



**ZONING COMMISSION
AGENDA**

Wednesday, August 10th, 2022

Work Session 12:00 PM

Public Hearing 1:00 PM

Work Session

In-Person:

City Hall Conference Room 2020

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Public Hearing

In-Person:

City Council Chamber

200 Texas Street

2nd Floor-City Hall

Fort Worth, Texas 76102

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e7b8a0d51fe152de05869fa11d74a7cde>

Meeting/ Access Code: 2554 234 7958

Registration Required

Teleconference

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

Meeting/ Access Code: 2554 234 7958

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, August 8th. To sign up, please register through WebEx in accordance with the directions on the City’s website above. This link should be used to register whether you plan to participate in-person or virtually. For questions or assistance with registration, please contact Sandra Cejas at sandra.cejas@fortworthtexas.gov or (817)392-8047.**

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 |
| B. Discussion of Changes to the Board of Adjustment | Sevanne Steiner |
| C. Overview of the “HP” Zoning District | Sevanne Steiner |

II. PUBLIC HEARING 1:00 PM

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, SEPTEMBER 13TH, 2022 AT 6:00 P.M. UNLESS OTHERWISE STATED.

A. CALL TO ORDER

B. APPROVAL OF MEETING MINUTES OF MAY 11TH, 2022 _____ Chair

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

C. CONTINUED CASES

1. ZC-22-061 CD 2

- a. Site Location: Generally bounded by NE 23rd, Packers, Stockyards Blvd, and SLSW Railroad
- b. Acreage: 29.29
- c. Applicant/Agent: City of Fort Worth - Development Services
- d. Request: Adopt Ordinance Amending the Zoning Ordinance, Chapter 4, “District Regulations” Article 13, “Form Based Districts”, Section 4.1309, “Stockyards (“SY”) District” to amend the “Fort Worth Stockyards Form Based Code and Design Guidelines” and Section 4.1203 Form Based Districts Code use table to clarify where multifamily is allowed in the SY-TSA subdistricts and amend Appendix B “maps” Exhibit B.33 Stockyards District

Request by staff to continue to September 14, 2022

2. ZC-22-085

CD 2

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

Request by staff to continue to September 14, 2022

3. ZC-22-028

CD 8

- a. Site Location: 3001 & 3015 Fisher Avenue
- b. Acreage: 4.82
- c. Applicant/Agent: Boral Roofing LLC / Huber Mendoza & Maritza Valle
- d. Request: From: "ER" Neighborhood Commercial Restricted
To: "I" Light Industrial

4. ZC-22-007

CD 7

- a. Site Location: 8997 Boat Club Road (FM 1220)
- b. Acreage: 51.71
- c. Applicant/Agent: Paul Krause, Buffer LLC, Eagle Mt. Lake Farms LLC
- d. Request: From: "AG" Agricultural
To: "PD" Planned Development with a base of "CR" Low Density Multifamily, with specific development standards for setbacks adjacent to one-family residential, front yard fencing, and a waiver to the MFD; Site Plan included.

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

5. ZC-22-102

CD 8

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

6. 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.

7. 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

D. NEW CASES

8. ZC-22-001

CD 6

- a. Site Location: 1984, 2000, 2004 Cleburne Crowley Rd, 1950, 3200 Longhorn Trail, 1101 W. Cleburne Rd.
- b. Acreage: 297
- c. Applicant/Agent: D.R. Horton – Texas LTD
- d. Request: From: Unzoned
To: "A-5" One-Family and "E" Neighborhood Commercial

This case will be heard at the August 23rd, 10:00 am Council Hearing

9. SP-22-013

CD 6

- a. Site Location: 7800-8000 block Chisholm Trail Parkway
- b. Acreage: 41.44
- c. Applicant/Agent: Denton Texas Venture Ltd
- d. Request: To: Add Site Plan to PD 1247 for "C" Medium density multifamily and cottage community

10. SP-22-015

CD 6

- a. Site Location: 6429 Altamesa Drive
- b. Acreage: 1.14
- c. Applicant/Agent: Siddhipriya Tavolo Park, LLC
- d. Request: To: Site plan for PD 1063 and PD 1065 Planned Development for all uses in "G" Intensive Commercial excluding certain uses with height restriction; site plan included.

11. ZC-22-067

CD 9

- a. Site Location: 1108-1112 Amspoker Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Adriana Ortiz
- d. Request: To: Add Conditional Use Permit for outdoor storage and overnight commercial vehicle parking in "B" Two-Family with waiver for shed within 5 side yard setback, site plan included.

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

12. ZC-22-118

CD 8

- a. Site Location: 1609 E. Bluff Street
- b. Acreage: 0.08
- c. Applicant/Agent: Affluency Homes, LLC / Vusumuzi Ngwenya
- d. Request: From: "J" Medium Industrial / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay
To: "R1" Zero Lot Line/Cluster / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay

13. ZC-22-119

CD 7

- a. Site Location: 1325 Belle Place
- b. Acreage: 0.16
- c. Applicant/Agent: Patrick Maslanka
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

14. ZC-22-120

CD 3

- a. Site Location: 1401 Alameda Street
- b. Acreage: 23.0
- c. Applicant/Agent: 820/30 Interchange Ltd. / Ray Oujesky, Kelly Hart & Hallman LLP
- d. Request: To: Add Conditional Use Permit for wholesale office in "F" General Commercial, site plan included

Request by staff to continue to September 14, 2022

15. ZC-22-121

CD 4

- a. Site Location: 440 - 460 (evens) Haltom Road
- b. Acreage: 19.87
- c. Applicant/Agent: Valentin Torres / George Muckleroy
- d. Request: From: "I" Light Industrial
To: Add Conditional Use Permit (CUP) to allow semi truck and trailer parking; site plan included with development waiver for screening fence materials and height, site plan included.

16. ZC-22-122

CD 6

- a. Site Location: 7424 Granbury Road
- b. Acreage: 22.34
- c. Applicant/Agent: Archco RCM Dylan Land Manager, LLC
- d. Request: From: "PD 823" Planned Development with base of Mixed Use Low Intensity (MU-1)
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, adding Office (commercial shared workspace) and restricting Gas drilling & production, Golf course, Country club (Private), Museum, library, fine arts center (Govt.); with specific development standards for open space, front yard building setback, building setback adjacent to one-family residential zoning, and a waiver to the MFD submittal; Site Plan included.

17. ZC-22-123

CD 4

- a. Site Location: 3417 & 3421 N. Beach Street
- b. Acreage: 1.39
- c. Applicant/Agent: JoDon Properties / Evolving Texas
- d. Request: From: "B" Two-Family
To: "E" Neighborhood Commercial

18. ZC-22-124

CD 6

- a. Site Location: 500 W. Rendon Crowley Rd
- b. Acreage: 5.0
- c. Applicant/Agent: Logan Land Development LP
- d. Request: From: "E" Neighborhood Commercial
To: "PD/E" Planned Development for all uses in "E" Neighborhood Commercial, plus miniwarehouse; site plan waiver requested.

19. ZC-22-125

CD 9

- a. Site Location: 4200-4228 Townsend Dr
- b. Acreage: 1.3
- c. Applicant/Agent: Jango Construction Inc./ Shamim M. Naem
- d. Request: From: "A-5" One-Family
To: "B" Two-Family

20. ZC-22-128

CD 3,9

- a. Site Location: 3071 Wabash Avenue & 2945 Lubbock Avenue
- b. Acreage: 0.29
- c. Applicant/Agent: Texas Christian University
- d. Request: 3071 Wabash Avenue
From: "BU-IX-6" Berry/University / TCU Residential Overlay
To: Amend "PD1190" Planned Development for all uses in "CF" Community Facilities to include 3071 Wabash to include waiver to 100 ft. setback to residential uses; site plan waived / TCU Residential Overlay
2945 Lubbock Avenue
From: "B" Two-Family / TCU Residential Overlay
To: "CF" Community Facilities/ TCU Residential Overlay

21. ZC-22-129

CD 6

- a. Site Location: 11501 & 11801 S. Freeway
- b. Acreage: 88.75
- c. Applicant/Agent: Adventist Health System/Sunbelt Inc.
- d. Request: From: "CF" Community Facilities
To: "PD/J" Planned Development for uses in "J" Medium Industrial with development standards included in Exhibit A, site plan included.

E. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

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

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que

se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

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



Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-061

Council District: 2

Zoning Text Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: City of Fort Worth/ Development Services Department

Site Location: Generally bounded by NE 23rd Street, Packers Avenue, Stockyards Blvd, and SLSW Railroad. **Acreage:** 32.62 acres

Request

Proposed Use: Mixed Use

Request: From: N/A

To: Amend the Fort Worth Stockyards Form Based Code and Design Guidelines to clarify in the land use table where multifamily is allowed in “SY-TSA-105” Stockyards Transition Swift/Armour-105, and “SY-TSA-130” Stockyards Transition Swift/Armour-130.

Recommendation

Amend the Fort Worth Stockyards Form Based Code and Design Guidelines to clarify in the land use table where multifamily is allowed in “SY-TSA-105” Stockyards Transition Swift/Armour-105, and “SY-TSA-130” Stockyards Transition Swift/Armour-130.

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

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

Staff Recommendation: **Approval**



Zoning Staff Report

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

Project Description and Background

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

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

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

The City is requesting a continuance to the September Zoning Commission hearing.

Surrounding Zoning and Land Uses

North “SY-TSA-80” Stockyards Transition Swift/Armor-80 (mixed-use)/ vacant.

East “K” Heavy Industrial / vacant.

South “SY-TSA-55” Stockyards Transition Swift/Armor-55 (mixed-use)/ vacant.

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

Recent Zoning History

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

Public Notification

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

Development Impact Analysis

Land Use Compatibility

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

Comprehensive Plan Consistency – Northside

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

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

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

Economic Development Plan

The 2018 Economic Development Strategic Plan identifies the Stockyards District is one of the five major districts that generates economic benefits for the city and is considered a major employment node; the Plan also calls for the City to “leverage Fort Worth’s downtown tourism assets for broader economic growth” (Section. 3.1.10) and also generally calls for the City to allow development of a more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.

Applicable Stockyards Form-Based Code:

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

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

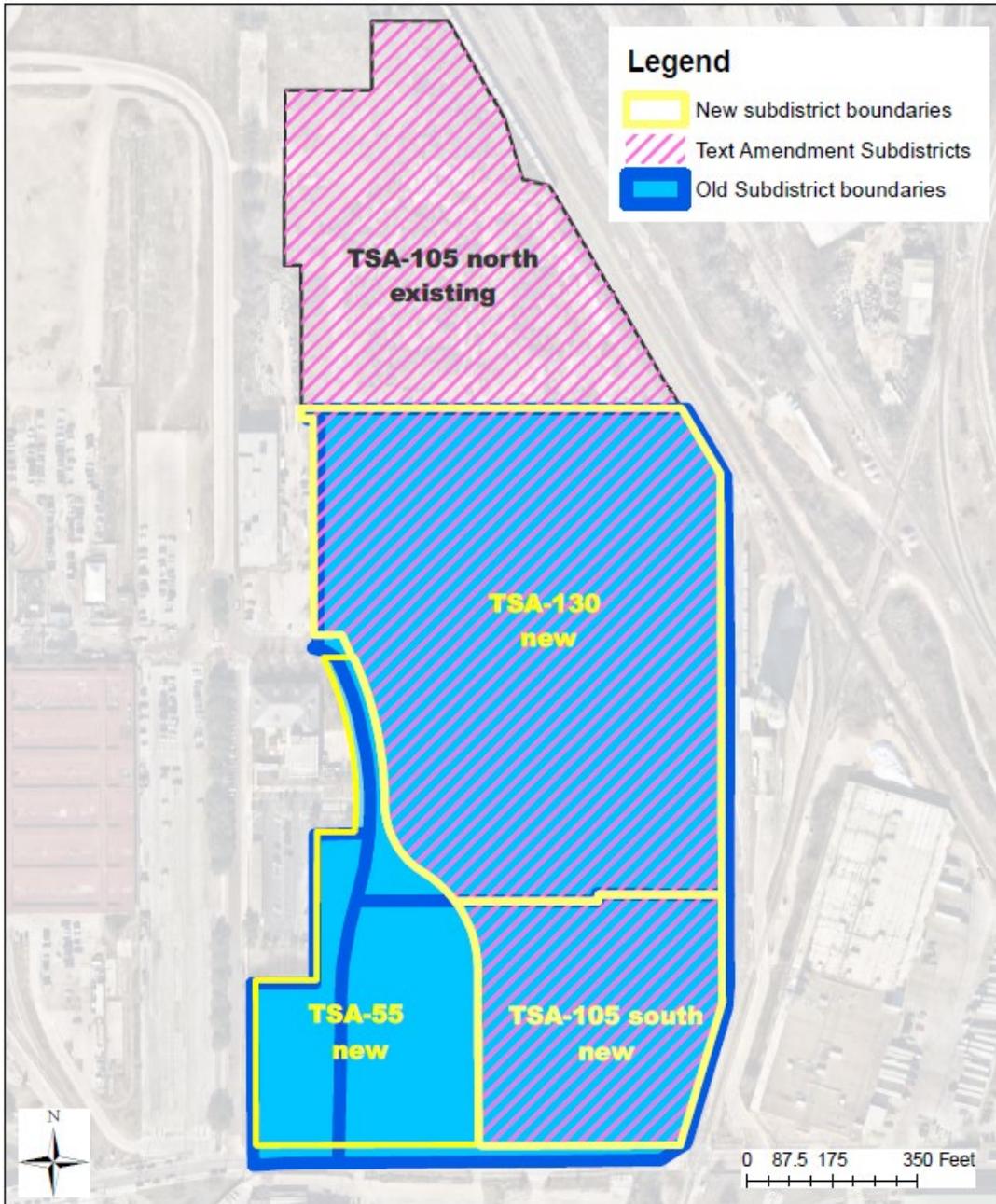
while permitting a transition to buildings of larger scale farther away from the Historic District. Development also is intended to be influenced by the design traditions of the Historic District, in terms of form, materials and character, but in more abstract ways than within the Historic District itself.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

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

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

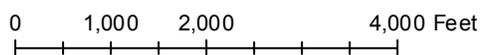
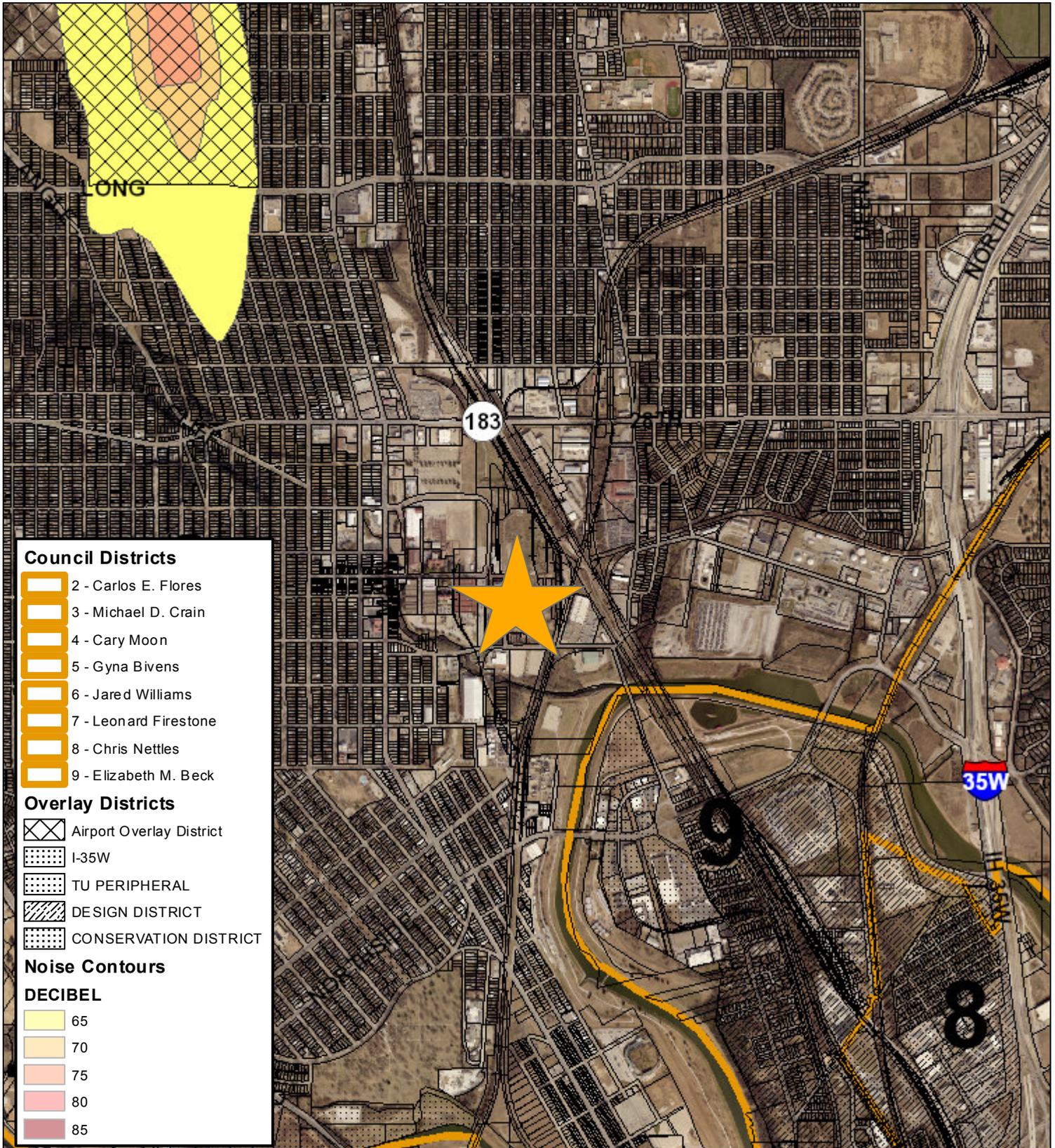


Stockyards Text and Map Amendments

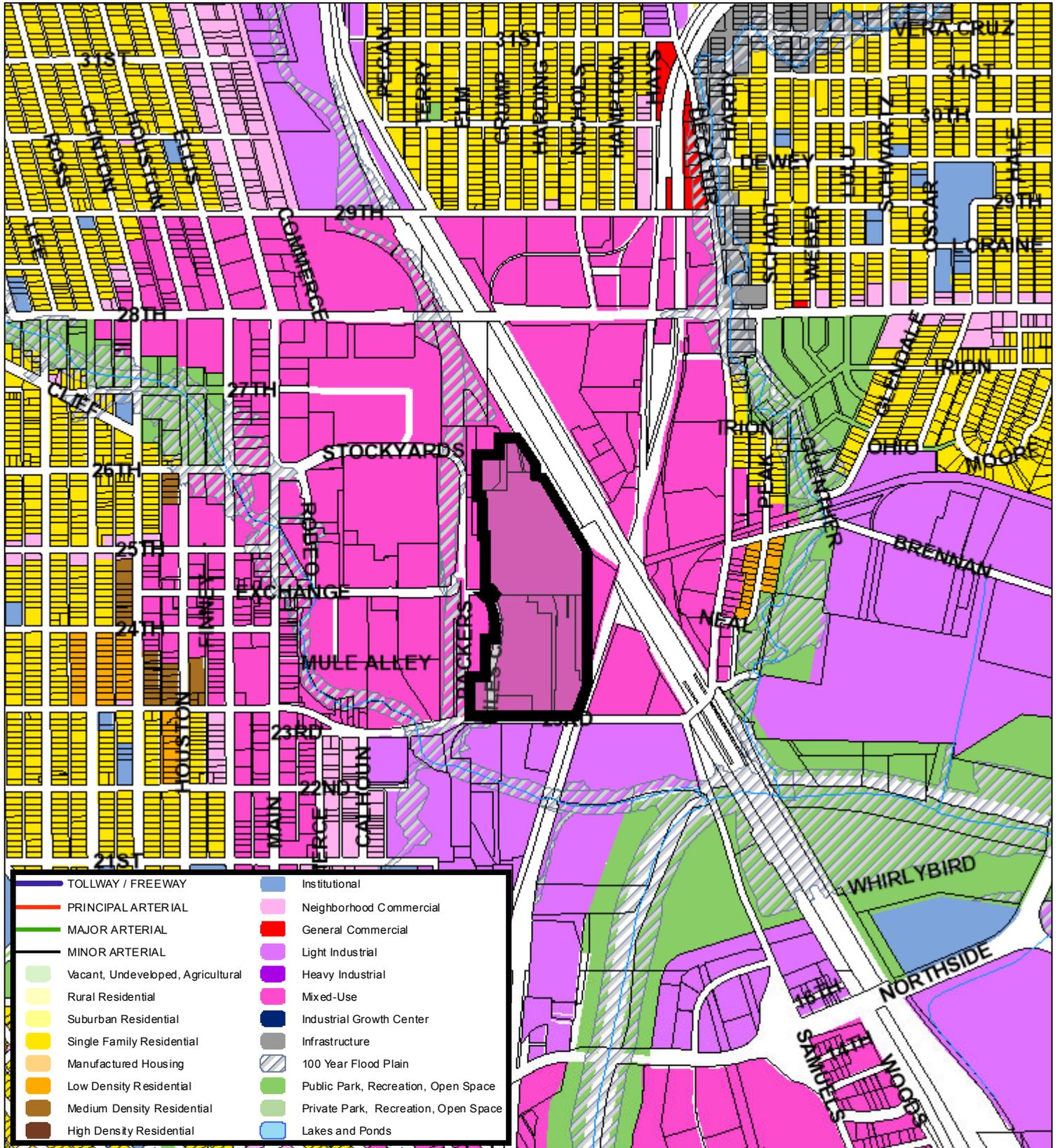


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Area Map



Future Land Use



1,000 500 0 1,000 Feet

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



Aerial Photo Map



0 650 1,300 2,600 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-085

Council District: 2

Zoning Map Amendment

Case Manager: [Jamie DeAngelo](#)

Owner / Applicant: City of Fort Worth/ Development Services Department

Site Location: Generally bounded by NE 23rd Street, Packers Avenue, Stockyards Blvd, and SLSW Railroad. **Acres:** 28.87 acres

Request

Proposed Use: Mixed Use

Request: From: “SY-TSA-55” Stockyards Transition Swift/Armour-55, “SY-TSA-105” Stockyards Transition Swift/Armour-105, and “SY-TSA-130” Stockyards Transition Swift/Armour-130.

To: Boundary change between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd.

Recommendation

Adjust the subdistrict boundaries between SY-TSA-55, SY-TSA-105, and SY-TSA-130 to accommodate the street relocation of Niles City Blvd.

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

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

Staff Recommendation: **Approval**



Zoning Staff Report

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Project Description and Background

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

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

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

The City is requesting a continuance to the September Zoning Commission hearing.

Surrounding Zoning and Land Uses

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

East "K" Heavy Industrial / vacant.

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

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

Recent Zoning History

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

Public Notification

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

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

Development Impact Analysis

Land Use Compatibility

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

Comprehensive Plan Consistency – Northside

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

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

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

Economic Development Plan

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

Applicable Stockyards Form-Based Code:

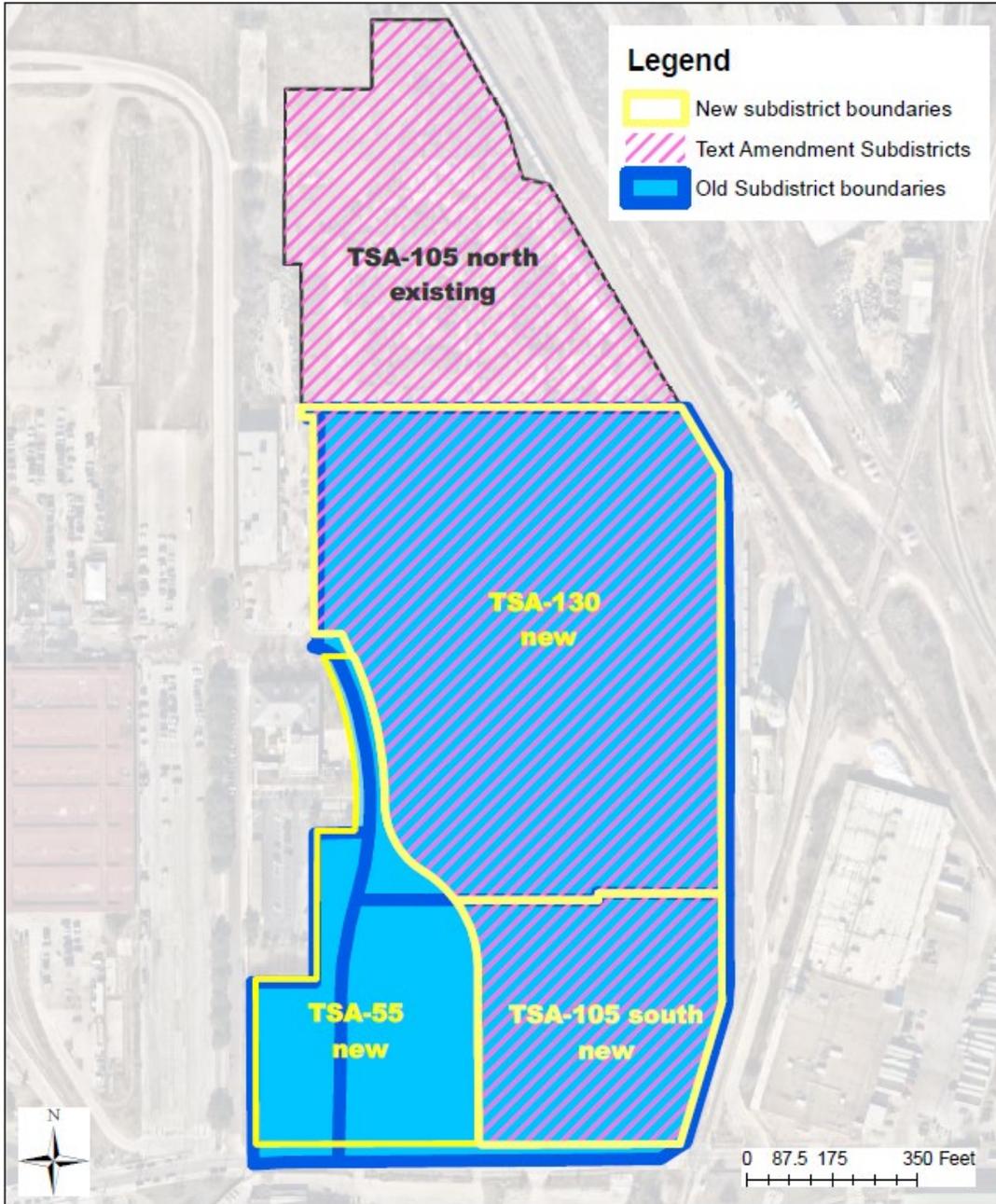
Transition Districts – Stockyards Form-Based Code Intent (Sec. 3.1)

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

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

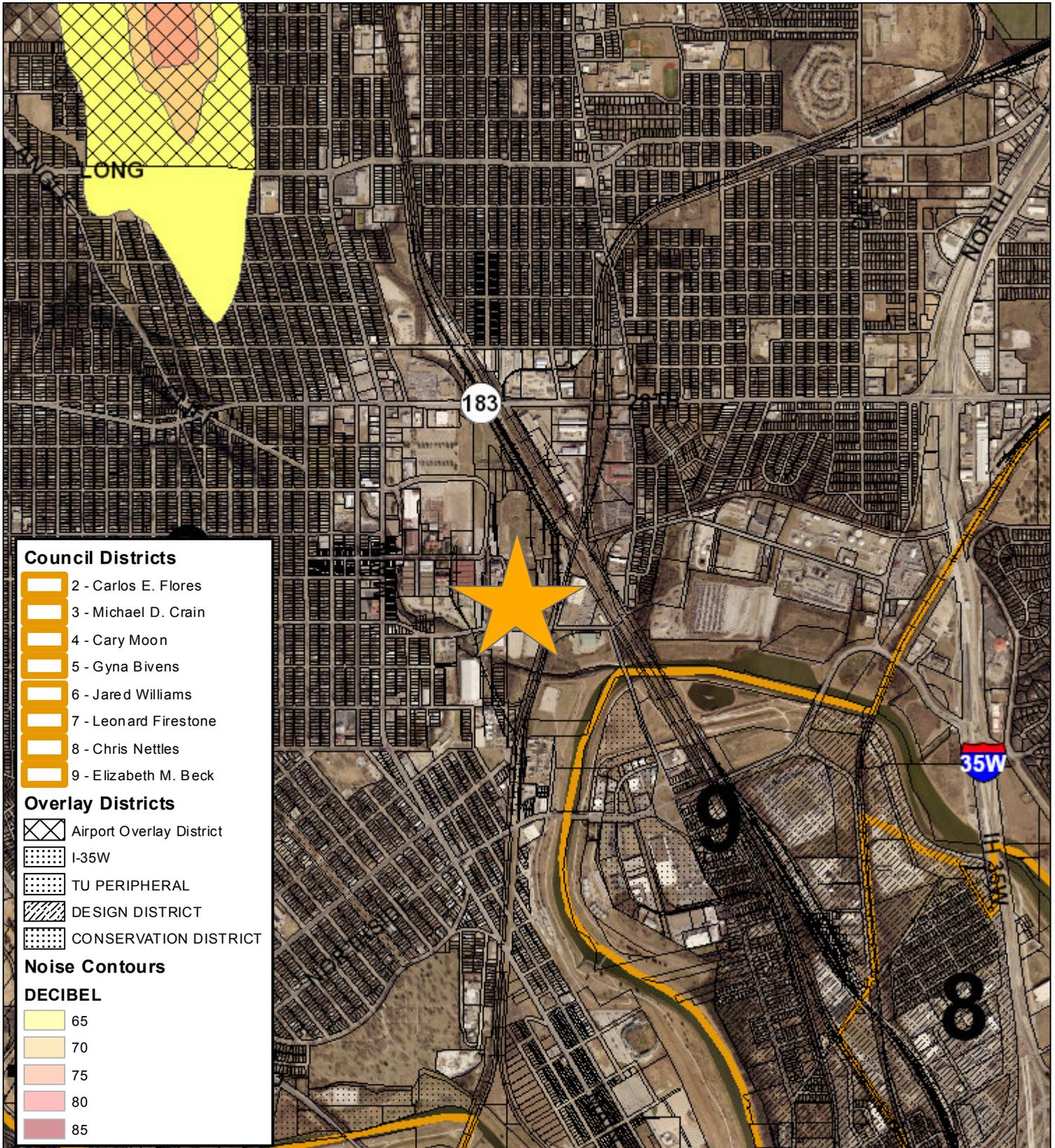
The Transition Swift/Armour (SY-TSA) District is intended to serve as a transition in scale and character from the Historic District while complementing the earlier scale and form of building in contemporary ways. An objective is to promote a mixed-use urban area with walkable streets and contextually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

Stockyards Text and Map Amendments



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Area Map



Council Districts

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

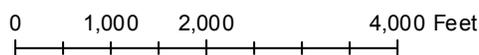
Overlay Districts

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

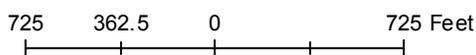
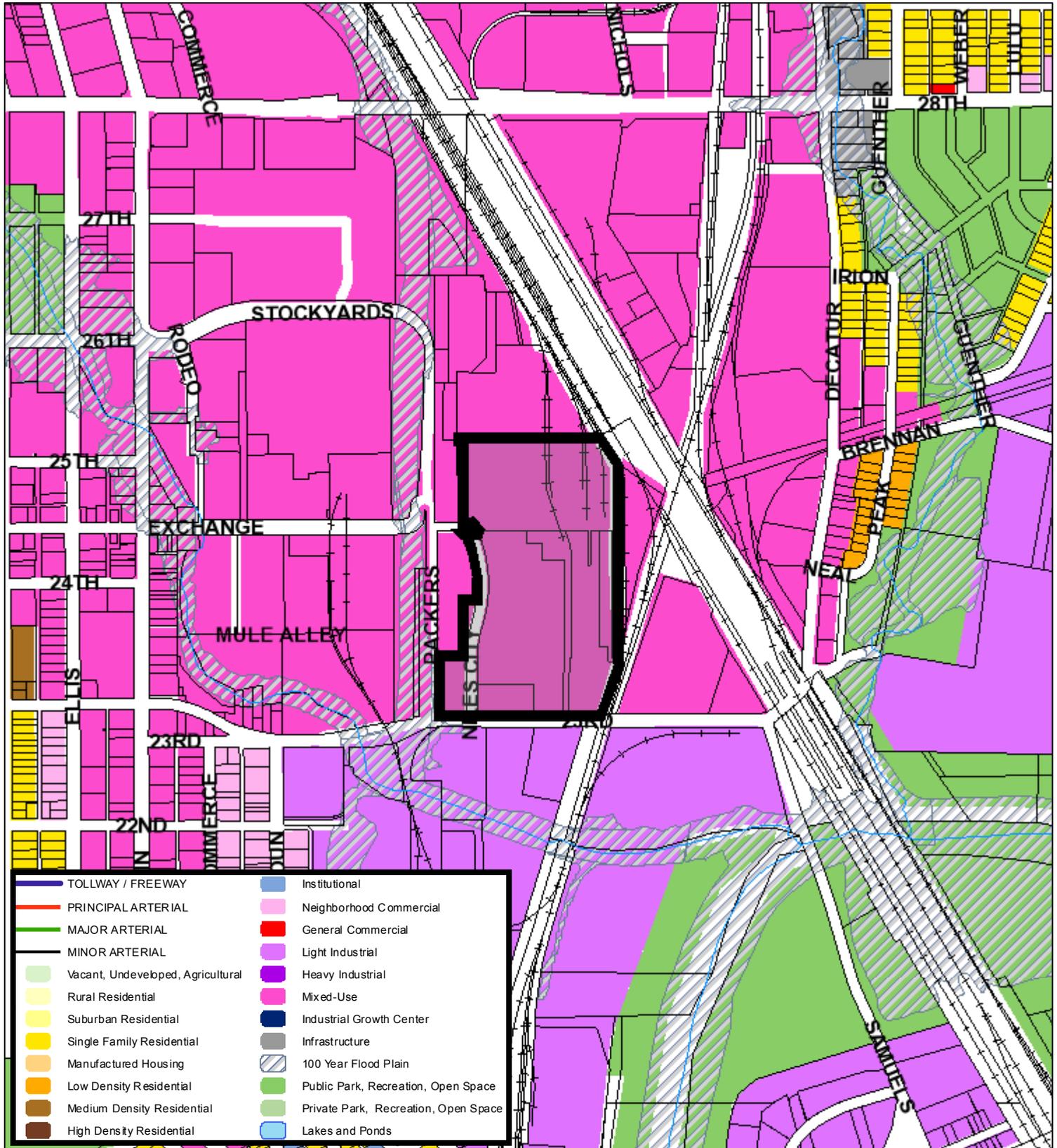
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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



Aerial Photo Map



0 455 910 1,820 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-028

Council District: 8

Zoning Map Amendment

Case Manager: [Brett Mangum](#)

Owner / Applicant: Boral Roofing LLC / Huber Mendoza & Maritza Valle

Site Location: 3001 & 3015 Fisher Avenue

Acreage: 4.82 acres

Request

Proposed Use: Semi Truck / Trailer Parking

Request: From: “ER” Neighborhood Commercial Restricted

To: “I” Light Industrial

Recommendation

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

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

Staff Recommendation: **Denial**

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

Project Description and Background

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

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

At their **April 13th** meeting, the Zoning Commission voted to continue this case for 60 days in order to give the applicant more time for continued dialogue with the community and to obtain support for the project. The Zoning Commission approved a second continuance of 60 days on **June 8th** in order for the applicant to have additional time to obtain neighborhood support and/or correspondence.

Cases are not to be continued for more than 180 days past the application date, which in this instance was Feb. 7th. Two continuances have already been granted, and staff does not support granting a third continuance.

Surrounding Zoning and Land Uses

North “I” Light Industrial / railroad & food bank
East “I” Light Industrial / vacant industrial & commercial
South “I” Light Industrial / manufacturing
“A-5” One Family / residential
West “A-5” One Family / undeveloped

Recent Zoning History

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

Public Notification

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

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

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

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

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

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

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

Comprehensive Plan Consistency – Northeast

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

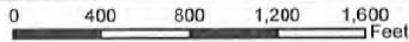
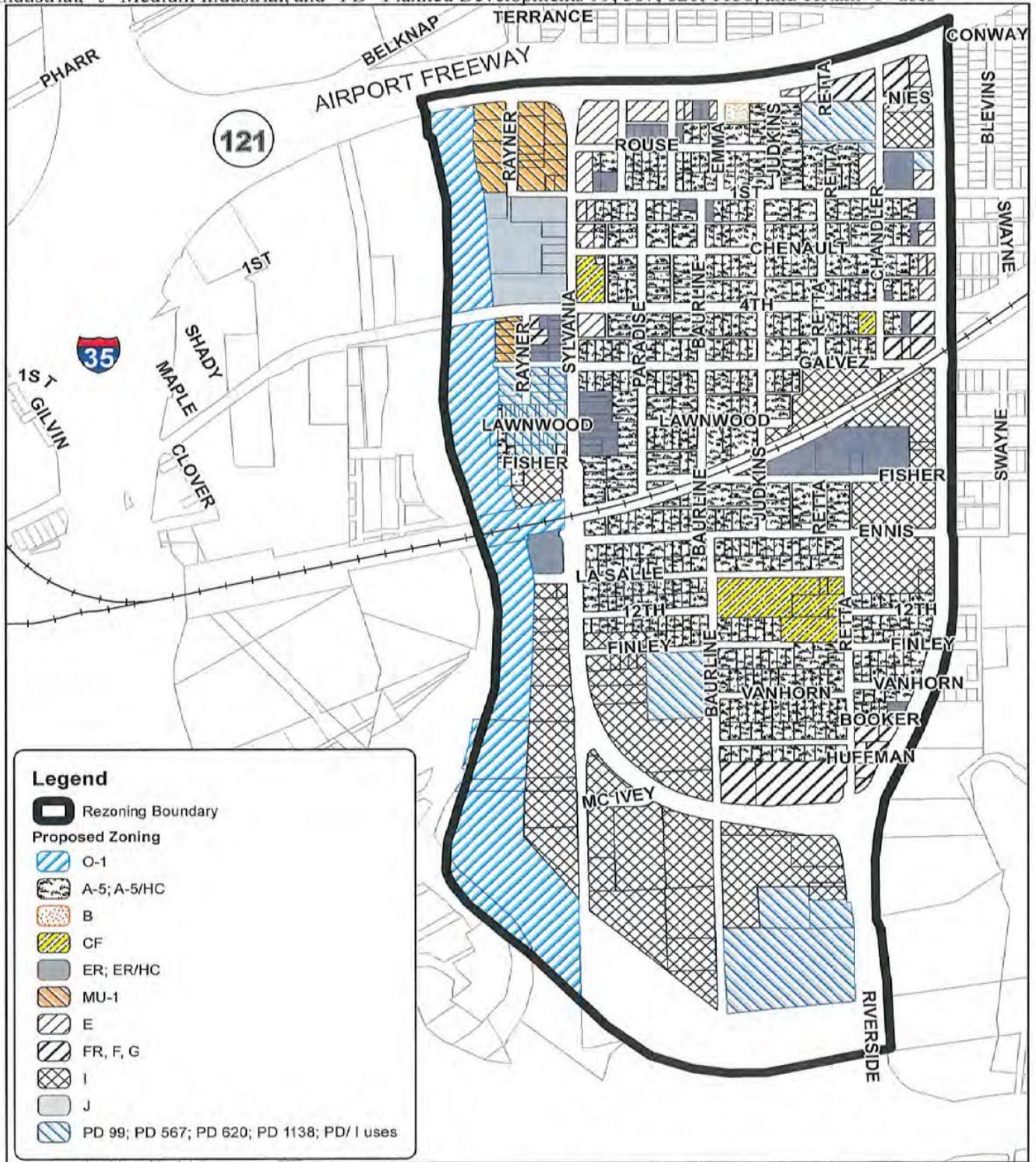
The proposed zoning in the Council-Initiated Zoning of 2019 applicable to these two parcels, and aligned with the following Comprehensive Plan policies include:

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

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

United Riverside NA: Proposed Zoning Change - Revised

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



Planning and Development
Department 5/2/2019 - BK

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Economic Development Plan

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

INITIATIVE 3.2. NEIGHBORHOOD ALIGNMENT

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

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



ZC-22-028

Area Zoning Map

Applicant: Boral Roofing LLC
 Address: 3001 Fisher Avenue
 Zoning From: ER
 Zoning To: J
 Acres: 3.60362264
 Mapsco: 63Z
 Sector/District: Northeast
 Commission Date: 3/9/2022
 Contact: 817-392-8043



 Subject Area
 300 Foot Notification

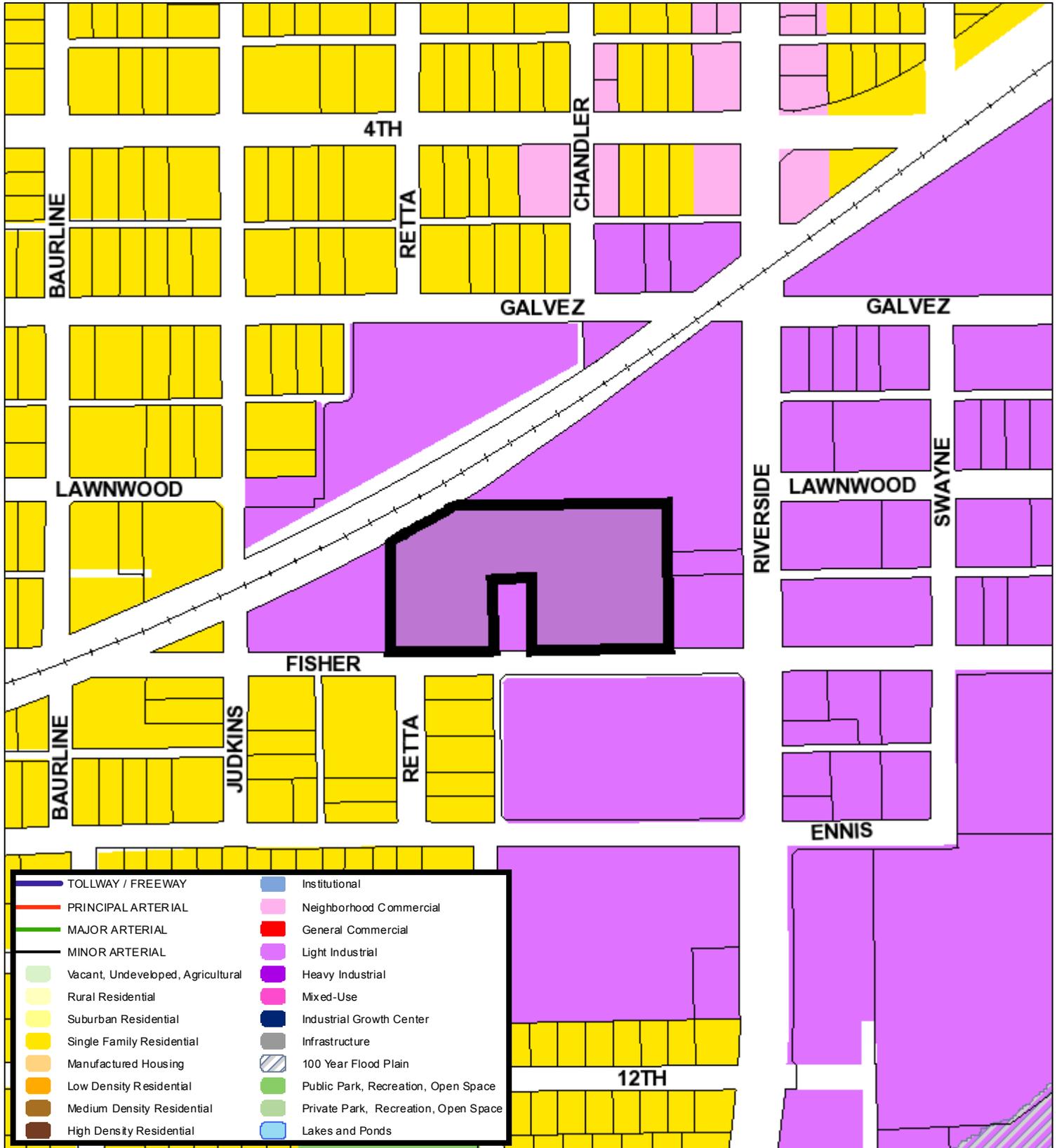
0 140 280 560 Feet

Area Map

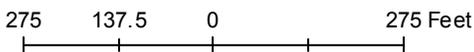


0 1,000 2,000 4,000 Feet

Future Land Use



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



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



Aerial Photo Map



0 175 350 700 Feet





Zoning Staff Report

Date: August 10, 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 **compatible**.

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

Staff Recommendation: **Approval**

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 - c. [Economic Development Plan](#)
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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. The applicant also has provided the following information to clarify their brand of manufactured housing:

Catamount Phase 1 (approved 2020) is in the study phase preparing for plat submittal. The traffic Study has already been approved, water & sewer studies have undergone multiple rounds of comments and are in final review and approval stage, and the drainage study is in progress. The plat is being prepared and will be submitted once the studies are finalized and approved.

Catamount Phase 2 (current proposal) is a proposed expansion which will connect with Phase 1 and allow residents to share amenities between the two properties. The expansion will encompass a master designed, gated manufactured home community with approximately 298 high-quality, brand new mix of two, three, and four-bedroom homes with a central amenity block, playground, dog park, splash park, basketball court, picnic areas with grills, and walking trails throughout. The goal of this development is to raise the standard of living in the immediate area with first class amenities. The amenity center will include a fully equipped gym, hot yoga studio, full kitchen for events/demonstrations, internet access, study room with computers for residents and their families, and a resort style pool. Proposed home sizes range from 1,008 sf (2 bd 2 bath) to 2,340 sf (4 bed 3 Bath). The typical home size is approximately 1,400 sf (3 bd 2 bath).

