# FORT WORTH

#### ZONING COMMISSION

#### AGENDA

Wednesday, June 8th, 2022 Work Session 12:00 PM Public Hearing 1:00 PM

#### Work Session

In-Person: City Hall Conference Room 2020 200 Texas Street 2<sup>nd</sup> Floor-City Hall Fort Worth, Texas 76102

#### Public Hearing

In-Person: City Council Chamber 200 Texas Street 2<sup>nd</sup> Floor-City Hall Fort Worth, Texas 76102

**Videoconference** 

https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e8b6ba9a3361dbb7713e411 e4d30be6f9

Meeting/ Access Code: 2558 172 3398

**Registration Required** 

#### **Teleconference**

(817) 392-1111 or 1-650-479-3208 Meeting/ Access Code: 2558 172 3398

#### Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99 City of Fort Worth Website Homepage: <u>Watch Live Online</u>

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <u>https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings</u>

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. 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.

\*\*Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, June 6th. 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 Cejas at sandra.cejas@fortworthtexas.gov or (817)392-

#### **COMMISSION MEMBERS:**

Jarod Cox, CD 1	 Dr. Mia Hall, CD 6	
Willie Rankin, Chair, CD 2	Jacob Wurman, CD 7	
Beth Welch, CD 3	 Wanda Conlin, Vice Chair, CD 8	
Jesse Gober, CD 4	 Kimberly Miller, CD 9	
Rafael McDonnell, CD 5	 -	

#### I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020 A. Changes to Comprehensive Plan – Multifamily Assistant Director Daniel Leal Staff

- B. Overview of Zoning Cases
- II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 9TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

#### A. CALL TO ORDER

#### B. APPROVAL OF MEETING MINUTES OF MAY 11TH, 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-22-024

a. Site Location: 2700 & 2704 Lipscomb Street b. Acreage: 0.94 c. Applicant/Agent: James A. Davis & Laurie O. Brants / Mary Nell Poole, Townsite d. Request: From: "I" Light Industrial To: "UR" Urban Residential

#### 2. ZC-22-028

a.	Site Location:	3001 & 3015 Fisher Avenue
b.	Acreage:	4.8
C.	Applicant/Agent:	Boral Roofing LLC
d.	Request:	From: "ER" Neighborhood Commercial Restricted
		To: "I" Light Industrial

#### 3. ZC-22-046

Site Location: Acreage:	4301 W Risinger Road & 8701 S Hulen Street 6.83	
Applicant/Agent: Request:	R Zeligson & I. Frank Trusts / GCRE Investment Fund LLC, Jordan Snyder From: "E" Neighborhood Commercial To: "D" High-Density Multi-Family	

#### 4. ZC-22-050

a.	Site Location:	9400 b	lock of Chapin Road
b.	Acreage:	57.53	
c.	Applicant/Agent:	Rowan	Altgelt Laughlin Group, LTD
d.	Request:		"AG" Agricultural
		lo:	"I" Light Industrial

#### This case has been withdrawn. No public hearing will be held

#### 5. ZC-22-054

b. c.	Site Location: Acreage: Applicant/Agent: Request:	9580 Westpoint Boulevard 10.28 820/30 Interchange Ltd / AHS Residential LLC, Mariana Mesquita Paes From: "C" Medium Density Multifamily To: "D" High Density Multifamily
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#### 6. 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" Mixed Use High Intensity			
	This same has been withdrown. No public bearing will be hold			

#### This case has been withdrawn. No public hearing will be held

7.	ZC-22-066		CD 5
	<ul><li>a. Site Location:</li><li>b. Acreage:</li><li>c. Applicant/Agent:</li><li>d. Request:</li></ul>	11300 block Trinity Boulevard 9.19 Harold & Carolyn Pierce From: "AG" Agricultural To: "J" Medium Industrial	

CD 6

CD 3

CD 3

#### D. NEW CASES

8. ZC-22-079

	а	Site Location:	1234 NW 28 <sup>th</sup> Street, 2722 Chestnut Avenue	
	b. c.	Acreage: Applicant/Agent: Request:	0.33 Landmark at Rendon Fort Worth, LLC From: "ER" Neighborhood Commercial Restricted To: "E" Neighborhood Commercial	
9.	zc	-22-082	C	CD 6
	b. c.	Site Location: Acreage: Applicant/Agent: Request:	521 Ashdale Drive 12.23 Crowley Independent School District From: "A-5" One-Family To: "CF" Community Facilities	
10.	ZC	-22-083	C	CD 3
	b. c.	Site Location: Acreage: Applicant/Agent: Request:	<ul> <li>7400 - 7800 blocks Calmont Avenue</li> <li>50.58</li> <li>Oncor Electric Delivery</li> <li>From: "CF" Community Facilities, "F" General Commercial, PD certain G uses in the NASJRB Overlay</li> <li>To: PD 407 and adding electrical substation in the NASJRB C site plan waiver requested</li> </ul>	
11.	zc	-22-084	C	CD 3
		Site Location: Acreage: Applicant/Agent: Request:	<ul> <li>4400 block Huffines Blvd</li> <li>65.72</li> <li>Fortress Properties &amp; Rep's International, Inc.</li> <li>From: "OM" Office Midrise</li> <li>To: "A-5" One-Family, "E" Neighborhood Commercial, PD/C P Development for "C" Medium Density Multifamily uses wit development standards</li> </ul>	
12.	ZC	-22-086	C	CD 6
	C.	Site Location: Acreage: Applicant/Agent: Request:	5833 Oakbend Trail 1.96 HSRE-RCP Oakmont LP To: Add Conditional Use Permit for automated car wash Intensive Commercial, site plan included	in "G"
13.	ZC	-22-088	C	CD 8
		Site Location: Acreage: Applicant/Agent:	2201 Watson 4.86 Brett and Jennifer Starr	

d. Request:

From: "A-10" One-Family To: "PD/A-10" Planned Development for "A-10" uses plus Accessory

Dwelling Unit with kitchen

	a. b. c. d.	Site Location: Acreage: Applicant/Agent: Request:	1500 block Merrimac Circle 0.16 Carriage House Development, LLC From: "G" Intensive Commercial To: "MU-2" High-Intensity Mixed-Use	
15.	zc	-22-090		CD 7
	b. c.	Site Location: Acreage: Applicant/Agent: Request:	4100-4200 blocks Haslet Roanoke Road 13.70 ADL Development LP From: "G" Intensive Commercial To: "K" Heavy Industrial	
16.	ZC	-22-091		CD 9
	a. b. c. d.	Site Location: Acreage: Applicant/Agent: Request:	2716 & 2722 Wingate Street 0.37 KBPFive, Inc. From: "A-5" One-Family To: "UR" Urban Residential	

#### 17. ZC-22-094

a.	Site Location:	9873 N	IW Highway 287		
b.	Acreage:	1.78			
C.	Applicant/Agent:	HPC R	evelstoke Commercial, Ltd.		
d.	Request:	From:	"F" General Commercial, PD 1080 for "F" uses p warehouses	olus	mini-
		To:	Amend PD 1080 to include automated car wash		
. zc	-22-061			CD	) 2

#### 18. ZC-22-061

a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad b. Acreage: 29.29 c. Applicant/Agent: City of Fort Worth - Development Services d. Request: Adopt Ordinance Amending the Zoning Ordinance, Chapter 4, "District Regulations" Article 13, "Form Based Districts", Section 4.1309, "Stockyards ("SY") District" to amend the "Fort Worth Stockyards Form Based Code and Design Guidelines" and Section 4.1203 Form Based Districts Code use table to clarify where multifamily is allowed in the SY-TSA subdistricts and

amend Appendix B "maps" Exhibit B.33 Stockyards District

1500 block Merrimac Circle

#### 15.

Page 5 of 6

a.	Site Location:	Genera Railroa	ally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW d
b.	Acreage:	29.29	
C.	Applicant/Agent:	City of	Fort Worth - Development Services
d.	Request	From: "SY-TSA-55" Stockyards Transition Swift/Armour-55, ' 105" Stockyards Transition Swift/Armour-105, and "SY Stockyards Transition Swift/Armour-130	
		To:	Boundary change between SY-TSA-55, SY-TSA-105, and SY- TSA-130 to accommodate the street relocation of Niles City Blvd

#### 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 <u>ADA@FortWorthTexas.gov</u> 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 necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a <u>ADA@FortWorthTexas.gov</u> 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: June 8, 2022

a. Land Use Compatibility

c.

b. Comprehensive Plan Consistency Economic Development Plan

Case Number: ZC-22-024

**Council District: 9** 

**Zoning Map Amendment** 

Case Manager:	<u>Monica Lafitte</u>				
Owner / Applicant:	James A. Davis & Laurie O. Brant	s / Mary Nell Poole, Townsite			
Site Location:	2700 & 2704 Lipscomb	Acreage: 0.94 acres			
	Requ	uest			
Proposed Use:	Townhomes				
Request:	From: "I" Light Industrial				
To: "UR" Urban Residential					
	Recomm	endation			
Land Use Compatib	<i>ility:</i> Requested change i	s compatible.			
Comprehensive Plan	n Consistency: Requested change i	s not consistent (Technical Inconsistency).			
Staff Recommendat	<i>ion:</i> Approval				
Table of Contents					
<ol> <li>Surrounding</li> <li>Recent Zonir</li> <li>Public Notifi</li> </ol>		<ol> <li>Area Zoning Map with 300 ft. Notification Area</li> <li>Area Map</li> <li>Future Land Use Map</li> <li>Aerial Photograph</li> </ol>			

#### Project Description and Background

The subject site is located in the Ryan Place neighborhood at the southwest corner of Capps Street and Lipscomb Street; Hemphill Street is about 800 feet east of the site. The site is roughly a triangle shape, with the hypotenuse formed by a railroad track cutting along the southeast of the lots; light industrial buildings are on the other side of the railroad tracks. Residential one- and two-family homes are adjacent to the west of the site. The applicant is requesting to rezone the site from "I" Light Industrial to "UR" Urban Residential with the intention of developing townhomes.

This case was initially heard at the March 9 Zoning Commission hearing, but the applicant requested a 30 day continuance to allow time for more discussions with the neighborhood. The case was again heard at the April 13 Zoning Commission hearing, but the applicant requested another 30 day continuance; the Zoning Commission voted to grant a 60 day continuance to allow plenty of time for the applicant to handle discussions with the neighborhood association.

#### Surrounding Zoning and Land Uses

North "B" Two-Family / residential "E" Neighborhood Commercial / unoccupied commercial building
East Railroad tracks then "I" Light Industrial / industrial
South Railroad tracks then "I" Light Industrial / industrial
West "B" Two-Family / residential

#### **Recent Zoning History**

• None

#### **Public Notification**

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

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

\* Located within this registered Neighborhood Association

#### Land Use Compatibility

The applicant is requesting to rezone from "I" Light Industrial to "UR" Urban Residential in order to build townhomes. To the north is residential and a few lots of commercial; one commercial lot is unoccupied, the other a window replacement company. A railroad track cuts along the southeast of the lots; on the other side of the railroad track are industrial uses such as mini-warehouses, car paint restoration, and a small used car sales lot. To the west of the site are one- and two-family homes.

While the existing industrial sites to the east and south of the subject site are not ideal neighbors for the proposed residential, the rezoning request would be downzoning the current site from unoccupied "I" light industrial to townhomes. The townhomes would serve as a buffer between the existing homes and the existing railroad track and light industrial uses. The proposed townhome use is compatible with the adjacent residential uses.

While "UR" Urban Residential zoning allows for a variety of housing types from a single-family detached product through an apartment/condominium, there are several sections of the ordinance to serve as protections for the existing structures, ensuring the scale of the "UR" Urban Residential development is better suited for the adjacent residential uses.

- Rear setbacks in "UR" Urban Residential are increased from five (5) feet to twenty (20) feet when adjacent to a one- or two-family structure.
- If the "UR" Urban Residential product is not a one- or two-family structure, then it must have a five (5) foot bufferyard with screening and plantings, where it is adjacent to the "B" Two-Family district.
- While the "UR" Urban Residential district allows a structure of three (3) stories by right, with the option to earn a fourth story with a height bonus for providing either structured parking or public open space, all uses adjacent to one- or two-family districts must apply a transitional height plane of 45 degrees to portions of the building about 3 stories or 38 feet, whichever is less, as measured from the property line of the one- or two-family district. The west-adjacent "B" Two-Family district has a maximum height of 35 feet, with some residences being one story and some two story.

"UR" Urban Residential is pedestrian-oriented development. The subject site is about 800 feet west of Hemphill Street, which has many commercial uses along the corridor. The residents of the townhomes at the subject site will have the option to walk to commercial entities on Hemphill Street. The lots on either side of Hemphill are zoned "MU-1" Low Intensity Mixed-Use, which pairs well with the proposed "UR" Urban Residential. There are also bus stops located along Hemphill at both West Capps Street and West Cantey Street that the townhome residents could utilize.

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

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

#### LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	All Commercial & Industrial

The proposed zoning is not consistent with the land use map designation for this area.

However, the proposed rezoning does align with the following policies and strategies of the Comprehensive Plan:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage urban residential development in appropriate locations to create more walkable, pedestrianoriented neighborhoods.
- Encourage infill of compatible housing.

The proposed rezoning lacks conformance with the future land use map, but is in conformance with the Comprehensive Plan's policies stated above; therefore the proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan.

The proposed rezoning supports the following initiatives and metrics of the 2018 Economic Development Strategic Plan:

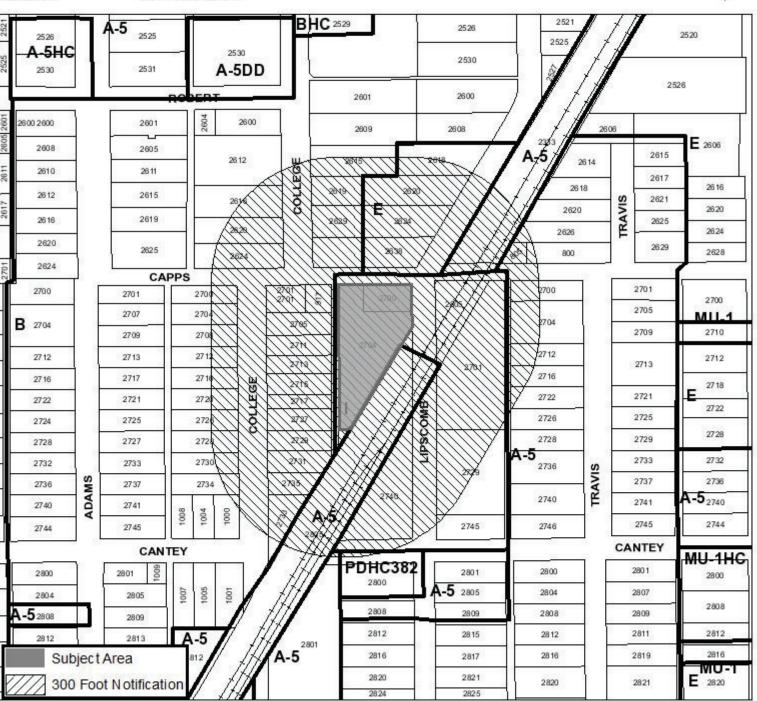
Initiative 3.2.1.3. For areas of the city targeted for urban revitalization, prevent the growth of land uses and activities that would make the area a less desirable location for business investment and job growth. Examples of land uses and activities that might diminish the economic potential of a target area include:

- Large public sector or nonprofit developments (e.g., community centers, churches, homeless services centers).
- Land-intensive, auto-centric development (e.g., gas stations, automotive repair shops, car washes, storage unit complexes).

Metric 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.





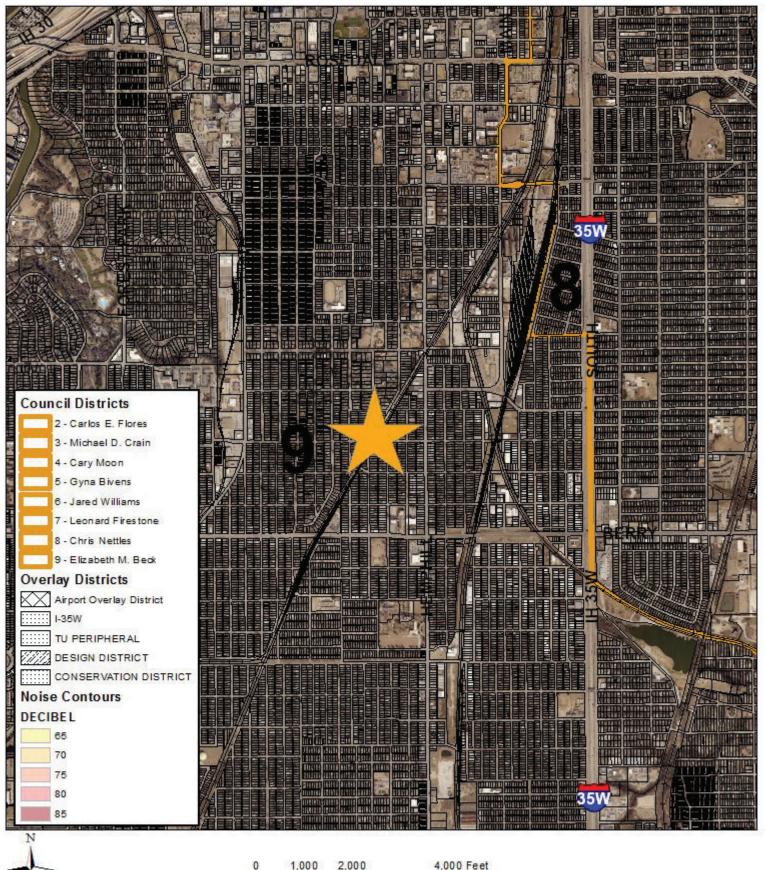


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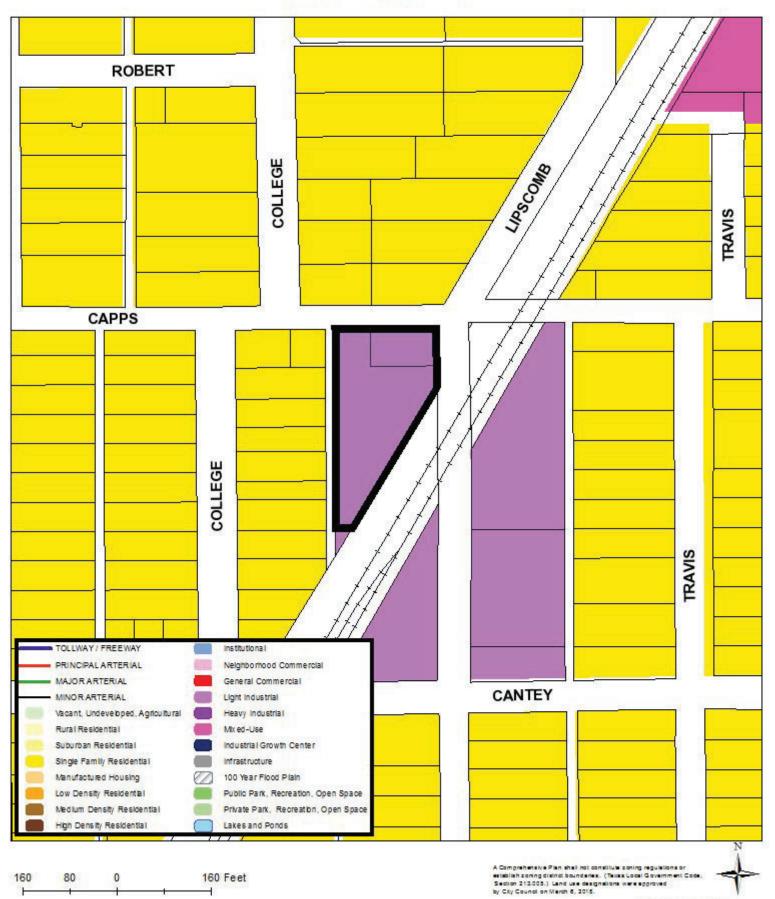


1,000 2,000 -

4,000 Feet



**Future Land Use** 



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# Aerial Photo Map





# **Zoning Staff Report**

Date: June 8, 2022

Case Number: ZC-22-028

**Council District: 8** 

## **Zoning Map Amendment**

Case Manager:	Brett Mangum	
<b>Owner / Applicant:</b>	Boral Roofing LLC / Huber Mendoza & Maritza Valle	
Site Location:	3001 & 3015 Fisher Avenue <i>Acreage:</i> 4.82 acres	
	Request	
Proposed Use:	Semi Truck / Trailer Parking	
Request:	From: "ER" Neighborhood Commercial Restricted	
	To: "I" Light Industrial	
	Recommendation	
Land Use Compatibility:         Requested change is compatible		
Comprehensive Plan Consistency: Requested change is not consistent		
Staff Recommendat	ion: Denial	
Table of Contents		
<ol> <li><u>Project Description and Background</u></li> <li><u>Surrounding Zoning and Land Uses</u></li> <li><u>Surrounding Zoning and Land Uses</u></li> <li><u>Area Map</u></li> </ol>		

- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
  - c. Economic Development Plan

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

#### Project Description and Background

The applicant is purchasing the property from the current owners, Boral Roofing, who used the site for outside storage. The applicant is intending to operate a semi-truck & trailer parking area on this site, which is just under five (5) acres total. The applicant has stated their intent to construct a building on the site in conjunction with this request. A general layout was requested by City staff on February 28<sup>th</sup>, but was never provided. Please note that for industrial rezoning applications, a site plan or layout is *not* required, however if provided, this can give staff and elected & appointed officials insight into how the property is intended to be set up and operated.

The applicant has stated that in the future they may be interested in pursuing truck repair on the site. Staff has notified them that this is acceptable only if the rezoning request to "I" is approved, and even then, the truck repair component would need to be contained within a building rather than out in the open. However, for the immediate future they are simply intending to park semi-trucks and trailers on the site.

At their **April 13<sup>th</sup>** meeting, the Zoning Commission voted to continue this case for 60 days in order to give the applicant more time for continued dialogue with the community and to obtain support for the project.

#### Surrounding Zoning and Land Uses

North "I" Light Industrial / railroad & food bank

- East "I" Light Industrial / vacant industrial & commercial
- South "I" Light Industrial / manufacturing
- "A-5" One Family / residential
- West "A-5" One Family / undeveloped

#### Recent Zoning History

• ZC-19-057, City-initiated rezoning case protects much of the property zoned two-family but constructed as single family homes, addresses potential growth along the river, and reduces the intensity of the industrial zoning districts while retaining districts that allow and support the existing industrial uses.

#### **Public Notification**

300-foot Legal Notifications were mailed on April 1, 2022. The following organizations were emailed on March 31, 2022:

Organizations Notified		
Riverside Alliance*	United Riverside NA*	
Vintage Riverside NA	Tarrant Regional Water District	
Friends of Riverside Park	East Fort Worth Inc.	
Streams and Valleys Inc.	Trinity Habitat for Humanity	
Oakhurst Alliance of Neighbors	United Riverside Rebuilding Corp.	
East Fort Worth Business Association	Fort Worth ISD	

\*Located within this registered Neighborhood Association

#### **Development Impact Analysis**

#### Land Use Compatibility

There are existing industrial developments on two (2) sides of the subject property, as well as an active railroad line immediately to the north.

The applicant has been notified of the development standards in industrial zones, including but not limited to:

- Parking requirements are 1 space per 500 square feet or 1 space per 3 employees, whichever is greater.
- Landscape requirements are generally 4% of the Site area or 30 feet deep along all public rights-of-way.
- Front setbacks are 20 feet off the front property line.
- No storage, parking, or buildings can be placed in the setbacks.

Considering the industrial nature of the surroundings at least two (2) sides of the subject property, as well as the development standards for industrial properties, the proposed zoning **is compatible** with surrounding land uses.

#### Comprehensive Plan Consistency - Northeast

The 2022 Comprehensive Plan currently designates the subject property as future Light Industrial on the Future Land Use Map. However, the proposed rezoning **is not consistent** with the Council-Initiated Zoning designation that evaluated the whole United Riverside Neighborhood area (400+ acres) in 2019, and envisioned for the subject parcels to be "ER" Neighborhood Commercial Restricted. It is also a well-established planning principle to protect single family neighborhoods from industrial encroachment. With their being residential communities generally to the south and west of this site, it would be best to preserve this land for less intensive neighborhood commercial development rather than quasi-industrial or industrial uses.

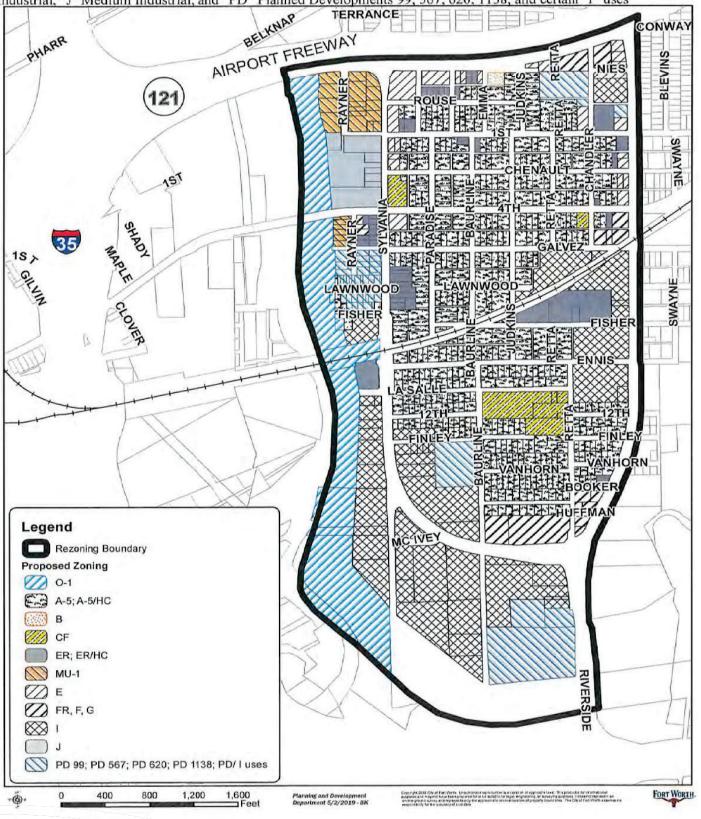
The proposed zoning in the Council-Initiated Zoning of 2019 applicable to these two parcels, and aligned with the following Comprehensive Plan policies include:

- 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.
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

On the next page is the full scope of the 2019 Council-Initiated Zoning for the area. If the zoning change request is denied, staff would recommend that the Comprehensive Plan designation be updated to reflect the zoning classification of "ER".

### United Riverside NA: Proposed Zoning Change - Revised

"O-1" Floodplain, "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "MU-1" Low Intensity Mixed-Use, "ER" and "E" Neighborhood Commercial, "FR" and "F" General Commercial, "G" Intensive Commercial, "I" Light Industrial, "J" Medium Industrial, and "PD" Planned Developments 99, 567, 620, 1138, and certain "I" uses



The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The most recent update to this plan was approved by the City Council in January 2022. According to this document, increasing industrial uses in this sector might discourage business investment and growth, in a part of the City where we should encourage small businesses and entrepreneurship.

#### **INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT**

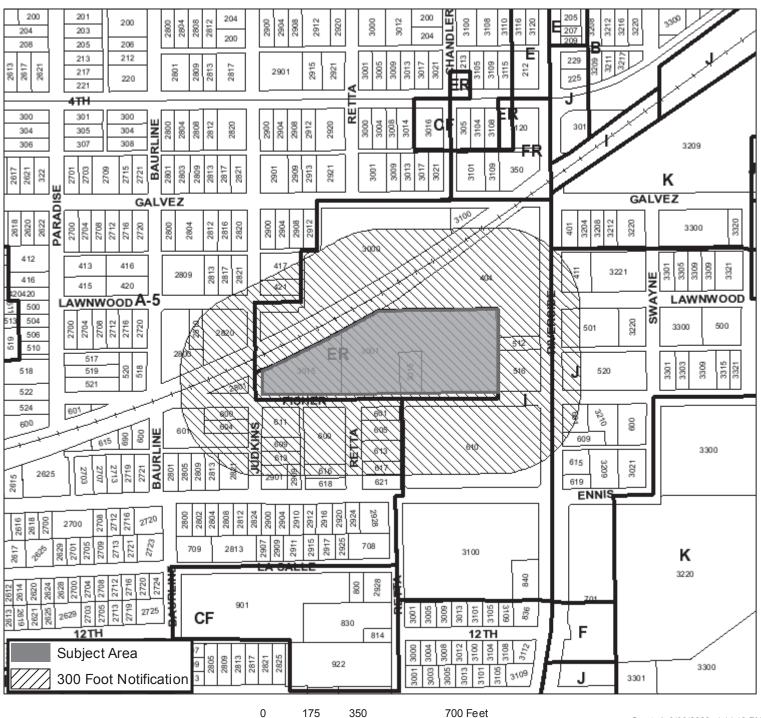
Align neighborhood assets (people, businesses, & real estate) to benefit from and support citywide economic growth.

3.2.1.3. For areas of the city targeted for urban revitalization, **prevent the growth of land uses and activities that would make the area a less desirable location** for business investment and job growth.

