



**ZONING COMMISSION  
AGENDA**

Wednesday, July 13th, 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=e8e95c104b6ab359ff4a52c0a0b52a5b4>

Meeting/ Access Code: 2553 471 1881

Registration Required

**Teleconference**

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

Meeting/ Access Code: 2553 471 1881

**Viewing Only**

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

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

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

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

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

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

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

**\*\*Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on Monday, July 11th. 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](mailto:sandra.cejas@fortworthtexas.gov) or (817)392-8047.**

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

**COMMISSION MEMBERS:**

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

**I. WORK SESSION/Lunch 12:00 pm City Council Conference Room 2020  
A. Overview of Zoning Cases Staff**

**II. PUBLIC HEARING 1:00 PM**

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, 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. SP-22-005 CD 6**

- a. Site Location: 7601 Summer Creek Drive
- b. Acreage: 0.75
- c. Applicant/Agent: Revenue Avenue LLC
- d. Request To: Submit required site plan for “PD 246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor for a drive-thru restaurant

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

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



**3. ZC-22-091**

**CD 9**

- a. Site Location: 2716 & 2722 Wingate Street
- b. Acreage: 0.37
- c. Applicant/Agent: KBPFive, Inc.
- d. Request: From: "A-5" One-Family  
To: "UR" Urban Residential

**D. NEW CASES**

**4. SP-22-009**

**CD 2**

- a. Site Location: 600 N. Meacham Boulevard
- b. Acreage: 18.22
- c. Applicant/Agent: Musket Corp
- d. Request: Amend site plan for PD 1106 Planned Development for all uses in "K" Heavy Industrial plus biodiesel processing and storage; site plan included.

**5. SP-22-010**

**CD 9**

- a. Site Location: 300-400 blocks Carroll Street
- b. Acreage: 17.81
- c. Applicant/Agent: Riokim Montgomery LP
- d. Request: Amend Site Plan for PD 574 Planned Development for all uses in "MU-2" Mixed-Use with Demolition Delay.

**6. SP-22-011**

**CD 9**

- a. Site Location: 1701 S. University Drive
- b. Acreage: 3.33
- c. Applicant/Agent: Oncor Electric Delivery
- d. Request: To: Amend Site Plan for "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included.

**7. ZC-22-098**

**CD 6**

- a. Site Location: 4520 Sycamore School Road
- b. Acreage: 4.72
- c. Applicant/Agent: Jaimin Patel
- d. Request: From: "F" General Commercial  
To: "PD/D" Planned Development for "D" High Density Multifamily removing Community Home, Group Home 1 &2, and Country Club uses with development standards for setbacks, parking, and building height, site plan included.

**8. ZC-22-099**

**CD 6**

- a. Site Location: 5235 Bryant Irvin Road
- b. Acreage: 1.70
- c. Applicant/Agent: 5235 Bryant Irvin LLC
- d. Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "G" Intensive Commercial; site plan included with development waivers for vacuum canopies placement, screening fence, and accessory structures placement, site plan included.

**9. ZC-22-100**

**CD 7**

- a. Site Location: 516 W Bonds Ranch LLC
- b. Acreage: 2.04
- c. Applicant/Agent: 516 W Bonds Ranch Road
- d. Request: From: "E" Neighborhood Commercial; "PD 911" for "E" Neighborhood Commercial uses plus one family residence & farmers' market  
To: "E" Neighborhood Commercial

**10. ZC-22-101**

**CD 9**

- a. Site Location: 5201 & 5199 McCart Avenue
- b. Acreage: 8.42
- c. Applicant/Agent: SVP MDO, LLC
- d. Request: From: "E" Neighborhood Commercial  
To: "F" General Commercial

**11. ZC-22-102**

**CD 8**

- a. Site Location: 4401 Enon Road
- b. Acreage: 77.47
- c. Applicant/Agent: George Moore
- d. Request: From: "AG" Agricultural  
To: "MH" Manufactured Housing

**12. ZC-22-103**

**CD 9**

- a. Site Location: 4437 & 4441 Wayside Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Up DFW Properties LLC
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

**13. ZC-22-104**

**CD 3**

- a. Site Location: 10300 block Chapin Road
- b. Acreage: 2.96
- c. Applicant/Agent: HighFive Trust – BJA Mark
- d. Request: From: "AG" Agricultural  
To: "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus miniwarehouse; site plan included

**14. ZC-22-105**

**CD 7**

- a. Site Location: 13300 block Sendera Ranch Road
- b. Acreage: 13.79
- c. Applicant/Agent: JGB Investments, LP
- d. Request: From: "AG" Agricultural, "E" Neighborhood Commercial, PD 562, PD 632  
To: "D" High Density Multifamily

**15. ZC-22-106**

**CD 6**

- a. Site Location: 5700 block Altamesa Boulevard
- b. Acreage: 7.4
- c. Applicant/Agent: Dirk Branch LP
- d. Request: From: "I" Light Industrial  
To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development standards for open space, parking orientation, and density; site plan included.

**16. ZC-22-108**

**CD 8**

- a. Site Location: 700-800 blocks S. Sylvania
- b. Acreage: 2.56
- c. Applicant/Agent: Robert McKenzie-Smith Trust, 5217 Asset LLC
- d. Request: From: "ER" Neighborhood Commercial Restricted, "I" Light Industrial  
To: "R2" Townhouse/Cluster

**17. ZC-22-109**

**CD 7**

- a. Site Location: 5440 W. Bailey Boswell Road
- b. Acreage: 1.47
- c. Applicant/Agent: Eagle's View Church, Inc.
- d. Request: From: "C" Medium-Density Multifamily  
To: "E" Neighborhood Commercial

**18. ZC-22-110**

**CD 7**

- a. Site Location: 117 Roberts Cutoff
- b. Acreage: 0.94
- c. Applicant/Agent: 117 Roberts Cutoff LLC.
- d. Request: From: "I" Light Industrial  
To: "PD/I" Planned Development for all uses in "I" Light Industrial except massage parlor and sexually oriented business, adding distillery/brewery/winery use, with a development standard to allow the dumpster enclosure to be placed in front of the building; site plan provided

**19. ZC-22-111**

**CD 3**

- a. Site Location: 9700-9900 blocks Verna Trail North
- b. Acreage: 257.02
- c. Applicant/Agent: 4B Resources LP
- d. Request: From: "AG" Agricultural  
To: "A-5" One-Family, "A-10" One-Family, "I" Light Industrial

**20. ZC-22-113**

**CD 4**

- a. Site Location: 7400-8500 blocks North Freeway (I-35W)
- b. Acreage: 297.2
- c. Applicant/Agent: Basswoods35 Land LLC
- d. Request: From: "A-5" One-Family; "CR" Low Density Multifamily; "E" Neighborhood Commercial; "PD 996" PD/SU Planned Development/Specific Use for electronic data storage center; site plan required  
To: "PD/A-5, R-2, D, CF, G, and I" Planned Development for "A-5" One Family, "R2" Townhouse Cluster, "D" High Density Multifamily, "CF" Community Facilities, "G" Intensive Commercial, and "I" Light Industrial, IH-35W Overlay, site plan waiver requested

**21. ZC-22-115**

**CD 5**

- a. Site Location: 1916 Amanda Avenue
- b. Acreage: 0.22
- c. Applicant/Agent: City of Fort Worth – Development Services
- d. Request: From: "A-5/SS" One-Family with Stop Six Overlay  
To: "MU-1/SS" Mixed-Use with Stop Six Overlay

**E. ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

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

**ASSISTENCIA A REUNIONES PUBLICAS:**

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

**Executive Session.**

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



# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** SP-22-005

**Council District:** 6

## Site Plan

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Revenue Avenue, LLC

**Site Location:** 7601 Summer Creek Drive

**Acreage:** 0.75 acres

## Request

**Proposed Use:** Drive-Thru Restaurant

**Request:** From: “PD 246” Planned Development for all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor

To: Submit required site plan for a drive-thru restaurant

## Recommendation

**Staff Recommendation:** **Approval**

## Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [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

The subject property is located northeast of the intersection of Summer Creek Drive and Sycamore School Road. The current zoning of this site is Planned Development PD 246, which was approved in 2002 to allow all uses in “E” Neighborhood Commercial excluding tattoo parlor and massage parlor; site plan required. Although the zoning was approved in 2002, commercial development within the PD area has only begun in the last five years. The applicant is now submitting the required site plan for 7601 Summer Creek Drive to allow development of a new drive-thru restaurant.

The site plan depicts a 3,400-square foot restaurant building with a drive-thru lane and a 700-square foot patio space. An existing easement connecting to Summer Creek Drive provides access to this site and surrounding development. 41 off-street parking spaces are being provided to meet minimum ordinance requirements. The site plan complies with all requirements for “E” Neighborhood Commercial zoning and no waivers or specific development standards are being requested.

All immediately surrounding properties are also located within PD 246. There is an existing commercial development to the south of this site that includes a drive-thru coffee shop, restaurant, nail salon, dentist office, and animal clinic.

The Zoning Commission first heard this request on **April 13th**. The applicant requested a continuance at that date, and the Zoning Commission voted 8-0 for a 90-day continuance.

## Surrounding Zoning and Land Uses

North PD 246 / vacant

East PD 246 / vacant

South PD 246 / retail center; “E” Neighborhood Commercial / drive-thru coffee shop

West PD 823 / apartment complex, convenience store and gas station

## Recent Zoning History

- ZC-02-270: Established PD 246 for all uses in “E” Neighborhood Commercial excluding tattoo and massage parlor; site plan required.
  
- Site plan cases for properties within Planned Development PD 246:
  - SP-17-017: retail center (5228 Sycamore School Road)
  - SP-18-012 / SP-20-008: daycare (7345 Canyon Park Drive)
  - SP-21-011: drive-thru restaurant (7621 Summer Creek Drive)
  - SP-22-004: proposed drive-thru restaurant (5216 Sycamore School Road)
  - SP-22-006: proposed office buildings (7309 Canyon Park Drive)

## Public Notification

300-foot Legal Notifications were mailed on April 1, 2022.

The following organizations were notified: (emailed March 31, 2022)

Organizations Notified	
Ridgeview Estates HOA	Villages of Sunset Pointe HA
Summer Creek Meadows HA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Site Plan Comments

#### Zoning and Land Use

- Please update the following items on the site plan:
  - Revise signature block to read “Director of Development Services” instead of “Director of Planning and Development.”
  - Add the zoning case number: SP-22-005.
  - Canyon Park Drive is a named easement. Please label this on the site plan.
  - Correct the zoning labels for surrounding properties to be “PD 246” Planned Development for “E” Neighborhood Commercial Uses.

#### Transportation

- Sidewalks and Street Lights: Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards.

#### Fire Department

FYI COMMENTS:

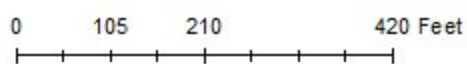
- The 24' fire lane is named as Canyon Park Drive.
- Access is provided from Canyon Park Drive and the 24' Public Access Easement that parallels Summer Creek Drive. IFC 2021/Amendments Ordinance #25388-03-2022 Section 503
- An existing hydrant along Canyon Park Drive provided building hose lay. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1, 507.5.4, 5, and 6 Fire Hydrants
- IFC 2021/Amendments states hose lay must be no more than 150 from a hydrant to the FDC for sprinkler systems. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 507.5.1
- Minimum fire lane width is 20' and is only required for building hose lay or access. IFC 2021/Amendments Ordinance #25388-03-2022 Sections 503.2.1

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



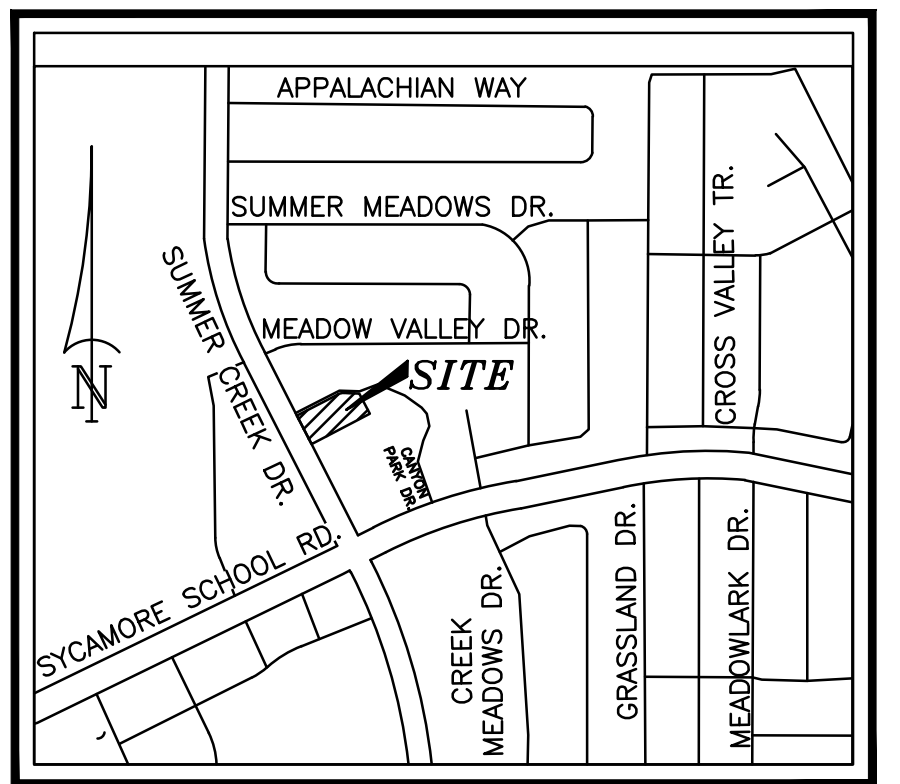
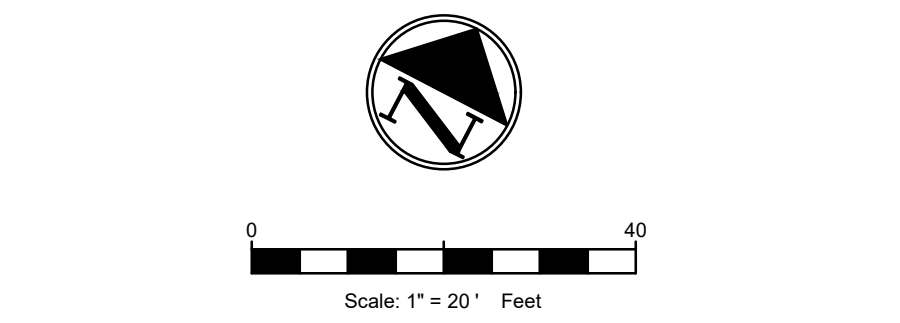
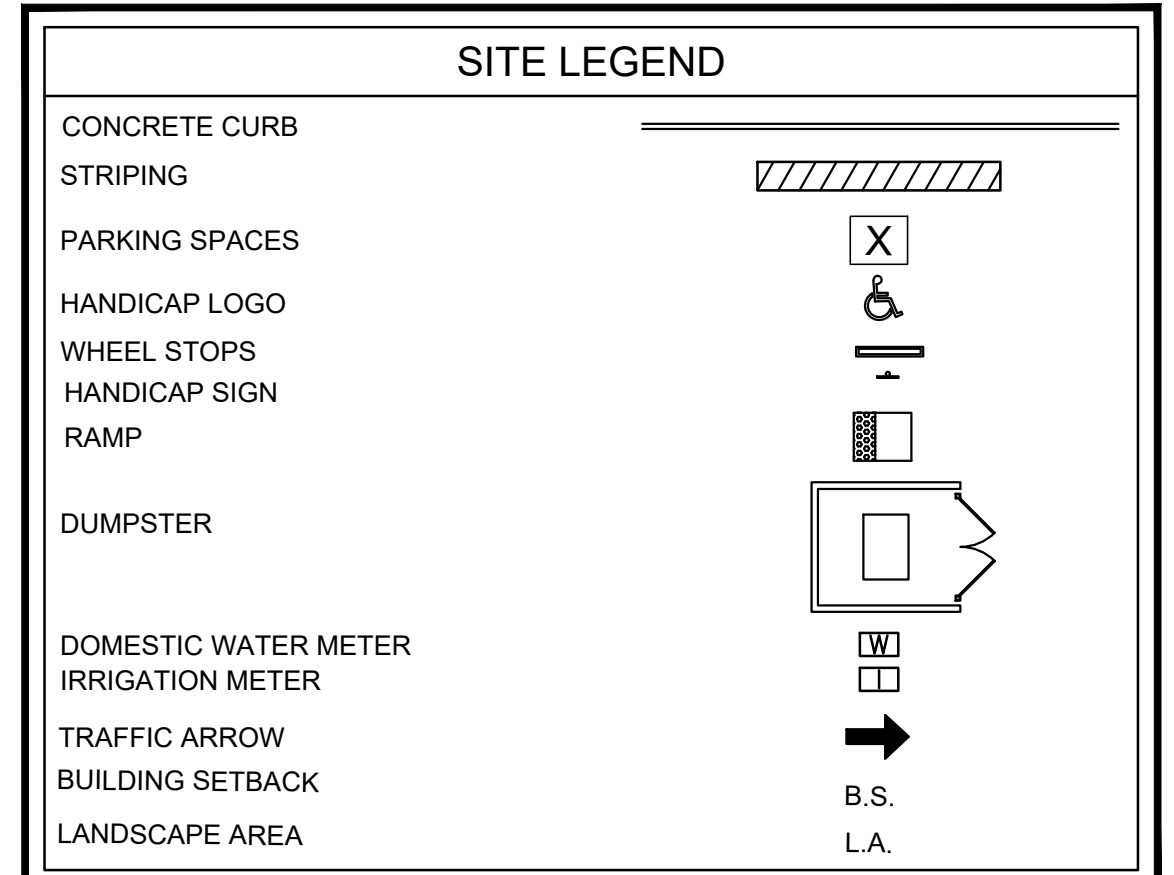
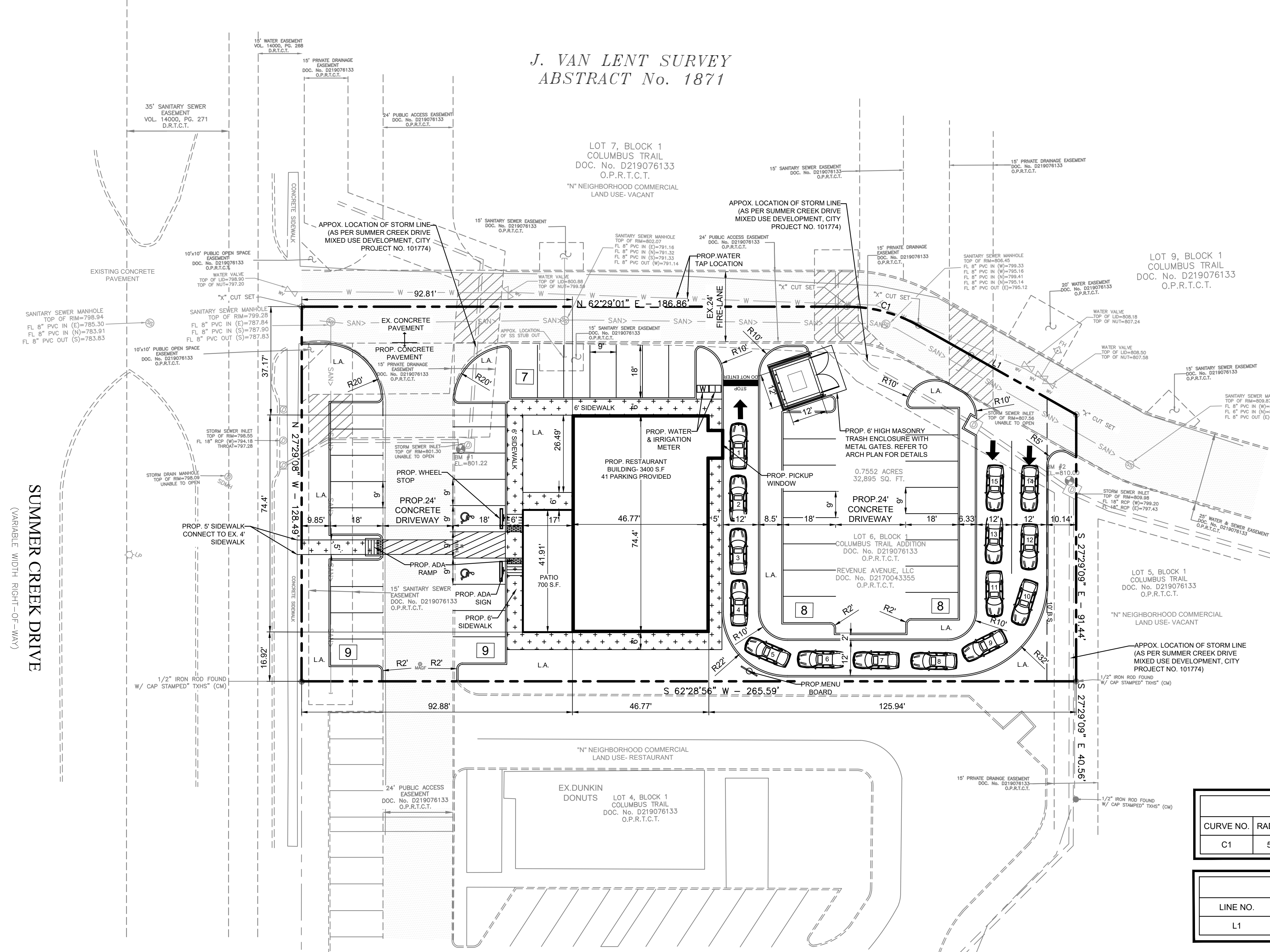
# Area Zoning Map

Applicant: Revenue Avenue LLC  
 Address: 7601 Summer Creek Drive  
 Zoning From: PD 246 for E uses  
 Zoning To: Site plan for drive-through restaurant  
 Acres: 0.75493038  
 Mapsco: 102M  
 Sector/District: Wedgwood  
 Commission Date: 4/13/2022  
 Contact: 817-392-2495





J. VAN LENT SURVEY  
ABSTRACT No. 1871



### SITE DATA SUMMARY

NUMBER OF LOTS	1
EXISTING LAND USE	VACANT
EXISTING ZONING	E-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	RESTAURANT
NET ACREAGE	0.7552 ACRES OR 32,895 S.F.
PROPOSED BUILDING AREA	3400 S.F.
PROPOSED PATIO AREA	700 S.F.
BUILDING HEIGHT (STORY)	TBD (1 STORY)
LOT COVERAGE	10.33%
FLOOR AREA RATIO	0.103
PARKING REQUIREMENT	1 SPACE PER 100 G.F.A.
TOTAL REQUIRED PARKING	41
TOTAL PROVIDED PARKING	41
REQUIRED HANDICAP PARKING	2
PROVIDED HANDICAP PARKING	2

### EXISTING LEGEND

BOUNDARY LINE	TELEPHONE MANHOLE
ADJOINER BOUNDARY LINE	STORM MAN HOLE
EASEMENT LINE (AS NOTED)	LIGHT POLE
WATER LINE	POWER POLE
SANITARY SEWER LINE	BENCH MARK
SS (AS NOTED)	CONTROL MONUMENT
OVERHEAD ELECTRIC LINE	SANITARY SEWER CLEANOUT
SET IRON ROD (AS NOTED)	TRAFFIC SIGNAL CONTROL BOX
FOUND IRON ROD (AS NOTED)	MAILBOX
"X" CUT FOUND	NOT TO SCALE
"X" CUT SET	OFFICIAL PUBLIC RECORDS
GAS VALVE	TARRANT COUNTY, TEXAS
FIRE HYDRANT	EASEMENT ENCROACHMENT
SANITARY SEWER MAN HOLE	DOC No. D219165299
WATER VALVE	O.P.R.T.C.T.
TRAFFIC SIGNAL BOX	D.R.T.C.T.
WATER METER	DEED RECORDS
ELECTRIC PEDESTAL	TARRANT COUNTY, TEXAS
	UNDERGROUND UTILITIES (SUE)

### BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50'	25.70'	29°27'09"	N 77°13'46" E	25.42'

### BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 88°03'30" E	61.16'

#### FLOOD NOTES:

THIS IS TO CERTIFY THAT NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 44439C0295K, DATED 09-25-2009. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

#### LAND DESCRIPTION

BEING ALL OF LOT 6, BLOCK 1, COLUMBUS TRAIL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN VAN LENT SURVEY, ABSTRACT NO. 1871 ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. D219076133, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AS CONVEYED TO REVENUE AVENUE AND RECORDED IN DOCUMENT NO. D2170043355, O.P.R.T.C.T.

- #### BENCHMARKS:
- SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX, ON THE WEST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 59' NORTHEAST DIRECTION OF THE CENTER OF STORM DRAIN INLET. ELEVATION = 801.22'
  - SQUARE WITH AN "X" CUT ON STORM DRAIN INLET BOX ON NORTHEAST SIDE OF SUBJECT PROPERTY, APPROXIMATELY ± 21' SOUTHEAST DIRECTION OF A SANITARY SEWER MANHOLE. ELEVATION = 753.14'

- #### SITE GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
  - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
  - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
  - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
  - ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

- #### GENERAL NOTES:
- ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
  - PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
  - PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
  - THE PROPOSED BUILDING WILL COMPLY "PD" ARCHITECTURAL STANDARDS.
  - THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH SOUND ATTENUATION.
  - ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

### PROJECT CONTACT LIST

<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1782 MCDERMOTT DR. ALLEN, TX 75013 ANDREW YEOH 469-213-2804 AYEHO@TRIANGLE-ENGR.COM	<b>OWNER</b> THE REVENUE AVE. LLC 100 DECKER CT., SUITE 197 IRVING, TX 75062 KEVIN AFKAMII 469-363-3222 KEVIN@TENANTREADVISORS.COM
<b>SURVEYOR</b> TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX 75244 MARK NACE 469-784-9321 MARKNACE@TRAVERSELANDSURVEYING.COM	<b>LANDSCAPE ARCHITECT</b> GREEN SPOT STUDIO 1784 W. MCDERMOTT DR., SUITE 110 ALLEN, TX 75013 CHRIS TRONZANO 469-369-4448 CHRIS@STUDIOGREENSPOT.COM



NO.	DATE	DESCRIPTION	BY
1	03/07/2022	1st CITY SUBMITTAL	AY
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DIRECTOR OF PLANNING & DEVELOPMENT DATE

**SITE PLAN**  
0.7552 AC. LOT 6, BLOCK 1  
COLUMBUS TRAIL ADDITION  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS 76123  
ZONING CASE No. \_\_\_\_\_

### SITE PLAN RESTAURANT

7601 SUMMER CREEK DRIVE  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS 76123

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

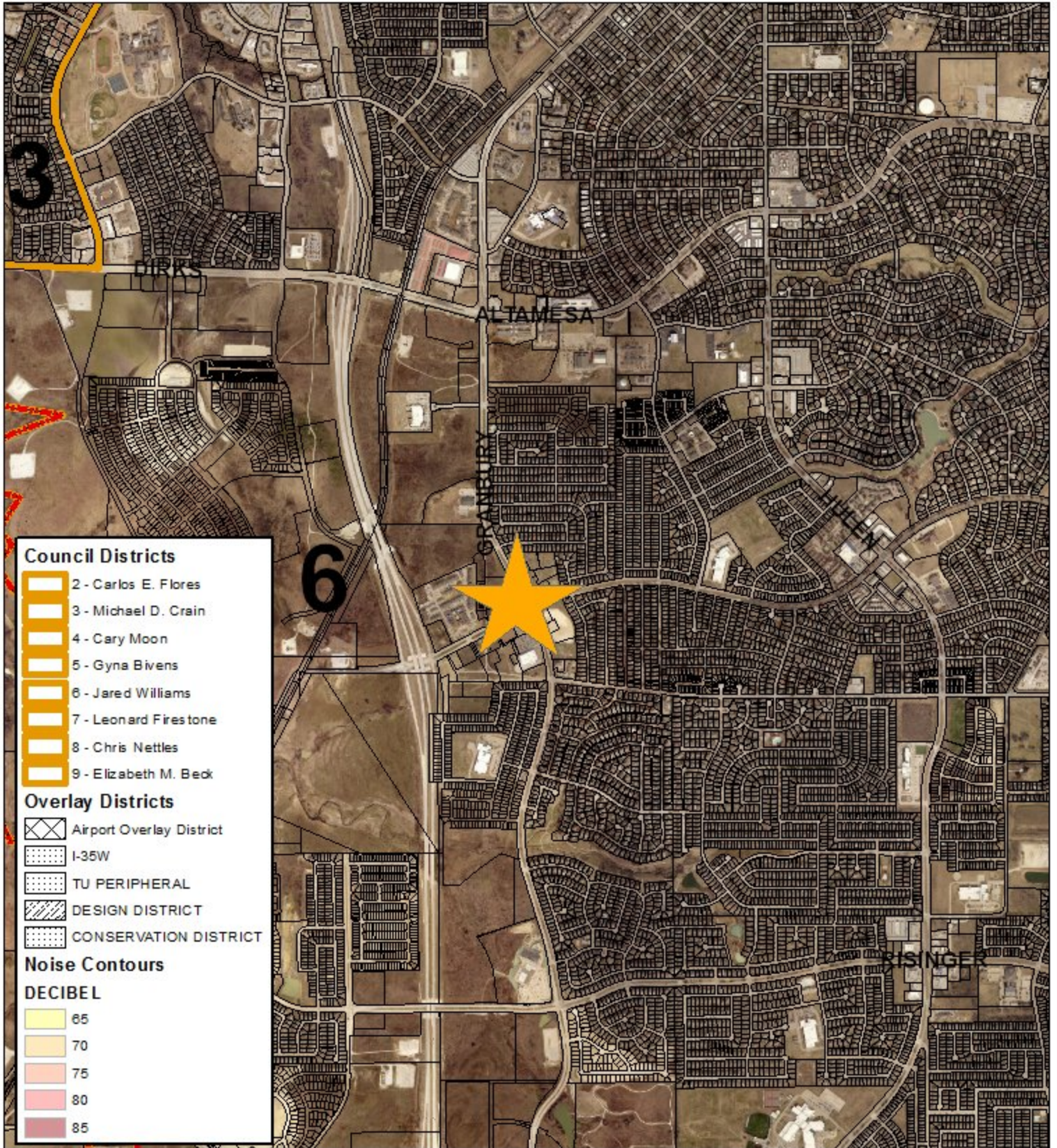
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	DK	03/02/2022	SCALE BAR	020-22	<b>C-3.0</b>









TX. P.E. FIRM #11525








## Area Map



**Council Districts**






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

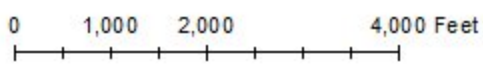
**Overlay Districts**

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

**Noise Contours**

**DECIBEL**

-  65
-  70
-  75
-  80
-  85

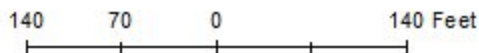
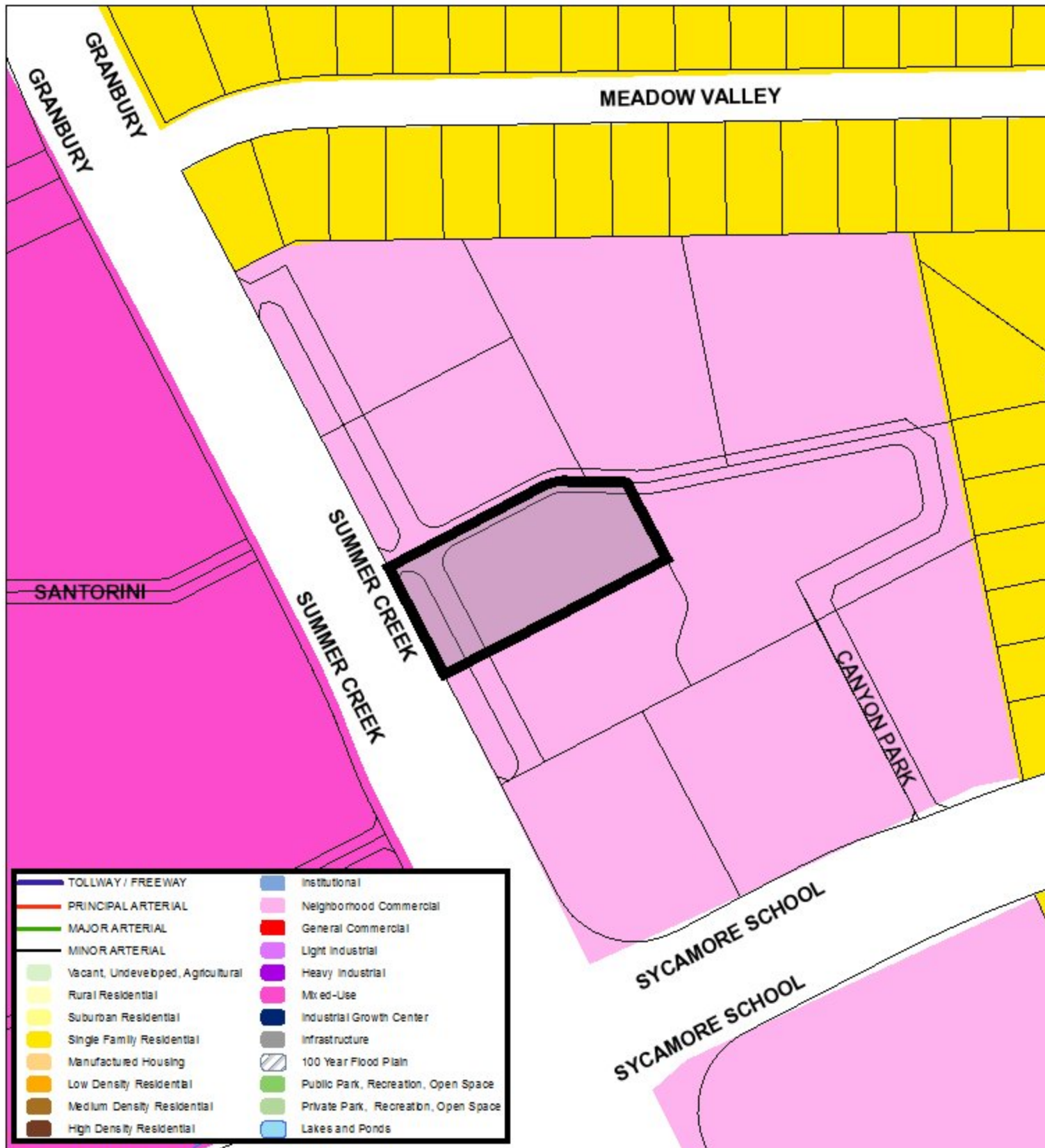






SP-22-005

# Future Land Use



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





## Aerial Photo Map



0 90 180 360 Feet







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-065

Council District: 5

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** James Parker McCulley

**Site Location:** 5100-5200 blocks Parker Henderson Rd

**Acreage:** 57.4 acres

### Request

**Proposed Use:** Distribution & Logistics Facility

**Request:** From: "AG" Agricultural

To: "I" Light Industrial

### Recommendation

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

**Comprehensive Plan Consistency:** **Tract 1: is not consistent (Significant Deviation).**  
**Tract 2: is consistent**

**Staff Recommendation:** **Denial**

### Table of Contents

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

## Project Description and Background

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

The case was continued due significant opposition to the case and to allow the applicant to continue to meet with the neighborhood. Several concerns have been voiced related to the proposal.

1. Heavy truck traffic and toxic air emissions
2. Proximity to school and existing park
3. Environmental justice concerns

The applicant will likely address these concerns during the Public Hearing.

## Surrounding Zoning and Land Uses

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

East “J” Medium Industrial / Industrial

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

West “A-10” One-Family / vacant

## Recent Zoning History

- ZC-20-008-From “AG” Agricultural to “J” Medium Industrial (approved and located northeast of the proposed site)

## Public Notification

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

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

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

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

# Development Impact Analysis

## Land Use Compatibility

---

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

The proposed industrial is located in close proximity to an existing W.M. Green Elementary School and Prairie Dog Park. The proposed development could have negative implications for students and families trying to access the sites. At the time of development, a sidewalk and other street improvements will be required. The applicant will also have to complete and obtain an approved traffic study from the City.

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

## Comprehensive Plan Consistency – Southeast

---

The adopted Comprehensive Plan has two designations for the subject property.

Tract 1-Located west of David Strickland Rd is classified as “Open Space”. The future land use map was changed from single-family to open space in 2010. This proposed site is privately owned, contains a gas well, with no plans for purchase by the Parks and Recreation Department. The proposed zoning for this tract does not align with the following policies of the Comprehensive Plan:

- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions

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

Tract 2-Located on east of David Strickland Rd is classified as an “Industrial Growth Center” This site is intended to be developed for warehouse/distribution. The proposed zoning aligns with the following policies of the Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations

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

## Economic Development Plan

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

### PERFORMANCE METRICS

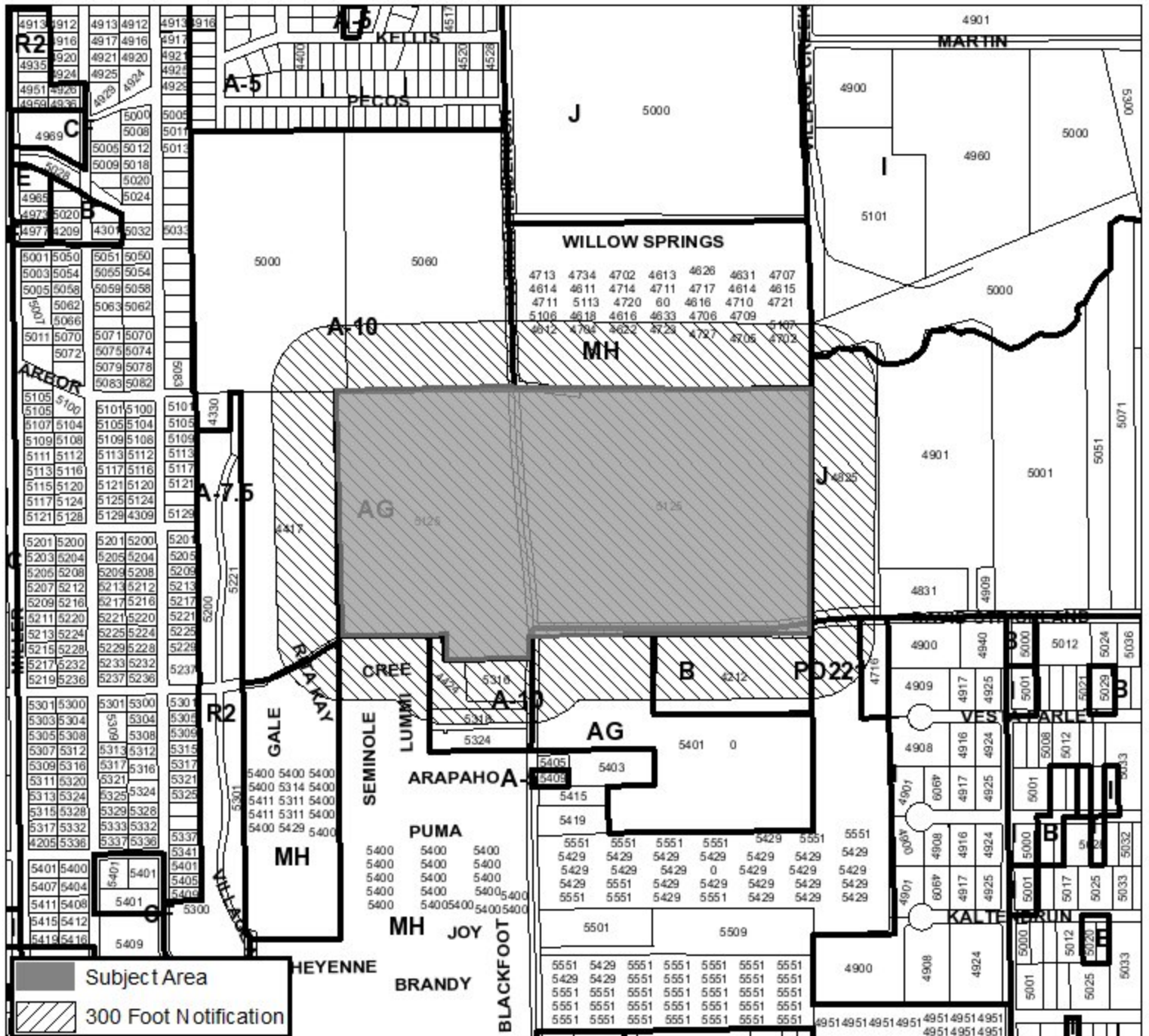
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





# Area Zoning Map

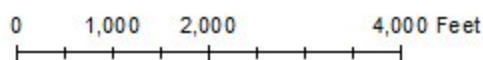
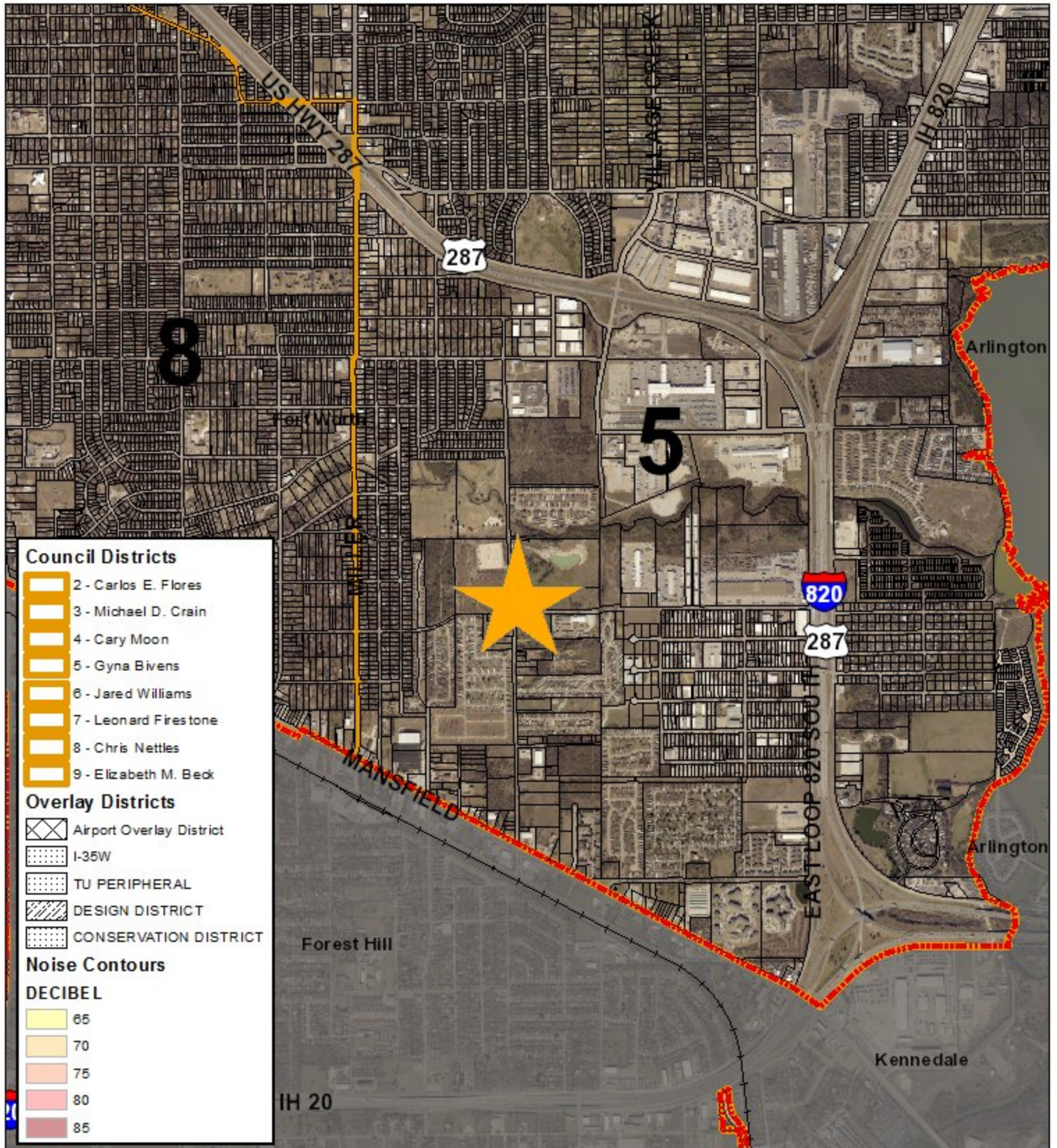
Applicant: James Parker McCulley  
 Address: 5100 - 5200 blocks Parker Henderson Road  
 Zoning From: AG  
 Zoning To: I  
 Acres: 57.41372147  
 Mapsco: 93J  
 Sector/District: Southeast  
 Commission Date: 5/11/2022  
 Contact: 817-392-6329



0 325 650 1,300 Feet

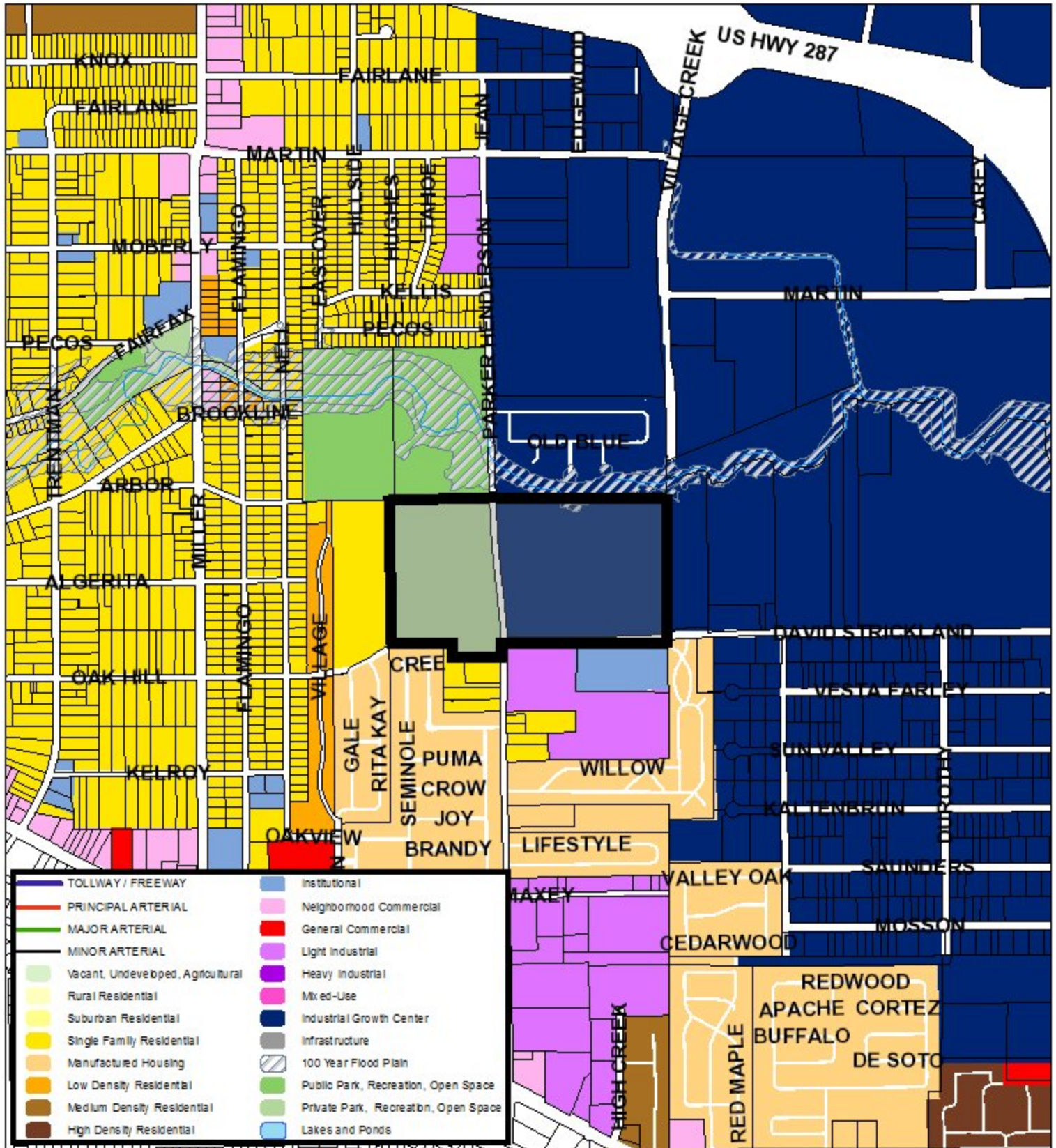


## Area Map





### Future Land Use



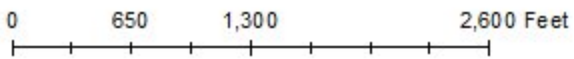
990 495 0 990 Feet

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





## Aerial Photo Map







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** ZC-22-091

**Council District:** 9

## Zoning Map Amendment

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** KBPFive, Inc. / A. G. Smith Homes, LLC

**Site Location:** 2716 & 2722 Wingate Street

**Acres:** 0.37 acres

### Request

**Proposed Use:** Townhomes

**Request:** From: "A-5" One-Family

To: "UR" Urban Residential

### Recommendation

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

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

## Project Description and Background

The 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.

This case initially appeared at the June 8 Zoning Commission hearing but requested a 30-day continuance to allow additional time to work with the surrounding neighborhoods.

## 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  
300-foot Legal Notifications were mailed by May 27, 2022.

## Public Notification

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 AND ZONING CLASSIFICATIONS

FUTURE LAND USE	DEFINITION	ZONING
<b>RESIDENTIAL</b>		
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
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

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, pedestrian-oriented 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:

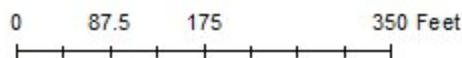
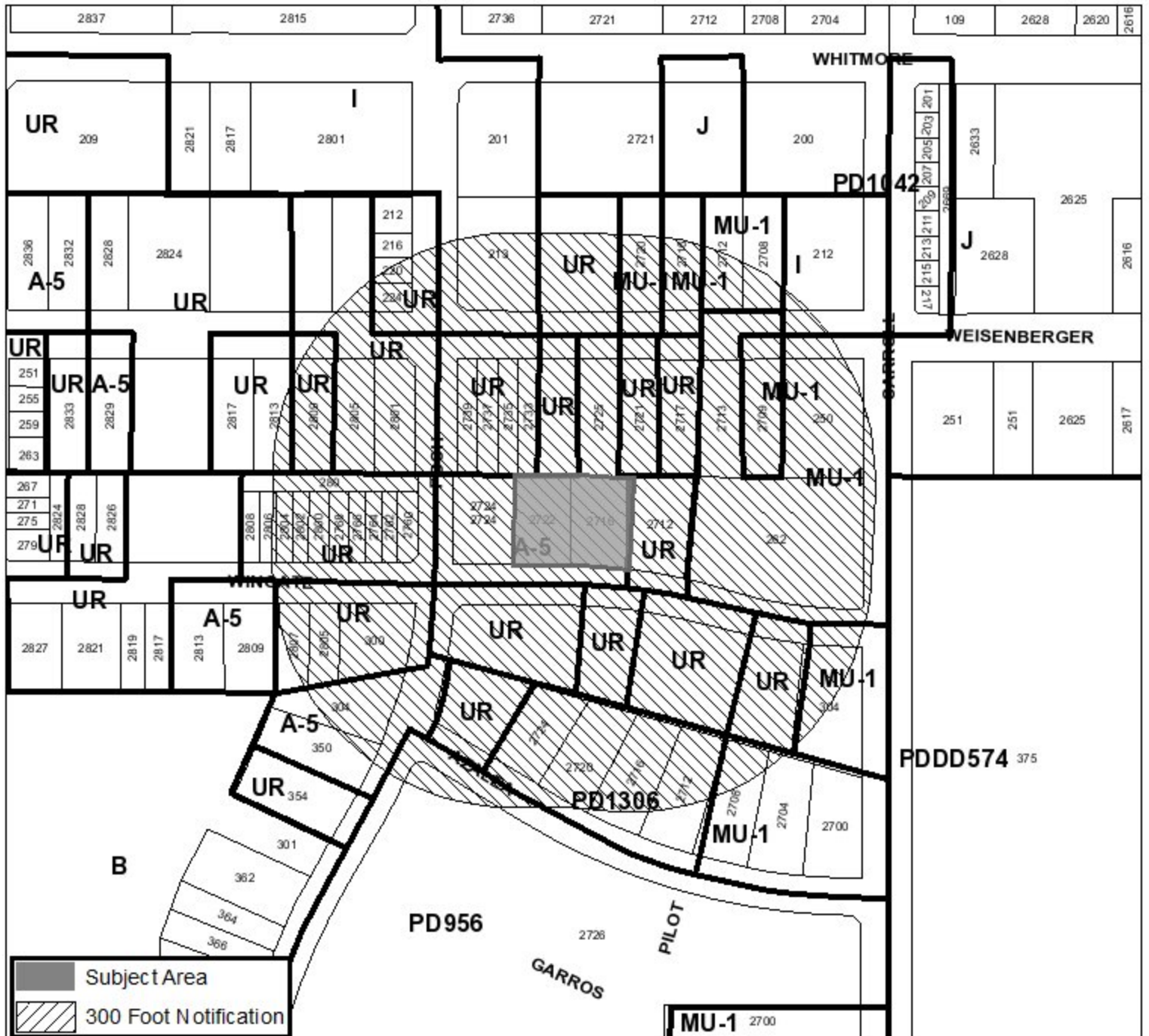
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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





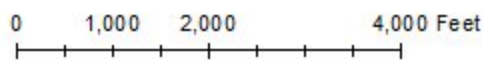
# Area Zoning Map

Applicant: KBPFive, Inc.  
 Address: 2716 & 2722 Wingate Street  
 Zoning From: A-5  
 Zoning To: UR  
 Acres: 0.37322167  
 Mapsco: 62X  
 Sector/District: Arlington Heights  
 Commission Date: 6/8/2022  
 Contact: null



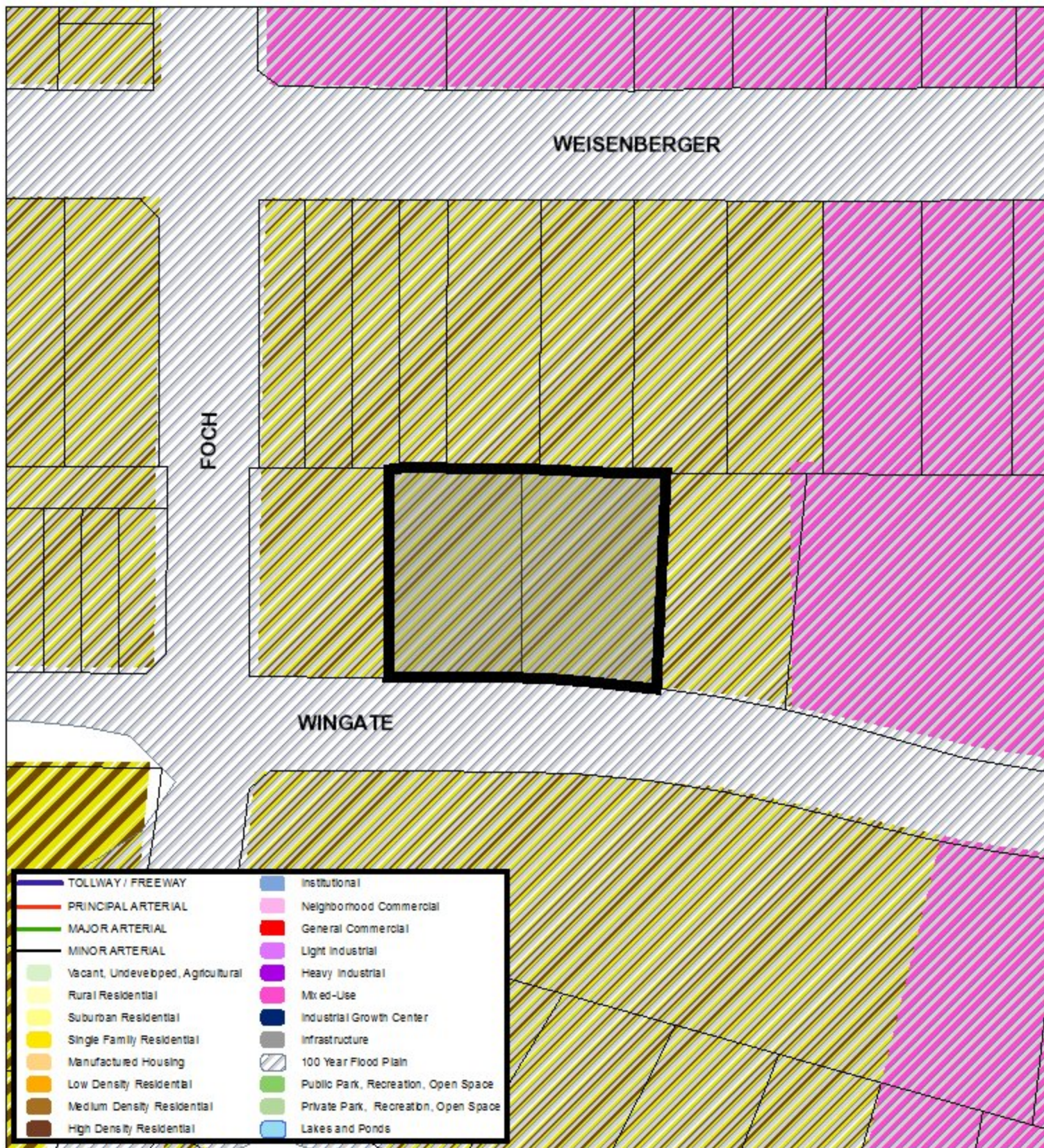


## Area Map





### Future Land Use



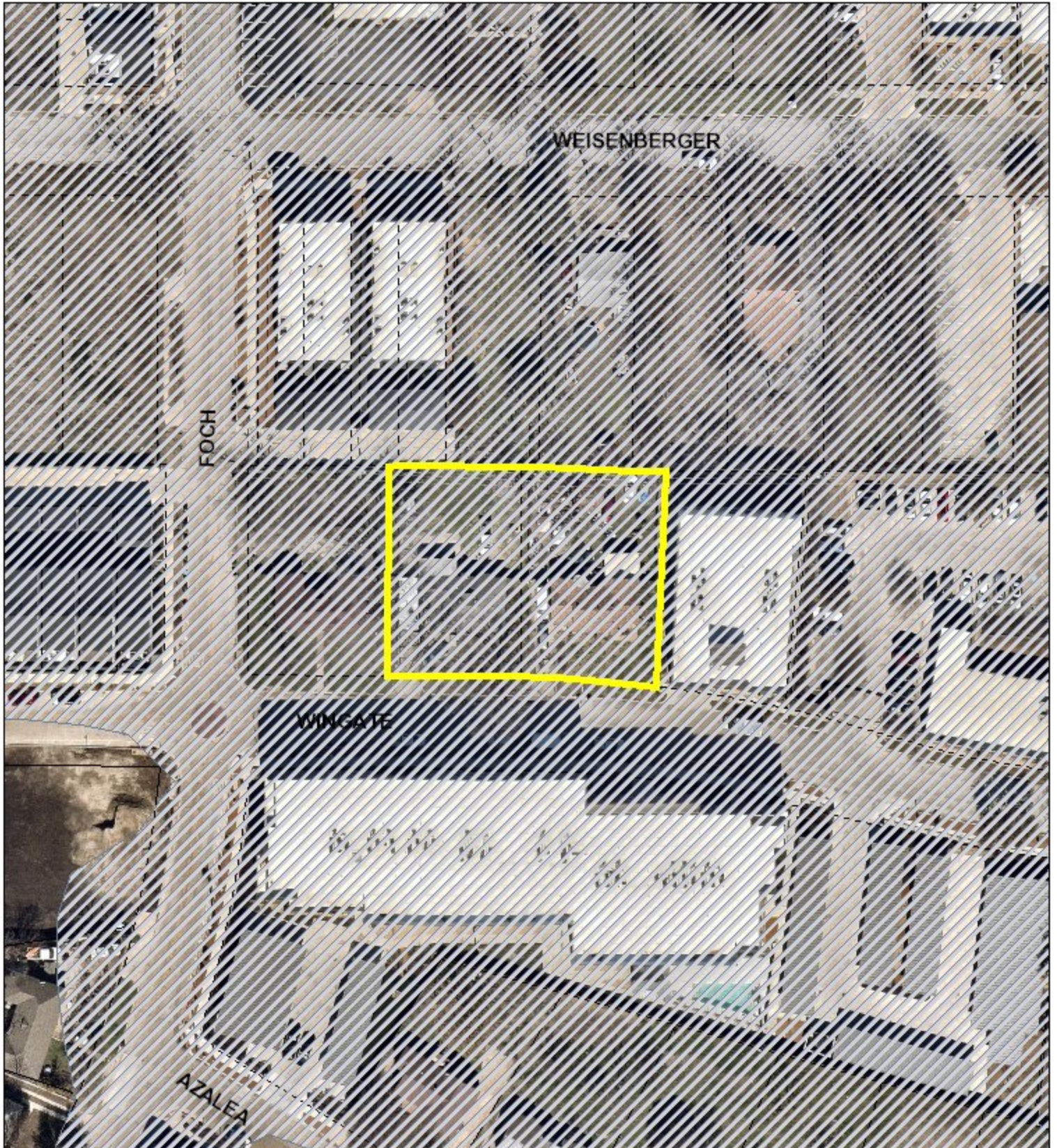
70 35 0 70 Feet

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





## Aerial Photo Map



0 40 80 160 Feet







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** SP-22-009

**Council District:** 2

## Site Plan

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Musket Corporation

**Site Location:** 600 N Meacham Blvd

**Acreage:** 18.22 acres

## Request

**Proposed Use:** New 12,000 warehouse

**Companion Case:** ZC-16-137; SP-20-20

**Request:** To: Amend site plan for PD 1106 Planned Development for all uses in “K” Heavy Industrial plus biodiesel processing and storage; site plan included.

