area Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Area Map
9. Future Land Use Map

10. Aerial Photograph
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 to 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)

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Side Alliance</td>
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<tr>
<td>Arlington Heights NA</td>
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<tr>
<td>Sunset Heights NA</td>
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<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
</tr>
<tr>
<td>Como NAC</td>
</tr>
<tr>
<td>West Byers NA</td>
</tr>
<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Camp Bowie District, Inc</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
</tr>
</tbody>
</table>

*Located within this registered Neighborhood Association*
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.)*
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
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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10. Site Plan
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

Public Notification

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

<table>
<thead>
<tr>
<th>Organizations Notified</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodhaven NA*</td>
<td>East Fort Worth, Inc</td>
</tr>
<tr>
<td>Riverbend HOA of Fort Worth</td>
<td>Sunset Oaks HOA</td>
</tr>
<tr>
<td>Neighborhoods of East Fort Worth</td>
<td>Historic Randol's Mill Valley Alliance</td>
</tr>
<tr>
<td>Streams &amp; Valleys Inc</td>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>Woodhaven Community Development Inc</td>
<td>East Fort Worth Business Association</td>
</tr>
<tr>
<td>Birdville ISD</td>
<td>Fort Worth ISD</td>
</tr>
</tbody>
</table>

*Located within this registered Neighborhood Association*
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.)
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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9. Aerial Photograph
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:

<table>
<thead>
<tr>
<th>Organizations Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAS Fort Worth JRB RCC</td>
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<tr>
<td>Fort Worth ISD</td>
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<tr>
<td>Streams and Valleys Inc</td>
</tr>
<tr>
<td>Trinity Habitat for Humanity</td>
</tr>
<tr>
<td>* Not located within any registered Neighborhood Association</td>
</tr>
</tbody>
</table>

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.
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/Ridgelea
Commission Date: 5/11/2022
Contact: 817-392-8043
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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9. Aerial Photograph
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)

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<tr>
<th>Organizations Notified</th>
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<tr>
<td>Highland Hills NA *</td>
<td>Oakridge Terrace NA</td>
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<tr>
<td>Southeast Fort Worth Inc</td>
<td>Trinity Habitat for Humanity</td>
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<td>Streams and Valleys Inc</td>
<td>Everman ISD</td>
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<tr>
<td>Fort Worth ISD</td>
<td></td>
</tr>
</tbody>
</table>

* Located in this registered Neighborhood Association
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.

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>SPECIAL</th>
<th>COMMERCIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential</td>
<td>Schools, churches, government, human services, utilities, community centers, day cares</td>
<td>Retail, services, offices and mixed uses serving daily needs for a local market area</td>
</tr>
<tr>
<td>3,500+ sq. ft. lot single-family</td>
<td>Schools and Churches: ALL Others: CF</td>
<td>Multifamily Residential, ER, E, MU-1</td>
</tr>
</tbody>
</table>

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.
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
# 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  
**Acreage:** 279.3 acres

## Request

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

**Request:**


## Recommendation

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

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

**Staff Recommendation:** Approval

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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.

East “C” Medium Density Multifamily, “D” High Density Multifamily, “E” Neighborhood Commercial, “MU-1” and “MU-2” Mixed Use / Multifamily and commercial uses
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.
300-foot Legal Notifications were mailed on April 28, 2022. The following organizations were notified: (emailed April 22, 2022)

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

* 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.
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 Zoning Map

Applicant: City of Fort Worth - Development Services
Address: Generally bounded by White Settlement Rd, Bailey Ave, Arch Adams Ln, W. 7th St, & a tributary of White Settlement Rd
Acres: 279.3223143
Mapsco: 61-2,75-6
Sector/District: Arlington Heights
Commission Date: 5/11/2022
Contact: 817-392-8190

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