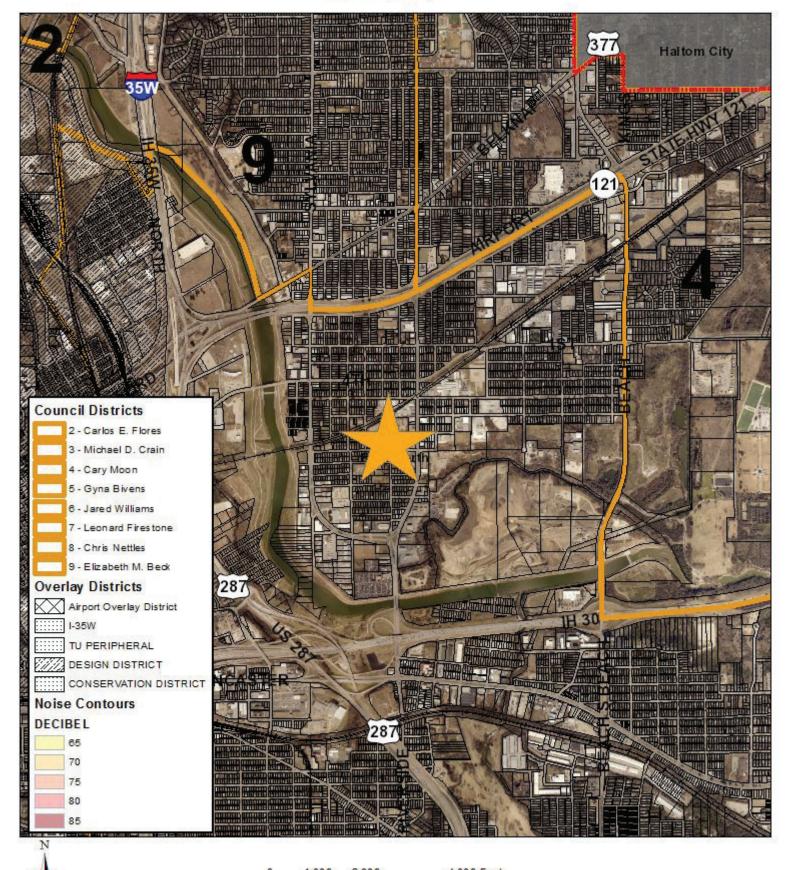


# Area Zoning Map

Boral Roofing LLC
3001 Fisher Avenue
ER
I
4.92856021
63Z
Northeast
4/13/2022
817-392-8043

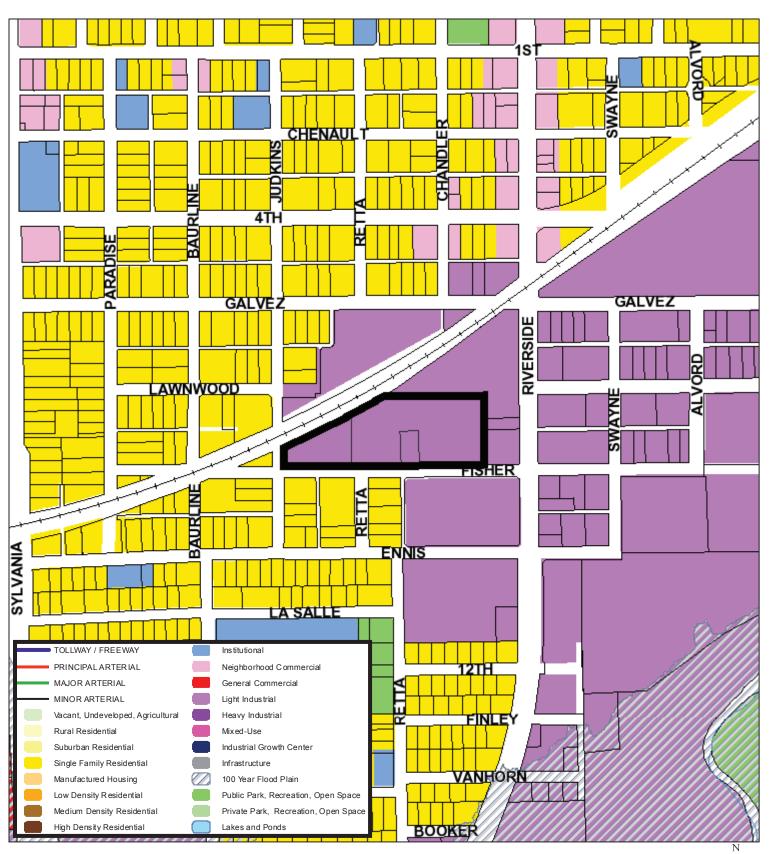








**Future Land Use** 

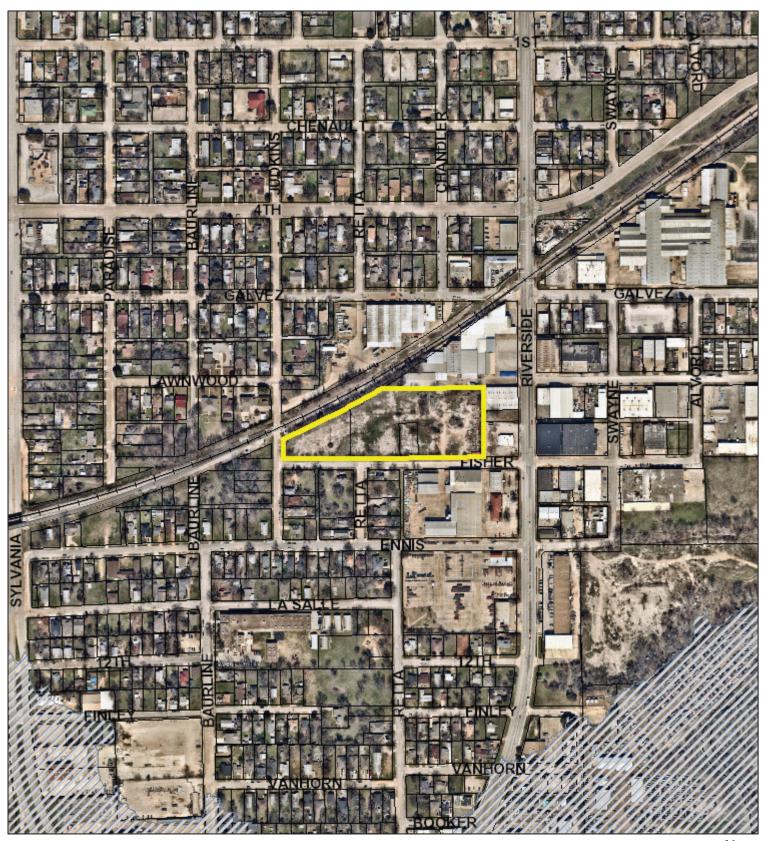


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213005.) Land use designations were approved by City Council on March 6, 2018.

# FORT WORTH®

ZC-22-028

# **Aerial Photo Map**



N A



Date: June 8, 2022

# Zoning Staff Report

Duter oune of 20		
Zoning Map Amendment		
Case Manager:	Brett Mangum	
<i>Owner / Applicant:</i>	R Zeligson & I. Frank Trusts / GCRE Investment Fund LLC, Jordan Snyder	
Site Location:	4301 W. Risinger Road & 8701 S. Hulen Street Acreage: 6.83 acres	
Request		
Proposed Use:	Multifamily	
Request:	From: "E" Neighborhood Commercial	
	To: "D" High Density Multifamily	
	Recommendation	
Land Use Compatibility: Requested change is compatible		
Comprehensive Plan	n Consistency: Requested change is consistent	
Staff Recommendat	<i>ion:</i> Approval	
	Table of Contents	

Case Number: ZC-22-046

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. <u>Recent Zoning History</u>
- 4. Public Notification
- 5. <u>Development Impact Analysis</u>
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
  - c. Economic Development Plan

6. Zoning Map with 300 ft. Notification Area

**Council District: 6** 

- 7. Preliminary Layout
- 8. Area Map
- 9. Future Land Use Map
- 10. Aerial Photograph

#### Project Description and Background

The subject site is located near the intersection of South Hulen Street and West Risinger Road in Council District 6. The site has a limited amount of frontage on W. Risinger Road, however a majority of the site faces S. Hulen Street. The main access point will be off S. Hulen Street. A second access point on W. Risinger Road will be right-hand turn only for both ingress and egress. The applicant has stated that they feel the W. Risinger Road access point is far enough to the east to preclude drivers from left-hand turns for either ingress or egress.

The applicant is requesting to change to zoning of this property from "E" Neighborhood Commercial to "D" High Density Multifamily, to accommodate "a proposed affordable housing development targeted towards the elderly population (55+)" according to their rezoning application. If "D" zoning is approved, this would allow densities *up to* 32 dwelling units per acre, or *up to* 218 units on site, with the caveat that the current proposal is not proposed to be built to that level of density.

In addition to density caps, any proposed development will need to meet all other "D" development standards, including minimum 35% open space, 20 foot street side setbacks, 5 foot side and rear setbacks, 48 foot 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.

At their **April 13<sup>th</sup>** meeting, the Zoning Commission voted to continue this case for 60 days in order to give the applicant more time for continued dialogue with the community and to obtain additional letters of support.

#### Surrounding Zoning and Land Uses

- North "E" Neighborhood Commercial / retail, fast food, bank
- East "E" Neighborhood Commercial / church
- South "E" Neighborhood Commercial / undeveloped
- West "E" Neighborhood Commercial / auto parts retail, oil change

#### **Recent Zoning History**

• ZC-17-015, Request to rezone from "E" Neighborhood Commercial to "PD/E" Planned Development for "E" Neighborhood Commercial uses to add auto parts sales. Request withdrawn prior to Zoning Commission.

#### **Public Notification**

300-foot Legal Notifications were mailed on April 1, 2022. The following organizations were emailed on March 31, 2022:

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Glenwyck HOA	Crowley ISD
Hulen Stone Crossing HOA	Summer Creek Ranch HOA*
Stone Meadow HOA	District 6 Alliance
*I a get ad alog and to this was interest and Naight and a start of days a sintian	

\*Located closest to this registered Neighborhood Association

#### Development Impact Analysis

#### Land Use Compatibility

Surrounding land uses consist of retail establishments, a church to the east, and undeveloped land to the south. A majority of the site is covered by private deed restrictions put in place to limit competition from the established retail businesses at the intersection of W. Risinger & S. Hulen. Access concerns mean that developing the site for retail or commercial uses in line with the current zoning would be challenging, as evidenced by the fact that this portion of the commercial node has remained undeveloped for the 15-year period between construction of the first business in 2007 and the present.

A new apartment community at this site would not be disruptive to existing uses in the vicinity. Proximity to thoroughfares (West Risinger Road and South Hulen Street) is also favorable for multifamily projects. Overall, the proposed zoning **is compatible** with surrounding land uses.

#### Comprehensive Plan Consistency - Far South

The 2022 Comprehensive Plan designates the subject property as future Neighborhood Commercial. Multifamily Residential was explicitly stated as an acceptable zoning designation for Neighborhood Commercial designated areas on the Comprehensive Plan at the time of the writing of this staff report and its first presentation to the Zoning Commission.

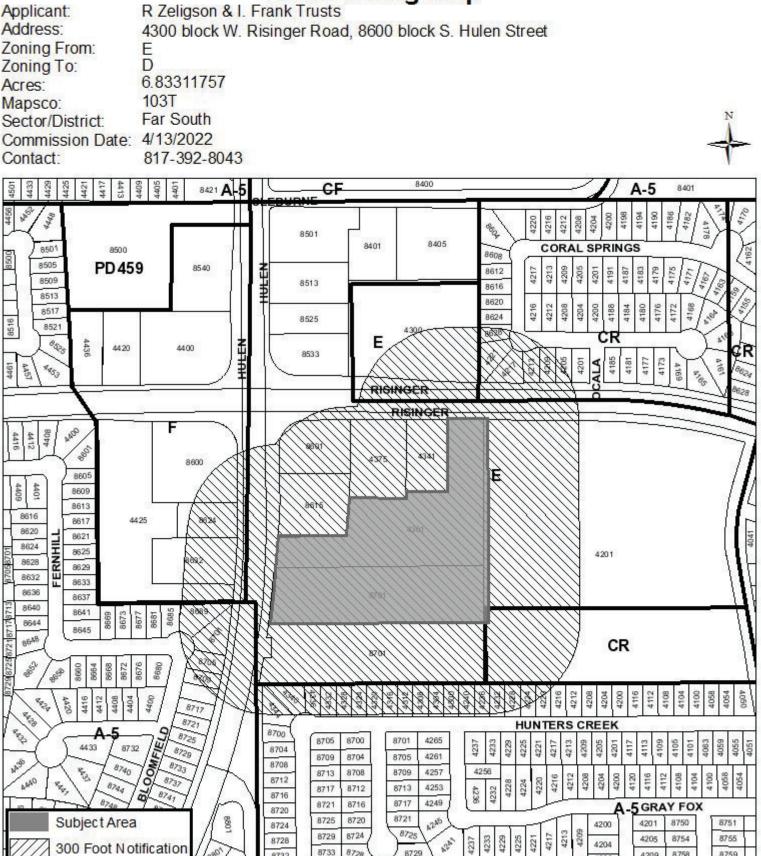
The proposed zoning is consistent with the future land use designation for this area.

#### Economic Development Plan

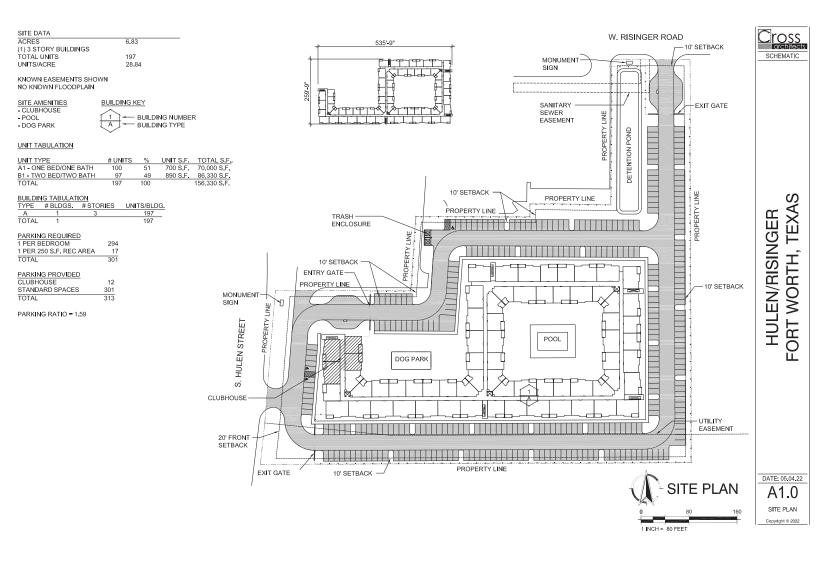
The 2017 Economic Development Strategic Plan calls for the City to allow development of a diverse range of high quality housing with a range of types and price points. The apartment community proposed would fit into this objective.

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

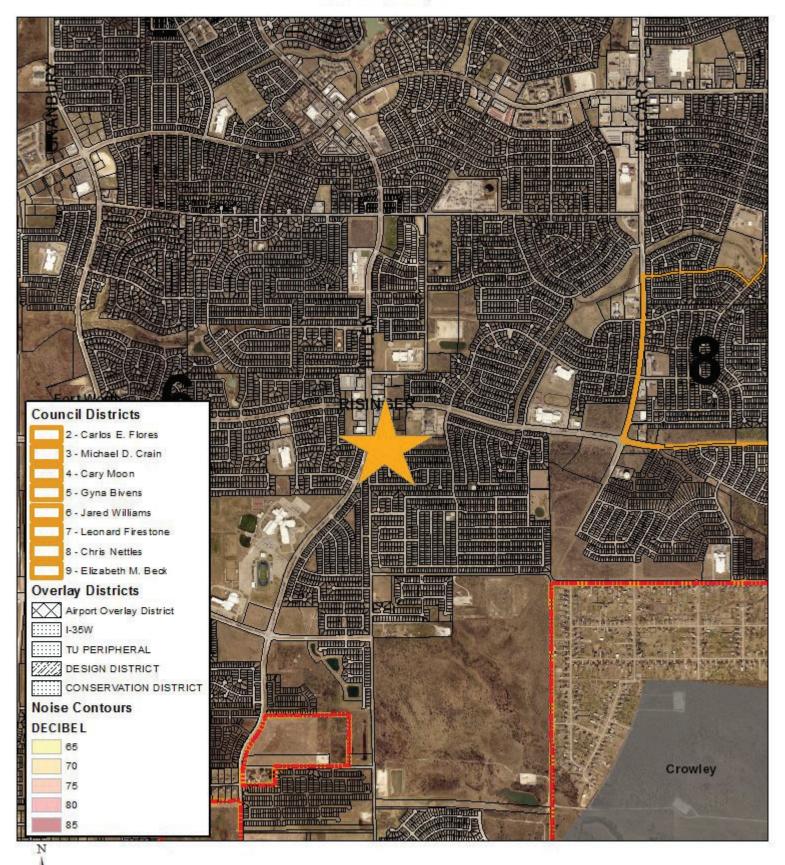




620 Feet

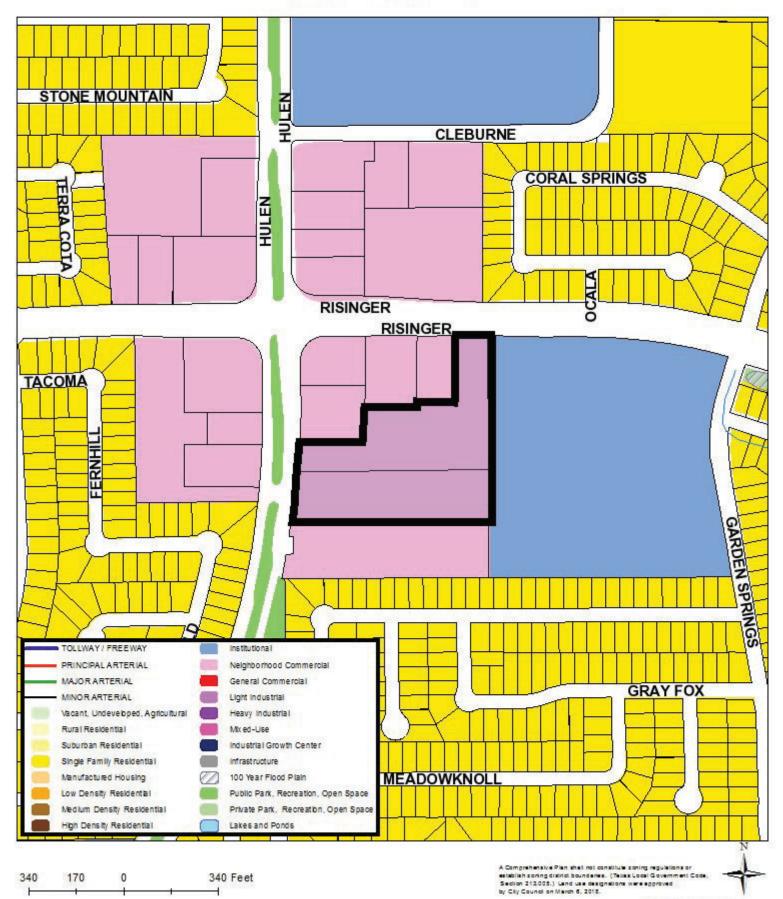








**Future Land Use** 



Created 3/18/2022 5:51:11.P.M



## **Aerial Photo Map**



0 220 440 880 Feet



# **Zoning Staff Report**

Date: June 8, 2022

Case Number: ZC-22-054

**Council District: 3** 

## **Zoning Map Amendment**

Case Manager:	Brett Mangum	
<i>Owner / Applicant:</i>	820/30 Interchange Ltd / AHS Residential LLC, Mariana Mesquita Paes	
Site Location:	9580 Westpoint Boulevard	Acreage: 10.281 acres
	Requ	est
Proposed Use:	Apartments	
Request:	From: "C" Medium Density Multifamily	
	To: "D" High Density Multifami	ly
	Recomme	ndation
Land Use Compatibility:       Requested change is compatible		
Comprehensive Plan Consistency: Requested change is consistent		
Staff Recommendati	ion: Approval	
Table of Contents		
1. Project Descr	ription and Background	6. Zoning Map with 300 ft. Notification Area

- 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. Zoning Map with 300 ft. Notification Area
- 7. Conceptual Layout
- 8. Topo & Tree Survey
- 9. Area Map
- 10. Future Land Use Map
- 11. Aerial Photograph

#### Project Description and Background

This is a proposed multifamily development along Westpoint Boulevard in the Far West sector of Fort Worth, in Council District 3. The site is proposed to be rezoned from the existing "C" Medium Density Multifamily to "D" High Density Multifamily. A total of 240 units are included in the development, which spans just over 10 acres. This results in a density of 23.39 dwelling units per acre, below the "D" maximum of 32 dwelling units per acre. The unit mix will be 50% one bedroom units, 37% two bedroom units, and 13% three bedroom units, along with a Leasing Office & Clubhouse.

The applicant was previously requesting a "PD" or Planned Development zoning designation on this site. They requested and received a 60-day continuance for their case at the **April 13<sup>th</sup>** Zoning Commission hearing, in order to refine their development plans in order to better address the Site Plan comments generated by staff. The applicant has worked diligently with City staff to pursue a revised zoning application under straight "D" zoning that better addresses the staff's concerns.

#### Surrounding Zoning and Land Uses

- North "C" Medium Density Multifamily / apartment community
- East "F" General Commercial / undeveloped
- South "F" General Commercial / undeveloped
- West "C" Medium Density Multifamily / undeveloped

#### **Recent Zoning History**

• None

#### **Public Notification**

300-foot Legal Notifications were mailed on May 27, 2022. The following organizations were emailed on May 18, 2022:

Organizations Notified	
Willow Wood HOA*	NAS Fort Worth JRB RCC
White Settlement ISD	Fort Worth ISD
Trinity Habitat for Humanity	Streams and Valleys Inc

\*Located closest to this registered Neighborhood Association

#### Land Use Compatibility

The areas directly adjacent to the subject property are generally undeveloped. To the north and west are areas zoned "C" Medium Density Multifamily, with two (2) apartment communities constructed to the north and undeveloped land to the west. To the east and south is more undeveloped land, zoned "F" General Commercial. The subject property has primary frontage along Westpoint Boulevard, which is an arterial (Neighborhood Collector) per the adopted Master Thoroughfare Plan and provides access to Loop 820.

The applicant has re-worked and improved the design of this development, eliminating the waivers associated with the previous Planned Development proposal. Since the current concept layout appears to adhere to the adopted regulations in place for new multifamily development within the City, staff's analysis is that the proposed rezoning of this site from "C" to "D" **is compatible** with surrounding land uses.

#### Comprehensive Plan Consistency - Far West

The adopted 2022 Comprehensive Plan designates the subject property as future Medium Density Residential. Zoning classifications of "C", "CR", or "D" are acceptable within Medium Density Residential areas, or Planned Developments based on "C", "CR", or "D" with density of up to 36 dwelling units per acre.

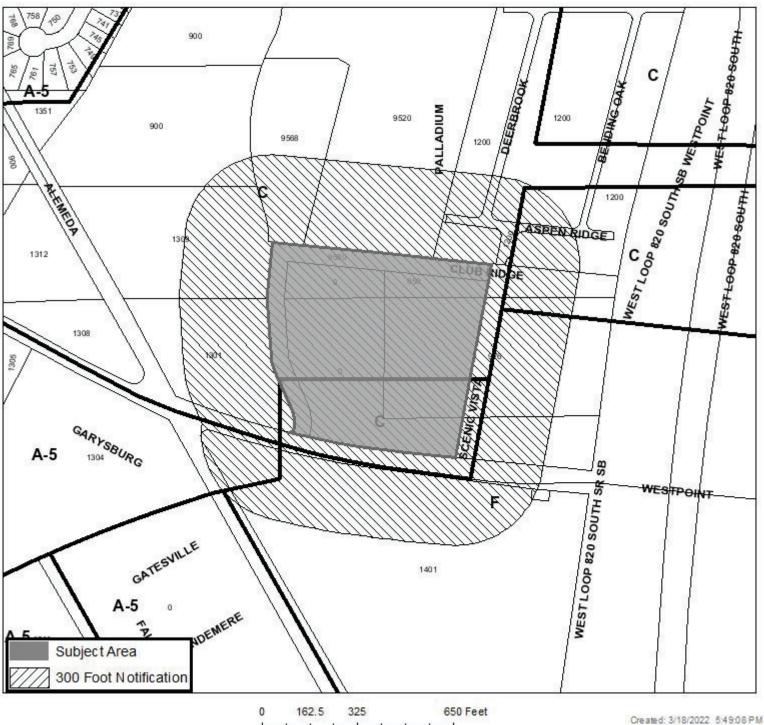
The proposed zoning is consistent with the Comprehensive Plan.

#### Economic Development Plan

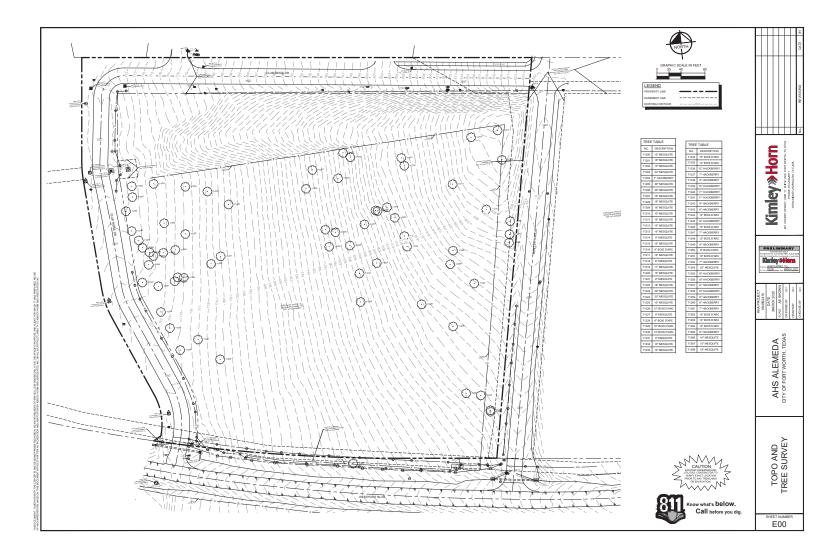
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six (6) target areas that were studied in depth for their redevelopment potential. The Economic Development Plan does not address housing specifically, and is tailored towards addressing the growth strategies for commercial and industrial properties.



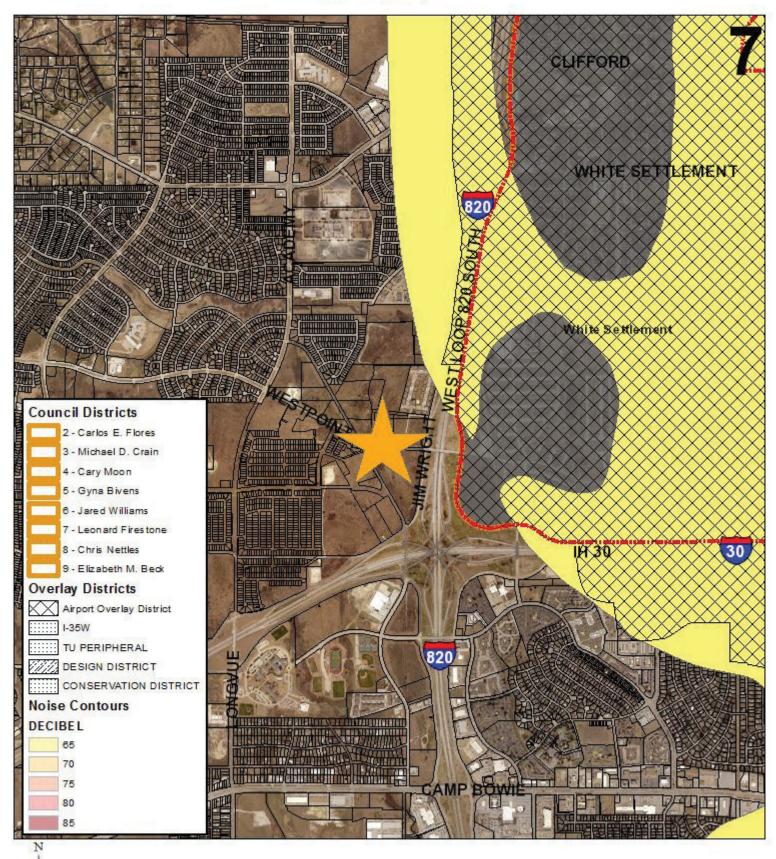
Area Zoning Map Applicant: Address: 9500 block Westpoint Boulevard Zoning From: C PD for C uses with development waivers Zoning To: 10.28573388 Acres: 72D Mapsco: Far West Sector/District: Commission Date: 4/13/2022 817-392-8043 Contact:







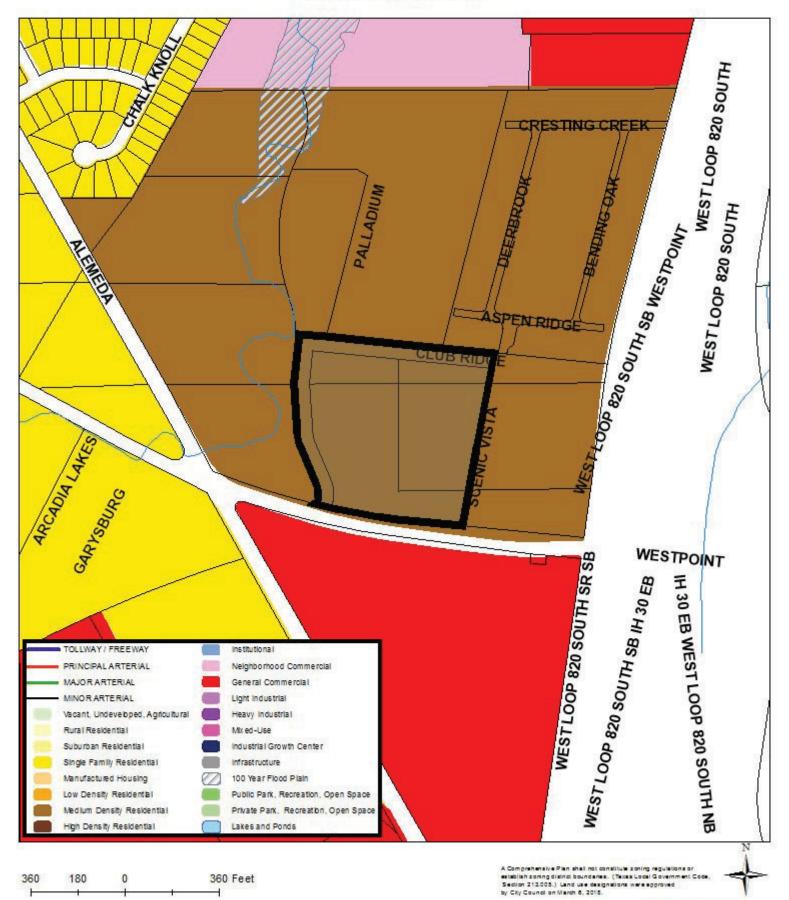




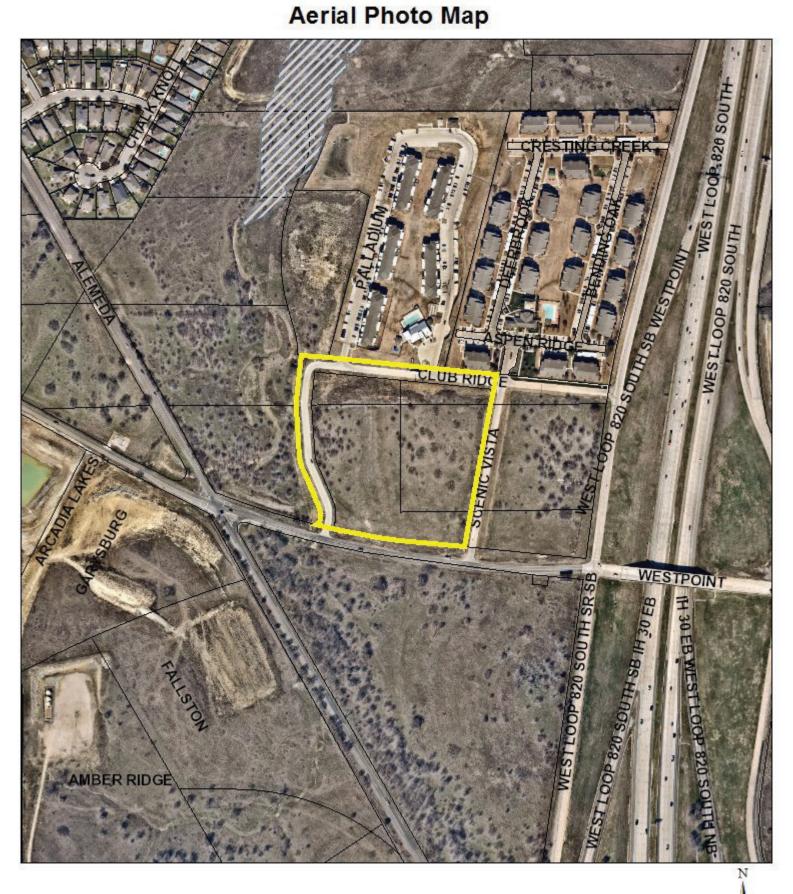
1,000 2,000 4,000 Feet



**Future Land Use** 









# Zoning Staff Report

#### Date: June 8, 2022

Case Number: ZC-22-066

#### **Council District: 5**

### **Zoning Map Amendment**

Case Manager:	Monica Lafitte		
<i><b>Owner / Applicant:</b></i>	Harold & Carolyn Pierce / Bradley Secrist, Leon Capital Group		
Site Location:	11300 Block Trinity BoulevardAcreage: 9.19 acres		
	Request		
Proposed Use:	Distribution & Logistics Facility		
Request:	From: "AG" Agricultural		
	To: "J" Medium Industrial		
	Recommendation		
Land Use Compatib	<i>lity:</i> Requested change is not compatible.		
Comprehensive Plar	Consistency: Requested change is not consistent (Significant Deviation).		
Staff Recommendati	on: Denial		
	Table of Contents		
	ption and Background6. Area Zoning Map with 300 ft. Notification AreaZoning and Land Uses7. Area Map		

- 3. <u>Recent Zoning History</u>
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
    - b. Comprehensive Plan Consistency
    - c. Economic Development Plan

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

#### Project Description and Background

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

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

This case was initially heard at the May 11 Zoning Commission hearing; Mr. Ray Oujesky requested a 30 day continuance to address several concerns in the staff report and reach out to impacted stakeholders.