## Recommendation

**Staff Recommendation:** **Approval**

## Table of Contents

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

## Project Description and Background

The subject property is located on Meacham Boulevard across the street east of Meacham International Airport. The current zoning for the property is “PD 1106” Planned Development for all uses in “K” Heavy Industrial plus biodiesel processing and storage; site plan approved. The applicant is requesting to amend the approved site plan to add a roughly 12,000 sf warehouse near two existing structures.

## Surrounding Zoning and Land Uses

North “K” Heavy Industrial / industrial  
East “K” Heavy Industrial / gas well  
South “PD 688” "PD-SU" for all uses in "K" plus petroleum storage (wholesale) and loading / petroleum storage (wholesale) and loading  
West “PD 848” Planned Development for all uses in "I" Light Industrial plus airport related uses and excluding bars/ nightclubs, junkyards, recycling facilities, motels, sexually oriented businesses and tattoo parlors, site plan waiver recommended / Meacham International Airport

## Recent Zoning History

- ZC-16-137: Established “PD1106” Planned Development for all uses in “K” Heavy Industrial plus biodiesel processing and storage

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Inter-District 2 Alliance	Far Greater Northside Historical NA
Diamond Hill Jarvis NAC	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Lake Worth ISD	Eagle Mountain-Saginaw ISD

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

## Development Impact Analysis

### Site Plan Comments

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#### Zoning and Land Use

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

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

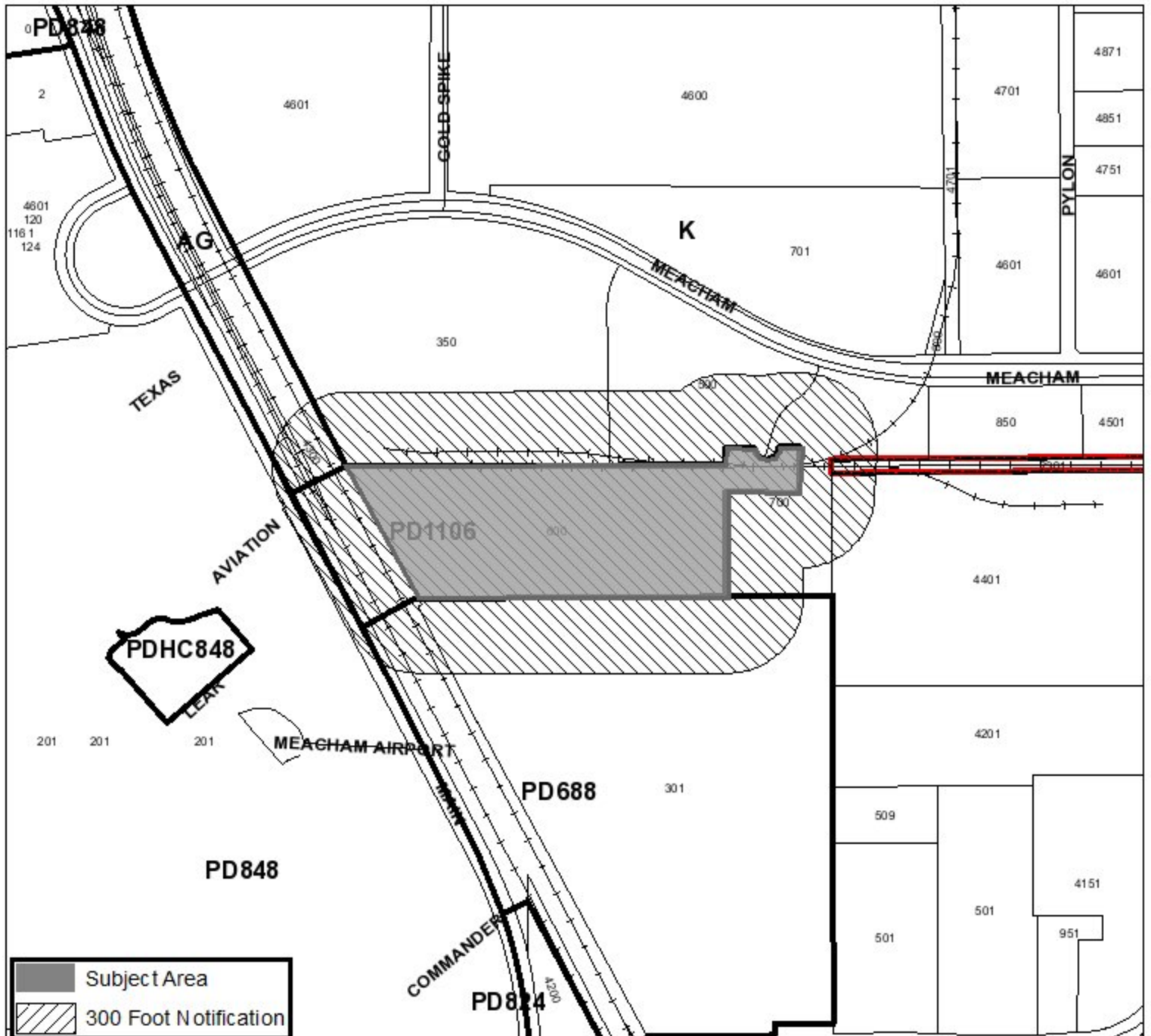




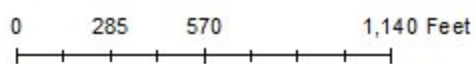
SP-22-009

# Area Zoning Map

Applicant: Musket Corp  
 Address: 600 N. Meacham Boulevard  
 Zoning From: PD 1106  
 Zoning To: Amend Site Plan to add new building  
 Acres: 18.22449821  
 Mapsco: 48P  
 Sector/District: Northeast  
 Commission Date: 7/13/2022  
 Contact: 817-392-6329



Subject Area  
 300 Foot Notification







ZONED "K"

LOT 1  
BLOCK 1  
9.850 ACRES  
ZONED "K"

225' BUILDING SETBACK FOR  
PROTECTED USE & PUBLIC  
BUILDING STRUCTURES

EXISTING 60' PUBLIC  
ACCESS EASEMENT

8 YD. DUMPSTER  
WITH WOOD FENCE  
SCREENING  
6 FT. HEIGHT

TRACK 3  
TRACK 2  
TRACK 1

TREE & TURF  
LANDSCAPE AREA  
ENTRANCE GATE  
CONTROL

TREE & TURF  
LANDSCAPE AREA

RAIL  
EASEMENT

EXISTING  
30' ACCESS  
EASEMENT

EXISTING RUN-AROUND TRACK  
EXISTING LEAD TRACK  
TRACK 'D'  
TRACK 'A'  
TRACK 'B'  
TRACK 'C'

TREE & TURF  
LANDSCAPE AREA  
EXISTING  
CONTAINMENT  
BASIN

CHAIN LINK SECURITY FENCE  
6 FT. HEIGHT WITH 1 FT.  
3 STRAND BARBED WIRE  
(1' INSIDE PROPERTY LINE)  
LOT 2  
BLOCK 1  
8.464 ACRES  
ZONED "K"

25' RIGHT OF WAY EASEMENT  
VOL. 5176, PG. 594 &  
VOL. 5354, PG 199  
D.R.T.C.T.  
ASSIGNMENT AND ASSUMPTION AGREEMENT  
CITGO PRODUCTS PIPELINE COMPANY  
VOL. 11747, PG. 1  
O.R.T.C.T.

20' RIGHT OF WAY AND  
EASEMENT AGREEMENT  
ALON USA PIPELINE, INC.  
VOL. 16736, PG. 1  
O.R.T.C.T.

EXISTING  
DETENTION  
EASEMENT

EXISTING  
DETENTION  
BASIN

MUSKET CORPORATION  
DOC. NO. 21710434  
O.P.R.T.C.T.  
LOT 3  
BLOCK 1  
TRANSLOAD ADDN.  
18.205 ACRES  
Turf Landscape Area

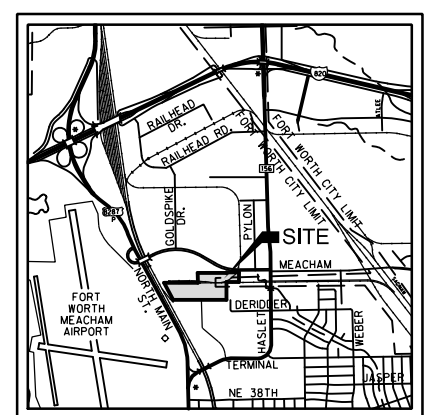
EXISTING DEF  
WAREHOUSE  
125'  
NEW DEF  
WAREHOUSE  
EXTENSION  
96'-2"

225' BUILDING SETBACK FOR  
PROTECTED USE & PUBLIC  
BUILDING STRUCTURES

TREE & TURF  
LANDSCAPE AREA

EXISTING  
DETENTION  
BASIN

LOT 1, BLOCK 1  
CITGO ADDITION  
CAB A, SLIDE 2636  
P.R.T.C.T.  
ZONED "PD"



LOCATION MAP

PARKING TABLE					
NAME	USE	REQUIREMENT	EMPLOYEES	# OF SPACES	# ACCESSIBLE SPACES
EXISTING DEF TERMINAL	WAREHOUSE	1 SPACE PER 4 EMPLOYEES (MIN. 4 SPACES)	5	7	1
EXISTING DEF WAREHOUSE	WAREHOUSE	1 SPACE PER 4 EMPLOYEES (MIN. 4 SPACES)	4	4	1
NEW DEF WAREHOUSE EXTENSION	WAREHOUSE	1 SPACE PER 4 EMPLOYEES (MIN. 4 SPACES)	4	5	1

STRUCTURE TABLE							
NAME	DIMENSIONS					MATERIAL	
	LENGTH (FT)	WIDTH (FT)	DIAMETER (FT)	FLOOR AREA (SF)	HEIGHT (SF)		STORIES
EXISTING DEF TERMINAL	80	200	N/A	16,000	26	2	METAL
UTILITY BUILDING	30	40	N/A	1,200	12	1	METAL
EXISTING DEF WAREHOUSE	80	125	N/A	10,000	27	2	METAL
NEW DEF WAREHOUSE EXTENSION	96.17	125	N/A	12,021	27	2	METAL
50K BARREL TANK (1)	N/A	N/A	90	N/A	48	4	STEEL
650 BARREL TANK (3)	N/A	N/A	12	N/A	36	3	STEEL

**OWNER**  
MUSKET CORPORATION  
10601 N. PENNSYLVANIA AVE.  
OKLAHOMA CITY, OK 73120  
ATTN: ROGER GRIFFIN  
(713) 419-7306  
EMAIL: Roger.griffin@loves.com

**SURVEYOR**  
DOUGLAS A. CALHOUN  
SURVEY MANAGER  
HALFF ASSOCIATES, INC.  
4000 FOSSIL CREEK BLVD.  
FORT WORTH, TEXAS 76137  
(817) 764-7505  
EMAIL: dcalhoun@halff.com

**ENGINEER**  
B. DAVID LITTLETON  
ENGINEER  
HALFF ASSOCIATES, INC.  
1201 N. BOWSER ROAD  
RICHARDSON, TEXAS 75081-2275  
(214) 346-6213  
EMAIL: dlittleton@halff.com

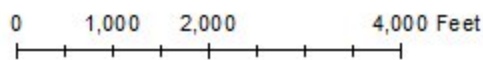
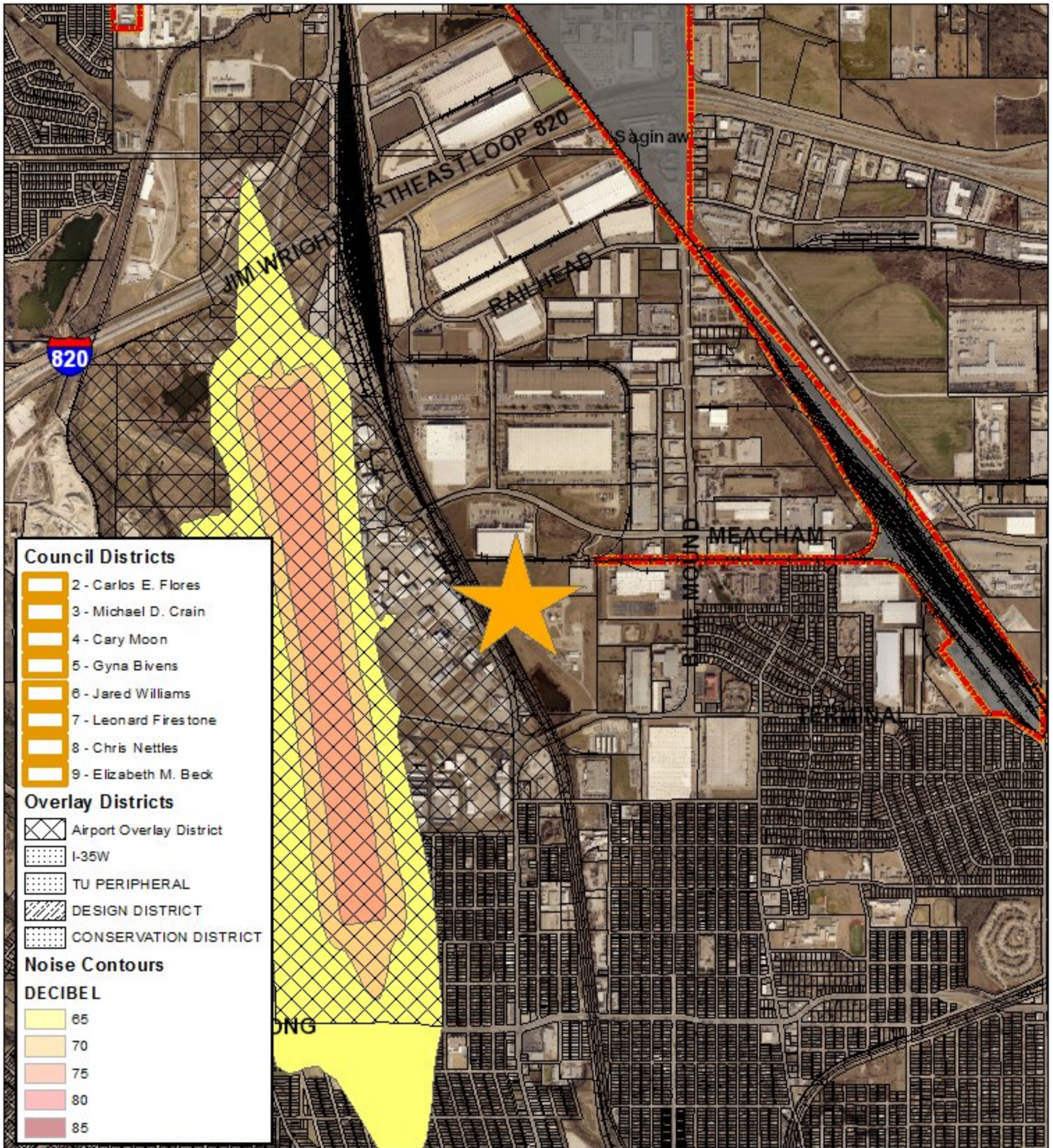
- NOTES:**
- ALL AREA LIGHTING WILL CONFORM TO LIGHTING CODE.
  - ALL SINGAGE WILL CONFORM TO LIGHTING CODE AND ARTICLE 4, SIGNS.
  - PROJECT WILL COMPLY WITH SECTIONS 6.301 (LANDSCAPING) AND 6.302 (URBAN FORESTRY).
  - RECYCLED CRUSHED CONCRETE MUST BE HARD SURFACE AND DUST FREE.

**MUSKET DEF TERMINAL  
AMENDED  
SITE PLAN FOR  
PD 1106  
ZONING CASE # SP-XX-XXXX  
CITY OF FORT WORTH, TEXAS  
4/27/2022**

BY  
**HALFF**

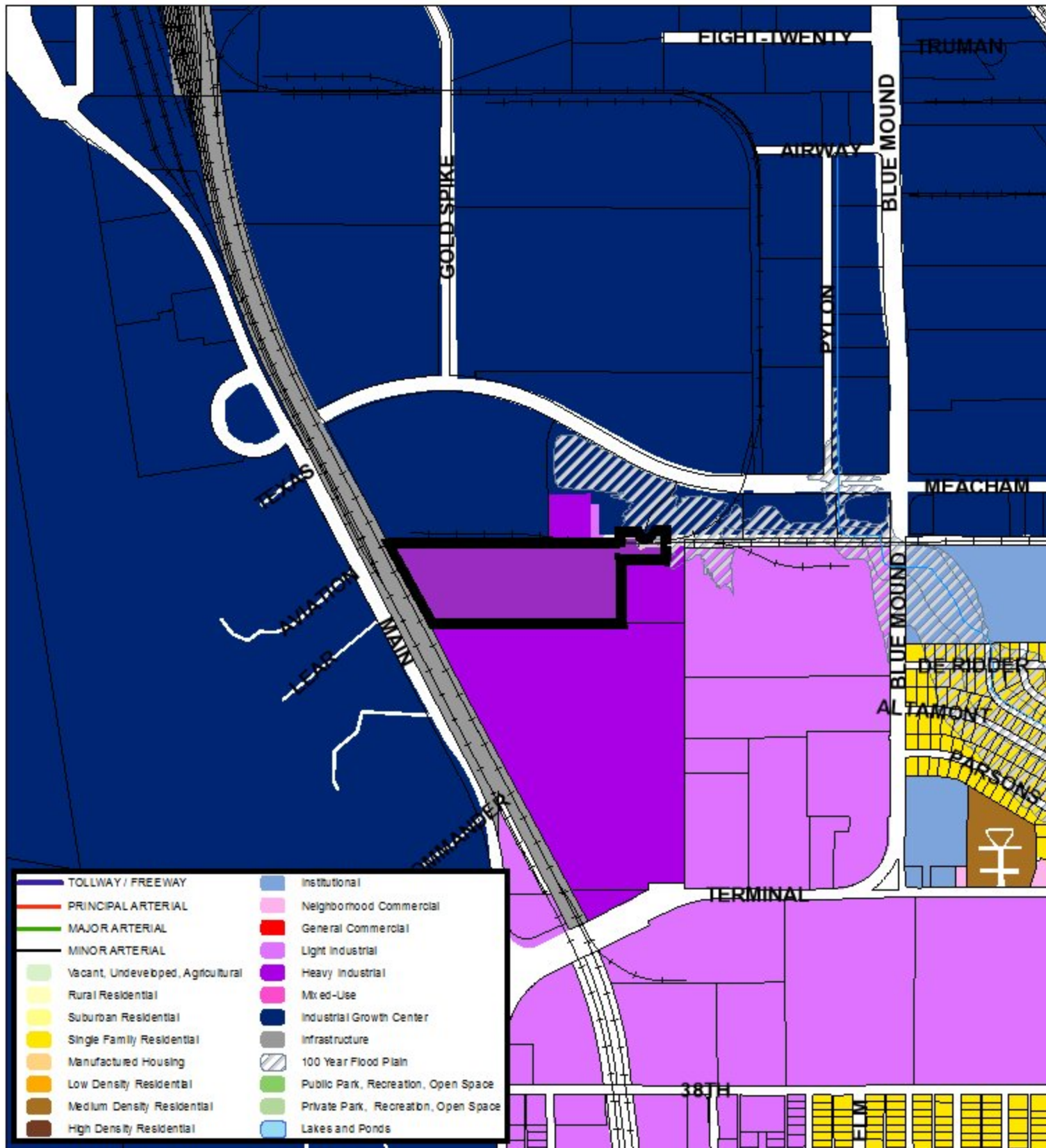


## Area Map

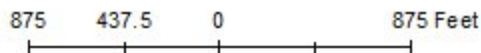




## Future Land Use



875 437.5 0 875 Feet



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





## Aerial Photo Map



0 550 1,100 2,200 Feet







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** SP-22-010

**Council District:** 9

## Site Plan

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Riokim Montgomery LP / KIMCO Realty Corporation

**Site Location:** 300-400 blocks Carroll Street

**Acres:** 17.81 acres

## Request

**Proposed Use:** Amend Required Site Plan of PD574 for lots 1R and 3R for multifamily and mixed-use

**Companion Cases:** ZC-03-320A; SP-03-055

**Request:** From: PD574 with Demolition Delay

To: Amend portion of the existing PD site plan

## Recommendation

**Staff Recommendation:** Continuation, to allow more time to work through items described in staff report comments

## Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [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

The subject site is located north of West 7<sup>th</sup> Street and east of Carroll Street, within the Planned Development PD574, which encompasses the Montgomery Plaza development. This case is for the northeast portion of the Planned Development along the railroad tracks. The Planned Development has a Demolition Delay overlay. It is located within the West Seventh Urban Village.

Because there is an approved site plan for PD574, any major changes to the site plan must go through the public hearing process. This northeast portion of the Planned Development is now submitting a new site plan for their portion of the Planned Development. The site will remove the existing retail buildings and redesign the site with two new buildings, one entirely residential multifamily and one mostly residential with some commercial use located on the ground floor.

The existing PD574 was established via ZC-03-320A was adopted on 6/8/04. The below screenshot is from Ordinance 16001, which created the Planned Development.

### **2601 W. 7<sup>th</sup> Street**

**Description: Lot 1, Block 1, Montgomery Ward & Company Addition.**

### **Zoning Change:**

**From: “J” Medium Industrial**

**To: “PD/MU-2” Planned Development for High Intensity Mixed Use with Outdoor Sales and Storage of Masonry/Paving Materials; Fencing; Plants/Landscaping; Tool Shed; Lawn Equipment, and Outdoor Furniture permitted for both Large Retail Development. Site Plan required. (See SP-03-055)**

The associated SP-03-055 was approved at the same time as the Zoning Case. Since 2003, several minor amendments have been made to the overall site plan; these minor amendments have been handled administratively, as they were not large enough items to necessitate coming back through the public hearing process. No cases to revise the site plan have come to the Zoning Commission until this case.

As this is a Site Plan case, it is not changing any of the development standards of the Planned Development. This case is only for the approval of the new proposed site plan for that footprint of PD574.

If the project is greater than 90% residential use, a proximity test must be completed and submitted to staff prior to building permits. Refer to 4.1302(b)(4) of the “MU-2” High Intensity Mixed-Use Ordinance.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / Commercial and Industrial  
East “MU-2” High Intensity Mixed-Use / Residential Apartments  
South PD574 / Mixed Use  
West PD574 / Mixed Use

## Recent Zoning History

- ZC-22-091 from A-5 to UR; west of subject site; current zoning case continued to today's docket
- ZC-22-047 from C to E; went to ZC April 2022; west of subject site
- ZC-21-193 from C to MU-1; effective 5/3/22; west of subject property
- ZC-21-026 from A-5 to PD/UR with development standards and site plan; effective 7/2/21; west of subject site
- ZC-21-069 from F to MU-2; effective 11/1/21; west of subject site
- SP-10-005 amend PD574 site plan for lot 4R; site plan with waiver requests for Chick-Fil-A which was denied without prejudice by City Council 8/3/10 because Chick-Fil-A submitted a site plan to staff that met the standards of the ordinance and no longer needed to site plan case; west-adjacent of subject site
- ZC-07-144 Council-initiated rezoning of 28 acres in Linwood from B, C, D, ER, I to A-5, R2, MU-1; effective 9/4/07; northwest of subject site
- ZC-06-195 creating Trinity Uptown District (now Panther-Island); northeast of subject site

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 26, 2022)

Organizations Notified	
West 7 <sup>th</sup> Neighborhood Alliance	Inter-District 2 Alliance
Fort Worth Downtown 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	Fort Worth ISD

\* *These Neighborhood Associations are located closest to the subject property*

## Development Impact Analysis

### Site Plan Comments

#### **Zoning and Land Use**

*The site plan is in general compliance with the Zoning Ordinance. The below outlines a few items that were unable to be determined at the time of publication of the Zoning Docket. It is up to the Zoning Commission if the case would be moved forward subject to compliance with the noted staff comments and allowed to make minor amendments working with staff before City Council, or if the case should be continued at Zoning Commission to allow more time to work out the below items.*

- Plat was not provided with the application documents, but an exhibit of existing and proposed access easements was later provided. Staff was therefore unable to confirm how property will be platted with Right-of-Ways, Public Use Easements, Access Easements, or lot lines; these items affect requirements of the MU-2 Ordinance. PD Site Plan may need to be revised pending plat.
  - 4.1302(g)(5) Buildings must have their main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement. Primary entrances shall not be from a parking lot. Secondary entrances from parking lots are permitted.
  - 4.1302(g)(5)(e)(1) Apartments, condominiums, and manor houses with street level units must provide individual street-oriented entries for each unit along the primary street frontage
  - 4.1302(g)(5)(f)(1) Each retail use with exterior ground level exposure along a street or public space shall have an individual public entry from the street or public space.
  - Unclear where Public Use Easements/ROWs are located when considering front yard setbacks.
- In reference to the above items, some points that may need to be revised depending on the way the property is officially platted are the building setbacks (particularly on the southern façade of Lot 3R), and parking spaces located between the building and the public access easement (along the southern façade of Lot 3R), main entrance being from a public plaza or access easement (again, main entrance along southern façade of Lot 3R).
- To obtain the height bonus for the 7-story building, project must meet requirements of 4.1302(d)(8). Applicant has expressed intent to meet 4.1302(d)(8)b for the Structured Parking height bonus (providing 100% of all off-street parking within the structured parking) and 4.1302(d)(8)c for Open Space (providing a publicly accessible pocket park).
- MU-2 has a maximum parking permitted of 100% of the calculated requirement. Parking was not able to be verified, as the number of spaces being provided was not on the site plan.
- Surface parking must meet the landscape requirements of 4.1302(f)(3).
- Staff cannot determine if the proposed surface parking spaces are permissible without being provided the parking calculations or the number of spaces in the garages.

### **Informational Notes**

- As applicable, any fence or structure that is located within an easement will require permission of the easement holder(s) to encroach. Underground or aerial utilities include electricity, gas, water, sewer, telephone, etc. Awnings that encroach the right-of-way require an encroachment agreement.
- Enhanced Landscaping is not shown on the site plan, but it should be noted that it will be required to meet the Street Trees and Pedestrian Scaled lighting along all Rights-of-Way and all Public Access Easements that are acting as ROW.
- Urban Forestry is not shown on the site plan. Project must comply with Urban Forestry requirements per MU-2 standards.
- Signs are not shown on the site plan. All signs will conform to to Article 4, Signs, and the additional provisions of the MU-2 Ordinance in 4.1302(h)(1).
- Many items of the MU-2 Ordinance are not able to be determined with this site plan and will be reviewed upon building permit submittal: façade variation, entrance locations, fenestration, entrance awnings, etc.
- Plans must be designed to comply with the MU-2 Ordinance. Any items that do not meet the Ordinance must be added as a Development Standard/Waiver to the PD. The item would first need to go before the Urban Design Commission (UDC) for a recommendation and then to Zoning Commission (ZC) with the final decision coming from City Council.
- Parking is being calculated per the requirement established via the original SP-03-055, rather than the current MU-2 standard. This note is shown on the site plan.



### **Park & Recreation Department**

- PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies.
- There is a required \$1225.50 fee due for each residential unit.
- All fees must be paid in full, at or before the time of applying for a building permit.
- No City permits will be issued until the PDP fees have been paid.
- Call or email Lori Gordon at 817-392-5743 or lori.gordon@fortworthtexas.gov for additional information.

### **TPW Engineering**

- TDR (Armond Bryant, 817-392-8702, Armond.Bryant@fortworthtexas.gov)
- (Subdivision Ordinance) Traffic Assessment Study (Ch. 31-106.K.1.) - Submit a Traffic Impact Analysis (TIA) for TPW approval.

### **TPW Stormwater**

- Contact: sds@fortworthtexas.gov
- Site will require an accepted drainage study prior to final plat recording, final grading permit, and building permit issuance.

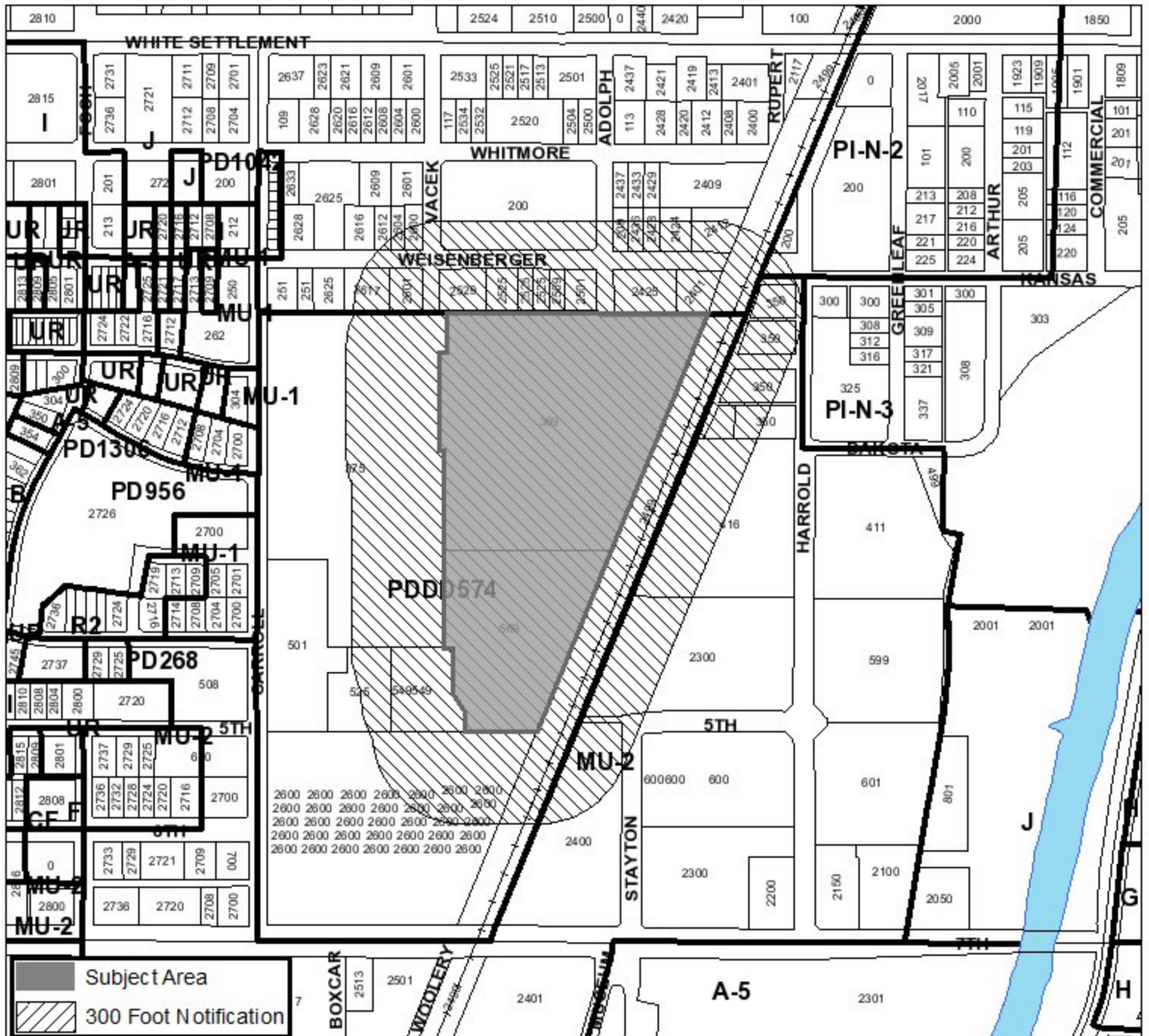
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*





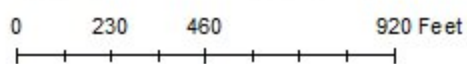


# Area Zoning Map

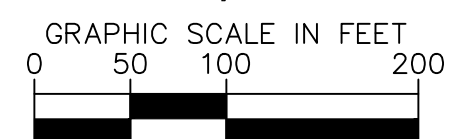
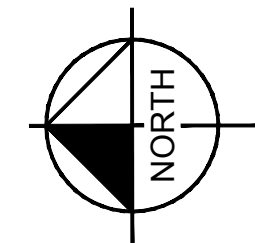
Applicant: Riokim Montgomery LP  
 Address: 300 - 400 blocks Carroll Street  
 Zoning From: PD 574 for MU-2 uses with Demolition Delay  
 Zoning To: Amend Site Plan for PD 574  
 Acres: 17.8151612  
 Mapsco: 62X  
 Sector/District: Arlington Heights  
 Commission Date: 7/13/2022  
 Contact: 817-392-2806



 Subject Area  
 300 Foot Notification





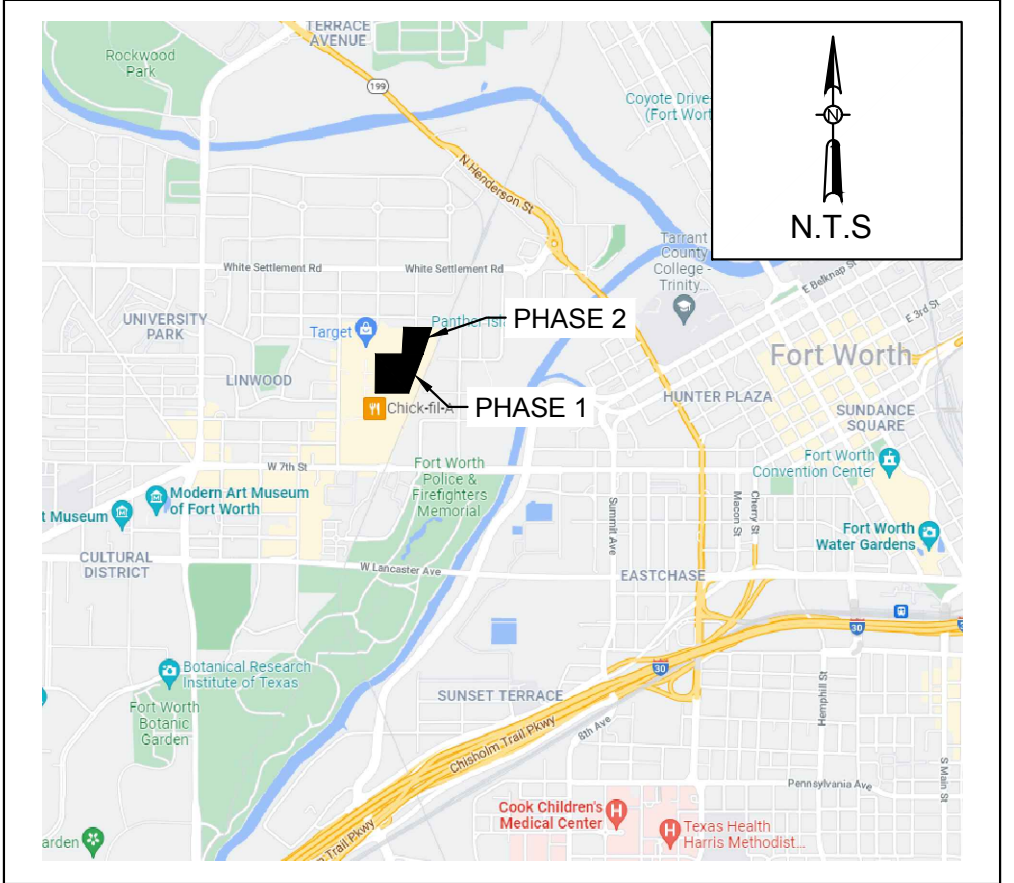
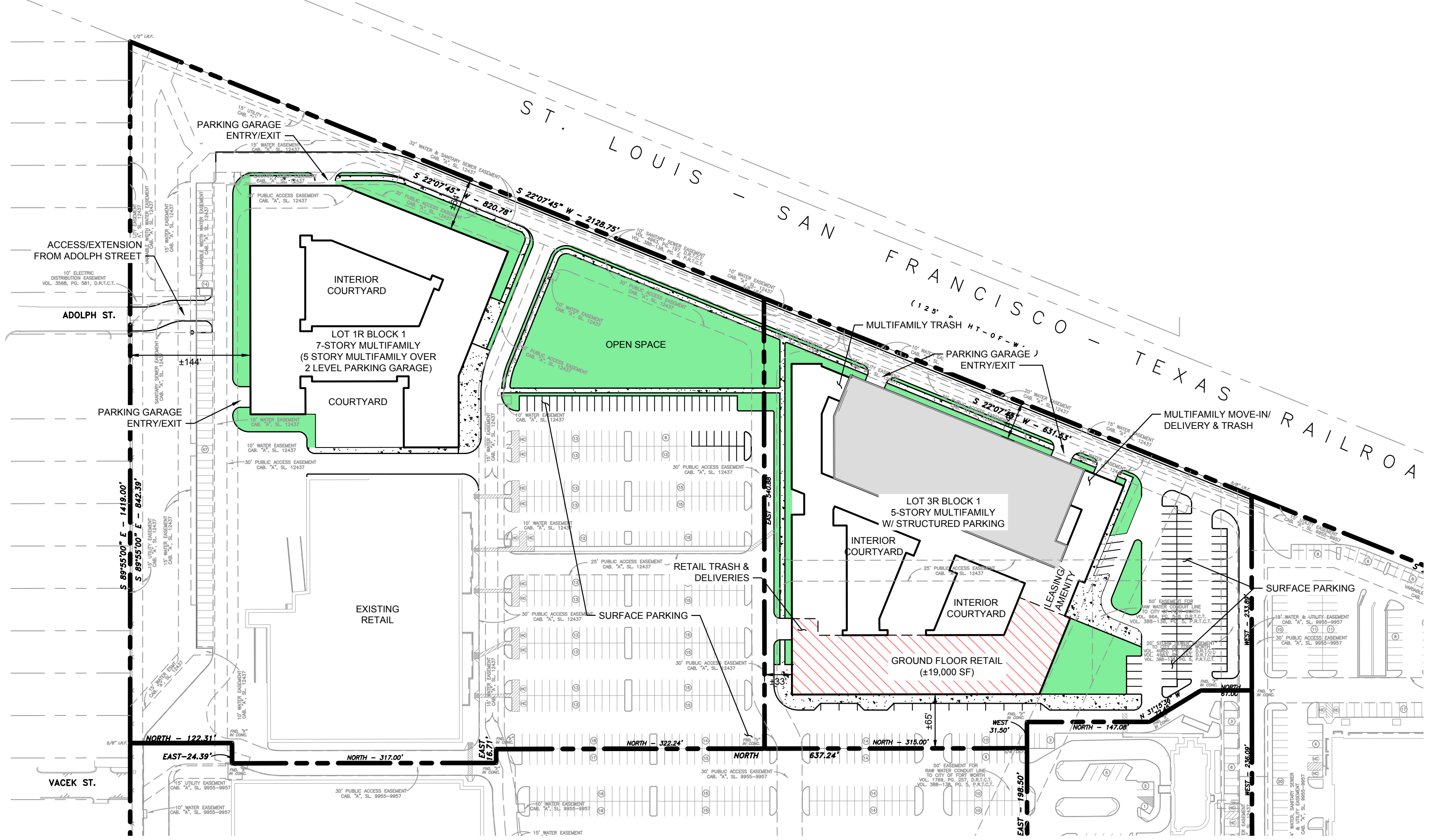


**LEGEND**

PROPERTY LINES	
PROP. OPEN SPACE / LANDSCAPE / HARDSCAPE AREA	
PROP. PHASE 1 GARAGE	
PROP. GROUND FLOOR RETAIL	
PROP. CONCRETE SIDEWALK	

**NOTES:**

1. THIS PROJECT WILL COMPLY WITH URBAN FORESTRY REQUIREMENTS PER MU-2 STANDARDS
2. THIS PROJECT WILL COMPLY WITH SECTION 6.204 BICYCLE PARKING. ALL PROVIDED LIGHTING SHALL CONFORM TO CITY OF FORT WORTH LIGHTING CODE.
3. ALL SIGNS SHALL CONFORM TO ARTICLE 4, SIGNS, THE UNIFIED SIGN AGREEMENT, AND THE ADDITIONAL PROVISIONS OF THE MU-2 ORDINANCE IN 4.1302(h)(1).
4. EXTERIOR TRASH RECEPTACLES WILL BE SCREENED WITH A MASONRY WALL ON 3 SIDES AND CONTAIN A GATE.
5. THIS PROJECT WILL COMPLY WITH MU-2 LANDSCAPING REQUIREMENTS PER 4.1302(f), INCLUDING ENHANCED LANDSCAPING 4.1302(f)(2).
6. THE POCKET PARK USED TO ATTAIN THE HEIGHT BONUS WILL BE DESIGNED TO MEET THE REQUIREMENTS OF 4.1302(d)(8)c.



SITE DATA TABLE		
ZONING	PD/MU-2 (PD574)	
SUBDIVISION	MONTGOMERY PLAZA ADDITION	
LOT & BLOCK	LOT 1R, BLOCK 1	LOT 3R, BLOCK 1
LOT AREA (AC)	12.2551	5.3919
HEIGHT (MAX)	7 STORIES*	5 STORIES
MULTIFAMILY UNITS	595 (MAX)	
RETAIL	EXISTING	±19,000 SF
PARKING (MIN) (PER REQUIREMENT ESTABLISHED ON PREVIOUS SP-03-055)	1.5 SPA PER DWELLING UNIT 4 SPA PER 1,000 SF RETAIL/AMENITY	

	CODE COMPARISON TABLE			COMPLIES (Y/N)
	MU-2 (NOV 2021)	PD574	PROPOSED	
HEIGHT - RESIDENTIAL, MAX	7 STORIES*	N/A	7 STORIES (MAX)	YES
SETBACK - PRIMARY STREET	0' MIN / 20' MAX	N/A	0' MIN / 20' MAX	YES
SETBACK - SIDE STREET	0' MIN / 20' MAX	N/A	0' MIN / 20' MAX	YES
SETBACKS - REAR	5' (MIN)	N/A	5' (MIN)	YES
PARKING - MULTIFAMILY	0.75 TO 1 PER BEDROOM	1.5 PER DU	1.5 PER DU	YES
PARKING - COMMERCIAL	PLUS 2 PER 500 SF LEASING/AMENITY	4 PER 1,000 SF	4 PER 1,000 SF	YES

\* ANTICIPATES HEIGHT BONUSES FOR STRUCTURED PARKING AND OPEN SPACE FOR LOT 1R.

\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES      DATE

# MONTGOMERY PLAZA SITE PLAN

RELATED CASES:  
ZC-03-320A  
SP-03-055

**ZONING SITE PLAN**  
**SP-22-010**  
**PD574**

FORT WORTH, TX  
JULY 8TH, 2022



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

**ARCHITECT**  
GFF  
2808 FAIRMOUNT STREET, SUITE 300  
DALLAS, TX 75201  
CONTACT: BRIAN MOORE, AICP  
(214) 303-1500

**OWNER/DEVELOPER:**  
KIMCO REALTY  
2600 W 7TH ST  
FORT WORTH, TX 76107  
CONTACT: CHRISTOPHER HERMAN  
(682) 204-9484

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY ST. UNIT 11, SUITE 1300  
FORT WORTH, TX 76102  
CONTACT: JOHN AINSWORTH, PE  
(817) 335-6511



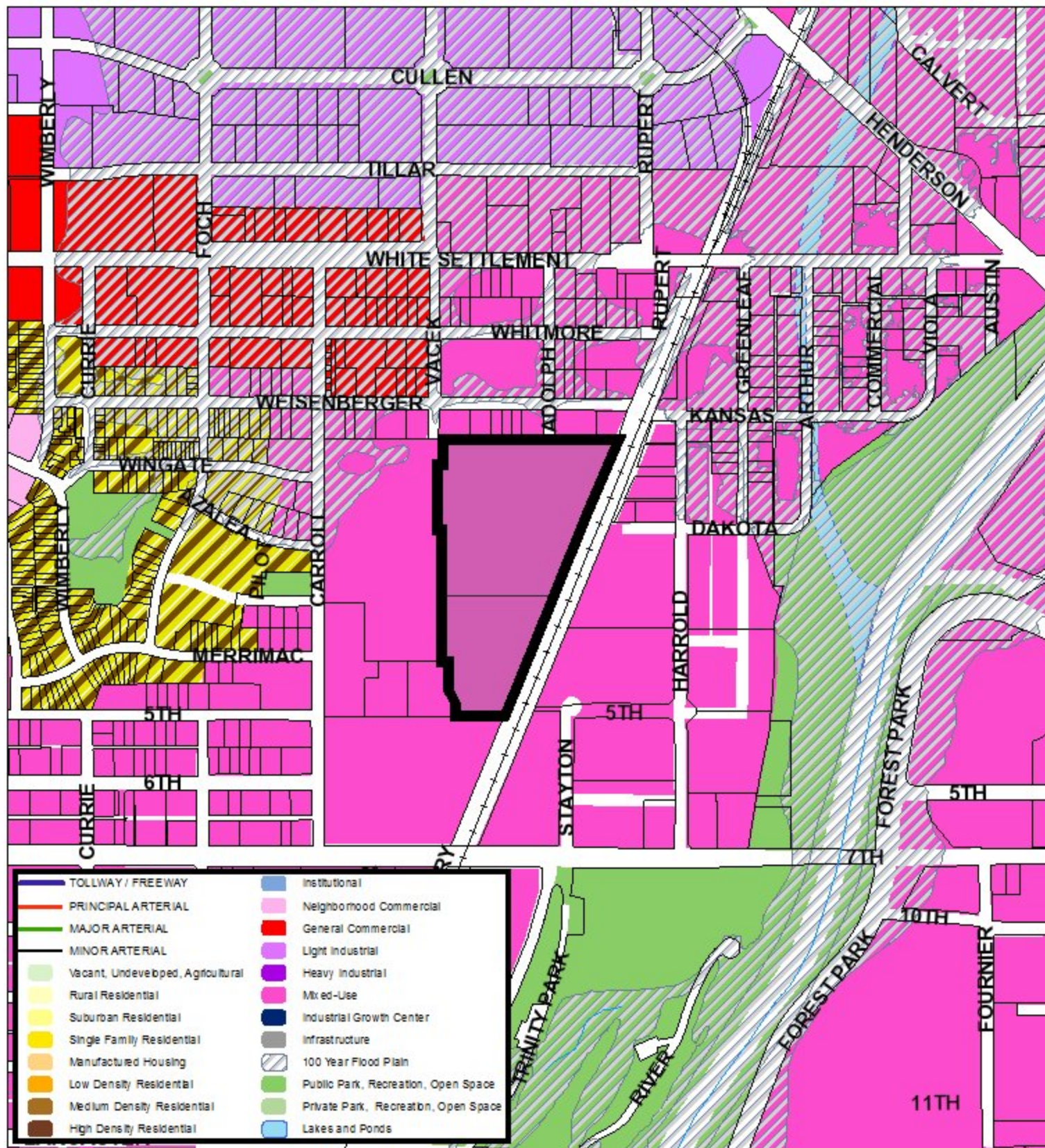
## Area Map



0 1,000 2,000 4,000 Feet



### Future Land Use



650 325 0 650 Feet

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





## Aerial Photo Map



0 400 800 1,600 Feet







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** SP-22-011

**Council District:** 9

## Site Plan

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Westbend South LP / Chad Colley, Trademark Acquisition LP

**Site Location:** 1701 S. University Drive

**Acreage:** 3.33 acres

## Request

**Proposed Use:** Mixed-Use Residential and Commercial

**Companion Case:** ZC-22-029

**Request:** From: “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included

To: Revise existing PD site plan to alter building layout

## Recommendation

**Staff Recommendation:** **Approval**

## Table of Contents

1. [Project Description and Background](#)
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3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Site Plan Comments](#)
6. Zoning Map with 300 ft. Notification Area
7. Site Plan
8. Original Site Plan approved by City Council
9. Area Map
10. Future Land Use Map
11. Aerial Photograph



## Project Description and Background

The subject site is at the northeast quadrant where University Drive crosses over the Clear Fork Trinity River. The site has over 500 feet along the riverbank trail. This location was previously occupied by Hawthorn Suites by Wyndam, but the structures were demolished more than a year ago.

The applicant had a previous case ZC-22-029 which went to Zoning Commission in March and City Council on April 12, 2022. City Council approved the case and associated site plan. The applicant is now revising the site plan due to construction cost increases. The original site plan and the new proposed site plan are both for mixed-use developments.

The applicant is not changing any requirements or development standards of the Planned Development established in April; only the site plan is being reconfigured. The site plan meets the development standards outlined in the Planned Development.

## Surrounding Zoning and Land Uses

North PD798 / retail, restaurant, hotel, office

East "A-5" One-Family / Forest Park

South Trinity River; across is "A-5" One-Family / Trinity River; across is Forest Park and the Fort Worth Zoo

West "G" Intensive Commercial / restaurants

"E" Neighborhood Commercial / parking for Trinity Trails

## Recent Zoning History

- ZC-22-029 From: "G" Intensive Commercial To: "PD/G" Planned Development for all uses in "G" Intensive Commercial, plus hotel and residential, with development standards for height, setbacks, urban forestry, landscaping, and parking; site plan included; Approved by City Council 4/12/22; Ordinance 25462 has not been finalized yet as of 6/30/22.

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 26, 2022)

Organizations Notified	
Colonial Hills NA	University West NA
Park Hill NA	Mistletoe Heights NA
Berkeley Place NA	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Cultural District Alliance	Fort Worth ISD

\* *Not located within a registered Neighborhood Association*

# Development Impact Analysis

## Site Plan Comments

### Zoning and Land Use

- Any encroachment into easements must provide approval letters from all easement holders.
- Landscaping and tree placements as shown on the site plan are allowed to be relocated in updated versions of site plan; the locations of plantings were not reviewed as part of this zoning case. Per development standard, the required landscaping will be per MU-1 requirements (street trees and pedestrian scaled lighting).
- Per the PD's development standard, the site will comply with MU-1 parking requirements. Commercial parking is as follows:

#### (e) **Off-Street Parking and Loading**

##### (1) Commercial and Mixed-Use Parking

LOCATION	REQUIREMENT AS A PERCENTAGE OF PARKING REQUIREMENT LISTED IN SECTION 6.201(B)	
	MINIMUM	MAXIMUM**
Project not located within 250 feet of a one- or two family zoned property	None*	100 percent (%)
Project located within 250 feet of a one-or- two family zoned property	75 percent (%)	100 percent (%)
Project located within 1,320 feet of an existing or approved passenger rail station or stop	50 percent (%)	100 percent (%)

\*Residential uses as part of a mixed-use building shall provide required parking as listed in the residential parking table  
\*\* For mixed-use buildings and projects, the maximum parking requirement shall be the sum of the individual requirements for all uses.

It should be noted that the Trinity River, as well as the park and zoo across the river, are all zoned "A-5" One-Family. However, this will not necessitate minimum parking requirements for the commercial component of the site, as stated in (b)(1) of the 6.201(B) referenced section:

#### (b) *Required off-street parking.*

(1) *Minimum parking requirements.* The following table establishes the minimum parking requirements for uses located in residential zoned property or within 250 feet of one- or two-family zoned property. This regulation shall not include properties adjacent to one- or two-family districts that are used as utilities, waterways, railroad right-of-way or other nonresidential public use. When a property zoned and used for one- or two-family residential purposes is located within 250 feet but is separated by one of the above uses, parking is not required only if access is not possible to the residential area. For all other uses, no minimum parking spaces shall be required.

### Park and Recreation Department

- PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies.
- There is a required \$1225.50 fee due for each residential unit.
- All fees must be paid in full, at or before the time of applying for a building permit.



- No City permits will be issued until the PDP fees have been paid.
- Call or email Lori Gordon at 817-392-5743 or lori.gordon@fortworthtexas.gov for additional information.

### **TPW Stormwater**

- Contact: sds@fortworthtexas.gov
- Site will require an accepted drainage study prior to final plat recording, final grading permit, and building permit issuance.