First Step Home’s (“First Step”) community model is different than that of a stereotypical manufactured home park. All homes are purchased and set by the developer then sold to a resident. This is not a community that allows residents to bring in their own manufactured home. After First Step purchases the homes, they install concrete perimeters with rock base under each home prior to setting. First Step installs high quality “skirting” around the homes consisting of stone retaining walls, hardy board framed walls, or steel paneling. Some homes are “pit set” which means the homes are set into the ground with the front door located at ground level. Vinyl and aluminum skirting are not allowed in the community as they do not hold up to regular maintenance. Once the home is placed, First Step plants a tree in front of the home, install a deck, driveways, and landscaping. Additionally, full landscape maintenance is provided so the residents do not have to worry about mowing their own yards and maintaining landscape. This model gives First Step the ability to control the appearance of the community and maintain a higher standard. When an owner chooses to move and sell their home, it is done in the manner as you would in a traditional single-family development. Most importantly, this also gives the owners ability to gain equity in their home compared to traditional renting of an apartment. First Step Home’s goal is to provide quality housing to the typical family who can’t quite afford a single-family home yet, but wants to get out of the apartment model, gain equity, and take pride in having their own home. This model provides attainable housing with all the amenities you’d expect from a high-end multi-family development. This is their “First Step” into home ownership.

In the proposed Catamount Phase 2, typical lot layout will consist of a 23-foot to 32-foot front yard setbacks. A handful of homes will meet the minimum 10’ setback per the MH zoning regulations but vast majority will have the large front yard setback. Lot sizes will vary from a minimum of 3,625 sf to over 5,400 sf. The majority of lots consist of a 41’ frontage and a depth which varies from 95’ to 115’ equating to 3,895 sf to 4,715 sf per lot. The aggregate homes per acre of this development is less than 3.9 homes per acre. For comparison to nearby single-family developments, Royalcrest Subdivision to the northwest is developed at an overall density of 4.35 homes per acre. Nearby Hannah Ranch is developed at an overall density of 5.35 homes per acre. Developer required

variation in architecture/façade will create community environment without monotony of similarly designed homes.

The Development will comply with all landscaping and parking requirements of the City. Frist Step does not allow on-street parking within the community. Therefore, three oversize parking stalls (3 - 10'x22') are provided at each home (2 more spaces per home than required in the MH zoning ordinance). From experience with other First Step Home developments, the oversize parking keeps vehicles, especially larger trucks, from sticking into the sidewalks and into the main drive aisles/fire lanes. Additionally, in some of older developments with only one or two stalls per home, residents tend to park on the streets and in grassed areas throughout the site. It's one of the reasons manufactured home parks typically have an unfavorable stigma. Vehicles parked in the grass and blocking streets and sidewalks doesn't help the appeal of the community. Providing ample parking solves this issue and keeps the streets clean and clear. Visitor parking is also provided throughout the development to avoid overcrowding and illegal parking in fire lanes and grassed areas.

This development will preserve and provide a large number of trees within the community with security and screening fencing provided next to adjacent residential zoning. First Step Homes enforced community regulations will maintain landscaping appearance and safety regulations to promote a clean and safe neighborhood.

Completion of project would create a tax revenue of approximately \$1,213,515 a year without putting additional strain on city maintenance and without seeking any incentives from City hall. The gated manufactured home community would have privately maintained and operated internal roads and utilities providing citizens the opportunity of home ownership.

Manufactured Home Code Comparison Table		
	"MH" District: Manufactured Home Park	Proposed Catamount Phase 2
Land Area	Min. 30 MH lots	298 proposed lots
Lot Area	3,500 sf min. per unit	3,600 minimum (Avg. 4,305 sf per unit)
Lot Dimensions	40' min on narrow 80' min on long side	41' min on narrow 88' min long side (Avg. 105')
Lot Front Yard	10'	10' for some lots. 23'-32' majority of lots
Other Setbacks	10' from property line 25' from ROW 10' distance between homes (side) 10' distance between homes (rear)	15' from property line 25' from ROW 23' between homes (side) 15' between homes (rear)
Height	35'	35'
Private Streets	36' Width - hard surfaced 100' min cul-de-sac 500' min. block length	36' Width - hard surfaced 100' min cul-de-sac 500' min. block length
Parking	1 off-street space per lot	3 off-street spaces per lot + visitor parking
Recreational Areas	Min. 5% gross site area	Approx. 8.0% not including open floodplain space as recreational area
Storage Facility	Min. 200 CF per lot	8'x14' sheds provided at each lot (896 CF)

Recreational Vehicles (RV)	Max 5% of gross site area	0% - RVs not allowed
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This case was continued from last month’s meeting in order for the applicant to continue dialogue with impacted neighbors. The City of Everman along with several property owners are opposed to the proposal due to potential traffic impacts and use. Staff has updated the recommendation to approval since the product is much higher quality than other MH development and helps address affordable housing demand.

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. Roughly 89 acres of Manufactured Housing was approved northwest of the site a couple of years ago. Staff has updated the recommendation to “compatible” since the product is much higher quality than other MH development and helps address affordable housing demand.

The proposed new “MH” Manufactured Housing is **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.

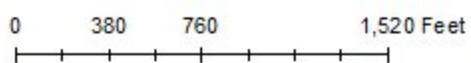
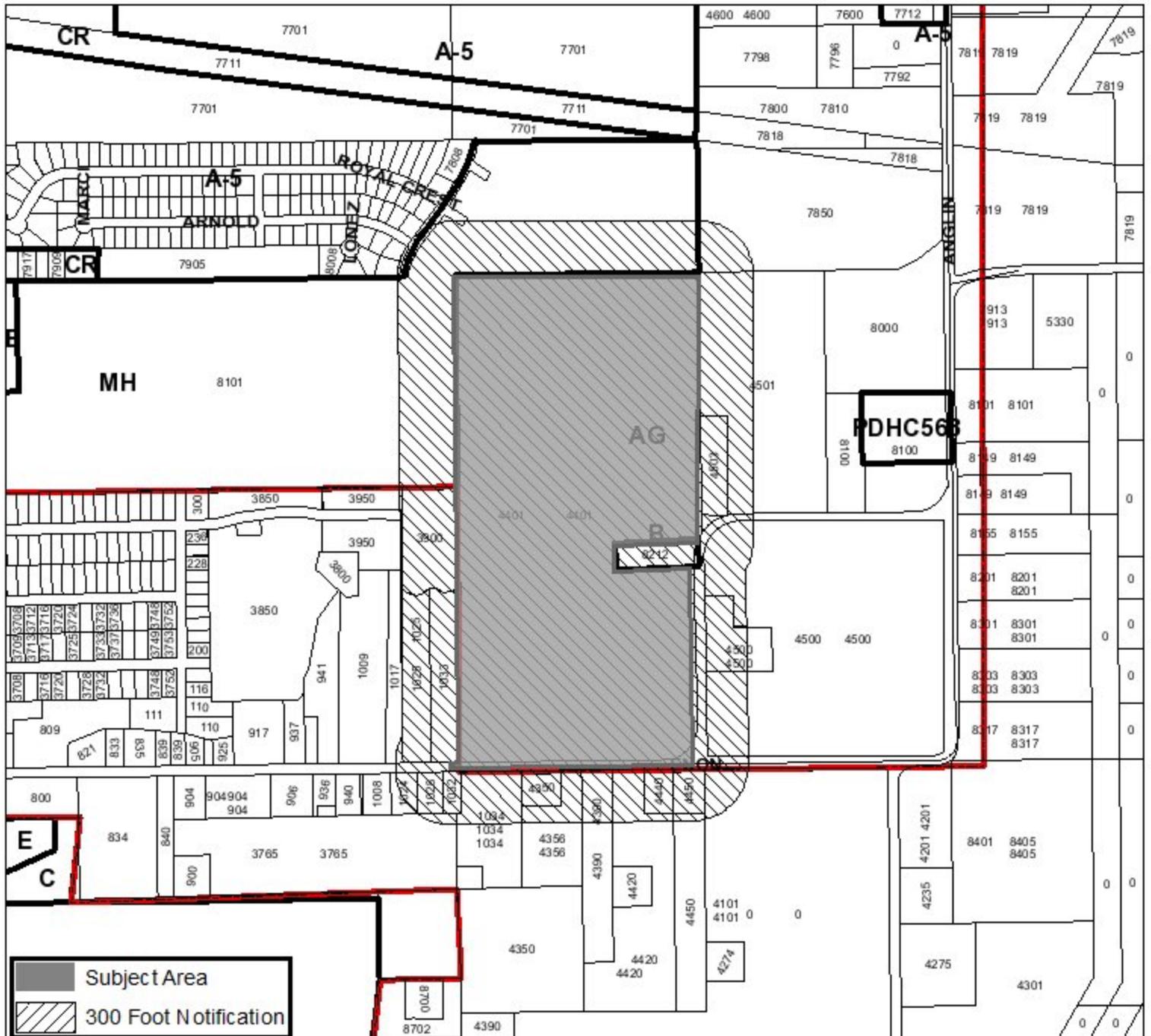
Economic Development Plan

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.

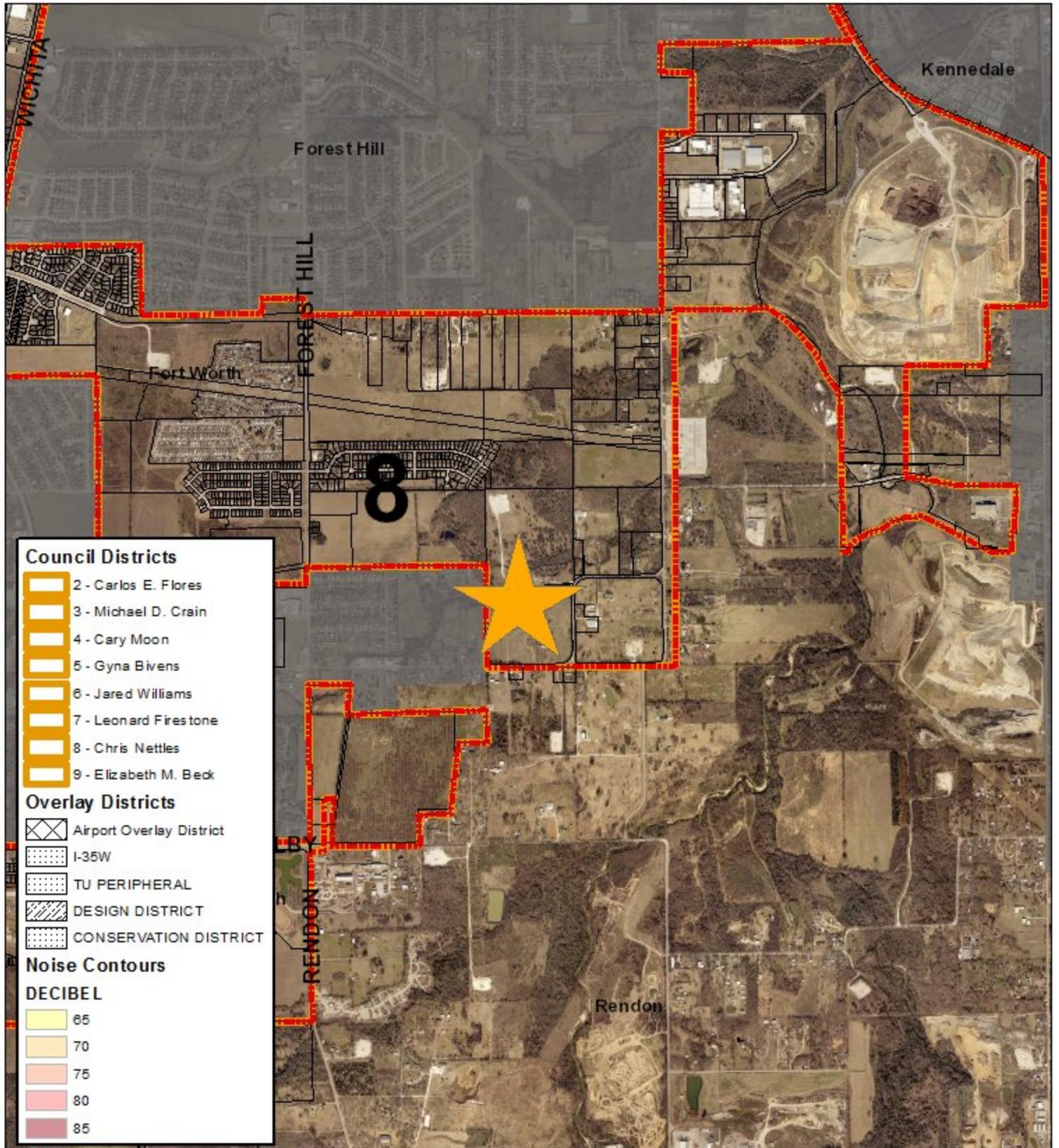


Area Zoning Map

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



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

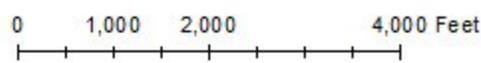
Overlay Districts

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

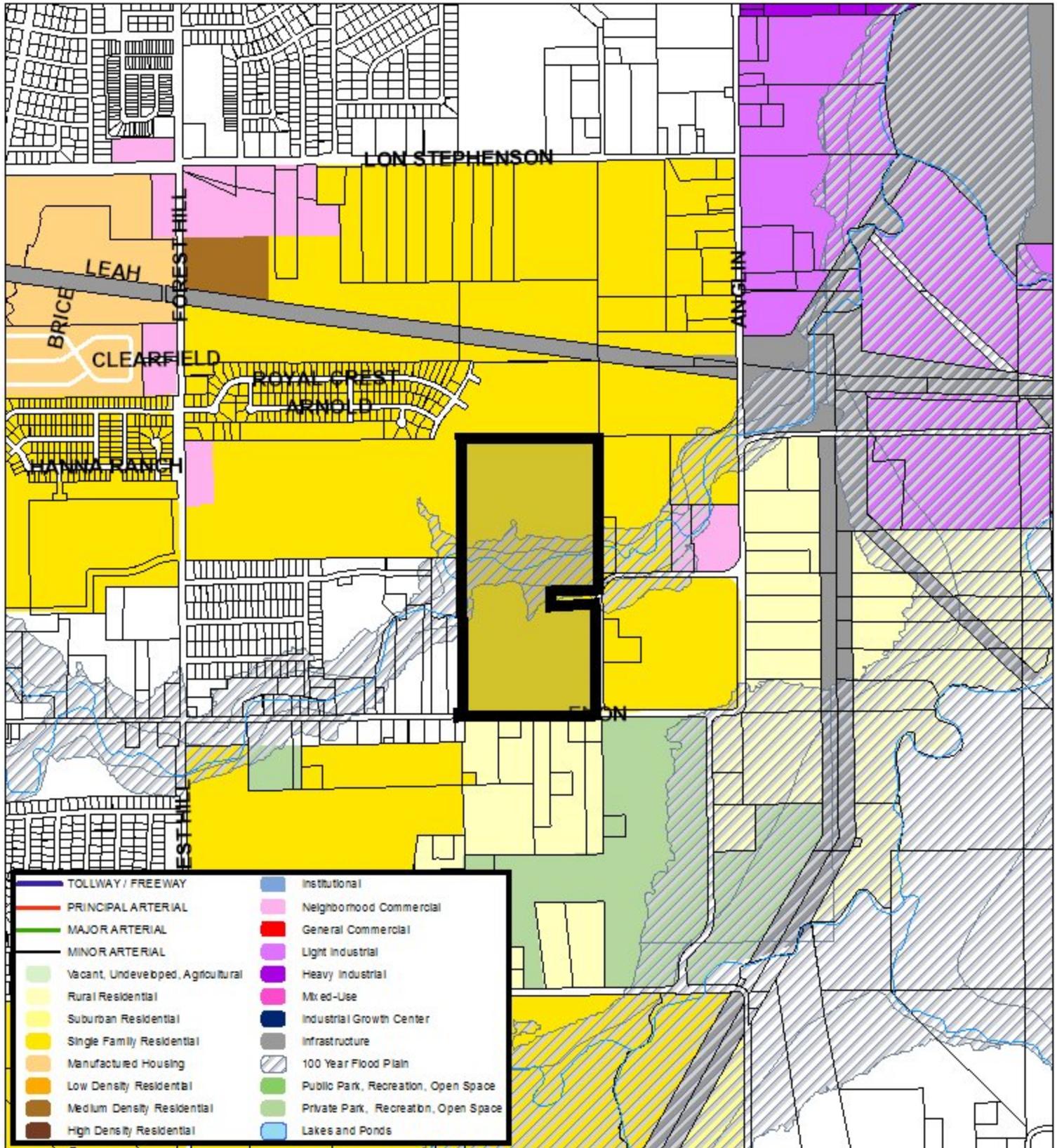
Noise Contours

DECIBEL

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Future Land Use

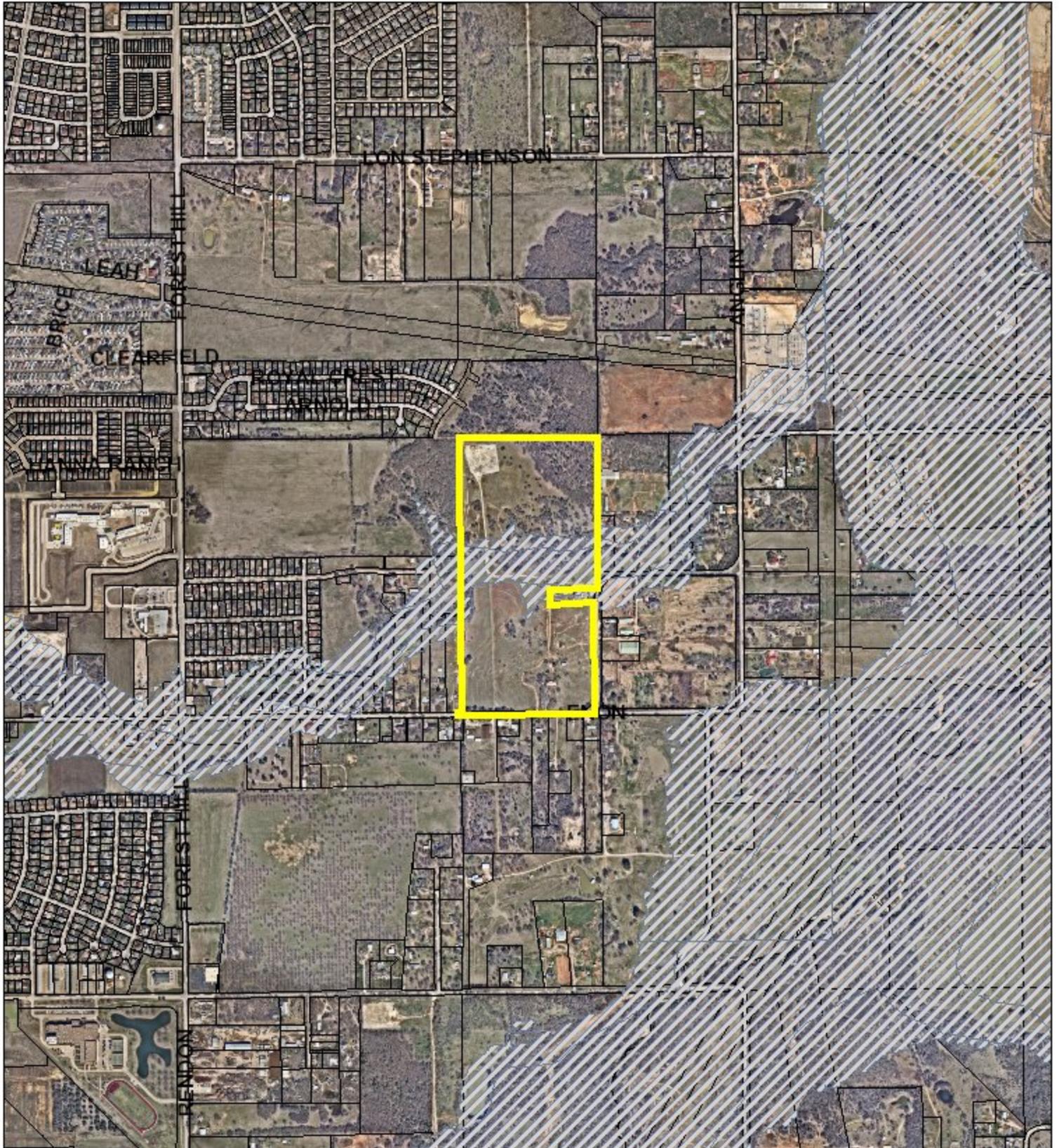


1,200 600 0 1,200 Feet

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



Aerial Photo Map



0 750 1,500 3,000 Feet





Zoning Staff Report

Date: August 10, 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**

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

Project Description and Background

The 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. This case was continued from last month’s meeting for additional conversation with the neighborhood.

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 (does not comply) <i>Requires Development Standard.</i>
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%	15% provided (does not comply) <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 (does not comply) <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

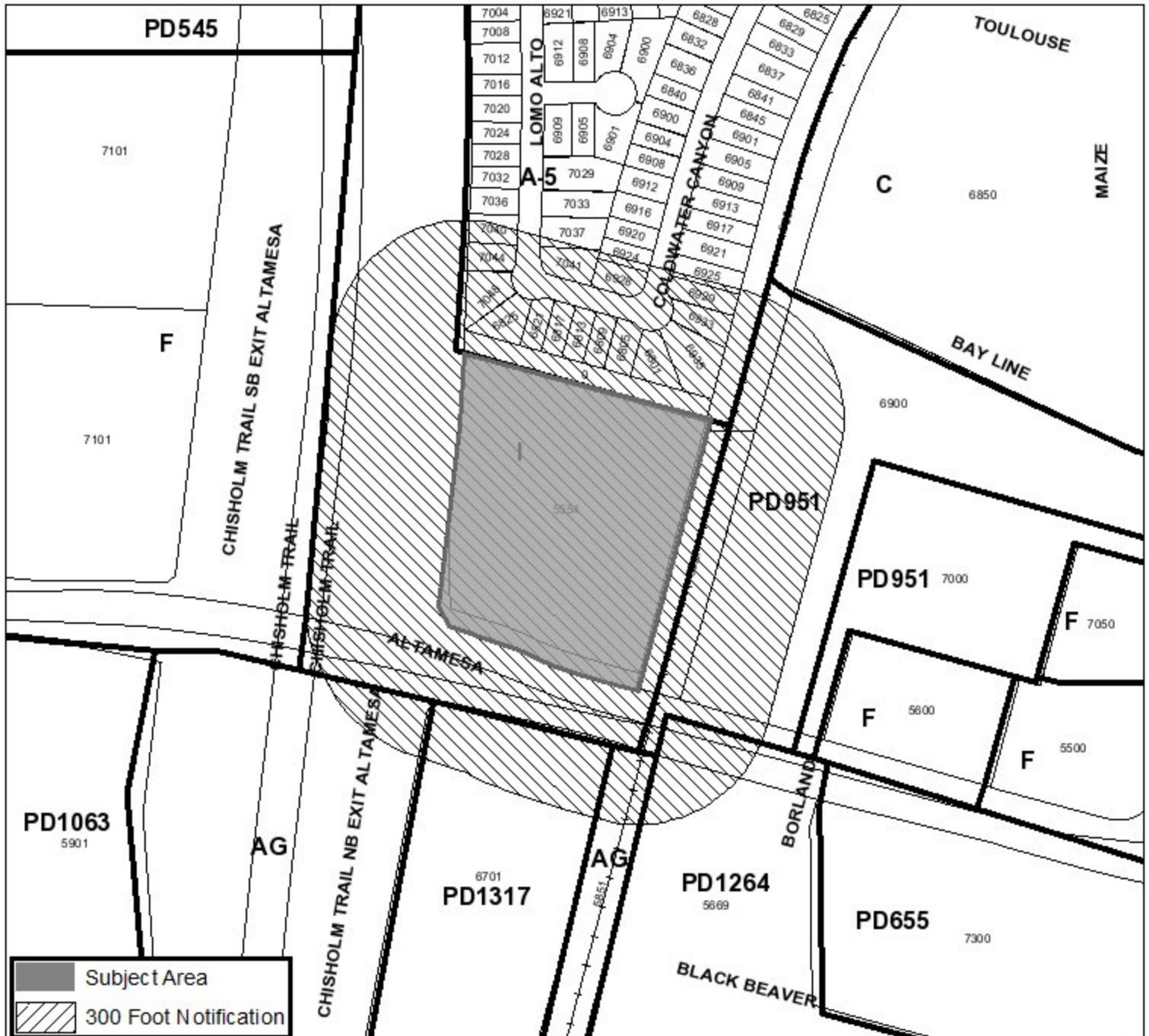
- Vehicle gates required to be a minimum of 20' wide when fully opened and equipped with Knox Locks. Access Control Permits required for electric gates.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.6 Access
- Fire lanes are required to be a minimum of 26' and provide hose lay 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.)*

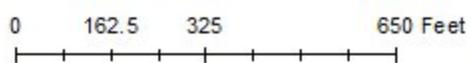


Area Zoning Map

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.

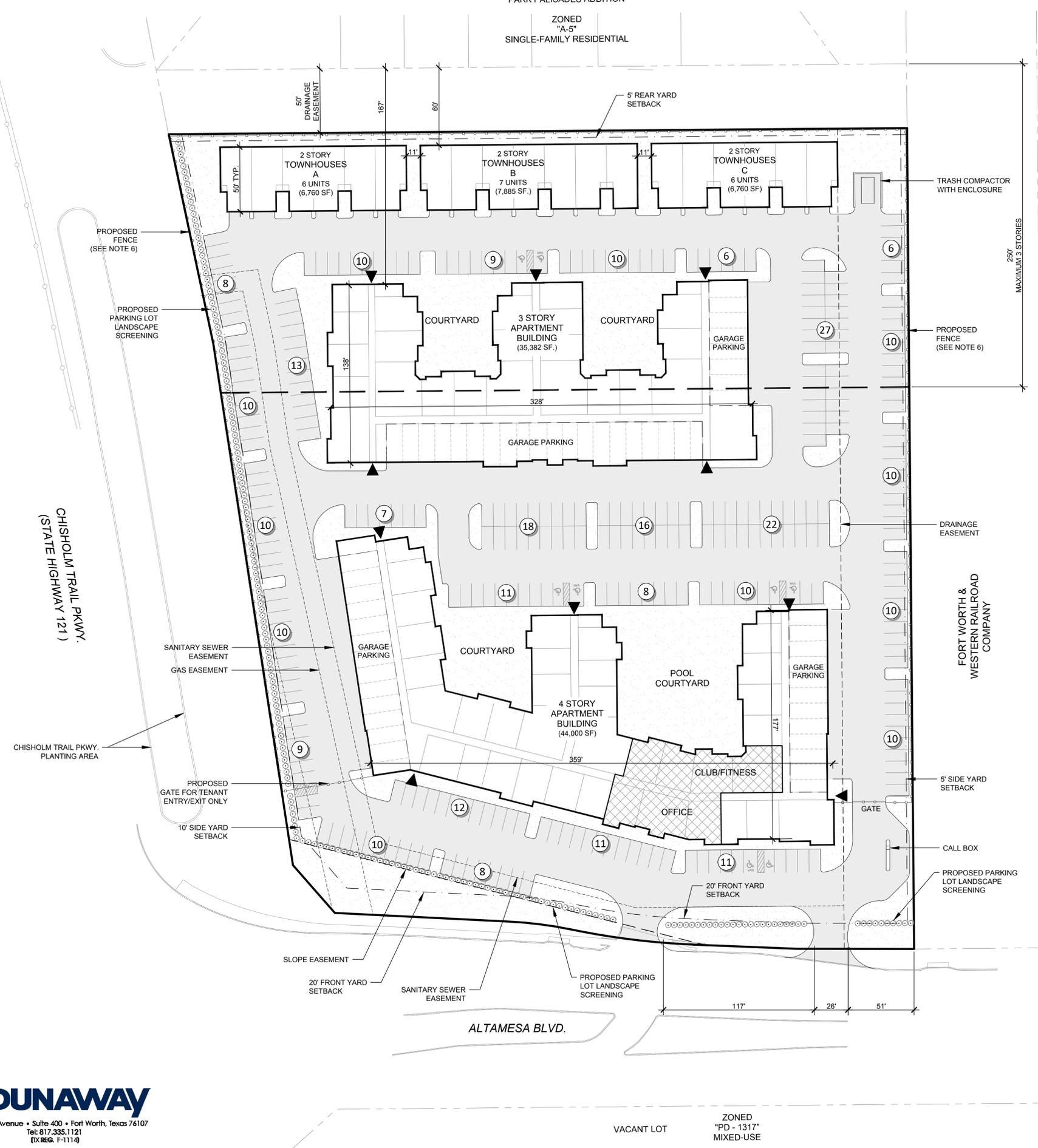
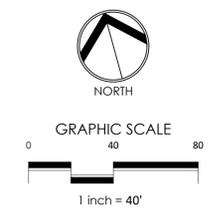
MINI-STORAGE
 ZONED "PD - 951"
 NEIGHBORHOOD COMMERCIAL

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 ALTAMESA 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 & ALTAMESA BLVD.	NOT PERMITTED	ALLOWED
3. OPEN SPACE	35%	15%

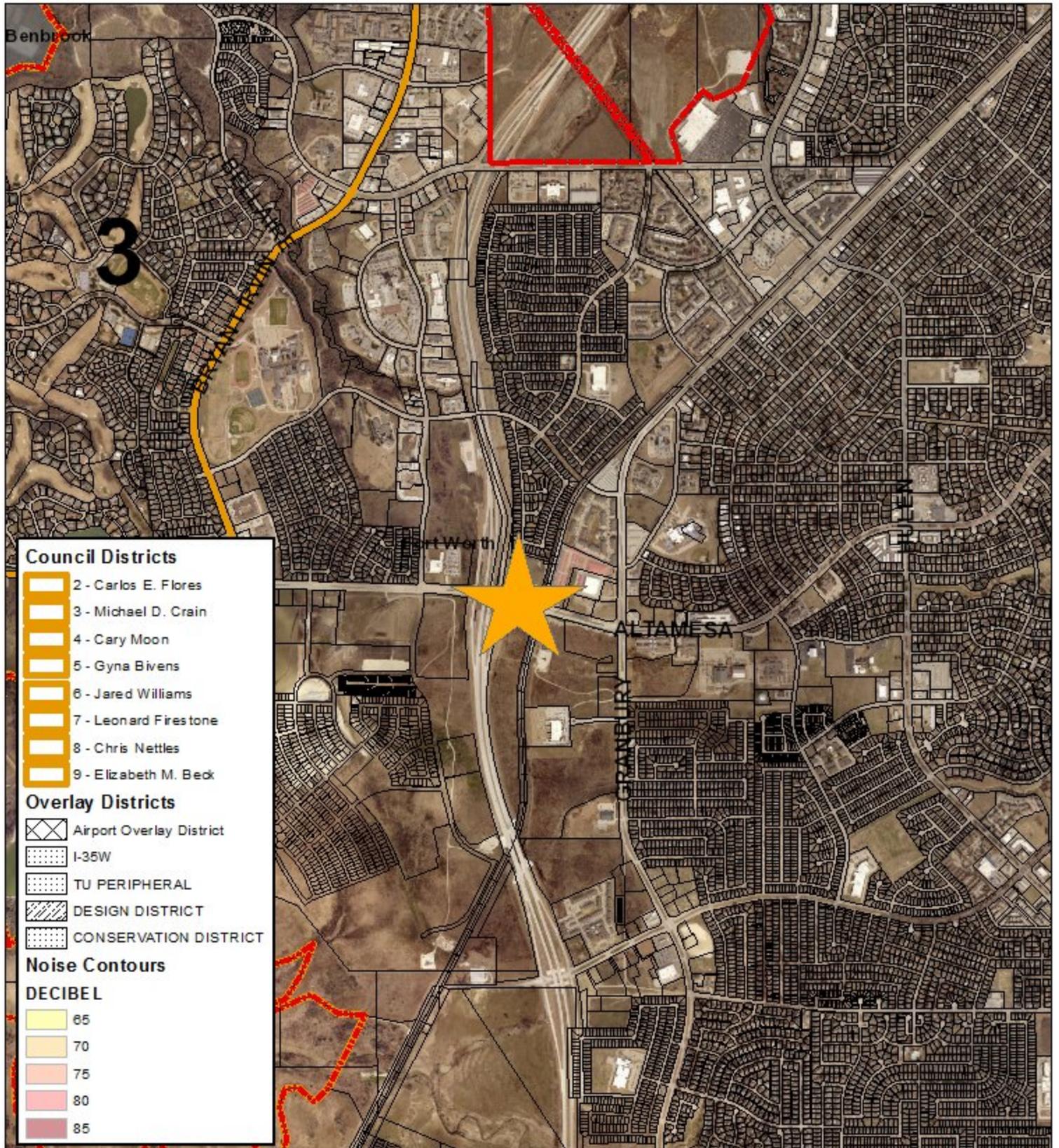
APARTMENT BUILDING FOOTPRINT	
3 STORY APARTMENT	35,382 SF.
4 STORY APARTMENT	44,000 SF.
TOTAL	79,382 SF.
TOWNHOUSE BUILDING FOOTPRINT	
TOWNHOUSES A	6,676 SF.
TOWNHOUSES B	7,885 SF.
TOWNHOUSES C	6,676 SF.
TOTAL	21,237 SF.
OPEN SPACE	
REQUIRED	112,820 SF. (35% OF TOTAL AC.)
PROVIDED	48,113 SF. (15%)



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

"PD-D MULTI-FAMILY" SITE PLAN
ALTAMESA 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

Area Map



Council Districts

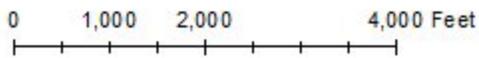
- 2 - Carlos E. Flores
- 3 - Michael D. Crain
- 4 - Cary Moon
- 5 - Gyna Bivens
- 6 - Jared Williams
- 7 - Leonard Firestone
- 8 - Chris Nettles
- 9 - Elizabeth M. Beck

Overlay Districts

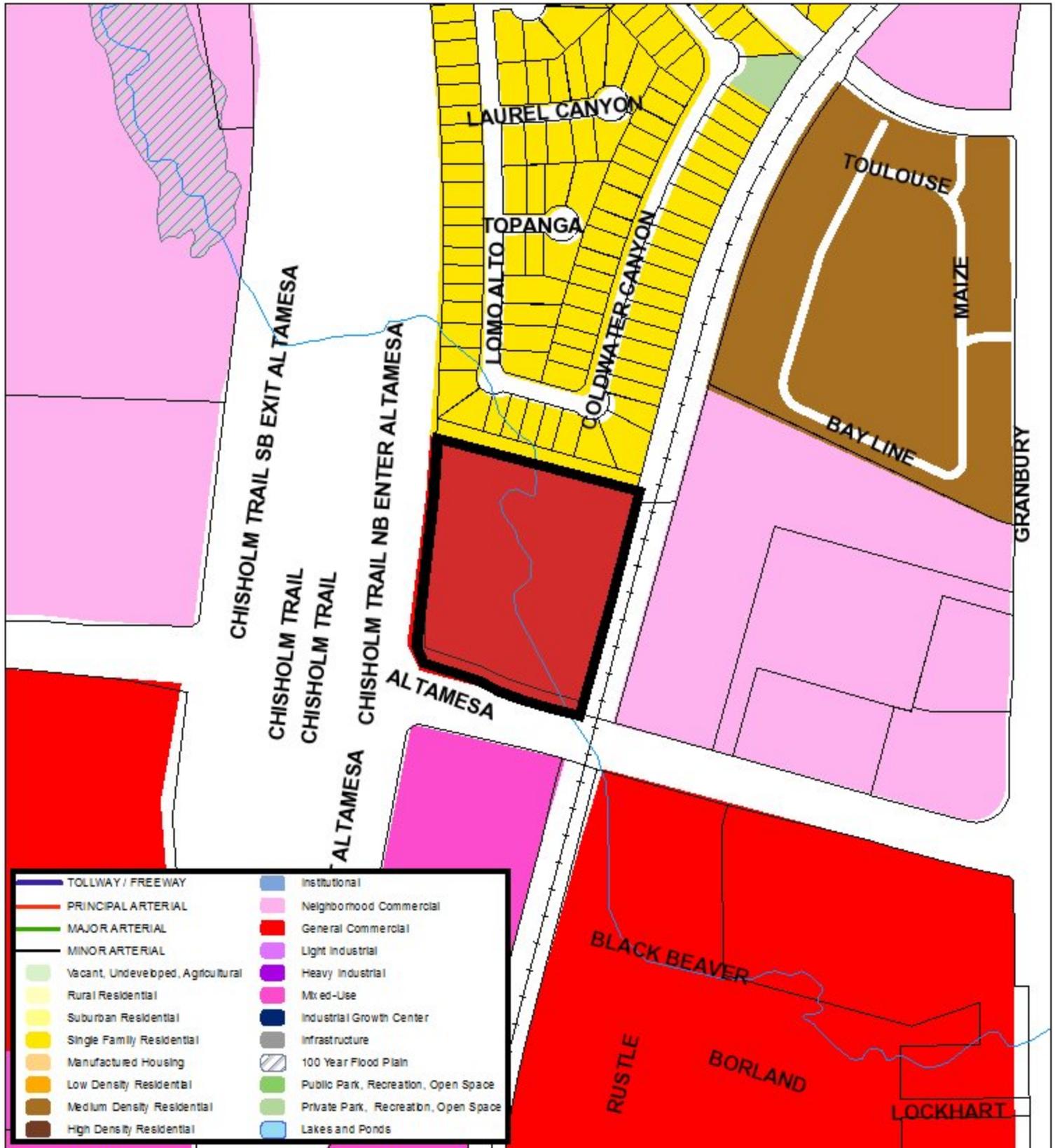
- Airport Overlay District
- I-35W
- TU PERIPHERAL
- DESIGN DISTRICT
- CONSERVATION DISTRICT

Noise Contours

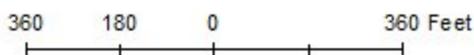
- DECIBEL**
- 65
 - 70
 - 75
 - 80
 - 85



Future Land Use



360 180 0 360 Feet



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



Aerial Photo Map



0 230 460 920 Feet





Zoning Staff Report

Date: August 10, 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**

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

Project Description and Background

The subject site is located on the east side of the West Fork Trinity River, south of 4th 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
COMMERCIAL		
Neighborhood Commercial*	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1
General Commercial*	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, All Commercial, MU-1, MU-2, Form-Based Codes
*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.		

The proposed zoning is **not consistent** with the land use designations for this area.

Economic Development Plan

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

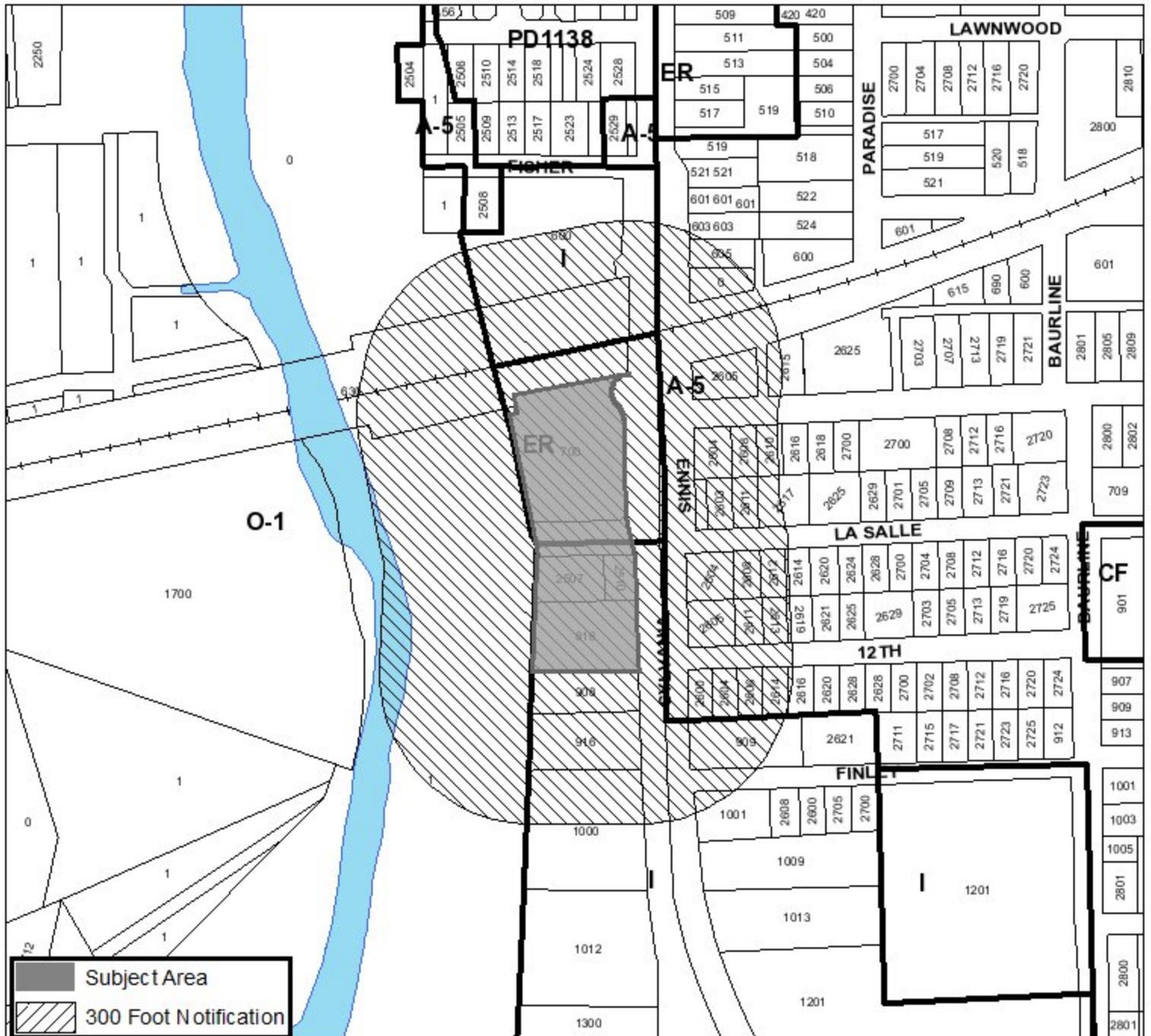
1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4.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



ZC-22-108

Area Zoning Map

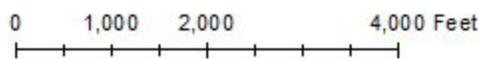
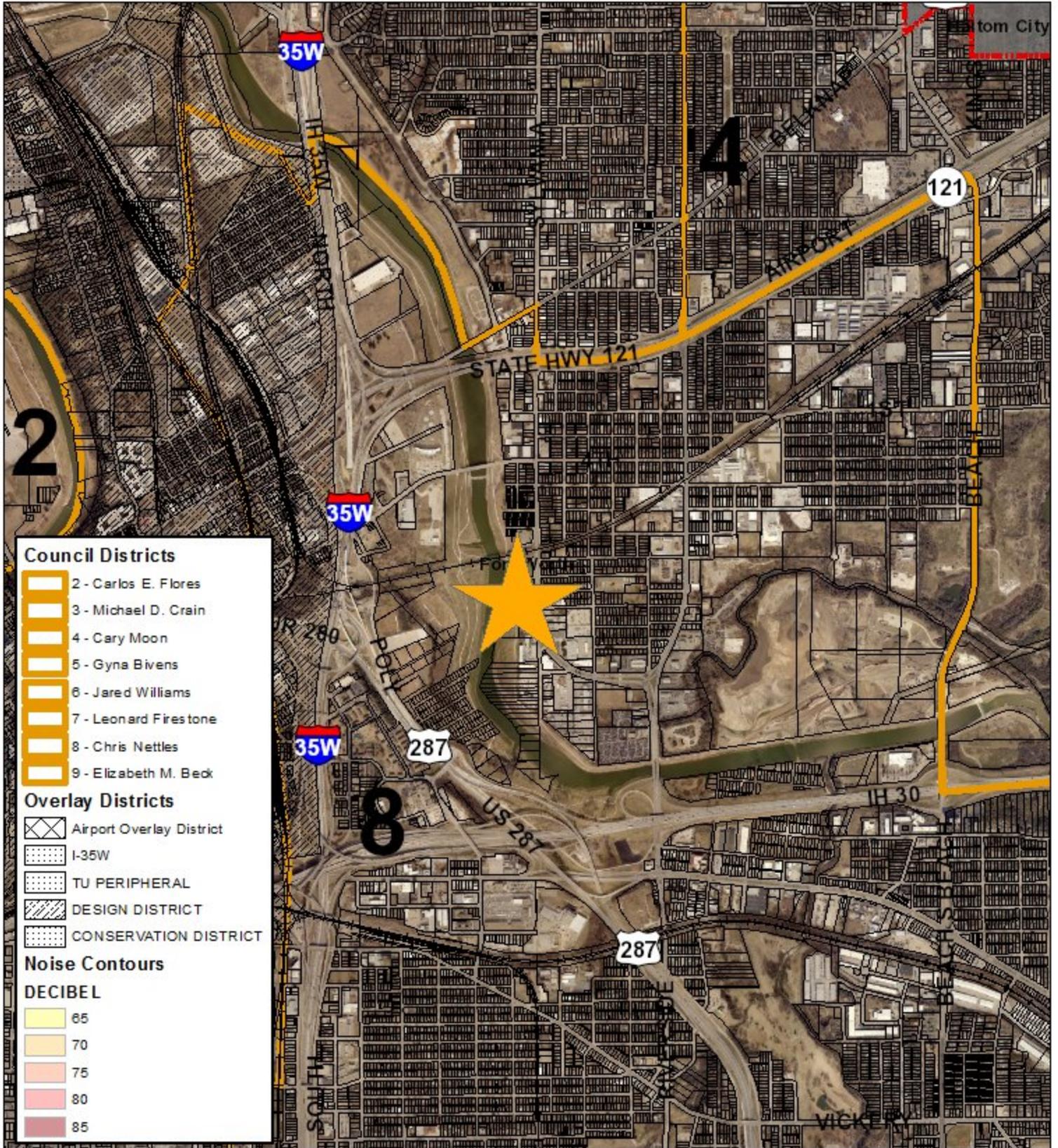
Applicant: Robert McKenzie-Smith Trust, 5217 Asset LLC
 Address: 700 - 800 blocks S. Sylvania Avenue
 Zoning From: ER, I
 Zoning To: R2
 Acres: 2.56537626
 Mapsco: 63Y
 Sector/District: Northeast
 Commission Date: 7/13/2022
 Contact: 817-392-2806