#### Surrounding Zoning and Land Uses

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

#### **Recent Zoning History**

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

#### **Public Notification**

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

**Organizations Notified** 

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

\* Not located within a registered Neighborhood Association

#### **Development Impact Analysis**

#### Land Use Compatibility

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

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

Overall, the proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency - Eastside

The 2021 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map. The Comprehensive Plan for this area was changed in 2017 from Light Industrial to Neighborhood Commercial to support the residential growth of the historic Mosier Valley community. Below is a portion of a table in Ch. 4 Land Use from the Comprehensive Plan, which does not list "J" Medium Industrial as appropriate in the Neighborhood Commercial Future Land Use designation.

#### FUTURE LAND USE AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

The proposed zoning is not consistent (significant deviation) with the Comprehensive Plan.

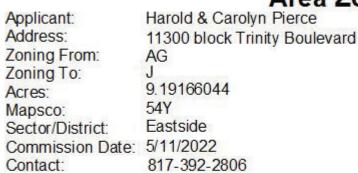
#### Economic Development Plan

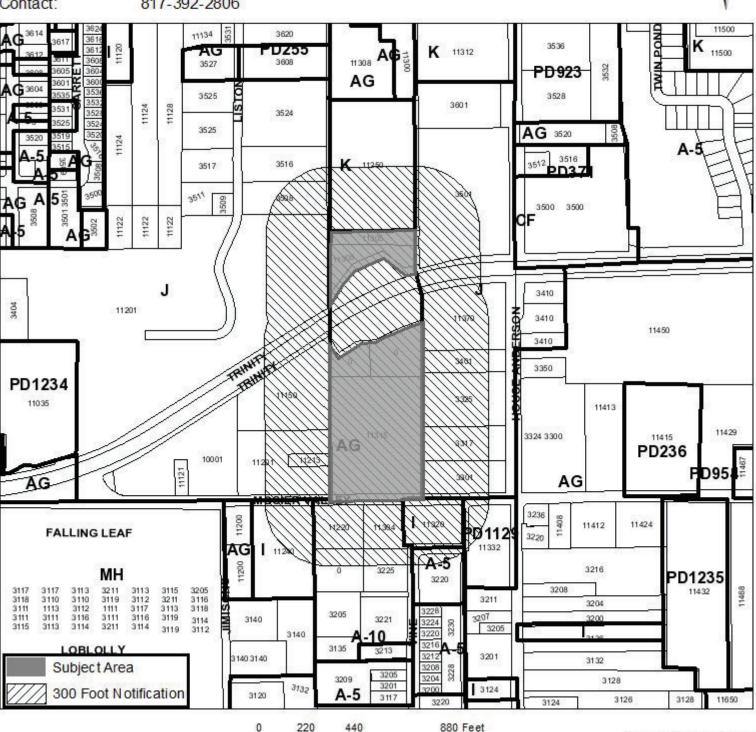
The 2018 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The below recommendations apply to this project:

#### PERFORMANCE METRICS

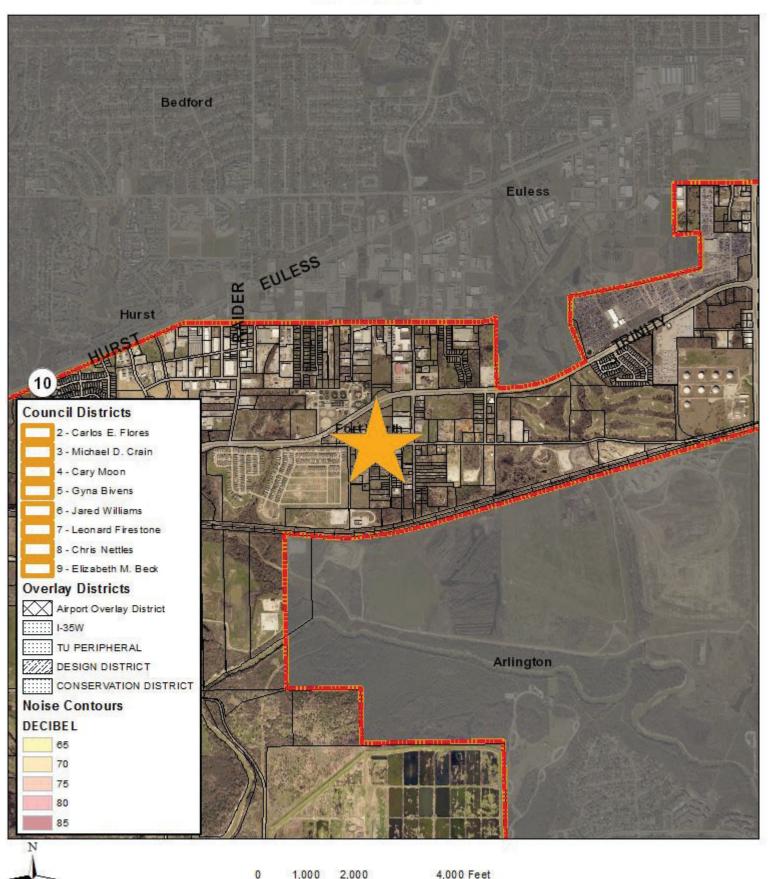
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





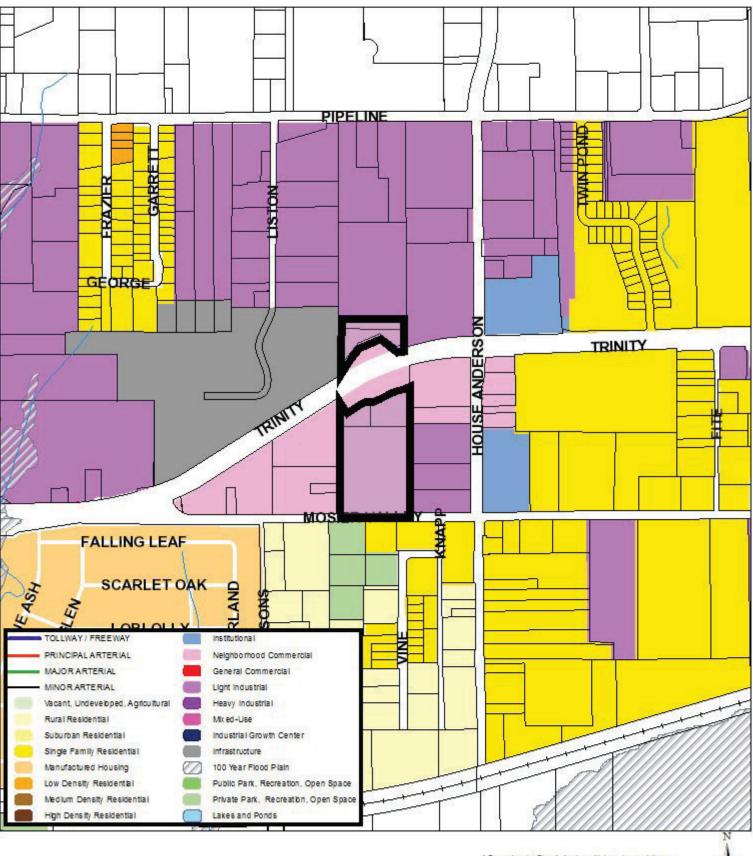








**Future Land Use** 



600

A Comprehensive Plan shall not constitute zoning regulations or attabilish zoning district boundaries. (Texas Local Government Code, Section 212003) Land Las designations were approved by City Council on March 6, 2015.



## **Aerial Photo Map**



1



# **Zoning Staff Report**

Date: June 8, 2022

Case Number: ZC-22-079

**Council District: 2** 

**Zoning Map Amendment** 

Case Manager:	Brett Mangum		
Owner / Applicant:	GTZ 1234 LLC, Joel Gutierrez		
Site Location:	1234 NW 28 <sup>th</sup> Street	Acreage: 0.334 acres	
	Requ	est	
Proposed Use:	Restaurant w/ drive-thru		
Request:	From: "ER" Neighborhood Comm	ercial Restricted	
	To: "E" Neighborhood Commer	cial	
	Recomme	ndation	
Land Use Compatibut	Land Use Compatibility:       Requested change is compatible		
Comprehensive Plan	n Consistency: Requested change is	consistent	
Staff Recommendati	tion: Approval		
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1. Project Description and Background6. Area Zoning Map with 300 ft. Notification Area			

- 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. Site Plan
- 8. Area Map
- 9. Future Land Use Map
- 10. Aerial Photograph

The applicant is proposing to zone the subject site from "ER" Neighborhood Commercial Restricted to "E" Neighborhood Commercial to accommodate a new restaurant with drive-thru. The existing building was previously used as a bar, and will be extensively remodeled and the site upgraded with modern parking, outdoor seating, and landscaping, all per the adopted City of Fort Worth Ordinance requirements. The applicant provided the following description along with their application to describe the operation of this new business.

1234 28TH ST. FORT WORTH TX 76164 FOOD: We will BE Serving mexicant Food as & Fast quick Service RESTAWANT For Pick UP Thru our DRIVE THEN ON WAIK-UP PICK-UP WINDOW FOR OUR STREET FRONT PATIO. SERVICE: WE will Be able to provide employ ment For 5 Full Time \$ 2 PART TIME Team members Pay \$ 9 - \$ 15 per HR HOWS OF OPERATION'S monday - Sunday Tom Tam- 11pm

A Site Plan (attached to this staff report) was also provided by the applicant to give the City a thorough understanding of the proposal, although Site Plans are not required for a simple zoning change such as this. The attached Site Plan would not be enforceable as it is not a requirement of the zoning change to "E".

#### Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial / undeveloped

- East "E" Neighborhood Commercial / restaurant
- South "E" Neighborhood Commercial / used auto sales
- West "E" Neighborhood Commercial / office

#### **Recent Zoning History**

• None

300-foot Legal Notifications were mailed on May 27, 2022. The following organizations were emailed on May 18, 2022:

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

\*Located within this registered Neighborhood Association

#### **Development Impact Analysis**

#### Land Use Compatibility

Property on all surrounding sides of the subject site is zoned for commercial purposes. Properties to the south, west and east are used for commercial purposes. Property to the north is zoned single family but is currently undeveloped. "ER" Neighborhood Commercial Restricted is similar to "E" Neighborhood Commercial zoning but would not allow the sale of alcohol or the restaurant use. "E" zoning is the least intensive classification that allows a drive-thru restaurant use by right.

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 or opposed to this rezoning request. If there is a desire for more neighborhood serving commercial areas to accommodate this type of use, then this would be a perfect case to approve.

Because the site adjoins commercial zoning and uses on all four sides, the proposed zoning **is compatible** with surrounding land uses.

#### Comprehensive Plan Consistency - Northside

The 2022 Comprehensive Plan currently designates the subject property as future Neighborhood Commercial. This is further defined as "Retail, services, offices and mixed uses serving daily needs for a local market area".

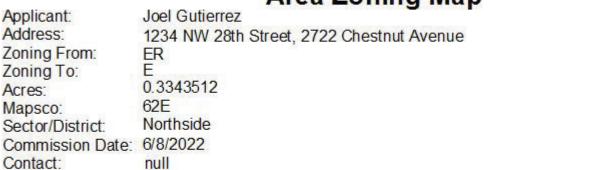
The proposed zoning is consistent with the Comprehensive Plan.

#### Economic Development Plan

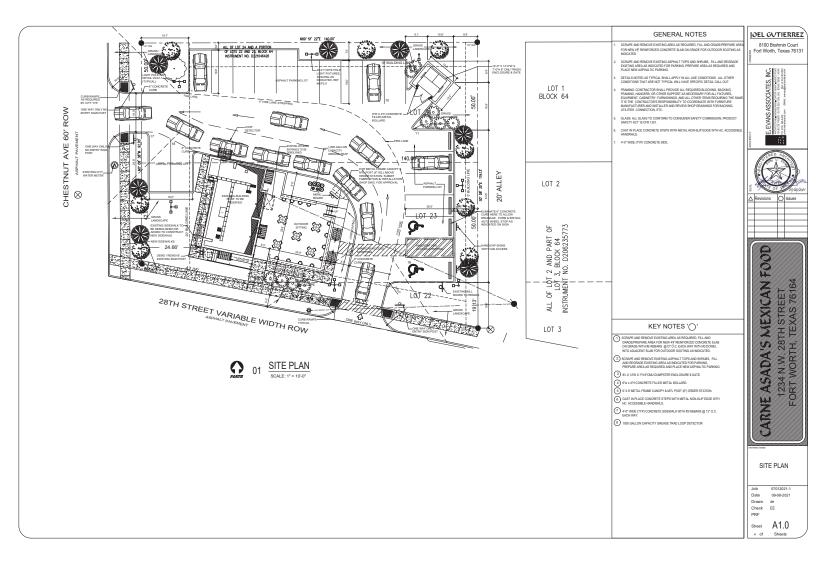
The site is not directly addressed in the 2017 Economic Development Strategic Plan, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment. Additionally, the City has adopted the goal 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.



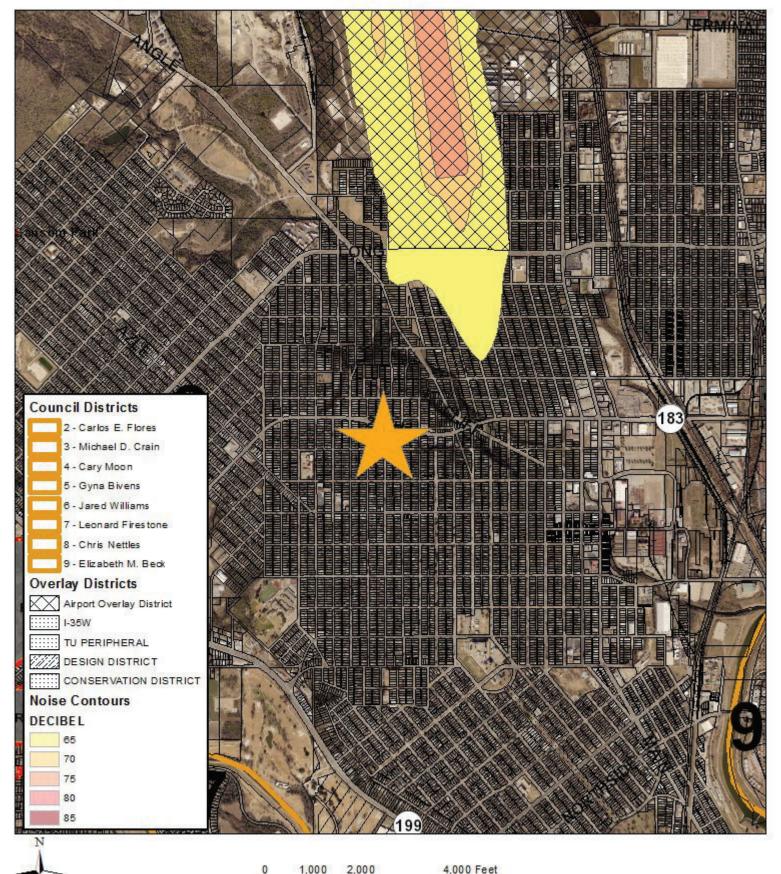
ZC-22-079





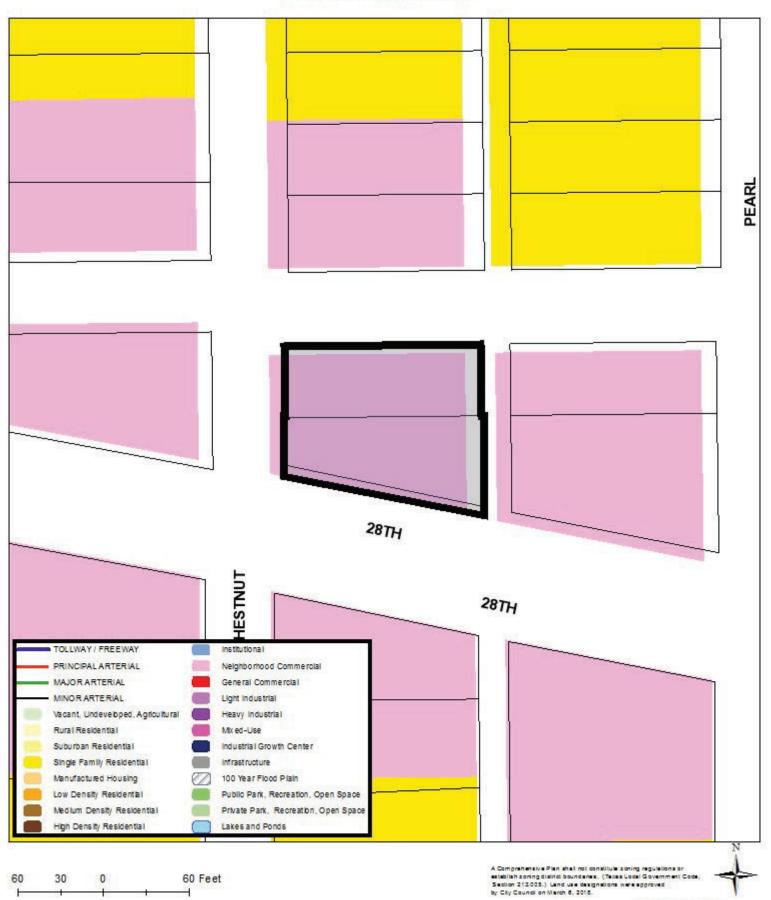








**Future Land Use** 





# Aerial Photo Map





# Zoning Staff Report

#### Date: June 8, 2022

Case Number: ZC-22-082

#### **Council District: 6**

Zoning Map Amendment

Case Manager:	Beth Knight			
<i>Owner / Applicant:</i>	Crowley ISD / Philip Varughese			
Site Location:	521 Ashdale Drive	e		Acreage: 12.2 acres
		Reque	est	
Proposed Use:	School			
Request:	From: "A-5" One	-Family		
	To: "CF" Com	munity Facilities		
		Recomme	ndation	
Land Use Compatib	ility: Rec	quested change is	compatible.	
Comprehensive Plan Consistency: Requested change is consistent.				
Staff Recommendat	ion: Apj	proval		
Table of Contents				
_	<ol> <li><u>Project Description and Background</u></li> <li>Surrounding Zoning and Land Uses</li> <li>Area Map</li> </ol>			

- 2. <u>Surrounding Zoning and Land Uses</u>
- 3. <u>Recent Zoning History</u>
- 4. Public Notification
- 5. <u>Development Impact Analysis</u>
  - a. <u>Land Use Compatibility</u>
  - b. Comprehensive Plan Consistency
- 7. Area Map
- 8. Future Land Use Map
- 9. Aerial Photograph

#### Project Description and Background

The subject property is located at the southwest corner of Ashdale Drive and Deer Trail, being the location of Sidney Poynter Elementary School. Public schools are an allowed land use in all standard zoning districts, and the subject property is currently zoned "A-5" One-Family. However, the applicant is requesting a zoning change to "CF" Community Facilities. This zoning change would allow a larger monument sign to be requested on the property. Additional community-oriented land uses, such as after-school care or support services to school age children, would be allowed by right under the proposed zoning request.

#### Surrounding Zoning and Land Uses

- North "A-5" One-Family / single-family residences
- East "A-5" One-Family / single-family residences
- South "A-5" One-Family and "CF" Community Facilities / single-family residences and private recreational facility
- West "A-5" One-Family / railroad track and vacant land

#### **Recent Zoning History**

• ZC-15-066, southeast of subject, from C to I, approved for E and F.

#### Public Notification

300-foot Legal Notifications were mailed on May 27, 2022. The following organizations were notified: (emailed May 18, 2022)

Organizations Notified		
The Parks of Deer Creek HOA*	Risinger Deer Creek HOA	
District 6 Alliance	Trinity Habitat for Humanity	
Burleson ISD	Steams and Valleys Inc	
Crowley ISD		

\* Located within this registered Neighborhood Association

#### **Development Impact Analysis**

#### Land Use Compatibility

The applicant is requesting to change the zoning of this property from "A-5" One-Family District to "CF" Community Facilities, which is an appropriate zoning designation for the current use of the site as a public school.

The surrounding properties are developed or zoned for single-family or community uses. A private recreation site, owned by a home owner's association is located on the same block as the subject property to the southeast, and residential uses surround the site to the north, east, and south.

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

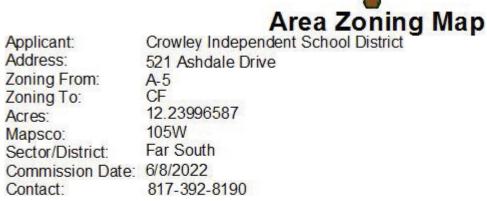
#### Comprehensive Plan Consistency - Far South

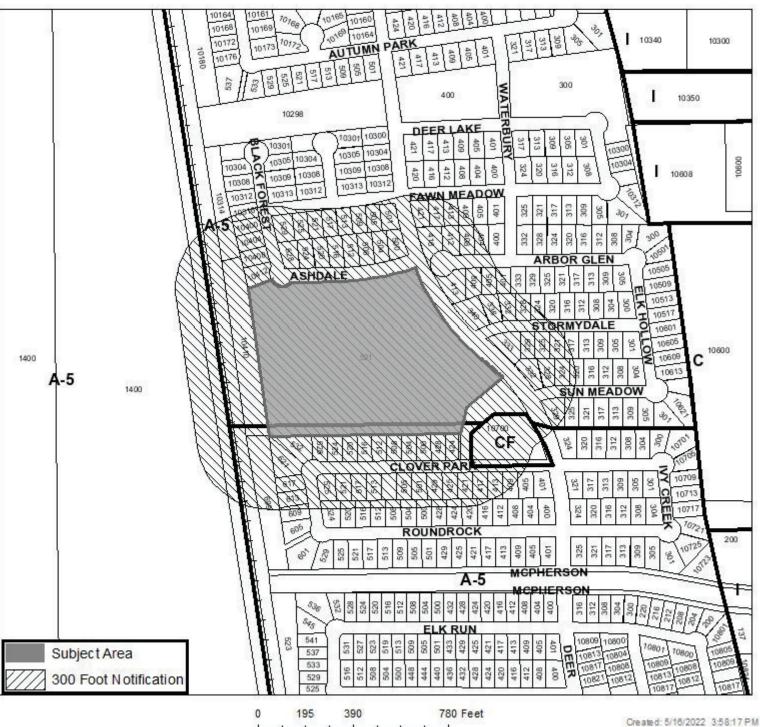
The 2022 Comprehensive Plan currently designates the subject property as "Institutional" on the Future Land Use Map. This designation is intended to include "Schools, churches, government, human services, utilities, community centers, and day cares." The Comprehensive Plan specifically labels "CF" Community Facilities as the appropriate zoning classification for properties designated for Institutional use. The current use of the site as a public school conforms to this designation.

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

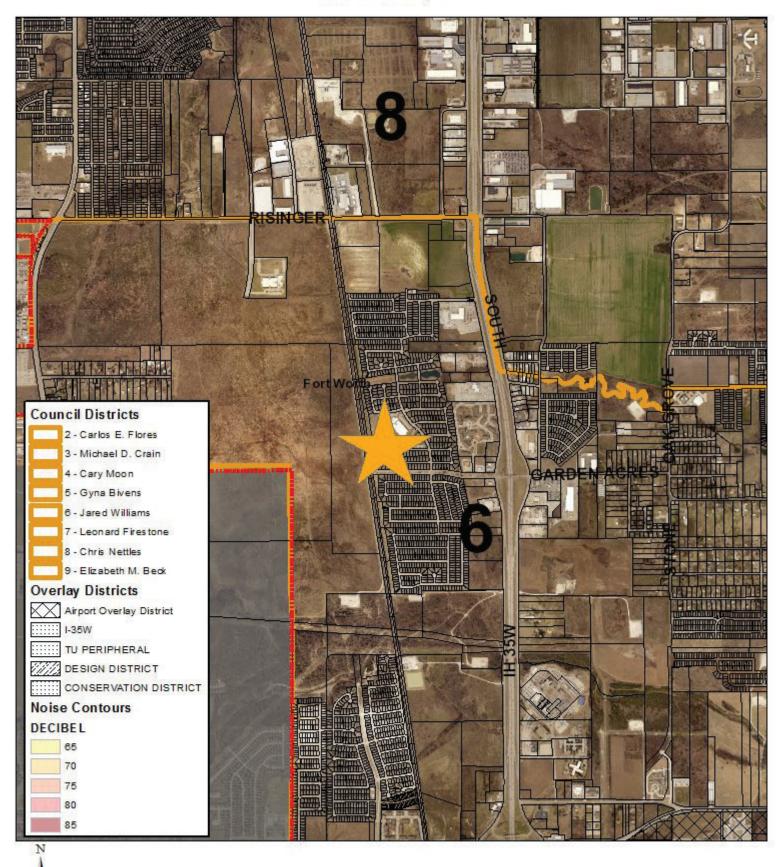
The proposed zoning is **consistent** with the Comprehensive Plan.