### **TPW Engineering**

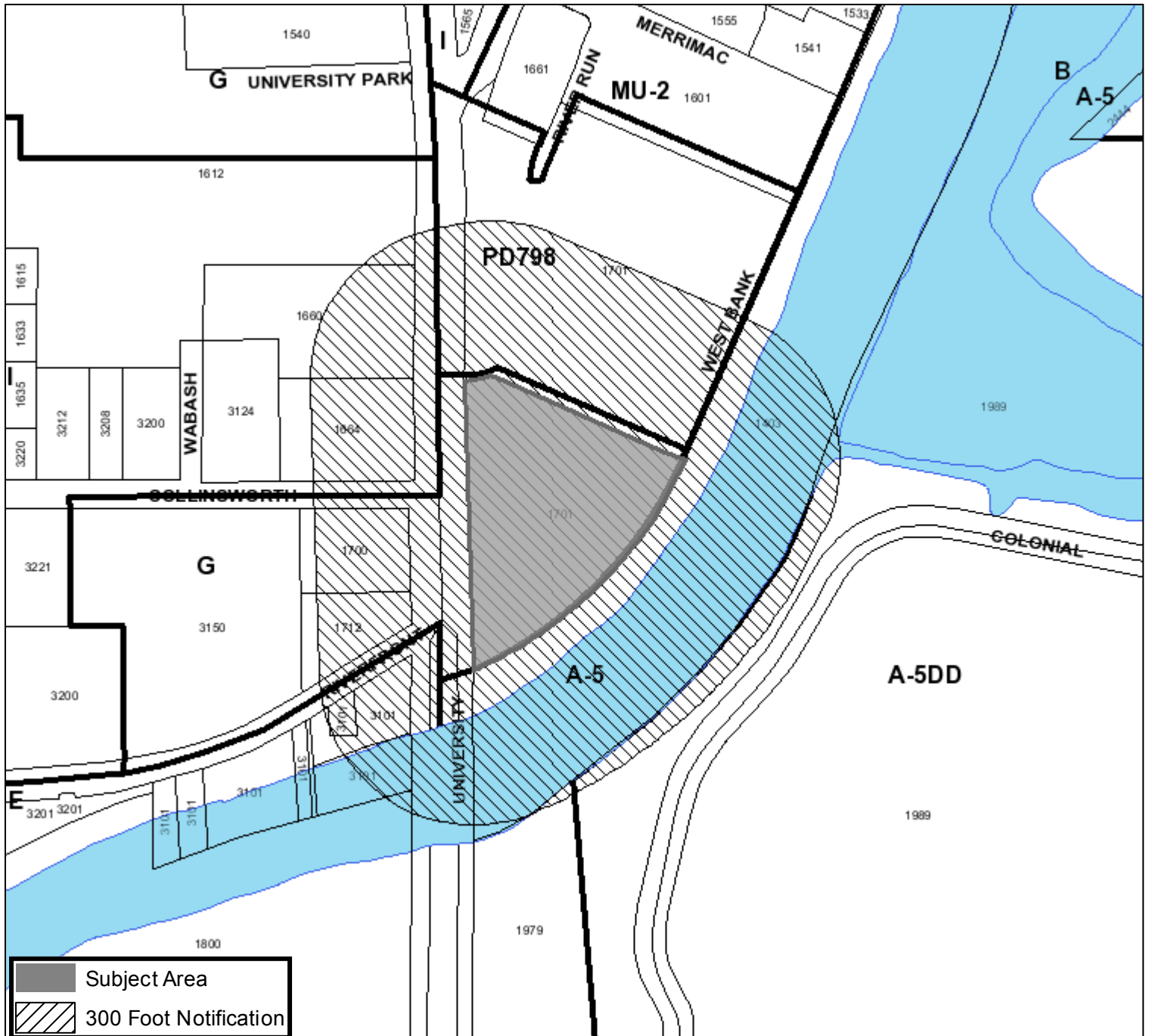
- No comment



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

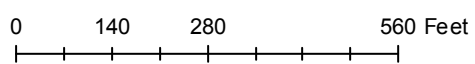


## Area Zoning Map

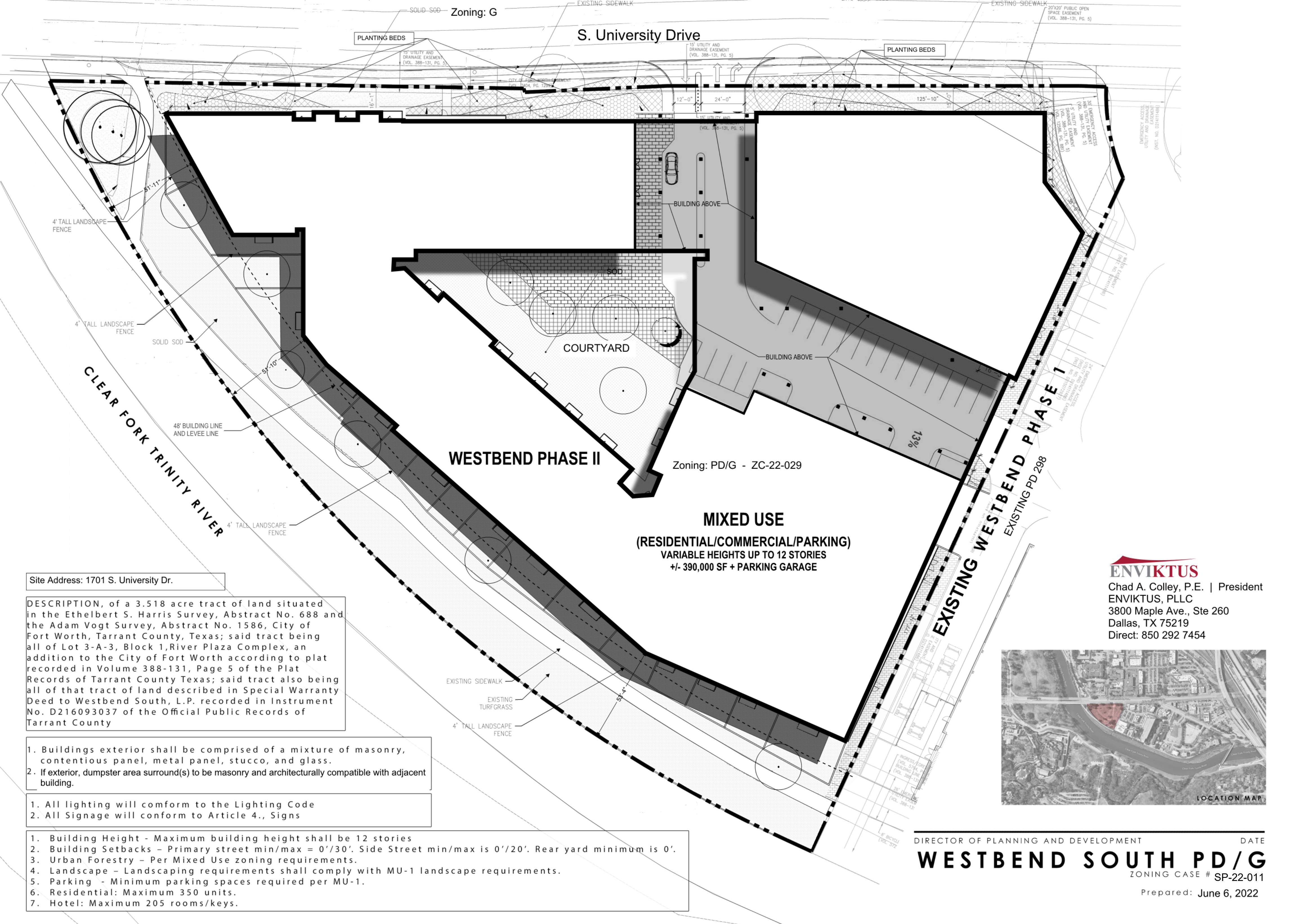
Applicant: Westbend South LP  
 Address: 1701 S. University Drive  
 Zoning From: G  
 Zoning To: PD for G uses plus multifamily and hotel  
 Acres: 3.33914528  
 Mapsco: 76N  
 Sector/District: TCU/W.cliff  
 Commission Date: 7/13/2022  
 Contact: 817-392-8012



 Subject Area  
 300 Foot Notification







Site Address: 1701 S. University Dr.

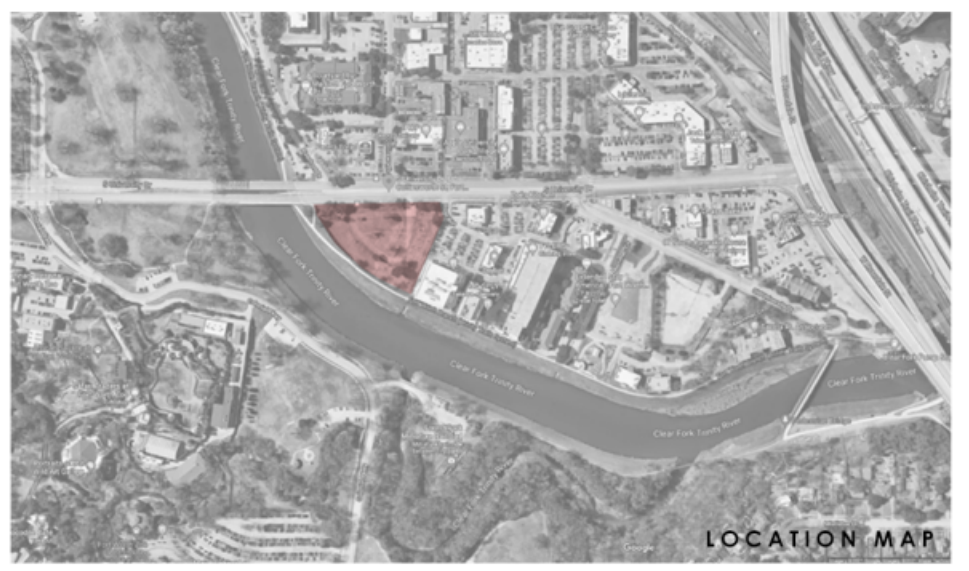
DESCRIPTION, of a 3.518 acre tract of land situated in the Ethelbert S. Harris Survey, Abstract No. 688 and the Adam Vogt Survey, Abstract No. 1586, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 3-A-3, Block 1, River Plaza Complex, an addition to the City of Fort Worth according to plat recorded in Volume 388-131, Page 5 of the Plat Records of Tarrant County Texas; said tract also being all of that tract of land described in Special Warranty Deed to Westbend South, L.P. recorded in Instrument No. D216093037 of the Official Public Records of Tarrant County

1. Buildings exterior shall be comprised of a mixture of masonry, contentious panel, metal panel, stucco, and glass.
2. If exterior, dumpster area surround(s) to be masonry and architecturally compatible with adjacent building.

1. All lighting will conform to the Lighting Code
2. All Signage will conform to Article 4., Signs

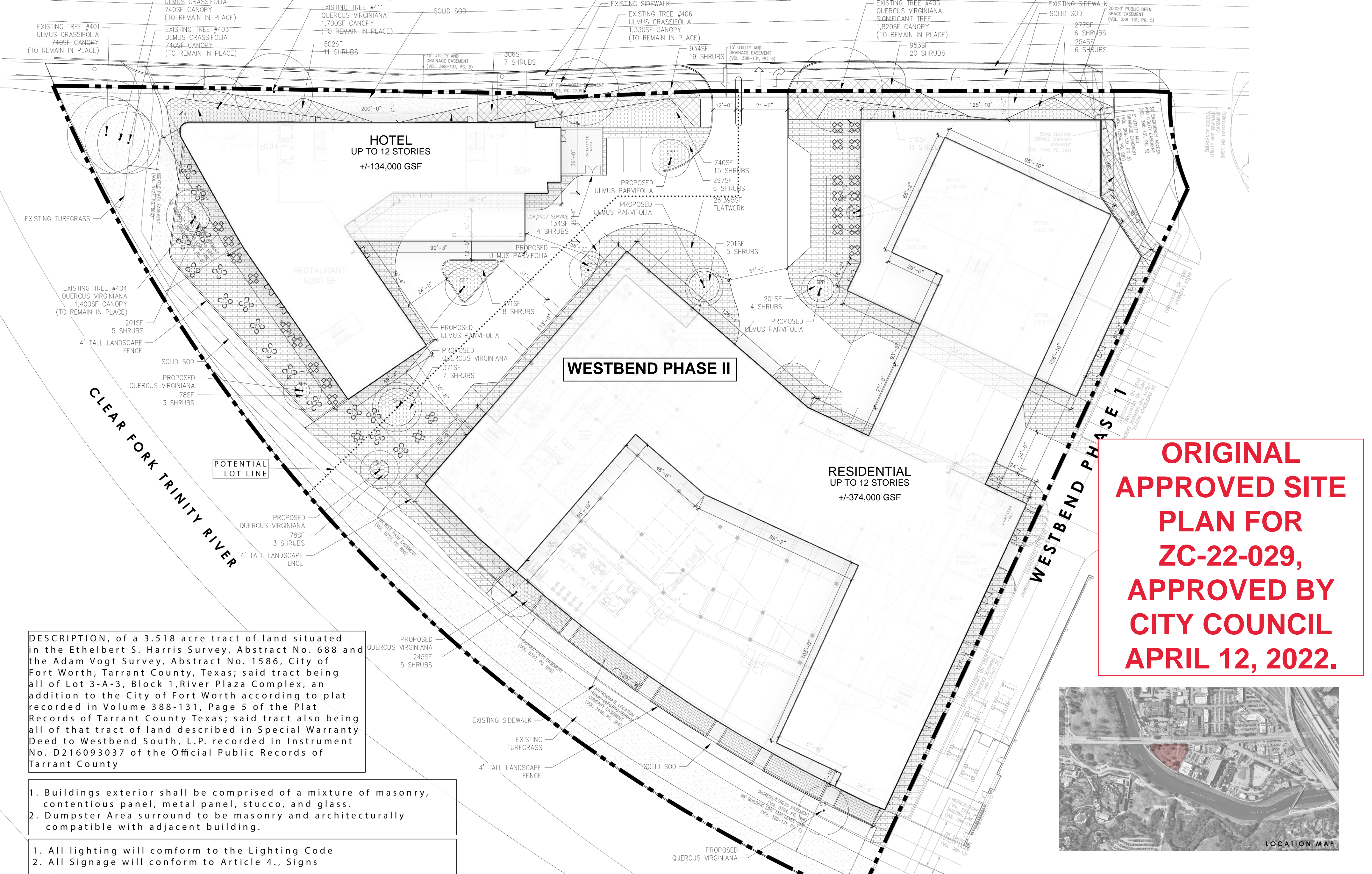
1. Building Height - Maximum building height shall be 12 stories
2. Building Setbacks - Primary street min/max = 0'/30'. Side Street min/max is 0'/20'. Rear yard minimum is 0'.
3. Urban Forestry - Per Mixed Use zoning requirements.
4. Landscape - Landscaping requirements shall comply with MU-1 landscape requirements.
5. Parking - Minimum parking spaces required per MU-1.
6. Residential: Maximum 350 units.
7. Hotel: Maximum 205 rooms/keys.

**ENVIKTUS**  
 Chad A. Colley, P.E. | President  
 ENVIKTUS, PLLC  
 3800 Maple Ave., Ste 260  
 Dallas, TX 75219  
 Direct: 850 292 7454



DIRECTOR OF PLANNING AND DEVELOPMENT DATE  
**WESTBEND SOUTH PD/G**  
 ZONING CASE # SP-22-011  
 Prepared: June 6, 2022





**WESTBEND PHASE II**

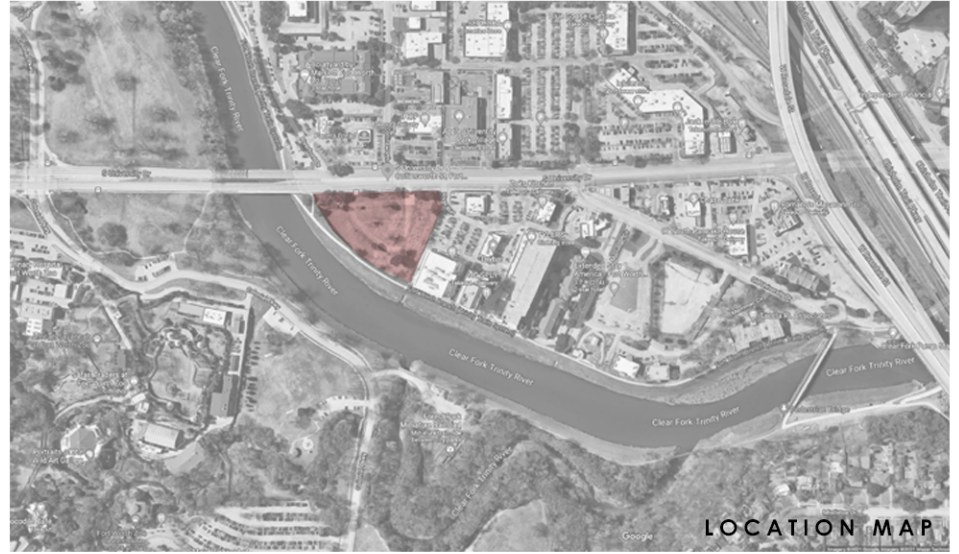
**ORIGINAL  
APPROVED SITE  
PLAN FOR  
ZC-22-029,  
APPROVED BY  
CITY COUNCIL  
APRIL 12, 2022.**

DESCRIPTION, of a 3.518 acre tract of land situated in the Ethelbert S. Harris Survey, Abstract No. 688 and the Adam Vogt Survey, Abstract No. 1586, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 3-A-3, Block 1, River Plaza Complex, an addition to the City of Fort Worth according to plat recorded in Volume 388-131, Page 5 of the Plat Records of Tarrant County Texas; said tract also being all of that tract of land described in Special Warranty Deed to Westbend South, L.P. recorded in Instrument No. D216093037 of the Official Public Records of Tarrant County

1. Buildings exterior shall be comprised of a mixture of masonry, contentious panel, metal panel, stucco, and glass.
2. Dumpster Area surround to be masonry and architecturally compatible with adjacent building.

1. All lighting will conform to the Lighting Code
2. All Signage will conform to Article 4., Signs

1. Building Height - Maximum building height shall be 12 stories
2. Building Setbacks - Primary street min/max = 0'/30'. Side Street min/max is 0'/20'. Rear yard minimum is 0'.
3. Urban Forestry - Per Mixed Use zoning requirements.
4. Landscape - Landscaping requirements shall comply with MU-1 landscape requirements.
5. Parking - Minimum parking spaces required per MU-1.
6. Residential: Maximum 350 units.
7. Hotel: Maximum 205 rooms/keys.

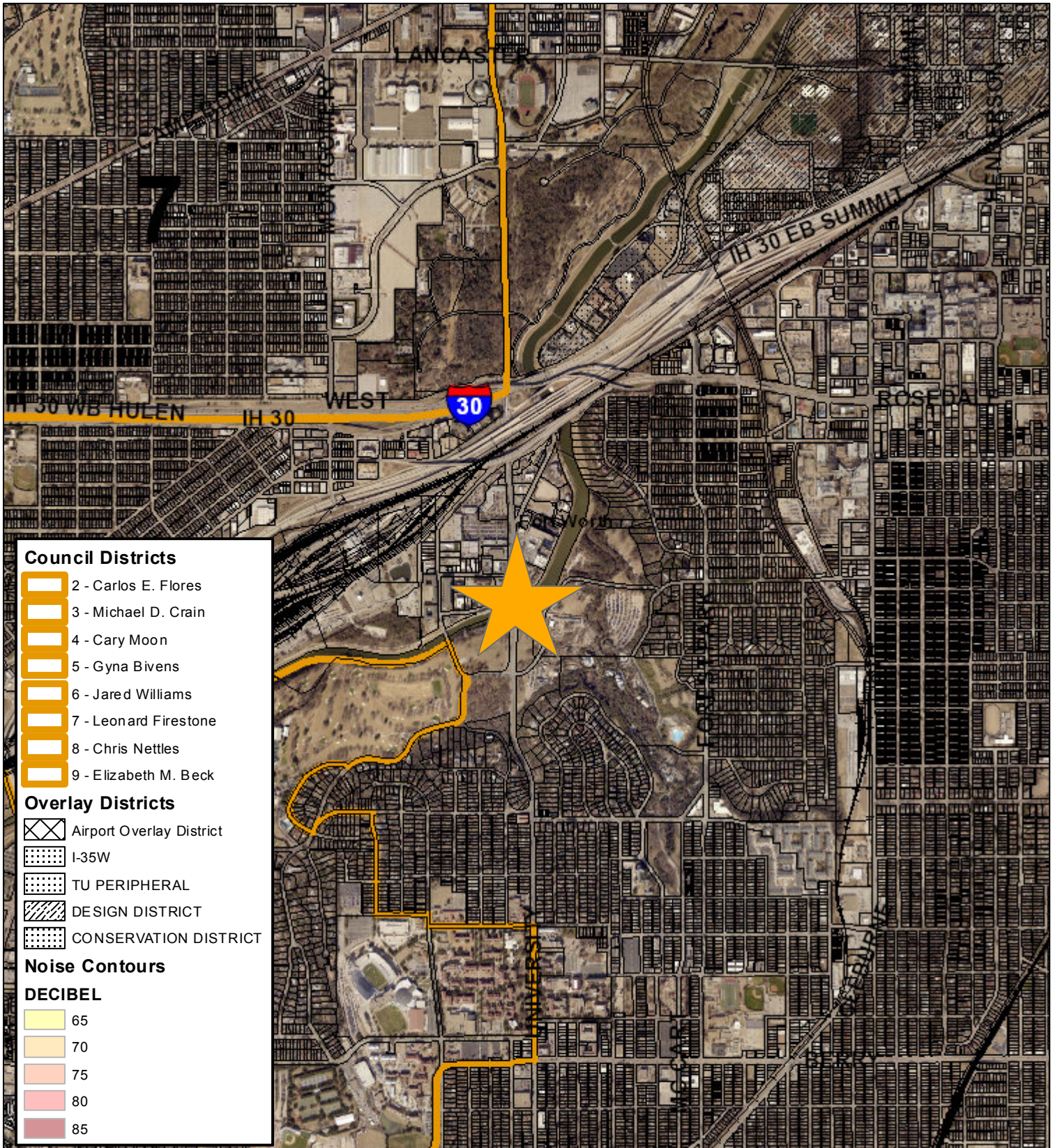


DIRECTOR OF PLANNING AND DEVELOPMENT DATE  
**WESTBEND SOUTH PD/G**  
ZONING CASE # ZC-22-029

Prepared: March 2, 2022

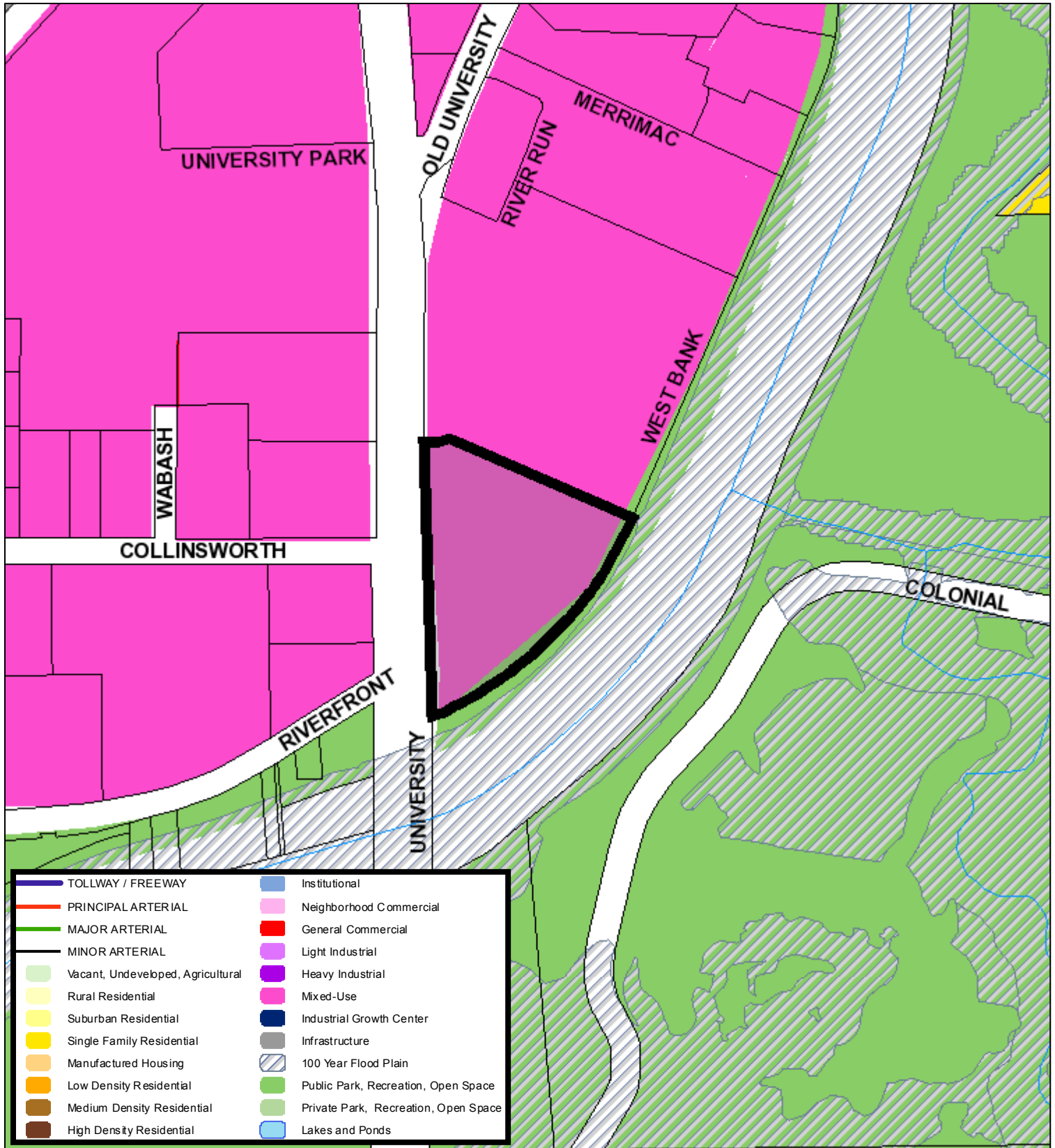


## Area Map





### Future Land Use



270 135 0 270 Feet

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





## Aerial Photo Map



0 170 340 680 Feet







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** ZC-22-098

**Council District:** 6

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Jaimin Patel

**Site Location:** 4520 Sycamore School Rd

**Acreage:** 4.72 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “F” General Commercial

To: “PD/D” Planned Development for “D” High Density Multifamily removing Community Home, Group Home 1 &2, and Country Club uses with development standards for setbacks, parking, and building height, site plan included.

### Recommendation

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

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

**Staff Recommendation:** **Continuance**

### Table of Contents

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



## Project Description and Background

The subject property is located near the northeast corner of Hulen Street and Sycamore School Road. The site is currently vacant and is zoned “F” General Commercial. The applicant is requesting rezoning to "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development regulations. The attached site plan shows a three (3) story multifamily complex, with a total of 146 units. Parking will be provided at a ratio of one space per bedroom plus additional spaces for the common areas, and will include a mix of surface parking and carport spaces.

The applicant is requesting development standards for and parking in front of the primary structure. The applicant would like to request a continuance for this case in order to amend the site plan based on comments provided.

The table below provides the “D” standards vs. the proposed.

Requirement	Existing “D” Standards	Proposed “PD/D” Standards (per attached site plan)
Density	Maximum 32 units/acre	31 units per acre (Complies)
Height	Maximum height 36’	Complies
Required Yards	<u>Front Yard</u> : 20’ minimum <u>Rear Yard</u> : 5’ minimum <u>Interior Side Yard</u> : 5’ minimum <u>Corner Lot Side Yard</u> : 20’ minimum adjacent to side street	Complies
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	Complies
Open Space	Minimum 35%	<b>Did not provide information</b>

Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	Complies
Building Orientation	Buildings located on public streets must face the street with the longest length of the building parallel / adjacent to the street.	Complies
Parking	Located behind	Site plan indicates parking in front of the building ( <b>does not comply</b> )  <i>Requires Development Standard</i>
Multifamily Design (MFD) Standards	MFD Submittal Required prior to building plan review	Will comply

### Surrounding Zoning and Land Uses

North "C" Medium Density Multifamily / multifamily  
 East "A-10" One-Family / residential, Candleridge Park  
 South "F" General Commercial / church, commercial  
 West "F" General Commercial; "C" Medium Density Multifamily / commercial, multifamily

### Recent Zoning History

- None



## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Glenwyck HOA	Hulen Heights HOA
CandleRidge HA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD

\* *The subject property lies within this Neighborhood Association.*

## Development Impact Analysis

### Land Use Compatibility

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The applicant is proposing a zoning change to “PD/D” Planned Development for “D” High Density Multifamily with development standards for parking in front of building, site plan included. Surrounding land consist of a church to the south, Candleridge Park and single-family uses to the east, multifamily to the north, and commercial and multifamily to the west. The rezoning is located on nearly five (5) acres and the propose improvements will not infringe on the nearby residences. The structures are located within the interior of the overall lot. The proposed multifamily is also located next to a park and within close proximity of bus routes 66x and 52, which will provide access to alternative modes of transportation.

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

### Comprehensive Plan Consistency –Wedgwood

---

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

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

Multifamily has been removed as an encouraged land use in commercial districts in accordance with current Zoning policies. Based on the lack of conformance with the future land use map and policy stated above the proposed zoning is **not consistent (Significant Deviation)** 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 City desires to have a more sustainable tax base, driven less

by residential property valuation and more by commercial and industrial investment. The proposed multifamily does not meet this purpose.

## Site Plan Comments

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

1. Parking not allowed in front of building along Sycamore
2. Remove dumpster
3. Solid screening fence required adjacent one or two-family districts
4. Remove landscaping (see notes section) and add note stating you will comply
5. What is the max height of the proposed structures?
6. Units per acre?
7. Does the project meet 35% open space?
8. Parking: 1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage. How many spaces is the project deficient
9. Building Orientation. Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street. Where site constraints require, the building end (shortest length of the building) may face a public street only when the same exterior quality to the building facade is provided including architecture, masonry and fenestration proportion on the side of other buildings facing the public street.
  - a. Clubhouse would be considered accessory (may need to request waiver for this)
10. Provide note stating you will comply with MFD standards unless otherwise noted on this site plan

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

1. If there is one continuous building, the Emergency Access easement won't need to be named and the building can be addressed from Sycamore School Road. The street name can remain as is, if there are no plans to alter the EAE.
2. The platted EAE doesn't match the one shown in the site plan with regard to access points.
3. The access shown on the site plan has been previously approved for Fire based on limited space available for additional. With limited access, one of the driveways must align with the median cut for eastbound traffic.
4. Hose lay must be provided to all exterior walls within 150', measured in a 5' wide unobstructed path. The distance MAY be increased from 150 to 300'. Hose lay is measured from the edge of a marked fire lane or public street. Standpipes may be required to provide hose lay to the walls of the courtyard area.
5. Minimum fire lane (EAE) width is 26'. Minimum fire lane (EAE) turn radii: 25' inside and 51' outside

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







ZC-22-098

# Area Zoning Map

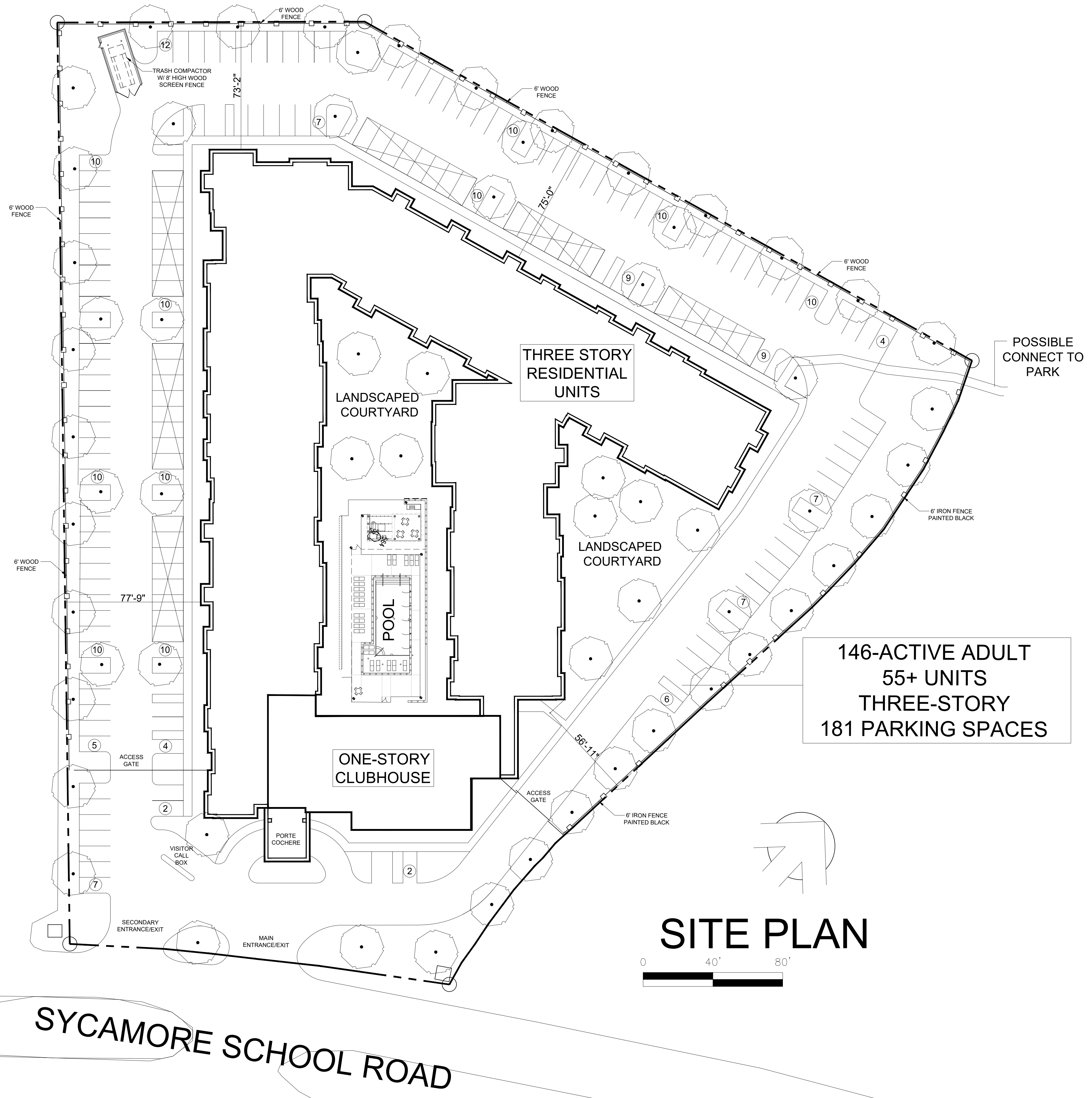
Applicant: Jaimin Patel  
 Address: 4520 Sycamore School Road  
 Zoning From: F  
 Zoning To: PD for D uses with development waivers to setbacks, parking, building height  
 Acres: 4.72614826  
 Mapsco: 103F  
 Sector/District: Wedgwood  
 Commission Date: 7/13/2022  
 Contact: 817-392-8047



 Subject Area  
 300 Foot Notification

0 145 290 580 Feet





146-ACTIVE ADULT  
55+ UNITS  
THREE-STORY  
181 PARKING SPACES

THREE STORY  
RESIDENTIAL  
UNITS

LANDSCAPED  
COURTYARD

ONE-STORY  
CLUBHOUSE

LANDSCAPED  
COURTYARD

**PROJECT DATA:**

ACRES: 4.6 ACRES  
-3 STORY ACTIVE ADULT APARTMENTS  
-1 STORY CLUBHOUSE APPROX.:  
8,000 S.F.

**146 TOTAL UNITS:**

UNIT A1 - 656 S.F. = 39 UNITS  
UNIT A2 - 732 S.F. = 42 UNITS  
UNIT A3 - 900 S.F. = 18 UNITS  
UNIT B1 - 979 S.F. = 36 UNITS  
UNIT B2 - 1,120 S.F. = 11 UNITS

TOTAL UNITS = 146 UNITS

CONSTRUCTION TYPE:  
R-2 USE  
TYPE VA

**PARKING DATA:**

TOTAL PARKING PROVIDED: 181 SPACES  
45 CARPORTS  
181 TOTAL SURFACE PARKING SPACES

**AMENITIES:**

- OUTDOOR RESORT STYLE POOL
- GATED / FENCED COMMUNITY
- CLUBHOUSE
- 2 ELEVATORS

**SYCAMORE SQUARE**

Fort Worth, Texas

**ARRIVE**  
ARCHITECTURE GROUP  
Architecture  
Planning  
Project Management  
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.arriveag.com  
PH 817.514.0584 - FX 817.514.0694

SEAL

REVISION	

DRAWN BY: AAG	CHECKED BY: JMT
PLOT DATE: 4/19/2022	REV. DATE:
SUBMITTAL DATE: 2021	PROJECT NUMBER:
ISSUED FOR: CONCEPT	SHEET NO.:
SCALE: AS NOTED	

SYCAMORE SCHOOL ROAD

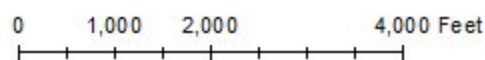
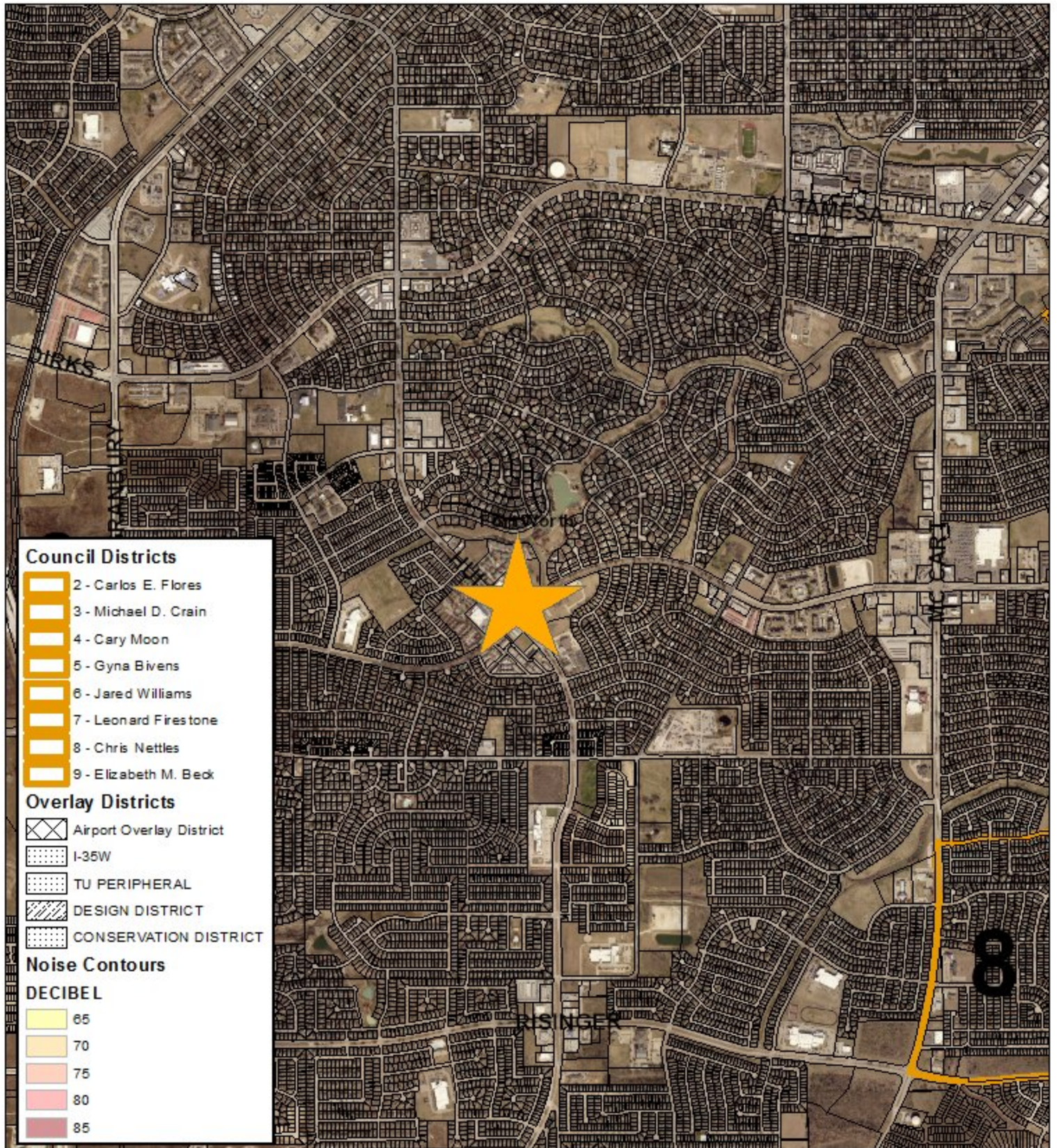
**SITE PLAN**

WORK

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## Area Map

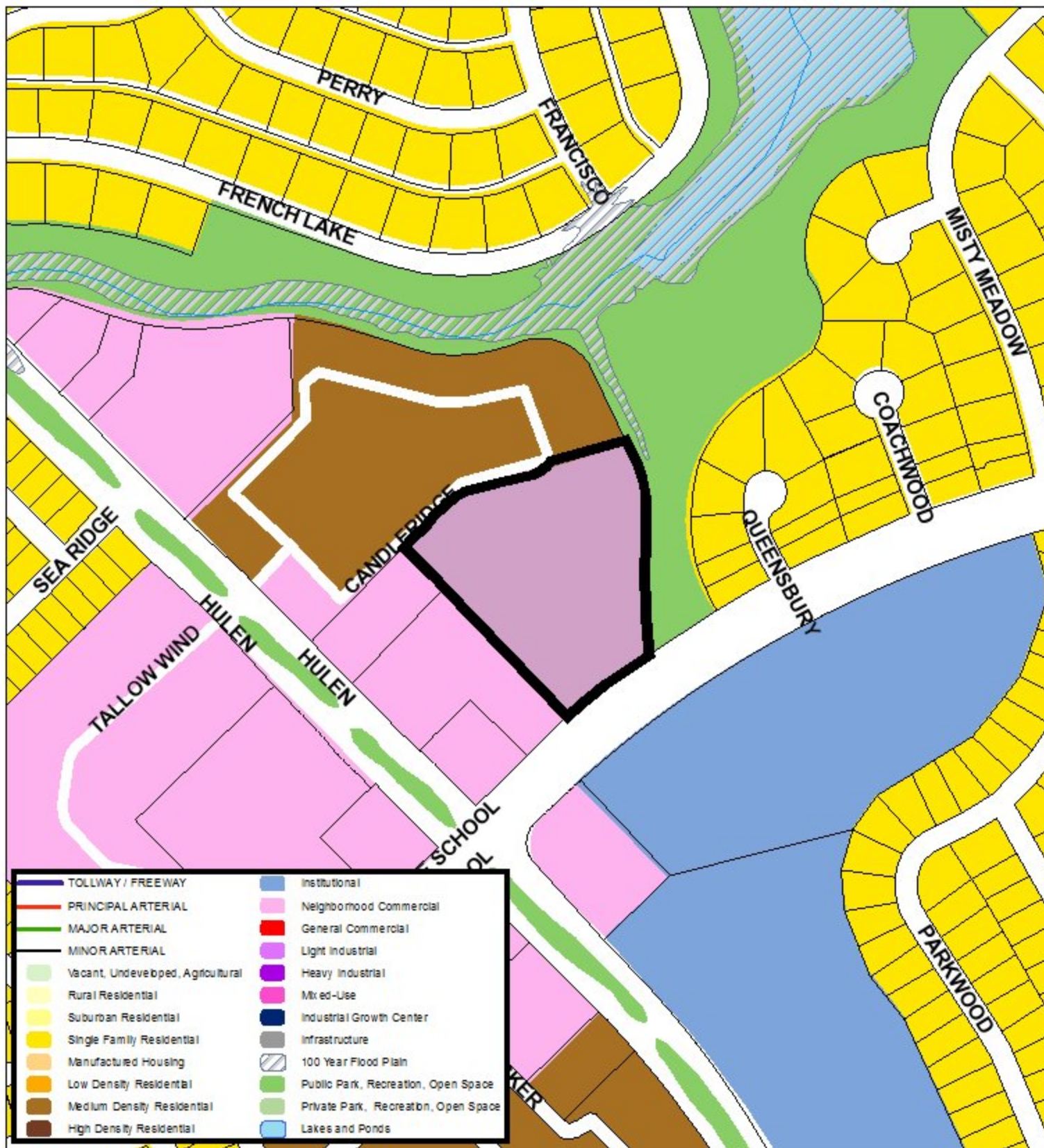






ZC-22-098

### Future Land Use



290 145 0 290 Feet

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





## Aerial Photo Map



0 187.5 375 750 Feet







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-099

Council District: 6

## Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: 5235 Bryant Irvin LLC / Jake Petrie

Site Location: 5235 Bryant Irvin Road

Acreage: 1.70 acres

### Request

Proposed Use: Automated car wash

Request: From: "G" Intensive Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "G" Intensive Commercial; site plan included with development waivers for vacuum canopies placement, screening fence, and accessory structures placement, site plan included.

### Recommendation

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

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

Staff Recommendation: **Denial**

### Table of Contents

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



The proposed site is located at the southeast quadrant of Bryant Irvin Road and Trailview Drive. 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 5,200 sq. ft. building. Self-service vacuum spaces are shown in behind the carwash building, as well as 4 additional canopies at the north end of the lot. 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 and east 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 Bryant Irvin Road, generally once per hour. Bryant Irvin Road is designated as a scenic corridor from the West Freeway (I-30) to Oakmont Boulevard.

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 site is surrounded by an electrical substation or Oncor owned property to the north, east, and south, with two apartment complexes to the west. The nearest residential district, “C” Medium Density Multifamily zoning, abuts the eastern and southern property lines. The closest residential use, being an apartment complex, lies just beyond the narrow Oncor ownership to the south, with the closest residential building being about 65 feet away. The car wash dryer faces Trailview Drive away from the closest multifamily complex, but towards another multifamily complex to the northwest. Because sound volume does not decrease noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 30 vacuums are likely to have a significant detrimental impact on the neighborhood.

The site plan shows 9 vacuum stalls, menu boards, and the payment kiosks in front of the front building wall. The zoning ordinance requires these items to be behind the front building wall, so the applicants are requesting a development waiver. The site is over-parked by 25%, with 34 parking spaces where 25 spaces are required. Removal of the vacuum spaces in front of the building would eliminate both a development waiver and the over-parking issue. Because the site is covered by a scenic corridor, the detached menu boards and payment kiosks in front of the building detract from the site’s appearance.

Although the site is adjacent to Oncor properties, the majority of their parcels are zoned “C” Medium Density Multifamily zoning, which trigger the supplemental setbacks of 25 feet for vacuuming facilities and screening fencing. Only the location of vacuum canopies immediately behind the building meets the supplemental standards for car washes. Development waivers have been requested to waive the required screening fencing from the southern portion of the drainage easement to the northeasterly corner. While waiving a solid fence in a drainage easement is appropriate, a waiver to screening fence around the remainder of the eastern side increases the visual clutter created by the electrical substation. Additional development waivers are requested to place vacuum canopies approximately 5 feet from the residentially zoned properties. The 21-car queuing space in 3 lanes appears to be excessive. A reduction to one lane of queuing would allow the car wash building to be closer to the street and allow more room for the vacuum canopy setbacks.

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:

<b>Requirement</b>	<b>Car Wash Standards</b>	<b>Proposed CUP</b>
Vacuumping Facilities	25 feet away from residential district	The northeasterly and southeasterly vacuumping canopies are less than 25 feet from a residential district <i>(requires Development Regulation Waivers)</i>
Vacuumping Facilities	Behind the front building wall	4 vacuum canopies are in front of the building <i>(requires Development Regulation Waivers)</i>
Screening Fence	Along property line with residential zoning district	None from drainage easement northward <i>(requires Development Regulation Waiver)</i>
<b>Requirement</b>	<b>Front Yard Standards</b>	<b>Proposed CUP</b>
Accessory Structures	Behind the front building wall	4 vacuum canopies, menu boards, and pay kiosks are in front of the building <i>(requires Development Regulation Waivers)</i>

## Surrounding Zoning and Land Uses

- North “G” Intensive Commercial / Electrical transmission lines
- East “C” Medium Density Multifamily / Electrical substation



South “C” Medium Density Multifamily / Multifamily complex and vacant land

West “C” Medium Density Multifamily / Multifamily complexes

## Recent Zoning History

ZC-17-216, southwest of subject, from R2 & C to A-43 for city parkland, approved 1/10/2018.

## Public Notification

300-foot Legal Notifications were mailed on June 30, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
District 6 Alliance	Crowley ISD
Bellaire Park North HA	Fort Worth ISD
Meadows West HA*	Trinity Habitat for Humanity
Streams and Valleys Inc	

\* *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 electrical infrastructure uses to the north and east, with an apartment complex to the south, and additional apartment complexes to the west. The closest residential district shares the common eastern and southern property lines, with the closest residential building approximately 60 feet away. Other residential buildings are generally 250 feet away from the proposed car wash dryer. Car wash dryer noise significantly diminishes beyond 300 feet. Development waivers for 4 vacuum canopies placement, screening fence, and accessory structures placement have been requested. The hard surfacing of the auto-oriented site is further compounded by additional parking spaces in vacuum canopies that exceed the required number of parking spaces.

The proposed zoning request is **not compatible** with surrounding land uses due the noise impacts on the surrounding residential uses less than 300 feet away, the 9 development waivers that diminish the appearance of the neighborhood, and the additional parking spaces above the required amount.

## 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:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use 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 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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

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

## Site Plan Comments

---

### Zoning and Land Use

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

1. Label the materials of the pay kiosk canopy and the tunnel doors.
2. Update the label for the “Architectural wall panel with rainscreen” to more common language like cement fiberboard, galvanized metal, stucco, etc.
3. Include the phone number for all the design professionals.
4. Add the project name to the lower right corner of the site plan.
5. Please revise the signature line to “Director of Development Services” above the project title.
6. Please revise the land use to “automated service car wash” in the proposed use row in the data table.



7. Landscaping and proposed sidewalk symbology are not shown in the Pavement Legend. Please copy these patterns from the site plan.
8. Please review the current land uses on the adjacent lots and update the land uses' labels.
9. **Development waivers are being requested to:** place the southeastern vacuum canopies less than 25 feet from the southern property line and the northeastern canopy labeled 26-30 less than 25 feet from the eastern property line. Drying and vacuuming structures are required to be at least 25 feet from residential districts.
10. **Development waivers are being requested to:** not place the fence in the drainage easement or northward to the most northerly corner, and to place the fence along the vacuum canopy instead of the property line. The screening fence is required to be along the property line from the back edge of the projected front yard on the southern property line to the most northerly east corner.
11. **Development waivers are being requested to:** place vacuum canopies, menu boards, and pay kiosks in the front yard. Accessory uses are required to be behind the building's front wall.
12. The site is more than 25% over-parked with 34 spaces versus the required 25 spaces. This figure does not include the 24 queueing spaces. Additional trees will be required to be planted on-site.

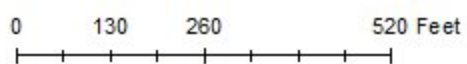
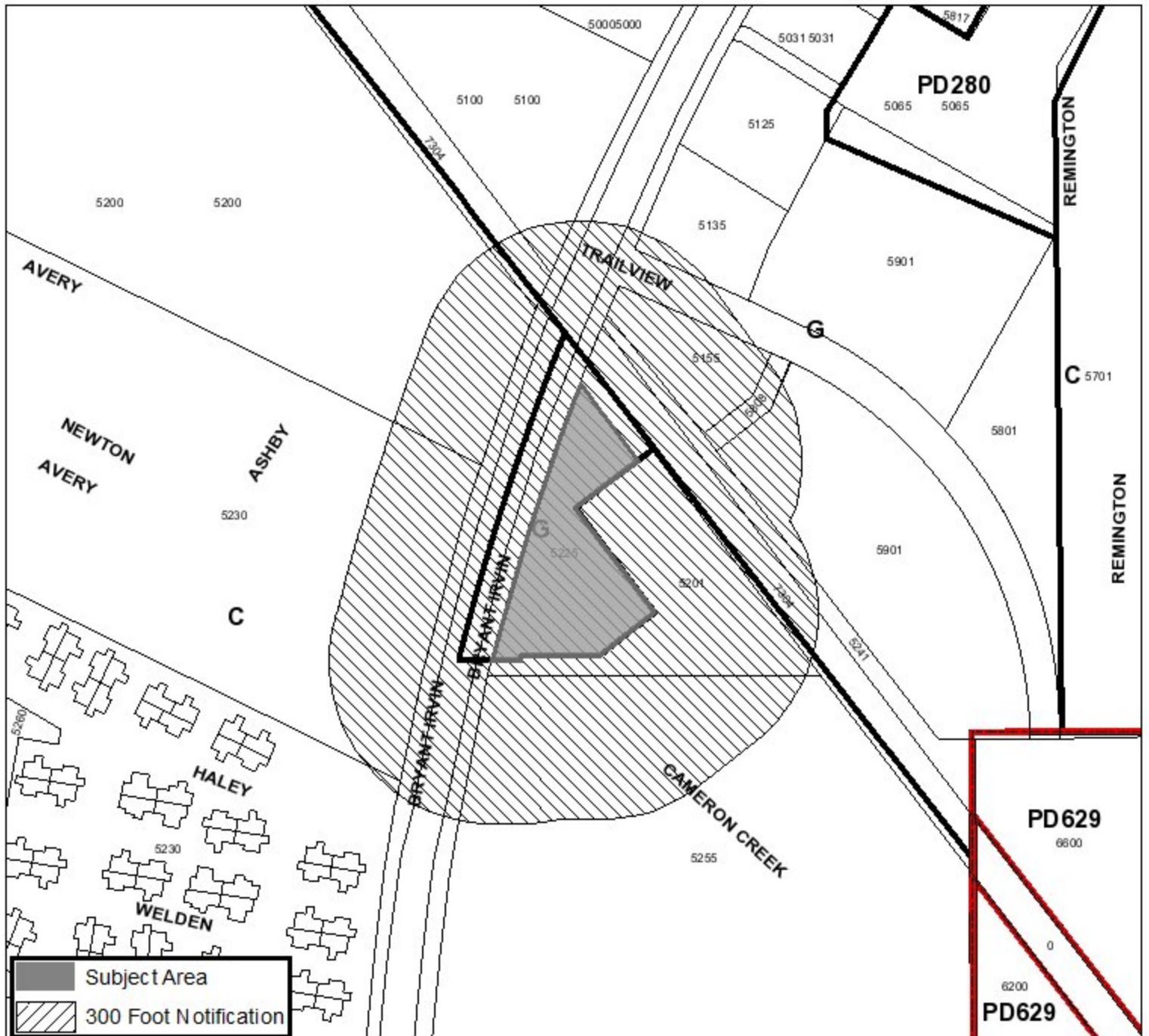
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*



ZC-22-099

# Area Zoning Map

Applicant: 5235 Bryant Irvin LLC  
 Address: 5235 Bryant Irvin Road  
 Zoning From: G  
 Zoning To: Add Conditional Use Permit for automated carwash  
 Acres: 1.7011706  
 Mapsco: 088Q  
 Sector/District: Wedgwood  
 Commission Date: 7/13/2022  
 Contact: 817-392-8190





**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO START OF ANY WORK. A REGISTERED SURVEYOR SHALL BE ENGAGED TO LAY OUT ALL SITE WORK.
- CONTRACTOR SHALL REVIEW DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN PROJECT PLANS AND SPECIFICATIONS, IN WRITING.
- DRAWINGS SHALL NOT BE SCALED FOR BIDDING AND/OR CONSTRUCTION PURPOSES.
- ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED ALL LOCAL, STATE AND NATIONAL BUILDING CODES, AND COMPLY WITH THE CITY OF FORT WORTH BUILDING ORDINANCES. A BUILDING PERMIT SHALL BE OBTAINED FROM THE CITY OF FORT WORTH.
- A LANDING MUST BE PROVIDED AT EACH EXIT DOOR. THE FLOOR SURFACE ON BOTH SIDES OF THE DOOR SHALL BE AT THE SAME ELEVATION AS PER THE TEXAS FIRE PREVENTION CODE.
- VERIFY ALL EXIT DOOR LOCKING HARDWARE COMPLIES WITH THE TEXAS FIRE PREVENTION CODE.
- ALL NEW CONCRETE FLOOR SLAB AREAS SHALL HAVE TERMITES TREATMENT.
- ALL STRUCTURES SHALL HAVE ADDRESS NUMBERS PLACED ON THE BUILDING IN ACCORDANCE WITH FORT WORTH MUNICIPAL CODE.
- ALL SIGNAGE, PERMANENT, PORTABLE, BANNERS, ETC. TO FOLLOW THE FORT WORTH SIGN ORDINANCE (CHAPTER 6).
- HOURS OF OPERATION:  
CAR WASH - 7 DAYS A WEEK, 8:00 AM TO 8:00 PM.
- BUILDING NOT TO EXCEED 25'-0" IN HEIGHT AND TOWERS NOT TO EXCEED 35'-0" IN HEIGHT.
- EXTERIOR MATERIALS FOR BUILDING WILL BE SPLIT FACE CMU BLOCK, ARCHITECTURAL WALL PANELS AND STOREFRONT WINDOW PANELS.
- ALL DOMESTIC WATER SERVICE AND METER SHALL BE 1-1/2".
- VACUUM CANOPY IS 11'-0" IN HEIGHT (MAX). PAY STATION CANOPY IS 15'-0" IN HEIGHT (MAX). VACUUM CANOPIES AND PAY STATION CANOPY SHALL BE STEEL FRAMED WITH MASONRY WRAPS ON COLUMNS.
- APPLICANT WILL COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES.
- ALL LIGHTING WILL CONFORM TO LIGHTING CODE.
- LANDSCAPING WILL COMPLY WITH SEC. 6.301 LANDSCAPING.
- SITE WILL COMPLY WITH SEC. 6.302 URBAN FORESTRY.
- 2 (TWO) EMPLOYEES PER SHIFT.
- A DEVELOPMENT WAIVER WILL BE REQUESTED FOR THE DRYING AND VACUUMING STRUCTURES REQUIRED TO BE AT LEAST 25 FEET FROM RESIDENTIAL DISTRICTS, THE SOUTHEASTERN VACUUM CANOPIES THAT ARE LESS THAN 25 FEET FROM THE SOUTHERN PROPERTY LINE AND THE NORTHEASTERN CANOPY THAT IS LESS THAN 25 FEET FROM THE EASTERN PROPERTY LINE.
- A DEVELOPMENT WAIVER WILL BE REQUESTED TO NOT PLACE THE FENCE IN THE DRAINAGE EASEMENT OR NORTHWARD TO THE MOST NORTHERLY CORNER.
- A DEVELOPMENT WAIVER WILL BE REQUESTED FOR THE VACUUM CANOPIES, MENU BOARDS, AND PAY KIOSKS IN THE FRONT YARD.