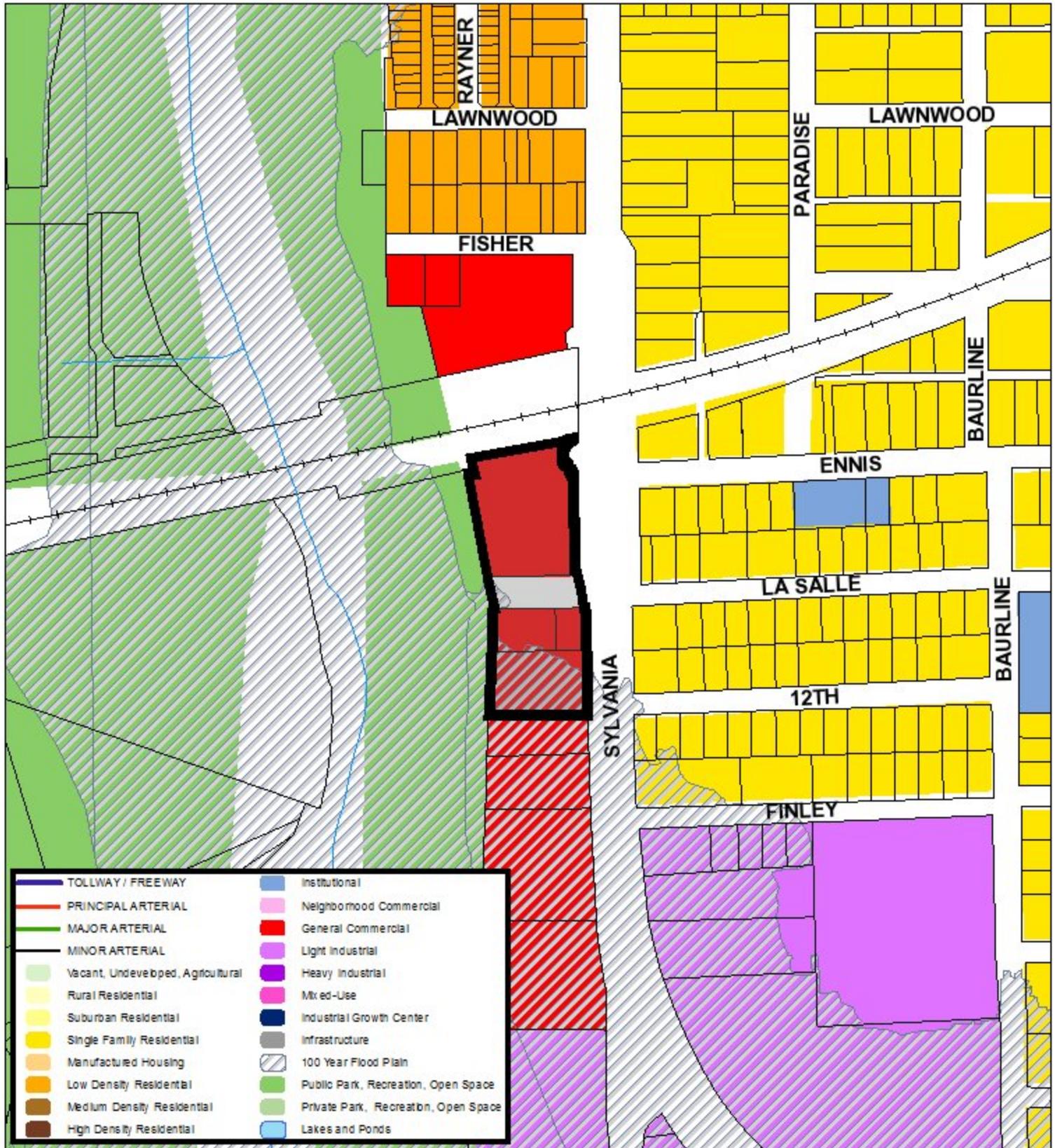
0 140 280 560 Feet

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Area Map



Future Land Use

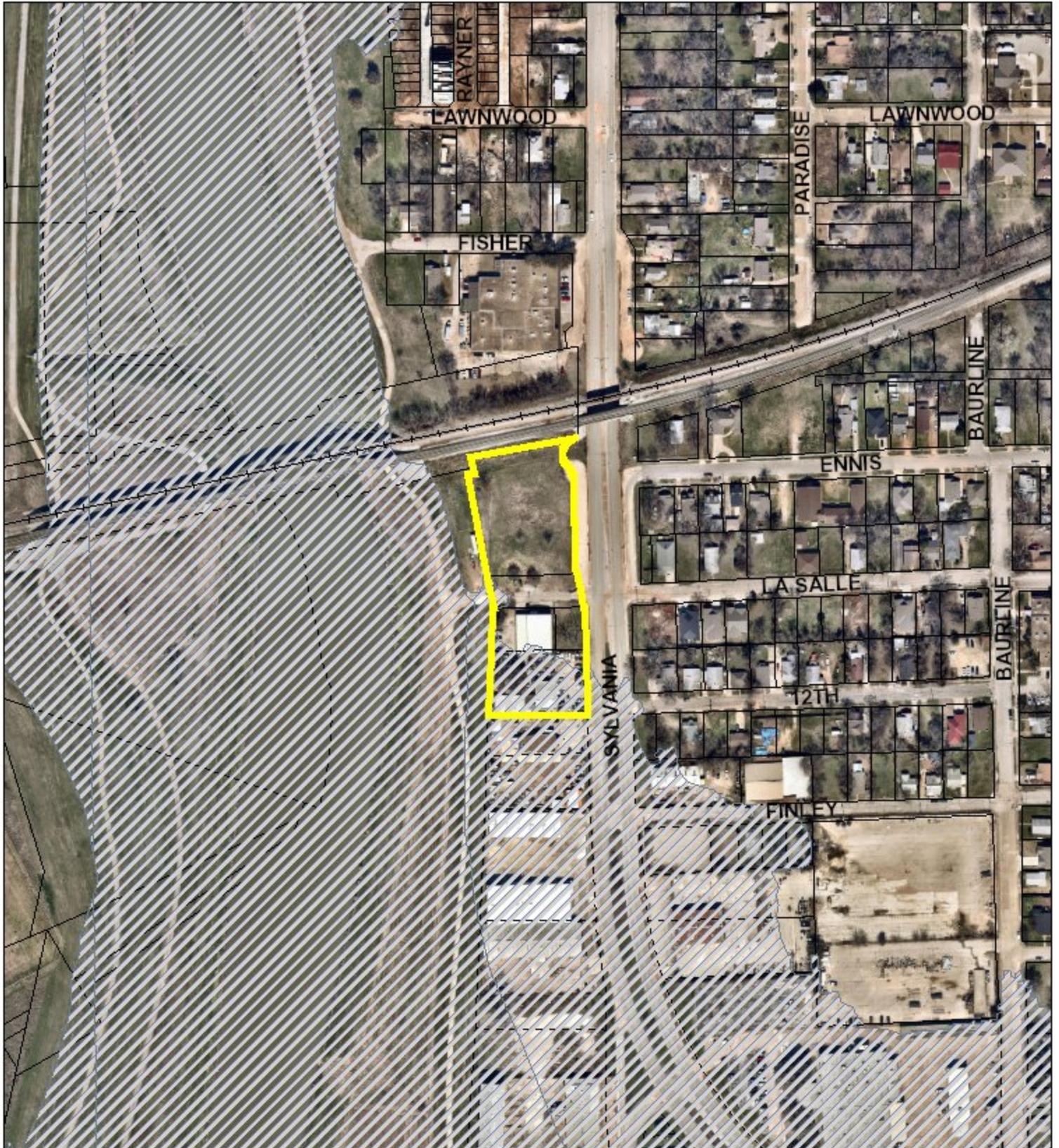


280 140 0 280 Feet

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: August 10, 2022

Case Number: ZC-22-001

Council District: 6

Zoning Map Amendment

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

Owner / Applicant: D.R. Horton – Texas LTD

Acreage: 297 acres

Site Location: 1984, 2000, 2004 Cleburne Crowley Rd, 1950, 3200 Longhorn Trail, 1101 W. Cleburne Rd.

Request

Proposed Use: Single-family, Commercial

Request: From: Unzoned

To: “A-5” One-Family and “E” Neighborhood Commercial.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent (minor boundary adjustment)**

Staff Recommendation: **Approval**

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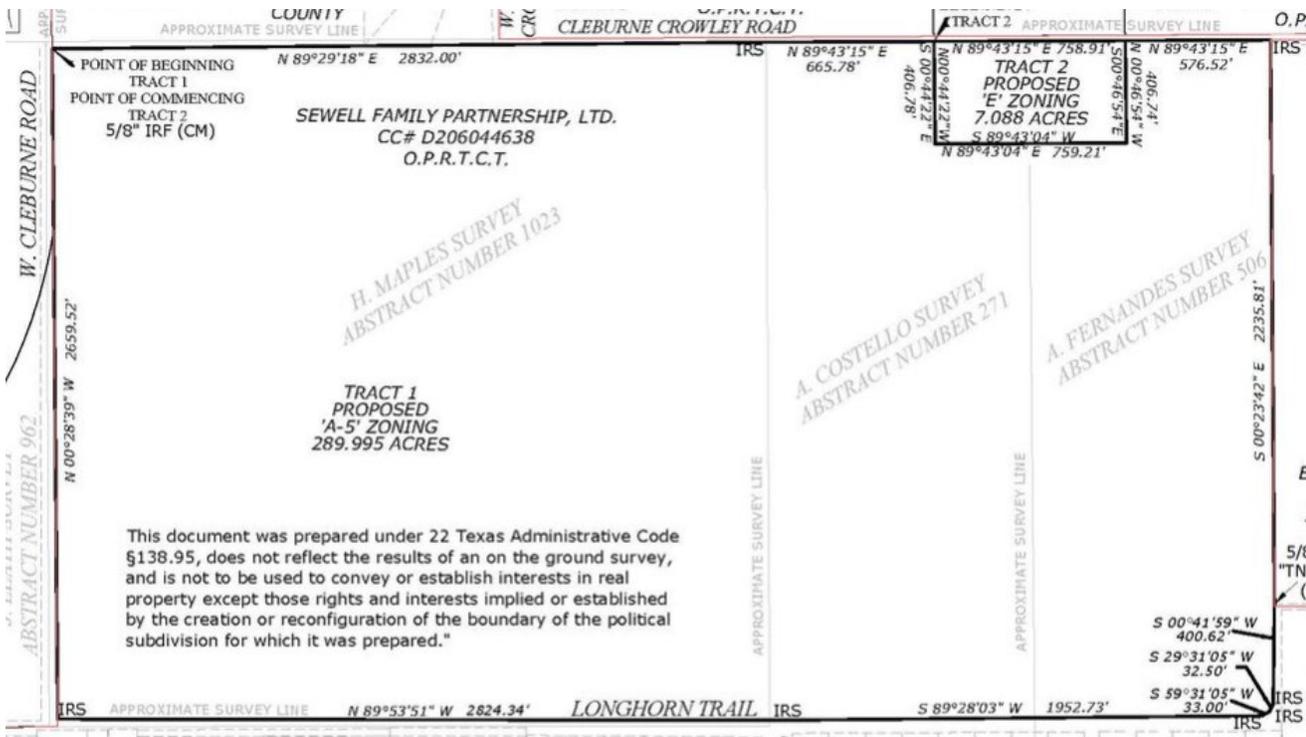
Project Description and Background

The applicant is proposing two (2) tracts for the overall 297-acre site with the current and proposed zoning described in the table below:

Tract	Current Zoning	Proposed Zoning
1	Unzoned	“A-5” One-Family
2	Unzoned	“E” Neighborhood Commercial

Tract 1 is currently unzoned and is proposing annexation with the City. The applicant is proposing “A-5” One-Family (289.9 acres); “E” Neighborhood Commercial (21 acres).

Tract 2 is located toward east of the overall site and is currently unzoned the applicant intends to rezone this portion to “E” Neighborhood Commercial (7 acres).



The applicant also has an active annexation application.

Surrounding Zoning and Land Uses

- North “A-5” One-Family; “E” Neighborhood Commercial / undeveloped
- East “CF” Community Facilities / schools
- South ETJ / residences

Recent Zoning History

- ZC-18-112: from unzoned to “A-5” One-Family
- ZC-16-085: from unzoned, A-43, A-5, R2, C, E, G, I “A-5” One-Family; “D” High Density Multifamily; “E” Neighborhood Commercial; “F” General Commercial; “CF” Community Facilities, “MU-2” Mixed uses (west of the subject property).
- ZC-19-146: from unzoned to “CF” Community Facilities (east of the subject property).

Public Notification

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

The following organizations were notified: (emailed July 27, 2022)

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

Development Impact Analysis

Land Use Compatibility

The applicant is requesting to zone this property “A-5” One-Family and “E” Neighborhood Commercial. Surrounding properties are primarily undeveloped and residential.

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

Comprehensive Plan Consistency – Far Southwest

The adopted Comprehensive Plan currently designates the subject property as “single-family” and “neighborhood commercial” on the Future Land Use Map. The policies below apply to this development.

- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
- Promote commercial, mixed-use, and urban residential development

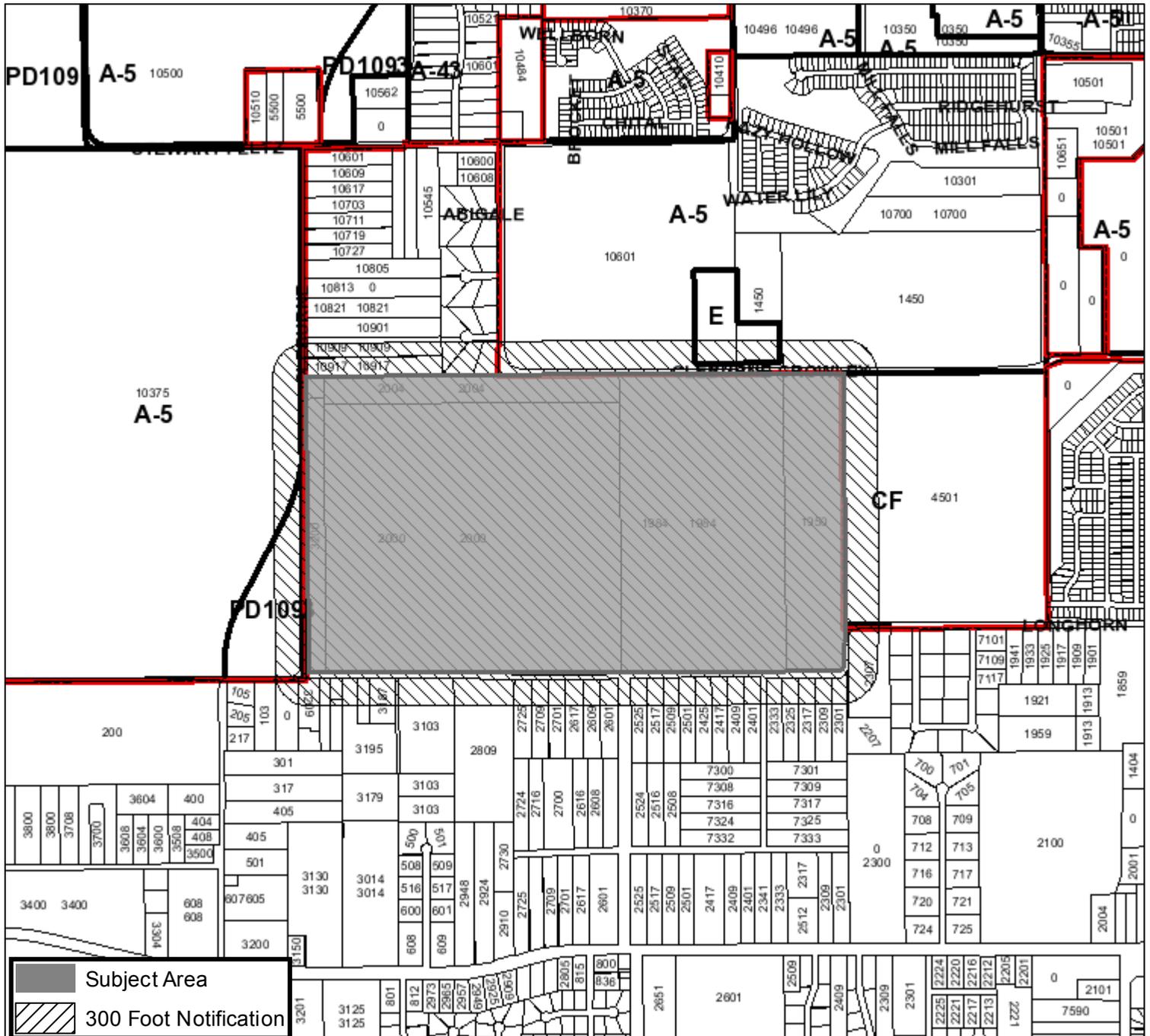
Since this is a large zoning case, the Comprehensive Plan Consistency has been divided into tracts. The table below describes the consistency with the Comprehensive Plan:

Tract	Proposed Zoning	Future Land Use	Consistency
1	"A-5" One-Family	Single-family	Consistent
2	"E" Neighborhood Commercial	Neighborhood Commercial	Consistent (minor boundary adjustment)

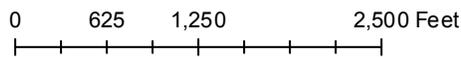


Area Zoning Map

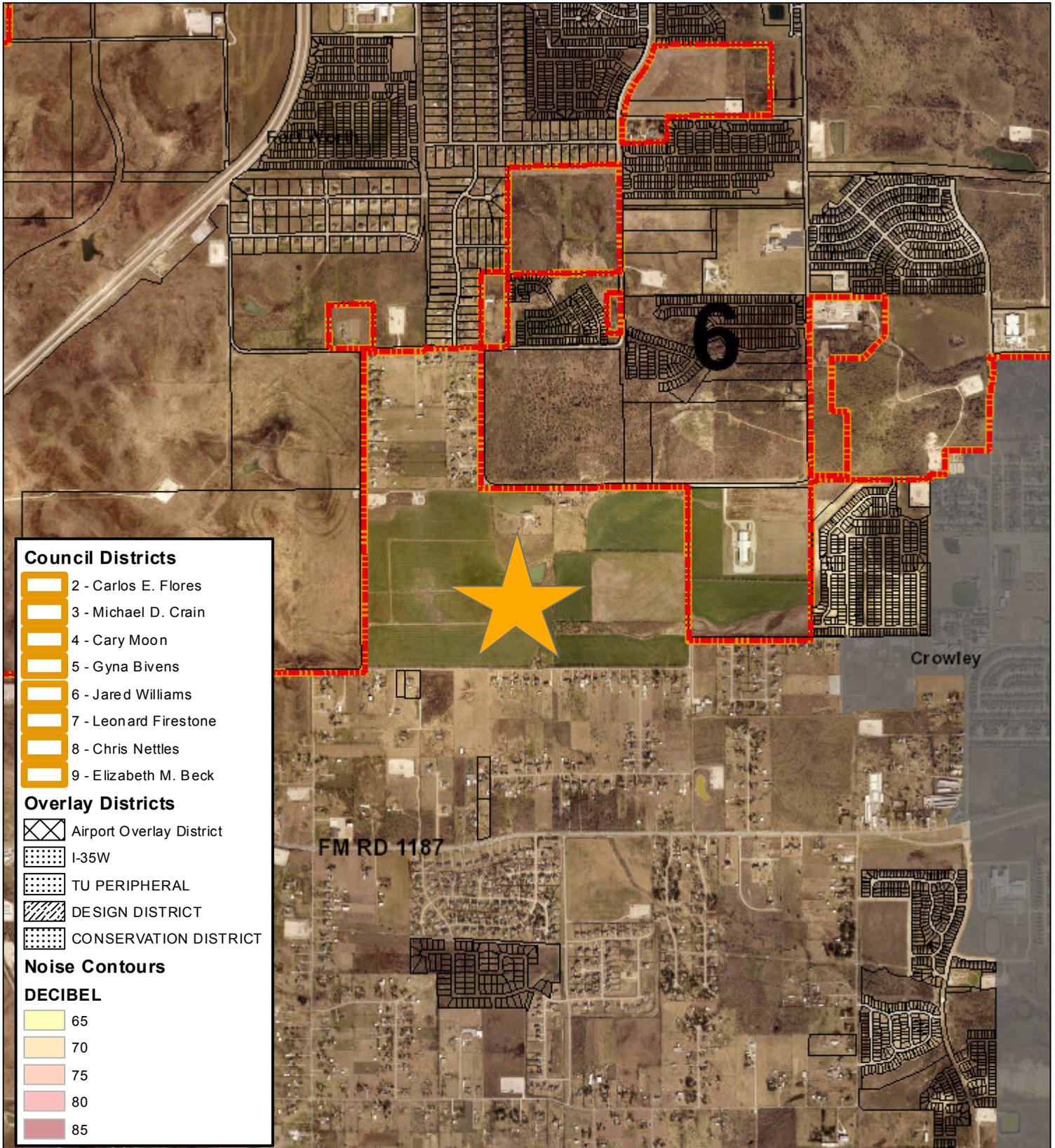
Applicant: D.R. Horton Texas Ltd.
 Address: 1900 - 2100 blks Cleburne Crowley Rd, 11000 - 11300 blks W. Cleburne Rd.
 Zoning From: Unzoned
 Zoning To: A-5, E
 Acres: 297.07949059
 Mapsco: 116M, 117N
 Sector/District: Far Southwest
 Commission Date: 8/10/2022
 Contact: 817-392-2495



	Subject Area
	300 Foot Notification

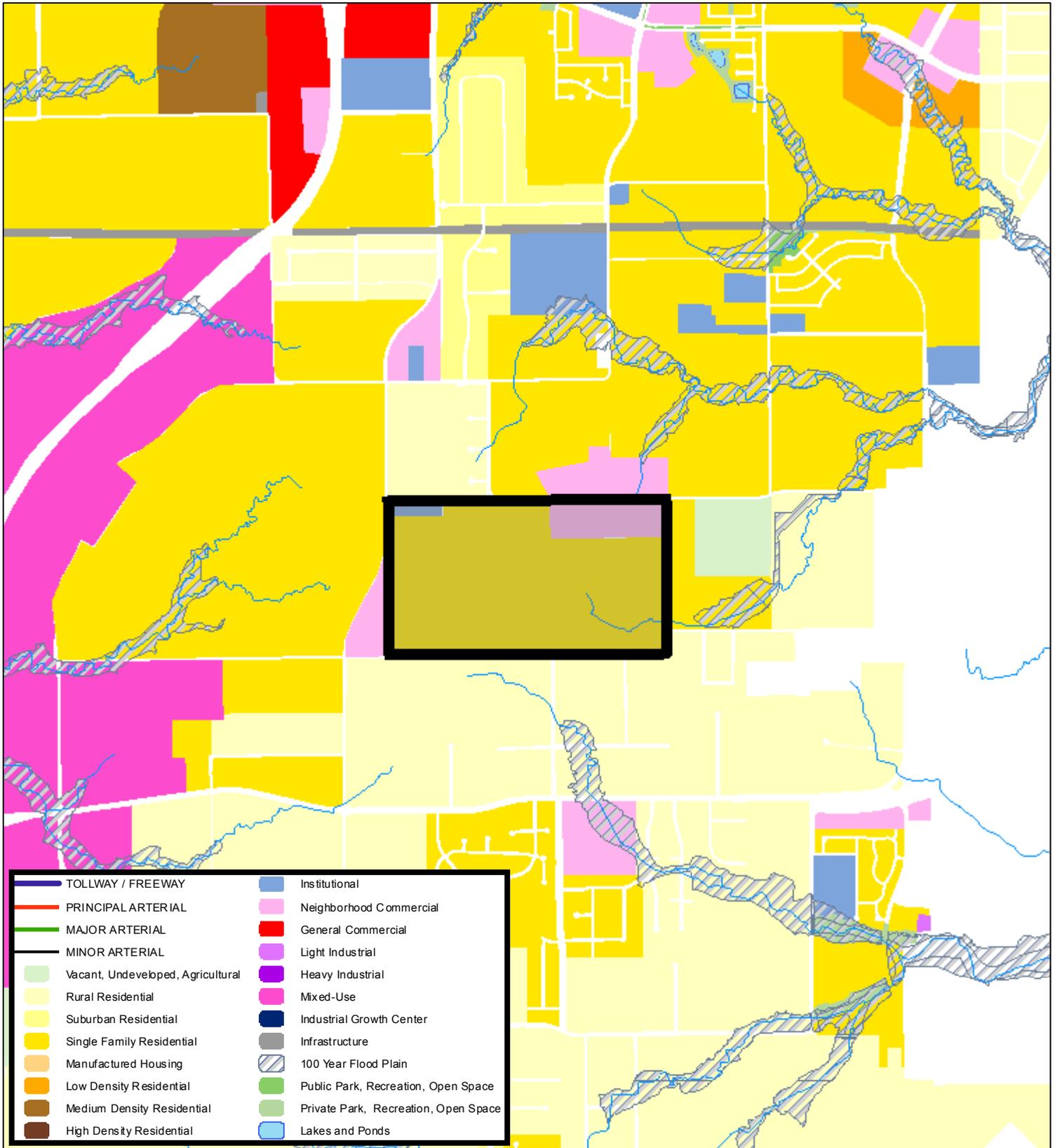


Area Map



0 1,000 2,000 4,000 Feet

Future Land Use

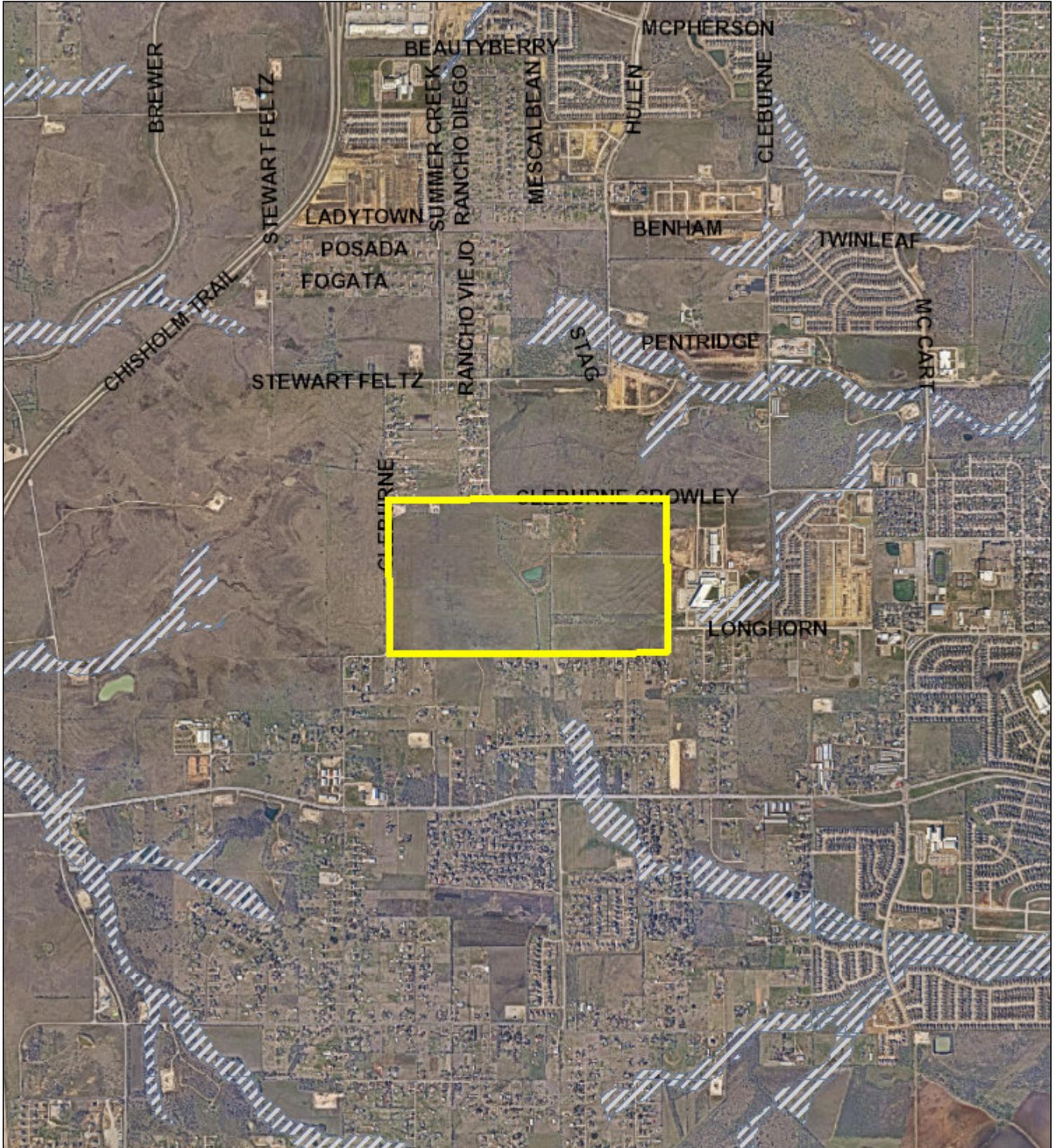


2,200 1,100 0 2,200 Feet

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 1,450 2,900 5,800 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: SP-22-013

Council District: 6

Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Denton Texas Venture Ltd - owner / Kimley-Horn, Peyton McGee - representative

Site Location: 7800-8000 block Chisholm Trail Parkway **Acreage:** 41.44 acres

Request

Proposed Use: Add required Site Plan for PD 1247

Request: From: PD 1247 (PD-C, Planned Development – Medium Density Multifamily)

To: Add Site Plan to PD 1247 for “C” Medium density multifamily and cottage community

Recommendation

Staff Recommendation: **Approval**

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10. Site Plan

Project Description and Background

The site is located southwest of the intersection of Sycamore School Road and Chisholm Trail Parkway. The site is broken into two separate tracts divided by future Brewer Boulevard, which is currently not dedicated or constructed through this undeveloped area. This sector of the City, which lies in Council District 6, was once envisioned as an area intended to support transit-oriented development, but no such developments are forthcoming due to the lack of transit in the area.

See excerpt from applicant's submittal packet below:

We are amending an existing PD to include a site plan submittal. The proposed development includes 3 story garden style multifamily buildings (approximately 274 units) and a mix of 1 and 2 story cottage style homes (approximately 124 units).

The application setting up the PD 1247 was initially requesting "D" High Density Multifamily, but was amended to "C" Medium Density Multifamily by Councilman Jordan at the time of approval in 2019. Any references to "D" are incorrect and should be correctly referenced as "C". The PD allows development under the "C" standards, or as a cottage community under the standards listed in the exhibit attached to PD 1247. The Site Plan as submitted appears to meet these standards.

Surrounding Zoning and Land Uses

North "C" Medium Density Multifamily / undeveloped
"E" Neighborhood Commercial / undeveloped
"PD 1056" Planned Development / undeveloped
East "G" Intensive Commercial / Chisholm Trail Parkway
South "A-5" One-Family Residential / undeveloped
West "A-5" One-Family Residential / undeveloped

Recent Zoning History

- ZC-19-074 "C" Medium Density Multifamily & "G" Intensive Commercial to "PD/C" PD/C Planned Development for all uses in "C" Medium Density Multifamily with Development Standards plus cottage community; Site Plan required with waivers to MFD standards site plan submission and certain standards for cottage community only. Approved by City Council on August 6, 2019 by a unanimous vote.

Public Notification

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

Organizations Notified	
Villages of Sunset Pointe HA*	Summer Creek South HOA
Trinity Habitat for Humanity	Streams and Valleys Inc

Crowley ISD	District 6 Alliance
Summer Creek Meadows HA	Summer Creek HA

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

Development Impact Analysis

Site Plan Comments

Zoning & Land Use

Round 1 comments (addressed):

- Add case reference SP-22-013.
- Can remove legal descriptions from Site Plan if additional room is needed.
- Revise note on enhanced landscaping from “Section 6.301” to “Section 4.711.d.6”.
- Add note “All parking spaces will meet the minimum dimensions in §6.202, Zoning Ordinance”.
- Label zoning of all adjacent properties.
- Label zoning of subject property “PD 1247”.
- Label 6.0 acre park as ‘private park’.
- Relabel Streets as Fire Lanes, unless these are planned to be platted and dedicated as public rights of way.
- Typo in Parking Data Summary Table ‘1 space per Bedroom’.
- Show setbacks for buildings near Brewer Boulevard. Must meet 20’ front building setback.
- Show setbacks for buildings on rear property line of Lot 1 Block C. Must meet 5’ rear building setback.
- Add legend for building types, or differentiate cottages/duplexes/multifamily buildings in a clear manner.
- Add information regarding building height & number of stories for each building type.

Round 2 comments (addressed):

- Height cannot exceed 36’ in PD-1247 zoning (base “C”, no development standards for height).
- Zoning labels on adjacent properties are wrong and some parcels are missing zoning – revise.
- Brewer Blvd. front setback of 20’ not clearly depicted on both sides of the road on Site Plan.
- Site Plan is too busy – consider removing floodplain information, legal descriptions, electric/bicycle parking, offsite easements/improvements, or some other non-essential elements. Or you can add separate exhibits, for example showing Open Space calculations (see example attached).

Transportation and Public Works

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

1. Show Access to Public park

2. Gated entrances into secured areas must be designed in accordance with TPW’s “Traffic Engineering Design Standards and Policy Guidelines”. Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a knock-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW).

3. Sidewalks and Street Lights _ Sidewalks and street lights are required for all public and private streets as per City of Fort Worth Standards. Show 10' sidewalks along frontage.

Fire:

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

Two points of platted and constructed (referencing the proposed/future lanes) access required for multi-family development having more than 100 units.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Secondary Access-Multiple-family Residential

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

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

Internal Emergency Access Easements must be named and platted for addressing.

Hose lay must be provided to all exterior walls of each building (including cottage units) within 150', measured along a 5' wide unobstructed path. Hose lay MAY be increased to 300' for sprinklered buildings. Hose lay should be calculated around garage units, not through them unless they have no exterior walls. There are a few buildings that fall short of the 150'.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.1 Buildings and Facilities

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

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

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

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

In addition to being directly attached to the building, the numbers may also be attached to a freestanding sign, marquee, or other acceptable detached signage as to be determined by the Fire Official.

CFW Fire Department Planning and Addressing Standards Section II.8 Posting a Commercial Address

General information:

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

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

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

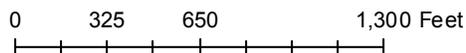
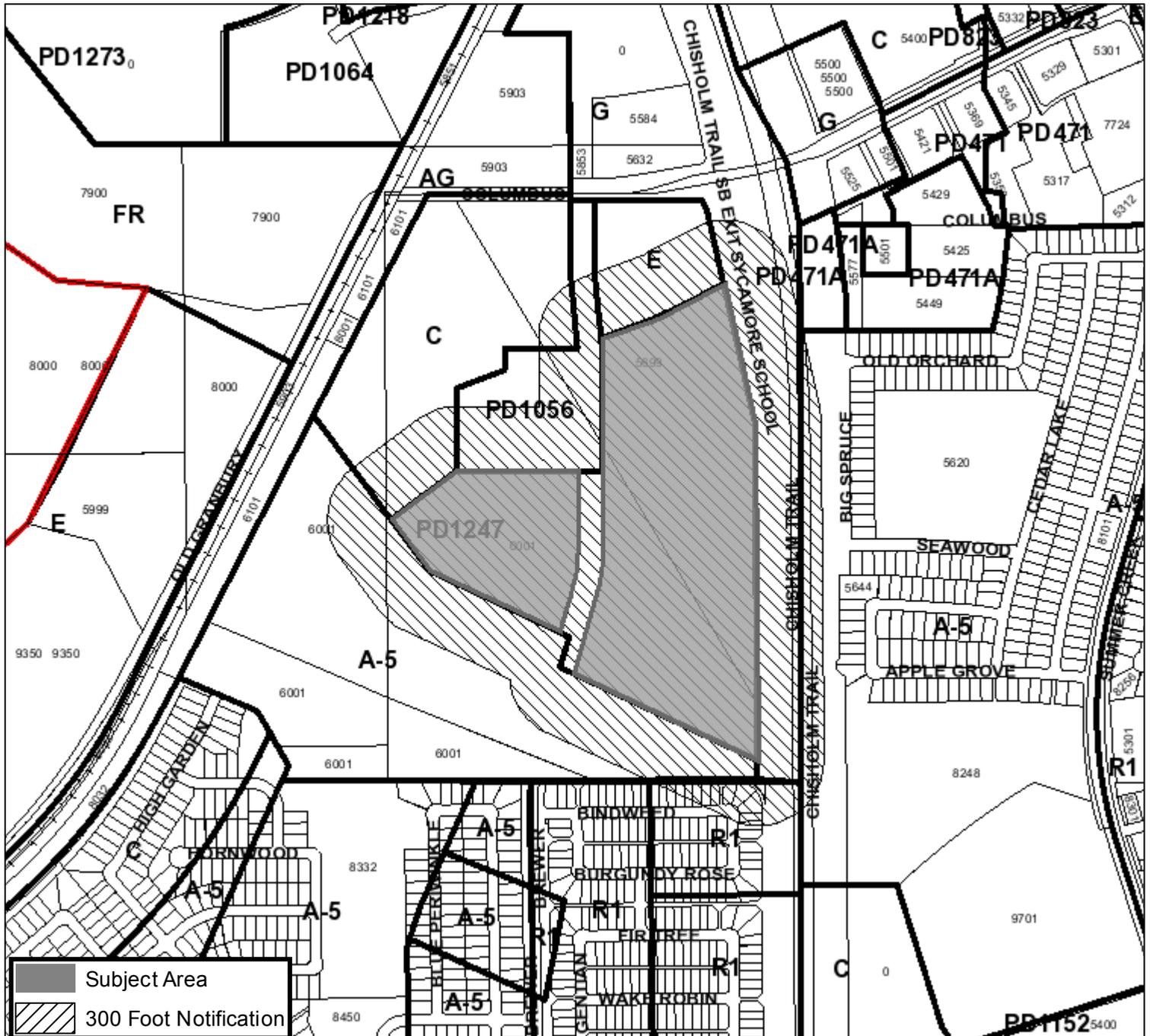
Stormwater

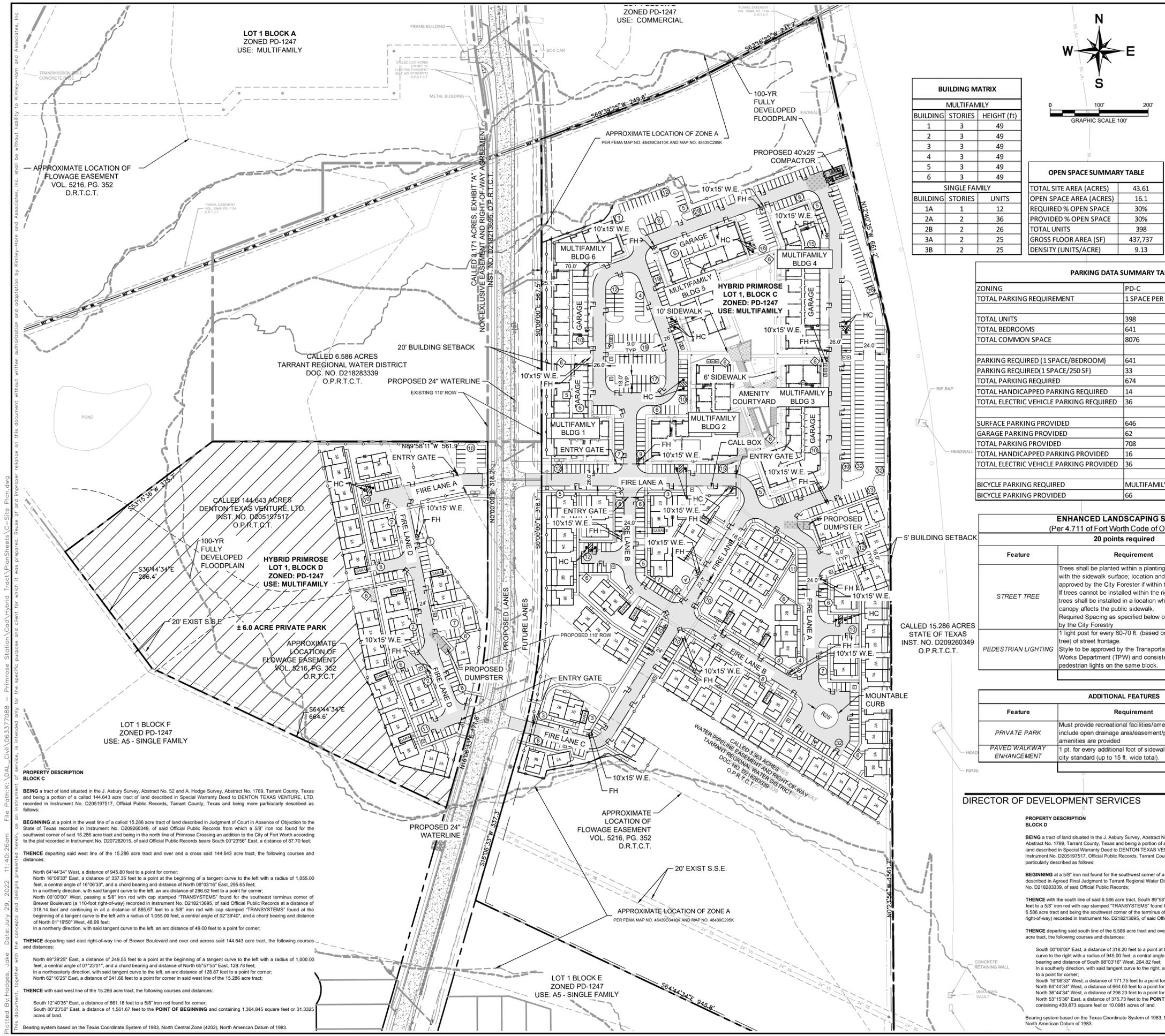
No comments provided

(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: Denton Texas Venture LTD
 Address: 7800 - 8000 blocks Chisholm Trail Parkway
 Zoning From: PD 1247 for C uses plus cottage community
 Zoning To: Site Plan for cottage communities
 Acres: 41.44001179
 Mapsco: 102LMQR
 Sector/District: Wedgewood & Far SW
 Commission Date: 8/10/2022
 Contact: null

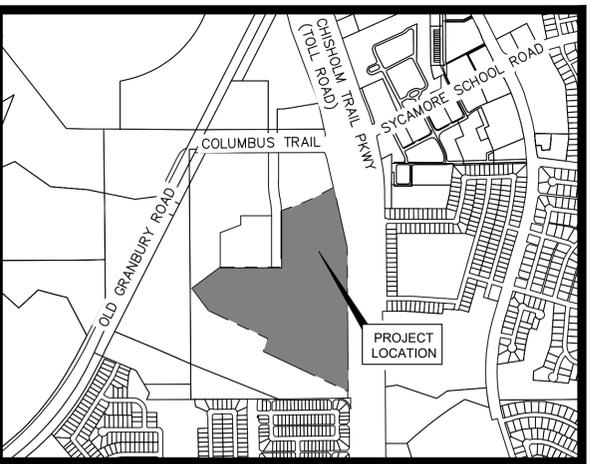




BUILDING MATRIX		
MULTIFAMILY		
BUILDING	STORIES	HEIGHT (ft)
1	3	49
2	3	49
3	3	49
4	3	49
5	3	49
6	3	49
SINGLE FAMILY		
BUILDING	STORIES	UNITS
1A	1	12
2A	2	36
2B	2	26
3A	2	25
3B	2	25

OPEN SPACE SUMMARY TABLE	
TOTAL SITE AREA (ACRES)	43.61
OPEN SPACE AREA (ACRES)	16.1
REQUIRED % OPEN SPACE	30%
PROVIDED % OPEN SPACE	30%
TOTAL UNITS	398
GROSS FLOOR AREA (SF)	437,737
DENSITY (UNITS/ACRE)	9.13

PARKING DATA SUMMARY TABLE	
ZONING	PD-C
TOTAL PARKING REQUIREMENT	1 SPACE PER BEDROOM + 1 SPACE PER 250 SF
TOTAL UNITS	398
TOTAL BEDROOMS	641
TOTAL COMMON SPACE	8076
PARKING REQUIRED (1 SPACE/BEDROOM)	641
PARKING REQUIRED (1 SPACE/250 SF)	33
TOTAL PARKING REQUIRED	674
TOTAL HANDICAPPED PARKING REQUIRED	14
TOTAL ELECTRIC VEHICLE PARKING REQUIRED	36
SURFACE PARKING PROVIDED	646
GARAGE PARKING PROVIDED	62
TOTAL PARKING PROVIDED	708
TOTAL HANDICAPPED PARKING PROVIDED	16
TOTAL ELECTRIC VEHICLE PARKING PROVIDED	36
BICYCLE PARKING REQUIRED	MULTIFAMILY = 0.10 PER BEDROOM
BICYCLE PARKING PROVIDED	66



VICINITY MAP
SCALE: 1" = 1,000'

LEGEND

- FL PROPOSED FIRE LANE
- EXISTING CONCRETE PAVEMENT
- OPEN SPACE
- RETAINING WALL
- EX. ASPHALT PAVEMENT
- BUILDING NUMBER/BUILDING TYPE
- ELECTRIC VEHICLE CHARGING STATION
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- NUMBER OF BICYCLE SPACES
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TYPICAL
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- BARRIER FREE RAMP
- SIDEWALK
- BUILDING LINE/SETBACK
- EXISTING
- PROPOSED
- DUPLEX
- SINGLE FAMILY

ENHANCED LANDSCAPING SYSTEM
(Per 4.711 of Fort Worth Code of Ordinances)

20 points required

Feature	Requirement	Points
STREET TREE	Trees shall be planted within a planting strip or flush with the sidewalk surface, location and type as approved by the City Forester if within the right of way. If trees cannot be installed within the right of way, trees shall be installed in a location where the tree canopy affects the public sidewalk. Required Spacing as specified below or as approved by the City Forestry	10
PEDESTRIAN LIGHTING	1 light post for every 60-70 ft. (based on size of street tree) of street frontage. Style to be approved by the Transportation and Public Works Department (TPW) and consistent with other pedestrian lights on the same block.	10
TOTAL		20

ADDITIONAL FEATURES

Feature	Requirement	Points
PRIVATE PARK	Must provide recreational facilities/amenities. May include open drainage area/easement/pond as long as amenities are provided.	5
PAVED WALKWAY ENHANCEMENT	1 pt. for every additional foot of sidewalk width over the city standard (up to 15 ft. wide total).	2
TOTAL		7

- NOTES**
- THIS PROJECT WILL COMPLY WITH ENHANCED LANDSCAPING REQUIREMENTS FOR SECTION 4.711 D.6, 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.
 - ALL PARKING SPACES WILL MEET THE MINIMUM DIMENSIONS IN SECTION 6.202, ZONING ORDINANCE.