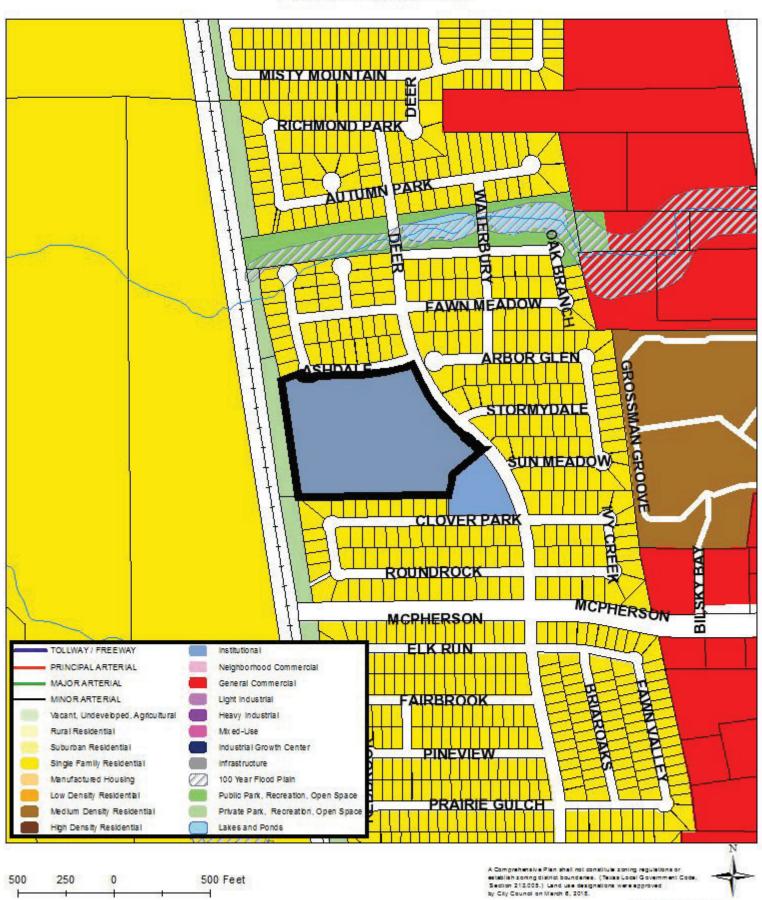




0 1,000 2,000 4,000 Feet



**Future Land Use** 



-



# **Aerial Photo Map**





# Zoning Staff Report

Date: June 8, 2022

Case Number: ZC-22-083

**Council District: 3** 

Zoning Map Amendment

Case Manager:	<u>Stephen Murray</u>		
<i>Owner / Applicant:</i>	Oncor Electric Delivery		
Site Location:	7400-7800 blocks Calmont Avenue <i>Acreage:</i> 50.58 acres		
	Request		
Proposed Use:	Electrical Substation		
Request:	From: "CF" Community Facilities; "F" General Commercial; PD 407 Planned Development for certain "G" Intensive Commercial uses in NASJRB Overlay		
	To: PD 407 Planned Development for certain "G" Intensive Commercial uses plus electrical substation in NASJRB Overlay; site waiver requested		
	Recommendation		
Land Use Compatib	<i>ility:</i> Requested change is compatible.		
Comprehensive Plan Consistency: Requested change is consistent (MBA).			
Staff Recommendation: Approval			
Table of Contents			
2. <u>Surrounding</u>			

- 3. <u>Recent Zoning History</u>
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
  - c. Site Plan Comments

- 8. Area Map
- 9. Future Land Use Map
- 10. Aerial Photograph

#### Project Description and Background

The subject property is located at the southwest corner of Calmont Avenue and Cherry Lane, just south of Interstate Highway 30 (IH-30). The site is currently zoned ""CF" Community Facilities; "F" General Commercial; and PD 407 Planned Development for certain "G" Intensive Commercial uses in NASJRB Overlay and it is developed with an electrical substation. The applicant (Oncor Electric) is proposing to expand the existing substation, and therefore is requesting to rezone the property to PD 407 Planned Development for certain "G" Intensive Commercial uses plus electrical substation in NASJRB Overlay; site waiver requested for the remainder of the property.

The proposed rezoning is located within the NASJRB Overlay and is partially within the APZ 1. Staff has reached out to the base to verify if the proposed use is acceptable at this location. Infrastructure projects such as these are allowed within the APZ 1. The proposed max height is roughly 60 ft, well under the max allotted in "G". The expansion of this use is appropriate at this location.

Requirement	Existing "G" Standards	Proposed Height of structures
Height	120-ft maximum	60-ft maximum

#### Surrounding Zoning and Land Uses

North "CF" Community Facilities / IH-30

East PD 804 "PD/F" for all uses in "F" plus an additional hotel on an existing hotel site. Site plan approved/ hotel

South "I" Light Industrial; "A-5" One-Family; "E" Neighborhood Commercial / industrial, single-family, vacant

West "E" Neighborhood Commercial; "FR" General Commercial Restricted / vacant, commercial, hotel

#### **Recent Zoning History**

• ZC-14-102-Council Initiated Rezoning to align Zoning with JLUS/NSJRB

#### Public Notification

300-foot Legal Notifications were mailed on May 24, 2022. The following organizations were notified: (emailed May 18, 2022)

Organizations Notified			
Western Hills North NA*	Streams and Valleys Inc		
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC		
Fort Worth ISD	White Settlement ISD		

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

#### **Development Impact Analysis**

#### Land Use Compatibility

The applicant is proposing to change the zoning of this property to PD 407 Planned Development for certain "G" Intensive Commercial uses plus electrical substation in NASJRB Overlay; site waiver requested. There is an existing electrical substation on this property that appears to have been in place for years. Surrounding users vary with IH-30 to the north, hotel to the west, industrial/vacant and single-family to the south and vacant land to the east.

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

#### Comprehensive Plan Consistency – Western Hills/Ridglea

The adopted Comprehensive Plan currently designates the subject property as "Infrastructure" and "Open Space" on the Future Land Use Map. The proposed use of the property, as an electrical substation, meets the intent of this designation.

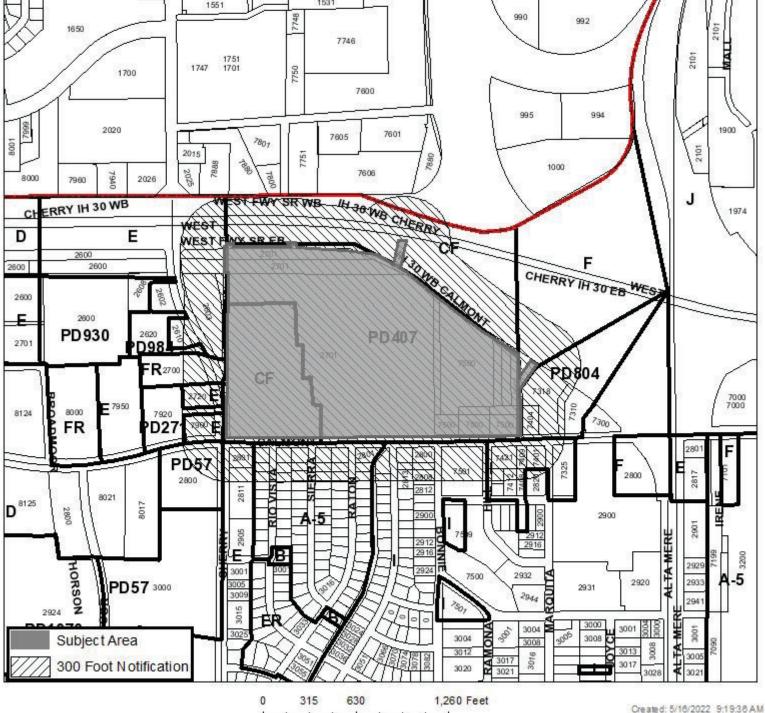
FUTURE LAND USE	DEFINITION	ZONING		
SPECIAL				
Vacant, Agricultural	Vacant, agriculture lands	AG		
Rivers, Lakes, Streams, 100-Year Flood Plain	Water features, 100-year flood plain	ALL		
Infrastructure	Railroads, airports, utilities	ALL		
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL		
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF		

The proposed zoning is consistent (Minor Boundary Adjustment) with the Comprehensive Plan.

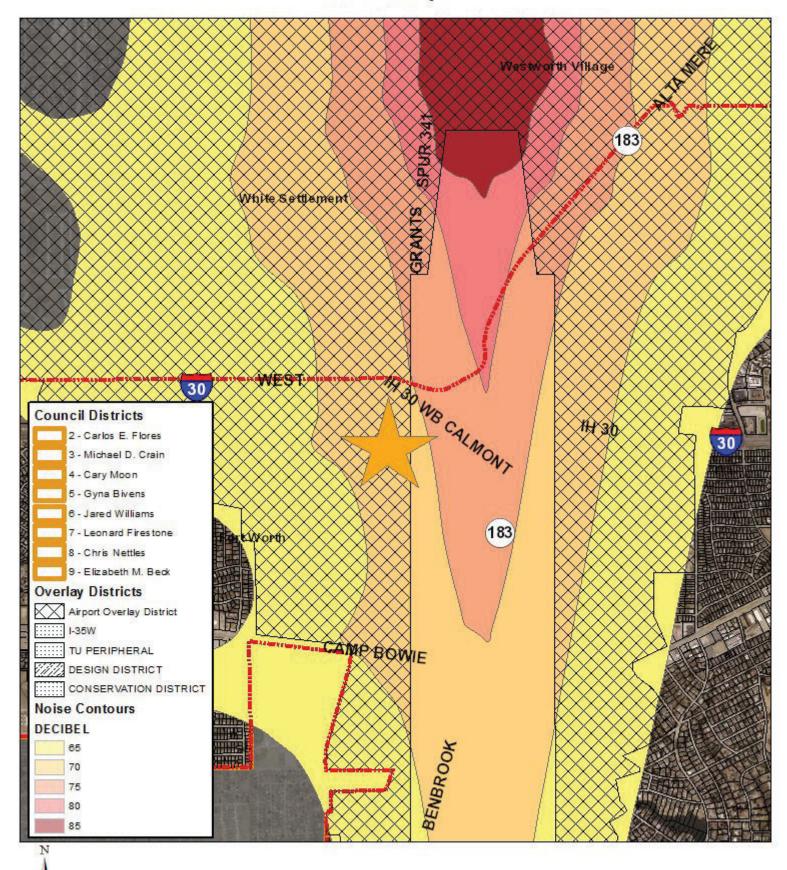


# Area Zoning Map

Applicant: Oncor Electric Delivery Address: 7400 - 7800 blocks Calmont Avenue Zoning From: CF, F, PD 407 for certain G uses in the NASJRB Overlay PD 407 and adding electrical substation in the NASJRB Overlay Zoning To: 50.58493081 Acres: 73M Mapsco: W.hills/Ridglea Sector/District: Commission Date: 6/8/2022 Contact: null 1531 1551



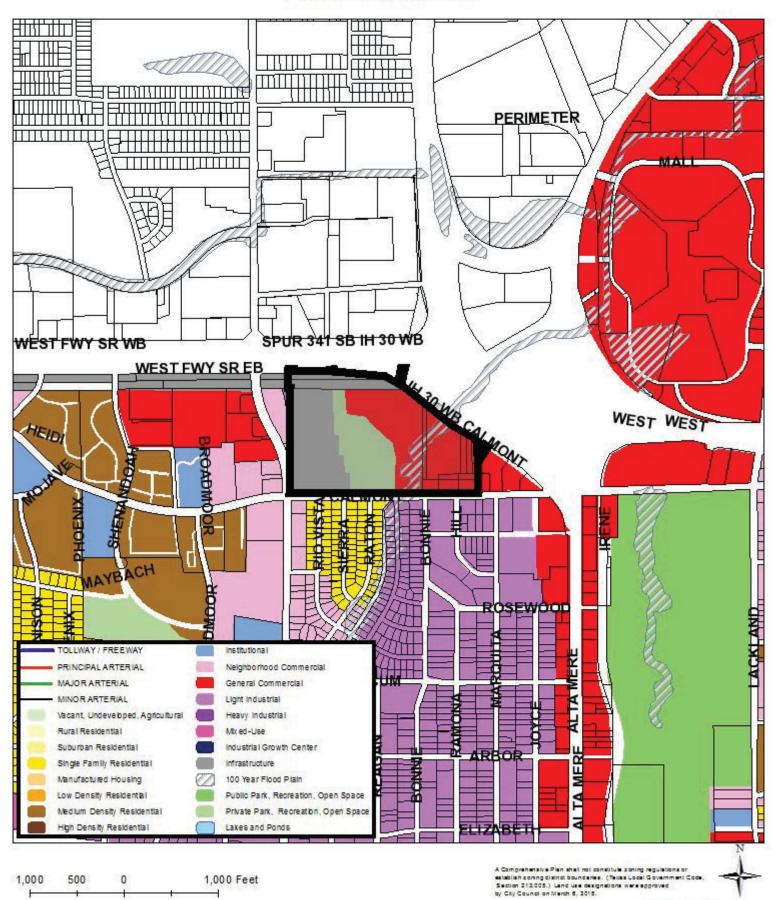




# FORT WORTH.

# ZC-22-083

**Future Land Use** 



# FORT WORTH.

ZC-22-083

## **Aerial Photo Map**



# Zoning Staff Report

#### Date: June 8, 2022

FORT WORTH.

Case Number: ZC-22-084

**Council District: 3** 

### Zoning Map Amendment & Site Plan

Case Manager:	Brett Mangum
0	
<i>Owner / Applicant:</i>	Fortress Properties LTD & Reps International Inc/Ray Oujesky, Kelly Hart Hallman LLP
Site Location:	101 & 391 Academy BoulevardAcreage: 65.724 acres
Request	
Proposed Use:	Apartments
Request:	From: "OM" Office Midrise
	To: "A-5" One Family Residential, "E" Neighborhood Commercial, "PD-C" Planned Development-Medium Density Multifamily with development standards, Site Plan included.
Recommendation	
Land Use Compatib	<i>ility:</i> Requested change is compatible
Comprehensive Plar	<i>Consistency:</i> Requested change to "E" is consistent Requested change to "A-5" is not consistent Requested change to "PD-C" is not consistent
Staff Recommendati	<i>ion:</i> Approval (staff only supports 1 of 4 development waivers for the PD)
Table of Contents	
1. <u>Project Description and Background</u> c. <u>Economic Development Plan</u>	

- Surrounding Zoning and Land Uses
- 3. Recent Zoning History
- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
    - b. <u>Comprehensive Plan Consistency</u>

- d. Site Plan Comments
- 6. Zoning Map with 300 ft. Notification Area
- 7. Site Plan
- 8. Area Map
- 9. Future Land Use Map
- 10. Aerial Photograph

#### Project Description and Background

This is a proposed mixed-use development along Academy Boulevard in the Far West sector of Fort Worth, in Council District 3. The site, which was previously home to an office campus, is proposed to be rezoned from the existing "OM" Office Midrise to three (3) different zoning classifications: "E" Neighborhood Commercial along the White Settlement Road frontage, "PD-C" Planned Development Medium Density Multifamily for a detached multifamily community along Academy Boulevard, and the remainder towards the rear of the property as "A-5" One Family Residential. The entire site spans just over 65 acres in total. All of the former office buildings have been demolished and removed, and the site is currently undeveloped.

The Planned Development portion is approximately 29 acres of the total 65 acre site. The proposed density of the PD is just over seven (7) dwelling units per acre, below the "C" density maximum of 24 dwelling units per acre. There are a variety of building types included on the Site Plan. The larger townhome style buildings are clustered at the entrance near the commercial areas and the Academy Boulevard corridor, gradually stepping back to standalone dwelling units that function as a secondary buffer to the existing & undeveloped A-5 zones.

The PD development standards are included below. Staff is only supportive of the waiver for building orientation. We do not endorse fencing the PD-C area since the site provides access to the rear undeveloped "A-5" portion and fences would isolate the site from the other uses. We do not support parking that is not enclosed (garages). Finally, we do not support the request to reduce the setback adjacent to "A-5" to 20' from the 3:1 ratio that the Ordinance requires, since the Site Plan appears to show compliance at 45'. It is uncertain what the additional 25' is needed for.

#### THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) IN SECTION 4.711 EXCEPT AS NOTED BELOW:

- § 4.711 (c)(2) SETBACK ADJACENT TO ONE- OR TWO-FAMILY RESIDENTIAL DISTRICT
- WE REQUEST A VARIANCE TO THE REQUIRED SETBACK ADJACENT TO A SINGLE FAMILY RESIDENTIAL DISTRICT TO BE 20'.
- § 4.711 (d)(2)(c)(i) PARKING

 WE REQUEST THAT OFF-STREET PARKING AND DRIVEWAYS BE ALLOWED BETWEEN BUILDING AND THE PROPOSED ACCESS EASEMENT.

- § 4.711 (d)(4)(b) FENCES AND GATES
- WE REQUEST A VARIANCE TO ALLOW SCREENING FENCE BETWEEN BUILDING FACADES AND PROPERTY LINE ALONG ACADEMY BLVD AND THE PROPOSED INTERNAL ROADWAY ALONG NORTHERN BOUNDARY OF PD AREA.
- § 4.711 (d)(5)(a) BUILDING ORIENTATION
- WE REQUEST A VARIANCE TO ALLOW BUILDINGS TO FRONT PROPOSED ACCESS EASEMENTS, INCLUDING BUILDINGS ALONG PUBLIC STREETS.

#### Surrounding Zoning and Land Uses

North "E" Neighborhood Commercial, "G" Intensive Commercial, "PD 1086 & 1140) / gas station & undeveloped

- East "A-5" One Family Residential / single-family residential
- South "A-5" One Family Residential / single-family residential

West "B" Two Family Residential / single-family residential

#### **Recent Zoning History**

• None

#### **Public Notification**

300-foot Legal Notifications were mailed on May 27, 2022. The following organizations were emailed on May 18, 2022:

Organizations Notified		
Willow Wood HOA* NAS Fort Worth JRB RCC		
White Settlement ISD Streams and Valleys Inc		
Trinity Habitat for Humanity		

\*Located closest to this registered Neighborhood Association

#### **Development Impact Analysis**

Land Use Compatibility

The areas directly adjacent to the subject property are generally developed as single-family residential neighborhoods. To the south and east are areas zoned "A-5" One Family residential, with more single-family residential neighborhoods to the west (though the area to the west is zoned "B" Duplex). To the north, along the White Settlement Road corridor is development and zoning of a commercial nature.

The general layout of this site **is compatible** with surrounding land uses, with commercial zoning along the main thoroughfare/east-west corridor (White Settlement Road), higher intensity detached multifamily closer to the secondary corridor (Academy Boulevard), and the remainder as single-family which will act as a buffer between the detached multifamily and commercial areas and the existing neighborhoods.

The adopted 2022 Comprehensive Plan designates the subject property as future General Commercial. Any commercial zoning classifications or mixed-use zoning classifications are acceptable within areas designated as future General Commercial.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU- 1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

\*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.

The proposed zoning to "E" **is consistent** with the Comprehensive Plan. The proposed zoning to "A-5" **is inconsistent** with the Comprehensive Plan. The proposed zoning to "PD-C" **is inconsistent** with the Comprehensive Plan.

Overall this zoning request is considered to be acceptable because it does feature a mix of uses, and "MU" Mixed-Use zoning classifications are two (2) of the zoning districts called for in the Comprehensive Plan for General Commercial areas. While the current request is not to zone to "MU", the main distinction is that this is a horizontal mixed-use project rather than the traditional vertical mixed-use style of development which is what "MU" zoning requests are typically associated with.

Additionally, the following land use policy applicable to the Far West sector is supported by the rezoning request:

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

#### Economic Development Plan

The 2017 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 following Economic Development policies support the rezoning as presented:

• Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts.

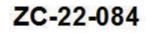
• Evaluate and revise zoning and land use regulations to allow and encourage dense mixed-use development (office, hotel, retail/restaurant, and residential) along key corridors radiating out from downtown Fort Worth.

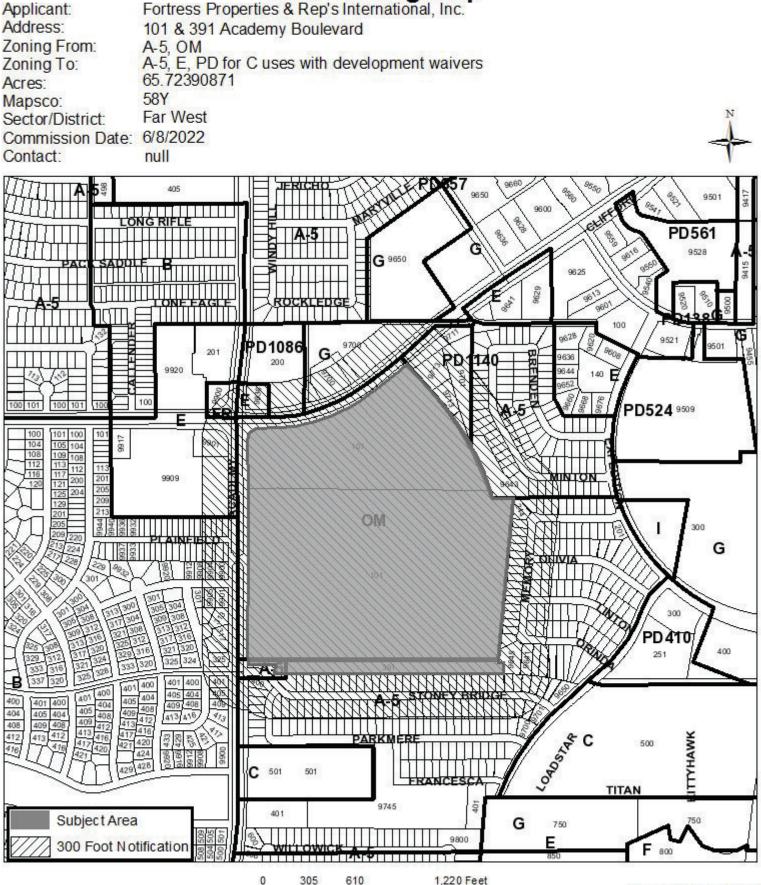
#### Site Plan Comments

Zoning related comments – applicant is currently working to address these (as of 6/1):

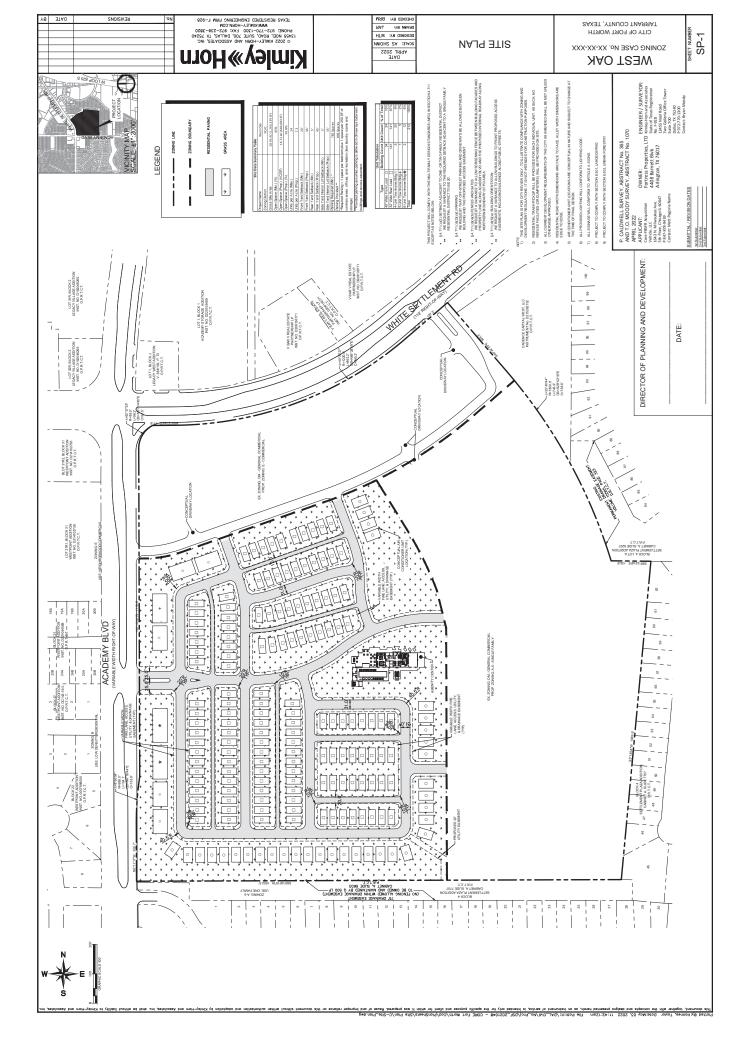
- Provide Open Space calculations that meet definition in Ordinance (private patios or areas under 25'x 25' in dimension do not count).
- Modify PD side setback in table from 35' to 25'.
- Provide base "C" zoning requirements in added column on Site Data Summary Table.
- Height not addressed in Site Plan, add details on building height and add to comparison/summary table.
- Provide bedroom breakdown to validate parking counts.
- Where is the parking? Is it in the front yard or will there be garages? Depict on Site Plan.
- Depict planned fencing on Site Plan.
- Why is the development standard to 4.711 stated as 20'? Site Plan shows closest footprint to A-5 is 45'.
- Provide Amenity Center/Clubhouse square footage.
- Where is parking for the Clubhouse?
- Modify signature line to "Director of Development Services".
- Add case reference #ZC-22-084.
- Staff is supportive of 1 of 4 currently listed development standards (building orientation development standard is OK).
- Are you intending to skip the MFD submittal?
- Will need to potentially add development standard to MFD submittal and Open Space.
- Staff would likely be supportive of MFD submittal development standard but likely unsupportive for an Open Space reduction.
- Provide confirmation that landscaping will meet 20 points from enhanced landscape table.



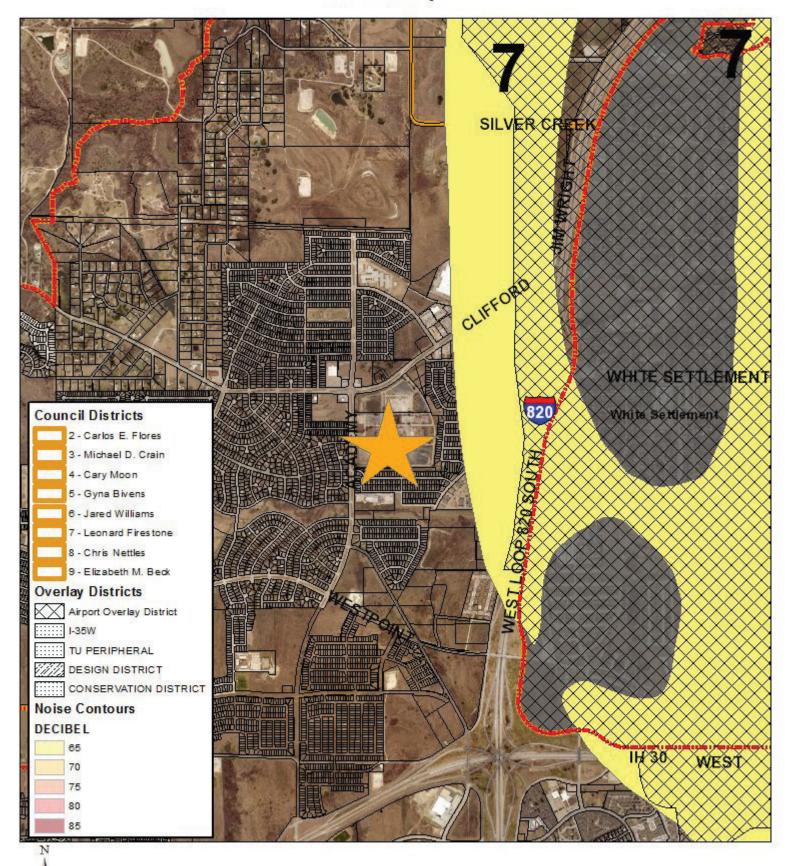




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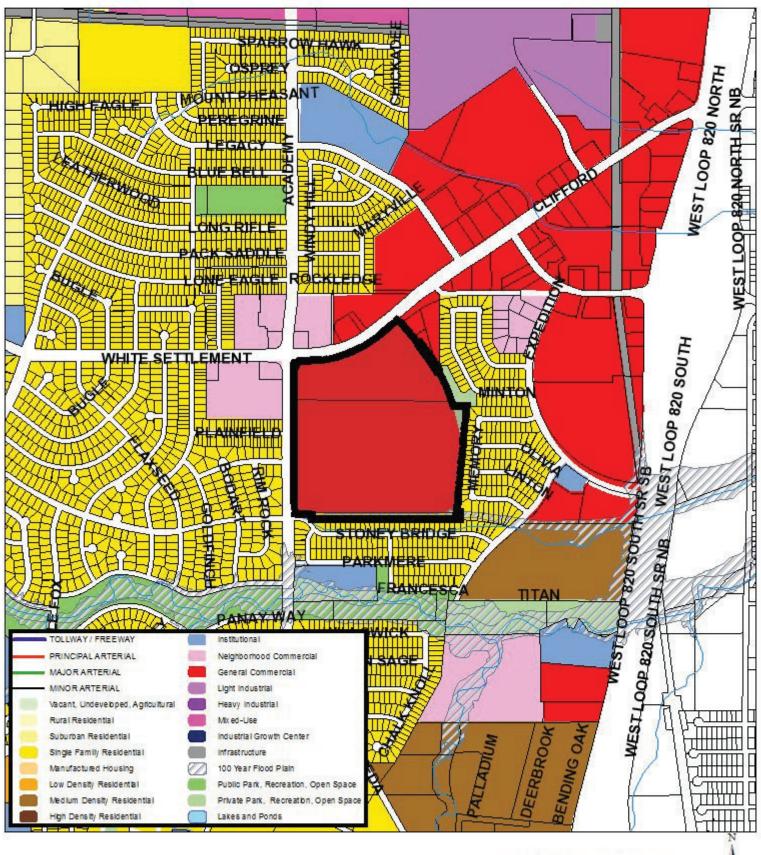








**Future Land Use** 

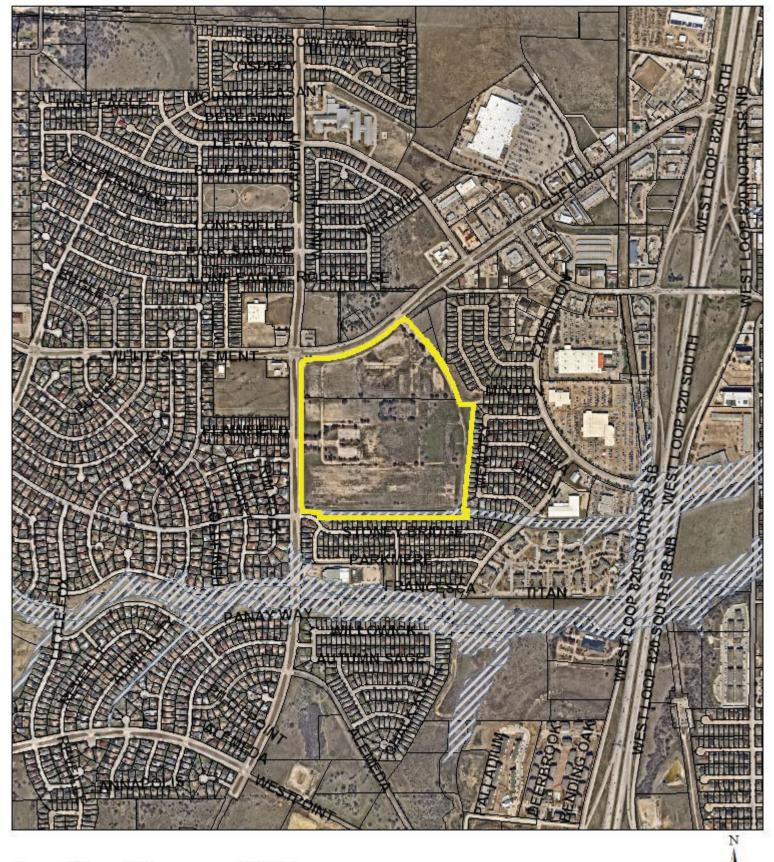


A Comprehensive Plan shall not constitute zoning regulations or attabilish zoning district boundaries. (Texas Local Government Code, Section 21,2003). Land Las designations were approved by City Council on March 6, 2015.