**LEGAL DESCRIPTION**

1.703 acres situated in the JOHN F. HEATH SURVEY, Abst. No 641, City of Fort Worth, Tarrant County, Texas, being the tract described in deeds to 5235 Bryant Irvin, LLC by deed recorded in Document Number D217161139 County Clerk's Records, Tarrant County, Texas and being more particularly described, as follows:

Beginning at a 1/2" Iron rod capped MIZELL 6165 found, the northernmost corner of said 5235 Bryant Irvin, LLC tract, in the east line of BRYANT IRVIN ROAD (a 120' Right-of-Way), for the most northerly westernmost corner of tract described in deed as Tract B to TESCO by deed recorded in Volume 7701, Page 1609, Deed Records, Tarrant County, Texas, from which a Y cut in concrete, for the northwest corner of Lot 1A, Block 7, CITYVIEW, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-217, Page 92, Plat Records, Tarrant County, Texas, bears N 22°03'49" E, 191.66 feet:

THENCE S 37°10'56" E, along the common line of said SJ Bryant Irvin Commercial Development, LP tract and TESCO Tract B, 177.76 feet to a 1/2" iron rod capped MIZELL 6165 found, the most northerly northeast corner of said 5235 Bryant Irvin, LLC tract;

THENCE S 53°01'02" W, along the common line of said SJ Bryant Irvin Commercial Development, LP tract and TESCO Tract B, 145.66 feet to a 1/2" iron rod capped MIZELL 6165 found, an ell corner of said 5235 Bryant Irvin, LLC tract;

THENCE S 37°05'01" E, along the common line of said SJ Bryant Irvin Commercial Development, LP tract and TESCO Tract B, 241.02 feet to a 1/2" iron rod found, the most easterly southeast corner of said 5235 Bryant Irvin, LLC tract;

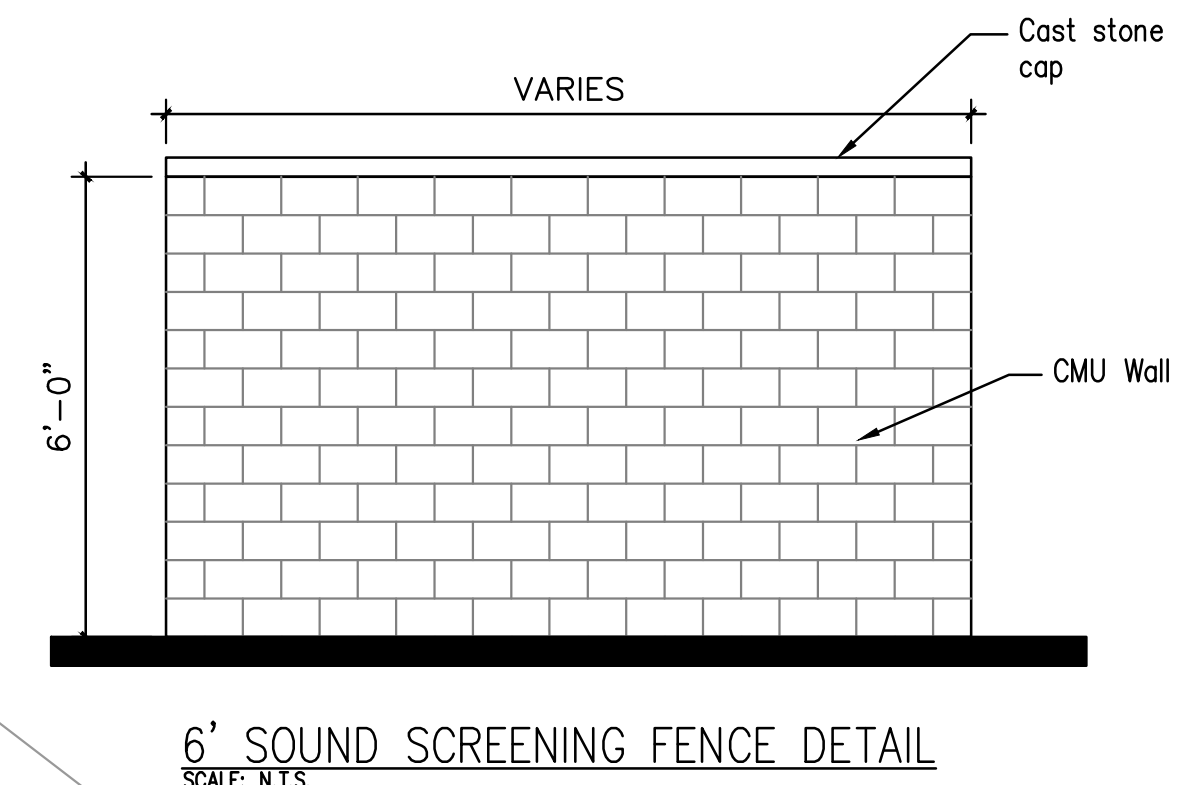
THENCE S 51°51'01" W, along the common line of said SJ Bryant Irvin Commercial Development, LP tract and TESCO Tract B, 129.41 feet to a 1/2" iron rod found

THENCE N 89°36'24" W, along the common line of said SJ Bryant Irvin Commercial Development, LP tract and TESCO Tract B, 143.16 feet to a 1/2" iron rod capped MIZELL 6165 found in the most southerly north line of said TESCO Tract B, at the beginning of a curve to the left whose radius is 4690.00 feet and whose long chord bears S 14°40'21" W, 9.70 feet;

THENCE along said curve, along the common line of said 5235 Bryant Irvin, LLC tract and TESCO Tract B, in a southerly direction, through a central angle of 00°07'07", a distance of 9.70 feet to a 1/2" iron rod found at the end-of said curve;

THENCE N 89°30'26" W, along the common line of said SJ Bryant Irvin Commercial Development, LP tract and TESCO Tract B, 51.52 feet to a "Y" cut in concrete, the southwest corner of said 5235 Bryant Irvin, LLC tract, in the east line of said BRYANT IRVIN ROAD, for the most northerly southwest corner of said TESCO Tract B, at the beginning of a curve to the right whose radius is 4740.00 feet and whose long chord bears N 17°41'31" E, 534.72 feet;

THENCE along the common line of said 5235 Bryant Irvin, LLC tract and BRYANT IRVIN ROAD, along said curve, in a northerly direction, through a central angle of 06°28'01", a distance of 535.01 feet to the POINT OF BEGINNING and containing 1.703 acres of land.



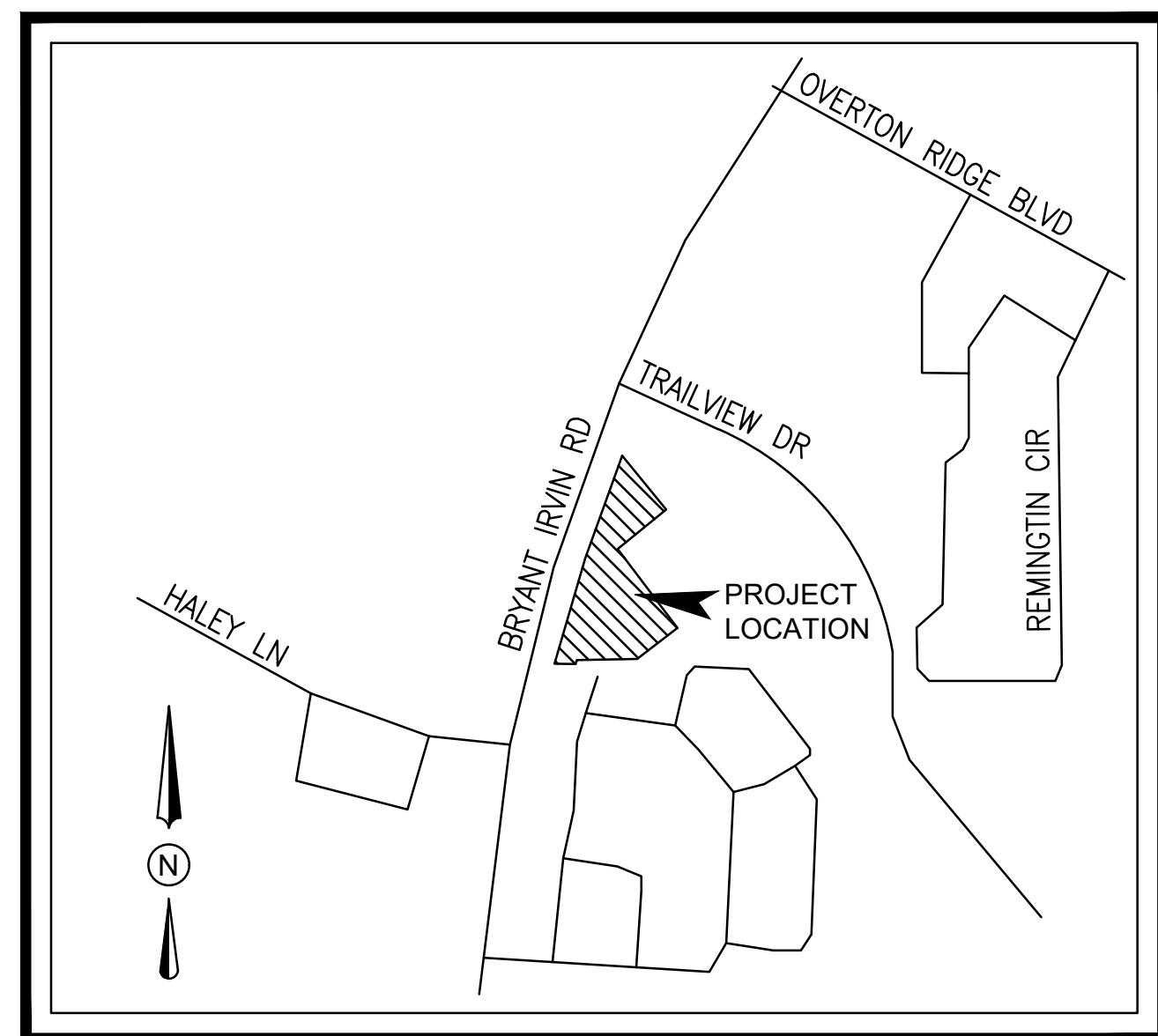
DATE: 05.26.2022  
 JOB NO: XXXXX  
 DRAWN: STAFF  
 CHECKED: AG

AG DESIGN GROUP  
 PO BOX 383023  
 DUNCANVILLE, TX 75138

CORTLAND MORGAN ARCHITECT

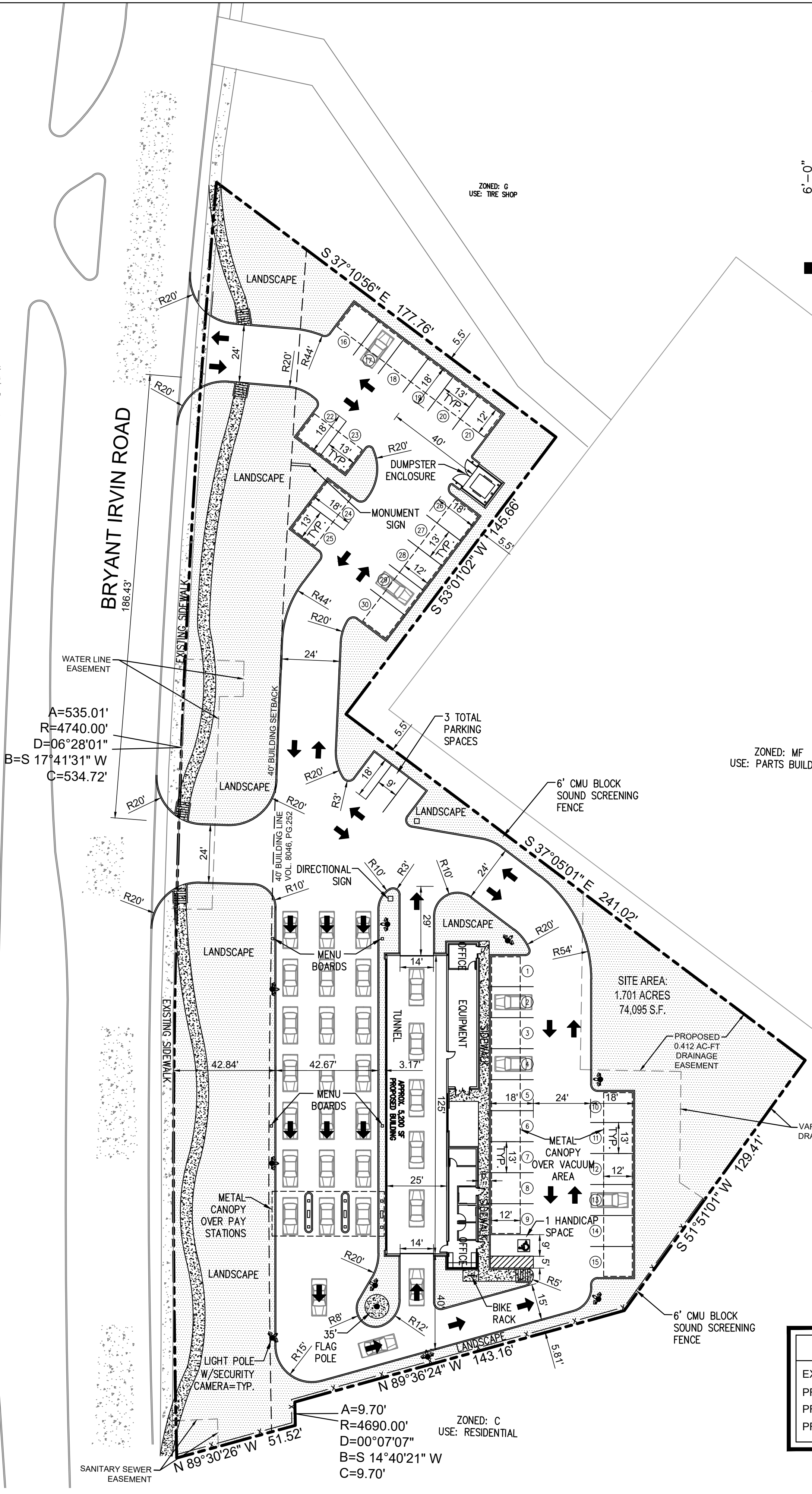
711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.703 ACRES (74,183 SQ. FT.)
ZONING:	G-INTENSIVE COMMERCIAL
PROPOSED USE:	AUTOMATED SERVICE
BUILDING AREA:	5,200 S.F.
NUMBER OF STORIES:	1
BUILDING COVERAGE:	7%
FLOOR AREA RATIO:	0.07
IMPERVIOUS AREA:	40,393 S.F. (0.93 ACRES)
PERVIOUS/LANDSCAPE AREA:	33,790 S.F. (0.77 ACRES)
REGULAR PARKING REQUIRED:	5 SPACES FOR 1 SPACE ON WASHLINE (25)
REGULAR PARKING PROVIDED:	33 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE
TOTAL PARKING PROVIDED:	34 SPACES
VACUUM STALLS PROVIDED:	30



02 VICINITY MAP  
NOT TO SCALE

01 SITE PLAN  
SCALE: 1" = 30'-0"



PAVEMENT LEGEND	
EXISTING CONCRETE	[Symbol]
PROPOSED CONCRETE	[Symbol]
PROPOSED LANDSCAPE	[Symbol]
PROPOSED SIDEWALK	[Symbol]

Developer/Owner: Jake Petrie  
 Address: 780 W. Kennedale Pkwy.  
 City/State: Kennedale, Texas 76060  
 Telephone Number: 682.583.4962  
 E-mail Address: jake@cascadeventures.com

Director of Planning and Development  
 Date: \_\_\_\_\_

CASCADE  
 5225 BRYANT IRVIN RD.  
 FT. WORTH, TX. 76132

REVISIONS

---

SITE PLAN

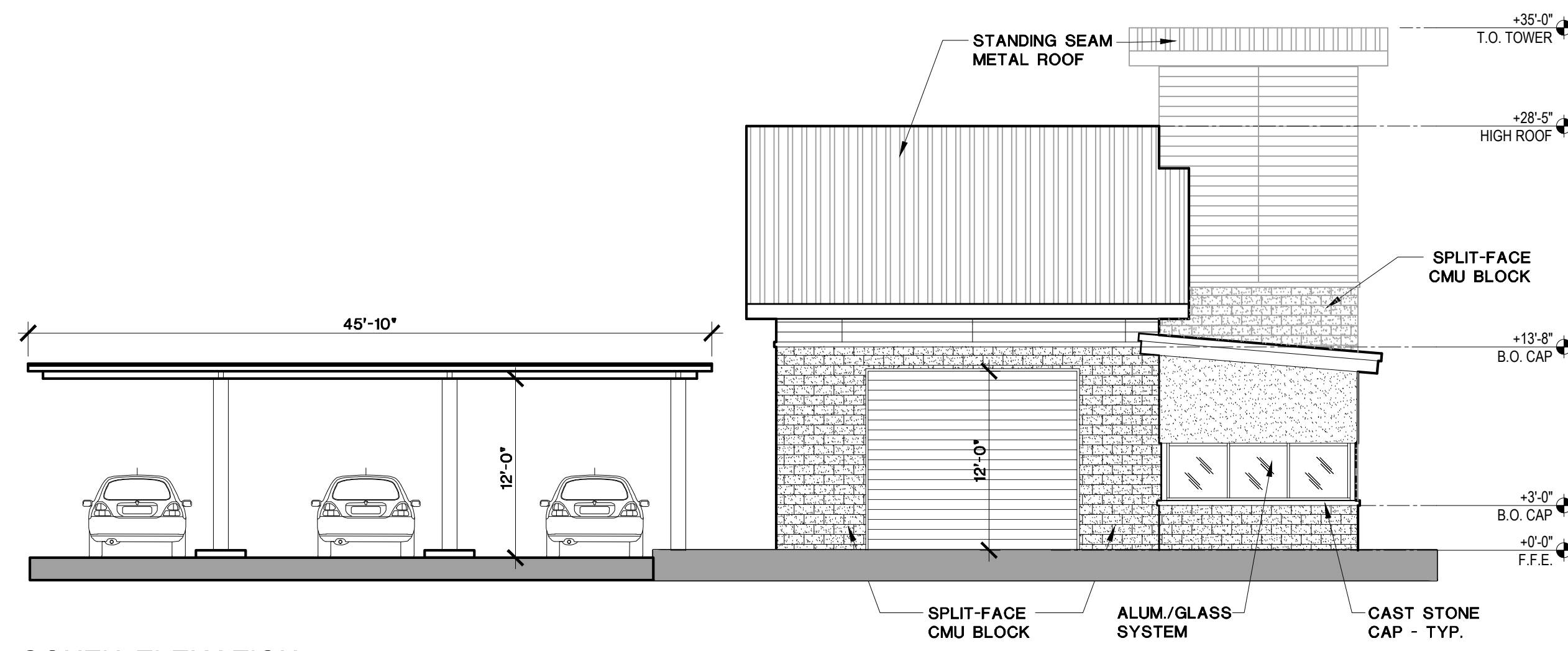
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SHEET NUMBER

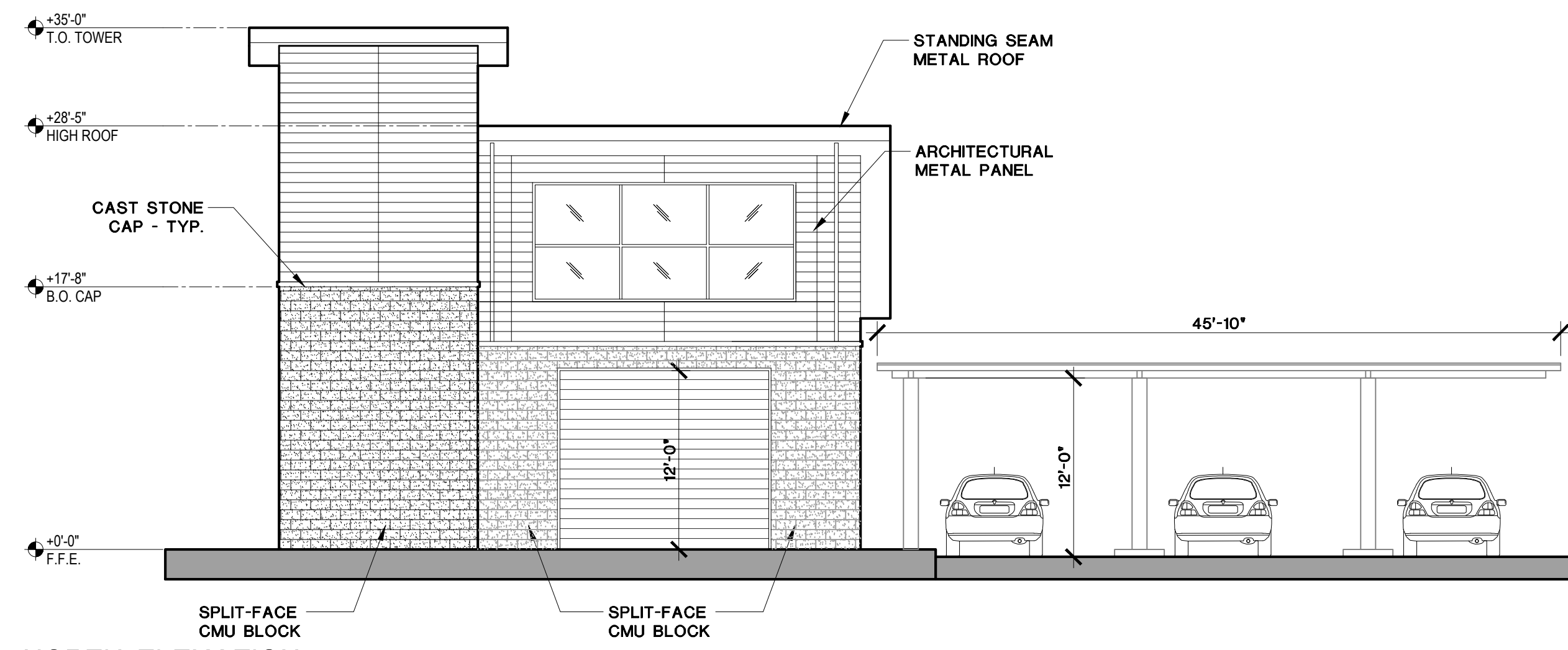
A1.00

Zoning Case Number: ZC-22-099

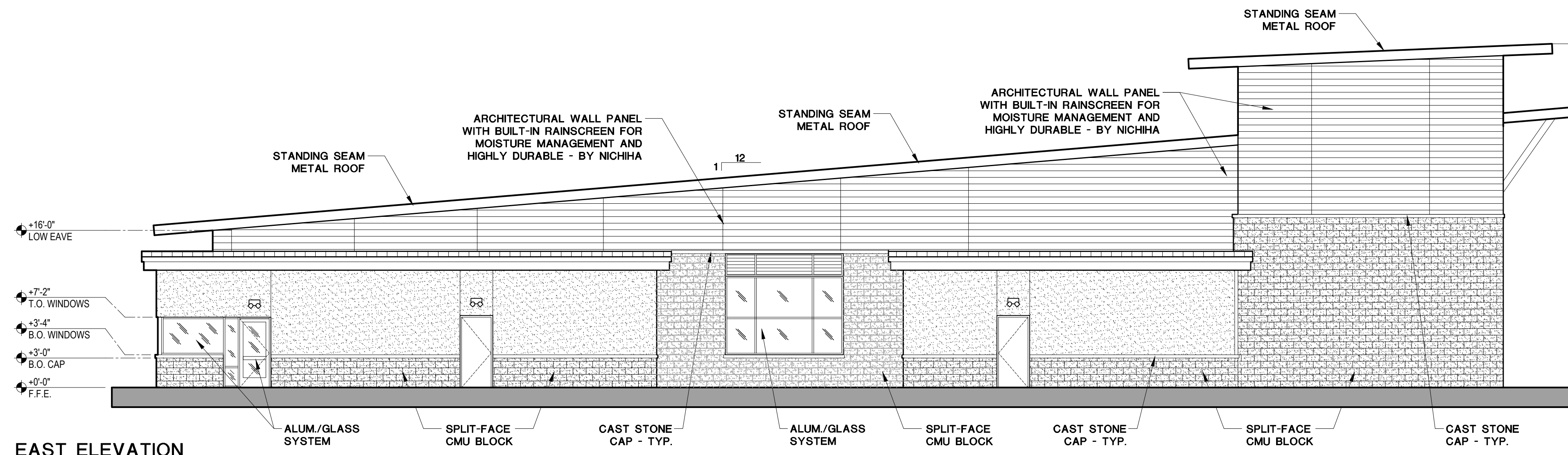




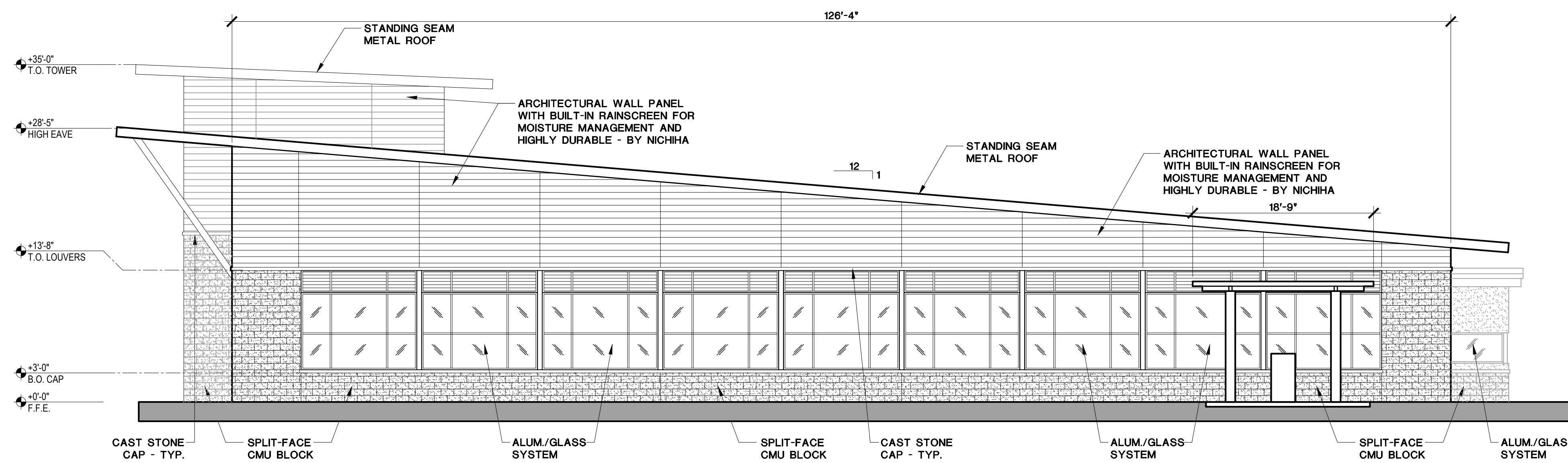
**SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"



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



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



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

Developer/Owner : CASCADE VENTURES  
 Address: 780 W KENNEDALY PKWY.  
 City/State: KENNEDALE, TX 76060  
 Telephone Number: 682.583.4962  
 E-mail Address: jake@cascadeadventures.com

Zoning Case Number: ZC-22-099

Director of Development Services

Date: \_\_\_\_\_

CASCADE CARWASH  
 5225 BRYANT IRVING RD.  
 FORT WORTH, TX. 76132

REVISIONS

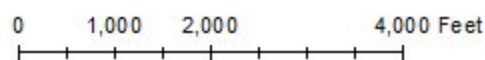
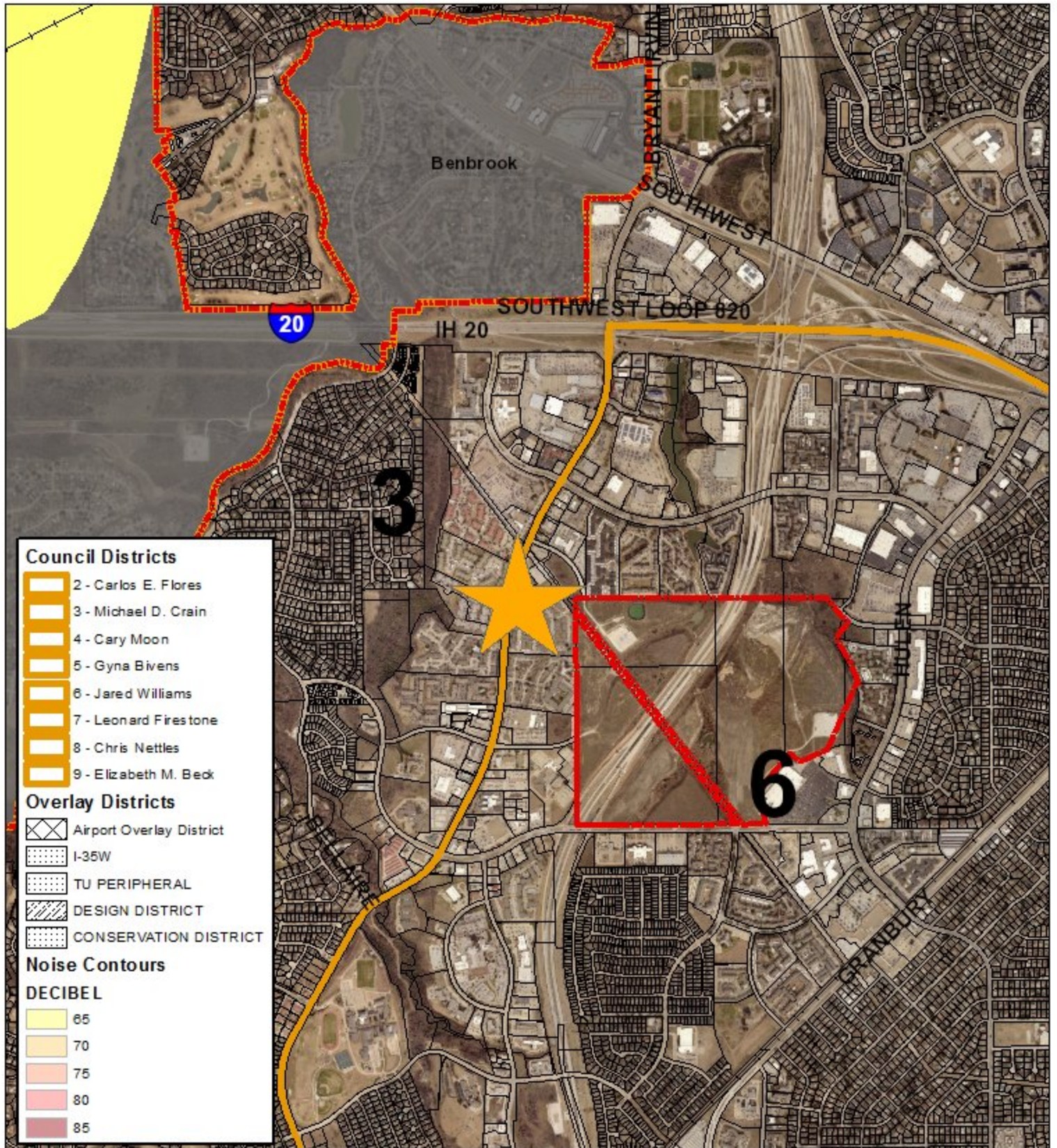
EXTERIOR  
 ELEVATIONS

SHEET NUMBER

A5.01



## Area Map

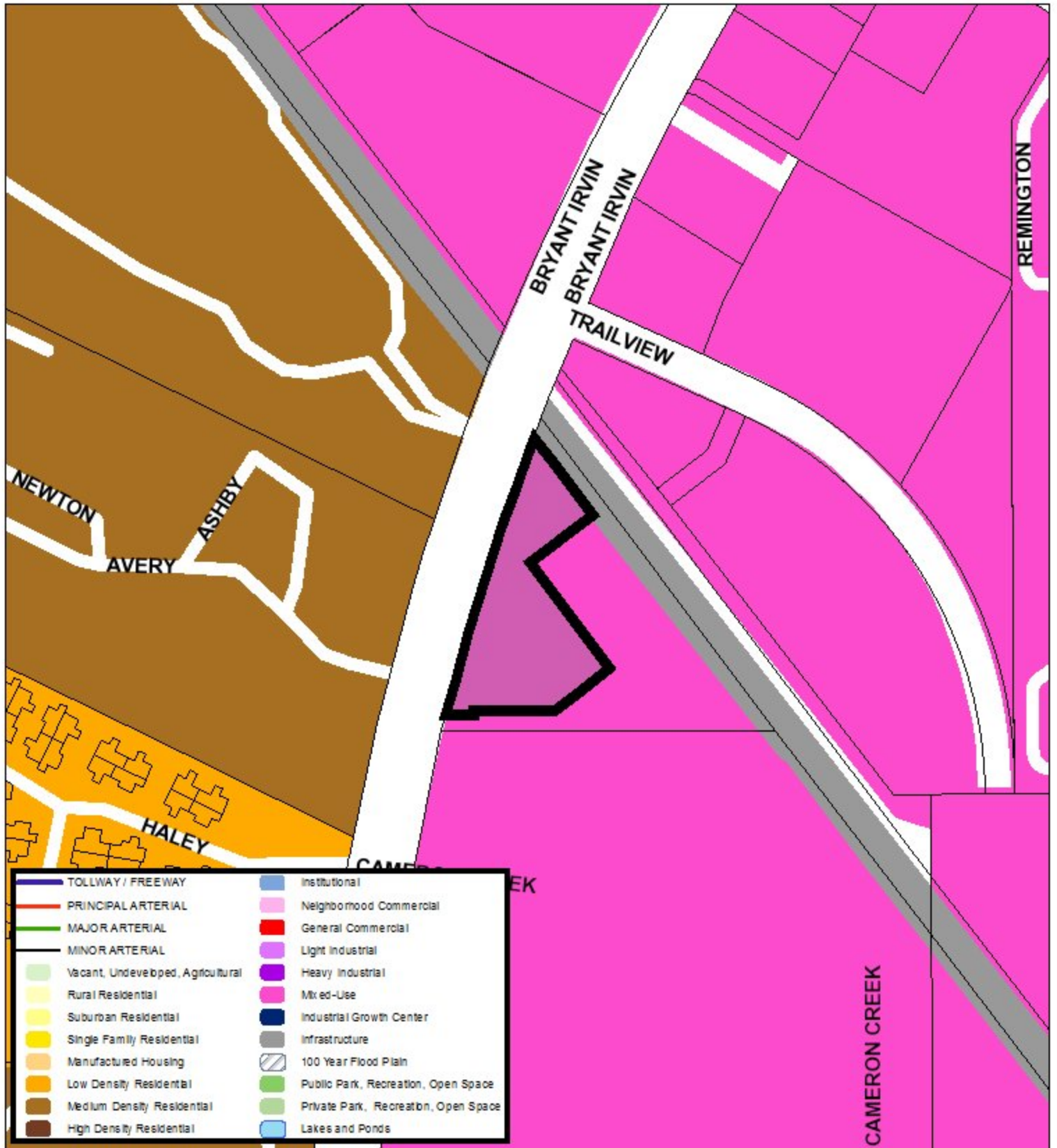






ZC-22-099

Future Land Use



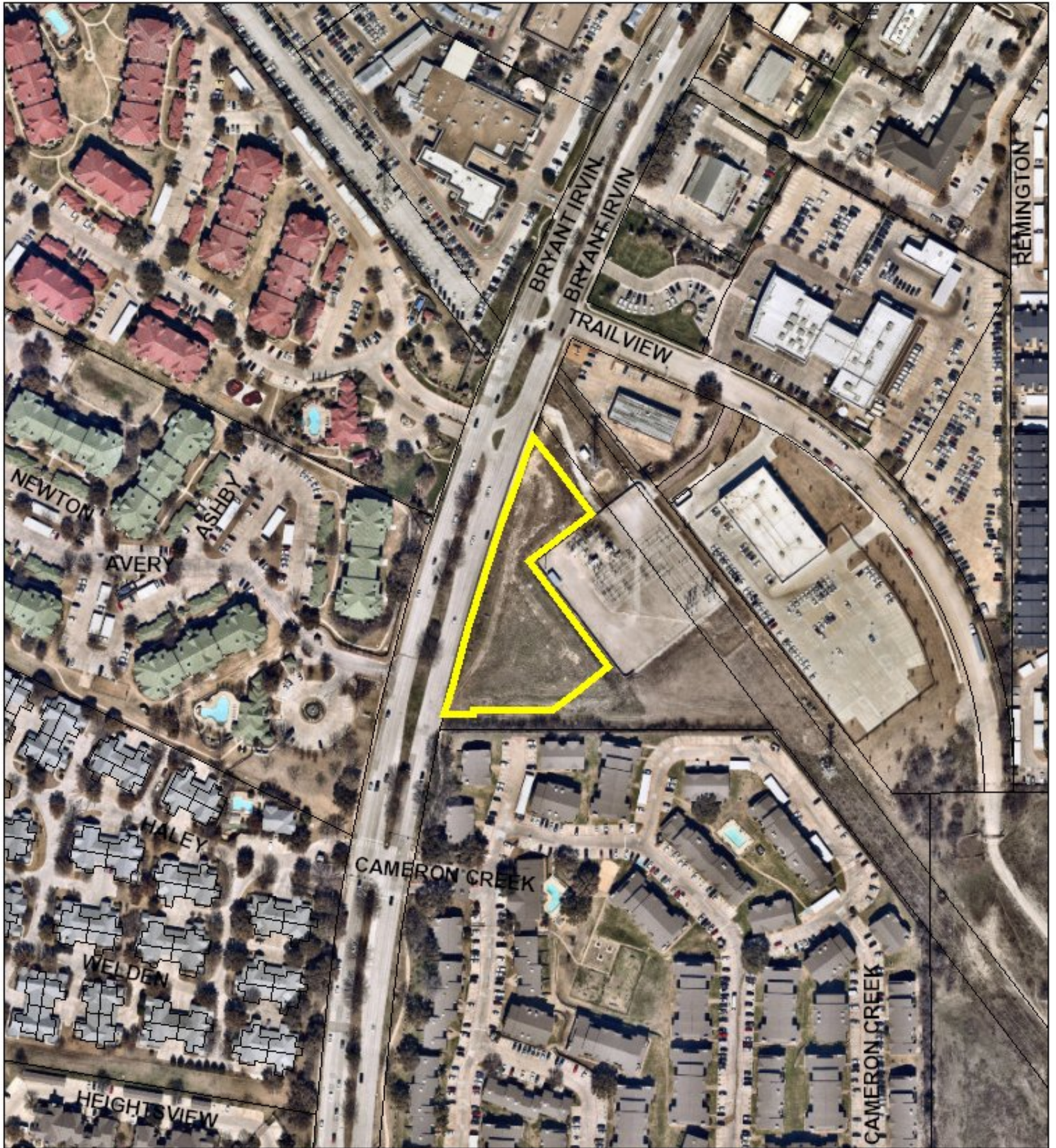
240 120 0 240 Feet

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





## Aerial Photo Map



0 155 310 620 Feet







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-100

Council District: 7

## Zoning Map Amendment

**Case Manager:** [Alondra Salas-Beltré](#)

**Owner / Applicant:** 516 W. Bonds Ranch, LLC

**Site Location:** 516 W. Bonds Ranch Road

**Acreage:** 2.04 acres

### Request

**Proposed Use:** Two professional buildings: an office building and a daycare building

**Request:** From: “E” Neighborhood Commercial and “PD 911” Planned Development for “E” Neighborhood Commercial uses

To: “E” Neighborhood Commercial

### Recommendation

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

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



## Project Description and Background

The property is currently zoned “PD 911” Planned Development for “E” Neighborhood Commercial uses plus one-family residential to allow products consistent with a farmer’s market to be conducted by the resident only on tables in certain locations. The applicant is intending to demolish the existing residential structure and construct two new buildings, a daycare building and an office building.

The existing zoning for this property is PD with a Neighborhood Commercial (E) base zoning. The proposed zoning would be a straight Neighborhood Commercial (E) consistent with the future land use plan. The current use of the property is residential, but it is located on Bonds Ranch Road between an animal clinic and a church. The only directly adjacent residential use is at the rear of the property.

The concept for the property is to develop two (2) professional buildings; the current expectation being one office building and one daycare building.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / Single family  
East “A-5” One-Family / Church  
South “A-5” One-Family / Single family  
West “PD 911” Planned Development / Animal Medical Center

## Recent Zoning History

- No zoning cases in vicinity for the last 10 years.

## Public Notification

300-foot Legal Notifications were mailed on June 30, 2022.  
The following organizations were notified: (e-mailed June 26, 2022)

Organizations Notified	
*Dorado Ranch HOA	Trinity Habitat for Humanity
Van Zandt Farms HOA	The Trails of Fossil Creek HOA
Streams and Valleys Inc	Fossil Creek Estates HOA
Northwest ISD	

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

# Development Impact Analysis

## Land Use Compatibility

---

The applicant is proposing to change the zoning of this property from “PD 911” Planned Development with “E” Neighborhood Commercial to “E” Neighborhood Commercial to construct two professional buildings. Although the surrounding properties to the east is zoned “A-5” One-Family it is developed with a church the property to the west is zoned “PD 911” and it is developed with an animal medical center. The surrounding areas to the north and south are zoned “A-5” One Family and they are developed with single-family residences.

The zoning ordinance includes specific protections for residential properties adjacent to commercial development, including increased setbacks, screening, and landscaping requirements.

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

## Comprehensive Plan Consistency – Far Northwest Sector

---

The 2022 Comprehensive Plan currently designates the subject property as Neighborhood Commercial on the Future Land Use Map.

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

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

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

## Economic Development Plan

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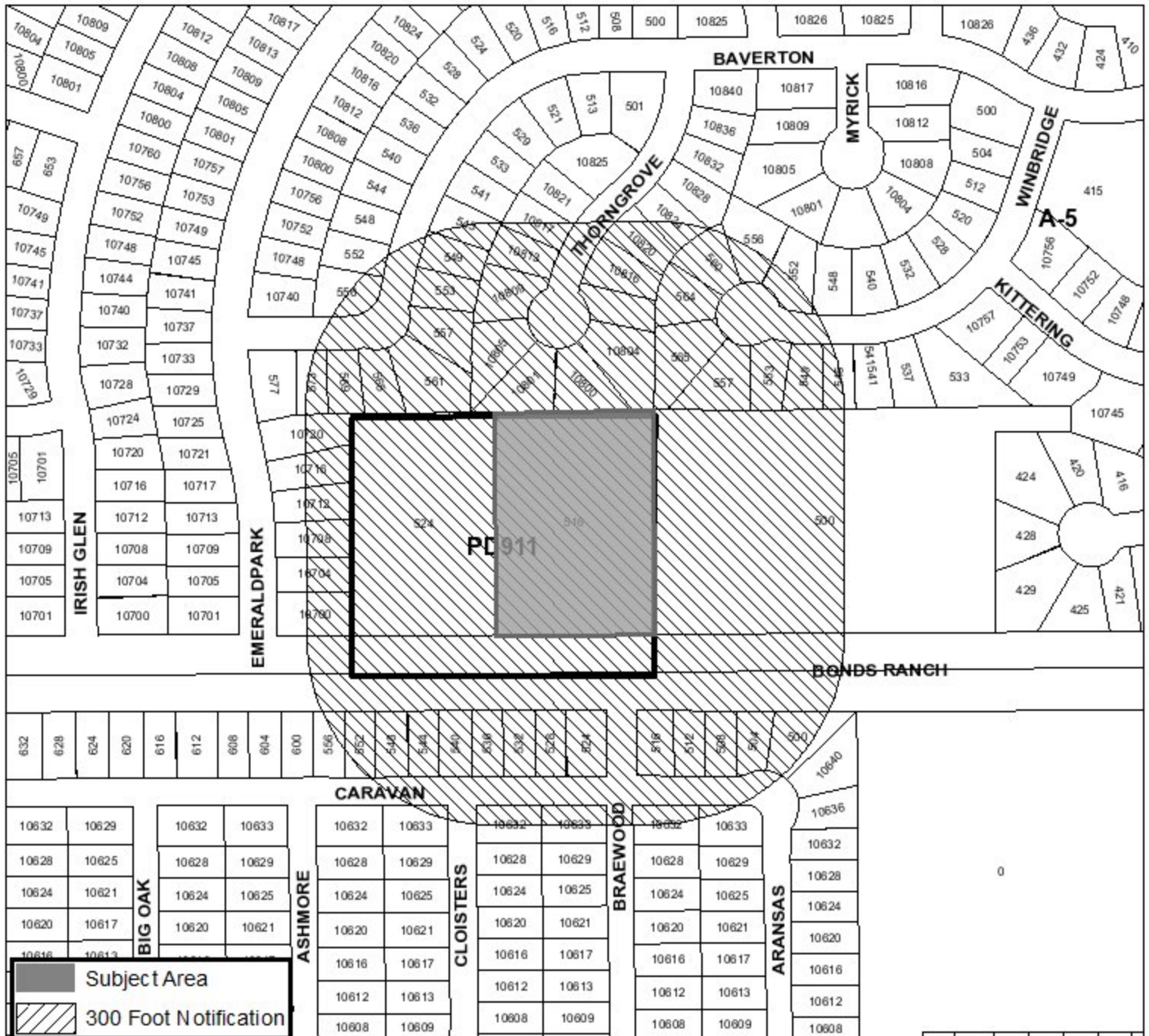
The Far Northwest sector of the City is not directly addressed in the 2018 Economic Development Strategic Plan, which focuses on development strategies for established interior neighborhoods rather than the periphery of the City, however one of the desired outcomes of the plan is a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.





# Area Zoning Map

Applicant: 516 W Bonds Ranch LLC  
 Address: 516 W. Bonds Ranch Road  
 Zoning From: PD 911 for E uses plus one family residence & farmers' market  
 Zoning To: E  
 Acres: 2.04043408  
 Mapsco: 20N  
 Sector/District: Far Northwest  
 Commission Date: 7/13/2022  
 Contact: 817-392-2495



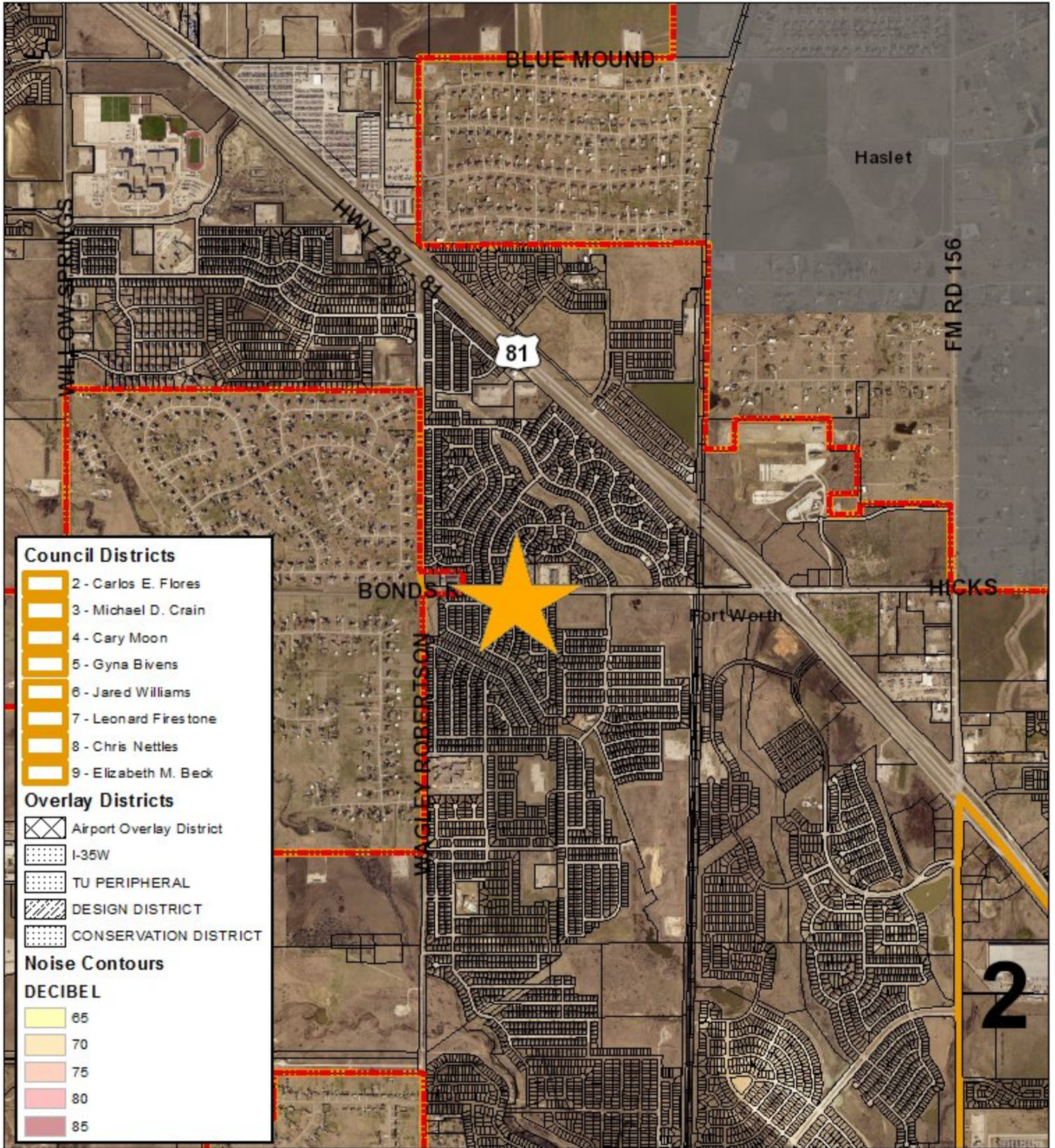
0 112.5 225 450 Feet





ZC-22-100

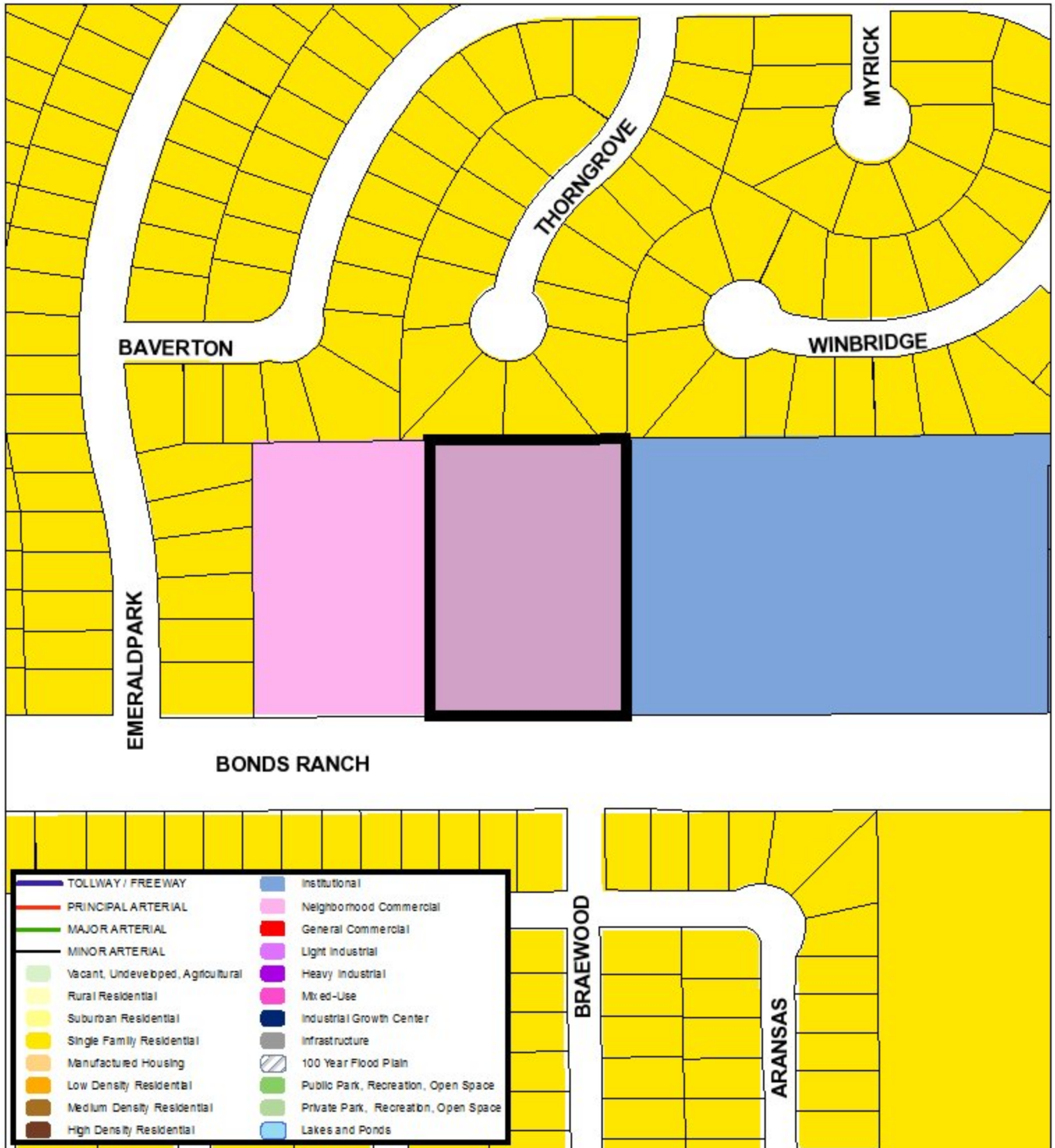
# Area Map



0 1,000 2,000 4,000 Feet



### Future Land Use



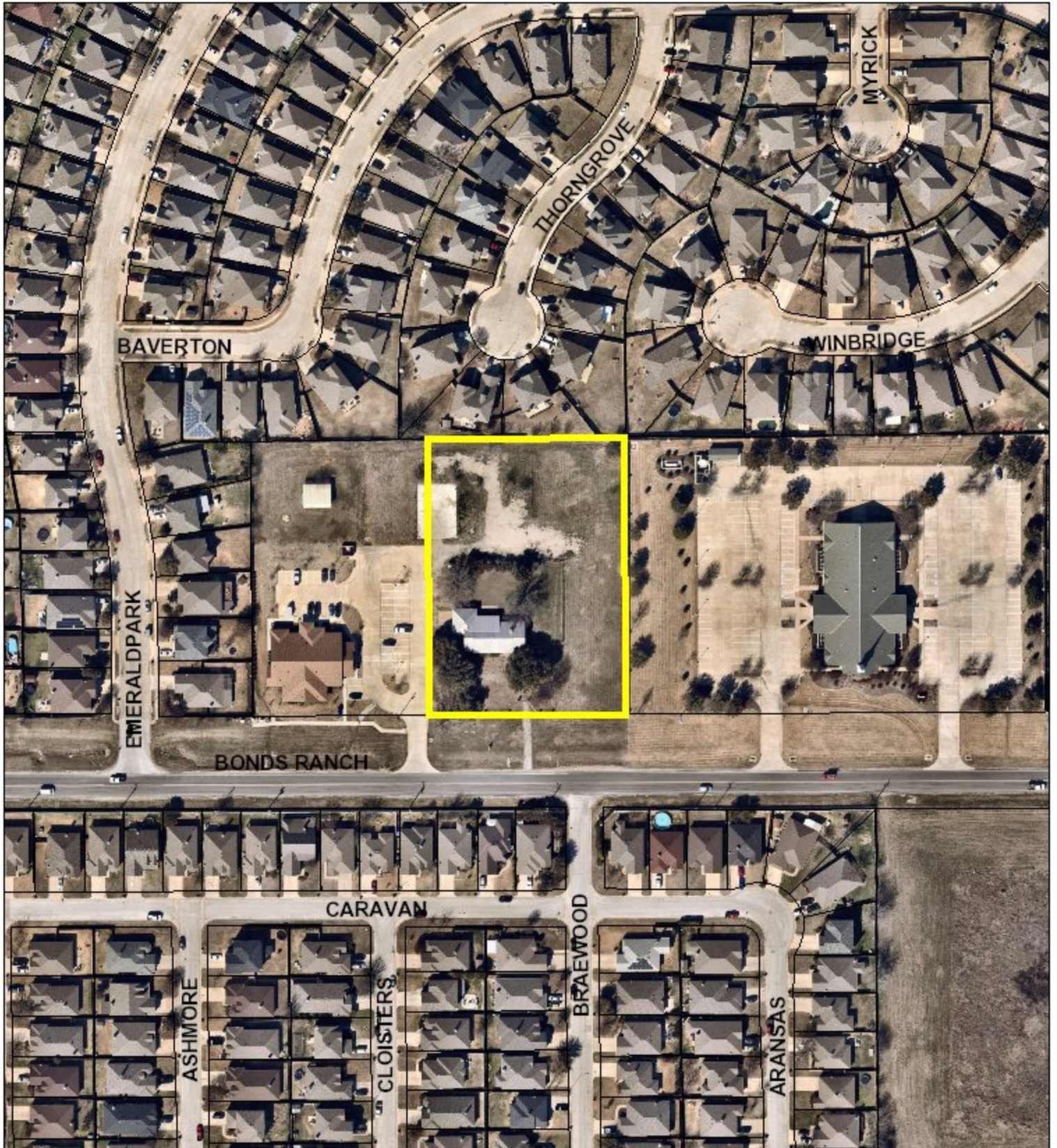
170 85 0 170 Feet

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





## Aerial Photo Map



0 105 210 420 Feet







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** ZC-22-101

**Council District:** 9

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** SVP MDO, LLC / Mary Nell Poole, Townsite

**Site Location:** 5199 & 5201 McCart Avenue

**Acreage:** 8.43 acres

### Request

**Proposed Use:** Shopping Center

**Request:** From: “E” Neighborhood Commercial

To: “F” General Commercial

### Recommendation

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
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9. Aerial Photograph

## Project Description and Background

The applicant is proposing to zone the subject site on McCart Avenue from “E” Neighborhood Commercial to “F” General Commercial. There is a neighborhood shopping center on this parcel, which is just over 8 acres in total. An excerpt provided by the applicant as part of their submittal package is included below for additional context:

*“The current use of the property is a shopping center which is currently zoned E Neighborhood Commercial. The continued use of the property will be a shopping center. The area had been zoned I- Industrial and includes 'grandfathered' uses of mini storage, car wash and funeral home. The Future Land Use for this property is General Commercial. Rezoning will allow us to upgrade the center and draw more national retail credit leases; thereby expanding the uses and making it truly a shopping center for the area.”*

## Surrounding Zoning and Land Uses

North “E” Neighborhood Commercial / self storage + mini-warehouse & retail  
East “E” Neighborhood Commercial / self storage + mini-warehouse  
South “E” Neighborhood Commercial / I-20 + I-820  
West “E” Neighborhood Commercial / gas station + convenience store

## Recent Zoning History

- ZC-17-197 - City initiated, neighborhood led rezoning of the northern and eastern portions of the South Hills neighborhood. Approved by City Council on December 5<sup>th</sup>, 2017 by a vote of 8-0. As part of this rezoning, the subject site was rezoned from “I” Light Industrial to the current “E” Neighborhood Commercial classification.