Plotted By: Hodges, Joke Date: July 28, 2022 11:40:26am File Path: K:\DAL_CIV\063377088 - Primrose Station\Coa\Hybrid Tract\PlanSheets\C-Site Plan.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, it is intended only for the specific purpose and client for which it was prepared. Reuse of any and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3620
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT
 063377088

DATE
 JULY 2022

SCALE: AS SHOWN

DESIGNED BY: LLC

DRAWN BY: LLC

CHECKED BY: PEM

SITE PLAN

SP-22-013

HYBRID TRACT

AT

PRIMROSE STATION

CITY OF FORT WORTH

TARRANT COUNTY, TEXAS

SHEET NUMBER

C-101

SITE PLAN FOR HYBRID TRACT AT PRIMROSE STATION
CITY PROJECT NO. SP-22-013
43.61 ACRES IN THE J. HEATH, J. ASBURY, A HODGE SURVEY
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
JULY 2022

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: (972) 770-1300 CONTACT: PEYTON E. MCGEE, P.E.	OWNER DENTON TEXAS VENTURE LTD ADDRESS: 212 S PALM AVE SUITE 200 ALHAMBRA, CA 91801 PHONE: (972) 556-1700 CONTACT: ROBERT YU
APPLICANT JPI REAL ESTATE ACQUISITION, L.L.C. ADDRESS: 600 E. LAS COLINAS BLVD., SUITE 1800 IRVING, TX 75039 PHONE: (214) 451-5908 CONTACT: MILLER SYLVAN	ARCHITECT OMNIPLAN ADDRESS: 1845 WOODALL RODGERS FWY SUITE 1600 DALLAS, TX 75201 PHONE: (214) 661-5816 CONTACT: CLINT ASHWORTH

DIRECTOR OF DEVELOPMENT SERVICES _____ **DATE** _____

PROPERTY DESCRIPTION BLOCK D

BEING a tract of land situated in the J. Asbury Survey, Abstract No. 52 and A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas and being a portion of a called 144.643 acre tract of land described in Special Warranty Deed to Denton Texas Venture, Ltd. recorded in Instrument No. D205197517, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southwest corner of a called 6.586 acre tract of land described in Agreed Final Judgment to Tarrant Regional Water District recorded in Instrument No. D21823339, of said Official Public Records;

THENCE with the south line of said 6.586 acre tract, South 89°58'11" East, a distance of 561.94 feet to a 5/8" iron rod with cap stamped "TRANSYSTEMS" found for the southeast corner of said 6.586 acre tract and being the southwest corner of the terminus of Brewer Boulevard (a 110-foot right-of-way) recorded in Instrument No. D21823395, of said Official Public Records;

THENCE departing said south line of the 6.586 acre tract and over and across said 144.643 acre tract, the following courses and distances:

South 00°00'00" East, a distance of 318.20 feet to a point at the beginning of a tangent curve to the right with a radius of 945.00 feet, a central angle of 16°06'33", and a chord bearing and distance of South 08°03'16" West, 264.82 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 265.89 feet to a point for corner;

South 16°06'33" West, a distance of 171.75 feet to a point for corner;

North 64°44'34" West, a distance of 664.60 feet to a point for corner;

North 36°44'34" West, a distance of 296.23 feet to a point for corner;

North 53°15'36" East, a distance of 375.73 feet to the **POINT OF BEGINNING** and containing 439.873 square feet or 10.0981 acres of land.

Being system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

PROPERTY DESCRIPTION BLOCK C

BEING a tract of land situated in the J. Asbury Survey, Abstract No. 52 and A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas and being a portion of a called 144.643 acre tract of land described in Special Warranty Deed to Denton Texas Venture, Ltd. recorded in Instrument No. D205197517, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a point in the west line of a called 15.286 acre tract of land described in Judgment of Court in Absence of Objection to the State of Texas recorded in Instrument No. D20260349, of said Official Public Records from which a 5/8" iron rod found for the southwest corner of said 15.286 acre tract and being in the north line of Primrose Crossing an addition to the City of Fort Worth according to the plat recorded in Instrument No. D202782015, of said Official Public Records bears South 00°23'56" East, a distance of 87.70 feet.

THENCE departing said west line of the 15.286 acre tract and over and across said 144.643 acre tract, the following courses and distances:

North 64°44'34" West, a distance of 945.80 feet to a point for corner;

North 16°06'33" East, a distance of 337.35 feet to a point at the beginning of a tangent curve to the left with a radius of 1,055.00 feet, a central angle of 16°06'33", and a chord bearing and distance of North 08°03'16" East, 296.65 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 296.62 feet to a point for corner;

North 00°00'00" West, passing a 5/8" iron rod with cap stamped "TRANSYSTEMS" found for the southeast terminus corner of Brewer Boulevard (a 110-foot right-of-way) recorded in Instrument No. D21823395, of said Official Public Records at a distance of 318.14 feet and continuing in all a distance of 885.67 feet to a 5/8" iron rod with cap stamped "TRANSYSTEMS" found at the beginning of a tangent curve to the left with a radius of 1,055.00 feet, a central angle of 02°39'40", and a chord bearing and distance of North 01°19'50" West, 48.99 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 49.00 feet to a point for corner;

THENCE departing said east right-of-way line of Brewer Boulevard and over and across said 144.643 acre tract, the following courses and distances:

North 69°39'25" East, a distance of 249.55 feet to a point at the beginning of a tangent curve to the left with a radius of 1,000.00 feet, a central angle of 07°23'01", and a chord bearing and distance of North 65°57'55" East, 128.78 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 128.87 feet to a point for corner;

North 62°16'25" East, a distance of 241.68 feet to a point for corner in said west line of the 15.286 acre tract;

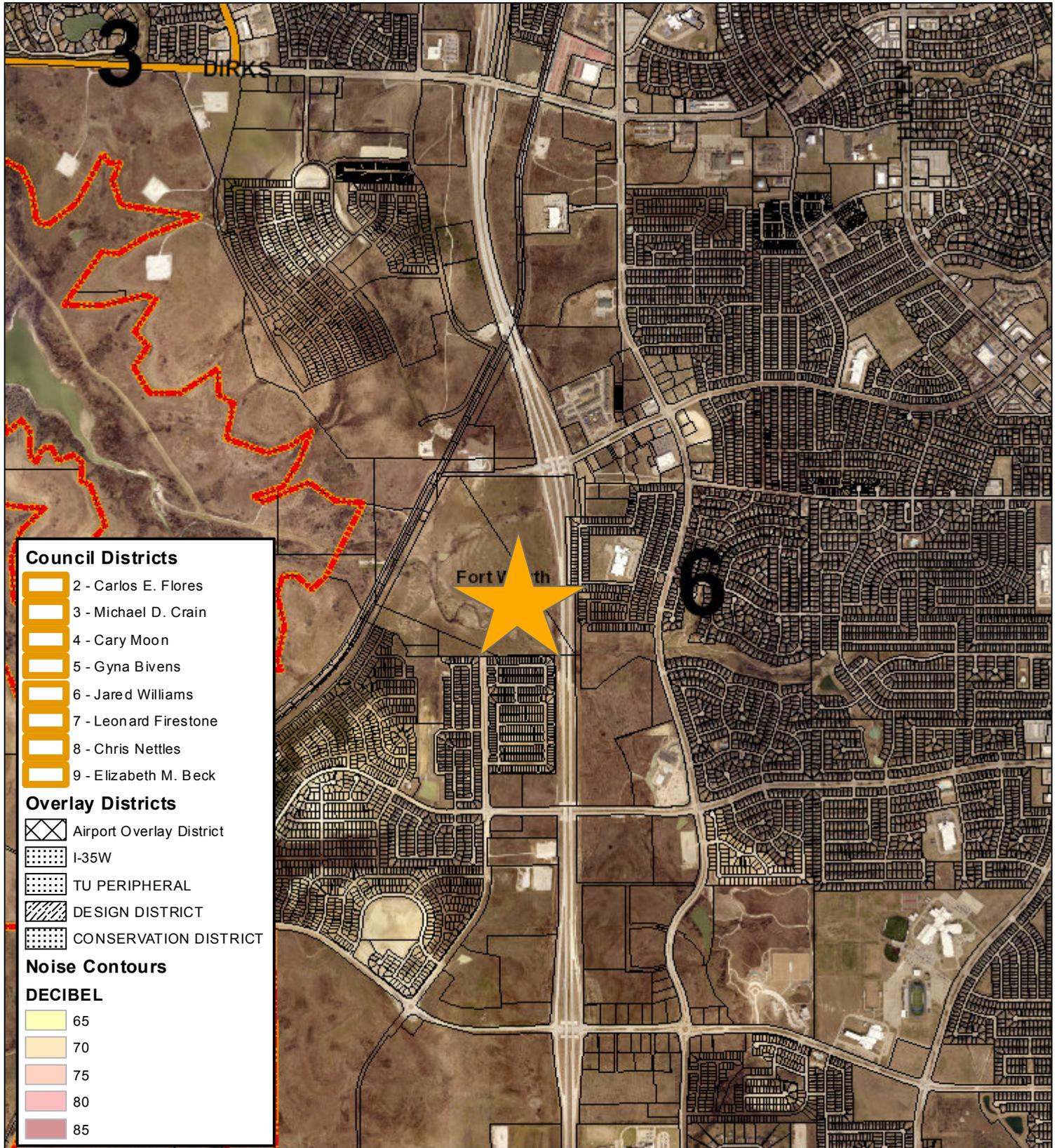
THENCE with said west line of the 15.286 acre tract, the following courses and distances:

South 12°40'35" East, a distance of 661.16 feet to a 5/8" iron rod found for corner;

South 00°23'56" East, a distance of 1,561.67 feet to the **POINT OF BEGINNING** and containing 1,364,845 square feet or 31.3325 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Area Map



Council Districts

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

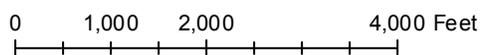
Overlay Districts

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

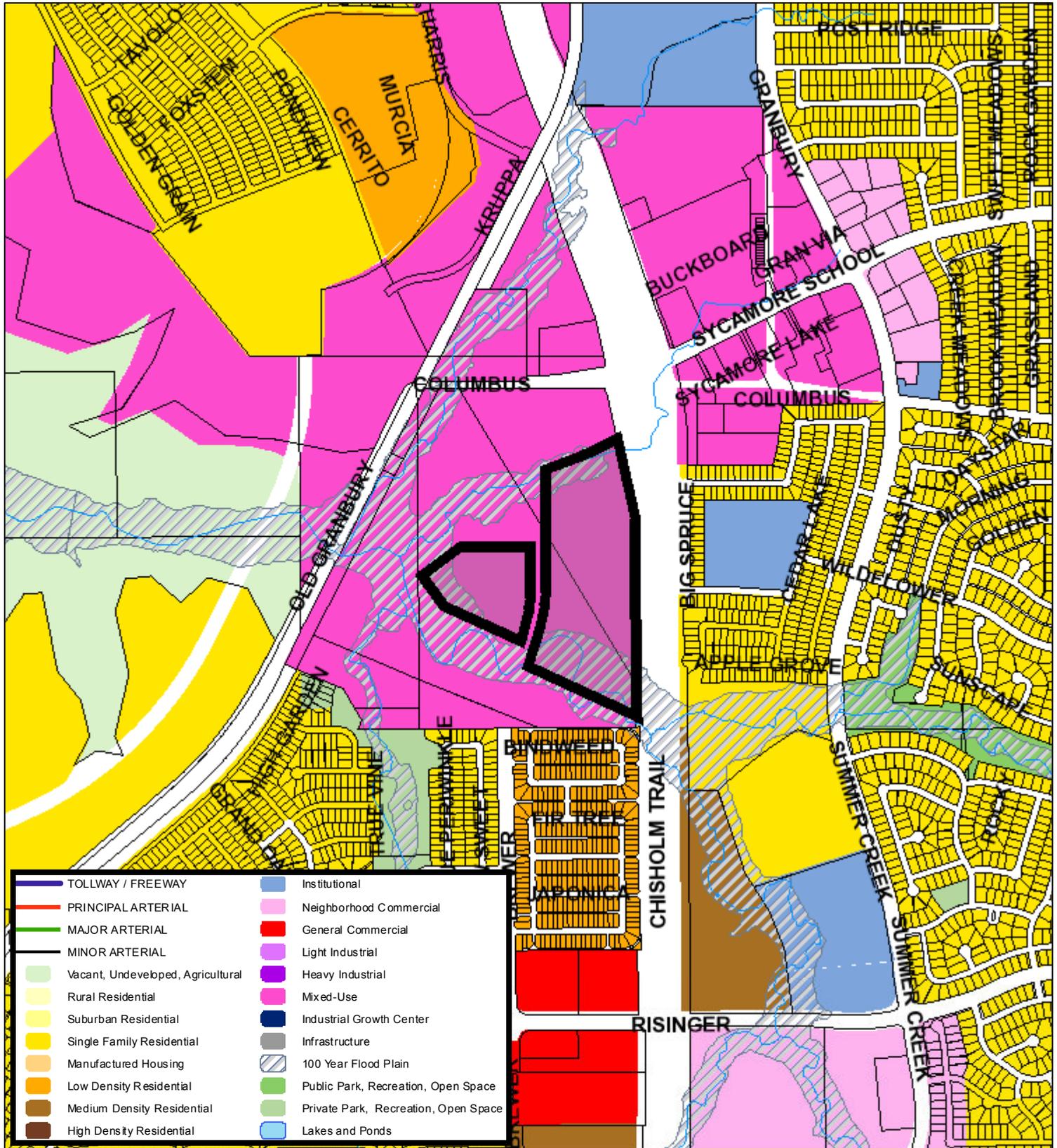
Noise Contours

DECIBEL

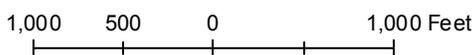
-  65
-  70
-  75
-  80
-  85



Future Land Use



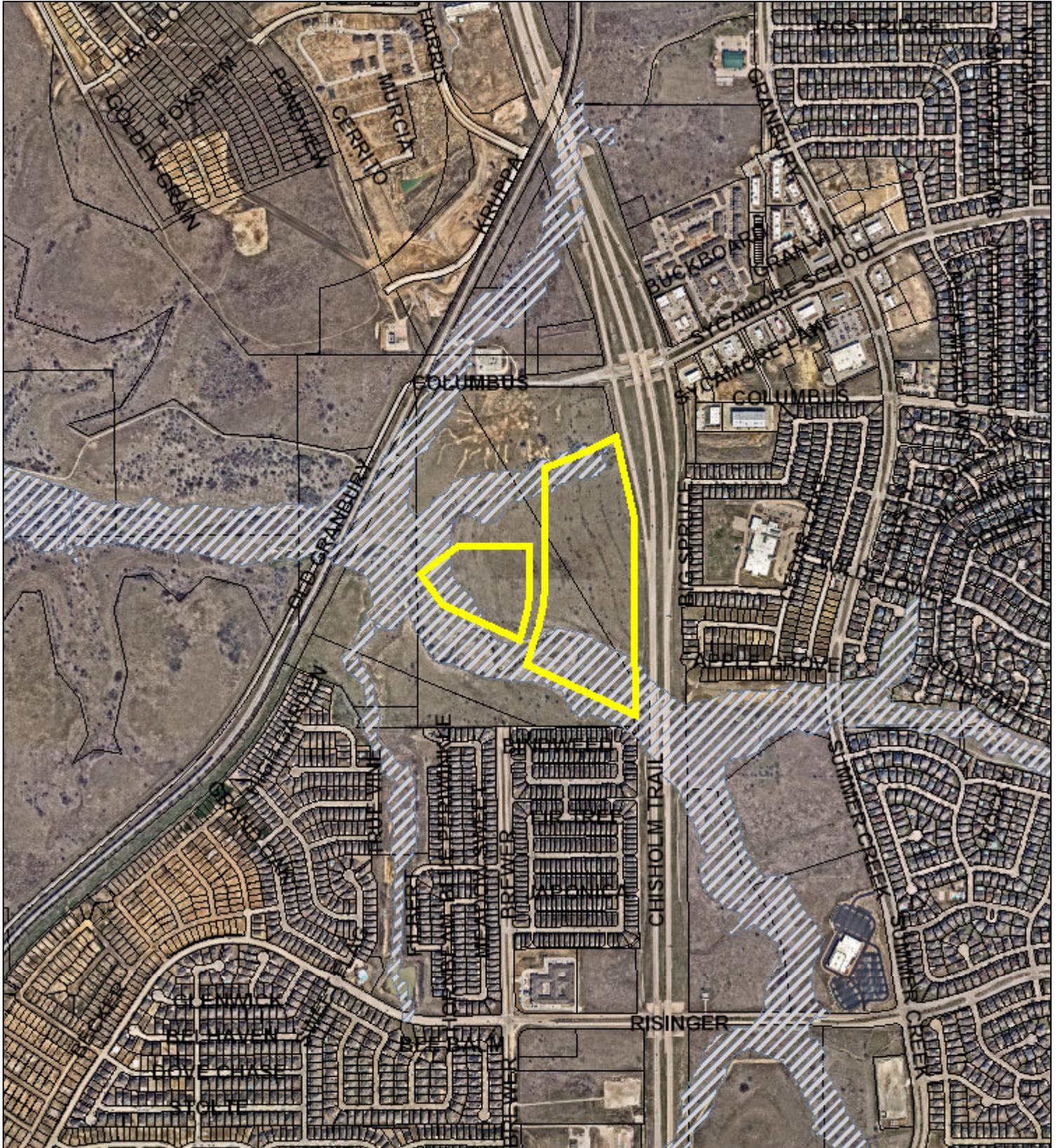
1,000 500 0 1,000 Feet



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



Aerial Photo Map



0 650 1,300 2,600 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: SP-22-015

Council District: 6

Site Plan

Case Manager: [Stephen Murray](#)

Owner / Applicant: Siddhipriya Tavolo Park, LLC

Site Location: 6429 Altamesa Drive

Acreage: 1.14

Request

Proposed Use: New 11,262 sf commercial and restaurant space

Companion Case: ZC-14-147

Request: To: Site plan for PD 1063 and PD 1065 Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restriction; 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 Altamesa Boulevard east of Bryant Irvin Road. The current zoning for the property is “PD 1065/1063” Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restrictions, site plan required. The applicant is requesting to amend the approved site plan to add a roughly 11,200 sf retail and restaurant space on a vacant tract of land.

Surrounding Zoning and Land Uses

North “A-5” One-Family; “F” General Commercial / US Post Office, single-family
East “PD 1065/1063” Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restrictions, site plan required / vacant
South “PD 1063” Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restrictions, site plan required / vacant
West “PD 1065/1063” Planned Development for all uses in “G” Intensive Commercial excluding certain uses with height restrictions, site plan required / vacant

Recent Zoning History

- SP-20-010: Site plan for PD 1063/5 (west of the subject property)

Public Notification

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

Organizations Notified	
Trinity Heights HOA	Briercliff Estates HA
Quail Ridge Estates Phase II HOA*	Vista Ridge Addition HA
District 6 Alliance	Streams and Valleys Inc
Trinity Habitat for Humanity	Crowley ISD

* Located in close proximity to a registered Neighborhood Association

Development Impact Analysis

Site Plan Comments

Zoning and Land Use

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

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



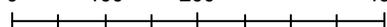


Area Zoning Map

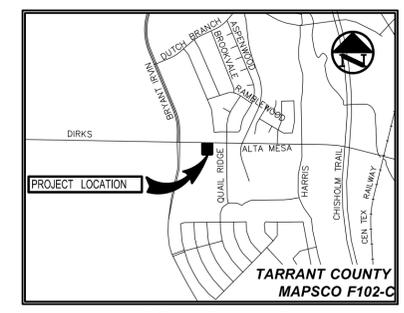
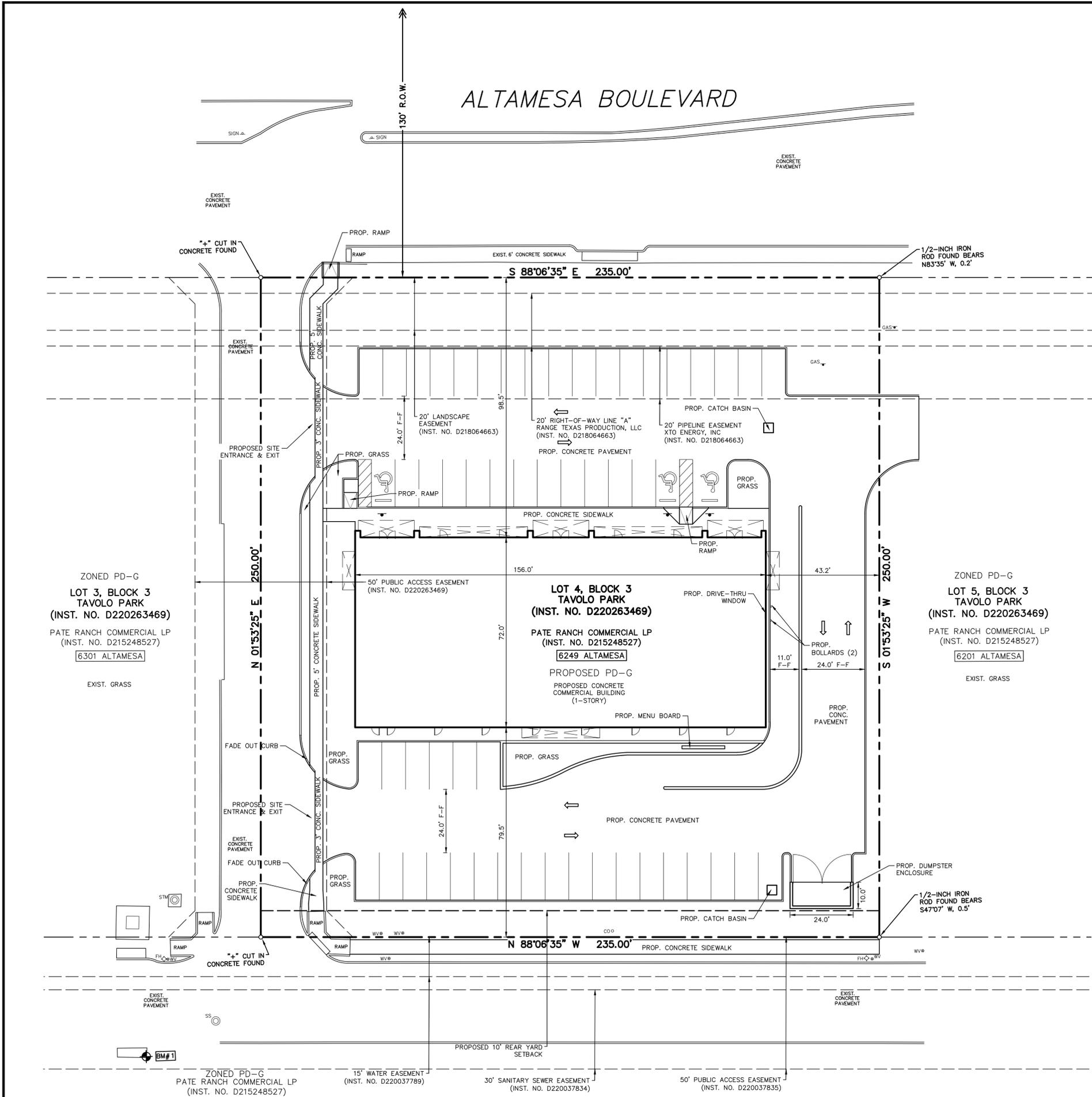
Applicant: Siddhipriya Tavolo Park, LLC
Address: 6249 Altamesa Drive
Zoning From: PD 1065 for G uses
Zoning To: PD-G with exclusions
Acres: 1.14897838
Mapsc0: 102B
Sector/District: Far Southwest
Commission Date: 8/10/2022
Contact: null



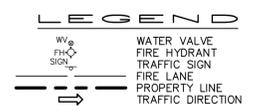
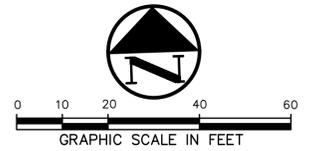
 Subject Area
 300 Foot Notification

0 100 200 400 Feet


WMSARGENT 7/11/2022 1:31 PM M:\DWG-53\5317-22.263\DWG\CIVIL CSD 2018\5317-22.263 ZONING.DWG



VICINITY MAP
(NOT TO SCALE)



ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

PARKING REQUIREMENTS			
SITE AREA	REQUIREMENTS	CAPACITY	PARKING REQUIRED
RETAIL	1 SPACE PER 250 SQ. FT	9,762 SQ. FT.	39
RESTAURANT	1 SPACE PER 100 SQ. FT	1,500 SQ. FT.	15
SPACES REQUIRED BY ZONING:			54
SPACES PROVIDED BY DESIGN:			54 (3 ACCESSIBLE)

LEGAL DESCRIPTION

LOT 4, BLOCK 3, TAVOLO PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS RECORDED IN INST. NO. D220263469 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

- NOTES:
1. COMMERCIAL LIGHTING TO BE DESIGNED AND CONSTRUCTED TO NOT BE OBTRUSIVE TO THE ADJACENT A-5 SINGLE-FAMILY RESIDENTIAL ZONING TO THE NORTH.
 2. MAXIMUM HEIGHT OF FIVE STORIES OR 60 FEET.
 3. THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
 4. THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 5. ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 6. ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.

GENERAL BUILDING HEIGHT & AREAS					
BUILDINGS	SLAB AREA (SF)	GROSS AREA (SF)	HEIGHT		EXTERIOR MATERIALS
			STORIES	HEIGHT	
1	11,310	11,262	1	29'-6"	SEE INCLUDED ELEVATIONS SHEET SP-02

Surveyor
Pacheco Koch, a Westwood Company
4060 Bryant Irvin Road
Fort Worth, Texas 76109
817.412.7155

Civil
Pacheco Koch, a Westwood Company
4060 Bryant Irvin Road
Fort Worth, Texas 76109
817.412.7155

Developer
Birch Construction
4403 North Central Expressway, Suite 300
Dallas, Texas 75205
214-731-3130

Architect
MODUSarchitecture, PLLC
211 N. Ervay St. Suite 610
Dallas, Texas 75201
314-302-6864

Director of Development Services

Date

ZONING CASE NUMBER:

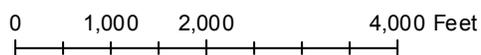
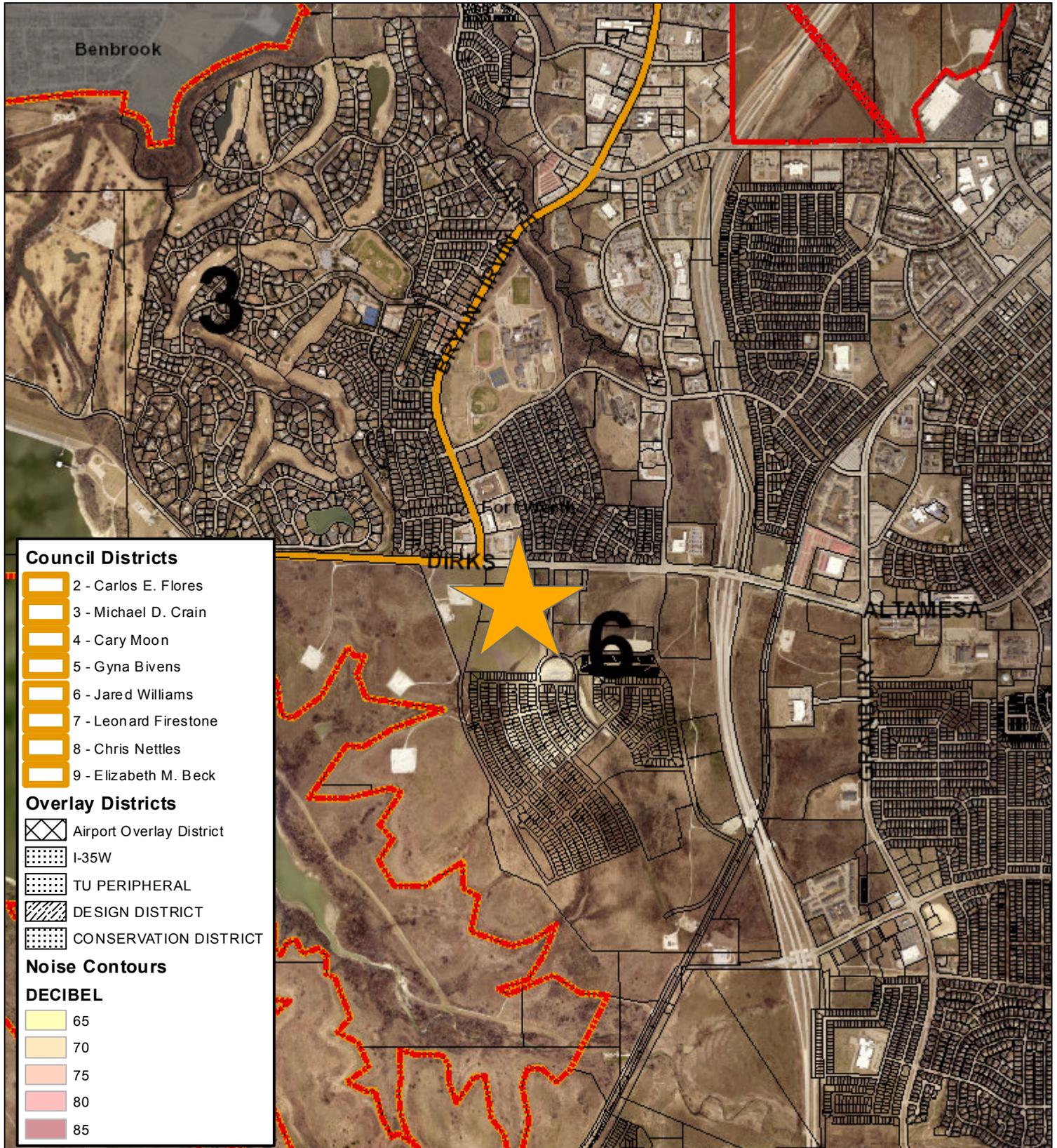
Pacheco Koch
a Westwood company
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

TAVOLO PARK
LOT 4, BLOCK 3
6249 ALTAMESA BLVD.
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

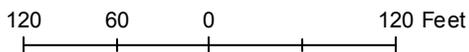
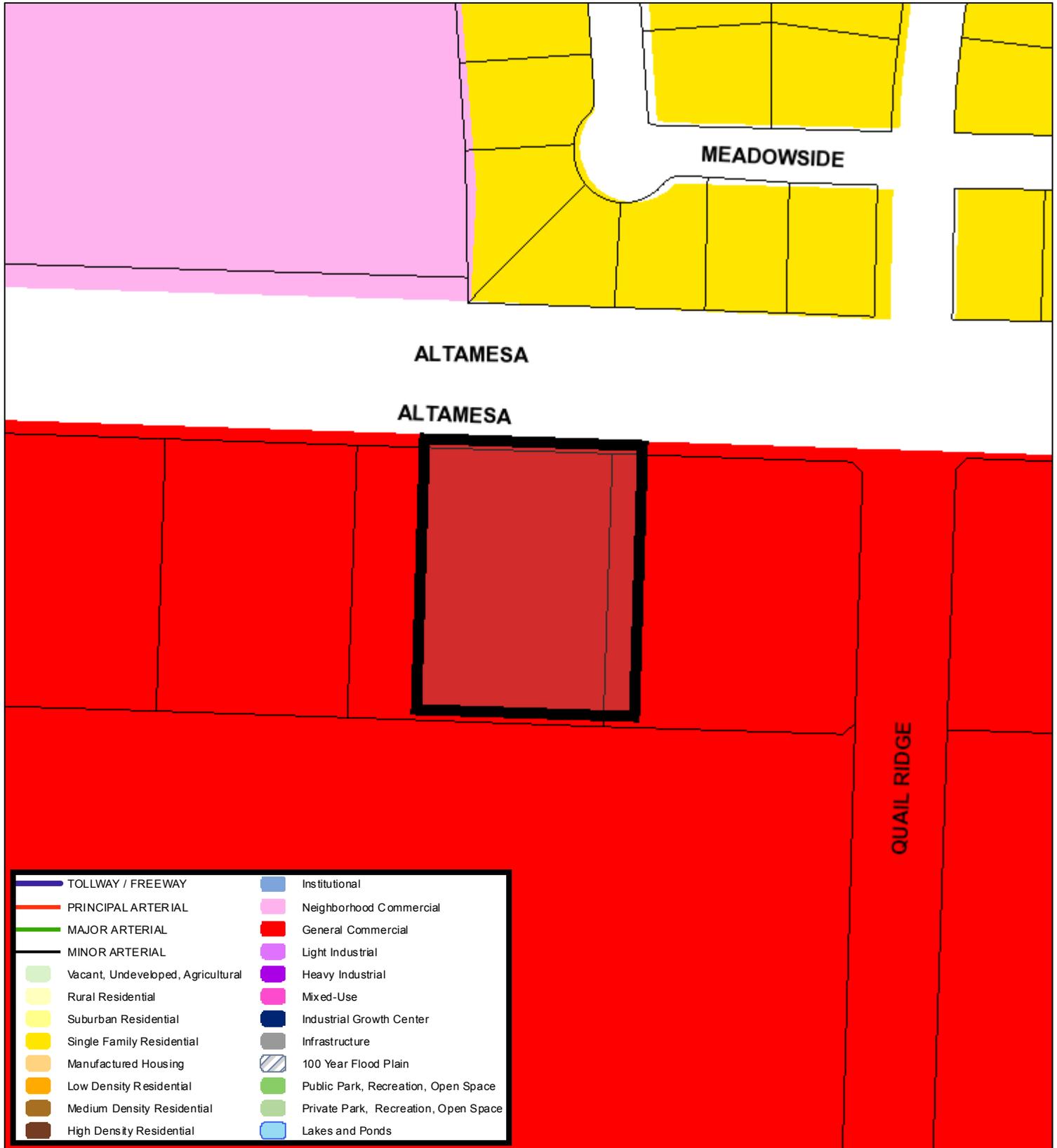
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
WMS	BCH,CDS	JULY 2022	1"=20'			1 OF 1

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

Area Map



Future Land Use



Aerial Photo Map



0 75 150 300 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-118

Council District: 8

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Affluency Homes, LLC / Vusumuzi Ngwenya

Site Location: 1609 E. Bluff Street

Acres: 0.08 acres

Request

Proposed Use: Single Family Home

Request:
From: “J” Medium Industrial / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay
To: “R1” Zero Lot Line/Cluster / Samuels Avenue/Rock Island Character Zone in the Downtown Urban Design District Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

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

Project Description and Background

The site is at the corner of E. Bluff Street and N. Wilderman Street in an area referred to as Rock Island. It is generally at the northwest corner of E. Belknap Street and I-35W. The site is within the Samuels Avenue/Rock Island Character Zone of the Downtown Urban Design District Overlay. It is also within the Downtown Regional Mixed-Use Growth Center.

It is currently a vacant lot in a grouping of about thirty residential homes located between two railroads, north of Belknap; there are about twenty other vacant lots in that area. According to historical aerials, the lot appears to have been vacant since at least 1956. The applicant is requesting to rezone from “J” Medium Industrial to “R1” Zero Lot Line/Cluster. The applicant plans to build a single family home.

The home will need to be designed to meet the “R1” Zero Lot Line/Cluster standards, as well as the Standards and Guidelines of the Samuels Avenue/Rock Island Character Zone.

Surrounding Zoning and Land Uses

North “J” Medium Industrial with Samuels Avenue/Rock Island Character Zone in the DUDD Overlay / single-family residential
East “J” Medium Industrial with Industrial Gateway Character Zone in the DUDD Overlay / Railroad
South “H” Central Business District with Samuels Avenue/Rock Island Character Zone in the DUDD Overlay / single-family residential
West “J” Medium Industrial with Samuels Avenue/Rock Island Character Zone in the DUDD Overlay / single-family residential

Recent Zoning History

- ZC-19-009 from various to “H” Central Business District and retain any historic overlays, DUDD overlays; 154 acre site south of subject site
- ZC-16-107 expand and revise the Downtown Urban Design District Overlay; 1733 acre area including subject site

Public Notification

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

The following organizations were notified: (emailed July 29, 2022)

Organizations Notified	
Fort Worth Downtown Neighborhood Alliance	Greenway NA
Vintage Riverside NA	Tarrant Regional Water District
Friends of Riverside Park	East Fort Worth, Inc.
Streams and Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	East Fort Worth Business Association
Fort Worth ISD	

* Not located within a registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The site is located in a pocket of residential homes and vacant lots between two railroads. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Northeast

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

Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “R1” zoning as an appropriate type in the Mixed-Use designation of Future Land Use.

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

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

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

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

- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure

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

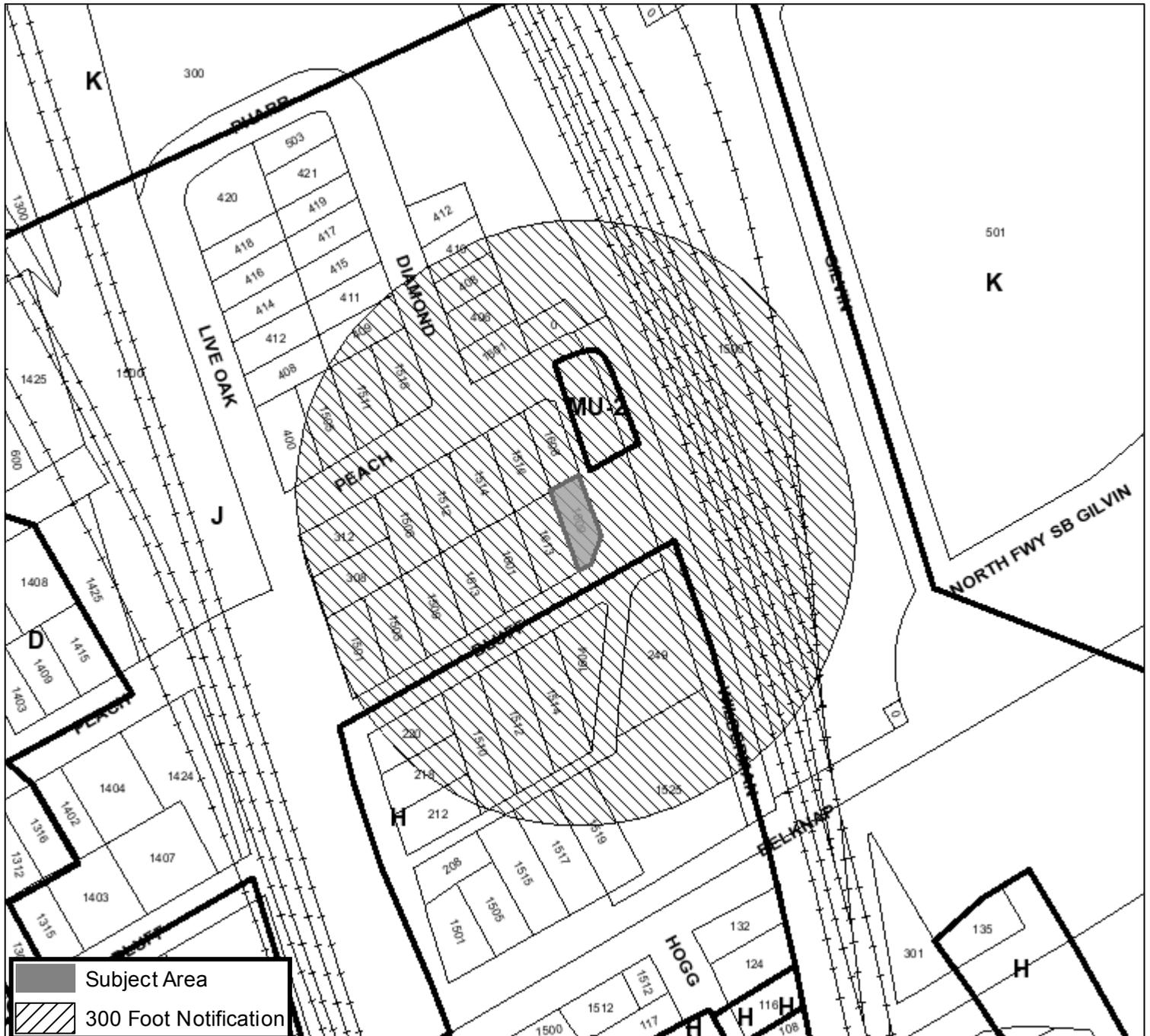
Economic Development Plan

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

- 3.1.1. Rapidly increase the density of residential development in downtown Fort Worth and surrounding urban districts.
- 3.2.2. Encourage substantial new housing investment and development in the city’s under-served neighborhoods.

Area Zoning Map

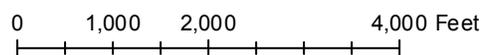
Applicant: Affluency Home, LLC
 Address: 1609 E. Bluff Street
 Zoning From: J in the Historic Samuels Design District Overlay
 Zoning To: R1 in the Historic Samuels Design District Overlay
 Acres: 0.08210837
 Mapsco: 63T
 Sector/District: Northeast
 Commission Date: 8/10/2022
 Contact: 817-392-2806



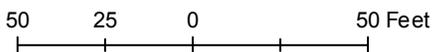
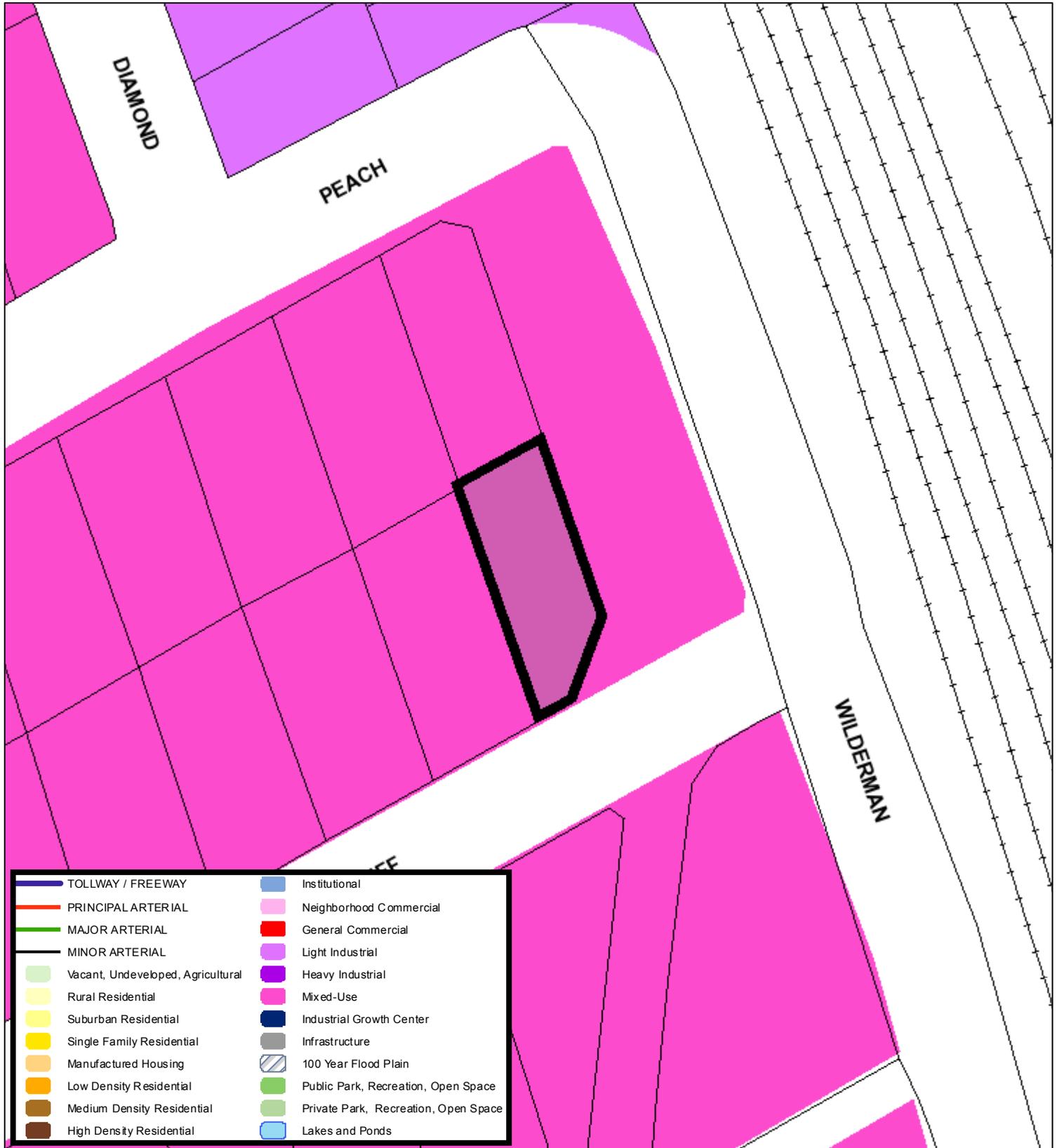
 Subject Area
 300 Foot Notification

0 85 170 340 Feet

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 30 60 120 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-119

Council District: 7

Zoning Map Amendment

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

Owner / Applicant: Patrick Maslanka

Site Location: 1325 Belle Pl.