# FORT WORTH.

## ZC-22-084







# Zoning Staff Report

Date: June 8, 2022

Case Number: ZC-22-086

#### **Council District: 6**

**Conditional Use Permit** 

Case Manager:	Beth Knight		
Owner / Applicant:	HSRE-RCP Oakmont LF	/ Leslie Ford	
Site Location:	5833 Oakbend Trail	Acreage: 1.99 acres	
		Request	
Proposed Use:	Automated Service Car V	Vash	
Request:	From: "G" Intensive Co	nmercial	
	To: Add Conditional Use Permit (CUP) to allow an automated service carwash facility; site plan included, with waiver to bicycle parking		
Land Use Compatible	<i>ility:</i> Re	quested change is compatible.	
Comprehensive Plan	<i>an Consistency:</i> Requested change is not consistent (Significant Deviation).		
Staff Recommendati	on: De	nial	

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- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. <u>Recent Zoning History</u>
- 4. Public Notification
- 5. <u>Development Impact Analysis</u>
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
  - c. <u>Economic Development Plan</u>
- 6. Area Zoning Map with 300 ft. Notification Area

- 7. Site Plan
- 8. Area Map
- 9. Future Land Use Map
- 10. Aerial Photograph

#### Project Description and Background

The proposed site is located at the northwest corner of Oakmont Boulevard and Chisholm Trail Parkway (SH 121T), which are both significant arterial roadways. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the "G" district for a drive-thru carwash facility in an approximately 3,100 sq. ft. building. Self-service vacuum spaces are shown in two rows north of the carwash building. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The subject site and the general area to the north are designated as Mixed Use from Oakmont Boulevard to Southwest Boulevard (SH 183). The area is serviced by a low-frequency Trinity Metro bus line that runs along Oakmont Boulevard, generally once per hour.

While a carwash is not permitted in the "G" zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land. The nearest residential district, having "PD 841 for C Uses" zoning, lies approximately 330 feet from the southern property line, with the closest residential building being about 450 feet away. The car wash dryer faces Oakmont Boulevard with the multifamily complex, as well as commercial zoning to the south. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 34 vacuums are unlikely to have a significant detrimental impact on the neighborhood. The site is surrounded by other commercial uses to the north and west, an auto repair facility to the south, and Chisholm Trail Parkway (SH 121T) to the east.

The site plan shows the 34 vacuum stalls, 1 central vacuum machine, and the dumpster behind the front building wall. The location of these accessory uses, as well as the building elevations materials, meets the supplemental standards for car washes.

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

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

- a) Conditional use permits in residential districts shall be limited to those uses designated "CUP" in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.
- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or

approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

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

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

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

Requirement	E Standards	Proposed CUP
Bicycle parking	1 bicycle rack is required.	No bicycle parking (requires Development Regulation Waiver)

#### Surrounding Zoning and Land Uses

North "G" Intensive Commercial / Commercial uses

East "PD 629" Planned Development 629 for MU-2 uses / Chisholm Trail Parkway freeway

South "G" Intensive Commercial and "PD 1282" Planned Development 1282 for G uses plus auto repair / Commercial uses

West "G" Intensive Commercial / Commercial uses

#### Recent Zoning History

ZC-20-063, south of subject, from G to PD for G uses to allow auto repair to face a residential district, approved 6/24/2020.

#### **Public Notification**

300-foot Legal Notifications were mailed on May 27, 2022. The following organizations were notified: (emailed May 18, 2022)

Organizations Notified		
District 6 Alliance	Crowley ISD	
Hulen Bend Estates HA *	Fort Worth ISD	
Streams and Valleys Inc	Trinity Habitat for Humanity	

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

#### Development Impact Analysis

#### Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the "G" zoning district. Surrounding land uses consist of commercial uses to the north and west, with additional commercial uses to the south, and Chisholm Trail Parkway (SH 121T) to the east. The closest residential district is more than 300 feet away. Car wash dryer noise significantly diminishes beyond 300 feet.

The proposed zoning request **is compatible** with surrounding land uses due the surrounding commercial uses and freeway, as well as the residential uses in the vicinity being more than 300 feet away.

#### Comprehensive Plan Consistency - Wedgwood

The 2022 Comprehensive Plan currently designates the subject property as mixed use, where vehicular uses are not encouraged. The proposed zoning is inconsistent with the land use designations for this area, and with the following policies of the Comprehensive Plan:

- Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.

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

#### Economic Development Plan

The 2022 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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

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

#### Site Plan Comments

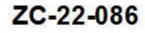
#### Zoning and Land Use

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

- 1. Note the proposed land use on the site plan.
- 2. Note the building square footage and number of stories.
- 3. Bicycle parking is required. Either revise the site plan or request this development waiver in bold.
- 4. Please revise the parking calculations from 3 spaces per washing stall to 5 spaces for each car that the wash line will hold. It appears the site is significantly over-parked, so additional trees will be required.
- 5. Please note whether the group of 10 spaces on the east are vacuum spaces with a canopy or regular parking spaces.
- 6. How does the "can't wash lane" #10 work with the vacuums? It appears this driveway conflicts with a vacuum canopy or parking spaces.
- 7. Add a separate symbol and label for Landscaping to the legend and then add that symbology to the site plan.
- 8. Remove the symbology for the standard duty concrete pavement since it's not used on the drawing.
- 9. Label the current land use to the north, south, and west, including across Oakmont Boulevard. The full width of Oakmont does not need to be shown.
- 10. Label the zoning of the land uses to the east and south.
- 11. Instead of the full CUP site plan check list, keep only the notes regarding site compliance with Lighting Code, Article 4 Signs, Sec. 6.301 Landscaping, and Sec. 6.302 Urban Forestry.
- 12. Add the current metes and bounds legal description, even if that means a second sheet is added.
- 13. Add the telephone numbers for the engineer and developer/owner.
- 14. This site's zoning case number is ZC-22-086.
- 15. Please update the signature line to "Director of Development Services".

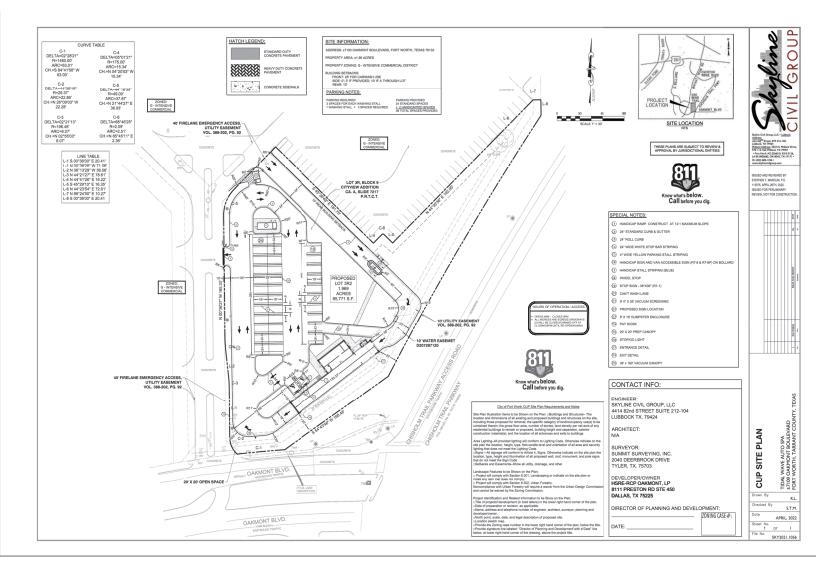
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff <u>cannot be waived</u> through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

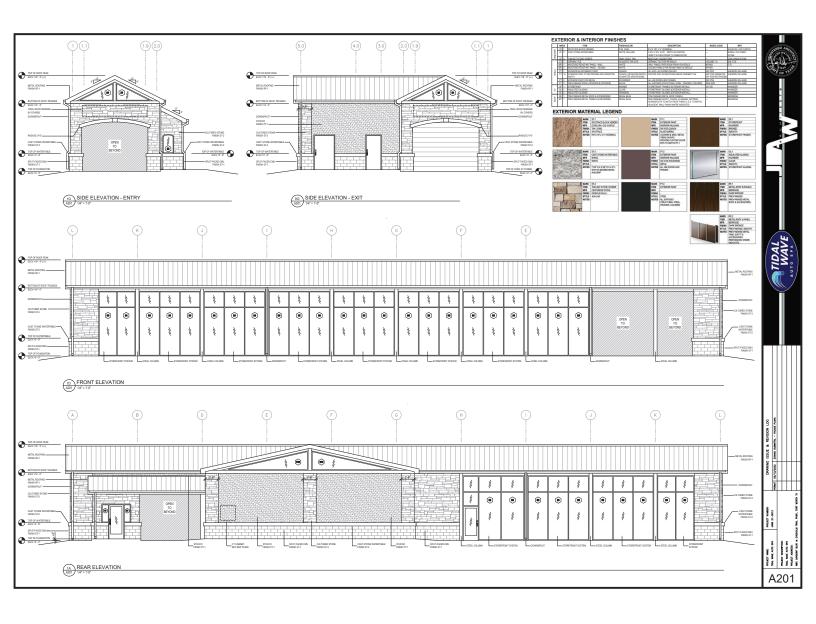




#### Area Zoning Map Applicant: Address: 5833 Oakbend Trail Zoning From: G Add Conditional Use Permit for automated car wash Zoning To: 1.9690338 Acres: 88U Mapsco: Wedgwood Sector/District: Commission Date: 6/8/2022 Contact: null

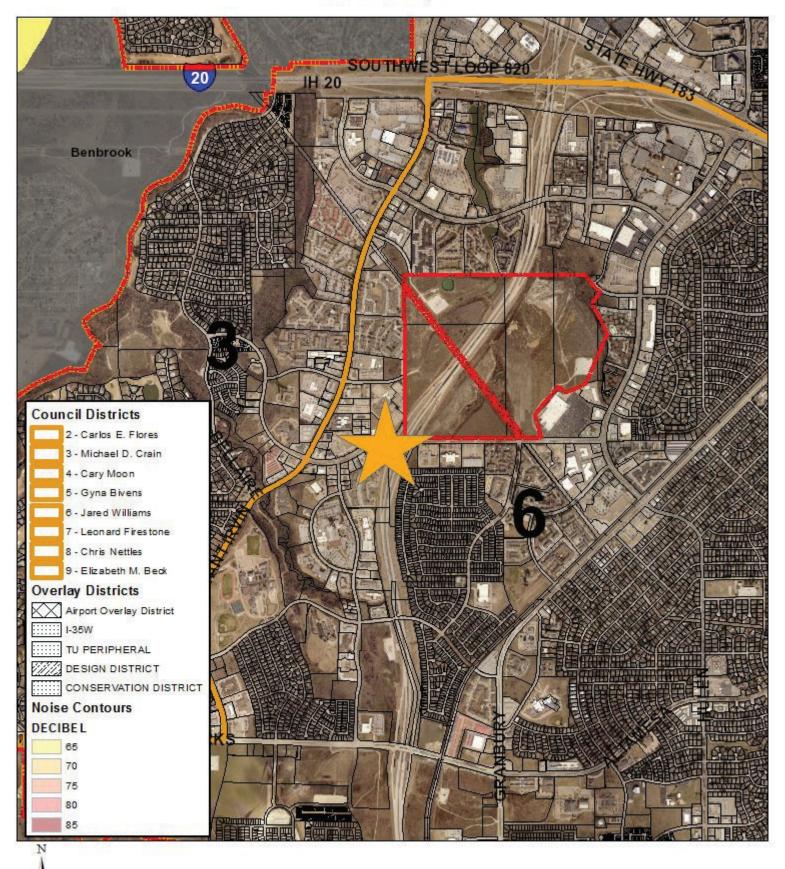






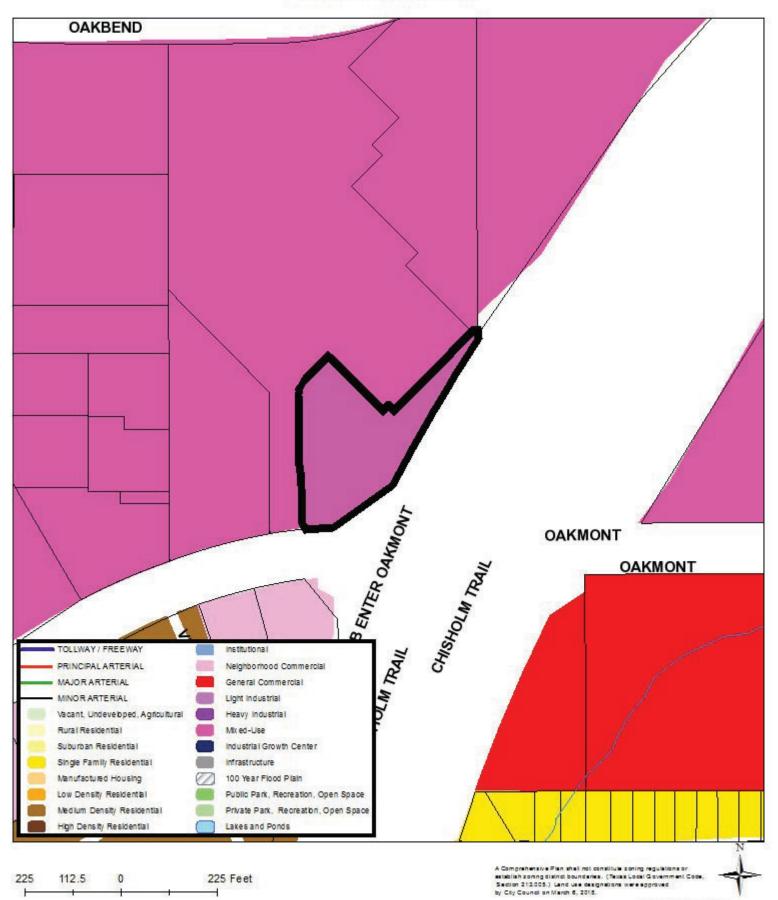








**Future Land Use** 

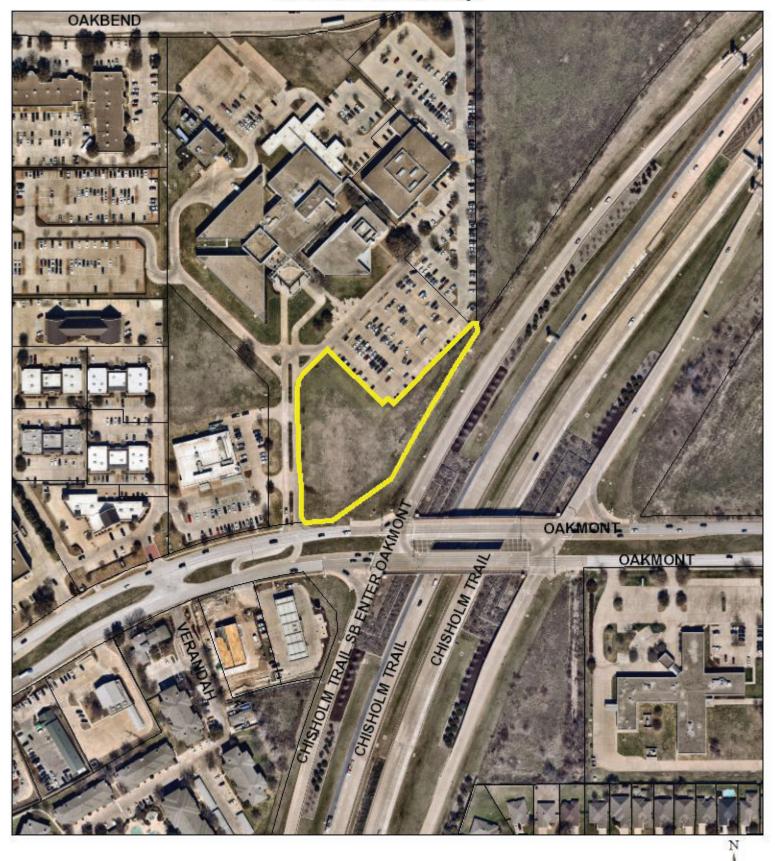


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# Aerial Photo Map



# Zoning Staff Report

Date: June 8, 202	22 Case Number: ZC-22-088		er: ZC-22-088	<b>Council District: 8</b>	
	Zoning Map Amendment				
Case Manager:	<u>Stephen Mu</u>	<u>Stephen Murray</u>			
<i><b>Owner</b> / Applicant</i> :	Bret & Jennif	fer Starr			
Site Location:	2201 Watson	Street	Acreage	<i>e:</i> 4.86 acres	
		F	Request		
Proposed Use:	Single-family home with guest house (Will not be used as a short-term rental)				
Request:	From:	"A-10" One-Fa	amily		
	To: "PD/A-10" Planned Development for "A-10" uses plus guest house for parents with development standards for size of accessory structures and location in front of primary, ornamental fence in the front yard and chain link fence, site plan included.				
Recommendation					
Land Use Compatibility: Requested change is compatible					
Comprehensive Plan	n Consistency:	Requested change is consistent			
Staff Recommendation: Approval					
		Table	e of Contents		

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. <u>Recent Zoning History</u>
- 4. <u>Public Notification</u>

FORT WORTH.

- 5. <u>Development Impact Analysis</u>
  - a. Land Use Compatibility

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

#### Project Description and Background

The property is located on Watson Street near the corner of Meadowbrook Drive. The applicant is proposing to change the zoning to "PD/A-10" Planned Development for "A-10" uses plus guest house for parents with development standards for size of accessory structures and location in front of primary, ornamental fence in the front yard and chain link fence, site plan included for a single-family home and guest house. Surrounding land uses are single-family. The applicant intends to develop in the middle of a nearly five (5) acre lot that has numerous trees and a small creek.

Rezoning is required due to the configuration of the property and because the guest house would be considered a second unit. Accessory dwellings are allowed in "A-10" if they do not contain a kitchen or 220 v plug. The applicant intends to use the guest house as a fully functioning second unit for family and will not be used for short-term rentals. The proposed use and configuration is appropriate at this location.

Requirement	A-10 Standards	Proposed PD
Accessory Structures	Projected front yard (approximately 30 ft)	Dumpster within this setback (requires Development Regulation Waiver)
Fence	4 ft open design fence allowed within front yard on property line	5 ft decorative fence provided (requires Development Regulation Waiver)
Fence	Chain link fence not allowed	Chain link used for portions of the development (requires Development Regulation Waiver)

#### Surrounding Zoning and Land Uses

North "A-10" One-Family / residential East "A-10" One-Family / residential South "A-10" One-Family / residential

West "A-10" One-Family / residential

#### Recent Zoning History

• None

#### **Public Notification**

300-foot Legal Notifications were mailed on May 24, 2022. The following organizations were notified: (emailed May 18, 2022)

Organizations Notified		
Neighborhoods of East Fort Worth	Central Meadowbrook NA*	
West Meadowbrook NA	East Fort Worth, Inc.	
Streams and Valleys Inc	Trinity Habitat for Humanity	
Southeast Fort Worth Inc	East Fort Worth Business Association	
Fort Worth ISD		

\* The subject property lies within this Neighborhood Association.

#### **Development Impact Analysis**

#### Land Use Compatibility

The applicant is proposing a zoning change to "A-5" One-Family for a single-family home. Surrounding land consist of residential uses. The rezoning is located on nearly five (5) acres and the propose improvements will not infringe on the nearby residences. The majority of the structures are located within the interior of the overall lot.

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

Comprehensive Plan Consistency - Eastside

The Comprehensive Plan designates the subject property as single-family residential. The requested zoning change is consistent with the following Comprehensive Plan policy:

• Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

Based on the conformance with the future land use map and 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 below recommendations apply to this project:

#### **INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT**

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

#### Site Plan Comments

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

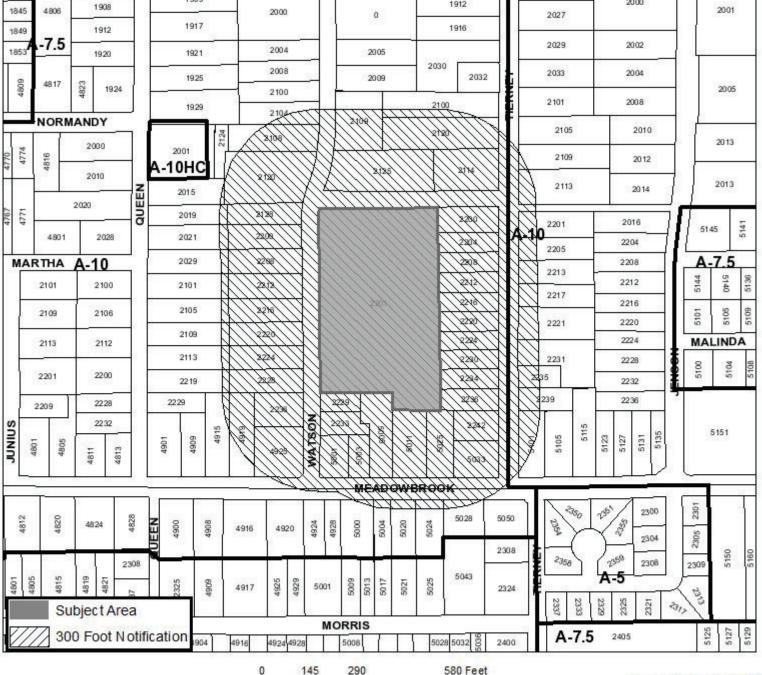
- 1. 4ft open design fence allowed in front yard (Waiver requested)
- 2. Chain link fence not allowed in single-family (Waiver requested)
- 3. Accessory structure located in front of primary (Waiver requested)

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

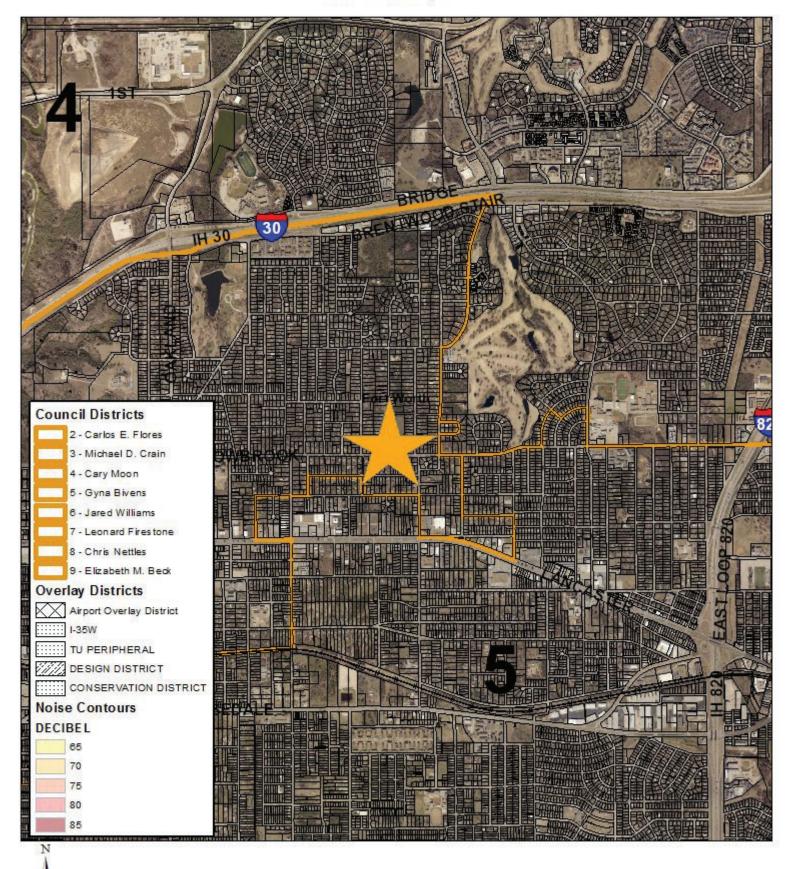


# Area Zoning Map

Applicant:	Bret & Jennif	er Starr					
Address:	2201 Watson	Street					
Zoning From:	A-10						
Zoning To:	Planned Dev	elopment for	A-10 uses pl	us guest hou	ise for parent	ts with devel	opment waiver
Acres:	4.86607918						
Mapsco:	79B						
Sector/District:	Eastside						N
Commission Date:	6/8/2022						-
Contact:	817-392-804	7					V
1837	1905	1908	1901	1908	2023		
1841	1909	1905		1912	2023	20.00	







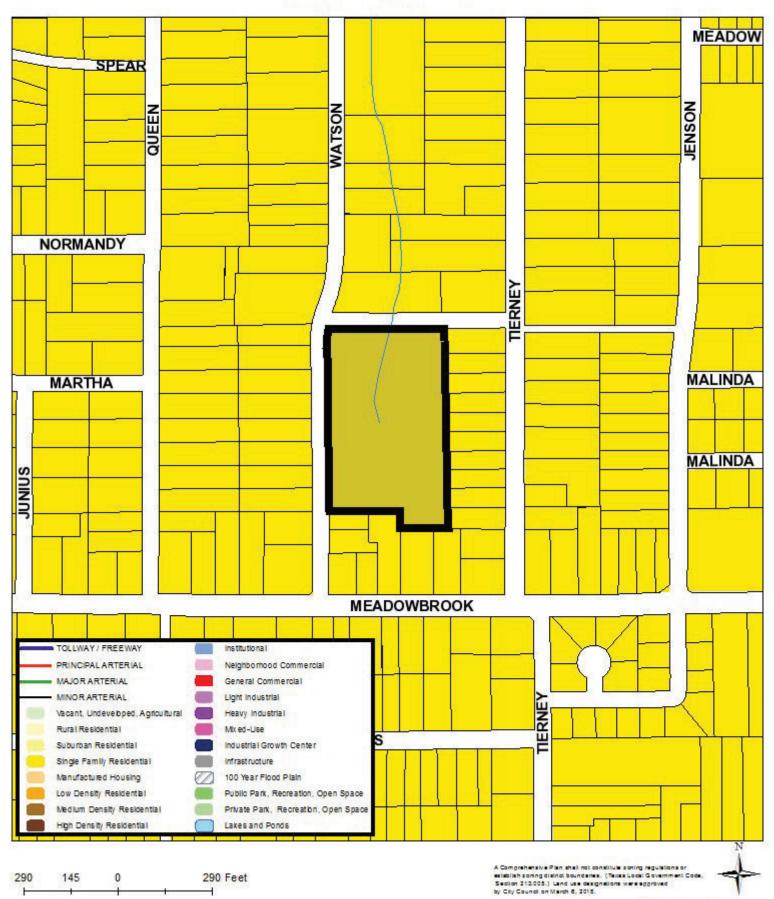
1,000 2,000 4,000 Feet

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# FORT WORTH.

ZC-22-088

**Future Land Use** 



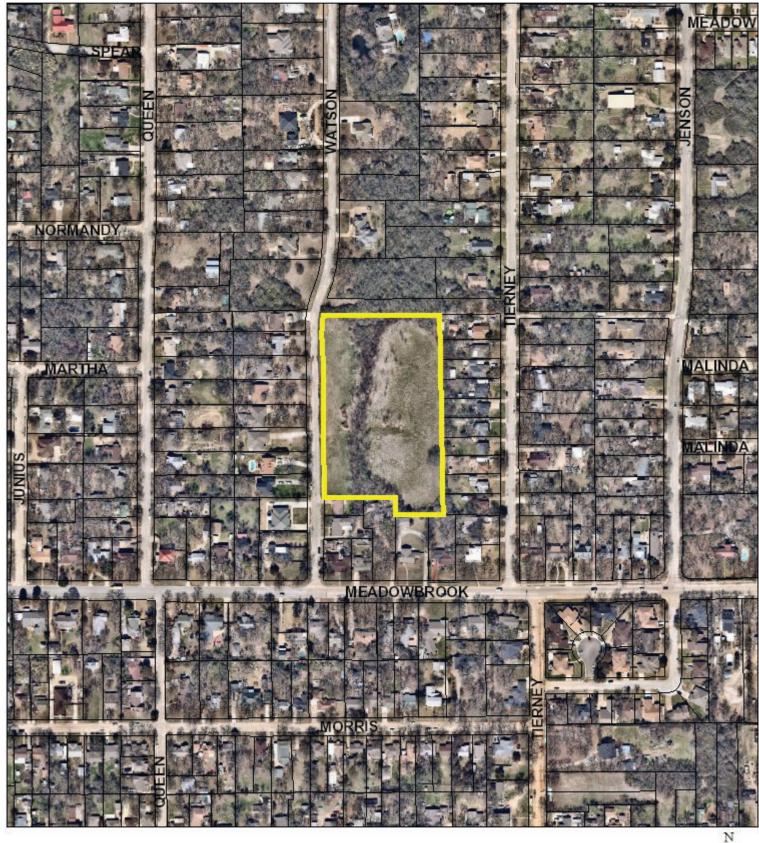
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# FORT WORTH.

ZC-22-088

### **Aerial Photo Map**



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# **Zoning Commission**

Date: June 8, 202	22 Case	e Number: ZC-22-089	<b>Council District 9</b>	
	Zoning Map Amendment			
Case Manager:	Sevanne Steiner			
Owner / Applicant:	Carriage House Dev	elopment LLC/ Chris Nash –	Hanover Company	
Site Location:	1541 Merrimac Circ	le	Acreage: 0.156 acres	
	Request			
Proposed Use:	Mixed – Use Development			
Request:	From: "G/I" Intensive Commercial/ Light Industrial			
	To: "MU- 2" High Intensity Mixed Use			
Recommendation				
Land Use Compatibility: Requested change is compatible.			tible.	
Comprehensive Plan Consistency: Requested change is consistent.		tent.		
Staff Recommendati	Staff Recommendation:			
		Table of Contents		

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. <u>Recent Zoning History</u>
- 4. Public Notification
- 5. <u>Development Impact Analysis</u>
  - a. Land Use Compatibility
    - b. Comprehensive Plan Consistency

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

#### Project Description and Background

The applicant is proposing to change the zoning from a mix of districts to 'MU-2" – High Intensity Mixed Use to build a mixed - use development that includes office, retail and multifamily. This is a companion rezoning to ZC-21-222 "G/ I" Intensive Commercial/ Light Industrial to "MU- 2" High Intensity Mixed Use, approved by Mayor and City Council in February 2022.