## Public Notification

300-foot Legal Notifications were mailed on June 30, 2022.

The following organizations were emailed June 26, 2022:

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

*\*Located closest to this registered Neighborhood Association*



# Development Impact Analysis

## Land Use Compatibility

---

The site is in the midst of “E” Neighborhood Commercial zoning on three sides, with an Interstate highway directly to the south (I-20/820). There are no portions of this rezoning request that abut anything other than commercial zoning.

In the instance that the Zoning Commission and/or City Council are not comfortable in rezoning to “F” General Commercial, we would recommend that the current request from “E” to “F” be withdrawn or denied, which would leave the existing “E” zoning in place. An alternate option could then be considered as a separate application if the neighborhood or elected/appointed officials are not satisfied with an “F” zoning on this property.

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

## Comprehensive Plan Consistency – TCU / Westcliff

---

The 2022 Comprehensive Plan currently designates the subject site as future General Commercial. Properties on all four adjacent sides are all marked as future General Commercial. All commercial zoning, as well as mixed-use zoning are considered to be acceptable zoning classifications within future General Commercial areas.

The proposed rezoning **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.

Approval of this rezoning request has the potential to fund improvements to the shopping center that might not otherwise be available. If the rezoning is approved as presented, the applicant would have the resources to renovate the storefronts and resurface the parking lot. These enhancements would add aesthetic value to the neighborhood and provide a more pleasant shopping experience. In addition, the rezoning would open up this existing commercial area to a wider variety of tenants, making the shopping center as a whole more viable.





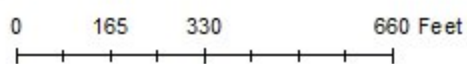
ZC-22-101

# Area Zoning Map

Applicant: SVP MDO, LLC  
 Address: 5201 & 5199 McCart Avenue  
 Zoning From: E  
 Zoning To: F  
 Acres: 8.42944244  
 Mapsco: 90P  
 Sector/District: TCU/W.cliff  
 Commission Date: 7/13/2022  
 Contact: 817-392-8043

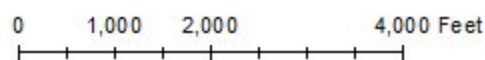
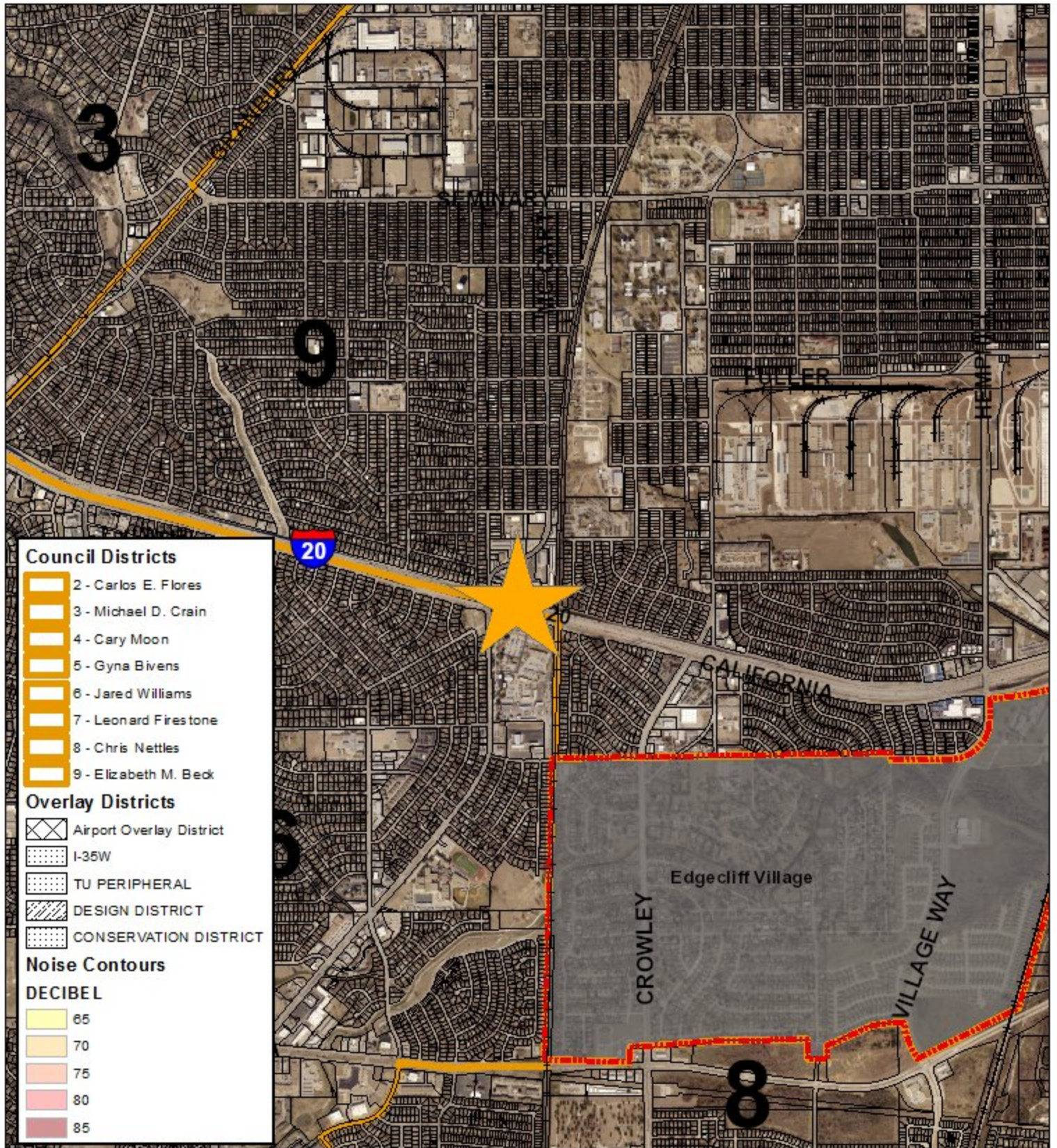


 Subject Area  
 300 Foot Notification





### Area Map

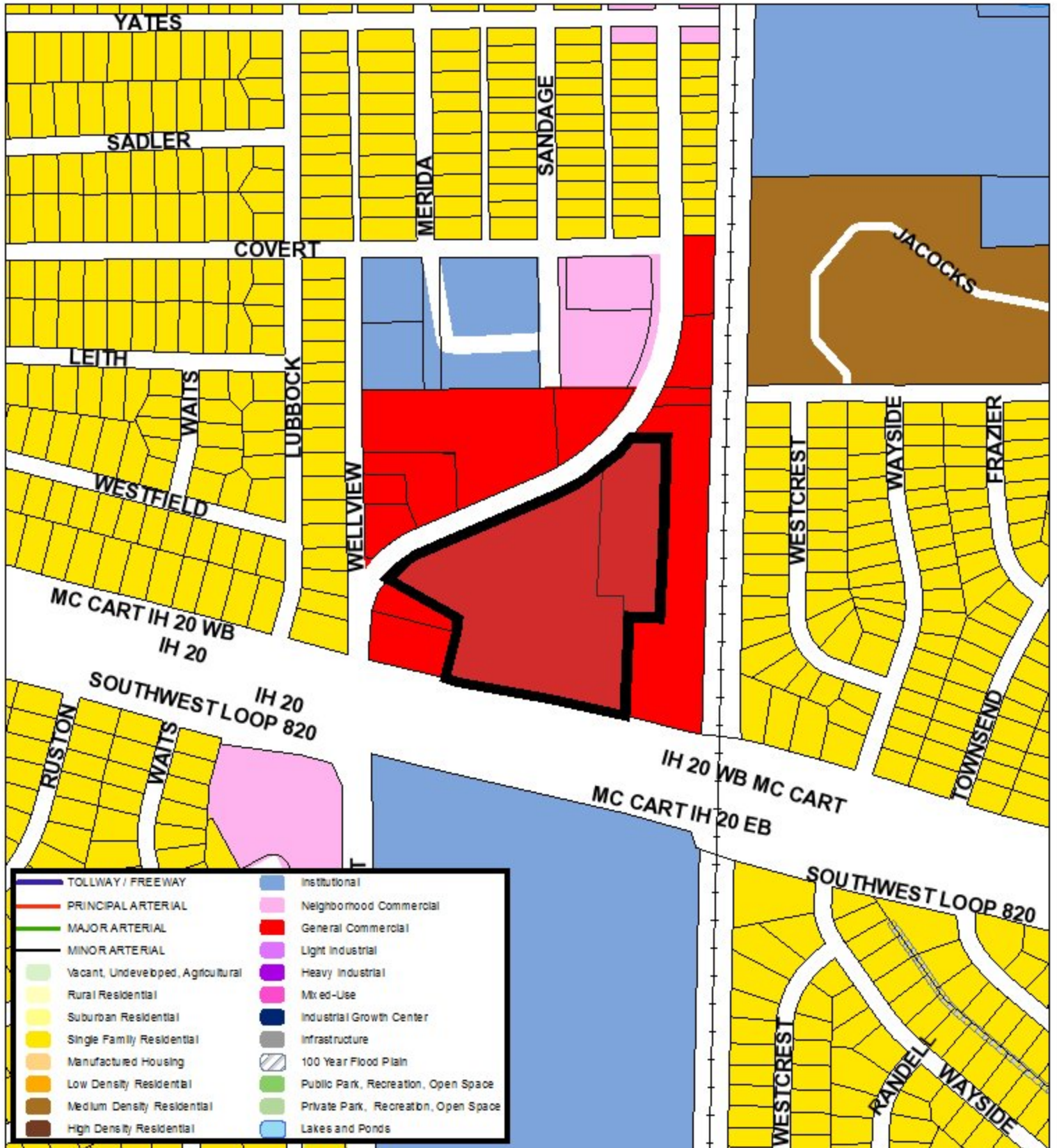






ZC-22-101

Future Land Use



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

380 190 0 380 Feet

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





Aerial Photo Map



0 245 490 980 Feet







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-102

Council District: 8

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** George Moore

**Site Location:** 4401 Enon Rd

**Acreage:** 77.47 acres

### Request

**Proposed Use:** Manufactured Housing

**Request:** From: “AG” Agricultural

To: “MH” Manufactured Housing

### Recommendation

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

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

**Staff Recommendation:** **Denial**

### Table of Contents

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



## Project Description and Background

The subject property is located along Enon Road just west of Anglin Avenue in south Fort Worth. The 77-acre site is currently vacant and the applicant is requesting to rezone this property from “AG” Agricultural to “MH” Manufactured Housing. Surrounding properties are primarily vacant and rural residential. The proposed rezoning would be Phase 2 to the MH development (approved 2020) northwest of the site.

## Surrounding Zoning and Land Uses

North “MH” Manufactured Housing / vacant  
East “AG” Agricultural / vacant, industrial, residential  
South ETJ / single-family, church  
West Everman; “MH” Manufactured Housing / vacant, single-family

## Recent Zoning History

- ZC-20-076: Rezoned 89.24 acres of land west of the subject property from “PD/AR” to “MH” Manufactured Housing and “E” Neighborhood Commercial.

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.  
The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Streams and Valleys Inc	Trinity Habitat for Humanity
Everman ISD	

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone this property from “AG” Agricultural to “MH” Manufactured Housing. Surrounding land uses vary with predominantly rural single-family and vacant land. The proposed use is somewhat compatible with surrounding land uses. However, roughly 89 acres of Manufactured Housing was approved northwest of the site a couple of years ago. Adding 77 acres of newly zoned MH zoning would over saturate the area with this use.

As a result, staff believes that the proposed new “MH” Manufactured Housing is **not compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far South

---

The adopted Comprehensive Plan currently designates the subject property as “single-family” on the Future Land Use Map. The proposed zoning does not align with the following policies in the Comprehensive Plan:

- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.

As a result, the proposed zoning is **not consistent (significant deviation)** with the Comprehensive Plan.

## Economic Development Plan

---

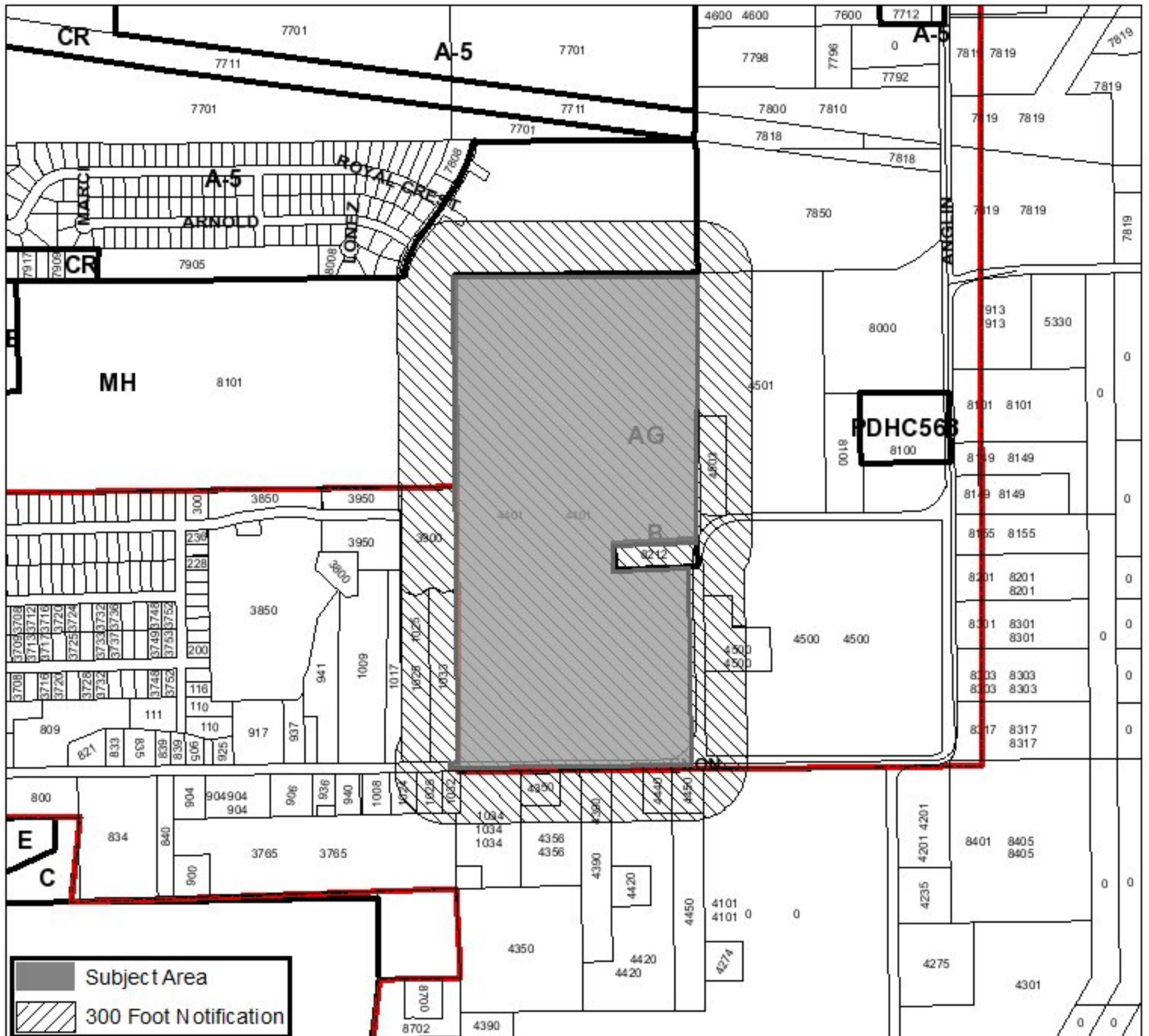
The adopted Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.





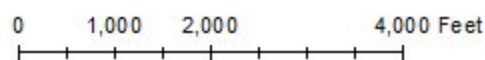
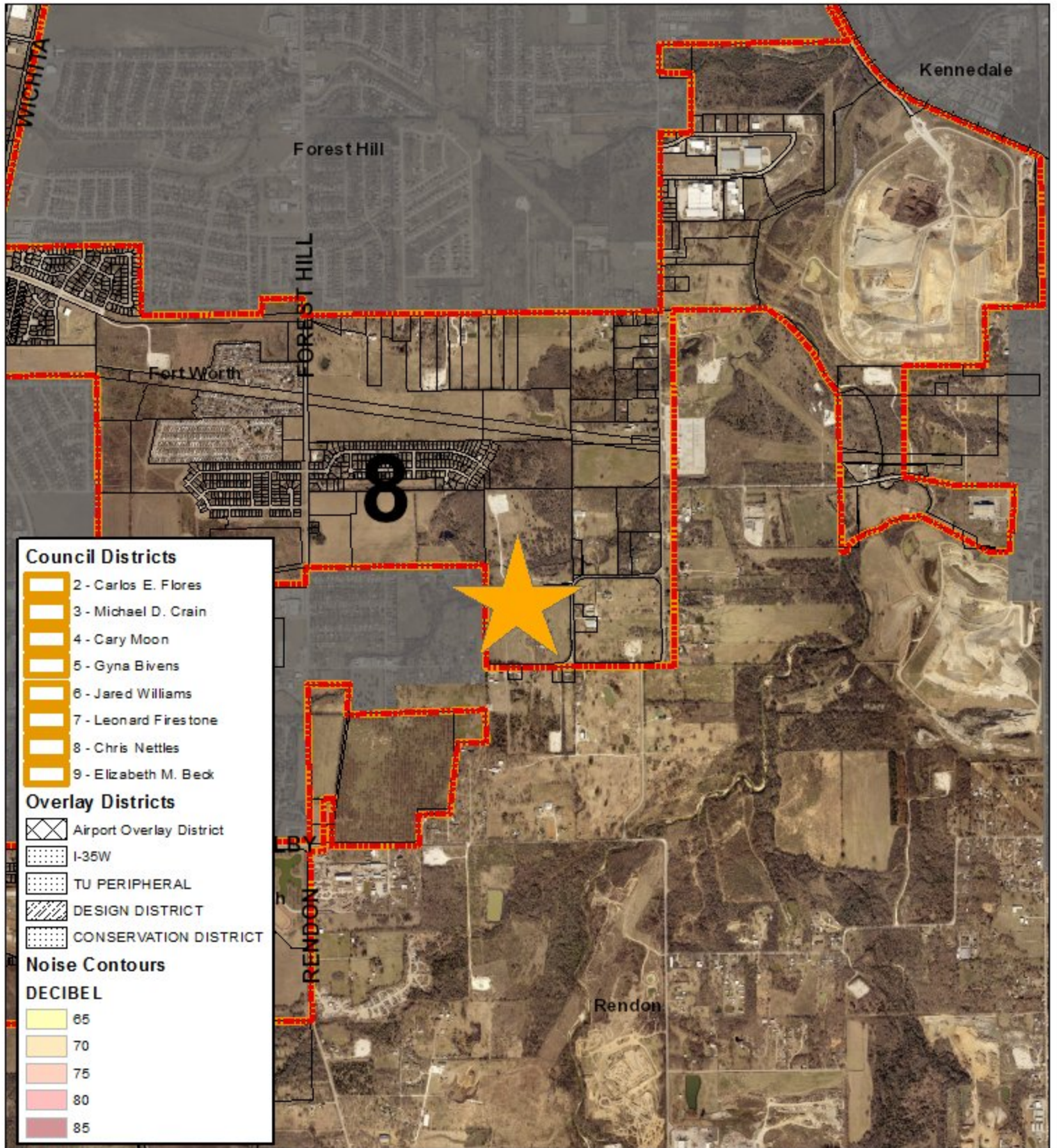
# Area Zoning Map

Applicant: Geoge Moore  
 Address: 4401 Enon Road  
 Zoning From: AG  
 Zoning To: MH  
 Acres: 76.66520271  
 Mapsco: 106HM  
 Sector/District: Far South  
 Commission Date: 7/13/2022  
 Contact: 817-392-8047



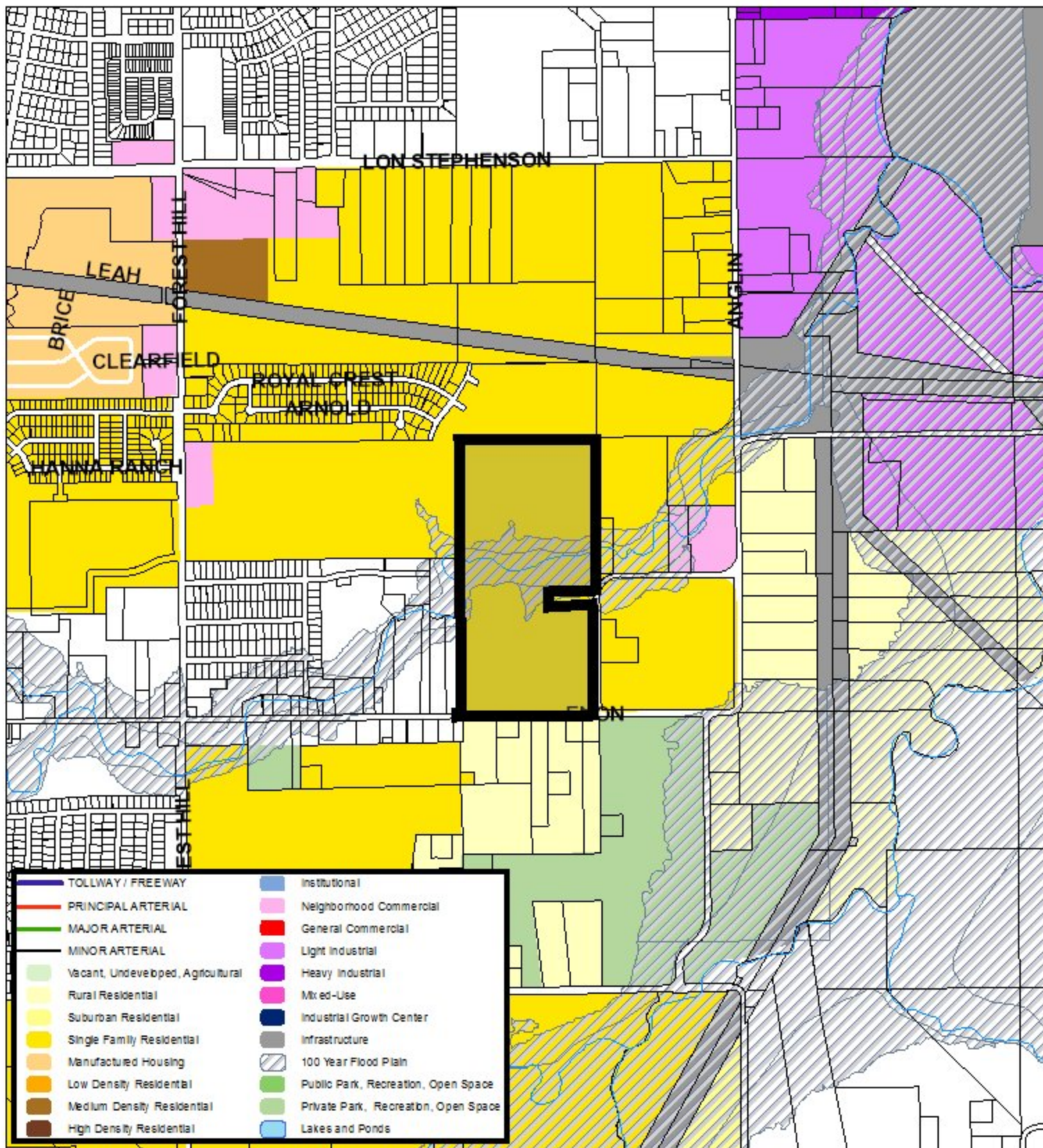


## Area Map





### Future Land Use



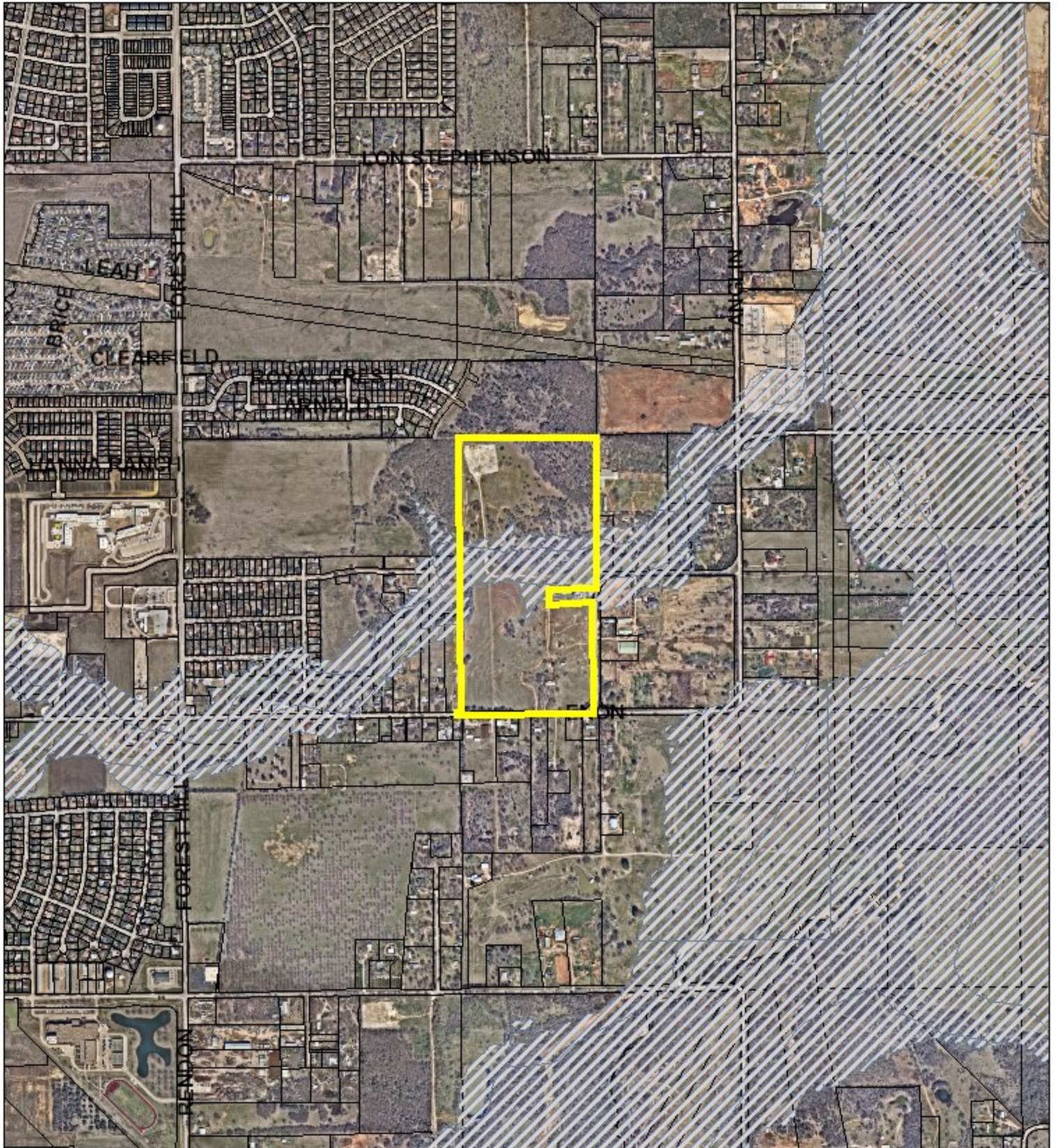
1,200 600 0 1,200 Feet

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## Aerial Photo Map



0 750 1,500 3,000 Feet







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-103

Council District: 9

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** Up DFW Properties LLC/ Luis Pena

**Site Location:** 4437 & 4441 Wayside Avenue

**Acreage:** 0.3 acres

### Request

**Proposed Use:** Duplex

**Request:** From: "A-5" One-Family

To: "B" Two-Family

### Recommendation

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

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

## Project Description and Background

The subject property is located at the northeast corner of Wayside Avenue and W. Gambrell Street, adjacent to a BNSF Railroad line, and is currently two vacant residential parcels. Single family homes were noted on the lots in the 1981 historical aerials, but were demolished by 1990. No issued building permits were found since 2001, reflecting a lack of development interest in the site.

The present owner is listed as the intended developer of the property on the application. The proposal to rezone this lot would change the current “A-5” zoning allowing one (1) single family dwelling unit to “B” zoning allowing one (1) duplex unit containing two (2) dwelling units. The lot are approximately 5,800 square feet and 6,800 square feet, and can be developed with two (2) attached units. Neither site is large enough to build two (2) detached units. Other “B” standards are 50% maximum building coverage on the lots, approximately 30-foot front yard setback matching setbacks north of the site, 35-foot maximum height, and 2 parking stalls per dwelling unit behind the front building line.

## Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / 6 unit complex built in 1951  
East “A-5” One-Family / vacant land and railroad line  
South “A-5” One-Family / single-family residences  
West “A-5” One-Family / single-family residences

## Recent Zoning History

- ZC-17-197, subject site and surrounding area, Council-initiated from various districts to A-7.5, A-5, CF, ER, E, approved 12/6/2017.
- ZC-21-219, north and east of subject, from CF to A-5 and C, approved 2/7/2018.

## Public Notification

300-foot Legal Notifications were mailed on June 24, 2022.  
The following organizations were notified: (emailed June 30, 2022)

Organizations Notified	
Las Familias de Rosemont NA	Streams and Valleys Inc
South Hills NA*	Trinity Habitat for Humanity
Fort Worth ISD	

\* Located within this registered Neighborhood Association



## Land Use Compatibility

---

The applicant is requesting to change the zoning of this property from “A-5” One-Family District to “B” Two-Family, which would allow two (2) attached duplexes, based on the lots’ dimensions. Although most homes in this area are single family residential, the property is directly adjacent to an older small apartment complex with recently approved zoning to the north. To the east, west, and south are road or railroad rights-of-way that separate the subject site from the neighboring single family properties. Additionally, two (2) transit lines run within a block or two of this site (Trinity Metro bus routes 6 & 29), which supports slightly more intensive development than the current “A-5” One-Family zoning.

Based on proximity to transit, no direct adjacency to neighboring single family uses, and the ability of the duplexes to transition between the existing 6-unit apartment and other residential uses, the proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – TCU/Westcliff

---

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This classification is comparable to “A-10”, “A-7.5”, “A-5”, or “AR” zoning. “B” Two-Family zoning for duplexes would be classified as Low Density Residential on the Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is minimal in this location as both have a residential character. Two duplexes would be slightly more intense than two single family residences, but both would be less intensive uses than the adjacent multifamily zoning.

The proposed zoning is not strictly consistent with the land use designation for this area, however the proposed zoning would be in alignment with the following policies of the Comprehensive Plan:

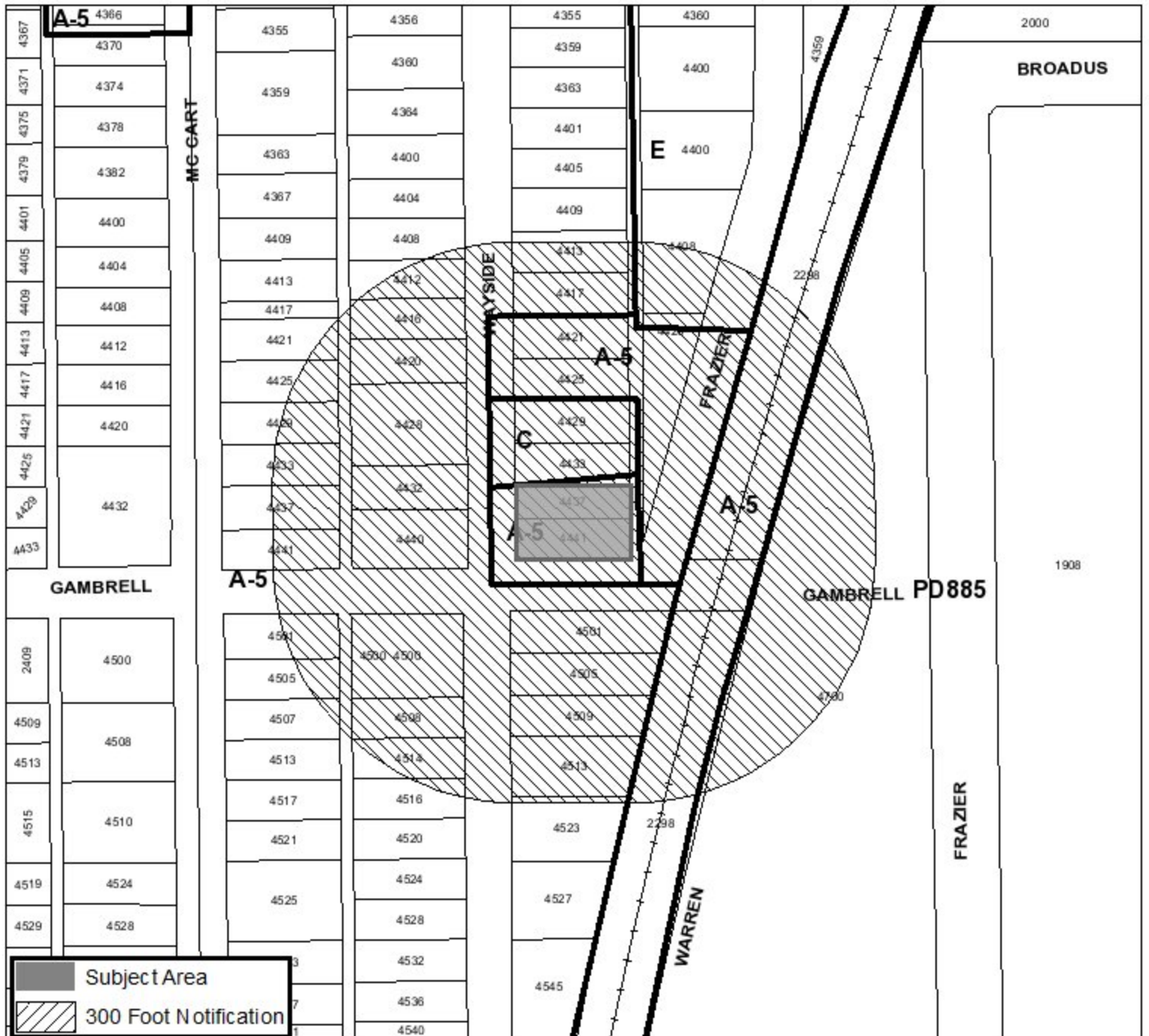
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Encourage locating multiple-unit residential structures on corner lots.
- 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, scale, and design of existing neighborhoods.



While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

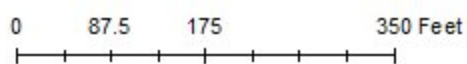


# Area Zoning Map

Applicant: Up DFW Properties LLC  
 Address: 4437 & 4441 Wayside Avenue  
 Zoning From: A-5  
 Zoning To: B  
 Acres: 0.29203766  
 Mapsco: 90K  
 Sector/District: TCU/W.cliff  
 Commission Date: 7/13/2022  
 Contact: 817-392-8190

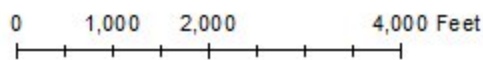
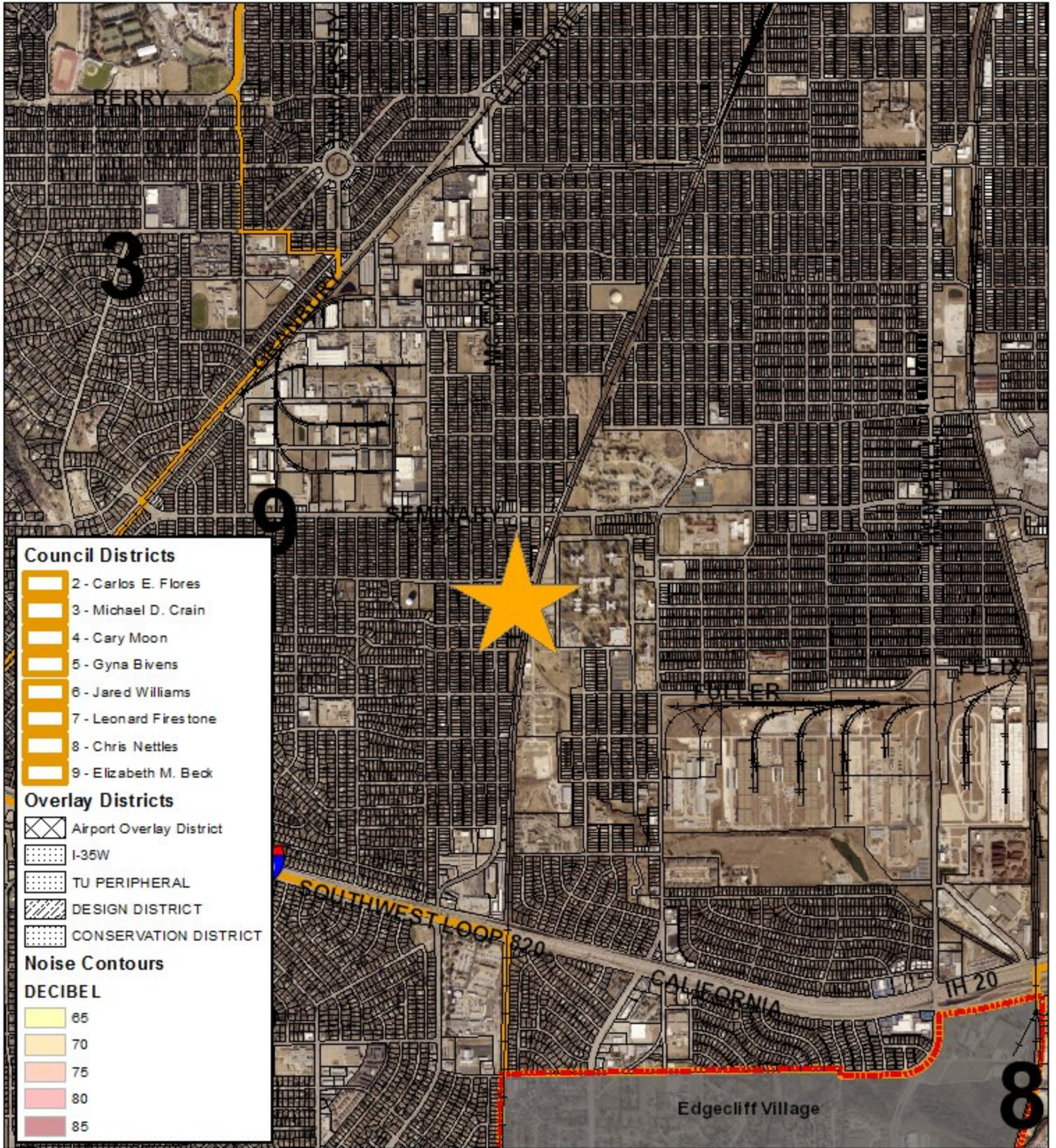


 Subject Area  
 300 Foot Notification



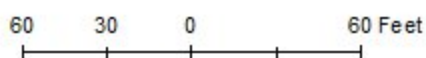
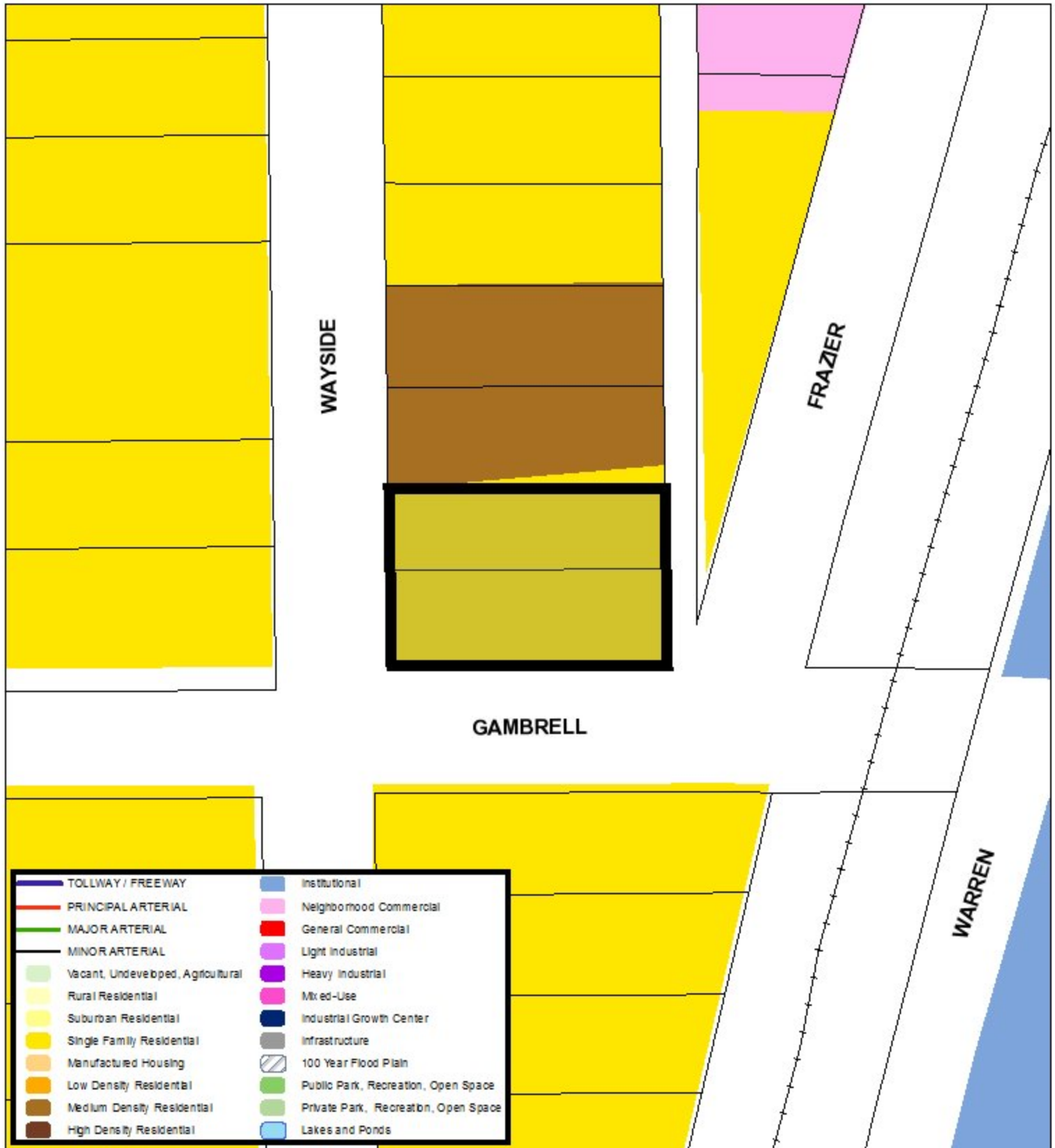


## Area Map





### Future Land Use



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





## Aerial Photo Map



0 40 80 160 Feet







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-104

Council District: 3

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** HighFive Trust

**Site Location:** 10300 block of Chapin Road

**Acreage:** 2.96 acres

### Request

**Proposed Use:** Office Building and Miniwarehouse

**Request:** From: “AG” Agricultural

To: “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus miniwarehouse; site plan included

### Recommendation

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

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

**Staff Recommendation:** **Denial**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
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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
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9. Aerial Photograph



## Project Description and Background

The subject property is located on Chapin Road near the intersection of Chapel Creek Blvd. The applicant is requesting to rezone the property from “AG” Agricultural to “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus miniwarehouse to allow for development of a new office building and miniwarehouse.

Surrounding properties are primarily developed for residential uses to the north and west with vacant land east and south. The proposed development consists of the following:

Building	Height	Square feet
Building A (miniwarehouse)	4 stories	120,000
Building B (Office)	1 story	5,000
Building C (miniwarehouse)	1 story	5,175
Building D (minwarehouse)	1 story	2,000

## Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family homes

East “AG” Agricultural / vacant

South “AG” Agricultural / vacant

West “A-5” One-Family / single-family homes, telecommunications antenna

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Westland NA	Chapel Creek NA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

*\*Located just south of this registered Neighborhood Organization.*

# Development Impact Analysis

## Land Use Compatibility

---

The applicant is proposing to change the zoning of this property from “AG” Agricultural District to “PD/G” Planned Development for all uses in “G” Intensive Commercial, plus miniwarehouse. Surrounding land uses consist of single-family to the north and west with vacant land south and east. The overall vacant tract contains both “G” and “E” zoning near the I-30 West service road, which is appropriate. However, due to the proximity to residential, a neighborhood commercial or some other lesser land use would be the highest and best use on the subject property.

As a result, the proposed zoning is **not compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far West

---

The adopted Comprehensive Plan currently designates the subject property as “General Commercial” on the Future Land Use Map. The proposed zoning does not align with the following policy in the Comprehensive Plan:

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

The proposed zoning is **not consistent** with the Comprehensive Plan

## Economic Development Plan

---

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

### PERFORMANCE METRICS

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

## Site Plan Comments

---

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

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



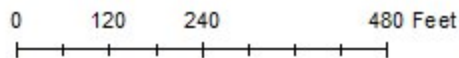


# Area Zoning Map

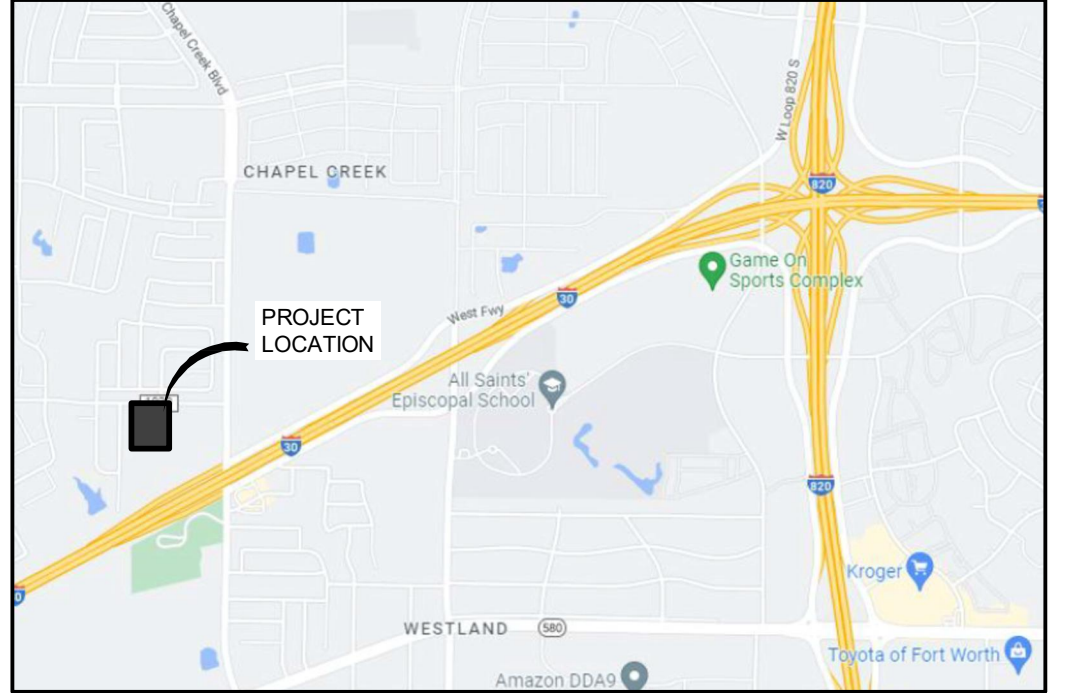
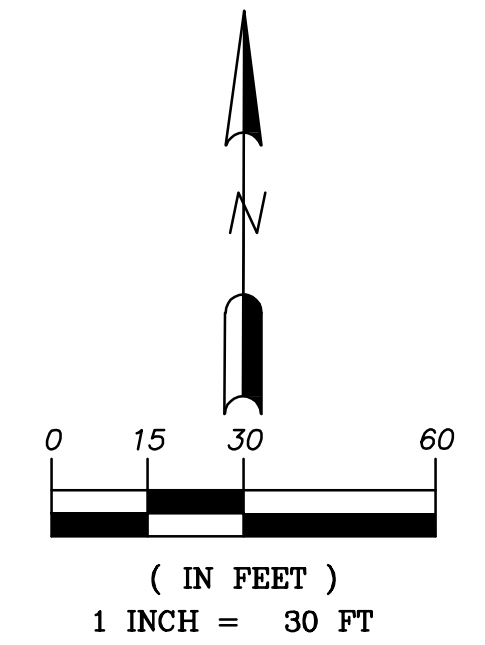
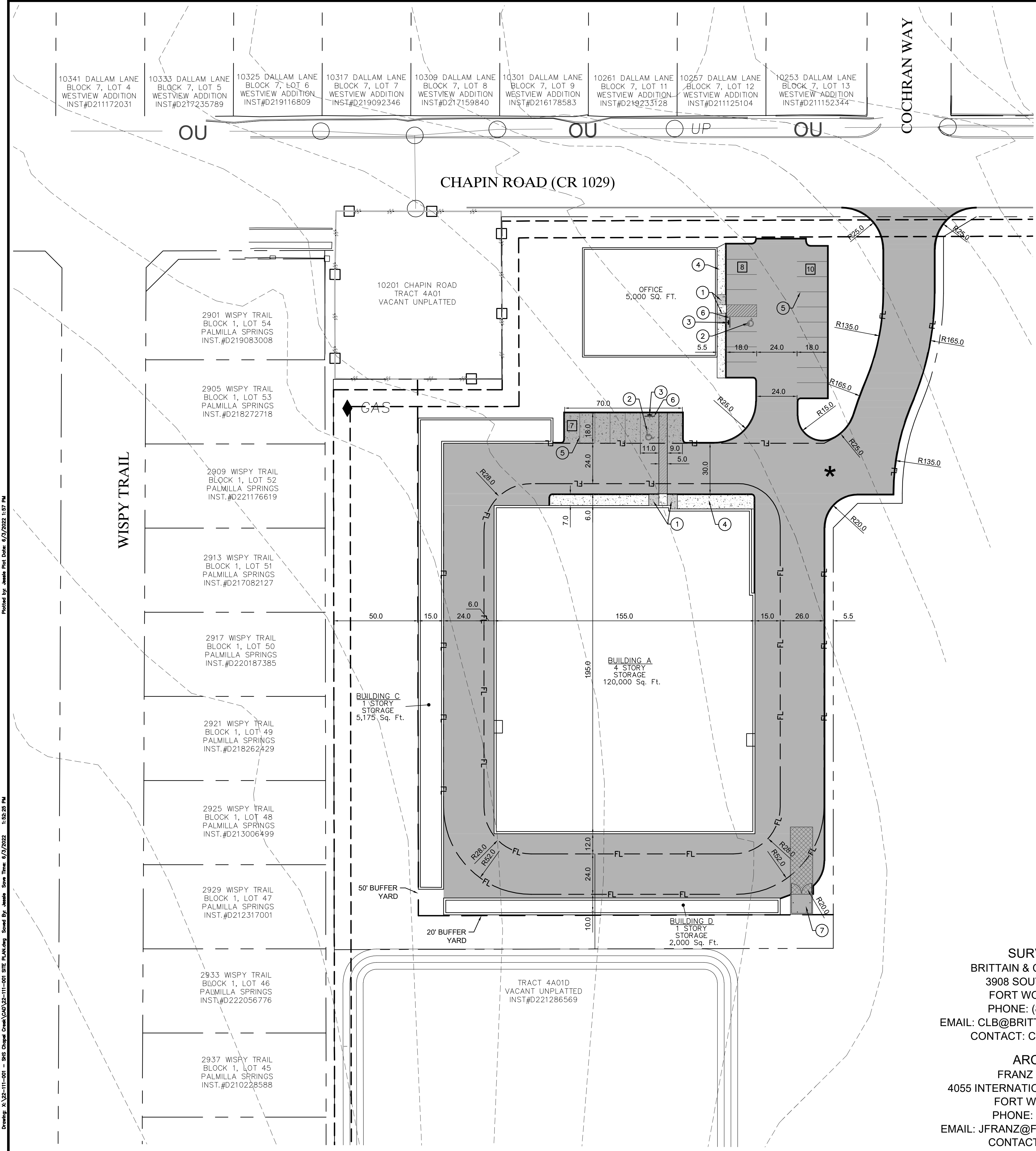
Applicant: HighFive Trush - BJA (Mark)  
 Address: 10300 block Chapin Road  
 Zoning From: AG  
 Zoning To: PD for G uses plus mini-warehouses  
 Acres: 2.96691472  
 Mapsco: 72JK  
 Sector/District: Far West  
 Commission Date: 7/13/2022  
 Contact: 817-392-8047



Subject Area  
 300 Foot Notification







**CONSTRUCTION SCHEDULE**

1	HANDICAP RAMPS, BFRs
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	5' SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER AREA, REFERENCE ARCHITECTURAL PLANS FOR ENCLOSURE MATERIALS

**LEGEND**

---	EXISTING CURB
---	PROPOSED CURB
FL	PROPOSED FIRE LANE MARKING PER CITY STANDARDS
[Grid Pattern]	PARKING SPACES IN A ROW
[Cross-hatch Pattern]	PROPOSED 6" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT PER DETAIL C6.00 SHEET
[Dotted Pattern]	PROPOSED 5" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT PER DETAIL C6.00 SHEET
[Stippled Pattern]	PROPOSED SIDEWALK PAVEMENT
*	PROPOSED ENTRANCE AND EXITS

**NOTES:**  
 1. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.  
 2. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.  
 3. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.  
 4. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

**SITE DATA**

EX. ZONING	AG - AGRICULTURAL
PROP. ZONING	PD - G - INTENSIVE COMMERCIAL
PROPOSED LAND USE	MINI-STORAGE
LOT AREA (GROSS)	2.967 ACRES (129,235 SQ FT)
LOT AREA (NET)	2.967 ACRES (129,235 SQ FT)
TOTAL BUILDING AREA	132,175 SQUARE FEET
FLOOR AREA RATIO	39,025 / 129,235 : 46%
OPEN SPACE	41,755 / 129,235 : 32%
TOTAL IMPERVIOUS AREA	87,307 / 129,235 : 68%
REQUIRED PARKING:(2.5 SPACES PER 1000SF) AND EMPLOYEES (1 SPACE PER 4 EMPLOYEES, 4 SPACE MIN.)	26 SPACES
PARKING PROVIDED	26 SPACES
PARKING PROVIDED (ACCESSIBLE)	2 SPACES
BUILDING HEIGHT	4 STORY - 48'-0"

**Carrillo Engineering, LLC**  
 301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102  
 Phone 817-896-0976 - Firm Registration #F-15893



**PRELIMINARY NOT FOR CONSTRUCTION**  
 THIS DRAWING IS SUBMITTED FOR REVIEW PURPOSES ONLY. IT IS NOT INTENDED FOR PERMITTING OR BIDDING ENGINEER OF RECORD: ANNA L. CARRILLO, P.E. TX. REG. NO. 97350

**STORAGEHOUSE CHAPEL CREEK FORT WORTH, TEXAS**

Issue Dates:  
JUNE 6, 2022

Date	
Revisions	

Scale: AS SHOWN  
 Drawn By: TR  
 Checked By: ALC  
 Sheet

**SURVEYOR:**  
 BRITAIN & CRAWFORD, LLC  
 3908 SOUTH FREEWAY  
 FORT WORTH, TEXAS  
 PHONE: (817) 926-0211  
 EMAIL: CLB@BRITAIN-CRAWFORD.COM  
 CONTACT: CHRIS L. BLEVINIS

**ARCHITECT:**  
 FRANZ ARCHITECTS  
 4055 INTERNATIONAL PLAZA, SUITE 100  
 FORT WORTH, TEXAS  
 PHONE: (817) 737-9922  
 EMAIL: JFRANZ@FRANZARCHITECTS.COM  
 CONTACT: JOHN FRANZ

**DEVELOPER:**  
 HORTON TX, LLC  
 2337 MEDFORD COURT WEST  
 FORT WORTH, TEXAS 76109  
 PHONE: 817-247-0429  
 CONTACT: ROBERT HORTON

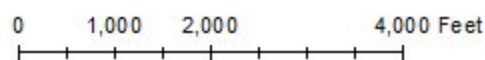
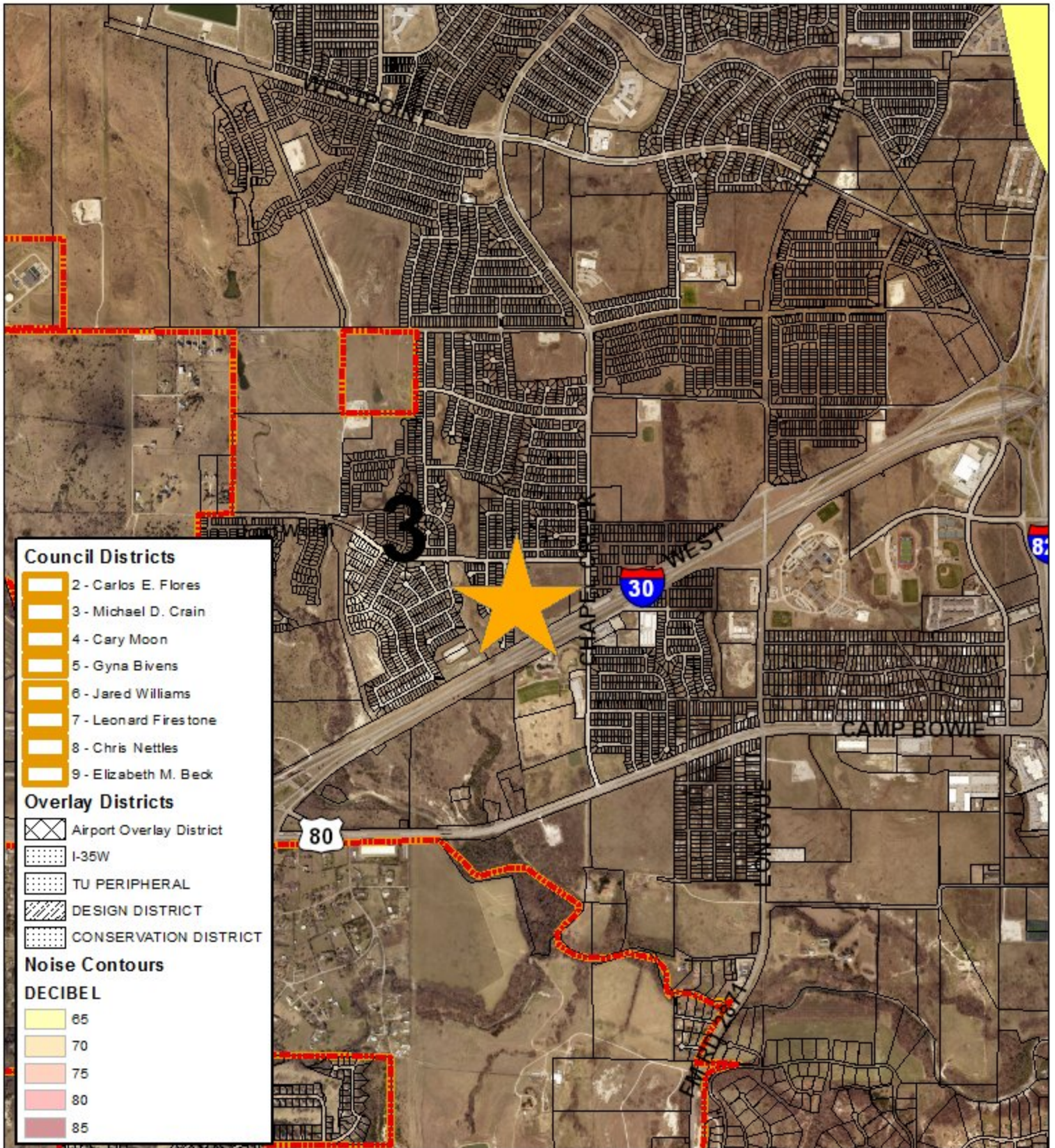
**APPLICANT:**  
  
 CARRILLO ENGINEERING, LLC  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS  
 REGISTRATION NO. F-15893  
 301 COMMERCE STREET, SUITE 1410  
 FORT WORTH, TEXAS 76102  
 PHONE NO.: 817-697-4996  
 CONTACT: ANNA L. CARRILLO, P.E.