Acreage: 0.16 acres

Request

Proposed Use: Duplex

Request: From: “A-5” One-Family

To: “B” Two-Family

Recommendation

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

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

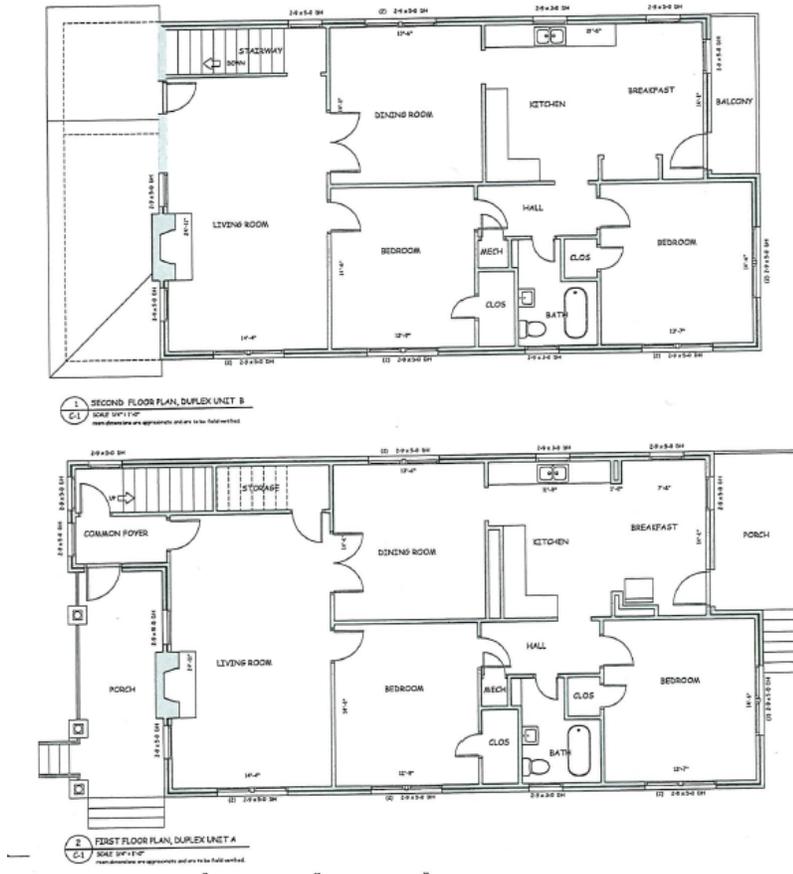
Staff Recommendation: **Denial**

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9. Aerial Photograph

Project Description and Background

The property is located north of Camp Bowie Blvd. on Belle Place. The applicant is proposing a zoning change from “A-5” One-Family to “B” Two-Family. The proposed site is currently configured as a two-story duplex, located on a 7100-square-foot lot in the Arlington Heights neighborhood. According to the applicant, both units share access through the main entrance at the front. Once inside and past the common foyer, each unit has a separate entry; Unit A downstairs and Unit B upstairs.



During last year's ice storms, Unit A was flooded and suffered water damage. The owner applied for a building permit to make the appropriate repairs. The Development Services Department put the application on hold because of the discrepancy between the zoning and the current use. The applicant claims the property was built as a duplex and used as such but was unable to prove Legal Non-Conforming. They are now seeking to rezone to "B" Two-Family in order to bring the property in conformance.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single family residential
East “C” Multifamily Medium Density / Multifamily
South “A-5” One-Family / single family residential

West “A-5” One-Family / single family residential

Recent Zoning History

- ZC-07-152) East of the property C to E Zoning Commission denied with prejudice on 9/12/07

Public Notification

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

Organizations Notified	
West Side Alliance	North Hi Mount NA
Arlington Heights NA	Monticello NA
Crestline Area NA	Streams and Valleys Inc
Trinity Habitat for Humanity	Cultural District Alliance

**Located within this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

This property is configured as a duplex, located in an “A-5” district. The proposed zoning of “B” Two-Family would allow the owner to obtain the required building permits to perform the needed repairs in their home. The rezoning of this property to “B” would bring the zoning in line with the existing land use.

The majority of homes in this vicinity are single-family residential, the property is directly adjacent to a “C” Medium Density district to the east. And along Belle Pl. in the same block, a few other duplexes are zoned “B” Two-family.

The proposed zoning **is not compatible** with the with the primarily single-family neighborhood.

Comprehensive Plan Consistency – Arlington Heights

The 2022 Comprehensive Plan currently designates the subject property as Single-Family Residential. This is analogous to “A-5”, “A-7.5”, “A-10”, and “AR” zones. Duplex or “B” Two-Family zoning would be classified as Low Density Residential under the adopted Future Land Use Plan. The difference between Single Family Residential and Low Density Residential is minimal as both have a residential character. A duplex would be slightly more intense than a single-family residence. The proposed zoning is not in alignment with the following policies of the Comprehensive Plan:

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services.

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

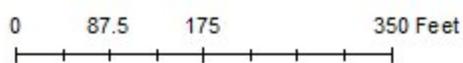
Economic Development Plan

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

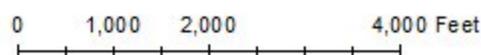
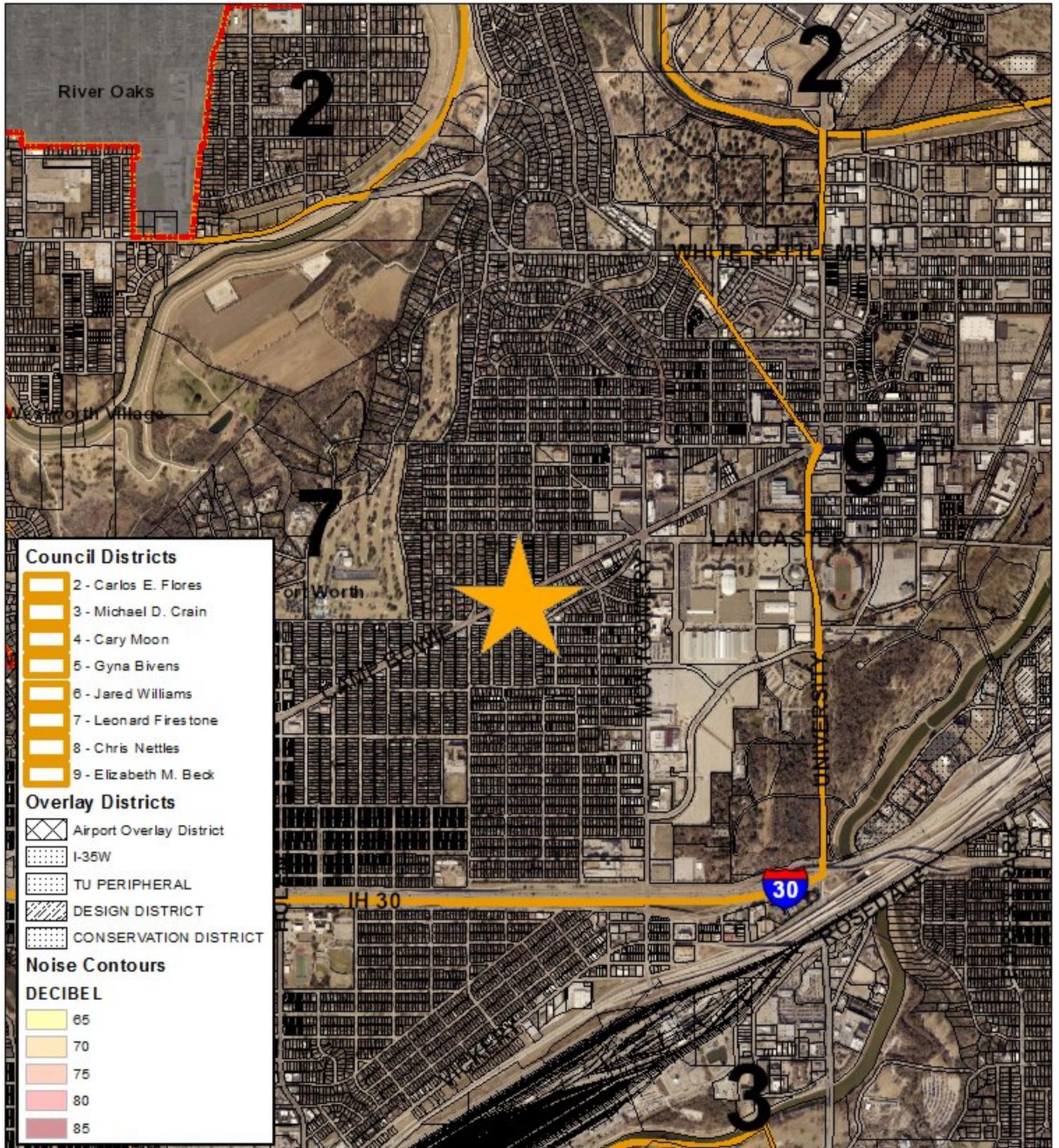


Area Zoning Map

Applicant: Patrick Maslanka
 Address: 1325 Belle Avenue
 Zoning From: A-5
 Zoning To: B
 Acres: 0.16290401
 Mapsco: 75D
 Sector/District: Arlington Heights
 Commission Date: 8/10/2022
 Contact: null



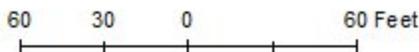
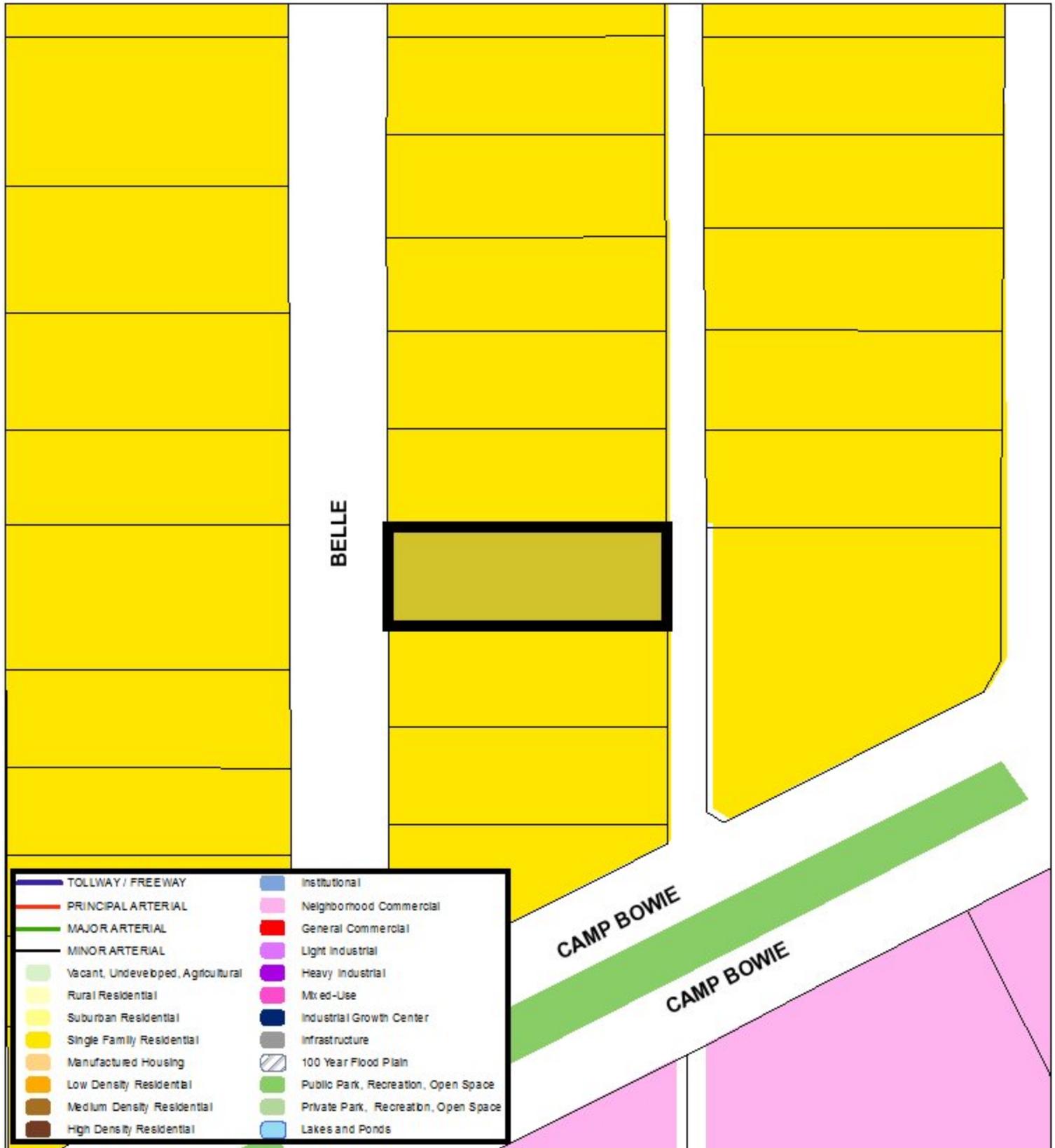
Area Map





ZC-22-119

Future Land Use



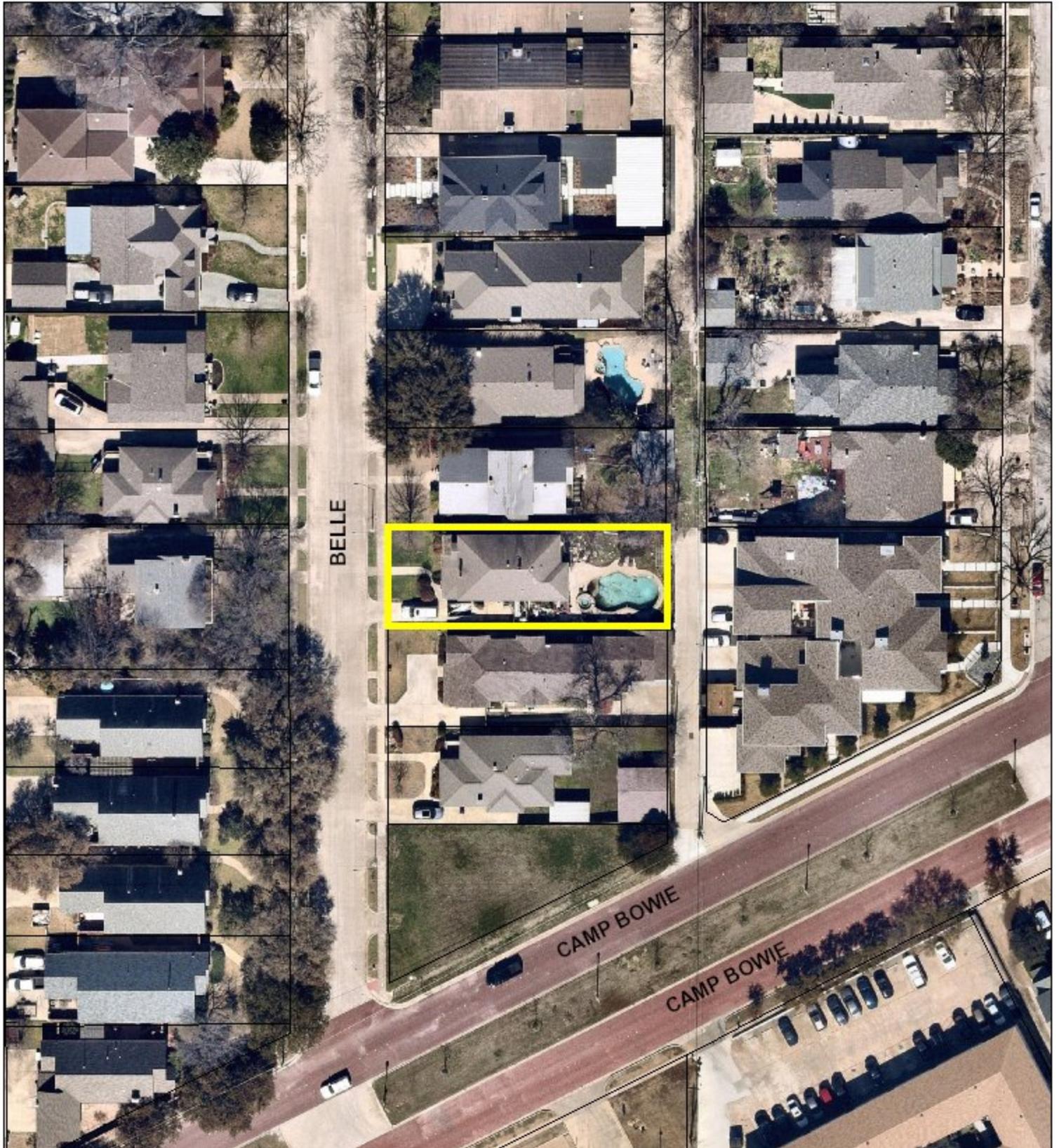
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-119

Aerial Photo Map



0 40 80 160 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-21-120

Council District: 3

Conditional Use Permit

Case Manager: [Brett Mangum](#)

Owner / Applicant: 820/30 Interchange Ltd. / Ray Oujesky, Kelly Hart & Hallman LLP

Site Location: 1401 Alemeda Street

Acreage: 23.0 acres

Request

Proposed Use: Wholesale Office – Auto Auction

Request: To: Add Conditional Use Permit for wholesale office in “F” General Commercial, site plan included

Recommendation

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

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

Staff Recommendation: **Approval**

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 - d. [Site Plan Comments](#)
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7. Area Map
8. Future Land Use Map
9. Aerial Photograph
10. Site Plan w/ fence detail

Project Description and Background

The nature of this request is to add a CUP [Conditional Use Permit] Overlay to allow the wholesale office use on the subject property, which consists of approximately 23 acres located at the tract of land generally bounded by Alameda Street, Westpoint Blvd, and the I-820 southbound service road. The property is currently zoned "F" General Commercial, and this request does not seek to change the base zoning. All CUP applications have a Site Plan requirement, and the applicant has provided a Site Plan along with the submittal documents. Upon review by City staff, the Site Plan (attached to this staff report) appears to contain all required Site Plan elements.

Surrounding zoning is predominately "C", "F", and "A-5". A total of two buildings are proposed. The primary structure is the Admin & Auction building that is just under 18,000 square feet with drive through lanes situated in the rear of the building. The second building is called the Reconditioning building and is just over 11,000 square feet. The applicant has further defined 'reconditioning' to mean "Cleaning and vacuuming, pre-sale inspection and certification" in this instance. A majority of the site will be paved to provide surface parking, with 296 parking spaces for customers, and a separate parking lot for inventory that can hold up to 1,295 cars. Part of the application shown below states a maximum of 500 cars anticipated to be stored on the property. After reaching out to the applicant regarding this discrepancy, the developer replied "'The reference to maximum number of cars stored on premises as 500 was a misunderstanding between me and the applicant. The number of inventory spaces is reflective of what the site is capable of handling.'" -meaning a maximum of 1,295 as shown on the Site Plan.

The following narrative was provided by the applicant as part of their submittal packet:

Wholesale auto trade is a permitted use in the H Commercial and I, J and K Industrial Districts. It is not a permitted use in the F General Commercial District.

Wholesale auto trade is similar to retail vehicle sales of automobiles, a permitted use in the F General Commercial District, in that automobiles will be stored and commercially sold on the property, except the sales will be through an auction process at wholesale prices as opposed to retail prices. Other similarities are: 1. unloading of automobiles on the property for sale; 2. processing of automobiles in an enclosed building for sale; and 3. administrative processing of financial transactions for sale of automobiles.

Wholesale auto trade is less intrusive than retail sales of automobiles in the following ways: 1. sales transactions are conducted one day per week through an auction process as opposed to six days per week; 2. Only licensed auto dealers are permitted on the property for sales transactions; 3. Less traffic is generated to and from the property due to no business conducted with the general public; 4. No servicing of automobiles occurs on the property after sales transactions are completed.

Details of proposed business operations are:

1. Name of proposed business: Alliance Auto Auction Fort Worth
2. Locations of operations by proposed business: Abilene, Austin, Dallas, Longview and Waco.
3. Days and hours of operations: Monday through Friday, 8:00 am to 5:00 pm.
4. Maximum anticipated number of automobiles stored on the property: 500
5. Location of wholesale trade auction activity: inside a building equipped with drive lanes; no outside wholesale trade auction activity.
6. Use of amplified sound equipment/speakers: all amplified sound equipment/speakers are affixed inside the building; no outside amplified sound equipment/speakers used. No amplified sound equipment/speakers used except on wholesale trade auction day.

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. Allowing a use

by Conditional Use Permit [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.

Through Ordinance 23609, the CUP 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. Also note that Conditional Use Permits of this nature are difficult to revoke due to the large capital investment associated with the buildings and site improvements.

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 Ch. 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Surrounding Zoning and Land Uses

North “D” High-Density Multifamily / undeveloped
“F” General Commercial / undeveloped
East “F” General Commercial / I-820 Loop 820
South “F” General Commercial / I-30 West Freeway
West “A-5” One-Family Residential / single family residential
“F” General Commercial / undeveloped

Recent Zoning History

- None

Public Notification

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

The following organizations were emailed on July 27, 2022:

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

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The primary user of the site will be an auto auction company called Alliance Auto Auction, which is a chain of businesses with five existing locations throughout the state. The land use is best classified as “wholesale office” under the City of Fort Worth Zoning Ordinance land use matrix. While this proposal is not assessed as primarily outdoor sales/storage, a majority of the site will be occupied by cars stored outside on parking lots.

When looking at other locations of Alliance Auto Auction in the following cities, the following characteristics are observed:

- Dallas (9426 Lakefield Blvd, Dallas, TX 75220): Inside Dallas City limits, situated close to major highway, under runway flight path for Dallas Love Field, close to other auto-related uses and some multifamily apartment communities.
- Waco (15735 N Interstate 35 Frontage Rd, Elm Mott, TX 76640): Outside of City limits, close to an interstate highway, very little development in close proximity.
- Longview (6000 SE Loop 281, Longview, TX 75602): Outside of City limits, situated near the intersection of a major highway & interstate highway, some similar industrial and commercial developments nearby along the highway corridor, along with limited rural residential development.
- Abilene (6657 US Highway 80 W, Abilene, TX 79605): Inside Abilene City limits, situated on a major highway corridor, very little development in close proximity other than mobile homes.
- Austin (1550 County Rd 107, Hutto, TX 78634): Outside of City limits, situated off of major tollway corridor, very little development in close proximity other than similar industrial uses and limited rural residential development.

Addresses for the five existing locations of this franchise are provided if you wish to utilize Google Maps in order to view the sites in more detail using aerial images or street view.

This application does not appear to have any waivers to the “F” General Commercial zoning standards and should meet or exceed the City’s commercial development requirements. The proposed zoning (conditional use permit for wholesale office) is **compatible** with surrounding land uses.

If the Zoning Commission or City Council is not comfortable with the Site Plan as presented, additional conditions can be added to the Site Plan/CUP so long as they are germane to zoning. The applicant has already incorporated the following notes on the official Site Plan:

AREA LIGHTING

ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SIGNAGE NOTES

ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.

LANDSCAPING NOTES

THE PROPOSED LANDSCAPE WILL COMPLY WITH SECTION 6.301, LANDSCAPING.

URBAN FORESTRY NOTES

THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

GENERAL SITE NOTES

SITE DEVELOPMENT TO MEET OR EXCEED ALL "F" GENERAL COMMERCIAL STANDARDS IN SECTION 4.903 OF THE ZONING ORDINANCE.

NO DISMANTLING OF CARS, AND NO SALES OR STORAGE OF USED CAR PARTS OR JUNK ON PREMISES.

DUMPSTER SHALL BE SCREENED UTILIZING A MINIMUM OF 6 FT HIGH WOODEN FENCE.

PARKING AND SITE CIRCULATION NOTES

CUSTOMER PARKING

TOTAL PUBLIC PARKING SPACES PROVIDED = 296 SPACES (7 HANDICAPPED SPACES).

ALL CUSTOMER PARKING WILL ENTER AND EXIT FROM THE PROPOSED DRIVEWAY OFF OF WESTPOINT BLVD.

ALL CUSTOMER PARKING SPACES SHALL MEET THE MINIMUM DIMENSIONS IN SECTION 6.202 OF THE ZONING ORDINANCE.

INVENTORY PARKING

INVENTORY PARKING AS SHOWN REPRESENTS THE MAXIMUM INVENTORY PARKING TO BE PROVIDED ON SITE AND MAY CHANGE AS INVENTORY LEVEL CHANGES. INVENTORY PARKING PROVIDED = 1,295 SPACES.

ALL INVENTORY VEHICLES WILL ENTER AND EXIT FROM THE PROPOSED DRIVEWAY ON THE JIM WRIGHT FRONTAGE ROAD.

Comprehensive Plan Consistency – Far West

The 2022 Comprehensive Plan currently designates the subject property as future General Commercial. General Commercial is defined as “Retail, services, offices and mixed uses serving occasional needs for a larger market area”. The Conditional Use Permit [CUP] request would leave the existing “F” zoning in place, which would align with the Future Land Use designation. A CUP is more appropriate in this instance than changing the zoning to Industrial to allow the wholesale office use. Industrial zoning would not be in alignment with the Comprehensive Plan.

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

Economic Development Plan

The 2017 Economic Development Strategic Plan identified a vision, goals, and strategies to facilitate the success and growth of the City of Fort Worth. The site is not within any of the six 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 from an undeveloped area to a regional commercial enterprise allows for the continued diversification of the tax base and provides additional development near Loop 820.

Site Plan Comments

Zoning and Land Use

Round 1 comments (addressed):

- Add Vicinity Map (no background aerial images, and clearly show major roads)
- Add case reference # ZC-22-120
- Modify signature line to "Director of Development Services"
- So called two 'outlots' must be folded in and included as part of the CUP Site Plan for the 23 acre site (as per the filed application), or an alternative metes and bounds legal description excluding those areas will need to be submitted
- Area across Westpoint bounded by Westpoint Blvd., Club Ridge Dr., and Scenic Vista Dr. was changed by City Council on 6/28/2022 to "D" zoning, modify Site Plan accordingly
- Add note "Parking spaces will meet the minimum dimensions in §6.202, Zoning Ordinance"
- Add note "No dismantling of cars, and no sales or storage of used car parts or junk on premises"
- Add note "Will meet or exceed all "F" General Commercial standards in §4.903 of the City of Fort Worth Zoning Ordinance"
- Add # of stories for Reconditioning building (to match formatting of Administrative/Auction building above-square feet, stories, height, exterior materials)
- Show building setbacks from Alameda
- Admin/Auction building is overparked by 205 spaces, will require planting 20 trees in addition to the base landscaping requirements
- Base landscaping requirements for new commercial developments is 10% of the total land area dedicated to irrigated, landscaped areas
- Required plantings can be found in §6.301.h.1.a of the Zoning Ordinance
- In addition to the awning shown, a second architectural feature is required on the Reconditioning building is using exclusively metal siding exterior as shown
- Architectural features can be found in §4.903.d.5 of the Zoning Ordinance (examples: front porches, gables, awnings)
- Provide additional details regarding fencing, including height and materials
- Provide additional details regarding dumpster screening, including height and materials
- Provide stacking/gate details for inventory entry point
- Provide update on status of TxDOT permit for proposed inventory entry point

- For tree preservation/mitigation requirements, initiate discussion with Bryan Lyness, Sr. Planner, Urban Forestry if you have not already done so (bryan.lyness@fortworthtexas.gov)

Round 2 comments (addressed):

- Ingress/egress note outdated (still references exit on Alameda).
- Missing stacking detail on ingress/egress point along I-820 service road. Coordinate with Transportation/Public Works (Armond Bryant, Sr. Planner).
- Relabel 'public parking' as 'customer parking', as this business is not open to the public according to the application documents.

Transportation/Public Works

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

1. Traffic and the transportation infrastructure has not been assessed. Traffic Impact Analysis requested.

Fire

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

Minimum fire lane width is 20' and must provide hose lay to each building within 150', measured in a 5' wide unobstructed path around the exterior walls of the building. Hose lay is measured from the edge of a public street or marked fire lane. Additional hose lay up to 300' may be allowed for sprinklered buildings, excluding high piled storage or hazardous materials uses.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.1 Buildings and Facilities

Additional hydrants will be required to accommodate the following:

? 600 ft. (300 ft. radius) of space between hydrants along a direct horizontal line, and

? 500 ft. hose lay distance to all points of building.

Maximum distance from Fire Department Connection (FDC); if sprinkler systems or standpipes provided:

? 150 ft. for a standpipe system, and/or a sprinkler system.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Sections 507.5.1 (2) and (3)

General information:

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

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

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

Stormwater

No comments provided

(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.)

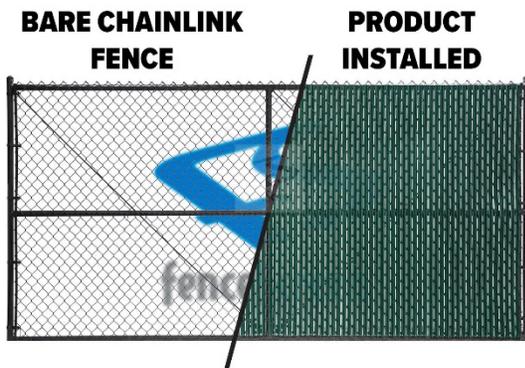
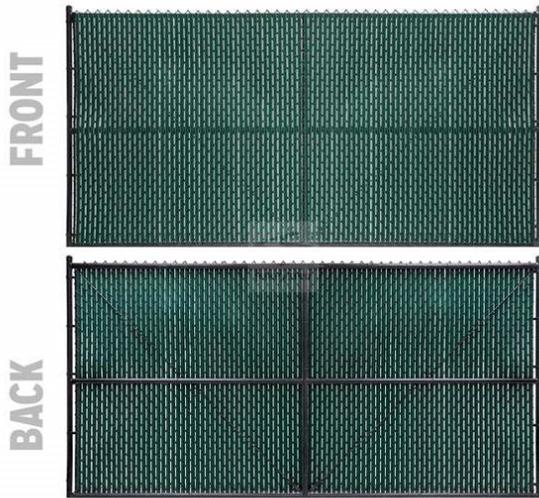
ALLIANCE AUTO AUCTION

FORT WORTH

ZONING CASE NO. ZC-22-120

SCREENING FENCE ADDITIONAL INFORMATION

The proposed screening fence for this site is to be a 6 ft. chain link fence topped with 3-strand barbed wire for added security. The chain link fence will have installed within the fence Fenpro 3000 series W slats (color to be determined from manufacturer's standard color chart) for screening purposes. The slats are an HDPE material treated with UV inhibitors that provide approximately 85% blockage. Example pictures of this screening system are below:



PROPERTY USE

CURRENT USE = UNDEVELOPED
 PROPOSED USE = WHOLESALE AUTO TRADE

PROPOSED BUILDING DATA

ADMINISTRATION/AUCTION BUILDING
 17,834 S.F. GROSS FLOOR AREA
 SINGLE STORY
 25' EAVE HEIGHT
 EXTERIOR CONSTRUCTION MATERIALS = BRICK & ARCHITECTURAL METAL SIDING

RECONDITIONING BUILDING
 11,891 S.F. + 1681 COVERED CANOPY = 12,850 S.F. UNDER ROOF
 SINGLE STORY
 25' EAVE HEIGHT
 EXTERIOR CONSTRUCTION MATERIALS = METAL SIDING

AREA LIGHTING

ALL LIGHTING WILL CONFORM TO THE LIGHTING CODE.

SIGNAGE NOTES

ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.

LANDSCAPING NOTES

THE PROPOSED LANDSCAPE WILL COMPLY WITH SECTION 6.301, LANDSCAPING.

URBAN FORESTRY NOTES

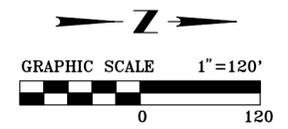
THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

GENERAL SITE NOTES

SITE DEVELOPMENT TO MEET OR EXCEED ALL "F" GENERAL COMMERCIAL STANDARDS IN SECTION 4.903 OF THE ZONING ORDINANCE.

NO DISMANTLING OF CARS, AND NO SALES OR STORAGE OF USED CAR PARTS OR JUNK ON PREMISES.

DUMPSTER SHALL BE SCREENED UTILIZING A MINIMUM OF 6 FT HIGH WOODEN FENCE.



PARKING AND SITE CIRCULATION NOTES

CUSTOMER PARKING
 TOTAL PUBLIC PARKING SPACES PROVIDED = 296 SPACES (7 HANDICAPPED SPACES).
 ALL CUSTOMER PARKING WILL ENTER AND EXIT FROM THE PROPOSED DRIVEWAY OFF OF WESTPOINT BLVD.

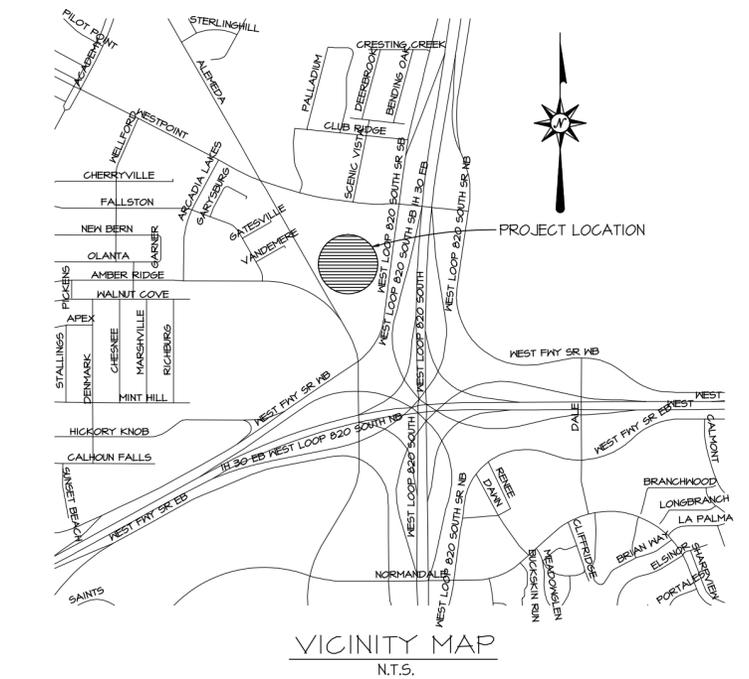
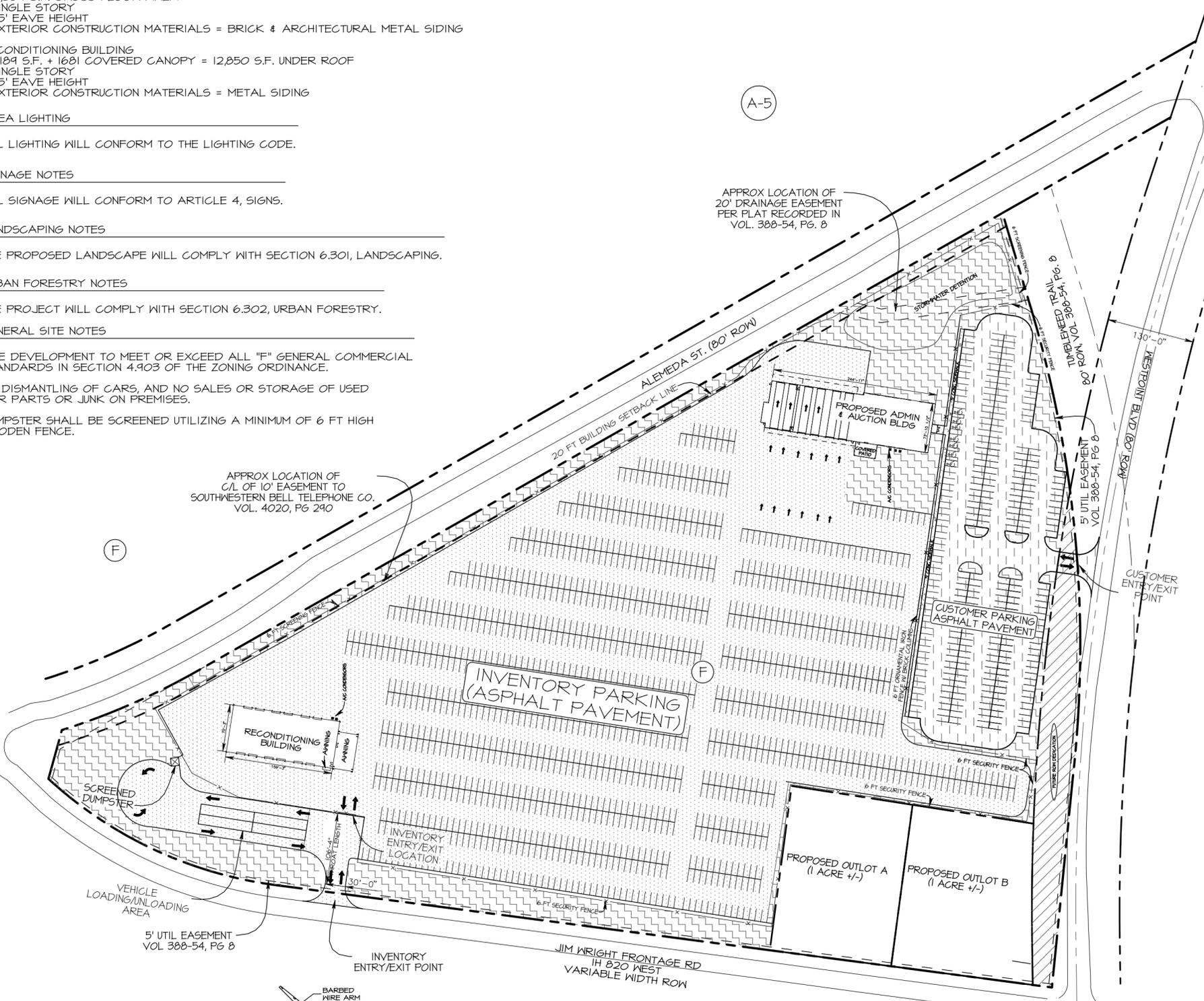
ALL CUSTOMER PARKING SPACES SHALL MEET THE MINIMUM DIMENSIONS IN SECTION 6.202 OF THE ZONING ORDINANCE.

INVENTORY PARKING
 INVENTORY PARKING AS SHOWN REPRESENTS THE MAXIMUM INVENTORY PARKING TO BE PROVIDED ON SITE AND MAY CHANGE AS INVENTORY LEVEL CHANGES.
 INVENTORY PARKING PROVIDED = 1,295 SPACES.

ALL INVENTORY VEHICLES WILL ENTER AND EXIT FROM THE PROPOSED DRIVEWAY ON THE JIM WRIGHT FRONTAGE ROAD.

- LEGEND**
- INVENTORY PARKING/CIRCULATION (ASPHALT PAVEMENT)
 - PUBLIC PARKING/CIRCULATION (ASPHALT PAVEMENT)
 - LANDSCAPE/TURF AREAS
 - PROPERTY ZONING

ALEMEDA POINT LLC
 INST. NO. D222182141
 D.R.T.C.T.



APPROX LOCATION OF C/L OF 10' EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO. VOL. 4020, PG 290

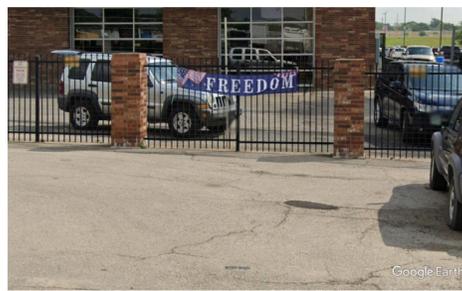
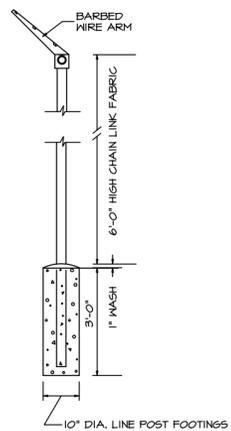
APPROX LOCATION OF 20' DRAINAGE EASEMENT PER FLAT RECORDED IN VOL. 388-54, PG. 8

SCREENING FENCE NOTES

FENPRO 3000 SERIES W SLATS (COLOR TO BE DETERMINED) TO BE INSTALLED FOR SCREENING WHERE SCREENING FENCE IS INDICATED ON PLAN.

SLATS TO PROVIDE APPROXIMATELY 85% VISIBILITY BLOCKAGE AND INCLUDE UV INHIBITORS.

TRASH DUMPSTER SCREENING TO BE A 6 FT MINIMUM HEIGHT WOOD FENCE COVERING ALL FOUR SIDES OF THE CONCRETE PAD.



ORNAMENTAL IRON FENCE EXAMPLE



ISSUED FOR CONDITIONAL USE PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION OR BIDDING PURPOSES. AUGUST 3, 2022

DIRECTOR OF DEVELOPMENT SERVICES		DATE
ALLIANCE AUTO AUCTION FORT WORTH		
ZONING CASE NO. ZC-22-120		
820/30 INTERCHANGE LTD 404 WEST AVE., SUITE 107 AUSTIN, TX 78701 PH: 512-144-4571		
Date	Revision/Description	
8/1/22	REVISED PER CITY'S SITE PLAN REVIEW #1 COMMENTS	
8/19/22	REVISED PER CITY'S SITE PLAN REVIEW #2 COMMENTS	
Drawn By	Checked By	Project No. Dwg. Date File No. Sheet No.

MTG
 engineers & surveyors

5430 SUMMERHILL ROAD
 TEXARKANA, TEXAS 75509
 P 409.886.8888 F 409.852.4100
 www.mtgengineers.com

TBPE FIRM NO. F-354 | ASBL NO. 125
 ©MTG 2022

Alemeda Auto Auction, Site Plan Review #1, July 21, 2022

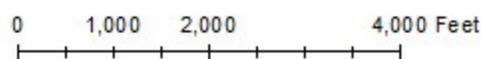
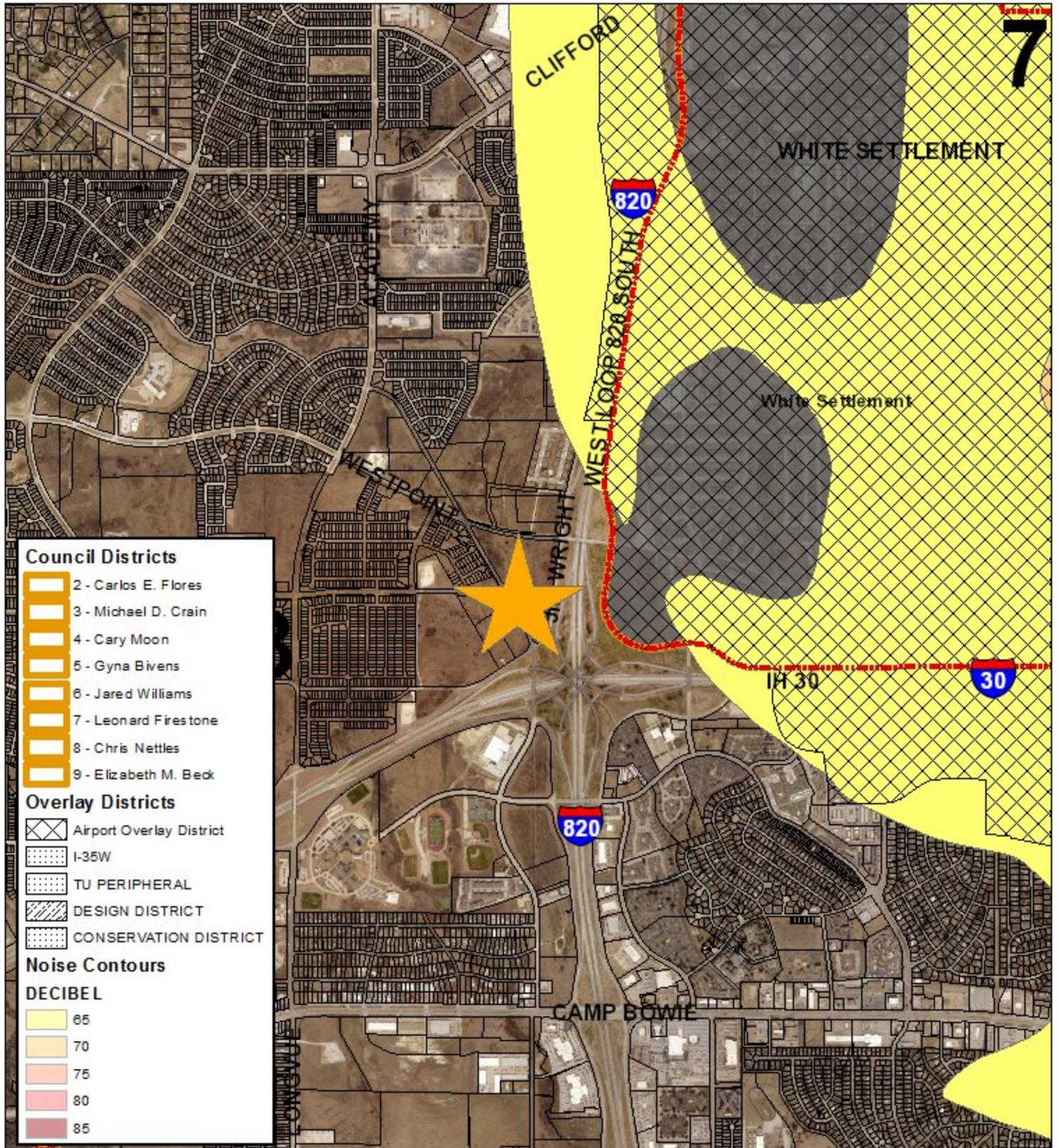
Response comments in red below.