#### Surrounding Zoning and Land Uses

North "MU-2" High Intensity Mixed Use

East Trinity River

South "MU- 2" High Intensity Mixed Use and PD 788/ Waterside Mixed - Use Development

West "I" Light Industrial/ Office and Retail

#### **Recent Zoning History**

• None.

#### Public Notification

300-foot Legal Notifications were mailed on May 20, 2022. The following organizations were notified: (emailed May 18, 2022)

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

#### **Development Impact Analysis**

#### Land Use Compatibility

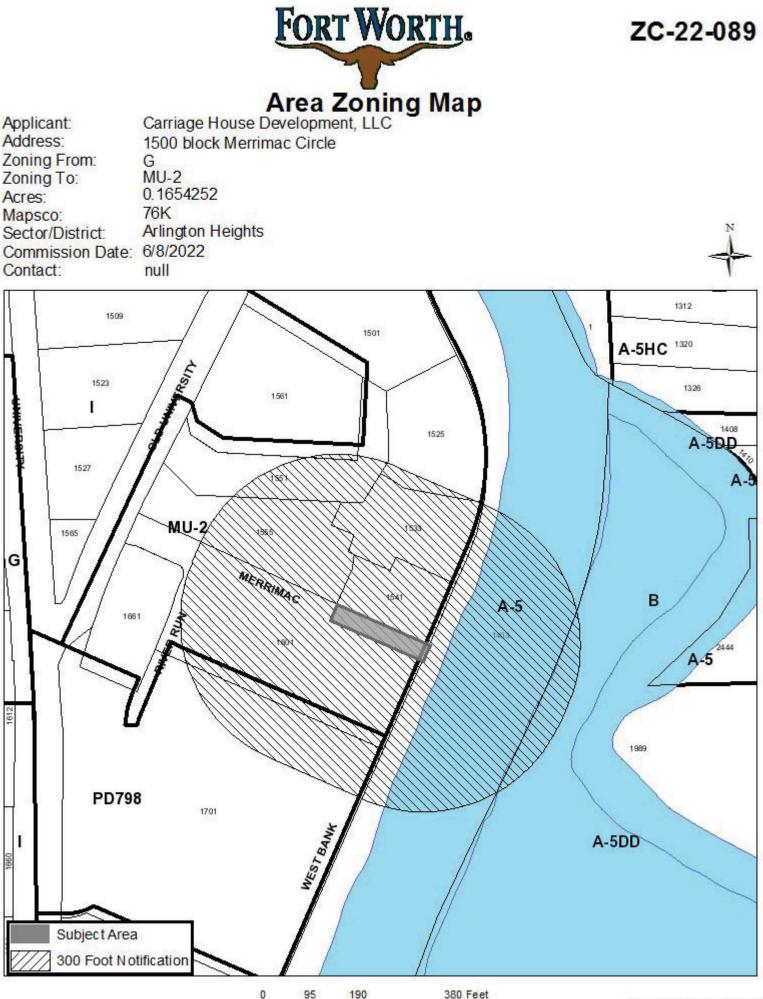
The surrounding land uses are retail and office. Waterside Mixed-Use development is to the south. The proposed zoning is **compatible** with surrounding land uses.

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

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

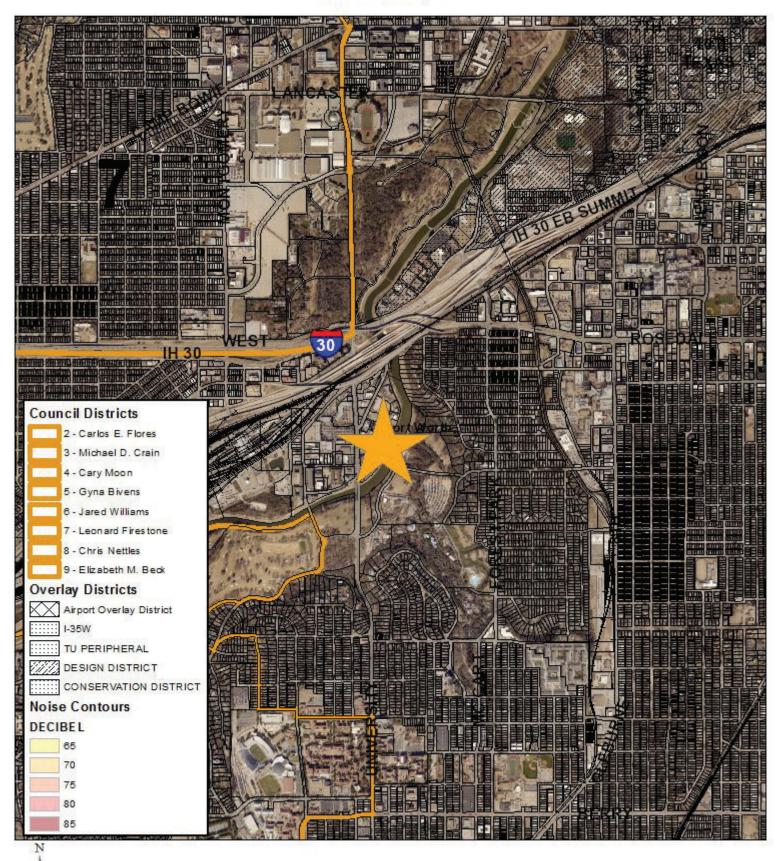
• Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.

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



<sup>95 190 380</sup> Feet



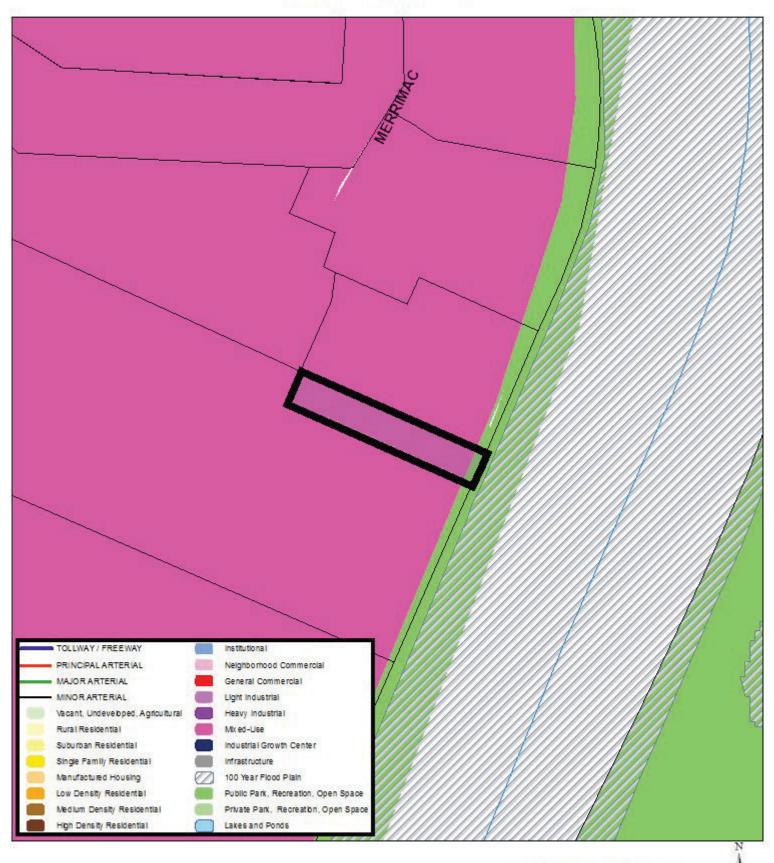


1,000 2,000 4,000 Feet

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**Future Land Use** 



A Comprehensive Plan shall not constitute coning regulations or antablah coning district boundaries. (Texas Local Government Code, Section 212003). Land use designations were approved by City Council on March 6, 2015.



# Aerial Photo Map





# **Zoning Staff Report**

Date: June 8, 2022

Case Number: ZC-22-090

**Council District: 7** 

### **Zoning Map Amendment**

Case Manager:	Brett Mangum			
<i>Owner / Applicant:</i>	ADL Development LP / Peloton Land Solutions, Jonathan Ragsdale			
Site Location:	4130 Haslet Roanoke Road	Acreage: 13.54 acres		
	Requ	lest		
Proposed Use:	Industrial			
Request:	From: "G" Intensive Commercial	From: "G" Intensive Commercial		
	To: "K" Heavy Industrial			
	Recomme	endation		
Land Use Compatibility:         Requested change is not compatible				
Comprehensive Plar	Comprehensive Plan Consistency: Requested change is not consistent			
Staff Recommendation: Denial				
Table of Contents				
	ription and Background Zoning and Land Uses	<ol> <li>Zoning Map with 300 ft. Notification Area</li> <li>Area Map</li> <li>Future L and Use Map</li> </ol>		

- 4. Public Notification
- 5. Development Impact Analysis
  - - a. Land Use Compatibility
    - b. Comprehensive Plan Consistency
    - c. Economic Development Plan

- Future Land Use Map
- 9. Aerial Photograph

## Project Description and Background

The 13.54 acre subject site is currently undeveloped and used for agriculture. Existing zoning for the site is "G" Intensive Commercial. The application lists the present owner as the developer of the site, who is proposing to rezone as "K" Heavy Industrial.

No general layout or description of the proposed land use was included in the application other than a descriptor that states the proposed new use and purpose of zoning change as "Industrial". It would be incumbent upon the applicant to provide those details to the Zoning Commission or City Council if they are requested. Please note that for industrial rezoning applications, a site plan or general layout is *not* required, however if provided, this can give staff and elected & appointed officials insight into how the property is intended to be set up and operated.

## Surrounding Zoning and Land Uses

North n/a (Fort Worth 5 mile ETJ) / large lot single family residential
East n/a (Fort Worth 5 mile ETJ) / self storage & mini warehouses
South "K" Heavy Industrial / undeveloped
West n/a (Fort Worth 5 mile ETJ) / self storage (boat & RV)

## Recent Zoning History

• None

## **Public Notification**

300-foot Legal Notifications were mailed on May 27, 2022. The following organizations were emailed on May 18, 2022:

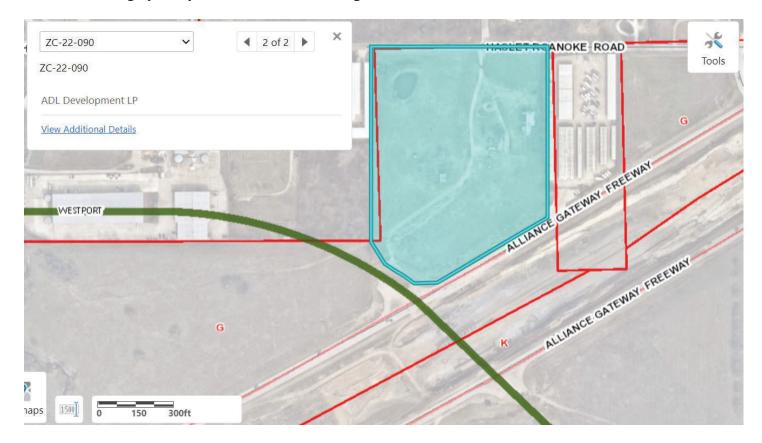
Organizations Notified		
North Fort Worth Alliance	Lakes at Lost Creek HOA*	
Vista Greens HOA	Harvest Ridge HOA	
Northwest ISD	Keller ISD	
Streams and Valleys Inc.	Trinity Habitat for Humanity	

\*Located closest to this registered Neighborhood Association

## **Development Impact Analysis**

### Land Use Compatibility

The subject site is situated on the Alliance Gateway Freeway corridor. A major intersection is planned at this location, where Westport Boulevard will cross Alliance Gateway, according to the City's Master Thoroughfare Plan. It is reasonable to assume that the property included in this request will be part of a highly visible hard corner, and is highly likely to be converted into a signalized intersection in the future as this corridor builds out.



Alliance Gateway in the vicinity of this site functions as an unofficial dividing line between commercial zoning to the north of the freeway (predominately "G" Intensive Commercial), and industrial zoning (predominately "K" Heavy Industrial) to the south. Rezoning the property which is on the north side of Alliance Gateway as "K" would interrupt the established pattern of zoning that exists currently. Conversely, retaining the existing zoning would retain the pattern.

Staff is also concerned with the proximity of existing single family residential uses directly to the north across Haslet Roanoke Road. While these areas are outside of the City limits, they are within the City's 5-mile Extraterritorial Jurisdiction. Rezoning the site to "K" Heavy Industrial has the potential to open the 13.54 acre site up to more intensive and disruptive uses that could be incompatible with residential areas, regardless of what municipality they are in.

Considering the factors listed above, as well as the minimal level of detail provided in the application documents, the proposed zoning **is not compatible** with surrounding land uses.

#### Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as future Mixed Use. Most any zoning classification, except for industrial, is listed as an acceptable zoning district within future Mixed Use areas.

COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU- 1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes

\*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.

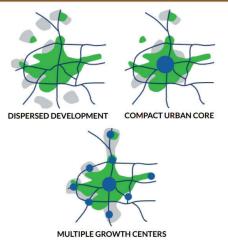
Additionally, this property is within the Alliance Gateway West Regional Growth Center. Growth Centers are areas of the City that are targeted for more compact urban land use and are intended to be more active centers of regional commerce and development. Additional information on Growth Centers excerpted from the 2022 Comprehensive Plan can be found below:

#### **GROWTH CENTERS**

The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth's Comprehensive Plan advocates for the development of multiple growth centers.

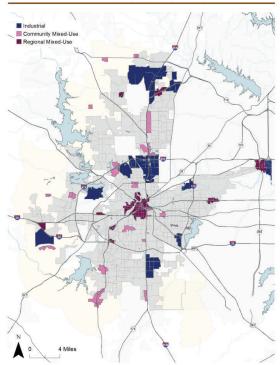
Growth centers are located along highway or rail corridors to facilitate transportation linkages to other growth centers. A network of growth centers can accommodate citywide growth with fewer environmental impacts, less land consumption and traffic generation, and less pollution than a dispersed development pattern. The North Central Texas Council of Governments is also promoting this growth strategy in response to growing concerns over traffic, pollution, and reduced funding for transportation infrastructure.

#### URBAN DEVELOPMENT PATTERNS

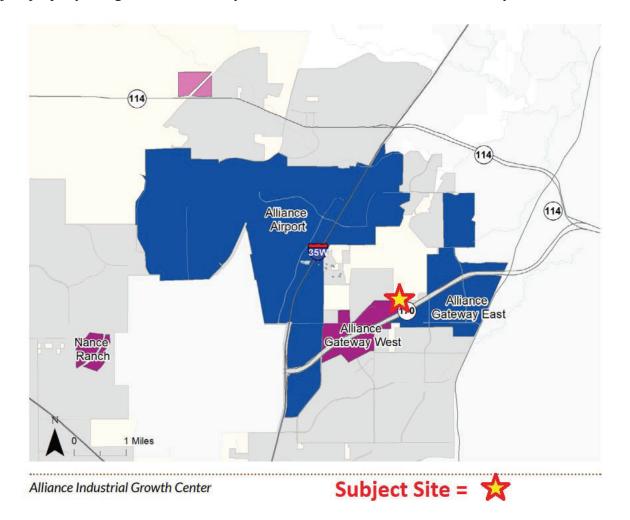


#### INDUSTRIAL AND MIXED-USE GROWTH CENTERS

COMPREHENSIVE PLAN | LAND USE



While the proposed zoning of "K" is considered to be a similar intensity level to the existing "G" zoning, the proposed rezoning **is not consistent** with the Comprehensive Plan. The rezoning request does not provide a mix of uses that aligns with the future Mixed-Use designation. Rezoning requests of this nature (to an Industrial classification) are better situated in areas specified in the Comprehensive Plan as "Industrial Growth Centers". The closest Industrial Growth Centers to this site are to the west around Alliance Airport and south and east of the subject property along Alliance Gateway east of Park Vista Blvd. and west of Hwy. 377.



In addition, the proposed rezoning does not meet any of the land use policies specific to the Far North sector of Fort Worth, and actively works against the two policies listed below:

4. Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Gateway West, Alliance Town Center, Fossil Creek, and Nance Ranch Mixed-Use Growth Centers. Discourage single-family residential development within these growth centers. *(Staff comment – 'Industrial' is not mentioned in the list of development types promoted in the Mixed-Use Growth Centers)* 

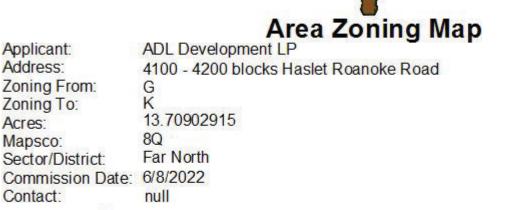
12. Promote industrial development within the Meacham, Alliance, and Alliance Gateway East Industrial Growth Centers. (*Staff comment – Industrial growth should be targeted towards specific geographic areas listed, of which the subject property is not a part of*)

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The most recent update to this plan was approved by the City Council in January 2022. A Performance Metric regarding the City's tax base is included below for reference:

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

Retaining the current "G" zoning on this property would continue to meet the goal of diversifying the City's tax base, without the need to rezone to "K".



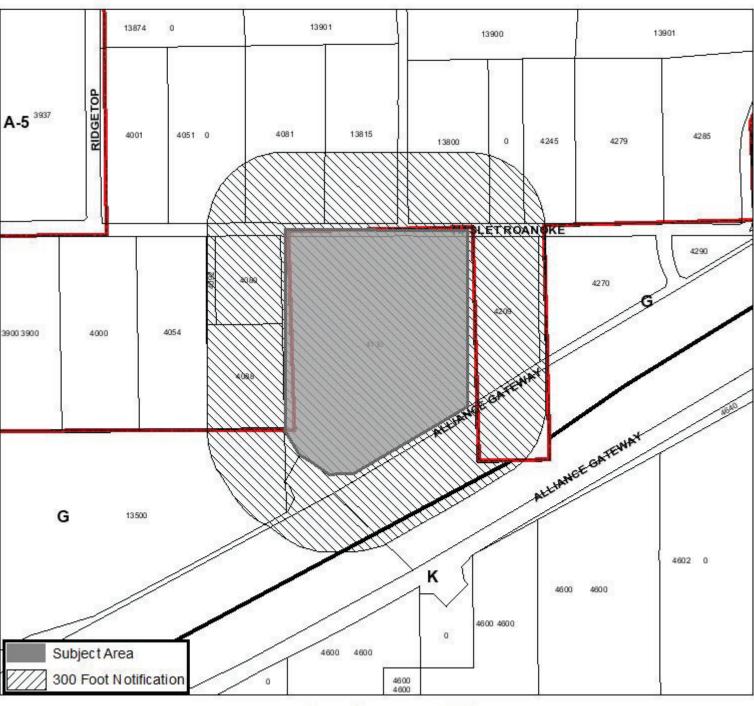


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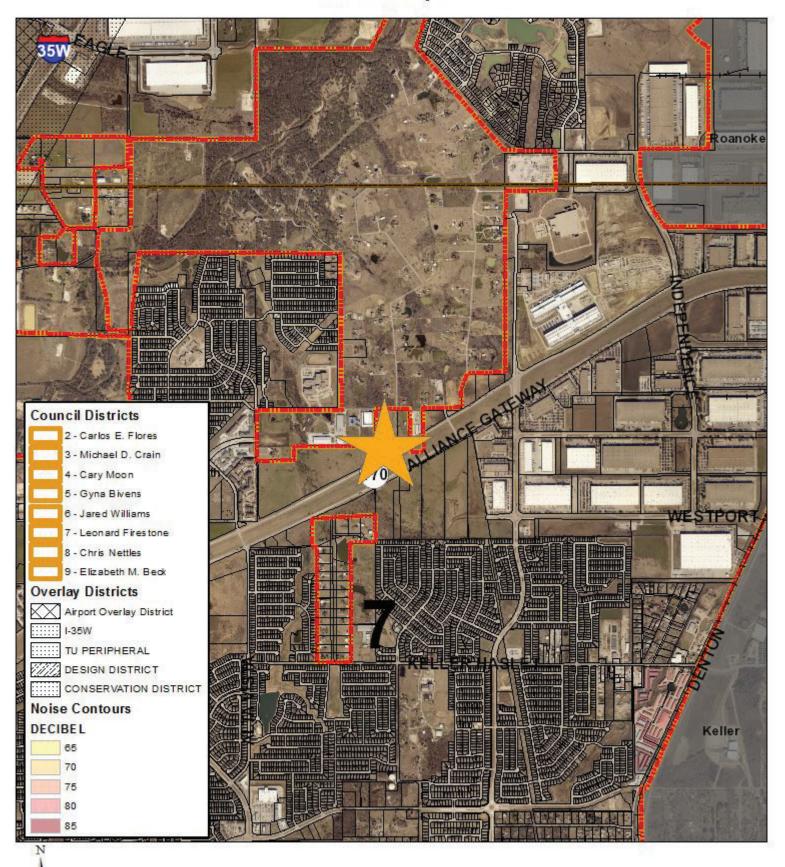
370

740 Feet



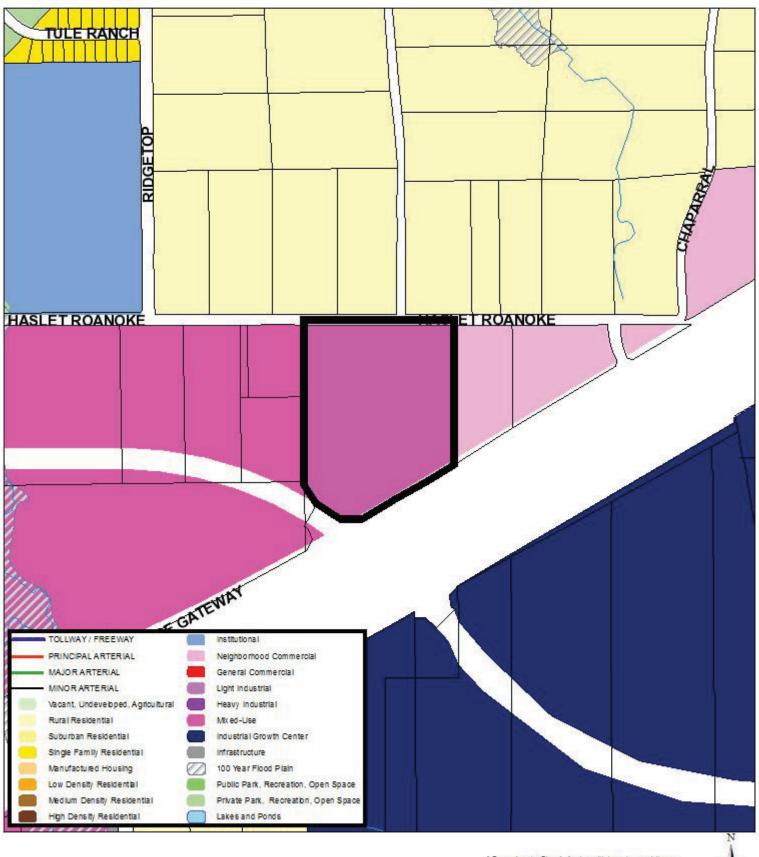
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**Future Land Use** 



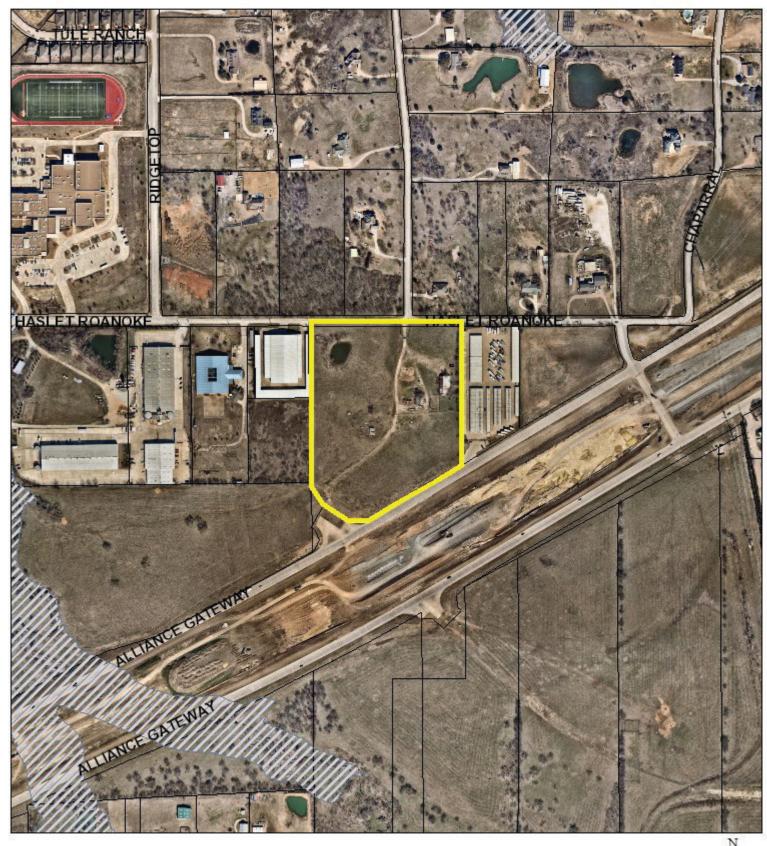
450 Feet

A Comprehensive Plan shall not constitute zoning regulations or antablah zoning district boundaries. (Texas Local Government Code, Section 212003). Land use designations were approved by City Council on March 6, 2015.

# FORT WORTH.

## ZC-22-090

## Aerial Photo Map



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## **Zoning Staff Report**

## Date: June 8, 2022

Case Number: ZC-22-091

## **Council District: 9**

## **Zoning Map Amendment**

Case Manager:	Monica Lafitte		
<i>Owner / Applicant:</i>	KBPFive, Inc. / A. G. Smith Homes, LLC		
Site Location:	2716 & 2722 Wingate Stree	et <i>Acreage:</i> 0.37 acres	
		Request	
Proposed Use:	Townhomes		
Request:	From: "A-5" One-Family		
	To: "UR" Urban Residential		
Recommendation			
<i>Land Use Compatibility:</i> Requested change is compatible.			
Comprehensive Plan	n Consistency: Requested ch	nange is consistent (Minor Boundary Adjustment).	
Staff Recommendation: Approval			
	Tabl	le of Contents	
		<ol> <li>Area Zoning Map with 300 ft. Notification Area</li> <li>Area Map</li> <li>Future Land Use Map</li> <li>Aerial Photograph</li> </ol>	

- 5. Development Impact Analysis
  - a. Land Use Compatibility
    - b. Comprehensive Plan Consistency
    - c. Economic Development Plan

## Project Description and Background

The subject site consists of two adjacent lots on the north side of Wingate Street between Foch Street and Carroll Street in the Linwood Neighborhood. The two homes on the lot are to be demolished to make way for proposed townhome use. The applicant is requesting to rezone from "A-5" One-Family to "UR" Urban Residential.

The Linwood area has had a lot of redevelopment in recent years. It is a desirable neighborhood for creating the walkable, pedestrian friendly type of Urban Residential housing, as it is located adjacent to the West 7<sup>th</sup> Urban Village, which has a mix of residential, restaurant, entertainment, retail, office, and other uses.

The lots appear to have a few trees on them; all development will be subject to the appropriate requirements of the Urban Forestry Ordinance.

## Surrounding Zoning and Land Uses

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

## Recent Zoning History

- ZC-22-040 from B to UR; current zoning case; southwest of subject site
- ZC-21-026 from A-5 to PD/UR with development standards; effective 7/2/21; south of subject site
- ZC-20-090 from A-5 to UR; denied by City Council 8/25/20; south of subject site
- ZC-20-162 from A-5 to UR; effective 5/27/21 north of subject site
- ZC-20-034 from A-5 and MU-1 to PD/MU-1 with development standards; denied by City Council 6/23/20; south of subject site
- ZC-19-102 from A-5 to UR; effective 9/28/19; north-adjacent of subject site
- ZC-19-125; from MU-1 to add CUP to allow a bar; effective 10/24/19; northeast of subject site

## **Public Notification**

300-foot Legal Notifications were mailed by May 27, 2022. The following organizations were notified: (emailed May 18, 2022)

Organizations Notified		
West 7 <sup>th</sup> Neighborhood Alliance	SO7 Townhome Association	
Montgomery Plaza Residential Condominium Association	Linwood NA*	
Tarrant Regional Water District	Streams and Valleys Inc	
Trinity Habitat for Humanity	Montgomery Plaza Master Condominium Association, Inc.	
Cultural District Alliance	Camp Bowie District, Inc	
Fort Worth ISD		

\* Located within this registered Neighborhood Association

## **Development Impact Analysis**

#### Land Use Compatibility

The applicant is requesting to rezone from "A-5" One-Family to "UR" Urban Residential with the intention to build townhomes. The surrounding land uses are apartment, townhome, duplex, and single family. The site is within 600 feet of First Flight Park to the southeast and within 500 feet of Linwood-Jesse D. Sandoval Park to the southwest. To the north and east of the site, there are multiple commercial uses within 300-500 feet, as well.

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

#### Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as Urban Residential on the Future Land Use Map. Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows "UR" Urban Residential zoning as the only appropriate zoning type in the Urban Residential designation of Future Land Use.

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

#### FUTURE LAND USE AND ZONING CLASSIFICATIONS

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

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods

• Encourage urban residential development in appropriate locations to create more walkable, pedestrianoriented neighborhoods.