\_\_\_\_\_  
 DIRECTOR OF DEVELOPMENT SERVICES      DATE  
 ZONING CASE

Drawing: 21-02-111-001 - 815 Chapel Creek (20) 22-111-001 SITE PLAN.dwg    Saved By: Admin    Date: 6/2/2022 1:32:28 PM  
 Plotted By: Admin    Plot Date: 6/2/2022 1:37 PM



## Area Map

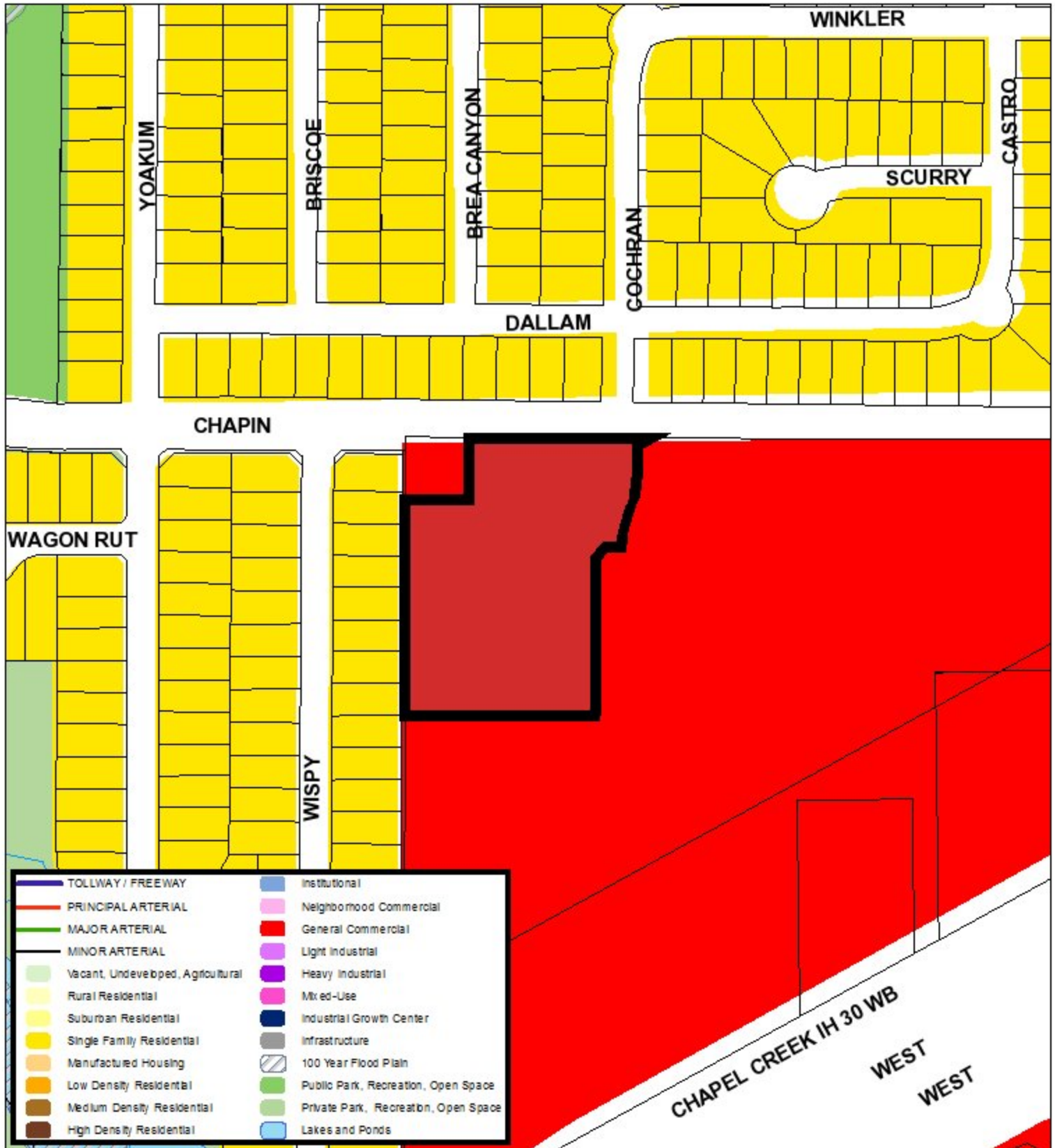






ZC-22-104

Future Land Use



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

200 100 0 200 Feet

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





## Aerial Photo Map



0 130 260 520 Feet







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-105

Council District: 7

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** JGB Investments LP, Slate Land & Development Company/Brian Morris, Foresite Group

**Site Location:** 13300 block Sendera Ranch Boulevard      **Acreage:** 13.79 acres

### Request

**Proposed Use:** Multifamily

**Request:** From: “E” Neighborhood Commercial, “PD-562”, “PD-632” Commercial

To: “D” High Density Multifamily

### Recommendation

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

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

**Staff Recommendation:** **Denial**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
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## Project Description and Background

The subject site is located near the intersection of Sendera Ranch Boulevard and Avondale Haslet Road in Council District 7. The applicant is requesting to change to zoning of this property from “E” Neighborhood Commercial, “PD-562” Planned Development/Specific Use for satellite reception farm-Site Plan Required, and “PD-632” Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; plus Mini Warehouse with On-Site Residence, with development standards-Site Plan Required to “D” High Density Multifamily. If “D” zoning is approved, this would allow densities *up to* 32 dwelling units per acre, or *up to* 441 units on site. No Site Plan was provided with the application documents, although for standard “D” zoning, a bona fide Site Plan is not required.

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.

The applicant met with various City departments on **February 17<sup>th</sup>** in a Pre-Development Conference. At that meeting, Zoning staff notified the applicant that the rezoning process is discretionary and that approval is not guaranteed. Zoning staff also “strongly recommended that [the applicant] reach out to the Council Member and any nearby neighborhood organizations in advance of submitting a zoning change application to get feedback on your project.”. Contact info for the Councilmember and Neighborhood Database were also provided at that time. An additional communication with the applicant on **April 12<sup>th</sup>** reiterated the need for early engagement and outreach to the community to build support for any proposed rezoning. As of the writing of this report, the applicant has only indicated meetings with the Sendera Ranch HOA on two occasions in **mid-June**, which appears to be a significant gap of approximately four months.

## Surrounding Zoning and Land Uses

North “A-10” One Family Residential / single family residential  
East “E” Neighborhood Commercial / undeveloped & gas well pad  
South “A-5” One Family Residential / single family residential  
“E” Neighborhood Commercial / undeveloped  
West “AG” Agricultural / gas well pad  
“A-10” One Family Residential / single family residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on June 30, 2022.  
The following organizations were emailed on June 26, 2022:

Organizations Notified	
Sendera Ranch HOA*	North Fort Worth Alliance
Northwest ISD	Spring Ranch HOA
Trinity Habitat for Humanity	Streams & Valleys

*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The area included in the rezoning request is currently undeveloped, with the exception of a gas well pad. The areas directly adjacent to the subject site to the north and west are generally developed as single family residential neighborhoods. To the south is a mix of single-family residential and undeveloped land. To the east, across Sendera Ranch Blvd. is undeveloped with some gas well infrastructure. The closest major intersection is Sendera Ranch Blvd. and Avondale Haslet Rd. There are no multifamily-type developments in the near vicinity of this intersection, with the closest being over a mile away at Avondale Farms Drive. The area is mostly suburban in character, and there are no major transit lines close to the site which would support higher densities of housing. The site is not situated on a major corridor, the closest major roadway (Hwy. 287) is between two and three miles away. The proposed rezoning is **not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Far North

The adopted 2022 Comprehensive Plan designates the subject property as future Infrastructure and Neighborhood Commercial. Per the most recent guidance on interpretation of the future land use designations (effective May 26<sup>th</sup>) multifamily is not considered an encouraged land use within future commercial designated areas. The intention is to preserve future commercial areas where possible. Additionally, the Comprehensive Plan calls for a policy of “Locat[ing] elementary schools, parks, and *neighborhood commercial* uses within walking distance of most homes to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas.” Removing commercial zoning near existing neighborhoods will push commercial development further afield, exacerbating congestion and sprawl.

Since this application was filed on June 6<sup>th</sup>, after the effective date of May 26<sup>th</sup>, this proposed rezoning is **not consistent** with the Comprehensive Plan.

### Economic Development Plan

The 2017 Economic Development Strategic Plan calls for the City to pursue a mixed tax base, tilted towards non-residential enterprises to provide a balanced budget:

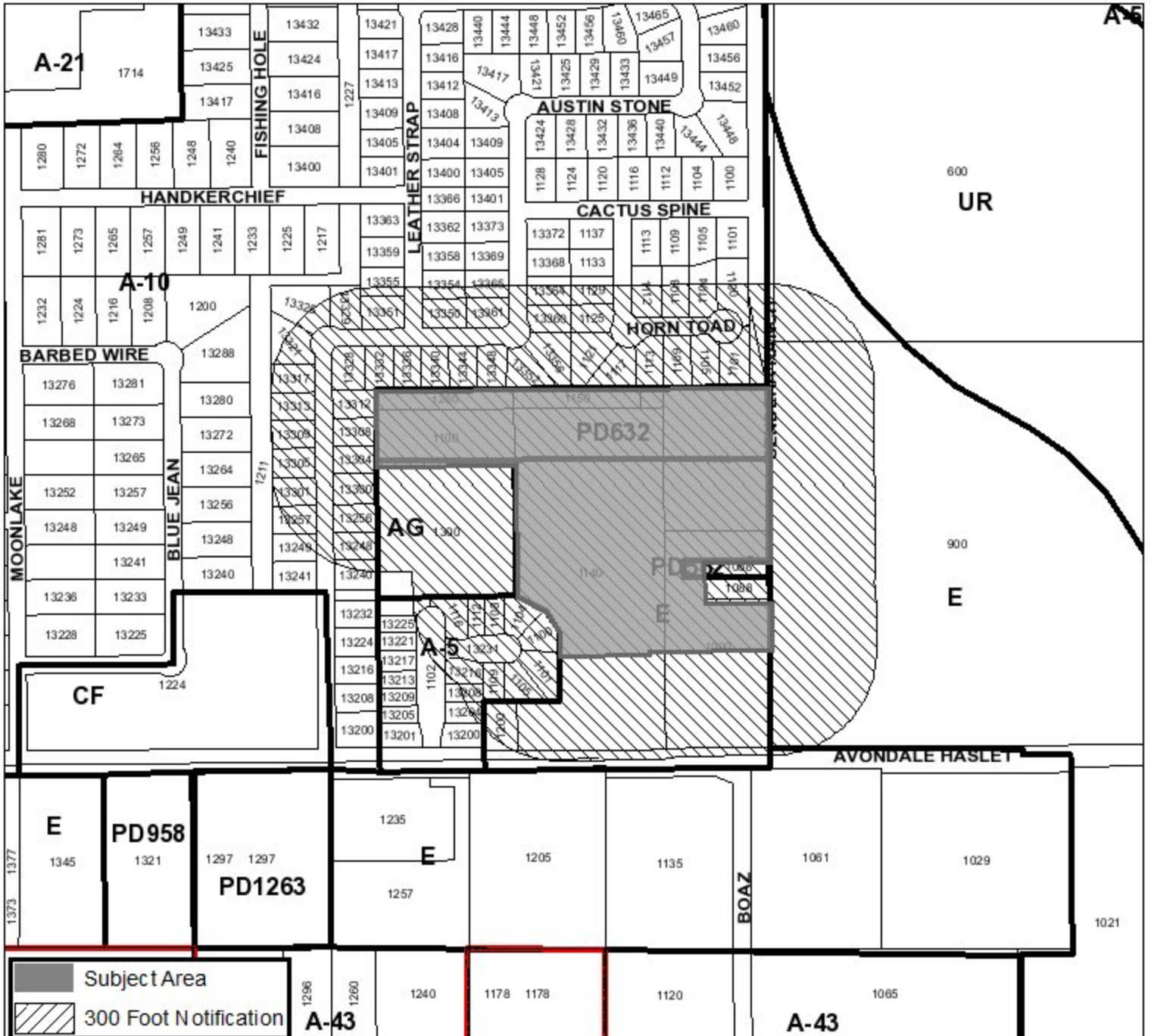
*"A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment."*





# Area Zoning Map

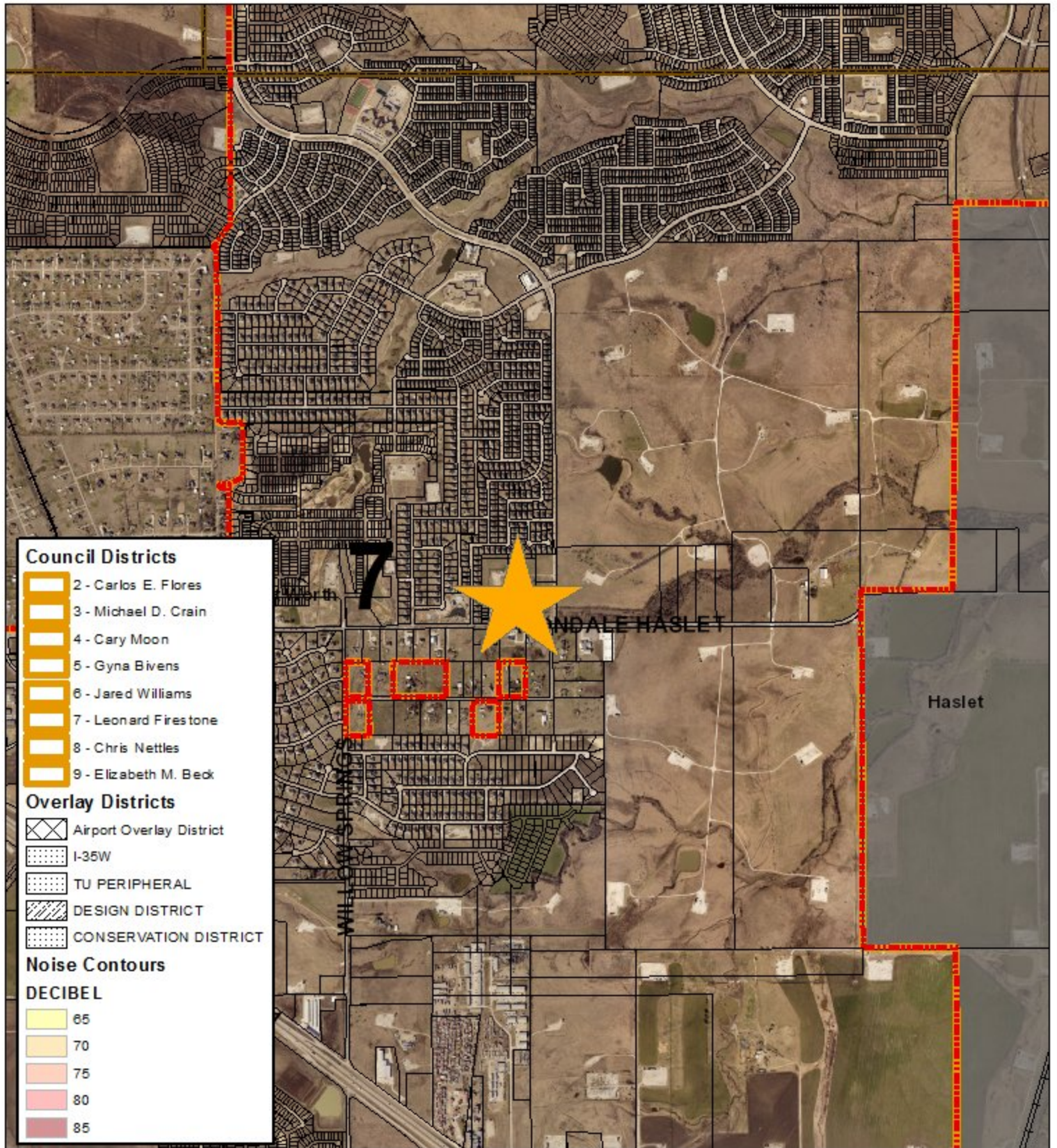
Applicant: JGB Investments, LP  
Address: 13300 block Sendera Ranch Road  
Zoning From: AG, E, PD 562, PD 632  
Zoning To: D  
Acres: 13.79488215  
Mapsc0: 5U  
Sector/District: Far North  
Commission Date: 7/13/2022  
Contact: 817-392-8043



0 205 410 820 Feet



## Area Map



**Council Districts**

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

**Overlay Districts**

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

**Noise Contours**

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

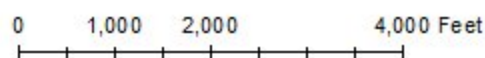
7



INDALE HASLET

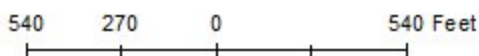
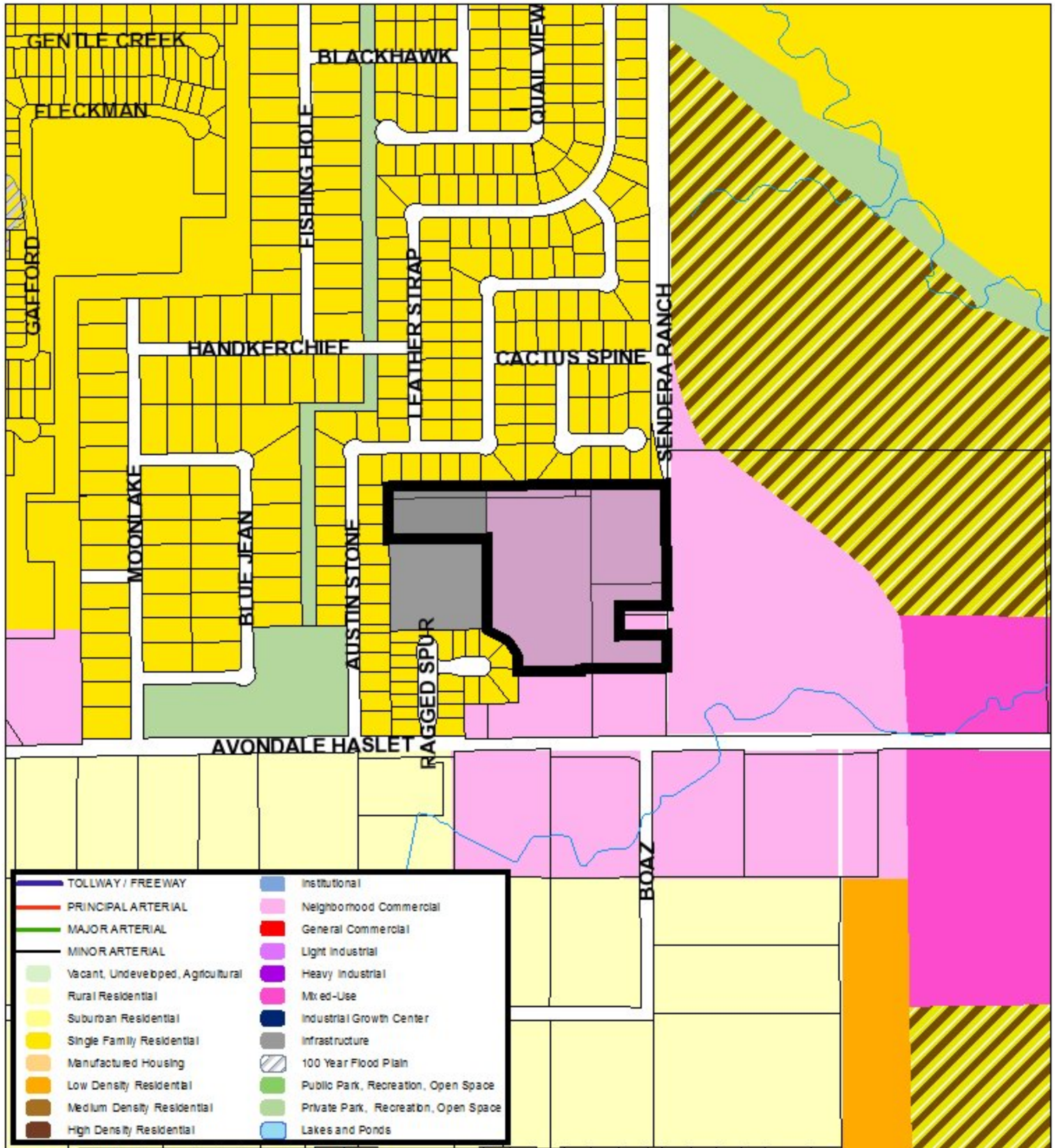
Haslet

WILL CHAPMAN SPRING





### Future Land Use

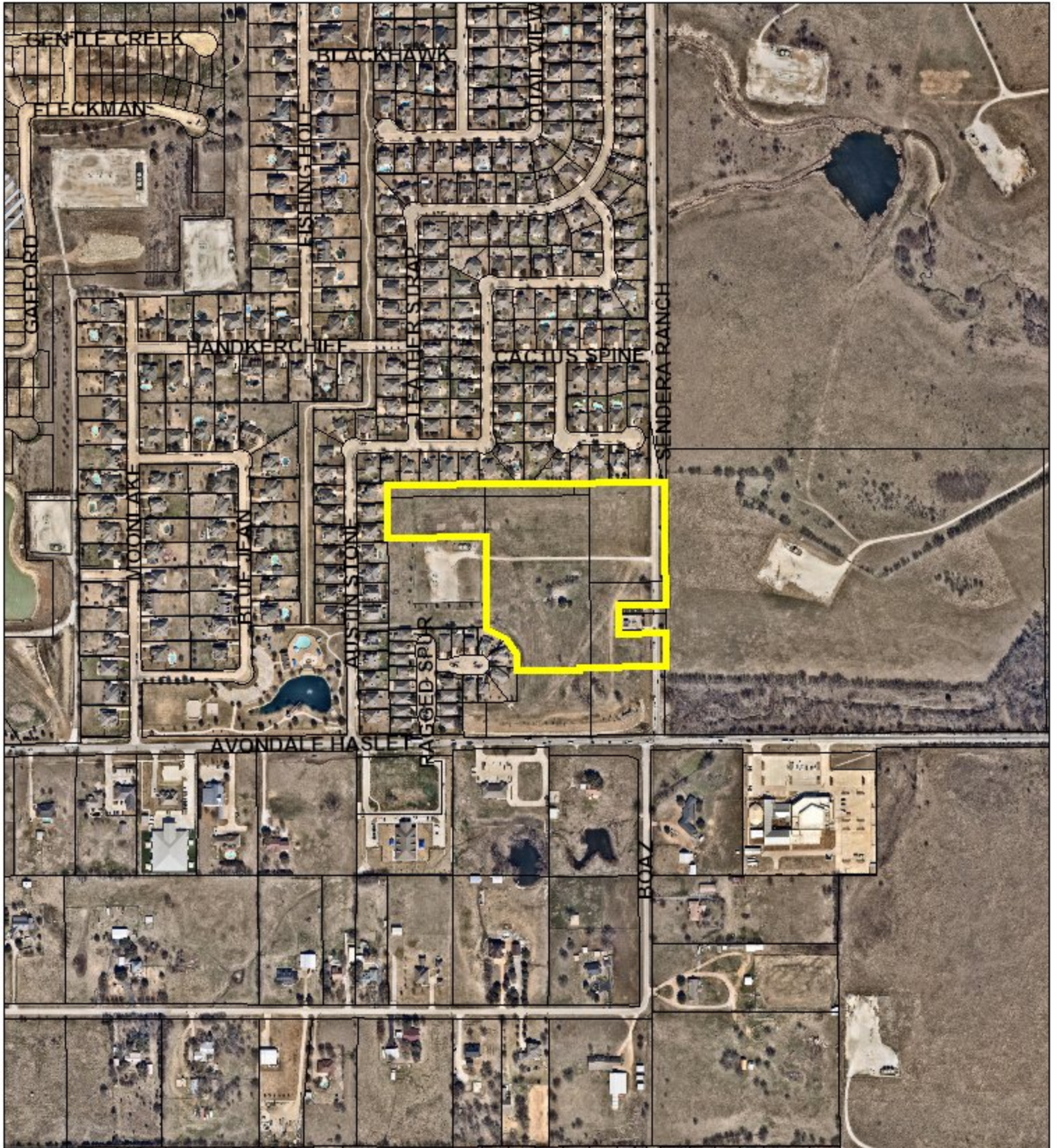


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map



0 337.5 675 1,350 Feet







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-106

Council District: 6

## Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Dirk Branch LP

Site Location: 5700 Block of Altamesa Blvd

Acres: 7.4 acres

### Request

Proposed Use: Multifamily

Request: From: "I" Light Industrial

To: "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development standards for open space, parking orientation, and density; site plan included.

### Recommendation

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

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

Staff Recommendation: **Denial**

### Table of Contents

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

## Project Description and Background

The subject property is located on the northeast corner of Altamesa Boulevard and Chisholm Trail Parkway. The site is currently vacant and is zoned “I” Light Industrial. The applicant is requesting rezoning to "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development regulations. The attached site plan shows a mix of multifamily uses including an apartment buildings and townhome-style units, for a total of 280 units.

Specifically, the site plan depicts 261 apartment units and 19 attached townhome-style units. Floorplans range from studio to one- and two-bedroom units. Parking will be provided at a ratio of one space per bedroom plus additional spaces for the common areas, and will include a mix of surface parking and garage spaces.

The applicant is requesting development waivers to open space, units per acre, and parking in front of the primary structure. The table below provides the “D” standards vs. the proposed.

Requirement	Existing “D” Standards	Proposed “PD/D” Standards (per attached site plan)
Density	Maximum 32 units/acre	38 units per acre ( <b>does not comply</b> )  <i>Requires Development Standard.</i>
<b>Height</b>	Maximum height 36'	<b>Complies</b>
Required Yards	<u>Front Yard</u> : 20' minimum <u>Rear Yard</u> : 5' minimum <u>Interior Side Yard</u> : 5' minimum <u>Corner Lot Side Yard</u> : 20' minimum adjacent to side street	Complies
Minimum Parking Requirements	1 space per bedroom; 1 space per 250 square feet of office/amenity area	Complies
Open Space	Minimum 35%	15% provided ( <b>does not comply</b> )  <i>Requires Development Standard.</i>



Fences	Fences shall not be located in the area between building facades and the property line; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	Complies
Building Orientation	Buildings located on public streets must face the street with the longest length of the building parallel / adjacent to the street.	Complies
Parking	Located behind	Site plan indicates parking in front of the building ( <b>does not comply</b> )  <i>Requires Development Standard</i>
Multifamily Design (MFD) Standards	MFD Submittal Required prior to building plan review	Will comply

## Surrounding Zoning and Land Uses

North "A-5" One-Family / single-family

East PD 951 "PD/F" Planned Development for all uses in "F" General Commercial plus mini-warehouse; site plan approved / miniwarehouse

South PD 1317 "PD/D" Planned Development for all uses is "D" High Density Multifamily for detached multifamily, site plan approved / vacant

West "F" General Commercial / Chisholm Trail Pkwy

## Recent Zoning History

- ZC-21-097: Request to rezone the subject property to PD/D for detached multifamily development (south of subject property).

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Ridgeview Estates HOA	Quail Ridge Estates Phase II HOA
Hulen Bend Estates HA	Park Palisades HA*
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Crowley ISD	

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

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to change the zoning of this property from "I" Light Industrial to "PD/D" Planned Development for all uses in "D" High Density Multifamily with specific development regulations. Surrounding uses vary with single-family to the north, miniwarehouse to the east, vacant land south (new detached multifamily recently zoned), and Chisholm Trail Parkway to the west.

The property contains a drainage easement to the north, which buffers the single-family from the current allowed uses. The subject site is squeezed in-between railroad ROW and toll road, which might encumber a multifamily use. The existing commercial/industrial zoning is appropriate being that the site is located near a major hospital and employment center to the west. Office and or medical would benefit from the proximity of the existing arterial and freeway entrance. The proposed zoning is **not compatible** with surrounding land uses.



The 2022 Comprehensive Plan currently designates the subject property as “General Commercial” on the future land use map. The requested zoning change is not consistent with the following Comprehensive Plan policy:

- 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.

Multifamily has been removed as an encouraged land use in commercial districts in accordance with current Zoning policies. Based on the lack of conformance with the future land use map and policy stated above the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

### Site Plan Comments

---

#### **Zoning and Land Use**

- Provide fencing type
- No parking or driveways shall be provided between a building and a public or private street. Parking shall be provided per § [6.201](#). Frontage on a controlled access highway shall not be considered a street for purposes of this section. (Waiver Requested)
- Open Space (Waiver Requested)
- Units per acre (Waiver Requested)

#### **Fire Department**

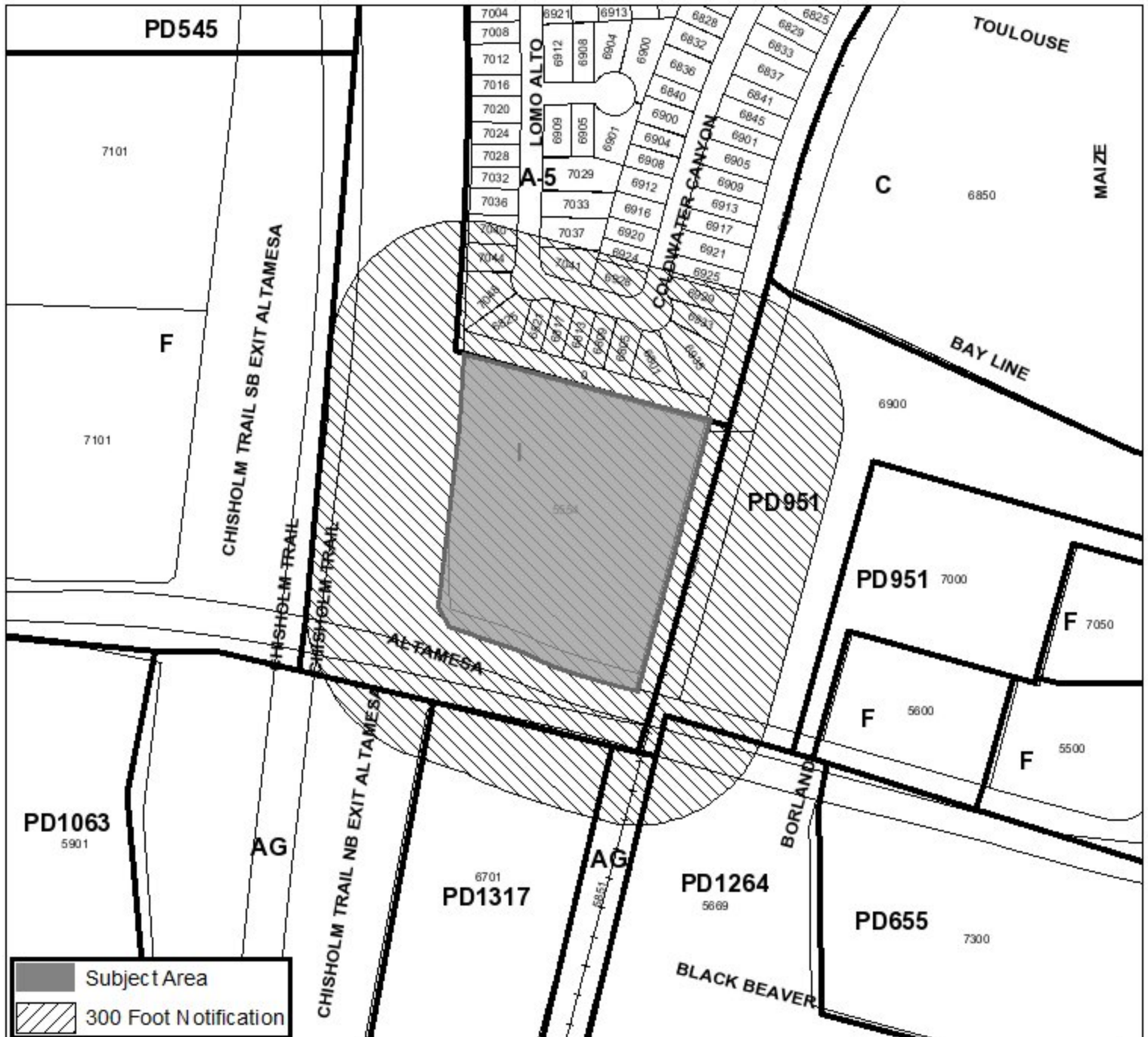
- Vehicle gates required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits required for electric gates.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6 Access
- Fire lanes are required to be a minimum of 26' and provide hose lay within 150' to all exterior walls, measured in a 5' wide unobstructed path. That distance MAY be increased to 300' if the buildings are equipped with fire sprinkler systems.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.1 Buildings and Facilities
- Additional hydrants will be required to meet the following:
  - ? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line.
  - ? 500 ft. hose lay distance to all points of building.
- FDC's for sprinkler and standpipe systems shall be located within 50 ft. of a dedicated street or fire apparatus access road and shall be within 150 ft. hose lay distance of the nearest fire hydrant. Each building shall be equipped with its own FDC, unless otherwise approved by the fire code official.  
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 507 Hydrants
- Named and platted Emergency Access Easements may be required for addressing.

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

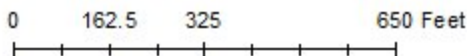


# Area Zoning Map

Applicant: Dirk Branch LP  
 Address: 5700 block Altamesa Boulevard  
 Zoning From: I  
 Zoning To: PD for D uses with waivers to density, parking, and open space  
 Acres: 7.40006311  
 Mapsco: 102CD  
 Sector/District: Wedgwood  
 Commission Date: 7/13/2022  
 Contact: 817-392-8047



■ Subject Area  
 ▨ 300 Foot Notification





PARK PALISADES ADDITION  
ZONED "A-5"  
SINGLE-FAMILY RESIDENTIAL

**LEGEND**

- PROPERTY LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING SLOPE EASEMENT
- - - EXISTING LOT LINES
- PROPOSED PAVED AREAS
- PROPOSED SUPPLEMENTAL SURFACE (TURF / LANDSCAPE AREA / SIDEWALK / OPEN SPACE)
- ▼ ENTRANCE / EXIT LOCATIONS
- ③ PARKING COUNT



VICINITY MAP  
NOT TO SCALE

OWNER/DEVELOPER: Dirk Branch, LP  
400 S. Record St., Suite 875  
Dallas, TX 75202

ENGINEER / PLANNER / SURVEYOR: Dunaway Associates  
550 Bailey Ave., Suite 400  
Fort Worth, TX 76107

**NOTES:**

- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.712, ENHANCED LANDSCAPING.
- THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
- ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
- ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.
- THIS PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS (MFD) AND AN MFD SITE PLAN SHALL BE SUBMITTED.
- PROPOSED PERIMETER FENCING TO BE WROUGHT IRON FENCING WITH MASONRY COLUMNS WITH APPROXIMATELY 70' - 80' SPACING.

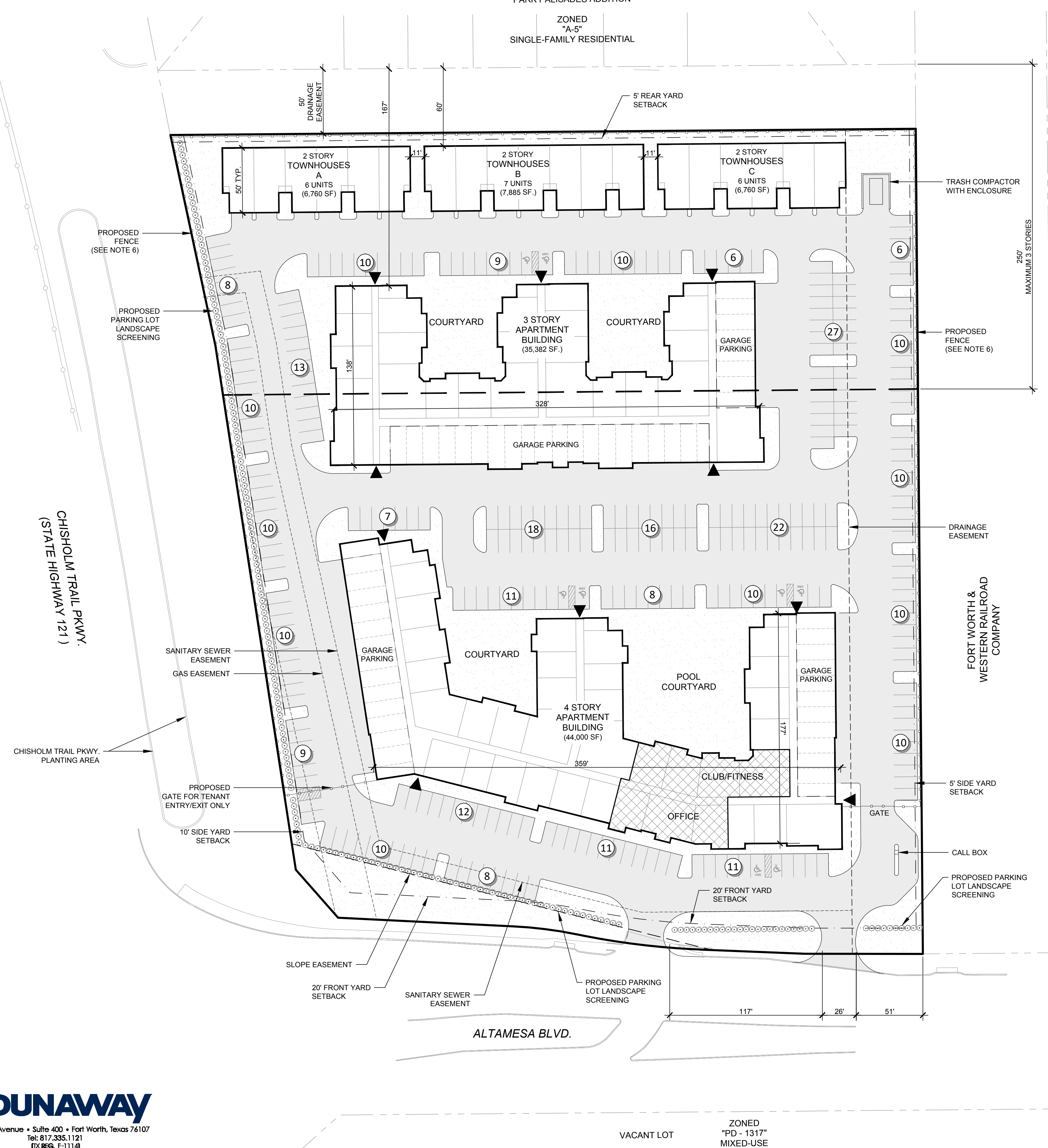
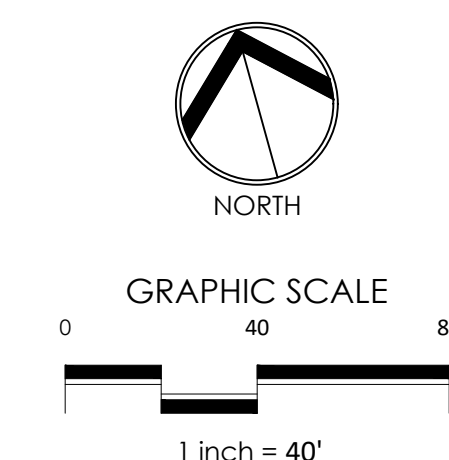
MINI-STORAGE  
ZONED "PD - 951"  
NEIGHBORHOOD COMMERCIAL

PARKING TABULATIONS	
APARTMENT PARKING	
REQUIRED	
1 SPACES / BEDROOM	307 SPACES
1 SPACES / 250 SF OF COMMON AREA	28 SPACES (7,000 SF.)
TOTAL	335 SPACES
PROVIDED	
SURFACE PARKING	305 SPACES
GARAGE PARKING	52 SPACES
TANDEM PARKING	24 SPACES
ADA PARKING	8 SPACES
TOTAL	389 SPACES (1.5 SPACES PER UNIT)
TOWNHOUSE PARKING	
REQUIRED	38 SPACES (2 SPACES PER UNIT)
PROVIDED	38 SPACES (2 CAR GARAGES PER UNIT)

SITE DATA	
SITE LOCATION	5554 ALTEMESA BLVD.
SITE ACREAGE	7.400 AC.
EXISTING ZONING	"LI" LIGHT INDUSTRIAL
PROPOSED ZONING	"PD-D" MULTI-FAMILY
APARTMENT UNITS	
STUDIO & 1 BEDROOM UNITS	215
2 BEDROOM UNITS	46
TOTAL BEDROOMS UNITS	261
TOWNHOUSE UNITS	
TOTAL RESIDENTIAL UNITS	280
DENSITY (280 UNITS / 7.4 AC.)	38 UNITS / AC.

WAIVER REQUESTED		
DEVELOPMENT STANDARDS	"D" MULTI-FAMILY	PROPOSED "PD - XXX"
1. UNITS PER ACRE	32	38
2. PARKING BETWEEN THE BUILDING & ALTEMESA BLVD.	NOT PERMITTED	ALLOWED
3. OPEN SPACE	35%	15%

APARTMENT BUILDING FOOTPRINT	
3 STORY APARTMENT	35,382 SF.
4 STORY APARTMENT	44,000 SF.
TOTAL	79,382 SF.
TOWNHOUSE BUILDING FOOTPRINT	
TOWNHOUSES A	6,676 SF.
TOWNHOUSES B	7,885 SF.
TOWNHOUSES C	6,676 SF.
TOTAL	21,237 SF.
OPEN SPACE	
REQUIRED	112,820 SF. (35% OF TOTAL AC.)
PROVIDED	48,113 SF. (15%)



**DUNAWAY**  
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TX REG. F-1114

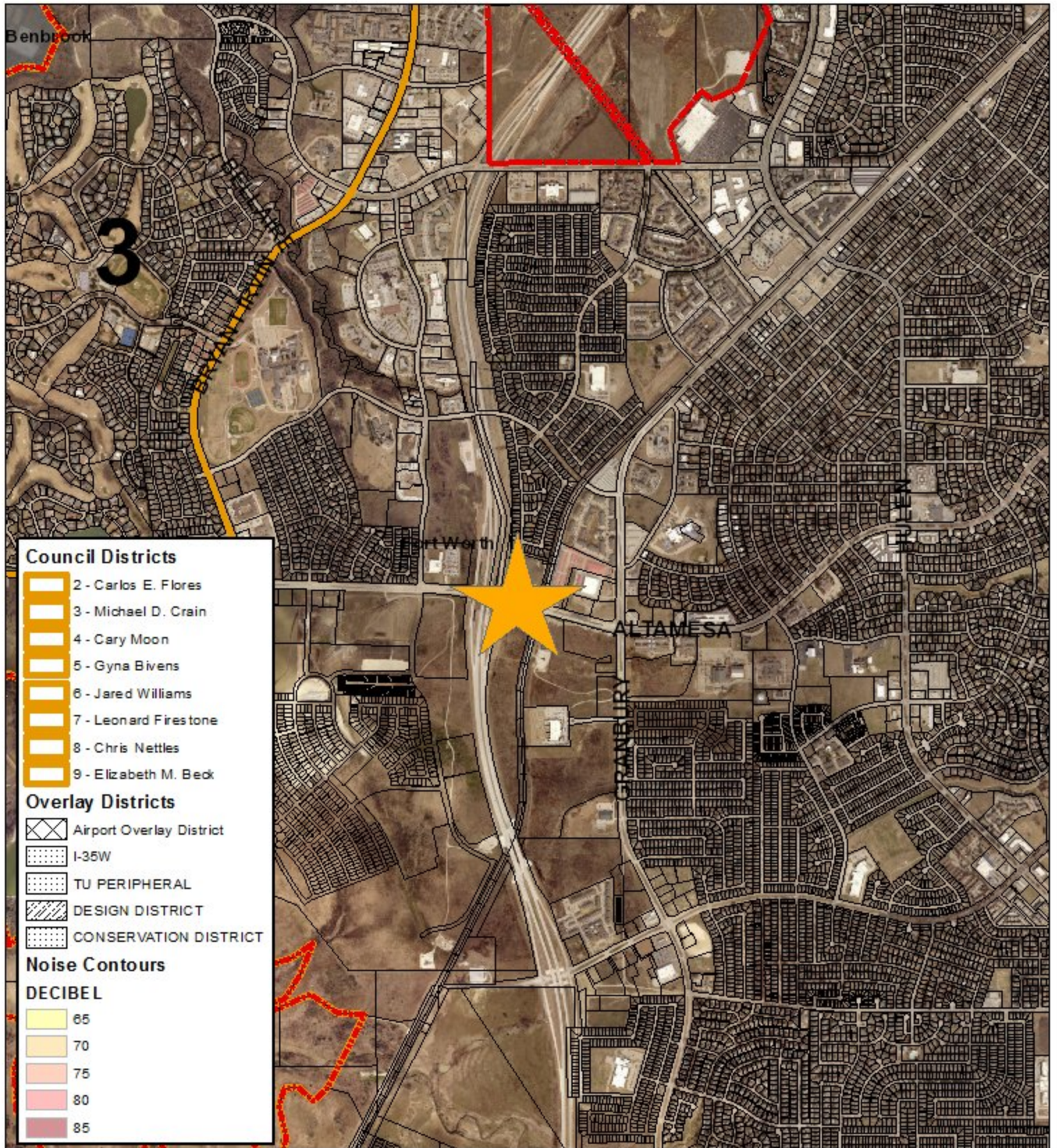
**"PD-D MULTI-FAMILY"  
SITE PLAN  
ALTEMESA MULTI-FAMILY**  
7.40 ACRES  
SITUATED IN THE  
J. HEATH SURVEY, ABSTRACT NO. 641  
AND THE  
M. ASBERRY SURVEY, ABSTRACT NO. 49  
CITY OF FORT WORTH, TARRANT COUNTY, TX  
VOL. 13506, PG. 296  
D.R.T.C.T.  
July 6, 2022

DIRECTOR OF PLANNING AND DEVELOPMENT DATE

ZC-22-106



## Area Map



**Council Districts**

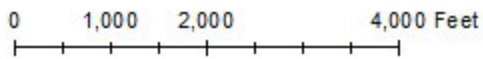
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

**Overlay Districts**

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

**Noise Contours**

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

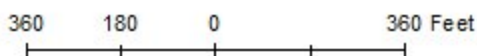
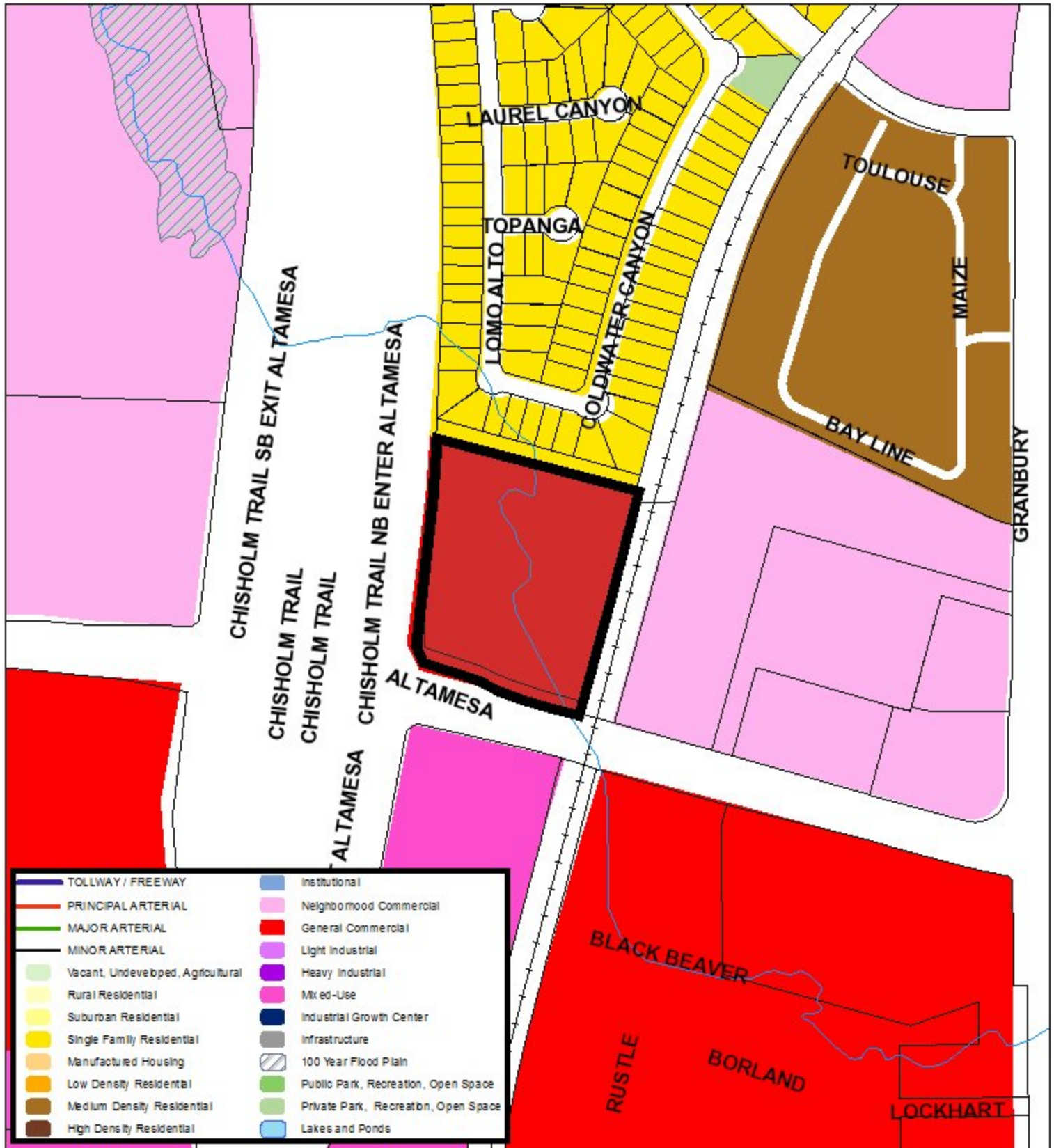






ZC-22-106

Future Land Use



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





## Aerial Photo Map







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** ZC-22-108

**Council District:** 8

## Zoning Map Amendment

**Case Manager:** [Monica Lafitte](#)

**Owner / Applicant:** Robert McKenzie-Smith Trust, 5217 Asset LLC / Barry Hudson, Dunaway Associates

**Site Location:** 700 – 800 blocks S. Sylvania Avenue

**Acres:** 2.56 acres

### Request

**Proposed Use:** Townhomes

**Request:** From: “ER” Neighborhood Commercial Restricted & “I” Light Industrial

To: “R2” Townhouse/cluster

### Recommendation

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

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

**Staff Recommendation:** **Denial**

### Table of Contents

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

## Project Description and Background

The subject site is located on the east side of the West Fork Trinity River, south of 4<sup>th</sup> Street. South Sylvania Avenue runs along the eastern side of the site. The site is bordered to the north by railroad tracks. The applicant is requesting to rezone two tracts bisected by Lasalle Street from “ER” Neighborhood Commercial Restricted and “I” Light Industrial to “R2” Townhome/Cluster zoning; the proposed use is townhomes.

The applicant provided the following narrative in their rezoning application.

The model for this townhouse development is the Riverwalk Residences currently under development to the north. This quality urban residential development will be a continuation of the design concept being a transition from the Trinity River open space to the established Riverside neighborhood to the east. The townhouses will be rear entry, for sale/homeowner units fronting on Sylvania and the Trinity Trail open space (great views of downtown looking across the river). The La Salle public street right-of-way will be enhanced with a trail connection/extension from the TRWD river property to Sylvania. The current plan is to utilize the existing "Sylvania Court" (parallel to the Sylvania retaining wall) for access to the new alley access. Access to and from the site will be located at the two existing median opening on Sylvania.

The northern portion of the property is currently zoned "E" Neighborhood Commercial, but is not suitable for commercial development due to the grade difference between the property and the Sylvania "frontage" with the existing TRE railroad underpass and the large retaining wall along the "frontage". The existing automobile repair and sales in the southern portion of the property which is zoned "I" Light Industrial is not compatible with the established single family residential Riverside neighborhood to the east. Redevelopment within the Riverside neighborhood is beginning to occur with new residential homes be constructed on vacant or under developed properties. The construction of new single family attached townhome units on the properties between Sylvania and the Trinity Trails will be an appropriate and complimentary transitional use along the river, but separated from the single family residential by the Sylvania thoroughfare.

The land values along the river with close proximity to downtown Fort Worth, both visually and by distance, encourage the redevelopment of this transitional strip to a higher quality residential housing choice for attached home ownership.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / Railroad  
East “A-5” One-Family / Residential and Vacant  
South “I” Light Industrial / Industrial (automotive uses)  
West “O-1” Floodplain / Trinity River

## Recent Zoning History

- ZC-16-081, Request of Charles Strand to rezone from "J" Medium Industrial to "MU-2" High Intensity Mixed-Use. Denied with prejudice by City Council on May 3, 2016.
- 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. Approved 8-0 on June 4, 2019.



## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Riverside Alliance
United Riverside NA*	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
United Riverside Rebuilding Corporation, Inc.	East Fort Worth Business Association
Fort Worth ISD	

\* Located within this registered Neighborhood Association

## Development Impact Analysis

### Land Use Compatibility

The site is bordered by the Trinity River to the west and the railroad to the North. The surrounding land uses consist of various industrial uses, as well as residential homes and undeveloped lots in the neighborhood to the east. The proposed zoning for townhome use is **not compatible** with surrounding land uses.

### Comprehensive Plan Consistency – Northeast

The 2022 Comprehensive Plan currently designates the subject property as General Commercial on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance.

#### FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
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 is **not consistent** with the land use designations for this area.

## Economic Development Plan

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

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

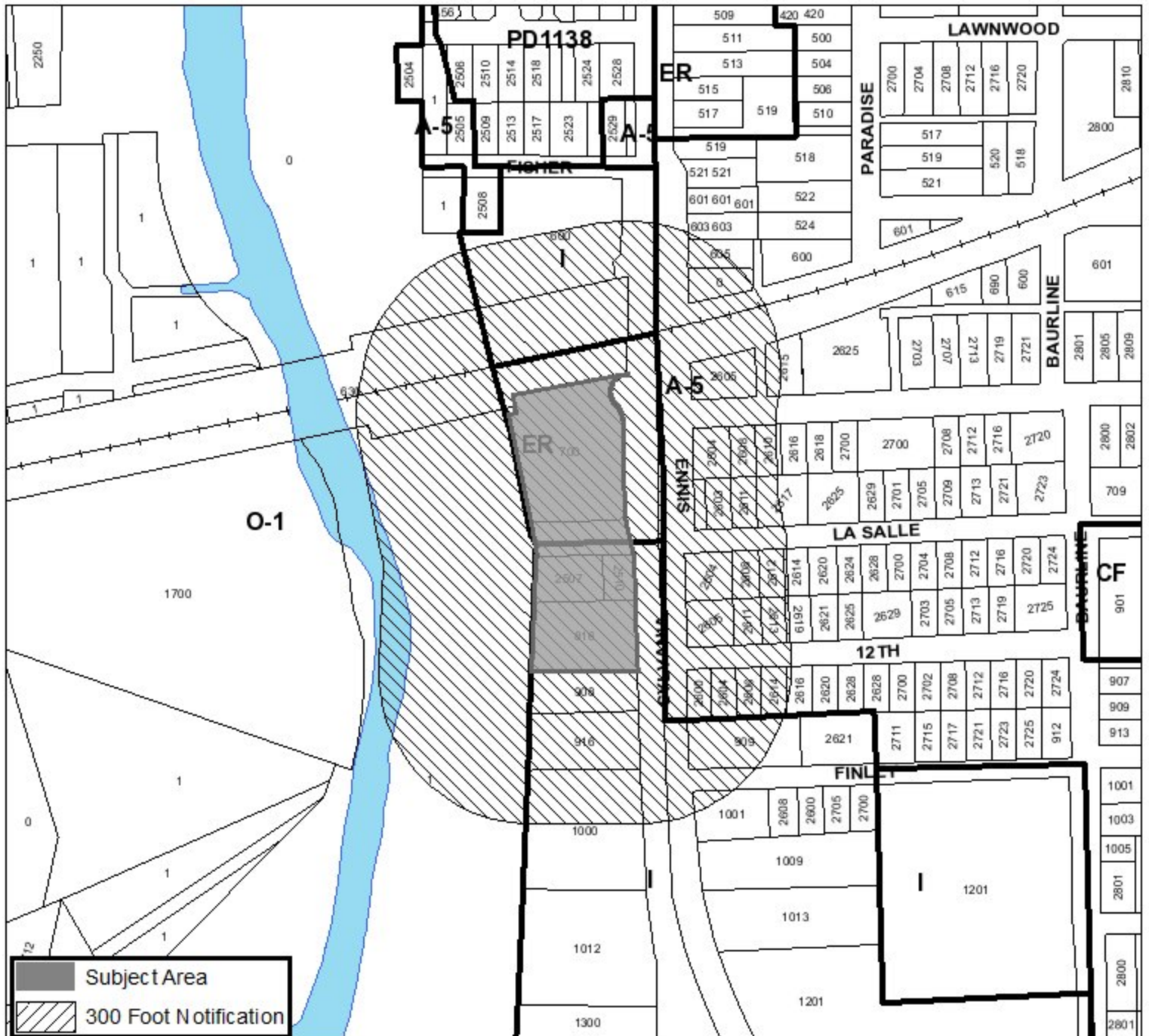






ZC-22-108

# Area Zoning Map

Applicant: Robert McKenzie-Smith Trust, 5217 Asset LLC  
 Address: 700 - 800 blocks S. Sylvania Avenue  
 Zoning From: ER, I  
 Zoning To: R2  
 Acres: 2.56537626  
 Mapsco: 63Y  
 Sector/District: Northeast  
 Commission Date: 7/13/2022  
 Contact: 817-392-2806

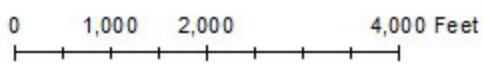


 Subject Area  
 300 Foot Notification

0 140 280 560 Feet

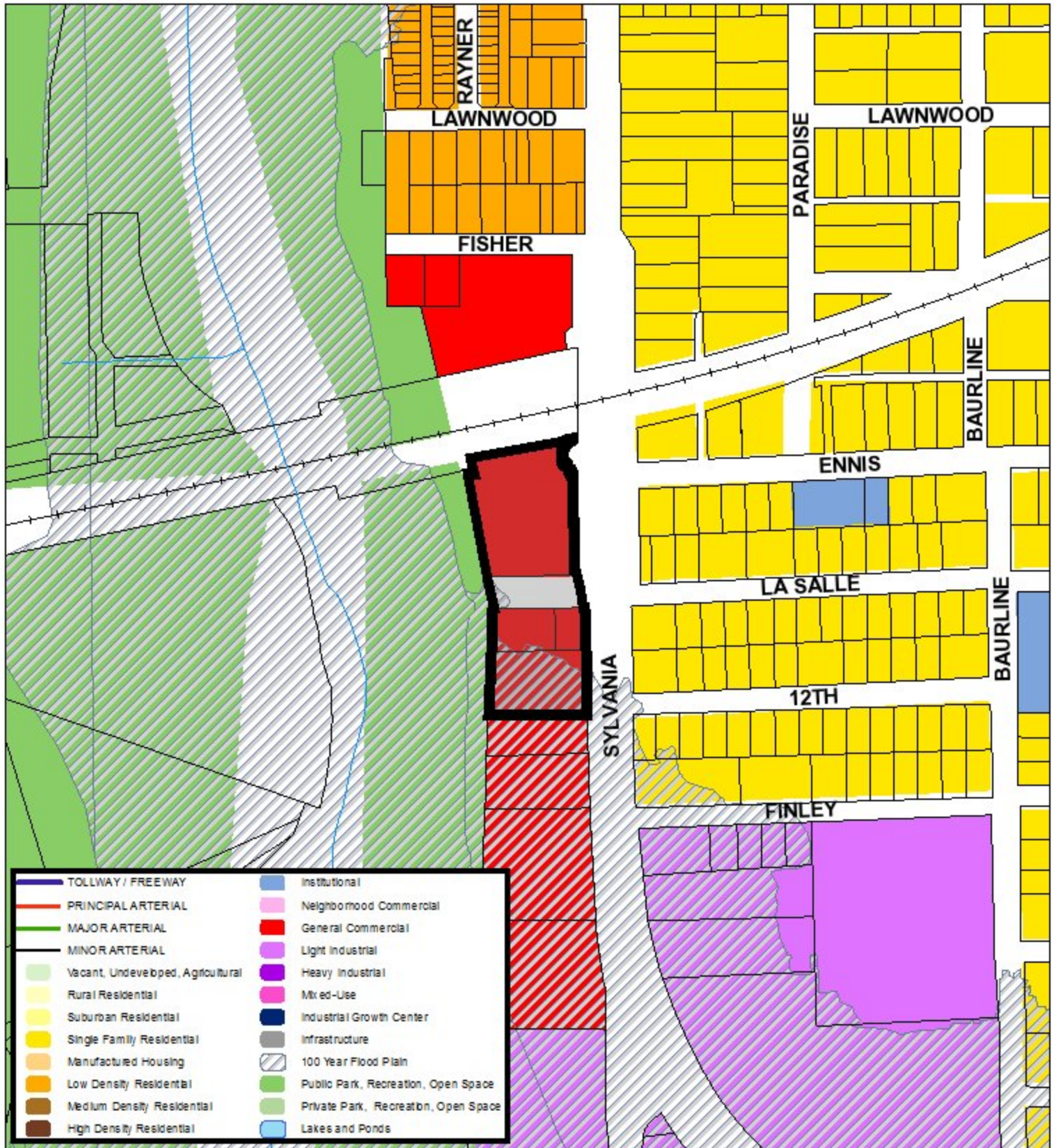


## Area Map





### Future Land Use



280 140 0 280 Feet

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





## Aerial Photo Map



0 175 350 700 Feet







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** ZC-22-109

**Council District:** 7

## Zoning Map Amendment

**Case Manager:** [Beth Knight](#)

**Owner / Applicant:** Eagle's View Church / Slate Land and Development Company

**Site Location:** 5440 W. Bailey Boswell Rd

**Acreage:** 1.48 acres

### Request

**Proposed Use:** Retail and Restaurant

**Request:** From: "C" Medium Density Multifamily

To: "E" Neighborhood Commercial

### Recommendation

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

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

**Staff Recommendation:** **Approval**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
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  - b. [Comprehensive Plan Consistency](#)
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9. Aerial Photograph

## Project Description and Background

The applicant is proposing to build a small multitenant retail building adjacent to an existing church. The general area over the last 20 years has converted from agricultural land with a high school and limited residential development to primarily single family residential with a retail node ¾ mile to the east and the high school. While the Comprehensive Plan encourages additional housing types, the site's location along a neighborhood connector street at the entrance to three neighborhoods is not conducive to a high quality of life in the current multifamily zoning district.

The 5-acre directly to the west is designated for neighborhood commercial uses, even though it retains the original single family zoning. The requested "E" Neighborhood Commercial zoning does not obligate the applicant to develop the property as proposed, but could be built for any uses allowed by right, including 24-hour restaurants or retail. The anticipated building size of approximately 14,000 square feet plus a restaurant use are first allowed by right in the "E" Neighborhood Commercial district.

## Surrounding Zoning and Land Uses

North "A-5" One-Family and "C" Two-Family / Single-family and vacant land

East "CF" Community Facilities / Religious facility

South "PD 503" "PD-SU" for all uses in "A-5" with other requirements listed in case file / Under development for single family uses

West "A-5" One-Family / Single-family and vacant land

## Recent Zoning History

ZC-21-169, east of subject site, from C to CF, approved 12/15/2021.

## Public Notification

300-foot Legal Notifications were mailed on June 24, 2022.

The following organizations were notified: (emailed June 30, 2022)

Organizations Notified	
Northwest Fort Worth Neighborhood Alliance	Twin Mill Farms HOA*
Streams and Valleys Inc	Trinity Habitat for Humanity
Eagle Mountain-Saginaw ISD	

\* Located closest to this registered Neighborhood Association

## Development Impact Analysis



## Land Use Compatibility

---

The zoning is currently "C" Medium Density Multifamily, and the applicant would like to build a multi-tenant retail building. Surrounding uses consist of vacant land to the north, a religious facility to the east, with vacant land just west and south of Bailey Boswell Road. As the site will be separated from any single family dwelling by roadways or less intensive land uses, the proposed zoning change **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Far Northwest

---

The 2022 Comprehensive Plan currently designates the subject property as institutional due to the current religious facility's ownership. The proposed zoning as a minor boundary adjustment would be consistent with the land use designations for this area, and aligns with the following policies of the Comprehensive Plan:

- 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.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- 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.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

While the proposed use is in conformance with the policies stated above, the proposed zoning **is not consistent** with the Comprehensive Plan Future Land Use designation. If this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

## Economic Development Plan

---

The 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.

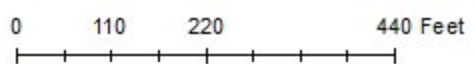
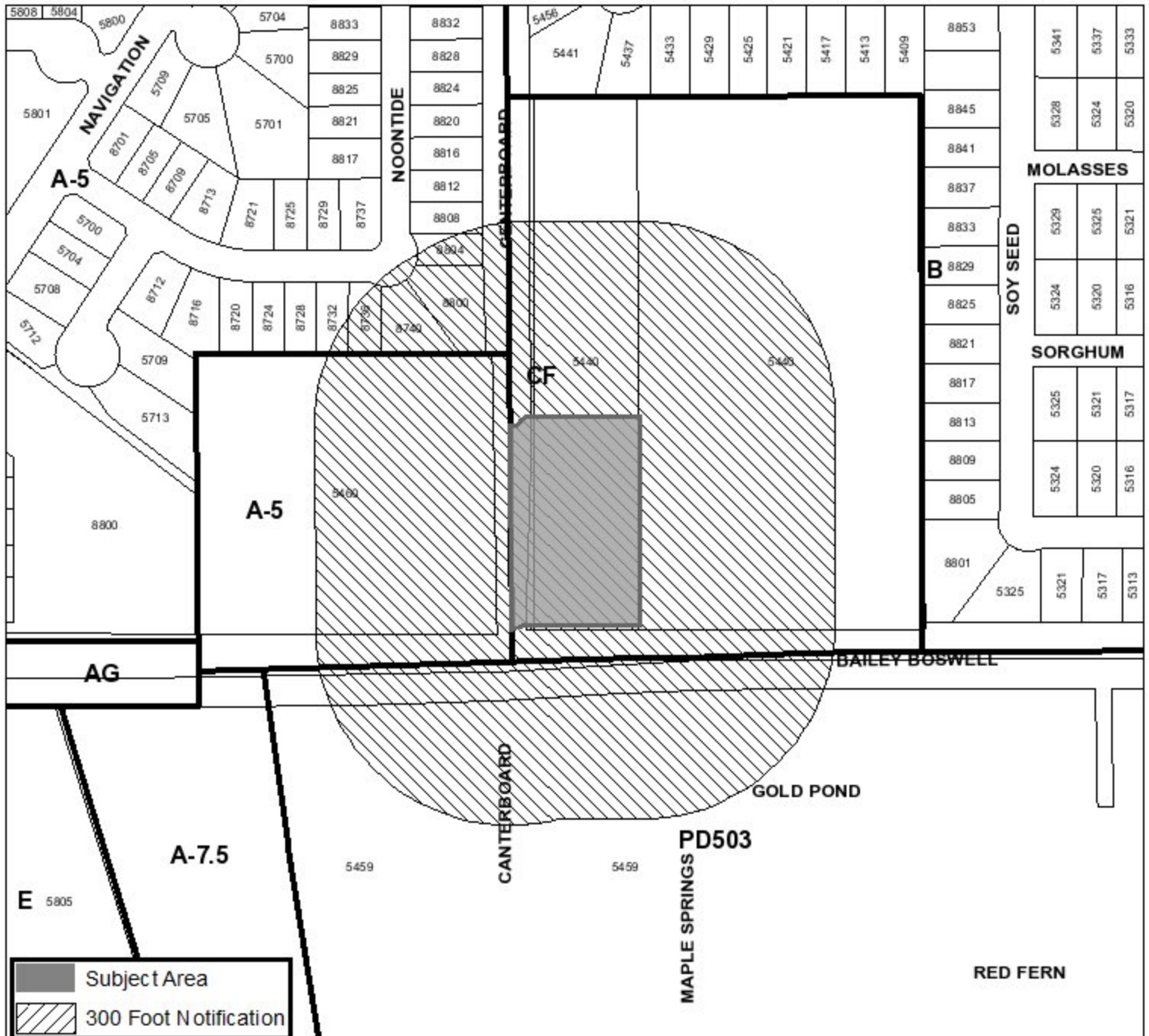
While this zoning request may not assist in high-wage job growth and is not a targeted high-growth industry, the commercial development as proposed would help balance the residential valuations of the area and contribute to the quality of place.



ZC-22-109

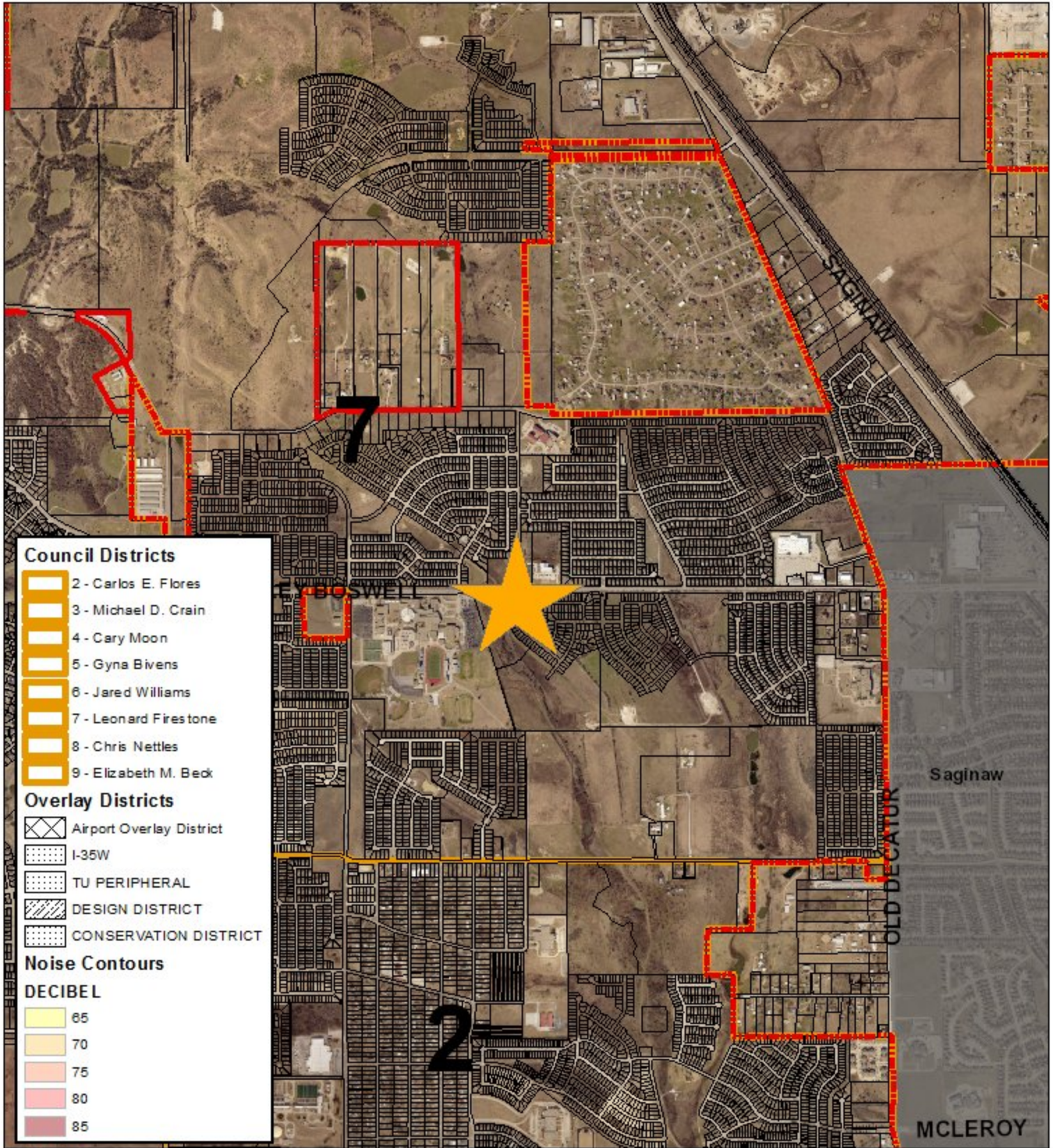
# Area Zoning Map

Applicant: Eagle's View Church, Inc.  
 Address: 5440 W. Bailey Boswell Road  
 Zoning From: C  
 Zoning To: E  
 Acres: 1.47584745  
 Mapsco: 32M  
 Sector/District: Far Northwest  
 Commission Date: 7/13/2022  
 Contact: 817-392-8190





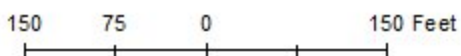
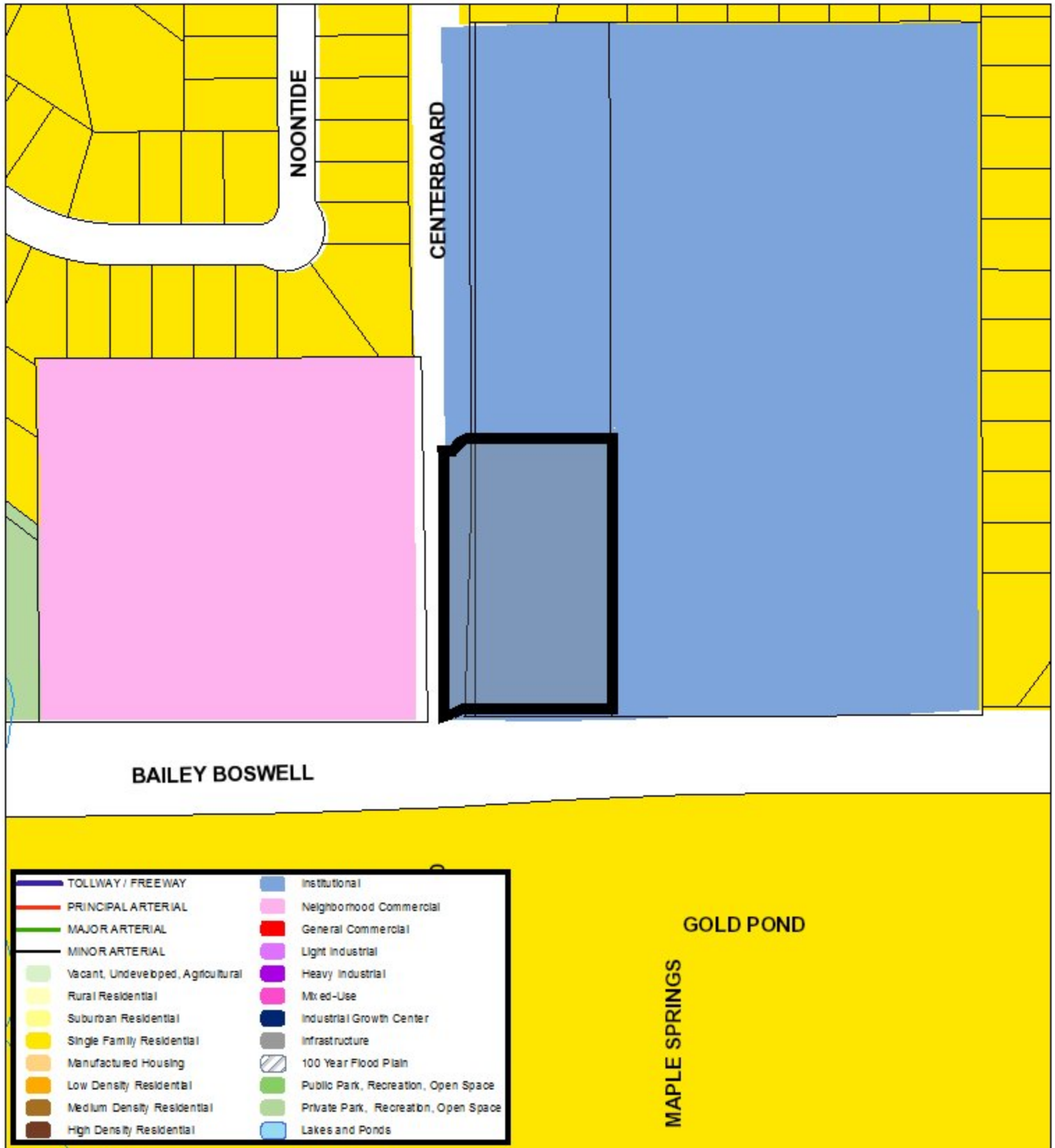
## Area Map



0 1,000 2,000 4,000 Feet



### Future Land Use

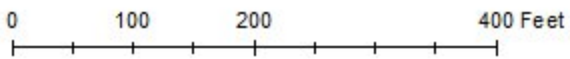


A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





## Aerial Photo Map







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-110

Council District: 7

## Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: 117 Roberts Cutoff LLC / Will Rucker

Site Location: 117 Roberts Cut Off Road

Acreage: 0.94 acres

### Request

Proposed Use: Distillery

Request: From: "I" Light Industrial

To: "PD/I" Planned Development for all uses in "I" Light Industrial except massage parlor and sexually oriented business, adding brewery/distillery/winery use, with a development standard to allow the dumpster enclosure to be placed in front of the building; site plan provided

### Recommendation

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

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

Staff Recommendation: **Approval**

### Table of Contents

- [1. Project Description and Background](#)
- [2. Surrounding Zoning and Land Uses](#)
- [3. Recent Zoning History](#)
- [4. Public Notification](#)
- [5. Development Impact Analysis](#)
  - [a. Land Use Compatibility](#)
  - [b. Comprehensive Plan Consistency](#)
  - [c. Economic Development Plan](#)
  - [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

The subject site is located in the redeveloping River District area on the west side of Roberts Cut Off Road, a few lots north of White Settlement Road. The applicant is requesting to rezone from “I” Light Industrial to “PD/I” Planned Development for all uses in “I” Light Industrial except massage parlor and sexually oriented business uses, adding distillery use, and requesting a development standard to allow the dumpster enclosure to be located in front of the building. A site plan has been provided.

As shown in the below image taken from the Non-Residential Use Table, Distillery use is not allowed by right in the “I” Light Industrial district.

**§ 4.803 NON-RESIDENTIAL DISTRICT USE TABLE.**



*Note: To view 4.803 Uses Table in PDF, click 4.803 [TABLE](#)*

4.803 Uses		4.803 Nonresidential District Use Table													
Nonresidential Uses		Commercial						Industrial				Special Districts			
		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2	PD/CUP
	Batch plant, concrete or asphalt (permanent)									P					
	Brewery, distillery or winery								P	P					

This applicant was previously at the May 11, 2022 Zoning Commission for case ZC-22-064 for the lot adjacent to the south, 113 Roberts Cut Off. That request was to rezone from “I” Light Industrial to “MU-2” High Intensity Mixed-Use for a proposed distillery with tasting room and patio. The form-based code district use table shows “MU-2” High Intensity Mixed-Use zoning allows for “brewery, distillery, or winery” use. However, there was a significant amount of neighborhood opposition to the request, as the neighbors did not support the Mixed-Use zoning classification because it could allow residential use; the residents who spoke felt their neighborhood has been overrun by large apartment complexes and did not want any possibility of additional multifamily units. Many of those voicing opposition stated they were in support of the distillery use at that location, but opposed the proposed “MU-2” High Intensity Mixed-Use zoning. During the Zoning Commission, it was recommended the applicant revise the application to request a “CUP” Conditional Use Permit. The applicant requested a 30 day continuance to allow time for more discussions with the neighborhood.

Before the case returned to the June Zoning Commission, the applicant withdrew the case. The applicant is now in the process of acquiring the subject lot, 117 Roberts Cut Off Road, directly north of the previous case’s lot. Therefore, the applicant is instead keeping 113 Roberts Cut Off zoned “I” Light Industrial and is now requesting the Planned Development for the northern 117 Roberts Cut Off Road lot. The applicant did not wish to pursue the “CUP” Conditional Use Permit, since it is conditional and can be revoked or have a time limit placed; the applicant, instead, revised the application to make the request eligible for a “PD” Planned Development.

The site currently has multiple industrial/warehouse buildings on it. The applicant plans to remove one of those buildings and renovate the others for the distillery equipment, barrel storage, and office use; see site plan for proposed layout.

## Surrounding Zoning and Land Uses

North “I” Light Industrial / undeveloped, commercial, and residential  
East “D” High Density Multifamily / apartments  
“I” Light Industrial / parking lot for industrial facility  
South “I” Light Industrial / unoccupied residential (proposed tasting room and patio for the distillery)  
West PD724 / apartments under construction

## Recent Zoning History

- ZC-22-064 from “I” Light Industrial to “MU-2” High Intensity Mixed-Use; lot south-adjacent of subject lot; withdrawn by applicant and replaced by current case
- ZC-18-202 amending development standards of PD724 and waiving site plan; effective March 14, 2019; west-adjacent to subject lot
- ZC-18-037 from E, MU-1, and I to MU-1; effective April 15, 2018; east of subject lot
- ZC-18-199 from B and FR to MU-1; effective March 14, 2019; southeast of subject lot
- ZC-18-059 from A-5 to MU-1; effective May 19, 2018; south of subject lot
- ZC-17-041 from A-5 and I to MU-1; effective June 29, 2017; southwest of subject lot

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
The Grove at the River District HOA	FW Rivercrest Bluffs HOA
FW River Heights HOA	Eastgate Neighbors
River District NA*	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	Castleberry ISD

\* Located within this registered Neighborhood Association



# Development Impact Analysis

## Land Use Compatibility

The River District has been redeveloping in recent years. The surrounding lots around this site are multifamily, single family residential, commercial, industrial, and undeveloped. The proposed zoning and land use are **compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Northside

The 2022 Comprehensive Plan currently designates the subject property as Mixed-Use on the Future Land Use Map.

Below is a portion of a table from the Comprehensive Plan in “Ch. 4 Land Use” categorizing land use and zoning conformance.

### FUTURE LAND USE AND ZONING CLASSIFICATIONS (Updated 5/26/2022)

FUTURE LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
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 applicant previously attempted to rezone the lot to the south to be “MU-2” High Intensity Mixed-Use, so as to align with the Future Land Use; the neighborhood was very opposed to the possibility of residential multifamily use.

The proposed “PD/I” Planned Development with a base of “I” Light Industrial zoning is **not consistent** with the land use designations for this area; However, it does align with the following policies of the Comprehensive Plan:

- Promote appropriate infill of old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage renovation and reuse of existing commercial structures throughout commercial districts, where feasible.

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.

## Site Plan Comments

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### Zoning

- FYI: The site is not platted; the proposed new structures (trellis, boiler room addition, new fence, new porch, dumpster enclosure) will not be permitted without platting the property or receiving a platting waiver. Please reach out to Platting Staff by emailing [PlatBox2@fortworthtexas.gov](mailto:PlatBox2@fortworthtexas.gov).
- Apply for an Urban Forestry permit, if required, before any paving work is done or building permits are needed.
- Parking Calculations are as follows:
  - Industrial: 2 per 1,000 square feet = 11 spaces
  - Warehouse: 4 for everyone 1 employee with minimum 4 spaces = 4
  - Office:  $3937/1000 \times 2.5 = 10$
  - Total Needed = 25 required spaces
  - Total Provided on Site Plan = 28 spaces
- 5.302(b)(3) Refuse dumpsters and recycling collection containers shall be installed on concrete pads and be screened on all sides from view of a public street or residential area.
- Site Plan does not comply with the following section of the Zoning Ordinance:  
*5.302(b)(1) All non-habitable accessory uses must be located behind the front wall of the primary structure that is furthest from the street.*
  - A development standard is being sought to allow the dumpster enclosure to be located in front of the front wall of the primary structure, between the building and the Right-of-Way. Refer to site plan for proposed location.
  - After discussing other possible locations and their respective limitations, staff is supportive of this development standard request.
  - The applicant provided the following narrative explaining the request for the development standard:  
The buildings shown are existing, and access between them is planned to be gated and would not allow for turn around space of the truck. As such, locating the enclosure behind the front elevation of any building is not feasible. The initial locations explored (near SE corner of Bldg 2 or NE corner of Bldg 3) presented issues due to the proposed uses. This property will support a tasting room / tavern with outdoor patios located on the property to the south (113 Roberts Cutoff) and locating the enclosure anywhere along the south property line will put it in close proximity to the patron seating at 113 Roberts Cutoff. Locating the dumpster along the north property line near building 3 had a similar effect on the pedestrian entries to the office spaces located in Bldg 3. Any further east along the north property line would result in a reduction of



parking spaces. The proposed location will be built of masonry that matches or compliments the existing brick on the house (tasting room / tavern) located on 113 Roberts Cutoff, the gate will be steel frame with architectural wood infill, and the landscape around the enclosure will be lush plantings with height.

**Park and Recreation Department**

- No residential component, Park Dedication Policy will not apply.

**TPW Engineering**

- No comment

**TPW Storm Water**

- No comment

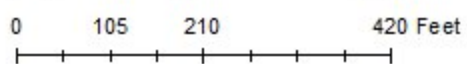
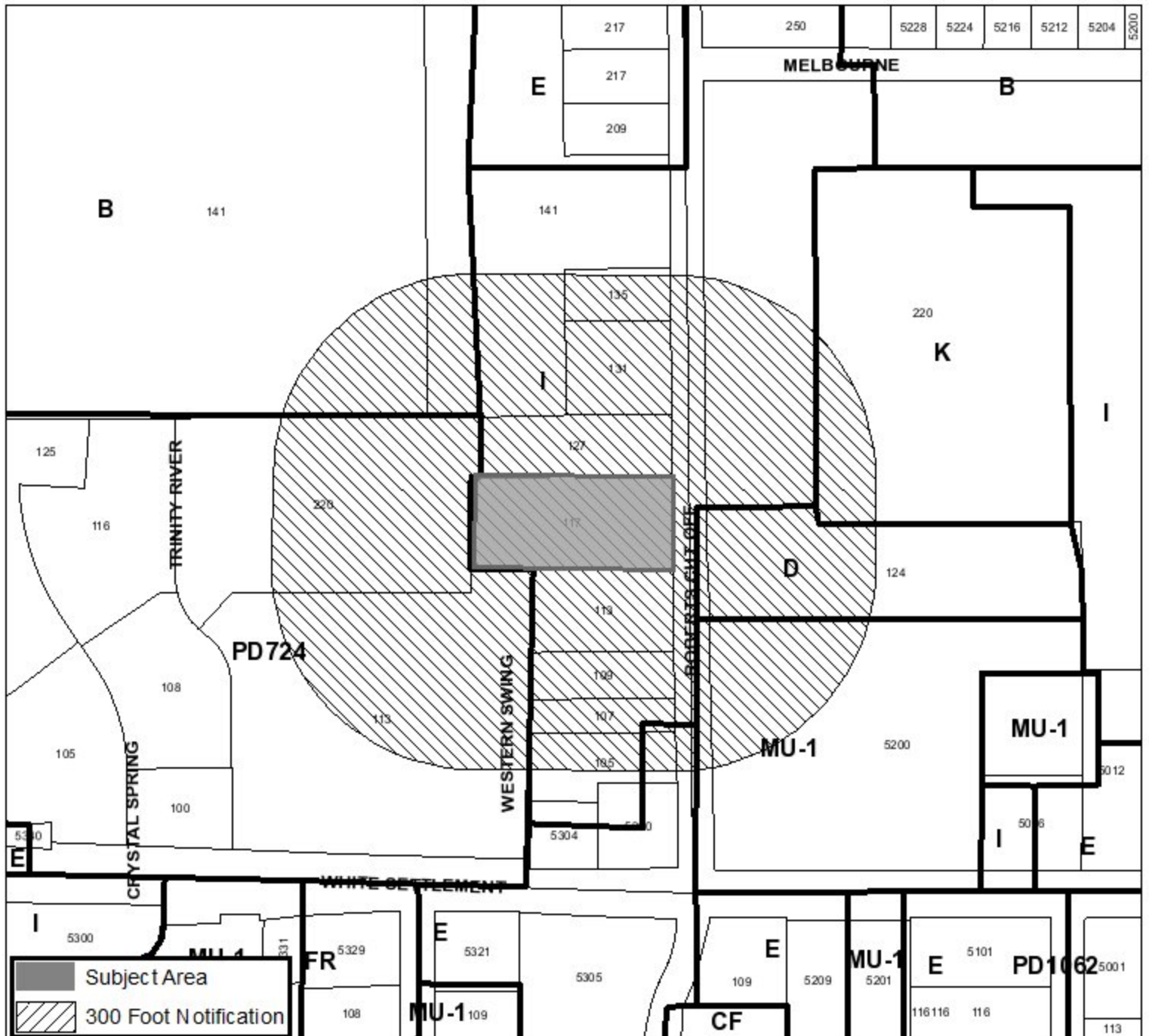
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*



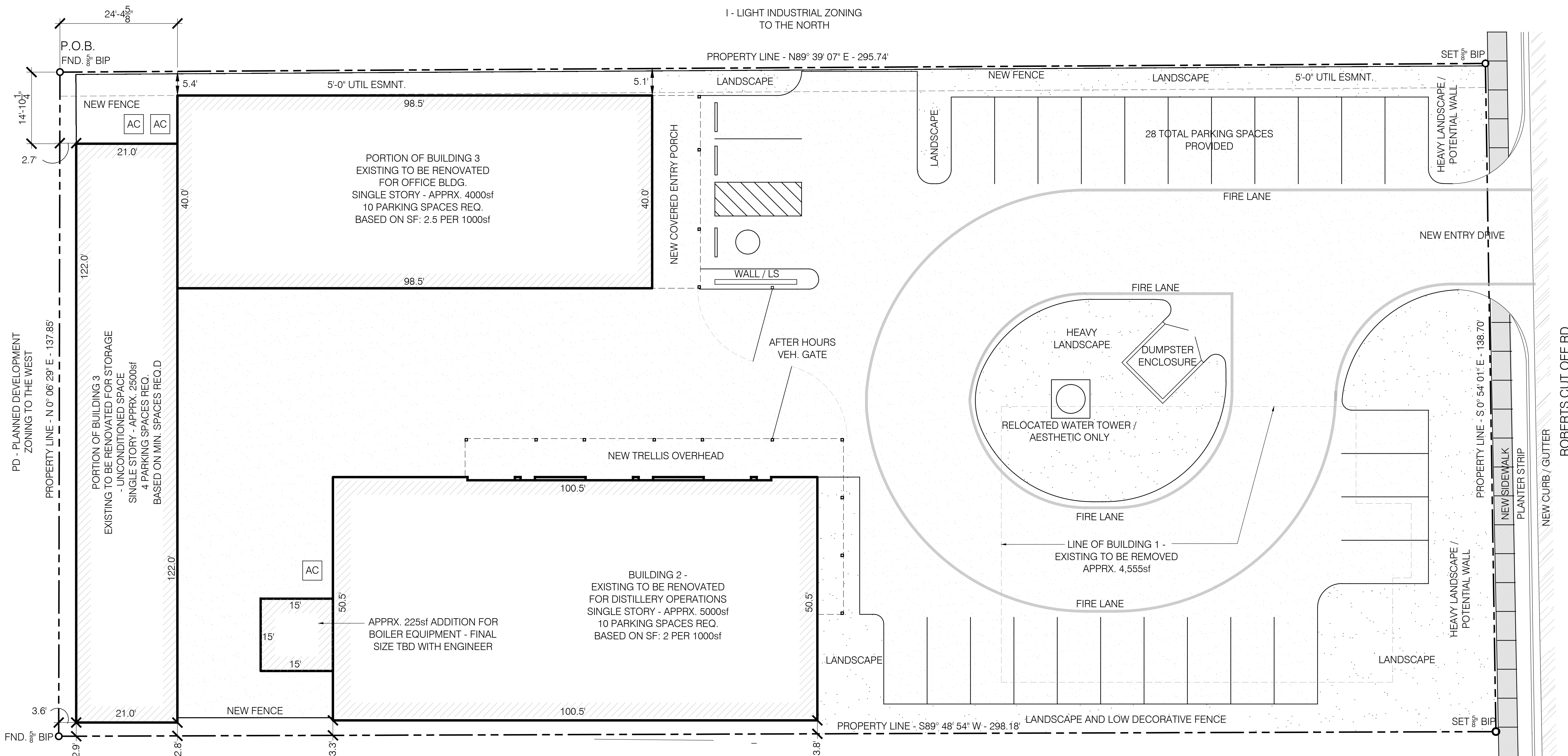


# Area Zoning Map

Applicant: 117 Roberts Cutoff LLC  
 Address: 117 Roberts Cutoff Road  
 Zoning From: I  
 Zoning To: PD for certain I uses plus distillery with development waiver  
 Acres: 0.94236935  
 Mapsco: 61W  
 Sector/District: Northside  
 Commission Date: 7/13/2022  
 Contact: 817-392-2806

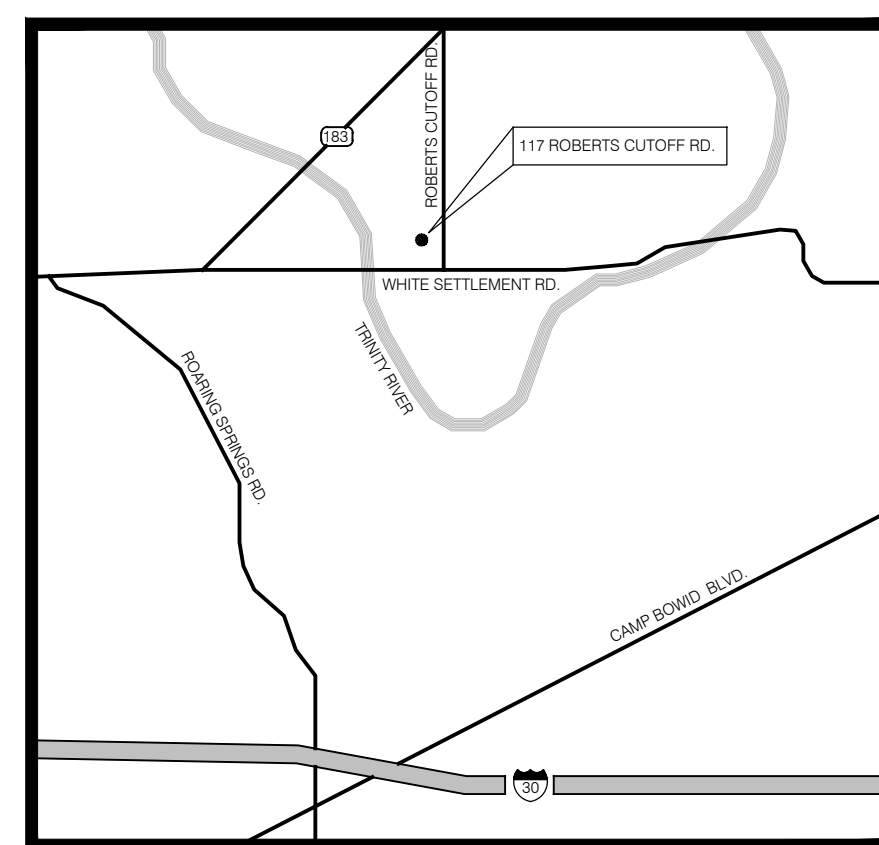






**1 OVERALL SITE PLAN**  
3/32" = 1'-0"

**VICINITY MAP** NO SCALE



**CONTACT INFORMATION**

**ARCHITECT**

BUSINESS: ALLEN ARCHITECTURE LLC  
 ADDRESS: 2508 WILLING AVE. FORT WORTH, TEXAS 76110  
 CONTACT: BRANDON E. ALLEN, AIA 817.253.2046 brandon@allenarc.com

**DEVELOPER / BUSINESS OWNER**

BUSINESS: BLUE FLAG DISTILLERY  
 ADDRESS: 2421 6TH AVE. FORT WORTH, TEXAS 76110  
 CONTACT: WILLIAM RUCKER 817.909.3700 will@blueflagdistillery.com

**GENERAL NOTES**

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

**AREA SUMMARY**

SITE AREA: 41,060 SF (0.94 ACRES)

BUILDING AREAS:  
 BUILDING 1: 4,555sf (TO BE REMOVED);

BUILDING 2: 5,075sf (TO BE RENOVATED TO DISTILLERY OPERATIONS);

BUILDING 3: 6,500sf (TWO ATTACHED STRUCTURES TO BE RENOVATED TO OFFICE AND BARREL STORAGE);

EXISTING LOT COVERAGE = 16,130sf / 39.28%  
 PROPOSED LOT COVERAGE = 9,630sf / 23.45%

**PROJECT DESCRIPTION**

RENOVATION OF EXISTING STRUCTURES TO SUPPORT CRAFT DISTILLERY OPERATIONS. REMOVE ONE EXISTING BUILDING TO DEVELOP REQUIRED PARKING.

**PROJECT SUMMARY**

LOCATION: 117 ROBERTS CUTOFF RD. FORT WORTH, TEXAS 76114 TARRANT COUNTY  
 NATHAN H. CARROLL SURVEY ABSTRACT 264, TRACT 67A  
 MAPSCO NO.: TAR - 061S  
 COUNCIL DISTRICT: DISTRICT 7 - LEONARD FIRESTONE

CURRENT ZONING: "I" - LIGHT INDUSTRIAL  
 PROPOSED ZONING: "PD" - PLANNED DEVELOPMENT

CURRENT LAND USE: VACANT OFFICE / INDUSTRIAL WAREHOUSE  
 PROPOSED LAND USE: DISTILLERY

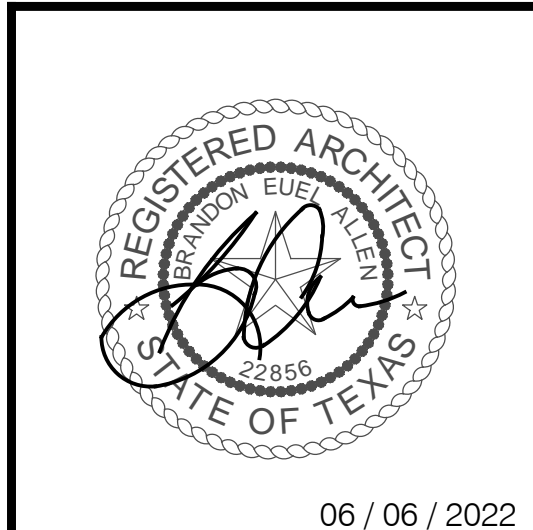
FUTURE LAND USE CATEGORIZATION: MIXED USE

ADJACENT ZONING: I - LIGHT INDUSTRIAL  
 PD - PLANNED DEVELOPMENT  
 MU1 - LIGHT INTENSITY MIXED USE

DIRECTOR OF DEVELOPMENT SERVICES: \_\_\_\_\_ DATE: \_\_\_\_\_

**BLUE FLAG DISTILLERY**

117 Roberts Cutoff Rd.  
Fort Worth, Texas



06 / 06 / 2022

DRAWING TITLE:  
**ZONING CHANGE REQUEST  
 PD SITE PLAN**

DATE: JUNE 6, 2022  
 DRAWN BY: BEA  
 SUBMITTAL: ZONING CHANGE

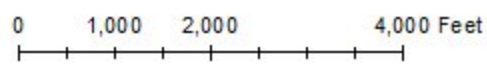
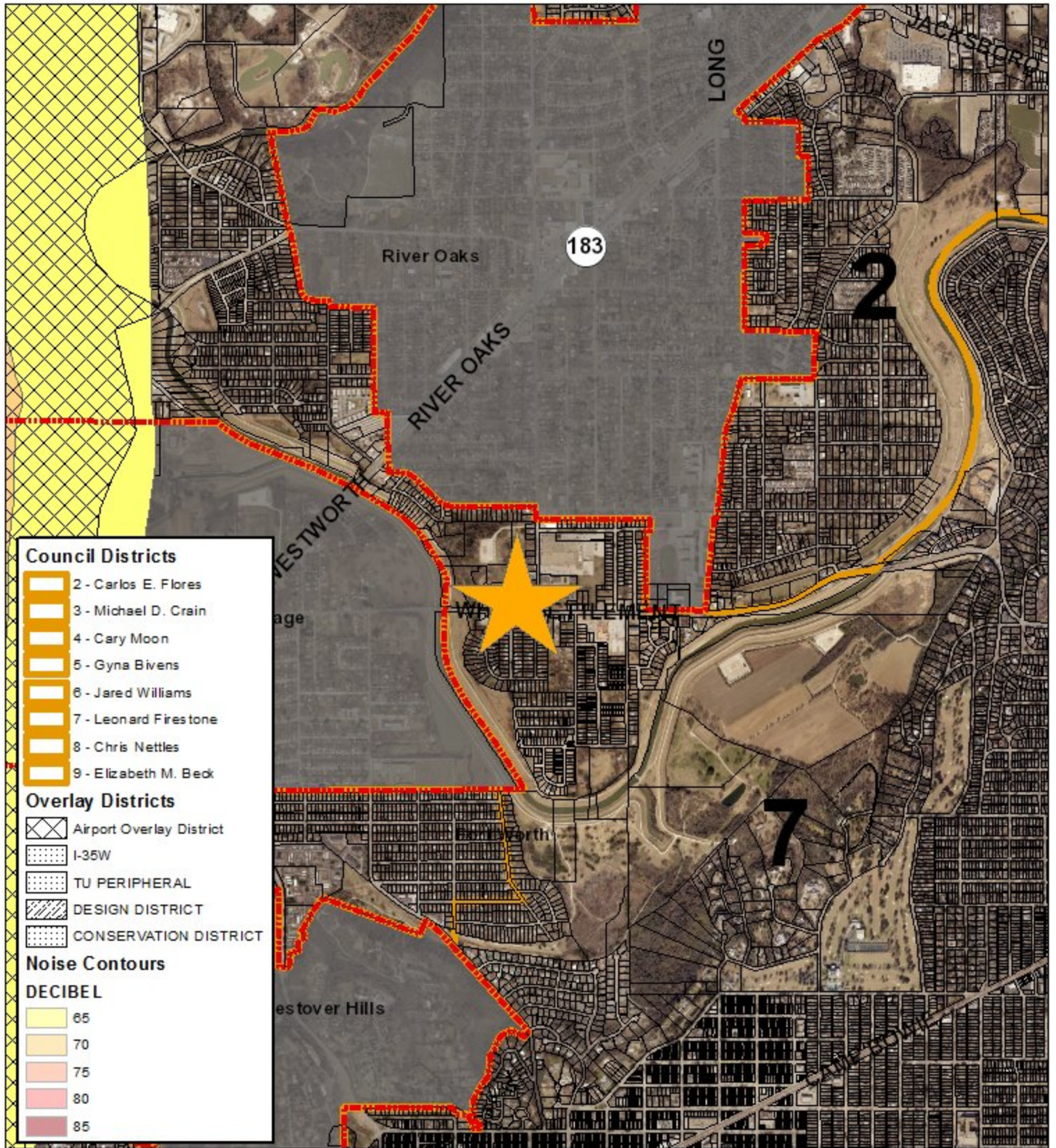
**REVISIONS**

DELTA	DATE	DESCRIPTION

ZC-22-110

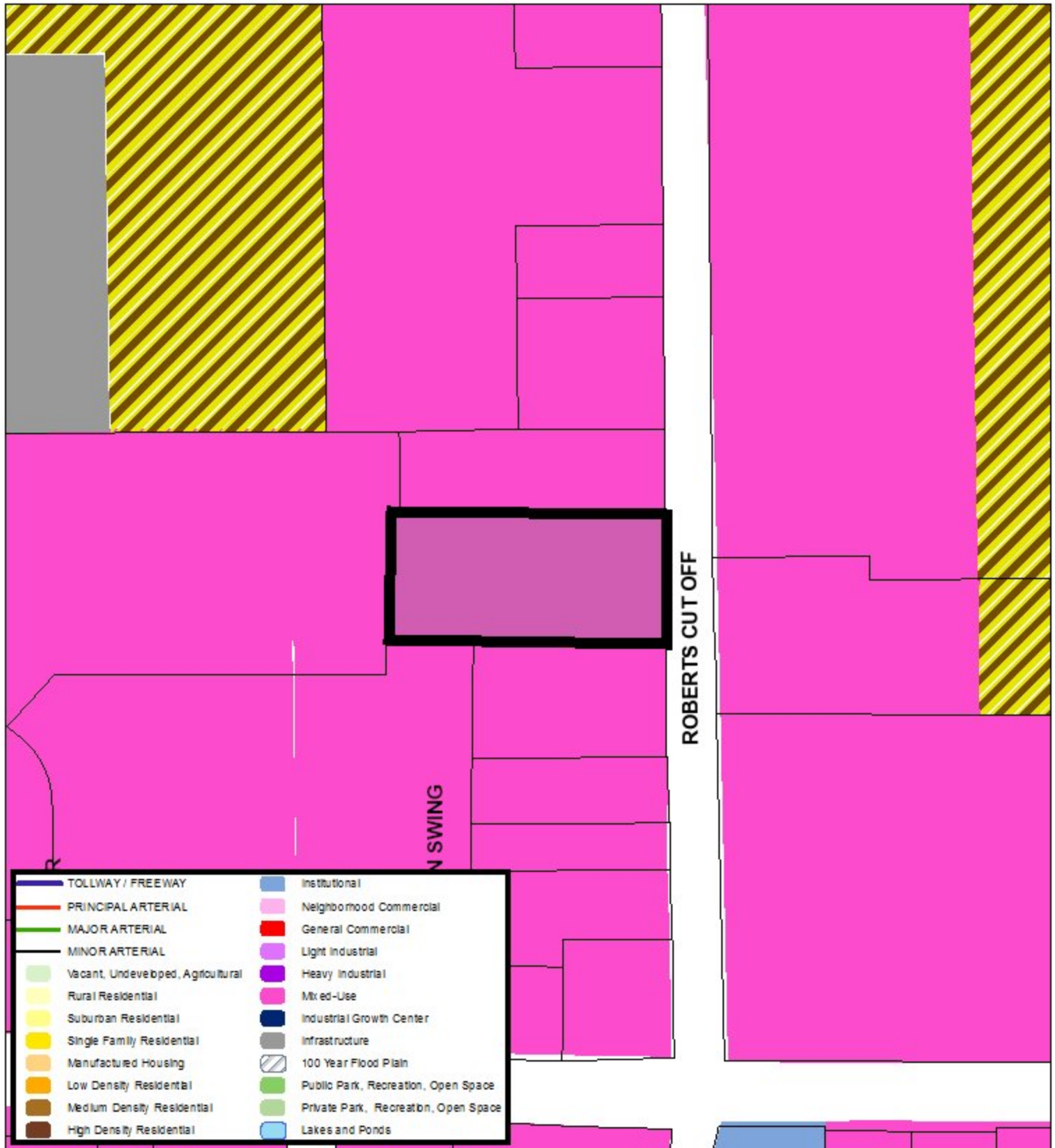


## Area Map





### Future Land Use



140 70 0 140 Feet

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





## Aerial Photo Map



0 90 180 360 Feet







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** ZC-22-111

**Council District:** 3

## Zoning Map Amendment

**Case Manager:** [Brett Mangum](#)

**Owner / Applicant:** 4B Resources, LP / Brad Sicard, Peloton Land

**Site Location:** 9700-9900 blocks Verna Trail North

**Acres:** 257.03 acres

### Request

**Proposed Use:** Industrial Warehouse & Single Family Residential

**Request:** From: “AG” Agricultural

To: “A-5” One-Family Residential, “A-10” One-Family Residential, “I” Light Industrial

### Recommendation

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

**Comprehensive Plan Consistency:** Requested change to “A-5” **is consistent**  
Requested change to “A-10” **is not consistent**  
Requested change to “I” **is not consistent**

**Staff Recommendation:** **Approval**

### Table of Contents

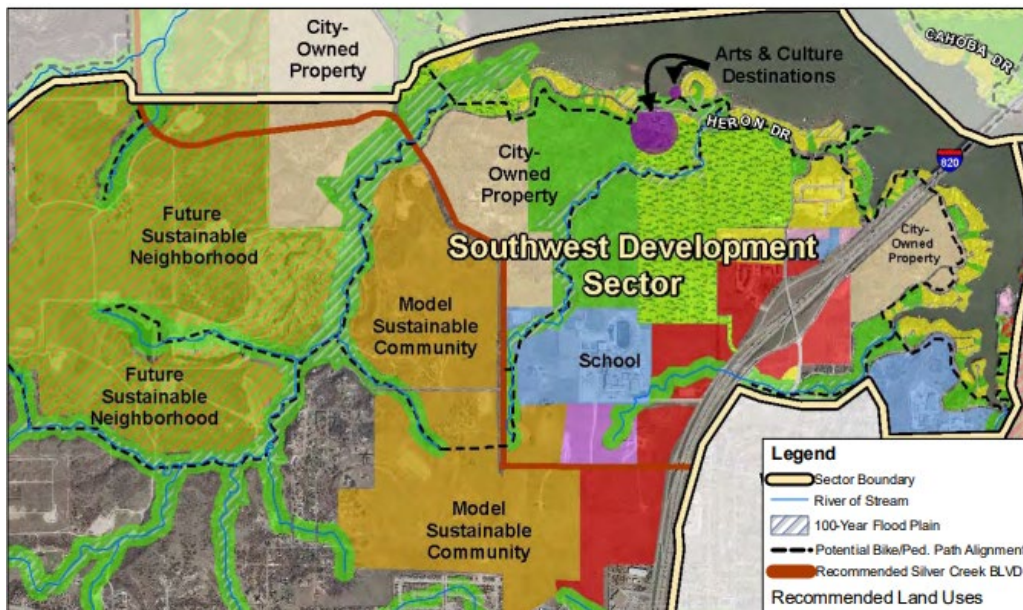
1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
  - c. [Economic Development Plan](#)
6. Zoning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

## Project Description and Background

This site is located in District 3, west of Loop 820 N and south of Lake Worth near Brewer High School along Silver Creek Road. The applicant is requesting to rezone the 257-acre site from “AG” Agricultural to “A-5” One-Family (18 acres), “A-10” One-Family (66 acres), and “I” Light Industrial (173 acres). The intention is to build a warehouse on the proposed “I” portion in an initial phase, and to zone the remainder as “A-5” and “A-10”, to be developed as single-family residential areas during a later phase.