- Add Vicinity Map (no background aerial images, and clearly show major roads) **Vicinity Map added.**
- Add case reference # ZC-22-120 **Case Reference # added**
- Modify signature line to "Director of Development Services" **signature line modified**
- So called two 'outlots' must be folded in and included as part of the CUP Site Plan for the 23 acre site (as per the filed application), or an alternative metes and bounds legal description excluding those areas will need to be submitted **Agree to fold in outlots.**
- Area across Westpoint bounded by Westpoint Blvd., Club Ridge Dr., and Scenic Vista Dr. was changed by City Council on 6/28/2022 to "D" zoning, modify Site Plan accordingly **Zoning updated**
- Add note "Parking spaces will meet the minimum dimensions in §6.202, Zoning Ordinance" **Note added**
- Add note "No dismantling of cars, and no sales or storage of used car parts or junk on premises" **Note added**
- Add note "Will meet or exceed all "F" General Commercial standards in §4.903 of the City of Fort Worth Zoning Ordinance" **Note added**
- Add # of stories for Reconditioning building (to match formatting of Administrative/Auction building above- square feet, stories, height, exterior materials) **Updated**
- Show building setbacks from Alemeda **Alemeda setbacks added**
- Admin/Auction building is overparked by 205 spaces, will require planting 20 trees *in addition to* the base landscaping requirements **Acknowledged.**
- Base landscaping requirements for new commercial developments is 10% of the total land area dedicated to irrigated, landscaped areas **Acknowledged.**
- Required plantings can be found in §6.301.h.1.a of the Zoning Ordinance
- In addition to the awning shown, a second architectural feature is required on the Reconditioning building is using exclusively metal siding exterior as shown **Second architectural feature added to Reconditioning building**
- Architectural features can be found in §4.903.d.5 of the Zoning Ordinance (examples: front porches, gables, awnings)
- Provide additional details regarding fencing, including height and materials **Additional details and notes added.**
- Provide additional details regarding dumpster screening, including height and materials **Additional notes added**
- Provide stacking/gate details for inventory entry point **Inventory entry point layout modified to eliminate exit point to Alemeda.**
- Provide update on status of TxDOT permit for proposed inventory entry point **TxDOT permit process being initiated.**
- For tree preservation/mitigation requirements, initiate discussion with Bryan Lyness, Sr. Planner, Urban Forestry if you have not already done so (bryan.lyness@fortworthtexas.gov) **Discussion with Mr. Lyness being initiated.**

Contact for Zoning-related questions:

Brett Mangum, Sr. Planner (brett.mangum@fortworthtexas.gov)

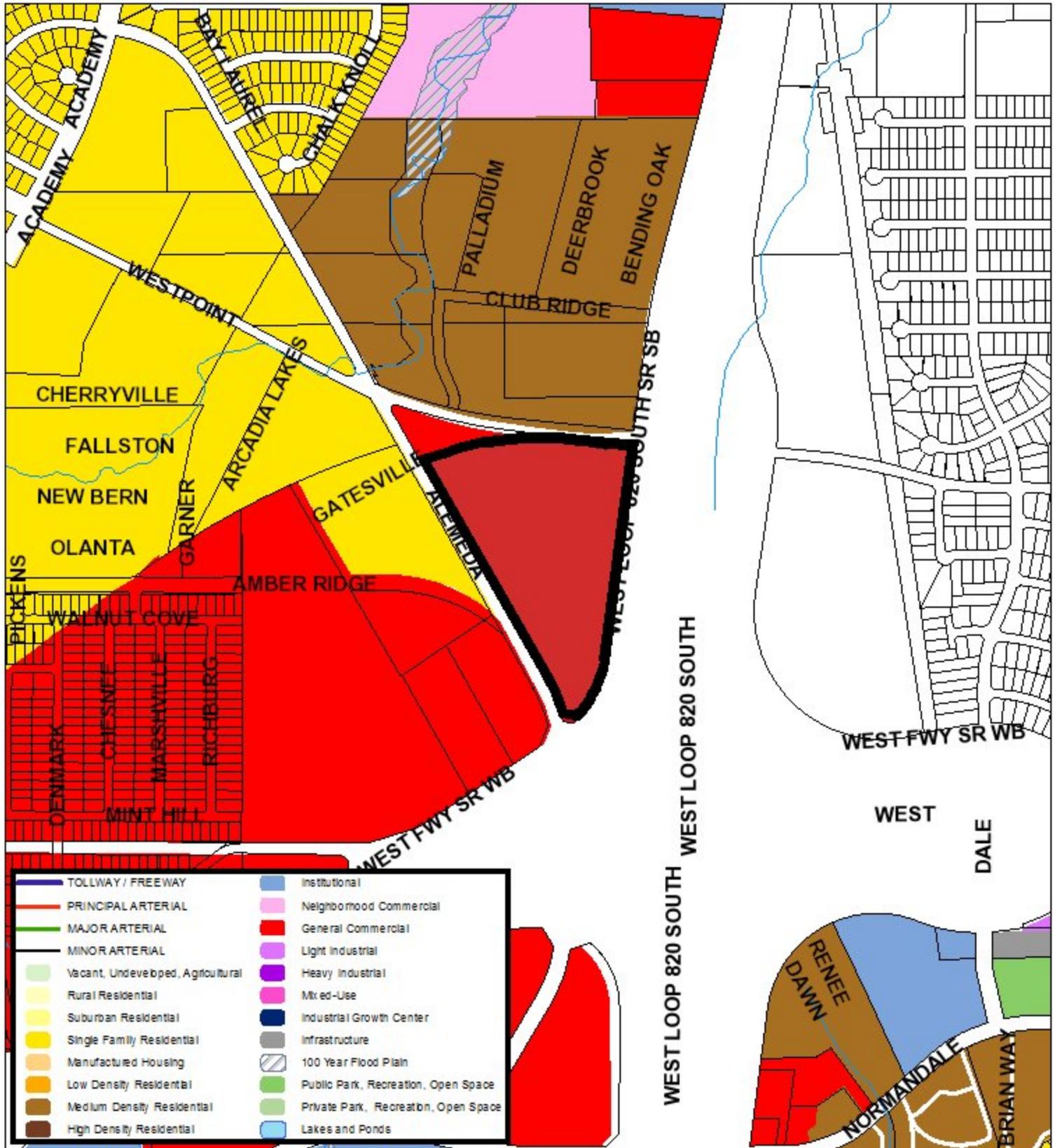
Area Map





ZC-22-120

Future Land Use

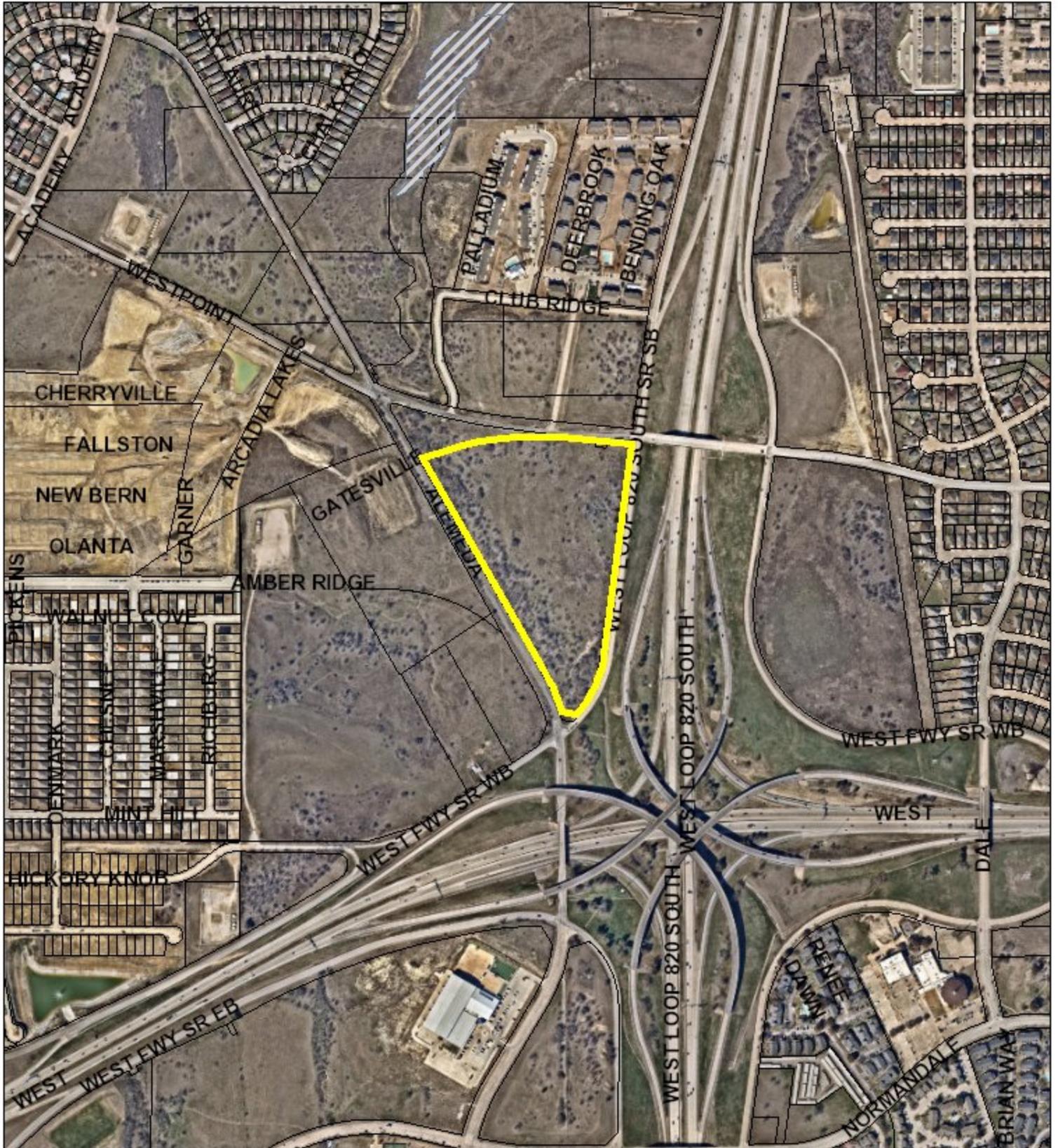


730 365 0 730 Feet

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



0 460 920 1,840 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-121

Council District: 4

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Valentin Torres / George Muckleroy

Site Location: 440 - 460 (evens) Haltom Road

Acreage: 19.87 acres

Request

Proposed Use: Semi truck and trailer parking

Request: From: "I" Light Industrial

To: Add Conditional Use Permit (CUP) to allow semi-truck and trailer parking; site plan included with development waiver for screening fence materials and height, site plan included.

Recommendation

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

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

Staff Recommendation: **Denial for semi-truck parking**

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

Project Description and Background

The subject property is located along the east side of Haltom Road, north of its intersection with East 1st Street and south of State Highway 121. The site was rezoned from “AG” Agricultural District to “I” Light Industrial District last year, but started being used for outdoor storage of semi trucks and trailers between 2017 and 2019, according to historical aerials. This land use started without proper zoning approvals resulted in a Code Compliance violation that has been ongoing since December 2020. In order to remedy this situation, the applicant is requesting a Condition Use Permit added to their “I” Light Industrial District. The site plan shows a development waiver for screening fencing requirements on the 19.87 acre lot. Outdoor storage, such as semi-truck parking, is allowed by right in the industrial districts with a primary building and only permitted vacant lots with a CUP approval.

Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While semi-truck and trailer is not permitted on a vacant lot in the “I” 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 new code violation convictions. The site is already being used for semi-truck and trailer parking. Rural industrial uses surround the site to the north, south, and west, that are less intensive than the industrial uses requested for this site. The Trinity River and vacant land in the floodplain lie directly across the river to the east.

Haltom Road is a 2-lane undivided roadway spanning 20 feet with no shoulders, which is marginally suitable for passenger vehicle traffic, instead of semi-truck traffic. The southern end of Haltom Road at E. 1st Street is marked with a no-truck traffic sign. The roadway is classified as a collector street, and contains several hair-pin turns. The site’s location is approximately ½- to 1-mile from the closest arterial roadway.

The site plan shows a semi-truck and trailer parking in four areas beyond a 400-foot grassy open area on the western side of the lot. No buildings are proposed to be constructed as part of this project. The eastern portion of the lot widens into a large area covered with a floodplain from the Trinity River and is characterized by notable tree cover. The Conditional Use Permit proposal includes a development waiver to allow the existing chain link fencing topped with barbed wire to be substituted for the required screening fencing. Under the City Code, barbed wire is allowed on top of a minimum 6-foot tall fence. Barbed wire on top of a shorter fence cannot be granted a development waiver, since this requirement is from the City Code, instead of the Zoning Ordinance.

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 “I” Light Industrial district and the proposed CUP:

Requirement	Development Standard	Proposed CUP
Screening fence	6-foot tall solid screening fence required around outdoor storage	Chain link fence (<i>This item is requesting a Development Waiver</i>)
Barbed wire on top of fence	Allowed on top of a 6-foot minimum tall fence	On top of fence with undetermined height (<i>This item cannot be approved with a Development Waiver</i>)

Surrounding Zoning and Land Uses

- North “K” Heavy Industrial / Warehouses with limited outdoor storage
- East “G” General Commercial / Trinity River and associated floodplain
- South “AG” Agricultural / Informal outdoor storage
- West “K” Heavy Industrial / Informal truck sales and bike park

Recent Zoning History

- ZC-16-211: southwest of site, from B and I to K, approved, 1/26/2017.
- ZC-21-021: subject site, from AG to I, approved, 6/28/2021.

Public Notification

- 300-foot Legal Notifications were mailed on July 27, 2022.
- The following organizations were notified: (emailed July 26, 2022)

Organizations Notified	
Garden of Eden NA *	United Riverside Rebuilding Corporation, Inc.
Riverside Alliance	Birdville ISD
Neighborhoods of East Fort Worth	Fort Worth ISD
East Fort Worth, Inc.	Streams and Valleys Inc
East Fort Worth Business Association	Trinity Habitat for Humanity

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “I” Light Industrial to add a Conditional Use Permit for semi-truck and trailer parking, site plan included with development waiver for the screening fence. The requirement for “Conditional Use Permit” zoning allows an option for revocation for code violations. The site is mainly surrounded by low intensity industrial uses, as well as the Trinity River and its associated floodplain. The requested land uses for 57 semi-truck parking spots is more intensive than the surrounding sites. The land uses proposed are industrial uses solely accessed from a street that does not have the capacity to support semi-truck traffic.

The proposed zoning request with its emphasis on semi truck-oriented traffic **is not compatible** with surrounding industrial land uses due to the lack of appropriate access to a roadway capable of handling the heavy truck traffic, as well as the waiver for solid screening fencing.

Comprehensive Plan Consistency – Eastside Sector

The 2022 Comprehensive Plan currently designates the subject property as “Light Industrial” on the Future Land Use Map. The requested land uses would be included in the list of zoning districts envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below.

INDUSTRIAL		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I

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

- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.
- 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.

Based on conformance with the future land use map and with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan.

Economic Development Plan

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

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

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

Site Plan Comments

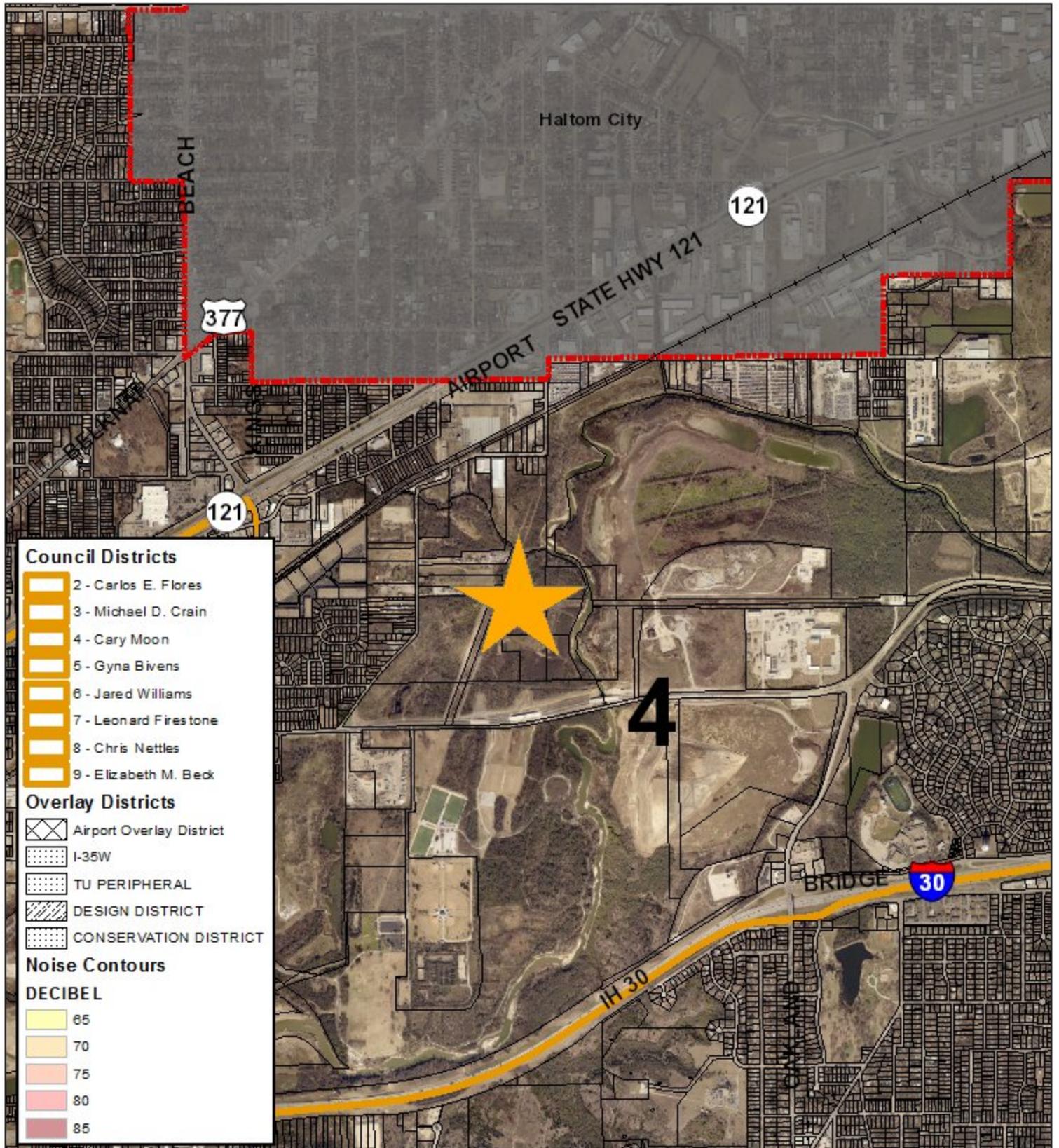
Zoning and Land Use

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

1. Please note the specific land use being requested by the CUP.
2. Any required fire lanes must be constructed with poured concrete, instead of the current crushed asphalt surface.
3. The group of 5 parking spaces on the eastern end adjacent to the fence conflict with both the group of 4 spaces to the north and 45 spaces to the west. Please remove this group of 5 spaces.
4. Please label the fencing material (wood, chain link, etc) and height of the existing and proposed fencing.
5. Note the Land use and zoning classifications of the site to the west.
6. The land use to the south no longer appears to be Residential. Please update this note.
7. Add the zoning for the subject site area.
8. Add the date of revision.
9. Update the zoning case number to ZC-22-121.
10. Update the signature line to: “Director of Development Services”.

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

Area Map



Council Districts

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

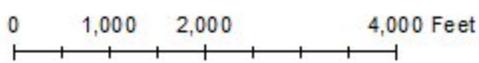
Overlay Districts

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

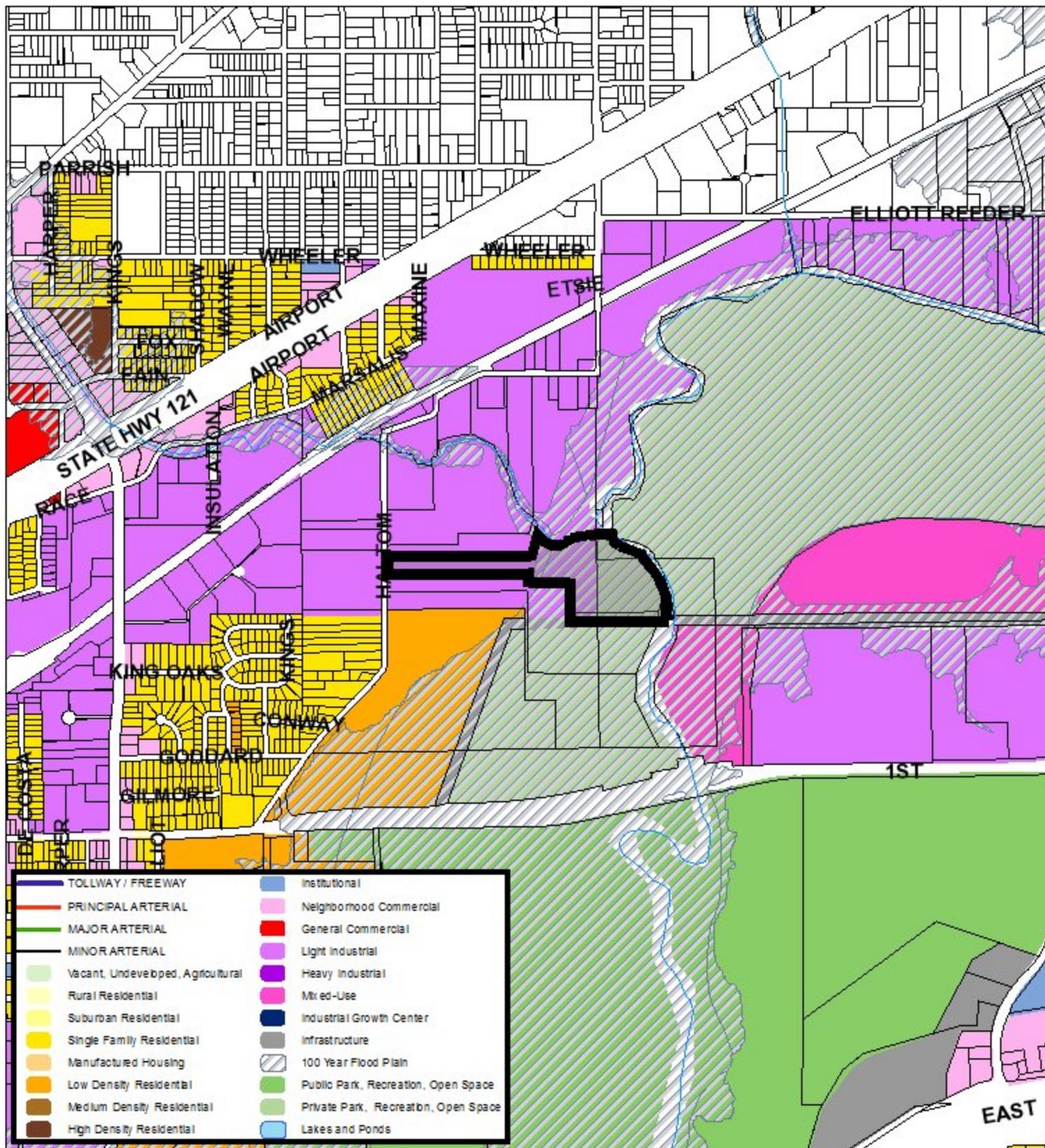
Noise Contours

DECIBEL

- 65
- 70
- 75
- 80
- 85



Future Land Use

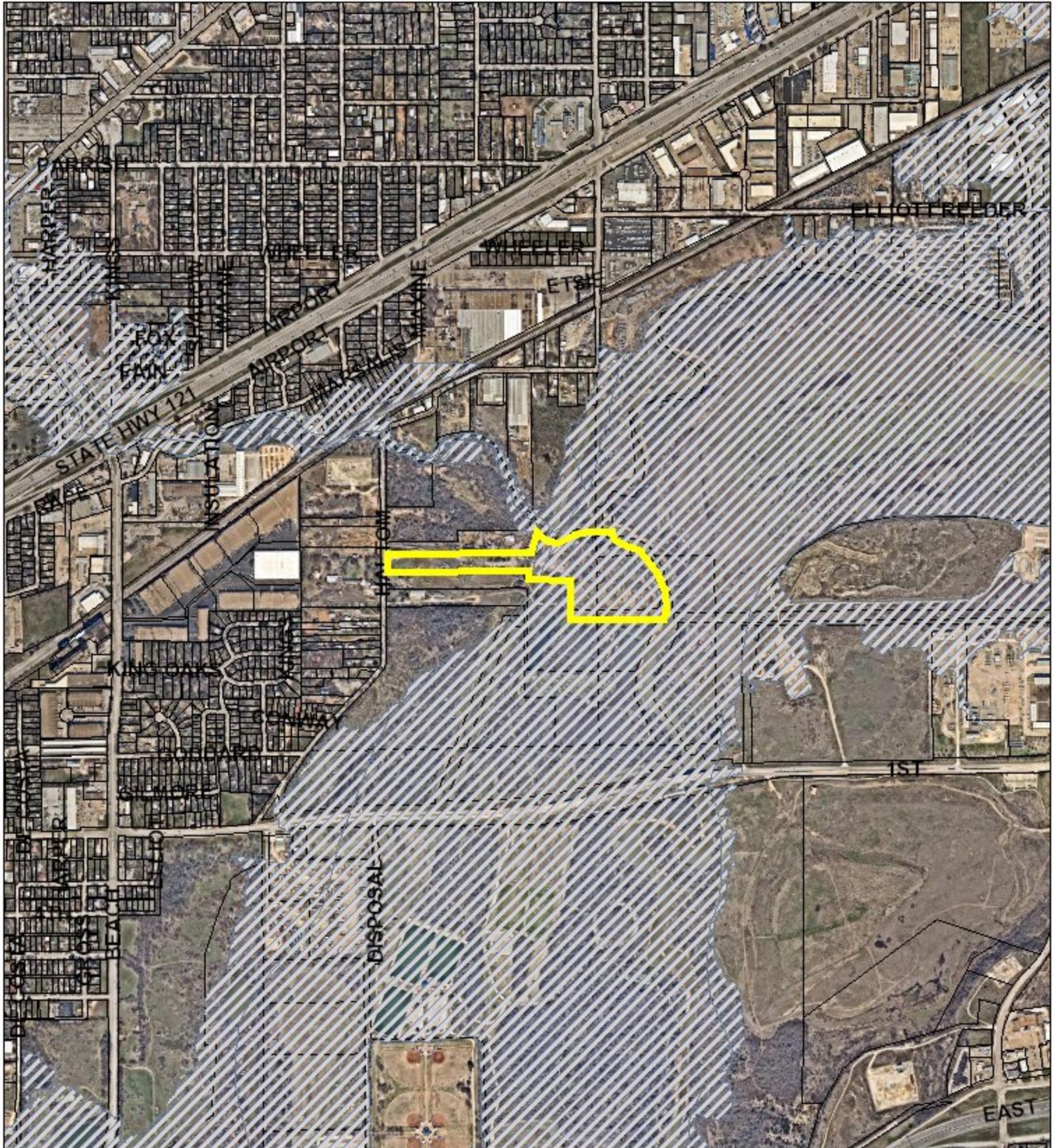


1,100 550 0 1,100 Feet

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



Aerial Photo Map



0 750 1,500 3,000 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-122

Council District: 6

Zoning Map Amendment & Site Plan

Case Manager: [Brett Mangum](#)

Owner / Applicant: Archco RCM Dylan Land Manager, LLC - Doug Hoy (owner) / Pacheco Koch - Ron Ramirez & Maddie White (representatives)

Site Location: 7424 Granbury Road

Acreage: 22.34 acres

Request

Proposed Use: Multifamily-Med. Density (rental townhouses) & Office (commercial shared workspace)

Request: From: "PD 823" Planned Development with base of Mixed Use Low Intensity (MU-1)
To: "PD" Planned Development with a base of "C" Medium Density Multifamily, adding Office (commercial shared workspace) and restricting Gas drilling & production, Golf course, Country club (Private), Museum, library, fine arts center (Govt.); with specific development standards for open space, front yard building setback, building setback adjacent to one-family residential zoning, and a waiver to the MFD submittal; Site Plan included.

Recommendation

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

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

Staff Recommendation: **Continuance**

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1. [Project Description and Background](#)
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5. [Development Impact Analysis](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
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10. Site Plan

Project Description and Background

The applicant has informed staff they are intending to request a continuance for this case at the **August 10th** Zoning hearing. This is why the staff recommendation seen on page 1 is for continuance rather than approval.

This is a proposed multifamily development called "The Dylan Phase II" along Chisholm Trail Parkway in southwestern Fort Worth in Council District 6. The proposal consists of 242 townhouse units which are two stories and feature alleyway rear-entry with two car garages for all units. The subject site spans 22.34 acres, resulting in a density of just under 11 units per acre. The application lists that the development will be on a single lot of record, rather than on individual lots that are typically associated with standard "R2" townhouse developments. As a result, the applicant is requesting to rezone to a Planned Development "PD-C" with a base of Medium density Multifamily to accommodate this style of housing, which is intended to be operated on a for-rent basis. Current zoning on the site is "PD-MU1" for a Transit-oriented development [TOD] that was established in 2008, but has not materialized due to the lack of a fixed-link transit line.

The following narrative was provided by the applicant in the submittal packet:

- A. The underlying zoning does not work for the selected site plan and platting of only one lot.
- B. Councilperson is interested in establishing shared work space environment for this area
- C. Additional exceptions include:
 - Allowed uses:
 - 1. Temporary Mobile Vendor – Approximately 10,000 sf shall be designated as area where "Cook and Serve" Food Trucks and/or vendors may operate. The area shall be surfaced for vehicle parking and congregation by special surfaced material. Food truck operations shall be permitted through the City of Fort Worth Health Department as required.
 - 2. Commercial Shared Work space shall be allowed on the first floor of each amenity building. Such space may be leased on monthly or hourly rates.
 - Exceptions:
 - Fences:
 - 1. Screen fences shall not be required as described for C underlying zoning in section 6.300(b), (d), (f), (g)
 - Open Space Requirements:
 - 1. Open Space Requirement for PD-C will be 25% minimum.
- D. Removal of certain uses:
 - 1. Gas Drilling and Production
 - 2. Golf Course
 - 3. Country Club (private)
 - 4. Museum, library or fine arts center, government operated or controlled

Multiple on-site amenities are depicted on the Site Plan, including two dog runs, a leasing office, and a pool area with adjoining amenity center. The application also lists "Commercial shared workspace on the first floor of each amenity building", which needs to be clarified by the applicant which specific buildings are included under the definition of "amenity building". The development would not be gated or fenced, neither of which are Zoning Ordinance requirements. The parking is a mixture of garage spaces and surface spaces.

Surrounding Zoning and Land Uses

North "R2" Townhouse-Cluster & "A-5" One-family residential / undeveloped & church
East "A-5" One-family residential / single family residential
South "C" Medium density Multifamily & "PD 823" Planned Dev. Mixed-Use Low Intensity / apartments
West "G" Intensive Commercial / Chisholm Trail Parkway (toll road)

Recent Zoning History

- ZC-08-122, approved by City Council in 2008. Establishes PD 823, a planned development for Mixed-Use development around a planned transit station called Summer Creek Station.

Public Notification

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

The following organizations were emailed on July 27, 2022:

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

* Located closest to this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

There are a variety of land uses in the vicinity of this site. To the west is Chisholm Trail Parkway providing north-south access. To the south are residential areas that are developed as multifamily apartments and limited horizontal mixed-use. To the north is largely undeveloped and zoned for townhouses, with a small portion zoned single family but occupied by a church, and to the east across Summer Creek Drive/Granbury Road are established single-family neighborhoods.

To summarize the development standards (waivers), there are a total of four being requested as part of this rezoning: Less open space (25% vs. 45%), buildings pushed closer towards Summer Creek Drive/Granbury Road (shown on Site Plan as closer than the minimum 20 foot setback), buildings pushed closer towards the church (which is zoned single-family and requires higher setbacks based on building height), and a waiver to the MFD submittal.

Based on the fact that no single family developments directly abut the site, and the mixed-use nature of the development aligns with the City's development policies, the proposed zoning **is compatible** with the current surrounding land uses. While a standalone Planned Development can request as many development standards/waivers as the applicant wishes, City staff is not directly supportive of an open space waiver and would encourage the developer to make a greater effort to get closer to, or meet the standard minimum of 45% open space. However when this rezoning request is viewed more broadly, the City as a whole could benefit from adding more housing units, supporting a variety of housing types and tenures, and encouraging more density in key locations. This rezoning application would meet these larger goals.

Comprehensive Plan Consistency – Wedgwood

The 2022 Comprehensive Plan designates the subject property as Mixed-Use on the Future Land Use [FLU] Map. Multifamily Residential (including “C” zoning) is explicitly called out in the list of zoning classifications that are acceptable within this FLU designation.

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

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

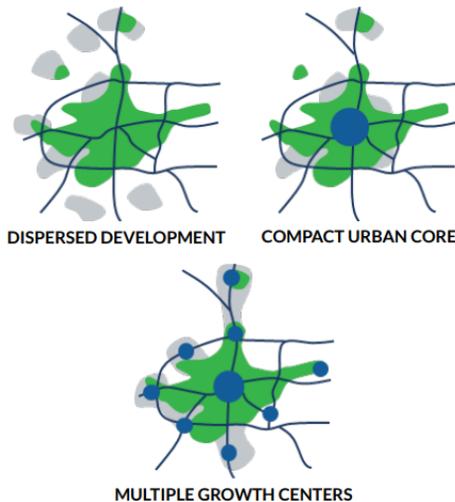
*Multifamily has been removed as an encouraged land use and applicable zoning districts in accordance with current Zoning policies.

In addition, the site is located in community growth center called “Summer Creek TOD”. This area is notated in the Comprehensive Plan as “a growth center that does not currently meet the criteria, but has the potential to do so.” Community growth centers call for more intensive land uses than non-growth center designated regions, but less intensive land uses than a regional growth center.

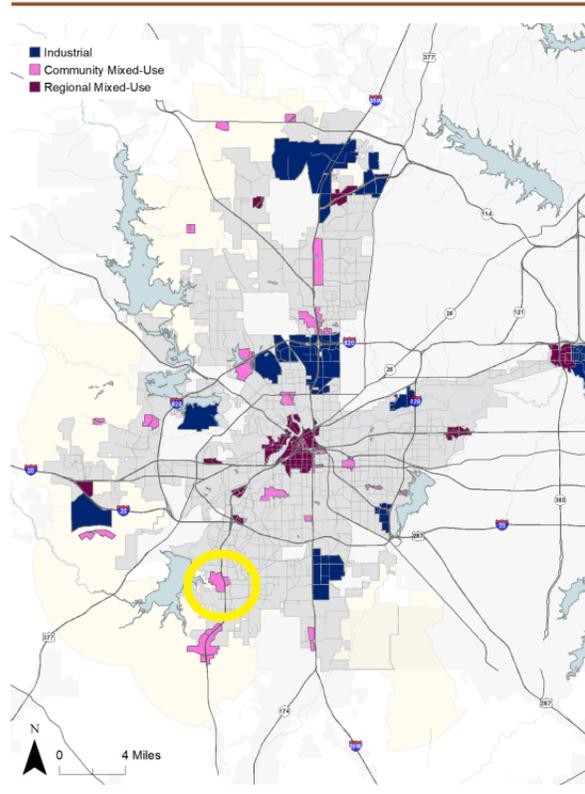
The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth’s Comprehensive Plan advocates for the development of multiple growth centers.

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

URBAN DEVELOPMENT PATTERNS



INDUSTRIAL AND MIXED-USE GROWTH CENTERS



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

Economic Development Plan

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

One of the economic development strategies that the City advocates for is “to evaluate and revise zoning and land use regulations to allow and encourage dense mixed-use development (office, hotel, retail/restaurant, and residential) along key corridors radiating out from downtown Fort Worth.” By providing a mix of uses (office and medium density multifamily) this rezoning is meeting that standard by encouraging dense mixed-use development on a major corridor (Chisholm Trail Parkway) radiating out of the core.

Site Plan Comments

Zoning and Land Use

(comments not addressed as of 7/29)

- Add case reference ZC-22-122.
- One parcel to the north (Lot 1, Block A Weatherby Farms) is zoned “A-5” one-family, notate Site Plan accordingly.
- Correct label on Summer Creek setback from “20’ side setback” to “20’ front setback”.
- Front setback is not consistent along frontage – if this is less than 20’ label accordingly and add as a development standard (waiver).
- Remove or streamline parking requirements table, should show Zoning Ordinance requirements in one column, square footages & bedroom counts in another column, and number of parking spaces provided for each land use in another column.
- Parking requirements are:
 - 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage)
 - 1 space per bedroom
 - 1 space per 400 square feet of office space / shared work space
- Add note “All parking spaces will meet the minimum dimensions in §6.202, Zoning Ordinance”.
- Show required sidewalks along Summer Creek Dr. & connections to internal sidewalk network.
- If intending to skip MFD submittal, replace note #1 under General Site Plan Notes with “A MFD Site Plan will not be submitted for this project”.
- If intending to provide a MFD submittal, modify note #1 to read “This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.
- Show building setbacks from northern property line to building in far northwest corner as well as three buildings along the north side between dumpster & dog park.
- Provide separate exhibit graphically depicting Open Space as defined by the Zoning Ordinance, areas less than 25’x 25’ in dimension do not count as “Open Space” per 4.711.(d).(7).g.i. (example attached).
- Provide square footage of Open Space defined by Ordinance on separate exhibit and express as a percentage of the total site (22.338 acres) to determine the true Open Space percentage.

- Add comparison table showing “C” Medium Density Multifamily standards in one column, and proposed “PD/C” standards in a separate column (example attached).
- Currently requiring development standards (waivers) for the following: Open space, Front yard building setback, Building setback adjacent to one-family residential zoning, and possibly for waiving MFD submittal.

Fire Department

Comments

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

Two points of platted and constructed (referencing the proposed/future lanes) access required for multi-family development having more than 100 units. Meadow Valley Drive and Villa Rosa Drive are private roads-an agreement may be required for access to be considered from these roads.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7 Secondary Access-Multiple-family Residential

Hammerhead turnarounds are required to be 50' in length on the t-segments.

IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.2.5 Fire Lanes

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

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

Internal Emergency Access Easements must be named and platted for addressing.

General information:

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

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

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

TPW Stormwater

No Comments provided

Transportation/Public Works

No comments provided

Park and Recreation

No comments provided

Water

No comments provided

Platting

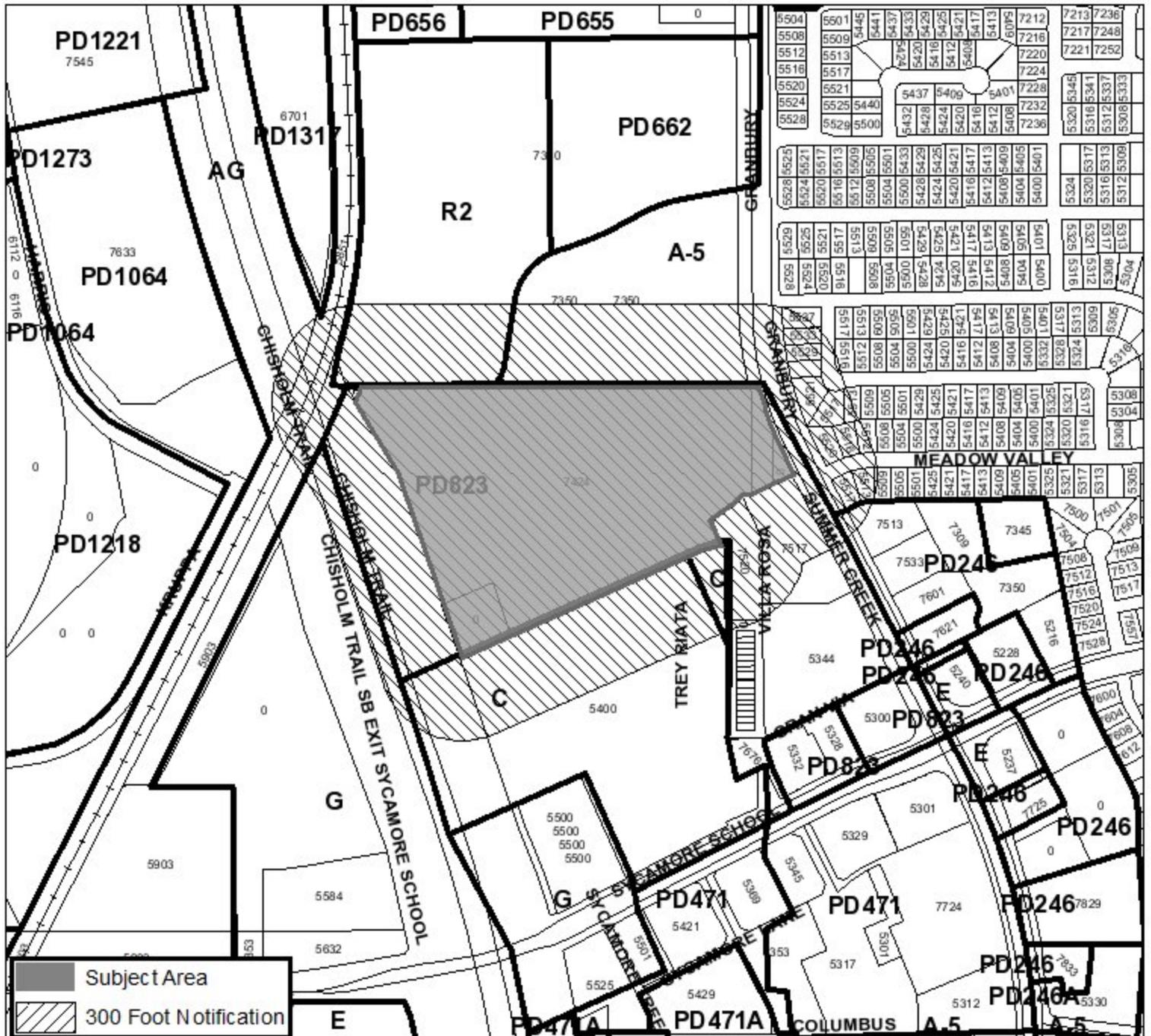
No comments provided

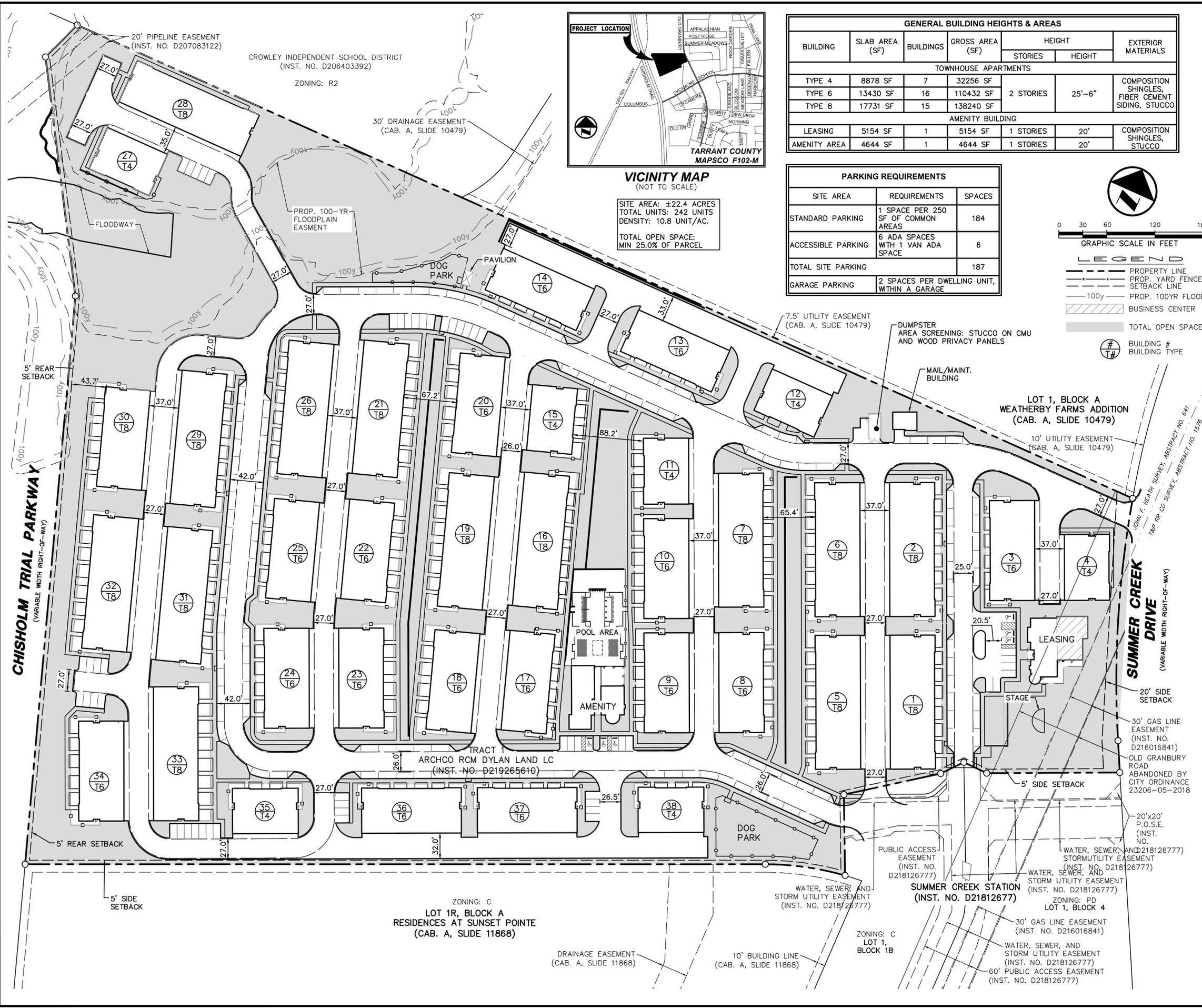
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



Area Zoning Map

Applicant: Archco RCM Dylan Land Manager, LLC
 Address: 7424 Grandbury Road
 Zoning From: PD 823
 Zoning To: PD for C uses excluding certain extraction and public uses
 Acres: 22.3427781
 Mapsco: 102M
 Sector/District: Wedgwood
 Commission Date: 8/10/2022
 Contact: <Null>





Developer
 ARCHCO RCM Dylan Land Manager, LLC
 909 Lake Carolyn Parkway, Suite 150
 Irving, Texas 75039
 514.729.9910

Surveyor
 Pacheco Koch, a Westwood Company
 4060 Bryant Irvin Road
 Fort Worth, Texas 76109
 817.412.7155

Architect
 CNK Architects, Inc.
 3301 W. Airport Freeway, Suite 220
 Bedford, Texas 76021
 817.684.0088

Civil
 Pacheco Koch, a Westwood Company
 4060 Bryant Irvin Road
 Fort Worth, Texas 76109
 817.412.7155

- GENERAL SITE PLAN NOTES**
- PROJECT WILL COMPLY WITH THE MULTIFAMILY DESIGN STANDARDS IN SECTION 4.711.
 - ALL PROVIDED LIGHTING WILL CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - BUILDING WILL USE ROOF-MOUNTED A/C COMPRESSOR BEHIND SCREENING WALL.