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

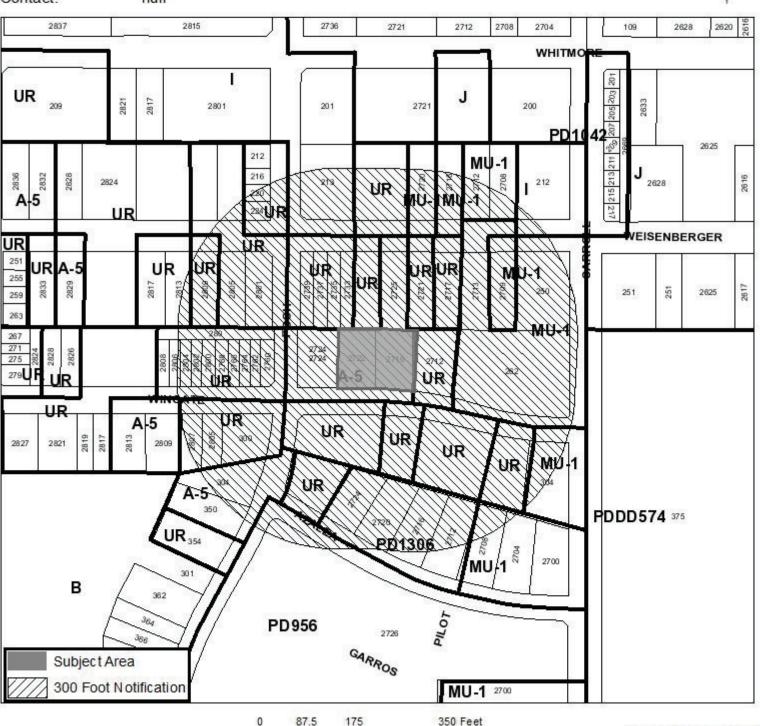
#### Economic Development Plan

The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

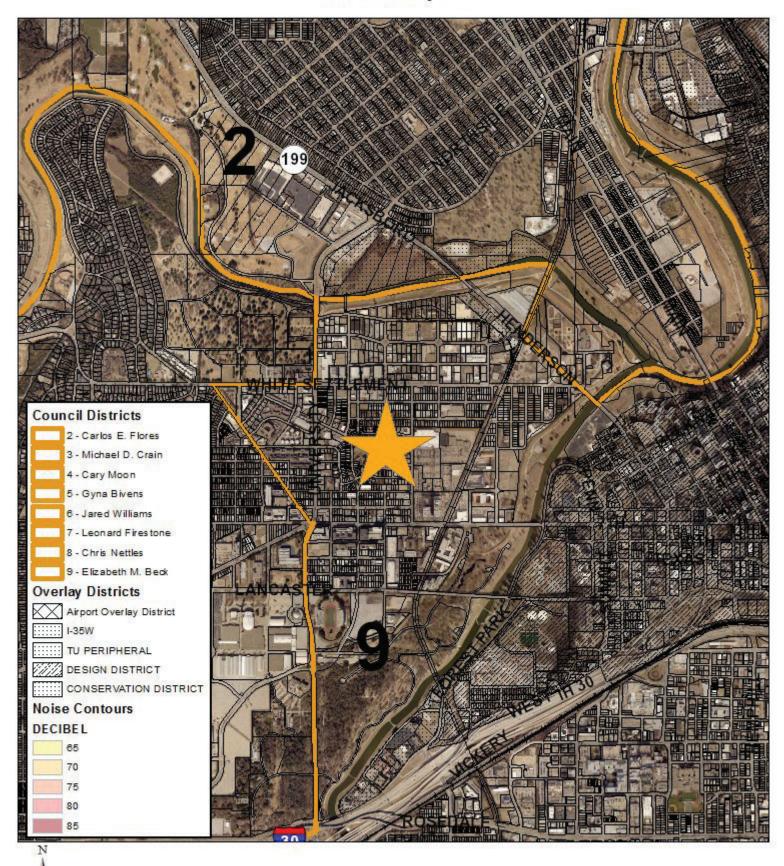
- 1. High-wage job growth.
- 2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
- 3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.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







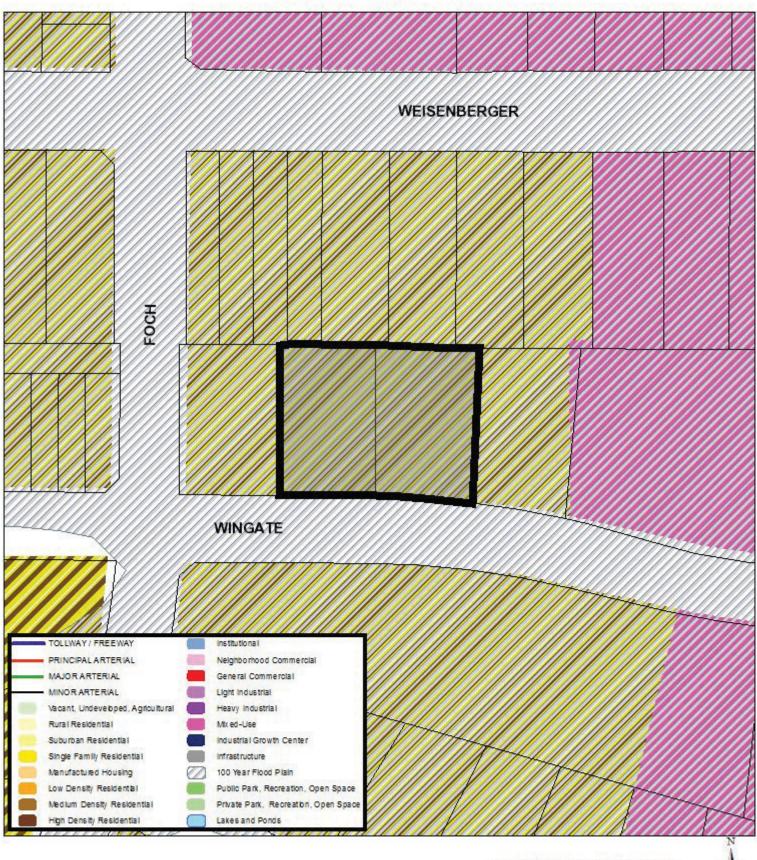




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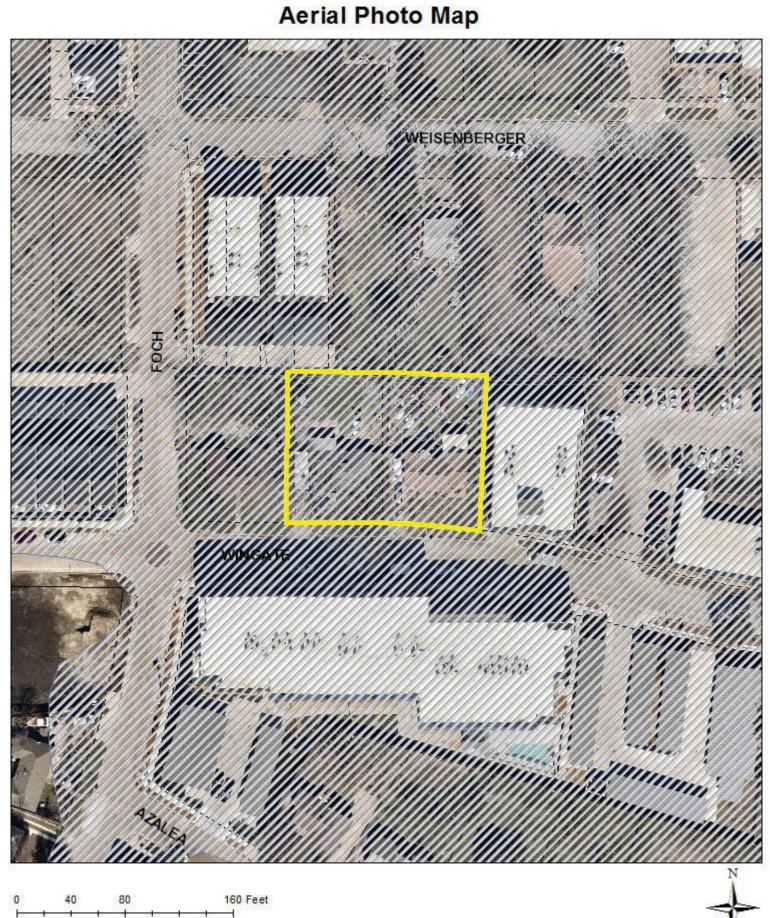


**Future Land Use** 



A Comprehensive Plan shall not constitute zoning regulations or antablish zoning district boundaries. (Resa: Local Government Code, Section 21.2003). Land use designations were approved by City Council on March 6, 2015.







## Zoning Staff Report

Date: June 8, 2022

Case Number: ZC-22-094

**Council District: 2** 

**Conditional Use Permit** 

Case Manager:	Beth Knight		
Owner / Applicant:	HPC Revelstoke Commercial Ltd. / DCG Engineering		
Site Location:	9873 NW Highway 287         Acreage: 1.78 acres		
Request			
Proposed Use:	Car Wash		
Request:	From: "F" General Commercial and "PD 1080" Planned Development for F uses plus mini-warehouse		
	To: Amend "PD 1080" Planned Development for F uses plus mini-warehouse to allow an automated carwash facility; site plan included, with waiver to the location of accessory uses in the front yard and bicycle parking		
Land Use Compatib	ility:	Requested change is compatible.	
Comprehensive Plan	n Consistency:	Requested change is consistent.	
Staff Recommendat	ion:	Approval	
		Table of Contents	

- 1. Project Description and Background
- 2. Surrounding Zoning and Land Uses
- 3. <u>Recent Zoning History</u>
- 4. <u>Public Notification</u>
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
  - c. <u>Economic Development Plan</u>

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

## Project Description and Background

The proposed site is located at the southeast corner of Blue Mound Road and the NW US 287 Highway, which are both significant arterial roadways. The applicant is requesting to amend the Planned Development zoning to allow an automated carwash facility; site plan included.

Carwashes are not allowed by right within commercial zoning districts. The applicant has applied to allow this use within the "PD 1080" Planned Development for F uses plus mini-warehouse for a drive-thru carwash facility in an approximately 2,000 sq. ft. building. Self-service vacuum spaces are shown in a row north of the carwash building. The northern half of the lot is in a floodplain, which is shown to be preserved.

While a carwash is not permitted in the base "F" zoning district by right, allowing one by amending the Planned Development with a site plan may help mitigate any neighborhood concerns. In a Planned Development, the car wash approval cannot be revoked in the event of code violation convictions. The site is currently vacant land. The nearest residential district, having "A-5" zoning, lies approximately 350 feet from the southwestern property line, with additional single family residences and multifamily complexes in vicinity. The car wash dryer faces NW US Highway 287 to the northeast. Although sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 10 vacuums are unlikely to have a detrimental impact on the neighborhood. The site is surrounded by the commercial uses or commercially zoned land to the southeast, southwest, and northwest, with NW US Highway 287 to the northeast.

The site plan shows the 10 vacuum stalls, no central vacuum machines, and no dumpster in the front yard, between the building and NW Loop 820. The location of these accessory uses requires a development waiver from both the supplemental standards for car washes, as well as the standard accessory use requirements for commercial sites.

Requirement	F Standards	Proposed PD
Location of vacuum canopies	Not located in front of the main building.	Vacuum canopies are in front of the building (requires Development Regulation Waiver)
Requirement	F Standards	Proposed PD
Bicycle parking	1 bicycle rack.	No bicycle parking is provided. (requires Development Regulation Waiver)

Below is a chart that illustrates the differences between the base regulations and the proposed PD site plan:

## Surrounding Zoning and Land Uses

North "F" General Commercial / Commercial use

East "D" High Density Multifamily / NW US Highway 287

South "PD 1080" Planned Development for F uses plus mini-warehouse / vacant land

West "F" General Commercial and "PD 1080" Planned Development for F uses plus mini-warehouse / commercial use

## **Recent Zoning History**

ZC-15-112, northwest of subject, from F to D, approved 9/2/2015.

ZC-16-039, subject and surrounding land in all directions, from AG to A-5, D, F, PD 1080 for F uses plus mini-warehouse, approved 4/6/2016.

ZC-17-144, subject and land to south, amend PD 1080 to allow 65 feet in height, approved 10/12/2017.

ZC-20-028, south of subject, from D to F, approved 4/9/2020.

## **Public Notification**

300-foot Legal Notifications were mailed on May 26, 2022. The following organizations were notified: (emailed May 18, 2022)

Organizations Notified		
North Fort Worth Alliance	Hawthorne Meadows HOA*	
Berkshire HOA	Liberty Crossing HOA	
Harmon Ranch HOA	Northwest ISD	
Streams and Valleys Inc	Trinity Habitat for Humanity	
Eagle Mountain-Saginaw ISD		

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

## **Development Impact Analysis**

#### Land Use Compatibility

The applicant is proposing a zoning change to amend PD 1080 for F uses plus mini-warehouse to allow a carwash facility. The existing floodplain on the lot is shown to be preserved, leaving the southern half as developable land. Surrounding land uses consist of commercial uses or commercially zoned vacant land to the north, south and west, with a freeway to the east. The closest residential district is more than 350 feet away. Car wash dryer noise significantly diminishes beyond 300 feet.

The proposed zoning request **is compatible** with surrounding land uses due the surrounding commercial uses and freeway, as well as the residential uses in the vicinity being more than 300 feet away.

#### Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as light industrial, where vehicular uses are allowed. The proposed zoning is consistent with the land use designations for this area and with the following policies of the Comprehensive Plan:

- Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
- 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.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on conformance with the future land use map and consistent 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, and the autooriented use does not contribute to walkable corridors.

### Site Plan Comments

### Zoning and Land Use

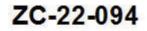
The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

- 1. Show the location of any detached signage or note no detached signage is proposed.
- 2. Note the number of stories for the building.
- 3. Bicycle parking is required. Either revise the site plan or request this development waiver in bold.
- 4. The number of cars that can be on the washline at one time is not shown, so the correct number of parking spaces cannot be determined. Depending on the number of cars that can be serviced, the site might be overparked, and additional trees will be required.
- 5. No central vacuum or dumpster appear to be shown on the site plan. Will these items be used?
- 6. Note the hours of operation.
- 7. Please label the vacuuming facilities.
- 8. The vacuum canopies are not allowed to extend in front of the carwash building. Either revise the site plan or **request this development waiver in bold**.

- 9. Show all the easements that are shown on the plat. Ensure the driveway pavement can encroach into the floodplain easement.
- 10. Add table for surface materials and show each surface symbology in a Legend.
- 11. Revise the zoning to north and west to straight F zoning, and the site to the south to PD 1080. Revise the land use of the sites to the west and south to day care and vacant land. The existing land use isn't floodplain if no floodplain is present or if the lot is developed.
- 12. Clarify which building elevations are the correct ones.
- 13. Label the building materials and doors with common terms and remove "by others" on all labels.
- 14. Ensure the building materials are of durable materials with no EFIS.
- 15. This site's zoning case number is ZC-22-094.
- 16. Please update the signature line to "Director of Development Services".
- 17. Additional comments may be made when the required information is provided.

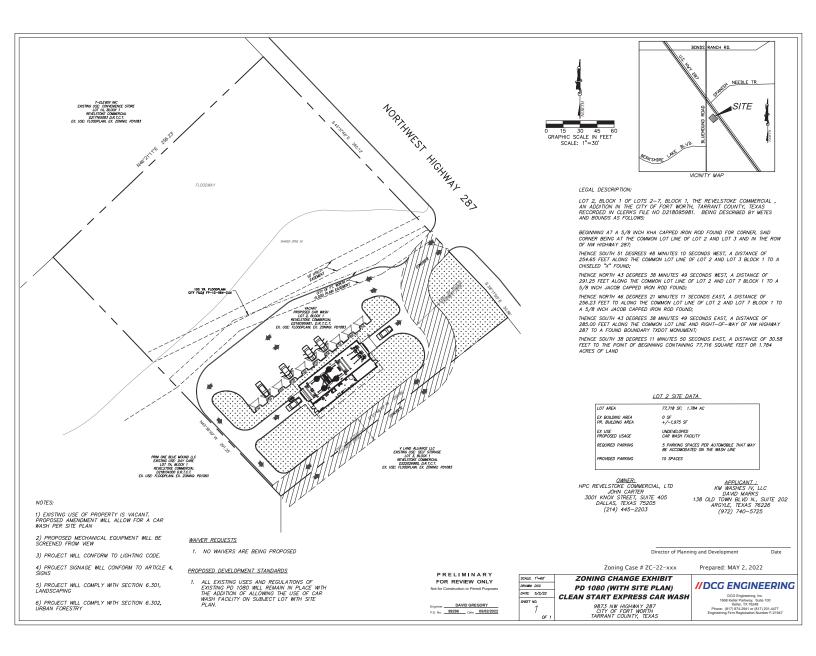
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff <u>cannot be waived</u> through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

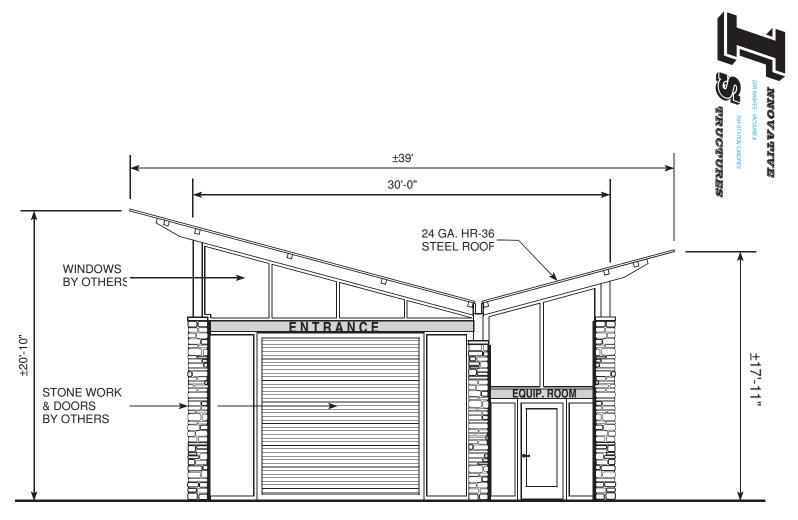




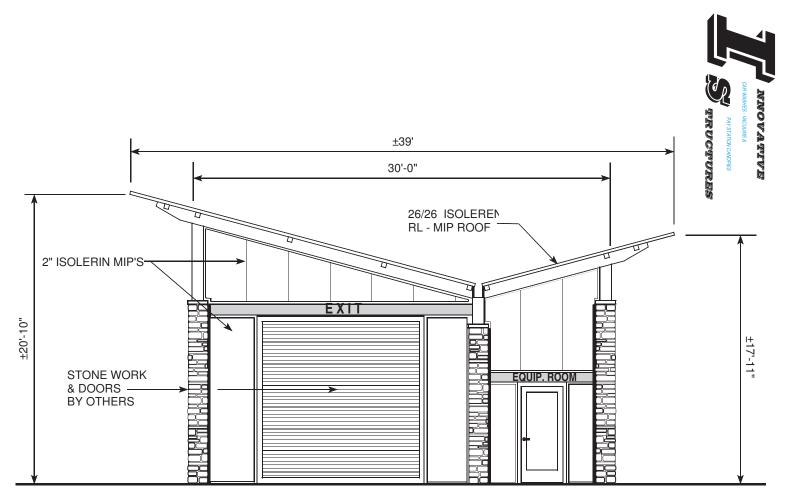
	Aleu Eoning mup	
Applicant:	HPC Revelstoke Commercial Ltd.	
Address:	9873 NW Highway 287	
Zoning From:	F, PD 1080 for F uses plus mini-warehouse	
Zoning To:	Amend PD 1080 to include automated car wash	
Acres:	1.78304163	
Mapsco:	20Y	
Sector/District:	null	N
Commission Date:	6/8/2022	
Contact:	null	V



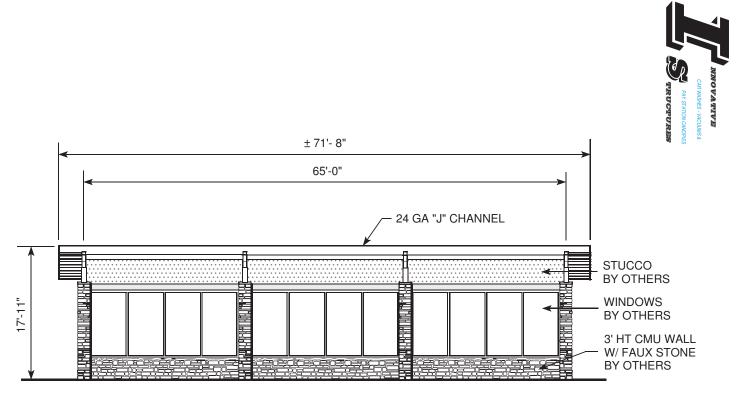


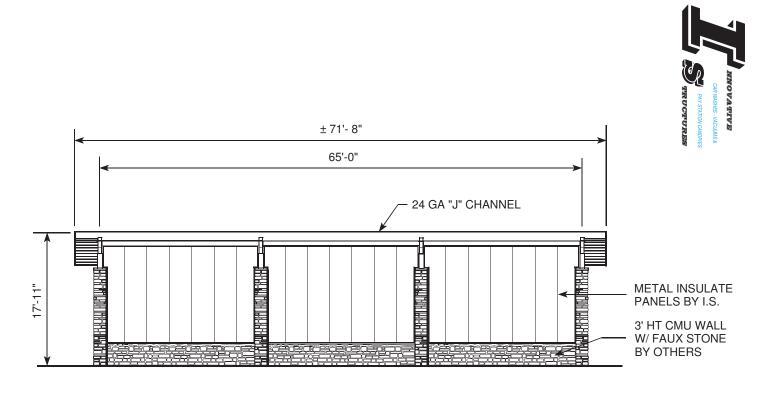


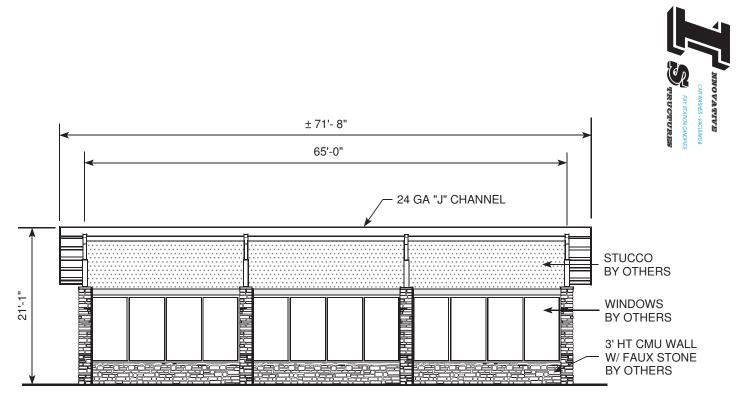
EXIT ELEVATION 30' X 65' VALKYRIE CARWASH NTS

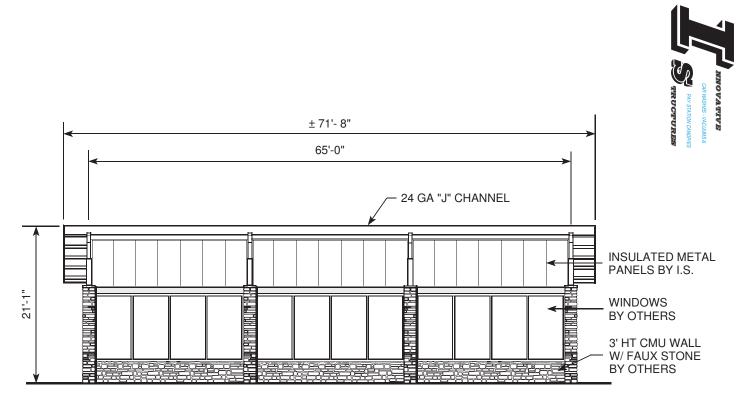


EXIT ELEVATION 30' X 65' VALKYRIE CARWASH NTS

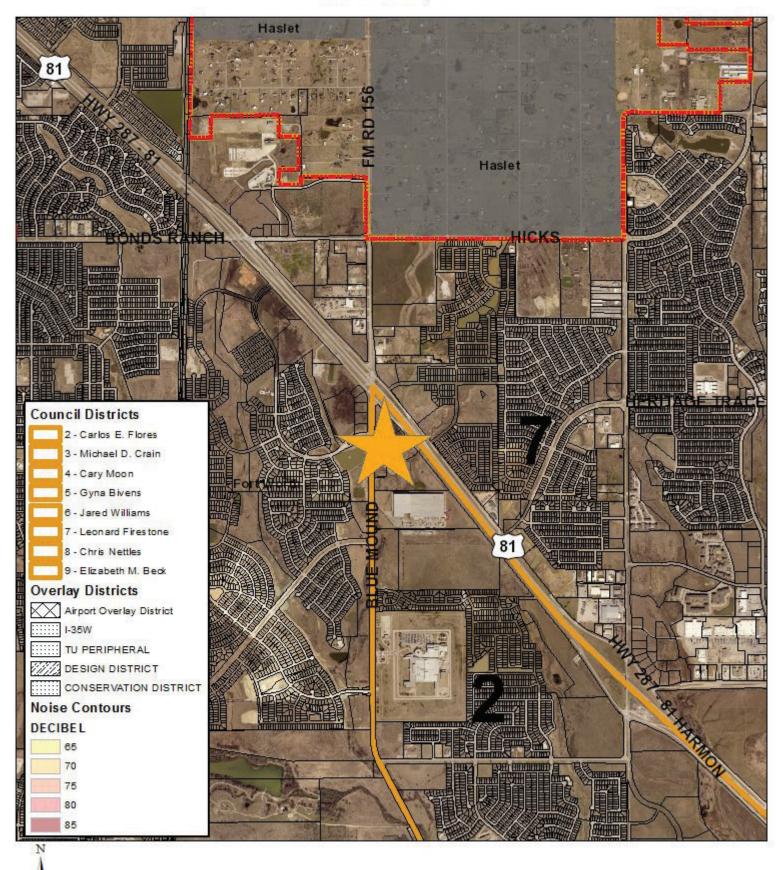








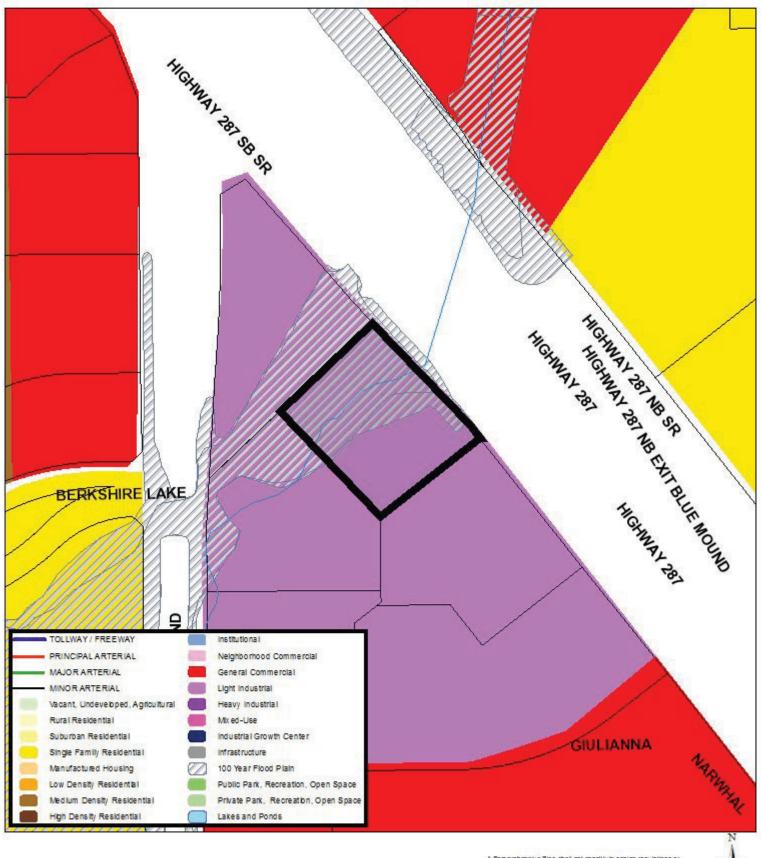




1,000 2,000 4,000 Feet



## **Future Land Use**



190

A Comprehensive Plan shall not constitute zoning regulations or attabilish zoning district boundaries. (Texas Local Government Code, Section 212003). Land use designations were approved by City Council on March 6, 2015.



Aerial Photo Map





## Zoning Staff Report

Date: June 8, 2022

Case Number: ZC-22-061

**Council District: 2** 

**Zoning Text Amendment** 

Case Manager:	Jamie DeAngelo		
<i>Owner / Applicant:</i>	City of Fort Worth/ Development Services Department		
Site Location:	Generally bounded b Packers Avenue, Sto and SLSW Railroad.		Acreage: 32.62 acres
		Request	
Proposed Use:	Mixed Use		
Request:	From: N/A		
	To: Amend the Fort Worth Stockyards Form Based Code and Design Guidelines to clarify in the land use table where multifamily is allowed in "SY-TSA-105" Stockyards Transition Swift/Armour-105, and "SY-TSA-130" Stockyards Transition Swift/Armour-130.		
		Recommendation	
Amend the Fort Worth Stockyards Form Based Code and Design Guidelines to clarify in the land use table where multifamily is allowed in "SY-TSA-105" Stockyards Transition Swift/Armour-105, and "SY-TSA-130" Stockyards Transition Swift/Armour-130.			
Land Use Compatibi	ility:	Requested change is compat	ible
Comprehensive Plan	a Consistency:	Requested change is consiste	ent

Land Use Compatibility:	Requested change is compatible
Comprehensive Plan Consistency:	Requested change is consistent
Staff Recommendation:	Approval



## Zoning Staff Report

## Table of Contents

- 1. Project Description and Background
- 2. <u>Surrounding Zoning and Land Uses</u>
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- 4. Public Notification
- 5. Development Impact Analysis
  - a. Land Use Compatibility
  - b. Comprehensive Plan Consistency
  - c. Economic Development Plan
- 6. Stockyards Form-Based Code
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- 8. Zoning Map with 300 ft. Notification Area
- 9. Area Map
- 10. Future Land Use Map
- 11. Aerial Photograph

During the creation of the design overlay and subsequently, the Stockyards Form-Based Code, some expressed concerns that multifamily could be incompatible with high levels of tourism and a broad range of entertainment options. Initially, there was little to no interest in multifamily in districts where multifamily was a permitted use. However, there has been significant development interest in adding single-use multifamily to the site of the former Swift/Armor site. There are currently two projects underway that would add a total of 730 units to the Swift/Armor subdistrict, with lobby space as the only non-residential use component. Given the amount of multifamily currently proposed in these sub-districts, community concern about achieving a greater balance of uses has resurfaced.

The city is therefore pursuing an amendment the Zoning Ordinance to revise the use tables to clarify where multifamily projects are allowed by right in the Stockyards District and the use table in Chapter 4, Article 12. The amendment will remove multifamily as a by right use in "SY-TSA-105" Stockyards Transition Swift/Armour-105, and "SY-TSA-130" Stockyards Transition Swift/Armour-130.