The proposed site is part of the Lake Worth Vision Plan, which developed four principles:

1. Protect and enhance Lake Worth’s water quality, natural beauty, and recreational character.
2. Develop Model Sustainable Communities
3. Create Lake Worth Regional Park
4. Connect communities with amenities, parkway, greenways, and trails.



The proposed development is located within Southwest Development Sector of the plan, which calls for residential uses at the current location with a range of uses the closer to W Loop 820 N. The link below can be accessed for additional information.

[Parts 1 4 and Appendix Lake Worth Draft MAY 2011 BP.pub \(fortworthtexas.gov\)](#)

The developer has worked with Councilman Firestone and the surrounding neighborhoods, including Tejas Trail Neighborhood Association. According to the applicant, they have incorporated feedback from these parties into their development proposal.

## Surrounding Zoning and Land Uses

North “A-21” One Family / single-family residential

“PD 1314” Planned Development-Light Industrial / Planned Development for all uses in “I” Light Industrial with restrictions and development standards, site plan waiver requested



East “A-5” One Family Residential / undeveloped  
 South “A-5” One Family Residential / single-family residential  
 “B” Two Family Residential / single-family residential  
 “C” Medium Density Multifamily / single-family residential  
 West “A-21” One Family Residential / single-family residential

## Recent Zoning History

- None

## Public Notification

300-foot Legal Notifications were mailed on June 30, 2022.  
 The following organizations were emailed on June 24, 2022:

Organizations Notified	
Tejas Trail NA*	NA on South Lake Worth
White Settlement ISD	Fort Worth ISD
Trinity Habitat for Humanity	Streams & Valleys
NAS Fort Worth JRB	

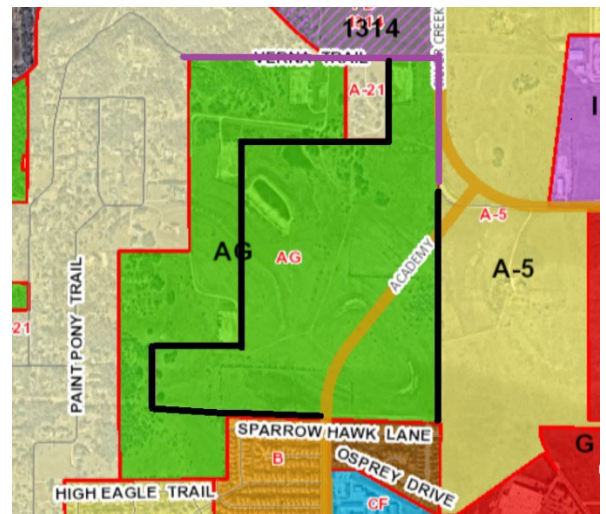
*\*Located closest to this registered Neighborhood Association*

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to rezone from “AG” Agricultural to “I” Light Industrial and “A-5” & “A-10” One-Family. Silver Creek Road functions as the main access point for the development and has direct access to West Loop 820 N. Surrounding land uses are primarily undeveloped and single-family residential. Several sites in close proximity have been rezoned to “I” Light Industrial throughout this year.

The general layout of this site **is compatible** with surrounding land uses, with industrial zoning closer to Loop 820, with the remainder as single-family which will act as a buffer between the existing neighborhoods to the west. A power line serves as a buffer for properties to the south. Screening and buffer yard requirements will further insulate the site where the industrial section directly abuts one- or two-family zoning designations. These are indicated with superimposed black lines on the drawing.



## Comprehensive Plan Consistency – Far West

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The adopted 2022 Comprehensive Plan has multiple future land use [FLU] designations on the subject site, including Mixed-Use, Suburban Residential, and Single-Family residential.

FUTURE LAND USE	DEFINITION	ZONING
<b>COMMERCIAL</b>		
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
<b>RESIDENTIAL</b>		
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

While the application makes a claim that “The request is consistent with these uses”, that statement is not fully true. The “A-5” portion is the only part of the request that is consistent with the Comprehensive Plan. The suburban residential portion would require “A-21” zoning with half acre plus lots, while the mixed-use portion calls for any zoning classification other than single family residential or industrial zoning.

The proposed “A-5” zoning **is consistent** with the Comprehensive Plan.

The proposed “A-10” zoning **is not consistent** with the Comprehensive Plan.

The proposed “I” zoning **is not consistent** with the Comprehensive Plan.

Only about 7% of the site (18 of 257 acres) is considered consistent with the City’s FLU designation, with the remaining 93% (239 of 257 acres) of the site being not consistent with the City’s FLU designation. If the rezoning request is approved, staff recommends that the Future Land Use Map also be updated to reflect the changes.

## Economic Development Plan

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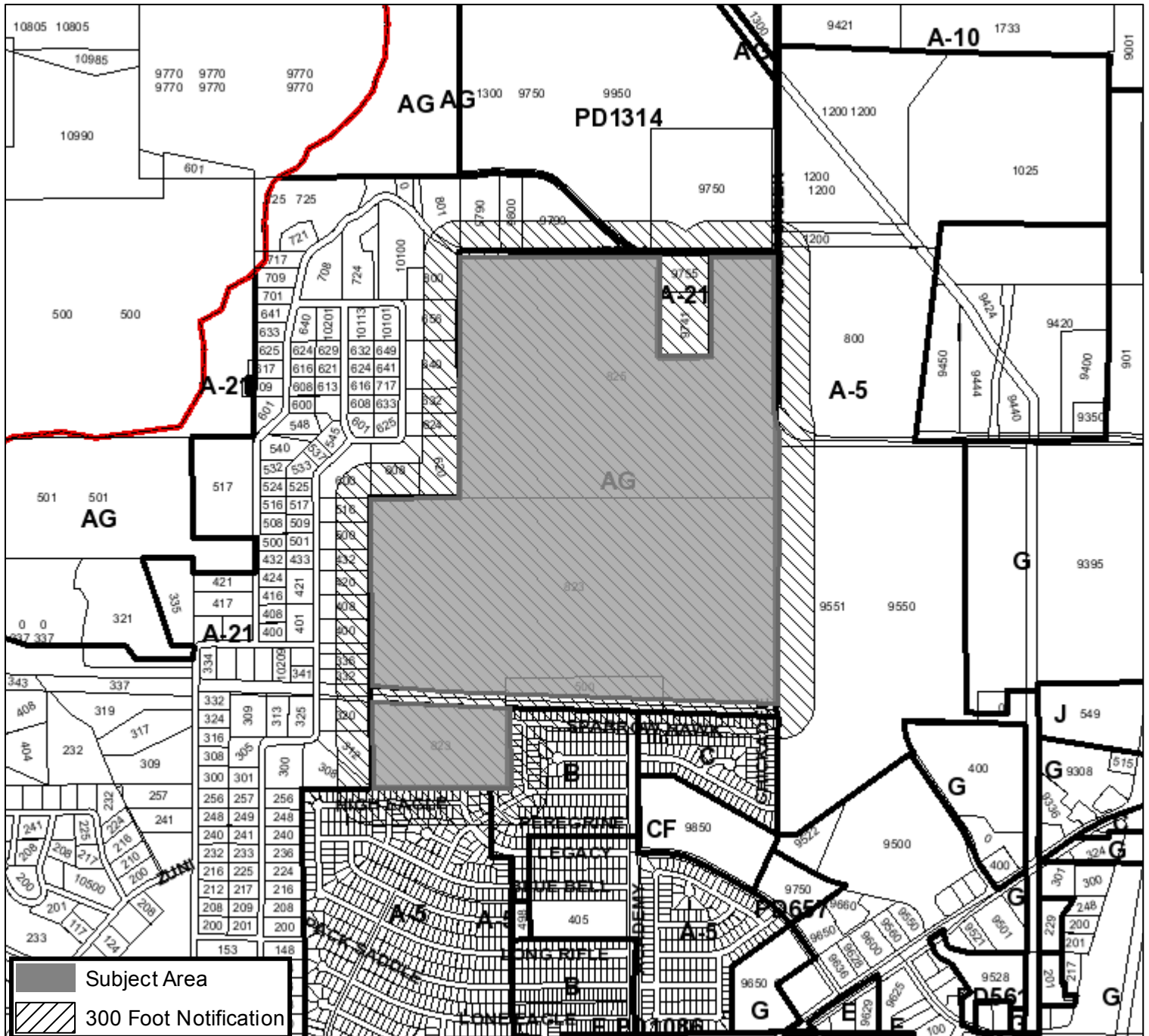
The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six target areas that were studied in depth for their redevelopment potential.



One of the specific outcomes stated within the Economic Development Plan is “A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment”. The conversion of this property to an industrial zoned one allows for the continued diversification of the tax base and provides industrial development near Loop 820.

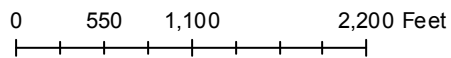


## Area Zoning Map

Applicant: 4B Resources LP  
 Address: 9700 - 9900 blocks Verna Trail North  
 Zoning From: AG  
 Zoning To: A-10, A-5, I  
 Acres: 257.02731692  
 Mapsco: 58QRUV  
 Sector/District: Far West  
 Commission Date: 7/13/2022  
 Contact: 817-392-8043

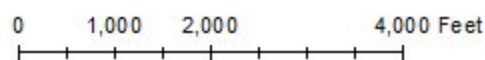
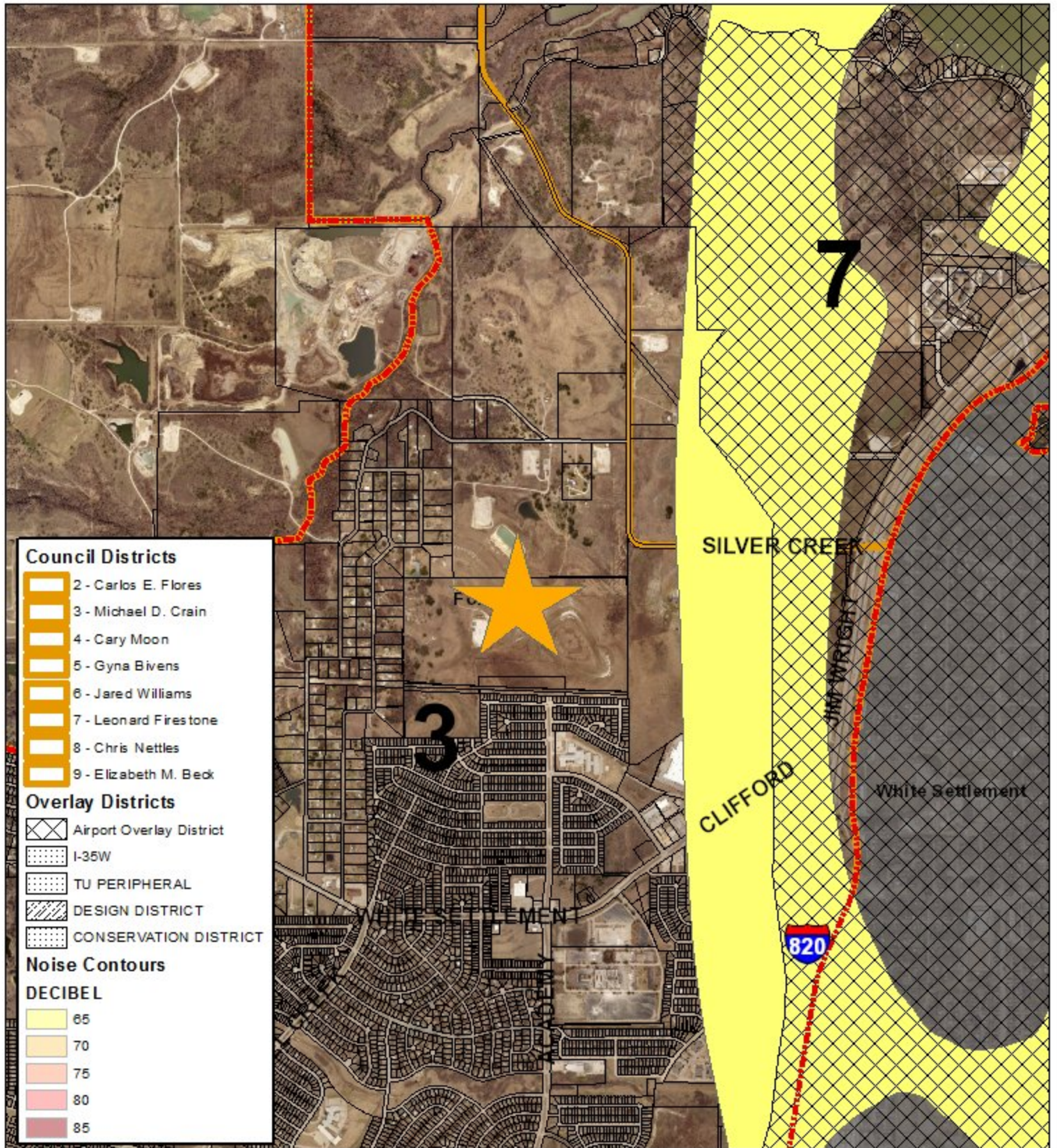


 Subject Area  
 300 Foot Notification



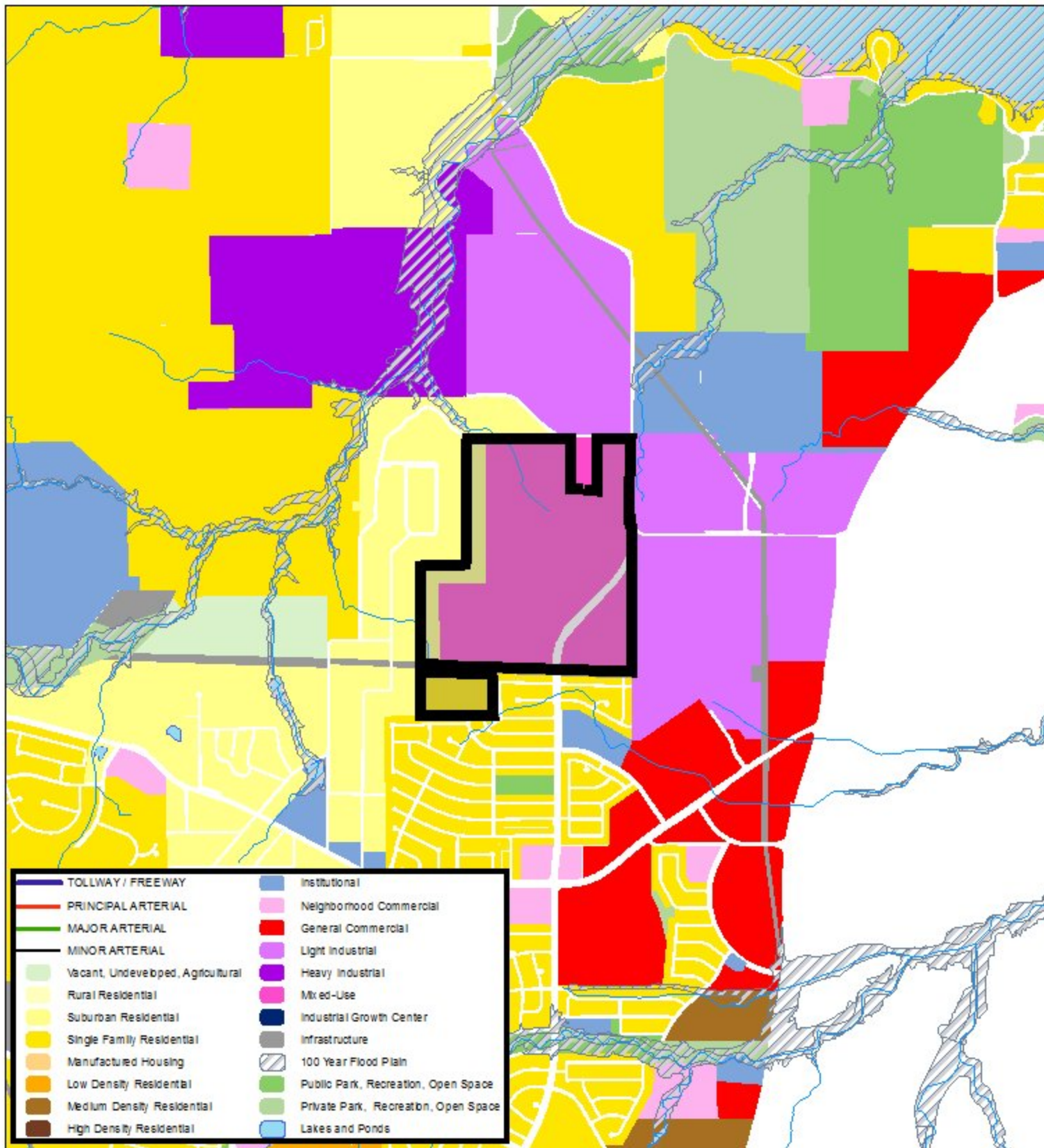


## Area Map





### Future Land Use



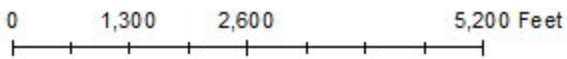
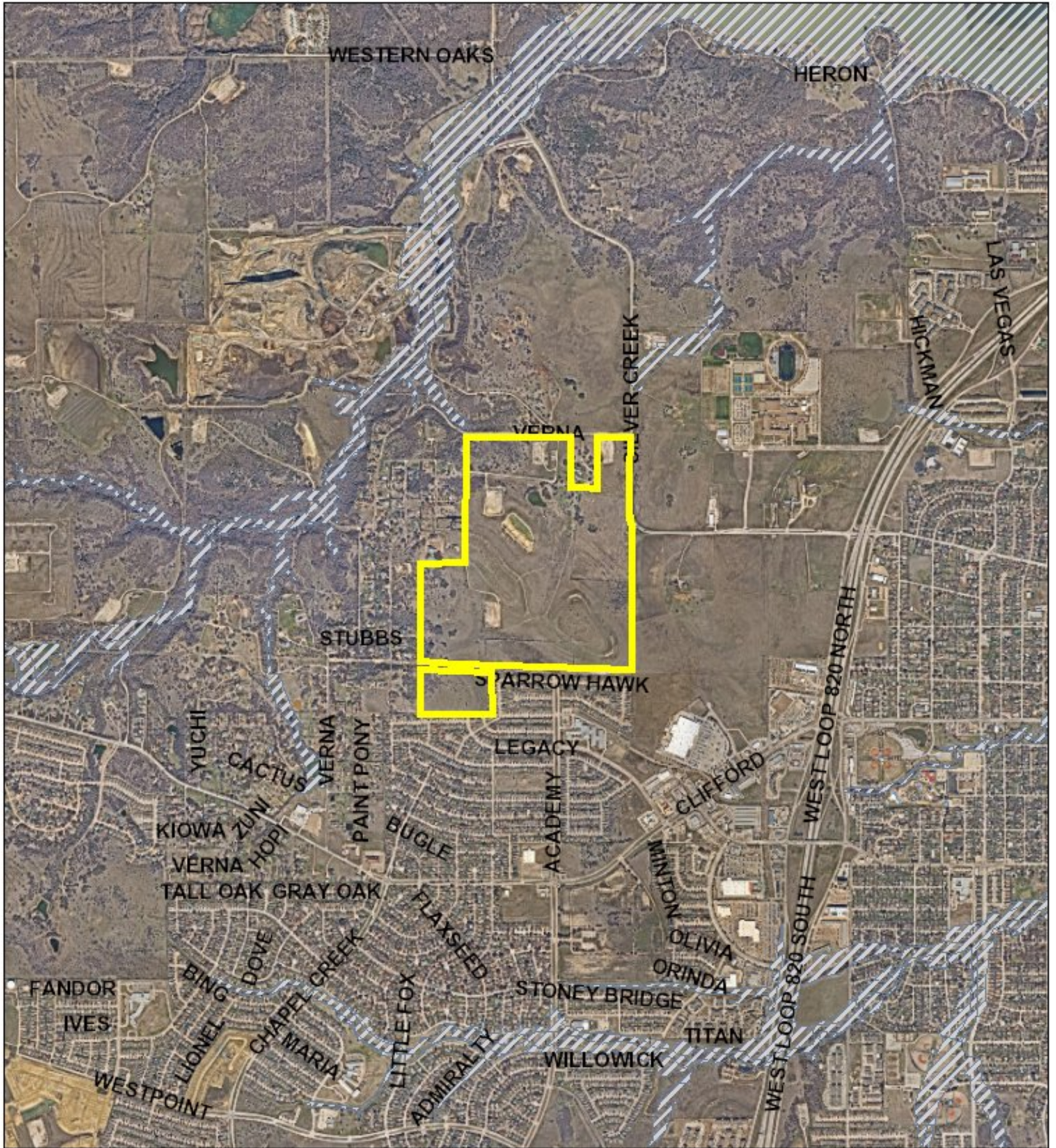
2,000 1,000 0 2,000 Feet

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





## Aerial Photo Map







# Zoning Staff Report

**Date:** July 13, 2022

**Case Number:** ZC-22-113

**Council District:** 4

## Zoning Map Amendment

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Basswoods35 Land LLC

**Acreage:** 297.2 acres

**Site Location:** 7400-8500 blocks North Freeway (I-35W)

### Request

**Proposed Use:** Single-family, Commercial, Industrial and Multifamily uses

**Request:** From: “A-5” One-Family; “CR” Low Density Multifamily; “E” Neighborhood Commercial; “PD 996” PD/SU Planned Development/Specific Use for electronic data storage center; site plan required.

To: “PD/A-5, R-2, D, CF, G, and I” Planned Development for “A-5” One Family, “R2” Townhouse Cluster, “D” High Density Multifamily, “CF” Community Facilities, “G” Intensive Commercial, and “I” Light Industrial, IH-35W Overlay, site plan waiver requested

### Recommendation

**Land Use Compatibility:** Requested change see table below.

**Comprehensive Plan Consistency:** Requested change see table below.

**Staff Recommendation:** **Continuance**

### Table of Contents

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

## Project Description and Background

The request is being made to rezone the Site from CR, E, A5, PD and E to a Planned Development. The Planned Development is approximately 361 acres of land located east of Interstate 35W (at the Hwy 287 split), north of Basswood Boulevard, south of Thompson Road and west of Riverside Drive. The Site is composed of four parcels of land separated by land owned by Brazos Electric Power Coop and ONCOR ENERGY.

The zoning request is for a Planned Development (PD) containing seven tracts. The overall base zonings include A5, R2, C, D, CF, G and I. The purpose of the zoning request as a PD is to allow for the highest and best uses in this area and flexibility in each tract. The proposed uses also provide a transition between the highway and the residential uses on the east as well as allowing connection to the school to the north. The development of the Site would also allow connection to a transition from the adjacent commercial to the south.

The following is the breakdown of acreages and requested zonings in each tract:

Tract	Proposed Zoning	Acreage
1	“R2” Townhouse Cluster, “D” High Density Multifamily, “G” Intensive Commercial	19.0
2	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily & “G” Intensive Commercial	104.2
3*	“A-5” One-Family, “R2” Townhouse/Cluster, “CF” Community Facilities, “G” Intensive Commercial,	119.8
4	“D” High Density Multifamily, “G” Intensive Commercial	16.4
5	“D” High Density Multifamily, “I” Light Industrial	40.0
6	“A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily	42.1
7	“D” High Density Multifamily, “G” Intensive Commercial	19.8

*\*Tract 3 is currently under negotiation with the City of Fort Worth. The intent is for the City to purchase a portion and develop such as a stadium. The proposed uses would allow for flexibility in this case should the City not make the purchase.*

Staff has concerns about the amount of potential multifamily within this PD. If approved, over 199 acres out of 297 total acres would allow multifamily by right. The applicant has requested a continuance in order to modify the proposal based on neighborhood feedback and address these concerns.

## Surrounding Zoning and Land Uses

North “A-5” One-Family; “PD 710” “PD/SU” Planned Development/Specific Use, for all uses in “C” Medium Density Multi Family; plus: Home Office with development standards / multifamily, school

East “AR” One-Family Restricted; “A-5” One-Family; “C” Medium Density Multifamily; “E” Neighborhood Commercial “PD 360” PD/SU for commercial uses; “PD 1287” PD/D for independent living/ single-family, multifamily, school, undeveloped land

South “I” Light Industrial; “PD 1167” PD/E plus miniwarehouse/ commercial, miniwarehouse, industrial

West “I” Light Industrial / IH-35W



## Recent Zoning History

- NA

## Public Notification

300-foot Legal Notifications were mailed on July 1, 2022.

The following organizations were notified: (emailed June 24, 2022)

Organizations Notified	
North Fort Worth Alliance	Pine Meadows HOA
Carriage Hills HOA	West Fork Ranch HOA
Arcadia Park Estates HOA	Carrington Court HOA
Basswood Village HOA	Santa Fe Enclave HOA
Summerfields NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Keller ISD
Northwest ISD	

## Development Impact Analysis

### Land Use Compatibility

The applicant is requesting to change the zoning of to “PD” for a variety of uses within a set of tracts. The applicant is requesting the PD in order to have flexibility of uses moving forward. This site is basically self-contained with I-35W to the west, Thompson Rd to the north, Basswood Blvd. to the south, and N Riverside Drive to the east. This is a large tract so surrounding land uses vary. Land uses to the south are commercial and minwarehouses, school to the north, single-family and multifamily to the east, and I-35W to the west. The table below describes the compatibility with surrounding uses for each tract.

Tract	Proposed Zoning	Compatible
1	“R2” Townhouse Cluster, “D” High Density Multifamily, “G” Intensive Commercial	Yes (adjacent I-35W to the west and floodplain to the east)
2	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily & “G” Intensive Commercial	Yes (frontage along I-35, interior to the site, separated by North Riverside Dr.)
3*	“A-5” One-Family, “R2” Townhouse/Cluster, “CF” Community Facilities, “G” Intensive Commercial,	Yes (interior to the overall site, single-family uses separated by North Riverside Dr.)
4	“D” High Density Multifamily, “G” Intensive Commercial	Yes (along Basswood Blvd, floodplain to the west and Oncor easement to the east)

5	“D” High Density Multifamily, “I” Light Industrial	Yes (located along Basswood and I-35, across the street from industrial zoned land with commercial uses)
6	“A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily	Yes
7	“D” High Density Multifamily, “G” Intensive Commercial	Yes

## Comprehensive Plan Consistency – Far North

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Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The table below describes the consistency with the Comprehensive Plan:

Tract	Proposed Zoning	Future Land Use	Consistency
1	“R2” Townhouse Cluster, “D” High Density Multifamily, “G” Intensive Commercial	General Commercial	Not Consistent (Technical Inconsistency)
2	“A-5” One-Family, “R2” Townhouse/Cluster, “D” High Density Multifamily & “G” Intensive Commercial	Single-family; Neighborhood Commercial	Not Consistent (Significant Deviation) due to predominance of single-family
3*	“A-5” One-Family, “R2” Townhouse/Cluster, “CF” Community Facilities, “G” Intensive Commercial,	Single-family; Medium Density Multifamily	Not Consistent (Technical Inconsistency)
4	“D” High Density Multifamily, “G” Intensive Commercial	General Commercial	Not Consistent (Technical Inconsistency)
5	“D” High Density Multifamily, “I” Light Industrial	General Commercial	Not Consistent (Technical Inconsistency)
6	“A-5” One-Family, “R2” Townhouse/Cluster, “C” Medium Density Multifamily	General Commercial	Not Consistent (Technical Inconsistency)
7	“D” High Density Multifamily, “G” Intensive Commercial	General Commercial	Not Consistent (Technical Inconsistency)

## Economic Development Plan

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

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



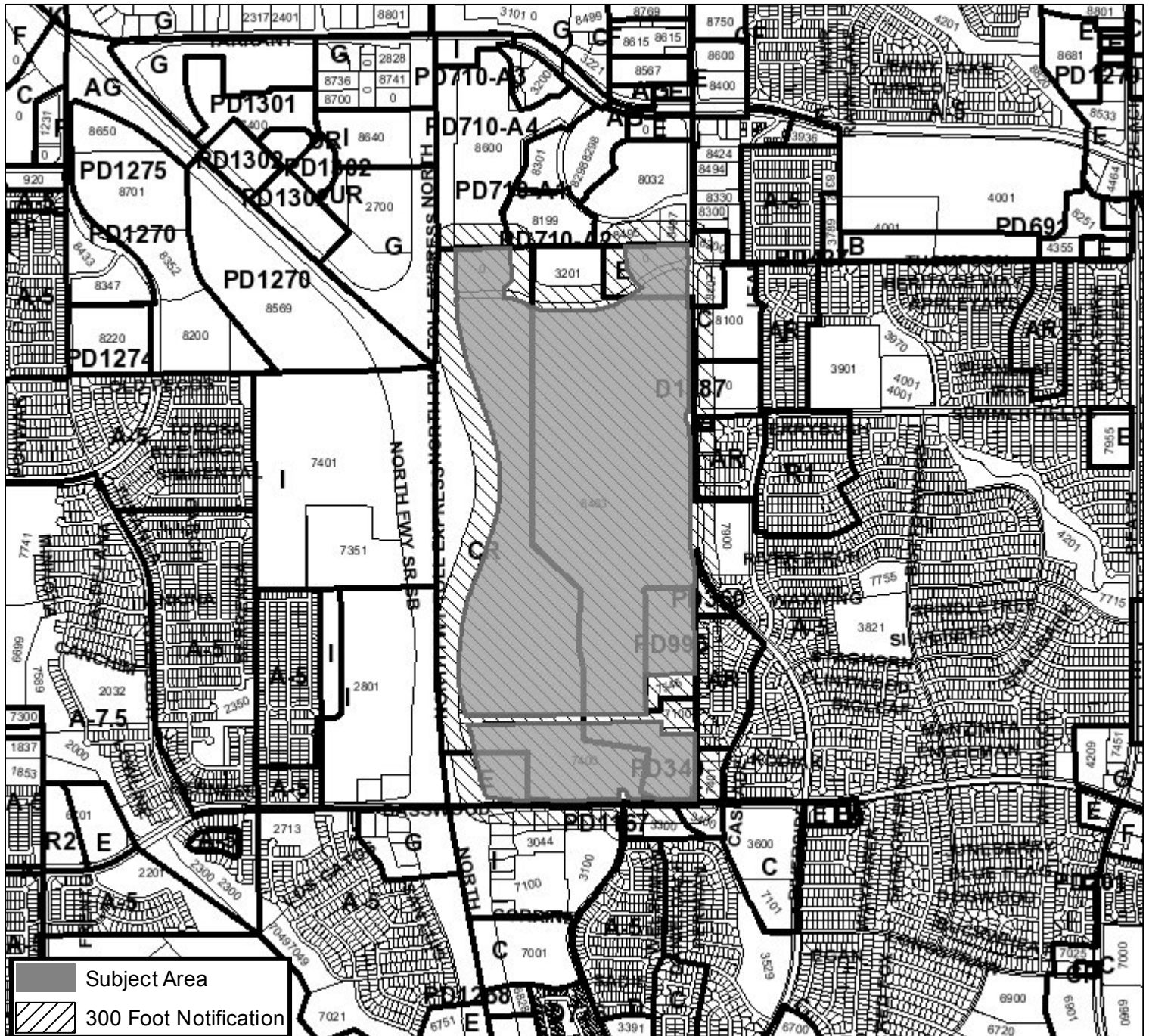
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

The proposed zoning may assist in high-wage job growth and targeted high-growth industry, it will also contribute to the quality of place for the neighborhood.

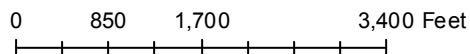


## Area Zoning Map

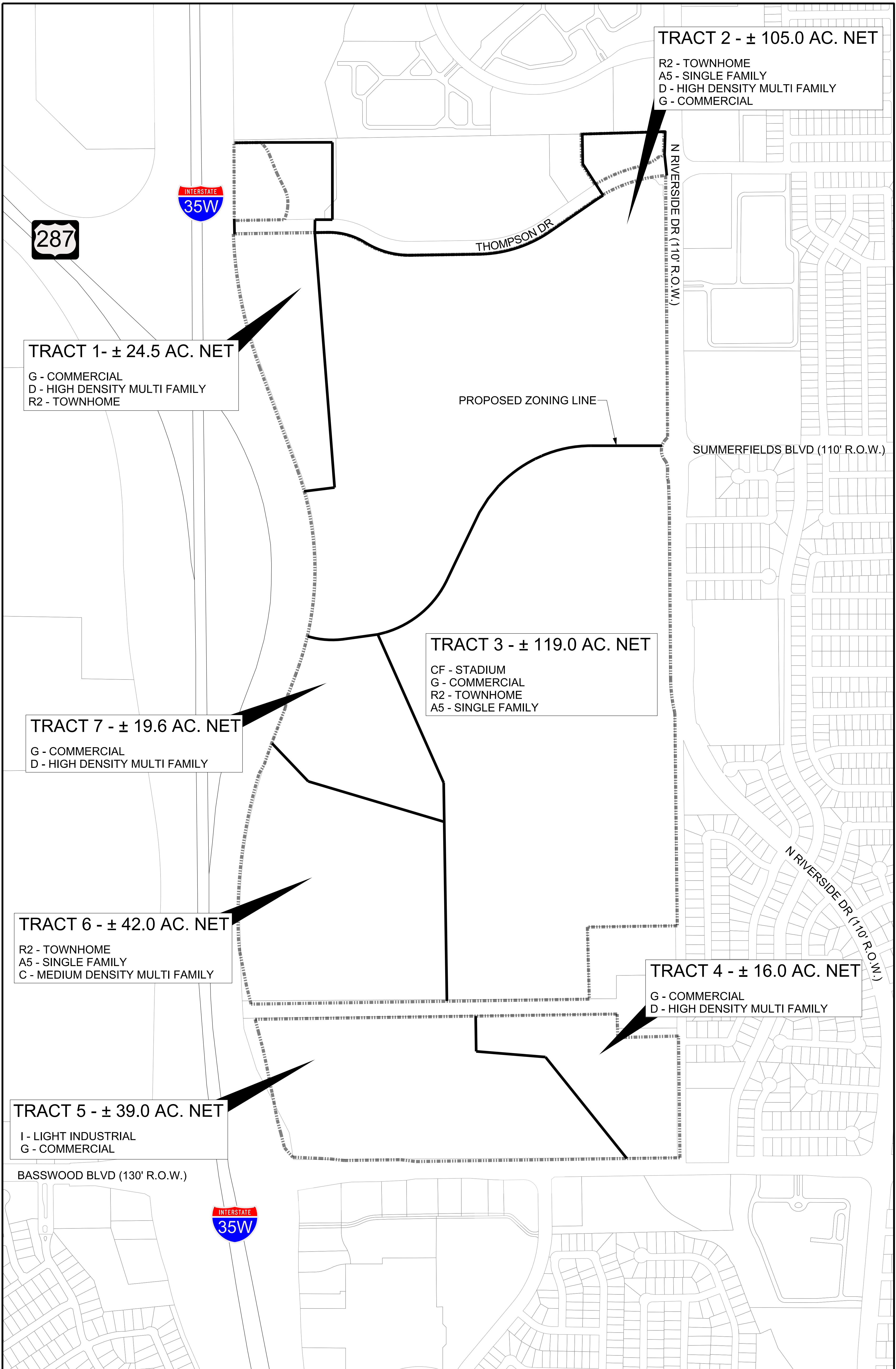
Applicant: Basswoods35 Land LLC  
 Address: 7400 - 8500 blocks North Freeway (I-35W)  
 Zoning From: A-5, CR, E, PD 996 for electronic data storage center  
 Zoning To: Planned Development for A-5, R2, C, D, CF, G, and I uses  
 Acres: 297.24008622  
 Mapsco: Page 35  
 Sector/District: Far North  
 Commission Date: 7/13/2022  
 Contact: 817-392-6329



Subject Area  
 300 Foot Notification







**TRACT 2 - ± 105.0 AC. NET**

- R2 - TOWNHOME
- A5 - SINGLE FAMILY
- D - HIGH DENSITY MULTI FAMILY
- G - COMMERCIAL

**TRACT 1- ± 24.5 AC. NET**

- G - COMMERCIAL
- D - HIGH DENSITY MULTI FAMILY
- R2 - TOWNHOME

**TRACT 3 - ± 119.0 AC. NET**

- CF - STADIUM
- G - COMMERCIAL
- R2 - TOWNHOME
- A5 - SINGLE FAMILY

**TRACT 7 - ± 19.6 AC. NET**

- G - COMMERCIAL
- D - HIGH DENSITY MULTI FAMILY

**TRACT 6 - ± 42.0 AC. NET**

- R2 - TOWNHOME
- A5 - SINGLE FAMILY
- C - MEDIUM DENSITY MULTI FAMILY

**TRACT 4 - ± 16.0 AC. NET**

- G - COMMERCIAL
- D - HIGH DENSITY MULTI FAMILY

**TRACT 5 - ± 39.0 AC. NET**

- I - LIGHT INDUSTRIAL
- G - COMMERCIAL

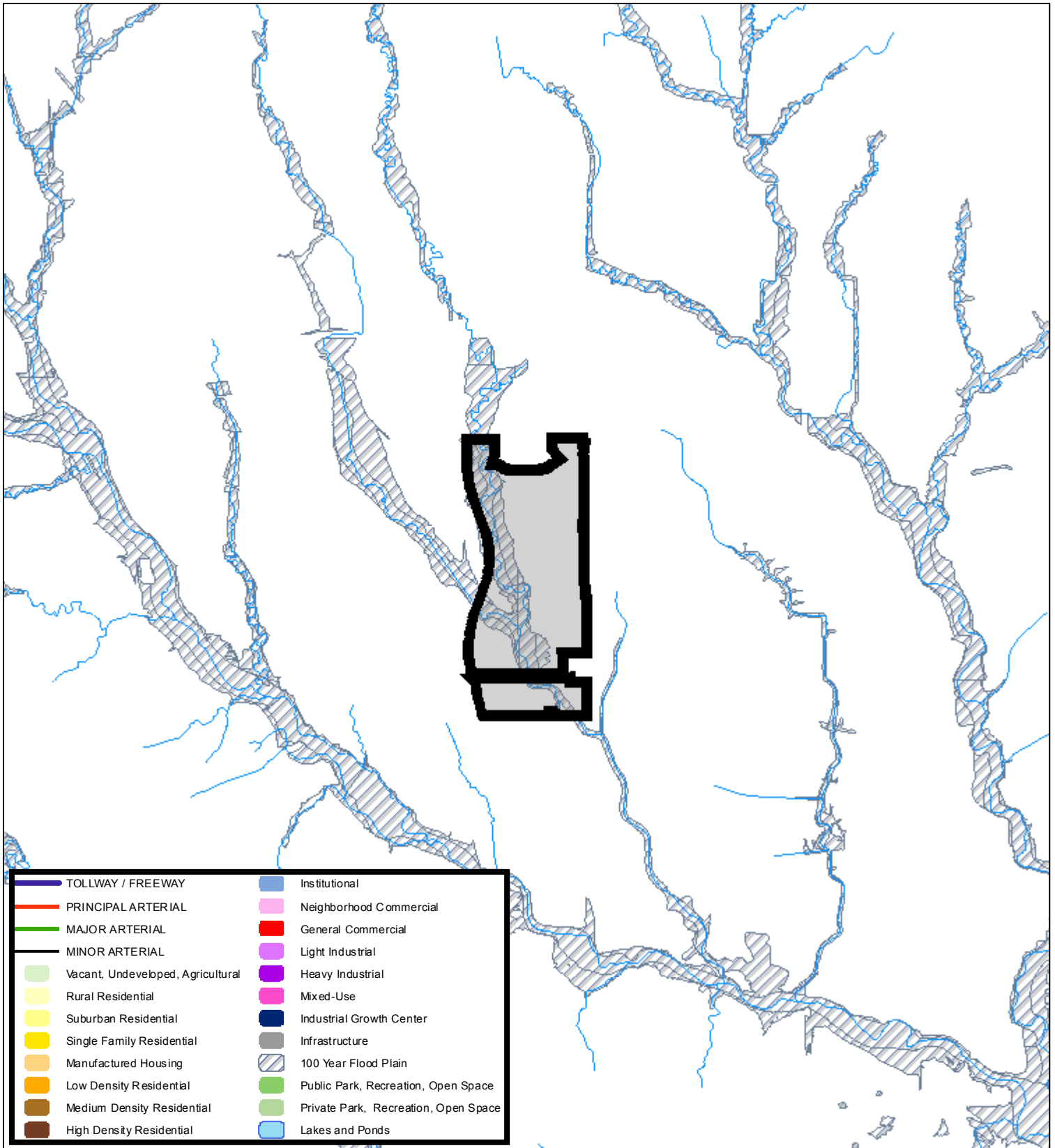


## Area Map

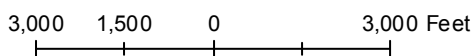




### Future Land Use



3,000 1,500 0 3,000 Feet



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





## Aerial Photo Map



0 2,000 4,000 8,000 Feet







# Zoning Staff Report

Date: July 13, 2022

Case Number: ZC-22-115

Council District: 5

## Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: City of Fort Worth / Development Services

Site Location: 1916 Amanda Avenue

Acreage: 0.23 acres

### Request

Proposed Use: Commercial Development

Request: From: "A-5/SS" One-Family with Stop Six Overlay

To: "MU-1/SS" Low Intensity Mixed Use with Stop Six Overlay

### Recommendation

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

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

Staff Recommendation: **Approval**

### Table of Contents

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

## Project Description and Background

The property is currently a vacant lot within the Stop Six Overlay and NEZ Area Six. The City of Fort Worth is present owner and holds the site as surplus property. The Real Property Department has been contacted by a person interested in purchasing the land and constructing a day care. Daycare facilities in the midst of neighborhoods allow families to have easy access with minimal driving distances.

The current “A-5” One-Family zoning does not match the mixed use future land use designation, and City policies require the site to have zoning matching the future land use designations prior to sale. The proposal to rezone this lot would change the “A-5” One-Family zoning to “MU-1” Low Intensity Mixed Use zoning, allowing construction of a daycare by right. Mixed use zoning has requirements for non-residential developments to buffer the adjacent single family zoning. The lot is approximately 9,800 square feet. The proposed “MU-1” Low Intensity Mixed Use zoning does not obligate the purchaser to build a daycare, but could be developed for any uses allowed by right. The lot size plus the buffering requirements would limit most intensive uses.

## Surrounding Zoning and Land Uses

North “A-5” One-Family / vacant land

East “CF” Community Facilities and “E” Neighborhood Commercial /commercial uses and vacant land

South “A-5” One-Family and “E” Neighborhood Commercial / residential and vacant land

West “A-5” One-Family / undeveloped

## Recent Zoning History

- ZC-19-116, subject site and surrounding area, add Stop Six Design Overlay, approved September 10, 2019.
- ZC-21-165, south of site, from E to AR, approved 11/15/2021.

## Public Notification

300-foot Legal Notifications were mailed on June 24, 2022.

The following organizations were notified: (emailed June 30, 2022)

Organizations Notified	
Historic Stop Six NA*	Trinity Habitat for Humanity
Stop Six Sunrise Edition NA	Southeast Fort Worth Inc
Stop 6/Poly Oversight	East Fort Worth Business Association
East Fort Worth, Inc	Fort Worth ISD
Streams and Valleys Inc	

\* Located within this registered Neighborhood Association



# Development Impact Analysis

## Land Use Compatibility

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The proposed zoning of “MU-1” Low Intensity Mixed Use would allow construction of a daycare by right, which aligns with the purchaser’s intentions. The Cavile Place Neighborhood Transformation Plan sheds light on the history of Amanda Avenue as a commercial center for the neighborhood. Amanda is the traditional “main street” of the neighborhood that, in the past, supported both residential and local serving retail commercial uses.

The Cavile Place Neighborhood Transformation Plan envisions the creation of a vibrant, sustainable community over the next 10–15 years. Amanda Street is proposed to be upgraded with new paving and pedestrian amenities. New mixed-use development incorporating local neighborhood serving businesses is proposed along the improved street, along with possible roundabouts and a landscaped median to re-establish it as a desirable address for neighborhood retail and services. The site appears to be conducive to residential infill development and compatible with the Cavile Place Neighborhood Transformation Plan as adopted. As such, the proposed zoning **is compatible** with surrounding land uses.

## Comprehensive Plan Consistency – Southeast

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The 2022 Comprehensive Plan currently designates the subject property as Mixed-Use. The proposed zoning of “MU-1” Low Intensity Mixed Use is compatible with the future land use designation of the adopted Comprehensive Plan.

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

Additionally, the proposed zoning would be in alignment with the following policy of the Comprehensive Plan for the Southeast Planning Sector:

11. Promote a balance of residential, commercial, and industrial uses in the Southeast sector.

The proposed zoning **is consistent** with the Comprehensive Plan future land use designation.

## Economic Development Plan

---

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

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

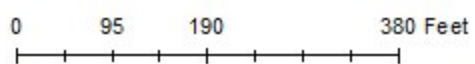
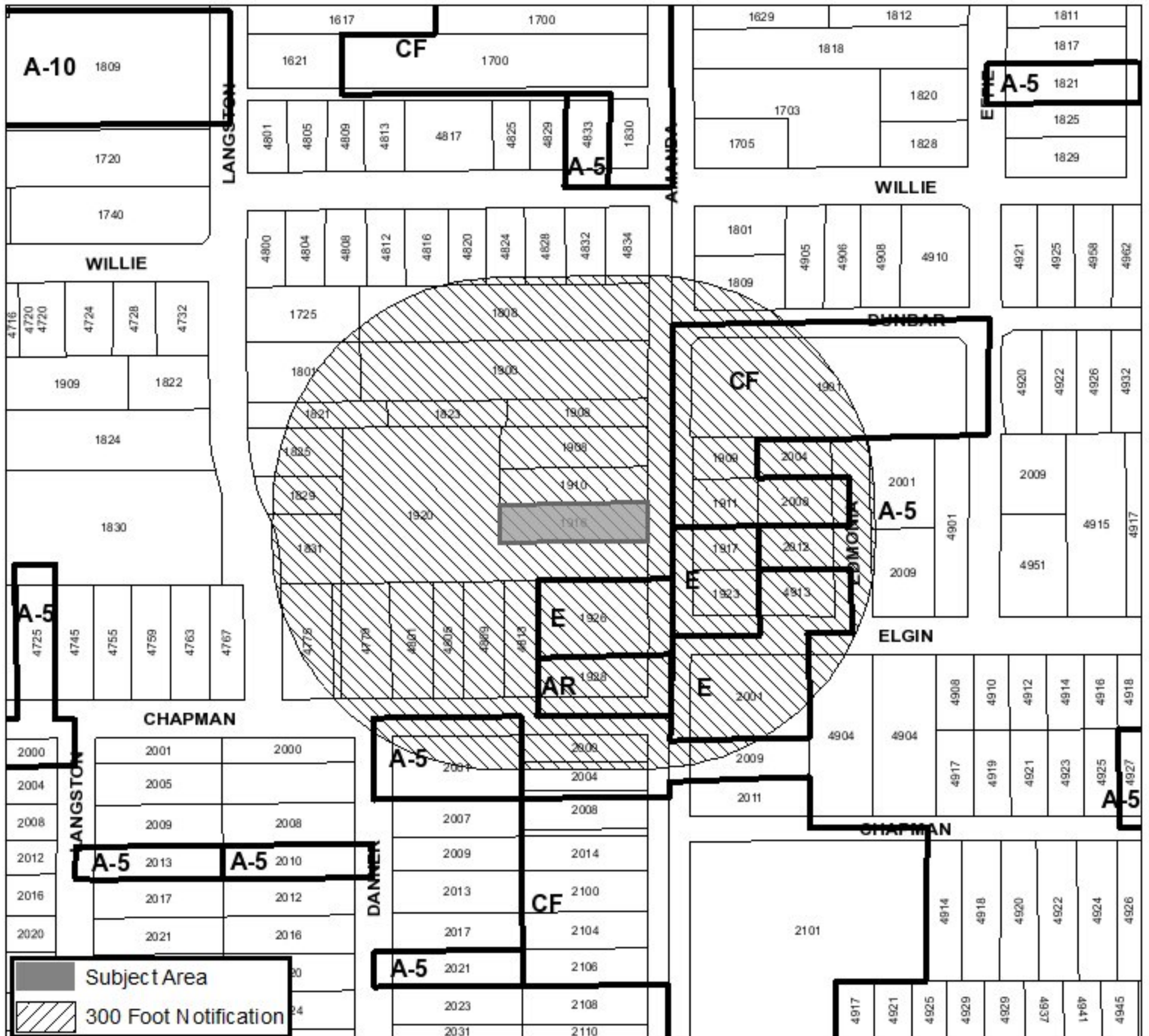
This zoning request may not assist in high-wage job growth, is not a targeted high-growth industry, but would contribute to a more sustainable tax base and the quality of place.





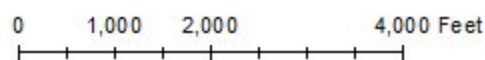
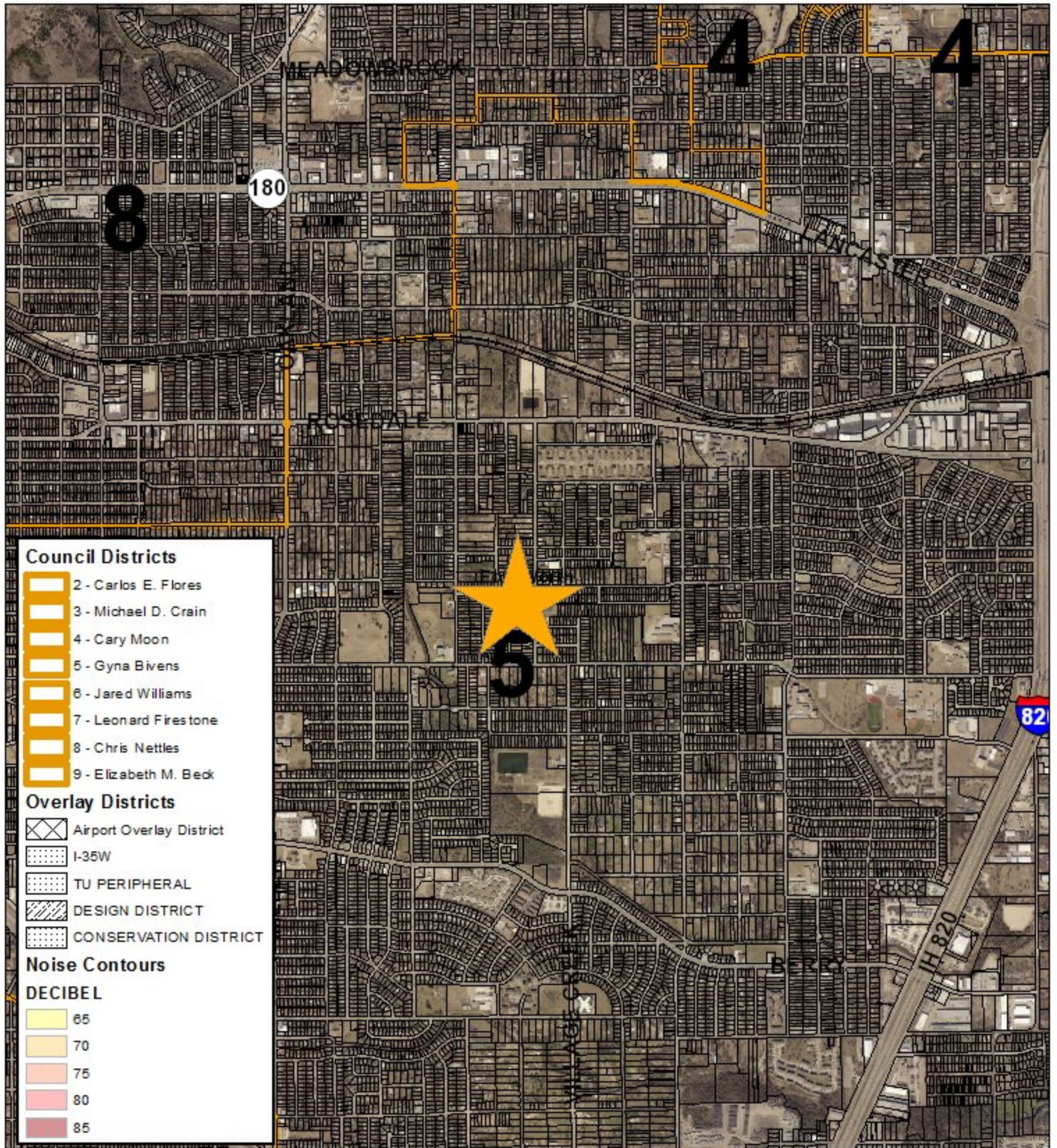
# Area Zoning Map

Applicant: City of Fort Worth - Development Services  
 Address: 1916 Amanda Avenue  
 Zoning From: A-5 with Stop Six Overlay  
 Zoning To: MU-1 with Stop Six Overlay  
 Acres: 0.22608219  
 Mapsco: 79N  
 Sector/District: Southeast  
 Commission Date: 7/13/2022  
 Contact: 817-392-8190





## Area Map

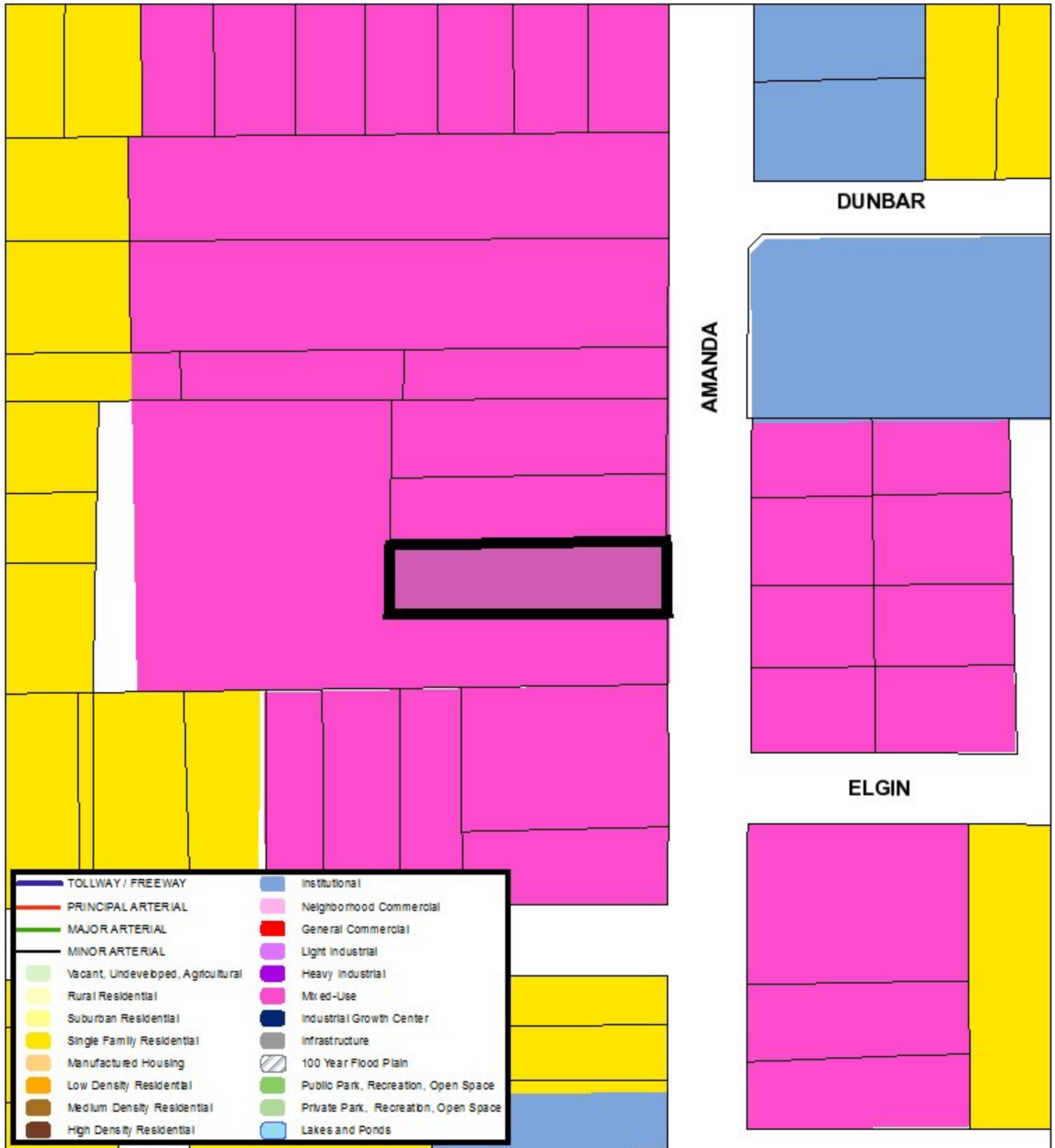




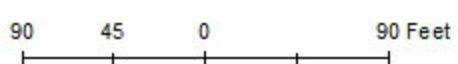


ZC-22-115

Future Land Use



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



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







ZC-22-115

Aerial Photo Map



0 60 120 240 Feet