LEGAL DESCRIPTION

WHEREAS, Archo RCM Dylan Land LLC is the owner of a 22.338 acre (973,039 square feet) tract of land situated in the John F. Heath Survey, Abstract No. 641 and the T&P RR Co Survey, Abstract No. 1576; said tract being "Tract 1" in the Warranty Deed to Archo RCM Dylan Land LLC recorded in Instrument No. D219265610 of the Official Public Records of Tarrant County, Texas; said 22.338 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with cap stamped "Miller" in the west right-of-way line of Summer Creek Drive (a variable width right-of-way); said point being the southeast corner of said Tract 1 and the northeast corner of Lot 1, Block 4 of the Summer Creek Station, an addition to the City of Fort Worth recorded in Instrument No. D21812677; said Official Public Records;

THENCE, South 65 degrees, 37 minutes, 28 seconds, West, along the south line of said Tract 1 and the north line of said Lot 1, Block 4, a distance of 165.98 feet to a 1/2-inch iron rod with cap stamped "Miller";

THENCE, North 88 degrees, 38 minutes, 02 seconds, West a distance of 31.56 feet to a 1/2-inch iron rod with cap stamped "Miller"; said point being the northwest corner of said Lot 1, Block 4 and the northeast corner of Lot 1, Block 1B of said Summer Creek Station;

THENCE, along the common line of said Tract 1 and said Lot 1, Block 1B, the following three (3) calls:

South 39 degrees, 55 minutes, 32 seconds, West a distance of 32.17 feet to a 1/2-inch iron rod with cap stamped "Miller";

South 53 degrees, 42 minutes, 04 seconds, West a distance of 123.48 feet to a 1/2-inch iron rod with cap stamped "Miller";

South 24 degrees, 55 minutes, 01 seconds, East a distance of 100.69 feet to a 1/2-inch iron rod; said point being the beginning of a non-tangent curve to the left and being a point in the north line of Lot 1R, Cabinet A, Residences at Sunset Point, an addition to the City of Fort Worth, Texas recorded in Cabinet A, Slide 11868 of the Plat Records of Tarrant County, Texas;

THENCE, departing the east line of said Lot 1, Block 1B, along said curve, having a central angle of 16 degrees, 02 minutes, 06 seconds, a radius of 360.00 feet, a chord bearing and distance of South 73 degrees, 55 minutes, 26 seconds, West, 100.42 feet, an arc distance of 100.75 feet to a 1/2-inch iron rod with cap stamped "Wier & Associates";

THENCE, South 65 degrees, 54 minutes, 23 seconds, West a distance of 923.18 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the west right-of-way line of Chisholm Trial Parkway (a variable width right-of-way) and being the northwest corner of the said Lot 1R, Block A;

THENCE, along the west line of said Chisholm Trial Parkway the following three (3) calls:

North 19 degrees, 01 minutes, 26 seconds, West, a distance of 709.63 feet to a 5/8-inch iron rod;

North 31 degrees, 14 minutes, 24 seconds, West a distance of 299.68 feet to a 5/8-inch iron rod; said point being the beginning of a non-tangent curve to the left;

Along said curve, having a central angle of 01 degrees, 33 minutes, 55 seconds, a radius of 2,053.08 feet, a chord bearing and distance of North 20 degrees, 48 minutes, 12 seconds, East, 56.09 feet, an arc distance of 56.09 feet to a 1/2-inch iron rod in the south line of that tract of land described in Warranty Deed to Crowley Independent School District recorded in Instrument No. D206403392 of said Official Public Records;

THENCE, South 89 degrees, 59 minutes, 29 seconds, East, along the south line of said Crowley Independent School District tract, passing at a distance of 524.89 feet the southeast corner of said Crowley Independent School District tract and the southwest corner of Lot 1, Block A, Weatherby Farms Addition, an addition to the City of Fort Worth recorded in Cabinet A, Slide 10479 of said Plat Records, a total distance of 1,442.12 feet to a "T" cut in concrete at the southeast corner of said Lot 1, Block A and in the said west right-of-way line of Summer Creek Drive; said point being the beginning of a non-tangent curve to the left;

THENCE, along the said west right-of-way line the following two (2) calls:

Along said non-tangent curve to the left, having a central angle of 13 degrees, 38 minutes, 54 seconds, a radius of 1,270.00 feet, a chord bearing and distance of South 20 degrees, 36 minutes, 56 seconds, East, 301.81 feet, an arc distance of 302.52 feet to a 5/8-inch iron rod stamped "Brooks Baker Survey" (Deed Call: South 20 degrees, 36 minutes, 56 seconds, East a distance of 301.81 feet);

South 27 degrees, 12 minutes, 31 seconds, East a distance of 39.72 feet to a point for the **POINT OF BEGINNING**;

CONTAINING: 22.338 acres or 973,039 square feet of land, more or less.

MBE/CHLER 1:22 PM
 M:\DWG-5\1514-21.623\DWG\CIVIL\CSD 2018\EXHIBITS\PD ZONING SITE PLAN\5154-21.623_ZONING SITE PLAN.DWG

THE DYLAN - PHASE II

Director of Development Services

Date

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

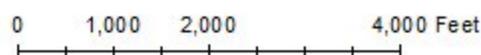
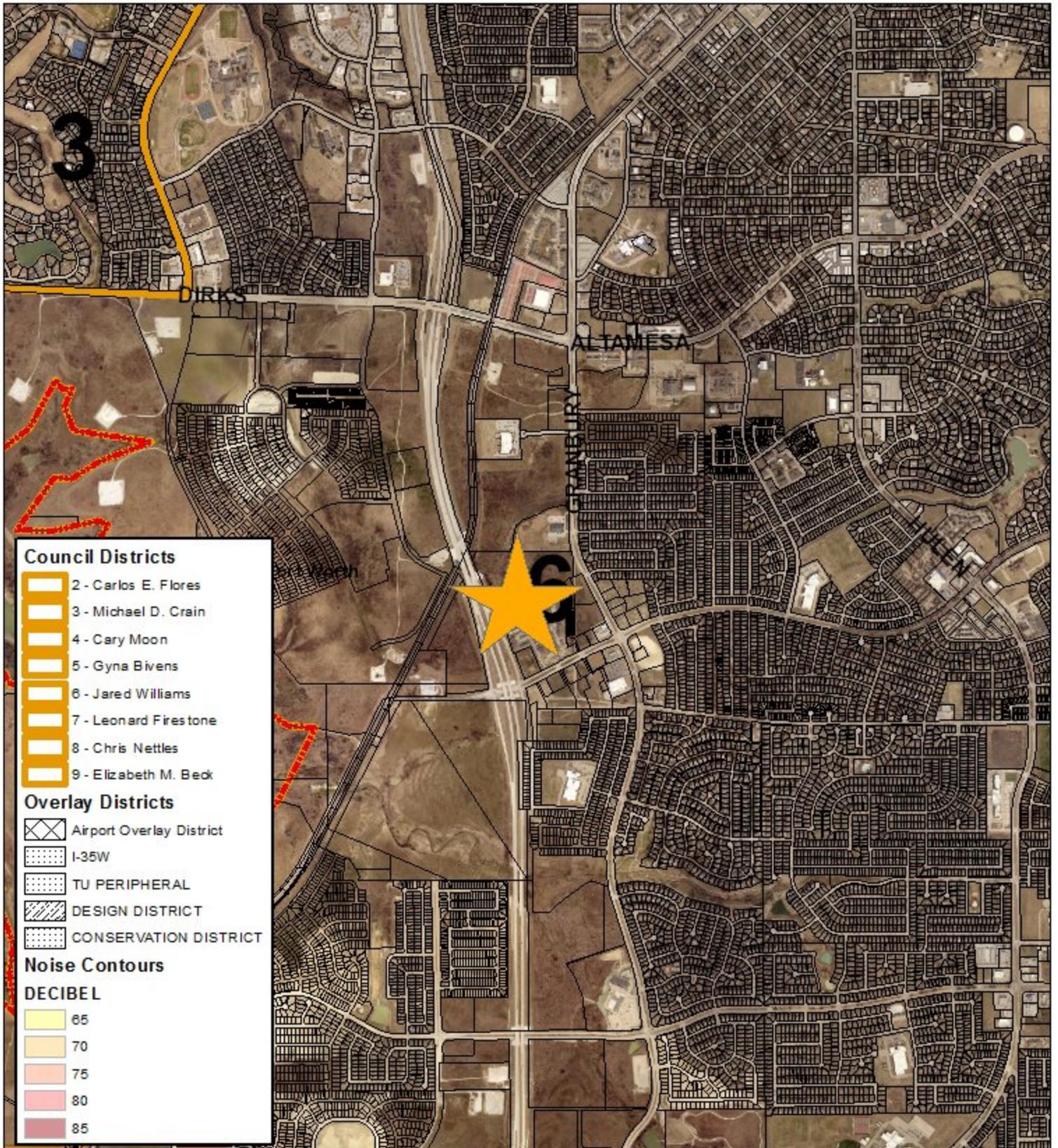
Pacheco Koch
 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109 817.412.7155
 TX REG. ENGINEERING FIRM LS-469
 TX REG. SURVEYING FIRM LS-10008001

THE DYLAN PHASE II

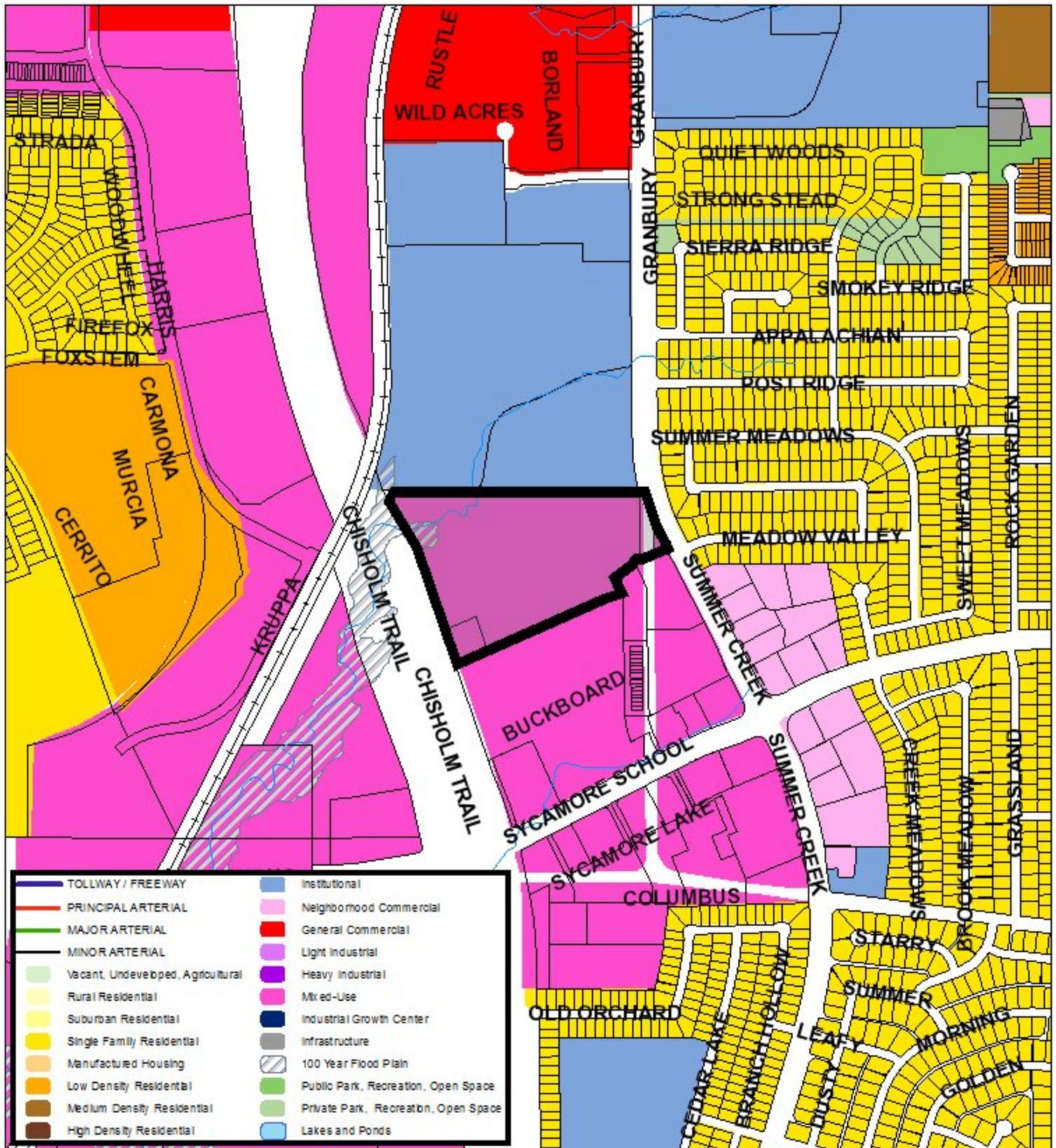
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MFV	MKB	JUL 2022				1 OF 1

CASE NO.:

Area Map



Future Land Use



760 380 0 760 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



0 475 950 1,900 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-123

Council District: 4

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: JoDon Properties / Evolving Texas

Site Location: 3417& 3421 N. Beach Street

Acreage: 1.39 acres

Request

Proposed Use: Office

Request: From: “B” Two-Family

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**

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6. Area Zoning Map with 300 ft. Notification Area
7. Area Map
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9. Aerial Photograph

Project Description and Background

The proposed site is on the west side of N. Beach Street, approximately ¼ mile south of Long Avenue, in a mid-block location. The applicant is requesting “E” Neighborhood Commercial on an approximately 1.39 acre lot. The site currently is vacant land.

A single-family neighborhood surrounds the site to the north, west, and south, and additional single-family houses in Haltom City lie across the street to the east. Limited commercial uses are found further south on Beach Street and are less intensive non-residential uses than proposed for this site. The site is immediately adjacent to two single family lots, with the remainder of the applicant’s land left out of this zoning case.

This case is significantly different from the most recent case that was withdrawn (ZC-21-208) a few months back. The table below provides the differences and commonalities for between the two cases.

	ZC-21-208	ZC-22-123
Proposed Zoning	PD for Retail, Office, RV storage, and approximately 65,000 SF of mini-storage	“E” Neighborhood Commercial
Proposed Use	Initially, retail, office, RV storage, and approximately 65,000 SF of mini-storage; changed to RV storage only	Office (all uses in E would be allowed, if approved)
Land Use Compatibility	Not Compatible	Compatible
Comprehensive Plan Consistency	Not Consistent (Significant Deviation)	Not Consistent (Technical Inconsistency)
Staff Recommendation	Denial	Approval
Other	Included more land area and intruded into neighborhood	Includes less land area and is primarily located along Beach Street

It is important to note that although the stated use is offices, the applicant is not restricted to build only offices if the zoning change is approved. “E” Neighborhood Commercial allows a variety of 24-hour uses by right including but not limited to drive-through restaurants, convenience stores with alcohol and fuel sales, hospitals, event center/rental hall, and short-term rentals. An alternative proposal could be “ER” Neighborhood Commercial Restricted districts are intended “for neighborhood serving limited commercial, institutional and office uses” immediately adjacent to residential uses. “ER” commercial uses are smaller in scale and transition more easily to the low-density single family uses adjacent to the site. “CF” Community Facility zoning would allow community centers, day care center for either child or adults, as well as medical offices.

The proposed rezoning is located along Beach Street, which is a major arterial on the Master Thoroughfare Plan. Neighborhood Commercial uses are typically appropriate along these thoroughfares.

Surrounding Zoning and Land Uses

North “B” Two-Family / Single family houses and vacant land
 East Haltom City “SF-2” One-Family / Single family houses
 South “B” Two-Family / Single family houses
 West “B” Two-Family / Single family houses and vacant land

Recent Zoning History

- ZC-19-015: west of site along railroad, from K to PD/I plus recycling center with site plan with tree/landscape buffer, Withdrawn.
- ZC-21-208: subject site and additional land west of site, from B to PD/E for mini-warehouse and outdoor RV storage with site plan and 8 development standard waivers, Withdrawn

Public Notification

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

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

Organizations Notified	
Riverside Alliance	Bonnie Brae NA *
Streams and Valleys Inc	Trinity Habitat for Humanity
Oakhurst Alliance of Neighbors	Birdville ISD
Fort Worth ISD	

* Located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

The applicant is proposing to change the zoning of this site from “B” Two-Family to “E” Neighborhood Commercial uses plus. The site is a mid-block location, along a major arterial. All surrounding properties are zoned “B” Two-Family or “SF-2” Single Family in Haltom City and are used exclusively for single family houses. Neighborhood Commercial is appropriate near residential and is intended to act as a buffer between more intense uses typically found along these types of roads.

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

Comprehensive Plan Consistency– Northeast Sector

The 2022 Comprehensive Plan currently designates the subject property as “Single Family” on the Future Land Use Map. The existing zoning of this site, “B” Two Family, is included on the list below. The proposed “E” Neighborhood Commercial zoning is intended to serve neighborhoods on fairly high trafficked area for daily uses of the surrounding area. The requested land uses would be included in the list of zoning districts envisioned for the Neighborhood Commercial category, as detailed in the excerpt from the Comprehensive Plan below. Neighborhood Commercial future land use is designated in areas north and south of this location within the blockface.

Single-Family Residential

3,500+ sq. ft. lot single-family

A-10, A-7.5, A-5, AR

Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1

The proposed zoning is not consistent with the land use designations for this area. However, it is consistent with the following policies in 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.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

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

Economic Development Plan

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.

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

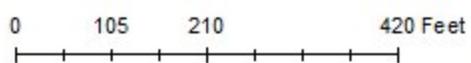
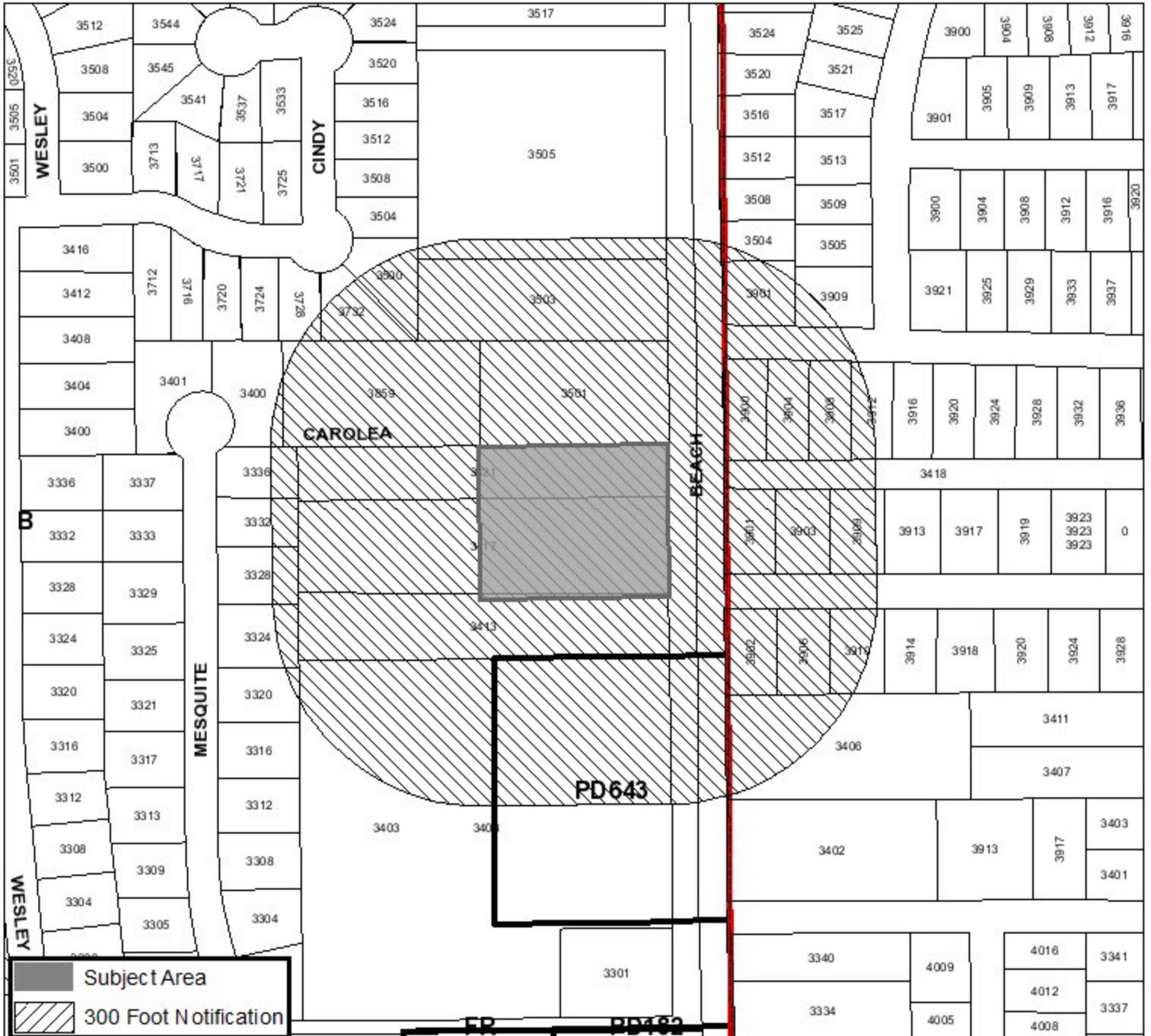




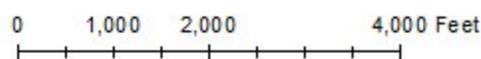
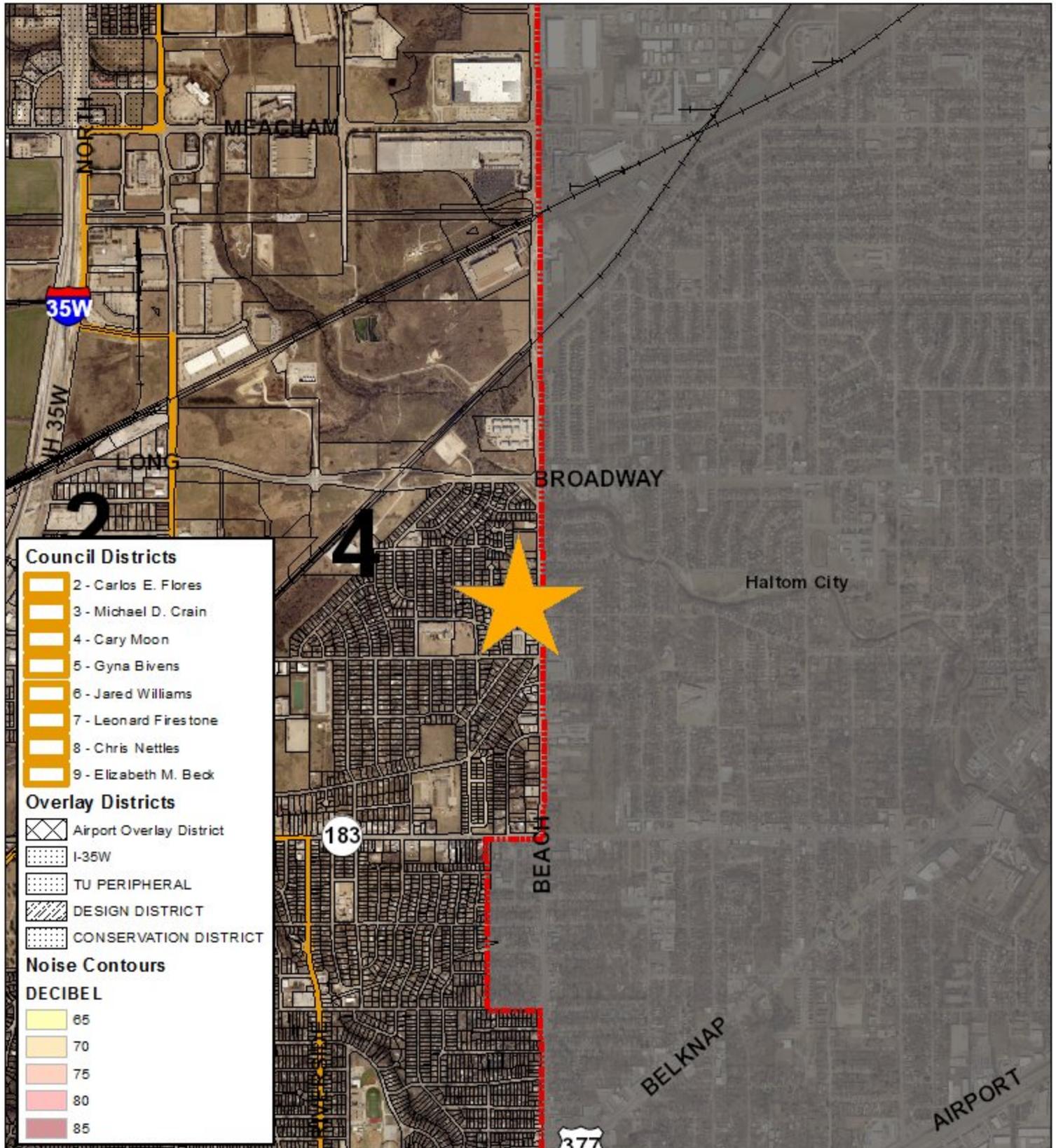
ZC-22-123

Area Zoning Map

Applicant: JoDon Properties
 Address: 3417 & 3421 N. Beach Street
 Zoning From: B
 Zoning To: E
 Acres: 1.3926312
 Mapsco: 50W
 Sector/District: Northeast
 Commission Date: 8/10/2022
 Contact: 817-392-8190



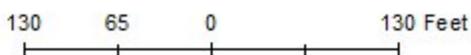
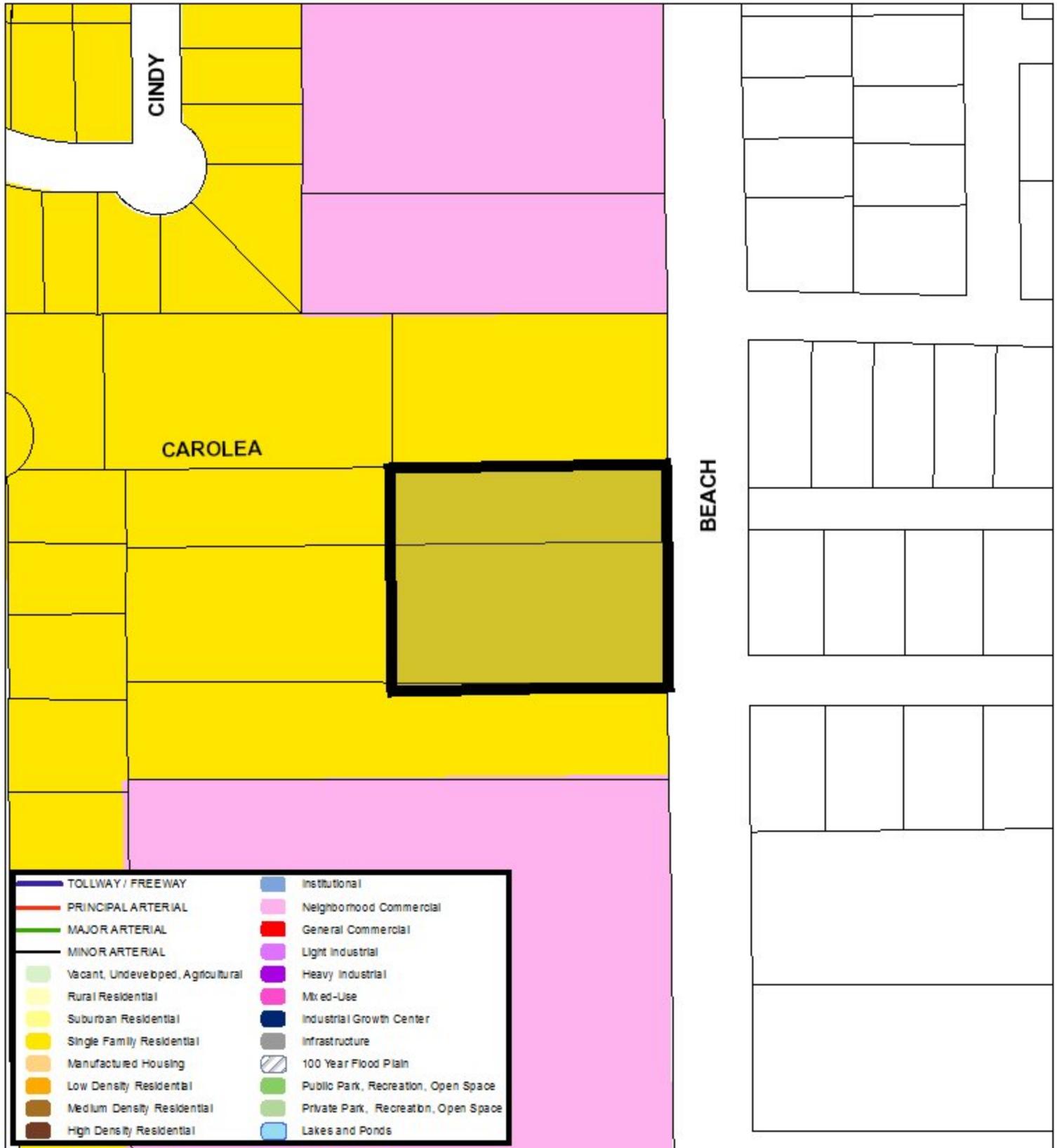
Area Map





ZC-22-123

Future Land Use



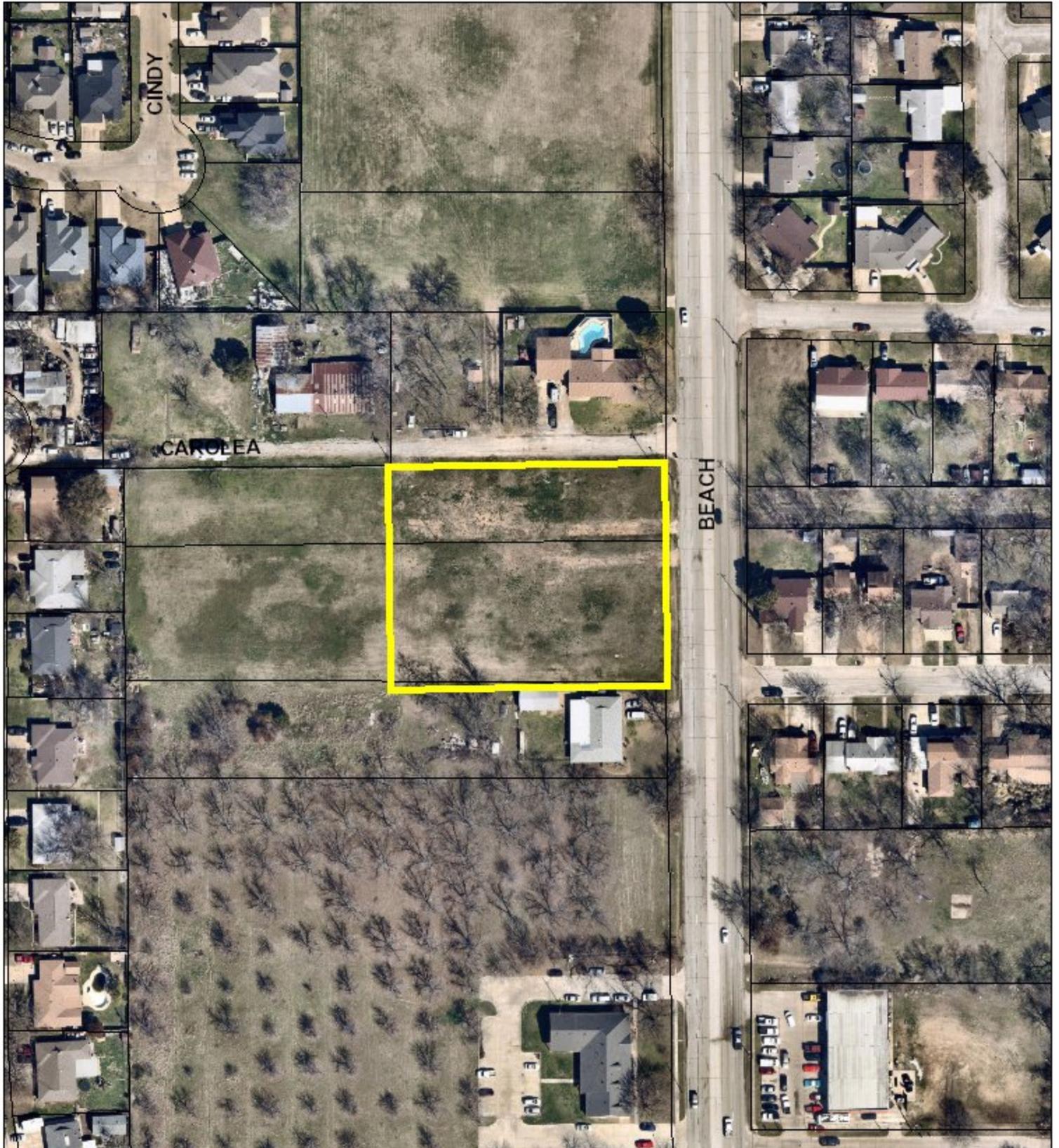
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-123

Aerial Photo Map



0 80 160 320 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-124

Council District: 6

Zoning Map Amendment

Case Manager: [Stephen Murray](#)

Owner / Applicant: Logan Land Development LP

Site Location: 500 W. Rendon Crowley Rd

Acreage: 5.00 acres

Request

Proposed Use: Miniwarehouse

Request: From: “E” Neighborhood Commercial

To: “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus miniwarehouse; site plan waiver requested.

Recommendation

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

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

Staff Recommendation: **Denial**

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6. Area Zoning Map with 300 ft. Notification Area
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Project Description and Background

The subject property is located on Rendon Crowley Road west of the intersection of Hemphill St. The applicant is requesting to rezone the property from “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus miniwarehouse, site plan waiver requested.

The applicant would like to keep the baseline “E” Zoning and develop miniwarehouses on the site. Miniwarehouses are first allowed by right in “J” Medium Industrial, however, many of the zoning changes are often to a more intense commercial districts. The applicant is requesting a waiver to the site plan and will develop to “E” standards. The max height for “E” is 45 ft and the applicant would be required to provide a screening fence, bufferyard and 20 setback adjacent single-family zoned property. Staff would be more inclined to support this proposal if a site plan was provided with number of buildings, size, height, and setback. This would also enable the Zoning Commission and Council to place greater restrictions on the site plan, if necessary.

Surrounding Zoning and Land Uses

North “A-5” One-Family / single-family homes
East “E” Neighborhood Commercial / vacant
South “E” Neighborhood Commercial / FM 1187 ROW
West “E” Neighborhood Commercial / Wellness and Rehab Center

Recent Zoning History

- None

Public Notification

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

The following organizations were notified: (emailed July 27, 2022)

Organizations Notified	
Coventry HOA*	District 6 Alliance
Streams and Valleys Inc	Trinity Habitat for Humanity
Burleson ISD	Crowley 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 “E” Neighborhood Commercial to “PD/E” Planned Development for all uses in “E” Neighborhood Commercial, plus miniwarehouse. Surrounding land uses consist of single-family to the north, a wellness center to the west, with vacant land south (Hwy 1187) and east. Due to the proximity to residential and lack of site plan, staff supports the current neighborhood commercial zoning on the subject property.

The proposed zoning is **not compatible** with surrounding land uses.

Comprehensive Plan Consistency – Far South

The adopted Comprehensive Plan currently designates the subject property as “Neighborhood 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

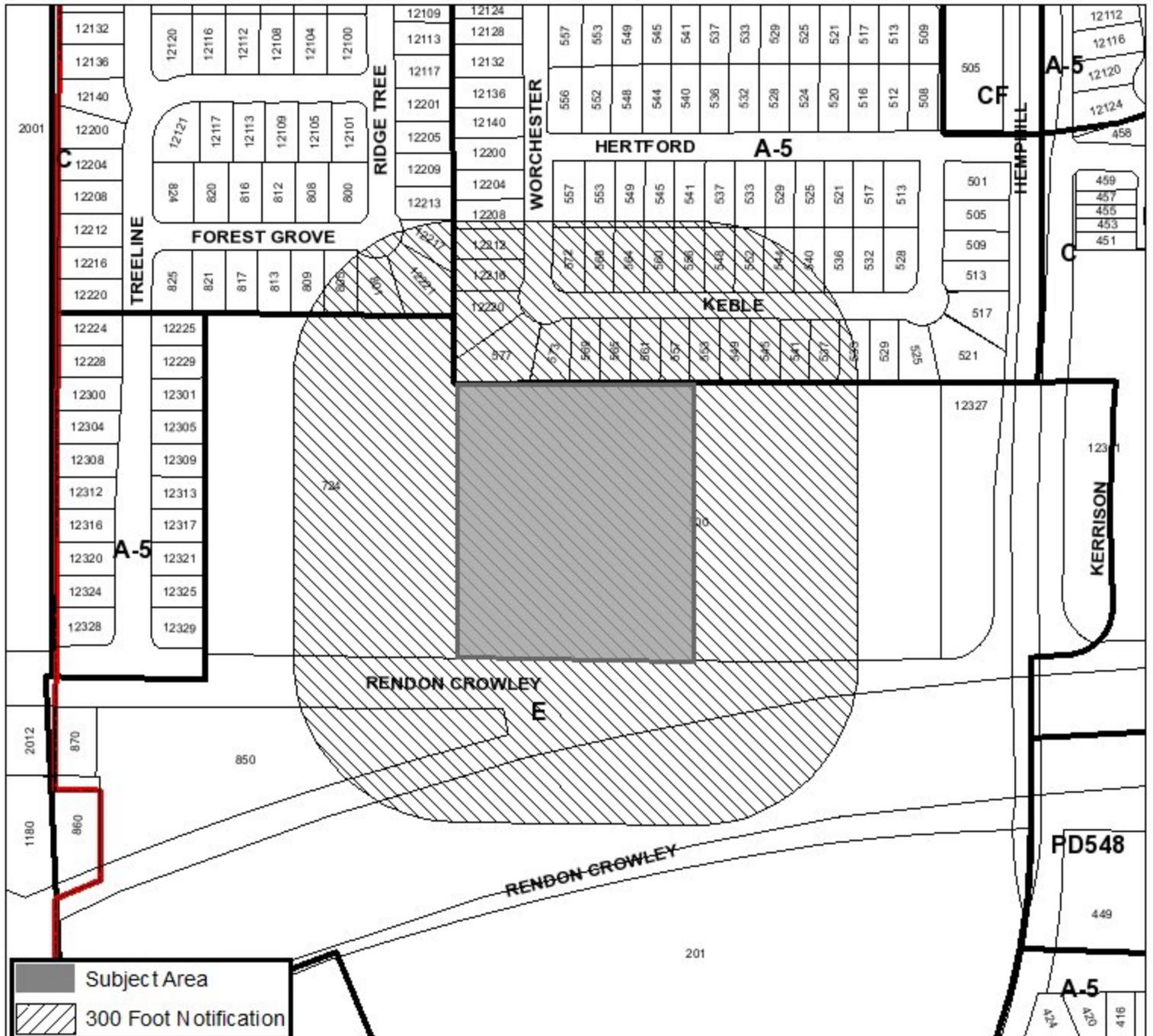
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.



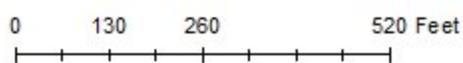
ZC-22-124

Area Zoning Map

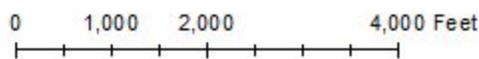
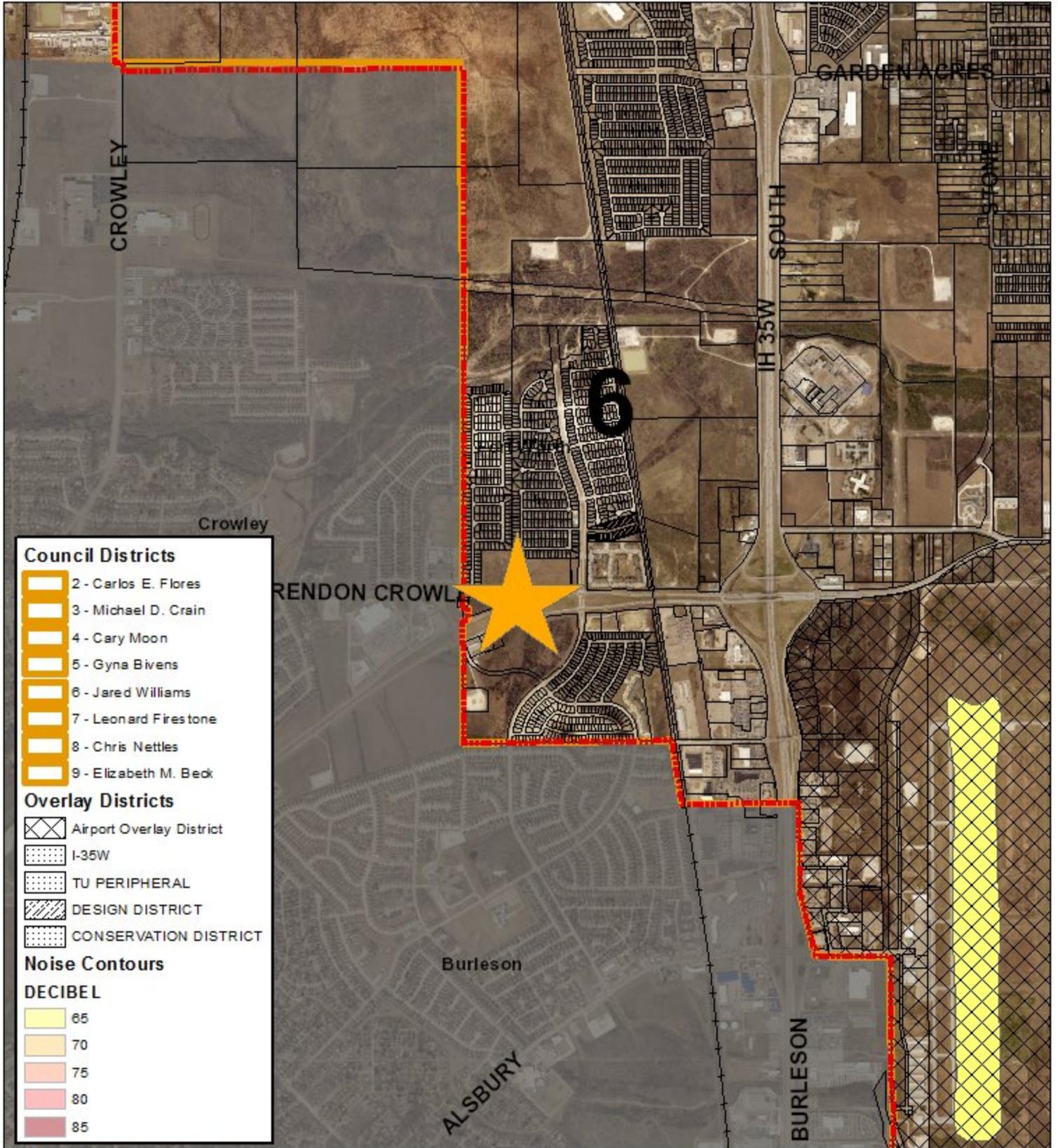
Applicant: Logan Land Development LP
 Address: 500 W. Rendon Crowley Road
 Zoning From: E
 Zoning To: PD for E uses plus mini-warehouses, site plan submitted at later date
 Acres: 5.00010412
 Mapsco: 118M
 Sector/District: Far South
 Commission Date: 8/10/2022
 Contact: null



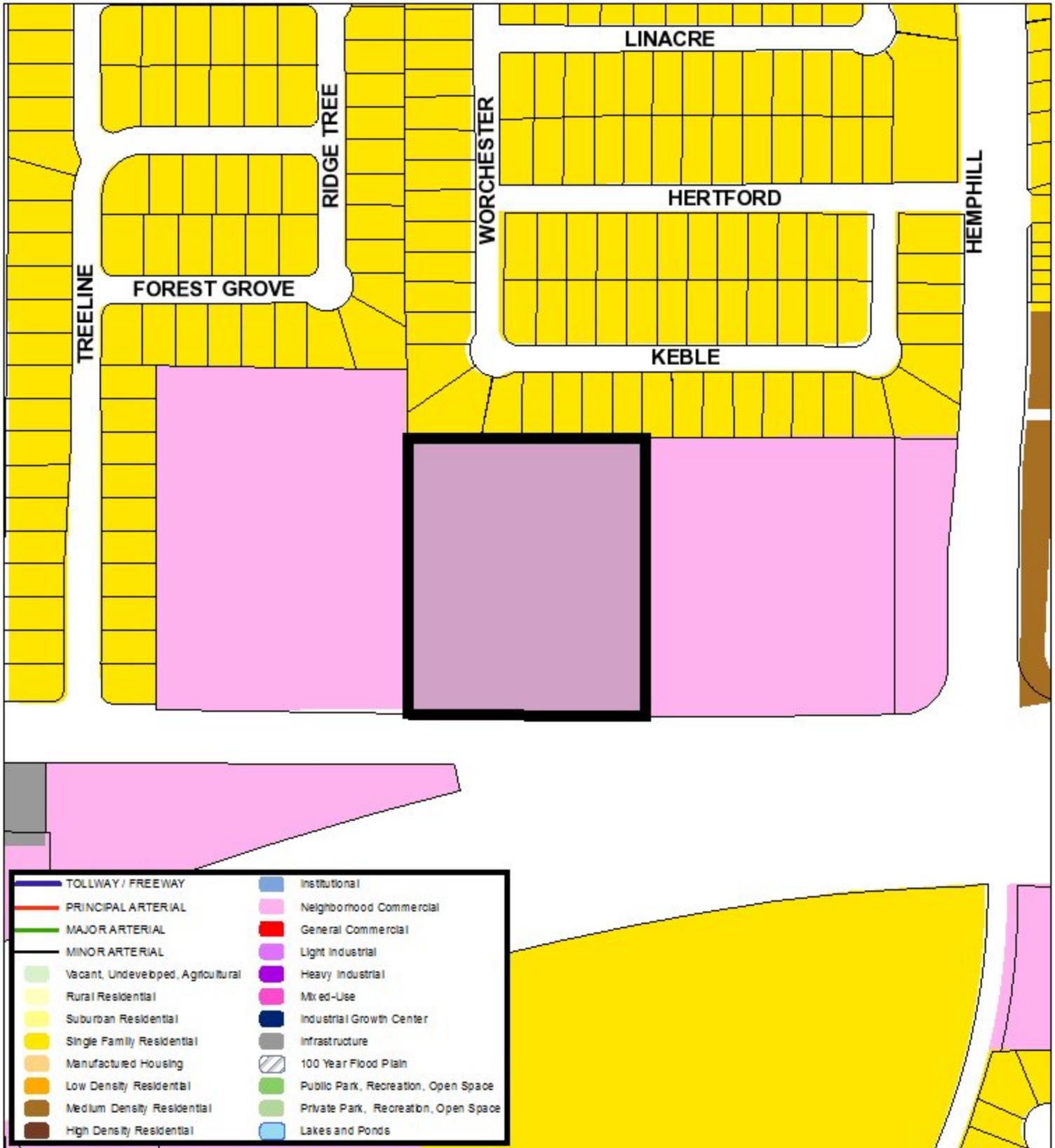
Subject Area
 300 Foot Notification



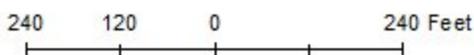
Area Map



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: August 10, 2022

Case Number: ZC-22-125

Council District: 9

Zoning Map Amendment

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

Owner / Applicant: Jango Construction Inc./ Shamim M. Naem

Site Location: 4200-4228 Townsend Dr.