Staff recommended the proposed text amendments to the Urban Design Commission (UDC) at the March 17, 2022 meeting. The UDC voted 6-0 to recommend approval to the Fort Worth City Council.

## Surrounding Zoning and Land Uses

North "SY-TSA-80" Stockyards Transition Swift/Armour-80 (mixed-use)/ vacant. East "K" Heavy Industrial / vacant.

South "SY-TSA-55" Stockyards Transition Swift/Armour-55 (mixed-use)/ vacant.

West "SY-TSA-55" Stockyards Transition Swift/Armour-55 (mixed-use), "SY-HCO-55" Stockyards Historic Core District -55 (mixed-use/ historic).

## **Recent Zoning History**

- ZC-17-044: on 02/05/2017 Council approved the adoption of the Stockyards Form-Based Code as approved and amended by Ordinance No. 22702-05-2017.
- ZC-17-045: on 02/05/2017 Council approved the rezoning of the Stockyards Area Generally bounded by 29th Street, UPRR, 23rd Street, Ellis and Clinton Streets from "E" Neighborhood Commercial, "F" General Commercial, "MU-1" Low Intensity Mixed Use, "MU-2" High Intensity Mixed Use, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, PD 993 (Planned Development base E), and PD1017 (Planned Development base MU-2); To: Stockyards Form Based Code with Subdistricts: 1. Historic Shopfront (SY-HCO); 2. Historic Core (SY-HSH) 3. Transition Marine Creek (SY-TMC); 4. Transition North Forty (SY-TNF); 5. Transition Neighborhood Mixed Use (SY- TNX); 6. Transition Northern Edge (SY-TNE); 7. Transition Swift/Armour (SY- TSA); 8. Edge Neighborhood Mixed Use (SY-ENX); and 9. Edge Commercial Corridor (SY-ECC).

# **Public Notification**

300-foot Legal Notifications were mailed on May 26, 2022.

# **Development Impact Analysis**

#### Land Use Compatibility

Surrounding uses consist of vacant land to the north, vacant land and commercial uses to the west of Packers Avenue, commercial and future multifamily to the south. There is vacant land and some industrial uses east of the site, on the other side of the railroad tracks. The proposed map amendment is compatible with surrounding uses.

Comprehensive Plan Consistency - Northside

The 2022 Comprehensive Plan designates the subject properties as Mixed-Use. The use meets the below policies within the following Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
- Encourage land uses which are compatible with tourism and nearby residences along North Main Street.
- Encourage and support implementation of the 2011 Northside Economic Development Strategy Report.

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 identifies the Stockyards District is one of the five major districts that generates economic benefits for the city and is considered a major employment node; the Plan also calls for the City to "leverage Fort Worth's downtown tourism assets for broader economic growth" (Section. 3.1.10) and also generally calls for the City to allow development of a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

#### Applicable Stockyards Form-Based Code:

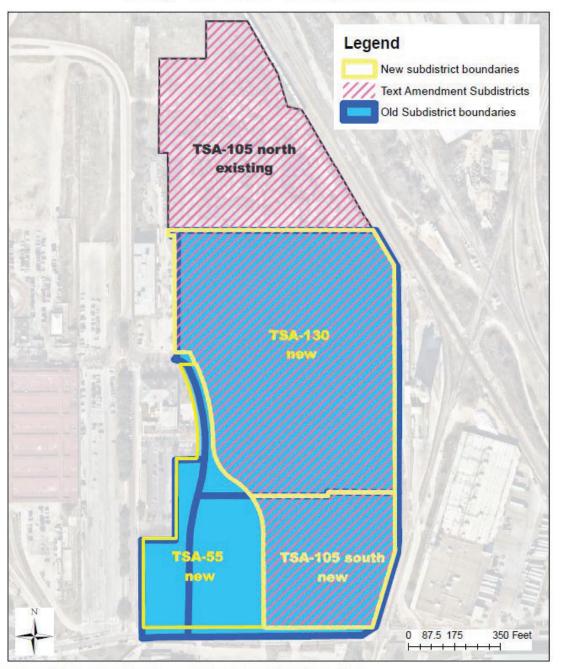
### Transition Districts – Stockyards Form-Based Code Intent (Sec. 3.1)

The Transition Districts are intended to provide a transition in scale and character to non-historic areas of the Stockyards. The objective is to promote development that is compatible with the Historic District along its edge, while permitting a transition to buildings of larger scale farther away from the Historic District. Development

also is intended to be influenced by the design traditions of the Historic District, in terms of form, materials and character, but in more abstract ways than within the Historic District itself. The intent is to promote best practices in urban design, by establishing a more pedestrian and bike friendly environment and to enhance connectivity within properties and to the other parts of the stockyards area. Streets should be designed to be active and visually engaging at the sidewalk edge.

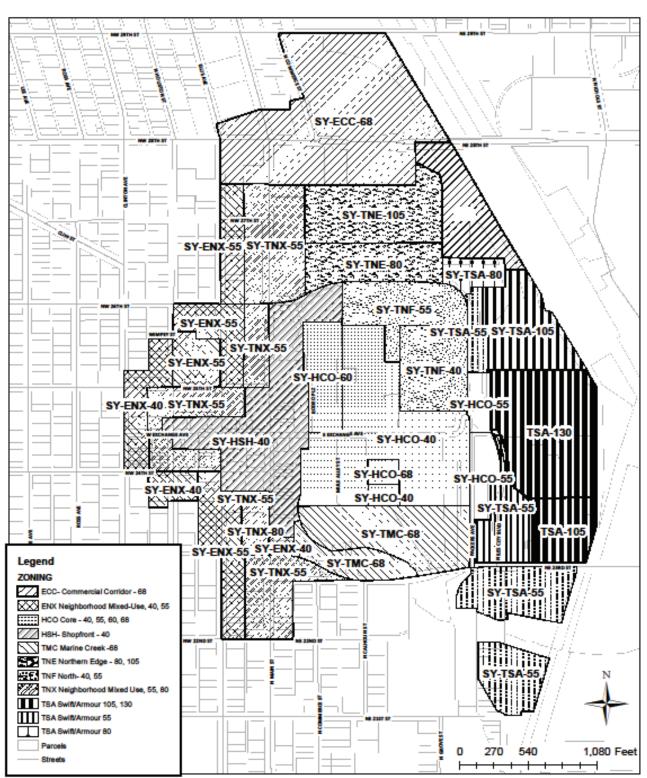
#### Swift/Armour Transition Districts – Stockyards Form-Based Code Intent (Sec. 3.2.5)

The Transition Swift/Armour (SY-TSA) District is intended to serve as a transition in scale and character from the Historic District while complementing the earlier scale and form of building in contemporary ways. An objective is to promote a mixed-use urban area with walkable streets and contextually sensitive buildings that adapt historic resources to new functions. Therefore, the SY-TSA District is intended to accommodate new development that reflects the general mass and scale of building that appeared here historically. For this reason, there is the potential for taller buildings and with larger footprints than in other parts of the Stockyards. Site design also is intended to draw upon historic precedents.



# **Stockyards Text and Map Amendments**

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## Exhibit B.33 (See Section 4.1309) Stockyards Form-Based Code

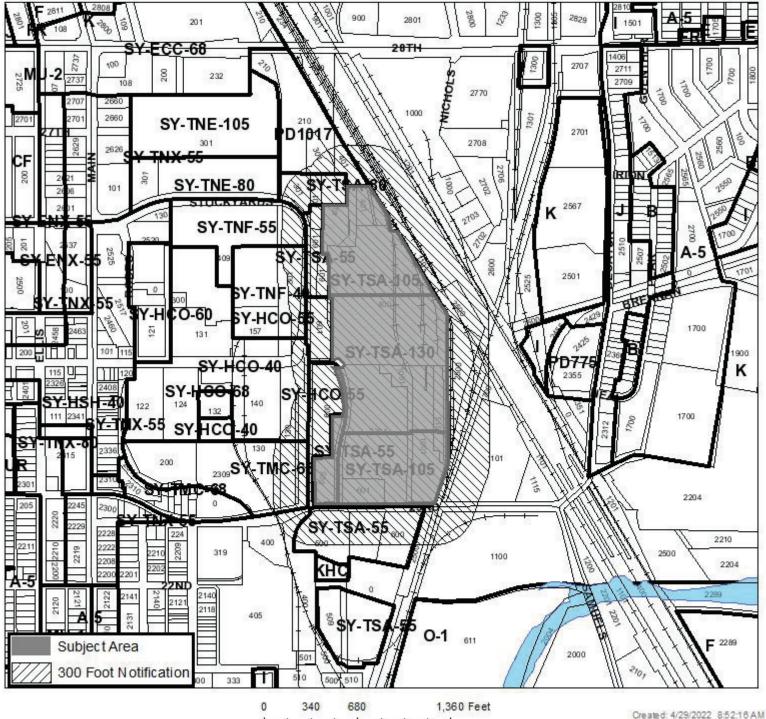
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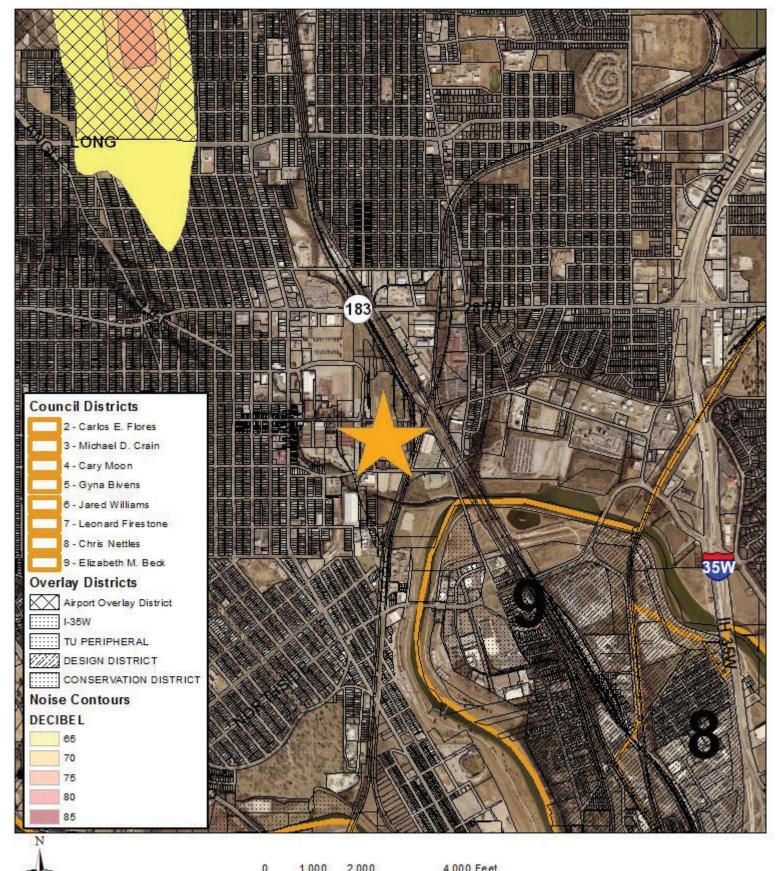




Area Zoning Map CFW Development Services - Urban Design Applicant: Address: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad SY-TSA-55, SY-TSA-105, SY-TSA-130 SY-TSA-55, SY-TSA-105, SY-TSA-130 Zoning From: Zoning To: 39.00610257 Acres: Pa 62 Mapsco: Northside Sector/District: Commission Date: 5/11/2022 817-392-8037 Contact:

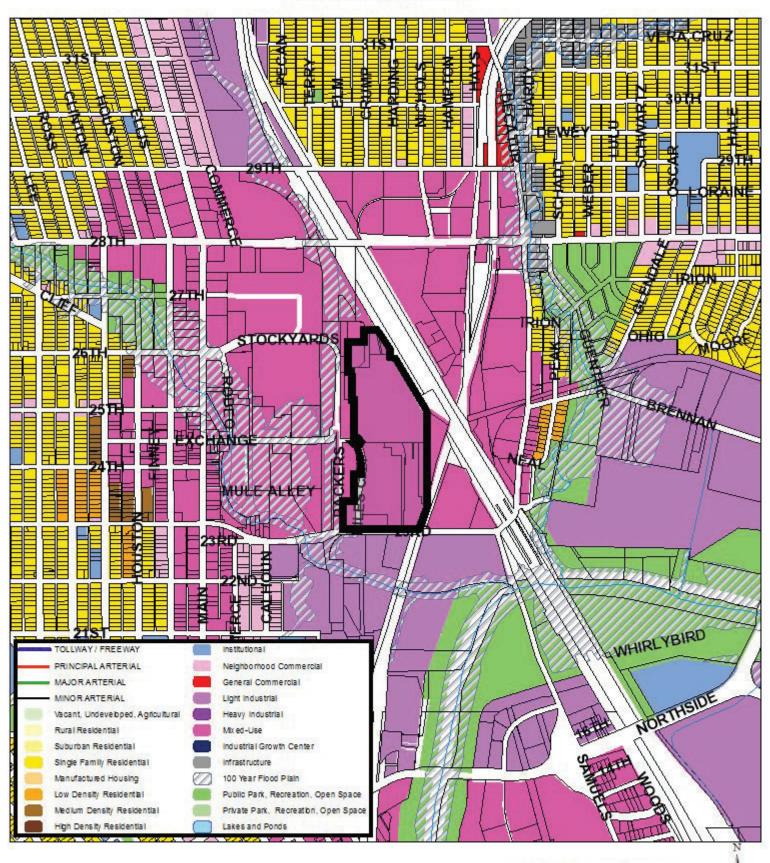








**Future Land Use** 



A Comprehensive Plan shall not constitute zoning regulations or attabilish zoning district bound srives. (Texas Local Government Code, Section 21,2003). Land Las designations were approved by City Council on March 6, 2015.



# **Aerial Photo Map**







# Zoning Staff Report

Date: June 8, 2022

Case Number: ZC-22-085

**Council District: 2** 

**Zoning Map Amendment** 

Case Manager:	Jamie DeAngelo			
<b>Owner / Applicant:</b>	City of Fort Worth/ Development Services Department			
Site Location:	Generally bounded by NE 23rd Street, Packers Avenue, Stockyards Blvd, and SLSW Railroad.Acreage: 28.87 acres		Acreage: 28.87 acres	
Request				
Proposed Use:	Mixed Use			
Request:	<ul> <li>From: "SY-TSA-55" Stockyards Transition Swift/Armour-55, "SY-TSA-105"</li> <li>Stockyards Transition Swift/Armour-105, and "SY-TSA-130" Stockyards Transition</li> <li>Swift/Armour-130.</li> <li>To: Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to</li> </ul>			
	accommodate the street relocation of Niles City Blvd.			
Recommendation				
Adjust the subdistrict boundaries between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd.				
Land Use Compatibility:		Requested change is compatible		
Comprehensive Plan Consistency:		Requested change is consistent		
Staff Recommendation:		Approval		



# Zoning Staff Report

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# Project Description and Background

The subject properties are located east of Packers Avenue/Stockyards Blvd, south of Stockyards Blvd, north of 23rd street, and west of the SLSW railroad. The area is composed of approximately six (6) parcels that were previously the site of the Swift meatpacking plant. These parcels are largely vacant and are owned by Fort Worth Heritage Development.

The southwest corner of the area at the intersection of Packers Avenue and 23rd street is being developed by Fort Worth Heritage and Majestic into a multifamily project with 305 units. The design for the project proposed the re-alignment of Niles City boulevard such that its terminating point on 23rd street is relocated approximately 250 feet east of its current connection point. The preliminary plat (PP-21-065) is approved. The final plat for the project (FP-22-018) and the infrastructure plan set (IPRC21-0160) are currently under review.

In the Stockyards Form-based Code, Niles City Boulevard defines the boundary between three subdistricts; "SY-TSA-55" Stockyards Transition Swift/Armour-55, the southern portion of "SY-TSA-105" Stockyards Transition Swift/Armour-105, and "SY-TSA-130" Stockyards Transition Swift/Armour-130. The proposed realignment of the street creates split zoning on the site of the proposed Swift multifamily project. The requested map amendment is will adjust align the sub-district boundaries with the new street alignment. This will eliminate any future split zoning.

## Surrounding Zoning and Land Uses

North "SY-TSA-105" Stockyards Transition Swift/Armour-105 (mixed-use), "SY-TSA-80" Stockyards Transition Swift/Armour-80 (mixed-use)/ vacant.

East "K" Heavy Industrial / vacant.

South "SY-TSA-55" Stockyards Transition Swift/Armour-55 (mixed-use)/ vacant.

West "SY-TSA-55" Stockyards Transition Swift/Armour-55 (mixed-use), "SY-HCO-55" Stockyards Historic Core District -55 (mixed-use/ historic).

# Recent Zoning History

- ZC-17-044: on 02/05/2017 Council approved the adoption of the Stockyards Form-Based Code as approved and amended by Ordinance No. 22702-05-2017.
- ZC-17-045: on 02/05/2017 Council approved the rezoning of the Stockyards Area Generally bounded by 29th Street, UPRR, 23rd Street, Ellis and Clinton Streets from "E" Neighborhood Commercial, "F" General Commercial, "MU-1" Low Intensity Mixed Use, "MU-2" High Intensity Mixed Use, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, PD 993 (Planned Development base E), and PD1017 (Planned Development base MU-2); To: Stockyards Form Based Code with Subdistricts: 1. Historic Shopfront (SY-HCO); 2. Historic Core (SY-HSH) 3. Transition Marine Creek (SY-TMC); 4. Transition North Forty (SY-TNF); 5. Transition Neighborhood Mixed Use (SY- TNX); 6. Transition Northern Edge (SY-TNE); 7. Transition Swift/Armour (SY- TSA); 8. Edge Neighborhood Mixed Use (SY-ENX); and 9. Edge Commercial Corridor (SY-ECC).

300-foot Legal Notifications were mailed on May 26, 2022. The following organizations were emailed on May 26, 2022:

Organizations Notified			
Inter-District 2 Alliance	Fort Worth Downtown Neighborhood Alliance		
Far Greater Northside Historical NA	Diamond Hill Jarvis NAC		
North Side NA	Tarrant Regional Water District		
Streams and Valleys Inc.	Trinity Habitat for Humanity		
North Fort Worth Historical Society	Fort Worth ISD		

# **Development Impact Analysis**

#### Land Use Compatibility

Surrounding uses consist of vacant land to the north, vacant land and commercial uses to the west of Packers Avenue, commercial and future multifamily to the south. There is vacant land and some industrial uses east of the site, on the other side of the railroad tracks. The proposed map amendment **is compatible** with surrounding uses.

#### Comprehensive Plan Consistency - Northside

The 2022 Comprehensive Plan designates the subject properties as Mixed-Use. The use meets the below policies within the following Comprehensive Plan:

- Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
- Encourage land uses which are compatible with tourism and nearby residences along North Main Street.
- Encourage and support implementation of the 2011 Northside Economic Development Strategy Report.

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

#### Economic Development Plan

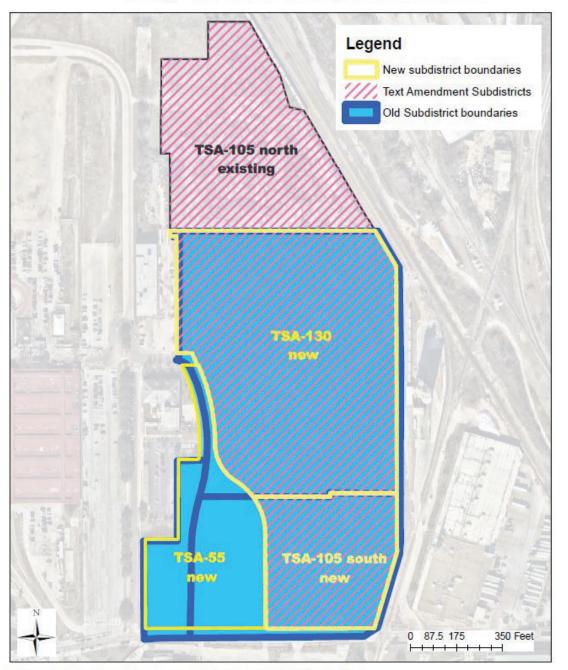
Section 3.1.7. of the Economic Development Strategic Plan calls for the city to "Encourage high-density, mixeduse corridor development to strengthen the linkages between downtown Fort Worth and surrounding urban districts." The proposed map amendment facilitates a development in this district that is adding housing and infrastructure improvements to the Stockyards. Applicable Stockyards Form-Based Code:

#### Transition Districts – Stockyards Form-Based Code Intent (Sec. 3.1)

The Transition Districts are intended to provide a transition in scale and character to non-historic areas of the Stockyards. The objective is to promote development that is compatible with the Historic District along its edge, while permitting a transition to buildings of larger scale farther away from the Historic District. Development also is intended to be influenced by the design traditions of the Historic District, in terms of form, materials and character, but in more abstract ways than within the Historic District itself. The intent is to promote best practices in urban design, by establishing a more pedestrian and bike friendly environment and to enhance connectivity within properties and to the other parts of the stockyards area. Streets should be designed to be active and visually engaging at the sidewalk edge.

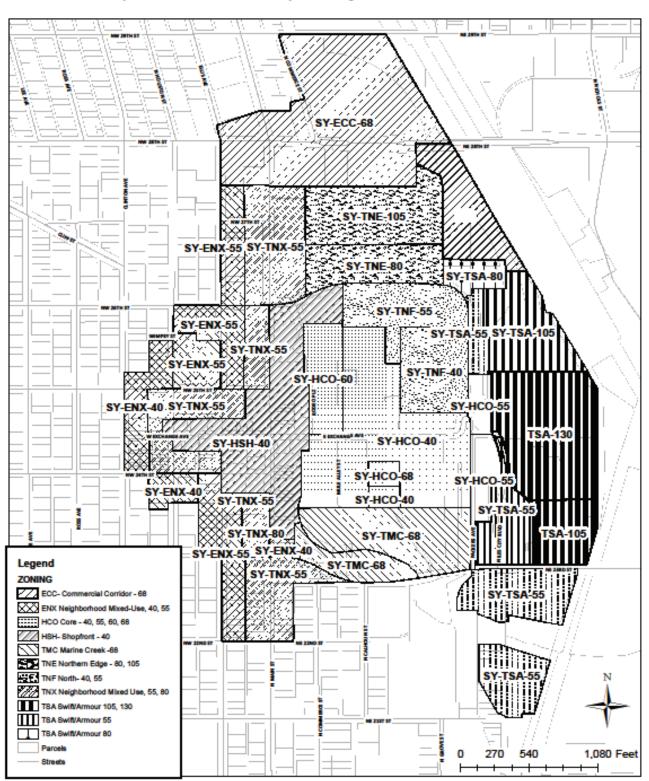
#### Swift/Armour Transition Districts – Stockyards Form-Based Code Intent (Sec. 3.2.5)

The Transition Swift/Armour (SY-TSA) District is intended to serve as a transition in scale and character from the Historic District while complementing the earlier scale and form of building in contemporary ways. An objective is to promote a mixed-use urban area with walkable streets and contextually sensitive buildings that adapt historic resources to new functions. Therefore, the SY-TSA District is intended to accommodate new development that reflects the general mass and scale of building that appeared here historically. For this reason, there is the potential for taller buildings and with larger footprints than in other parts of the Stockyards. Site design also is intended to draw upon historic precedents.



# **Stockyards Text and Map Amendments**

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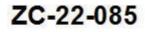


## Exhibit B.33 (See Section 4.1309) Stockyards Form-Based Code

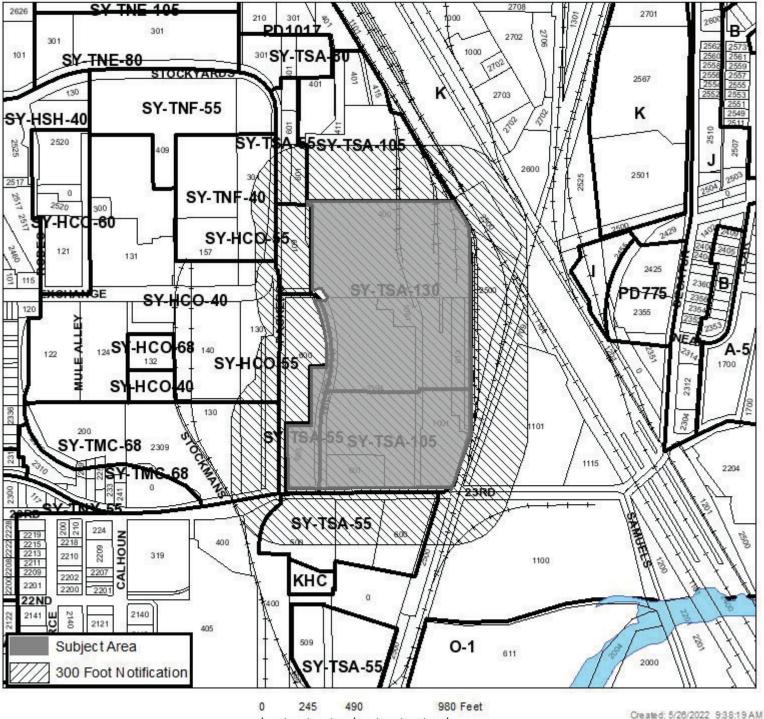
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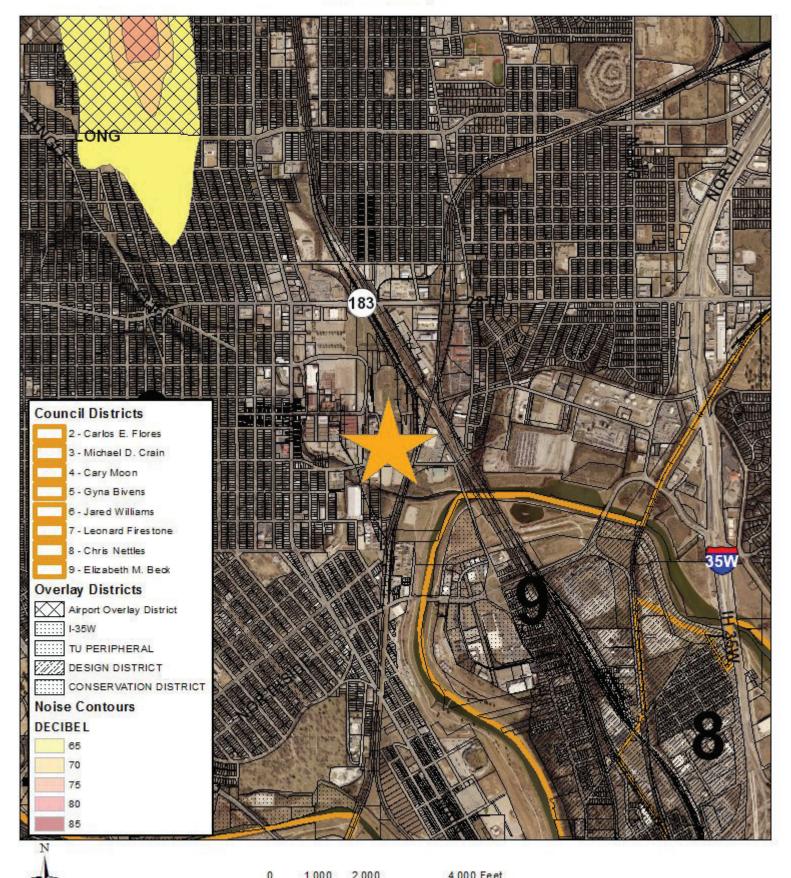




Area Zoning Map CFW Development Services - Urban Design Applicant: Address: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad SY-TSA-55, SY-TSA-105, SY-TSA-130 SY-TSA-55, SY-TSA-105, SY-TSA-130 Zoning From: Zoning To: 29.29943319 Acres: Pa 62 Mapsco: Northside Sector/District: Commission Date: 6/8/2022 817-392-8037 Contact:

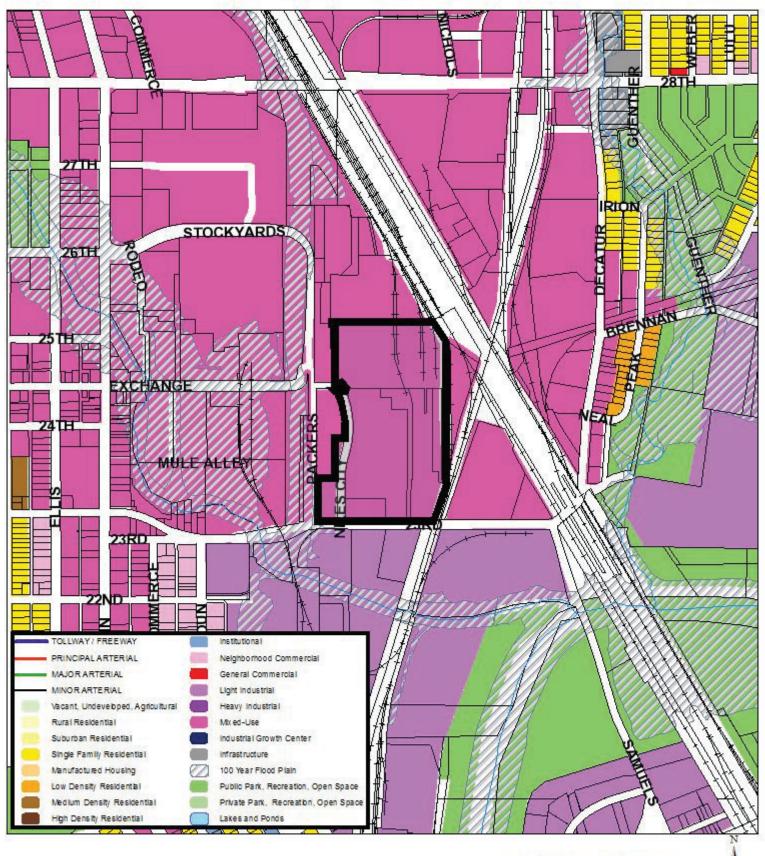








**Future Land Use** 



725 362.5 0 725 Feet

A Comprehensive Plan shall not constitute zoning regulations or attabilish zoning district boundaries. (Texas Local Government Code, Section 21,2003). Land Las designations were approved by City Council on March 6, 2015.



Aerial Photo Map