Acreage: 1.3 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**

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

Project Description and Background

The subject property is located at the southwest corner of Flint Street and Townsend Drive, adjacent to a BNSF Railroad line, and is currently eight vacant residential parcels. No structures were noted on lots in the historical aerials and no issued building permits were found since 2001, reflecting a lack of development interest in the site.

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 lots are approximately 7,100 square feet each 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 “A-5” One-Family / single-family residences
East “A-5” One-Family / parking lot and railroad line
South “PD 211” Planned Development / single-family residence w/ commercial uses
West “A-5” One-Family / single-family residences

Recent Zoning History

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

Public Notification

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

The following organizations were notified: (emailed July 2, 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 for attached duplexes, based on the lots’ dimensions. Although most homes in this area are single family residential, the property is directly adjacent to a property zoned “PD-211” Planned Development for “E” commercial uses plus single-family residences. To the east, are railroad right-of-way and a vacant lot that is used as a parking lot. To the west are single family homes. Additionally, two (2) transit lines run within a block or two of these sites (Trinity Metro bus routes 6, & 29), which supports slightly more intensive development than the current “A-5” One-Family zoning.



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

Comprehensive Plan Consistency – Southside

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. duplexes would be slightly more intense than single family residences, but both would be less intensive uses than the 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:

- Promote appropriate infill development of vacant lots within developed areas.
- Promote a variety of housing choices

While the proposed zoning is **not consistent** (technical inconsistency) with the Future Land Use designation, it is in conformance with the Comprehensive Plan policies stated above. Therefore, if this zoning change request is approved, staff recommends that the Future Land Use Map also be updated to reflect this change.

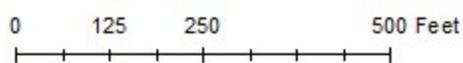
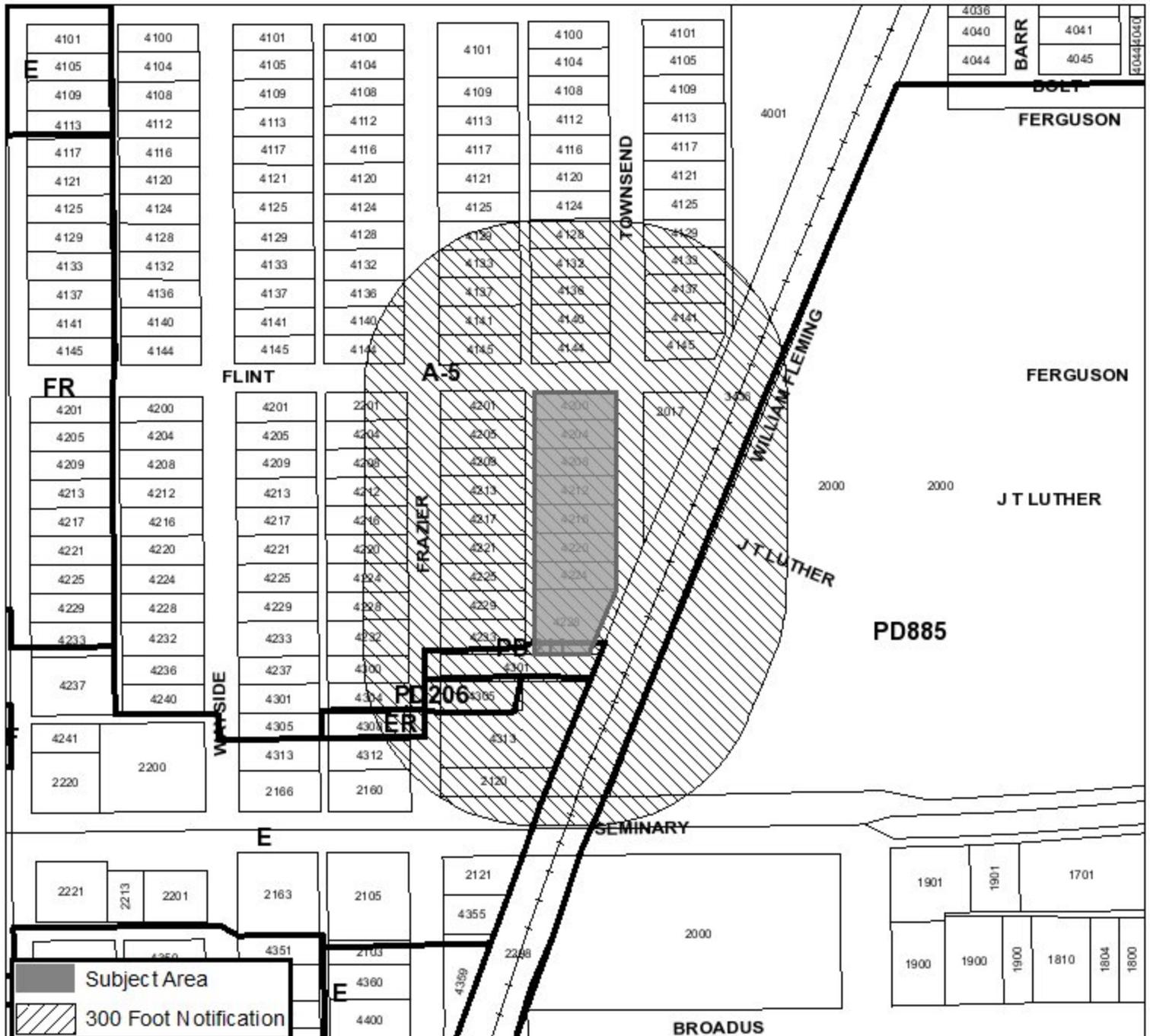




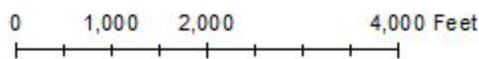
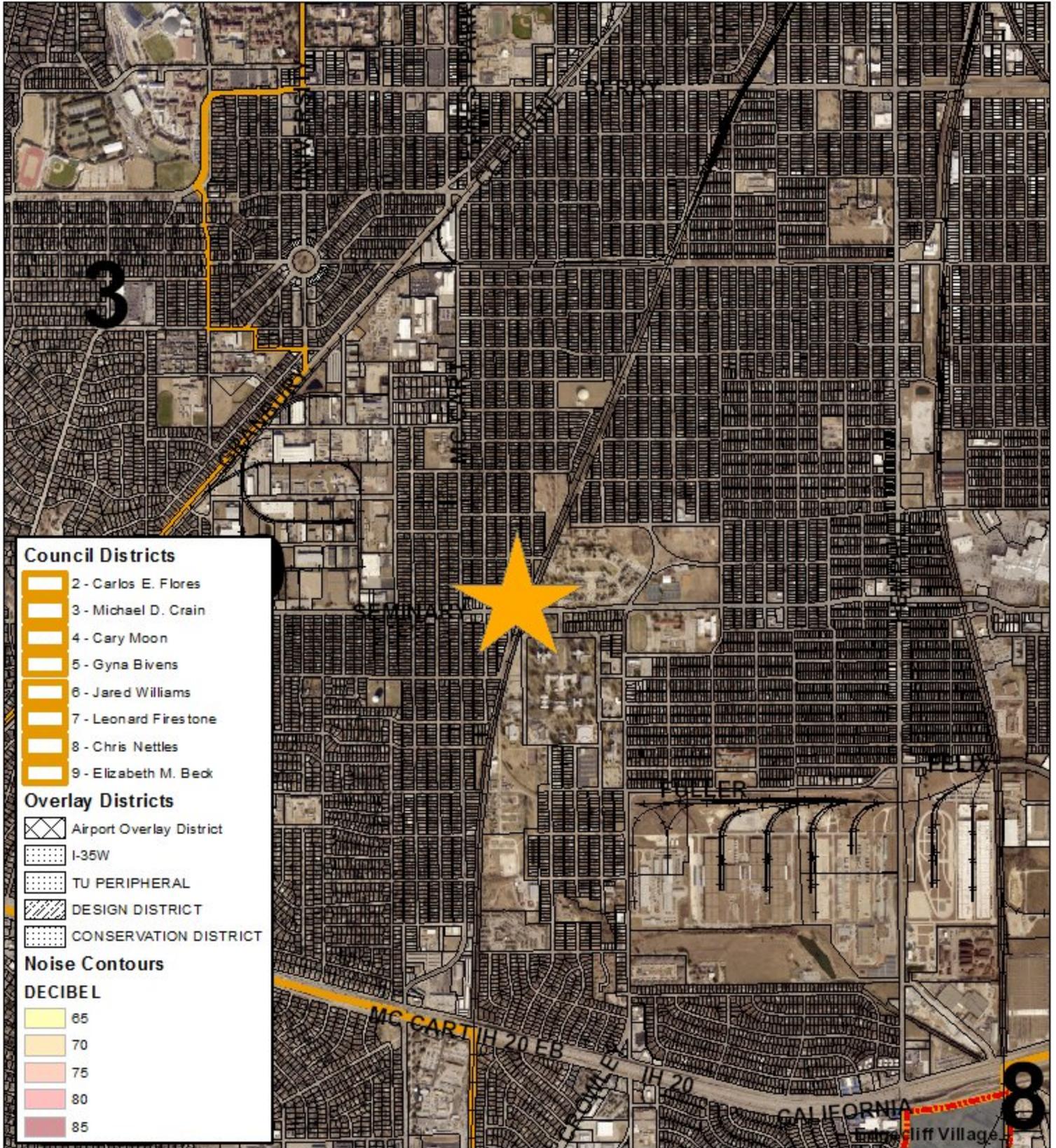
ZC-22-125

Area Zoning Map

Applicant: Jango Construction Inc.
 Address: 4200 - 4228 Townsend Drive
 Zoning From: A-5
 Zoning To: B
 Acres: 1.44605553
 Mapsco: 90G
 Sector/District: Southside
 Commission Date: 8/10/2022
 Contact: null



Area Map



Future Land Use



220 110 0 220 Feet

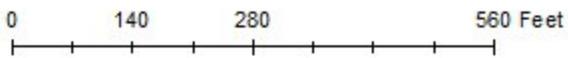
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-22-125

Aerial Photo Map





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-128

Council District: 3 & 9

Zoning Map Amendment

Case Manager: [Monica Lafitte](#)

Owner / Applicant: Texas Christian University / Barry Hudson, Dunaway Associates

Site Location: 3071 Wabash Avenue & 2945 Lubbock Avenue

Acres: 0.29 acres

Request

Proposed Use: Incorporate into the Texas Christian University (TCU) campus

Request: 3071 Wabash Avenue

From: "BU-IX-6" Berry/University / TCU Residential Overlay

To: Amend "PD1190" Planned Development for all uses in "CF" Community Facilities to include 3071 Wabash to include waiver to 100 ft. setback to residential uses; site plan waived / TCU Residential Overlay

2945 Lubbock Avenue

From: "B" Two-Family / TCU Residential Overlay

To: "CF" Community Facilities/ TCU Residential Overlay

Recommendation

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

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

Staff Recommendation: **Approval**

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Project Description and Background

This zoning case includes two separate lots. Each lot currently has a single family home surrounded by Texas Christian University (TCU) campus; TCU is requesting to rezone both lots to incorporate them into the campus's respective adjacent zoning districts. 3071 Wabash Avenue is requesting to rezone from "BU-IX-6" Berry/University / TCU Residential Overlay to amend "PD1190" / TCU Residential Overlay. 2945 Lubbock Avenue is requesting to rezone from "B" Two-Family / TCU Residential Overlay to "CF" Community Facilities / TCU Residential Overlay.

PD1190, which surrounds 3071 Wabash Avenue, is as shown below:

ZC-18-046 3051-3067 Wabash, 3301 Bellaire Drive N. and 3216 W. Berry Street
6.57 acres

Zoning Change:

From: "BU-IX-6" Berry University-Institutional Mixed-Use with TCU Residential Overlay

To: PD/CF Planned Development for all uses in "CF" Community Facilities with waiver to 100 ft. setback to residential uses; site plan waived/TCU Residential Overlay

Surrounding Zoning and Land Uses

3071 Wabash Avenue

North PD1190 / TCU campus
East PD1190 / TCU campus
South A-5 / parking lot
West PD1190 / TCU campus

2945 Lubbock Avenue

North CF / TCU Campus
East CF / TCU Campus
South BU-IX-6 / parking lot
West CF / TCU Campus

Recent Zoning History

- SP-22-008 amend site plan for PD780 and PD1311 for all uses in G plus mini warehouse and auto repair; approved by City Council 6/14/22; east of subject sites
- ZC-19-048 from BU-IX-6 with TCU Overlay to PD/CF for TCU Facilities with TCU Overlay; effective 6/20/19; located between two subject lots
- ZC-18-046 from BU-IX-6 with TCU Overlay to PD/CF (PD1190) with TCU Overlay with waiver to 100ft setback to residential uses; site plan waived; effective 5/5/18; block surrounding 3071 Wabash
- ZC-17-165 40 acres from B, C, CF, ER, and multiple PDs with TCU Overlay to CF with TCU Overlay; effective 1/5/19; surrounding 2945 Lubbock Ave to west, north, and east
- ZC-17-006 from B with TCU Overlay to PD497/MU-1 excluding a number of uses with development standards with TCU Overlay, site plan waived; surrounding 2945 Lubbock Ave to north, and east
- ZC-17-054 from BU-CIV to BU-RA-3; effective 8/25/17; east of subject sites

Public Notification

300-foot Legal Notifications were mailed on July 27, 2022.
 The following organizations were notified: (emailed July 29, 2022)

Organizations Notified	
Las Familias de Rosemont NA	Bluebonnet Hills NA*
Park Hill Place HOA	Colonial Hills NA
Paschal NA	Westcliff NA
Frisco Heights NA**	University West NA
Ryan Place Improvement Assn	Streams and Valleys Inc
Trinity Habitat for Humanity	Berry Street Initiative
Fort Worth ISD	

* 3071 Wabash Avenue is located across Berry Street from this registered Neighborhood Association

** 2945 Lubbock Avenue is located within this registered Neighborhood Association

Development Impact Analysis

Land Use Compatibility

Each lot is the lone lot within its block that is not zoned as part of the surrounding TCU campus. The lots were both used as private single family homes, but will now be incorporated into the TCU campus. The proposed zoning is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – TCU/Westcliff

The 2022 Comprehensive Plan currently designates the subject properties as Mixed Use on the Future Land Use Map. These lots are within the Mixed-Use Growth Center for Texas Christian University.

Below is an excerpt of the table from Ch. 4 Land Use of the Comprehensive Plan, which shows “R1” zoning as an appropriate type in the Mixed-Use designation of Future Land Use.

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

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

The future land use for these lots is designated as Mixed-Use because they are within the TCU Mixed-Use Growth Center. While Community Facilities is not listed as an appropriate zoning type in the Mixed-Use designation, it is a major zoning category within the TCU Mixed-Use Growth Center, due to the many university uses that exist there. The proposed rezoning is supported by the Comprehensive Planning staff, because the proposed university use is consistent with the purpose of mixed-use growth centers. The City's Comprehensive Plan describes mixed-use growth centers as follows:

Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

The TCU Mixed-Use Growth Center is a good example of an active, pedestrian-oriented district with a variety of land uses and a strong sense of place.

Additionally, the proposed zoning aligns with the following policy of the Comprehensive Plan:

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

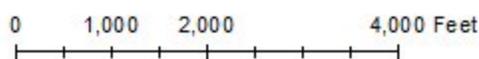
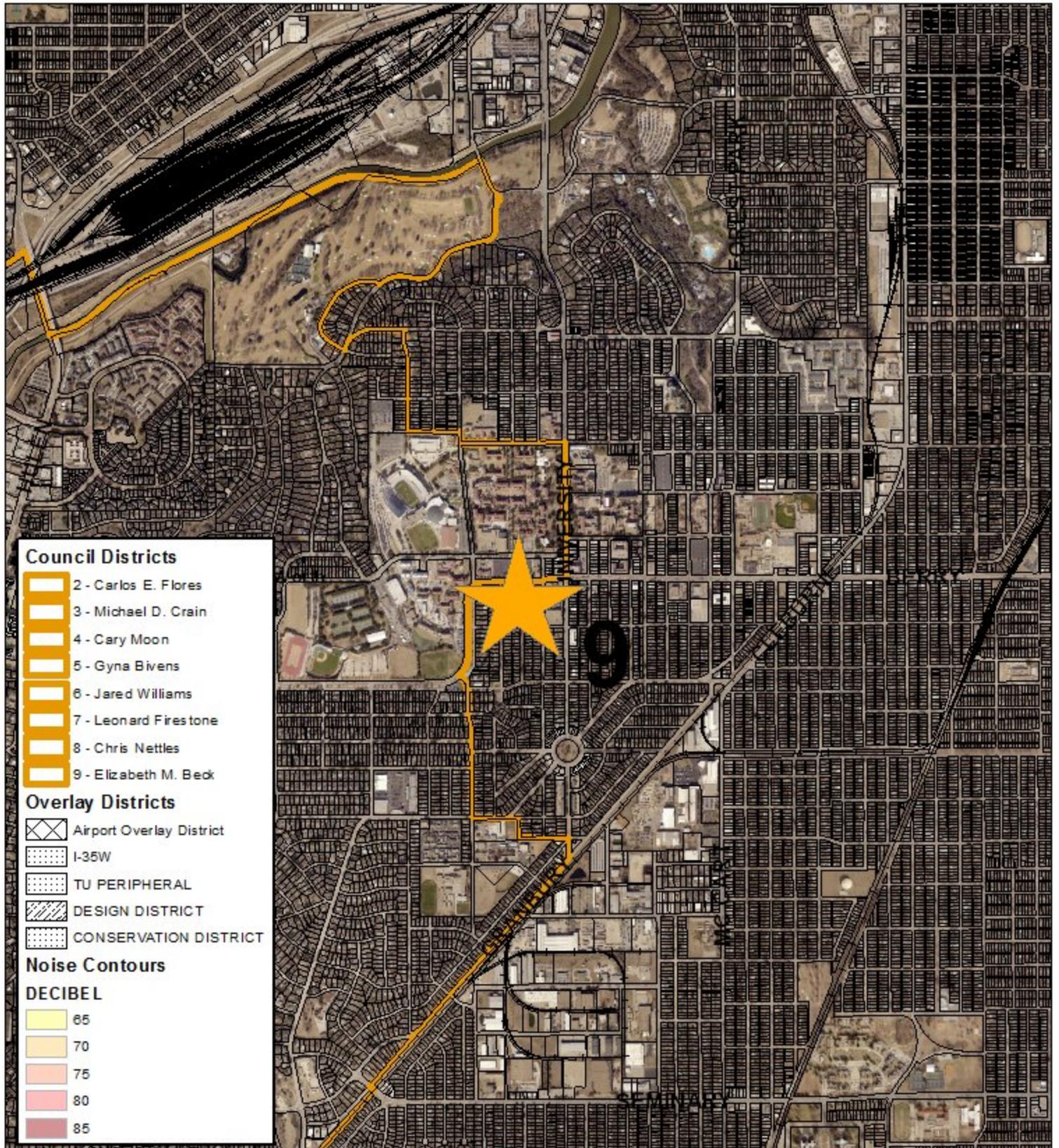
The proposed zoning is **not consistent (technical inconsistency)** with the Future Land Use designation of the Comprehensive Plan, but it is supported by the mixed-use growth center intent and the above policies.

Economic Development Plan

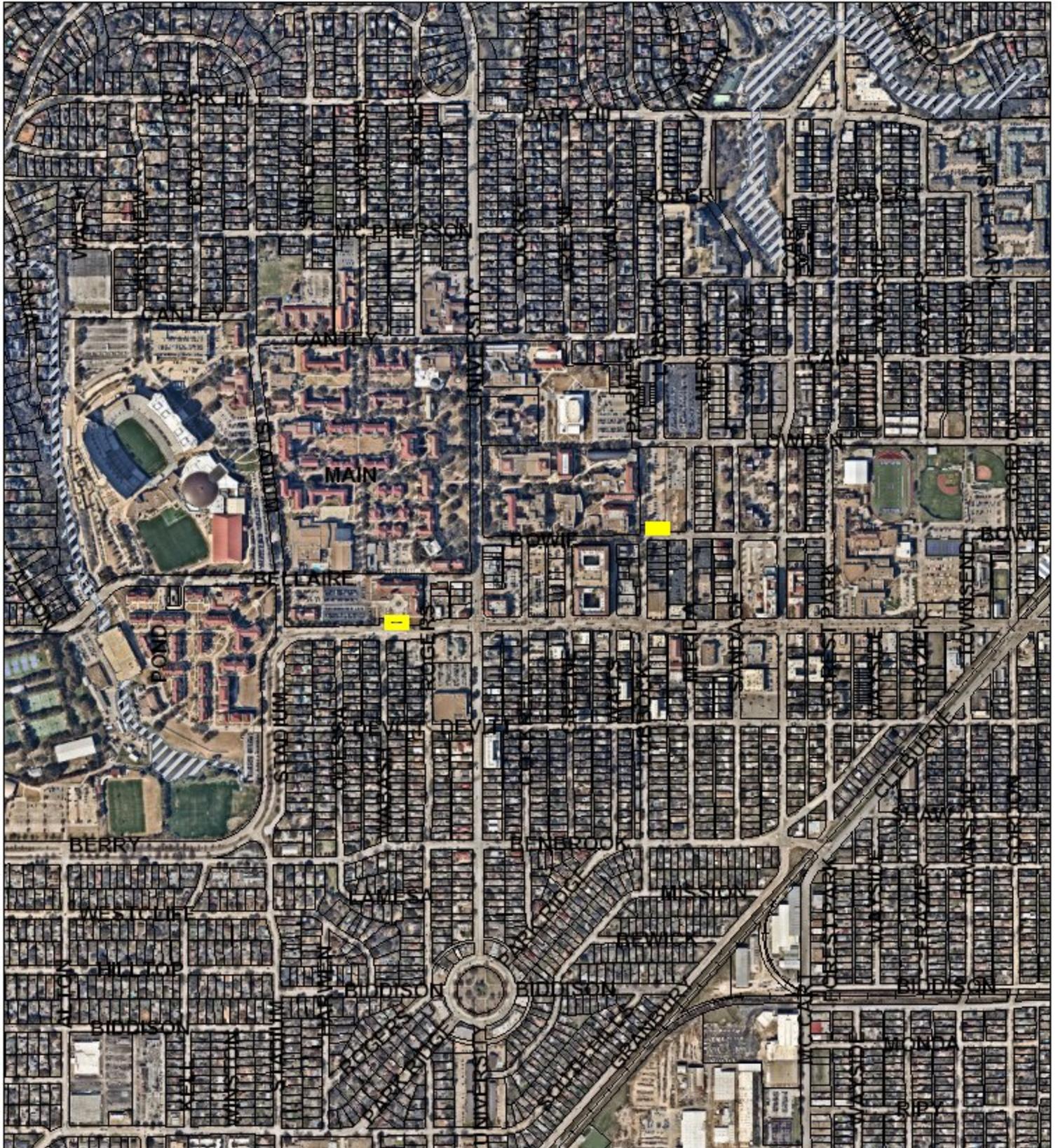
The 2018 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

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 Map



Aerial Photo Map



0 550 1,100 2,200 Feet





Zoning Staff Report

Date: August 10, 2022

Case Number: ZC-22-129

Council District: 6

Zoning Map Amendment

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

Owner / Applicant: Adventist Health System/Sunbelt Inc.

Site Location: 11501 & 11801 S. Freeway

Acreage: 88.75 acres

Request

Proposed Use: Four (4) warehouse distribution/office showroom buildings

Request: From: “CF” Community Facilities

To: “PD/J” Planned Development for uses in “J” Medium Industrial with development standards included in Exhibit A, site plan included.

Recommendation

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

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

Staff Recommendation: **Approval**

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 - b. [Comprehensive Plan Consistency](#)
 - c. [Site Plan Comments](#)
6. Area Zoning Map with 300 ft. Notification Area
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10. Aerial Photograph

Project Description and Background

The subject property is located approximately 1300 feet south of Garden Acres Drive facing Interstate Highway 35 West ("I-35") to the west and it is comprised of two parcels. The Property is zoned CF Community Facilities District. The proposed project area is approximately just under 1,500,000 square feet of floor area suited for office/showroom and warehouse uses. The purpose of the PD Request is to establish the "J" Medium Industrial District as the base zoning district, while requiring enhanced screening standards for the Project, in particular to respect the single family uses located to the east, and including a site plan.

The subject property shall meet regulations and uses permitted in the Medium Industrial ("J") District, except as follows:

I. Screening. Additional screening as set forth in this section is required for loading docks and trailer parking in the locations generally shown on the site plan. Such screening may be re-located in areas to avoid conflict with existing easements.

(a) A minimum 8-foot-tall wooden fence is required on the eastern boundary of the subject property in the area shown on the site plan.

(b) Otherwise, screening may consist of trees, enhanced landscaping, or fences in the areas shown on the site plan. Fence materials may consist of wood, architectural metal, or masonry.

II. Yard, Lot, and Space Standards. The following regulations apply to the development of the subject property:

(a) Maximum Total Building Floor Area: Two (2) Million square feet for all buildings combined;

(b) Minimum Landscape Setback from I-35: 30 feet;

(c) Minimum Building Setback Adjacent to Residential: 50 feet; and

(d) Minimum Landscape Setback Adjacent to Residential: 10 feet.

III. Phased Development. The subject property may be developed in phases.

Surrounding Zoning and Land Uses

North "I" Light Industrial / manufacturing and warehouse

East "A-5" One-Family / Cobb Park, floodplain for Sycamore Creek

South "G" Intensive Commercial & "OM" Office Midrise / Undeveloped

West "I" Light Industrial/ Frontage along I-35W/Undeveloped

Recent Zoning History

- (ZC-08-062) From “CF” to “A-5” - Approved

Public Notification

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

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

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

Development Impact Analysis

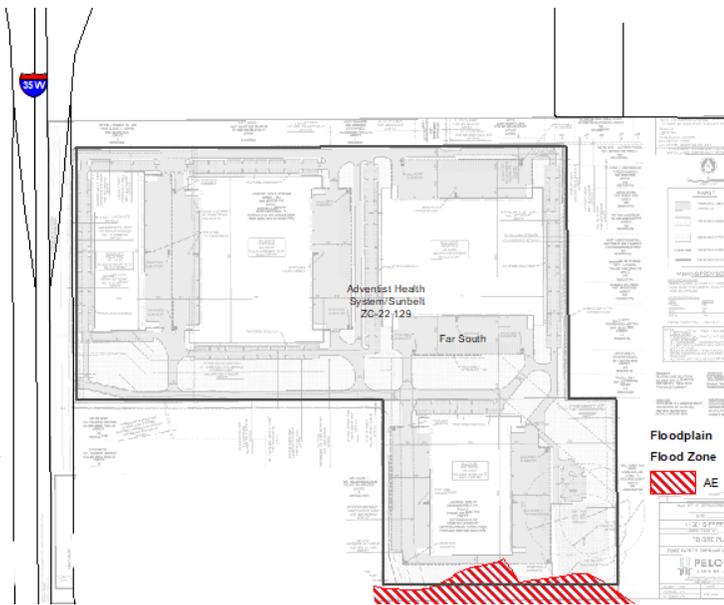
Land Use Compatibility

The applicant is proposing to change the zoning of this property from “CF” Community Facilities District to “PD/J” Planned Development for certain uses in “J” Medium Industrial.

The Property fronts I-35 W to the west which they plan to use to access the property. The property to the east is designated “A-5” One-Family Residential and is developed with residences. The property located to the north is zoned “I” Light Industrial and developed with a truck/trailer repair shop with outdoor truck/trailer parking and storage and an office/warehouse use with truck/trailer loading and parking. The land to the south east is designated” Office Midrise, and it is currently undeveloped, the land located the southeast has a “G” Intensive Commercial designation, is owned by the same applicant and it is undeveloped.

There is an existing gas well site on the property with three (3) producing gas wells, one lift compressor and tank batteries which would make more residential development unlikely due to the standard setbacks required by the Gas Well ordinance and Fire Code.

Part of the site is within the floodplain, Stormwater Management to review during the platting process.



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

Comprehensive Plan Consistency – Far South

The 2022 Comprehensive Plan currently designates the subject property as Residential and Institutional on the Future Land Use Map.

The proposed zoning is not consistent with the land use designations for this area, however, it 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.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations
- Protect industrial areas from encroachment. Through zoning, ensure that existing and planned major employment nodes and districts are protected from incompatible land uses and development.

The proposed zoning is **not consistent (technical inconsistency)** with the Comprehensive Plan.

Site Plan Comments

Zoning and Land Use

TPW - Stormwater

- No Comments

TPW Engineering

- No Comments

Fire Department

- FWFD - (Lt. Donna York, donna.york@fortworthtexas.gov)
Access must be provided to both lots either by platting or connecting by platted access easements. One point of access required for each commercial lot.
IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022 Section 503.1.7

Fire Lanes or access easements will need to be named and platted for addressing purposes.

All gas well setbacks shown correctly based on occupancy type. The following will have to be shown on the plat but will not impact the commercial building.

300' Building Setback radii from each gas well bore for Protected Use and Public Building Structures.
IFC 2021/CFW Adopted Amendments Ordinance No 25388-03-2022 Section 5706.3.1

Connection to Deer Creek Drive may require a waiver to CPC. Connection is not required for Fire Code.

Additional fire hydrants will be required.

Section 507 Hydrants IFC 2021/CFW Adopted Amendments Ordinance #25388-03-2022

General information:

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

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

General information:

- Failure to recognize violations of the fire code by the fire code official does not waive the requirement of meeting minimum requirements of the fire code in the future.
- It is the applicant's and the owner's responsibility to meet all minimum fire code requirements at all times.
- The City of Fort Worth has adopted the 2021 International Fire Code as its current fire code at the time of this review. The City of Fort Worth has also adopted Amendments that are available by searching the City Secretary's site for Ordinance #25388-03-2022.

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

Economic Development Plan

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

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

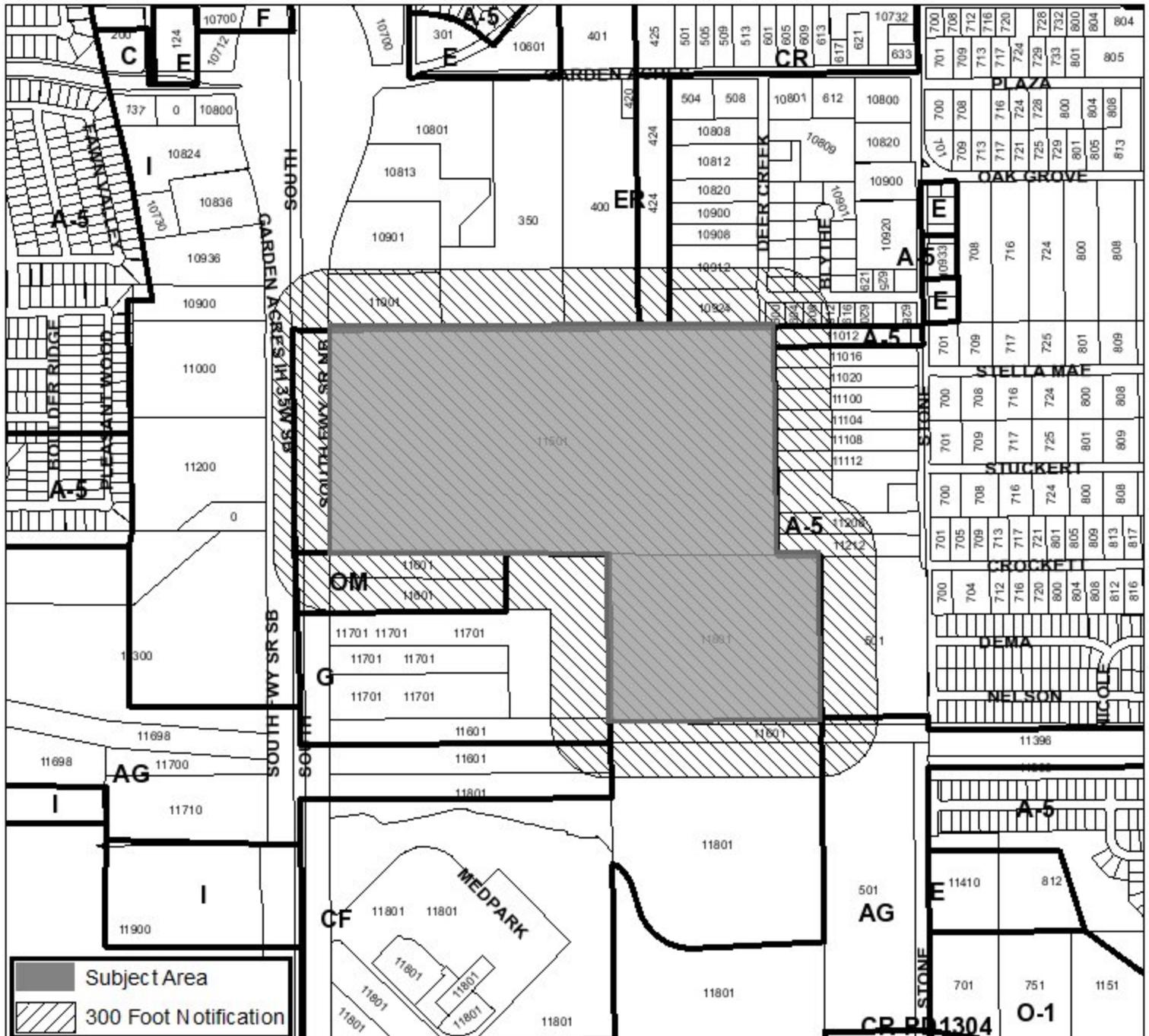
Although the proposed zoning request does not assist in high-wage job growth and is not a targeted high-growth industry, it will contribute to the quality of place for the neighborhood.



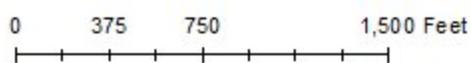


Area Zoning Map

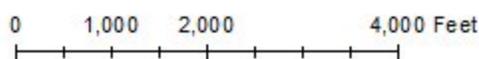
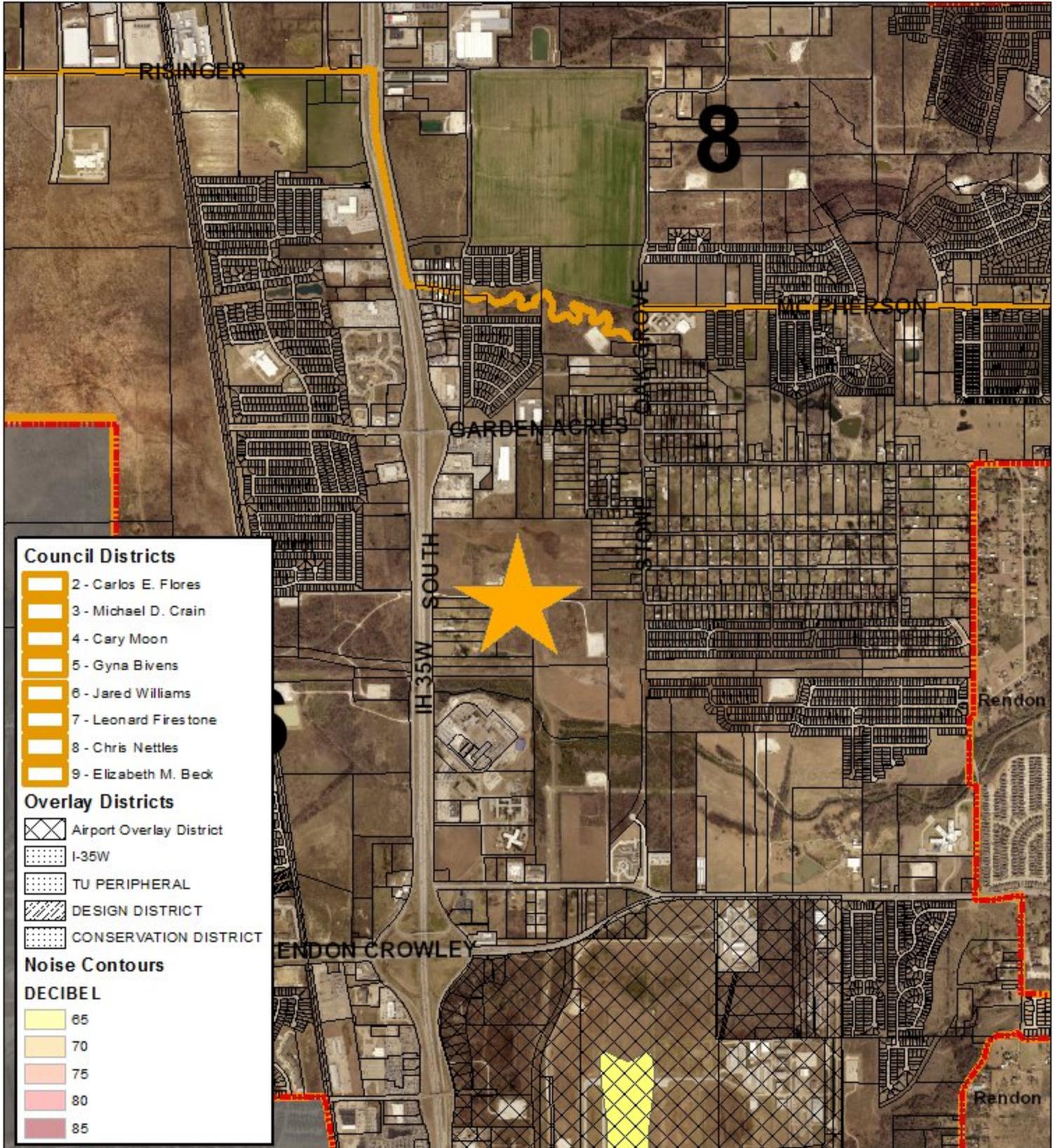
Applicant: Adventist Health System/Sunbelt
 Address: 11501 & 1108 South Freeway
 Zoning From: CF
 Zoning To: PD for J uses
 Acres: 88.76962717
 Mapsco: 119B
 Sector/District: Far South
 Commission Date: 8/10/2022
 Contact: <Null>



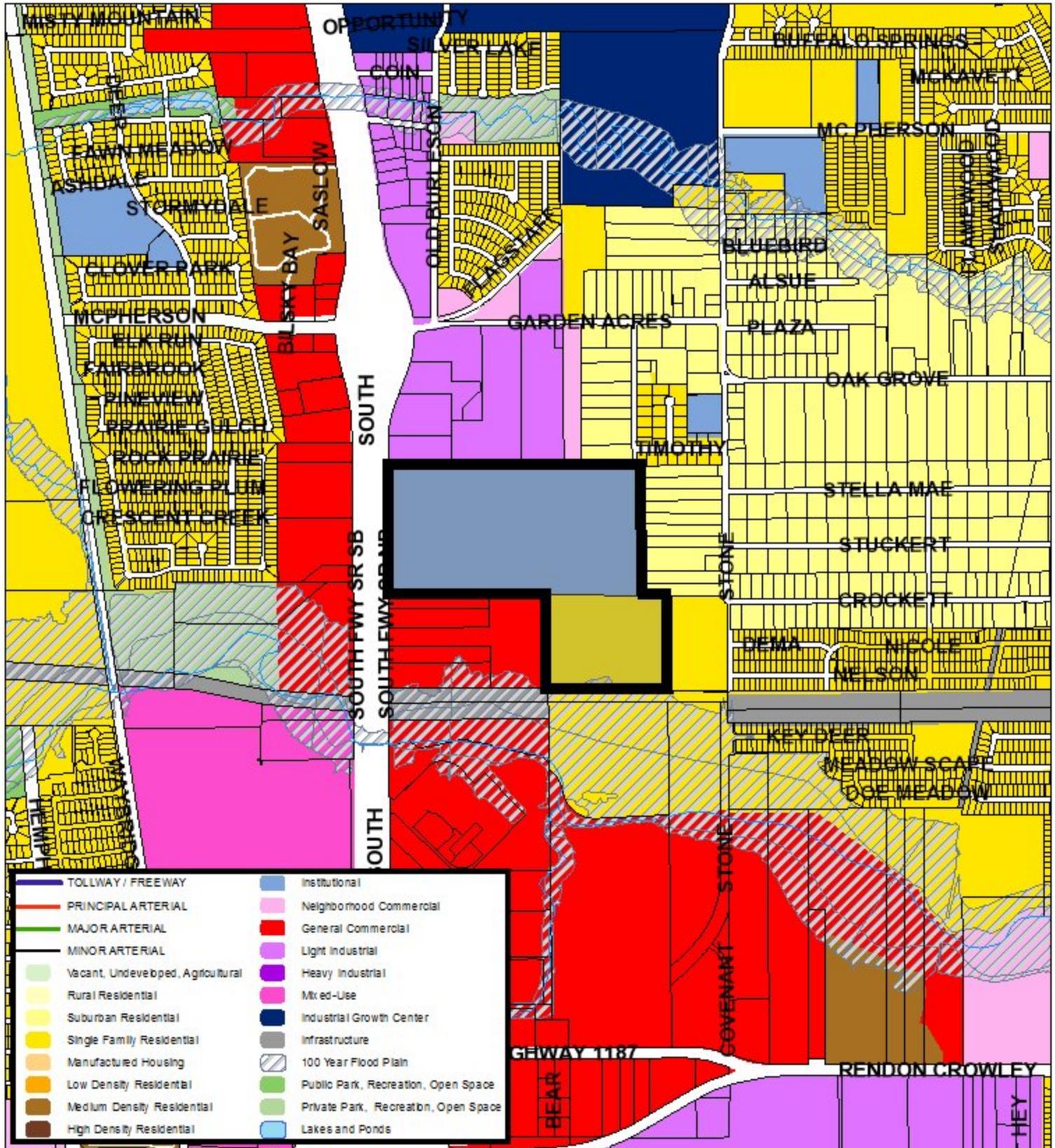
Subject Area
 300 Foot Notification



Area Map



Future Land Use



1,100 550 0 1,100 Feet

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



